

# M E E T I N G M I N U T E S

*Meeting:* Evergreen Visioning Project Meeting #8

*Date:* March 10, 2004

---

The eighth meeting of the Evergreen Visioning Project Task Force was held on March 10, 2004 at the Eastridge Mall Community Room at 7:00 PM.

**Task Force Attendees:** Councilmember Dave Cortese, Alan Covington (Charrette participant), Chris Corpus (Charrette participant, KONA), Daniel Gould (Silver Creek Valley Country Club), Daniel Jacobs (Meadowlands), Garth Cummings (Charrette participant), Gordon Lund (Groesbeck), Homing Yip (Evergreen Hills Resident Action Group), Khanh Nguyen (Charrette participant, West Evergreen SNI), Lillian Jones (Charrette participant), Lou Kvitek (Silver Creek Valley Community Organization), Maria Lopez (Charrette participant, Meadowfair), Mark Milioto (Evergreen Little League), Mike Alvarado (Charrette participant), Paul Pereira (Boggini), Rick Caton (Charrette participant), Scott Nickle (Charrette participant), Steve Tedesco (Charrette Participant, Boys & Girls Club), Tom Andrade (Charrette participant, EESD Superintendent), Victor Klee (Charrette Participant), Vikki Lang (Alternate, ELL), Vince Songcayawon (EBPA)

**Members of the Public:** Marty Shelton, Don Creps, Inez Creps, Jody Pabst, Louis Navarro, Caroline Navarro,

**Development Community:** Myron Crawford (Berg and Berg Developers, Inc.), Jeffrey McMullen (KB Home), Manny Gonzalez (KTYG Architects), Tom Armstrong (HMH), Mike Hill (San Jose Evergreen Community College District), Gretchen Sauer (IDS), Patrick Spillane (IDS), Dean Isaacs (Arcadia), Bo Radanovich (Mission Valley Properties), Joe Sordi (KB Homes), Steve Dunn (Legacy), Rob Wooton (Arcadia), Gerry De Young (Ruth & Going), Mike Keaney (HMH)

**Staff:** PBCE Deputy Director Laurel Prevetti, PBCE Senior Planner Britta Buys, Rabia Chaudhry, Bonnie Moss, Anh Nguyen, PRNS Director Sara Hensley, RDA Deputy Executive Director John Weis, Richard Keit (RDA Director for Neighborhood and Business Services)

## I. WELCOME AND INTRODUCTIONS

Councilmember Cortese welcomed the group and introduced the senior members of city staff who had taken the time to be present this evening: Sara Hensley (PRNS Director), John Weis (RDA Deputy Executive Director), Richard Keit (RDA Neighborhood and Business Services Director).

---

## II. LAND USE CONCEPTS

Mission Valley Properties Representative Bo Rodonovich explained that he has been involved with the Evergreen Visioning Project since the beginning, from the angle of working to craft the property owners' perspectives in a way that allows a dialogue with the community. The two groups (the Task Force and the property owners) share the same desire, to come up with a complete and cohesive plan for the rest of Evergreen's development. The consortium he represents has agreed to fund this process and they're excited at finding a win-win situation. He then introduced Dahlin Group architect Mark Day.

Day explained that his company has been involved in the design of such projects as the Silver Creek Valley Country Club, portions of the Evergreen Specific Plan area, and, most recently, Rivermark in the City of Santa Clara. Day said he would return later in the evening to present first-round visual translations of the comments from the 3/10/04 task force meeting regarding possible profiles of the campus industrial properties. He then introduced KTG architect Manny Gonzalez.

Gonzalez explained that he had been hired by the owner of the Arcadia Property to give some ideas as to how this property could be shaped, using the charrette plan as a springboard. He started by throwing out the initial design concept of dividing the Arcadia property into four quadrants and carving out a park/meeting space in the center. Along the perimeter of the property could be mixed use opportunities. There would be lower density housing adjacent to the LeyVa and Meadowfair neighborhoods and higher density housing along Capitol Expressway and Quimby Road edges. Street and pedestrian paths would connect quadrants of the property. Member of the public Jody Pabst asked about access to LeyVa Middle School and the concern about a street leading up to here. Gonzalez commented that access could be limited to a pedestrian pathway and not something more intense. Task Force Member Alan Covington commented that the task force has talked at length about development being dropped into infill situations and Gonzalez's idea seems to reinforce this practice. He is concerned about connecting the community across Capitol Expressway. Gonzalez agreed and said that the group will need to look at both the small and big picture and determine the impacts to both. Day added that this is the challenge of the Visioning Project. Cortese asked the group to remember that there are representatives of LeyVa, Meadowfair and the overall SNI process present in the room and they too have grappled WITH these issues of connectivity.

PBCE Deputy Director Laurel Prevetti gave a general orientation of the Arcadia Property in relation to the surrounding streets. She then explained some of the projects running simultaneously in the area, including lightrail along Capitol Expressway, and highlighted that Cortese has continued to advocate for a lightrail station along the Arcadia Property. Prevetti then gave a brief overview of the knight charrette plan, asking the task force to keep in mind our Guiding Principles when envisioning what this property could support. She prefaced by noting the six goals of the West Evergreen SNI Plan and asked the group to bear these in mind as well:

1. Create a safe street environment
2. Provide quality parks and trail connections
3. Improve community facilities and programs
4. Beautify the neighborhood

- 
5. Enhance retail services
  6. Encourage ongoing communication

Moving on to the charrette report, Prevetti explained that the study looked at a broader area than just Arcadia. It called for a roundabout at the intersection of Capitol Expressway and Tully Road, a more intense use of Eastridge Mall, new streets bisecting the Arcadia Property with central focal points, fine grain quadrants, mostly high density housing with retail on the edge, and tree-lined narrow streets. Cortese commented that the Redevelopment Agency identified over 20 neighborhoods in the City of San Jose in need of redevelopment attention and that there are two such neighborhoods in our district, the King Ocala Neighborhood Area, of which Chris Corpus and Steve Tedesco are members, and the West Evergreen area, an amalgam of three smaller neighborhoods (Meadowfair, LeyVa and West Evergreen), of which Khanh Nguyen and Maria Lopez are members. Their ideas were to develop Arcadia in a way consistent with the neighborhood goals. Pabst explained some portions of the SNI wishlist to the Task Force, including the desire for a large community center, a trail connection that runs east from Barberry Lane across the Arcadia Property to Capitol Expressway and that runs west to the Coyote Creek Trail, and an expansion of Meadowfair Park. The community would like to see the new community center close to the park, contrary to the charrette report, which located it at the center of the Arcadia Property and had designated its use more so for event rental purposes. The community would like to see the existing park expanded rather than adding a new park in the center of future development. The neighborhoods want something for families, seniors and children. Pabst asked the Task Force to keep the neighborhoods desires in mind.

Cortese asked the Task Force to comment on what they liked/disliked about the charrette plan. Task Force Member Steve Tedesco commented that he liked the direction Manuel Gonzalez was going in but asked to see the square expanded. Instead of making the Arcadia Property the center of focus, how about shifting it to a corner of a differently laid out square. Task Force Member Lou Kvitek asked about the amenities currently available to the Meadowfair neighborhood and what is the typical PDO pay-out for development. Also, he asked if planes flying in/out of Reid -Hillview have to turn around over the Arcadia Property, thereby limiting what could be constructed there. Task Force Member Mark Milioto answered the second question and explained that planes do not need to turn around over Arcadia. Cortese added that the development community is aware of Reid Hillview's sphere of influence and will account for it in the designs they bring back. Prevetti answered the first question by explaining that the PDO stipulates that if any development occurs, something needs to be given back. The city uses the formula of three acres of parkland for every one thousand people. Developers can give land or money, although the city has lately started to ask more for land.

Cortese commented that Task Force member Homing Yip had brought up a good point on the field trip at the Ohlone Chynoweth stop, that there wasn't enough density at the housing complex to truly take advantage of the proximity to lightrail. He asked the group if anyone had objections to the densities proposed in the charrette report. Task Force Member Mike Alvarado asked the group to consider Arcadia as one of many ways to relieve the strain in Evergreen by imbuing it with connections to mass transit and pedestrian improvements. Cortese asked the group if they had concerns with retail being located on the Arcadia Property. Task Force Member Maria Lopez said she had concerns

---

about her neighborhood being negatively impacted if Chopin Avenue is suggested as an entrance to the Arcadia Property. People will cut-through her neighborhood to access Eastridge Mall and other amenities. Cortese said that the developers will keep this in mind when they come back with rough sketches. He asked Lopez if she thought the neighborhood would desire only pedestrian access at Chopin and Lopez responded yes. Task Force Member Dan Gould said that on all of these ideas he would like to get feedback from his neighbors and asked if the process would allow for that. Cortese said yes and expressed his appreciation at the point raised. He would like all of the members of the Task Force to do this. Eventually staff will return to the Task Force with a broader outreach strategy and there will be large community meetings to discuss these proposals in the near future. Staff will put together talking points and a list of frequently asked questions for the Task Force members to use with their own associations.

Task Force Member Garth Cummings asked the development community to return with higher density proposals for the Arcadia Property. Prevetti explained that the Paseo Apartments reflect these well – they are higher intensity and are generally attached. Member of the public Don Creps asked how the business areas would be separated from the residential areas. Alvarado commented that questions like these underscore the need of support for facilitated conversations with neighbors. Both Cortese and Prevetti agreed, stating that Tramutola consultant Bonnie Moss will help the Task Force develop an outreach strategy that everyone feels comfortable with. Cortese also urged the group to remember that nothing yet is cemented in because we're trying to build a district-wide vision. All of the properties need to be knitted together to reflect the Guiding Principles as well as the desired amenities and we won't be able to do this until towards the end of the process. Also, there are several small undeveloped/rehab sites in Evergreen that need to be considered.

Task Force Member Gordon Lund commented that 85 acres isn't a lot of land and feels Gonzalez's plans are perhaps too busy. He also feels that Evergreen has no central identity and perhaps it is conceivable for this property to have a business street cut across it with the lightrail station on one side and housing on the other, similar to what you find in downtown Willow Glen. Kvittek offered that the street could continue off of Quimby Road in some way. Cortese said that Lund's and Kvittek's comments lead to some interesting east-west pedestrian access opportunities. Day commented that he liked the idea, but wondered that with the abundance of land, could retail fill it? He also said he would like to see some housing at the lightrail station and Cortese felt that it could be accomplished. Task Force Member Ike White said that he liked Lund's idea. He felt that if some design principles from the Rivermark development were added, plus the renovations at Eastridge, that the overall property could be quite exciting. Gould asked if anyone knew the history of the Arcadia Property. Cortese explained that it was owned by a gentleman named Eli Reinhard and that it was his first real estate transaction ever. In the past he has not been very motivated to develop it but has since shown interest in our Evergreen Visioning Project.

### **III. DISCUSSION OF CONCEPTS FOR CAMPUS INDUSTRIAL LANDS**

Day presented the group with three alternatives based on what he heard at the previous meeting. Alternative A matched the edge conditions of the ESP, depicted retail in the middle and high density at the back edge. He said all of these plans would have to have placeholders for things like schools. He stated that this alternative might be too intense.

---

Alternative B was simply a continuation of the ESP (at a more middle-level density) and Alternative C contained all lower density homes (5000+ square foot lots). He admitted that some of these alternatives were extreme and felt the property owners might be more inclined to 'B'. Cortese asked about depicting low density along the hills and Day responded that this was reflected in 'B'. Alvarado and Task Force Member Dan Jacobs asked about adding a pedestrian path along the base of the hills and Day responded that it could be added. Member of the public Marty Shelton expressed concern about development on these properties and the effects on am/pm traffic. Cortese said that mitigation will eventually be represented in these drawings. Kvitek asked how many units each alternative proposed. Day said that each alternative had a range of homes it could support:

- ☞☞ Alternative A: upwards of 5,000 units
- ☞☞ Alternative B: between 2,000 and 4,000 units
- ☞☞ Alternative C: between 500 and 1,300 units

Task Force Member Victor Klee asked if the task force could visit the campus industrial sites. Cortese responded yes, and that we are considering holding a Saturday meeting within the ESP so people can see the properties in question as well as some of the densities within the ESP. Task Force Member Homing Yip commented that he felt all of the densities in the alternatives are higher than what's being represented and that traffic will be too impacted. He is skeptical at the viability of additional retail given that the Lunardi's at Evergreen Village Square is struggling. Cortese asked the group if there are any alternatives the Task Force wanted to eliminate from further consideration. The majority of the group voted to eliminate 'A', no one voted to eliminate 'B' and one person voted to eliminate 'C'. For the next meeting, it was suggested that Mark include an overlay on the alternatives to show the densities of the ESP area. In addition, staff should compute the number of units needed to accommodate parks and other amenities.

#### **IV. NEXT STEPS**

The meeting adjourned at 9:10pm.