

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

Meeting: Knight Charrette / Evergreen Development

Date: August 27, 2003

The first meeting of the Knight Charrette / Evergreen Development Policy Oversight Committee was held on August 27 2003 at the Eastridge Mall Community Room at 7:00 PM.

Committee Attendees Present: Garth Cummings, Alan Covington, Victor Klee, Scott Nickle, Dan Gould, Sylvia Alvarez, Tom Andrade, Khanh Nguyen, Ike White, Vince Songcayawon, Bob Gill, Elsie Mar, Iris Chen, Cindi Schisler, Lillian Jones, Dan Gould

Other: Councilmember Dave Cortese, Don Rocha, Rabia Chaudhry, PBCE Deputy Director Laurel Prevetti, Britta Buys, Barbara Marshman, Julie Amato, Anh Nguyen, Bonnie Moss, Martine Klein

I. WELCOME AND INTRODUCTION

Councilmember Cortese welcomed the group and asked the group that to consider what obstacles, challenges and realities present themselves when reviewing the Charrette report. He said that this thought process would eventually be used when examining parcels outside the charrette boundaries but that he would go into greater detail later in the meeting about this subject. He then introduced Barbara Marshman, a Knight Foundation Fellow, to give an overview of last year's charrette process.

II. KNIGHT CHARRETTE REPORT REVIEW

Barbara Marshman, Associate Editor for the Editorial Pages of the San Jose Mercury News, updated the group on what had transpired during the Evergreen-Eastridge Charrette last November. She explained that each year the Knight Foundation in Community Building selects an area that is served by a Knight Ridder publication to be the recipient of a charrette. Experts from across various industries are selected as Knight Fellows. Last year Marshman was selected as a historian fellow and encouraged the Knight Foundation to consider Evergreen as the site for their next charrette because there was so much opportunity (the renovation of Eastridge Mall, development of the Thompson Creek Trail, Light Rail on Capitol Expressway, the Strong Neighborhoods vacant Initiative) in the area (the study area is roughly bounded by Tully Road, Capitol Expressway and Highway 101). The Fellows convened in the Evergreen-Eastridge area and conducted a week-long intense design exercise. Community members and local stakeholders were invited to discuss their visions for the area in various categories, including, community facilities, public transportation, parks and trails, sidewalk and street improvements, etc. Professional architects and architect students from the University of Miami translated the

feedback into a set of pictorial representations and later a draft report was issued. Some of the proposals included a traffic circle at Tully Road and Capital Expressway, a revamping of Eastridge Mall and the development of a vacant 80-acre parcel (called the "Arcadia Property") into mixed-use development including office space, high density housing and community facilities.

III. THE CHALLENGES/OPPORTUNITIES FOR DEVELOPMENT IN EVERGREEN

PBCE Deputy Director Laurel Prevetti explained some of the challenges and opportunities for development in Evergreen. In 1993 the San Jose City Council approved specific traffic rules for the Evergreen Specific Plan that allowed for the construction of 3,000 housing units. This was needed because the traffic situation in the city and Evergreen in particular was at a critical mass and the specific plan allowed for new construction under specific guidelines. For some of the housing ideas mentioned in the charrette report to be carried out, additional traffic rules would have to be created. Due to the current budget crisis, the City's Planning Division is unable to initiate any new long-term planning efforts unless they are paid for outside the city budget. Developers in Evergreen, interested in moving ahead with development of their parcels, may be interested in helping to fund a land use study.

IV. THE EVERGREEN VISIONING PROJECT

Councilmember Cortese presented the concept of the Evergreen Visioning Project. He explained that under the city's current level of service policy (LOS), intersections are given a grade of between 'A' and 'F'. Intersections are not supposed to function at 'D' or below and if a property owner seeks to develop his/her parcel, the owner has to demonstrate via an Environmental Impact Report (EIR) that either the traffic will not increase or that it can be mitigated. Evergreen has an even more specific traffic policy that forbids the addition of even one more car trip as a result of development unless there is mitigation. This has essentially put a moratorium on development in Evergreen because of the inability to mitigate. The city is reviewing the current citywide LOS policy because options for traffic mitigation have changed over the years and this needs to be reflected in the citywide policy. However Evergreen has been "carved out" of this citywide process. Therefore any policy changes in Evergreen will have to be tackled separately from the current citywide study.

Councilmember Cortese went on to say that he would like to take inventory of what is needed in Evergreen. When this district is fully built out, what will it look like? What is the ultimate capacity for this community. He asked the committee if they were interested in engaging in a process over the next few months to learn what is possible and not possible, what is needed and not needed for Evergreen. This would be sort of an "ESP II" but for non-contiguous properties. Citing the example of Legacy Properties, Cortese told the group that in Fall 2002, Legacy filed a General Plan Amendment (GPA) to change the zoning of their campus industrial site to mixed-use and residential. Cortese urged Legacy to withdraw their filing and meet with the community to hear their thoughts on what they would like to see there. Furthermore, Cortese explained to Legacy that he wanted to reduce the piece by piece development that has occurred in the past and asked them to work with other parcel owners in the district to coordinate how the rest of the vacant portions of Evergreen could develop in concert. Legacy has since been a willing partner in funding an independent process to the shape the vision of the build-out of Evergreen.

Cortese explained the proposed work plan for the committee. Consultants would be hired to research the background information and perform data analysis. He also distributed supplementary materials such as a list of proposed amenities for Evergreen and guiding principles for the group. The guiding principles are the values that the group shares which would guide the overall process.

Marshman asked which other parcel owners in the district have expressed interest in taking part in this process. Cortese mentioned that conversations have been held with various landowners, including Arcadia Development, Legacy and Evergreen Valley College. He stated that it remained unclear whether certain other parcels like the Dueno property and several smaller parcels might be joined in. He assured the committee that no development would be contemplated beyond the urban growth boundary, which was approved by voters in 2001 as part of Measure K.

V. NEXT STEPS

Cortese asked each committee member to indicate on the sign in sheet whether or not they were interested in serving on the committee. Attendees indicated by a show of hands nearly unanimous interest in continuing to serve. The District 8 Office will work with the group to determine a regular meeting date that works best for all.

The meeting adjourned at 9:30PM.