



March 18, 2010

Envision San Jose 2040 Task Force
City Hall
200 East Santa Clara
San Jose, CA 95113

Dear Envision San Jose 2040 Task Force,

On behalf of Greenbelt Alliance, Silicon Valley Leadership Group and Working Partnerships USA, we are writing in regards to the pending discussion on the phasing of the General Plan.

The Task Force chose scenario 6 at the previous Task Force meeting with the intent of discussing and potentially adopting a method of phasing the build-out of the Plan. A phased approach makes sense on a number of levels and helps ensure that, over time, we achieve the goals of the Plan in a rational manner.

Trigger and phasing mechanisms are, as far as we can tell, not widely used by cities across the country. That makes it difficult to assess best practices from other regions in order to replicate the good and avoid the bad. That also makes our work pioneering and as such dictates a thoughtful approach. We cannot predict the future, however, we can do our best to put a plan in place that is ready to anticipate and capitalize on the opportunities that arise.

For those reasons, before making any concrete decisions on phasing, we urge the Task Force to take the time to have a thorough discussion on the concept. We do not see a need to rush to a decision and believe that San Jose's work will also assist other communities grappling with the same issues. We suggest that in small group settings, staff help the task force understand and discuss the different ways that a plan can be phased. As a part of that discussion, it would also be helpful to be given an understanding of the positives and negatives of each method and/or combinations thereof. Some of the types of triggers/phasing ideas include:

- By geography
- A fiscal health metric or a "quality of life" metric like service levels
- Using a set of concrete jobs and housing numbers
- A metric based on the balance of housing supply and demand or housing affordability
- A process such as the implementation of an economic development plan or specific plan
- Metrics that relate to infrastructure build out
- Exemptions, like our level of service policy, for areas such as downtown

The phasing that the Task Force adopts today will lay the foundation for the future. Although it will be impossible for us to predict the opportunities that will present themselves, it is important that our plan

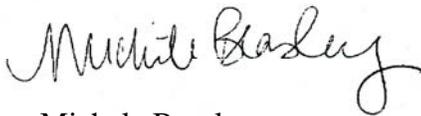
does not hinder us from taking advantage of those opportunities. We encourage the Task Force to take the time to understand the different methods, the pros and cons of each and then move forward on a mechanism that provides us flexibility.

We believe that most people on the Task Force and in the community equate a great City as one that:

- Helps to keep our city environmentally sustainable with clean air, water and natural spaces
- Provides quality jobs and housing
- Ensures that people have ample transportation choices, including biking and walking
- Is fiscally sound
- Offers great spaces to play and recreate, and
- Creates a built environment that facilitates community building

We look forward to continuing to work with fellow Task Force members to adopt a plan that will lay the foundation for that great city.

Sincerely,



Michele Beasley
Senior Field Representative
Greenbelt Alliance



Brian Darrow
Associate Director
Working Partnerships USA



Shiloh Ballard
Vice President
Silicon Valley Leadership Group