



Task Force and Community Workshop/Meeting No. 18 Synopsis
February 7, 2009
Mexican Heritage Plaza

Task Force Members Present*:

Co-Chair Sam Liccardo, Vice-Chair David Pandori, Michele Beasley, Dave Fadness, Charles Lauer, Jim Zito, Teresa Alvarado, Shiloh Ballard, Gary Chronert, Mary Creasman, Harvey Darnell, Leslee Hamilton, Nancy Ianni, Lisa Jensen, Karl Lee, Pierluigi Oliverio, Dick Santos, Patricia Sausedo, Erik Schoennauer, Judy Stabile, Alofa Talivaa.

Task Force Members Absent*:

Co-Chair Shirley Lewis, Judy Chirco, Jackie Adams, Frank Chavez, Yolanda Cruz, Pastor Oscar Dace, Pat Dando, Enrique Fernandez, Sam Ho, Frank Jesse, Matt Kamkar, Linda LeZotte, Jennifer Rodriguez, Neil Struthers, Michael Van Every.

City Staff and Other Public Agency Staff Present:

Mayor Chuck Reed, Councilmember Kansen Chu (District 4 Council Office), Ru Weerakoon (Mayor's Office), Kim Walesh (City Mgr. Office), Paul Krutko (City Mgr. Office), Roma Dawson (District 3 Council Office), Anthony Drummond (District 2 Council Office), Peter Hamilton (District 9 Council Office), John Ristow (VTA), Junko Vroman (ESD), Joseph Horwedel (PBCE), Laurel Prevetti (PBCE), Michael Brilliot (PBCE), John Kim (PBCE), John Baty (PBCE), John Weis (RDA), Edesa Bitbadal (District 4 Council Office), Donald Rocha (Redevelopment Agency), Wayne Chen (Housing), Andria Jaramillo (District 7 Council Office), Kristina Lee (District 7 Council Office), Hans Larsen (DOT), Andrew Crabtree (PBCE), Darryl Boyd (PBCE), Nanci Klein (OED), Jacky Morales-Ferrand (Housing), Lee Butler (PBCE), Juan Borrelli (PBCE), Carol Hamilton (PBCE), Reena Mathew (PBCE), Hadasa Lev (PBCE), Mike Mena (PBCE), Perihan Ozdemir (PBCE).

Public Present*:

Kiran Shah, Lorna C., Kathryn Mathewson (Friends of Fairgrounds), Megan Fluke (Sierra Club), Anastazia Aziz (Roosevelt Park Neigh Assoc), Pam Foley, Juan Barroso, Karen Miki, Elsie Aranda, MarieArnaed, David Marsland (Sierra Club), Nikhil Mazumder, Naomi Gamez (San Antonio Assoc), Mark A. Medeiros (Veggielution), James Trader, Joseph Hong, Nadia Flores, Patricia Palomares-Mason, Saran Pice, Donald Robinson, Ed Rast, John Leyba, Janine Bryant, Chris Truebridge, Susan Marsland, Paul Pereira, Matt Wahlin (Evergreen), Pat Colombe (HLC Vice-Chair), Bob Levy, Pete Kolstad (MANA), Virginia Holtz, Joan Doss (LWV), Deborah Avant (SHPNA), Harold Clay, Helen Chapman (SHPNA), Terri Balandra (FLAG), George Chien (Sierra Club), Robert Sippel (Rose Garden Neigh), Eugene Bradley (SCVTARU), Richard Zappelli (WSNA), David Biagini (Townsend Park Neigh), Atul Saini, Larry Ames, Mayra Flores De Marcotte, Ruth Shikada (RDA), Sib Meyer, Betty, Saul Watcher, Leah Toeniskoetter, Anil Babbar, Steve Polcyn, Jean Dresden, Kerri Hamilton, Lois Lopez, Brian Darrow (Working Partnerships), Andrez Garza (YDTPA), Michael Garoeah, Jim Carten (WGNA), Nancy Hickey (Downtown Hosp & Univ Neigh Coalition), Amor Santiago (The Health Trust), Hank Rosendin, Randi Kinman (SONA), Sean Mineta, Joseph Hong.

*As verified by registering attendance on Sign-In Sheets.

1. Welcome

Meeting convened at 9:00 a.m.

2. Review and Approval of December 8, 2008 Meeting Synopsis

The December 8, 2008 Meeting Synopsis was approved.

3. Overview of Workshop and Scenario Development Process

Michael Brilliot provided an overview of the workshop and scenario development process.

4. Employment Projections and Scenarios

Andrew Crabtree provided an overview of employment projections and potential scenarios.

5. Current Planned and Potential Growth Capacity

Michael Brilliot provided an overview of current planned and potential growth capacity.

6. Task Force and Public Breakout Discussion Groups – Development of Employment and Housing Growth Scenarios

Task Force members were divided into five discussion groups, and members of the public were divided into nine discussion groups for the workshop exercise. See attachment “Exercise Instructions” for a description of the exercise.

7. Discussion Group Report Back

See attachment “Discussion Group Notes Summary” for a summary of each Discussion Group’s comments, along with photos of each table’s map.

8. Next Steps

Michael Brilliot explained that the results of the workshop exercise would be reported back to the Task Force and community at the February 23 Task Force Meeting, and used in the next steps of scenario development.

9. Public Comment

Ed Rast commented on the cost of doing business in San José compared with other cities in Santa Clara County, referring to a handout. He also identified that in San José you can’t have non-resident workers in a home occupation and that San José doesn’t provide enough opportunities for live-work spaces.

Eugene Bradley stated that there was no mention of development along existing bus lines with most of the groups.

Terri (FLAG) commented that the exercise was very helpful and that there should be thought given to the “in-between” times between when housing is built and when transit comes, and the associated impacts.

David (Sierra Club) was really impressed by the work of the group and commented that we should be thinking of green spaces first before jobs and housing. He was pleased that most tables did not include growth within Coyote. He suggested that we should be considering turning existing developed areas into working farms to provide locally grown produce.

Pat Colombe commented that we shouldn't put unrealistic intensity/density on areas of historic or riparian importance.

Kathryn suggested that we should be doing more to attract small green business to San José, not just the big high-tech green businesses.

10. Adjourn

Meeting adjourned at 12:20 p.m.



EXERCISE INSTRUCTIONS

BACKGROUND

By 2040, the population of San José is projected to increase by approximately 471,000 residents and the number of jobs is projected to increase by approximately 174,000.

PURPOSE

The purpose of this workshop is to build upon the past work of the Task Force and Community, and to identify growth scenarios for 2040. Input from the workshop will be used to identify up to four potential land use scenarios, which, in the next phase of the General Plan Update process, will be the subject of extensive fiscal, service delivery, transportation, and environmental analysis.

INSTRUCTIONS

- In today's exercise each discussion group will develop a growth scenario that identifies the amount of jobs and housing growth in 2040 as well as the location of this growth. Your group can choose to decide on the amount first, and then discuss where to locate this growth, or, alternatively, your group could begin identifying where to locate growth and make a decision on the amount of growth later in the exercise process. The growth scenarios in Tables 1a and 1b are informational only. While your group may select one of these growth "amount" scenarios, your group is not required to do so, and you can come up with your own scenario.
- In this exercise, each **housing (brown)** lego and each **jobs (blue)** lego is equivalent to a specific amount of housing units and jobs, respectively. To understand how many jobs or housing units are represented by the different size legos, please see the key on the back page of these instructions.
- To start, your group will be given a number of **brown** and **blue** legos that represent the base projections of 179,000 new housing units and 174,000 new jobs. Your group, of course, can vary from this base projection in the development of your scenario, adding or subtracting housing or jobs legos.
- In this exercise your group should strive to reach consensus on where to plan for new housing and jobs growth by placing the **housing (brown)** and **jobs (blue)** on the map. The map in this exercise is an existing land use map that identifies the actual land uses (e.g., single-family homes, commercial uses, schools, etc.) that currently exist at a given location.

EXERCISE INSTRUCTIONS

- Lego pieces already placed on the map represent the amount and location of housing and job growth currently planned within the existing *Planned Growth Areas*. Your group can decide to leave these legos in their Planned Growth Areas, add more legos to these areas, or remove legos and locate them elsewhere in the City.
- Lego pieces may be placed in areas not listed as an Identified Growth Area – these areas should be specified in the *Other Identified Growth Areas* section of the Tally Sheet with the corresponding number of **housing** and **jobs** noted.
- Towards the end of the exercise, the group should begin to sum up the totals for **housing** and **jobs** on the Tally Sheet. If possible, identify which of the four scenarios the outcome most closely represents.

RESULTS

In the last 10 minutes of this exercise, your discussion group should identify five or six key elements of your strategy, including how much housing and job growth was accommodated, the general location of this growth, and what physical form this growth was envisioned to take (e.g., mixed-use, low, medium or high rise, etc.). Your group should also identify if you scenario varies from the Base Projections Scenario (i.e., 179,000 new housing units and 174,000 new jobs), and if it does, by how much. If your scenario closely approximates one of the scenarios in Tables 1a and 1b please note that. Each group will select a spokesperson to report back to all of the other workshop participants. If consensus could not be reached within the group the spokesperson should identify differing opinions or strategies.

Housing Units

500	
2,000	
4,000	

Jobs

500	
1,000	
2,000	
4,000	

FEBRUARY 7, 2009 TASK FORCE AND COMMUNITY WORKSHOP DISCUSSION GROUP NOTES SUMMARY

Task Force Group 1:

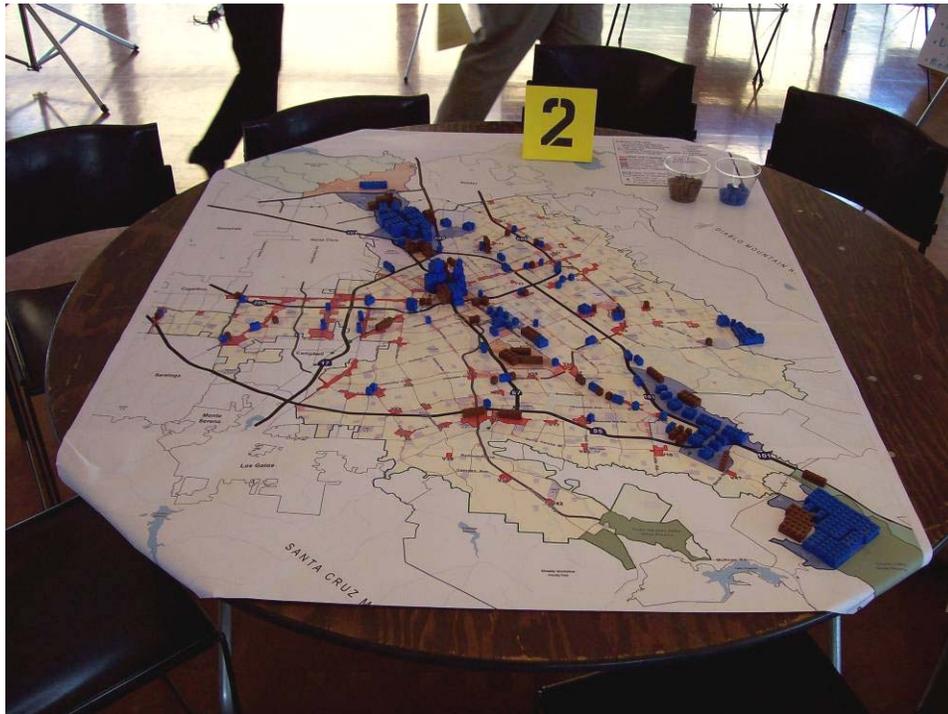
- Overall Strategy: “Less Housing” Scenario
 - Urban Resources
 - South Almaden - 0
 - Coyote – removing jobs
 - Reid Hillview? Potential reuse
 - Housing on West/North
 - Jobs on East & South
- Considerations:
 - Ready access to transportation
 - Dispersing jobs in existing neighborhoods
 - Housing to create Villages



Task Force Group 1

Task Force Group 2:

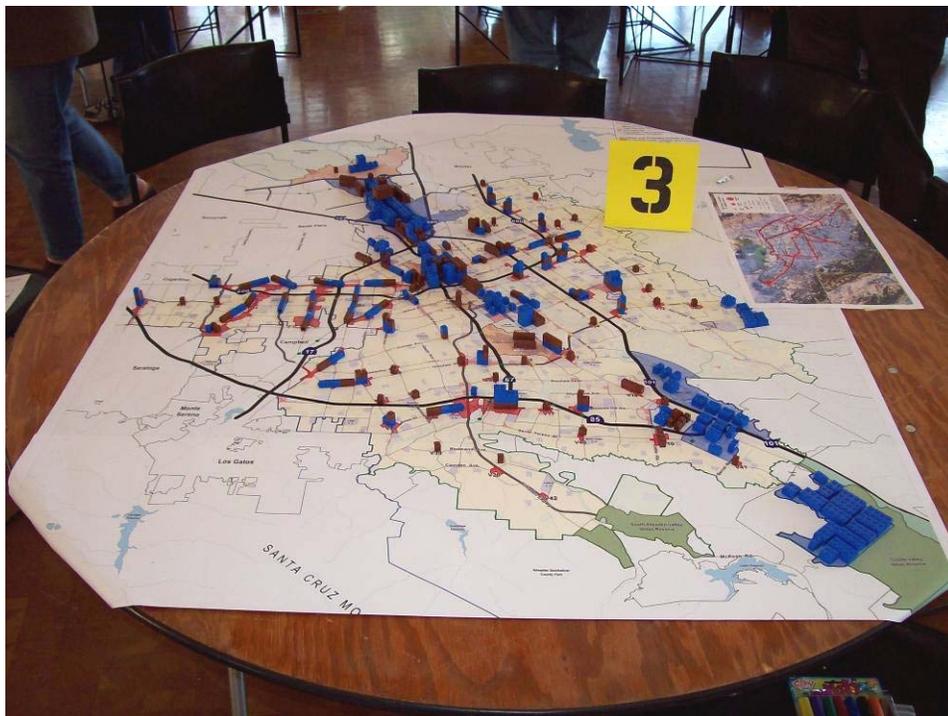
- Planning without infrastructure is hard
- Complete transportation infrastructure with development
- Overall Strategy: “Less Housing” scenario
 - S. Almaden – no J/H
 - Coyote – keep 50K jobs, add 12K D.U.’s
 - Maintain Evergreen Campus Ind.
 - Add mixed use J/H along Village/Hubs – intensify
 - Add J/H in Downtown
 - Add jobs/ housing along Monterey Corridor
 - Maximize housing potential @ LRT stops – jobs where possible
 - Add jobs/housing on E/W Corridors along transit
 - Disperse jobs along Village/Hubs
 - Intensify older commercial areas
 - Minimize commute distances



Task Force Group 2

Task Force Group 3:

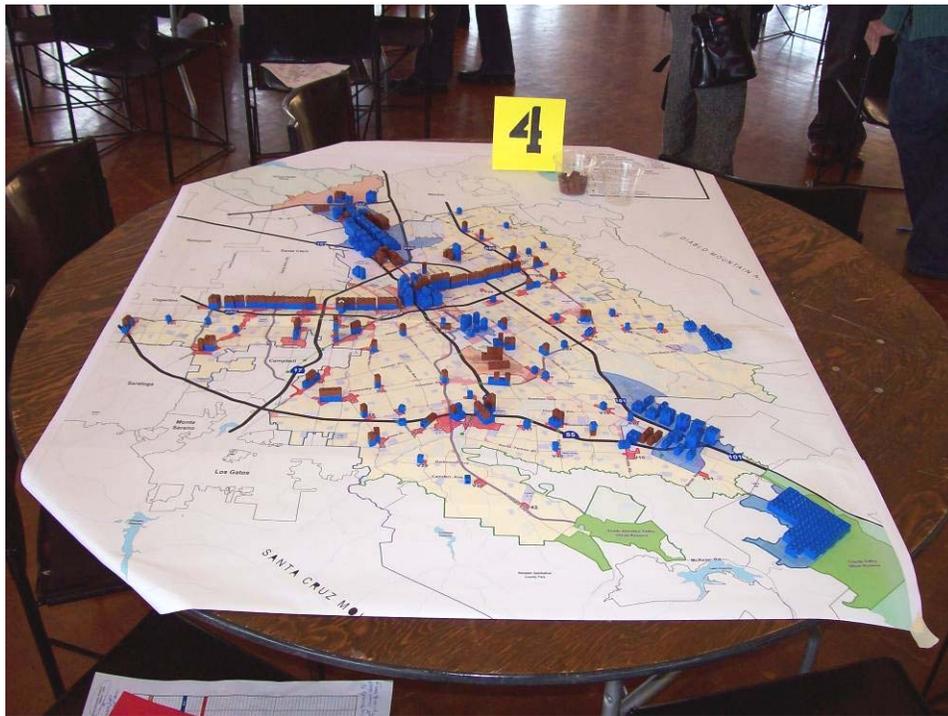
- Goal of 1.0 Jobs/Housing Balance
- Scenario 2
 - Sustainability (Fiscal and Environmental):
 - Services – Infrastructure
 - Environmental Benefit
 - Reverse Commute
 - Jobs closer to housing
- Other Policy changes could address Fiscal Issues.
- Impact of change in gas prices?
- Downtown should be bigger/more intense
- Use 1,500 jobs/1000 housing unit module
- No new housing in Coyote in 2040 Plan
- More Growth (Housing & Jobs) in:
 - North S.J.
 - Monterey Corridor
 - Midtown
 - Distributed in Transit Corridors & Villages



Task Force Group 3

Task Force Group 4:

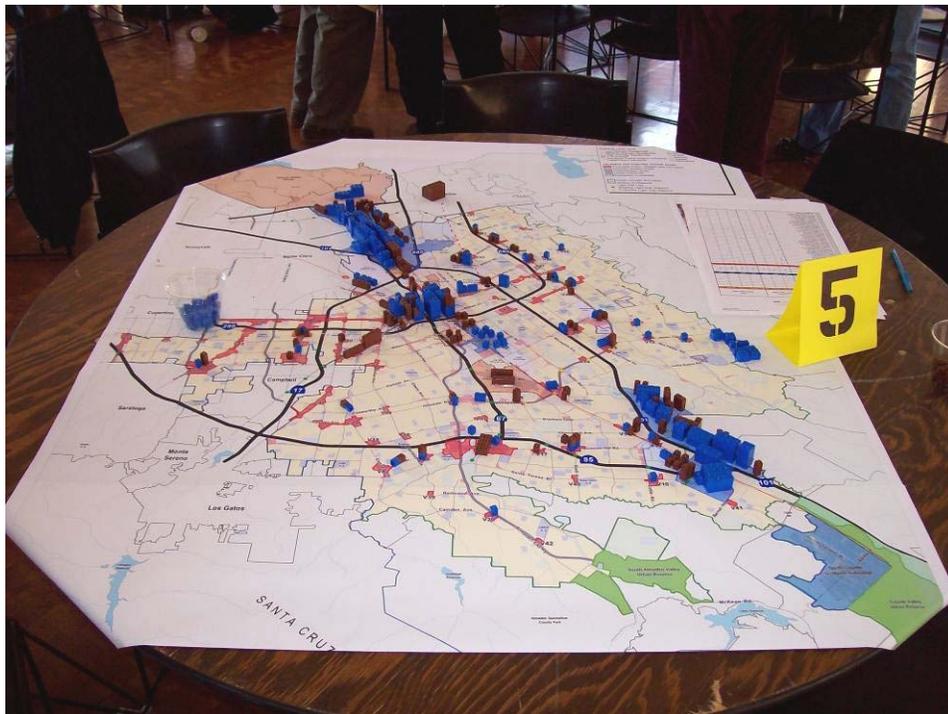
- Overall Strategy:
 - Lean towards “IV”
 - Concern that may drive up housing prices (e.g. SF)
 - Communities may be more comfortable w/ “II”.
 - Retain business on ground floor
 - Distribute J/H
 - Don’t build until transportation & transit infrastructure is in place
 - Minimum 500 jobs/Village
 - Assume new development on older strip malls
 - True villages with retail, jobs, services, parks, homes, etc.
 - Jobs First! (jobs surplus but didn’t get to 1.2 j/e.r.
 - 20K extra jobs in Edenvale (capacity possible)
 - 2K extra jobs – Beyond legos in the cups
 - 26K housing legos (from cup) not placed on map
 - (No DU in urban reserves; 50K Jobs in NCV remain)
 - Protect Monterey Corridor for jobs
 - “Grand Blvd” from Alum Rock → Stevens Creek (Cupertino border)
 - Did not “blow out” NSJ
 - Add more to Comm. Hill



Task Force Group 4

Task Force Group 5:

- Overall Strategy:
 - Modified scenario 3
 - More jobs/Less housing
 - Over 1.0 Job/Housing balance
 - Assumes importing workers via BART & High Speed Rail
 - Move North Coyote jobs to:
 - Edenvale
 - Extend LRT to Hellyer Corridor
 - Keep Coyote as an urban reserve
 - Add new development
 - Transit corridors
 - Villages
 - Intensify Downtown, North San Jose, Edenvale



Task Force Group 5

Community Group 6:

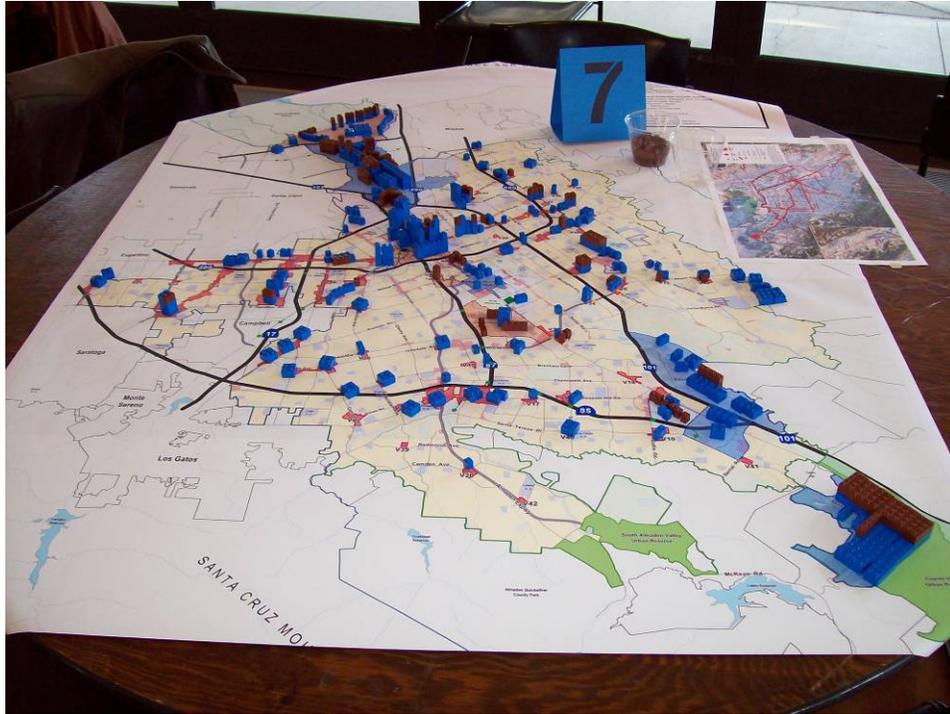
- Land use decisions must consider public transportation and plans/priorities – e.g. jobs/homes along Bart Caltrain route & L.R. (NSJ)
- Used/followed scenario TV/4 for jobs & housing – (1.25 jobs)
- Utilize maximize vertical & horizontal mixed use (jobs very close to housing)
- Services must meet growth demands
- Identify locations (e.g. NSJ) for major shopping malls/centers
- Relocate Coyote Valley jobs primarily to Edenvale/Monterey Corridor



Community Group 6

Community Group 7:

- Overall Strategy:
 - 1.2 goal jobs 1st & then build housing around areas to support jobs density.
 - Plan for jobs, then phase in housing
 - Maximize live walk
 - Walk to work. Bike to work
- Transit oriented
 - Sustainable development (localized transit/bike/bus)
 - Make sure Bus, Rapid Transit & Light Rail get built
- Eliminate the Reid Hillview Airport and add jobs & housing at this location
- Get other cities to add more housing – do their share
- Make Downtown bigger – add jobs & housing
- Add more jobs & housing around Diridon. Capitalize on BART & High Speed rail
- Capitalize/create San Jose as THE Green sustainable tech production that helps save the planet
- San Jose's identity is green industry, green solution, that's the icon
- Reid Hillview goes away
- If needed, shift jobs in Alviso to increase density in NSJ
- Group 7 Summary:
 - Go Blue to Get Green
 - Start w/ 1.2 Jobs/Housing balance. Phase in housing later with Bart & High Speed rail folks live elsewhere
 - Flip philosophy – create jobs that bring people to SJ not create housing. People leave San Jose no additional housing. Other areas need to do their part.
 - Localize transit:
 - Bus/walking/biking – Intra City transportation key
 - Jobs in neighborhoods – live & work in same place
 - Sustainable Development on transit
 - Diverse jobs – grow strong green
 - Focus, capitalize on emerging companies, Green Building/trails of magnets
 - Took out Reid Hillview
 - Maintain integrity of existing core Single Family neighborhoods
 - Grew the DT & increased density
 - Added jobs to our borders to bring in people to work (they live elsewhere)
 - Add housing to jobs in Alviso
 - Keep jobs- Limit housing in Coyote



Community Group 7

Community Group 8:

- Overall Strategy: (1:2)
 - Housing & jobs close to Transit - VTA Express & Light Rail
 - Water and city services = concern
 - More jobs! (1.2%)
 - Creating more opportunity
 - Never had made the 1:0 by over planning for jobs we may actually get there!
 - Council must implement the plan & the jobs/housing balance
 - E.D. supports the infrastructure
 - Support mixed use development
 - Support/redevelop existing empty retail
 - Plan & fill with appropriate neighborhood serving businesses – too much empty
 - Build more near neighborhoods
 - Over plan for jobs, will give us a chance to meet 1:1 – Council must support! Set goal high!!!
 - Housing & Jobs close to transit VTA, Light Rail, Bart. Major Bus
 - 2 opinions
 - Max. density where opposition is low like Communication Hill
 - Fair share concept

- Urban reserves undeveloped
- Huge Concern:
 - Availability of city services
 - Utilities to support growth

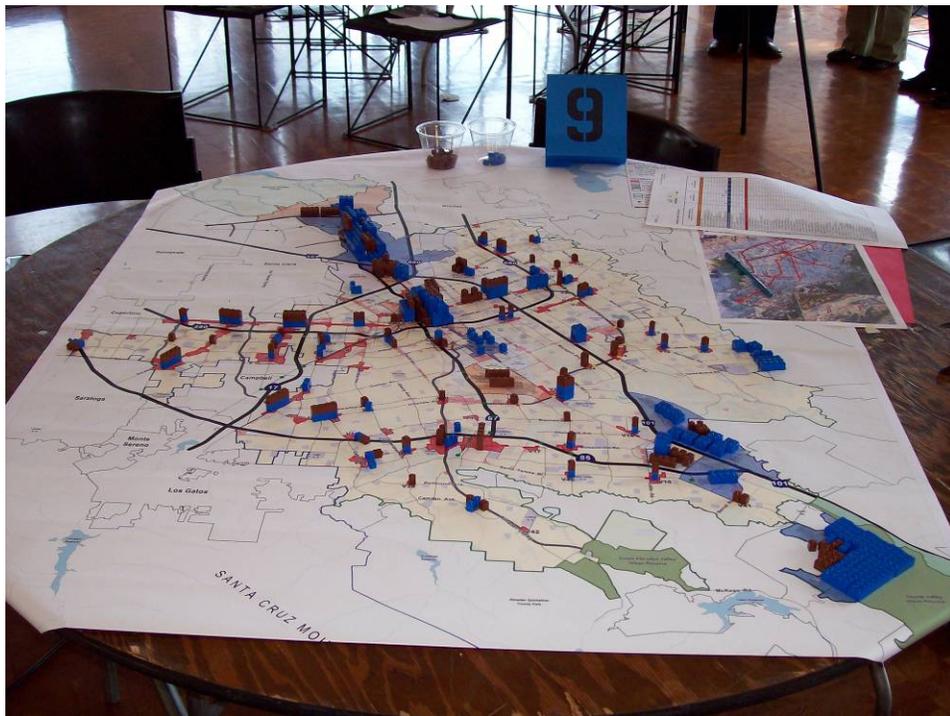


Community Group 8

Community Group 9:

- Overall Strategy:
 - Transit & auto access to housing & jobs
 - Redeveloping strip malls
 - Intensify low intensity areas
 - Increase job & housing capacity – both needed
 - No more need for low intensity housing
 - Promote mixed-use & live/work development
 - Further Downtown intensification – Diridon also.
 - Increase opportunities for high paying jobs
 - Intensify Corridors, Villages, Hubs
 - Focus on jobs first
 - Less housing could provide more room for parks, but housing needed near jobs
 - Housing needed to support services
 - Moving towards jobs surplus
- Other Considerations:
 - Schools
 - Police/Fire services

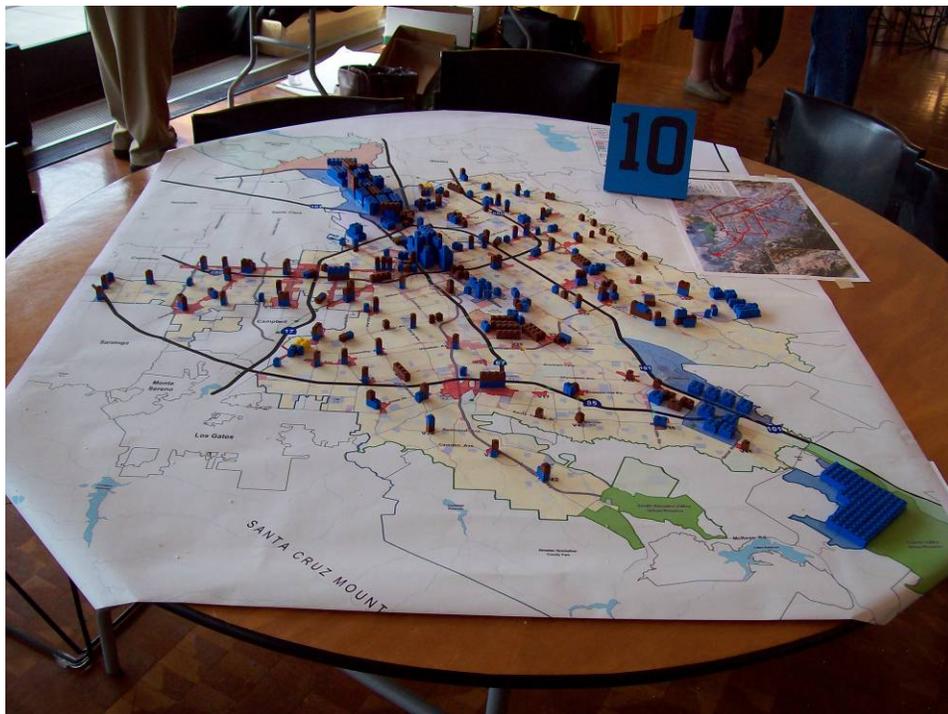
- Parks
- Difficulty in mixing residential & industrial
- Jobs Surplus/Less Housing
- Jobs as a priority
- Transit & auto access to new development
- Intensify low intensity areas, like Strip Malls
- Bring more high tech jobs – Intensify areas planned for high tech.
- Promote Live/Work mixed use
- Intensify in Villages, Corridors & Hubs
- Embrace/preserve diversity of community
- Promote “complete streets”
- Development away from environment sensitive areas & away from City edges



Community Group 9

Community Group 10:

- Overall Strategy:
 - Concentration of Mixed use growth along to Corridors & Hubs
 - Consider Telecommuting as a strategy (for jobs from home)
 - Expand VTA Service
 - Note: BART Lines & High Speed Rail on Map & Major VTA Bus routes (existing and new)
 - Revisit existing transportation corridors
 - Expand Light Rail from airport to Capitol along Brokaw
 - Develop vacant/under utilized sites (Urban Infill)
 - Do not jeopardize integrity of industrial lands
 - Increase jobs and build only as much housing as needed to support jobs (no consensus).
 - In order to accommodate future growth, must effectively utilize growth Corridors, Villages, Hubs
 - Ensure enough water & power for future growth, services, infrastructure
- Other:
 - Future Growth Areas:
 - Curtner – Willow Glen
 - Tully by fairgrounds
 - McLaughlin
 - Capitol – Brokaw
 - Throughout the City as a strategy & existing neighborhoods.
 - Did not expand Coyote Valley
 - The More Jobs Concept!



Community Group 10

Community Group 11:

- Overall Strategy:
 - Do not continue with status quo
 - Plan for Green Space
 - Quality of Life
 - Integrated transit system
 - Transit triggers (VTA)
 - Door to door uses
 - Need to address Water
 - Legal issues
 - Quality housing that plans for parks, schools
 - Appropriate housing types for seniors, income, multi-generational
 - Plan for healthcare & medical uses
 - Older, existing shopping centers conversion into mixed use.
 - Implement citywide inclusion ordinance to ensure affordable housing
 - Retail along transit corridors & City periphery
 - No residential along freeway, use commercial uses as buffer



Community Group 11

Community Group 12:

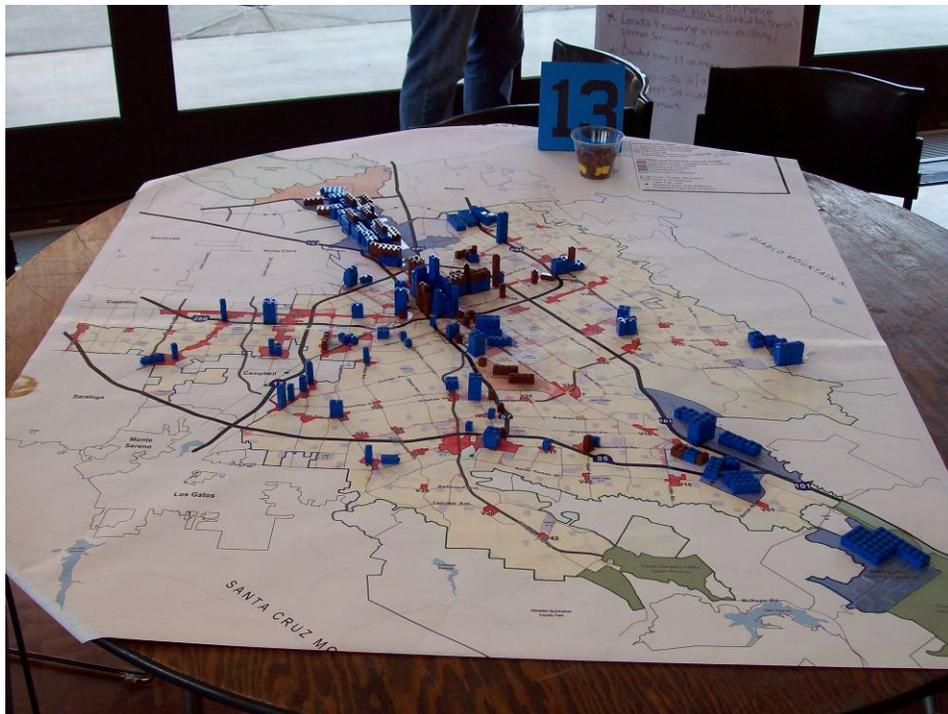
- Overall Strategy:
 - Put development to enhance Neighborhood Hubs (Linked by Transit)
 - Locate housing where existing/planned services exist
 - Divide over 1:1 or more jobs
 - Communicate w/ agencies that we get support services to go alongside with development
 - Jobs
 - E. Santa Clara
 - Oakridge
 - Winchester/Stevens Creek
 - Downtown
 - Monterey/Senter
 - Bascom/Southwest
 - Aborn/Capitol Ex
 - W San Jose
 - Housing
 - Jackson/Taylor
 - Oakridge
 - North San Jose
 - Downtown
 - E. Santa Clara (not all agree)
 - N. Coyote/Edenvale (very limited but high density small footprint)



Community Group 12

Community Group 13:

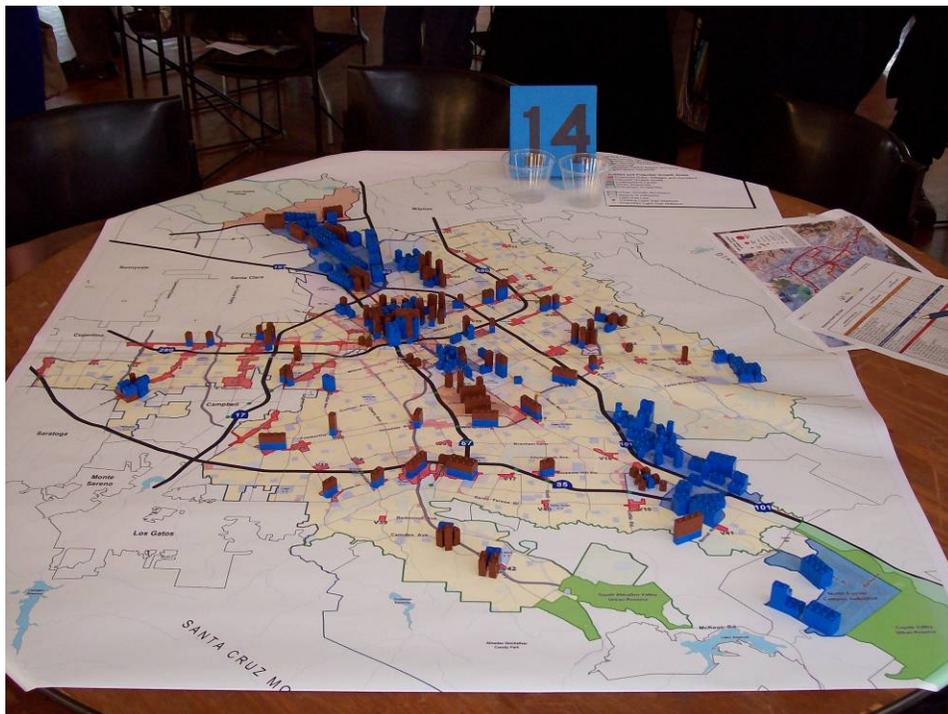
- Overall Strategy
 - Low Housing:
 - 69,000 – SJ2020
 - 40,000 - New (Total 109K)
 - High Jobs:
 - 231,000 – SJ2020
 - 174,000 – New (Total 405K)
 - Disagreement:
 - Some team members want more housing units 55,000
 - Disagree whether to remove planned jobs from N. Coyote that are not currently entitled.
 - Jobs for housing (3:1, 4:1 sandbag)
 - Make neighbors carry their weight
- Miscellaneous Notes:
 - Remove most of Coyote Valley (fewer)
 - Add to Edenvale, Evergreen, Great Mall, S Bascom near Camden, Eastridge, Bart, Alum Rock, Berryessa, Campbell
 - Transit
 - Jobs where people live
 - Mixed use
 - Villages
 - Jobs on border



Community Group 13

Community Group 14:

- General Comments:
 - High rises adjacent to large open spaces
 - Need small businesses, people should be able to walk to work
 - We should plan for affordable housing. Need manufactured housing
 - Put people near jobs
 - Coyote Valley should not be developed because of water table
 - Hillview Airport should go away (disagreement)
 - Don't take away homes (especially historic)
 - Stop sprawling malls
 - Expand downtown
 - Incorporate large open spaces
 - Connect expressways to freeway
 - Would like airport, Mineta, to move to another location (disagreement)
- Overall Strategy:
 - Mixed use
 - Downtown – expand east & north increase height (disagreement re: extent)
 - Include open space in North San Jose (1.1 at least- 4 many but no time)
 - Group wanted to achieve a job surplus (disagreement)
 - Save historic neighborhoods and buildings
 - Intensify South Almaden
 - Intensify existing Corridors and Hubs
 - Intensify around open space
 - Coyote Valley should not be intensified



Community Group 14