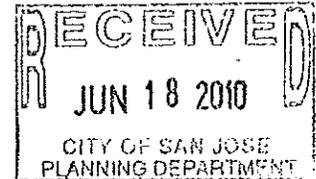




June 18, 2010

Councilmember Sam Liccardo & Ms. Shirley Lewis, Co-Chairpersons  
Envision San Jose 2040 Task Force  
City of San Jose  
200 East Santa Clara Street  
San Jose, CA 95113



Dear Ms. Lewis and Councilmember Liccardo:

VTA appreciates the opportunity to provide input to the update of the City's General Plan and we are very supportive of the policy direction Envision 2040 is presenting, which directs growth to transit corridors. The plan's overall policy of focusing growth in transit-rich areas, mixing jobs and housing and stressing the importance of urban design and sustainability is very much in line with VTA's goals and our mutual efforts to guide development of Silicon Valley and San Jose toward a more economically sustainable, pedestrian oriented and transit supportive urban environment. The draft Envision 2040 policy framework sets the stage for increased collaboration between VTA and the City, and accordingly we offer both our strong support and our partnership to help the City achieve the plan's vision and goals.

In addition, we offer the following general comments on the plan and specific comments on VTA's property holdings that we believe will improve the plan.

General comments

- We offer strong support for the Circulation Element goals and policies, recently approved by the Task Force, which calls for an *Interconnected City* supported by the progressive policy statements which moves the City toward a more balanced multi-modal transportation system.
- VTA commends the City for establishing goals for performance of the system, especially the Vehicle Miles Traveled reduction goals. VTA is prepared to assist in achieving these goals and has already embarked on several of these progressive initiatives.
- Given the long range 2040 year horizon of the plan, consider increasing the number of properties designated as Transit Corridor Overlay that are located within 1/4 mile of all stations on major transit corridors to optimize the value of the existing transit investments .
- Maximize land use diversity and development intensity at all existing and planned rail transit stations through use of mixed-use, residential and commercial land use designations. VTA's transportation/land use modeling indicates that including a high level of both jobs and housing land uses within transit corridors and station areas provide the highest level of efficient transit trip making.
- Relocate currently designated outlying industrial/commercial land uses, such as in the Evergreen area, to transit corridors and/or core areas as Downtown or North First Street. We believe the greatest opportunities existing in stimulating job growth along transit corridors that also serve,

housing and in core areas served by transit versus areas of the City that are unlikely to be served by core transit services.

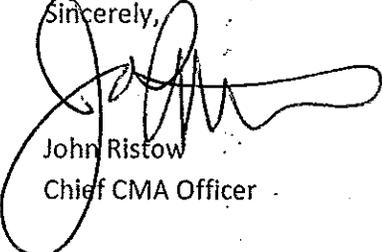
Specific comments regarding VTA Properties

In November 2009 VTA adopted a Joint Development Program, which designates specific VTA properties for Transit-Oriented Development. VTA has analyzed the impact on thirty of VTA's largest properties using the Envision 2040 Land Use Designations, the Draft Land Use Map made available online May 18, 2010, and the Growth Areas by Horizon Map, comparing these with the current General Plan. All of the 30 VTA properties are located within 2000 feet of a Light Rail station and are identified as opportunities for Transit-Oriented Development. The results of our analysis are included as Attachment A, containing VTA's recommended land use designations for VTA properties. The matrix of information was also presented to Planning Department staff on June 2, 2010.

We respectfully request that the Taskforce consider these proposed changes to the Draft Land Use Map and include these site-specific designations requested in Attachment A Matrix in the Environmental Impact Report to be prepared for the General Plan Update and final Land Use Plan to be considered by the City Council.

In closing, VTA has a range of resources that may compliment future development of Envision 2040, including a 13-county transportation demand model, experienced staff with a broad range of planning and engineering skills, and grant fund programs that can facilitate additional planning and development of supporting capital projects. We look forward to working with staff on these proposed changes to improve Envision 2040 and also look forward to working with the City to implement the Envision 2040 vision. Please don't hesitate to contact me if we can help in any way.

Sincerely,



John Ristow  
Chief CMA Officer

Attachment: VTA Property Land Use Designation Recommendations Matrix

c: Joe Horwedel  
Hans Larsen

**REQUESTED CHANGES** to draft ENVISION 2040 LAND USE PLAN

Map # (size ranking)	Site Name	Address	APN	Size acres	General Plan as of January 2010	Envision 2040 Growth Area	Envision 2040 Draft Land Use as of 5/25/10 Map	Impact of Draft Land Use vs Current GP	VTA Requested Land Use
1	Cerone Division	3990 Zanker Road San Jose	097-04-015 097-04-017 097-04-018 097-04-020 097-04-021 097-04-037	122.30	N 40 ac Public/Quasi-Public S 46.5 ac Ind Park E 35.8 ac Park/Open Space	Job Growth Area 2011-2040	N 40 ac Public/Quasi S 46.5 ac Ind Park E 35.8 ac Park/Open Space	none despite 1000' ft from LRT & pending VTA facilities plan	W 35.75 ac Mixed Commercial S 35.75 ac Industrial Park E 35.8 ac Park/Open Space  all with Employment Res. Overlay
2	Newhall Yard	801 Newhall St., San Jose 420 W. Brokaw, Santa Clara 795 Newhall Drive, San Jose	230-46-052 230-06-009 230-06-030	45.50	Heavy Industrial	Job Growth Area 2011-2040	Heavy Industrial	none despite adjacent BART stn	Regional Commercial with Hotel Overlay
3	Santa Teresa Station	Santa Teresa Blvd. @ Miyuki Dr. San Jose	703-03-013 706-03-017 706-03-018	35.80	Industrial Park	Job Growth Area 2011-2040	Employment Ctr	inadequate does not allow for TOD w/ a residential component	Employment Center with Village Overlay
5	Capitol Station	SE Capitol Expwy. @ Narvaez San Jose	462-15-002 462-15-013 462-14-004	14.90	3 Residential Designations: Medium Low: 8 du/ac Medium: 8-16 du/ac Med-High: 12-25 du/ac  Industrial Park	Housing Growth Area 2012-2018	Neighborhood / Community Commercial with Village Overlay & Floating Park	positive	no Land Use change except remove Floating Park
7	Ohlone/ Chynoweth Station	Chynoweth Ave at Pearl Ave San Jose	458-11-018 458-11-020 458-11-021 458-11-022 458-11-026	8.30	Public / Quasi-Public adj to Transit Corridor Res 30+ du/ac	none, but adjacent to  Housing Growth Area 2027-2032	Public / Quasi-Public  (despite adj stn & Urban Res 2 50-350 du/ac)	none	Mixed Use Neighborhood up to 30 du/ac  with Village Overlay

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Map # (size ranking)	Site Name	Address	APN	Size acres	General Plan as of January 2010	Envision 2040 Growth Area	Envision 2040 Draft Land Use as of 5/25/10 Map	Impact of Draft Land Use vs Current GP	VTA Requested Land Use
9	Tamien East of 87 (non-station)	Lick Ave San Jose	434-13-032	7.59	Tamien Specific Plan  N 4.13 ac Transit Cor Residential 25-55 du/ac  C 3.46 ac Public Park/Open Space	Housing Growth Area 2012-2018	N 4.13 ac Urban Residential 30-55 du/ac note: sale of 3.5 ac of this to SJ results in net 0.63 ac Urban Residential  C 3.46 ac Public Park/Open Space	negative  <u>loss of 3.5 ac of prime TOD Res</u>  if VTA sale to SJ goes thru & GP unchanged	N 3.46 ac Park/Open Space  C 4.13 ac Urban Res. 2 50-250 du/ac (in adjusted area)  with Village Overlay
10	Tamien West of 87 (non-station)	NEC W. Alma Ave & Lelong Ave San Jose	434-13-013 434-13-037 434-13-039* *County parcel	6.01	Tamien Specific Plan  N Public Parks/Open Space S Public / Quasi-Public	Housing Growth Area 2012-2018	Public / Quasi-Public	inadequate no loss in GP but loss of potential pkg garage & park site due to VTA sale of 3.5 ac above	Village Overlay
11	Blossom Hill Station	Blossom Hill Rd at Hwy 85 San Jose	464-22-025 464-22-026 464-22-029	6.80	Medium Density Residential 8-16 du/ac	Housing Growth Area 2033-2040	Public / Quasi-Public  with Village Overlay	negative	Mixed Use Commercial  with Village Overlay
12	Snell Station	Snell Ave. @ Hwy 85 San Jose	692-26-001 692-27-068	6.50	No land use designation but adjacent to:  N 4.2 ac Neighborhood Commercial  S 2.3 ac Med-Low Density Residential 8.0 du/ac	N Housing Growth Area 2012-2018  S none	N 4.2 ac Neighborhood Comm with Village Overlay  S 2.3 ac Res Neighborhood up to 8 du/ac  with Floating Park	N positive (overlay)  S none	all 6.5 ac Neighborhood Commercial  with Village Overlay  no Floating Park
13	Curtner Station	Highway 87 @ Curtner San Jose	455-19-038 455-19-098 455-19-101 455-19-106 455-19-107 455-19-115 455-19-116	5.90	N 3.5 ac Transit Cor Residential 30+ du/ac  S 2.4 ac Non-Urban Hillside	Housing Growth Area 2012-2018	N 3.5 ac Urban Residential 1 30-55 du/ac  S 2.3 ac Parks/Open Space  all with Village Overlay	negative  Parks/Open Space on S creates expectation of Park on VTA land despite overlay	all 5.90 acres Urban Residential 1  with Village Overlay

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Map # (size ranking)	Site Name	Address	APN	Size acres	General Plan as of January 2010	Envision 2040 Growth Area	Envision 2040 Draft Land Use as of 5/25/10 Map	Impact of Draft Land Use vs Current GP	VTA Requested Land Use
15	Almaden Station	At Northwest corner of Winfield Rd. at Coleman Rd. San Jose	694-03-008 649-03-010 694-03-024 694-02-031	4.80	Transit Corridor Residential 30+ du a/c	none	Urban Residential 1 25-95 du/ac	inadequate	Urban Residential 2 50-250 du/ac
17	Eastridge Transit Center	Tully Rd. @Capitol Expwy (Eastridge Shopping Center) San Jose	491-04-014 491-04-041 491-04-042 491-04-045 491-04-048	4.30	Regional Commercial in Transit-Oriented Development Corridor	none  adj to Job Growth Area 2011-2040	Regional Commercial	negative  no Transit-Oriented Development Corridor on map	Regional Commercial with Transit Employment Residential Overlay
19	Branham Station	Branham Lane at Narvaez Ave San Jose	462-02-001 462-02-002 462-02-003	3.00	Medium Low Density Residential 8.0 du/ac	none	Residential Neighborhood up to 8 du/ac	none	Mixed Use Neighborhood up to 30 du/ac  with Village Overlay
20	First & Younger (portion of Guadalupe Division)	First Street at Younger San Jose	230-37-036 230-36-075	3.00	Public / Quasi-Public	none  adj to Housing Growth Area 2019-2016	Public / Quasi-Public	none	Employment Center with Transit Employment Residential Overlay
21	Hostetter Station	Capitol Ave. @ Camino Del Rey San Jose	245-01-004	2.60	Transit Corridor Residential 30+ du a/c in Transit-Oriented Development Corridor	Housing Growth Area 2012-2018	Urban Residential 2 50-350 du/ac  with Floating Park	nominal	no Land Use change except remove Floating Park
22	Alum Rock Transit Center	Capitol Ave. @ Wilbur Ave San Jose	484-44-057 484-44-058 484-44-061 484-44-063	2.80	Transit Corridor Residential 30+ du a/c	none	N 2.2 ac Urban Residential 2 50-250 du/ac  S 0.60 ac Res Neighborhood up to 8 du/ac	inadequate  no Transit-Oriented Development Corridor on map	all Urban Residential with Village Overlay
23	UPRR 5 Wounds	N. 28th between E. Julian & Santa Clara Ave San Jose	467-07-052 467-07-070 467-09-077 467-09-078	2.40	Transit Mall w/ Mixed Use Overlay	none	N Neighborhood Comm  S Light Industrial all with Village Overlay	none	all Neighborhood Comm with Village Overlay

Map # (size ranking)	Site Name	Address	APN	Size acres	General Plan as of January 2010	Envision 2040 Growth Area	Envision 2040 Draft Land Use as of 5/25/10 Map	Impact of Draft Land Use vs Current GP	VTA Requested Land Use
24	Mabury parcel	Near Mabury Rd and Highway 101 San Jose	254-01-034	2.10	Light Industrial	Job Growth Area 2011-2040	Light Industrial	none	Regional Commercial with Village Overlay
26	Mill Pond Dr.	East side of Highway 87, south of Curtner Ave San Jose	455-19-133	1.40	Communication Hill Specific Plan Open Space / Trails	Housing Growth Area 2012-2018	Public Parks / Open Space	none	Urban Residential 1 30-55 du/ac
27	UPRR Santa Clara to Whitton	N. 28th between Santa Clara Ave & Whitton Ave San Jose	467-33-091 467-33-092 467-33-075 467-35-089	1.20	Medium Density Residential 8-16 du/ac Floating Park Overlay Transit Mall Overlay	none	Residential Neighborhood up to 8 du/ac with Village Overlay on part	inadequate downzone on non-Village Overlay portion	Urban Residential 1 30-55 du/ac <b>all</b> with Village Overlay
28	Lawrence Expway @ Moorpark Park-n-ride	Lawrence Expwy at Moorpark San Jose	381-19-034	0.74	Neighborhood / Community Commercial	none	Neighborhood / Community Commercial with Floating Park	negative due to Floating Park	Mixed Use Commercial no Floating Park
29	Bassett & 1st Street	Bassett between 1st & 2nd St San Jose	249-44-096	0.51	General Commercial	Housing Growth Area 2012-2018	Neighborhood / Community Commercial	none	Downtown
4, 6, 8, 14, 16, 18, 25, 30	see map	<b>Total</b> No Change Requested		44.55 Acres	8 Transit-Oriented Properties				
<b>Total Requested Changes</b>				288.45 Acres	22 Transit-Oriented Properties				

<b>*Impact on VTA TOD properties</b> (if no changes to draft Land Use map)	Positive	Nominal or Inadequate	None	Negative	Total
Properties	4	6	15	5	30
Acres	30.2	53.2	229.0	25.3	337.7
% of total acres	9%	16%	68%	8%	100%