

Envision San Jose 2040

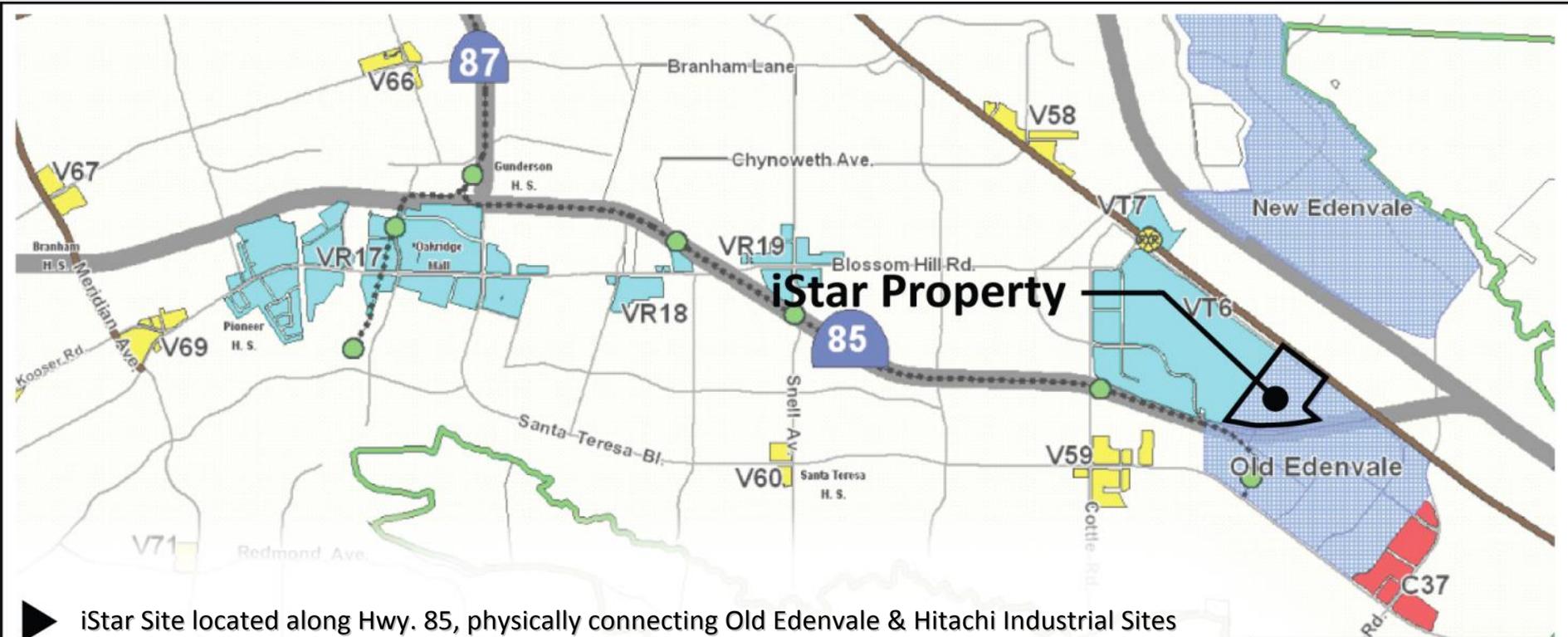
Preferred Scenario 7A

iStar Project Benefits

Planning Commission Hearing

September 28, 2011

Designated Growth Areas

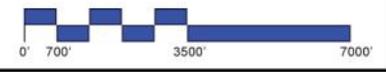


- ▶ iStar Site located along Hwy. 85, physically connecting Old Edenvale & Hitachi Industrial Sites
- ▶ Walkable distance to Santa Teresa Rail Station, Old Edenvale and Hitachi
- ▶ Opportunity to stimulate industrial re-occupancy of numerous vacant buildings in Old Edenvale
- ▶ iStar Mixed-Use proposal links Hitachi & Old Edenvale with synergistic circulation and land use

Identified and Potential Growth Areas

- Downtown
- Employment Land Areas
- Transit Areas
- Commercial Centers
- Neighborhood Villages
- Specific Plan Areas
- Urban Reserves

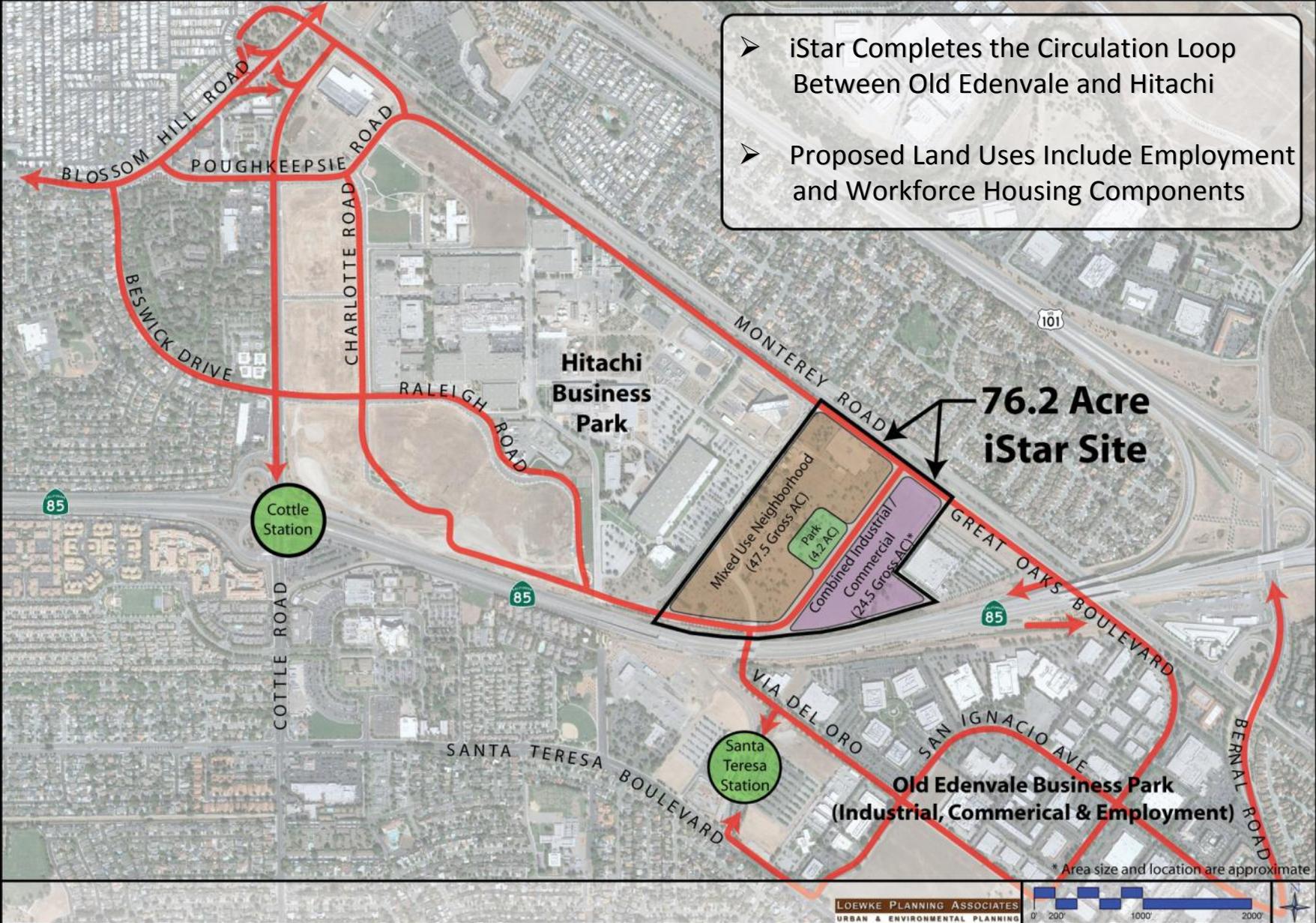
- Urban Growth Boundary
- Sphere of Influence
- Proposed BART Stations
- CalTrain Stations
- Light Rail Line
- Grand Boulevards
- Existing Light Rail Stations
- Proposed Light Rail Stations



iStar Site Location



iStar Connectivity with Hitachi & Old Edenvale

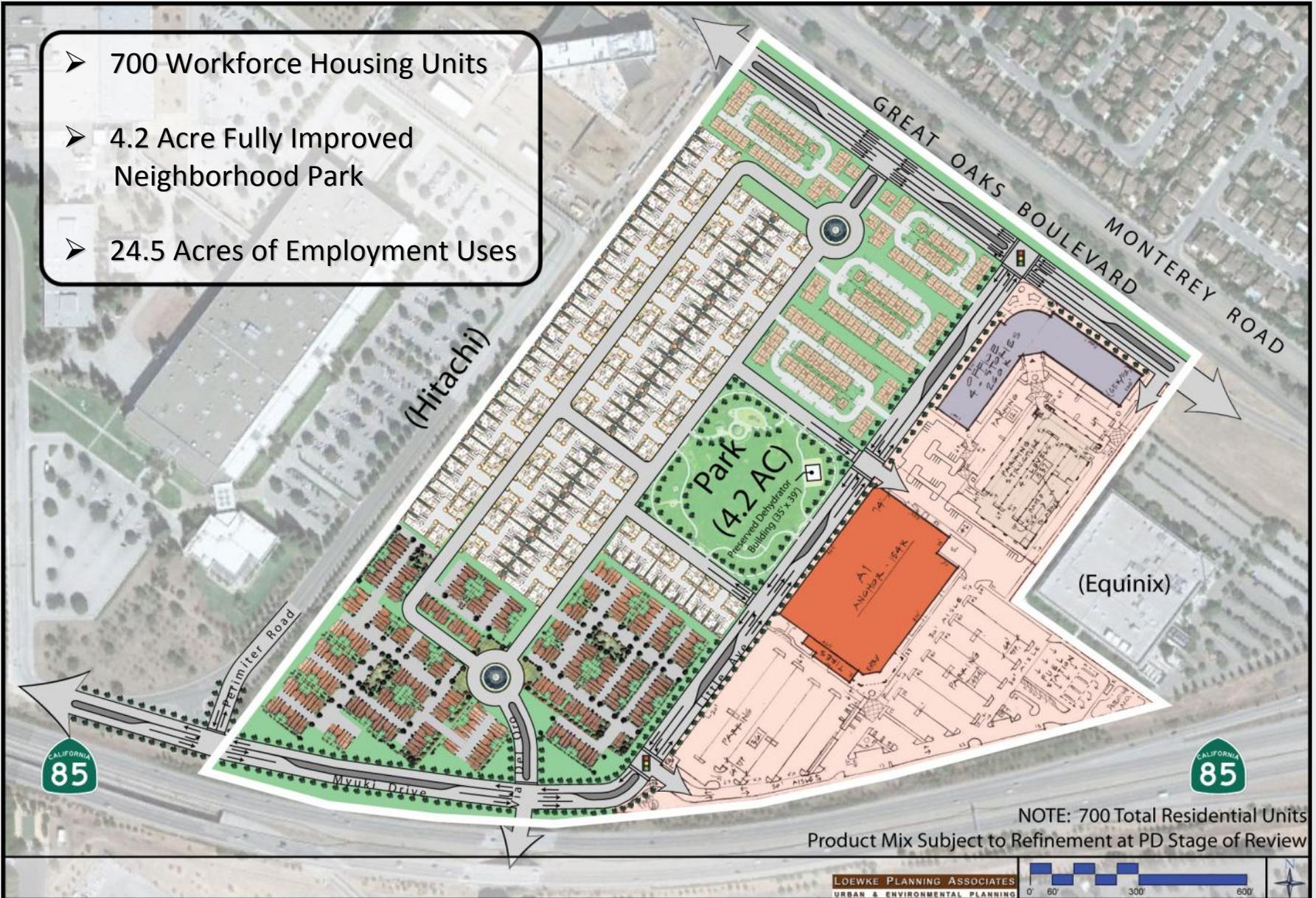


iStar Land Use Compatibility

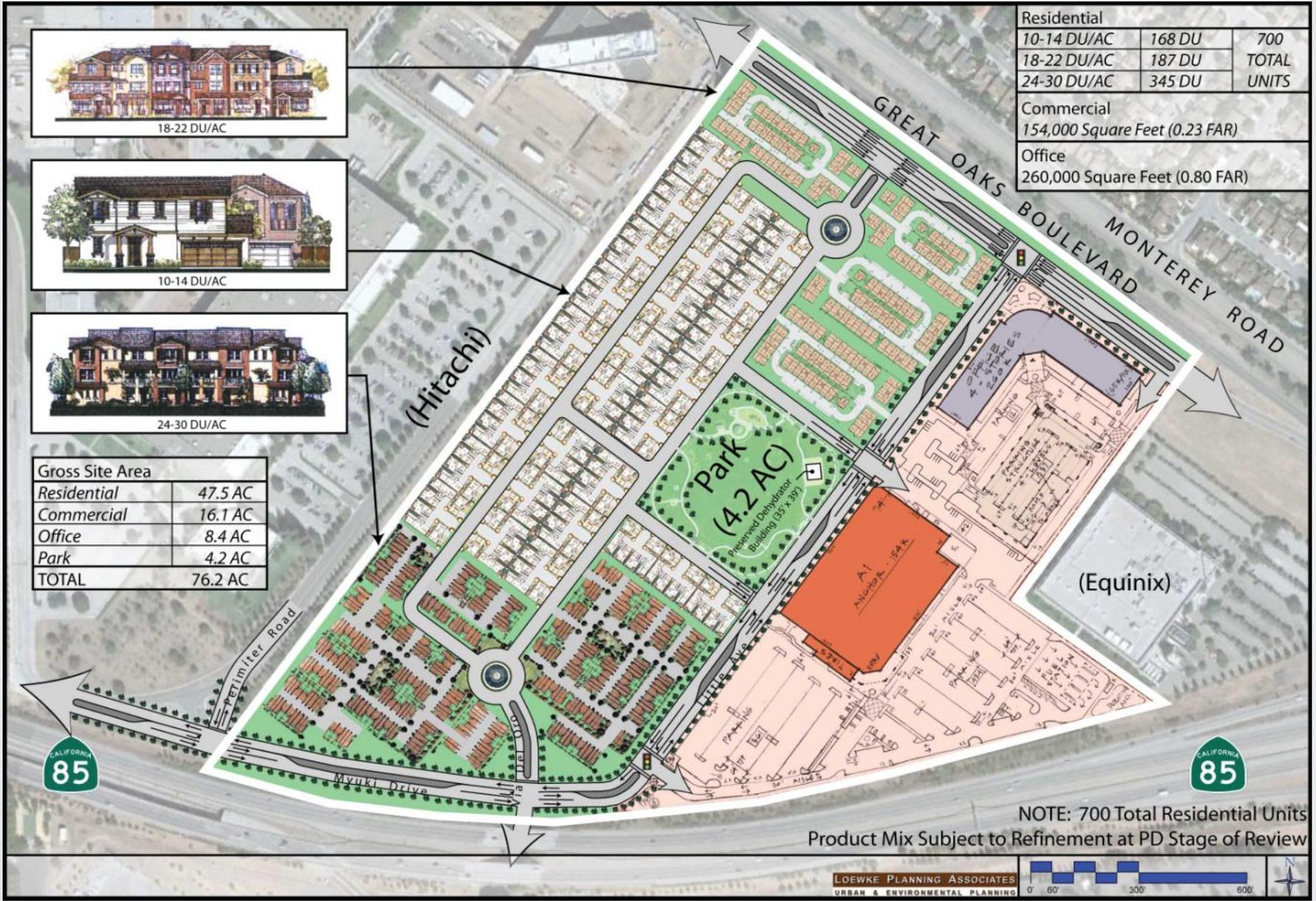


iStar Site Detail & Conceptual Layout

- 700 Workforce Housing Units
- 4.2 Acre Fully Improved Neighborhood Park
- 24.5 Acres of Employment Uses



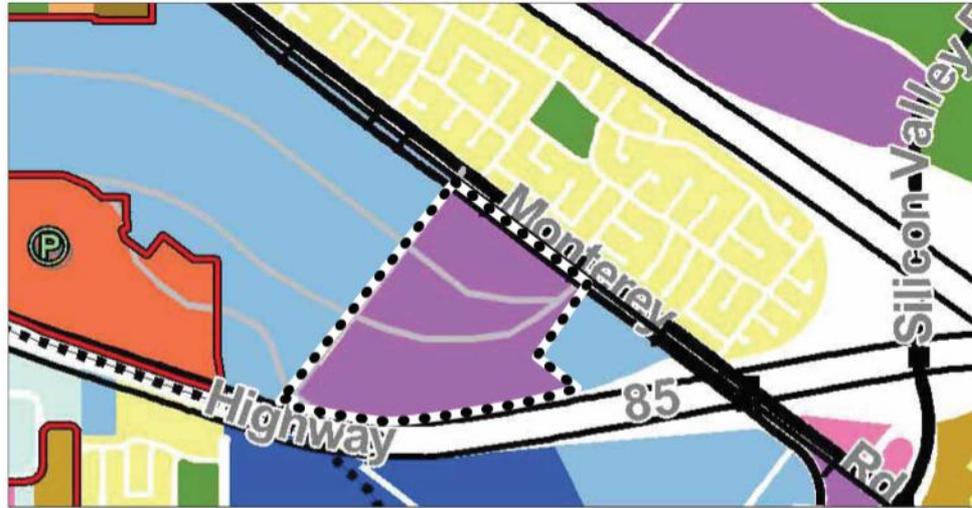
iStar Site Detail & Conceptual Layout



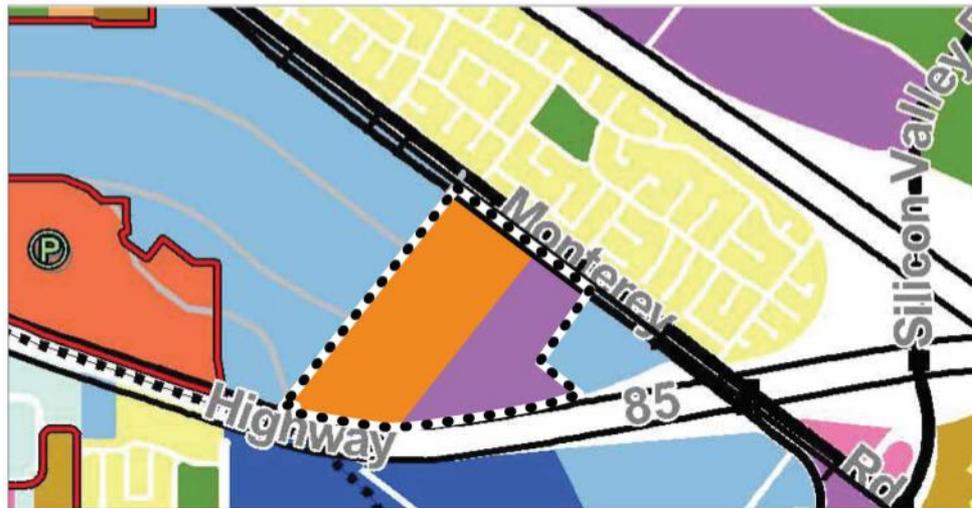
Land Use Classification for iStar Site

Envision San Jose 2040 Designations

- Agriculture
- Combined Industrial/Commercial
- Downtown
- Transit Employment Center
- Heavy Industrial
- Industrial Park
- Light Industrial
- Hillside
- Mixed Use Commercial
- Mixed Use Neighborhood
- Neighborhood/Community Commercial
- Open Hillside
- Open Space, Park and Habitat
- Private Recreation
- Public/Quasi-Public
- Regional Commercial
- Residential Neighborhood
- Rural Residential
- Transit Residential
- Urban Residential
- Village
- Village Overlay Areas
- Transit Employment Residential Overlay
- Urban Reserves
- Specific Plan Areas
- Preferred Hotel Site Overlay
- Urban Growth Boundary
- Urban Service Area
- Sphere of Influence
- Floating Park
- Proposed BART Stations
- BART Line
- CalTrain Stations
- CalTrain Line
- Light Rail Line
- Interchange
- Separation
- Planning Areas Boundary

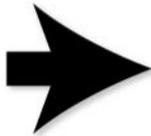


2040 GENERAL PLAN SCENARIO 7



PROPOSED CLASSIFICATION FOR ISTAR

Proposed Land Uses to Support Mixed-Use iStar Proposal

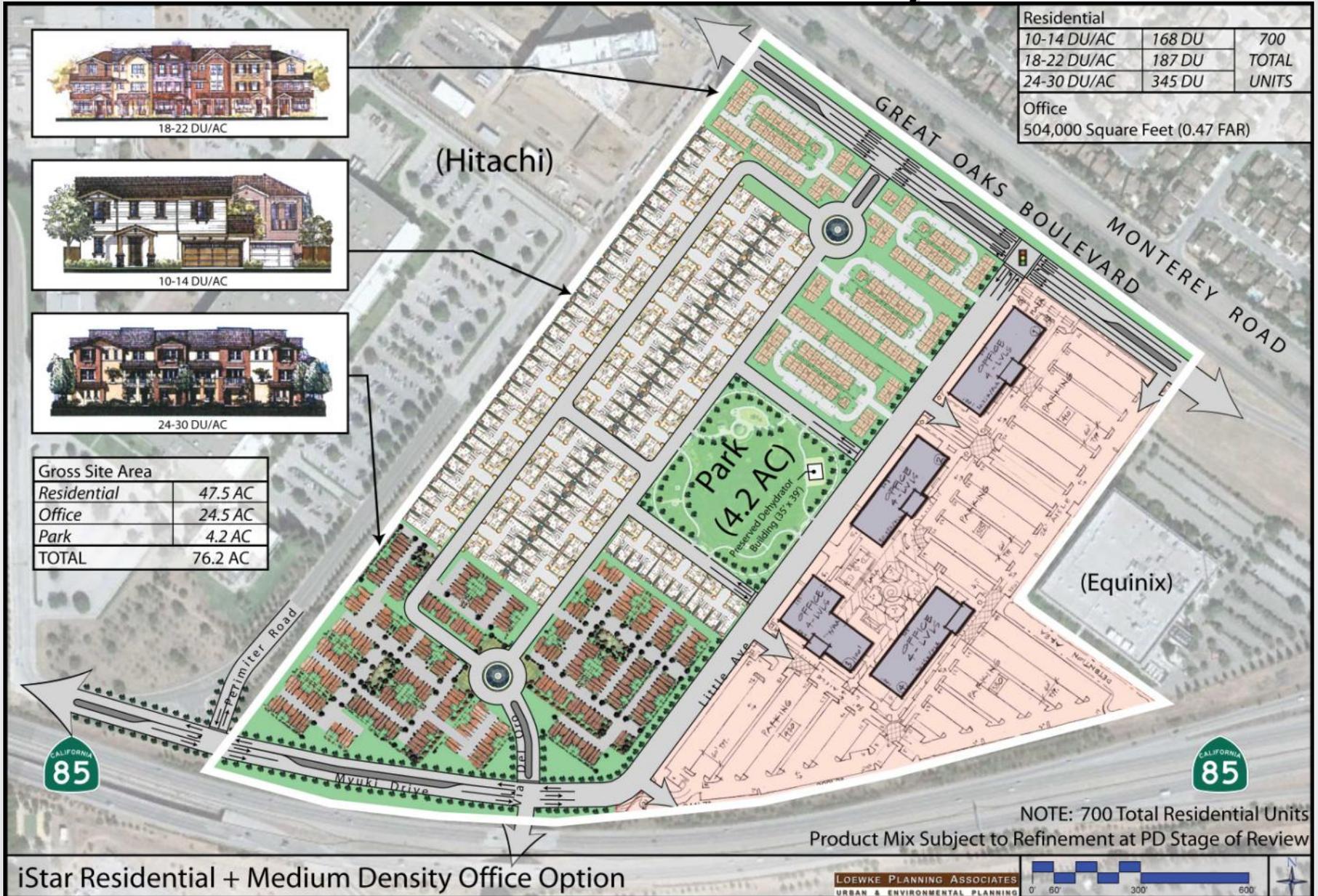


Why Workforce Housing on Portion of iStar Site?

1. Modified proposal focused on **Mixed-Use Development** with 700 units and 24.5 acres of employment uses
2. Accommodates **up to 1,000,000 s.f. of Employment Uses**, consistent with 2040 General Plan Scenario 7
3. 700 units of **Workforce Housing as stimulus for on-site employment and revitalization of Old Edenvale**
4. Plan creates **strong Neighborhood Identity** with diverse workforce products, compatibility to job centers & neighborhood park
5. Mixed-Use development establishes **compatible and sustainable land use pattern** supportive of continuing job growth
6. Project **completes and enhances circulation system** for entire Hitachi-Old Edenvale Focused Growth Areas

- End -

iStar Alternative Site Layout E



Residential		
10-14 DU/AC	168 DU	700
18-22 DU/AC	187 DU	TOTAL
24-30 DU/AC	345 DU	UNITS
Office		
504,000 Square Feet (0.47 FAR)		

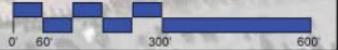


Gross Site Area	
Residential	47.5 AC
Office	24.5 AC
Park	4.2 AC
TOTAL	76.2 AC

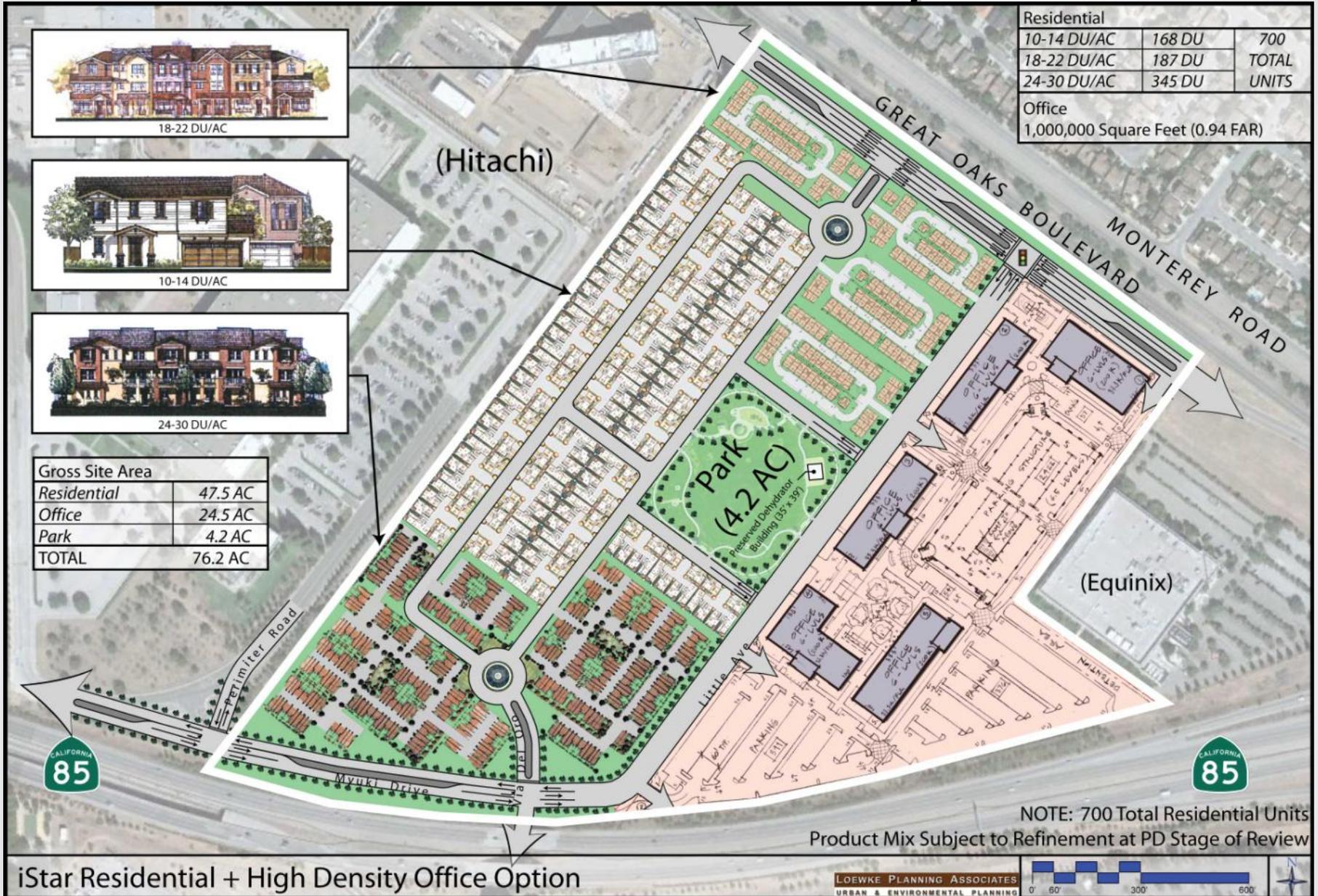
NOTE: 700 Total Residential Units
Product Mix Subject to Refinement at PD Stage of Review

iStar Residential + Medium Density Office Option

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URBAN & ENVIRONMENTAL PLANNING



iStar Alternative Site Layout F



Residential		
10-14 DU/AC	168 DU	700
18-22 DU/AC	187 DU	TOTAL
24-30 DU/AC	345 DU	UNITS
Office		
1,000,000 Square Feet (0.94 FAR)		

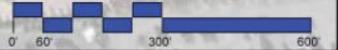


Gross Site Area	
Residential	47.5 AC
Office	24.5 AC
Park	4.2 AC
TOTAL	76.2 AC

NOTE: 700 Total Residential Units
Product Mix Subject to Refinement at PD Stage of Review

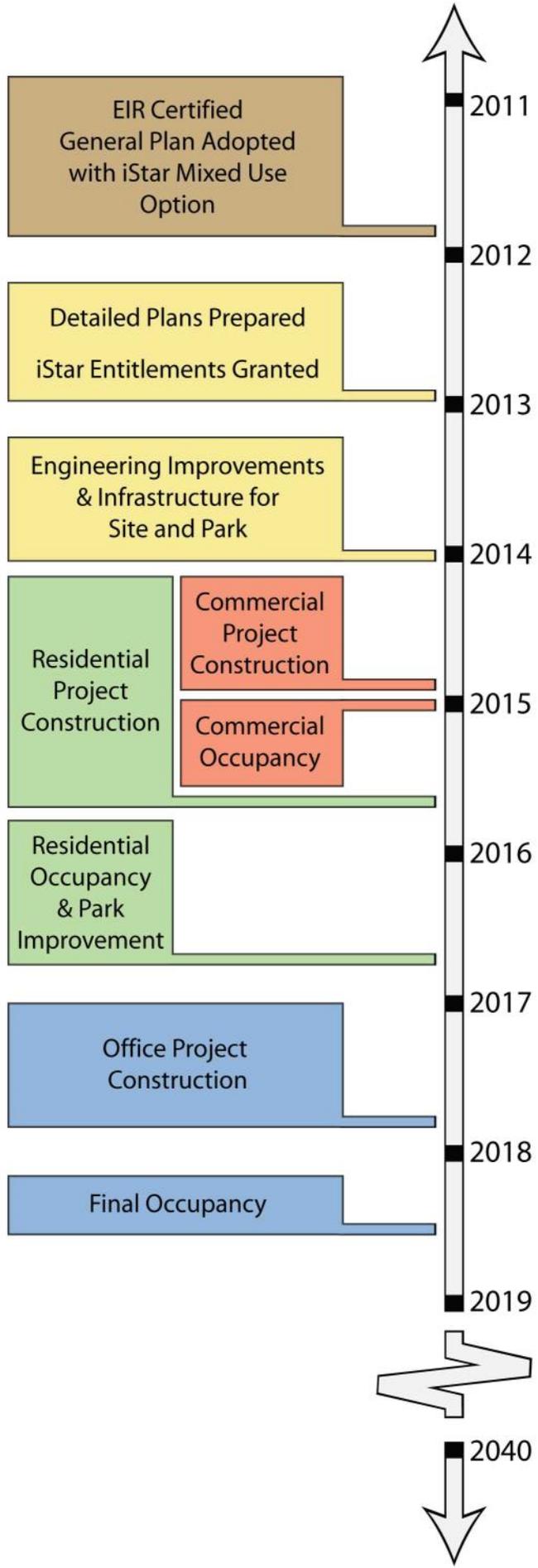
iStar Residential + High Density Office Option

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Time Frame for Development of iStar

TIME FRAME FOR DEVELOPMENT OF ISTAR PROPERTY



2040 General Plan + Mixed Use iStar Option (Modified GP Scenario 7A)

Proposed iStar Scenario 7A Summary



- Accommodates up to 1,000,000 sq. ft. of employment uses consistent with the Edenvale Area Development Plan
- Workforce housing supports sustainable expansion of jobs within walking distance in Old Edenvale
- 24.5 acres of Office/R&D and Commercial uses will maintain the jobs/housing objectives in 2040 GP
- Mixed-use project places housing, retail & employment uses all within walking distance of rail transit
- 700 workforce units in a variety of product types designed to create strong sense of place & identity
- Commercial option for use of up to 16 ac. to accommodate major retail use to serve South San Jose
- On-site employment planned at floor area ratio of up to 1.0, consistent with the Envision San Jose 2040 General Plan
- 4.2-acre park site, fully improved and dedicated to serve neighborhood and surrounding businesses