



Memorandum

TO: Historic Landmarks Commission **FROM:** Sally Notthoff Zarnowitz

SUBJECT: New Residential Design Guidelines Chapters **DATE:** September 22, 2005

Transit-oriented and mid and high-rise Residential Development

Two new chapters for the City of San Jose's Residential Design Guidelines are currently being written and reviewed. The chapters focus on Transit-Oriented Development (Chapter 5A) and Mid- and High-rise Residential Development (Chapter 26). The objectives of these two new chapters are as follows:

- Discuss high-density residential transit-oriented development concepts and housing types not currently addressed in the existing Residential Design Guidelines.
- Create flexible guidelines that encourage eclectic development with a consistent level of quality.
- Clarify the relationship of these development types to the street and pedestrian circulation.
- Encourage both developers and the community to work with the Planning Divisions, the Redevelopment Agency and other City departments during the planning and design phases of these types of development, particularly in the Downtown Core Area and within BART Station Area Nodes and Transit-oriented Development Corridors.

Planning Staff has worked with the consultant, ROMA Design Group, to illustrate a revised draft that will be circulated for input during a 4-week Public Review and Comment Period in October. Preservation Staff will distribute the revised draft chapters at the October 5, 2005 HLC meeting, and recommends the Commission review the documents in order to provide comments at their November 2005 meeting.

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