



Memorandum

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

SUBJECT: SEE BELOW **DATE:** October 20, 2005

NEW RESIDENTIAL DESIGN GUIDELINES CHAPTERS: TRANSIT-ORIENTED DEVELOPMENT 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 preferred 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 early 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 is currently circulating during a Public Review and Comment Period ending in October. Historic Preservation staff distributed the draft chapters at the October 5, 2005 HLC meeting in order to allow the Commission to review the documents and provide comments at their November 2, 2005 meeting.

The draft chapter on Mid-rise and High-rise Residential Development includes a section regarding Historic Buildings. Historic Preservation staff has previously suggested language to integrate preservation objectives throughout the new Guidelines chapters. A copy of staff's proposed revisions is attached for the Commission's review and comment.

Sally Notthoff Zarnowitz
Historic Preservation