

Summary of Questions and Answers

Comment: The community is concerned with proposed 55 DU/AC densities and its incompatibility with existing neighborhood.

City Response: The proposed density is necessary to provide a sufficient number of units to support the amount of new industrial/office development in the North First Street corridor. The City is reluctant to approve the conversion of industrial land for housing and is supportive only when a sufficient number of units can be provided in close proximity to employers and to reduce reliance on the automobile.

Question: Residents need schools nearby. How are the needs for schools being addressed?

City Response: The City is funding a study to be performed by the Santa Clara Unified School district to determine the need for new school facilities that will be generated by proposed and future housing in North San Jose. The study is to be completed this year. Fees paid by developers at issuance of Building Permits go to the local school district per State law. The school district also receives a share of the property tax incremental increases within the Redevelopment area per State law.

Question: Will there be new medical clinics in the area?

City Response: The proposed new developments would be mixed-use and the North San José Area Development Policy is flexible to provide opportunities for a private medical provider to locate in the area to address the needs for medical services.

Question: How are the public safety needs (such as police and fire protection) being addressed?

City Response: The Environmental Impact Report (EIR) for the North San Jose Area Development Policy covered the potential impacts from the proposed 32,000 new units of projected development within North San Jose. Public safety needs have been studied and addressed as part of overall development of the area. The EIR identified a need for an additional Fire Department facility after Phase II of development within North San José. Police staffing is anticipated to increase incrementally with the population.

Question: Will there be new access to Coyote Creek?

City Response: As appropriate, new projects will be conditioned to provide public improvements that allow improved pedestrian access to the Guadalupe and Coyote Creeks. The transportation improvements funded through the Policy include enhancements to the creek trails.

Comment: The community is concerned that the potential park expansion will not occur.

Applicant Response: The applicant acknowledged that the expansion of the park is subject to the cooperation of the property to the north, which would need to dedicate a portion of their property to the City. When and if that would occur is unknown. This project is required to provide its share of park land and/or fees per the Park Dedication Ordinance / Park Impact Ordinance.

Question: What is the mix of rental versus ownership units?

Applicant Response: The Irvine / Sony site project units will be 100% rental units. Because the property is in a Redevelopment area, 20% of all units are required to be affordable units. Other projects within North San José will have ownership units or a mix of unit types.

Comment: The proposed park should be larger and located further east, closer to existing residents.

Applicant Response: The applicant indicated that the park needs to be conveniently located in relation to proposed units in addition to existing residents. The location of the proposed park was moved in response to City and community members' concerns that the park was too secluded within the project and not accessible to the surrounding community.

City Response: The park will be centrally located to serve the neighborhood that will be formed with existing and new units. There will be another park required at the proposed Cadence development. Both parks will be required to be designed to ensure public access.

Comment: The community is concerned with the traffic impacts to River Oaks Parkway resulting from the proposed access to the parking garages.

Applicant Response: The applicant indicated that they would investigate whether it is feasible to relocate garage entrances from the River Oaks side of the buildings to a more internal location.

Comment: The proposed park design is not useable for recreation in its proposed half-circle configuration.

Applicant Response: The proposed park is large enough to accommodate an active sports field, a more passive toddler playground, and more secluded spaces for relaxing uses.

Comment: The community is concerned with cut-through traffic on River Oaks Parkway. Some members in the community preferred the original proposal which included more access from Zanker Road instead of from River Oaks.

City Response: Traffic on River Oaks will increase but proposed new streets will distribute traffic so as not to overburden any one street such as River Oaks. Depending on the results of the operational traffic impact analysis still pending for this project, traffic calming measures could be required along River Oaks Parkway.

Comment: The community is concerned with Traffic signal timing on Zanker and the impact of any lane closures that may result during project construction.

City Response: Traffic Operations would be notified about the problems with signal timing on Zanker Road to determine if there is a short-term solution. Zanker will be widened and the City will use an advanced traffic management system (ATMS) to control signal timing based on real time traffic conditions.

Comment: The community had no previous noticing of development along River Oaks Parkway. What was written about the North San José Area Development Policy was that it affected North First Street. Public notification needs improvement for current and future projects in NSJ.

City Response: The noticing maps for the Policy showed boundaries that included River Oaks Parkway. All public notification will continue to comply with the City Council's Public Outreach Policy.

Question: How will property values be affected by the proposed development, especially regarding the subject property?

City Response: Property values usually increase as a result of nearby property investment; however, the economic market's response to new development can never be completely predicted.

Comment: The community has concerns that traffic improvements will never be completed as a result of City's fiscal condition.

City Response: The construction of traffic improvements would be funded by traffic impact fees paid by developers as well as by funding provided by the Redevelopment Agency. The North San Jose Policy requires that the construction of the infrastructure necessary to support a particular phase must be completed prior to the issuance of building permits for the next phase.

Comment: Proposed parking ratio of 1.8 per unit is not sufficient, and the proposed parking for the retail uses should be of sufficient quantity and of convenient location to eliminate spill-over parking onto the neighborhood.

Applicant Response: The proposed number of stalls is in excess of City standards and will be sufficient given past experience with other projects that the applicant manages.

Comment: The community is concerned that impacts to the Zanker/River Oaks intersection were not addressed in EIR analysis of NSJ Policy Update.

City Response: The list of intersections will be made available on the City's web site. Projected increases to traffic on River Oaks are relatively low given proposed number of new units coupled with modeled distribution patterns. The relatively low impact to River Oaks is a result of the traffic model distributing traffic amongst a number of different existing and proposed streets. Project residents will have the choice to use other streets for access to Zanker and Montague expressway. New traffic generated by the project will be more of a local nature as opposed to regional traffic generated by the SONY Campus that is currently experienced.

Question: Will the proposal be approved in advance of completion of the NSJ Guidelines?

City Response: The rezoning process for the project would likely be completed in advance of completion of the NSJ Guidelines. However, the consultant for the guidelines will review and provide comments on projects currently under review.

Comment: The community has concerns with the City's ability to maintain the new park and wonders why maintenance can't be performed by the developer.

City Response: There is currently no mechanism for the private maintenance of public parks. There are labor/wage issues that would need to be resolved prior to such an arrangement.

Question: Will existing landscaping on the medians be maintained?

City Response: The existing median islands in the area would be preserved and continue to be maintained by the current assessment district in the area.

Comment: Park design is not desirable as a result of its size and location bounded on all sides by streets.

City Response: The streets would help delineate the park as a public park as opposed to a park that is intended to only serve the residents of the new development. Also, the streets bounding the park will be two-lane streets that will not be heavily traveled, and will provide on-street parking for the park. Workshops will be conducted to solicit the community's input on how the park should be designed in conjunction with the North San Jose Design Guideline preparation process.