



**EVERGREEN VISIONING PROJECT
STUDY SESSION**
Meeting Minutes
June 8, 2005

Present: Council Members - Campos, Chirco, Chavez, Cortese, LeZotte, Pyle, Reed, Williams, Yeager; Gonzales.

Absent: Council Members - None.

Staff: City Manager Del Borgsdorf, City Attorney Richard Doyle, City Clerk Lee Price and Legislative Secretary Susan Davis.

Documents Filed: (1) Memorandum from Mayor Gonzales, and Council Members Campos and Cortese, dated June 7, 2005, distributing the recommended composition of the Evergreen Visioning Project Task Force pursuant to the Council action on May 17, 2005. (2) Evergreen Visioning Project Draft Master Plan dated June 2005. (3) Evergreen Visioning Project Staff presentation dated June 8, 2005.

Mayor Gonzales called the study session to order at 2:03 p.m.

Opening Remarks

Mayor Gonzales stated that the Evergreen Visioning Project (EVP) process is an exciting and ambitious planning opportunity for the entire City of San José. He praised the hard work and commitment by Council Member Cortese and members of the Task Force and stated this work will be an integral part of the process as the project moves forward. He stated the purpose of this study session is to obtain information about key policy issues facing the EVP. He added that when Staff returns on June 21, 2005, Council will take specific actions on the direction and expected outcomes of the process as it moves to its conclusion.

An in-depth presentation followed.

Land Use and Transportation overview:

Deputy Director of Planning, Building, and Code Enforcement Laurel Prevetti presented an overview of the Evergreen Visioning Process and summarized elements of the EVP. Deputy Director of Transportation Hans Larsen outlined the traffic and transportation system and mentioned the transit-oriented development opportunities. In response to inquiry from Mayor Gonzales, Deputy Director Prevetti reported that a work plan and schedule will be presented at the June 21, 2005 Council Meeting.

Vice Mayor Chavez requested that Staff bring back specific numbers as it relates to job/housing balance; what is planned and what may be realized.

Council Member Reed followed up with additional questions regarding reverse commute times to Coyote Valley and asked what impact the Airport Land Use Commission will have on the Arcadia property. Deputy Director Prevetti responded noting that there is potential for commercial, retail and mixed use development.

District 8 Visioning Project Task Force Panel

Jim Zito, Quimby Creek Neighborhood Advisory Committee, District 8 EVP, led the presentation of the Evergreen Visioning Project Task Force Perspectives. Lou Kvitek and Alan Covington assisted with responding to questions.

Industrial Conversion Issues Panel

Director of Planning, Building and Code Enforcement Stephen Haase presented the Citywide Council Policy Framework. Director of Economic Development Paul Krutko outlined the Current Status. Council comments followed. Deputy Director Prevetti noted that the EIR will study a broad range of alternatives, including an industrial campus.

Affordable Housing Panel

Director of Housing Leslye Corsiglia presented an outline of affordable housing. Mayor Gonzales requested that Staff return with the best next steps for affordable housing in Evergreen.

Funding Strategies Panel

Director of Finance Scott Johnson presented the process for determining financial feasibility which might include the formation of a community facilities district. Bo Radanovich, Property Owner representative, summarized financing options for transportation improvements and community amenities. Traffic amenities, he explained, could be significant.

Mayor Gonzales requested Staff return with an understanding of how the financial funding will work.

Vice Mayor Chavez requested information on how risk is measured for the City of San José.

Council Member Cortese requested a rough estimate for an overall cap of growth.

Public Comments

Richard Lambie commented that as Council considers development in Evergreen to keep in mind that since the winery is closing this summer, the property represents a prime opportunity for future development.

The study session was adjourned at 4:49 p.m.

RON GONZALES, MAYOR

ATTEST:

LEE PRICE, CMC, CITY CLERK

smd/6-8-05 Evergreen StudyMIN