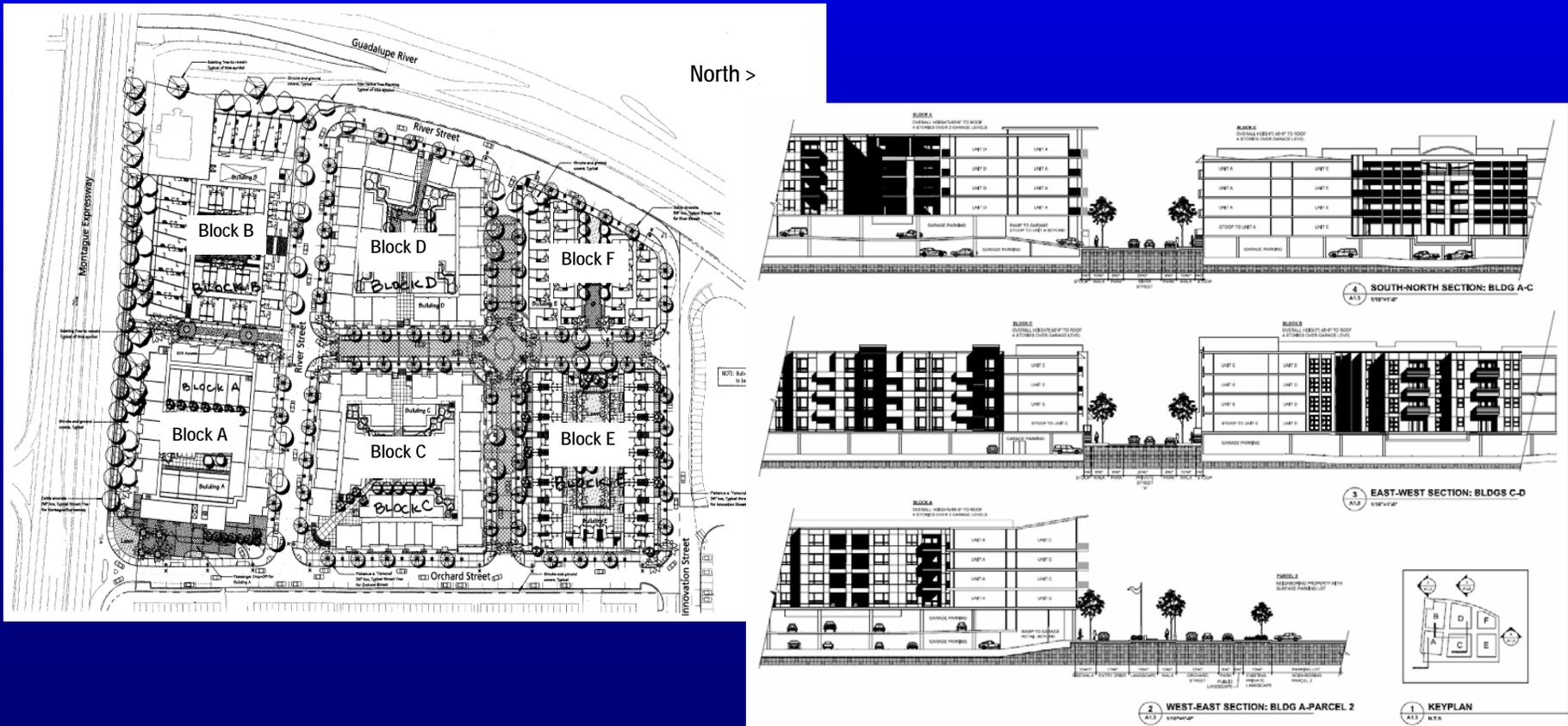


Project Summary PDC05-099

- 575 residential units
- 2,700 square feet of commercial
- Block F to be dedicated for park purposes
- Pedestrian-oriented street grid
- Connection to Guadalupe River trail
- 11.19 gross (8.74 net) acres
- 67 dwelling units per acre



North San Jose Policy



Existing North First Street Environment



Future North First Street Environment

Key Elements

- 26.7 Million Square Feet of new Industrial Office Development
- 1.7 Million Square Feet of new Commercial/Retail Space
- 32,000 new Residential Units
- \$570 Million in Transportation Improvements
- 8 New Neighborhood Parks
- Phasing Program

Criteria for Conversion

Limits on conversion

- Maximum 285 acres for residential
- 85 acres at least 90 DU/AC
- Remaining acreage at least 55 DU/AC

Compatibility with Industry

- No vital or driving industry on-site
- No adverse effect on adjacent industry
- No hazardous materials exposure

Services and Amenities

- New supporting uses located within Overlay
- Site to be located within 1,000' of park
- Planning for public facilities prior to proposed conversion

Site Design

- Transit and pedestrian oriented design



Montague Overlay Park Options

