



Memorandum

TO: CITY COUNCIL

FROM: Councilmember Kansen Chu

SUBJECT: PDC07-080
(TRAMMELL CROW
REZONING ON TASMAN DRIVE
AND BAYPOINT PARKWAY)

DATE: April 18, 2008

APPROVED:

DATE:

RECOMMENDATION

Approve Item 11.5 with the following items be placed as conditions of approval for the said project:

1. Direct City and Agency to begin negotiations with the property owners of 191 Baypointe Parkway to acquire the 3.0 acre site for parkland;
2. Direct the developer to implement green building techniques to achieve credits sufficient for a LEED Silver or equivalent standard;
3. Direct the developer to work with the City and its HeartSafe City initiative to assess the feasibility of the installation of external defibrillators as a special feature of the residential development.

BACKGROUND

The application before the City Council on April 22, 2008, is to approve the rezoning of property on Tasman Drive and Baypointe Parkway in North San Jose to allow for the development of up to 239 single family attached homes. This project continues the implementation of the North San José Vision 2030 Policy.

In September 2007 the City Council approved the 886 unit Fairfield project—adjacent to this project—with the condition that the City and Redevelopment Agency explore a funding strategy to secure a 3 acre parcel at 191 Baypointe Parkway for a park. Along with Fairfield's park dedication, the combined parcels will form a 5.38 acre park for nearby residents, consistent with the requirements of the North San José policy. Trammell Crow has demonstrated itself as a partner with the City to realize this 5.38 acre park in order to meet the spirit and intent of the North San Jose policy and the City's parkland dedication ordinance.

I respectfully ask for your approval on this item.