



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: September 10, 2007

Approved Paul Krutz Date 9/11/07

COUNCIL DISTRICT: 3 and 4
SNI AREA: N/A

**SUBJECT: ITEMS RELATED TO IMPLEMENTATION OF THE VISION NORTH
SAN JOSE POLICY**

RECOMMENDATION

Staff recommends:

- (a) Approval of the Work Program, including scope and schedule, for the North San José Neighborhoods Planning Taskforce as input to the development of an Implementation Strategy for the recently updated *North San Jose Area Development Policy*; and,
- (b) Direction to staff to continue to review and process applications for commercial, industrial and residential projects to implement the adopted *North San Jose Area Development Policy* and related General Plan policies, in parallel to the Taskforce Work activity.

OUTCOME

The approval of the Work Program will facilitate community engagement in the completion of an Implementation Strategy for the North San Jose Vision Policy. The Strategy is expected to be ready to be brought forward by staff for City Council consideration in February 2008.

Direction to staff to continue review and processing of development applications will facilitate the construction of additional industrial/commercial office space, hotels, retail and residential units in furtherance of the City's goals as set forth in the Mayor and City Council adopted *North San Jose Area Development Policy* and the General Plan.

EXECUTIVE SUMMARY

The City Council deferred consideration of the North San José Neighborhoods Planning Taskforce Work Program to allow additional time for the Taskforce to review and comment upon the Work Program. The Taskforce has reviewed and commented upon the Taskforce work program at their July 25, 2007 and August 23, 2007 meetings. The current work program (attached) is directly based upon the topics of interest and prioritization of those comments made by the Taskforce and also incorporates comments made by the City Council at the August 28, 2007 Council meeting.

The City Council also indicated a desire to discuss a possible suspension (moratorium) for the processing of development permit applications within the North San Jose Policy area. Applications for a significant amount of new industrial, commercial and industrial development are currently under review by staff and a majority of these are anticipated to be ready for public hearing prior to the completion of the Taskforce Work Program. Because the adopted Policy provides a complete policy framework for the review of development applications, including extensive opportunities for public input, it is not necessary and likely will have little benefit to delay these projects for several months. Additionally, such a delay would add unreasonable costs to the applicants, frustrate the goals of the General Plan and adopted Policy, and potentially harm the City's economic growth by discouraging beneficial development projects from going forward. This is of particular concern in this recent period of upheaval in national and international markets.

BACKGROUND

On August 28, 2007, the City Council voted to defer discussion of the North San José Neighborhoods Taskforce Work Program (attached) to the September 25, 2007 City Council meeting to allow the Taskforce members to provide additional input prior to the Council discussion. In addition, the Council indicated that they would also like to discuss on September 25th the treatment of pending or "pipeline" development applications within North San Jose in light of ongoing Taskforce efforts. Pipeline applications could potentially include rezoning and/or site permit applications currently on file, preliminary review applications on file and new applications received prior to completion of the Taskforce's Work Program. This memorandum provides additional background information and analysis in support of these two discussion items. Because the next Taskforce meeting is scheduled for September 13th, an additional memorandum will be prepared after the Taskforce meeting to transmit the Taskforce's input to the City Council.

Task Force Membership

At the August 28, 2007 City Council meeting, the Council appointed the membership of the North San José Neighborhoods Planning Taskforce. The Taskforce has thus far conducted meetings on July 25, 2007 and August 23, 2007. The Taskforce is a forum for the residents and stakeholders in the North San Jose Area to contribute comments and make recommendations to further the development of livable neighborhoods for Vision North San Jose. Within this scope of work are items and issues such as parks and open space, retail amenities, schools, community

centers, police and fire services, bicycle and pedestrian facilities, and the design and integration of residential development. The Taskforce is composed of 25 participants representing neighborhoods, economic and business interests and other stakeholders. A North San José Implementation Strategy is proposed to be prepared with the assistance of the Taskforce and will address issues such as public safety, public improvements, retail types and location, schools, parks, and the integration of residential development through the Urban Design Guidelines

North San Jose Development Policy

The adopted *North San Jose Area Development Policy* (Policy) provides capacity and a policy framework for the development of up to 26.7 million square feet of new industrial/commercial office space, up to 1.7 million square feet of new neighborhood serving retail space and up to 32,000 new residential dwelling units within North San Jose. The new residential development capacity was created in part through the potential conversion of up to 285 acres of existing industrial lands to residential use at minimum densities of either 55 DU/AC (up to 200 acres) or 90 DU/AC (up to 85 acres). The adopted Policy includes guiding principles for the conversion of this land to residential use and establishes a process for staff to work with property developers and the community to implement the Policy's goals.

Projects Approved and Pending Since Adoption of the Policy

To date, the City Council has approved four rezoning requests for residential projects within the Policy area (including the Irvine Apartment Communities project), providing for the development of up to 2,617 new residential units (of which over 600 are affordable), 6 acres of new neighborhood parkland, 36,000 square feet of retail space and several new neighborhood serving streets on 51.4 acres of land area. One additional rezoning for 340 units has been recommended for approval by the Planning Commission, but was deferred to the September 25th City Council meeting to allow concurrent consideration. This project and the other pending residential projects will include an affordable component of 15% to 20% per Redevelopment Area requirements. Two industrial office projects related to the update (for eBay and Cadence) totaling 395,585 square feet of new square footage are already approved and under construction. More than a dozen development applications related to the Policy are currently under review. These include an additional 10 rezoning requests for residential projects (potentially allowing up to 6,351 units), a site permit request to allow up to 880,860 square feet of commercial office and up to 73,000 square feet of retail (for the @ First Center), and preliminary review requests for a 470,000 square foot office expansion (Boston Properties), development of a 1 million square foot office project (TMG Partners) and development of a 2.8 million square foot office project (Tishman Speyer). Staff is also working with several other developers expressing an interest in pursuing industrial/commercial or retail projects in North San Jose.

Outreach Efforts

Direct community input into the development of the Vision North San Jose policies began three years ago, in the fall of 2004, through the City's effort to update the North San Jose Area Development Policy. Representatives of various interests, including environmental groups (e.g. the Greenbelt Alliance, the Sierra Club), business groups (e.g. Silicon Valley Leadership Group,

Homebuilders Association, Tri-County Apartment Association, Chamber of Commerce, Building Trades Council, Downtown Association, Developer's Roundtable), other public agencies (e.g. VTA, Water District, City of Milpitas, City of Santa Clara, County of Santa Clara), industrial/commercial property owners, and neighborhood residents (e.g. BCAC, SNI PAC) were invited to participate in the formulation of the Vision North San Jose policies. The environmental groups and the business interests in particular acted as strong advocates for the Policy following this engagement. The community at large was also invited to participate in the development of the policy through a series of community meetings and posted City Council meeting where the Policy was considered. Input from all of these groups was integrated into the Policy adopted by the City Council in June 2005.

ANALYSIS

Vision North San Jose – Development of the Policy

The need to revise the North San José Area Development Policy was initially identified during the City Council's "Getting Families Back to Work" study session and subsequently listed as a key tactic in the Economic Development Strategy adopted by City Council in December 2003. The North San Jose Policy update is significantly differentiated from the Coyote Valley Specific Plan and Evergreen East Hills Vision Strategy programs in that it was initiated by the City Council to implement existing General Plan goals and strategies. The Coyote Valley and Evergreen East Hills efforts were begun at the impetus of private developers and property owners requesting a significant change to the City's General Plan and willing to fund the process for consideration of that change. Because the Vision North San Jose project affects hundreds of developed industrial and commercial properties and was not initiated at the request of a specific set of land owners/developers, it was appropriate to take a more iterative approach to the development of the City's land use policies for North San Jose. Accordingly, the adopted *North San Jose Area Development Policy* and the City's General Plan establish a policy foundation for the continued development of North San Jose. Through the Policy, the City Council sets forth guiding principles for new development and determines the process for implementation of those principles, including a means for community participation in the process.

North San Jose Developments Policy Precepts

As has been discussed on several occasions previously, the City's adopted policies provide a complete framework for the consideration of new development proposals in North San Jose. These policies were adopted to promote job growth and to provide fiscal benefit to the City. The City's approval of development projects that are consistent with these policies will have a clear positive benefit to the City in terms of supporting economic growth, utilizing smart growth principles. Business owners have indicated that more residential development in close proximity to their places of employment will support the continued growth of their business activities. Discouraging residential development in North San Jose will most likely push it to other places within the City where it will have a net negative fiscal impact. Intensification of North San Jose as an employment center is a fundamental City goal. As is almost always the case with changes to land use, some community members will oppose new development, particularly when it results in an increase in density of either residents or employees. While there has been extensive

community involvement in the development and implementation of the North San Jose policies, this involvement can not fully mitigate community concerns over the impact of intensification. The City is aware of the impacts of intensification upon parklands, schools, and other resources and is actively working to appropriately address these issues with the resources available. The City should continue to utilize the adopted policies to move forward with implementation of its goals for North San Jose.

Implementation Issues

Over the course of the past three years, community members have raised a broad number of issues of concern related to implementation of the Vision North San Jose policies. Top among these are the need to provide new parklands, schools, residential serving retail, emergency services and other community serving facilities (e.g., libraries, community centers) to support new development and concern over the traffic impacts associated with new development. These issues were discussed extensively during the formulation of the Policy and have all been addressed in some form in the adopted Policy document. The newly formed North San José Neighborhoods Planning Taskforce will continue to address these and other issues.

The provision of new neighborhood and community parklands is one example of how the adopted Policy addresses a community concern. In response to community input, text was included in the Policy and General Plan to identify the addition of parklands as a key goal and to raise the standards for providing parklands as development goes forward. The Policy establishes a procedure using existing tools available to the City through the development review process and the Parkland Dedication ordinance to engage the community in the location and development of new neighborhood parks as development projects come forward. The Policy requires that staff identify neighborhood park sites prior to approval of new development in each residential overlay area. Staff has worked with members of the community, property owners and developers to identify these park sites. In all cases, the process has provided for early community input on parks and other issues of interest to the community.

Response by the Private Sector Community

Private property owners and developers have responded positively to the City's vision for North San Jose and as noted above have submitted a large number of development applications that implement this vision. These are in various stages of processing, but in most cases a significant amount of work has been completed by the applicant and staff toward preparation of a complete application. Staff anticipates that a majority of the pending projects will be ready for public hearing before the end of the calendar year, and at this point has already scheduled projects for hearing in September and October. While the residential projects have come first, a significant amount of industrial and commercial development is now moving forward as well. The City appears to have successfully provided capacity for new development in North San Jose just in time to respond to changes in the economy that support new job growth. Delaying these projects for several months would have an unnecessary negative impact upon the City's economic growth. In addition, since the adoption of the Policy and subsequent legal clearance, staff has provided feedback and input to developers informing them of the requirements in order to meet the adopted Policy. Property owners have thus made significant financial investments based upon the approved Policy and staff direction, and it might be considered an undue burden or poor

business practice to the development community should additional requirements be established in mid-process.

Proposed Task Force Workplan

The Taskforce is a forum for the residents and stakeholders of the North San Jose Area to make comments and recommendations to further the development of livable neighborhoods and strong business centers within North San José. The Taskforce will provide input and recommendations on the further implementation of the adopted *North San Jose Area Development Policy*, including the prioritization, design and location of neighborhood amenities (e.g. parks and open space, retail amenities, schools, community centers, police and fire, bicycle and pedestrian facilities) and the ongoing development of commercial and residential design guidelines. The Taskforce will operate within the context of the existing General Plan and approved Policy framework for North San Jose. The Taskforce is not being asked to revisit the specific land use policies set forth in the General Plan and the adopted *North San Jose Area Development Policy*. The Taskforce was created with the underlying assumption that staff would continue to schedule projects deemed in compliance with the Policy for hearing concurrent with the work of the Taskforce. The Taskforce also will not be asked to review or comment upon specific development proposals. Staff will continue to review pending development applications for consistency with approved City policies and to take projects through the development review process (including public hearings) independent of the work plan of the Taskforce. As the North San Jose area design guidelines, neighborhood plans and other documents are further refined, incorporating input from the Taskforce, they will be introduced into the development review process and used to review applications subsequently submitted to the City.

The North San Jose Taskforce Work Program reflects input from the July 25th Taskforce meeting regarding the topics of most interest to the members and the Council's intention that the group work as expeditiously as possible. A first draft of the work program was presented to the Taskforce at their initial meeting on July 25, 2007. At that meeting the Taskforce conducted an exercise to determine the priority topics the work program should address. The result of this exercise was then incorporated into a second draft that was presented to the Taskforce at their second meeting on August 23, 2007. The third draft of the work program presented here also incorporates the direction of the City Council/Agency Board from the August 28, 2007. The Work Program assumes 11 meetings over a six month period for the group to consider issues and craft recommended solutions. A North San José Implementation Strategy is proposed to be prepared with the assistance of the Taskforce and will address issues such as public safety, public improvements, retail types and location, schools, parks, and the integration of residential development through the Urban Design Guidelines. The Implementation Strategy preparation process will occur concurrently with the review of pending projects and staff will continue to review and bring forward to the Council those projects deemed to comply with the provisions of the *North San Jose Area Development Policy*.

September 10, 2007

Subject: Implementation of the Vision North San Jose Policy

Page 7

EVALUATION AND FOLLOW-UP

As referenced above, this memorandum addresses issues discussed at the August 28, 2007 City Council meeting and deferred to September 25, 2007 for further discussion. A revised Taskforce Work Program (attached) has been prepared in response to the comments made by the City Council. The content of the Analysis section is also intended to provide further information for the City Council in response to their discussion on August 28, 2007.

POLICY ALTERNATIVES

As stated earlier in this memo, staff recommends approval of the proposed Taskforce Work Program and that the City continue to review and process pending development applications. Council may want to consider:

Alternative #:1 Modification of the proposed Taskforce Work Program to expand the scope and/or schedule.

Pros: Would allow more opportunity for community input.

Cons: Would delay the opportunity for community input and/or the completion of the Implementation Strategy.

Reason for not recommending: The proposed Work Program has been carefully designed to provide adequate time for the Taskforce members to provide input on the key issues identified by members of the Taskforce. Extending the schedule may lead to a decrease in participation by members of the Taskforce and community.

Alternative #:2 Modification of the proposed Taskforce Work Program to reduce the scope and/or schedule.

Pros: Would potentially allow for earlier completion of the Implementation Strategy.

Cons: Would likely not provide enough time for Taskforce input into the Implementation Strategy.

Reason for not recommending: There are enough issues of reasonable complexity to support the proposed number of Taskforce meetings. Staff and consultants are unlikely to have completed other parallel efforts in advance of the proposed schedule so that its acceleration would not move forward the completion date for the Implementation Strategy.

Alternative #:3 Suspension of the consideration of residential development projects until completion of the Taskforce Work Program.

Pros: Would partially satisfy community requests to delay entitlements until more planning work has been completed and provide more opportunity to community input.

Cons: Would cause significant cost to residential developers who are well into the entitlement process and may result in loss of some development projects that further the goals of the Vision North San Jose policies; particularly in light of the current upheaval in mortgage credit markets.

Reason for not recommending: As discussed above, the City has already considered community concerns through an extensive outreach program and adopted a Policy that provides for those concerns to continue to be addressed during the review of development project

applications. Applicants on file have acted in good faith to develop projects consistent with the adopted City policies. Moving forward with new residential projects will support economic growth in North San Jose and implement smart growth planning principles.

Alternative #4 Suspension of the consideration of all development projects until completion of the Taskforce Work Program.

Pros: Would partially satisfy community requests to delay entitlements until more planning work has been completed and provide more opportunity to community input.

Cons: Would likely result in the loss of industrial, commercial and residential development projects that further the goals of the Vision North San Jose policies.

Reason for not recommending: This would have a significant negative impact upon the City's employment growth and movement toward a more stable fiscal environment. This action may foster distrust within the development industry because of instability in land use policies and discourage new economic development within San Jose. At its core, the North San Jose Policy is a jobs plan. Delay may cause significant job producing projects for San Jose to not proceed at all.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater.
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City.
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach.

COORDINATION

The preparation of this memorandum and the associated work was coordinated with the Redevelopment Agency, Office of Economic Development, Department of Transportation, Department of Parks, Recreation and Neighborhood Services, and the City Attorney.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and North San José Development Policy.

COST SUMMARY/IMPLICATIONS

Not applicable.

HONORABLE MAYOR AND CITY COUNCIL

September 10, 2007

Subject: Implementation of the Vision North San Jose Policy

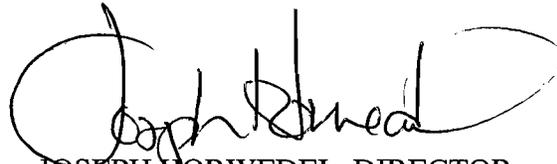
Page 9

BUDGET REFERENCE

Not applicable.

CEQA

CEQA: North San José Policy Update EIR certified June 21, 2005 per City Council Resolution No 72768.

A handwritten signature in black ink, appearing to read "Joseph Horwedel". The signature is fluid and cursive, with a large initial "J" and "H".

JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Andrew Crabtree at 408-535-7893.

Attachment

NORTH SAN JOSÉ NEIGHBORHOODS PLANNING TASKFORCE WORK PROGRAM

BACKGROUND

The purpose of the North San José Neighborhoods Planning Taskforce (Taskforce) is to actively engage the North San José (NSJ) residential and business communities in a Taskforce to contribute to the preparation of an Implementation Plan for the North San José Area Development Policy. The Taskforce is a forum for the residents and stakeholders of the Rincon de Los Esteros Redevelopment Project Area and surrounding neighborhoods to make comments and recommendations to the City Council and Redevelopment Agency Board to further the development of livable neighborhoods and strong business centers within North San José. Within this scope of work are items and issues such as parks and open space, retail amenities, schools, community centers, police and fire, bicycle and pedestrian facilities, and the design and integration of residential development while retaining economic development opportunities and viability.

A first draft of the work program was presented to the Taskforce at their initial meeting on July 25, 2007. At that meeting the Taskforce conducted an exercise to determine the priority topics the work program should address. The result of this exercise was then incorporated into a second draft that was presented to the Taskforce at their second meeting on August 23, 2007. The third draft of the work program presented here also incorporates the direction of the City Council/Agency Board from the August 28, 2007.

PRODUCT

The final product is an Implementation Strategy for the North San José Area Development Policy. When the work program of the Taskforce is complete, this Implementation Strategy will be brought to Planning Commission for their review, and then presented to the City Council and Redevelopment Agency Board for their consideration.

The Implementation Strategy will include:

- ❑ Urban Design Guidelines for new industrial, retail and residential development,
- ❑ Parks and Recreation Plan including Neighborhood Parks, Community Parks and Facilities, and Trails,
- ❑ Public Art component outlining the approach to public art in streets and parks,
- ❑ Schools component including assessment of students generation, resulting school needs, and potential school sites,
- ❑ Funding and financing strategy addressing land acquisition, design, and construction of capital improvements outlined in the various plan components, and
- ❑ Timing/Phasing approach delineating the time frame for implementation of identified capital improvements.

NORTH SAN JOSÉ NEIGHBORHOODS PLANNING TASKFORCE WORK PROGRAM

TASKFORCE PROCESS

The community engagement process will follow a six-month schedule of meetings to develop the Implementation Plan. The schedule will follow four phases, summarized below, and will include a process that provides the Taskforce with the information needed to make informed recommendations. At the conclusion of the Taskforce’s work program, its comments and recommendations will be integrated into the North San José Area Development Policy. The Taskforce efforts will contribute to the implementation of the North San José Area Development Policy that was adopted by the City Council in June 2005; and meet the objectives of the Policy, including transforming NSJ from a suburban industrial park to a mixed-use, transit-oriented, livable community.

PHASE	DESCRIPTION	TIME FRAME
I. Defining Vision , Interests and Priorities	The initial task is to clarify Taskforce vision for neighborhoods and understand their key interests and priorities. The vision, interest and priorities will drive the subsequent data gathering and presentation phase	July-August
II. Understanding Neighborhood Development: Housing, Parks, Schools, Retail, Infrastructure, etc.	The provision of information, data, expert opinion and context by staff and consultants on North San José and the Urban Design Guidelines is the core task for this phase. The Taskforce needs to develop a common understanding of the issues and a common language to discuss them.	August-November
III. Exploring Alternatives	This is the phase of developing alternatives and options for the plan and the Urban Design Guidelines (and objective criteria for evaluating them.)	November-December
IV. Recommendations	In the final phase the primary task is crafting a set of preferred recommendations for the Implementation Strategy	December – January

UNDERLYING ASSUMPTIONS

- ❑ The creation of an Implementation Strategy to guide the residential and retail growth in North San José is essential.
- ❑ The planning process will include the active involvement of neighborhood, property owners, business, the school district and other community stakeholders.
- ❑ The process must be open and transparent, with relevant information readily available to all.
- ❑ All Taskforce meetings will be open to the public, and those interested can participate through public comment.
- ❑ The process will be supported by existing consultants providing technical assistance in urban and land use planning, parks and open space, and school planning.
- ❑ The Taskforce will make recommendations on the Urban Design Guidelines, parks, schools, and appropriate land-use and public facility plans.
- ❑ Concurrent with the Work Program being undertaken by the Taskforce, City staff will continue to review and bring forward to the Council those projects deemed to comply with the provisions of the North San José Area Development Policy.

NORTH SAN JOSÉ NEIGHBORHOODS PLANNING TASKFORCE WORK PROGRAM

This Work Program framework envisions a thorough and thoughtful process of outreach, education, and interaction. Redevelopment Agency, City, and Council District connections with the North San José companies, property owners, and stakeholders will help facilitate the necessary level of involvement.

DECISION MAKING PROCESS

The decision making process is to emphasize consensus building and consensual decision making. The formal recommendations of the Taskforce would require either consensus or general agreement, or a simple majority support of both major interest groups.

Strongest Recommendation = Consensus, defined as 100% of Taskforce either agreeing or not objecting.

Strong Recommendation = General agreement, defined as 75% of Taskforce agreeing or not objecting. (i.e. 19 out of 25 members)

Recommendation = Majority support of both major interest groups. For the purpose of this decision making process each member of the taskforce is designated as belonging to either the neighborhoods interest group (16 members) or business and economic interest group (8 members) with the Chair unassigned but able to break a tie. Therefore a Recommendation would require the support of **at least** 9 members representing neighborhoods and 5 members representing business and economic interests.

Minority (or Majority short of general agreement or recommendation) opinions will not be reported out as part of the Neighborhood Plan. Other key stakeholders, such as the various school districts, will be invited as necessary to work with the Taskforce.

NORTH SAN JOSÉ NEIGHBORHOODS PLANNING TASKFORCE WORK PROGRAM

SCHEDULE AND WORK PROGRAM

The schedule and work program outlined below have been developed in collaboration with the Taskforce. With exceptions for Holidays, standing Taskforce meetings are the 2nd and 3rd Tuesday of the month from 6 – 8 p.m. Location of the Taskforce Meetings will rotate to different sites in North San José. The precise date that certain topics are addressed is subject to change based on readiness of work product for the Taskforce to consider.

Additional hours or topics *may* be added with the consent of the Taskforce, but will require that additional meetings be added into the schedule prior to the final January 24, 2008 meeting of the Taskforce.

In addition to the hours within the formal Taskforce meetings, it is anticipated that sub-committees of Taskforce members will be formed to work on the topics such as Parks, Design Guidelines, Retail, and Schools.

DATE	MEETING	TOPICS/OUTCOMES
25 July 2007	#1 Taskforce Kickoff	<input type="checkbox"/> Understand purpose of Taskforce <input type="checkbox"/> Understand expectations of Taskforce members <input type="checkbox"/> Develop priority work plan items
23 Aug. 2007	#2 Taskforce Meeting	<input type="checkbox"/> Work Program <input type="checkbox"/> Parks and Recreation
13 Sept. 2007	#3 Taskforce Meeting	<input type="checkbox"/> Schools
27 Sept. 2007	#4 Taskforce Meeting	<input type="checkbox"/> Transportation <input type="checkbox"/> Retail <input type="checkbox"/> Design Guidelines
11 Oct. 2007	#5 Taskforce Meeting	<input type="checkbox"/> Schools <input type="checkbox"/> Parks and Recreation
15 Oct. 2007	Informational Memo to City Council/Agency Board	<input type="checkbox"/> Update on Taskforce Work to Date
25 Oct. 2007	#6 Taskforce Meeting	<input type="checkbox"/> Design Guidelines <input type="checkbox"/> Transportation <input type="checkbox"/> Police, Fire
8 Nov. 2007	#7 Taskforce Meeting	<input type="checkbox"/> Water Supply/Flood Control <input type="checkbox"/> Future Uses of Agnews Site
15 Nov. 2007	Informational Memo to City Council/Agency Board	<input type="checkbox"/> Update on Taskforce Work to Date
29 Nov. 2007 *Special Date	#8 Taskforce Meeting	<input type="checkbox"/> Financing/Phasing <input type="checkbox"/> Schools <input type="checkbox"/> Parks and Recreation
13 Dec. 2007	#9 Taskforce Meeting	Draft Implementation Plan and Recommendations

**NORTH SAN JOSÉ NEIGHBORHOODS PLANNING TASKFORCE
WORK PROGRAM**

DATE	MEETING	TOPICS/OUTCOMES
15 Dec. 2007	Informational Memo to City Council/Agency Board	Update on Taskforce Work to Date
10 Jan. 2008	#10 Taskforce Meeting	<input type="checkbox"/> Financing/Phasing <input type="checkbox"/> Wrap up issues
15 Jan. 2008	Informational Memo to City Council/Agency Board	<input type="checkbox"/> Update on Taskforce Work to Date
24 Jan. 2008	#11 Final Taskforce Meeting	Final input into Implementation Plan and Recommendations
February 2008	Planning Commission	Review of Implementation Plan and Recommendations
February 2008	City Council/Agency Board	Consideration of Implementation Plan and Recommendations

**NORTH SAN JOSÉ NEIGHBORHOODS PLANNING TASKFORCE
WORK PROGRAM**

APPENDIX A

TASKFORCE MEMBERS

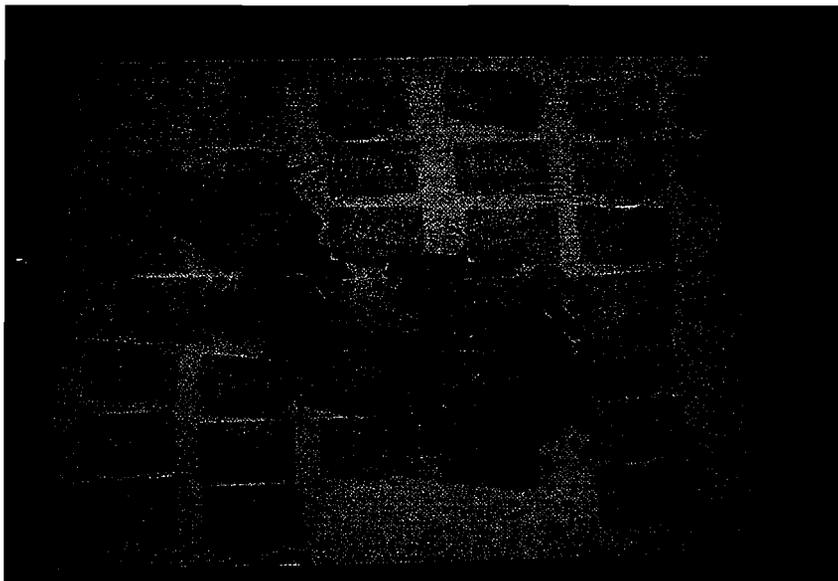
SEAT	NAME/COMPANY
1. District 4, Chair	Kansen Chu
2. River Oaks	Jean Marlowe
3. River Oaks	Mike Bertram
4. Rosemary Gardens	Joseph Fota
5. Rincon South	Lillian Dennis
6. Northpark	Stephan Mahnke
7. Northpark	Sukhdeep Sidhu
8. Renaissance	Arthur Boudeville
9. Renaissance	Rita Aguilar-Cayo
10. Lamplighter Mobile Home Park	Tom McCarter
11. Westwinds Mobile Home Park	Jeff Hiatt
12. Alviso (environmental)	Bob Gross
13. Alviso	Lurdes Rivera-Murphy
14. Berryessa	Lonnie Gross
15. Berryessa	Mike Flagher
16. NSJ industrial company	Magma AD, David Stanley
17. NSJ property owner	Sobrato, Tim Steele
18. NSJ residential developer	Legacy, Steve Dunn/Greg Hall
19. NSJ residential developer	IAC, Don Bragg
20. Retail developer	Hunter/Storm, Curtis Leigh
21. NSJ property owner	CarrAmerica, Art Kennedy
22. Business	Chamber of Commerce, Jody Hansen
23. Labor	South Bay Labor Council, TBD
24. North Valley Community Association	TBD
25. North Valley Community Association	TBD

NORTH SAN JOSÉ NEIGHBORHOODS PLANNING TASKFORCE WORK PROGRAM

APPENDIX B

At their initial meeting on July 25, 2007 the Taskforce established the following list of priority issues to be analyzed as part of their work program.

TOPICS SUGGESTED BY TASKFORCE	VOTES	WORK PROGRAM PRIORITY	ESTIMATED HOURS OF MEETING TIME
Design Guidelines (Buildings, Walkability, Parking, Pedestrian Safety, Urban Core, Location and Program)	14	A	3-4
Transportation (Local, Regional, Transit)	13	A	2-3
Parks (Community Centers, Sports Fields for community, Aquatics)	11	A	3-4
Financing	7	B	1 (and throughout)
Police	6	B	1
Retail (Grocery Store, Movie)	6	B	2
Schools	5	B	3-4 (and throughout)
Environmental Design (Construction, Recycling of Building Materials)	5	B	.5 (within design guidelines)
Water Supply and Flood Control	5	B	1-2
Future Use of Agnews	2	C	1
Coordination with Alviso	2	C	throughout
Environmental Impact (Trees)	2	C	(in parks, design, water supply)
Co-Existing with Industry	1	C	in design guidelines
Hospital	1	C	none
Fire	0	D	with Police
49ers	0	D	none
Coordination	0	D	throughout
Emergency Plan	0	D	with Police



The table above displays the results of the exercises conducted at the initial meeting with some grouping of similar topics. Each topic was then ranked either:

- A (high – 10+ votes),
- B (medium – 5-9 votes),
- C (low - 1-4 votes) or,
- D (very low – no votes)

NORTH SAN JOSÉ NEIGHBORHOODS PLANNING TASKFORCE WORK PROGRAM

This ranking reflects the priority for placement on the taskforce work program (not a reflection of the overall priority or importance of the topic). For each topic an estimate was developed of the number of hours of Taskforce time needed to address the topic including information, presentation, debate, discussion, and crafting of solutions/recommendations. The estimates for hours were developed based on a combination of the priority of the topic and complexity of the subject within the constraint set by the overall Taskforce schedule. The cumulative total hours completely uses all the available time of the Taskforce.



NORTH SAN JOSÉ NEIGHBORHOODS PLANNING TASKFORCE WORK PROGRAM

APPENDIX C

This appendix presents a draft outline of the Implementation Strategy that will be the product of the Taskforces recommendations. The Implementation Strategy will include an overall cover memo that summarizes the main recommendations and the Taskforce process. Then, for each component of the strategy, e.g. schools, there will be a section formatted generally as follows, accompanied by an illustrative map(s):

SCHOOLS IMPLEMENTATION STRATEGY

1) **Vision Statement**

This section would provide a vision statement that lays out the end in mind for schools in North San Jose

2) **Guiding Principles**

These guiding principles provide a framework for implementing the vision described above.

3) **Background**

This section provides a background on schools and school construction financing and the process of the Taskforce.

4) **Analysis**

This section provides a brief analytical overview of the schools and school construction issues in North San Jose.

5) **Recommendations**

The formal recommendations of the taskforce are presented here and described as needed.

- a) Number and type of schools needed (by district, and phase)
- b) Location of potential school sites
- c) Joint use opportunities (e.g. Parks and community space)
- d) Financing Strategy
- e) Phasing and timing of implementation
- f) Other

6) **Technical Appendices**

This section includes the various studies and technical work that support the analysis and recommendations.

- a) Estimates of future development,
- b) School Generation Forecast(s)
- c) School Capacity Estimate
- d) School Site Analysis
- e) School Construction Cost Estimates
- f) Financing Strategy
- g) Phasing