



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: GREATER GARDNER SNI
NEIGHBORHOOD IMPROVEMENT
PLAN AMENDMENT

DATE: October 11, 2007

COUNCIL DISTRICTS: 3 & 6
SNI AREA: Greater Gardner

RECOMMENDATION

The Planning Commission voted 6-0-1 (Platten, Absent) to recommend that the City Council:

Consider the Environmental Impact Report in accordance with CEQA, and

- 1) Accept the Strong Neighborhoods Initiative (SNI) *Greater Gardner Neighborhood Improvement Plan Amendment* as the renewed community vision for the future of the Greater Gardner SNI Planning Area, and
- 2) Encourage the Greater Gardner area residents, property owners, and community members to continue to dedicate their time, energy, and resources towards the Plan, as amended, continuing with their community-building activities.

OUTCOME

City Council acceptance of the *Greater Gardner Neighborhood Improvement Plan Amendment* will demonstrate support to the Greater Gardner Strong Neighborhoods Initiative community that Council, City staff and Agency staff will continue to partner with the neighborhood to achieve its renewed goals and support the newly developed Top Ten action agenda.

BACKGROUND

On October 10, 2007, Greater Gardner Neighborhood Action Coalition (NAC) Chair Harvey Darnell, NAC Co-Secretary Mary Pizzo, and NAC Member John Francis Maggio spoke to the Planning Commission and requested their support of the *Greater Gardner Neighborhood Improvement Plan Amendment*. In their presentation, they gave an overview of the *Plan Amendment's* public outreach and planning processes, and identified the objectives that, if accepted, would continue to improve Greater Gardner – “the gateway from downtown San José to Historic Willow Glen” and would continue to directly improve the overall character and quality of the SNI neighborhood. Mr. Darnell emphasized the goals to improve neighborhood walkability and connections to the Los Gatos Creek Trail and between Bird and Lincoln Avenues, the two neighborhood business areas in the community. The NAC members noted that many neighborhood

residents and property owners have worked with City staff and NAC members to shape a *Plan Amendment* that reflects the community's updated vision for the Greater Gardner SNI Planning Area. They highlighted the positive results the original Neighborhood Improvement Plan actions have had on the community, including improving property values and increased positive interaction with City staff.

No one spoke in opposition to the proposed *Plan Amendment*.

The Planning Commission then closed the Public Hearing.

Chair Kalra thanked NAC and community members who had taken the time to care for the neighborhood. He also commended them for continuing to work toward achieving the main idea behind the SNI program, which is to improve the quality of life within the community. Commissioner Jensen also commended the Greater Gardner NAC as a passionate, active organization working to transform their community. In particular, she noted the Fuller Avenue Park as the result of creative thinking, which resulted in the successful reuse of unused land.

A motion was then made to recommend acceptance of the proposed *Plan Amendment*. The Commission voted 6-0-1 (Platten, Absent) to recommend to the City Council to accept the *Plan Amendment*.

ANALYSIS

The proposed *Greater Gardner Neighborhood Improvement Plan Amendment* is consistent with and a natural extension of the *Greater Gardner Neighborhood Improvement Plan* accepted by City Council in January 2002. The *Plan Amendment* allows the community to continue to implement the vision for the Greater Gardner SNI Planning Area.

EVALUATION AND FOLLOW-UP

All subsequent, individual Strong Neighborhoods Initiative *Greater Gardner Neighborhood Improvement Plan Amendment* action items will be brought to City Council for consideration before implementation.

POLICY ALTERNATIVES

Not applicable.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- 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. **(Required: E-mail and Website Posting)**

- 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. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed a similar approach to public outreach as in the 2002 *Greater Gardner Neighborhood Improvement Plan* process. Over a period of seven months, from January 2007 to July 2007, there were several Neighborhood Action Coalition meetings and two larger community workshops held for this process with extensive community outreach. All residents within the Greater Gardner SNI Planning Area were notified by mail about the meetings. In addition, staff sent letters to residents on the mailing list, sent e-mails to neighborhood associations for distribution to their members, walked door-to-door with reminders, and made reminder phone calls to community members that regularly attend NAC meetings. Staff has also been available to respond to questions from the public.

State of California Tribal Consultation Guidelines:

This *Plan Amendment* is not subject to the State of California Tribal Consultation Guidelines

COORDINATION

The preparation of the *Greater Gardner Neighborhood Improvement Plan Amendment* was coordinated with the Districts 3 and 6 Council Offices, the City Manager's Office, and various Departments and Agencies, including the Department of Planning, Building and Code Enforcement; San José Redevelopment Agency; Parks, Recreation, and Neighborhood Services; Transportation; Public Works; Housing, Team San José, Office of Emergency Services, Office of Cultural Affairs, and the San José Police Department.

FISCAL/POLICY ALIGNMENT

Not applicable.

COST SUMMARY/IMPLICATIONS

Not applicable at this time.

BUDGET REFERENCE

Not applicable.

CEQA

SNI Program EIR, Resolution No. 71045, adopted by City Council June 11, 2002. The proposed activity is within the scope of the SNI program EIR. The proposed action is for the City to acknowledge the community's vision for improvement within the identified SNI neighborhood area, as expressed in the *Greater Gardner Neighborhood Improvement Plan Amendment*, and more specifically in the "Top Ten" priority list. However, by acknowledging the community's vision and amended "Top Ten" list of improvements, the City is not taking an action that commits the City to

HONORABLE MAYOR AND CITY COUNCIL

Date: October 11, 2007

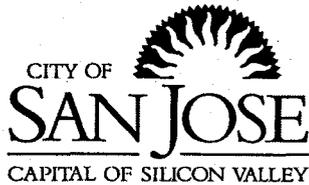
Subject: Greater Gardner SNI Neighborhood
Improvement Plan Amendment

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the implementation of the community's identified improvements. When specific development projects are formally proposed as either public or private actions, they will be subject to environmental review to identify potential significant project-specific impacts.


for JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Principal Planner, Stan Ketchum at 535-7876.



Memorandum

TO: Planning Commission
FROM: Mark Linder
John Weis
SUBJECT: GREATER GARDNER SNI
NEIGHBORHOOD IMPROVEMENT
PLAN AMENDMENT
DATE: September 28, 2007

COUNCIL DISTRICTS: 3 & 6
SNI AREA: Greater Gardner

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council:

1. Accept the attached Strong Neighborhoods Initiative (SNI) *Greater Gardner Neighborhood Improvement Plan Amendment* as the renewed community vision for the future of the Greater Gardner SNI Planning Area, and,
2. Encourage the Greater Gardner area residents, property owners and community members to continue to dedicate their time, energy and resources towards the *Plan* and this Amendment while continuing with their community-building activities.

OUTCOME

City Council acceptance of the *Greater Gardner Neighborhood Improvement Plan Amendment* will demonstrate support to the Greater Gardner Strong Neighborhoods Initiative community that Council, City staff and Agency staff will continue to partner with the neighborhood to achieve their renewed goals and support the newly developed Top Ten action agenda.

BACKGROUND

The Strong Neighborhoods Initiative is a partnership between the San José City Council, Mayor, residents and business owners. The goal of SNI is to improve neighborhood conditions, enhance community safety, facilitate community services, and strengthen neighborhood associations. The renewal of the Greater Gardner Action Agenda will assist to meet this goal of neighborhood development.

Renewing the Action Agenda. Over the next two years, each of the 19 Strong Neighborhoods will renew their "Top Ten" list, and create an updated Action Agenda. This Renewed Action Agenda will focus the passion and vision of neighborhood leaders and the resources of the City and Redevelopment Agency on a clear, balanced, and mutually agreed upon set of priorities.

Each of these neighborhood priorities should meet three foundational criteria:

1. **Important to neighborhoods.** This means that there are significant numbers of people who are ready to take action to be part of the solution.
2. **Something a City/Local Government can and should do well.** The priority must be reasonably within the sphere of influence of the City or partner organization. Preference should be given to priorities that clearly play to strengths.
3. **Transformative.** Done well, the priority should have a significant positive effect on the surrounding neighborhood.

To be effective it is crucial that each Action Agenda is focused exclusively on the most important priorities that will transform neighborhoods and that the City can achieve. In addition to meeting these three foundational criteria, the priorities in each Action Agenda should reflect a balanced mix of the following three categories: Neighborhood Action, Services or Social Issues and Capital Projects.

Renewing the Action Agenda produces both a new "Top Ten" list, and a renewed neighborhood leadership in each area. Each neighborhood will be encouraged to examine the organizational capacity of their Neighborhood Action Coalition (NAC) and the overall community. The intent is to deepen the organizational capacity of the NAC and to create a network of interconnected neighborhood leaders as the Renewing the Action Agenda process unfolds.

Renewing the Action Agenda and renewing neighborhood leadership are interconnected and interdependent. To implement a "Top Ten" list requires effective neighborhood leadership. Conversely, strong leadership only develops through the experience of action, balanced with reflection. The mix of categories provides the opportunity for a variety of leadership styles and approaches. The intent is to build a broader and more diverse leadership network with a bias towards action.

Greater Gardner SNI Planning Area. The Greater Gardner Strong Neighborhoods Initiative (SNI) Planning Area is bounded by Interstate 280 on the north, Willow Street on the south, Guadalupe Expressway/State Route 87 on the east and Los Gatos Creek on the west. The Greater Gardner Strong Neighborhoods Initiative Planning area is within both Council Districts 3 and 6.

Greater Gardner contains modest yet attractive older homes, most of which were built before the 1940's. Mature trees line many of the streets, enhancing the blend of traditional architectural styles. Neighborhood-oriented public facilities help to unite residents as a community. Gardner Academy, the Gardner Community Center and Biebrach Park provide a focus for the neighborhood's residents and families. Existing residential areas will be preserved and enhanced through the implementation of the Strong Neighborhoods Initiative *Greater Gardner Neighborhood Improvement Plan Amendment*.

Though Greater Gardner has strong neighborhood fundamentals, a number of factors detract from the quality of life. Most notably, unstable soil causes damage to streets, sidewalks and homes. Houses with severely cracked foundations and streets with dips, bumps and cracks are visible throughout many areas of the neighborhood. Home maintenance levels tend to be lowest in the northerly portion of the neighborhood where these problems appear to be the most severe. It should be noted that where the City has invested funds in the neighborhood, home maintenance improvements have notably increased,

as has neighborhood pride. Greater Gardner's updated neighborhood improvement priorities aim at an overall goal of creating a historic, safe and vibrant community in which residents take full advantage of the neighborhood amenities and the walkable downtown San José and Willow Glen areas.

ANALYSIS

Greater Gardner Planning Process and Participation. The Greater Gardner Strong Neighborhoods Initiative has completed the Renewing the Action Agenda Process. The Renewal Process included a series of two community workshops and several Greater Gardner Neighborhood Action Coalition meetings held over a period of several months beginning in January 2007 through July 2007. Outreach for these community meetings included a mailer to every property in the Greater Gardner Strong Neighborhoods Initiative area, e-mails and letters sent to residents on the mailing list, and reminder phone calls made to the residents that regularly attend Greater Gardner SNI Neighborhood Action Coalition meetings.

At the beginning of the year, three Greater Gardner SNI Neighborhood Action Coalition meetings were held where the community reviewed and discussed the accomplishments of the original Top Ten. These meetings included a discussion of their priorities and decisions were made as to which projects were deemed not feasible, in progress, and complete or partially complete. The Greater Gardner Neighborhood Action Coalition then moved into the next phase of the Renewal Process which included reviewing the original Top Ten with the larger Greater Gardner Neighborhood at the first community workshop.

The first community workshop focused on the purpose and goals of the Strong Neighborhoods Initiative, the proposed Renewal Process, and a review of the existing Top Ten priorities and projects for the Greater Gardner Neighborhood. The community came to consensus on which Top Ten goals had been met and which project elements still needed to be completed. Also on the agenda for the first community workshop was to brainstorm new and proposed priorities for the updated Top Ten list. The Greater Gardner community worked hard to incorporate current goals with the emerging needs of the community. With the help of everyone who attended, the first community workshop was successfully completed and the Greater Gardner community completed a comprehensive list of priorities for their updated Top Ten.

At a second community workshop, the neighborhood reviewed the new and proposed Top Ten priority list. They then engaged in a "dot-voting" exercise in which each neighbor was given ten sticker dots that they used to vote for their individual top priorities. During the voting exercise, champions for each priority were also identified. At the end of the second community workshop, the Greater Gardner neighborhood had a prioritized Top Ten list.

Following the second community workshop, Strong Neighborhoods Initiative staff, City departments and other involved entities then reviewed the new and proposed Top Ten priority list with the goal of developing feasibility information. The *Greater Gardner Neighborhood Improvement Plan Amendment* document, including an updated vision and goals and a detailed strategic action plan, was then drafted in partnership with the community.

Renewed “Top Ten” Priority Actions. The “Top Ten” Priority Actions represent the short list of revised priority actions that the community selected as having the greatest potential for positive impact. The “Top Ten” Priority Actions listed below are ranked in order of importance:

1. Repair/Reconstruct Deteriorated Streets, Sidewalks and Related Systems
2. Increase Neighborhood and Public Safety
3. Distinguish Greater Gardner with Gateways and Streetscape Improvements
4. Enhance Parking, Traffic Circulation and Pedestrian Safety/Access
5. Explore and Implement House Painting/Rehabilitation/Vintage Housing Preservation
6. Improve Neighborhood Open Space
7. Mitigate Neighborhood Noise Levels
8. Increase and Enhance Parks, Recreation and Neighborhood Services Programming at and around the Gardner Center
9. Increase Code Enforcement
10. Reduce Neighborhood Traffic Impacts

EVALUATION AND FOLLOW-UP

City Council accepted the original *Strong Neighborhood Initiative Greater Gardner Neighborhood Improvement Plan* on January 22, 2002. The original SNI Neighborhood Improvement Plan is downloadable and available for review online at:
http://www.strongneighborhoods.org/Plans_06/GreaterGardnerPlan.pdf.

All subsequent, individual *Strong Neighborhood Initiative Greater Gardner Neighborhood Improvement Plan Amendment* action items will be brought to Council for consideration before implementation.

PUBLIC OUTREACH

Several Neighborhood Action Coalition meetings and two larger community workshops were held for the Renewing the Action Agenda process with extensive community outreach. All residents within the Greater Gardner SNI Planning Area were notified by mail about the Renewing the Action Agenda process and were invited to attend the meetings. In addition, staff sent out letters to residents on the mailing list, sent e-mails to neighborhood associations for distribution to their members, walked door-to-door with reminders, and made regular reminder phone calls to community members that regularly attend NAC and community meetings.

COORDINATION

The preparation of the *Greater Gardner Neighborhood Improvement Plan Amendment* was coordinated with the District 3 Council Office, the District 6 Council Office, the City Manager's Office, and various Departments and Agencies, including the Planning, Building and Code

Enforcement; San Jose Redevelopment Agency; Parks, Recreation, and Neighborhood Services; Transportation; Public Works; Housing; Neighborhood Housing Services of Silicon Valley; Office of Economic Development; and the San José Police Department.

CEQA

SNI Program EIR, Resolution No. 71045, adopted by City Council June 11, 2002. The proposed activity is within the scope of the SNI Program EIR. The proposed action is for the City to acknowledge the community's vision for improvement within the identified SNI neighborhood area, as expressed in the *Greater Gardner Neighborhood Improvement Plan Amendment*, and more specifically in the "Top Ten" priority list. However, by acknowledging the community's vision and updated "Top Ten" priority list, the City is not taking an action that commits the City to the implementation of the community's identified improvements. When specific development projects are formally proposed as either public or private actions, they will be subject to environmental review to identify potential significant project-specific impacts.



MARK LINDER
DEPUTY CITY MANAGER



JOHN WEIS
DEPUTY EXECUTIVE DIRECTOR

Attachment



Neighborhood Improvement Plan Amendment

Greater Gardner

November 2007

Strong Neighborhoods Initiative



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ACKNOWLEDGEMENTS

The following individuals are gratefully acknowledged for their commitment and for providing valuable assistance in the development of the Greater Gardner Neighborhood Improvement Plan Amendment.

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Danny Garza	Debbie Wade
Caroline Gomez	Jessica Westfall
Bert Guajardo	Warren Westfall
Dolores Hernandez	Clark Williams

Note: Names in bold indicate current and past Neighborhood Action Coalition Board members

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A special “thank you” to all of the Greater Gardner Neighborhood Action Coalition (NAC) participants.

INTRODUCTION

Launched in July 2000, the Strong Neighborhoods Initiative (SNI) is a partnership of the community, the City of San José, and the San José Redevelopment Agency to build clean, safe, and attractive neighborhoods with independent and capable neighborhood organizations. The goal of the Strong Neighborhoods Initiative is to improve neighborhood conditions, enhance community safety, facilitate community services and strengthen neighborhood associations. The Strong Neighborhoods Initiative is funded through resources from the City of San José, San José Redevelopment Agency, grants, private investments, and public-private partnerships. Greater Gardner is one of nineteen neighborhoods in San José that have been designated as Strong Neighborhoods Initiative areas. The Greater Gardner Neighborhood is located about two miles southwest of downtown San José. It is bounded by Interstate 280 on the north, Willow Street on the south, Guadalupe Expressway/State Route 87 on the east, and Los Gatos Creek on the west. The Greater Gardner SNI Planning Area is located within Council Districts 3 and 6.

In January 2002, the Greater Gardner community released its first Neighborhood Improvement Plan that included 29 priority items. Since that time, six of the Top Ten priorities have been fully or partially completed, one priority is in process, three priorities had no funding available, and in some cases, others have become the foundation for this amended Neighborhood Improvement Plan. Beginning in January 2007, the Greater Gardner Neighborhood began the Renewing the Action Agenda process to determine the community vision and direction. The Greater Gardner Neighborhood, in cooperation with the City of San José and the San José Redevelopment Agency, created this *Greater Gardner Neighborhood Improvement Plan Amendment* to guide the neighborhood improvement efforts for the next five years and beyond. The following pages describe the development of the amended set of actions that the Greater Gardner community has prioritized.

The purpose of the Renewing the Action Agenda process is to produce both an updated Top Ten priority list and renew neighborhood leadership in each Strong Neighborhoods area. This neighborhood has been encouraged to examine the organizational capacity of their Neighborhood Action Coalition (NAC), and the overall community, while reviewing the completion of their original list of priority action items. The intent is to deepen the organizational capacity of the Neighborhood Action Coalition and to create a network of interconnected neighborhood leaders as the Renewing the Action Agenda process unfolds.

BACKGROUND

The Greater Gardner SNI Planning Area was a thriving working class neighborhood when it was established in the 1900's and continued as such through the 1950's. Most of the housing stock was built between the turn of the century into the 1930's. Due to population shifts, changes in civic priorities and movement of local employment outside the downtown center, the community soon became more transient than owner-occupied.

By the 1970's, the street, sewer and water systems were suffering from neglect and lack of maintenance. These key infrastructure systems were rebuilt around that time, but over the last 40 years, the systems have been damaged due to alluvial soil found in the neighborhood.

The Greater Gardner area was also a focus for the building of major transportation systems. Gradually, railroads and highways began removing sections of the neighborhood. First a railroad system was built through a residential housing region of the neighborhood. Then, the next project - Interstate 280 and State Route 87- also engraved itself through large segments of the neighborhood. Lastly, the failed attempt to convert Bird Avenue into an expressway continues to affect the quality of life for its neighbors.

The Greater Gardner Neighborhood began as a single-family, owner-occupied community. Over time, the properties were converted into duplex, multi-family residences and fewer owner-occupied properties. A growing number of absentee landlords, "hot-bunking" up to 20 people per household that would share rooms in shifts, led to a general decline in the maintenance and upkeep of individual properties. The commercial businesses that served the original residents changed with the shift in the needs of the new residents. Several grocery stores and butchers, gas stations, barbershops and beauty shops were available along the commercial properties on Delmas Avenue, Willow Street, Bird Avenue and Hull Avenue. The few remaining businesses were reduced to covering their windows with plywood, and specializing in the sale of alcohol, cigarettes, and snack foods. The population growth also provided a perfect environment for gang recruitment and entrenchment. These factors led to the need for community and City policing to turn the situation around.

Despite all these obstacles, people continue to move into the Greater Gardner Neighborhood. The initial Strong Neighborhoods Initiative Top Ten priorities were designed to reverse those obstacles, improve the overall environment for Greater Gardner residents and return the neighborhood to a safe, family-oriented place to live.

The updated list of priorities herein continues to build on the success of the initial Top Ten accomplishments, while striving to address unmet and new community needs.

The Renewing Action Agenda process focuses the passion of neighborhood leaders and the resources of the City and Redevelopment Agency on a clear, balanced, and mutually agreed set of priorities.

Each of these neighborhood priorities has been considered based on three foundational criteria:

1. **Important to neighborhoods.** This means that there are a significant number of people who are ready to take action to be part of the solution.
2. **Something a City/Local Government can and should do well.** The priority must be reasonably within the sphere of influence of the City or partner organization. Preference should be given to priorities that clearly play to strengths.
3. **Transformative.** Done well, the priority should have a significant positive ripple effect.

These priorities can, and in some cases should, be addressed in other forums or by other organizations. To be effective it is crucial that each Action Agenda is focused exclusively on the most important priorities that will transform neighborhoods and that the City can achieve.

In addition, each Action Agenda should reflect a balanced mix of the following four categories:

A. Neighborhood Action priorities are projects that can be implemented relatively quickly by the neighborhood. They demonstrate change in a visible way and often have the greatest potential to involve community members. Four of the Greater Gardner updated Top Ten priorities fall under this category, and include the following:

- Neighborhood Noise Reduction (Priority #7)
 - Establishment of a railway quiet zone
- Parks, Recreation and Neighborhood Services Programming at and around the Gardner Community Center (Priority #8)
 - Create job corps programs for teens, especially targeted as ‘at risk’
 - Reinvigorate the Neighborhood Watch program
 - Conduct street tree plantings
 - Conduct more youth recreation programs
 - Coordinate City Wide Sports leagues with school and community needs
- House Painting/Rehabilitation/Vintage Housing Preservation (Priority #5)
 - Work with community-based organizations to coordinate and complete house-painting projects that improve housing standards in neighborhood
 - Work with the Planning Division and the Redevelopment Agency to explore historic inventory, historic districts and/or conservation area designation(s) for vintage housing
- Neighborhood Traffic Impacts (Priority #10)
 - Conduct neighborhood campaigns to educate residents on parking restrictions (know what the laws are and how to report it)

B. Improved City Services / Social Issues: City departments will continue to work with neighborhoods to implement projects and allow for greater partnerships between the City and neighborhoods. Recent feedback from neighborhood leaders have included requests to explore methods of improving code enforcement through use of volunteers and improved tracking methods. Suggestions such as these will help strengthen service delivery to neighborhoods and improve relationships between programs and the people they engage. Six of the Greater Gardner updated Top Ten priorities fall under this category and include the following:

- Increase Neighborhood and Public Safety (Priority #2)
- Parking, Traffic Circulation, and Pedestrian Safety and Access (Priority #4)
- House Painting/Rehabilitation/Vintage Housing Preservation (Priority #5)
- Parks, Recreation and Neighborhood Services Programming at and around the Gardner Community Center (Priority #8)
- Increased Code Enforcement (Priority #9)
- Neighborhood Traffic Impacts (Priority #10)

C. Capital Projects focus on major long term improvements. Given the nature of capital work, it is likely that the completion of major capital projects will be considered as long term projects. Focusing on key capital improvements will increase the chances of seeing visible change sooner. It will also allow neighborhoods and staff to concentrate on finding funding for key projects and to begin work on their implementation. Four of the Greater Gardner updated Top Ten priorities fall under this category and include the following:

- Sidewalk and Street Improvements (Priority #1)
- Distinguish Greater Gardner with Gateways and Streetscape Improvements (Priority #3)
- Neighborhood Open Space Improvement (Priority #6)
- Neighborhood Noise Reduction (Priority #7)
 - Installation of sound walls bordering the neighborhood

D. Transformative opportunities serve as potential neighborhood “wows!”. Every Action Agenda should include one or two “wows!” A “wow!” is something neither the community nor the City is really sure is possible, but if accomplished, would move the neighborhood significantly closer to achieving its vision. These projects can inspire immense creativity in residents and staff and challenge all involved to think and act differently. Examples of “wows!” may include completely revitalized business districts, acquisition of parkland, reuse of Brownfield, or creation of new opportunities for affordable housing. Four of the Greater Gardner updated Top Ten priorities fall under this category and include the following:

- Distinguish Greater Gardner with Gateways and Streetscape Improvements (Priority #3)
- House Painting/ Rehabilitation / Vintage Housing Preservation (Priority #5)
- Neighborhood Open Space Improvement (Priority #6)
- Neighborhood Noise Reduction (Priority #7)

ACCOMPLISHMENTS

Out of the Top Ten priority projects identified in the original Neighborhood Improvement Plan, the following projects have been completed:

Priority #1 - Street and Sidewalk Improvements

- Street reconstruction on Delmas Avenue from West Virginia Street to Interstate 280
- Street reconstruction on Minor Avenue from West Virginia Street to Interstate 280
- Street reconstruction on Spencer Avenue from Willow Street to Atlanta Avenue
- Street reconstruction on West Virginia Street from Delmas Avenue to State Route 87
- Street reconstruction on Prevost Street from West Virginia Street to Fuller Avenue
- Street reconstruction on Spencer Avenue/Brown Street from West Virginia Street to Minor Avenue

Priority #2 - Parking, Traffic Circulation, and Pedestrian Access to Gardner Academy

- Pedestrian walkway improvements: installation of new sidewalks, curbs, gutters; installation of decomposed granite infill at selected locations; and installation of a new concrete pedestrian pathway along and adjacent to William Street
- Replaced fence along William Street
- Installation of a new fence at Gardner Academy School
- Install vinyl clad chain link railing and anchorage along the edge of the easterly sidewalk area on Interstate 280 at the Interstate 280/Bird Avenue overcrossing

Priority #3 - Fuller Avenue Open Space

- Completion of the Fuller Avenue Park

Priority #5 - Retail Development

- Starbrite Façade Improvements
- Dawn Market Façade Improvements

Priority #6 and 7 - West Virginia Street and Delmas Avenue Streetscape

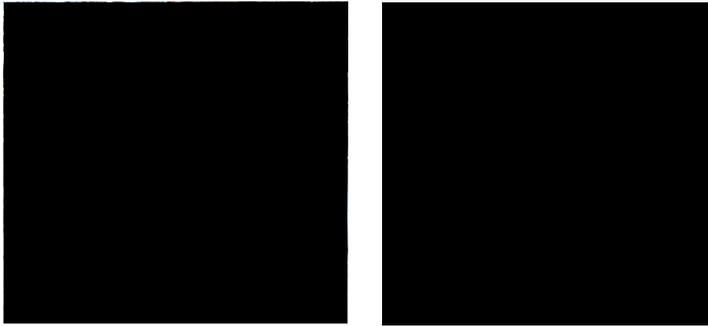
- Installation of pedestrian-scale streetlights, street trees, and pedestrian crossings on West Virginia Street and Delmas Avenue

Since the inception of the Strong Neighborhoods Initiative, public and private investors have invested \$24.4 million in the Greater Gardner Neighborhood. The Agency and City have invested nearly \$5.7 million to date on the area's SNI Top Ten projects. The City spent \$5.1 million for the Gardner Community Center through Park Bond funds. In addition, the San José Housing Department has invested over \$113,000 for housing rehabilitation in the area.

Meanwhile, two new development projects worth an estimated \$13.6 million have been built or are under construction by private investors. Together, New Brighton and Willow/Prevost homes will provide 23 new housing units in the neighborhood.

The most dramatic changes can be found along the streets that benefited from street and sidewalk improvements, the completion of Fuller Avenue Park and the ongoing revitalization and beautification of West Virginia Street streetscape.

Delmas Avenue and Sidewalk Reconstruction



From a crooked, broken and admittedly distressed street, impacting sewer and water lines for all the residents, today Delmas Avenue is a joy to live on and drive down. Neighbors learned more about soil samples, construction materials and project management processes than they had ever expected or wanted to know. From

that knowledge and design process came the first tangible infrastructure improvement project. As a result, the neighborhood could experience the added improvement and quality of life for the community. The Delmas Avenue neighbors became the greatest advocates for the subsequent street reconstruction projects throughout the neighborhood. Additional benefits of the street and sidewalk reconstruction was an increase in pedestrian usage and stimulation of privately financed home improvements, which increased property values. After this initial success, Minor Avenue, Spencer Avenue, Prevost and Spencer/Brown Streets neighbors realized similar public enhancements, which stimulated additional private property investments.

Improve and Maintain the Neighborhood's Open Space Along Fuller Avenue

Perhaps one of the greatest triumphs was the coordinated effort between neighbors, City officials and the Southern Pacific Rail line to turn a blighted two-acre parcel of City-owned land into a neighborhood park. This property was left over from the 1930's railroad encroachment cutting through the neighborhood and was covered with abandoned cars and furniture. Neighbors saw the potential for an open space that could co-exist along side the railroad. What started as a grass roots labor of love, became one of the Top Ten initiatives in the 2002 Neighborhood Improvement Plan. Despite initial resistance, neighborhood advocates were successful in convincing other stakeholders that this piece of land was worth more than a cursory clean up. The land is now a City park and has been landscaped and serves as a buffer between the rail line and residential community. It provides open space and unexpected amenities such as lawn bowling, chess tables and a shady spot in the summer. Kevin Christman, Past Chair of the Greater Gardner Neighborhood Action Coalition said, "After a long day at work, it is very peaceful to walk along Fuller Avenue Park and play a bocce ball game with my wife. We had many challenges in the design and build-out of this project, by what a pleasant addition this park has been for the neighborhood."



Improve West Virginia Street and Delmas Avenue Streetscapes

West Virginia Street and Delmas Avenue are main arteries and pedestrian corridors through the Greater Gardner Neighborhood. These corridors are used to access Gardner Community Center, Biebrach Park, Gardner Academy, community businesses, Fuller Avenue Park and the Valley Transportation



Authority buses and light rail. Uneven, narrow and a guaranteed bumpy ride, West Virginia Street was uncomfortable, unsafe and unsightly. The street reconstruction on portions of West Virginia Street had a major impact on all the community members whom rely on this thoroughfare; although, more work is needed on the reconstruction project. The Greater Gardner Neighborhood is pleased to have secured acorn heritage street lights, which brought an improved measure of safety as well as historical and community pride back to the neighborhood.

Starbrite Market Façade Improvement

From a dark and dingy boarded up condition, where many years ago drug deals were done on the pay phone, this historic 1940's building was chosen as one of the Greater Gardner's business façade improvement projects.

Through working with the Redevelopment Agency and outside architects/consultants, the façade now has an inviting, friendly, open and historically sensitive aesthetic. Product selection is targeted toward families in the neighborhood and the business owner has shown a great willingness to participate in the community. Co-Vice Chair, Debbie Wade said, "It is great to be able to walk out my front door and buy a needed item whilst in the middle of cooking dinner."



PLANNING PROCESS

The Greater Gardner Strong Neighborhoods Initiative has completed the Renewing the Action Agenda (RAA) Process. The Renewal Process included a series of two community workshops and several Greater Gardner Neighborhood Action Coalition meetings held over a period of several months beginning in January 2007 through July 2007. Outreach for these community meetings included a mailer to every property in the Greater Gardner Strong Neighborhoods Initiative area, e-mails and letters sent to residents on the mailing list, and reminder phone calls made to the residents that regularly attend Greater Gardner Neighborhood Action Coalition meetings.



At the beginning of the year, three Greater Gardner Neighborhood Action Coalition meetings were held in which the community reviewed and discussed the accomplishments of the original Top Ten. These meetings included a discussion of their priorities, and decisions were made as to which projects were deemed not feasible, in progress, and complete or partial complete. Then, the Greater Gardner Neighborhood Action Coalition moved into the next phase of the

Renewal Process, reviewing the original Top Ten with the larger Greater Gardner Neighborhood.



The first community workshop was held on March 31, 2007. Joining the workshop was Councilmember Sam Liccardo and Councilmember Pierluigi Oliverio. Councilmember Liccardo said “In recent years, Gardner residents have transformed their community, in partnership with the San José Redevelopment Agency, into a vastly more desirable, ‘walkable’ neighborhood. The Renewal of the Action Agenda in 2007 has required community leaders to make a deeper personal commitment, to overcome divisive feelings, and to recognize that together, they could more effectively bring meaningful change in which everyone can take collective pride. This represents an important step in the revitalization of this vibrant and diverse neighborhood.” Councilmember Oliverio stated, “I was impressed with the community spirit at the March 31st community workshop I attended for the Greater Gardener Neighborhood Action Coalition. The Gardner

community priorities such as traffic calming, open space and making Greater Gardner Neighborhood a historic, walkable community will serve the neighborhood well.”

The March 2007 community workshop covered the purpose and goals of the Strong Neighborhoods Initiative, the proposed Renewal Process, and a review of the existing Top Ten priorities and projects for the Greater Gardner Neighborhood. Harvey Darnell, Greater Gardner Neighborhood Action Coalition Chair, updated community members on all priority projects and collective progress on Greater Gardner issues. The community came to consensus on which Top Ten goals had been met and which projects elements still needed to be completed. Also on the agenda for the community workshop was to brainstorm new and proposed priorities for the amended Top Ten list. The Greater Gardner community worked hard to incorporate current goals with the emerging needs of the community. With the help of everyone who attended, the first community workshop was successful and the Greater Gardner community completed a comprehensive list of priorities for their updated Top Ten.

On April 23, 2007, at the Greater Gardner Neighborhood Action Coalition meeting, the community re-confirmed the progress made on the Top Ten priority list from the first workshop and brainstormed additional projects that could be valuable to the community. The community members were asked to focus on a variety of project types: Neighborhood Action Projects (projects that can be implemented during the planning process or within the first year), Services or Social Issues Projects (projects that maintain and improve services for the neighborhood and help strengthen service delivery to the neighborhoods), Capital Projects (projects that focus on major, long term improvements), and Transformative Projects (projects that neither the community nor the City is really sure are possible, but if accomplished, would move the neighborhood significantly closer to it’s vision). In addition, community members considered whether the proposed projects were important to the whole neighborhood (or a significant part), whether they were transformative, and whether the City could and/or should have a role in the projects’ implementation. With that framework, neighbors brainstormed ideas for future projects and community members tightly defined project descriptions.

At a second community workshop on May 21, 2007, the neighborhood reviewed the new and proposed Top Ten priority list. They then engaged in a “dot-voting” process in which each neighbor was given ten sticker dots that they used to vote for their individual top priorities. During the voting process, champions for each priority were also identified. At the end of the second community workshop the Greater Gardner Neighborhood had a prioritized Top Ten that the community was proud of.



Strong Neighborhoods Initiative staff, City departments and other involved entities then reviewed the new and proposed Top Ten priority list with the goal of developing feasibility information.

At the Greater Gardner Neighborhood Action Coalition meeting, held on June 18, 2007, community members reviewed staff's work regarding project definition and feasibility. Decisions were made to re-define or drop certain projects based on feedback received by staff. The neighbors re-affirmed the community-wide vision to help define and prioritize an updated Top Ten priority list of project themes and specific projects. In addition, the shared vision of an attractive, safe community helped to prioritize the projects in a specific order.

The next steps in the Renewal Process involved writing the Neighborhood Improvement Plan Amendment document. In this phase, neighborhood leaders, with staff support, drafted an updated version of their vision and goals and developed a detailed Strategic Action Plan. This document is an important tool to help the Greater Gardner Neighborhood celebrate their achievements and follow their updated action plan.

After working for several months to draft the Neighborhood Improvement Plan Amendment, the Greater Gardner Neighborhood Action Coalition met on July 16, 2007 to review the draft. At this meeting, the Greater Gardner Neighborhood Action Coalition proudly adopted and recommended that the Mayor and City Council review and accept their updated Top Ten priority list.

UPDATED VISION AND GOALS

The *Greater Gardner Neighborhood Improvement Plan*, accepted by the City Council on January 22, 2002, identified a shared vision for the Greater Gardner Neighborhood: “The Greater Gardner Neighborhood has a strong, positive identity of which residents are proud of”. The 2002 vision further promotes an image of a vital urban neighborhood with a mix of residential areas, a thriving community center, public pool, local parks and commercial businesses interspersed throughout the neighborhood, especially along Bird and Delmas Avenues, and West Virginia and Willow Streets. The Neighborhood Improvement Plan aims at creating a vibrant district in which residents take full advantage of the proximity to transit hubs, regional open spaces, and the walkability to both Downtown San José and Willow Glen facilities and amenities. Neighborhood leaders also plan to continue partnering with the surrounding communities to share insights and concerns. The 2002 vision identified a desire for residential areas that are attractive, clean and safe. The neighborhood identified and prioritized specific projects during the initial planning process that addressed pedestrian corridors with well maintained streets, sidewalks, pedestrian-scale lighting, trees, parks and open space, business improvements and other neighborhood amenities.

In 2006, the area just north of the Greater Gardner Neighborhood was added to the area designated by the City as its Downtown Core. By this extension, the densification of this area will present challenges to the neighborhood as its community amenities will provide some of the basic services for the Downtown Core extension. As the gateway from Downtown to Historic Willow Glen, the Greater Gardner Neighborhoods have an opportunity with their unique historic charm and character to soften the impact of the potential development north of Interstate 280.

Updated neighborhood improvements aim to create a historic, safe and vibrant community in which residents can take full advantage of the neighborhood amenities and the walkable downtown San José and Willow Glen areas. With staff and Council support, the Greater Gardner Neighborhood Action Coalition will continue to work with developers to improve the conditions of the neighborhood. Greater Gardner neighbors know that good development will only enhance and improve the area and bring new life and vitality to the City streets.

With the original and updated goals and vision, there are four main categories of improvements that the Greater Gardner Neighborhood will continue to focus on:

- Neighborhood Streets, Traffic Circulation and Parking
- Neighborhood Organization and Services
- Neighborhood Condition and Maintenance, and
- Neighborhood Preservation and Revitalization

A number of the neighborhood projects that are in the original Top Ten remain on the updated Top Ten, confirming that the 2002 vision and goals are still important priorities for the community. Examples are the Street Repair and Reconstruction, Pedestrian Enhancements, Housing Rehabilitation, Traffic Mitigation and Neighborhood Open Space Improvements.

Repair/Reconstruct Deteriorated Streets, Sidewalks and Related Systems

As discussed briefly in the Accomplishments section, the Greater Gardner Neighborhood Action Coalition is proud of the work they have done so far regarding reconstructing streets on Delmas Avenue, Minor Avenue, Spencer Avenue, Prevost Street and Spencer Avenue/Brown Street. The neighborhood is also proud of the work done on Virginia and Delmas Avenues in providing the crosswalks and traffic calming measures on those spine streets throughout the neighborhood. The Neighborhood Action Coalition is encouraged by the amount of private investment that the homeowners on these streets have placed into rehabilitating their homes once they saw the City's commitment to repairing the sidewalks, sewers and streets. Due to funding shortfalls and shifting soil conditions in the neighborhood, further work needs to be done on the sidewalk, sewers and streets called out in the original plan and other streets that have deteriorated significantly in the last five years.

Increase Neighborhood and Public Safety

The Greater Gardner Neighborhood Action Coalition is committed to neighborhood safety. While the area continues to see challenges such as gang activity, homelessness and graffiti, the Greater Gardner Neighborhood sees the value in creating and continuing partnerships with Graffiti Abatement, Code Enforcement, the San José Police Department and the Mayor's Gang Prevention Task Force. It is also important to continue to increase programming at the Gardner Community Center that will divert the neighborhood youth into more positive recreational activities. The Greater Gardner Neighborhood Action Coalition leadership also believes in involving the neighbors in this process of keeping the area safe and will continue to work to reinvigorate the Neighborhood Watch Program. Neighborhood and Public Safety remain a high priority for the Greater Gardner Neighborhood Action Coalition and they are steadfast on their path toward solving the safety challenges in and around the neighborhood.

Parking, Traffic Circulation, Pedestrian Safety and Access and Neighborhood Traffic Impacts

The Greater Gardner Neighborhood Action Coalition wants to continually improve its pedestrian infrastructure. In its original neighborhood plan, the Greater Gardner Neighborhood Action Coalition identified Bird Avenue, West Virginia Street and Delmas Avenue as the major pedestrian corridors. Significant work occurred on Delmas Avenue and Virginia Street creating pedestrian corridors with pedestrian-scale lighting. The work on these corridors was only partially completed due to a shortfall of funds. There are, nonetheless, a number of other pedestrian unfriendly locations in and around the neighborhood, especially on Bird Avenue and Willow Street, which are to be addressed in the Neighborhood Improvement Plan Amendment.

The Greater Gardner Neighborhood has also identified Fuller Avenue, west of Bird Avenue, as the walkable gateway to the recently constructed bridge to the Los Gatos Creek Trail. This development gives the community an opportunity to create a pedestrian-friendly neighborhood gateway to the trail with pedestrian-scale lighting and open space improvements at this important neighborhood entry to the Los Gatos Creek Trail.

“Located about a 20 minute walk from Downtown San José, the Arena and Downtown Willow Glen and with a light rail station on West Virginia Street and a bridge to the Los Gatos Creek Trail on Fuller Avenue, living in Greater Gardner creates a splendid opportunity for living an

environmentally-friendly lifestyle,” said Harvey Darnell, Chair of the Greater Gardner Neighborhood Action Coalition.

Mitigate Neighborhood Noise Levels

The Greater Gardner Neighborhood continues to experience the noise effects of the railroad lines through the center of the neighborhood as well as the noise from Interstate 280 and State Route 87, which form its western, northern and eastern boundaries. From its original intention, in the 2002 Neighborhood Improvement Plan, to mitigate the noise around Gardner Academy, the neighborhood has called for solutions to continue to mitigate the noise problem caused by these significant transportation links for the valley.

As part of the Renewing the Action Agenda process, the 2002 neighborhood vision was enhanced and re-adopted. Neighborhood leaders articulated a desire to continue to enhance the attractiveness of the Greater Gardner Neighborhood through a variety of improvements beyond what is listed in the Accomplishments section of this Neighborhood Improvement Plan Amendment.

NEIGHBORHOOD IMPROVEMENT PLAN – TOP TEN PRIORITIES

1. Repair/Reconstruct Deteriorated Streets, Sidewalks and Related Systems
2. Increase Neighborhood and Public Safety
3. Distinguish Greater Gardner with Gateways and Streetscape Improvements
4. Enhance Parking, Traffic Circulation and Pedestrian Safety/Access
5. Explore and Implement House Painting/Rehabilitation/Vintage Housing Preservation
6. Improve Neighborhood Open Space
7. Mitigate Neighborhood Noise Levels
8. Increase and Enhance Parks, Recreation and Neighborhood Services Programming at and around the Gardner Community Center
9. Increase Code Enforcement
10. Reduce Neighborhood Traffic Impacts

Project specifics and more detailed information for each of the above stated Top Ten priorities are described in the “Strategic Action Plan” section on the following subsequent pages.

Greater Gardner SNI Planning Area



- Greater Gardner
- RDA SNI Area
- City Council District Boundary



STRATEGIC ACTION PLAN

1. Repair/Reconstruct Deteriorated Streets, Sidewalks and Related Systems (In general, the scope of work includes, new curb, gutter, sidewalk, pavement restoration, tree planting and street lighting where needed, new Americans with Disabilities Act (ADA) ramps at intersections, and improved storm drainage and sanitary sewer facilities. All items of work described above may not apply to every project listed under Priority 1. Some of the projects may only require replacing a segment of sidewalk and pavement in depressed areas. A detailed scope of work for each project will be determined after completion of a project specific feasibility study.)

- a) Work with the Department of Transportation to accelerate street replacement schedule.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Department of Transportation staff

- b) Schedule a walk-through of the neighborhood with the Department of Transportation and the Department of Public Works during rainy season to identify streets with drainage, ponding, pavement and sidewalk issues.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition, Department of Transportation, Department of Public Works, and Redevelopment Agency staff

- c) Schedule a walk through of the neighborhood with the Department of Public Works to prioritize the work on priorities 1g to 1m below.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Department of Public Works staff

- d) Repair/reconstruct Atlanta Avenue and Mills Court from Prevost Street to State Route 87.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

- e) Repair/reconstruct Prevost Street from Fuller Avenue to Minnesota Avenue.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

- f) Repair/reconstruct Hull Avenue from Prevost Street to State Route 87.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff



g) Repair/reconstruct Harrison Street and Harrison Avenue, and Hulet Street.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

h) Repair/reconstruct Gregory Street from Fuller Avenue to Helen Street.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

i) Repair/reconstruct Jerome Avenue from Delmas Avenue to Prevost Street.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

j) Repair/reconstruct Willow Street bridge over Guadalupe River.



Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

k) Repair/reconstruct West Virginia Street sidewalk from the railroad tracks at West Virginia Street and Drake Street to the State Route 87 Overpass.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

- l) Improve Fuller Avenue at Delmas Avenue with new curb and gutter and improve the church driveway curb-cut on Fuller Avenue.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

- m) Repair/reconstruct Willis Avenue from West Virginia Street to William Street.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

2. Increase Neighborhood and Public Safety

- a) Create job corps programs for teens, especially targeted for at-risk youth.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Office of Economic Development staff

- b) Resolve homeless encampment problem throughout the neighborhood and specifically focus on:

- Los Gatos Creek Trail at Gregory Street and Fuller Avenue
- Both sides of the Southern Pacific Railway easement running from the northwest corner of the Greater Gardner Community through to the southeast corner
- Railroad bridges at Bird Avenue, Delmas Avenue and Prevost Street
- Under the elevated freeway at the north end of Minor Avenue

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition, Housing Department and San José Police Department staff

- c) Increase police presence and patrols throughout the neighborhood.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and San José Police Department staff

- d) Reinvigorate the Neighborhood Watch Program throughout the neighborhood.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and San José Police Department staff

- e) Conduct gang prevention/intervention programs in conjunction with the Gardner Community Center.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition, Parks Recreation and Neighborhood Services, and San José Police Department staff

- f) Eliminate graffiti throughout the neighborhood, especially at the school, community center, parks (Gregory Plaza Tot Lot, Biebrach Park, Los Gatos Trail Head, Fuller Park, nearby Hummingbird Park), bridges, commercial properties, light standards.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Parks, Recreation and Neighborhood Services (the parks maintenance and Anti-Graffiti Program staff)

3. Distinguish Greater Gardner with Gateways and Streetscape Improvements



- a) Explore, design and install a gateway feature on all four corners of Bird Avenue at West Virginia Street and install double acorn lights on both sides of West Virginia Street (going into Gregory Plaza).

Timing: Medium Term (4-6 years)

Responsibility: Neighborhood Action Coalition, Planning Building and Code Enforcement, Department of Transportation, and the Department of Public Works staff

- b) Install additional pedestrian-scale streetlights throughout Gregory Plaza to the Los Gatos Creek Trail to serve as a "trailhead".

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation, Department of Public Works, and Redevelopment Agency staff

- c) Conduct a street tree planting in conjunction with Our City Forest, particularly along Delmas Avenue (from West Virginia Street to Willow Street) and on West Virginia Street (from Drake Street to State Route 87).

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Our City Forest staff

- d) Install additional-pedestrian scale lights at Fuller Avenue Park.

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation, Department of Public Works, and the Redevelopment Agency staff

4. Enhance Parking, Traffic Circulation, and Pedestrian Safety/Access

- a) Vehicle Abatement: Explore, and if possible, install parking and signage and enforce no parking on street sweeping days.

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation and San José Police Department staff

- b) Explore and, if possible, install a crosswalk with flashing beacon lights at the West Virginia and Minor Street intersection.

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation staff

- c) Enhance the median islands (Prevost Street at Minnesota Avenue).

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation and the Department of Public Works staff



- d) Evaluate speeding concerns on Hull Avenue from Delmas Avenue to Prevost Street.

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation staff

- e) Explore options to slow traffic on Bird Avenue (from Interstate 280 to Coe Avenue) and to add proper bike lanes on Bird Avenue (from Willow Street to Interstate 280) and on Willow Street (from Delmas Avenue to State Route 87).

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation staff

- f) Refresh faded crosswalks and no parking zones where necessary throughout neighborhood (West Virginia Street at Fairmart Market, around the Gregory Plaza Tot Lot, and West Virginia Street at Drake Street).

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation staff

- g) Improve the traffic flow pattern around Gardner Academy (explore one way traffic from 8am-3pm, forcing traffic to flow one way in and one way out).

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation staff

- h) Explore the installation of a stop sign or other traffic claming measures on Willow Street between Bird Avenue and Minnesota Avenue if it meets the Traffic Claming Policy and Stop Sign Installation Policy.

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation staff

- i) Repair existing bike lanes from along Willow Street from Delmas Avenue to the State Route 87.

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation staff

5. Explore and Implement House Painting/Rehabilitation/Vintage Housing Preservation

- a) Focus on rental housing property improvements and increased code enforcement.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition, Housing Department and Code Enforcement staff



- b) Support possible programs and education for neighborhood architectural preservation awareness, including possible additions to the City's Historic Inventory and/or the creation of a conservation area or historic district where appropriate.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Planning, Building and Code Enforcement staff

- c) Ensure that architecture for housing improvement projects and proposed new projects remains consistent with the existing neighborhood character.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition, Housing Department and Planning, Building and Code Enforcement staff

- d) Neighborhood Action Coalition to work with community-based organizations, such as Neighborhood Housing Services Silicon Valley, to coordinate and complete house-painting projects to improve housing standards in neighborhood.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition, Housing Department and Neighborhood Housing Services Silicon Valley staff

6. Improve Neighborhood Open Space



- a) Improve the Gregory Plaza Tot Lot and bridge access with landscaping and park features.

Timing: Short Term (0-3 years)

Responsibility: Parks, Recreation and Neighborhood Services staff

- b) Identify and examine sites for potential new open space improvements such as: land by the footbridge at Gregory Plaza, West Virginia Street at Bird Avenue, land adjacent to the Railroad Tracks (Bird Avenue at Harrison Street), etc.

Timing: Long Term (7-10 years)

Responsibility: Neighborhood Action Coalition and Parks, Recreation and Neighborhood Services staff

- c) Repair and reopen the Biebrach Park swimming pool.

Timing: Short Term (0-3 years)

Responsibility: Parks, Recreation and Neighborhood Services staff

- d) Explore, and if possible, build a dog park in the Gregory Plaza neighborhood.

Timing: Medium Term (4-6 years)

Responsibility: Parks, Recreation and Neighborhood Services

- e) Explore options to complete the landscaping at the open space along Prevost Street at West Virginia Street to Jerome Avenue.

Timing: Short Term (0-3 years)

Responsibility: Parks, Recreation and Neighborhood Services staff

- f) Complete the Biebrach Park Master Plan build-out, including a new gymnasium.

Timing: Long Term (7-10 years)

Responsibility: Parks, Recreation and Neighborhood Services staff

- g) Landscape and fence-off the Caltrans property at the end of Minor Avenue under Interstate 280.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Parks, Recreation and Neighborhood Services staff

7. Mitigate Neighborhood Noise Levels

- a) Establish Greater Gardner Community as a railway quiet zone.

Timing: Medium Term (4-6 years)

Responsibility: Neighborhood Action Coalition

- b) Install sound walls along Interstate 280, east from Gregory Plaza concentrating on the Gardner Academy to State Route 87 and along State Route 87 south to Hull Avenue.

Timing: Long Term (7-10 years)

Responsibility: Neighborhood Action Coalition and Council Districts 3 and 6 staff

- c) Improve ineffective sound-walls along Interstate 280 from Gregory Plaza to State Route 87, including along Gardner Academy and State Route 87 from Interstate 280 to Hull Avenue.

Timing: Long Term (7-10 years)

Responsibility: Neighborhood Action Coalition and Council Districts 3 and 6 staff

8. Increase and Enhance Parks, Recreation and Neighborhood Services Programming at and around the Gardner Community Center

- a) Conduct more programs for seniors in the neighborhood.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Parks, Recreation and Neighborhood Services staff

- b) Conduct more youth recreation programs.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Parks, Recreation and Neighborhood Services staff

- c) Coordinate with City Wide Sports leagues to meet school and community needs.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Parks, Recreation and Neighborhood Services staff

9. Increase Code Enforcement

- a) Increase overall Code Enforcement throughout the neighborhood. Conduct proactive inspections from the front yard with the target of the inspections being anything visible from the public right-of-way (this may include backyard if visible).

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition and Code Enforcement staff

- b) Increase Code Enforcement of neighborhood businesses and eliminate alcohol and cigarette sales to minors.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition, Code Enforcement and the San José Police Department staff

10. Reduce Neighborhood Traffic Impacts

- a) Conduct analysis, and if feasible, post signage to enforce no truck traffic on all neighborhood streets and limit truck weight on traffic through neighborhood.

Timing: Medium Term (4-6 years)

Responsibility: Department of Transportation and the San José Police Department staff

- b) Conduct a neighborhood campaign to educate residents on parking restrictions (know what the laws are and how to report it) and have the San José Police Department enforce it.

Timing: Short Term (0-3 years)

Responsibility: Neighborhood Action Coalition, Department of Transportation and the San José Police Department staff

- c) Enforce the speed limit along Willow Street from Bird Avenue to State Route 87, especially at night.

Timing: Short Term (0-3 years)

Responsibility: San José Police Department staff

d) Explore installation of street sweeping signage throughout the neighborhood.

Timing: Short Term (0-3 years)

Responsibility: Department of Transportation staff

ACTION PLAN MATRIX

Action	Department/Entity
1. Repair/Reconstruct Deteriorated Streets, Sidewalks and Related Systems	
a) Work with the Department of Transportation to accelerate street replacement schedule.	NAC and DOT
b) Schedule a walk-through of the neighborhood with the Department of Transportation and the Department of Public Works during rainy season to identify streets with drainage, ponding, pavement and sidewalk issues.	NAC, DOT, DPW and SJRA
c) Schedule a walk-through of the neighborhood with the Department of Public Works to prioritize the work on priorities 1g - 1m below.	NAC and DPW
d) Repair/reconstruct Atlanta Avenue and Mills Court from Prevost Street to State Route 87.	DOT, DPW and SJRA
e) Repair/reconstruct Prevost Street from Fuller Avenue to Minnesota Avenue.	DOT, DPW and SJRA
f) Repair/reconstruct Hull Avenue from Prevost Street to State Route 87.	DOT, DPW and SJRA
g) Repair/reconstruct Harrison Street and Harrison Avenue, and Hulet Street.	DOT, DPW and SJRA
h) Repair/reconstruct Gregory Street from Fuller Avenue to Helen Street.	DOT, DPW and SJRA
i) Repair/reconstruct Jerome Avenue from Delmas Avenue to Prevost Street.	DOT, DPW and SJRA
j) Repair/reconstruct Willow Street bridge over Guadalupe River.	DOT, DPW and SJRA
k) Repair/reconstruct West Virginia Street sidewalk from the railroad tracks at West Virginia Street and Drake Street to the State Route 87 Overpass.	DOT, DPW and SJRA
l) Improve Fuller Avenue at Delmas Avenue with new curb and gutter and improve the church driveway curb-cut on Fuller Avenue.	DOT, DPW and SJRA
m) Repair/reconstruct Willis Avenue from West Virginia Street to William Street.	DOT, DPW and SJRA

ACTION PLAN MATRIX

Action	Department/Entity
2. Increase Neighborhood and Public Safety	
a) Create job corps programs for teens, especially targeted for at-risk youth.	NAC and OED
b) Resolve homeless encampment problem throughout the neighborhood and specifically focus on: <ul style="list-style-type: none"> ▪ Los Gatos Creek Trail at Gregory Street and Fuller Avenue ▪ Both sides of the Southern Pacific Railway easement running from the northwest corner of the Greater Gardner Community through to the southeast corner ▪ Railroad bridges at Bird Avenue, Delmas Avenue and Prevost Street ▪ Under the elevated freeway at the north end of Minor Avenue 	NAC, OOH and SJPD
c) Increase police presence and patrols throughout the neighborhood.	NAC and SJPD
d) Reinvigorate the Neighborhood Watch Program throughout the neighborhood.	NAC and SJPD
e) Conduct gang prevention/intervention programs in conjunction with the Gardner Community Center.	NAC, PRNS and SJPD
f) Eliminate graffiti throughout the neighborhood, especially at the school, community center, parks (Gregory Plaza Tot Lot, Biebrach Park, Los Gatos Trail Head, Fuller Park, nearby Hummingbird Park), bridges, commercial properties, light standards.	NAC and PRNS (parks maintenance and AGP)
3. Distinguish Greater Gardner with Gateways and Streetscape Improvements	
a) Explore, design and install a gateway feature on all four corners of Bird Avenue at West Virginia Street and Install double acorn lights on both sides of West Virginia Street (going into Gregory Plaza).	NAC, PBCE, DOT and DPW
b) Install additional pedestrian-scale streetlights throughout Gregory Plaza to the Los Gatos Creek Trail to serve as a "trailhead".	DOT, DPW and SJRA

ACTION PLAN MATRIX

Action	Department/Entity
c) Conduct a street tree planting in conjunction with Our City Forest, particularly along Delmas Avenue (from West Virginia Street to Willow Street) and on West Virginia Street (from Drake Street to State Route 87).	NAC, OCF
d) Install additional pedestrian-scale lights at the Fuller Avenue Park.	DOT, DPW and SJRA
4. Enhance Parking, Traffic Circulation, and Pedestrian Safety/Access	
a) Vehicle Abatement: Explore, and if possible, install parking and signage and enforce no parking on street sweeping days.	DOT and SJPD
b) Explore and, if possible, install a crosswalk with flashing beacon lights at the West Virginia and Minor Street intersection.	DOT
c) Enhance the median islands (Provost Street at Minnesota Avenue).	DOT and DPW
d) Evaluate speeding concerns on Hull Avenue from Delmas Avenue to Prevost Street.	DOT
e) Explore options to slow traffic on Bird Avenue (from Interstate 280 to Coe Avenue) and to add proper bike lanes on Bird Avenue (from Willow Street to Interstate 280) and on Willow Street (from Delmas Avenue to State Route 87).	DOT
f) Refresh faded crosswalks and no parking zones where necessary throughout neighborhood (West Virginia Street at Fairmart Market, around the Gregory Plaza Tot Lot, and West Virginia Street at Drake Street).	DOT
g) Improve the traffic flow pattern around Gardner Academy (explore one way traffic from this time to this time (8am-3pm) forcing traffic to flow one way in and one way out).	DOT
h) Explore the installation of a stop sign or other traffic claming measures on Willow Street between Bird Avenue and Minnesota Avenue if it meets the Traffic Claming Policy and Stop Sign Installation Policy.	DOT
i) Repair existing bike lanes from along Willow Street from Delmas Avenue to the State Route 87.	DOT

ACTION PLAN MATRIX

Action	Department/Entity
5. Explore and Implement House Painting/Rehabilitation/Vintage Housing Preservation	
a) Focus on rental housing property improvements and increased code enforcement.	NAC, OOH and Code
b) Support possible programs and education for neighborhood architectural preservation awareness, including possible additions to the City’s Historic Inventory and/or the creation of a conservation area or historic district where appropriate.	NAC and PBCE
c) Ensure that architecture for housing improvement projects and proposed new projects remains consistent with the existing neighborhood character.	NAC, OOH and PBCE
d) Neighborhood Action Coalition to work with community-based organizations, such as Neighborhood Housing Services Silicon Valley, to coordinate and complete house-painting projects to improve housing standards in neighborhood.	NAC, OOH and NHSSV
6. Improve Neighborhood Open Space	
a) Improve the Gregory Plaza Tot Lot and bridge access with landscaping and park features.	PRNS
b) Identify and examine sites for potential new open space improvements, such as: land by the footbridge at Gregory Plaza, West Virginia at Bird Avenue, land adjacent to the Railroad Tracks (Bird Avenue at Harrison Street), etc.	NAC and PRNS
c) Repair and reopen the Biebrach Park swimming pool	PRNS
d) Explore, and if possible, build a dog park in the Gregory Plaza neighborhood.	PRNS
e) Explore options to complete the landscaping at the open space along Prevost Street at West Virginia Street to Jerome Avenue.	PRNS
f) Complete the Biebrach Park Master Plan Build out, including a new gymnasium.	PRNS
g) Landscape and fence-off the Caltrans property at the end of Minor Avenue under Interstate 280.	NAC and PRNS

ACTION PLAN MATRIX

Action	Department/Entity
7. Mitigate Neighborhood Noise Levels	
a) Establish Greater Gardner Community as a railway quiet zone.	NAC
b) Install sound walls along Interstate 280, east from Gregory Plaza concentrating on the Gardner Academy to State Route 87 and along State Route 87 south to Hull Avenue.	NAC, CD3 and CD6
c) Improve ineffective sound-walls along Interstate 280 from Gregory Plaza to State Route 87, including along Gardner Academy and State Route 87 from Interstate 280 to Hull Avenue.	NAC, CD3 and CD6
8. Increase and Enhance Parks, Recreation and Neighborhood Services Programming at and around the Gardner Community Center	
a) Conduct more programs for seniors in the neighborhood.	NAC and PRNS
b) Conduct more youth recreation programs.	NAC and PRNS
c) Coordinate with City Wide Sports leagues to meet school and community needs.	NAC and PRNS
9. Increase Code enforcement	
a) Increase overall Code Enforcement throughout the neighborhood. Conduct proactive inspections from the front yard with the target of the inspection being anything visible from the public right-of-way (this may include backyard if visible).	NAC and Code
b) Increase Code Enforcement of neighborhood businesses and eliminate alcohol and cigarette sales to minors.	NAC, Code and SJPD

ACTION PLAN MATRIX

Action	Department/Entity
10. Reduce Neighborhood Traffic Impacts	
a) Conduct analysis, and if feasible, post signage to enforce no truck traffic on all neighborhood streets and limit truck weight on traffic through neighborhood.	DOT and SJPD
b) Conduct a neighborhood campaign to educate residents on parking restrictions (know what the laws are and how to report it) and have the San José Police Department enforce it.	NAC, DOT and SJPD
c) Enforce the speed limit along Willow Street from Bird Avenue to State Route 87, especially at night.	SJPD
d) Explore installation of street sweeping signs throughout the neighborhood.	DOT

Legend:

AGP - Anti-Graffiti Program
CD3 - Council District 3
CD6 - Council District 6
Code - Code Enforcement
DOT - Department of Transportation
DPW - Department of Public Works
NAC - Neighborhood Action Coalition
NHSSV - Neighborhood Housing Services Silicon Valley
OCF - Our City Forest
OED - Office of Economic Development
OOH - Housing Department
PBCE - Planning, Building and Code Enforcement
PRNS - Parks, Recreation and Neighborhood Services
SJPD - San José Police Department
SJRA - San José Redevelopment Agency
SNI - Strong Neighborhoods Initiative