

*City of San Jose*

## ***Coyote Valley Specific Plan***

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### **Task Force Meeting #10** San Jose Convention Center, Room K

Summary of the Meeting of  
January 12, 2004

#### **Task Force Members Present:**

Mayor Ron Gonzales (co-chair), Councilmember Forrest Williams (co-chair), Vice Mayor Pat Dando, Supervisor Don Gage, Christopher Platten, Chuck Butters, Craige Edgerton, Dan Hancock, Doreen Morgan, Eric Carruthers, Helen Chapman, Jim Cunneen, Ken Saso, Phaedra Ellis-Lamkins, Russ Danielson, Steve Speno, Neil Struthers, Steve Schott Jr., and Terry Watt.

#### **Task Force Members Absent:**

Gladwyn D'Souza.

#### **Community Members Present:**

Lowell Tan, Tim Muller, Roger Costa, Wayne O'Connell, Kerry Williams, Annie Saso, Rob Oneto, Sean Morley, Preston O'Connell, Don De Leon, Paul Okamoto, Cynthia James, John Freesemann, Sara Malaun, Len Grilli, Eric Morley, Tom Ruby, Don Weden, Aaron Davis, Joe Burch, Ellen Lou, Rachel Gibson, Brian Schmidt, Janet Gutierrez, Barbara Marshman, Virginia Holtz.

#### **Technical Advisory Committee (TAC) Members Present:**

Pat Sausedo, Jessica Fitchen, Michael Bomberger, Craig Aubrey, Bobbie Fishler, Rebecca Tolentino, Mark Lucca, Beverley Bryant, Laura Stuchinsky, and Bill Smith.

## **City and Other Public Agencies Staff Present:**

Anthony Drummond (District 2), Keith Stamps (District 2), Denelle Fedor (District 10), Laurel Prevetti (PBCE), Joe Horwedel (PBCE), Susan Walsh (PBCE), Perihan Ozdemir (PBCE), Bill Miller (SJPd), and Johnathan Noble (District 3), Stephen Haase (PBCE), Meera Nagaraj (PBCE), Juan Borrelli (PBCE), Britta Buys (PBCE), Councilmember Linda LeZotte, Hans Larsen (DOT), Andrew Crabtree (PBCE), and Dionne Early (PBCE).

## **Consultants:**

Jodi Starbird (David J. Powers & Associates), Jim Thompson (HMH), Tom Armstrong (HMH), Ray Hashimoto (HMH), Bill Wagner (HMH), Jim Musbach (EPS), and Susan State (EPS/State and Associates).

### **1. Welcome**

The meeting convened at 5:30 p.m. Mayor Ron Gonzales (co-chair) opened the meeting by welcoming everyone in attendance to the eleventh meeting of the Coyote Valley Specific Plan Task Force. He apologized for not attending the December Task Force meeting stating that he had the opportunity to represent San Jose at the Nobel Peace Prize ceremony in Stockholm and Oslo, which was a great chance for San Jose to be on the world stage.

### **2. Acceptance of December 8, 2003 Meeting Summary-**

Co-chair Forest Williams called for a motion to accept the meeting summary for December 8, 2003. A motion was made to accept the summary, and passed unanimously.

### **3. Candidate Urban Design/Planning Consultant Presentations**

The Mayor called the Task Force's attention to the schedule in the packet that allowed for 15-minute presentations from each of the four consultant teams with 5 minutes of questions from the Task Force after each presentation. He recommended that the question period be extended while the next team is setting up to allow up to 10 minutes of Task Force questions. Laurel Prevetti, Deputy Director of the City Department of Planning, Building and Code Enforcement, explained how the presentations would work and encouraged the Task Force and the public to turn in their comment cards for each team.

The Task Force questioned whether they would be receiving the complete proposal from each consultant team. Laurel indicated that the Task Force would not be receiving the full proposals. She explained that each member of the Task Force had received a packet with the 2-page synopsis of each team's approach, a copy of the August 16, 2002 City Council memo outlining the vision for the Coyote Valley Specific Plan, and a schedule for the presentations.

Laurel explained that the Task Force member's role was not to select the consultant team, but to provide staff with input about the strengths and weaknesses of each team. She stated that there are similar comment forms for each member of the public to fill out for each consultant team. She stated that staff would be deciding on the preferred team and Council would have ultimate authority through the approval of the agreement with the consultant team. She explained that the approach for this selection process is an experiment because typically City staff goes through the selection process without any public input.

Due to the magnitude of this specific plan, Laurel indicated that it was essential for the staff to have a good sense of comments from the Task Force and the public regarding the candidate consultant teams. Due to time constraints, the question and answer period with each team would be for the Task Force members only. The public would be able to provide written comments under Agenda Item No. 4, "Public Comments" by using the public comment cards provided in each packet.

### **Presentation - Johnson Fain Team**

Ken Kay, with Ken Kay Associates, stated that he would be joined by Bill Fain, from Johnson Fain in a collaborative team approach to the Plan. He indicated that they are very excited about the project and that this is a rare project opportunity, which could create a new international model. He stated that they understood the General Plan and the Council directive for the Plan, and that they wanted to create a place that would retain its rural character—a place that would become a new 21<sup>st</sup> Century town. Since Coyote Valley is geographically at the center of Silicon Valley, which transports technology to the rest of the world, they consider this to be a great opportunity to create a world-class model for the 21<sup>st</sup> Century, and that Coyote Valley would be at the center of it.

Bill Fain gave a description of their approach and indicated that they have previously worked together as a team. They explained that they do not have any preconceived ideas about what should happen in Coyote Valley. They indicated that they wanted to bring their team's experience to work with the Task Force to create the right plan for Coyote Valley and the City. He explained that they would begin by looking at the Coyote Valley environmental context. He indicated that they would look at the environmental "footprint", the watercourses, floodplains and habitat areas around the creeks, which are very significant to consider early in the land planning process as potential amenities. This would create the green infrastructure that would connect across with view corridors referencing the hills.

Mr. Fain stated that they would look at the valley's history, such as the Ohlone Indians, the Grange, and the existing hamlet. With regard to community building, they would start with the public realm,

then the urban nodes related to the environmental infrastructure. Mr. Fain further explained that it is a very different approach to start with the environmental footprint instead of the roadways, as is normally the case. He indicated that a variety of housing densities would wrap around the nodes with environmental features. Mr. Fain provided examples of some sustainable environmental housing features, including rooftop solar cells and greenhouses to convey heat to buildings in the evenings, which could be used to create an energy efficient town.

He went on to explain how they would handle the public places as town squares and greens with active retail streets, and that the whole theme would be one of “ informality”, rather than a heavy formal geometric order. They explained that schools would be very important and central to the high technology theme. High tech schools and academies related to the tech industry would provide a sharing of knowledge. They also proposed consideration of urban agriculture with fields of organic agriculture and community gardens to recall the agricultural history of the Valley.

Finally, they explained that roads are a reality that we have to live with in order to provide connections. The road system could allow for fuel cell buses and other “ car riding technology”, in addition to standard vehicles. Coyote Valley could connect to the rest of the City through a whole array of bikeways and jogging trails to tie into the surrounding parks in the region.

#### Task Force Questions:

The Task Force asked whether their plans showing the creeks widened into a series of lakes was just for graphics, or were they really proposing a series of lakes. Ken Kay stated that these were primarily graphic diagrams, but that they felt there were a lot of opportunities to do something creative with the water features in the Plan.

The Task Force also asked what their strategies would be to develop and market the 25,000 units and the 50,000 jobs, and whether they had a strategy to be sure that it actually gets built. The Task Force is concerned that traditional builders might want to begin in a way that would prevent the higher density integrated mixed-use concept. Ken Kay responded by saying that their strategy would be to start with the environmental footprint with limits on where and how the development could be built, and that it should not be done in a piece meal way. Then after the infrastructure is built, it would allow for stages of building within that framework.

The Task Force asked which of the team’s built project(s) was most similar to the Coyote Plan. Mr. Fain explained that their 27,000-acre Woodlands project in Texas was built on a high water table like a swamp, and that they had worked with Ian McHarg to plan areas to be built on and areas to be preserved. In addition, they felt that Mission Bay, in San Francisco, was very urban in the middle of the City with urban mixed use. He also mentioned their Indian Wells project, in Palm Springs, California, where they were able to find the original well in the area in an attempt to search for the real identity of the place.

The Task Force asked if their firm was primarily composed of architects or planners. Mr. Fain

indicated they their firm was a mixture with about 100 architects and 30% urban designers and planners, and that their focus is public infrastructure and place making.

The Task Force asked whether Johnson Fain and Ken Kay had actually built mixed-use projects. Mr. Fain and Ken referenced the examples of Mission Bay and of Woodlands, both of which have mixed land uses and are already built.

The Task Force questioned what type of densification the team envisioned in Coyote Valley. Ken Kay stated that they would see higher densities around transit and light rail on Santa Teresa Boulevard, and that the real key would be to respond to the market housing that can be built now and then allow the higher densities over time.

Finally, the Task Force asked how their consultant team would work with the Task Force. Ken Kay responded that in the St. Vincent's project, in Marin County (an 18,000 acre project planned over a 2-year period) they had included Saturday and weekday evening workshops, used small discussion groups to evaluate several alternatives, and used other mechanisms to engage the public.

### **Presentation - ROMA/Calthorpe Team**

Jim Adams opened by stating that they were very excited about the prospect of working on the Coyote Valley Specific Plan. He stated that the CVSP is a very important project, with not only regional, but also national significance. They feel that is the last major growth opportunity in the metropolitan Bay Area. He indicated that it would require a far-sighted plan that represents the state of the art in urban and regional planning, and environmental design. He indicated that it should be a plan that demonstrates San Jose's commitment to sustainable compact development, and at the same time be based on realistic implementation parameters, including financing, economics, fiscal considerations and property ownership patterns. He indicated that their team has a long-standing working relationship and they have collaborated on numerous projects both here and abroad.

Peter Calthorpe explained that their team believes there are four major challenges presented by the project. These are the same major challenges they have been working on and effectively dealing with for many years on other projects. The first challenge is the interface between jobs and housing. The creation of a viable urban community with a balance of jobs and housing is essential. They believe that there is a lot of good urban design today, but designing the mixed-use neighborhoods with good integration of jobs and housing is not as prevalent.

The second challenge protecting the natural environmental resources and open space. This is critical to create an urban pattern that promotes livability. The third challenge is the relationship between urban development, open space and agricultural uses. He stated that agriculture is another very complex interface challenge.

The fourth challenge is to obtain strong engagement with and commitment from the community. The key is working with the community, property owners, developers and builders to create a viable urban

neighborhood. Mr. Calthorpe stated, "None of this means anything unless there is a strong community consensus and a lot of enthusiasm from the community".

The team provided several examples of projects that illustrated their experience with these issues. They have participated in projects resulting in the construction of more than 40,000 housing units and more than 10 million sq. ft. of commercial development.

Mr. Calthorpe stated that local architect, Ken Rodrigues, is a team member and would be integral for providing an understanding of the current local commercial and office market. Mr. Rodrigues also has a keen vision for the future of the market place.

The team concluded by saying that they have had great success with many challenging projects. All of their projects have involved reconciling various points of view. They utilize a hands-on approach in working with the community and stakeholder focus groups. They prefer a strong interactive approach and use a variety of planning tools.

#### Task Force Questions:

The Task Force asked what strategies they would use to plan the 25,000 units and the 50,000 jobs with integrated land use, and actually get it built, given that some builders and lenders might be reluctant to implement the integrated mixed-use approach. Mr. Calthorpe stated that phasing is almost as critical as the design and a big component of the jobs- housing balance. Mr. Adams stated that they would also have to understand what the market will yield in the early phases and design the plan around those factors.

The Task Force also asked how they would prevent doing what is easy--the "cookie cutter approach that many builders are comfortable with". Mr. Calthorpe explained that in Stapleton, CO they didn't go with what the market wanted, they started with the a much denser, more diverse housing type. They are now receiving about a 25% premium on the sales of homes over the standard subdivisions at the same proximity to the urban center. He indicated that he feels there is a real value to the more walkable, more diverse neighborhood, and that most developers now understand it.

The Task Force asked what density range ROMA/Calthorpe would propose for Coyote. They responded that in Stapleton they had 10,000 units with a full range of densities, housing types and income levels. That issue, they feel, "no longer troubles the market". They would suggest a range of densities (from single-family to mid-rise condominiums) as a viable mix.

The Task Force asked how they would propose to achieve and preserve open space with such a dense project. ROMA/ Calthorpe indicated that most communities now have 50% or more open space. They would look at it not as "empty space or background", but think through the function that the open space should have, and how it should relate to the overall community with strong edges and transitions.

The Task Force asked whether there would be a mix of housing and jobs throughout the north

and mid-Coyote areas, and how the consultant team would handle that. Mr. Calthorpe said that in their experience with Stapleton, all of the amenities that added value to housing also added value to the industrial side of the project. He felt the industrial users saw that it was advantageous for their firms to have a mix of uses “close in”.

The Task Force asked about their team’s capabilities in interactive web site design and graphics. Mr. Adams stated that they have Michael Sechman Associates on their team, who has good experience with creating interactive web sites for planning with real cutting edge technology. Mr. Calthorpe added that they would like to take that beyond the visual and be able to analyze regional planning issues such as traffic, air quality, water and infrastructure costs. They would also like to be able to quantify the various costs associated with low density sprawl development versus the compact dense development.

The Task Force asked about how they would deal with open space in an urban setting, and whether a plaza with chairs and tables would be considered open space. Mr. Calthorpe indicated that open space could range from agricultural fields to open plazas and they would like to look at it as an overall system with pedestrian connections from rural to urban.

### **Presentation - Dahlin Group Team**

Doug Dahlin introduced his team members and indicated that his team had local and global insight and experience to bring to this Plan process. Mr. Dahlin provided some examples of their team’s work including Silver Creek, Evergreen, and Rivermark in Santa Clara, as well as the City of Vancouver. Mr. Dahlin also highlighted the fact that they have two firms from outside the Bay Area. James Cheng Architects has considerable experience in mid-and high-rise, mixed-use development in Vancouver, British Columbia. Michial Alston from the Development Design Group has considerable experience in “destination retail” and place making.

Mr. Dahlin stated that the team would begin the process by reviewing the established goals, existing conditions and City Council Vision. They would simultaneously work towards building a shared vision by exploring various ideas and opportunities. Mr. Dahlin discussed the highlights of building a shared vision and explained how the community outreach process would include a series of charrettes, workshops and public outreach via a web site. They would bring these efforts together to develop and design a series of alternatives for the vision’s physical form. A “preferred alternative” would be selected from these options. He indicated that they would focus on making a plan that would be economically viable. Finally, he stated that the zoning and design guidelines would guide its evolution.

Their team’s overall philosophy would start with an analysis of the land itself. He indicated that the environmental resources, the hydrology and water related issues are very important in Coyote Valley. He stated that water quality would be very challenging in order to ensure that urban runoff maintains the necessary level of purity. It is also necessary to maintain water retention for flooding, but that land could also be used for parks and habitat. He indicated this includes the creation of a

sustainable urban ecology to “celebrate the diversity of species and environmental protection”.

Agriculture would be a very important part of the plan, Mr. Dahlin explained, both as an interim use and through integrated opportunities such as orchards that could act to define individual neighborhoods. He stated that the Greenbelt area might need to be maintained in an agricultural land trust or other similar method of protection. The stewardship overall, he felt would be an important environmental approach so people that live in Coyote would have as strong sense of protection as part of their lifestyle.

Regarding the desired urban development intensity, Mr. Dahlin stated that thinking out of the box would be necessary. They would propose the inclusion of a variety of housing types and densities, ranging from single family to high-rise, for all income levels. He further stated that mixed use and the “next generation work place” would be a big challenge. Examples of James Cheng’s work in Vancouver, which includes high-rise residential in large format, mixed use employment centers were provided. He also provided examples of the Development Design Group’s products. They included projects that created “workplace to city place” with mixed use, large format retail, active main streets, and destination retail and entertainment areas.

#### Task Force Questions:

The Task Force asked about their principles for green buildings, and Mr. Dahlin explained that building orientation would be critical and the plan could include a number of things such as solar farms, and urban tree canopies—all of which are designed for energy savings.

The Task Force asked whether their consultant team would envision integration of jobs and housing throughout the Coyote Valley. Mr. Dahlin answered in the affirmative, stating that they see the opportunity for a tendency more towards employment in the north, but that they want to have a mix built around a new downtown core. He added that the core might have 20-story buildings on a main street with residential and office use.

They asked what Mr. Dahlin felt was their best example of their work at a similar scale and complexity to the Coyote Plan. Mr. Dahlin explained that it was a combination of the Contra Pacific Project that James Cheng and Associates had worked on in Vancouver, which he felt was an excellent example of what they’ve done with high densities averaging about 20 DU/AC (dwelling units per acre), and Rivermark which he felt was the best example of the neighborhood mixed use. In addition, he cited Westgate (Development Design Group) in Arizona, which he felt might be the closest to the type of living that the Coyote Plan might envision.

The Task Force asked whether Mr. Dahlin felt that high rise was realistic for Coyote. Mr. Dahlin stated that he felt it was realistic since there is a need for the development of 25,000 units. If it were to be flattened out, he indicated that it would create a narrow housing mix so they recommend spreading the mix to mid-rise and high-rise.

In addition, they asked whether any of Mr. Dahlin's projects had involved the construction of schools, and Mr. Dahlin indicated that many of their projects had involved the construction of new schools and that in their estimate the Coyote Plan could result in the need for 7 elementary schools, 2 junior highs and a high school.

The Task Force asked Mr. Dahlin how they would propose to meet the goal for the high density and mixed use for of 25,000 units and the 50,000 jobs, and how they would plan to phase it from the start so it would actually get built. Mr. Dahlin responded that James Cheng's office could bring in some good connections to developers. He also indicated that in San Diego it wasn't the local builders who did the work in the downtown, but it was several Canadian developers. These are the firms that can show the way and show how the economics can work out on these projects. As far as phasing, Mr. Dahlin stated that Rivermark was able to build a commercial town center at the beginning, which drew people. Normally, he indicated that housing has to come first, but if the commercial comes first and has a regional draw then we may be able to achieve the first phase that we want.

The Task Force asked whether they had any plans to build any affordable senior housing, and Mr. Dahlin stated that they would provide at least 20% affordable housing, as required in the Council Vision, and they may do more.

### **Presentation - Dyett Bhatia Team**

Rajeev Bhatia, of Dyett Bhatia, said that he would be the team's project manager. They were honored to be part of the selection process and that they felt that the Coyote Valley Specific Plan was a great opportunity. He indicated that the Plan needs to respond to the Coyote Valley's magnificent setting between the hills and the mountains, and its "tremendous sense of place". He further stated that it needs to "seamlessly integrate planning, transportation, design natural resources and market forces. They're all critical and all need to work synergistically". He stated that they would do the Plan by listening to the Task Force, the land, the community, the property owners, and the decision makers and that they have no preconceptions. Mr. Bhatia noted that success lies in providing a plan structure with a dynamic zoning framework.

Mr. Bhatia said that their consultant team brings exceptional strength in mixed use, and that they are just finishing the downtown San Diego Plan which envisions 80,000 people and more than 200,000 jobs in a compact urban setting. He explained that Jack Robertson, of Cooper Robertson is the greatest planner of new towns, and that his firm has designed and built the best new towns in the United States --including Celebration in Florida. He indicated that they were also involved in designing half the buildings in the Santana Row project in San Jose. Mr. Bhatia stated that Hargraeves and Associates are the country's best park and open space urban design firm. They have designed Grant Park in Chicago and locally have done North Park in San Jose, as well as the Guadalupe River Park, which integrates flood management and natural resource planning.

In zoning, he stated that Michael Dyett has just finished the zoning code for Chicago, Milwaukee, Concord and Oakland, and brings exceptional strength in zoning for new towns. He also indicated that they bring tremendous strength in computer modeling, simulation and Geographic Information Systems (GIS). He showed several examples of how computer simulation would be able to help in visualization.

Mr. Bhatia continued by outlining a scope of work from the overall big picture down to zoning details. He stated that they would begin with data collection and review of the environmental reports, develop alternatives by working with the Task Force and the public at workshops, and then formulate the preferred plan alternative.

Jack Robertson talked about making plans for special places. He explained that each place brings its own problems and its own character, and that their job is to figure it all out. He summarized that designing plans is about two things: "getting it right for your client and getting it right for those who build and manage the project over time, and it has to be popular". He stated that their team would show the Task Force the options, and allow the Task Force to choose what they want in Coyote Valley. Their consultant team would help the Task Force by using scaled cross sections, GIS, rigorous alternative modeling and computer simulation to visualize the different alternatives.

#### Task Force Questions:

The Task Force asked what the key challenges would be with the zoning guidelines. Dyett Bhatia responded that they would go only as far as they had to. They would use the simplest set of rules so that if a developer met the zoning rules they would be able to go forward with their project. They gave some examples of their zoning ordinance work in Cincinnati, Portland, and Palm Beach. They have created a "height bulk analysis" that all developers are able to use and find "user friendly".

The Task Force commented that "they liked their enthusiasm and stated that it didn't show in their pictures but it showed a lot in their presentation".

The Task Force wanted to know what the Dyett Bhatia team thought the relationship should be between Coyote Valley and the rest of the city. Mr. Bhatia indicated that the Coyote Valley new town was going to be a very special place and very distinctive and that the roads would be the main connectors, but also the natural resources, creeks and trails would connect Coyote to the rest of the City of San Jose.

### Next Steps in Process:

Mayor Gonzales thanked everyone for their patience and asked staff to talk a little about the next steps in the process.

The Task Force asked staff to explain what their criteria would be for selection, and Laurel Prevetti explained that staff would be narrowing it down to two consultant teams over the next few days and then making a final selection over the next two weeks. She further explained that staff is carefully looking at each of the team approaches. The criteria include technical competency, experience, thorough approach, sensitivity to all stakeholders, understanding of the project objectives and Council direction, among other factors.

The Task Force wanted to get something in writing from staff outlining the criteria they will use in consultant selection, summarizing the findings and the comments from the public and the Task Force, and the staff evaluation of the team's cost proposals. The criteria would be provided in the memorandum to Council regarding the consultant contract. They would also like to have the comment cards returned to the Task Force. Laurel responded that staff would provide a summary of all comments (see Attachments A and B) and return the comment cards to the Task Force. She also requested that all comment cards be turned in to staff by the end of the meeting. She said that Task Force members who are unable to finish their forms tonight could turn them in tomorrow by 10:00 a.m. in the Planning Department, attention Susan Walsh, Room 400. Finally, the Task Force requested a list of the projects of each team (see Attachment C).

## **4. Public Comments**

Reverend John Freeseemann with the Interfaith Council, expressed a concern about the process that the Task Force uses to communicate their ideas to each other. He stated that the church has a lot of committees and that they have found that they "need to have goals that do not overwhelm them". He felt that staff should not dictate the Task Force's direction and he urged them to set up a better process for open communication among themselves. The Task Force asked for clarification as to why this issue had been raised and Planning staff was not aware of any specific reason.

Laurel Prevetti, Deputy Director of the Department of Planning, Building and Code Enforcement, indicated that the Task Force is bound by the Brown Act, which limits communication between its members. In addition, the Council has set forth a Vision for the development of Coyote Valley Specific Plan with goals and objectives to implement that vision.

Joe Birch, from Morgan Hill, stated that he felt that there had been no mention of how the Greenbelt area would be integrated. He also asked how many people were representing South Coyote areas versus areas north of Palm Avenue. The Co-chair responded by stating that there are a lot of people representing larger groups here and that a list of stakeholders would be available for him. They also said that this is the beginning of a long process and that all comments are welcome

and equal.

## **5. Adjourn**

The meeting was adjourned at about 8:35 p.m. The next meeting is scheduled for February 9, 2004.