



Memorandum

TO: COYOTE VALLEY SPECIFIC
PLAN TASK FORCE

FROM: Susan Walsh

SUBJECT: SUMMARY OF TECHNICAL
ADVISORY COMMITTEE
MEETING #7 HELD ON 1/20/04

DATE: January 29, 2004

Approved

Date

Technical Advisory Committee (TAC) Members Present:

Rebecca Tolentino (City of Morgan Hill), Pat Sausedo (National Association of Industrial Office Parks), Dennis Martin (National Association of Industrial Office Parks), Beverly Bryant (Home Builders Association) and Teresa Alvarado (PG &E).

Consultants Present:

Darin Smith (EPS) and Jim Musbach (EPS).

City Staff Present:

Darryl Boyd (PBCE), Susan Walsh (PBCE), Perihan Ozdemir (PBCE), Luke Vong (DOT), Luis Da Silva (Fire).

1) Welcome and Introductions

The meeting started at 3: 35 p.m. and everybody introduced themselves.

2. Updates: 1/12 Task Force Meeting

Susan Walsh, Senior Planner with the San Jose Department of Planning, Building and Code Enforcement, briefly reviewed the handouts that were available for the meeting, which included: 1) Summary of the TAC Meeting from December 16, 2003, 2) Summary of the Task Force Meeting from December 8, 2003, 3) The 2-page synopsis for each of the four candidate consultant teams, 4) Memo dated August 16, 2002, regarding the City Council Vision for the Coyote Valley Specific Plan, 5) Revised 2004 Schedules for the Task Force and the TAC Meetings. She noted that the TAC would be meeting in three different meeting rooms this year

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due to a change in room availability. She also asked the TAC members to update their contact information on a list that was being circulated, and indicated that a complete contact list for the TAC will be provided soon, as requested by the TAC at the last meeting.

Susan explained that the four consultant teams (Johnson Fain, ROMA/Calthorpe, Dahlin Group and Dyett Bhatia) each made 15-minute presentations to the Task Force at the Convention Center and answered 5 to 10 minutes of questions from the Task Force. Each firm used a Power Point presentation, introduced their team members and explained their approach to the development of the Coyote Valley Specific Plan. She noted that the presentations were impressive and it was interesting to see the different approaches to the same problem. There were questions by Task Force members regarding how each team would approach planning and implementing the high density and mixed use, each firm's comparable projects, and how Coyote Valley should relate to the rest of City as a whole. She explained that each Task Force member and member of the public was asked to fill out a comment form for each team to provide staff with their comments on the strengths and weaknesses of each team's approach and presentation. Susan indicated that a summary of the Task Force meeting would be available at the next Task Force meeting on February 9, 2004.

Staff explained the overall land planning/urban design consultant selection process, and indicated that based on the established criteria and the comments received at the meeting, staff had now narrowed it down to two teams: ROMA/Calthorpe and Dahlin Group. She stated that that staff would be making the final selection over the next 2 weeks, which would be announced, to the Task Force and the TAC as soon as possible. Staff will then negotiate an agreement with the consultant team for the preparation of the Plan.

Staff encouraged the TAC members to attend the next Task Force meeting on February 9, 2004, when the planning consultant team will discuss the details of the work plan, and the Greenbelt Alliance will present their vision for the Coyote Valley. The meeting will be held at the Health Building, in Rooms A and B.

Darryl Boyd, Principal Planner with the San Jose Department of Planning, Building and Code Enforcement, stated that the Site Analysis (a summary of the Phase I Consultants Progress Reports on the baseline environmental information) is expected to be available in draft form at the March Task Force meeting. He explained that it is designed to be used as baseline information for the land use-planning phase, which will begin soon. Darryl indicated that David J. Powers and Associates will be preparing the Site Analysis for the City and an administrative draft should be available in mid-February for internal City staff review and comment. The biology report will be updated since access was granted to six sites which were previously inaccessible. In addition, the traffic report and the cultural landscape analysis revisions should be completed soon, for incorporation into the Site Analysis.

The TAC asked whether that Site Analysis Report was different from the Habitat Conservation Plan (HCP). Darryl indicated that they are totally different. He explained that the Site Analysis Report will be a summary of all of the environmental progress reports that have been presented

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to the Task Force and the TAC so far, and it will be used for the land planning which will start soon. The Site Analysis Report can be considered the environmental setting, background or due diligence for the land planning effort.

3. Other Issues

Susan Walsh introduced Jim Musbach and Darin Smith, with Economic and Planning Systems (EPS), who will be working on the economic analyses for the Plan. She indicated that they were just observing today but that staff and land use consultant would be working closely with them during the land planning phase. She stated that their firm would be preparing the market analysis, the public infrastructure and cost financing strategy and the fiscal impact analysis. They may be contacting some of the TAC members as they develop the initial market data. Jim Musbach briefly explained what each of the three tasks will entail and said that he would be finalizing a scope of services soon.

The TAC mentioned that they wanted to be sure that the utilities, especially PG&E, would be consulted early on in the planning process to be sure that there are no big surprises in the later planning phases of the Plan. Staff assured them that they would be included as early as possible.

The TAC also asked whether the Task Force comments regarding the four consulting teams were heavily weighted in favor of the two teams that were selected, and how staff would make the final selection. Staff indicated that the comments were spread out quite a bit and that there were favorable comments for all of the teams so it was difficult decision to make. For the final consultant selection, staff would use the established criteria and the comments from the Task Force and the public to select the firm that would be the best fit. Darryl commented that probably either of the two teams would be well qualified to prepare the Plan, but it would really be a matter of which team was considered the best fit for this task.

The TAC also asked whether the Council would be making the final decision, and staff explained that the City Council has the ultimate authority when they consider the contract with the consultant team

4. Adjourn

The meeting was adjourned at about 4:10 p.m. The next TAC meeting will be on February 17, 2004.