Council Meeting: 8/20/02
Agenda Item: 4.7

Replacement

1716

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: City Council

FROM: Mayor Ron Gonzales
Councilmember Williams

SUBJECT: Coyote Valley Specific Plan Initiation

DATE: August 16, 2002

Approved: Ron Gonzales Forrest Williams

Date: 8/16/02

RECOMMENDATIONS

We recommend that the City Council start the planning process for the Coyote Valley by:

1. Appointing the members of the Coyote Valley Specific Plan (CVSP) Task Force as identified in Attachment 1.

2. Directing the City Manager to create a Technical Advisory Committee of City staff and other public agency representatives to serve as an advisory body for the Task Force.

3. Directing Planning staff to develop a work plan, including a Request for Proposals for a land planning consultant team, timeline, and estimated budget for the Coyote Valley Specific Plan, and to return with recommendations to the City Council within 30 days.

4. Authorizing the City Manager, in conjunction with the Mayor's Office and Councilmember Williams' office , to select independent consultants to work with the Task Force during the planning process. The consultants and City staff together should have a broad array of appropriate expertise including urban planning, architecture, civil engineering, transportation planning, geotechnical, economics, environmental, hydrology, computer support, and public finance and project funding.

   Prior to the City Council's consideration of consultant contracts, there must be a completed agreement between the City and the landowners/developers to share the costs for this planning process.

5. Directing the Task Force to use the Vision and Desired Outcomes statements in Attachment 2 as its direction for developing the Specific Plan.

6. Directing the City Manager to begin developing a funding agreement between the City of San Jose and landowners and/or potential developers of the majority of the developable acreage within Coyote Valley, and return with recommendations to the City Council no more than 30 days after the Coyote Valley Specific Plan budget is approved by the City Council.

7. Directing the Task Force to include the following elements as a part of its review in preparing the Specific Plan:
   - Environmental review
   - Infrastructure analysis and plans
   - Land use and circulation plans
   - Public facilities plans
   - Phasing plans
   - Financing plans

BACKGROUND

San Jose made smart-growth decisions for Coyote Valley two decades ago for balanced development that would be benefit San José and the region. The City's General Plan has designated North Coyote Valley for industrial development to ensure a stable economic base and new jobs. Central Coyote Valley was designated for residential development after jobs in North Coyote Valley were in place. South Coyote Valley was designated as a greenbelt separating San Jose from Morgan Hill to ensure open space, not urban sprawl between our cities.

The Council also established "triggers" in the General Plan to ensure that industrial development preceded housing development, so that our community would have the financial resources to support quality public services. These remain sound planning principles. Balancing jobs, housing, and transportation while preserving open space is critical as we move forward in Coyote Valley.

In June 2001 the City Council approved the Mayor's recommendations based on the Housing Production Team's report. Two of the recommendations suggested changing the Central Coyote Valley Urban Reserve trigger to allow planning for the development of the Coyote Valley Specific Plan. On November 20, 2001, the City Council adopted a text amendment to the General Plan (GP01-T-33), which allowed for the preparation of a Specific Plan for North and Central Coyote Valley to begin.

The City has a long-standing practice of involving the community through the planning process. As we have done through the SNI process, master plans, and specific plans, the preparation of the Coyote Valley Specific Plan will involve the stakeholders.

The General Plan recognizes that Coyote Valley is relatively isolated from the rest of San Jose and future development will need to be in the form of a balanced community

with jobs, housing, commercial and community facilities, schools, parks, residential services, and public transit. The planning for such a "new town", as required by the General Plan, should include the North Coyote Valley Campus Industrial Area as a key job center and the Coyote Valley Urban Reserve as the primary new residential area. The specific plan should also preserve the long-standing guidelines previously established by the Council; these include creating 50,000 jobs and at least 25,000 homes in Coyote Valley and permanently protecting the greenbelt located in South Coyote Valley. The creation of affordable housing also should be among the primary objectives that are integral to the planning process.

The Specific Plan is a prerequisite to any development in the Coyote Valley Urban Reserve. Under state law, the Specific Plan process includes the ability to plan land uses in detail, plan for infrastructure and community service needs, formulate financing and implementation programs, and phase the implementation of any of the plan elements as necessary. The process also requires the participation of affected jurisdictions, property owners, developers, and other community and regional stakeholders.

The smart growth principles for Coyote Valley are included in the San José 2020 General Plan. The Specific Plan should follow these principles, including a transit-oriented, pedestrian-friendly community with ample spaces for recreation. In order to sustain long-term economic viability and promote healthy community diversity, the Specific Plan should provide for a variety of residential densities. To achieve the desired minimum of 25,000 housing units, minimum density should not fall below 10 units per acre and densities as high as 100 units per acre should be considered. Opportunities for both home ownership and rental housing should be encouraged.

This Specific Plan will undoubtedly be one of the most ambitious and exciting planning opportunities ever undertaken in San Jose. It will also be costly to ensure that a complete and appropriate plan is achieved. State law provides that Specific Plan costs can be recovered from property owners in affected areas. The Council therefore should direct staff to prepare an "area of benefit" analysis in order to share and recover costs.

The Coyote Valley Specific Plan will be a critical component of San José's future, and it is important that we do it right. This includes supporting the investment of time and resources, involving all the affected stakeholders, and adhering to our principles of smart growth, balanced development, and greenbelt protection. This is the right time to begin this effort, so that when the development triggers are met in the future, we will be ready to move forward with a Specific Plan in place that will guide the creation of new community through exemplary urban design.

COORDINATION

This memo has been coordinated with the City Manager's Office, the Department of Planning Building and Code Enforcement and the City Attorney's Office.

Attachment 1

Coyote Valley Specific Plan Task Force Members

The size, composition, and structure of the Coyote Valley Specific Plan Task Force complies with San Jose City Council Policy 6-22 regarding Specific Plans, and it reflects the many interests of this important area.

We worked diligently to develop a well-balanced Task Force, for its members have a very serious responsibility to prepare a comprehensive and practical plan for the future of Coyote Valley. The composition of the Task Force includes the wide range of perspectives and interests associated with this area and San Jose. They include elected officials from several public agencies; volunteer commissioners; landowners; environmental, labor, and business advocates; and future residents and workers of Coyote Valley. Together they will ensure that the Specific Plan accurately reflects the goals of our community and the smart growth principles of the 2020 General Plan.

The individual members of the Task Force will receive and make significant investments of time, training and information to ensure the effectiveness of the Task Force will accomplish its mission to create the Coyote Valley Specific Plan. For this reason, members will not be permitted to be represented by alternates. In addition, members who miss three consecutive meetings will be removed from the Task Force. It will be critical for the success of the Task that its members commit to consistent participation in this effort.

1. Mayor Ron Gonzales, Co-Chair
2. Councilmember Forrest Williams, Co-Chair
3. Councilmember Pat Dando
4. Don Gage, Chair, Santa Clara County Board of Supervisors
5. Chris Platten
6. Russ Danielson
7. Helen Chapman
8. Dan Hancock
9. Terry Watt
10. Steve Schott, Jr.
11. Craige Edgerton
12. Ken Saso
13. Doreen Morgan
14. Jim Cunneen
15. Amy Dean
16. Steve Speno
17. Neil Struthers
18. Gladwyin D'Souza
19. Chuck Butters
20. Eric Carruthers

ATTACHMENT 2

Coyote Valley Specific Plan
Vision and Expected Outcomes

1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.

2. The line (Greenline) between Central and South shall not be moved.

3. The line between North and Central could be erased to allow for mixed-use throughout as long as 25,000 housing units in Central and 50,000 jobs in North remain as a base. Then, jobs can be added in Central Coyote and housing in North Coyote to achieve mixed-use or develop a property owner agreement to "trade" jobs and housing counts to achieve mixed-use goal.

4. The overall development character of North and Central Coyote Valley should be very urban, pedestrian and transit-oriented community with a mixture of housing densities, supportive businesses and services and campus industrial uses.

5. The Specific Plan should plan for the extension of light rail and heavy rail into Central Coyote and use these facilities to orient development.

6. We shall maximize efficient land usage; i.e., the 25,000 units and 50,000 jobs are both minimums. In North and Central Coyote combined, the total development potential is at least 50,000 jobs and at least 25,000 housing units. Through the Specific Plan process we shall determine the distribution of that potential across north and south, including mixed-use concepts.

7. It will be important to distinguish that the 50,000 jobs referenced are primarily industrial/office jobs, not the additional retail support or public/quasi-public jobs (e.g., City workers) that must also be accommodated in the Plan area for a vibrant, mixed-used, urban community.

8. Identify locations for public facilities (libraries, parks, schools, etc.) in the land use plan as well as include these facilities in the financing plan.

9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas.

10. The identification of financing measures for the needed capital improvements to support the planned levels of development.

11. The plan must be financially feasible for private development.

12. The plan must develop trigger mechanisms to ensure that increments of housing may not move forward until the appropriate number of jobs are constructed in a parallel timeline to maintain a jobs/housing balance in Coyote Valley.

13. The Task Force should review the potential to utilize "subregions" of the valley that will incorporate jobs and housing that can move forward when the subregion has ability to finance the appropriate infrastructure. Residential projects will be issued building permits in parallel with the development of jobs when either the projects are purely mixed-use in their construction or the jobs and housing are constructed simultaneously.

14. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.

15. The plan should allow for the current General Plan budget triggers to be changed to triggers based upon the Valley or its subregions' jobs and housing revenues covering the General Fund cost of services.

The plan shall include a requirement that will mandate 20 percent of all units be "deed-restricted, below-market-rate units."