



Memorandum

TO: City Council

FROM: Mayor Chuck Reed

**SUBJECT: EVERGREEN DEVELOPMENT
POLICY**

DATE: June 22, 2007

Approved

Chuck Reed

Date

6/22/07

RECOMMENDATION

The purpose of this memorandum is to suggest some guidance for the June 26, 2007 City Council meeting regarding the proposed work plan to update the Evergreen Development Policy (EDP).

We do not need to discuss whether or not the City Council meeting synopsis or staff report correctly captured the action of the Council on May 15. Instead, the City Council should decide if any residential development should be considered in Evergreen before the industrial lands are developed. If so, then the City Council should also decide the circumstances under which residential development may be considered.

It seems to me that there are at least three potential alternatives that we could consider for allowing residential projects to proceed:

1. Small projects that have less than a 1% impact of the traffic on any intersection (similar to what we do in much of the rest of the city).
2. Projects that pay a fair share traffic mitigation impact fee based on an updated nexus study and drawn from a pool generated by job creation in Evergreen at the rate of 1 housing unit per 2 new jobs (similar to North San José and Coyote Valley).
3. Projects which voluntarily pay a pro rata share of the cost of the infrastructure and amenities package.

Whatever the City Council decides to do regarding triggers for residential development, the guiding principles and the work of the EEHVS Task Force on design guidelines and infrastructure and amenities should be incorporated into the EDP Update.