

# Appendix

## Appendix C: Online Surveys Summary

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Two online surveys were conducted to gather broader community input, supplementing the insights provided during the community workshops. In addition, the surveys provided an alternative opportunity to those who were unable to participate virtually or in-person in real time.

Survey questions and content closely mirrored the facilitated activities from both Community Workshop 1 and Community Workshop 2. This ensured that the insights from both engagement formats could be similarly considered in the development of the Draft Guiding Principles.

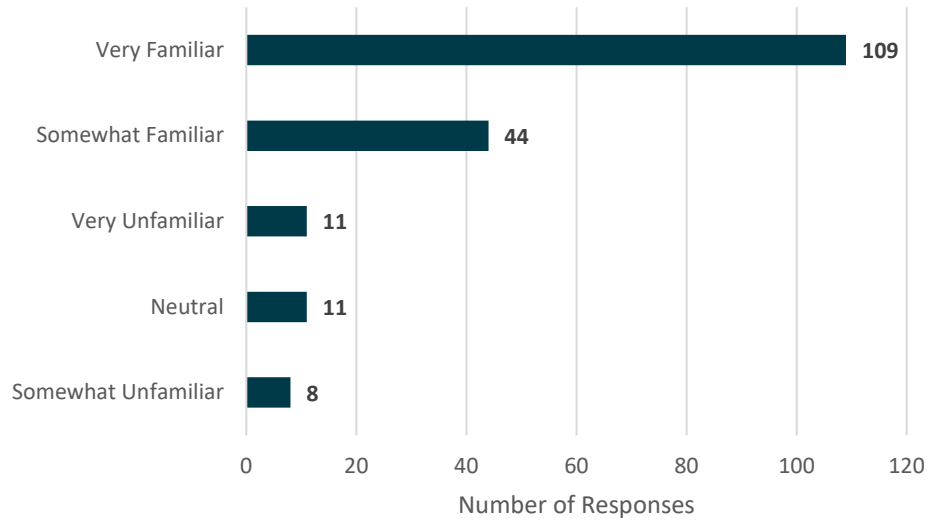
In Survey 1, respondents identified their top priorities for potential future development, expressed their greatest concerns, and identified the community amenities they would most like to see in and around PHGC. Questions in Survey 1 also addressed traffic and transportation and environmental sustainability, features, and practices. In Survey 2, labeled site features, programs, and amenities across five categories (Housing Types, Nonresidential Uses, Open Space and Community Amenities, Sustainability Features and Community Programs, and Urban Design and Transportation Features) as “Prioritize”, “Okay to Include”, “Exclude”, or “No Opinion”. Survey 2 also posed questions about housing tenure, affordable housing, and parking.

All questions on both surveys included write-in options where respondents could submit answers that were not covered by provided multiple choice options. Both surveys included optional demographic questions about race, age, and household income.

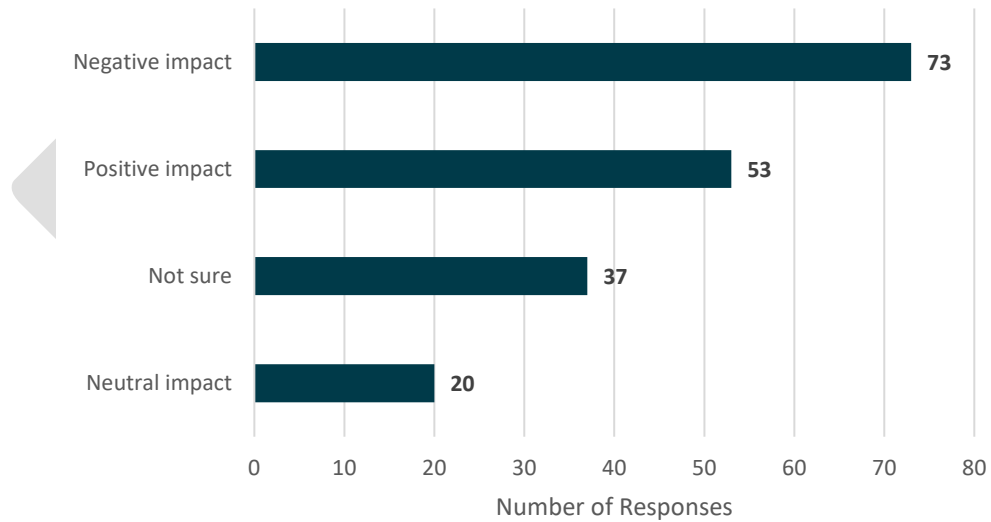
The online surveys, which were both hosted on ArcGIS’s Survey123, opened after the conclusion of each workshop. Survey 1, which received 183 responses, was open from February 14, 2024 until April 15, 2024. Survey 2, which received 156 responses, was open from April 25 2024 until May 21, 2024.

# Online Survey 1

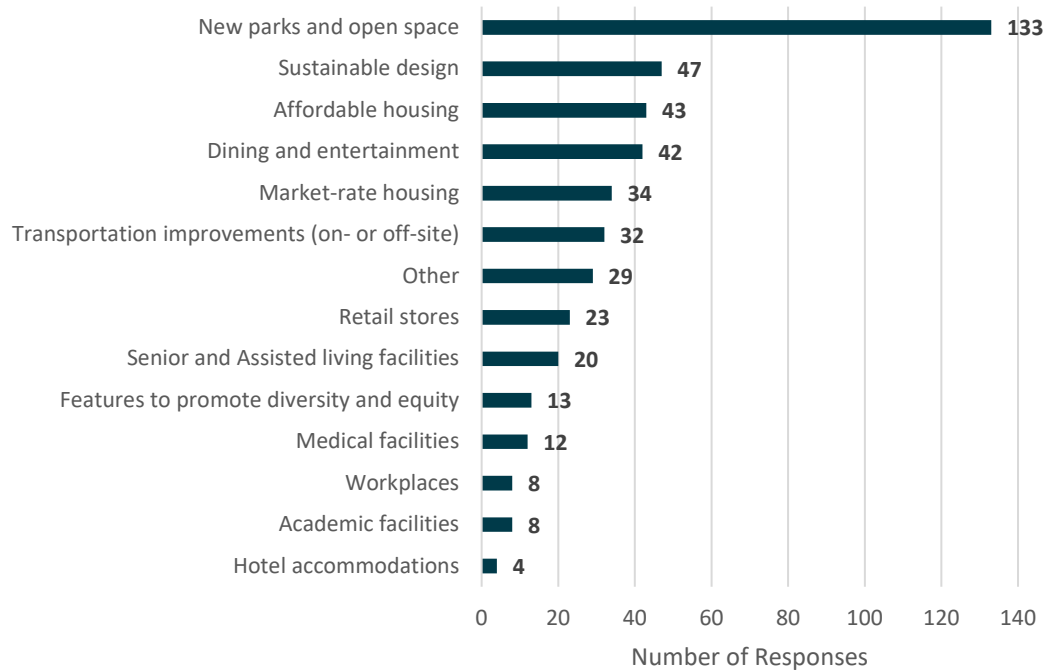
## 1. In your own estimation, how familiar are you with the Pleasant Hills Golf Course site?



## 2. How do you envision new development on the PHGC site impacting the overall character of the community?



### 3. What are your top priorities for potential development on the PHGC site?



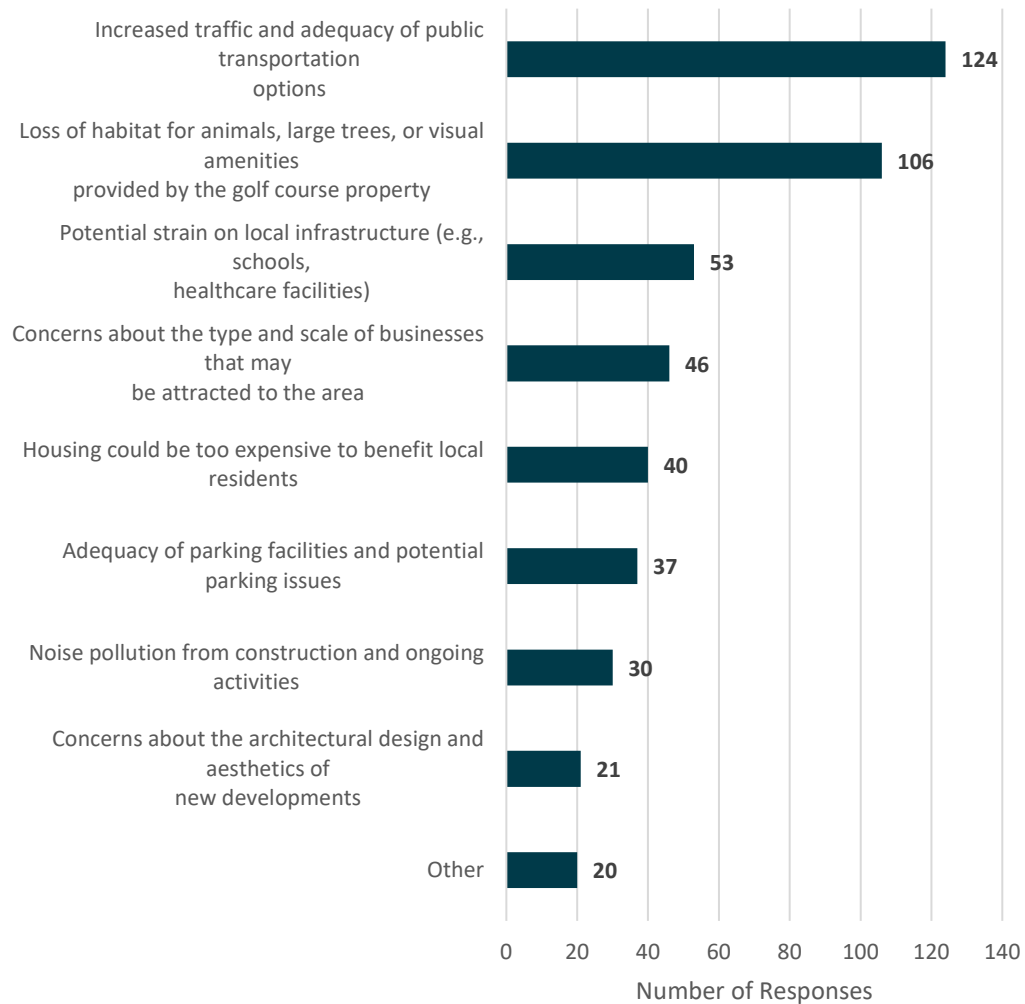
#### Other:

- Added police patrols to curb the tremendous increase in crime, such as car thefts in the area.
- Community connection weaved with Evergreen historic accomplishments (aviation, winery, SJ pioneers) and quaintness
- Would love to see it return to the golf course it had been for 40 years. Great opportunity for Evergreen Area residents young and old to participate.
- grocery, small retail, large meeting plaza similar to Evergreen Square
- My concern is for the animals: squirrels, a pack of coyotes seen multiple times, the swarm of birds that call that their home. I don't want all that wildlife to spread into the adjacent neighborhoods looking for their new homes.
- Preservation of the "wet lands" along White Road & diversion of traffic OFF TULLY! Single family homes.
- No building of any kind.
- Community gathering space
- The current roadways won't tolerate more auto traffic. We are in dire need of beautiful open spaces and parks.
- There is already a significant amount of traffic in this area, if developed housing should go to teachers, first responders who live in San Jose.
- Golf course
- Housing that are environmentally built with solar, and native landscapes to preserve wildlife
- as much open NATURAL space as possible please! Birding / Walking / Running / biking
- Single Family Homes
- Not more houses no one can afford, nor something that causes worse traffic.

- No housing or businesses
- 1 soccer fields with lots of new native trees. 2 Kaiser clinic 3 senior housing/assisted
- Nothing that will create further congestion
- Dog Park. Less dense. Nice architecture.
- Community center and garden
- east SJ stores not good. Add a rader Joe's, more breakfast restaurants & or cafes, the restaurants here are costly. another grocery store ie nob hill, another Safeway...parking spaces? All the Mt. streets no parking
- Flower garden or aquatic community center
- Good Paying jobs building this project with healthcare and apprenticeship programs. Local hire so the men and women whom live in the community can work on this development. and a Responsible contractor that can make this happen.
- SUGGEST having ymca pay for land on new land and let police pay to take over ymca across the street, the ymca is too small, also police need a station in our area, also, the morgan hill aquatics center would be good for the city of san jose to pay for
- Golf Course
- More single story homes
- Traffic impact on an already densely-populated area
- Senior housing

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#### 4. What are your greatest concerns about potential development on the PHGC site?

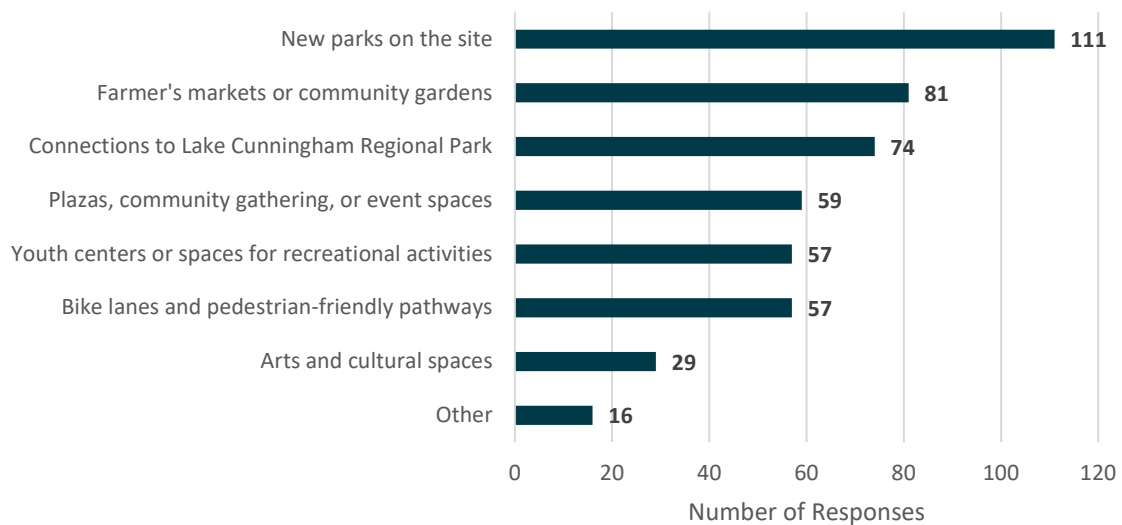


#### “Other”:

- not really. i think it is an improvement to a vacant site
- Vagrants
- Too many housing units for location
- Additional traffic up and down Tully/White rds.
- Walkability & pedestrian safety
- New housing could be too dense that it detracts from the existing community
- Improving existing properties (landscape maintenance and helping existing small businesses) would be better than more buildings and autos.
- It seems a terrible waste to sacrifice a green space such as this for yet more housing when there are far better areas within the SJ that could be redeveloped.
- No issues if golf course
- Because the whole of Eastside San Jose is viewed so negatively, it is difficult to attract and maintain good businesses

- environment needs to be taken in full account in design and integrated into the "choice". Do not want to see just a concrete mess or vacant space. There should be native trees and plant, green roofs and no lawns. Only fake grass for soccer fields.
- I dont want further congestion it is always a pain in the ass to drive around thay area. I dont want low income housing to be built there is already a ton of robberies in the neighborhoods and car break ins,
- We have commercial building down the street on Quimby and White Rd that have been vacant for years. Why not redeveloped those buildings
- More traffic, housing costs to high for locals
- Viability of the development due to too many demands from the city
- Not having a responsible contractor onsite of the project that dosent pay area standard wages and benifits
- concern for wealthy people to buy homes for investment from other places and countries and we must help all people of all races and economic levels
- New home Cost
- Housing will be a great benefit to the community
- Encroaching on current neighborhoods and established HOA boundaries.

**5. Which community amenities would you most like to see in and around the PHGC site?**

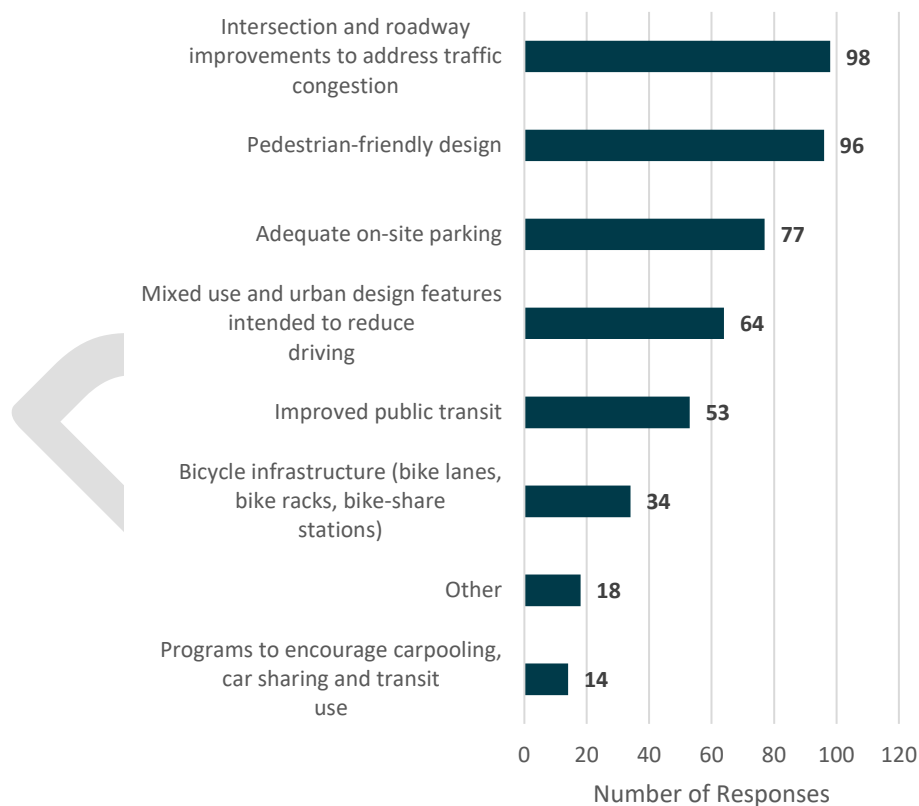


**“Other”:**

- A landmark telling the story of this property’s history and vision for the future.
- A reimagined golf course.
- Walking trails and pathways that have trees and other calming and beautiful vegetation
- Leave it undeveloped. I am a local runner in the area and there is already too much traffic in evergreen. Keep this beautiful location undeveloped or make it into a park.
- Would really like to keep the site as is.
- natural habitat, an oasis of wilderness in the sprawl

- Golf course
- Diverse art and cultural spaces
- None
- Whatever you put there will just be a place for more crime to happen. As it does all over the neighboring neighborhoods.
- again, I say have city pay to take over ymca across the street and make a new and needed police station and have city pay for an aquatics park like in morgan hill
- Community center with Gym (for Basketball, Badminton, Pickleball, etc)
- Dog park
- A Par-course and/or other fitness options designed into the site.
- Native plants/animals habitat
- cohesive design that incorporates park and open space with plaza shopping and restuarants. See the town of Windsors square

**6. What are your top priorities regarding traffic and transportation to support potential development at the PHGC site?**



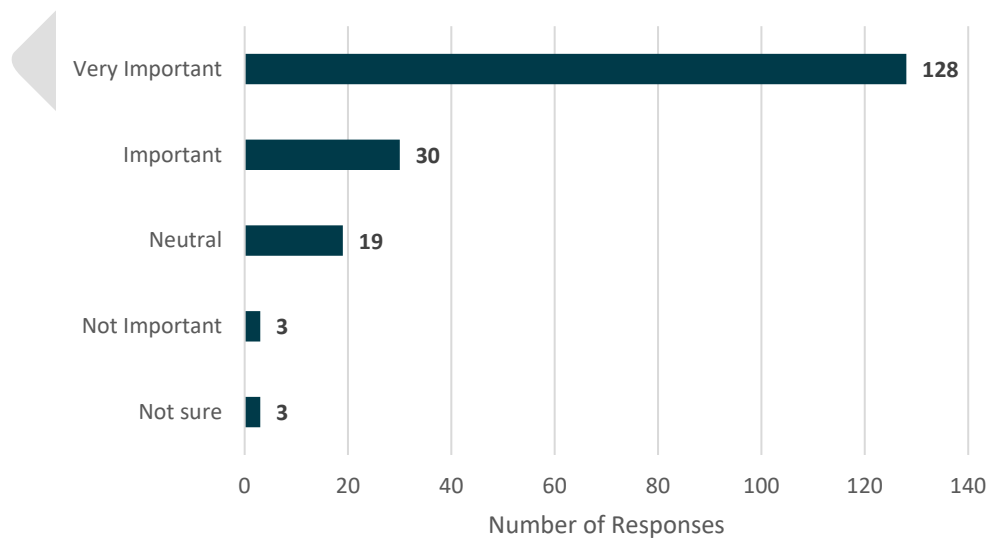
**“Other”:**

- Separate walking and bike trails
- Very low density to reduce traffic
- housing density which does not make traffic worse

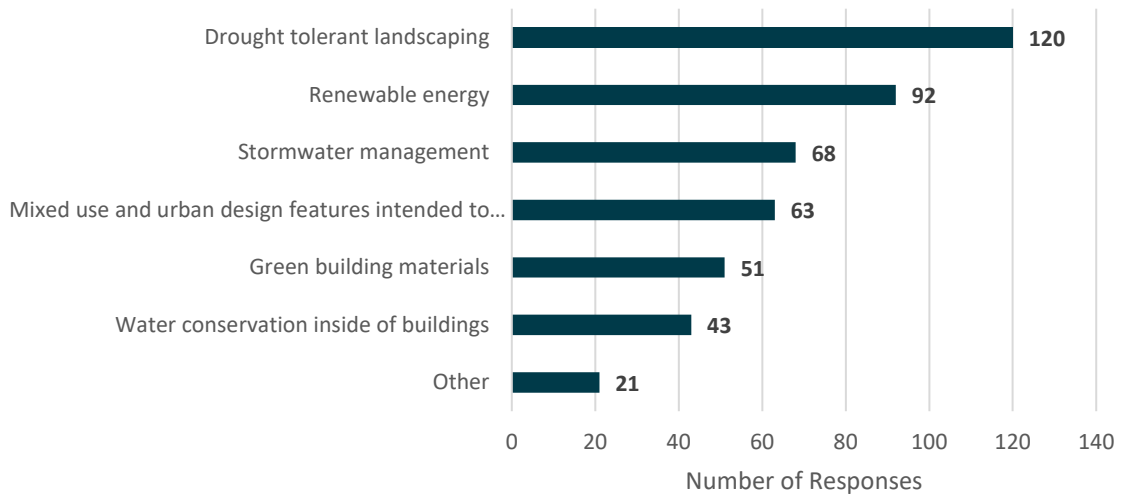


- Traffic exits should be onto White Road, NOT TULLY ROAD!!!!!!!
- None
- There is already too much traffic down Tully. I've seen too many fender benders and near misses down Tully. I've lived here over 20 year and the traffic and parking is getting worse. Developing this location will be bad for the existing community.
- Why not close the section of White Rd between the space and Lake Cunningham and create an even better park?
- New golf course
- Lake Cunningham is virtually a parking lot with so much space devoted to the car. Please do not develop this site in such an unfortunate manner.
- Preservation of wildlife corridor along Coyote Creek
- None of the above
- There is already so much traffic any more buildings is going to make it miserable to get around
- Stop making more houses and buildings. We cannot support what we already have. Everyone overlooks that part to make \$\$\$\$
- the road called WHITE ROAD will be expanded and other roads, thus, top design people will be needed
- Places that encouraged improved physical development for children and adults to improve health!
- None
- Local shuttles to connect riders to the Eastridge transit center & light rail stations.
- As little housing as possible.

**7. How important is environmental sustainability in potential development of the PHGC site?**



**8. What environmental features or practices would you most like to see implemented in development at the PHGC site?**

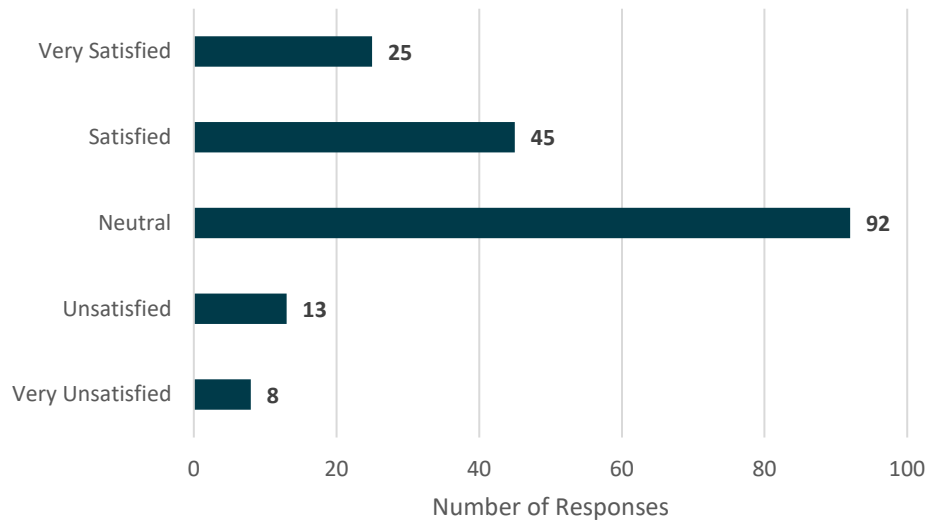


**“Other”:**

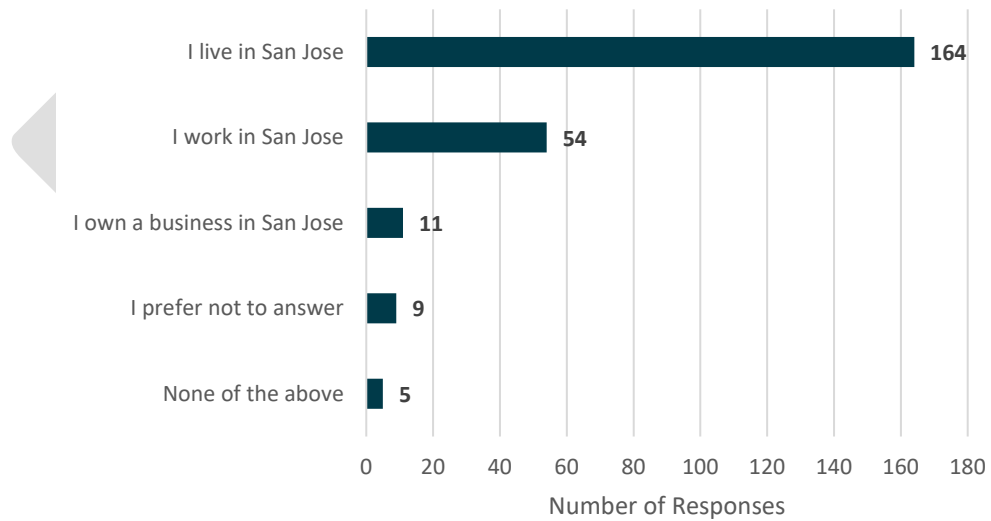
- Locally native plantings in parks and landscaping to support biodiversity of birds and pollinators, including tall trees and mixed native shrubbery; stormwater capture to allow lush gardens, minimize lighting
- Appropriate California native landscaping
- Preservation of WET LANDS along White Road, perhaps incorporated into ponds within a LINEAR PARK SURROUNDING THE ENTIRE DEVELOPMENT
- None
- Native plant landscaping
- no development would be best for the environment
- use space as a part no new building.
- More habitat encroachment is detrimental. Open Space for all to enjoy the natural space.
- Increasing biodiversity
- Keep the place as open as possible.
- native plants, bird-safe design, dark sky at night, and an emphasis on trees
- Golf course
- None of these answers are for leaving the land open but instead destroying it
- Keep open space
- native plants, preservation of open space, preservation of mature native trees, space for birds and wildlife
- More family friendly activities, san jose has become family unfriendly
- Leave it for wild life. We don't need anymore buildings coming. Fill the empty ones we already have.
- try to make it all look pretty for the people and remember there is no police good place so a new station will b great and embraced and paid for by the police and ymca
- The importance of incorporating native plants to support our pollinators and other wildlife.

- Maintain green space
- Improve the visual esthetics of the area with trees and open space areas to exercise and socialize!

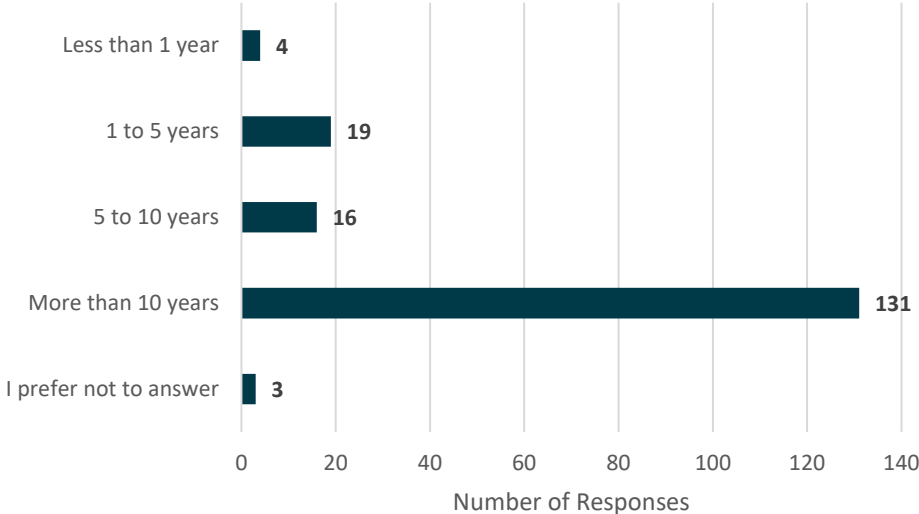
**9. How satisfied are you with the current community engagement process regarding PHGC development?**



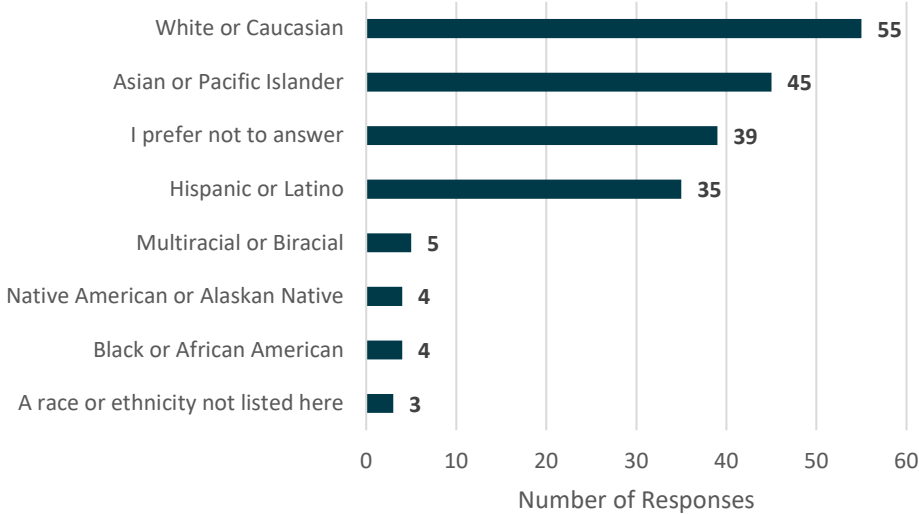
**10. Which of the following best describes you?**



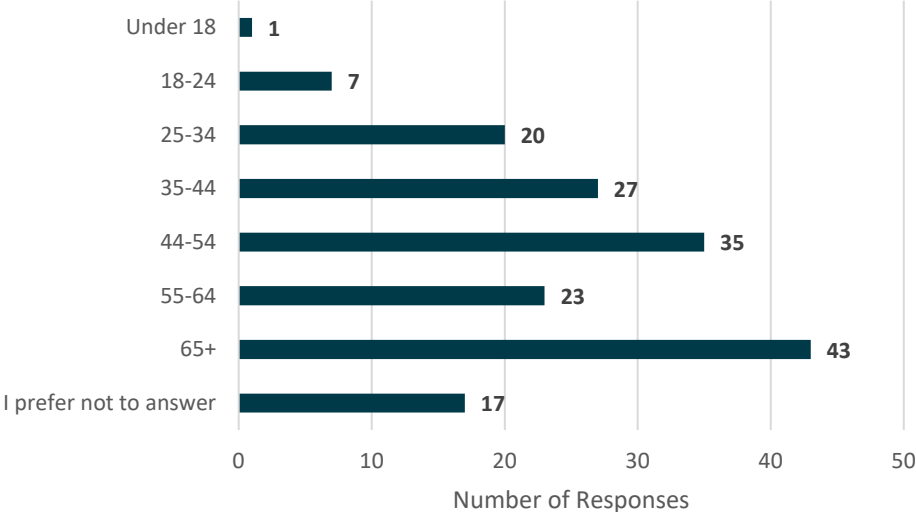
**11. How long have you been a resident there?**



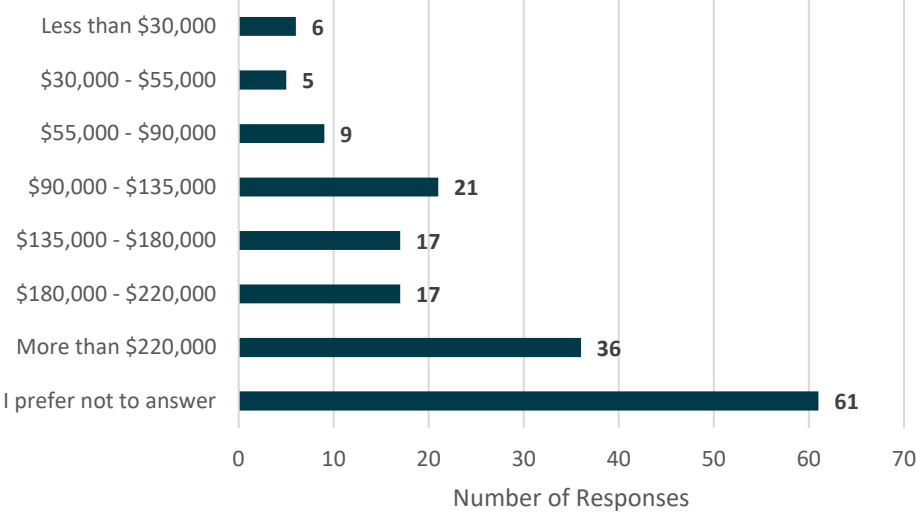
**12. Which of the following best describes you?**



**13. What is your age?**



**14. Which of the following best describes your total household income last year?**



**Additional Comments:**

- Would love to see housing density on this site maximized to its fullest potential, as this is one of the last and largest greenfield development sites remaining in the City! Given the size of the site I'd love to see a minimum of 5,000-10,000 homes.
- The portion of the PHGC site from driving left from Tully along Vista Verde needs to be residential or other community space. It is imperative that the existing neighborhood not be separated by a wall along that route. I would rather see the life of a thriving neighborhood than a wall that would breed graffiti and illegal dumping.

- Need to address traffic increases outside of the PHCG neighborhood area. Depending on the types and quantities of homes AND the fact that Evergreen (and most of San Jose) is a bedroom community to the work areas in Sunnyvale, Santa Clara, North San Jose and other points north, traffic and thus quality of life will not be improved . . . how do we keep it from becoming so bad that the current residents pull up stakes and thus ending up leading to a decline in the neighborhoods?
- Thank you to Domingo Candelas for his efforts to involve the Evergreen Community in the decision making. I am hoping for low density, moderately priced housing with plenty of open space, and abundant drought resistant landscaping that encourages children to play outside. I am concerned about overwhelming the schools in the area. I am also in favor of some business opportunities that will encourage people to walk to a bank, drive cleaners, a couple restaurants or bakery.
- Please please make the project a special gathering place for our entire very diverse Evergreen community to honor our rural historic wealth weaved in the development . Just don't build it and then let it go downhill and become an eyesore. A community destination place to hang out would love close to home
- Very upset and disappointed that they have already cut down so many trees and destroyed habitats including nests and homes to newborn wildlife.
- My wife and I have lived in the area for nearly 40 years and utilized this area when it was a golf course. We look forward to the changes and pray that a beautiful new community comes about that gives young families an opportunity to purchase a home in San Jose. We have loved our experiences in the surrounding neighborhoods and pray that this will be a great addition to our community.
- Thank you for engaging us!
- None
- Please keep Evergreen, green! One day, you will look back and be thankful for doing that.
- Thank you for taking community feedback/input!
- Alleviate congestion
- Primary concerns are related to increased traffic and pedestrian/bicyclist safety as increased congestion can easily lead to even more accidents. In recent years, several pedestrians have already been killed when hit by vehicles near this site.
- Make sure Evergreen/East Foothills community is well listened to. Many of recent temple/business developments are not listened to by our neighborhoods.  
San Jose Developers do what individual groups ask for without benefiting the neighborhoods. Neighborhood families are looked upon as complainers only, not taken seriously. Very disappointing
- I appreciate this community engagement process to develop new sites. It is a great step forward to shape the city with decisions that will impact the environment and a lot of people for a long time.
- Thank you for doing this outreach and survey

- Thank you for considering community wants and needs first!
- Keep up the good work!
- I would like to see pop up restaurants, shopping-grocery or small business. Music in the Park, Movie night in the summer. walkable space with a variety of uses. Parking as traffic is a big issue. Indoor and outdoor meeting spaces
- I strongly disapprove of affordable housing, apartments or retail. I would like the area to maintain it's upscale residential neighborhood with single family homes and parks/playgrounds.
- How is the future development of Reid-Hillview airport (lease ends 2030) taken into consideration for the development of PHGC? Traffic impacts on the Capitol/Tully corridors will be massive. To be able to develop that with high density housing should mean that lower density housing without mixed use is the most appropriate development plan for PHGC.
- I've lived near this site since 1976. I have seen rural Evergreen farms, orchards, & vineyards disappear, leaving ONLY the GOLF COURSE as green space. It is heartbreaking to see it, too, ripped off the map in an age when SUPPOSEDLY we want to PRESERVE OUR ENVIRONMENT!
- I hope that the importance of wildlife/plants/trees in this area is taken into consideration.  
Habitats like this provide sanctuary for wildlife that many people don't consider.
- Great opportunity. Hope it's not just typical single family homes. Would prefer to open up this land to the public. It's been fenced off for so long, blighting the area. Encourage people to get out and enjoy their neighborhood and parks.
- I would like to see a mix of modest single family homes (around 2500 sq ft) and 2-story multi family homes (townhomes/apartments), nothing taller, built in the area. I would also like to see parks with meandering walking trails lined with beautiful vegetation, as well as playgrounds. A community center would be nice, and a central gathering space like Evergreen Village Square. A few small local businesses like a daycare or after school/tutoring center, coffee shop, sandwich shop, bookstore or library, a small gym, etc. Please don't cram a bunch of tall/skinny townhomes in the area where all you see are garages. Keep the area quiet and peaceful, and maintain as much of the existing landscaping features as possible. Thanks!
- In my area is high property tax, housing is too expensive, I really do not want build something to raising or add more Tax on property.
- Please do not overdevelop this beautiful piece of land. I love all the green nature.
- The Pleasant Hills Golf Course Land is nice and green, so I hope some of the green is used for walking paths
- Thank you for providing this survey and for considering community needs and wants over that of developers who are mainly interested in profits. The Eastside constantly gets short shrift when it comes to maintaining public spaces (median strips, for example; the neglect of Lake Cunningham which could be a stunningly beautiful asset

to the area for another). More traffic inherent in more building projects will be detrimental for sure to the well-being of current residents.

- If this area is developed it will add more traffic and congestion to the area. I am a runner and have noticed it's becoming increasingly dangerous to run on the roads in district 8. Please do not support build commercial buildings or a significant amount of housing at the golf course. Instead have a small number of single family homes and give first priority to San Jose teachers and/or first responders. Too many are having to commute from outside the city. There should be a park and better upkeep of Cunningham park. There tends to be litter on the outside trail. Have a running trail, loop to encourage people to get out of their homes. Have wide streets w/ parking for residents. Listen to the residents of this area. I feel the construction of the temple on the corner of Ruby and Norwood was significantly mishandled. It was very disappointing because many residents spoke up at meetings and it did very little to change the outcome.
- I will not be voting for ANY incumbents any longer, they simply say what you want to hear.
- This Valley has been ruined by developing. Don't do that again.
- Again: it seems incredibly wasteful and greedy to turn such a green open space into yet more housing/buildings when there are far more interesting sites like say the old shopping center at Camden and Union.

I feel that if this open space were in Los Gatos, Saratoga or Cupertino, the city/county would not be trying to jam in yet more housing in such a space.

- There are far too few parks in San Jose, we need new parks for children to play in, for adults to relax in and for biodiversity to increase. Parks, especially the trees will help with carbon sequestering and provide a high quality environment for residents to enjoy. There are very few other large areas to provide a park, thus this site is critical to provide a much needed local resource for residents.
- Very concerned about this project which could break the current balance in this area in terms of environment, traffic, population density. Strongly against any new development at this site.
- Please rebuild the golf course
- Keep lighting to a minimum with Dark Skies concepts incorporated.
- Please don't destroy this land by choking it with pavement and buildings.
- What an opportunity to keep open space in an area that is so heavily built-up
- Please keep as much open NATURAL space as possible with drought resistant plants / bushes if planted to help Wildlife and walking trails so animals can use them and PEOPLE can use them for the enjoyment of NATURE! and please as LITTLE light as possible to help with Light pollution! THANK YOU!
- I am very glad of the community engagement effort, rather than just building more houses, with no thought of infrastructure to support more growth.



- Transportation & parking, building height and design, and enough green space are main issues.
- Please we need soccer synthetic fields with lots of new native trees and plants. A small Kaiser clinic to get our Rx and lab work done. Any space left for an assisted living. All done absolutely green/new designs. Coyotes hunt in this space and ground squirrels thrive here. All animals should be left here, not to be disturbed.
- I would love to see a development like Bay Meadows in San Mateo. Something with housing at different cost points, beautiful, walkable parks, fun/trendy restaurants and community gathering spaces. Affordable childcare should be included in some capacity.
- Traffic is already congested. There are sufficient commercial and shopping areas nearby. There are concerns of increased crime.
- We do not have enough activities for kids. San Jose not family friendly. The parks are trashed, and parking is expensive. Fremont has a big beautiful park that does not charge anything. Lots of people young and old walk and take their kids there everyday.
- leave the cows alone
- Leave the space open, this area is already too congested.
- One of my main concerns is the height and density of buildings. Any development to the site with tall or crammed buildings would be disappointing.
- Please consider building a community center for the whole family that focuses on art, music, well being, a sports center, a park where families can gather, youth center, senior center, or recharge pond, and most important, keep as much open space to help the environment. Don't build more businesses or houses. There are so many empty buildings that have gone out of business, we don't need more concrete structures.
- Leave it as open space as you were originally supposed to. Don't need more traffic and more crime in the area. Fill vacancy commercial buildings nearby shopping centers like Quimby and white and eastridge mall.
- I love to see pet friendly park with garden for walkers and bike trails
- Parking, parking, parking....better venue than the moose lodge
- This is an exciting opportunity to make a complete, sustainable community, but the most important thing is that it should get built and include a lot of homes for people!
- Please, provide more open spaces for the community, build new playgrounds, bike and walking trails, community gardens, tennis and basketball courts, soccer fields. We don't need more buildings around the area, more buildings will result in more traffic and more pollution. Keep the area green as it is.
- The driving corridor from 101 onto Capitol expressway, then heading east using Story, Tully, Aborn, or Ocala is already BEYOND capacity - resulting in left turn lanes backing up onto Capitol Expwy and multiple cars running the red light to not get stuck for another cycle. Ocala has a middle school, high school and elementary school which is a war zone during drops off/pickup times - a rushed driver recently killed pedestrians

at Ocala middle school.

The existing road infrastructure CANNOT support additional high density housing. "Programs to encourage" people to use alternatives to driving are rarely impactful. This must be addressed before the project is allowed to move forward.

- We have a lack of parks in the area, PHGC would be a great addition to Cummingshan Park especially with the mature trees.  
If the development is approved, all the healthy mature trees should be saved on the property
- I think this process of involving the community to speak on the use of the land for pleasant hills golf course is not operating well. My family is Hispanic so I had trouble answering the race question above... also, no one knows about when the meetings are and I think that is wrong. also, ymca seems incorrect to have meeting at... it is too small in my view and too, many people do not know and are not informed of this process. some people of lower income may not even go and so this process is flawed. I think the idea I presented (and I presented it at microphone at intro meeting ) is very wonderful... it lets police have a station which will be embraced for safety, I suggest you get ymca leader involved from their main office in downtown san jose and ask if they might consider moving the ymca and letting police have that site if city pitched in, let the Mayor know and his staff, and too, the city of morgan hill has a very cool aquatics center and would be good
- Please ensure there is lots of low income- extremely low income units. The higher density the better, but find examples of high density that still have welcoming community spaces and green spaces.
- If affordable homes are built, a priority should be set for our community helpers like teachers, nurses, police officers, etc. and our veterans.  
Or building a Senior assisted living facility if the need is there.  
Homes should not exceed the need for open space.  
We need more fields so that our children can play soccer and not have to travel to other cities. Possibly a bike pump track made out of dirt to keep them outdoors and in a safe environment. Or a similar playground that enriches their minds.  
Building habitats for nature with native plants and nesting boxes. A diversity of native plants that host caterpillars and produce nectar for a wide range of wildlife.  
A tree canopy that provides shade, shelter and food.  
Native oaks, native holly leaf cherry, native maples and native willows host a large number of butterfly caterpillars that in turn are also needed by our birds to sustain themselves and their nestlings.  
Seeking help from conservation groups is a good idea as well.
- It would be wonderful if you could build a nice townhome/condo community, where young adults and medium income folks could sensibly purchase a home. Use a lottery system and make it income eligible. Your research should indicate that if you sell homes at market, you will not get a diverse community. That is harmful and the focus should be on first-time home buyers who can infuse a sense of pride of ownership and a sense of belonging. Please do what's right and what's best for all. Even better a

rental complex with nice amenities would be the best so that you get a continuous mix of individuals. A loft environment with social venues for all to gather. Kind of like Evergreen Square.

- Many of the options listed should be implemented as standard practice.

Safety, transportation, and parks should be a do list not a wish list.

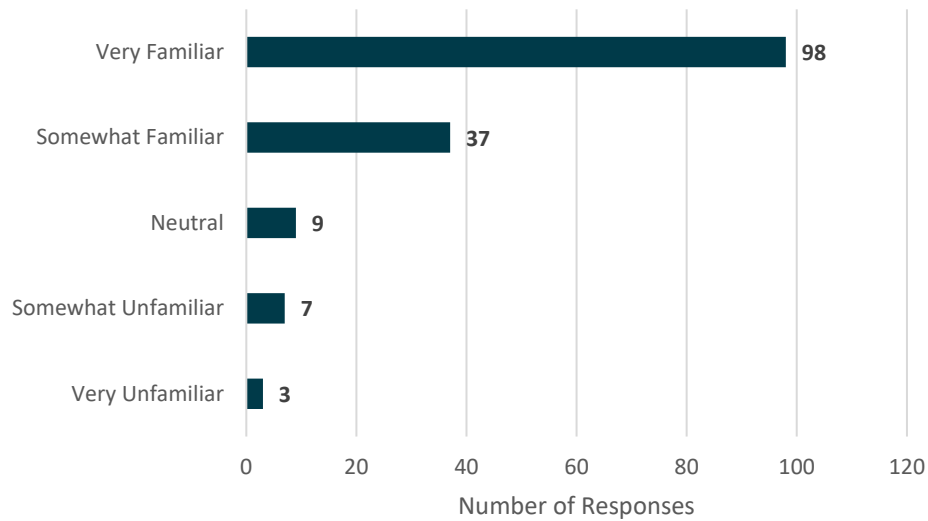
- Please keep open spaces and nature unrouched within our communities. Something similar to Emma Prusch park would be great for children and adults in the area.
- The traffic in our community is already congested, and adding additional houses would make it very difficult to get around in our community.
- Keep the wildlife in that golf course PRIORITY! Very furious and disappointed that sooo many trees were hacked down. Many lives were lost and disturbed and they were there first. Shame on you.....
- My big concern is traffic there is only 2main connection from white rd. to capital Ex. traffic backs up in front of my house Monday through Friday
- Unless and until the highway exchanges become more efficient the citizens in this area will increase gas house emission substantially because waiting to access highways can take 30 to 40 minutes between lights and waiting in line. I worked downtown San Jose for 37 years, retired in 2007. It often took me 45 minutes to travel those 13 miles and it is worse now! It can take 30 minutes to get to 580 going north or to 280 and then another 30 minutes to get to the Meridian exit! The impact of more people in area like Evergreen where they are still building denser population can only adversely effect the environment and the health of the population, increase water usage in draughts, and hamper any rail/transportation development.
- Not at this time.
- I'm looking forward to attending the next F2F community outreach meeting and refining the basic principles regarding the PHGC development.
- The traffic in this part of San Jose is already so congested; building up to 4,000 units of housing on this location would be wildly irresponsible, and drastically lower the quality of life for everyone already living in east San Jose. The water district is already lowering the amount of water we can use, and planning to fine anyone who exceeds new limits, and we have rolling blackouts during the hottest parts of the summer. There is not enough water and power resources to supply existing housing. If the State requires San Jose to build more housing, it should be built in the form of high-density developments right next to Caltrain, freeways, and BART stations. Very few residents will be able to realistically take light rail to work, and thousands of new residents would be clogging Capitol Expressway, Tully, White, etc. in their cars during morning and evening commutes.
- Would love to see a large scale plaza or square with dining, office, residential, open space or park space for the community. Mentioned this elsewhere but please review the town of Windsor California main downtown plaza for my ideal space which combines all of the above with thoughtful parking and public transportation

- Would prefer a mixed use development with restaurants, retail and some park settings. Similar to Evergreen Square. Thanks for asking. Need better awareness that this process is taking place now. No real advertisement about this except for small sign. We have been communicating to as many people as possible and through Facebook groups and Neighborhood San Jose.
- We wish would could have continued golfing the past 20 yearws

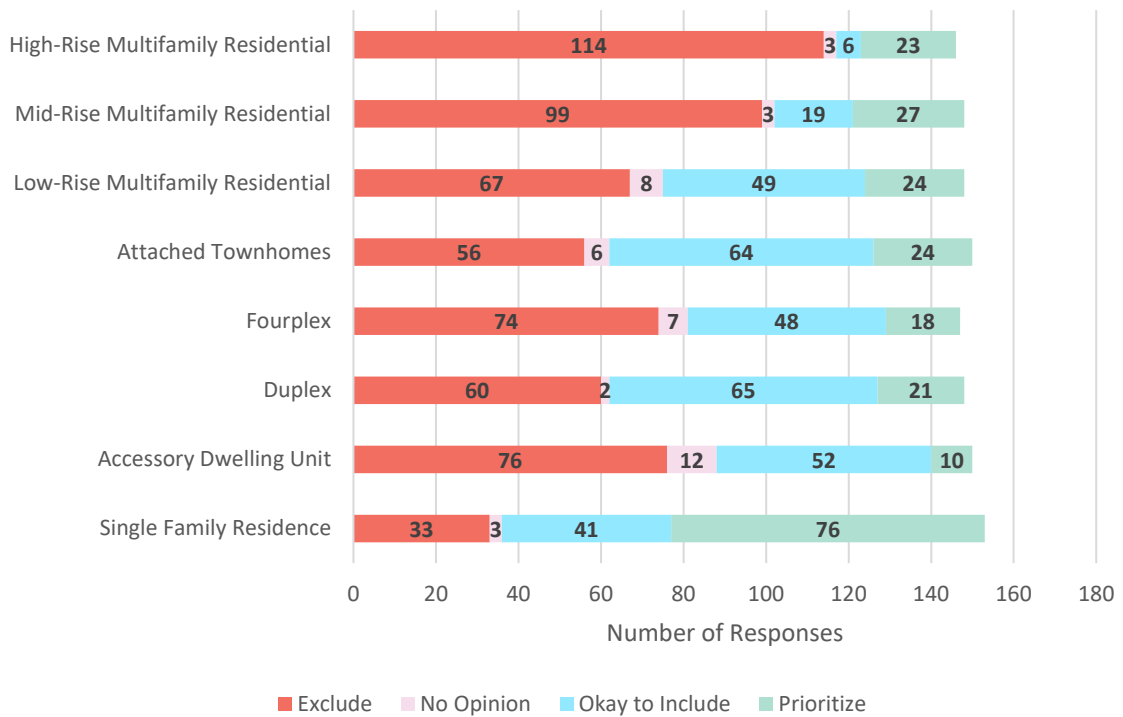
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## Online Survey 2

### 1. In your own estimation, how familiar are you with the Pleasant Hills Golf Course site?



### 2. What housing types should be prioritized, included, or excluded at the site?

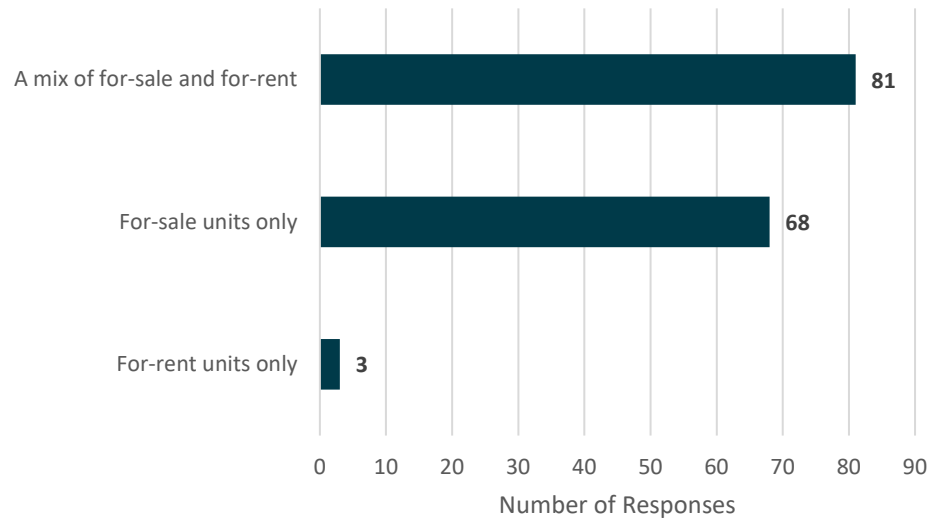


### Are there other housing types that should be included at the site?

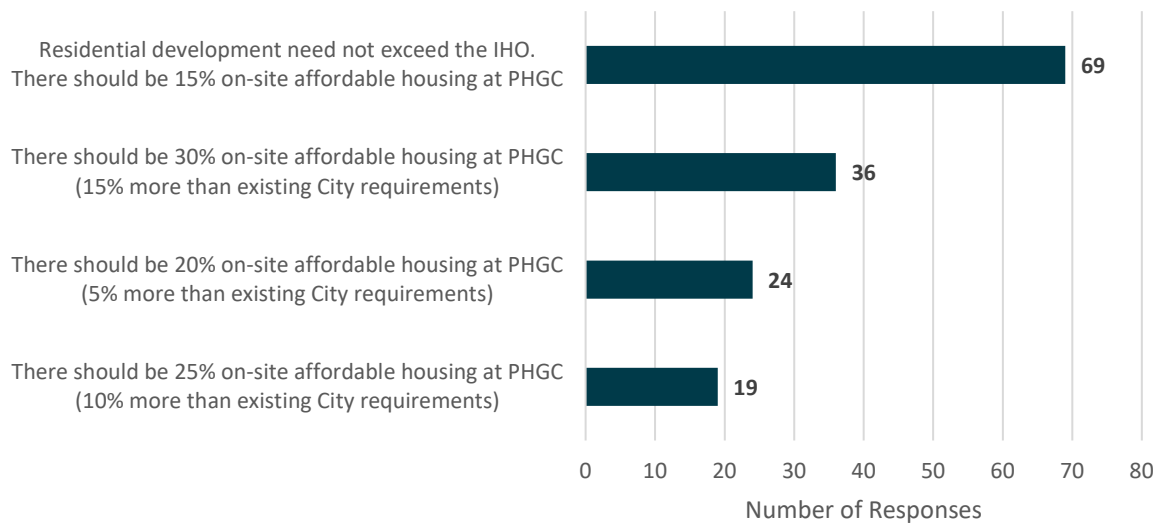
- None to mention.

- Comment: high-rise and mid-rise buildings should be surrounded by a wide “green belt” or lots of green nature space. Helps buildings not feel crowded, retains natural wild plants, & prevents shorter housing from having fear of privacy invasion
- i SAY LOOK AT THINGS DONE IN OTHER PLACES IN CALIFORNIA
- Triplex
- Common area, maintenance schedules
- up to three story flats
- No
- No
- NO
- None
- Above types ONLY if they provide SUFFICIENT on-site parking!
- Affordable below market rate housing
- none
- Mixed-use housing; affordable housing
- No
- None
- None
- Mobile home park
- Affordable housing
- No
- Homes with large backyards
- Affordable housing / below market rate housing.
- Deeply affordable housing
- Affordable for millennial generation, with income not to exceed 150% of Santa Clara County median income by household size— or programs for teachers or other public servants.
- all multifamily residential buildings should be built with thick walls to prevent conflict between neighbors related to noise
- Housing available for teachers only. Teachers can't live where they work because it's top expensive. Teachers should be allowed affordable housing also.
- NA
- NA
- no
- no
- no housing
- No, it should be a park.
- possible small commercial/retail like starbucks etc.
- Senior Living

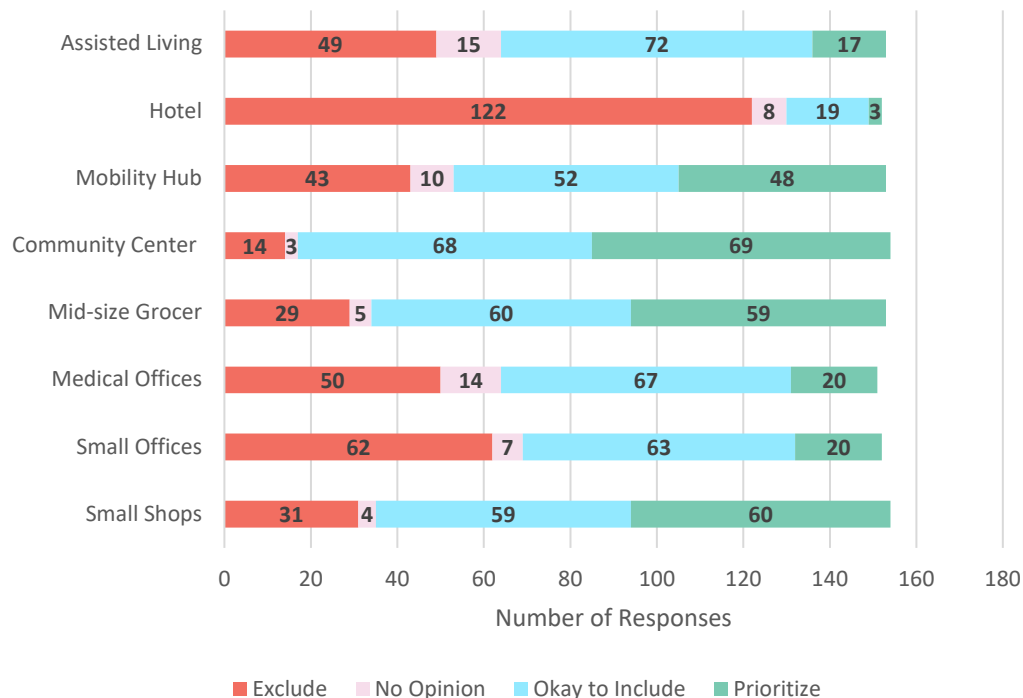
### 3. What forms of home ownership should be included at the site?



### 4. How much affordable housing should be included on the site?



## 5. What non-residential uses should be prioritized, included, or excluded at the site?



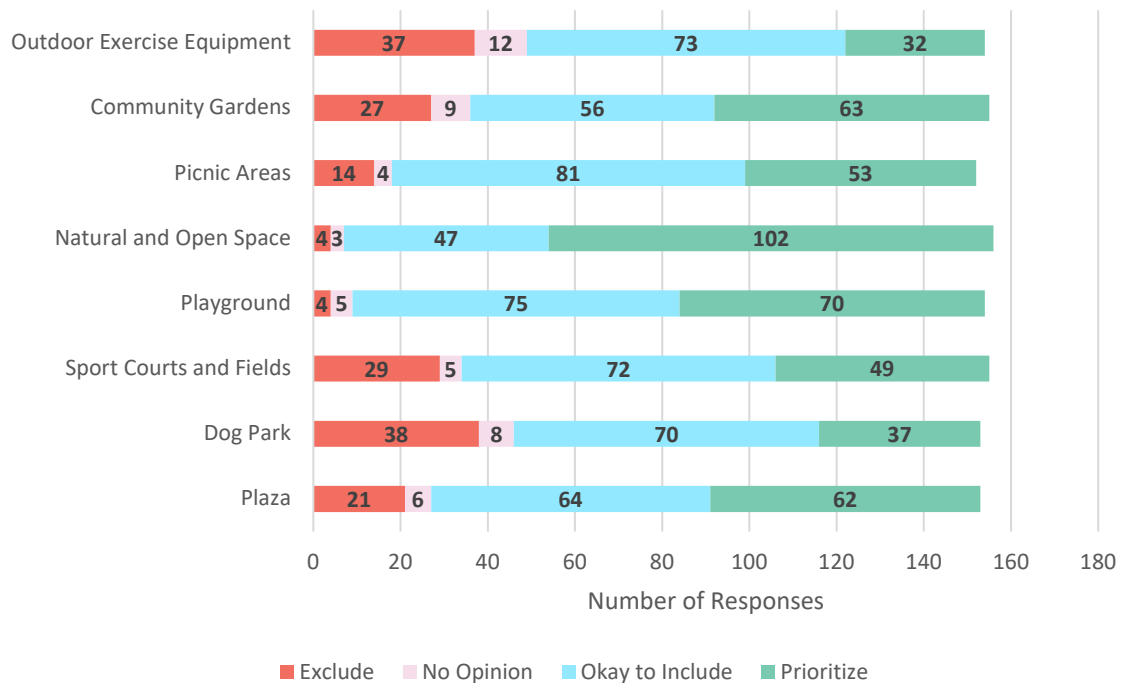
### Are there other non-residential uses that should be included at the site?

- Restaurants (or are you including these in your "small shops" category?)
- Daycare, preschool
- Police substation, Evergreen Historic center/museum/learning center, recreational center
- Farmer's markets and community markets should be encouraged & networked to locate there at community hub to meet any food shortage needs. These other businesses should be single story buildings
- iHAVE SUGGESTED working an arrangement with YMCA across the street, to have city and YMCA and developer look into bringing YMCA to golf course land with a aqua center like the one in Morgan Hill and let Police PUT a police station on the current YMCA land...
- Parks, open space, regional park
- Outdoor virtual meeting capable spaces
- possibly shared work space
- Senior citizen center
- Small play areas
- No
- No
- Gyms, Yoga Studios, Restaurants
- Make it a park only
- EXCLUDE/LIMIT NON-RESIDENTIAL USES. There is plenty of unused space around the Eastridge MALL for non-residential uses.
- banking and smaller restaurants like cafes



- Flower garden, community swimming pool that people can pay per entry
- Open space/ park
- we need Trader Joe's
- DEFINITELY a nice Community Center, possibly a local history/heritage museum, Soccer Fields!, a Swimming/Aquatics Center (if there are no plans to put one in Lake Cunningham, If a grocery store, then Trader Joe's ONLY!
- community room
- Stand-alone Gyms, We work site
- No
- Park and open space
- None
- Open spaces
- lots of open space
- No
- The East Valley YMCA is a great, existing community resource. Consideration should be given to ideas such as a land swap (putting homes on the current site) and construction of a new Y within the Pleasant Hills development.
- A fast food place, a 7-Eleven, The laundromat
- A small amount of public open space.
- At least one park
- childcare centers, othercommunity-serving nonprofit uses (service space, cultural/performance space, etc.)
- Consumer Retail
- Dog Park
- Fields for different sports
- Fitness centers
- Large Playground and open area for families. Redwood Place Playground in Sunnyvale would be an excellent example to mirror
- Mixed use for medical offices
- open space
- Park space if possible
- There should be an effort to make multiple access connection points from the site to Cunningham Regional Park across the street.

**6. What open space and community amenities should be prioritized, included, or excluded at the site?**

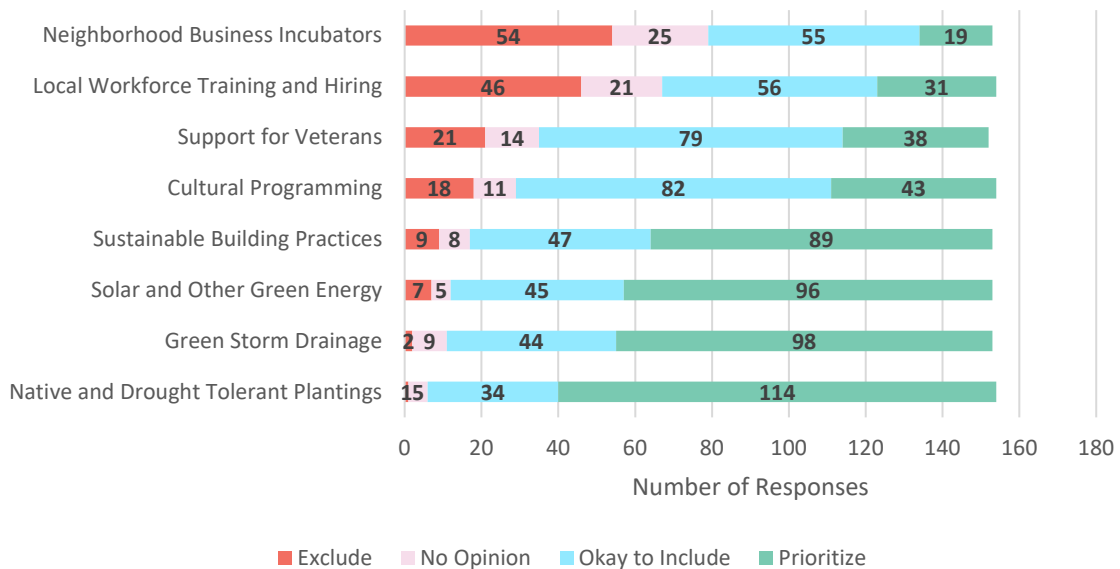


**Are there other open space and community amenities that should be included at the site?**

- None to mention.
- Connect to Lake Cunningham
- Clean restrooms, bike walking trails, connection to Lake Cunningham, Horse and buggy rides, wine taking, sit down restaurants
- you see, if you expand ymca in new larger location, the people can exercise there... gotalk toymca leaders and company forthe current YMCA is overcrowded, lacksfull size soccer field andmore...
- Biodiversity
- Stationary ping-pong and chess tables
- more than required biodiverse tree canopy. all native landscaping.
- No
- Trails
- Community Gardens use ONLY for residents of the former golf course development.
- outdoor space for volleyball, basketball, pickleball / tennis, etc
- Sufficient parking needed for use of amenities
- Secure, accessible WIFI availability.
- none
- There's a shortage of green space that stays green space, & the infrastructure cannot handle anywhere near the projected traffic. If anything, more park/green/quiet space should exist here, such as an addition to Lake Cunningham park

- We have enough homes and population around us already; It is not surprising that the most desired elements desired by residents in the surrounding neighborhoods are those maintaining free, open space, a nice Community Center, and sports fields.
- Walking trails
- Pickle ball courts, not soccer fields
- Nature only
- NOne
- Native oak trees
- Linear open space that preserves existing trees and pond
- Farmer's Market
- Native plants and pollinator gardens
- No
- only if the areas will be kept clean and maintained - do not want spaces where another encampment is created
- Pickleball Courts!
- Please see previous ideas regarding the YMCA. That could incorporate many of these Open Space and Community Amenities.
- Walking trails

**7. What sustainability features and community programs should be prioritized, included, or excluded at the site?**



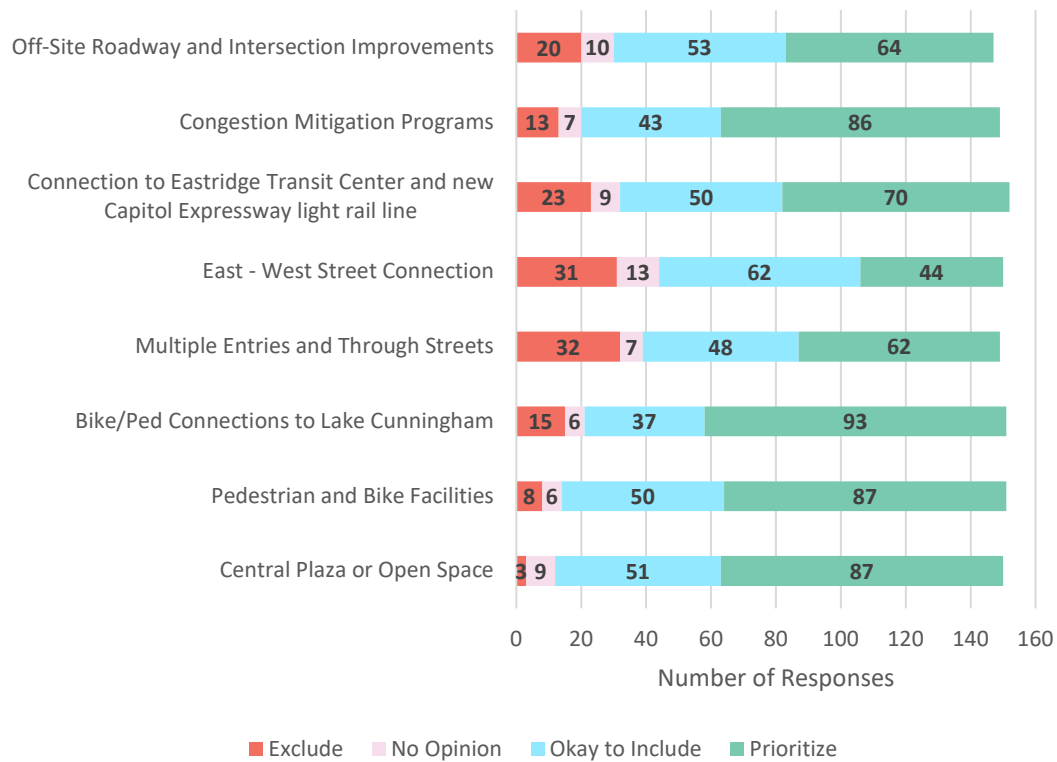
**Are there other sustainability features and community programs that should be included at the site?**

- None to mention.
- Early childhood development

- The development must be supported and sustainable as look around the vacant buildings, multi owners not willing to improve, don't want development to become a rundown area. Already have enough run down developments in this area
- that new large ymca with aquatic park like morgan hill could include some of these things perhaps
- Water tower that is filled by human power, in a new way.
- No
- No
- A Community Center could sponsor cultural programming events and support for Veterans.
- Community center programs that are not age restricted (under 3, 3 to 6, or 50+)
- Open space for flower garden or simply green grass open space.
- none
- Water catchment/recycling systems built into structures. Gyms, small/hi-volume restaurants and other things that keep traffic to a minimum should be prioritized.
- A dance/art center (could be incorporated into a larger community/art center
- electric vehicle charging stations
- No
- Nature only
- None
- Acknowledgement of the Muwekma Ohlone Tribe.
- Prioritize homes for working families that are unhoused
- LEED ND?

DRAFT

**8. What urban design and transportation features should be prioritized, included or excluded at or near the site?**

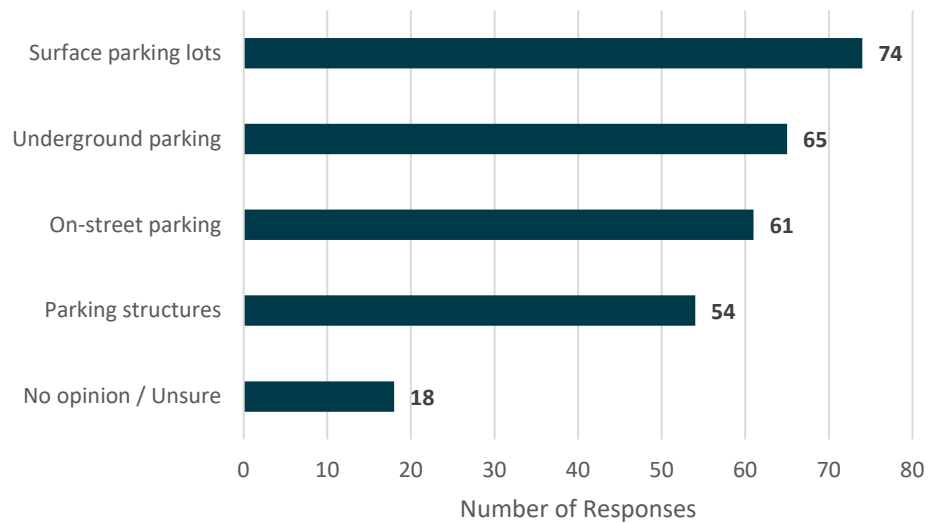


**Are there other urban design and transportation features that should be included at the site?**

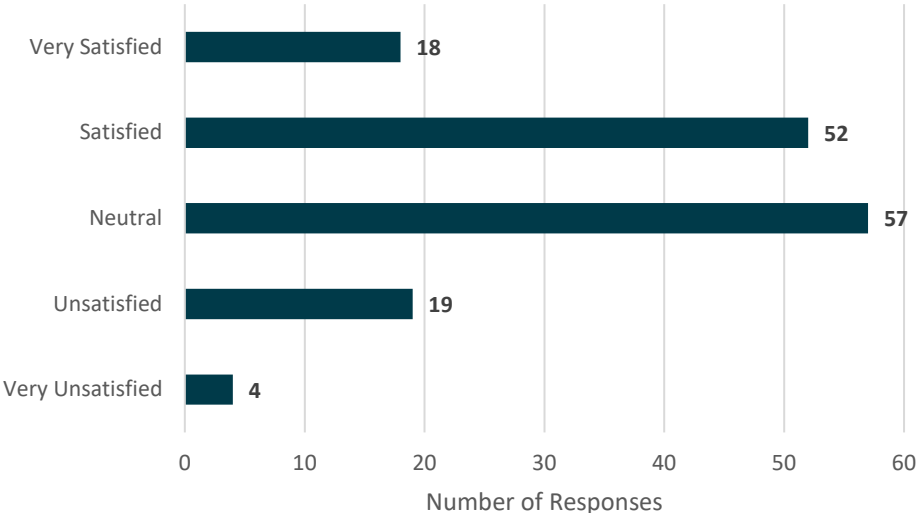
- For "Central Plaza or Open Space", I'd like to see the plan reversed: Development along white road and Open Space on the long section between White & Flint, behind Vista Verde. For East/West connection: it would be OK if not a direct/straight line.
- None to mention.
- Bike paths
- BART connection through capitol expressway
- Auxiliary Bart tunnel that goes to little Portugal station
- if a east-west connection becomes a requirement, there must be aggressive speed mitigation
- No
- No
- Nk
- adequate shade to reduce overheating during summer
- A study of current traffic patterns should be completed prior to design decisions on transportation features. I think very few people in the local area use bike/ public transportation. What data do you have that new residents will?
- none
- What are pedestrian facilities? Bike/ped connections to Lake Cunningham are a given, right? NO MORE road diets, or bulbouts at intersections or things that irritate drivers and drive them to not want to go anywhere, which results in less revenue/city tax

- Multiple entries/exits and east/west connection depends upon exactly how the space is developed --what is included, how much regular traffic, and what makes the most sense.
- Connection to BART, more frequent Bus 71
- Include a greenbelt around the edges / circumference of the site so density is in the center of the site and the neighbors can benefit from green space all around it
- INtegrate the project with the surrounding neighborhood---no walls or barriers that create US vs them
- No
- None
- None
- Open space instead of plaza.
- Walking trails
- we need high density housing with access to public transportation

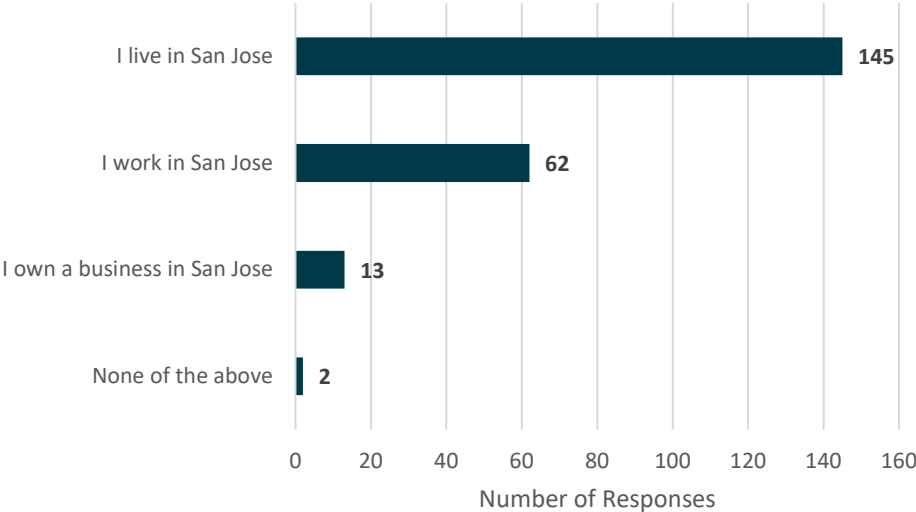
**9. What kinds of parking facilities should be included at the site?**



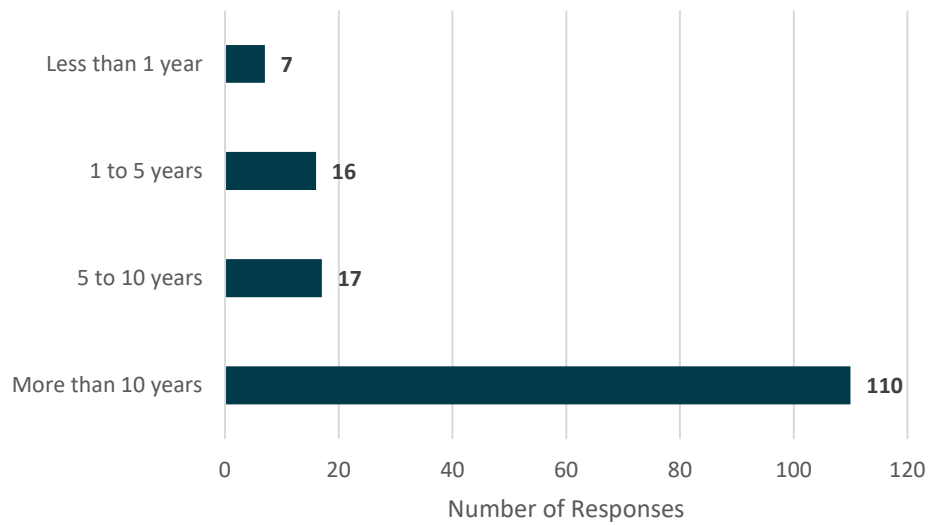
**10. How satisfied are you with the current community engagement process regarding PHGC development?**



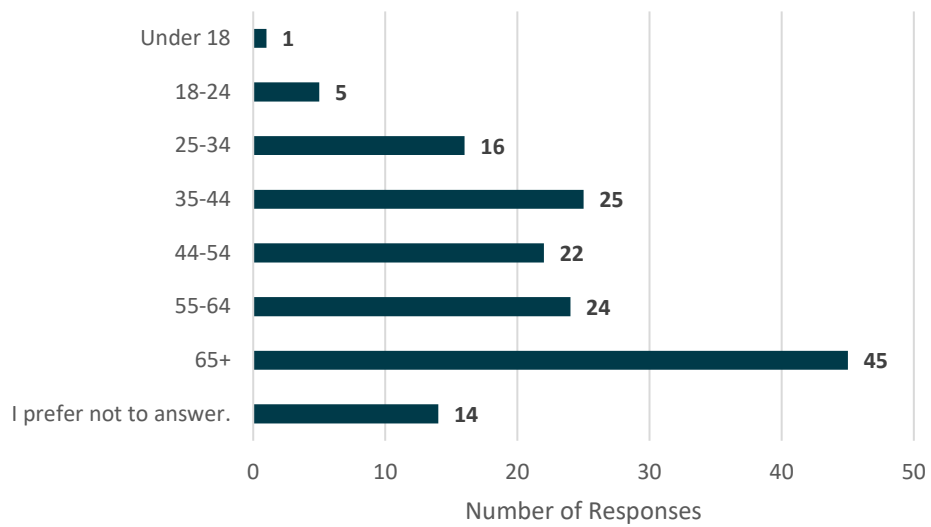
**11. Which of the following describes you?**



### 12. How long have you been a resident there?

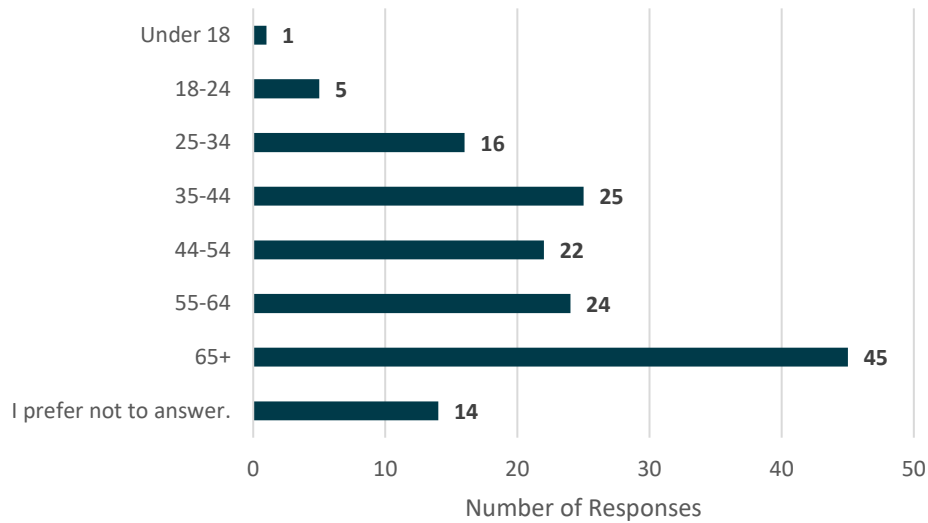


### 13. Which of the following best describes you?

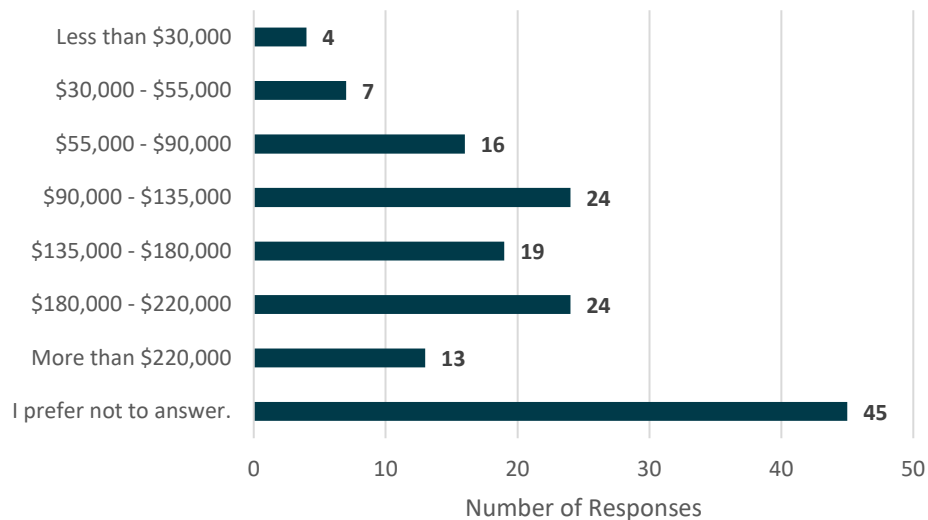




**14. What is your age?**



**15. Which of the following best describes your total household income last year?**



**Additional Comments:**

- I am wary about unattended open spaces as they may attract homeless incampments and garbage/trash dumping. Low income housing also attracts an unsavory bunch as we have seen in certain areas throughout the city/county. High density housing bring parking problems and increased traffic congestion. Low income housing also attracts an unsavory bunch as we have seen in certain areas throughout the city/county.
- Access into the site is best accomplished with streets intersecting Tully, White, and Flint. This would eliminate increased traffic flow through the existing Pala Rancho Cabana Club neighborhood HOA (created in 1965), which consists of 248 single family residences.

- As a renter facing rising housing costs in San Jose, I want the city to prioritize building denser housing to cater to rent-burdened households and make it possible for first-time homebuyers to buy affordable homes in multi-family developments. This is a golden opportunity to produce more homes; and we want more homes!
- At least half the space should be a park.
- Do what is right to bring the very diverse Evergreen community together and give us some thing to make our community proud of. Really need to improve redevelopment on all the run down businesses around here first ... how can we trust this development to be managed and sustainable to keep the value and character of Evergreen. We are lising the history and community we had.
- Having tall buildings surrounded by a “green belt” of lots of natural green space would help preserve more of natural plant life appearance and also meet demand for housing. It also helps buildings not feel crowded and helps neighbors with shorter building homes not feel privacy invasion with risk of taller windows looking into their ground level backyards & homes. Supoorting bike infrastructure would also be amazing to see
- I am completely opposed to Vista Verde becoming a through street to White Road.. This would separate the neighborhood from our pool and Cabana club.
- I am filling this out on behalf of VTA. If you have any questions, reach out to me at Lola.Torney@vta.org. Thank you!
- I tried to go on the video meeting, but, it did not work(ZOOM kindof log in forMonday meeting). I think much of the general public was not invited to offer views, so this processwasnot good in my view
- I work at the school within the neighborhood and grew up in this neighborhood. I want the best for our community. We need housing that will meet the needs of our demographics. A safe place for our students.
- I would love the incorporation of biodiversity in open space especially since it is next to a freshwater body, Lake Cunningham.
- Intersections Of 101 & Story, Tully, and Capital Expressway are already ruined by the east side development mismanagement. Let’s see how this turns out.
- it is important that city planners not turn a blind eye to the uniqueness of the surrounding neighborhood to press for maximum density. ample housing yes, ultra dense no. housing preferences for civil servants, seniors, etc. ample green space and tree canopy. ample community benefits. boutique grocery and medical offices. creative and imaginative development that welcomes contiguous neighbors in.
- Keep reaching out the non-English speaking communities!
- Let's try to be as inclusive as possible to address our city's housing crisis
- Low income housing needs to be explained. There should be more information on how much this will truly help people in the area. If only 30% of housing units are low income. Then the low income for the area is 100k there will be many left out that truly need affordable housing

- Make the place look magical, attractive and not the cookie cutter run of the mill building! Attractive streets with flower pots hanging and lots of plants!
- N/A
- No
- Please DO NOT Cut the mature trees in the PHGC !!
- Please let this be a beautiful addition to Evergreen if the golf course is to be developed.  
City Hall has forgotten this part of town, doesn't care what is put here, this needs to change for quality of life here in East San Jose/Evergreen
- Please prioritize housing density and bike/ped infrastructure (and avoid surface parking)! We have plenty of parking and single-family homes, that won't promote housing affordability or sustainability.
- Recommend using a density metric for housing, suggesting no more that 2.5x times current density of surrounding neighborhoods to help maintain balance of neighborhoods.
- Residents work hard to earn their money to live in this area. We should not be accountable for hosting unhouse individuals or low income families.
- should be a public park/sports park. Should not build houses, the traffic is already bad going to the freeway, this will only make it worse.
- Sufficient onsite parking and streets wide enough for visitors to park on-site so they DO NOT overflow onto other residential streets. Low-rise (not to exceed 3 stories, preferably 2 or less). Absolutely NO businesses, schools, etc.). There is sufficient unused land around the Eastridge Mall where businesses can be added. Absolutely NO outlet (streets) into the Palo Rancho neighborhood. Keep outlets on White & Tully Roads. Green space on the exterior boundaries of the site. Plant mature/established trees. Ensure home owners association fees to maintain ALL aspects of the site. The city currently does not have the budget to maintain current parks/facilities. Developer required to provide monies for clean-up the water in Lake Cunningham. NO facilities for unhoused persons, there is sufficient areas away from residential housing, schools and open space where these facilities can be established. Current community engagement process: Will the developer REALLY consider our options?
- The nearby development provided the Arcadia Ballpark for the open space requirement. 4 baseball fields is unusable space as there will never be 4 games going on at the same time. Please provide meaningful open space.
- The place is fine the way it is. We love seeing the cows and green grass every morning. It adds to the beauty of our neighborhood. Why do we have to build and build on every single empty space?
- The routes used to access the area east of capitol expressway are some of the most congested residential routes in San Jose. No additional housing should be allowed without FIRST taking measures to ease this issue.

- There should be sufficient parking so as not to overflow into neighboring streets. Parking around the Fox Dale apartments is out of control in the surrounding neighborhoods! No high rise structures (2 stories MAX to match surrounding neighborhoods). NO Businesses! There's lots of open space for that at Eastridge and at the airport when you shut it down. No street outlets into the Palo Rancho neighborhood. Green space between the development and Palo Rancho. Require a home owners association to maintain the property. Better enforcement of traffic laws on Tully Road.
- There should be technological infrastructure upgrades such as fiber optic and other service providers, other than Comcast Broadband.
- Traffic congestion is my biggest concern
- We all get that the city, various assembly members, congress people & others want to add as much housing in SJ to make themselves look great and tout San Jose as some top locale for new housing generation, but it doesnt seem like those in charge are giving much thought to those in the neighborhoods whose daily lives will be affected by a massive, MASSIVE increase in noise, traffic, congestion and stress/frustration that will come with the construction and existence of some 3-5,000 housing housing units and tens of 1000s of additional people, barking dogs, delivery vans, midnight sirens, etc. Not to mention the loss of fantastic existing green space.  
Everyone wants to go green, no? Everyone wants to say their city/state/county is the greenest in California, no? Keep as much of this area as green as possible. No one wants to talk about how much heat soak will be added once this grassy/tree area gets developed.  
BTW, Cap Expwy, Tully, Cunnigham Rd etc CANNOT handle even 10% more traffic
- We on the East Side have felt slighted and overlooked for decades, while it seems that more money and care has been put into other parts of San Jose. Instead of jam-packing us with more houses, apartments, and strip malls, how about creating something beautiful with the property that preserves open space, supports community building, the arts and culture through a large multi-use modern community center, and promotes, supports, and sustains teamwork and pride of self & cummunity through the inclusion of athletic facilities, such as multiple outdoor soccer fields, tennis courts, bocce courts, and possibly a "Morgan Hill -- Like Aquatics center". Another worthwhile use of some of the property would be a neat, creative mini-golf course (like Golfland), only unique and possibly themed to our area. This is an opportunity for our City of San Jose to step-up, and lead the development of something that SO many could use, utterly enjoy, and feel immense pride in.