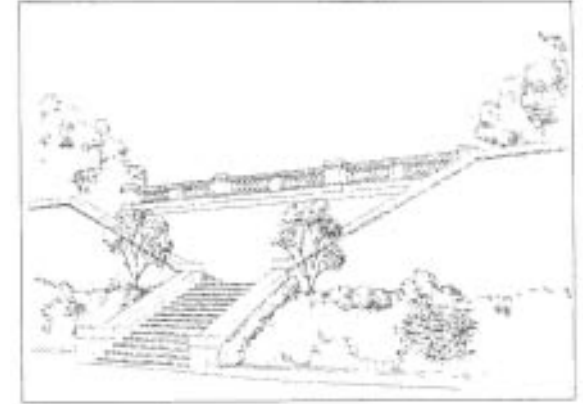


Communications Hill Specific Plan



City of San Jose
Planning, Building and Code Enforcement
200 East Santa Clara Street
San Jose, CA 95113-1905

Para mas informacion,
por favor llame (408) 535-3555

For more information
call (408) 535-3555

Public Facilities/Open Space

Numerous parks have been planned throughout the area to serve the multi-family neighborhoods and their recreational needs. The playfields have been planned for joint public/school use. The grassy slopes of the hilltop area comprise a major open space component of the new Specific Plan community.

IMPLEMENTATION

The Communications Hill Specific Plan is incorporated into San Jose's Horizon 2000 General Plan as a Planned Residential Community. The Communications Hill Planned Residential Community (CHPRC) will be guided by the provisions of the Communications Hill Specific Plan document.

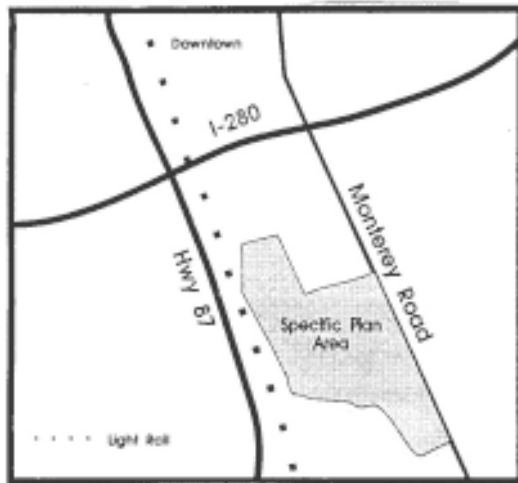
The Specific Plan provides guidance for the location and nature of public and private improvements. It also establishes design guidelines, to be used in conjunction with the Residential Design Guidelines and Commercial Design Guidelines, for development within the CHPRC.

Projects consistent with the Communications Hill Specific Plan can be approved through the Planned Development zoning and permit processes. Although an Environmental Impact Report has been completed for the Specific Plan, additional environmental review will be required for Planned Development zonings.

Copies of the Communications Hill Specific Plan are available for purchase at the San Jose Planning Divisions of the Department of Planning, Building and Code Enforcement.

The Communications Hill Specific Plan is a very urban community plan for a prominent 500 acre hill which rises above San Jose's valley floor. Communications Hill is located approximately 2 1/2 miles south of downtown San Jose and light rail stations serve both the north and south ends of the Plan area.

The Plan takes a decidedly original approach to hillside development in California by creating dense and very well defined areas of development served by a grid pattern street system. The grid system was chosen for several reasons, primarily because it can accommodate more density per acre than the more typical curved street and cul-de-sac pattern and because dense areas of compact development combined with undisturbed grassy slopes will provide handsome views from the valley floor.



The Communications Hill Specific Plan was prepared by City staff and a consultant team led by Daniel Solomon, Assoc., working with a citizens task force representing neighborhood groups, community organizations, businesses and property

owners. The Plan has received numerous awards including a 1994 Progressive Architecture Citation, and the Local Government Commission 1994 Ahwahnee Community Design Award of 1994.

The plan implements the following objectives developed by the Communications Hill Specific Plan:

- *To provide a comprehensive planning framework for development of an urban high-density, pedestrian-oriented, community with a mix of uses.*
- *To make the most of the natural amenities within the area including the panoramic views available from the hill.*



LAND USE PLAN

The Communications Hill Specific Plan contains a variety of land use patterns intended to create a unique mixed use community.

Circulation

The internal circulation of the CHSP is established by a gridiron street pattern. Perimeter streets delineate the edge of the hilltop and play an important role in defining the overall character of Communications Hill. A system of bicycle lanes, sidewalks, and pathways are integrated with the street layout and ultimately connect with public transportation. Stairs replace sidewalks and/or streets where slopes are steep. The gridiron system helps maximize the development potential of the hill.

Residential

The CHSP permits up to 4,000 dwelling units primarily at a minimum density of 24 dwelling units per acre. While the maximum density for most of the Plan area is 40 units per acre, there are some sites which can be developed at a higher density.

Commercial

A Village Center can accommodate approximately 50,000 square feet of neighborhood-serving commercial uses. Additional commercial square footage can be developed as part of any mixed residential/retail development adjacent to the Village Center. "Mom and Pop" retail shops are permitted throughout the multi-family neighborhoods, ideally on corner sites.