

# General Plan 4-Year Review Task Force Meeting #10

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November 19, 2020



*Planning, Building and  
Code Enforcement*

# Agenda

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1. Welcome
2. Agenda Overview
3. Approval of the October 29th Meeting Synopsis
4. Staff's Presentation on Evergreen-East Hills Development Policy
5. Public Comment
6. Task Force Discussion & Recommendation
7. Next Steps
8. Adjourn



# Agenda Item 4

## Evergreen-East Hills Development Policy

Envision 2040 General Plan 4-Year Review

# City Council Approved Scope of Work

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*Explore reworking or closing the Evergreen-East Hills Development Policy (EEHDP) and gather input from the Task Force. Examine how the Vehicle Miles Traveled (VMT) metric may influence the evolution of the EEHDP with an emphasis on preventing further residential sprawl in hillside neighborhoods but allowing mixed-use commercial growth in transit nodes.*



# History

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## **1976: Evergreen Development Policy (EDP)**

- Development is based on flood and transportation improvements

## **1991: Evergreen Specific Plan**

- ~3,000 residential units and 150,000 square feet of commercial/retail space
- Community amenities and street improvements

## **1995: Evergreen Development Policy Amendment**

- ~ 5,000 residential units
- San Jose 2020 General Plan



# History

## 2003-2008: Evergreen-East Hills Vision Strategy

- Community-based planning process
- Transportation improvements and community amenities
- Explore conversion of industrial properties for residential use

## 2008: Evergreen-East Hills Development Policy (EEHDP)

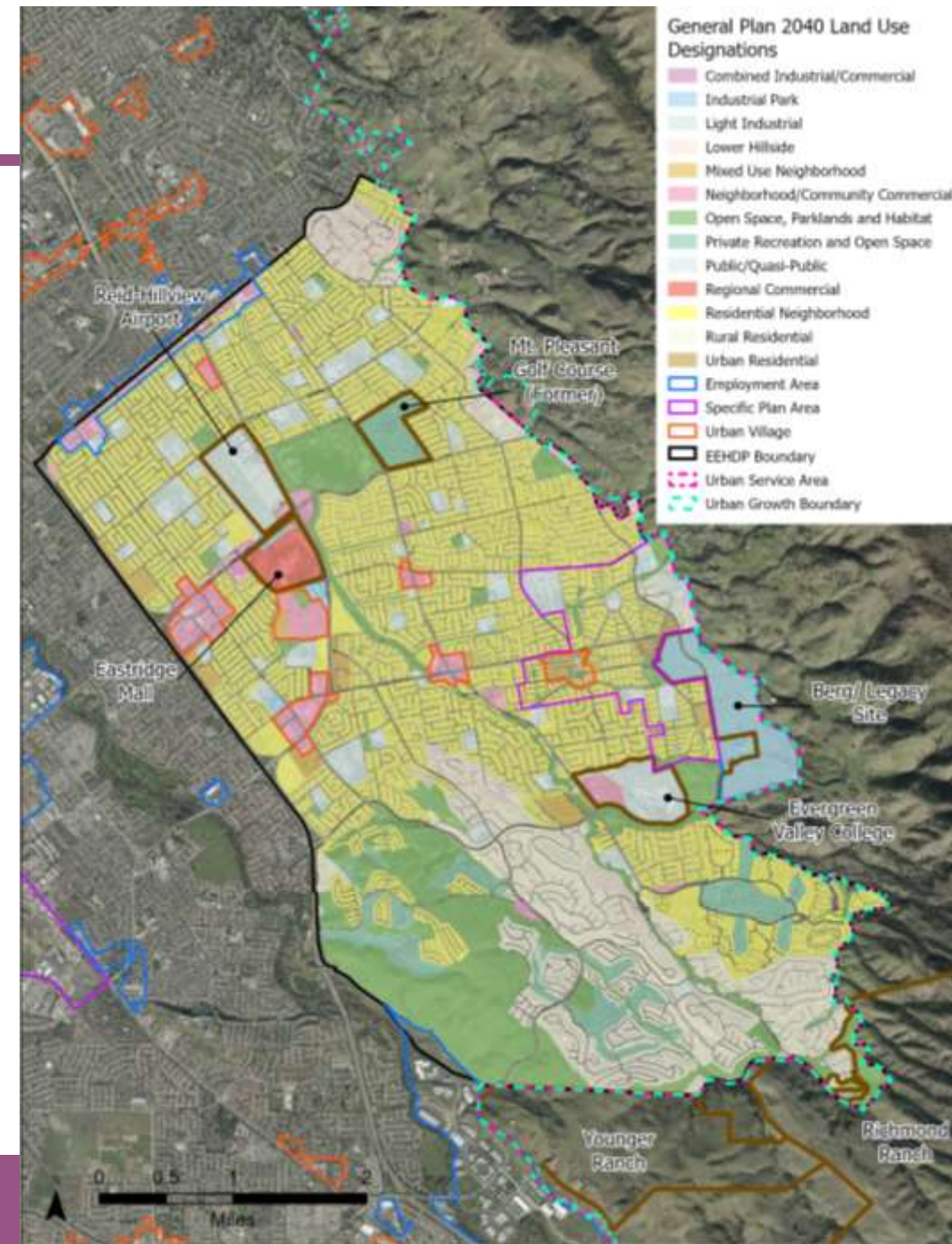


Figure 4 – Evergreen-East Hills Development Policy Boundaries



# EEHDP

The Evergreen-East Hills Development Policy (EEHDP) is intended to promote the long-term vitality of the Evergreen-East Hills area by linking together **limited development with supporting transportation infrastructure**. In exchange for enabling more development capacity, the policy provides a mechanism to require commensurate **traffic impact fees** in order to construct transportation system

Development Pool Capacity	
Residential	500 du.
Retail	500,000 sq. ft.
Commercial Office	75,000 sq. ft.



# Why is Evergreen so Special?

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*Physical Barriers*

*Land Use*

*Diverse Communities*

*Socio-Economics*

*High Traffic Levels Throughout the Day*





# Objectives

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- **Protect the community from uncontrolled growth**
- **Deliver needed transportation improvements under EEHDP**
- **Protect the environment**

Since 2008, the **General Plan & new CEQA policy** (based on vehicular travel or 'VMT') have been adopted and meet these objectives.



# Staff Recommendation #1:

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Deliver needed transportation improvements under  
EEHDP



**US 101 Corridor Improvements**



**Ocala Avenue & Adrian Way**



# 5 out of 20 Transportation Improvements under EEHDP Completed

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**Capitol & Quimby**



**Ocala & Adrian**



**US 101 Corridor Improvements**



**Nieman & Aborn**



**Marten & Rushmore**





Before



After

# Capitol & Quimby





Before



After

# Ocala & Adrian





Before



After

# US 101 Corridor Improvements



# EEHDP – DEVELOPMENT POOL TIF

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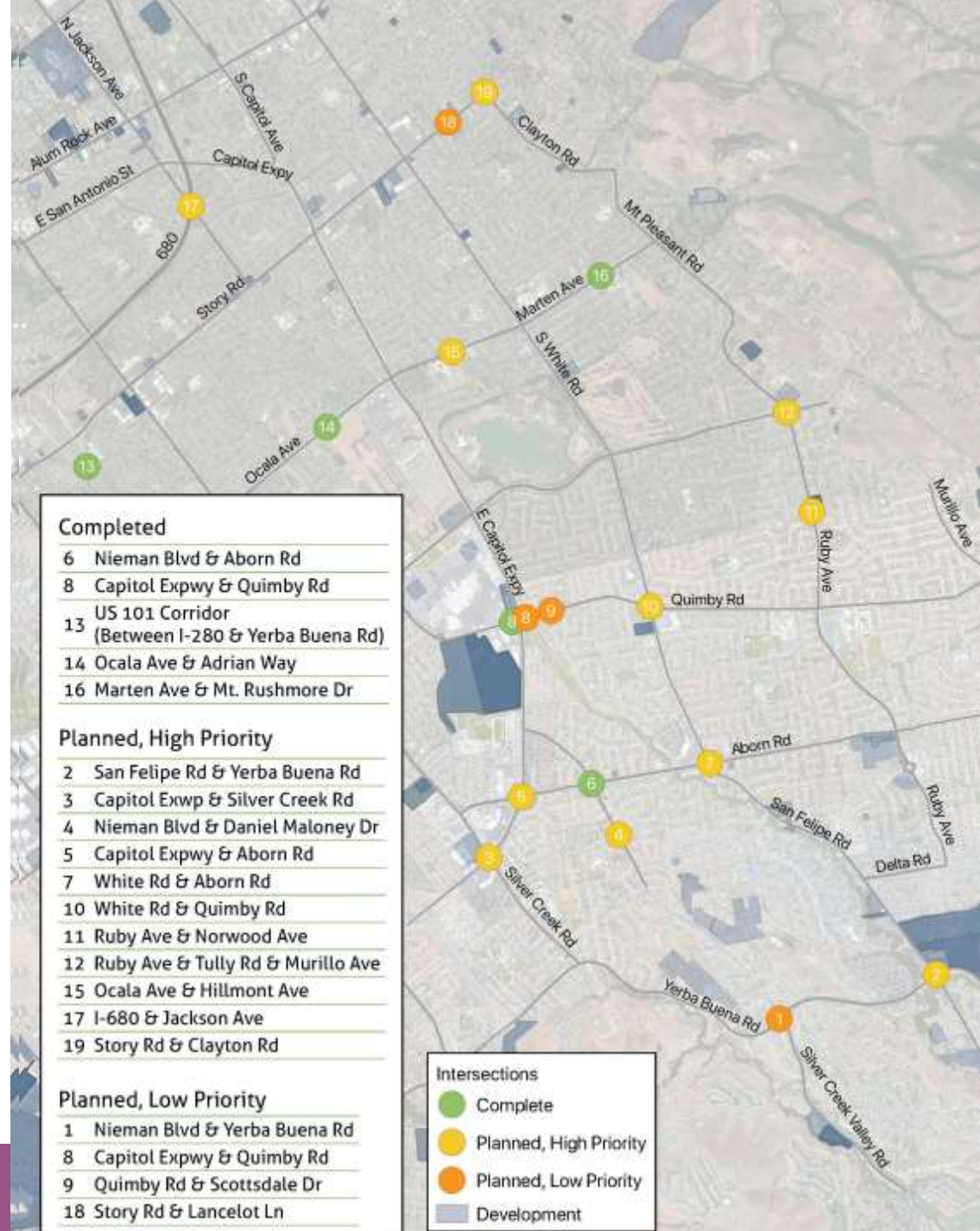
Total TIF	Collected TIF	Future TIF from Existing Entitlements
\$13 M (in 2008 dollars)	\$6.6 M	\$3.7 M



# Staff Recommendation #1: Deliver transportation improvements under EEHDP that support development outcomes to date

## EEHDP Identified 20 transportation improvements

- 5 Completed since 2008 completed since 2008
- Staff recently re-evaluated the remaining 15 improvements
- 11 considered "high-priority" to be completed with the collected TIF
- The other 4 to be completed when future TIF from existing entitlements are available.





# Staff Recommendation #1: Deliver transportation improvements under EEHDP that support development outcomes to date

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Prioritize remaining improvements based on funding availability, location of new development, timeline, scale/complexity, community support, and engineering judgement:

## **High Priority improvements** (to be implemented in the near-term)

- Locations demonstrating needs based on development that has occurred; or
- Improvements with support from the Community and DOT

**Lower Priority improvements** (to be implemented in the long-term as additional funding is available)



## Staff Recommendation #2:

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Protect the communities from uncontrolled growth through the General Plan, zoning, and VMT Policy  
(Close out current EEHDP)



# Objectives

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Since 2008, the **General Plan & new CEQA policy** (based on vehicular travel or 'VMT') have been adopted and meet these objectives.



# Staff Recommendation #2: Use Land Use & VMT policies for growth control

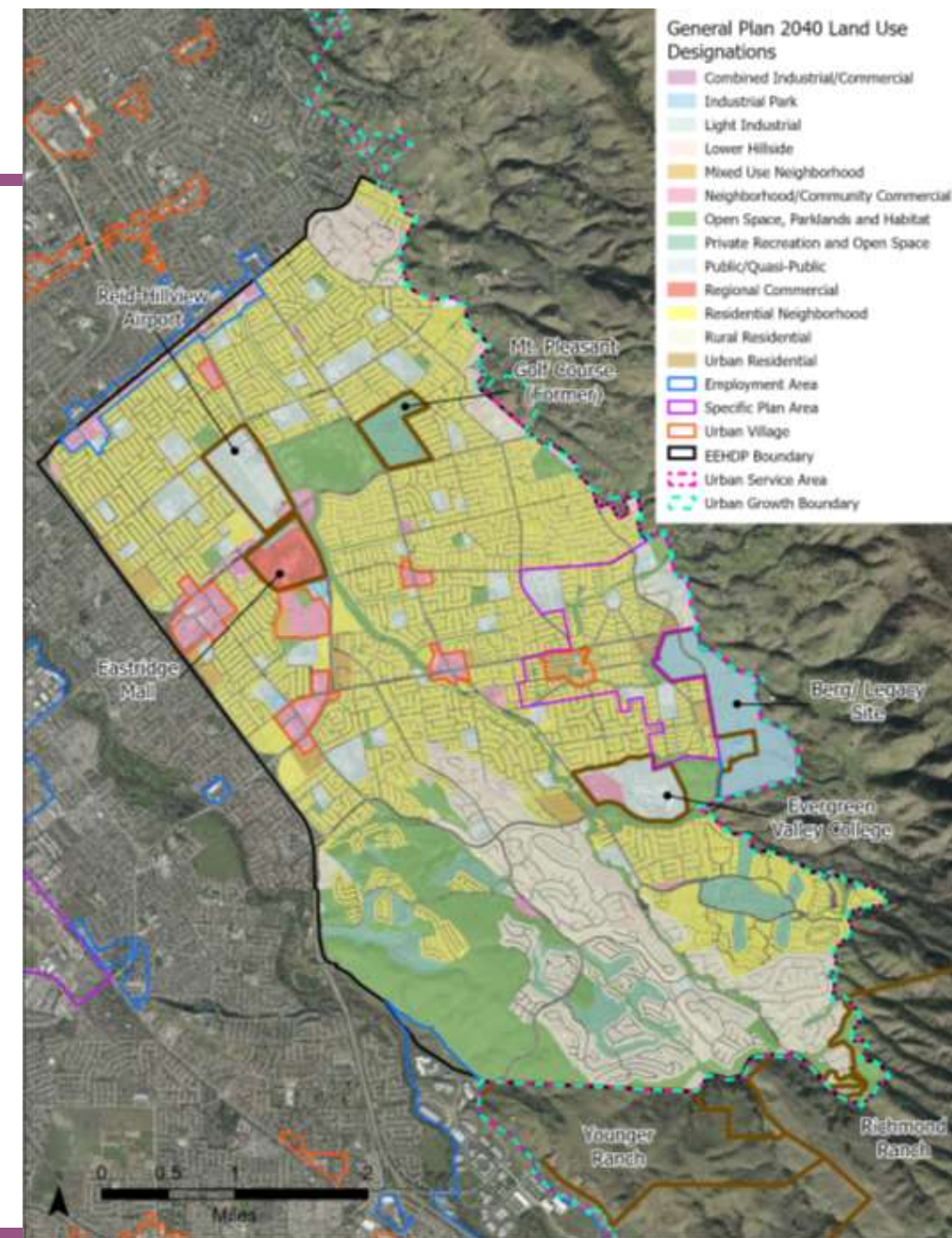
## Key Questions

- How does the General Plan control growth in Evergreen?
- Would new development be allowed in Evergreen under the VMT Policy?



# Development Under the General Plan

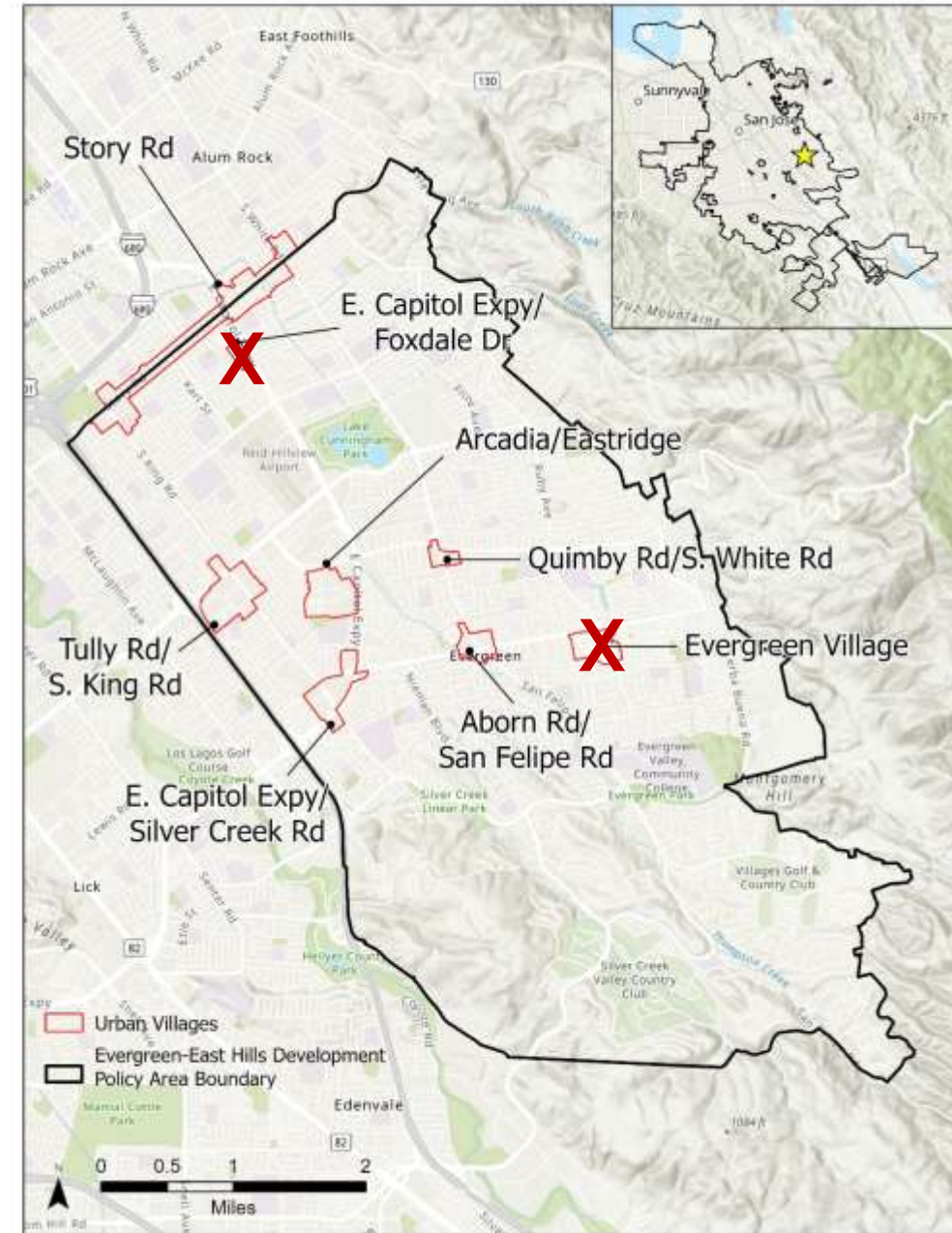
- Residential Neighborhood (yellow) for single-family
- Higher density residential proposals only allowed in Urban Villages
- For other areas, housing would require:
  - (Annexation for county jurisdiction)
  - General Plan Amendment
  - Rezoning



# Urban Villages in EEHDP Area

## Seven (7) Urban Villages

- 2 UVs proposed elimination by Task Force: Capitol/Foxdale and Evergreen Village
- 1 new UV proposed by Task Force: Story Road with 1,000 units
- Arcadia/Eastridge: 250 units built out (does not include the Eastridge Mall)
- Tully/King: 650 units, rec. 268 units
- Capitol/Silver Creek: 650 units, rec. 165 units
- Quimby/White: 180 units, rec. 120 units
- Aborn/San Felipe: 248 units, rec. 163 units



# Staff Recommendation #2: Use Land Use & VMT policies for growth control

The State and City transition to measuring vehicular travel ('VMT') reinforces the General Plan policy and Evergreen objectives:

- Protect the community from uncontrolled growth
- Deliver needed transportation improvements
- Protect the environment



# What is Vehicle Miles Traveled?

VMT per Person  
(Home)

- **Vehicle Miles Traveled** measures how far people need to travel – on average – by car.

Consistent with EEHDP, the VMT Policy promotes dense, mixed use, infill growth, prevents sprawl, and reduces environmental footprint.

City of San Jose - VMT per Capita

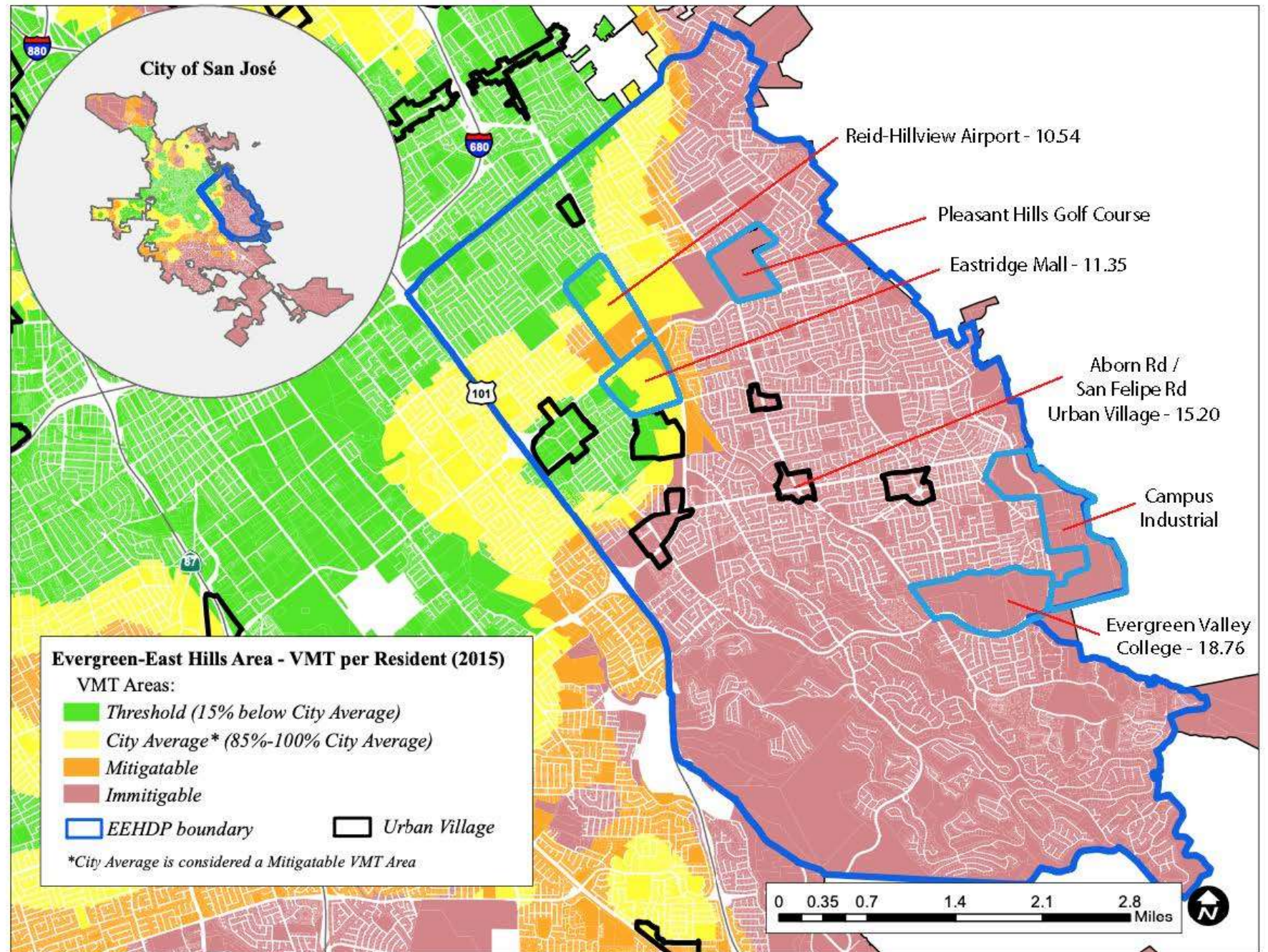
Greenfield VMT Areas  
City Average VMT Areas  
Municipal VMT Areas  
Unincorporated VMT Areas





# Residential

Threshold: 10.1 VMT / Resident



# In Evergreen, is Residential Allowed?

Land use & zoning – where is residential allowed?

- Planned Growth Areas (e.g. Urban Villages)
- Residential Zoning (typically Single Family)

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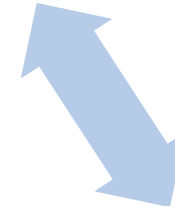
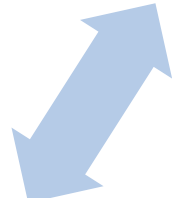
## Land use & zoning – where is residential allowed?

- Planned Growth Areas (e.g. Urban Villages)
- Residential Zoning (typically Single Family)

- **If Allowed, Apply VMT Policy**

**Small projects are allowed:**

- Up to 15 single family or 25 multifamily homes, per zoning
- This is less than EEHDP (up to 35 homes)



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**Lower VMT Areas  
(Green, Yellow or Orange)**

Vehicular travel must be below thresholds or fully mitigated (project reduces vehicular travel demand through proven mechanisms)

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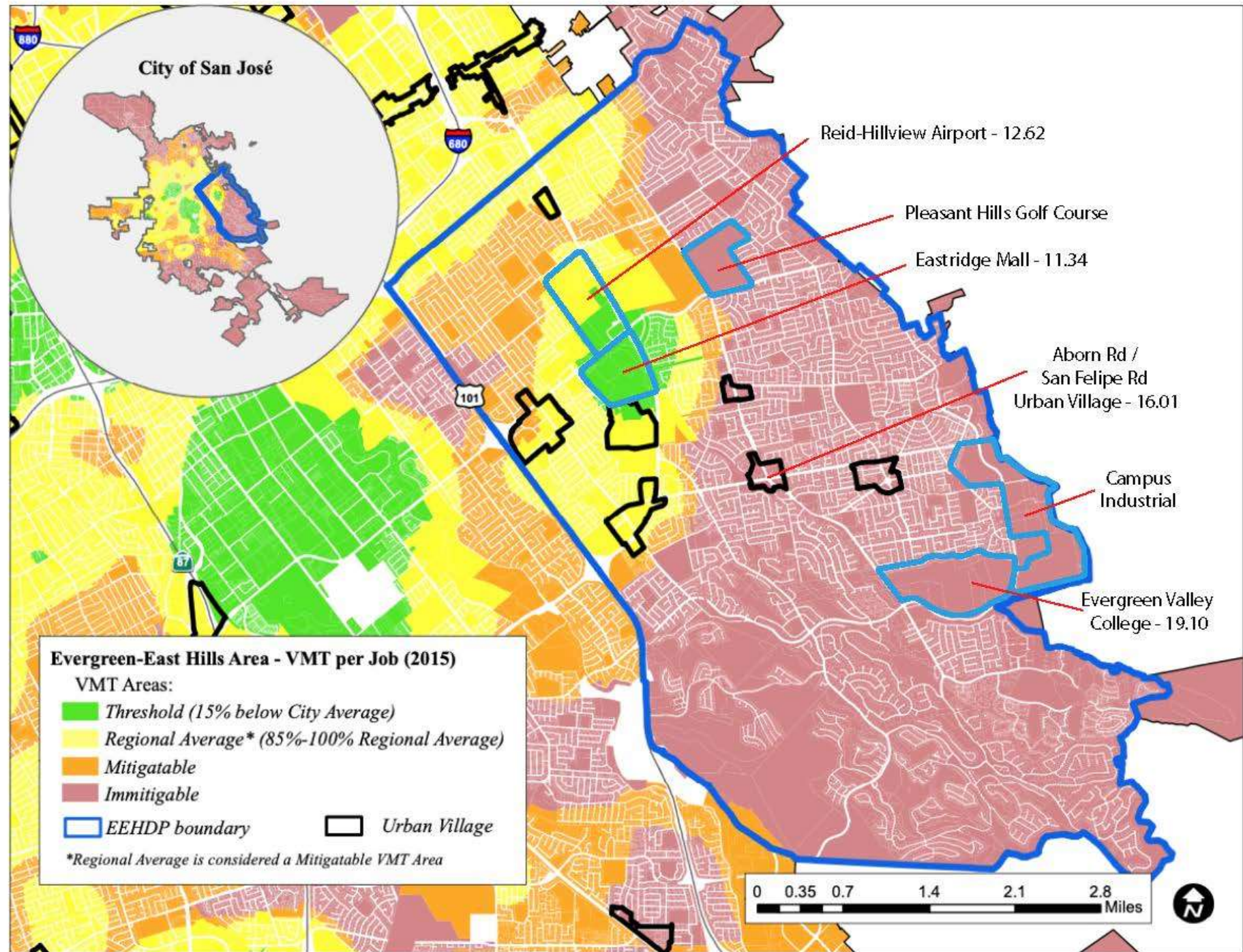
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**Highest VMT Areas  
(Red)**

100% Affordable Housing (if zoning permits)  
Other Housing ONLY in Urban Villages  
(with VMT-based "fee")  
No other residential allowed

# Office

Threshold: 12.2 VMT / Worker



# In Evergreen, is Commercial Allowed?

Land use & zoning – where is commercial allowed?

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**Small projects are allowed:**

- Up to 10KSF of Office
- Up to 30KSF of Industrial

**Local-serving retail and public facilities  
are allowed**





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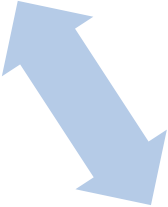
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**Lower VMT Areas  
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**Highest VMT Areas  
(Red)**

Establish “Trip Cap”  
Mitigate vehicular travel to maximum extent and subject to VMT-based “fee”



# Staff Recommendations

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#1:

Deliver transportation improvements under EEHDP that support development outcomes to date

#2:

Protect the communities from uncontrolled growth through the General Plan, zoning, and VMT Policy  
(Close out current EEHDP)



# Agenda Item 5

## Public Comment

Envision 2040 General Plan 4-Year Review

# Agenda Item 6

## Task Force Discussion & Recommendation

Envision 2040 General Plan 4-Year Review

# Agenda Item 7

## Next Steps

Envision 2040 General Plan 4-Year Review

# Next Steps

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## Action items prior to City Council in Spring 2021:

- Signature Project Policy: Feasibility analysis for affordable housing commercial space reduction incentive
- Opportunity Housing: Cost effectiveness study
- Neighborhood Business Districts: Community outreach & reevaluate criteria for replacement of commercial on-site
- Policy H-2.9 (“1.5-acre rule”): Guidelines for “underutilized”
- Coyote Valley: Outreach to affected property owners
- Environmental Analysis of policy recommendations under CEQA



# Agenda Item 8

## Meeting Adjourn

Envision 2040 General Plan 4-Year Review