

DISTRICT 8 COMMUNITY ROUNDTABLE
JANUARY 7, 2010

A presentation was made to the Roundtable by Vince Cantore of SummerHill Homes regarding the proposed development of the Mirassou Winery site on Aborn Road. There is currently a General Plan Amendment (File No. GP09-08-05 and GPT09-08-05) on file with the City of San Jose to change the San Jose 2020 General Plan Land Use/Transportation Diagram land use designation for the subject 15 acre site from Village Center and Public Park and Open Space to a newly created designation in the Evergreen Specific Plan of Mixed Use, as well as, associated text amendments to the Specific Plan. The requested mix of uses include up to 150 units of residential, up to 65,000 square feet of commercial/retail, up to 25,000 square feet of office, and historic preservation. A subsequent Planned Development Zoning for the site is anticipated to be submitted within the next few months.

The following are comments and questions that were made by those in attendance at the Roundtable:

- 1) Evergreen does not have a core or central area large enough to hold community events. The historic building could be a restaurant that would have the space to hold such events and possibly even weddings, business association meetings, etc.
- 2) The exterior of the historic building should be maintained as such who ever the end user may be.
- 3) The 137 units shown on the conceptual site plan are not enough. We need more residents to draw people to the retail in to the Village Square. How will this project draw people into the Village Square to support the existing retail and the proposed new retail? What are you going to do different than what Shapell has done with the existing commercial in the Village Square?
- 4) Make sure there is sufficient area for a park.
- 5) Will the covered patio area of the winery building be saved? (The applicant indicated that this structure is in disrepair and it would be removed)
- 6) What school will the new children of the development attend? (The applicant indicated that they have contacted the school district and that at this time the new children would attend Evergreen Elementary, Chaboya Middle School, and Evergreen High School)
- 7) What degrees of freedom are you working with? What is in the infeasible space, for example underground parking beyond the retail component? (e.g. what are the design constraints of the site?)

- 8) What is the strategy for public space, usage and access? Examples of this include walking spaces through the development, mass transit or carpool parking, common space (this would be the true draw even more than iconic retail), sub-terrain use such as for disaster recovery.
- 9) What is the strategy both support local business? Example could be enabling a business service centers to support local residents both in and outside the development, residential floor plans that accommodate home-based businesses.
- 10) What is the sustainability policy or strategy for the project?
- 11) Many of those in attendance stated that the reuse and rehabilitation of the historic building was a positive aspect of the project.
- 12) Evergreen needs a community center in this area.
- 13) How will construction phasing happen? (The applicant indicated that the new residential and the rehabilitation of the historic structure will occur at once and the commercial would be developed as the market improves.)
- 14) What will the construction timeline be? (The applicant indicated that it would be about 18 to 24 months and that the site was large enough to do a majority of the staging on site.)
- 15) What is the sustainability of the new units once built? Won't they impact water, sewer, police and fire services?
- 16) Can you predict how long it will take to occupy the new residential units? (Applicant indicated approximately 2 years.)
- 17) Does the project anticipate affordable housing? (Applicant stated no) The Evergreen community could use some affordable housing.
- 18) The community needs green space, community space.
- 19) Do we need all of these uses in this area? The area needs more jobs so that less residents need to commute out of the area and we need more parks.
- 20) All residents should benefit from the use of the historic building. It should be something that gives the area a presence and promotes community activity.
- 21) The historic building should be a destination.
- 22) There is a concern about additional traffic and whether or not there is enough electricity to serve more residents.
- 23) New housing will equal more traffic impacts.
- 24) When designing the site keep in mind the beauty of the hills above Evergreen and the openness of the existing development. The new project should be in character with this.

- 25) There is not enough access through, in, and out of the site. There should be more access points. The design creates a wall along the southern boundary.
- 26) The site needs more space for kids to play.
- 27) There is too much retail for having just one access point.
- 28) The density is too high and should be cut in half.
- 29) There is not enough space in the schools to support more housing, there is also not enough restaurants and retail.
- 30) Connectivity is a big issue, and this site does not provide connectivity to the adjacent neighborhood.
- 31) How will new residents of the site access existing parks? There should at least be convenient pedestrian access between the site, existing neighborhoods and parks and the commercial area.
- 32) The applicant should hold a design workshop to work through the issues.

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