



December 4th, 2019

*Honorable Mayor Sam Liccardo and Members of the City Council
City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113*

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Davis, Diep, Carrasco, Esparza, Foley, Jimenez, Khamis, and Peralez,

On behalf of SV@Home, SPUR, and the Silicon Valley Leadership Group, we write today to commend the Valley Transit Authority’s Transit Oriented Communities (TOC) framework for planning thriving communities around the Silicon Valley BART extension. We want to thank VTA for its holistic approach to envisioning, and providing recommendations for, mixed-use, mixed-income neighborhoods that will take full advantage of public transit and existing community resources. The attention to the challenges of displacement related to the redevelopment of the areas around the proposed BART stations is also to be commended.

The City of San José sits at the cusp of transformational changes to its urban core, with major opportunities for transit-oriented development along the BART extension. VTA’s analysis of the potential for increased housing and commercial development around the new stations demonstrates the opportunity the City has to set ambitious goals for these areas. **The two San José Playbooks anticipate nearly 16,000 new homes in Downtown San Jose, of which nearly 3,200 are affordable, as well as nearly 7,800 homes, with 2,000 affordable, around the future 28th Street BART station. The Playbooks do not include the Diridon Station area, which will also need added capacity to reach at least 10,000 new homes, of which 25% will be affordable.** The analyses show that we don’t have to pit housing development against commercial development, but rather that by planning for both we can provide the highest community benefits.

As the City undertakes its Four-Year General Plan Review and contemplates the exciting opportunity of a revitalized Diridon Station and greater Downtown area -- as well as updates to Urban Villages, residential and job growth targets, and zoning standards – it has a once in a lifetime opportunity to plan for density and vibrancy at these station areas. To accomplish this, the City must meaningfully integrate VTA’s vision for Transit Oriented Communities into its planning and policy efforts. To that end, we endorse VTA’s TOC framework and the opportunities highlighted at each of the San José BART stations for housing and commercial development.

We look forward to working with the City to incorporate VTA’s TOC approach through the General Plan Review and Urban Village plan updates. Let’s build the vibrant, inclusive communities for people of all incomes and backgrounds in San José.

Sincerely,

David K Meyer
Director of Strategic Initiatives

SV@Home

Michelle Huttenhoff
San Jose Policy Director

SPUR

Vincent Rocha
Senior Director, Housing and
Community Development

SVLG