

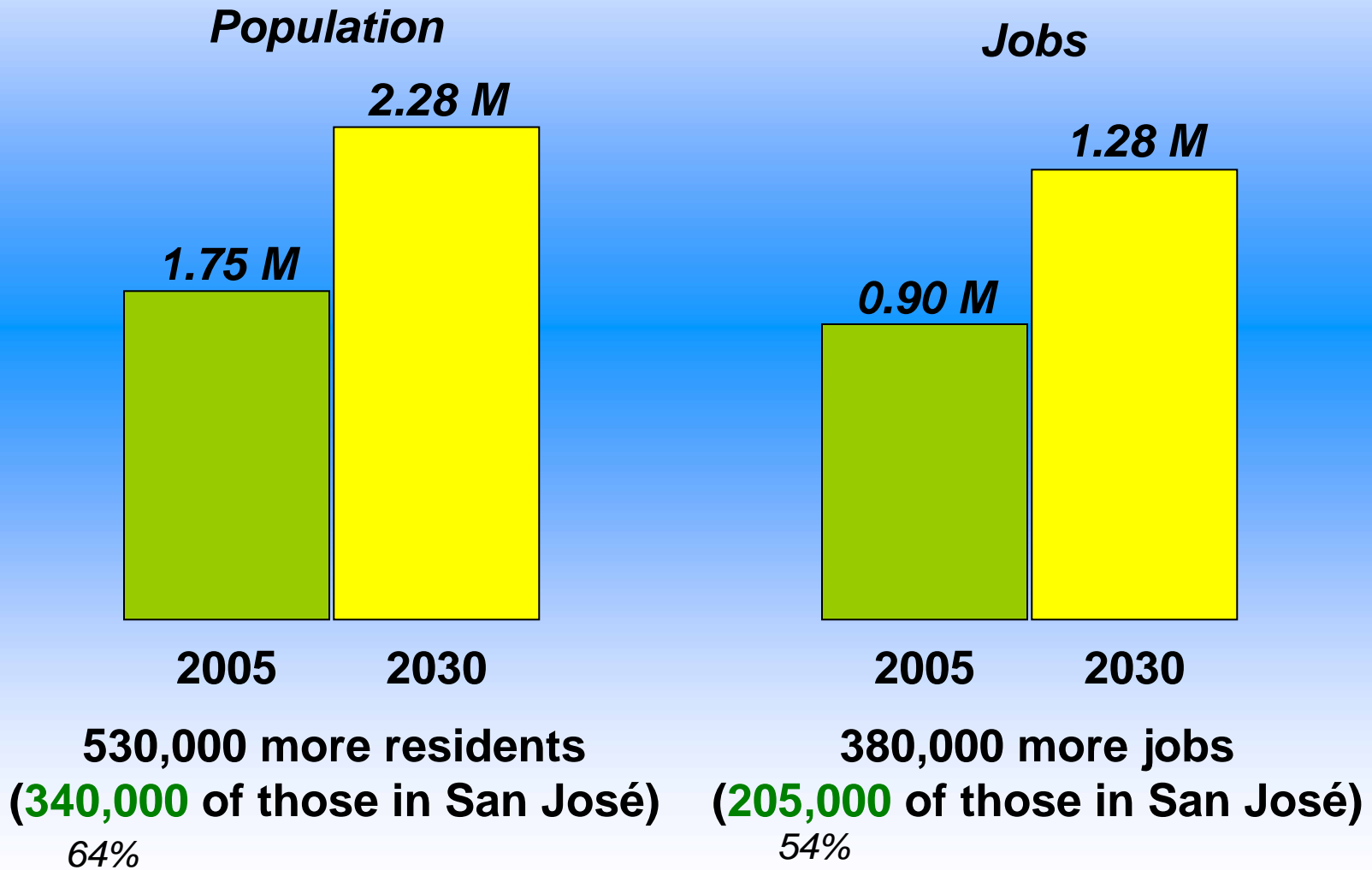
Rincon de Los Esteros

North San Jose – The Innovation Triangle



- 4,669 Acres
- 42m Built R&D, Office
- 1200 Companies
- 56,000 Jobs
- 18.61% Vacancy Rate
- 247 Acres of Vacant Land
- \$170 m in Redevelopment Investment since 1977
- \$110 m Tax Increment
- 70% of total tax increment

Growth Projections (Santa Clara County)



Vision North San Jose

- Respond to market demand
- Meets corporate growth needs



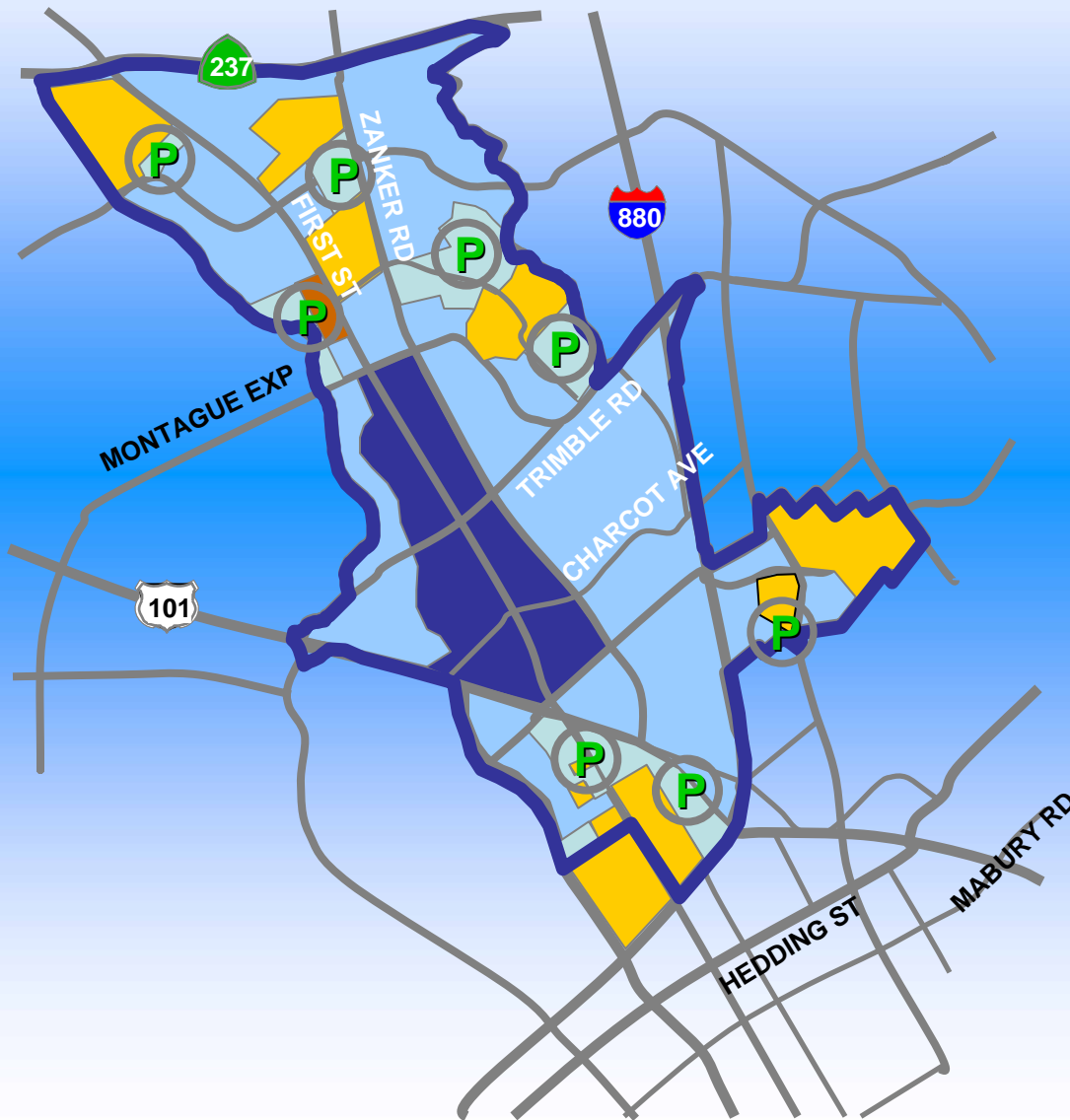
Public Outreach (Before Adoption of Policy)

Date	Event/Organization
Various	Other agency briefings (VTA, Caltrans, other cities)
Various	North San Jose Property Owners
10/06/04 10/07/04 02/16/05	General Plan Community Meeting
10/27/04 12/08/04 01/26/05	SNI Project Area Committee
11/01/04	San Jose Mercury News Editorial Board
11/15/04 01/10/05	Berryessa Community Action Council
11/16/04 11/29/04	San Jose Business Journal Briefing
11/19/04	Developer Roundtable (Planning)
11/30/04	Council District 6 Community Meeting
11/30/04	NSJ EIR Scoping Meeting
12/02/04	Citywide Public Meeting (City Hall)
12/08/04	Downtown Association

Public Outreach (Before Adoption of Policy)

Date	Event/Organization
12.02/04	Developer Stakeholders (Public Works)
01/04/05	Silicon Valley Manufacturing Group – Transportation Committee
01/05/05	Home Builders Association
01/07/05	Tri-County Apartment Association
01/10/05	Silicon Valley Manufacturing Group – Land Use and Housing Committee
01/11/05	Sierra Club – Land Use Committee
01/14/05	Chamber of Commerce
01/14/05	Housing Action Coalition
02/07/05	Building Better Transportation Committee
02.07.05	Consulting Engineers and Land Surveyors of California
02.09/05	Building Trades Council Board
02/10/05	Housing Advisory Commission
02/14/05	City Council Study Session

North San Jose Policy



Key Elements

- 26.7 Million Square Feet of new Industrial Office Development
- 83,000 new R&D jobs
- 1.7 Million Square Feet of new Commercial/Retail Space
- 32,000 new Residential Units
- \$570 Million in Transportation Improvements
- New Neighborhood Parks
- Phasing Program



Parks Plan

KEY PARKS AND RECREATIONAL FACILITIES

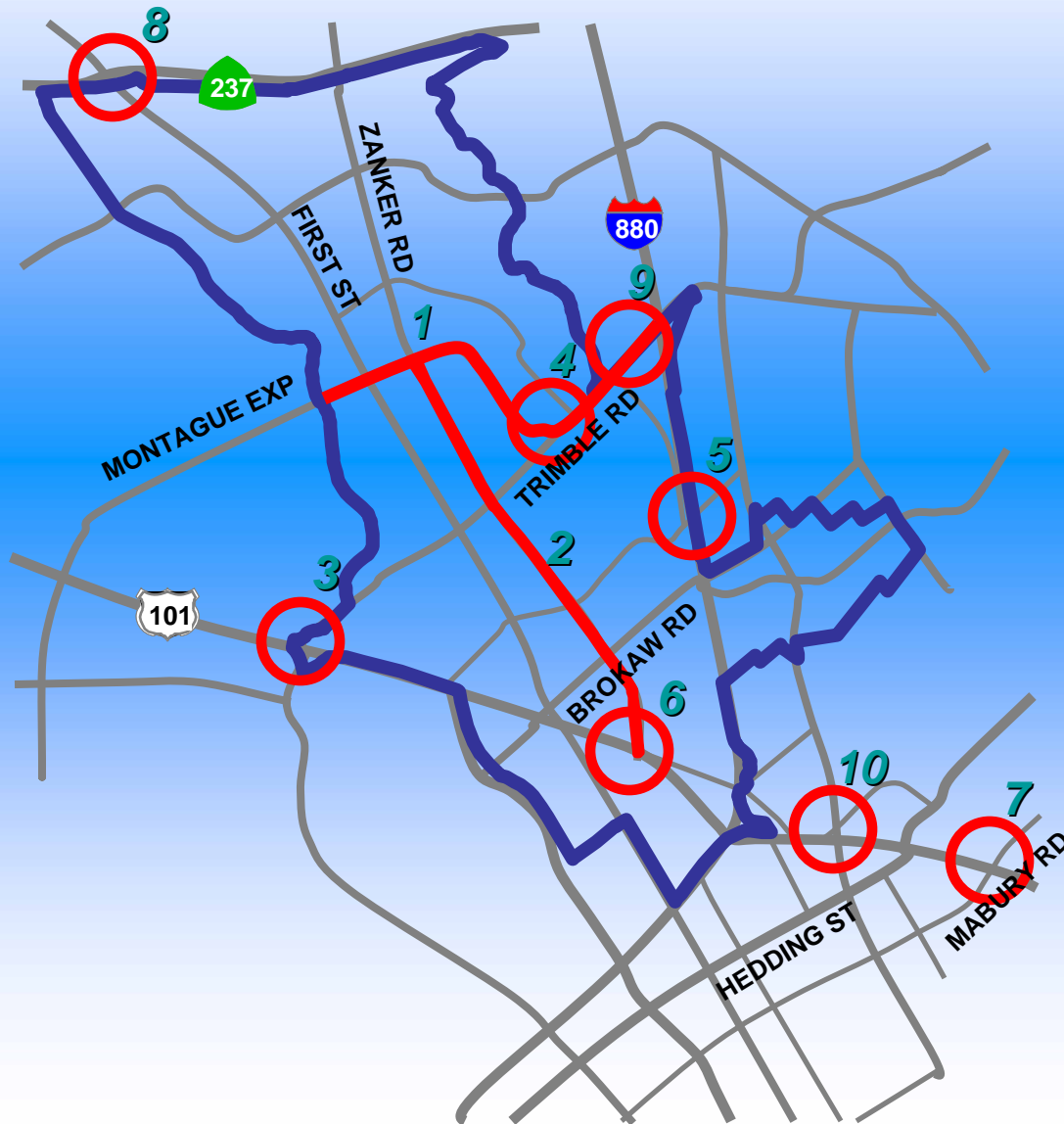
POTENTIAL NEIGHBORHOOD PARKS

- Montague and Seeley
- Montague and Guadalupe River
- Cisco and River Oaks
- Zanker and Tasman
- Vista Montana
- Bayshore and Airport
- South Rincon Area

POTENTIAL COMMUNITY PARKS/AMENITIES

- Urban Core Plaza
- Sport Fields
- Community Center
- Trails

Transportation Improvements



■ Major Roadway Improvements

- 1 Widen Montague
- 2 Widen Zanker
- 3 101 Trimble
- 4 Montague – Trimble Flyover
- 5 880 / Charcot Overpass
- 6 101 / Zanker – Skyport Overpass
- 7 101 / Mabury Interchange
- 8 First Street / 237
- 9 McCarthy / Montague
- 10 Oakland / 101

Other Improvements

- Phase 2-4 Major Improvements
 - Transit/Bicycle/Pedestrian Facility Improvements
 - Downtown Couplet Conversions
 - Grid System
 - 15 NSJ Intersections
 - 9 CSJ Intersections

Development Phasing / Implementation

■ Phase 1

- Up to 7 Million sq. ft. of Industrial
- Up to 8,000 Residential Units

- US 101 / Trimble
- Montague Widening
- First Street / Montague
- First Street / Charcot
- First Street / Metro
- First Street / Trimble

- Montague / Trimble
- Old Oakland / Montague
- Trade Zone / Montague
- Brokaw / Bering
- Transit/Bicycle/Pedestrian

■ Phase 2

- 7 to 14 Million sq. ft. of Industrial
- 8,000 to 16,000 Residential Units

- Charcot Overcrossing
- Zanker Widening
- Zanker / Montague

- Zanker / Trimble
- Zanker / Brokaw
- Transit/Bicycle/Pedestrian

■ Phase 3

- 14 to 21 Million sq. ft. of Industrial
- 12,000 to 24,000 Residential Units

- First Street / 237
- Zanker / Tasman
- Zanker / Charcot

- Junction / Charcot
- McCarthy / Montague
- Transit/Bicycle/Pedestrian

■ Phase 4

- 21 to 26.7 Million sq. ft. of Industrial
- 16,000 to 32,000 Residential Units

- Zanker / Skyport Connection
- Mabury Interchange

- Transit/Bicycle/Pedestrian

AGENCY \$3.9 MILLION MITIGATION INVESTMENT

PROJECT	STATUS	COST
Urban Design Guidelines	Completed by Nov. 07	\$440,000 (additional \$50k from PRNS)
N. 1 st St. Plan Line	Completed by May 08	\$150,000
Street Grid Masterplan	Completed by May 08	\$422,000
Bicycle/Pedestrian Masterplan	Completed by June 08	\$100,000
Zanker Widening Design	Completed by June 08	\$286,000
Charcot Over-crossing PSR	Completed by June 08	\$800,000
US 101/Trimble EIR	Completed by June 08	\$650,000
Couplet Conversions Design	Completed by March 08	\$750,000
School Study	On-going	\$25,000
DOT staff costs	On-going	\$300,900

Funding Sources

- Agency Contribution = \$30 million
- Prospective State & Other Funding = \$80 million
- Developer Contribution = \$460 million

Industrial Development (26.7 Million Square Feet): \$11 per sf

Residential Development (32,000 Units):

(Single-family) = \$6,994 per unit

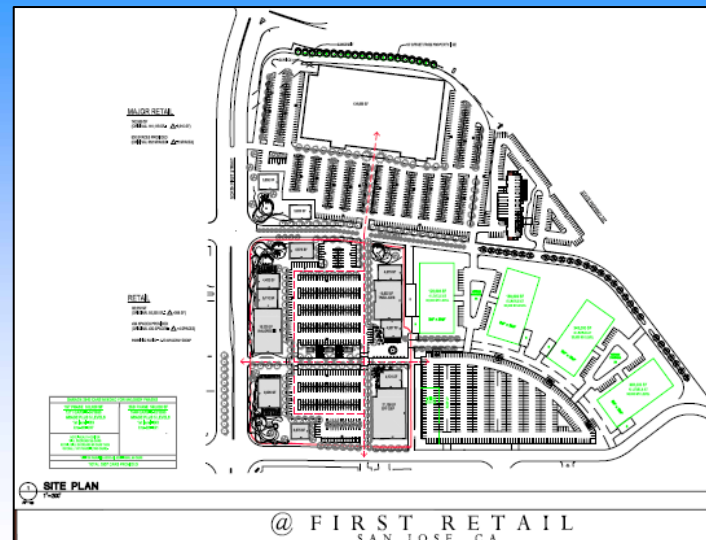
(Multi-family) = \$5,596 per unit

Supporting Commercial Uses (1.4 Million Square Feet) = No Fee

Industrial Development

Current Projects

- eBay (187,585 square feet) under construction
- Cadence (208,000 square feet) under construction
- @ First Center (220,000 square feet of retail, 840,000 square feet of office, hotel) under review
- Vacancy rate in North San Jose dropped to 18.61% from 20% in 1Q2007
- New companies to San Jose: Magma Design Automation, Interwoven, Nuova Systems, Intermolecular
- Micron leasing 3060 N 1st (formerly Raza Foundries)



Residential Development

Current Projects

- 12 rezoning applications
- 7,120 residential units
- 122,000 square feet of commercial
- 20+ acres of parkland



Residential Project Status

File No.	Location	Acres	Units	Commercial	Hearing Date
PDC06-022	1470 N. 4th Street	0.8	100		Approved
PDC05-099	Montague Expressway	11.2	575	5,000	Approved
PDC06-085	90 Archer Street	0.7	42		Approved
PDC06-038	3300 Zanker Rd.	38.7	1,900	30,000	August
PDC06-061	163 Baypointe	3.2	183		August
PDC06-093	199 Tasman	10	670	20,000	August
PDC06-013	81 Vista Montana	20.8	992		November
PDC06-067	555 River Oaks	14.5	880		TBD
PDC06-130	50 Airport Parkway	6	424		TBD
PDC05-114	1733 N. 1st Street	2.4	340	15,000	TBD
PDC06-116	Vista Montana	4.2	263		TBD
PDC07-010	1040 E. Brokaw Road	29	750	56,000	TBD

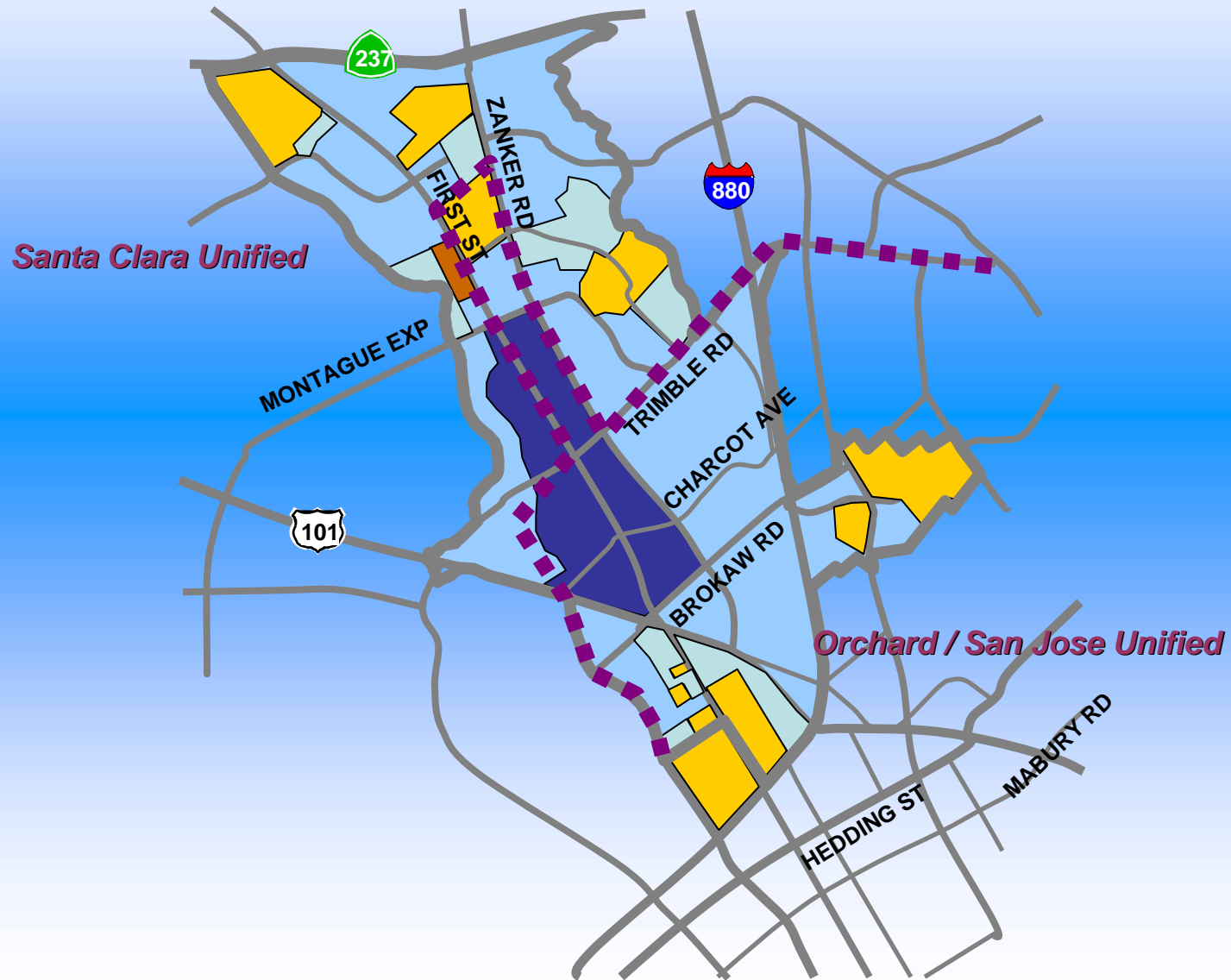
School Planning

“Planning for a new school site and/or development of other strategies to address the need for expanded school capacity should be completed prior to the addition of 50 elementary, junior high or high school students within the new residential overlay areas.”

Key Issues

- School Needs Assessment underway
- Use of projected revenue from NSJ development
- Changes to school impact fees
- Re-investment past NSJ fees
- Redistricting

School District Boundaries



Neighborhood Services

Retail

- General Plan changes provide 1,000 additional acres for mixed-use
- Retail (and other services) follows residential
- Projects in planning or on file for 172,000 square feet of new retail
- Retail thresholds included in Phasing Plan
- Additional retail planning underway

Police and Fire Protection

“Evaluation of the need for a new fire station and new community policing center must be completed prior to the commencement of the third phase as outlined in the Policy’s phasing program.”

