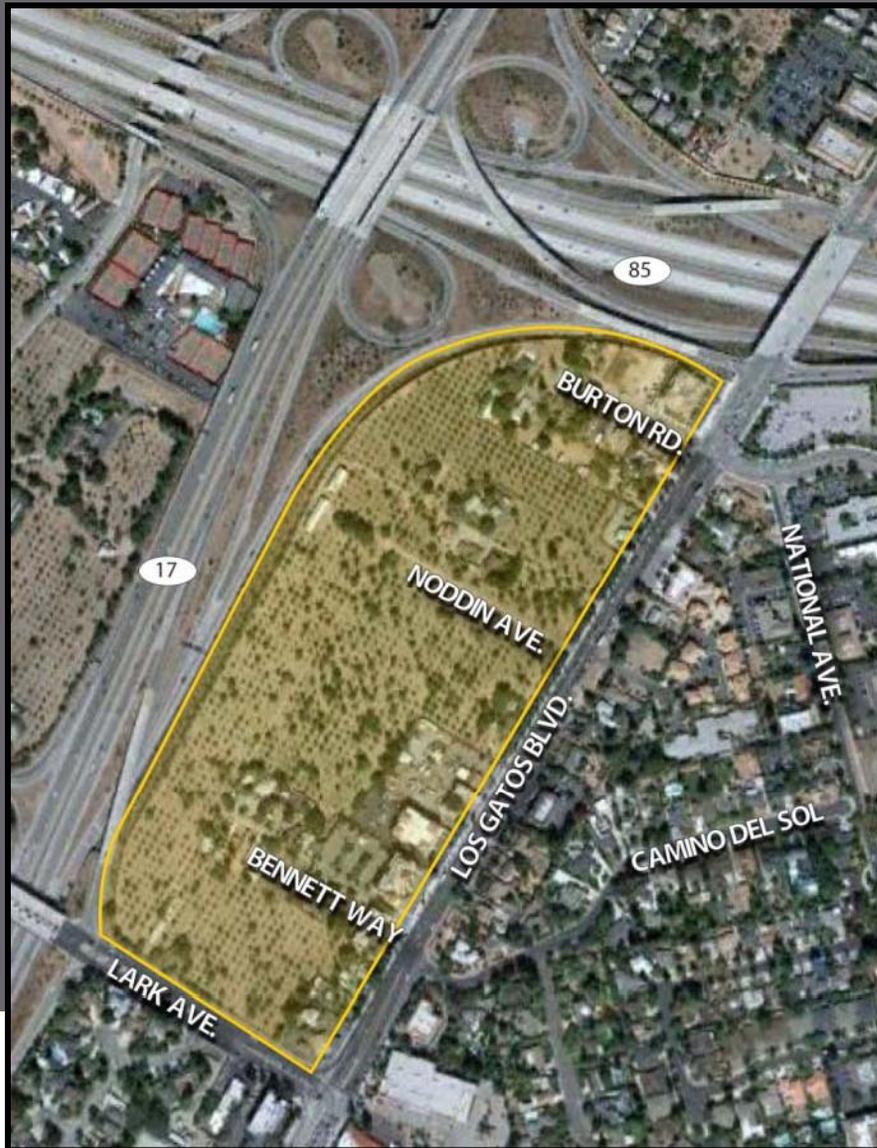


NORTH 40 SPECIFIC PLAN



Advisory Committee
Meeting #3
June 29, 2011

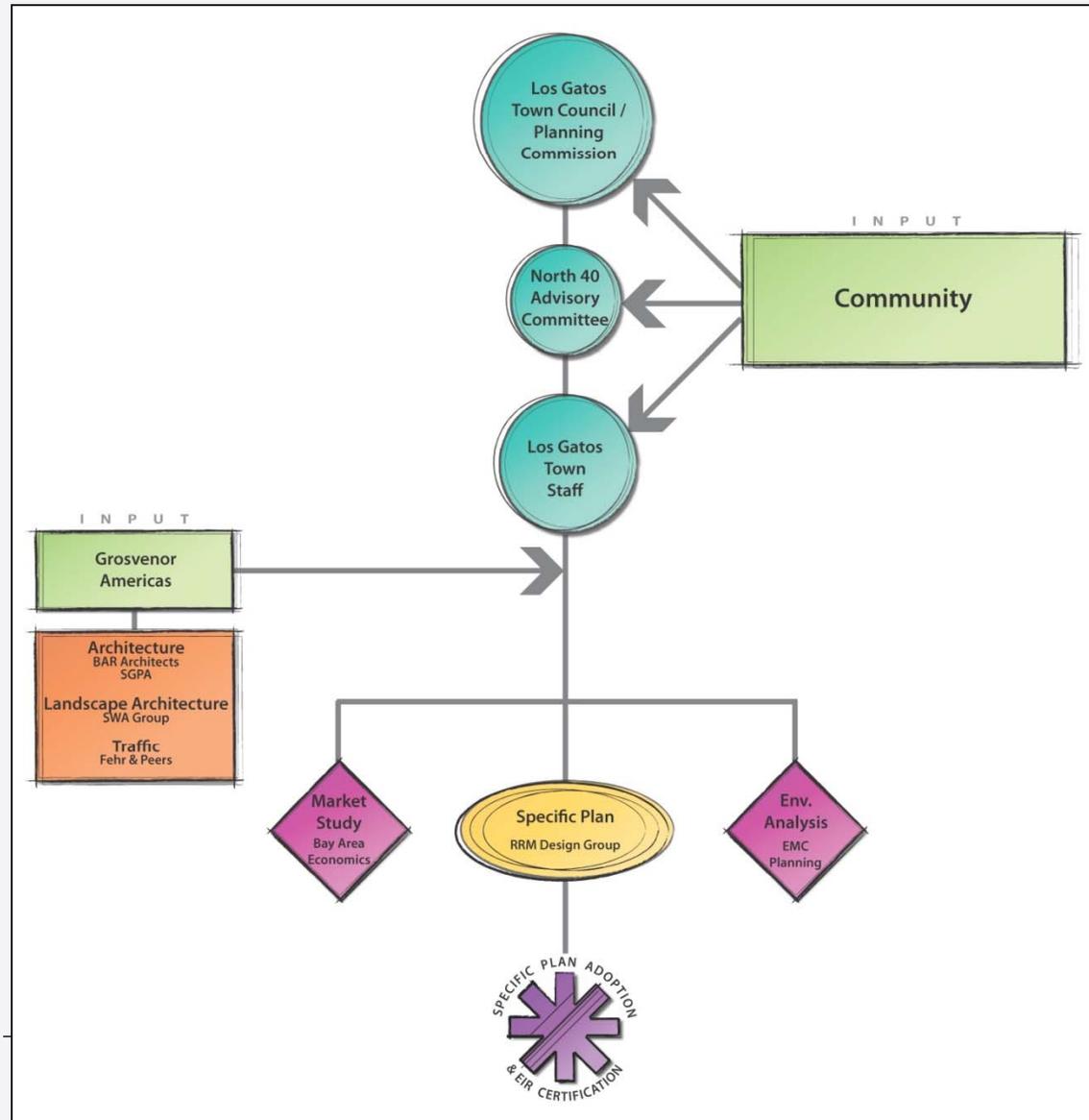


PURPOSE OF THE MEETING

- ▶ Introductions / Welcome
- ▶ Background Information (Project Assumptions and Foundation)
 - Joint Town Council / Planning Commission Study Session Update
 - General Plan Goals, Policies, and Actions
 - Specific Plan Overview
 - Projections for Los Gatos School Districts
 - Scale Comparison
- ▶ Neighborhood District Plan
- ▶ Next Steps

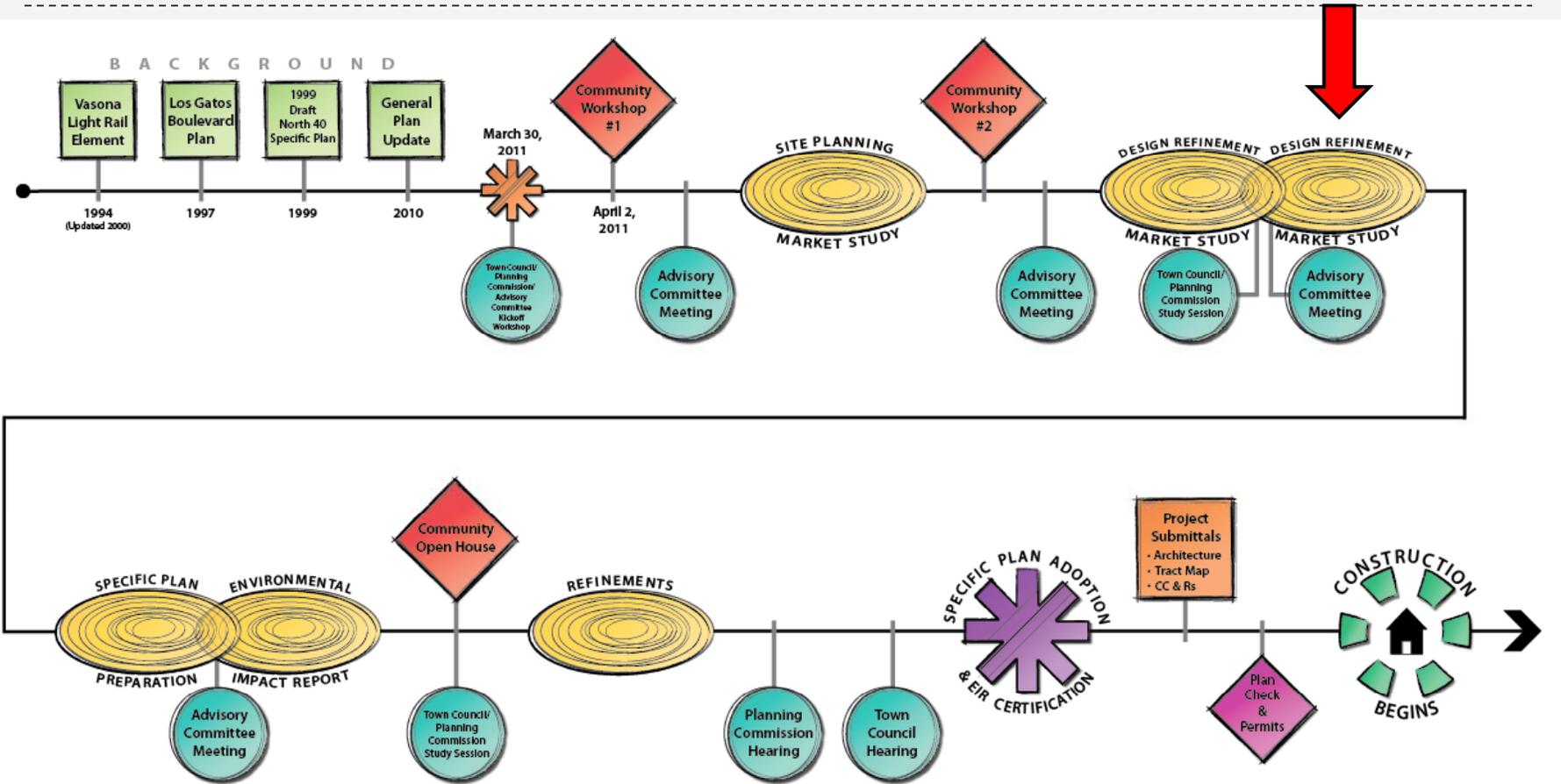


ORGANIZATION CHART



PROJECT PROCESS

**WE ARE
HERE!**



JOINT TOWN COUNCIL / PLANNING COMMISSION STUDY SESSION UPDATE

- ▶ How does this North 40 process relate to the General Plan?
 - General Plan Goals, Policies, and Actions
 - General Plan EIR established and analyzed development impacts
 - ▶ How does the Specific Plan relate to the 1999 Draft Specific Plan?
 - 1999 Highlights
 - ▶ What will the Specific Plan include?
 - Specific Plan Overview
 - ▶ How will it affect the Los Gatos Schools?
 - Projections for Los Gatos School Districts
 - ▶ What will be the affect on traffic?
 - Traffic Input – to be presented August 4, 2011
 - ▶ What is the scale of the North 40?
 - Commercial Area Comparison
-



GENERAL PLAN GOALS, POLICIES, & ACTIONS

- ▶ General Plan included **14 principles** that formulate the vision for the plan
 - ▶ General Plan EIR analyzed impacts from a development that would include no more than **750 mixed residential units** and no more than **580,000 SF of retail and office**
 - ▶ General Plan requires the **preparation of a Specific Plan**
 - Providing coordinated infrastructure,
 - Including a variety of regional destination and local-serving commercial uses, following a logical land use pattern that takes advantage of the site opportunities while protecting adjacent uses and,
 - Avoiding negative effects on the long-term development potential of the larger area.
-



GENERAL PLAN GOALS, POLICIES, & ACTIONS

- ▶ Includes **Goals and Policies** specific to the North 40 –
 - **Goal LU-11** - To plan for development of a variety of uses in the North Forty area in a coordinated and comprehensive way.
 - **Goal VLR-3** - To encourage mixed-use developments that coordinate housing in proximity to either neighborhood commercial uses or employment centers.
 - **The General Plan contains 10 additional Policies/Actions** for the North 40 that encourage items such as a mixed-use development with commercial, office and residential uses, regional destination and local-serving commercial, multi-modal links to Vasona Light Rail station, and providing coordinated infrastructure.

(refer to hand out for full list of Goals, Policies, and Actions)



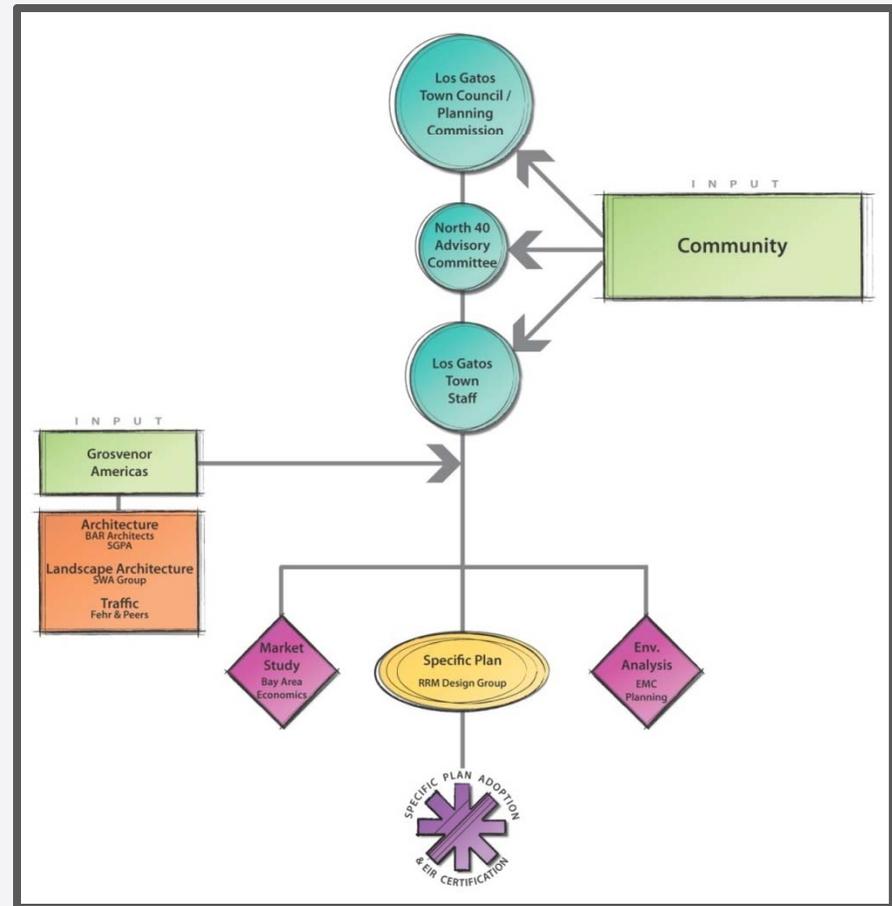
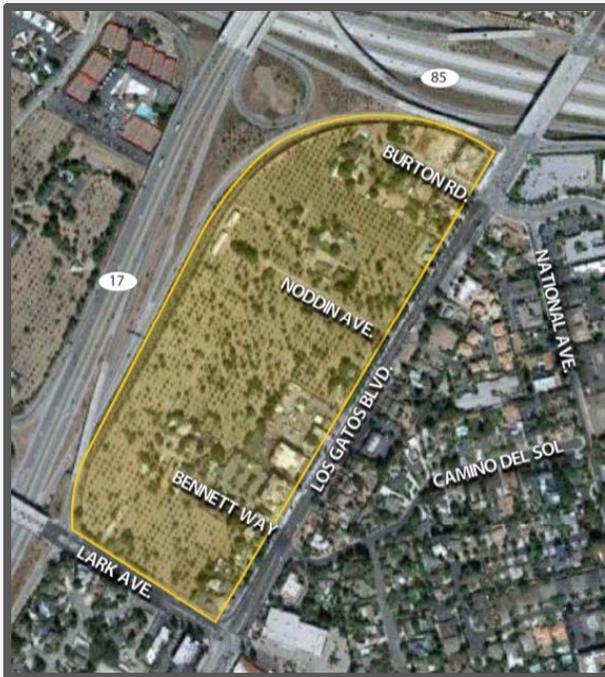
1999 DRAFT SPECIFIC PLAN HIGHLIGHTS

- ▶ Update using direction from **General Plan**
- ▶ Creation of a unique, **pedestrian-oriented “sense of place”**
- ▶ **Retail along Los Gatos Boulevard** with other uses at rear of site
- ▶ Preserve the **agricultural heritage** of the site by incorporating architectural elements with an agricultural theme
- ▶ Provide **view corridors** from strategic points within the North Forty
- ▶ **Parking lots** should be placed along the side or back of site
- ▶ Establish **frontage access drive** parallel to Los Gatos Boulevard



SPECIFIC PLAN OVERVIEW

- ▶ Private Property
- ▶ Town Process



WHAT IS A SPECIFIC PLAN?

A Specific Plan is a zoning tool and regulating document for a specific area

Specific Plan

- ▶ development is for a large area
- ▶ multiple property owners
- ▶ substantial coordination of infrastructure needed
- ▶ significant land assemblage
- ▶ financing mechanisms for public improvements and services

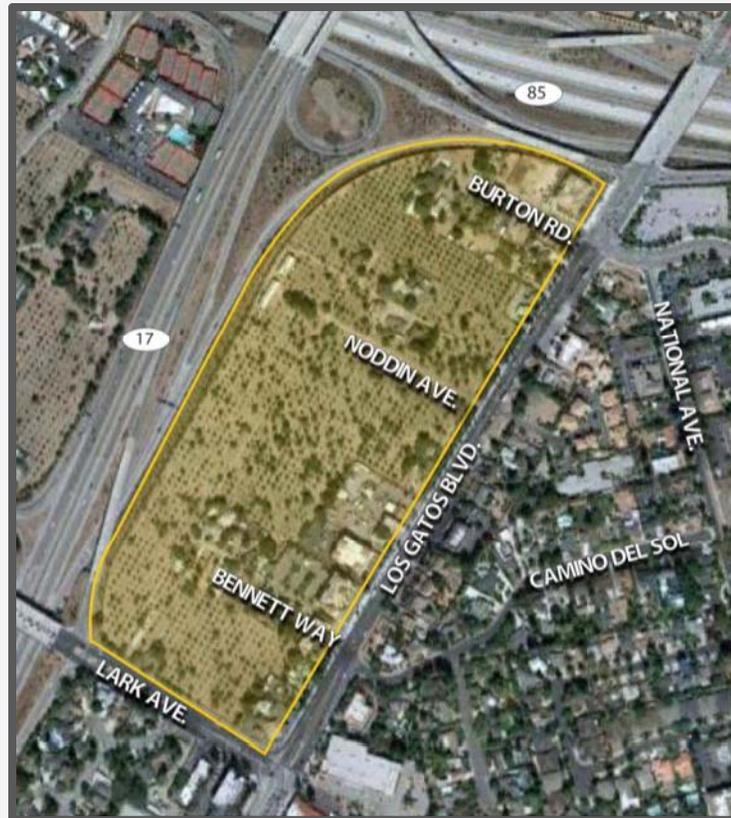
Planned Development

- ▶ development size varies
- ▶ property is under single ownership
- ▶ basic infrastructure is in place
- ▶ land assemblage is not required
- ▶ no public infrastructure component



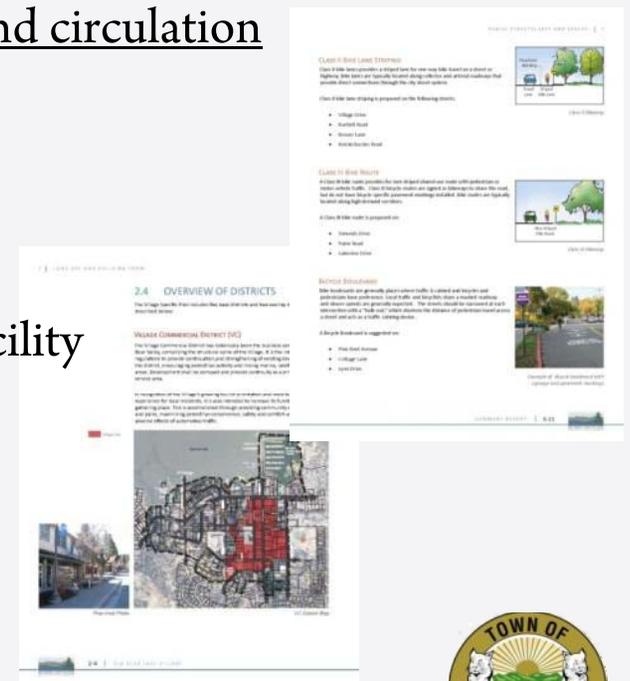
A SPECIFIC PLAN DOES *NOT*:

- ▶ Have eminent domain power for economic development
- ▶ Require property owners to redevelop or make improvements



WHAT IS IN A SPECIFIC PLAN?

- ▶ A Specific Plan is a document that:
 - Regulates community development for public and private property
 - Captures the vision for an area
 - Establishes the land use, development, mobility and circulation policies and standards
 - Contains architectural design guidelines
 - Provides streetscape, public improvement and facility recommendations
 - Plans for infrastructure and phasing
 - Contains an implementation action plan



LOS GATOS SCHOOL DISTRICTS ASSUMPTIONS

- ▶ Spring 2010, the Town collaborated with LGSJUSD & LGUSD on the student generation rates used in the 2020 General Plan and EIR

- ▶ Included variety of data sources:
 - Town calculated generation rates for condominiums (attached) and apartments using LG School Districts enrollment data for 2010
 - Consultant Study used comparative API scoring school districts to calculate generation rates for Townhomes, Mixed Use residential and affordable apartments (due to lack of comparative housing types in Los Gatos)



TABLE OF GENERATION RATES

North 40 (Southern)

Dwelling Type	K-5	6-8	9-12
Affordable Apartment	.182	.048	.076
Attached (condominiums)	.081	.048	.055
Apartments	.086	.041	.075



TABLE OF GENERATION RATES

North 40 (Northern)

Dwelling Type	K-5	6-8	9-12
Mixed Use	.004	.008	.006
Affordable Apartment	.182	.048	.076



STUDENT PROJECTIONS

North 40 (Southern)

Dwelling Type/# of Units	K-5	6-8	9-12	Total
Affordable Apartment/90	16.4	4.3	6.8	28
Attached (condominiums)/300	24.3	14.4	16.5	55
Apartments/60	5.2	2.5	4.5	12
Total				95



STUDENT PROJECTIONS

North 40 (Northern)

Dwelling Type/# of Units	K-5	6-8	9-12	Total
Mixed Use/240	.96	1.92	1.44	4
Affordable Apartment/60	10.92	2.88	4.56	18
Total				22



STATE LEGISLATION – SCHOOL FUNDING

- ▶ SB50 imposed **new limitations** on the power of cities and counties to require mitigation for schools
- ▶ SB50 authorized school districts to **levy impact fees**
- ▶ SB50 **restricts cities from requiring additional school mitigation**
- ▶ School districts have a variety of funding mechanisms for financing of school construction, including:
 - Local general obligation bonds,
 - Local Mello-Roos bonds,
 - Developer fees,
 - Property taxes, and
 - State funding



DOWNTOWN AND NORTH 40 COMMERCIAL AREA COMPARISON

North 40 Plan Area Overlay

New Commercial Area (blue): 22.7 acres
Total Area: 44.9 acres

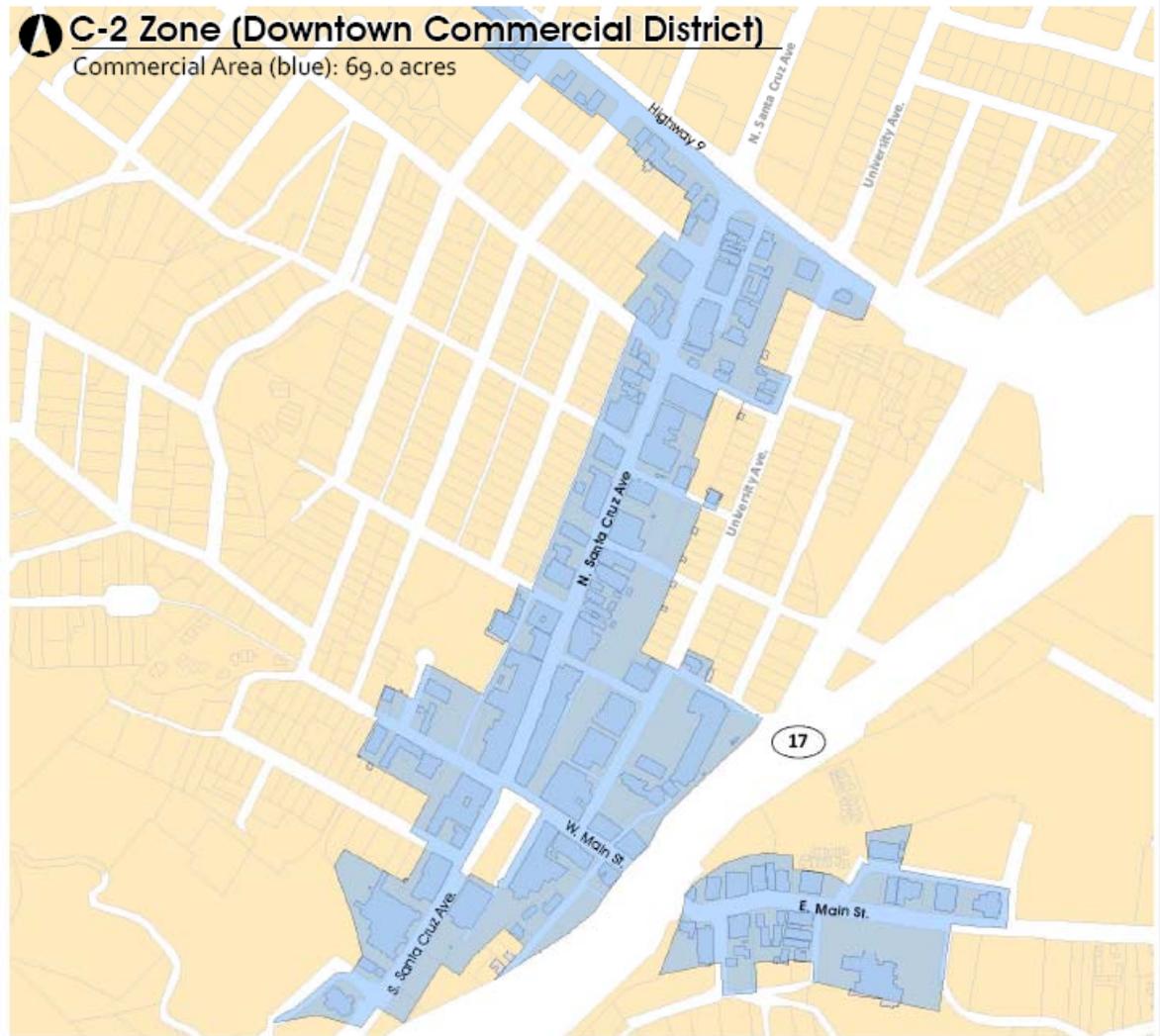


32.9% Land Area of Downtown

New Commercial =
32.9% land area of
Downtown C2 Zone

C-2 Zone (Downtown Commercial District)

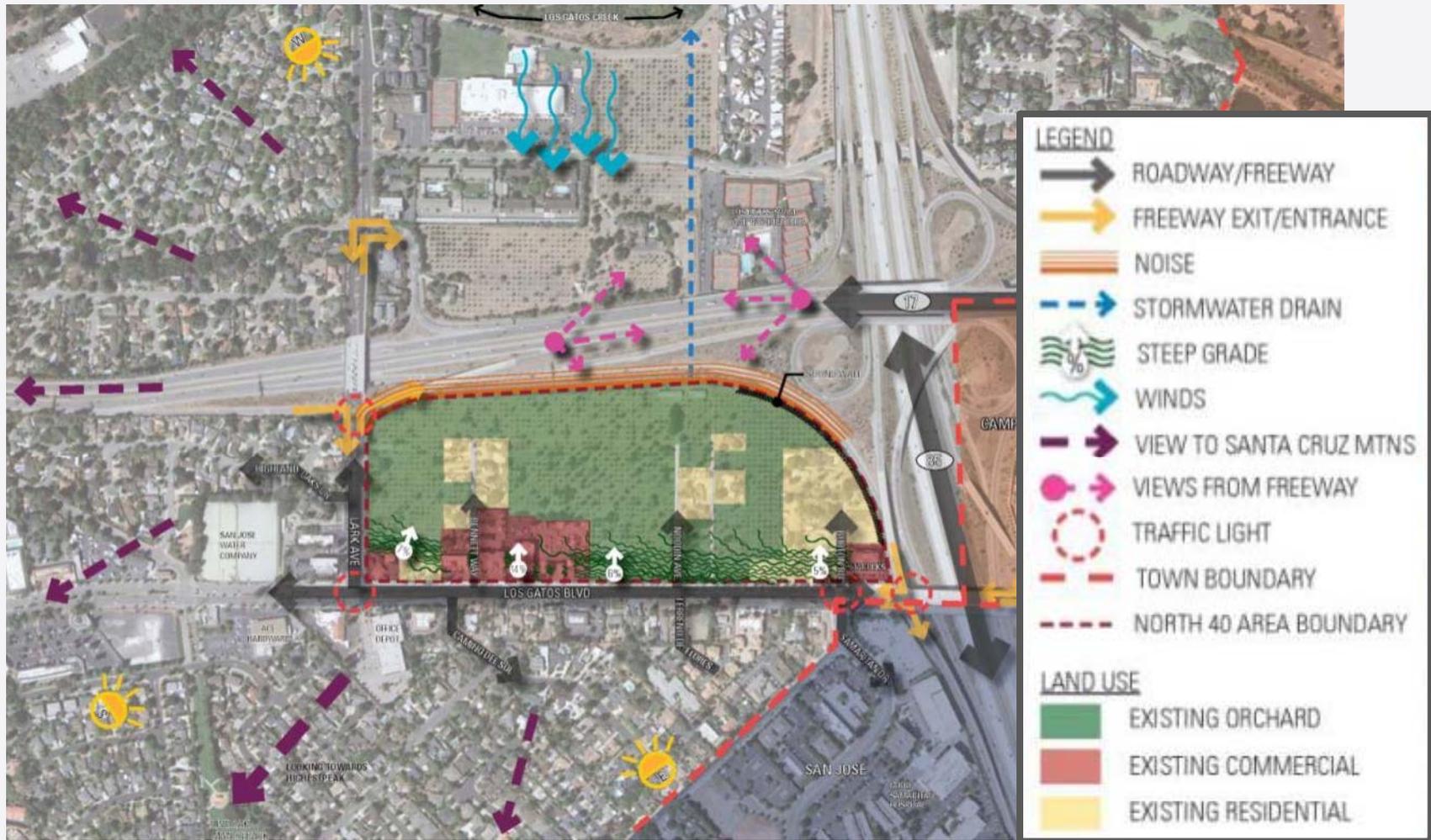
Commercial Area (blue): 69.0 acres



0 200 400 800 Feet

North 40/Downtown
Commercial District Comparison

BACKGROUND DISCUSSION AND QUESTIONS AND ANSWERS



NEIGHBORHOOD DISTRICT PLAN



11% Neighborhood Serving
40% Destination Retail
20% Entertainment Anchor Retail

24% Existing
5% Hospitality

CONNECTION TO NEIGHBORHOODS



**1/4 Mile =
5 Min. Walk**

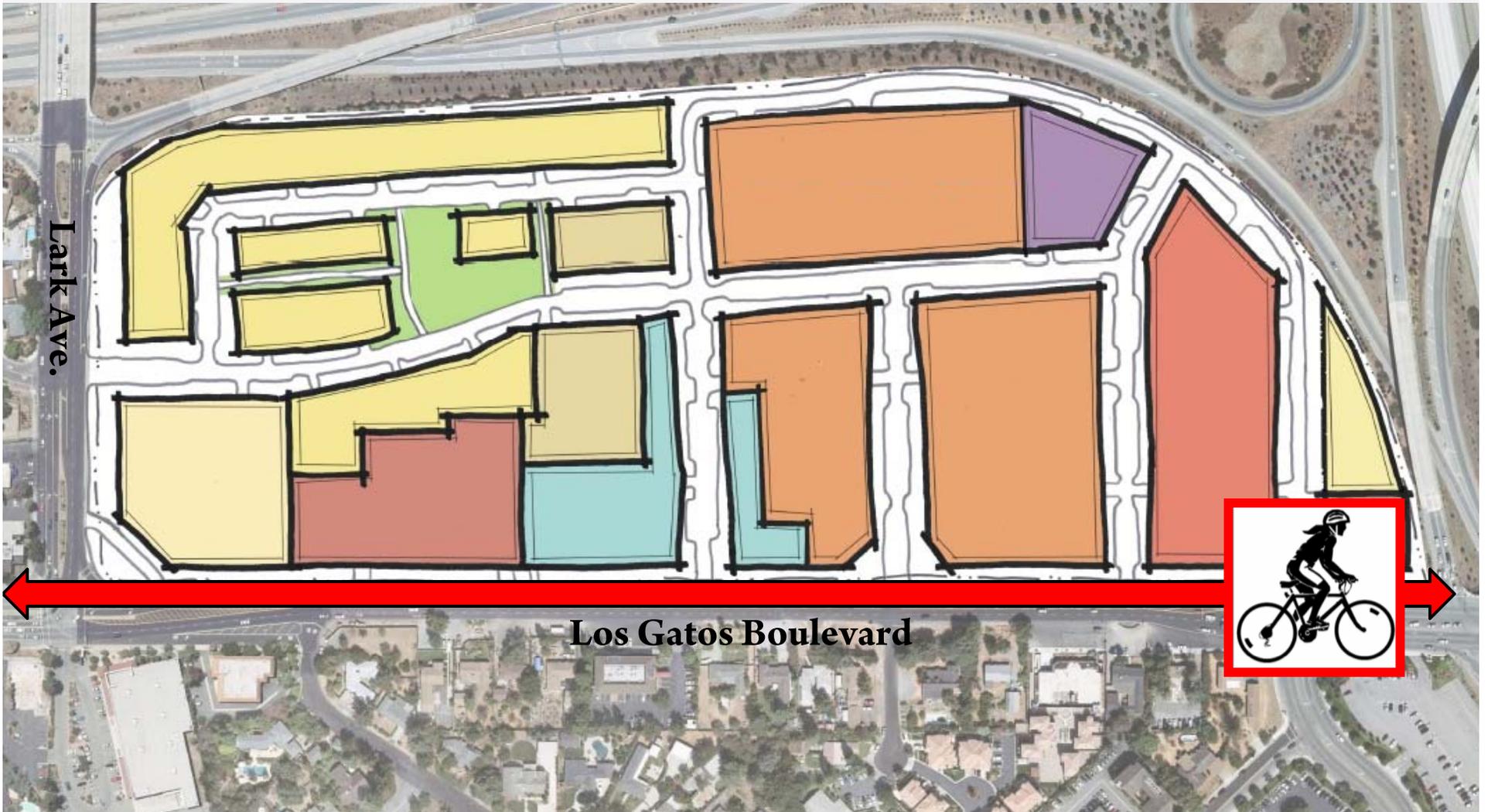
**1/2 Mile =
10 Min. Walk**

**Good
Samaritan
Hospital**



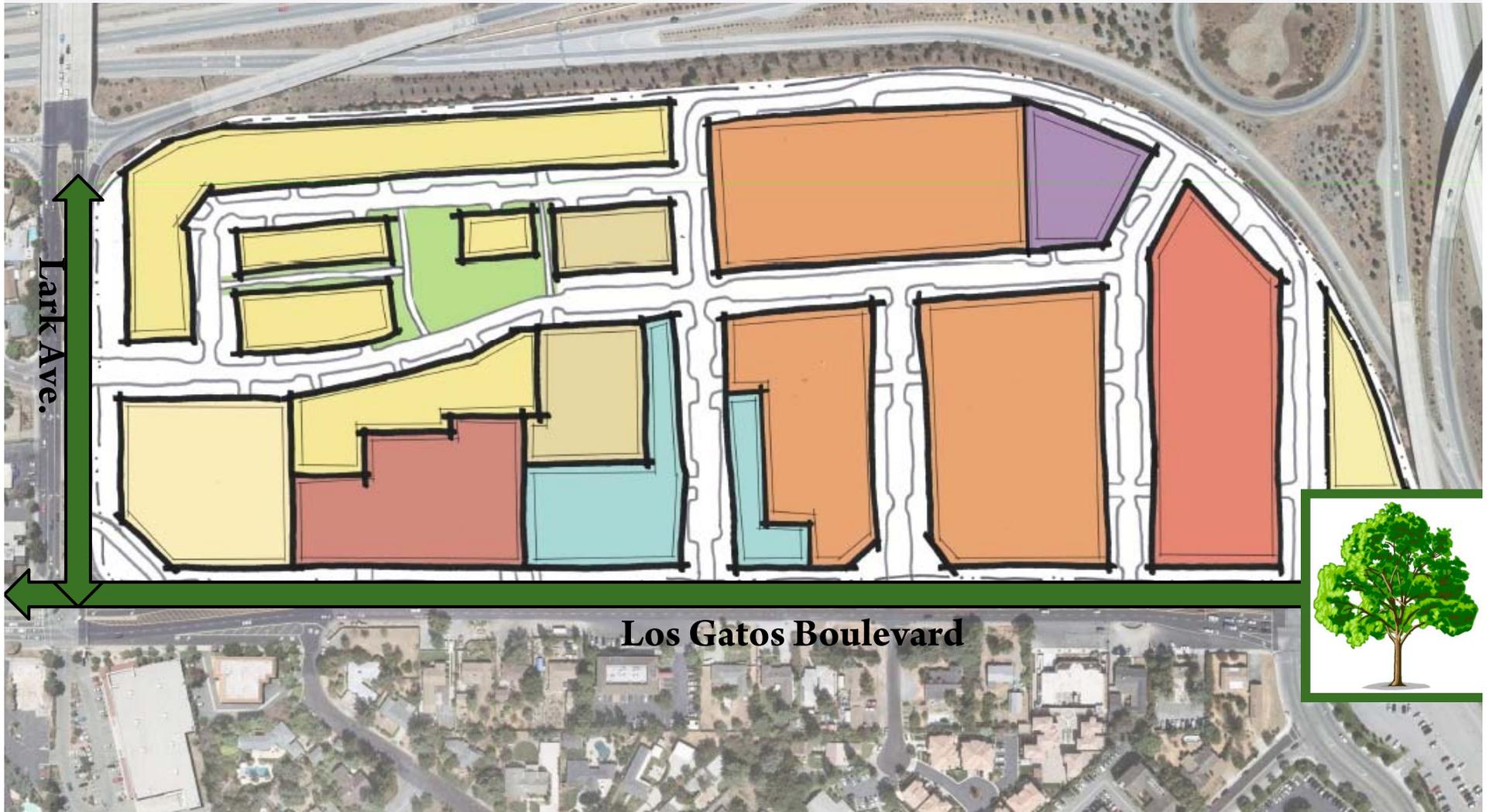
NEW BIKE LANES

- ▶ Along Los Gatos Boulevard

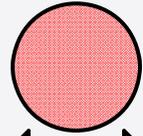


BEAUTIFICATION

- ▶ Parkway, sidewalks, and street tree improvements



CONNECTION TO NEIGHBORHOODS



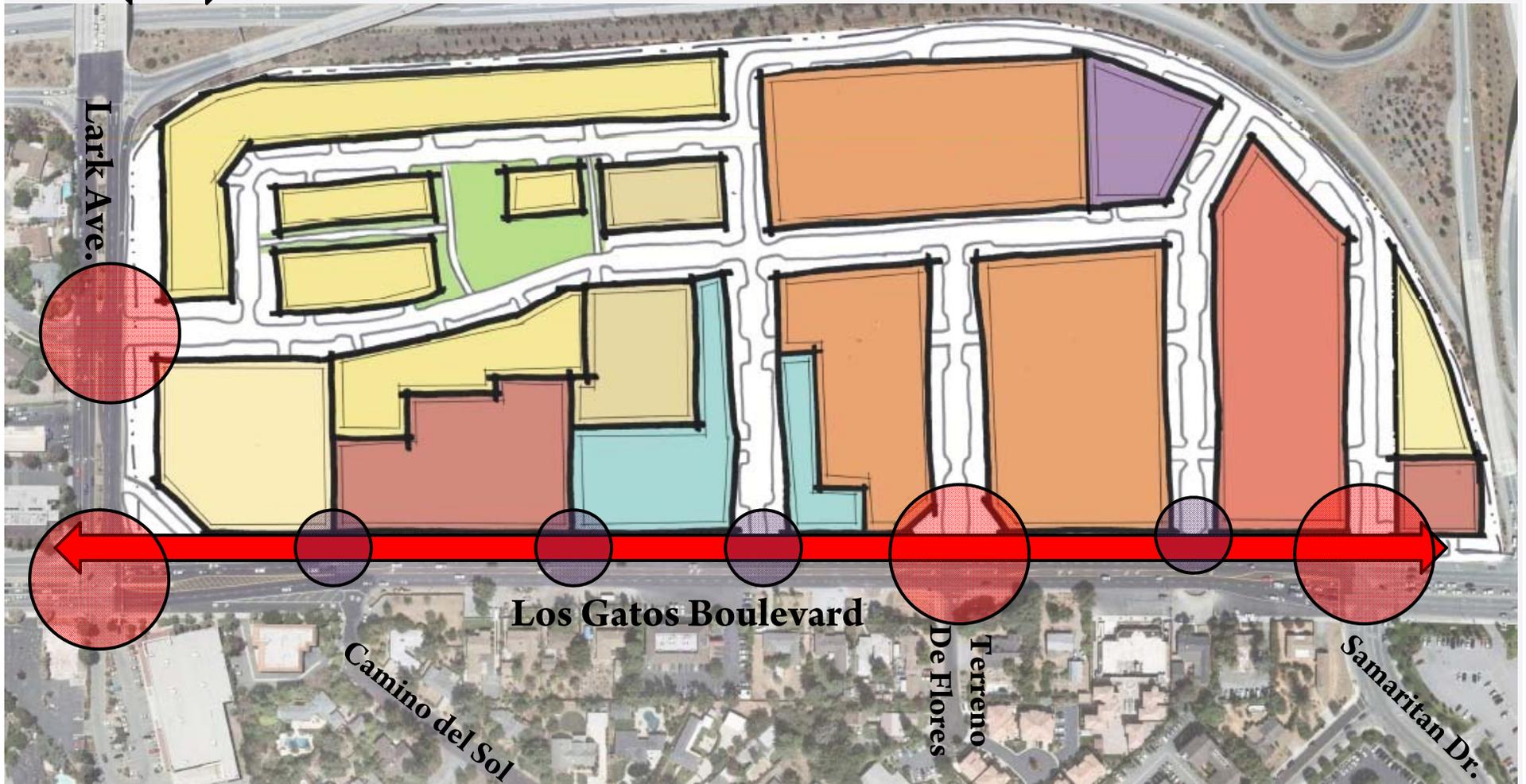
Formal Street Connections & Access Points



Informal Street Connections



Activated Street Environment



EXISTING LOS GATOS BLVD.



EXISTING LOS GATOS BLVD.



EXISTING LOS GATOS BLVD.



EXISTING LOS GATOS BLVD.



LOS GATOS BOULEVARD WITH OPEN AIR MARKET



NEXT STEPS

- ▶ Advisory Committee Meeting #4 – Aug. 4th
 - Market Study update
 - Traffic Study update
 - Online Survey update
 - Building Form and Uses
- ▶ Specific Plan and EIR

