

Evergreenfriends.org

Dec 6, 2016

Dear Honorable Mayor and City Council of San Jose,

The analysis within the memo from Vice Mayor Rose Herrera and Councilmember Raul Perez regarding GP16-007 dated Nov 10, 2016 is severely flawed. The statements are noted below.

Regards,
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Chair - Committee on Advocacy, Evergreenfriends
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Statement 1

“In a comparison of local community college acreage, the Evergreen Community College campus not including the 27 acres of surplus land - is 130 acres compared to Foothill College with 122 acres and DeAnza College with 112 acres”

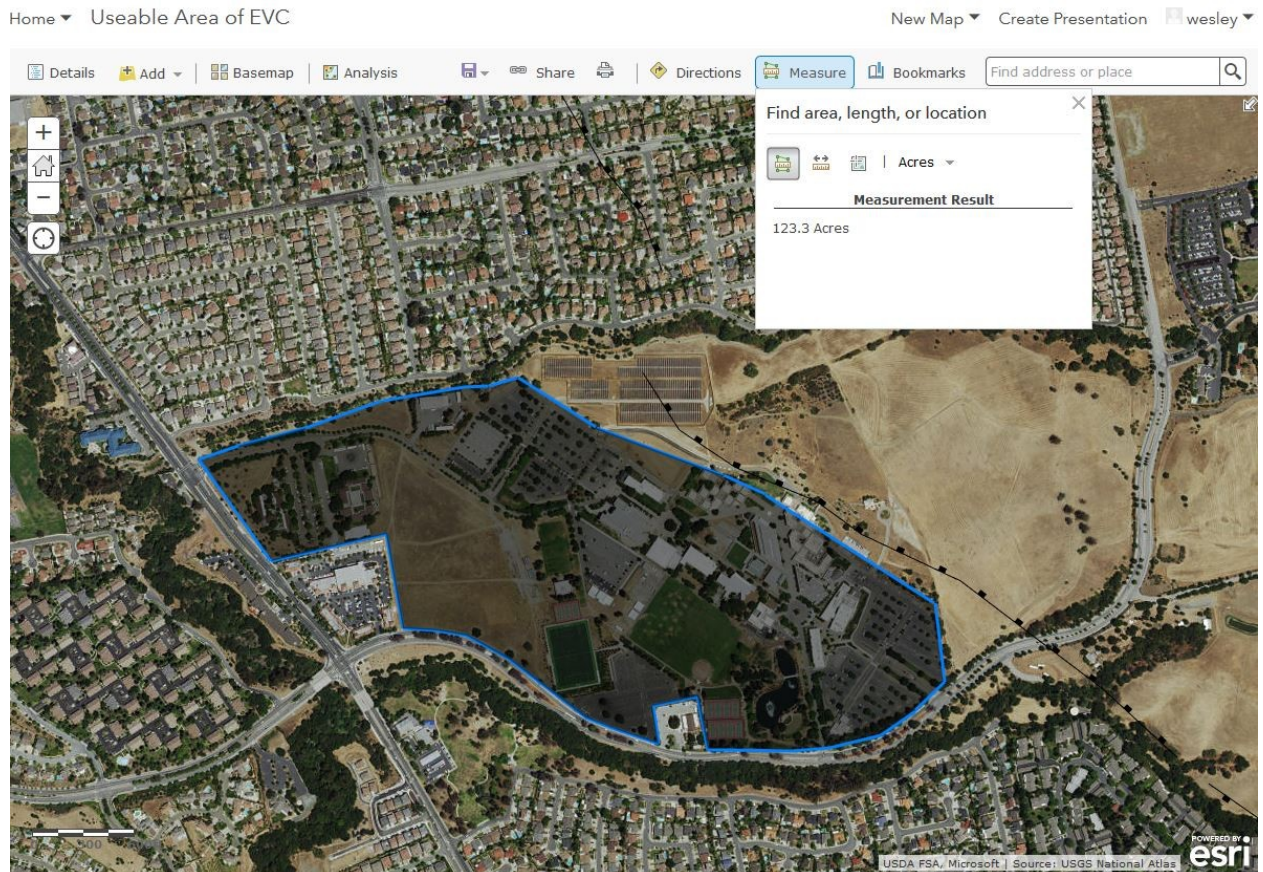
San Jose Evergreen Community College district serves a considerably larger population size than Foothill/De-Anza. In proper comparison, the amount of land needed for the San Jose region based on the population size is 436 acres. (920K/500K X 237AC = 436AC) The 27 Acres are not surplus but rather it appears the City needs to collaborate with the State to provide approximately **254 more acres** to serve the San Jose region. (436AC-182AC = 254AC)

The land needed for community colleges is not merely only for buildings and parking, but needs to include area for extra-curricular sports for which the youth in the San Jose community are now being denied.

Level of Public Education Service Comparison 2015

School District	Number of residents	Number of Degree Programs	Number of Sports Teams	Swimming Pools	School Land
San Jose Evergreen (SJECCD)	920K (approx)	76	11	None	182 Acres
Foothill De-Anza (FHDA)	500K (approx)	136	32	2 (Olympic size)	237 Acres

The quoted 130 acres specific to Evergreen Valley College is incorrect as it does not account for the earthquake fault on the eastern edge of the property adjacent to Montgomery Park. Using publically available area mapping tools (<http://www.esri.com>), the approximate area with the 27 acres is 123 acres, and if the 27 acres is removed, the net area of EVC shrinks to about 96 acres.



Statement 2

“The 27 acres site currently provides no revenue or benefits to the College. Preserving the PQP land limits the types of uses that can be developed on the site. Development would generate a long-term, consistent revenue stream that can be used to support the educational needs of the students such as funding innovative and supportive programs like San Jose Promise.”

The PQP designation actually does revenue generating ventures. Chancellor Bud has stated publicly at the EVC community meeting on July 11th, 2016 (and reported in the Evergreen Times, July 22-Aug 4 issue) that they are considering:

- A UC Satellite Office
- Nursing and Mental Health Facility
- Business Campus design for community outreach for interns

- Partnership with an Aquatic Center

Clearly, these developments can indeed generate income in terms of fees and rental which contribute significantly the EVC's bottom line, and beneficially serve the community.

Statement 3

"San Jose Promise is a commitment to fund a college education for every eligible student, advancing on the path to earn a degree, a certificate, and/or credits that transfer to a four-year university, starting in America's community colleges. With the revenue from this project, the funding for San Jose Promise could be realized for our local community college students unlike the restricted SSSP funds which are tied to specific uses."

The best "promise" we can provide our students is by prohibiting the commercial usage of the 27 acres, and its attendant long-term leases. EVC can better meet the needs of the underserved students by having the full flexibility to develop educational facilities unencumbered by commercial leases.

Statement 4

"Approving all 27 acres of the surplus land would allow flexibility in development by allowing future tenants (medical office, assisted care and retail) the choice of their preferred location on the site. Any new development would conform to the existing East Foothills Development Policy as well as the goals of the General Plan."

Preserving the PQP designation allows EVC full control and flexibility to meet the educational goals now and in the future. The long-term leases are up to 95 years, and would be highly restrictive to the educational footprint of EVC. Medical offices and assisted care, being public-serving, can indeed be developed within the PQP designation. Retail, as discussed below, is severely challenged with significant commercial vacancies in and around Evergreen.

Statement 5

"During the Planning Commission hearing on October 12, 2016, the planning staff mentioned the idea of a "floating" land use designation of 14 acres over the entire 27 acre site. A "floating" GP land use designation should not be used to support a reduced GPA land area. Requiring multiple GP Amendments just adds more layers to the process and delays the opportunity for job creation and economic development. A GPA serves as a foundation, the project specifics come later but are not part of a GPA."

It has also been pointed out that Evergreen is not considered an economic growth area in the city but the General Plan supports job creation and with San Jose's low job to employed resident ratio we should be supporting economic development in all parts of

the city. Evergreen lacks services like medical office and retail, forcing residents to get on crowded freeways and to somewhere else."

The EVC area is indeed a non-growth area due to its highly restrictive and isolated location. EVC is served by only two arterial roads, San Felipe and Yerba Buena Roads. Both roads are two lanes (each way) and cannot be reasonably expanded due to the riparian corridors and closely abutted private residences along San Felipe, and the hilly terrain and bridge crossover on Yerba Buena. It should also be noted that the Evergreen Village Square, which is about a mile away and of similar size, currently has a vacancy rate of 33% with over 33,000 sq ft of vacant retail and office space.

Further, Evergreen already has established growth areas at Aborn/San Felipe, Evergreen Village Square and Quimby/White. And currently there is up 150,000 sq ft of vacant commercial space. Clearly, there is a glut of commercial within Evergreen and additional commercial development may actually hinder local businesses by spreading thin the limited retail dollars.

Regarding traffic - an expansion of the education footprint of EVC provides a complementary traffic flow with the Evergreen workforce commuters. In the morning, the commuter traffic generally flows away from EVC towards the commercial areas in the Northern part of the San Jose. Meanwhile, the students use the underutilized roads towards EVC. Thus there is little impact to overall traffic commute. In the afternoon, there is a similar complementary traffic pattern of where students travel away from EVC and commuters travel towards EVC to their homes.

Further, the current EVC footprint is actually underserving in the community. It has been reported in the Mercury News (<http://www.mercurynews.com/2016/10/23/evergreen-development-animates-college-board-campaign/>) that approximately 18,500 students commute to other colleges not within the San Jose district. This means that many Evergreen area students are traveling away from EVC, compounding an ever increasing traffic problem on the highways as the San Jose workforce increases.

Regarding jobs - EVC should be in the "business" of education to provide a firm foundation of stable, well-paying jobs. Recently, President Yong stated at the Sept 1, 2016, District 8 Round Table meeting, "graduates of the Automotive Collisions Repair technology are making over \$200,000 per year, and the industry cannot get enough trained technicians." (youtube link of report: <https://youtu.be/QB8W0HoXWsM>) Conversely, an in-fill of retail jobs, provides only low-paying jobs and robs students of land intended for education.

Statement 6

"By approving all 27 acres of the surplus land on the Evergreen Community College Campus to a General Plan designation of Neighborhood Community Serving land use, we can give our local community college district the needed revenue to build and expand educational opportunities for our young people and those returning to school,

create additional jobs for Eastside residents as well as supply Evergreen with needed medical, commercial and retail services.”

Neighborhood Community Commercial allows for commercial development but at the cost of restricting community usage. The proposals which Chancellor Budd mention at the July 11th EVC community meeting can indeed be developed within the PQP context as stated by Kimberly Vacca (City Staff) at the Planning Commission outreach meeting on Aug 15, 2016.

By maintaining the current PQP designation, there is a win-win-win situation. The students win by having the fullest possible options for educational developments; the community wins by having all developments have public-serving purposes and the District wins by having a full range of revenue generating opportunities, from UC/State University extension offices to medical facilities to private/public partnerships involving the likes of Tesla and Honda.