



## Palm Valley Community Association Growth Management/Traffic & Roadway Update 4/26/16

### **Developer Presentation/Discussion:**

As noted on the agenda, representatives from the Oak Trail Preserve provided an overview of the proposed development that will be located at 44-50 N. Roscoe Blvd. The development is requesting a rezoning from OR to a PUD that will provide for 26 units on 36.2 acres of which approx. 22 acres are being developed.

The presentation included a walk-through of the development. The concept for the development is to maintain a look and feel similar to Old Palm Valley where there is a significant natural buffer that limits the street exposure and maintains the characteristic look and feel of the community.

Given the amount of wetlands within the development, homes will be “clustered” to minimize impact while still conforming to the existing lot sizes dictated by the the current land-use codes. Remaining acreage will be put into a preserve. Significant questions were raised regarding school, traffic and potential drainage impacts. It was reaffirmed that all impact studies are yet to be performed given the early stages that the development is currently in. As a note, no density variances are being requested at this time.

Homes are anticipated to be in the \$600-\$900K price range with a construction timeline to begin in approx. 12 months if approved.

The developer requested the opportunity to return to provide updates as the progress continues and as more detail becomes available.

## **Review of Action Teams**

### Pedestrian Pathways (“Palm Valley Greenway Connection”)

Deb Chapin provided an update on the ongoing research related to potential feasibility for a pedestrian pathway through Palm Valley. Further discussions are continuing with the TPO and SJC County Organizations as well as National Park Service. Next Steps include scheduling meeting with Players Club HOA.

### Sidewalk

Anastasia O’Connor provided an update on recent activity to develop a fundraising campaign to fund construction between Landrum and Canal on the west side of Palm Valley Rd. Meetings will be scheduled with the Sidewalk Committee to develop and analyze potential fund-raising campaign approaches. Anyone interested in joining the committee should contact Anastasia.

## **Development Tracking Update**

### **Current Developments:**

Waters Edge (South of 210 Bridge) - 14 units on 2.8 acres. No new date has been requested for PZA review. As a note, there continues to be some level of renewed activity surrounding the original Commercial development that had been proposed for the property. No additional specifics are available on that at this time.

Palm Cove (Palm Valley Rd next to Presbyterian Church) - 35 units on 10.3 acres. Developer is looking to leverage “Green” (Environmental/Energy Credits) to increase density from the approved 20 units to the current request. No major changes related to key variances have been noted.

Hearing date for PZA expected to be scheduled for June 16th. BCC hearing is expected to be scheduled for July 19th.

Results from survey conducted in March by the PVCA returned a 93% against the granting the developer density credits for “Green” certification in the construction.

Results will be shared with both the developer and SJC Growth Management and a letter by the PVCA will be sent to both the PZA and the BCC stating the associations opposition to the granting of the density credits in this situation. Detail results from the survey can be found on the PVCA Web Site.

Members are encouraged to send letters/emails expressing their concerns to both the the PZA and BCC and to appear at the hearings to directly address the issue to the committees.

Palm Valley Preserve (Corner of Palm Valley & Landrum)

- 10 residential units on 8.5 acres

Oak Trail Preserve (44-50 N. Roscoe)

26 Units on 36.2 acres (22 buildable)

### **Traffic & Roadway**

SJC Sheriff's Office

Road work beginning on A1A south of Salano (road re-striping)

Traffic enforcement focus continues on PV, Roscoe and 210

Working on scheduling local SJCO Commander for future GMTRAC mtg

Traffic Light at PV Rd and Canal - Erica Marino Rogers

Ongoing dialogue with SJC Growth Management/Traffic Planning

CTTF (Citizens Traffic Task Force)

Progress made on sources of funding on traffic study.

**Reminders:** Food Truck Friday, May 20th, 6:00-9:30 under 210 Bridge

**Next Meeting:** TBD - Tentatively planned for June