



County of  
Santa Clara

# Reid-Hillview Vision Plan

Fall 2020



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# INTRODUCTION

On December 2018, the Board of Supervisors voted to stop accepting federal grants for Reid-Hillview Airport, located in East San Jose, in order to maximize future community-serving development options for this nearly 200-acre site. Continuing to receive federal grants would obligate the County to continue to use the land as an airport and thus prevent study of and decisions related to other possible land use options.

In addition, at that December 2018 meeting, the Board approved other actions including the preparation of this report, which summarizes contextual research and the initial community outreach effort, which led to a collaborative Vision Statement summarizing community values and desires, and inspiring a community-centered process moving forward concerning the potential future of the Reid-Hillview Airport site.

The Vision Plan is organized into five chapters:

## 1. Introduction

The introduction chapter describes the purpose and process of this project.

## 2. Analysis

The analysis chapter includes site analysis, scale analysis, and demographic analysis. It also summarizes opportunities and potential programs at the end of the chapter.

## 3. Community Outreach

The community outreach chapter gives an overview of the engagement strategy, outreach to date, and takeaways from each community workshop.

## 4. Vision

The vision chapter translates what was heard during the community outreach process into a collaborative vision and potential actions that the County can implement.

## 5. Looking to the Future

The final chapter describes measures of success, and future community engagement strategy for the future.



## PURPOSE

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**The Reid-Hillview Vision Plan provides an opportunity to envision the future of the airport site.**

### ✓ **YES, it is about**

1. Ideas and concerns for the future of the local community
2. A collaborative vision for the site
3. Brainstorming possible uses
4. Engage the community in a long term process

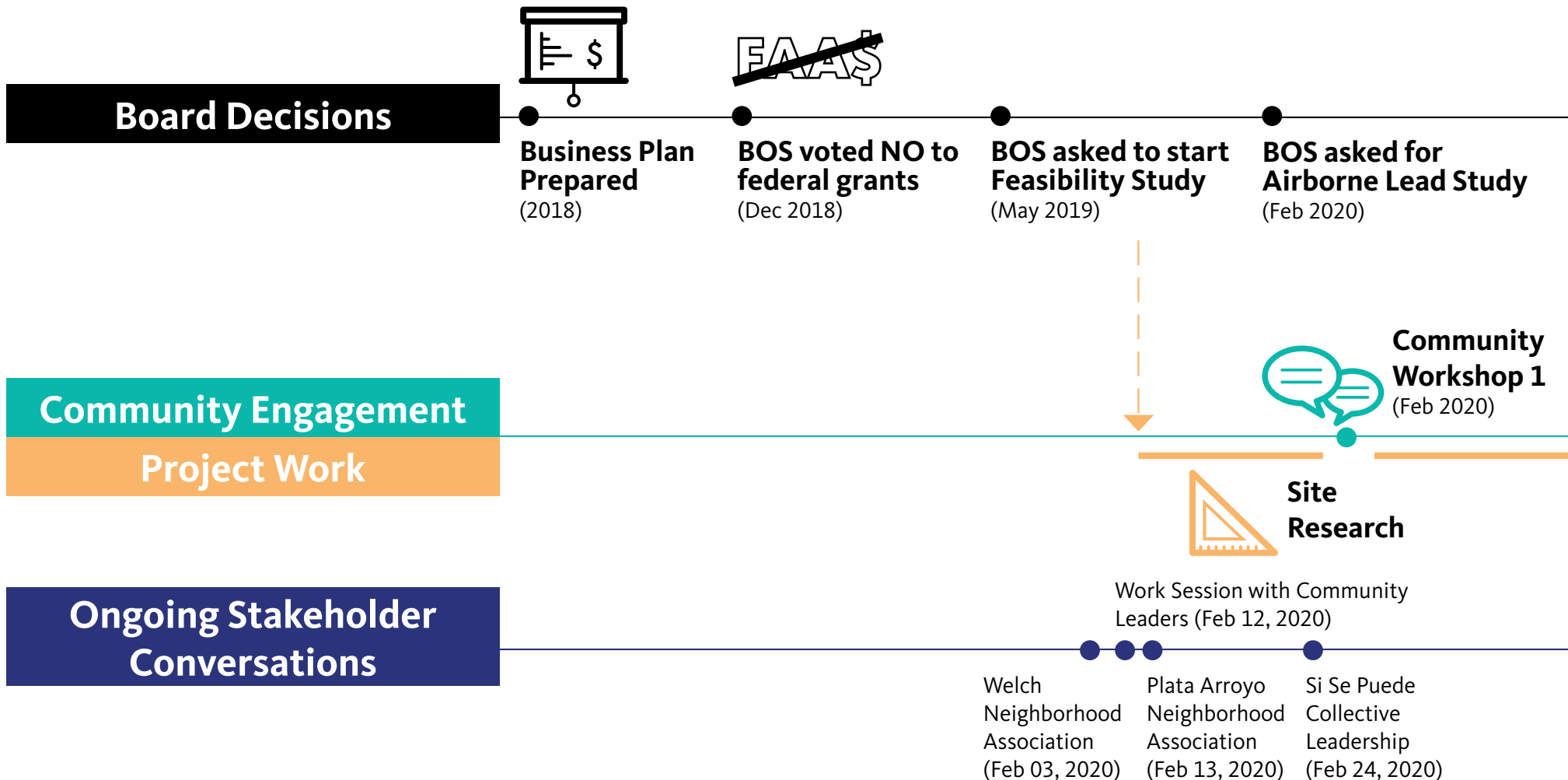
### ✗ **NO, it is not about**

1. Whether to close the airport
2. What improvements will be made in the near term
3. A decision on the future development of the site

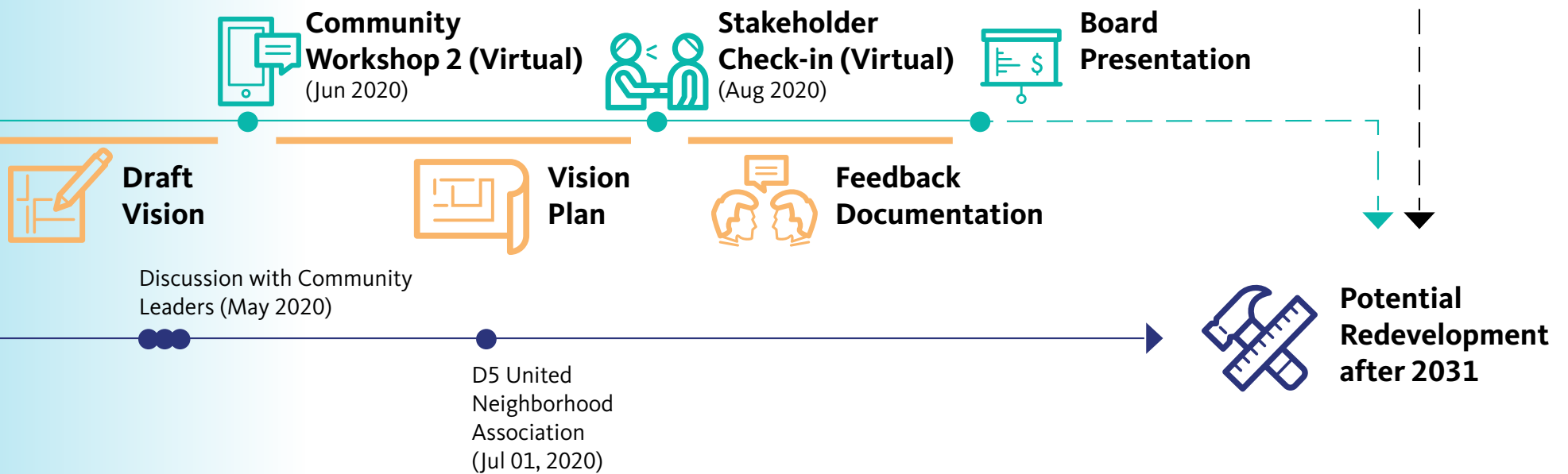
# Process

Following the Board of Supervisors' direction on exploring other community-serving land uses for the Reid-Hillview airport site, from late 2019 to Summer 2020, the project team held two community workshops to listen to the

ideas from the community. Originally both workshops were planned to be in-person. However, due to COVID-19 and the shelter-in-place order, the second workshop was held online.

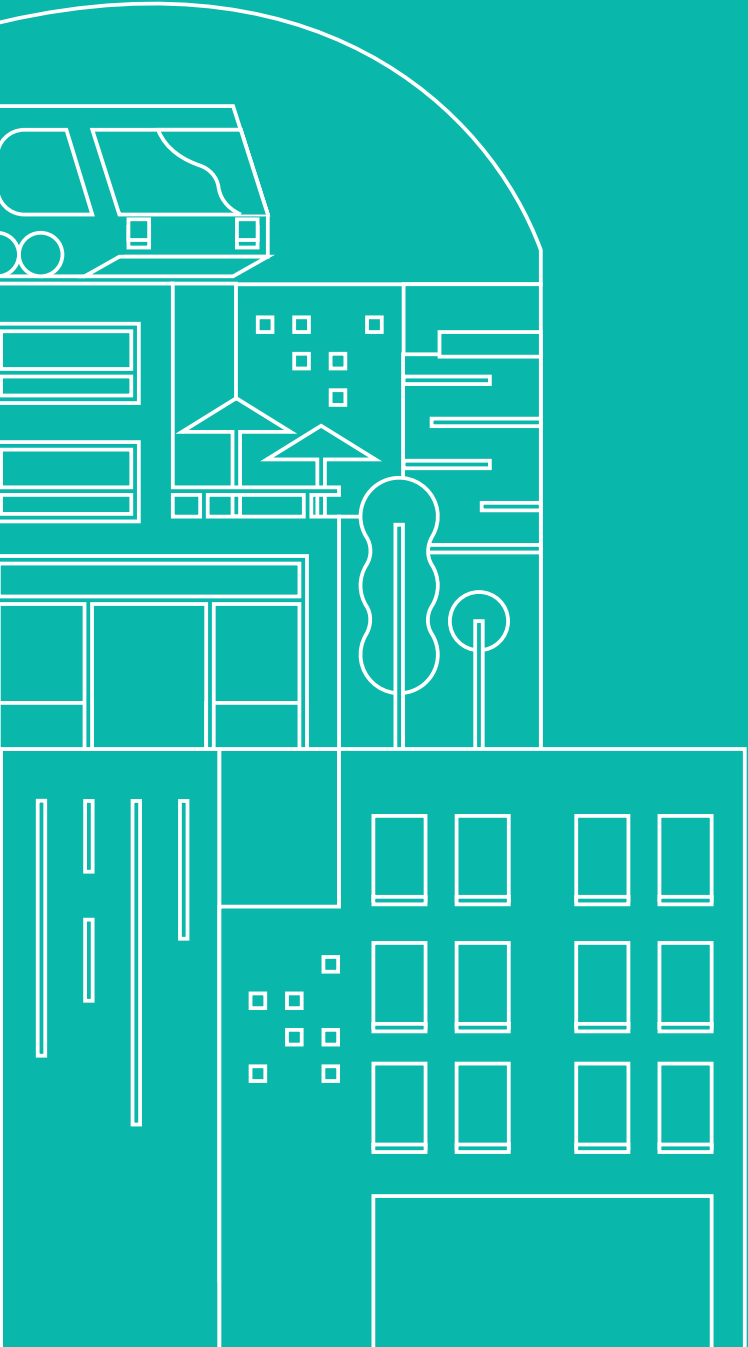


COVID-19









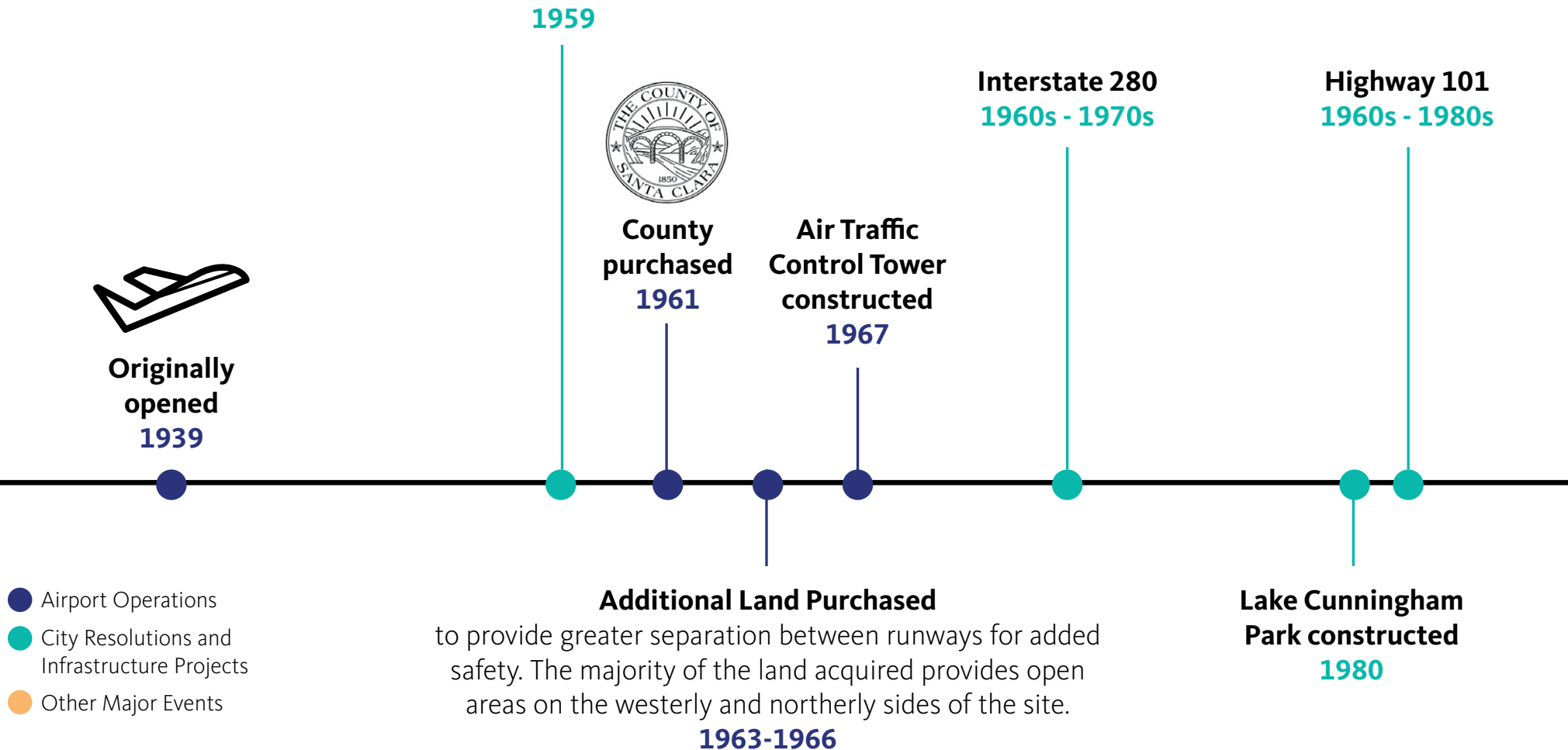
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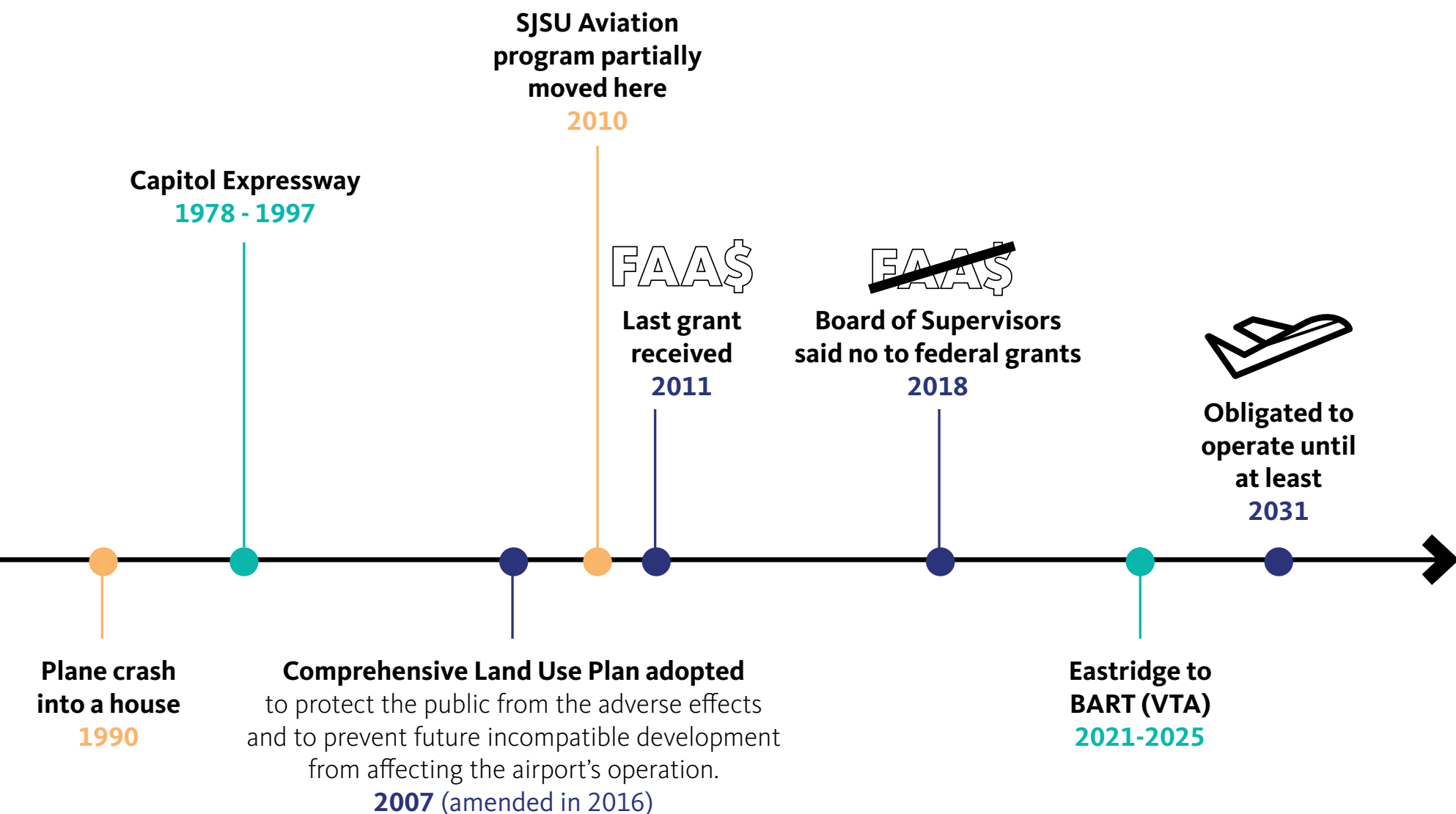
# ANALYSIS

# Timeline

Below is a brief history of the Reid-Hillview site. Besides the airport and improvements on the airport land, City Infrastructure, such as, the construction of the expressway, and the closure of Cunningham has also greatly changed this area. With the possible reuse of the airport site, there are opportunities for other uses on this land after 2031 when current FAA grant assurances to keep the airport open will expire.

**Resolution by San Jose City Council provided for future growth of Airport as an integral part of east side community**  
and encouraged County to purchase and operate the Airport





# ANALYSIS | Site Analysis

The site is located in East San Jose, to the northeast of US-101 and Interstate 680. It is bounded by Capitol Expressway on the northeast, Ocala Avenue to the northwest, and Tully Road on the southeast. There is no public street on the southwest of the site.

## VTA

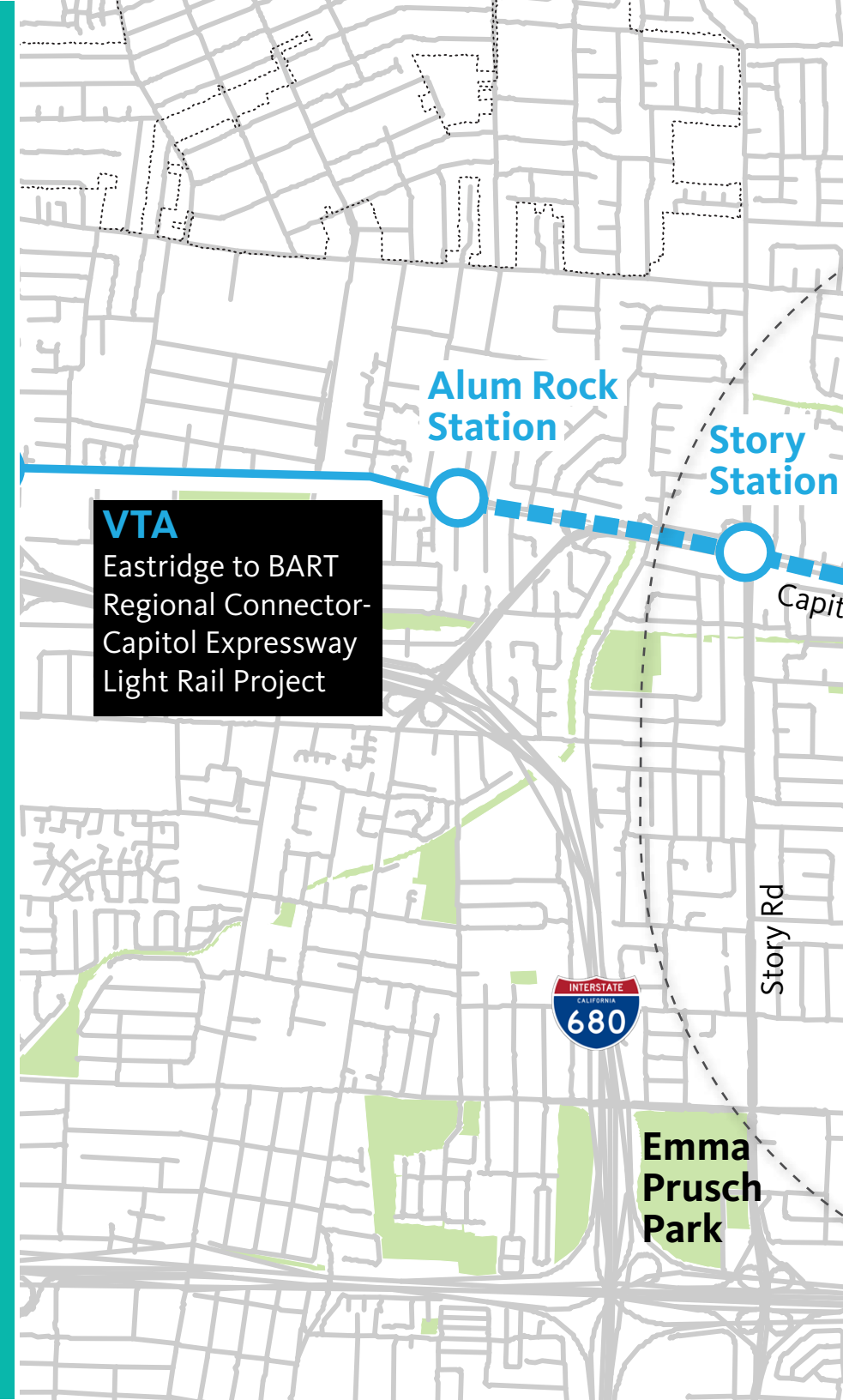
VTA has planned the Eastridge to BART Regional Connector-Capitol Expressway Light Rail project. Construction is planned to begin in Fall 2021 and end in Winter 2025. Upon completion, VTA riders will be able to board light rail at the Eastridge Station, and connect directly with BART at the Milpitas Station.

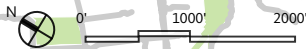
## EASTRIDGE CENTER

Eastridge Center is a regional shopping destination with retail, dining, and entertainment.

## LAKE CUNNINGHAM REGIONAL PARK

The 203-acre regional park is centered around a 50-acre lake. The park includes a Regional Skate Park and a Water Theme Park (Raging Waters), and offers a variety of leisure activities.





## Land Use Patterns

The majority of the site is currently designated as Public/Quasi-Public - public land uses including schools, colleges, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices, and airports. Uses other than listed above may require rezone or zoning variation.

Adjacent to the site is predominantly comprised of Residential Neighborhood, which has a low density (typically 8 dwelling unit/acre). With proximity to VTA station, the site has the potential to develop medium density residential development with a broad range of commercial uses, including retail, offices, hospitals, and private community gathering facilities.

	Site Boundary	
	RN/LH/RR	Residential Neighborhood / Lower Hillside / Rural Residential
	MUN	Mixed Use Neighborhood
	UR/TR	Urban Residential / Transit Residential
	PQP	Public/Quasi-Public
	RC	Regional Commercial
	NCC	Neighborhood/Community Commercial
	UV	Urban Village
	IP	Industrial Park
	LI	Light Industrial
	CIC	Combined Industrial/Commercial
	OSPH	Open Space, Parklands and Habitat
	PROS	Private Recreation and Open Space





Golf Course  
(vacant)

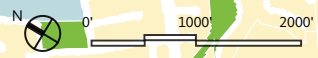
Lake  
Cunningham  
Regional  
Park

Reid-Hillview

Eastridge  
Center

1/4 mile

1 mile





# Transportation Network

## CAPITOL EXPRESSWAY

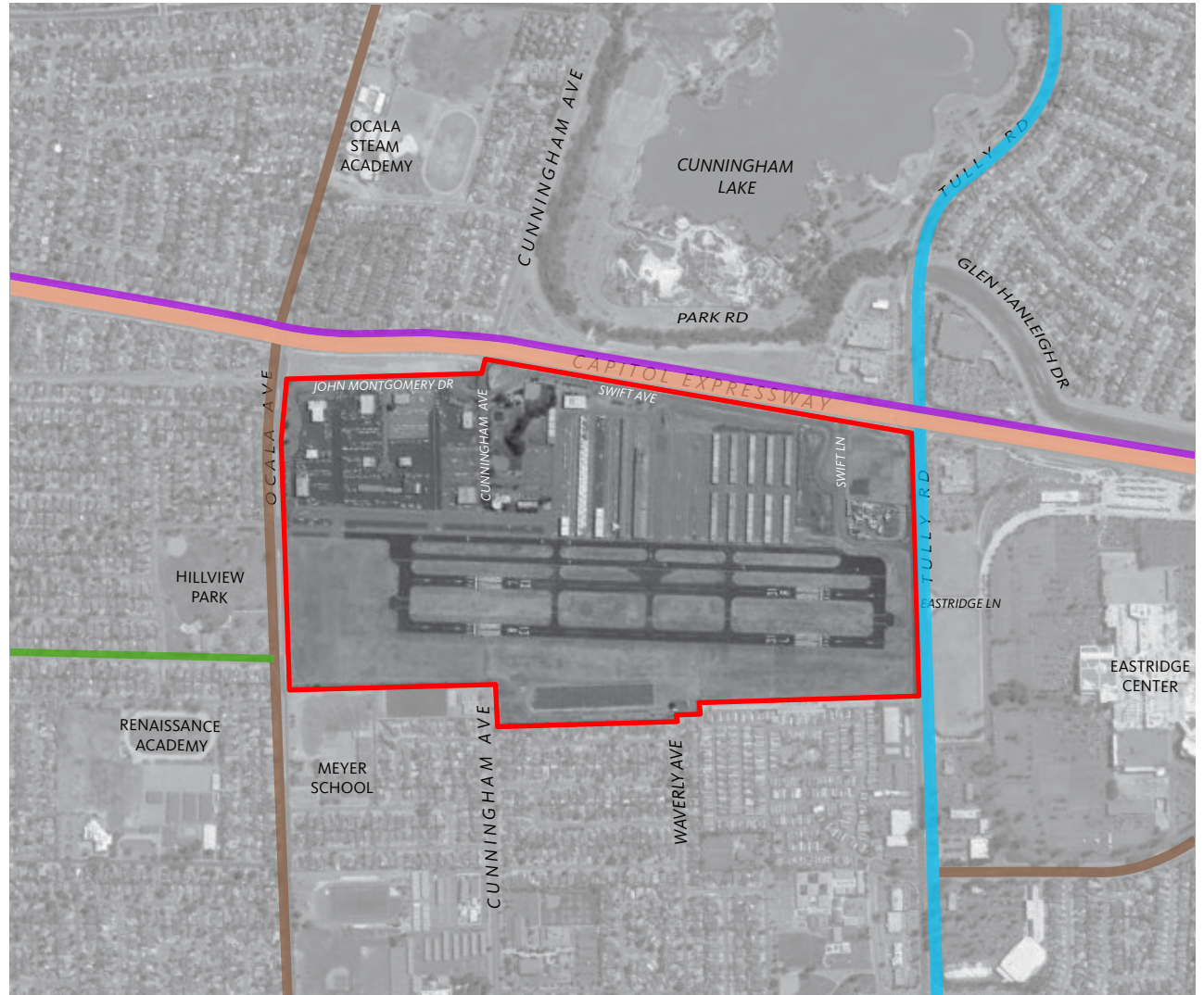
A major transportation corridor that connects City neighborhoods. It serves as an access from East San Jose and Evergreen to I-280. Bicycle access is also provided with connections to the larger bicycle network.

## TULLY ROAD

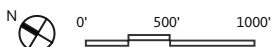
A roadway that supports neighborhood-serving retail and service activities with significant emphasis given to pedestrian activity. It provides an access point from US-101 to neighborhoods to the east.

## OCALA AVENUE

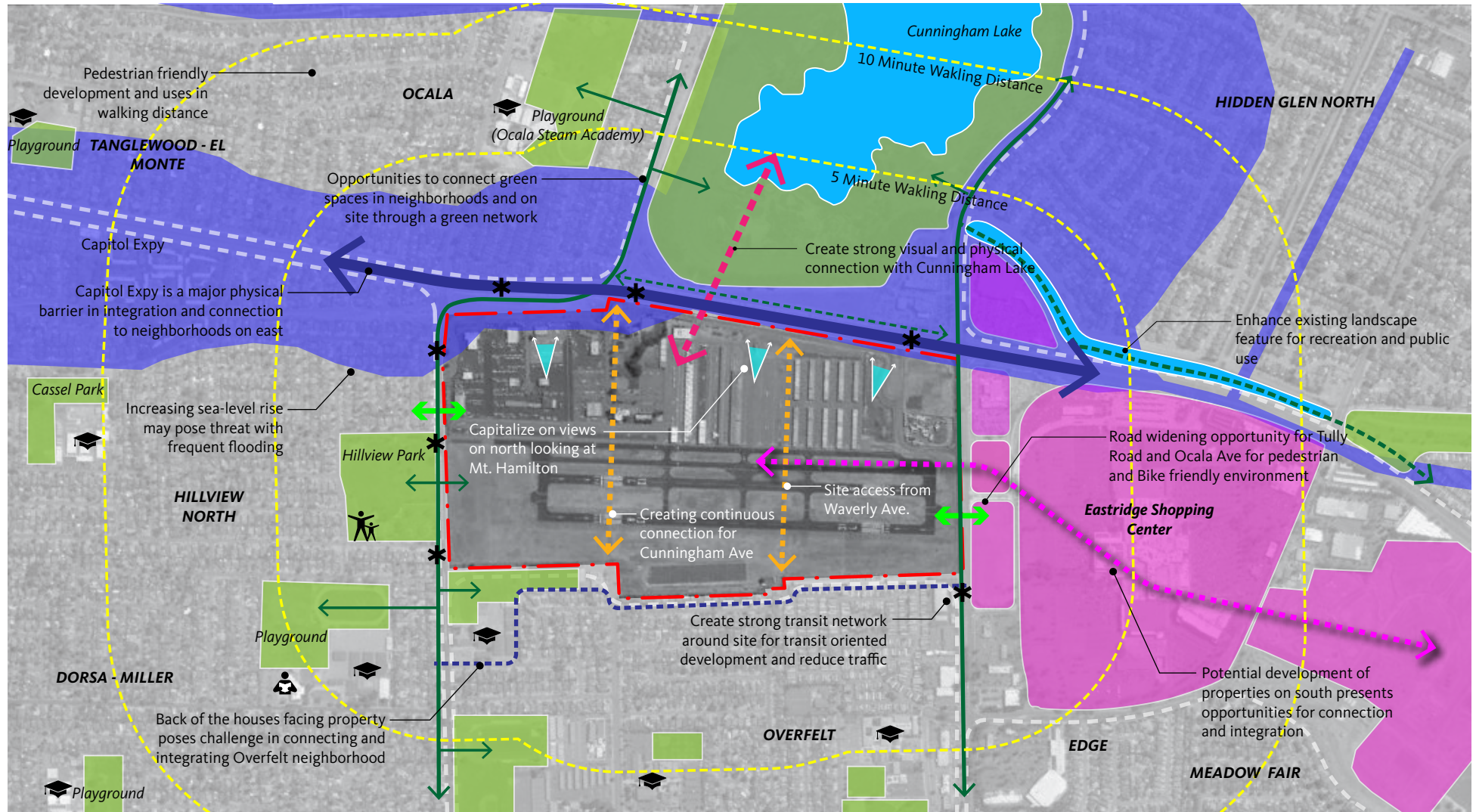
A residential collector with striped bike lanes. It serves as a route to school.



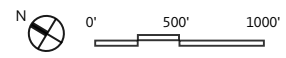
- Grand Boulevard
- On-street Primary Bicycle Facility
- Main Street
- City Connector Street
- Local Connector Street



# Opportunities and Constraints



- Capitol Expy
- Cunningham Lake
- Parks and Playgrounds
- 100 Year Flood Zone
- ⋯ Walking Distance
- ◀ Views to Mt. Hamilton
- Potential Connection to Cunningham Lake
- Potential Connections to Existing Streets
- Parcels with Redevelopment Potentials
- Potential Connection to Large Parcels on the Southeast
- Potential Green Network
- ↔ Potential Road Enhancement
- Overfelt Neighborhood
- \* Transit Stops
- 🎓 Schools
- 👤 Community Centers
- 📖 Public Library



# ANALYSIS | Scale Analysis

In order to help the community understand the size of the site (180 Acres), the team conducted a scale analysis study to show how the site compared to a known development (Built or Proposed). A percentage comparison of the land area of a known development and the site is shown below.

Known Development	Program	Land area compared to site
Cottle Transit Village	Over 3,000 homes, 2 retail/commercial centers, parks and sports fields	96%
Levi's Stadium + Santa Clara Convention Center	Stadium: 68,500 seats; Convention Center: 30,000 people if all rooms are occupied	27%
Santana Row + Westfield Valley Fair	Over 800 homes, 690,000 sf office, about 400 shops and restaurants, and 3 department stores	60%
San Jose State University	Over 50 buildings educating 36,000 students	47%
Google Village (Downtown San Jose)	3,000-5,000 homes, 20,000-25,000 jobs, and a job training center	47%

## Reid-Hillview Airport Site (180 Acres)



## Cottle Transit Village, San Jose (172 Acres)

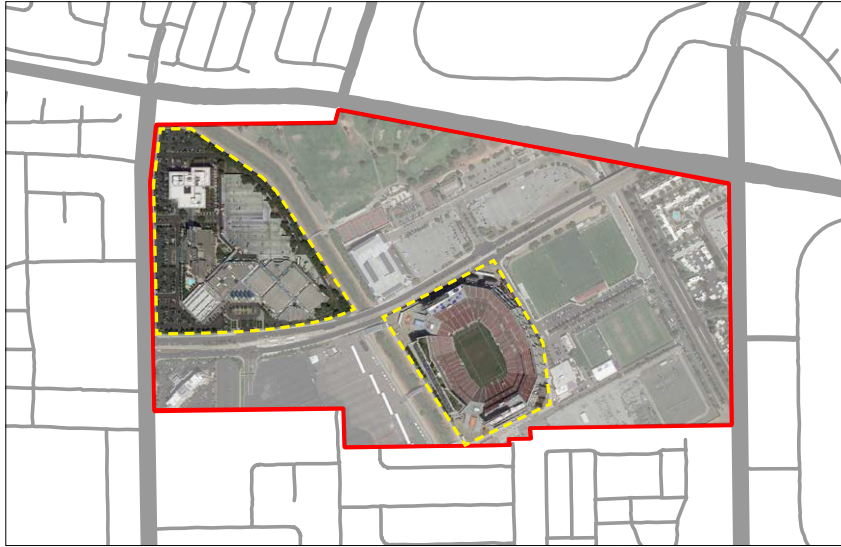
96% of Site Area



0' 500' 1000'

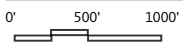
**Levi's Stadium + Santa Clara Convention Center (approx. 49 Acres)**

**27%** of Site Area



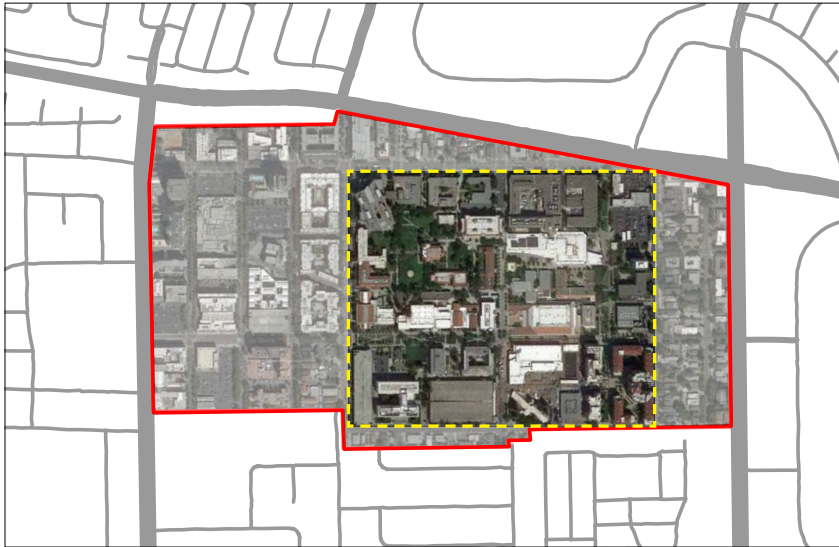
**Santana Row + Westfield Valley Fair (approx. 108 Acres)**

**60%** of Site Area



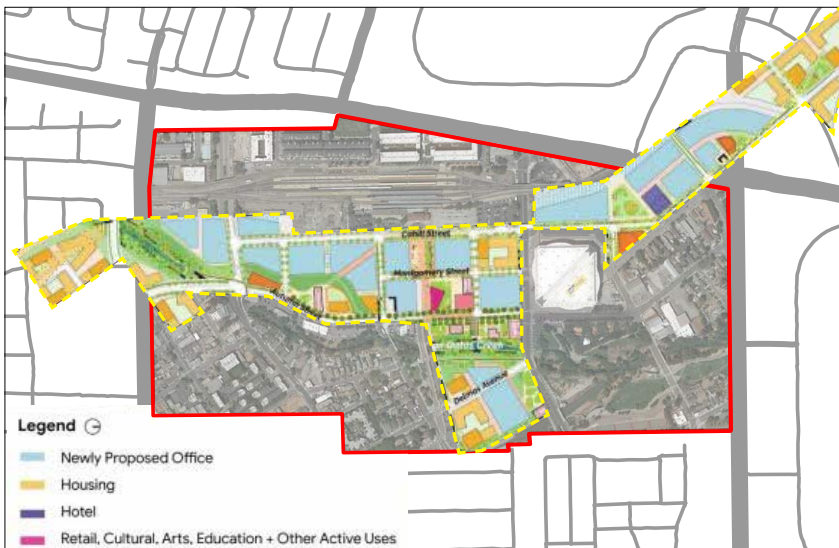
### San Jose State University (approx. 85 Acres)

47% of Site Area



### Google Village (84 Acres) (Downtown San Jose)

47% of Site Area



0' 500' 1000'

# ANALYSIS | Demographics

## SUMMARY

The demographics of the adjacent community were analyzed to understand potential drivers of new development, with the following highlights:

### **The demographics of the adjacent community are different than Santa Clara County at large**

This area includes a higher concentration of Latinx and Vietnamese families, and median income is lower.

### **Households nearby will likely dictate need for neighborhood-service program elements**

The proximity to the Eastridge Mall fulfills some traditional retail needs. Neighborhood services and neighborhood serving retail could be the focus of any new development.

### **Multigenerational retail and services**

With an average of more than 3 people per household, and the prevalence of multigenerational households, retail and services could serve this diverse community base.

### **Housing is currently very far from office uses**

The new VTA line will make this area more accessible and appealing for commuters in both directions. Adding higher density housing would also likely increase ridership.

### **The current economy relies heavily on downtown San Jose, but new development could change that**

While an anchor development (healthcare / education / workforce development / County services) on the site would be important, support services, including retail, food and beverage, and office support would create additional opportunities for residents.

## Catchment Areas

Three areas were analyzed to compare the immediate adjacent neighbors with a larger community, as well as with Santa Clara County in general.

### 10-MINUTE DRIVE

(40,660 Households)

This area encompasses the primary users of the site, existing households, and other development that would attract the same users as this site. This boundary captures the Evergreen neighborhood and East San Jose but does not extend to downtown.

### 15-MINUTE DRIVE

(143,190 Households)

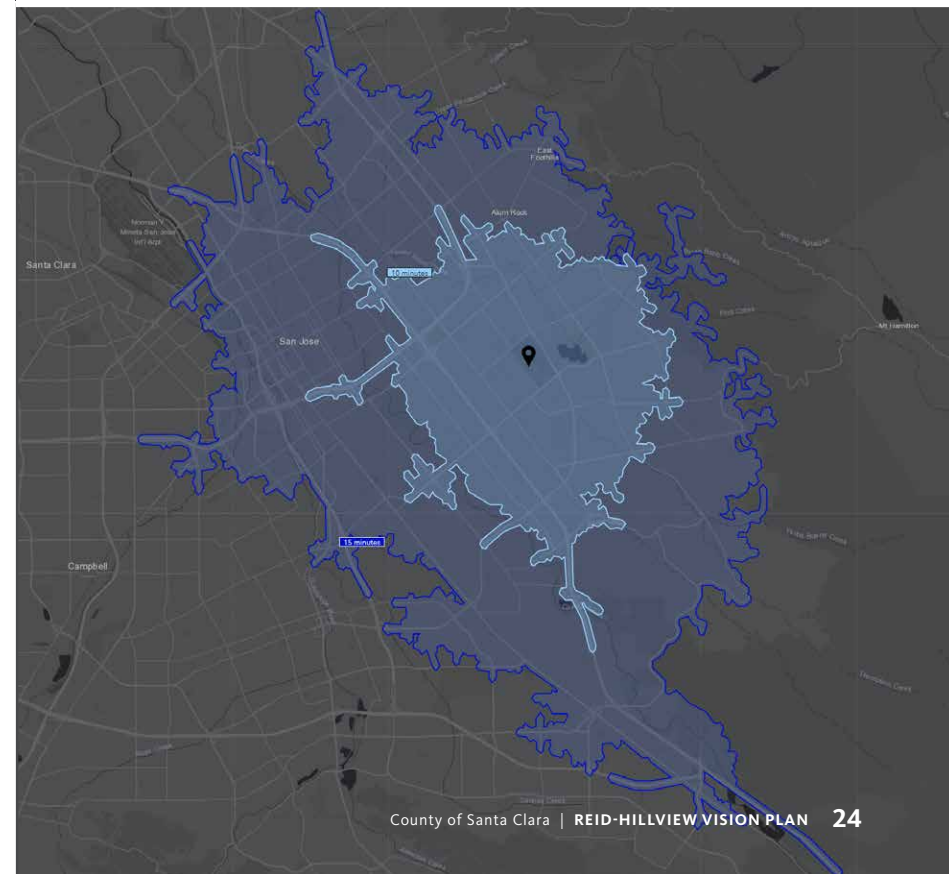
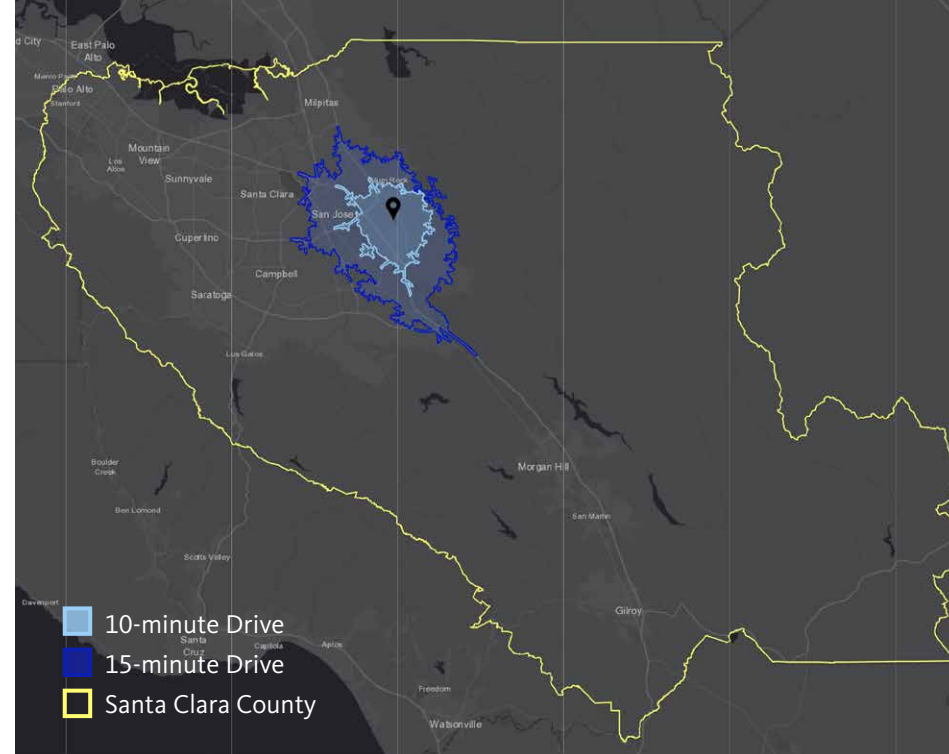
This area includes downtown San Jose and other nearby residential neighborhoods.

### SANTA CLARA COUNTY

(653,320 Households)

While residents within this broader area are more occasional users, they spend more per person on average and are more likely to have lengthy visits for recreation and entertainment. It is possible that some of these residents may also relocate to a new development.

Source: ESRI, Gensler; Retrieved August 2019





## Household Age & Income

The 10-min catchment area is younger with a higher percentage of youth. 12.1% of households within 10 minutes are below the poverty line compared to 7.7% of households in the County.

### 10-MIN

40,660 households  
173,260 people

**Median Age:** 33.5  
**Avg. Family Size:** 4.4  
**Median Income:** \$80.6k

### 15-MIN

143,190 households  
512,500 people

**Median Age:** 34.4  
**Avg. Family Size:** 3.9  
**Median Income:** \$86.3k

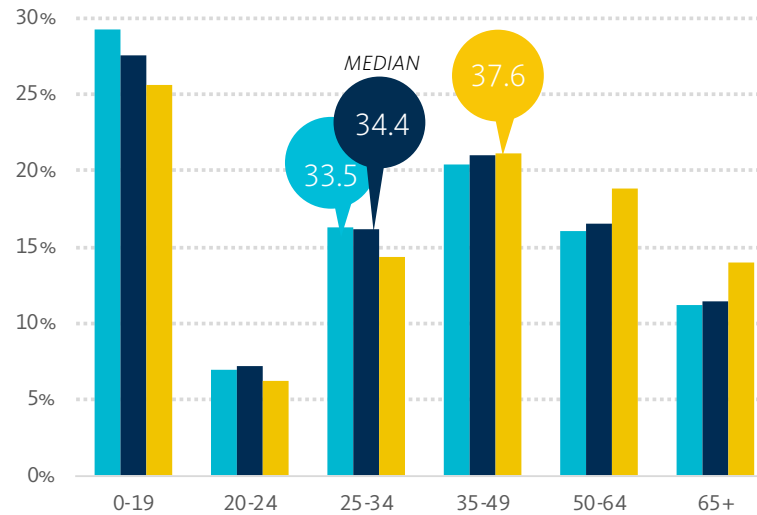
### SANTA CLARA COUNTY

653,320 households  
1,920,600 people

**Median Age:** 37.6  
**Avg. Family Size:** 3.4  
**Median Income:** \$120.8k

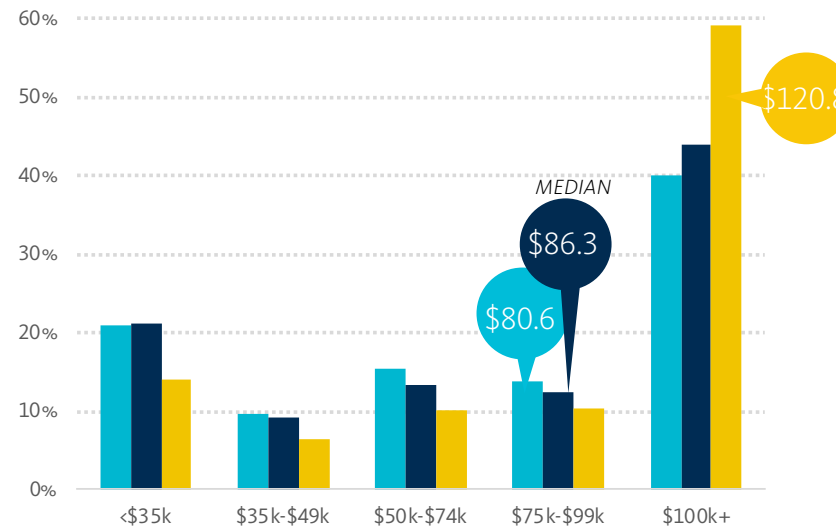
10-MIN ●  
15-MIN ●  
SANTA CLARA COUNTY ●

## AGE DISTRIBUTION



28% of the population within 10-min is under 18 years old, or 48,300 youth.

## INCOME DISTRIBUTION



12.1% of households within 10 minutes are below the poverty line compared to 7.7% of households in the County.

Source: ESRI, Gensler; Retrieved August 2019, updated August 2020

## Language, Race & Ethnicity

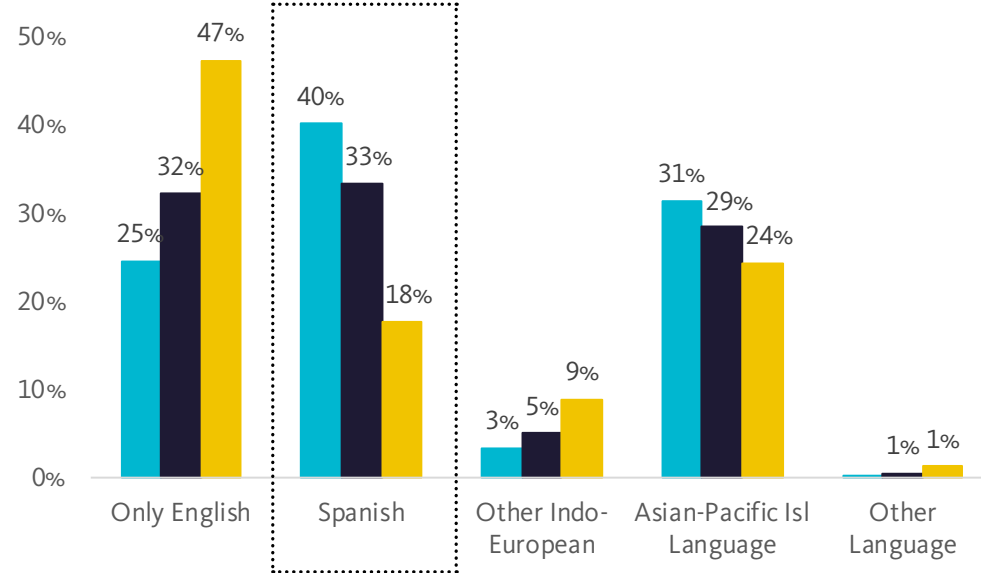
75% people within 10-min speak a language other than English at home, compared to 53% in the County.

40% of the 10-min catchment area speak Spanish at home, more than double the percentage in the County.

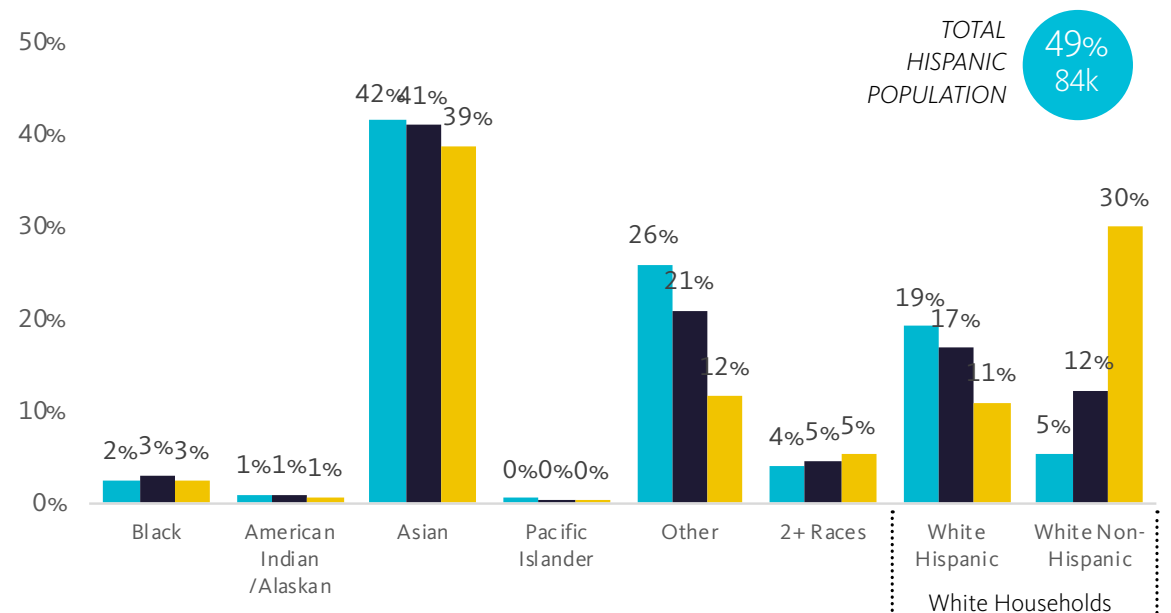
49% people in the immediate area identify themselves as Hispanic, compared to 25% in the County.

● 10-MIN  
● 15-MIN  
● SANTA CLARA COUNTY

### LANGUAGE



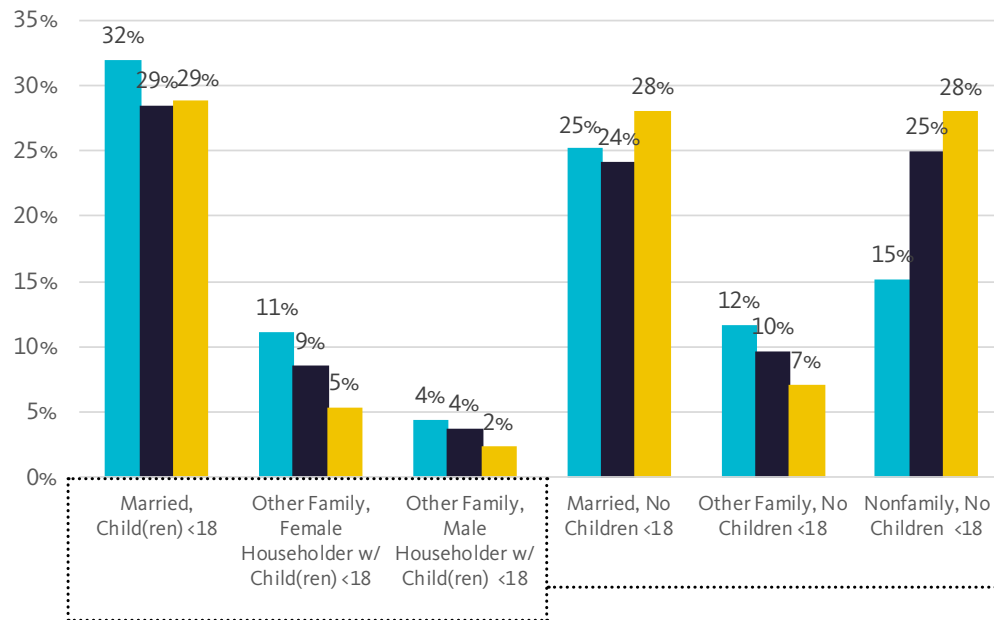
### RACE & ETHNICITY



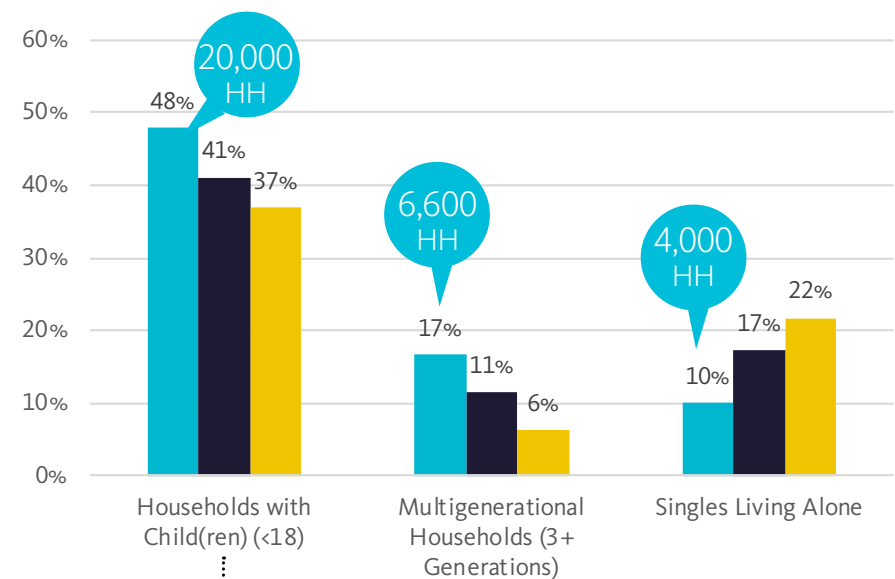
# Household Types

In the 10-min catchment area, 48% (20,000) of all households have kids under 18, about 30% higher than the County percentage. 17% of households are multi-generational (3 or more generations), almost tripled the County percentage.

## HOUSEHOLD TYPES (WITH OR WITHOUT CHILDREN)



## HOUSEHOLD TYPES



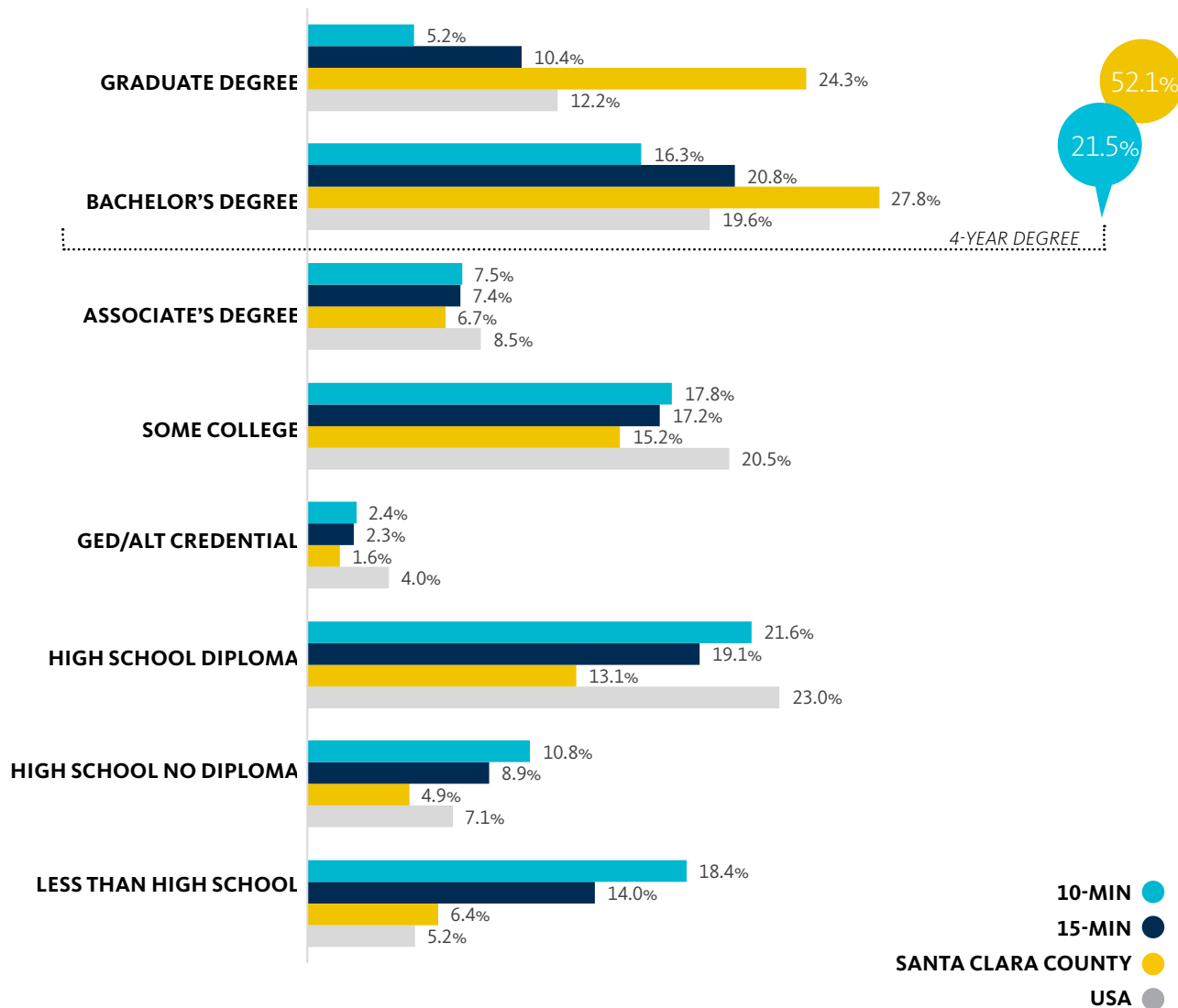
10-MIN

15-MIN

SANTA CLARA COUNTY

## Educational Attainment

The immediate area is less educated compared to the Santa Clara County and national average. 21.5% people in the 10-min area have at least a 4 year college degree as compared to 52.1% In the county.



Source: ESRI, Gensler; Retrieved August 2019

## Primary Household Groups

Tapestry segmentation identifies household groups based on key demographic indicators to better understand the behaviors and characteristics of nearby residents. Within the broader County, there are additional household segments.

93% of the households (HH) in the 10-min area fall into the Immigrant Families or Middle Class Families groups. Statistically, these groups spend less than the national average on products and services.

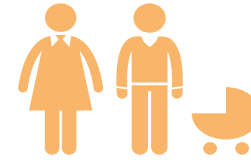


### IMMIGRANT FAMILIES

Young families, some living in multi-generational households with a lower level of disposable income. Mix of cultural backgrounds. Largest household group adjacent to the site (69% of 10-min households).

Median Income: \$69,900  
Median Age: 33.0  
HH Size: 3.8  
43% are married  
46% own home  
25% college degree  
89% minority population

# HH in 10-min area: 27,875  
# HH in 15-min area: 63,035  
# HH in County: 102,380



### MIDDLE CLASS FAMILIES

Gen-Xers starting families in suburban single family homes. Enjoy entertainment and keeping active. Second-largest household group in the immediate area (24% of 10-min households).

Median Income: \$131,000  
Median Age: 39.4  
HH Size: 3.0  
57% are married  
66% own home  
54% college degree  
69% minority population

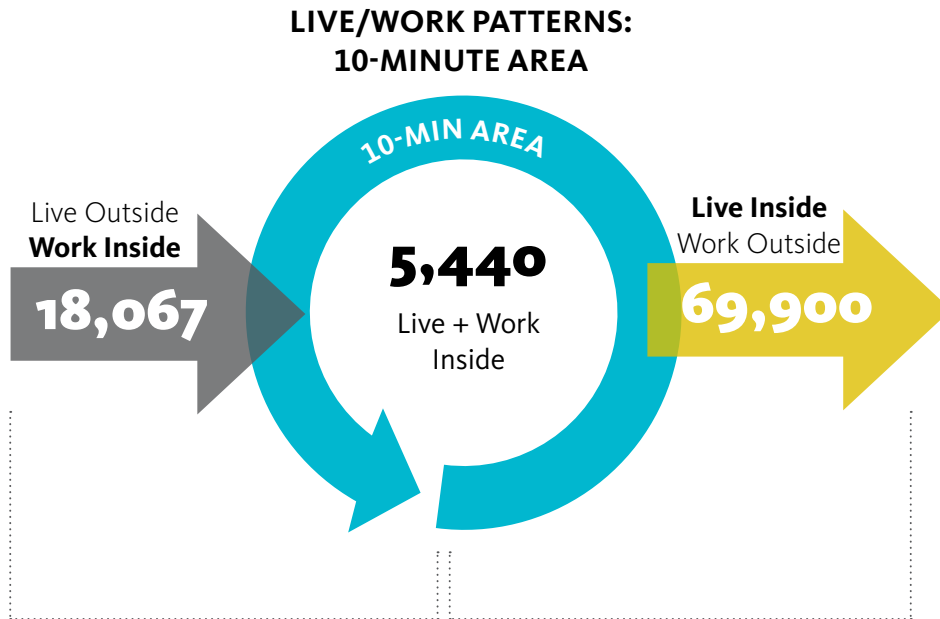
# HH in 10-min area: 9,810  
# HH in 15-min area: 38,600  
# HH in County: 231,725

## Workers + Commute

93% of residents within 10-min area commute to jobs outside this area. Only 15% of jobs within the 15-min area are located within the 10-min area.

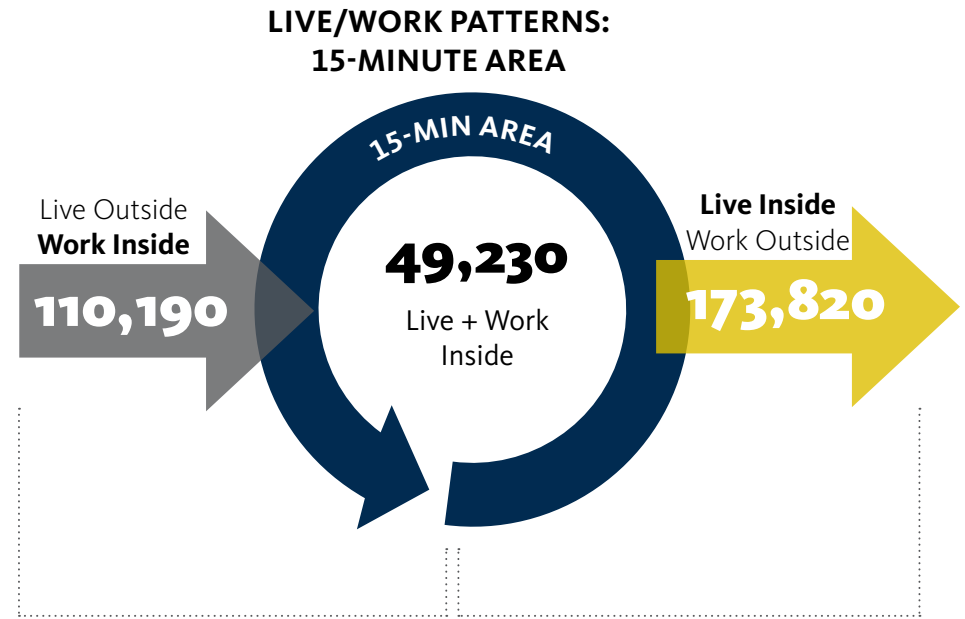
75% of nearby workers drive alone to work, while 16% carpool and 4% take public transit. Few workers work from home (2.7%).

For residents who live and work within San Jose, the average commute time is 29 minutes, indicating the distance many workers are willing to travel between work and home.



**23,500 area workers,  
23.1% live within the  
10-min area**

**75,340 employed residents,  
7.2% work within the 10-min  
area**



**159,420 area workers,  
30.9% live within the 15-  
min area**

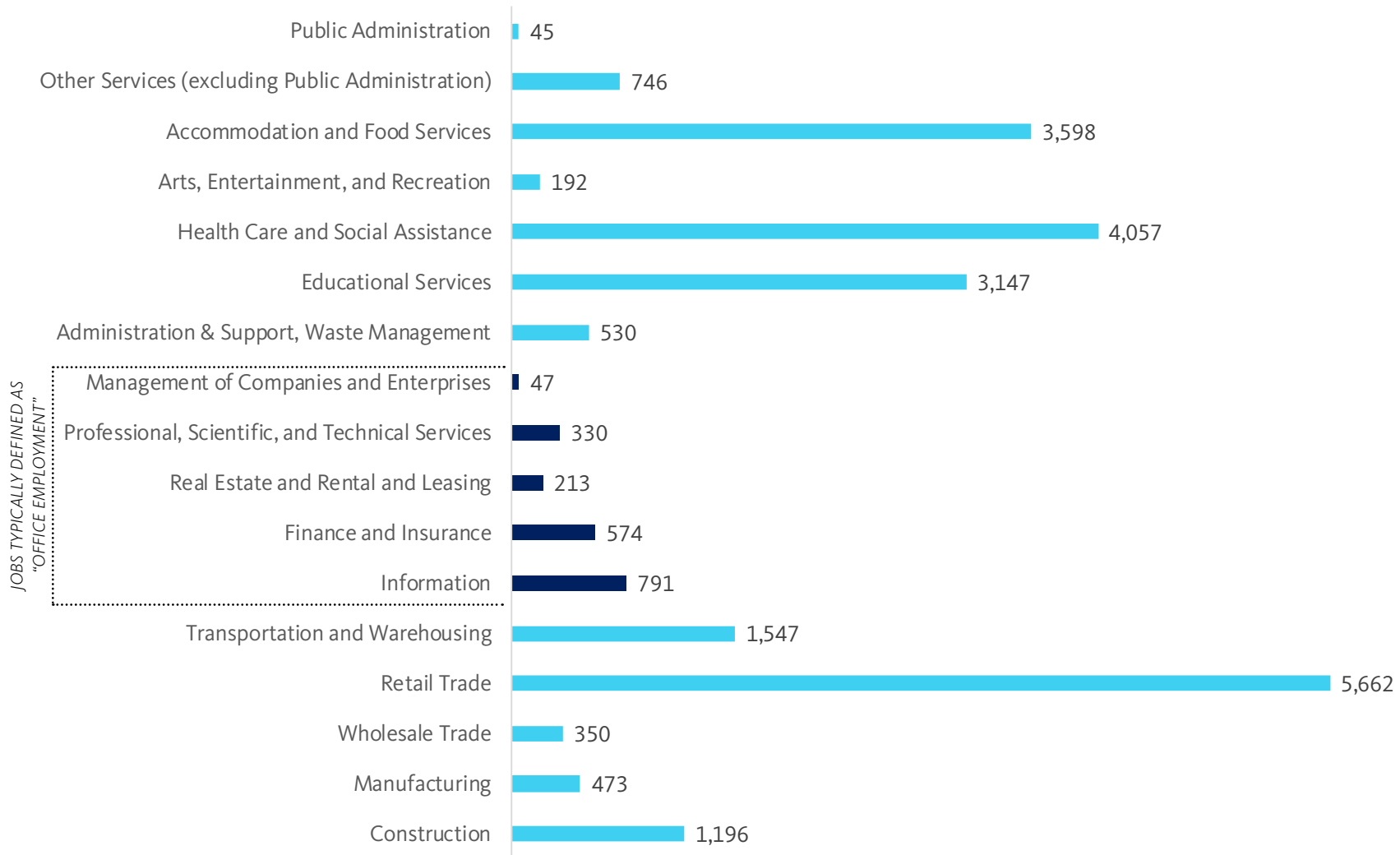
**223,050 employed residents,  
22.1% work within the 15-min  
area**

Source: ESRI, Bureau of Labor Statistics, Bureau of Economic Analysis, Gensler; Retrieved August 2019

## Local Employment

For the 23,500 workers (aged 16+) within 10-Min area, the jobs are predominantly service oriented.

“Office Workers” which are typically higher wage-earners account for 8% of the workers in the immediate area, compared to 27% in the County.



Source: ESRI, Bureau of Labor Statistics, Bureau of Economic Analysis, Gensler; Retrieved August 2019, updated August 2020

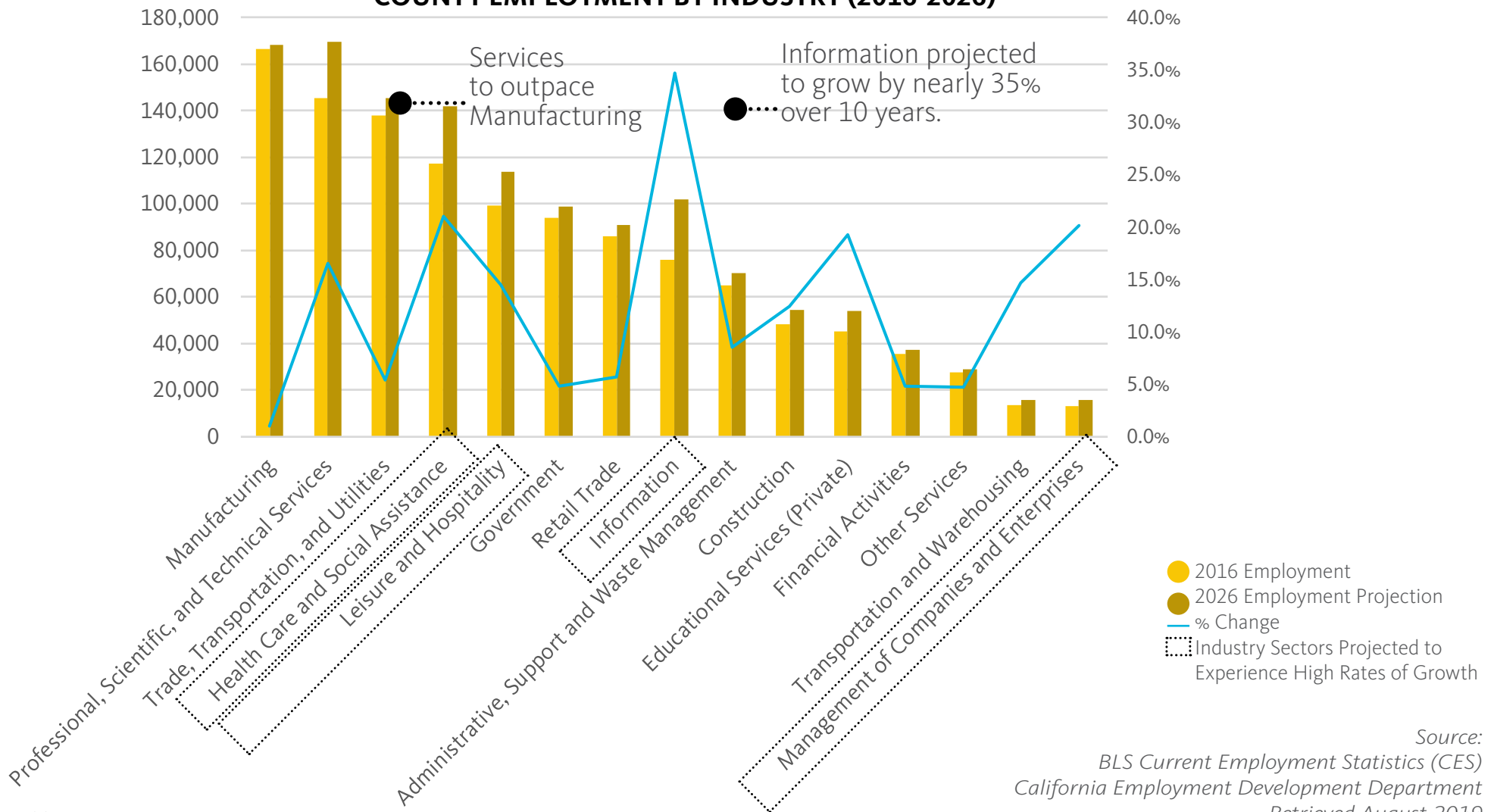
# Regional Employment

Employment has experienced 2.4% annual growth from 2017 to 2019 and is projected to grow by 1.2%/year through 2026.

County unemployment rate is currently 2.6% and has remained relatively stable from February 2019 to August 2019.

County employment growth is projected to be 1.2%, adding ~13,000 jobs per year. This, coupled with low unemployment before COVID-19, indicates an increased competitiveness for jobs and talent and a likely increased pressure on the existing market to densify new development. The current COVID-19 situation may have long term impact on employment.

**COUNTY EMPLOYMENT BY INDUSTRY (2016-2026)**

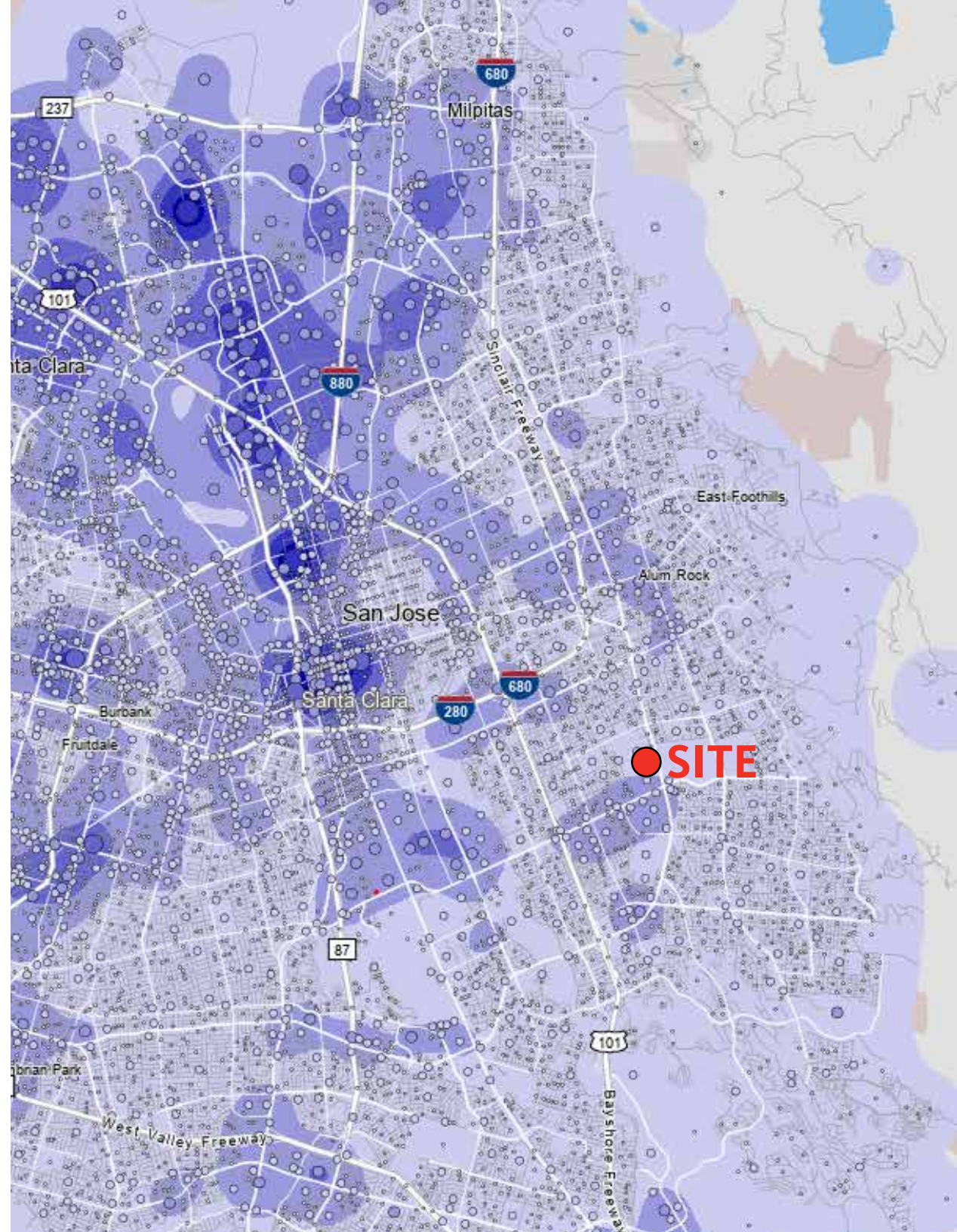
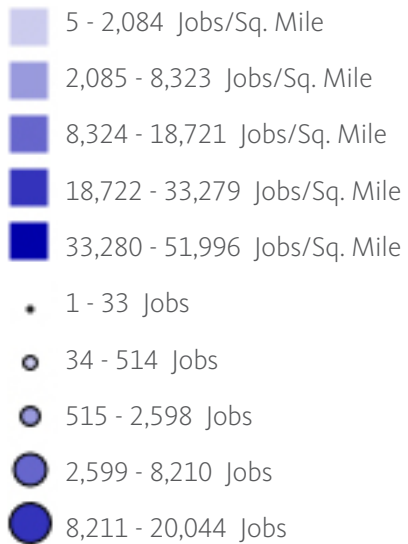


Source:  
 BLS Current Employment Statistics (CES)  
 California Employment Development Department  
 Retrieved August 2019  
 County of Santa Clara | REID-HILLVIEW VISION PLAN 32



## Employment Concentration

Location of jobs within the region reflects major transportation corridors.



Source: BLS OnTheMap; Retrieved August 2019

## Attractions

San Jose has numerous attractions that cater to the regional visitor market.

1.43 million people visited San Jose Convention and Cultural Facilities last year (Civic Center, theaters), driving \$130 million in tourism spending. Corporate meetings are a large driver of visitor volume to San Jose.

### MAJOR MEETINGS:

- Adobe Tech Summit
- Apple WWDC
- Facebook F8
- Intuit - Quickbooks Connections
- Oculus Connect
- Nvidia GPU Tech Conference
- Atlassian Summit

Source: ESRI, Team San Jose, ITTA, SAP Center;  
Retrieved August 2019



# ANALYSIS | Program Thought Starters

## POTENTIAL PROGRAM CATEGORIES

- Campus (Medical / Educational / County Services)
- Community / Family Support
- Neighborhood-Serving Programs
- Housing
- Open Space (variety of types and sizes)
- STEM Education and Workforce Development
- Aviation-Based Training / Education
- Local Service (Retail, Food, Office Services)

MEDICAL CAMPUS



EDUCATIONAL CAMPUS



COUNTY SERVICES



COMMUNITY CENTER



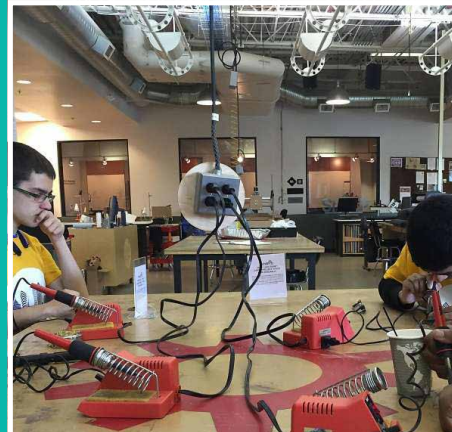
LOCAL RETAIL



TRAINING



MAKERSPACES



WORKSHOPS



GATHERING PLAZA



SPORTS FIELDS



URBAN FARM



RECREATION



FARMERS' MARKET



OFFICES + RETAIL

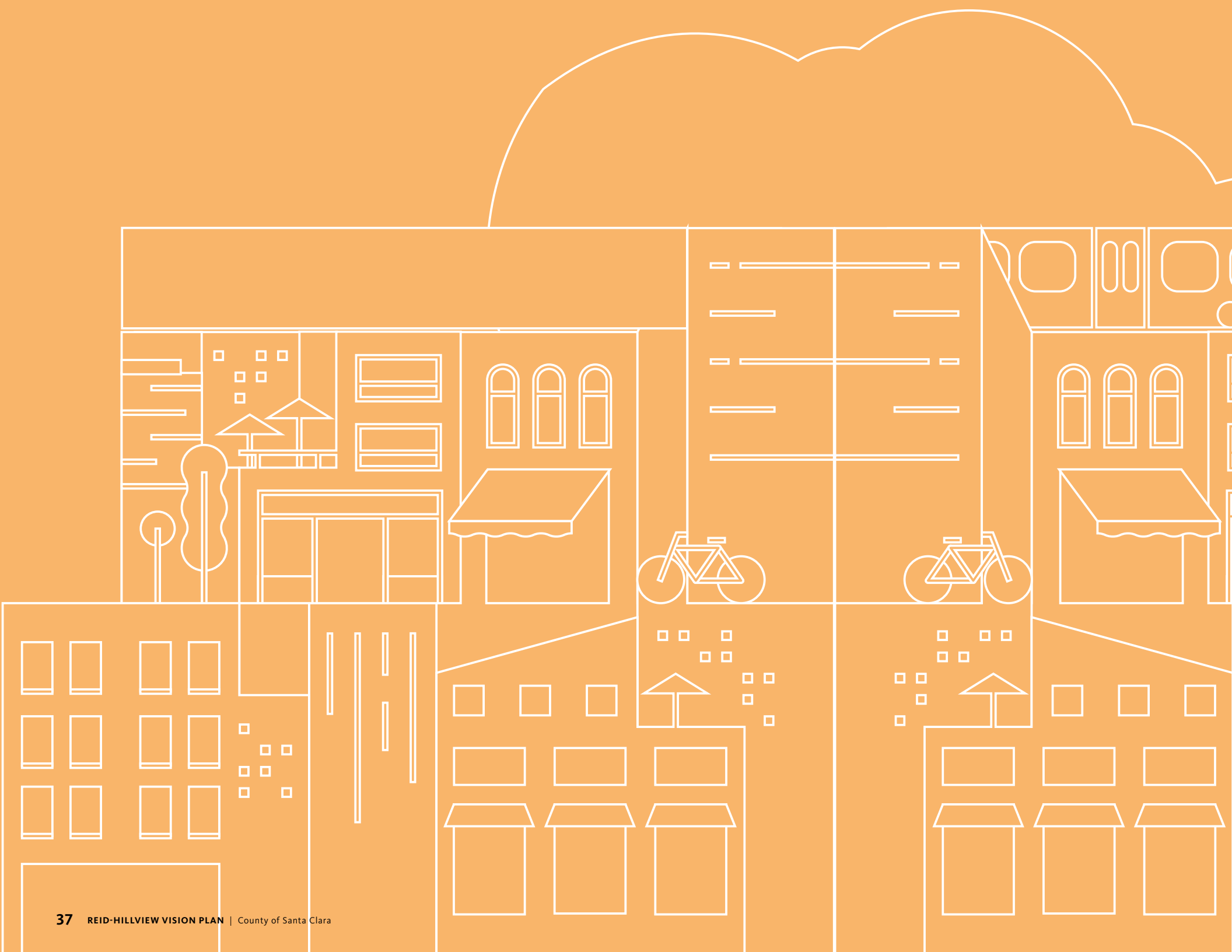


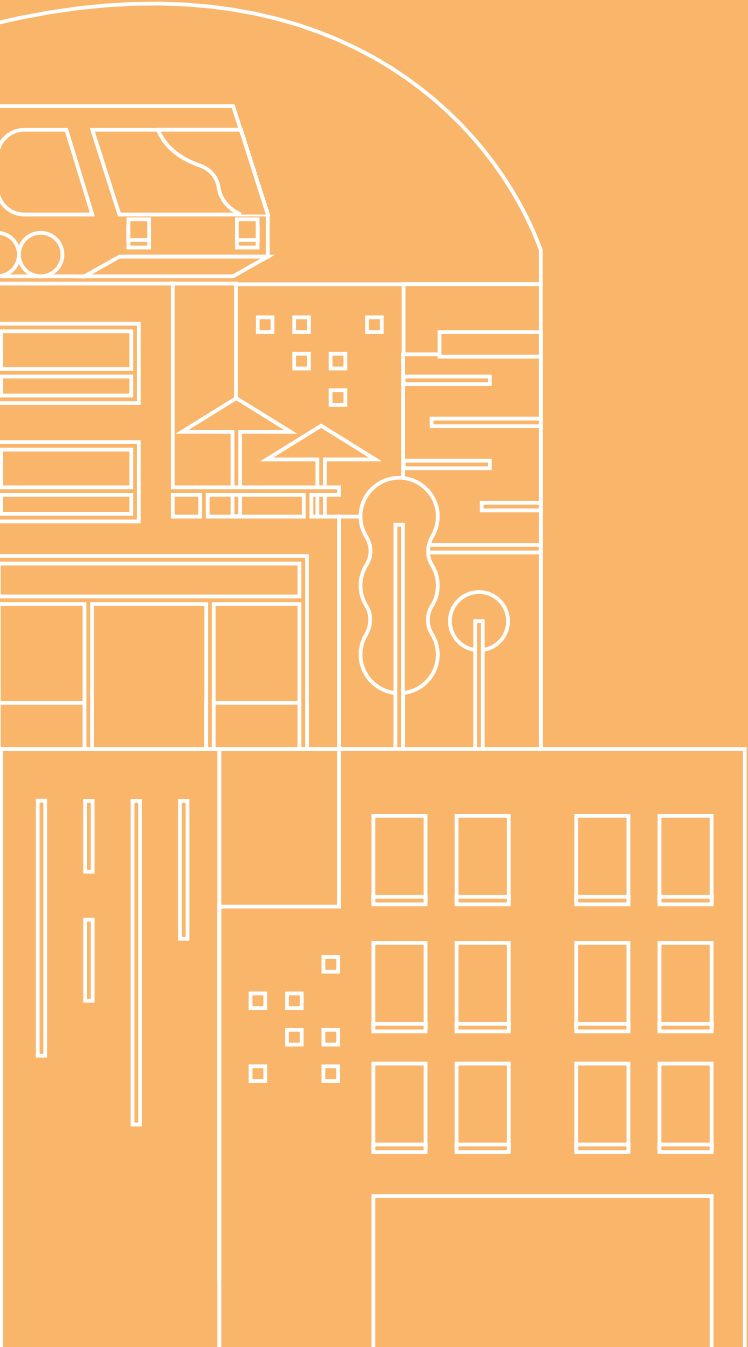
MULTI-FAMILY HOUSING



TOWNHOMES







# 3

# COMMUNITY OUTREACH

# COMMUNITY OUTREACH | Engagement Strategy

In the Fall of 2019, a process began to envision potential future uses of the Reid Hillview Airport and the land on which it sits. One of the top priorities of this project was to include community voice by drawing upon the perspectives of those most impacted by the airport, including residents who live around the airport, business owners, fixed-base operators, pilots, schools, and other vested stakeholders.

This process included one-on-one conversations with community leaders, attendance at neighborhood association meetings, convenings of community leaders, a large community workshop, an online community workshop and stakeholder check-ins. These community conversations and connections proved instrumental in understanding the community's needs and dreams for the site. The learnings also extended to how best to engage community members in an extended planning process for the RHV site that will likely span over a decade. Recommendations in Chapter 5 provide an initial roadmap for how to ensure community engagement in the future of the site in ways that are authentic, transparent, and collaborative.

## Engagement Goals

- Co-design a community involved process from vision to implementation
- Sustain community involvement over the long term
- Respond to changes to the airport context in real time
- Communicate to the broader community
- Mobilize the broader community in political decision making, design and planning processes

## Coalition Representation


- Community-based organization leadership (example: Si Se Puede Collective, PACT, Vietnamese Roundtable, etc.)
- Faith based community
- School leaders (Eastside Union, Alum Rock Union and Evergreen School districts)
- City Neighborhood Associations (Welch Park, D5 United, Plata Arroyo, etc.)
- County Political Representatives
- County Roads and Airport staff
- County Facilities and Fleet Department staff
- Airport community

## Outreach Tools

- Direct Mailing of postcards (6,562 copies) to households within a 1.5 mile radius from the site
- Sharing postcards at neighborhood association meetings
- Emailing flyers through local schools
- Emailing information through listservs
- County Project Website

## Outreach to community leaders, organizations and City neighborhood associations to date

- Presentation & Discussion with Welch Neighborhood Association (about 20 people in attendance)
- Presentation & Discussion with Plata Arroyo Neighborhood Association (about 12 people in attendance)
- Discussion with Si Se Puede Collective Leadership
- Work Session with Community Leaders
- Public Community Workshop #1 (about 90 people in attendance)
- Online Public Community Workshop #2 (303 respondents)



The flyer features a stylized illustration of a neighborhood with houses, a school, a bus, and a bicycle. The text is in multiple languages: English, Spanish, and Vietnamese. It includes the title 'Share your ideas for the Reid-Hillview Airport site!', the slogan '¡Comparte tus ideas! Chia sẻ ý tưởng của bạn!', and details for two community meetings: February 25, 2020 (6pm-8pm) and March 18, 2020 (6pm-8pm) at William C. Overfelt High School Multipurpose Room.

**Share your ideas for the Reid-Hillview Airport site!**

**¡Comparte tus ideas! Chia sẻ ý tưởng của bạn!**

Come and participate in our two community meetings in February and March.  
Ven y participa en nuestras dos reuniones comunitarias en febrero y marzo.

**MEETING 1:**  
February 25, 2020, 6pm - 8pm

**MEETING 2:**  
March 18, 2020, 6pm - 8pm

**WILLIAM C. OVERFELT  
HIGH SCHOOL MULTIPURPOSE ROOM**  
1835 Cunningham Ave.  
San Jose, CA 95122

Facilities and Fleet Department  
Capital Programs Division  
2310 North First Street, 2nd Floor, Suite 200  
San Jose, CA 95131-1011

**Join the conversation!**  
**¡Únase a la conversación!**  
**Hãy tham gia cuộc thảo luận!**

We're hosting two community workshops to explore the community's vision on the possibilities for the Reid-Hillview Airport site. Help guide us to position this site to best serve the hopes and needs of the community. Light refreshments and child-friendly activities will be provided.

Estamos organizando dos talleres comunitarios para explorar la visión de la comunidad sobre las posibilidades del sitio del Aeropuerto Reid-Hillview. Ayúdenos a posicionar este sitio para servir mejor las esperanzas y necesidades de la comunidad. Se proveerá refrescos ligeros y actividades para niños.

For more information visit our website.  
Habrá servicios de traducción a su disposición.  
Para más información visite nuestra web.

Dịch vụ dịch thuật sẽ được cung cấp.  
Để biết thêm thông tin vui lòng truy cập trang web.

[www.sccgov.org/rhv](http://www.sccgov.org/rhv)



# COMMUNITY OUTREACH | Community Workshop 1

On February 25, 2020, a community workshop was held at Overfelt High School in San Jose to engage the community in the future of the Reid Hillview Airport. The purpose of the meeting was to better understand the community; their aspirations, their values and their relationship to the airport. Approximately 90 participants were in attendance, including a mix of neighbors, community leaders, organization members, students from San Jose State University's aviation program and pilots.

During the presentation, the County provided a brief history of the Reid Hillview Airport and an overview of the current direction from the County of Santa Clara Board of Supervisors to work with the community to envision future uses for the airport. The County also emphasized that this is just the beginning of a potential planning and design process and that the meeting was not about deciding whether the airport should be closed. Following the presentation, participants were asked to circulate among the facilitated activity stations and provide input based on the prompting questions. Overall takeaways are summarized as community aspirations on the right. Questions posted at the activity stations and takeaways are on the following pages.

Spanish and Vietnamese simultaneous translations were provided for the presentation. All printed materials at the activity stations were written in three languages: English, Spanish and Vietnamese.

## OVERALL TAKEAWAYS / COMMUNITY ASPIRATIONS

- **CENTERING FAMILY**  
Continued connection to the family, including the well-being and safety of seniors and children.
- **ECONOMIC OPPORTUNITIES**  
Benefit by the expansion of the economic and educational opportunities of Silicon Valley for East San Jose families.
- **HIGH QUALITY RESOURCES**  
More resources for the community, including well-paying jobs, and access to improved health care, programs and services.
- **AUTHENTIC DIVERSITY**  
Expression of the diverse cultures, experiences and people that make up the heart of East San Jose.
- **CULTURAL AND COMMUNITY PRIDE**  
Demonstration of the community's heritage, history, and legacy of activism.
- **IMPROVED QUALITY OF LIFE**  
Quality of life for East San Jose families improved through amenities like community centers, open spaces and parks.
- **HOUSING STABILITY**  
Housing stability is a key ingredient to preserving the community in the future.



# Timeline

Question at the activity station:

- Which moments stand out to you?
- Are there other stories to add?
- What do you see in the future?

## 2 TIMELINE

Which moments stand out to you?  
 Que momentos sobresalen para usted?  
 Những khoảnh khắc nào nổi bật với bạn?

## CRONOGRAMA

Are there other stories to add?  
 ¿Hay otras historias que agregar?  
 Bạn có muốn thêm câu chuyện khác?

## DÒNG THỜI GIAN

What do you see in the future?  
 ¿Qué ves en el futuro?  
 Bạn thấy những gì trong tương lai?

Write your history on post-it notes and stick onto the timeline  
 Escribe tu historia en un post-it y pégalo en la línea del tiempo  
 Viết lịch sử của bạn và dán vào dòng thời gian

## Takeaways from Activity Station 2: Timeline

### Ongoing Themes

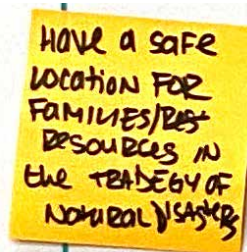
- **Crashes**  
There is fear of crashes that occurred in the surrounding areas and fear of future crashes.
- **Lead/Fuel**  
There are concerns about the hazards of lead and fuel exposure from aircraft and their impact on the health of the community.
- **Aviation Jobs**  
There is support for airport related jobs and training.
- **Open Space**  
There are positive memories of open space which no longer exists.

### Future Themes

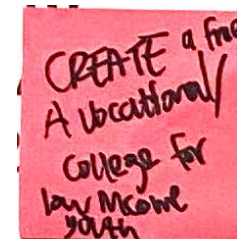
- **Affordable Housing**  
Provide affordable housing for low income and for very low-income families and seniors.
- **Educational Opportunities**  
Provide a range of educational opportunities including job training, programs that promote entrepreneurship and preparation for high paying jobs.
- **Park/Open Space**  
Create open space and parks for recreation and gathering.
- **Social Services**  
Provide a community accessible hub for social services.
- **Job Center**  
Provide employment centers on site including aviation related opportunities.
- **Emergency Operations**  
Allow the site to continue to provide facilities for emergencies such as fires and earthquakes.



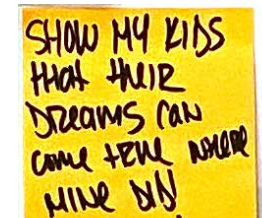
Affordable housing for ownership with a Light Rail stop.



HAVE A SAFE LOCATION FOR FAMILIES/RESOURCES IN THE TRAILHEAD OF NATURAL DISASTERS



CREATE a fine A Vocational/College for low income youth



SHOW MY KIDS THAT THEIR DREAMS CAN COME TRUE WHERE NINE D!

# Personal Identity & Core Values

Question at the activity station:

- I am \_\_\_\_\_
- My community is \_\_\_\_\_

- My core values are \_\_\_\_\_
- My community's core values are \_\_\_\_\_



## Takeaways from Activity Station 3: Personal Identity & Core Values

- **Community Commitment**

There is a culture of social/political activism and leadership in overcoming racial and economic injustice.

- **Cultural Pride**

There is enormous pride about personal heritage, history, and the diverse culture.

- **Honesty, Support and Respect**

Core values of honesty, respect and support for others is well known in the community.

- **Hard Working**

There is respect for hard work in the community.

- **Centering Family**

Importance of family and future opportunities for their children is an important value.

- 11<sup>th</sup> grader
- 1<sup>st</sup> gen vietnamese
- Someone who loves their community

- A RETIRED NURSE
- A 29 YEAR RESIDENT OF THIS AREA.
- INVOLVED IN IMPROVING OUR COMM.
- BELONG TO PACT
- THE GRAIL

Muy Preocupada

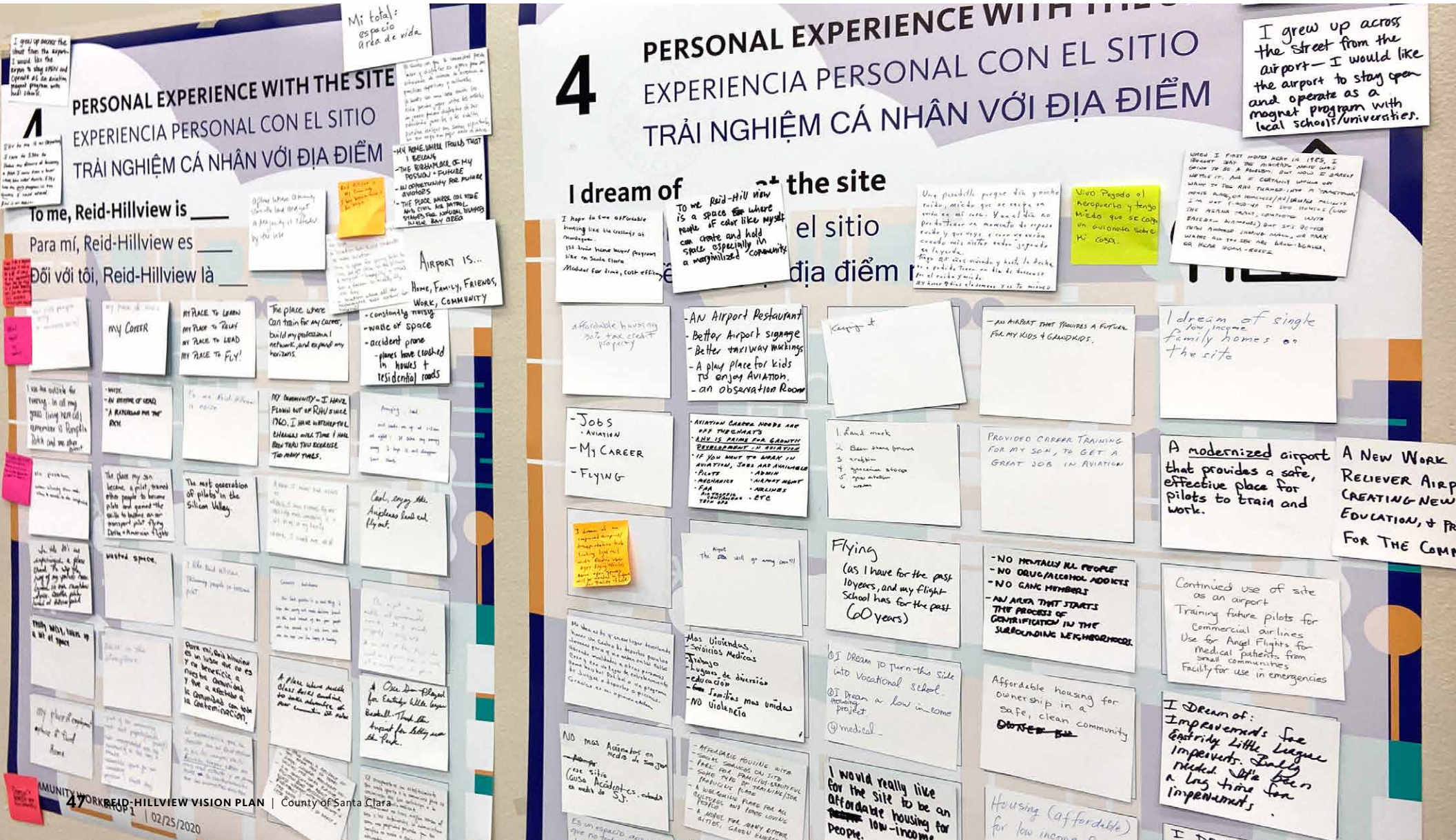
Quiero que -mejore parques de recreacion para mis hijos  
Amo A mi Familia  
Soy Mexicana.

Pilot Aircraft Mechanic  
RHV Supporter

# Personal Experience with the Site

Question at the activity station:

- To me, Reid Hillview is \_\_\_\_\_
- I dream of \_\_\_\_\_ at Reid Hillview airport



## 4 PERSONAL EXPERIENCE WITH THE SITE EXPERIENCIA PERSONAL CON EL SITIO TRẢI NGHIỆM CÁ NHÂN VỚI ĐỊA ĐIỂM

I grew up across the street from the airport—I would like the airport to stay open and operate as a magnet program with local schools/universities.

I dream of \_\_\_\_\_ the site  
el sitio  
địa điểm

### PERSONAL EXPERIENCE WITH THE SITE EXPERIENCIA PERSONAL CON EL SITIO TRẢI NGHIỆM CÁ NHÂN VỚI ĐỊA ĐIỂM

To me, Reid-Hillview is \_\_\_\_\_  
Para mí, Reid-Hillview es \_\_\_\_\_  
Đối với tôi, Reid-Hillview là \_\_\_\_\_

**Home, Family, Friends, Work, Community**

- My Place to Learn
- My Place to Lead
- My Place to Fly!
- My Career
- My Community
- My Place to Live
- My Place to Work
- My Place to Play
- My Place to Rest
- My Place to Grow
- My Place to Learn
- My Place to Lead
- My Place to Fly!
- My Career
- My Community
- My Place to Live
- My Place to Work
- My Place to Play
- My Place to Rest
- My Place to Grow

**Jobs**

- Aviation
- My Career
- Flying
- Jobs
- My Career
- Flying
- Jobs
- My Career
- Flying

**Airport Restaurant**

- Better Airport signage
- Better taxiway markings
- A play place for kids to enjoy aviation
- An observation room
- A modernized airport that provides a safe, effective place for pilots to train and work
- A New Work Reliever Airport Creating New Education, & Jobs For The Community
- I dream of single low-income family homes on the site
- Continued use of site as an airport
- Training future pilots for commercial airlines
- Use for Angel flights for medical patients from small communities
- Facility for use in emergencies
- I dream of: Improvements for Eastside Little League
- Improvements: Badly needed. It's been a long time for improvements.

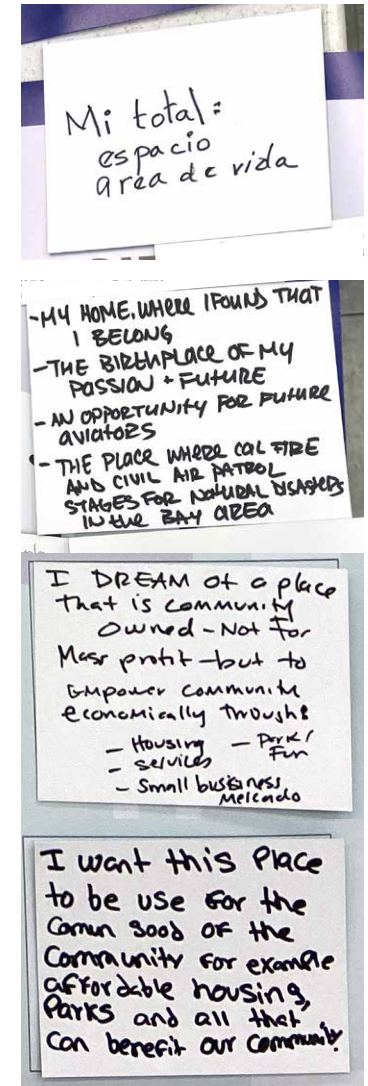
## Takeaways from Activity Station 4: Personal Experience with the Site

### Past Experiences

- **Lack of Community Benefit**  
The airport does not serve the community and is not the best use of the land.
- **Environmental Contaminants**  
Noise is a public nuisance affecting quality of life. Lead and fuel negatively affect the health of surrounding residents.
- **Recreation area**  
The airport is currently used for running and baseball.
- **Fear**  
There is a chronic fear of planes crashing into homes and schools.

### Future Vision

- **Affordable Housing**  
Various types of affordable housing are needed.
- **Parks**  
Parks and open space for recreation and sports are needed.
- **Mix of Uses**  
A combination of home, work, learn and play facilities will create greater opportunity and empower the community.
- **Safety**  
A place for homes and families deterring drug trafficking or homelessness which are now challenges in the community.
- **Aviation**  
Continue to support a home for aviation training, jobs, future mobility and related uses.







## Takeaways from Activity Station 5: My Community

### Love Now

#### • Social Connection

The community is helpful and supportive with a strong sense of responsibility to each other.

#### • Authentic Diversity

There is pride in the diversity of East San Jose with its co-existence of people from different backgrounds, expressing their culture, language and food.

#### • Natural Environment

The surrounding open space including hills, Lake Cunningham Park and agricultural roots are appreciated.

### Needs for Future

#### • Affordable Housing

There is a need for a range of affordable housing for low and for very low-income families, seniors and first-time buyers.

#### • Open Spaces

Safe and welcoming parks and recreation spaces for varied outdoor activities are needed.

#### • Educational Opportunities

Better schools, satellite college and vocational training that lead to well-paying jobs for the community.

#### • Improved Resources

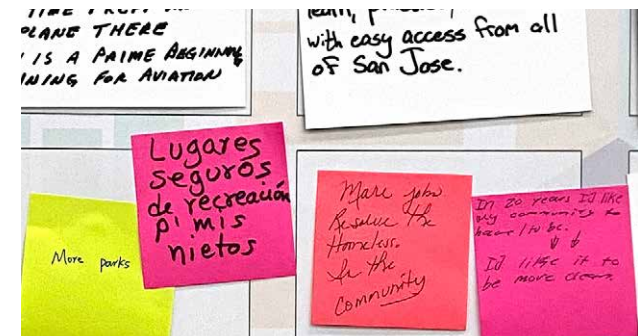
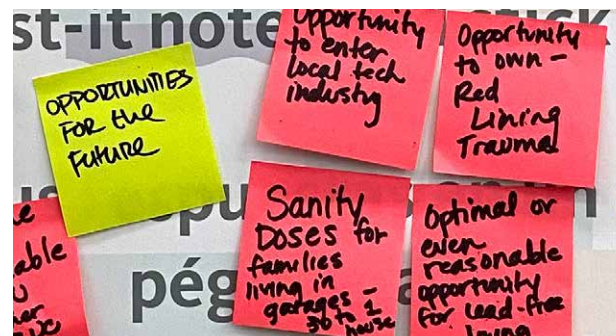
More resources and services including senior centers, community centers, health centers and cleaner streets are needed.

#### • Aviation Facilities

Continue training for jobs in the aviation industry with added aviation-oriented community activities.

#### • Community Centered

Provide opportunities for mechanisms that are led by and serve the community.



# COMMUNITY OUTREACH | Community Workshop 2

The second workshop was originally planned as an in-person workshop, but shifted to virtual as a result of shelter-in-place requirements. The format of the engagement included a video presentation and an online survey with goals to recap what was heard in Community Workshop #1 and continue the conversation about the future of the site. Both the presentation and survey were provided in three languages: English, Spanish, and Vietnamese.

The engagement materials remained online for four weeks with 303 responses. The survey included three sections with questions:

## SECTION 1: COMMUNITY ASPIRATIONS

Respondents ranked the seven aspirations from Workshop 1 in order of priority.

## SECTION 2: REALIZATION STRATEGIES

Respondents rated 13 sample strategies from “Not Important” to “Very Important”. Respondents were also asked to provide ideas for additional strategies.

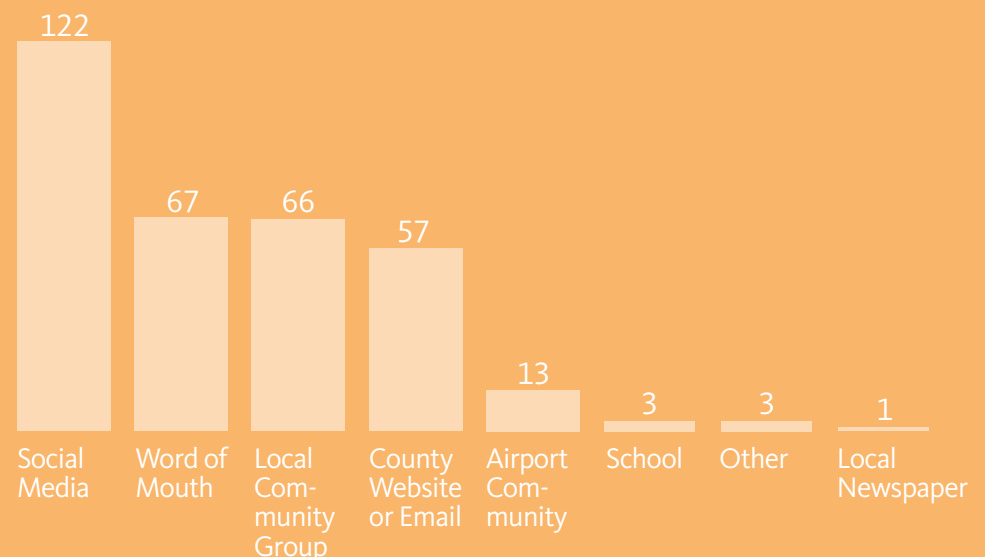
## SECTION 3: DRAFT VISION STATEMENT

Respondents were asked to comment on this draft Vision Statement:

*“This East San Jose neighborhood will be an engine of empowerment inspired by our culture, diversity and history, and driven by economic opportunity, education and well-being for all.”*

At the end of the survey respondents were asked to specify their zipcode, and had the opportunity to provide additional feedback.

## SOURCE OF FINDING THE SURVEY



## Survey Findings

66% of respondents (201 / 303) were from the adjacent community.

### TOP COMMUNITY ASPIRATIONS:

- **High Quality Resources:** *More resources for the community, including well-paying jobs, and access to improved health care, programs and services.*
- **Economic Opportunities:** *Benefit by the expansion of the economic and educational opportunities of Silicon Valley for East San Jose families.*
- **Centering Family:** *Strengthen connections to family, including the well-being and safety of seniors and children.*
- **Improved Quality of Life:** *For the surrounding community though amenities like community centers, open spaces and parks.*

### IMPORTANT STRATEGIES:

The following strategies were ranked the most highly:

- *Provide economic opportunities*
- *Support existing families and communities*
- *Develop the land responsibly*
- *Create high quality public space*
- *Enhance the safety and security*
- *Create a healthy environment*
- *Expand mobility and transportation options*
- *Plan for future flexibility*
- *Create an inclusive neighborhood and strong social networks*

Additional strategies suggested:

- *Co-existence / Aviation Education / Aviation Jobs*
- *Park / Nature / Environment*
- *Affordable Housing / Address Homelessness*
- *Support the Existing Community*
- *Community Center / Cultural Facility*
- *Education*
- *Further Engagement*

### REACTION TO THE VISION STATEMENT:

Respondents generally agreed with the intent, with comments on some wording.

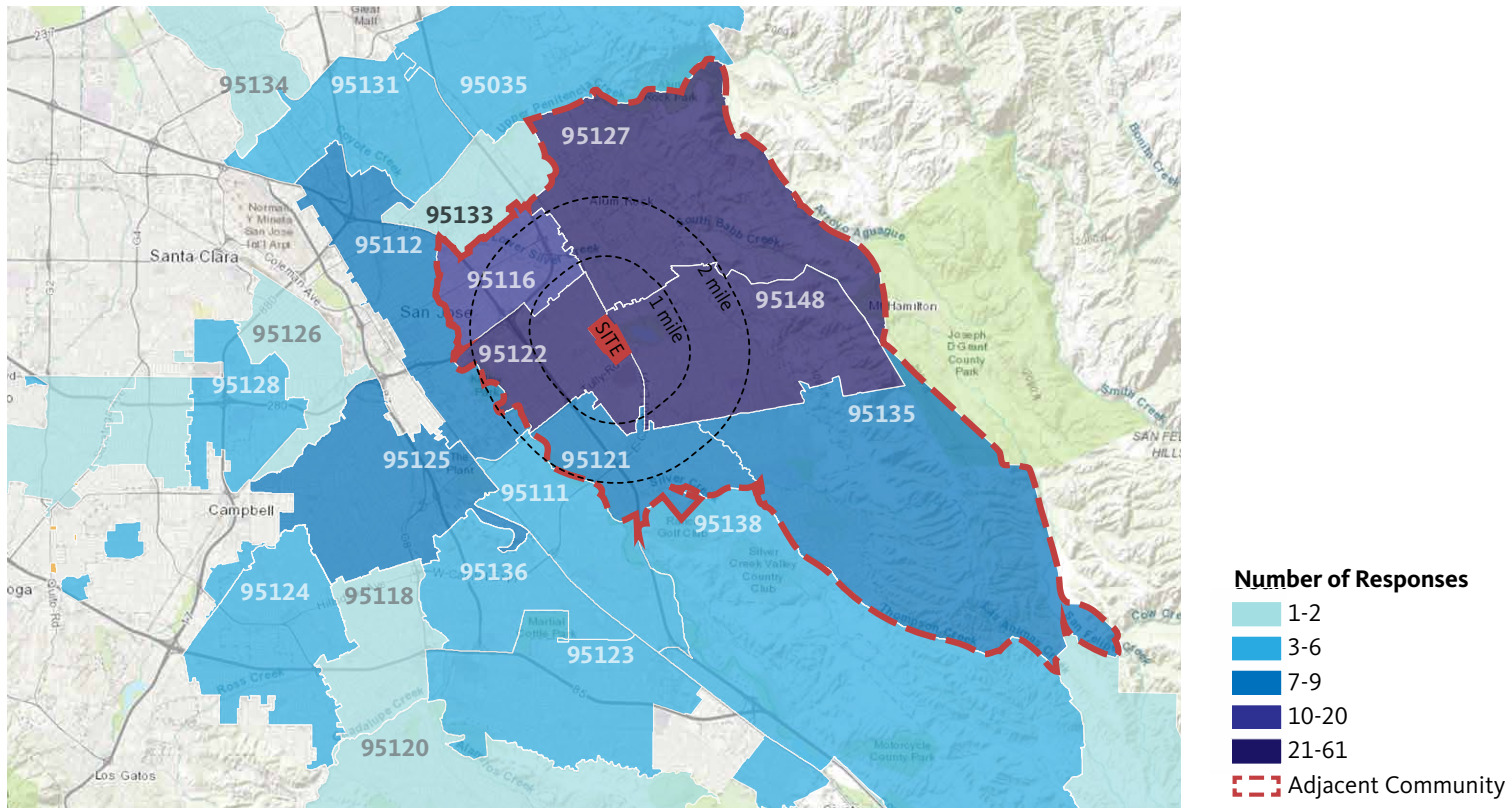
### SUGGESTIONS AND FEEDBACK:

Respondents value the diversity and culture of the existing community and feel strongly about this being reflected in any future development. They also have a desire for a clean environment for personal health and well-being, and educational and job training opportunities that would lead to good-paying jobs. Responses also suggested exploring co-existence of aviation within the community, highlighting the potential educational and economical benefits from aviation-related program and business. Avoiding gentrification as a result of increased economic opportunities is paramount.

# Survey Statistics

## Zipcodes of Respondents' Residences

66% of responses are from the adjacent community (201 out of 303 total).



	Adjacent Community	Total Responses
No. of responses within the geographical area	201	303
% of Total Responses	66%	100%

## Section 1: Community Aspirations - Summary

### Rank of Community Aspirations from All Respondents

1	<b>HIGH QUALITY RESOURCES:</b> More resources for the community, including well-paying jobs, and access to improved health care, programs and services.
2	<b>ECONOMIC OPPORTUNITIES:</b> Benefit by the expansion of the economic and educational opportunities of Silicon Valley for East San Jose families.
3	<b>CENTERING FAMILY:</b> Continued connection to the family, including the well-being and safety of seniors and children.
4*	<b>IMPROVED QUALITY OF LIFE:</b> Quality of life for East San Jose families improved though amenities like community centers, open spaces and parks.
5	<b>HOUSING STABILITY:</b> Housing stability is a key ingredient to preserving the community in the future.
6	<b>AUTHENTIC DIVERSITY:</b> Expression of the diverse cultures, experiences and people that make up the heart of East San Jose.
7	<b>CULTURAL AND COMMUNITY PRIDE:</b> Demonstration of the community's heritage, history, and legacy of activism.

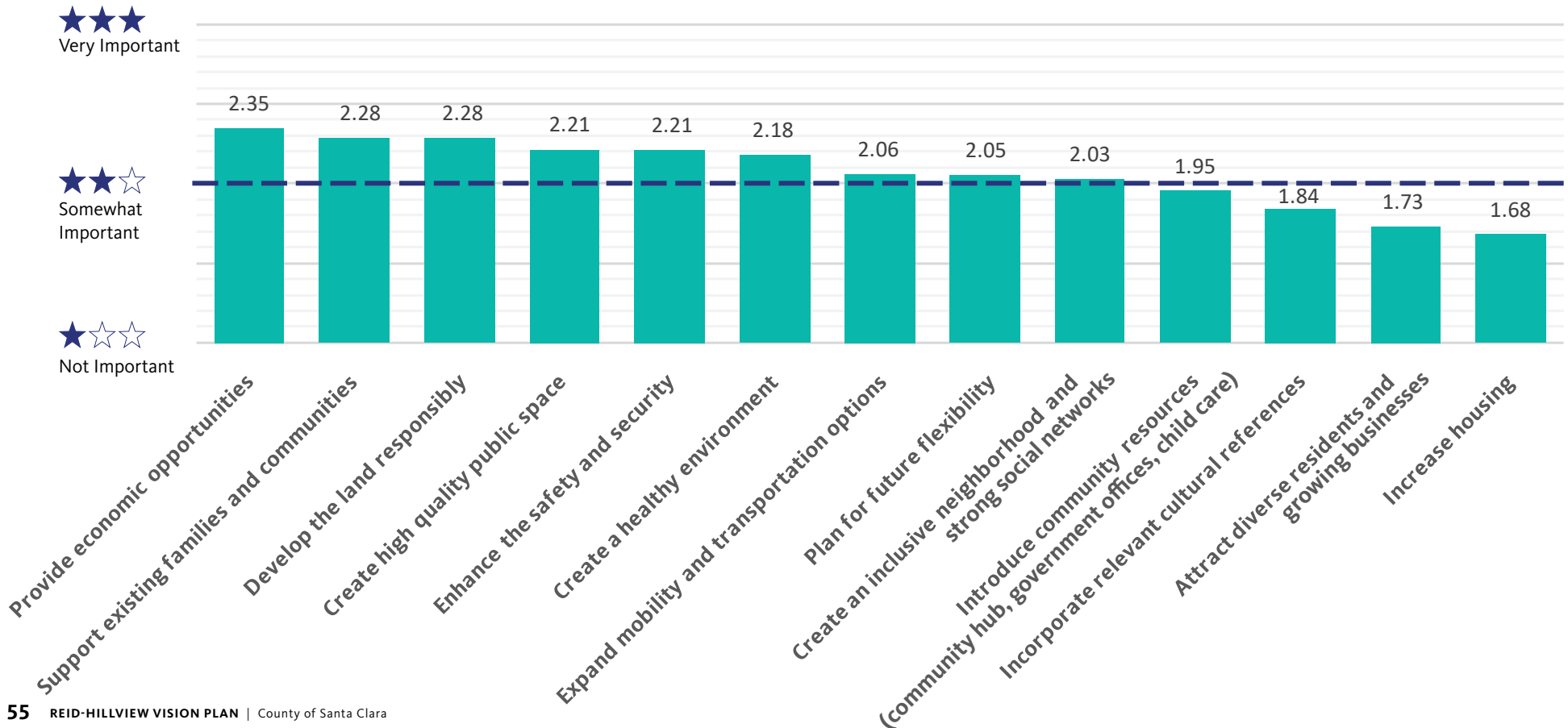
\* Responses filtered to include only the adjacent community ranked **Improved Quality of Life** higher (rank 2) and the rest in the same order.

## Section 2: Realization Strategies - Summary

**Strategies considered somewhat important (score > 2.0\*) are:**

*\*Average score by all respondents. Residents in the adjacent community generally rate each strategy 3-5% higher with the same order.*

1. Provide economic opportunities
2. Support existing families and communities
3. Develop the land responsibly
4. Create high quality public space
5. Enhance the safety and security
6. Create a healthy environment
7. Expand mobility and transportation options
8. Plan for future flexibility
9. Create an inclusive neighborhood and strong social networks



## Section 2: Realization Strategies - Additional Strategies Collected

### **Affordable Housing / Address Homelessness**

Build mental health clinics, homeless shelters, and affordable housing for extremely low- and low- income families.

### **Community Center / Cultural Facility**

Build a Center with these potential programs mentioned:

- Aquatic / other recreational use
- Senior Center
- Center for teens / youth
- Center that celebrates all the minorities
- Museums / Theater

### **Co-existence / Aviation Education / Aviation Jobs**

The airport site can be redeveloped for co-existence of aviation and community needs, keeping existing aviation jobs and the SJSU aviation program, while providing jobs and technical training to the surrounding community.

### **Education**

Partner with schools, and create educational opportunities for nearby schools through development of an educational resource center, youth organizations, and youth support centers.

### **Further Engagement**

Incorporate community voices in all decision-making processes, including making materials easily accessible in all languages.

### **Park / Nature / Environment**

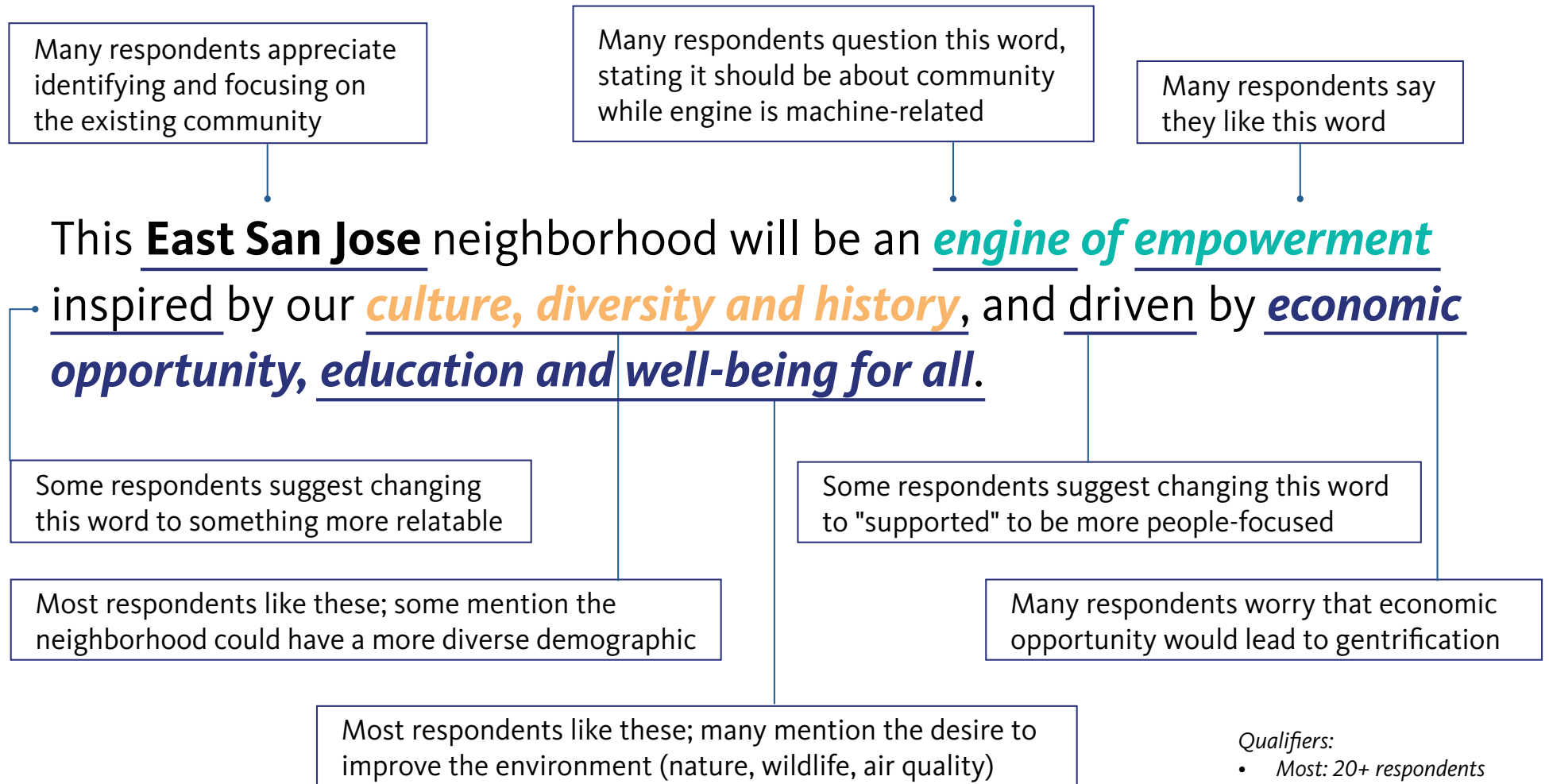
A large park with trees, to enjoy the nature in a natural setting with a goal to mitigate traffic congestion and improve air quality.

### **Support the Existing Community**

Fear of gentrification with new infrastructure and market-rate housing and businesses that would displace current residents.



### Section 3: Draft Vision Statement - Summary



- Qualifiers:
- Most: 20+ respondents
  - Many: 10-19 respondents
  - Some: 5-9 respondents

## Survey Top Comments

**INCLUSIVE/UNITY/DIVERSITY**

**ENVIRONMENT / SUSTAINABILITY /  
WELL-BEING / HEALTH**

**EDUCATION/JOBS AND TECHNICAL TRAINING**

**CO-EXISTENCE/FUTURE AVIATION CULTURE**

**PARK/OPEN SPACE/NATURE ECONOMIC OPPORTUNITIES**

**HISTORY REAL PLAN / TANGIBLE / SPECIFICITY LOCAL/EXISTING COMMUNITY**

**AVIATION TRAINING NO GENTRIFICATION / AVOID DISPLACEMENT**

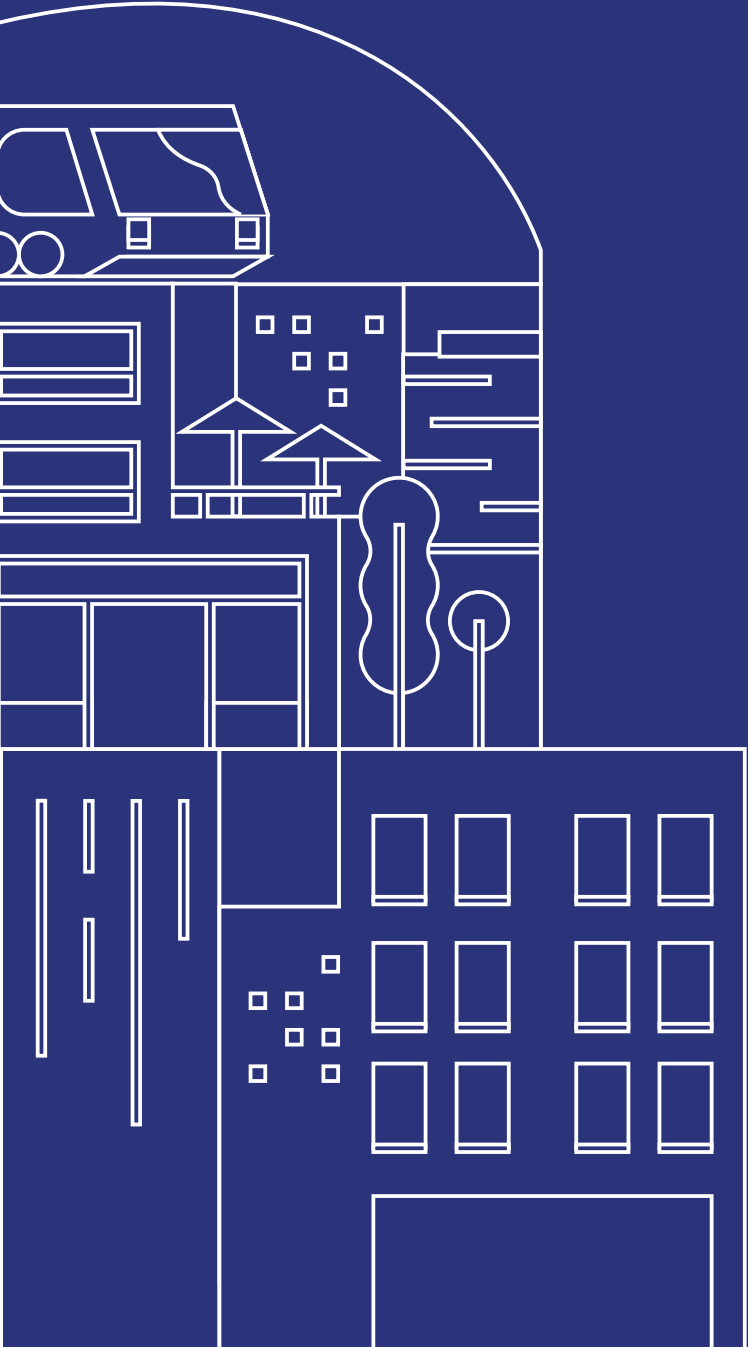
**LIKE THE VISION! ECONOMIC OPPORTUNITY = GENTRIFICATION? AFFORDABLE HOUSING**

**LOUD / NOISE / CRASH COMMUNITY CENTER COMMUNITY FORUMS / PERIODIC REVIEW / LARGE OUTREACH SAFETY!**

**ECONOMIC BENEFITS FROM AIRPORT COMMUNITY CONTROL / EMPOWERMENT EMERGENCY SERVICE**

*\*Font size is correlated with the frequency of comments in the adjacent community.*





# 4 VISION

# VISION | Community Aspirations



**Centering Family**



**Economic Opportunities**



**High Quality Resources**



**Authentic Diversity**



**Cultural and Historical Pride**



**Improved Quality of Life**



**Housing Stability**

## VISION STATEMENT

This **East San Jose** neighborhood will be a *place of empowerment* built on our *culture, diversity and history*, and sustained by *education, well-being, and economic opportunity for the community*.

## Vision Plan Framework



## Themes and Strategies

### Theme 1: Neighborhood + Infrastructure

(Improve Physical Conditions)

- Strategy 1.1** Create high quality public space
- Strategy 1.2** Build the community center
- Strategy 1.3** Enhance safety and security
- Strategy 1.4** Expand mobility and transportation options
- Strategy 1.5** Provide access to health care
- Strategy 1.6** Address homelessness
- Strategy 1.7** Provide affordable housing

### Theme 2: Culture + Diversity

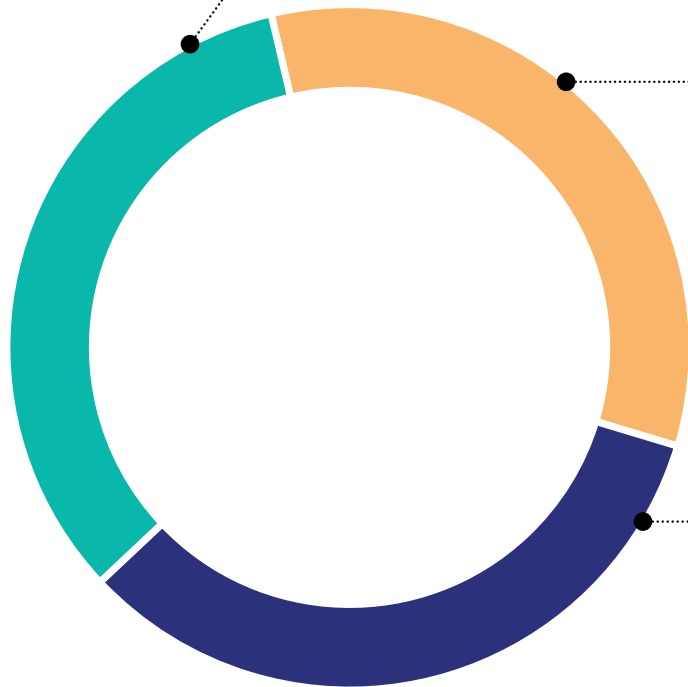
(Strengthen Social Connections)

- Strategy 2.1** Support existing families and communities
- Strategy 2.2** Prevent displacement
- Strategy 2.3** Create an inclusive neighborhood
- Strategy 2.4** Ensure continuous engagement
- Strategy 2.5** Empower the community

### Theme 3: Success + Wellbeing

(Sustain Environmentally and Economically)

- Strategy 3.1** Create educational opportunities
- Strategy 3.2** Provide economic opportunities
- Strategy 3.3** Explore co-existence with aviation
- Strategy 3.4** Create a healthy environment
- Strategy 3.5** Develop the land responsibly
- Strategy 3.6** Plan for future flexibility





# Creating Effective Strategies and Tactics

Although each strategy and tactic is neatly organized, tactics that bring together strategies and themes are more powerful by providing a solution to more than one issue. These are examples of proposed tactics and how they overlap.



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# THEME 1

## Neighborhood + Infrastructure

The success of this neighborhood will be grounded in infrastructural improvements, providing the physical and social infrastructure to knit together many uses. Many community aspirations can be achieved through physical improvements like creating large parks with trees, maintaining and securing public areas, introducing community center(s), and connecting this site to the regional transit network. Site uses can also help address current issues in the surrounding community, such as housing the homeless, building affordable housing for low income residents, and providing health clinics with services for people with mental and physical illness.

### Related Community Aspirations



Centering  
Family



High Quality  
Resources



Improved  
Quality of Life

# STRATEGIES

- 1.1 Create high quality public space** with desirable features to encourage outdoor activities and improve public health, such as parks, plazas, playgrounds, sidewalks with street trees, playing fields and community gardens.
- 1.2 Build the community center** on the site to serve different groups and house flexible programs.
- 1.3 Enhance safety and security** of the neighborhood through prioritizing active pedestrian-oriented routes, “eyes on the street,” and non-vehicular traffic.
- 1.4 Expand mobility and transportation options** to reduce motor vehicle use and associated health impacts.
- 1.5 Provide access to health care** programs and services.
- 1.6 Address homelessness** through shelters and mental health clinics.
- 1.7 Provide affordable housing** for low and extremely low income families.

## Theme 1: Neighborhood + Infrastructure



### 1.1 Create High Quality Public Space

with desirable features to encourage outdoor activities and improve public health, such as parks, plazas, playgrounds, sidewalks with street trees, playing fields and community gardens.

#### TACTICS

##### A. Access to Open Space

Ensure all public spaces and facilities are accessible for people with disabilities;

Create open spaces at least 1 acre in area within a 1/4-mile of all residences.

Create open spaces at least 5 acres in area within a 1/2-mile of all residences.

##### B. Variety of Open Space

Create parks, plazas and open spaces for recreational uses and gathering, including but not limited to: baseball fields, soccer fields, and other athletic courts.

##### C. Nature Park

Create at least one park that is densely planted for people to enjoy nature.

##### D. Open Space Connectivity

Provide a walkable connection between public open spaces to increase the benefit to the neighborhood.

##### E. Tree-lined Streets

Create tree-lined streets to provide shade and enhance the attractiveness of public streets. Provide shade from trees for at least 40% of all sidewalks.

##### F. Wide Sidewalks

Ensure 6 feet width for all sidewalks to allow for a comfortable pedestrian experience.

## Theme 1: Neighborhood + Infrastructure



### 1.2 Build the Community Center

on the site to serve different groups and house flexible programs.

#### TACTICS

- A. Center for the Seniors and the Youth**  
A community center that can be enjoyed by all age groups.
- B. Center for Celebrations**  
A place to celebrate all the culture, diversity, and history of this neighborhood.
- C. Center for Recreation**  
Integrate recreational use in the center, including an aquatic program.
- D. Center for Enrichment**  
Consider educational and cultural programs, such as a library, museum and/or theater.

### 1.3 Enhance Safety and Security

of the neighborhood through prioritizing active pedestrian-oriented routes, “eyes on the street,” and non-vehicular traffic.

#### TACTICS

- A. Traffic Calming**  
Include traffic calming features and pedestrian crosswalks.
- B. Eyes on the Street**  
Encourage the use of sidewalks through integrating them into a pedestrian walking network.  
  
Do not permit arterial streets with sound walls that would deter walking.  
  
Provide public lighting and signage that encourage safety.

## Theme 1: Neighborhood + Infrastructure



### 1.4 Expand Mobility and Transportation Options

to reduce motor vehicle use and associated health impacts.

#### TACTICS

##### A. Coordination with VTA

Consider solutions for First Mile /Last Mile transportation.

Encourage transit ridership by locating the stop close to the site with easy access.

##### B. Micro-Mobility Lanes

Create bike lanes and accommodate scooters and/or other non-vehicular transportation.

##### C. Walkable Urban Blocks

Create a continuous pedestrian network of sidewalks and crosswalks, devoid of cul-de-sacs.

Limit the length of urban blocks to 820 feet or provide alleys or mid-block breaks if larger than 820 feet.

##### D. Alternative Fuel

Provide infrastructure, policies and incentives to encourage a shift to alternative fuel vehicles.

## Theme 1: Neighborhood + Infrastructure



**1.5** Provide Access to Health Care programs and services.

**1.6** Address Homelessness through shelters and mental health clinics.

---

### TACTICS

**A. County Health Services**

Provide a One Stop Hub to deliver integrated, accessible and culturally responsive social and health services to support the local community.

**B. Housing the Homeless**

Include locations for homeless shelters, interim housing, or other solutions to address housing the homeless.

**1.7** Provide Affordable Housing for low and extremely low income families.

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### TACTICS

**A. Develop Affordable Housing**

Create affordable housing for low-income / very low-income / senior housing.

**B. Limit Parking**

Develop minimum housing parking required to limit additional traffic congestion and incentivise transit use.



# THEME 2

## Culture + Diversity

The future development should be built on a process that incorporates the rich culture and diversity of the surrounding community. This would include implementing policies that incorporate East San Jose input to ensure a vibrant future for the existing surrounding community, while preventing displacement and gentrification.

### Related Community Aspirations



**Centering  
Family**



**Authentic  
Diversity**



**Cultural and  
Historical Pride**



**Housing  
Stability**

# STRATEGIES

- 2.1 **Support existing families and communities** in East San Jose so that they can remain and thrive in the area.
- 2.2 **Prevent displacement** and maintain a sense of belonging.
- 2.3 **Create an inclusive neighborhood** and strong social networks by building on the community's culture of honesty, support and respect.
- 2.4 **Ensure continuous engagement** to amplify the community voice.
- 2.5 **Empower the community** with the right tools for sustainable grassroots input and long term engagement.

## Theme 2: Culture + Diversity



### 2.1 Support Families and Communities in East San Jose so that they can remain and thrive in the area.

#### TACTICS

**A. Provide Opportunities for Eastside Communities**

Prioritize needs from the adjacent communities when introducing new residences and businesses.

**B. Connectivity to Existing Community**

Promote connectivity to the adjacent neighborhoods and facilities through permeable edges, paths and streets.

**C. Digital Equity**

Provide universal data connectivity to enable civic and cultural participation, employment, lifelong learning, and access to essential services.

### 2.2 Prevent Displacement and maintain a sense of belonging.

### 2.3 Create an Inclusive Neighborhood and strong social networks by building on the community's culture of honesty, support and respect.

#### TACTICS

**A. Avoid Displacement**

Avoid housing development that would not be financially viable for the current surrounding community.

**B. Housing Stability**

Stabilize rent through rent control or subsidies.

**C. Multicultural Programming**

Promote multicultural programming in large open spaces to foster community engagement and identity.

## Theme 2: Culture + Diversity



### 2.4 Ensure Continuous Engagement to amplify the community voice.

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#### TACTICS

##### A. Large Outreach

Outreach to the community through different modalities (online, paper, face-to-face, etc.) and in English, Spanish and Vietnamese.

Promote outreach sessions as broadly as possible through the County's website, social media, and local news channels.

##### B. Transparent Process

Keep open and consistent communication with the community and the community leaders with opportunities for adjustment.

Provide a summary of findings after each outreach. Make materials easily accessible in a central location.

### 2.5 Empower the Community with the right tools for sustainable grassroots input and long term engagement.

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#### TACTICS

##### A. Community Control

Evaluate options for community control, decision making and ownership, such as Community Land Trusts.

##### B. Community Advocacy Group

Create community-based coalitions, such as a community advocacy group, to work with the County to advocate for the community's long term aspirations.

# THEME 3

## Success + Wellbeing

Building upon the neighborhood infrastructure and a foundation of the surrounding community's culture and diversity, the development should be aspirational in providing opportunities for the community that are economically and environmentally sustainable. A healthy environment will provide community wellbeing and an enhanced quality of life. Educational opportunities like better schools and job training will provide the community with knowledge and skills for well paying jobs.

### Related Community Aspirations



**Economic  
Opportunities**



**High Quality  
Resources**



**Improved  
Quality of Life**

A young man with glasses, wearing a yellow t-shirt, is focused on working on a project at a wooden workbench in a workshop. The background shows a large, well-lit industrial-style space with exposed ceiling pipes and lights. Other people are visible in the background, also working.

## STRATEGIES

- 3.1 Create educational opportunities** to prepare people with knowledge and skills that promote upward mobility.
- 3.2 Provide economic opportunities** that lead to a financially secure future for the next generation.
- 3.3 Explore co-existence with aviation**, focused on electric aircrafts and drone technology for training and jobs on-site.
- 3.4 Create a healthy environment** by promoting active lifestyles and access to healthy food.
- 3.5 Develop the land responsibly**, in harmony with the site's environment and community.
- 3.6 Plan for future flexibility** through a vision that allows for the site to adapt, transform, and evolve with changing conditions over time.

## Theme 3: Success + Wellbeing



### 3.1 Create Educational Opportunities

to prepare people with knowledge and skills that promote upward mobility.

#### TACTICS

##### A. Partner with Institutions

Identify potential sites, resources, and partnerships with educational or healthcare institutions.

Consider community college or university extension campuses.

Identify vocational programs and opportunities that promote entrepreneurship.

##### B. Job Training

Engage industry partners to conduct job training programs that prepare young people with skills that promote upward mobility.

##### C. Better Schools

Develop policies that ensure the success of new and existing neighborhood schools. Provide training for parents that can lead to jobs at these schools.

##### D. Shared Educational Resources

Create educational opportunities and share career resources with nearby schools through development of educational resource centers, youth organizations, and youth support centers.

##### E. Technology-Related Education

Provide vocational programs for students to learn the advanced technology skills (e.g., autonomous vehicles, modular construction, automotive / aviation engineering) that lead to future employment.

## Theme 3: Success + Wellbeing



### 3.2 Provide Economic Opportunities that lead to a financially secure future for the next generation.

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#### TACTICS

##### A. Incubator Spaces

Provide facilities for small scale clean manufacturing and start-ups.

##### B. Service Center as Job Center

Introduce County resources such as healthcare on site, to provide job opportunities as well as services.

##### C. Local Jobs

Prioritize local residents for on-site job opportunities.

### 3.3 Explore Co-Existence with Aviation focused on electric aircrafts and drone technology for training and jobs on-site.

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#### TACTICS

##### A. Smaller Footprint

Investigate options for continuation of small footprint aviation uses that contribute positively to the community. Evaluate new technology that avoids negative impacts such as noise, exhaust, lead and late night operations.

##### B. Alternative Technology

Evaluate the future of clean aviation-related education, jobs, and services, including drone technology for logistics and technology for emergency response.



## Theme 3: Success + Wellbeing



### 3.4 Create a Healthy Environment

by promoting active lifestyles and access to healthy food.

#### TACTICS

##### A. Decontaminate

Develop a plan for remediation.

##### B. Resources

Plant trees to improve air quality.

Enhance building performance by requiring USGBC LEED Silver certification or equivalent.

Conserve water through recapture and reuse, and reduce indoor and outdoor water use.

Require new development to be net zero energy through onsite energy generation.

##### C. Access to Healthy Food

Promote local agriculture through community gardens.

Provide healthy food options, such as farmers market and healthy food stores.

##### D. Active Living

Ensure access to recreation and open space, and a walkable pedestrian network throughout the site.

##### E. Integrate Sustainable Education

Incorporate sustainable infrastructure into education programs and jobs.

## Theme 3: Success + Wellbeing



### 3.5 Develop the Land Responsibly, in harmony with the site's environment and community.

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#### TACTICS

##### A. Low Impact Development

Adopt a “complete streets” policy that encourages green infrastructure for rainwater capture and harvesting.

Encourage compact development that contains infrastructure improvements; Avoid surface parking.

##### B. Climate Change Resiliency

Develop the site so it can be resilient from natural disasters, such as drought, flooding, fire, and earthquake.

##### C. Social Resiliency

Incorporate lessons learned from the COVID-19 pandemic to create safer neighborhoods.

### 3.6 Plan for Future Flexibility through a vision that allows for the site to adapt, transform, and evolve with changing conditions over time.

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#### TACTICS

##### A. Land Banking

Phase the development so that future phases can be adjusted or paused if needed.

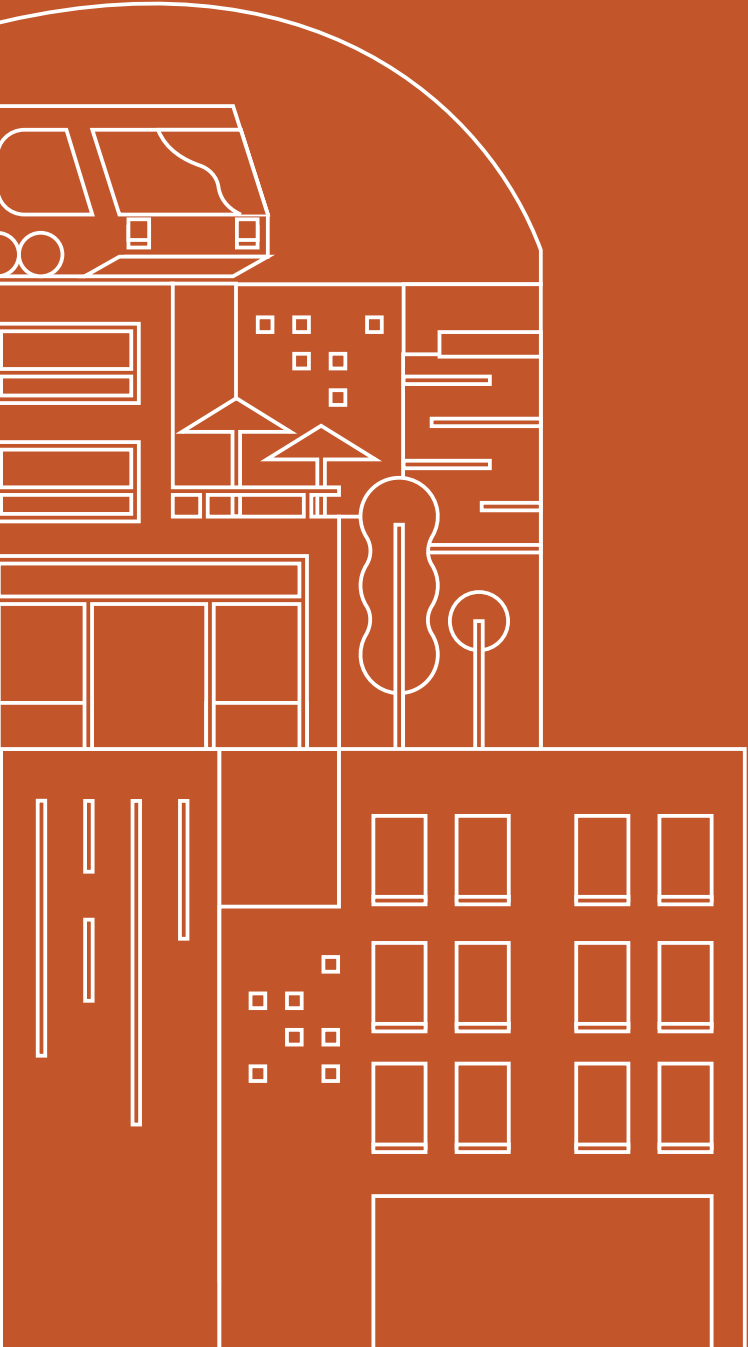
##### B. Flexible Buildings

Design buildings that are flexible in use and can be adapted over time.

##### C. Smart Technology

Incorporate smart technology, including sensors that allow for autonomous vehicle and drones.





# 5

## LOOKING TO THE FUTURE

# LOOKING TO THE FUTURE | Measures of Success

In order to achieve the vision, periodically evaluate the project against these measures of success:

## 1. Enhanced Engagement

The County should maintain a two-way communication with the residents to inform and to learn. A central location should be identified and communicated to all interested residents where all relevant material is posted. Periodic community engagement events should be held to share out project updates in English, Spanish, and Vietnamese. The community should feel empowered through this process.

## 2. Stabilized Residents

Avoiding displacement is one of the primary goals of this project. The County should develop indicators to be informed on whether current residents of the surrounding community are being displaced. Potential indicators include change in median real rent, median value for owner-occupied homes, migration rate, and percentage of home ownership.

## 3. Cleaner Environment

The County should develop and monitor indicators and determinants of public health, such as, air quality and airborne lead concentrations.

## 4. Improved Economic and Educational Opportunities

The County should engage partners to expand educational and economic opportunities on the site, including job and technical trainings of in-demand skills that may lead to better jobs.



# LOOKING TO THE FUTURE | Community Engagement Strategy

For future engagement, a tiered engagement approach is recommended, centered on relationships, trust, collaboration and information sharing. The first few years are foundational in that they serve to gain a historical and contextual understanding of the airport and East San Jose, the community's connection to the neighborhood and how they have been impacted over time. The first phase of engagement also involves the sharing of information with community partners regarding timelines and decision-making processes.

In subsequent years, engagement would shift to the development of a master planning process that embarks on a joint effort to further refine the vision for the land and define the scope of the development. And finally, in phase 3, the project would transition to the master planning process in which community residents and leaders would co-design the community engagement process for the master planning effort and engage in a planning, design and shared decision making process that would guide the detailed land use changes, planning, design and development.

## Foundation Setting & Trainings (Phase 1)

- Learn about the history of East San Jose
- Equity trainings to provide a common language and develop project equity framework
- Learn about transit gaps and more equitable access
- Learn about community service and retail needs for current residents
- Learn about the airport operations
- Learn about airport environment impacts
- Learn about County budgeting, process, and political context
- Keep apprised of any decisions related to Reid Hillview changes (FAA funding, EPA studies, BOS decisions, etc.)

## **Designing a Collaborative Master Planning Process (Phase 2)**

- Establish clear goals and outcomes for the master planning process
- Solidify project equity framework
- Review any further community vision that emerged from visioning process
- Create group agreements around a decision making process for master planning
- Review case studies and best practices around collaborative, community centered land use efforts
- Define the master planning scope
- Inform the hiring of a master planning design team
- Keep apprised of any decisions related to Reid Hillview changes (FAA funding, EPA studies, BOS decisions, etc.)

## **Master Planning Process (Phase 3)**

- Co-design master planning community engagement strategy with master planning design team
- Enlist community participation for master planning engagement meetings
- Review of engagement meeting findings and draft content
- Organize community participation and support the approval of the master plan



## ACKNOWLEDGMENT | PROJECT TEAM

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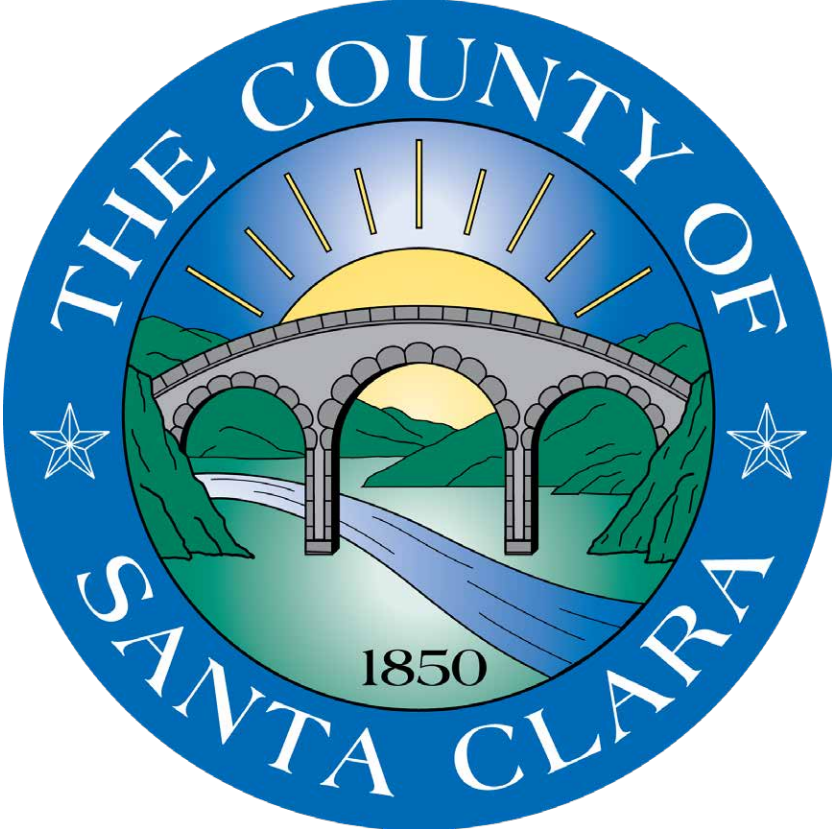
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Project Website: [www.sccgov.org/rhv](http://www.sccgov.org/rhv)

