

Bridge Housing Community (BHC) Site Evaluation and Prioritization Process

Document Objective: to articulate the BHC site evaluation process and prioritization system.

Process Note: the final BHC list is being published for **information purposes only, no new sites will be considered at this point.**

Description

On December 12, 2017, San Jose City Council approved a scoring matrix, developed by the Housing Department, with the objective of ranking more than 120 City or partner (VTA, CalTrans, Water District) owned parcels for viability and readiness. Once the top three sites were identified, a more in-depth evaluation would be conducted, including a full environmental review. The goal was to identify one BHC pilot site within the city limits of San Jose.

In an effort to respond to community feedback, particularly around proximity to licensed Preschool-12th grade schools and residential neighborhoods – the Housing Department evaluated similar projects that raised community concerns (i.e. Marijuana Collectives) – then expanded the setbacks. In addition to researching public projects that raised similar community concerns (i.e. increase in crime and loitering) – the Housing Department researched similar projects located within Washington State, Oregon and California to evaluate their systems, setbacks and operations.

Table 1., Marijuana Collective Setbacks, Compared to BHC:

| Controllable Constituent Concerns | BHC Proposed Distance | Marijuana Collective Distance |
|--|------------------------------------|--------------------------------------|
| Proximity to Schools | .25 miles or more (about 1,320 FT) | 1,000 FT |
| Proximity to Residential | .10 miles or more (about 530 FT) | 150 FT |

When developing the scoring matrix, the score ranges below were used to identify the level of viability and readiness for each site. The majority of sites didn't score within the Fully Viable range, and sites that didn't meet both the residential and school setbacks had a substantially decreased chance of scoring within the "Fully Viable" range. It is important to note that only factors within the approved scoring matrix were considered – and the objective has been to propose sites to San Jose City Council, with the intent of them making the final decision after a robust discussion, including consideration of other factors (i.e. additional community feedback, site configuration, etc).

Table 2., BHC Score Range

Bridge Housing Community: Site Scoring Guide

| Score Range | Score Range Classification | Score Range Description |
|--------------------|-----------------------------------|--|
| 1-20 | Not Viable | The site meets the minimum requirements but includes several factors precluding BHC development |
| 21-40 | Somewhat Viable | The site meets the minimum requirements, but certain factors limit development or make it a less feasible option for a BHC community |
| 41-62 | Fully Viable | The site meets the minimum requirements with minimal site limitations for BHC Development |

Bridge Housing Community Site Evaluation and Prioritization

Document Objective: *the scoring charts below are intended to guide the scoring/prioritization process for the BHC sites. Each site will be scored/prioritized using this document.*

Directions: *Step #2 is designed to factor in constituent/community feedback into the prioritization process, and add a secondary evaluation mechanism. The community was clear that proximity to schools and residential were a concern. Sites that meet the minimum criteria need further evaluation to study their proximity to the aforementioned locations – and viable sites located 0.25 miles or more from a school will be scored higher than those that, for example, are 0.10 miles from a school.*

Bridge Housing Site Prioritization Checklist and Narrative

1. Step #1: Rank Against the Minimum Criteria

| Minimum Criteria |
|--|
| A vacant or minimally developed site of at least 0.50 acres, OR A 10,000 SQ FT building, plus a dumpster enclosure and parking for 16 vehicles |
| Access to Water |
| Access to Sewage |
| Access to Electricity |

Objective of Step #1: to rule out the sites that don't meet the minimum criteria. Once sites are ruled out through Step #1, the remaining sites will move onto Step #2.

2. Step #2: Narrative to Factor in Constituent Feedback (maximum score: 62)

| Controllable Constituent Concerns | Distance |
|--|---|
| Proximity to Schools (PreK-12) | .25 miles or more |
| Proximity to Residential | .10 miles or more |
| Site Readiness | Site Mitigations |
| Land Ownership – Private (0), Partner (5), City (10) | N/A |
| Site Preparation – Heavy (0), Moderate (5), Minimal (10) | Grading / Tree Cutting / Water Mitigation |
| Lot size -- .50 (1) 1.0 (2) 1.5 (3) 2.0 (4) 2.5 + (5) | N/A |
| Environmental Constraints | Comments |
| Severe (0), Moderate (5), Minimal (10) | |
| Accessibility to Services/Necessities | Distance |
| Proximity to a Grocery Store | 2 miles or less |
| Proximity to Transit | ½ a mile from transit access |

List of Potential Bridge Housing Sites
(Updated 3/5/18)

| Address/Location | APN | Land Ownership | Acreage | Council District | Score | Comment |
|--|-----------------------|----------------|---------|------------------|-------|-----------------|
| VTA Construction Staging/Storage Areas (Mabury) | 254-01-034 | VTA | 1.33 | 3 | 52 | Fully Viable |
| SCL 101 @ Rue Ferrari Road | N/A | CalTrans | 10 | 2 | 42 | Fully Viable |
| SCL 280/680/101 - SW Quadrant | N/A | CalTrans | 2 | 7 | 41 | Fully Viable |
| E/s Monterey, N/s Bernal (inside ramp loop) | 678-03-036 | CSJ | 2.57 | 2 | 37 | Somewhat Viable |
| Almaden Road, 1527 | 434-26-037 | CSJ | 1.8 | 3 | 35 | Somewhat Viable |
| Los Esteros Rd, N side, E of Grand Bl | 015-30-058 | CSJ | 3.16 | 4 | 35 | Somewhat Viable |
| SCL 101 @ Oakland Road | N/A | CalTrans | 1.5 | 3 | 34 | Somewhat Viable |
| VTA Construction Staging/Storage Areas (Las Plumas) | 254-03-016 | VTA | 1.23 | 3 | 34 | Somewhat Viable |
| SCL 87 @ Airport Parkway | N/A | CalTrans | 2.5 | 3 | 32 | Somewhat Viable |
| Evans Ln, E side, btwn Almaden Rd & Almaden Ex | 455-31-053 | CSJ | 4.99 | 6 | 32 | Somewhat Viable |
| Story Rd, N of, W of Remillard Ct | 472-11-081 | CSJ | 5.73 | 7 | 32 | Somewhat Viable |
| SE/s Yerba Buena Rd opp. Chisin St. | 679-14-003 | CSJ | 9 | 8 | 32 | Somewhat Viable |
| Story Rd, N side, btwn Remillard Ct & Union Pacific Railroad | 472-11-062 | CSJ | 10.65 | 7 | 32 | Somewhat Viable |
| E/s Monterey Rd between Kirby and Burnett Aves | 725-01-023 | CSJ | 72.73 | 2 | 32 | Somewhat Viable |
| Coyote Alamos Canal off Santa Teresa., San Jose | 708-21-014 | Water District | 10.81 | 2 | 32 | Somewhat Viable |
| SCL 101 @ Hellyer Ave. (North) | N/A | CalTrans | 3 | 2 | 30 | Somewhat Viable |
| N/s Story Rd, 800' W of King (on Knox Ave) | 481-39-013 | CSJ | 1.5 | 5 | 30 | Somewhat Viable |
| S/s Williams Rd, approx. 350' E of Moorpark | 381-19-025 | CSJ | 7.84 | 1 | 29 | Somewhat Viable |
| Story Rd, N of, W of Remillard Ct | 472-11-055 | CSJ | 2.04 | 7 | 27 | Somewhat Viable |
| Noble Av, 14630 | 595-31-001 | CSJ | 3.8 | 4 | 27 | Somewhat Viable |
| E/s Running Springs Rd opp. Hawk Crest Circle | 660-49-005 | CSJ | 4.03 | 8 | 27 | Somewhat Viable |
| Story Rd, N side, W of Remillard Ct | 472-11-003 | CSJ | 5.41 | 7 | 27 | Somewhat Viable |
| Story Rd, N side, W of Union Pacific Railroad | 472-11-009 | CSJ | 12.97 | 7 | 27 | Somewhat Viable |
| Almaden Valley Pipeline at Single Tree Way, San Jose | 567-30-016 | Water District | 3.09 | 9 | 27 | Somewhat Viable |
| Almaden Valley Pipeline at Single Tree Way, San Jose | 567-28-005 | Water District | 3.25 | 10 | 27 | Somewhat Viable |
| SCL 880 @ Race Street - North Side | N/A | CalTrans | 1 | 6 | 26 | Somewhat Viable |
| NE cor Almaden Expwy & Coleman Ave | 694-02-002 | CSJ | 1.61 | 10 | 25 | Not Viable |
| S/s Noble Av, 100' E of Mira Vista | 595-24-055 | CSJ | 1.7 | 4 | 25 | Not Viable |
| W/s Thousand Oaks Dr. opp. 1,000 Oaks Park | 459-13-024 | CSJ | 1.86 | 9 | 25 | Not Viable |
| NW corner Running Springs Rd & Grand Oak Way | 660-46-016 | CSJ | 2.36 | 8 | 25 | Not Viable |
| NE cor San Felipe Rd & Early Morning Lane | 660-49-031 | CSJ | 2.51 | 8 | 25 | Not Viable |
| E/s Falcon Knoll Ct. & Falcon Ridge Ct. | 583-69-001 | CSJ | 18.8 | 10 | 25 | Not Viable |
| Basking Ridge Av | 678-02-035 | CSJ | 31.99 | 2 | 25 | Not Viable |
| Corner of Pleasant Acres Dr. & Klein Rd., San Jose | 652-03-020 | Water District | 10.63 | Unincorporated | 25 | Not Viable |
| NW corner Tuers Rd & Capitol Expwy | 499-35-001 | CSJ | 1.38 | 7 | 23 | Not Viable |
| W/s Roberts Ave opp. Vintage Way | 477-12-003 | CSJ | 10 | 7 | 22 | Not Viable |
| Wool Creek Dr | 477-20-161 | CSJ | 12.99 | 7 | 22 | Not Viable |
| Story Rd, N of, W of Remillard Ct | 472-11-054 | CSJ | 17.09 | 7 | 22 | Not Viable |
| Along Almaden Expressway, N of Branham Lane, San Jose | 459-01-021 | Water District | 1.77 | 9 | 22 | Not Viable |
| Upper Pen U/S of Highway 280, San Jose (Portion of APN) | 254-29-023 | Water District | 3.3 | 4 | 22 | Not Viable |
| Coyote Alamos Canal off Galen Dr., San Jose | 689-61-001 | Water District | 7.3 | 2 | 22 | Not Viable |
| The Los Capitancillos Meadow, San Jose | 567-25-006 | Water District | 32 | 10 | 22 | Not Viable |
| SCL 280/87 - FLA 04-SCL-280-01 | N/A | CalTrans | 2.5 | 3 | 17 | Not Viable |
| Between Venus Dr. and Terra Brava Pl., San Jose | 676-04-047 (052, 016) | Water District | 2.37 | 8 | 17 | Not Viable |

Do Not Meet Minimum Requirements

| Address/Location | APN | Land Ownership | Acreage | Council District | Score | Reason |
|--|--------------------------|----------------|---------|------------------|-------|------------------------|
| W/s Hellyer Ave, Nly of Silicon Valley Blvd | 678-08-033 | CSJ | 7 | 2 | 50 | Pending Transfer |
| Sherwood Av, SW side, at intersection with Hamline St | 230-21-078 | CSJ | 0.01 | 3 | N/A | Acreage didn't meet MC |
| Saron Av, W side, btwn Sunset Ct & Lausett Av | 481-21-114 | CSJ | 0.01 | 5 | N/A | Acreage didn't meet MC |
| Fuller Ave | 264-48-119 | CSJ | 0.02 | 6 | N/A | Acreage didn't meet MC |
| Clayton Av, S side, E of 87 Fwy/Guadalupe Py | 259-22-029 | CSJ | 0.03 | 3 | N/A | Acreage didn't meet MC |
| San Carlos St, W, S side, W of Royal Av | 264-15-022 | CSJ | 0.03 | 6 | N/A | Acreage didn't meet MC |
| Fallingtree Dr, W side, btwn Flickinger Av & Olive Tree Dr | 244-03-001 | CSJ | 0.05 | 4 | N/A | Acreage didn't meet MC |
| Delmas Avenue | 259-46-118, 11 9,120,121 | CSJ | 0.06 | 3 | N/A | Acreage didn't meet MC |
| Sierra Rd at Lundy Av, NW corner | 245-27-021 | CSJ | 0.06 | 4 | N/A | Acreage didn't meet MC |
| Essex St at State St, SW Corner | 015-12-032 | CSJ | 0.07 | 4 | N/A | Acreage didn't meet MC |
| State St at Essex St, NE Corner | 015-11-006 | CSJ | 0.07 | 4 | N/A | Acreage didn't meet MC |
| Etruscan Dr at Alessandro Dr, NW corner | 659-48-112 | CSJ | 0.07 | 8 | N/A | Acreage didn't meet MC |
| Bird Av at Atlanta Av, SE corner | 264-46-179 | CSJ | 0.08 | 6 | N/A | Acreage didn't meet MC |
| San Pedro St at Taylor St, NE corner | 259-05-048 | CSJ | 0.09 | 3 | N/A | Acreage didn't meet MC |
| 6th St, N, W side, btwn Empire St, E & Washington St | 249-47-018 | CSJ | 0.1 | 3 | N/A | Acreage didn't meet MC |

List of Potential Bridge Housing Sites
(Updated 3/5/18)

| Address/Location | APN | Land Ownership | Acreage | Council District | Score | Reason |
|---|--------------------|----------------|---------|------------------|-------|------------------------|
| Aborn Rd at Alessandro Dr, SW corner | 659-48-085 | CSJ | 0.1 | 8 | N/A | Acreage didn't meet MC |
| San Carlos St, W, N side, W of Montgomery St | 261-37-030 | CSJ | 0.12 | 6 | N/A | Acreage didn't meet MC |
| Auzerais Av at Hannah St, SW Corner | 264-42-001 | CSJ | 0.14 | 6 | N/A | Acreage didn't meet MC |
| Aborn Rd at Alessandro Dr, SE corner | 659-48-111 | CSJ | 0.14 | 8 | N/A | Acreage didn't meet MC |
| Santa Teresa St at Carlisle St, NE corner | 259-35-026 | CSJ | 0.15 | 3 | N/A | Acreage didn't meet MC |
| Julian St, W, S side, E of Autumn St, N | 259-29-098 | CSJ | 0.15 | 3 | N/A | Acreage didn't meet MC |
| Bird Av at Fuller Av, NE corner | 264-41-066 | CSJ | 0.17 | 3 | N/A | Acreage didn't meet MC |
| Reed St, E, btwn 3rd St, S, & 4th St, S | 472-27-106 | CSJ | 0.24 | 3 | N/A | Acreage didn't meet MC |
| Nly terminus of West Court | 249-65-102 | CSJ | 0.24 | 3 | N/A | Acreage didn't meet MC |
| W/s Hellyer Ave, Nly of Silicon Valley Blvd | 678-08-056 | CSJ | 0.25 | 2 | N/A | Acreage didn't meet MC |
| Coleman at Guadalupe River | 259-22-062 | CSJ | 0.25 | 3 | N/A | Acreage didn't meet MC |
| Corner of Shortridge and Sunset Ave., San Jose | 481-19-017 | CSJ | 0.26 | 5 | N/A | Acreage didn't meet MC |
| Old San Pedro Street at Mission | 259-05-078 | CSJ | 0.28 | 3 | N/A | Acreage didn't meet MC |
| SW corner Grand Blvd & Trinity Park Dr. | 015-43-022 | CSJ | 0.28 | 4 | N/A | Acreage didn't meet MC |
| Park Av, 460 | 259-46-097 | CSJ | 0.28 | 6 | N/A | Acreage didn't meet MC |
| Former Westmont ROW btwn Westmont & Halifax | N/A | CSJ | 0.31 | 1 | N/A | Acreage didn't meet MC |
| Woz Wy | 264-26-100 | CSJ | 0.32 | 3 | N/A | Acreage didn't meet MC |
| NE corner Quito & Westmont | 403-38-001 | CSJ | 0.33 | 1 | N/A | Acreage didn't meet MC |
| Woz Wy | 264-25-128 | CSJ | 0.33 | 3 | N/A | Acreage didn't meet MC |
| Dove Hill Rd at Deans Place Wy, SE corner | 676-81-005 | CSJ | 0.34 | 2 | N/A | Acreage didn't meet MC |
| Almaden Av at Alma Av, W, SW corner | 434-11-034 | CSJ | 0.35 | 6 | N/A | Acreage didn't meet MC |
| Woz Wy | 264-25-127 | CSJ | 0.39 | 3 | N/A | Acreage didn't meet MC |
| SE corner Grand Blvd & Trinity Park Dr | 015-43-023 | CSJ | 0.4 | 4 | N/A | Acreage didn't meet MC |
| 87 Fwy/Guadalupe Py at Mission St, W, SE corner | 259-04-019 | CSJ | 0.41 | 3 | N/A | Acreage didn't meet MC |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 230-38-076 | CSJ | 0.42 | 3 | N/A | Acreage didn't meet MC |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 230-38-092 | CSJ | 0.43 | 3 | N/A | Acreage didn't meet MC |
| #2 Guadalupe frontage road | 259-04-007 | CSJ | 0.58 | 3 | N/A | Acreage didn't meet MC |
| N/s Silver Creek Valley Rd opp. Piercy Rd | 679-02-013 | CSJ | 0.68 | 2 | N/A | Acreage didn't meet MC |
| #1 Guadalupe frontage road | 259-06-067 | CSJ | 0.8 | 3 | N/A | Acreage didn't meet MC |
| Woz Wy | 265-25-126 | CSJ | 0.83 | 3 | N/A | Acreage didn't meet MC |
| Evans Ln, E side, btwn Almaden Rd & Almaden Ex | 455-31-055 | CSJ | 0.94 | 6 | N/A | Acreage didn't meet MC |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-02-129 | CSJ | 1.64 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 230-38-111 | CSJ | 1.92 | 3 | N/A | Airport Approach Zone |
| Auzerais | 264-11-109 | CSJ | 2.25 | 6 | N/A | Park Development Site |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 230-28-080 | CSJ | 2.85 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-02-131 | CSJ | 3.19 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 230-39-133 | CSJ | 3.28 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-03-141 | CSJ | 3.29 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-08-098 | CSJ | 3.67 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-02-130 | CSJ | 3.67 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-02-128 | CSJ | 3.67 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 230-39-129 | CSJ | 3.67 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 230-39-124 | CSJ | 3.67 | 3 | N/A | Airport Approach Zone |
| Grand Bl, E side, N of Los Esteros Rd | 015-30-070 | CSJ | 4.26 | 4 | N/A | Flood Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-08-102 | CSJ | 4.3 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-07-113 | CSJ | 5.23 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-03-142 | CSJ | 5.23 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-03-136 | CSJ | 6.03 | 3 | N/A | Airport Approach Zone |
| S/s Grand Blvd btwn Archer St & Disk Dr | 015-44-013 | CSJ | 6.42 | 4 | N/A | Flood Zone |
| Hwy 237, N of, E of Artesian Slough | 015-30-061 | CSJ | 10.43 | 4 | N/A | Flood Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-03-035 | CSJ | 0.66 | 3 | N/A | Airport Approach Zone |
| Bounded by Rte 880, Rte 87, Taylor & Coleman | 259-02-115 | CSJ | 1.84 | 3 | N/A | Airport Approach Zone |
| Story Rd, N of Senter | 472-12-073 | CSJ | 0.38 | 7 | N/A | Acreage didn't meet MC |
| SCL 237 @ Gold Street | N/A | CSJ | 0.8 | 4 | N/A | Acreage didn't meet MC |
| Communications Hill | 455-19-126,128,153 | CSJ | 0.23 | 7 | N/A | Acreage didn't meet MC |
| Along Almaden Expressway, N of Branham Lane, San Jose | 459-01-004 | CSJ | 0.47 | 9 | N/A | Acreage didn't meet MC |
| Fuller Av, N side, btwn Bird Av & Delmas Av | 264-41-087 | CSJ | 0.54 | 3 | N/A | Acreage didn't meet MC |
| Bird Av, W side, btwn Fuller St & West Virginia St | 264-43-078 | CSJ | 0.67 | 6 | N/A | Acreage didn't meet MC |
| Along Almaden Expressway, N of Branham Lane, San Jose | 459-02-001 | CSJ | 0.74 | 9 | N/A | Acreage didn't meet MC |