

MAY 2002

Neighborhood Revitalization Plan Update
and Original University Neighborhoods Revitalization Plan

University



STRONG NEIGHBORHOODS INITIATIVE



University Neighborhoods Revitalization Plan Update
Strong Neighborhoods Initiative

With Original Neighborhood Revitalization Plan attached

Approved by City Council
City of San Jose
May 21, 2002

City of San Jose
Department of Planning, Building and Code Enforcement

Note: This Volume contains both the Strong Neighborhoods Update of the *University Neighborhoods Revitalization Plan* and the original *Plan*. The original *Plan* can be found in its entirety behind the *Update*. The *Update* builds on the original *Plan*, but retains the original community vision. The *Update* identifies some additional objectives and resources and includes “Top Ten” priorities and a new combined Improvement Plan and Action Item Matrix. The original *Plan* provides extensive background information and contains some substantial discussions and illustrations of various improvement concepts that will be useful to the reader’s understanding of several of the Action Items.

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The following people are gratefully acknowledged for providing valuable assistance in the development of the *University Neighborhoods Revitalization Plan*, Strong Neighborhoods Initiative Update.

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EXECUTIVE SUMMARY

University Neighborhoods Revitalization Plan and Strong Neighborhoods Initiative Plan Update

The document includes both the original *University Neighborhoods Revitalization Plan* that was approved by the City Council in October of 1998 and the Strong Neighborhoods Initiative *Update* of the original *Plan*. The 1998 *Plan* outlines a vision for the University Neighborhoods, goals and objectives, improvement recommendations, and 67 actions intended to implement the *Plan* vision and its goals and objectives. As part of the Plan Update process, the University community developed a “Top Ten” list of priority actions, identified additional actions to address issues and needs not addressed in the original *Plan* and developed recommendations on the development and redevelopment of vacant and underutilized sites in the area. Together, the two *Plans* provide a blue print for improving the quality of life in the University Neighborhoods.

The “Top Ten”

The University Neighborhoods Coalition, with community input from workshops and Coalition meetings, identified the following “Top Ten” priority actions. These “Top Ten” Actions were identified as those actions that would most contribute to improving the livability of the University Neighborhoods and achieving the University community’s vision for its future. The following “Top Ten” items are listed in priority order:

1. Develop neighborhood park at 6th and William Streets
2. Reconstruct alleyway between South 5th and 6th Streets and East Reed and Margaret Streets
3. Develop Coyote Creek Trail
4. Complete Conversion of South 10th and 11th Street Couplets
5. Create pedestrian corridors
6. Establish residential permit parking
7. Rehabilitate commercial buildings on the corner of 10th & William Streets
8. Install historic street lighting
9. Explore establishing historic or conservation districts
10. Establish regular large-scale community dumpster days

Plan Vision

The vision of revitalizing the University Neighborhoods includes creating and maintaining a safe, high quality living environment, where:

- Residents are safe and comfortable walking in the neighborhood or crossing neighborhood streets due to improvements in the streetscape, traffic signals, and lighting;
- Criminal and gang activity are significantly reduced;
- Public streets and private properties are well maintained, well lit, attractive, and clean;
- Housing and housing sites of all types are safe, functional, and maintained in good condition;

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- Adequate parking is available for residents and students;
- There are park and recreational activities readily available;
- Land uses positively support rather than impair the physical and social conditions of the neighborhood; and
- Neighborhood character and the sense of community are maintained and strengthened through community organizations.

Plan Goals

To achieve the vision, the following goals have been identified by the community to provide a more specific direction for improving the neighborhoods:

- Improve the quality of traffic and pedestrian circulation in the University Neighborhoods.
- Prevent crime and enhance the security of neighborhoods.
- Improve streetlighting within the University Neighborhoods, particularly near SJSU, to enhance security in the University Neighborhoods.
- Improve security in the two alleyways in the South Campus Neighborhood.
- Build on the positive physical characteristics of the neighborhoods within the University Neighborhoods particularly their diversity of building types and historic resources.
- Improve the overall appearance, safety and condition of the streets and streetscapes of the community.
- Improve parking availability for residents and students.
- Discourage land uses that disrupt the community and encourage those land uses that support and enhance the community.
- Increase the amount of park and open space lands and recreational opportunities for residents of the community, particularly the children.
- Increase housing opportunities where feasible.
- Create a community that is, and is perceived as, a clean, well cared for place.
- Minimize the occurrence of nuisance activities and objectionable levels of noise.
- Eliminate physical conditions that blight the appearance and character of the University Neighborhoods.
- Improve the overall condition of housing in the University Neighborhoods area.
- Improve the condition of the two alleyways in the South Campus Neighborhood.
- Promote the involvement of community members in improving their neighborhoods and in creating a positive sense of community by encouraging neighborhood organizations, homeowners associations, student and university organizations, other groups, and individuals to collectively work together to implement the University Neighborhoods Revitalization Plan.

INTRODUCTION

Strong Neighborhoods Initiative

In the year 2000 the Mayor and City Council made a commitment to strengthen San Jose's neighborhoods and launched the Strong Neighborhoods Initiative (SNI). By focusing resources from the City of San Jose, San Jose Redevelopment Agency, private investment, and public-private partnerships, the Strong Neighborhoods Initiative will:

- improve neighborhood conditions
- enhance community safety
- improve community services
- strengthen neighborhood associations

With these goals in mind, the University Neighborhoods Coalition engaged in a Plan update process to reexamine their Neighborhood Revitalization Plan (NRP) adopted by the City Council in October 1998, and to consider ways in which to enhance or add to that original Plan.

Purpose of Updating the University Neighborhood Revitalization Plan

The original University Neighborhoods Revitalization Plan was updated to be consistent with the Strong Neighborhoods Initiative by:

- Identifying community needs known but not included in the original Plan.
- Identifying any compelling neighborhood needs that have surfaced since approval of the original Plan.
- Searching for and designating potential new development, or redevelopment, sites.
- Identifying potential funding sources that may differ from or supplement the original Plan assumptions.
- Identifying new priorities.
- Reviewing the implications of City, and other agency, plans, policies and projects approved or proposed since approval of the original Neighborhood Revitalization Plan. Examples include the improvements planned with the City's recently approved parks and library bond measures, the Greenprint Plan, the new traffic calming program, etc.

This attachment is the update to the original Plan. Together, the Plan and the Plan Update attachment outline the vision and goals and objectives of the University neighborhoods and the actions that need to occur to achieve their vision. In addition to the inclusion of new issues and actions identified by the community, several actions found in the original Neighborhood Revitalization Plan are no longer found in the update because they have been completed. In the period between the adoption of the plan by Council in October 1998, and the completion of this SNI Update, there have been several actions completed and additional achievements in the University neighborhoods.

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Highlights of these successes include:

- Structural trimming of street trees throughout the South, East and North University neighborhoods.
- The completion of removal of dead street trees.
- The ongoing planting of new and replacement street trees.
- Installation of trash receptacles throughout the University neighborhoods.
- Completion of improvements to Lowell Elementary School, with use of the University Neighborhoods Revitalization Discretionary Funds. These improvements included the replacement of the turf and improved lighting for the school building and parking lot.
- Acquisition of four vacant parcels at the southwest intersection of 6th and William for the development of a neighborhood pocket park.
- Installation of traffic/pedestrian signal at 11th and San Antonio.
- Installation of traffic/pedestrian signal at 9th and San Fernando.
- Installation of a stop sign at 6th and William Streets.
- Reconstruction of the alleyway between South 7th and 8th Streets, funded with CDBG funds.
- Completion of the Downtown Access Study.
- Closure of Paula's Bar.
- Painting of street addresses on curbs in the South University Neighborhood.
- General Plan land use designations for portions of the South University Neighborhood south of Reed Street between 4th and 10th Streets, and along 6th Street between William and Reed Street, were amended to a lower residential density (8-16 dwelling units to the acre) to help preserve the single and two family uses and structures, many of which are historic.
- General Plan land use designations for both sides of 11th Street and the east side of 10th between William and Interstate 280 was amended from Medium Low Density Residential (8 dwelling units to the acre) to Medium Density Residential (8-16 dwelling units to the acre)
- Completion of the Historic Survey for the North, South and East University Neighborhoods.
- Installation of new CDBG funded streetlights in the South University Neighborhood.
- The establishment of ongoing monthly neighborhood beautification events at the neighborhoods' gateway locations.
- Establishment of the South University Neighborhood Association.
- Establishment of the University Neighborhoods Coalition, and the obtainment of 501(C)(3) Not-for Profit status.
- Development of the UNC newsletter and website (www.university-neighbor.org).
- Development of the neighborhood block grant program and the completion of first grant cycle, which allocated of \$258,000 in funds for block grant improvements.

The actions described in the Plan Update reflect the community's desired future. Many of the improvements suggested do not currently have funding available. This Plan serves as the University neighborhood's "wish list" of improvements for enhancing the neighborhood. Where funding is immediately available for improvements, City staff, community members and other potential partners can move expediently towards implementation. Where funding is not available, the Plan will allow City staff and community organizations to focus their efforts in seeking funding for improvements that are a high priority for the community.

University SNI Planning Area



Scale: 1"=1000'

-  University SNI Planning Area
-  RDA SNI Area

NORTH

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Planning Process for the Update

The community actively participated in this process by reviewing the existing Plan and identifying new and continuing issues in the area, developing new or enhanced action items in the Plan, identifying redevelopment opportunities in the area, and actively participating in the community workshop and monthly University Neighborhoods Coalition (UNC) meetings. The community workshops and UNC meetings were open to the public.

UNC is a group of University area residents, property owners, business owners, representatives from various neighborhood associations including, South University Neighborhood, the Horace Mann Neighborhood Association, Campus Community Association, San Jose Downtown Residents Association as well as representatives from San Jose State University, the campus Greek organizations and other interested citizens. It was created from the original Advisory Group that led the Neighborhood Revitalization Plan process. UNC acted as the SNI Neighborhood Advisory Committee and from March 2001 through April 2002 devoted an hour, and sometimes more, of their regular monthly meetings to the review and update of their Neighborhood Revitalization Plan.

A community-wide workshop was held at the First United Methodist Church on June 23, 2001 and was attended by over forty community members. At the workshop participants from the neighborhoods were asked to identify their community's assets, issues and needs, as well as their priorities. The most significant assets identified at this workshop were:

- Small, independently owned, neighborhood serving businesses
- Proximity to San Jose Medical Center
- Coyote Creek
- The pedestrian friendliness and accessibility of the neighborhoods. Many of the community's daily shopping and recreation needs can be met on foot.
- Historic homes and historic character of the area
- Third spaces, such as neighborhood parks and businesses where community members can gather and casually run into each other
- A feeling of safety in the neighborhood
- The faculty, staff, students and parents at Lowell Elementary School

Working closely with the community was the Neighborhood Team comprised of the core City staff assigned to the University neighborhoods. Each SNI Planning Area has its own Neighborhood Team. The key members in the University group were representatives from the Department of Planning, Building and Code Enforcement (PBCE) including the Planning Division and the Code Enforcement Division, the Department of Parks, Recreation, and Neighborhood Services, including the Neighborhood Services Division, and the Redevelopment Agency. Although not hierarchical, the Planning Division had the lead in coordination and facilitation of the Planning update process and Neighborhood Services and the Redevelopment Agency will have the lead during the implementation phase. This Team was established to work with the community through both the planning and implementation phases.

Implementation Approach

Implementing the actions listed in this plan update will be a collaborative effort between the City and the community. Both the City, through the individual departments and divisions, and the community must work in partnership to successfully implement the actions outlined in this update document.

On the City's part, the Neighborhood Team will lead implementation of the updated Plan. The Neighborhood Team will consist of staff members from all of the departments and divisions that have been assigned responsibility for the actions in this Plan Update. For the University SNI Area it is anticipated that team members will consist of staff from the Redevelopment Agency, the Department of Transportation, the Planning Division, the Code Enforcement Division, Public Works, the Police Department and Parks, Recreation and Neighborhood Services. While individual departments will have the lead responsibility on given actions, the Department of Parks, Recreation and Neighborhood Services, Neighborhood Services Division will have the overall responsibility for overseeing and monitoring the implementation of the Plan. As such, the Neighborhood Services Division of PRNS will lead the Neighborhood Team. In addition, the Neighborhood Services Division will have the overall responsibility of supporting community efforts to implement the Plan.

On the community end, the University Neighborhoods Coalition (UNC) will have the lead in overseeing and monitoring the progress of Plan implementation. In addition, UNC will have primary responsibility for implementing many of the actions in the Action Plan. The UNC grew out of the Neighborhood Advisory Group that developed the original University Neighborhoods Revitalization Plan. It should be noted that UNC, which has been overseeing and working towards implementation of their Revitalization Plan since it was adopted in October 1998, already has a successful track record of implementing many of the original recommended actions.

While the UNC will be the community lead on Plan Implementation, the individual neighborhood associations, and individual residents and property owners will all need to play a significant part in implementing the Plan and improving the livability of their neighborhoods. For many of the action items, the neighborhood associations and individual community members are expected to be responsible parties.

Throughout the implementation process, it should be remembered that a primary purpose of the Strong Neighborhoods Initiative is to create strong University neighborhoods by strengthening the existing neighborhood associations including the South University Neighborhood, the Horace Mann Neighborhood Association, and Campus Community Association. The Strong Neighborhoods Initiative seeks to empower the UNC, as well as individual community members, to tackle and solve neighborhood issues now and in the future.

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Organization of the Update

Following this introduction, the Plan Update is organized into the following Chapters:

- Chapter Two: Redevelopment Opportunities
Chapter Three: Action Plan
- “Top Ten” Priority Actions
 - Additional Priority Actions
 - Action Plan
 - Action Plan Matrix

REDEVELOPMENT OPPORTUNITIES CHAPTER

One of the goals of the Strong Neighborhoods Initiative is to identify, within each SNI plan area, vacant and underutilized properties that could be developed or redeveloped and to recommend appropriate development of these sites. Development and redevelopment of vacant and underutilized properties is an additional strategy to improve the livability of an area. Vacant and underutilized properties can and often do contribute to visual blight and attract nuisance activities. If developed with a project that is compatible in scale, use and design with the surrounding neighborhood, new development can not only remove a neighborhood nuisance but can bring a needed use into the area and can encourage further investment in the neighborhood.

The University Plan area is one of the earliest areas to be developed in the City of San Jose, and thus has few vacant and underutilized properties. Nevertheless, six properties, varying in size, were identified as candidates for new development. These properties and recommendations for their development or redevelopment are described below.

1. 42 S. 6th Street (Parcels 467-24-010 and 467-240-111)

This site is not vacant but is fully developed with a small, older shopping center comprised of a supermarket and some small-scale retail businesses. The shopping center's low intensity, suburban configuration adjacent to Downtown makes it a likely candidate for redevelopment. It is a large site with approximately 35,674 square feet. Surrounding uses include one-story commercial to the east on Santa Clara, and to the west is the future home of the San Jose Civic Center. North, across Santa Clara Street, is Horace Mann School currently under reconstruction, and to the south, behind the property, are multi-family residences. Since these parcels are located within the Civic Plaza Redevelopment Project Area, opportunities to redevelop it will be examined as part of that process. The properties are zoned General Commercial (CG) and the General Plan designation is also General Commercial. Given its close proximity to future light rail and BART lines, this site would be well suited for the development of a high-density mixed-use project with grocery and other neighborhood serving retail on the ground floor, and office/residential units above. The project should be urban in design and pedestrian in scale. Since nearly all of the properties on the remaining southern portion of this block are on the City's Historic Inventory, any redevelopment should respect the historic nature of these neighboring residences. Although several stories are appropriate along Santa Clara Street the project will need to transition down to 2-3 stories as it approaches the historic structures to the south.

The University neighborhoods have expressed interest in promoting neighborhood serving retail, especially grocery stores and is concerned about displacing the current supermarket. Therefore any proposal for redevelopment should include a grocery store with adequate parking for the new project. It should also be noted that this site is located in an area of overlap between the University Neighborhoods and the 13th Street SNI area. In its redevelopment opportunities discussions, the 13th Street community also identified it as an appropriate location for a mixed-use project with higher density residential and ground floor

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neighborhood serving retail and service uses. The UNC has expressed a preference that any new housing be affordable to replace some of the housing that has been removed in preparation for the Civic Plaza Redevelopment project.

2. East Santa Clara Street between South 15th and South 16th Streets (Parcel 467-28-014)

This vacant lot is situated between two existing two-story apartment buildings and is relatively small with only 9,148 square feet. Across Santa Clara Street is San Jose Medical Center, and behind the property is a single family residential court home project that was built in 1998. The vacant parcel is zoned General Commercial (CG) and the General Plan specifies Office use.

The adjacent buildings are handsome examples of early 20th Century apartments and they contribute to the character of the neighborhood. Because of its size and the adjacent apartment buildings, a small residential project may be most appropriate. A residential project could be approved with a rezoning of the property. Existing parcels of two acres or less may have an allowed use other than that designated on the Land Use/ Transportation Diagram of the General Plan. In this case, parcels with a non-residential land use designation may be developed under any residential or non-residential category for projects of exemplary design. A small affordable multi-family residential project with some office use, in scale with neighboring buildings would be suitable. The alternate use policy specifies that the new development should be compatible with existing uses on neighboring properties, and in this case, both properties adjacent to the vacant lot are two-story residential apartment buildings. The UNC has expressed strong opposition to using this site as a parking facility.

3. S 11th Street (Parcel 472-29-090)

This vacant parcel is located at the southwest corner of East William and South 11th Streets. The property is 10,890 square feet, or a quarter of an acre. The property backs up to one story commercial buildings fronting 10th and William Streets and is adjacent to a surface parking lot that provides off-street parking to the adjacent commercial uses. The predominant uses at and around the intersection of 11th and William Streets are two and three story apartment buildings. The General Plan land use designation for this property is Medium High Density Residential (12-25 DU/AC) which would allow between 3 and 6 dwelling units on this site. The zoning designation for the property is Commercial Office which allows low intensity offices that are of a scale that is compatible with surrounding residential uses.

The University Neighborhoods Coalition has expressed a strong desire to build a pocket park, a tot lot or another active park use such as a basketball half-court on this vacant parcel. This portion of the University Neighborhoods is significantly underserved by parks and open space. The closest park for residents in this portion of the neighborhood is presently

William Street Park, located a third of a mile to the east of the intersection of 11th and William Streets. When completed the park at 6th and William Streets will be one third of a mile to the west of this intersection. Given its accessibility and its visible location, the vacant parcel at 11th and William Streets could be appropriate for the development of a small neighborhood pocket park. The Parks Division of Parks, Recreation, and Neighborhood Services should explore the feasibility of a park at this location and identify appropriate recreation activities for it. Of the two identified potential locations for additional open space in the University neighborhoods, this location is preferred.

Given the surrounding land uses, parcel 472-29-090 could alternately be appropriate for a residential project of up to 6 dwelling units. Because of its prominent location in the community, any new development on this property needs to be high quality in terms of design and materials. In addition, the property should be in scale with surrounding development. It should be noted that any residential development on this property would require the property to be rezoned to a residential district.

Given adjacent commercial uses on 10th and William Streets and other surrounding uses, a mixed-use project containing ground floor commercial uses with two or three stories of residential uses above could also be appropriate if the project is in scale and in character with the neighborhood. Because of the City's parking requirements for commercial uses, it may not be feasible from a financial standpoint to develop a mixed-use project on this site. However, a mixed-use project that incorporated redeveloping the adjacent one story commercial properties fronting 10th and William Streets, and the adjacent surface parking lot, could perhaps be feasible. As another alternative, a mixed-use development on vacant parcel 472-29-090 could incorporate the adjacent surface parking lot (parcel 472-29-089), but the new development would be required to incorporate the existing number of commercial parking spaces that currently serves the adjacent commercial uses, in addition to the parking required by code to serve the new uses.

4. 605 South 11th Street (Parcel 472-23-014)

This vacant lot, located on the southwest corner of East Reed and South 11th Streets, is 3,920 square feet, substantially substandard in size. The standard single-family lot is 5,445 square feet. It is surrounded by primarily, multifamily residential uses, but is adjacent to a single-family home to the west. The General Plan designation for this property is Medium Density Residential (8-16 DU/A) and the parcel is zoned R-M Residence, which allows multi-family residential uses. Because of the small size of this property, and the City's setback, off-street parking, and open space requirements, the parcel could only be developed with a small single-family home. Because the lot is substandard, the development of this property would require a development exception permit. Any new development on this property should incorporate design elements of the historic homes in the South Campus Neighborhood and not detract from the overall historic character of the area. Again, the community would welcome the use of this site for a small historic home relocation.

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5. 651 and 659 S. 8th Street (Parcels 472-24-039 and 472-24-040)

The two vacant properties located at 651 and 659 South 8th Street are 5,663 square feet each in size for a combined total of 11,326 square feet. The General Plan land use designation for these parcels is Medium Density Residential (8-16 DU/A) and the parcels are zoned R-M Residence, which allows multi-family residential uses. The predominant land use on the 600 block of South 8th Street is two and three story apartment buildings; a three-story apartment building is located adjacent to these vacant parcels to the north and a two-story apartment building to the south. The back of the vacant lots abuts an alley that was recently reconstructed. Directly across the alley to the west are single-family homes.

The University Neighborhoods Coalition has identified these properties as a potential open space opportunity. A community garden, tot lot or pocket park are consistent with the vision for this property. It should be noted that, given the Parks Division's size standards for garden plots, these two vacant parcels combined are only large enough to accommodate 20 plots.

Medium Density Residential uses would also be appropriate. The current zoning and General Plan land use designation allows the development of a duplex on each lot or would allow a 4-unit residential project if the lots were combined. A slightly higher density project of between 5 and 6 units total on the combined lots could be appropriate if the project is high quality in terms of design and materials and contributes significantly toward improving the quality of life and appearance of this portion of the South Campus neighborhood. The UNC prefers for-sale units on these vacant parcels; the City can encourage these units, but cannot require them. Any new residential development on these properties should take its main vehicular access from the alley; should include separate pedestrian entrances on the alley; and should have a street-like presence on the alley. New development should also include trash enclosures to store trash bins on the property, but not within the alley right of way. In addition, any new development that would require the use of large trash bins should be required to install concrete pads in the alley in the appropriate location for trash pick-up. For additional design guidelines for development along the alley, refer to the *University Neighborhood Revitalization Plan, Appendix B – Suggested Alleyway Improvements*.

It should be noted that the water pressure in this portion of the South Campus neighborhood is sub-standard and any new development would be required to contribute toward upgrading the water pressure. The contribution will be significantly more for higher density residential projects than it is for single family or duplex projects. Thus, it may not be financially feasible to build at densities higher than a duplex density (approximately 12-16 dwelling units to the acre).

6. Southwest intersection of South 4th Street & E. Reed Street (Parcel 472-27-106)

This vacant lot is approximately 12,000 square feet and is owned by the City of San Jose. The lot is bow-tie shaped and contains two distinct, but connected pieces. The first portion is located at the southwest corner of E. Reed Street & 4th Street (immediately adjacent to the

4th Street entrance to Highway 280 freeway). The second portion extends westward and is located behind the properties fronting on Reed and 3rd Streets. Currently, an adjacent property owner has a month-to-month lease from the City for this portion of the parcel and has paved a portion of it for parking for his tenants. It should be noted that this property is located at one of the identified University Neighborhood gateway intersections.

The General Plan land use designation for this parcel is Residential Support for the Core (25+ DU/A) and the property is zoned General Commercial (CG) and Multi-family Residential (R-M); however, its odd shape and location would make it very difficult to develop for any use, unless it were combined with adjacent properties. It should be noted that the Downtown Access Study is recommending the extension of Margaret Street as an exit/frontage Road from the 7th Street Interstate 280 off-ramp to South 3rd Street, making it very likely that a significant portion of this City owned lot will be needed for this facility. Therefore, the City should not sell this property until a final design has been developed for the street extension or until a decision has been made not to extend Margaret Street.

If this parcel is not needed for the proposed street extension, the City should explore its sale to an adjacent property owner or owners as a means to improve it. The adjacent multi-family properties currently have inadequate parking for their tenants and no common open space; the property could be used to provide open space and additional parking for tenants. As an alternative to selling the property intact as one piece, the City should explore selling individual pieces to the adjacent property owners to allow them to expand their side or back yards for parking and open space.

If the adjacent property owners are not interested in acquiring the property, the City should give the University Neighborhoods Coalition (UNC) the opportunity to landscape and beautify it. Given its gateway location, it would be desirable to develop the lot into a community maintained, low maintenance, landscape area, similar to the one developed at the 7th Street freeway on-ramp by the Spartan Keyes Neighborhood Association. If a portion of the property is used for the proposed extension of Margaret Street, the City should explore with the UNC the possibility of developing the remaining portion as a low maintenance landscaped public open space. As another option, the City should also explore the possibility of selling the remaining piece to the adjacent property owner. The City should discuss any proposed future uses on this property with the University Neighborhoods Coalition. It should be noted that this property has been, and should continue to be, one of the focuses of the community monthly clean-up and beautification events.

7. 480 S. 3rd Street (Parcel 467-47-101)

This approximately 10, 454 square feet property is located on a block of South First Street that contains largely multifamily uses, including older homes that have been divided into multiple units and apartment buildings. The block contains not only the historic Rucker Mansion but also a number of other older homes, which are not currently on the City's Historic Resources Inventory, but are likely candidates for future inclusion in the inventory. Abutting the site to the north is a pre-World War II, nicely maintained two-story apartment

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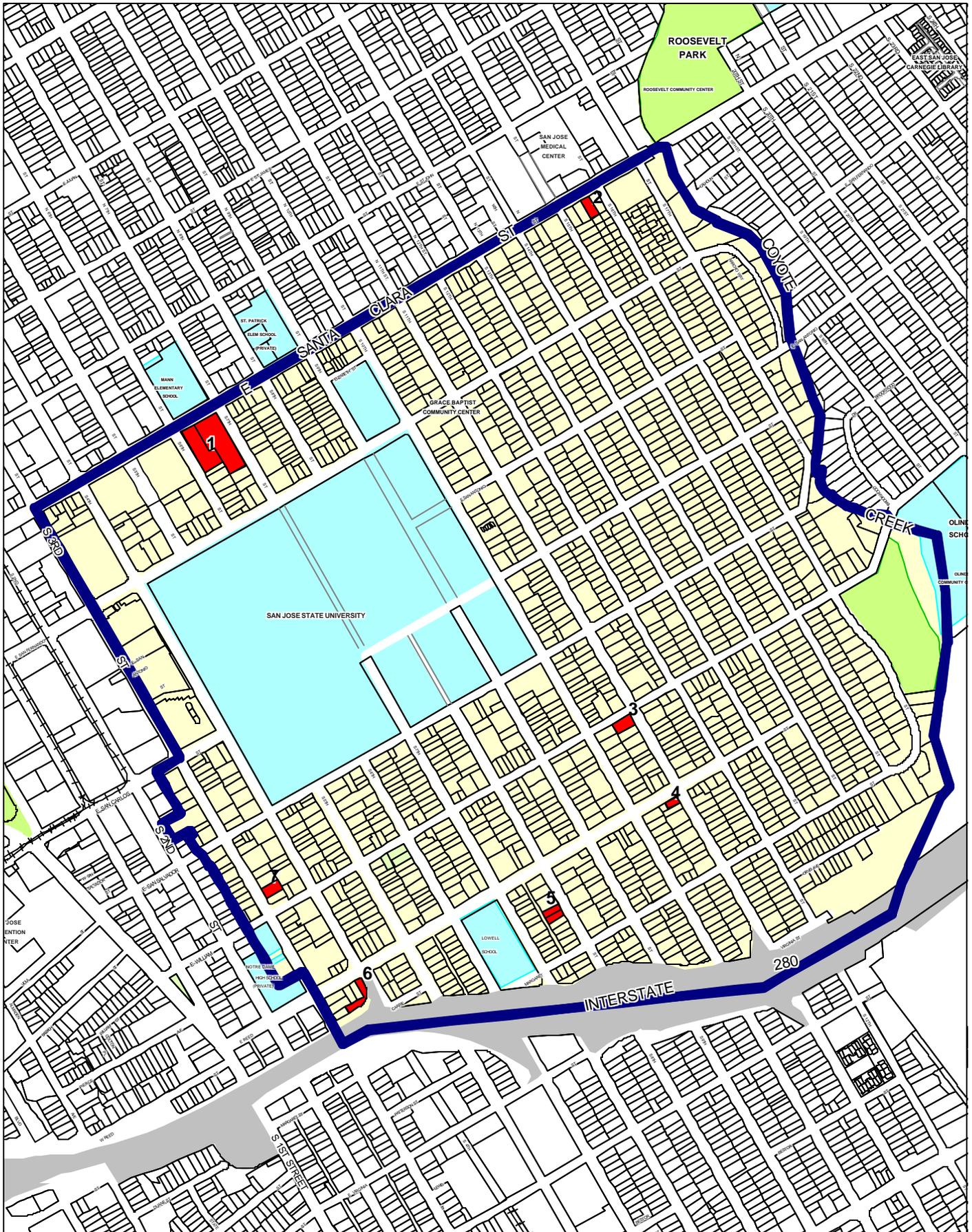
STRONG NEIGHBORHOODS INITIATIVE UPDATE

building. Directly to the south, on a 6,500 square-foot lot, is a one-story fourplex that is not well maintained. The General Plan land use designation for this block is Residential Support for the Core Area, which sets a minimum residential density of 25 dwelling units per acre with no upper maximum. The lot is zoned R-M Residence, which allows multi-family residential uses.

Given the proximity to downtown and the surrounding land uses, multi-family development is appropriate on this property. However, any development on this site should be compatible in scale and character with the historic properties on this portion of South 4th Street. Any new development should also be high quality in terms of design and materials and should contribute to improving and not detracting from the appearance and quality of life in the neighborhood. In addition, any new development should also attempt to acquire and incorporate the adjacent property to the south containing the poorly maintained fourplex.

This property is also an appropriate receptor site for one or more historic residential building(s) that may need to be relocated from another property in central San Jose.

University Potential Redevelopment Opportunities Sites



Scale: 1"= 900'

- University Strong Neighborhoods Initiative Plan Area
- Potential Redevelopment Opportunities Sites

NORTH
13-U

Action Plan Chapter

Over the course of both the Neighborhood Revitalization process and the Strong Neighborhoods Initiative Plan Update process, the community identified those actions that need to occur to achieve its vision, goals and objectives as set forth in the University Neighborhoods Neighborhood Revitalization Plan. This Chapter contains the community's "Top Ten" list of priority actions, and the overall action plan and action plan summary matrix which are updated and expanded versions from the original Revitalization Plan. In addition, this chapter outlines how the actions contained in this Plan might be accomplished.

The "Top Ten"

As part of the Plan Update process, the University Neighborhoods Coalition, with input from the community at large, selected from the overall Action Plan its "Top Ten" priority actions. Resource constraints make it impossible to implement all of the actions in the overall Action Plan at once. Rather, existing resources must first be focused on the actions that matter most - the projects that will make the most tangible difference to residents and local businesses given existing resources. The "Top Ten" items reflect those actions that the community determined would most contribute to improving the livability of their neighborhoods.

The "Top Ten" list is in priority order, with the first item being the number one priority of the University community. However, actions or steps should be taken immediately to move forward on as many of the priority actions as possible. Some actions or steps may require only a short timeframe to complete, while others will take much longer.

Each action listed in the "Top Ten," as well as in the overall action plan outlines the following:

- * The specific action to be taken or improvement to be made
- * The "Top Ten" action items, in most cases, have several subactions, or action steps, that are necessary to complete the improvement.

The timeframe for completing individual action items are:

- * ***Immediate Term: 0-18 months***
- * ***Short Term: 0 to 3 years***
- * ***Medium Term: 3 to 6 years***
- * ***Long Term: 6+ years***
- * ***Ongoing***

It should be noted that these timeframes are different than in the original University Neighborhoods Revitalization Plan but are consistent with the timelines being used in the Strong Neighborhoods Initiative Plans.

Each action identifies which City Department is expected to take the lead during implementation. In addition, other City Departments are identified that will need to play a role in implementing a given action. For actions that require the active participation of the community, a community lead is also identified as well as other responsible parties in the community.

For the “Top Ten” items only, estimated costs to complete a given action or improvement are identified. The City Department or Division that is expected to be responsible for implementing the given action provided these costs. In some cases, costs are not identified because a study will first need to be completed to determine the scope of work.

The University Neighborhoods “Top Ten” List:

1. Develop neighborhood park at 6th and William Streets
2. Reconstruct alleyway between South 5th and 6th Streets and East Reed and Margaret Streets
3. Develop Coyote Creek Trail
4. Complete conversion of South 10th and 11th Street Couplets
5. Create pedestrian corridors
6. Establish residential permit parking
7. Rehabilitate commercial buildings on the corner of 10th & William Streets
8. Install historic street lighting
9. Explore establishing historic or conservation districts
10. Establish regular large-scale community dumpster days

“Top Ten” Action Plan

1. Develop Neighborhood Park at 6th and William Streets

Most of the University Neighborhoods area is significantly underserved by parks and open space. In the original University Neighborhoods Revitalization Plan, the vacant parcels located at the southwest corner of 6th and William Streets were identified as a possible park site. Since the original plan was adopted in 1998, the properties have been acquired and the City is in the process of developing them into a neighborhood park. The following are the remaining actions required to complete the park.

<p>1a. Develop a Parks Master Plan for a neighborhood park at the southwest corner of 6th Street and William Street.</p> <p>Timeframe: Immediate-term</p> <p>City Department Project Lead: Parks, Recreation and Neighborhood Services – Parks Division</p>	<p>Action: The Department of Parks, Recreation and Neighborhood Services should work with the University community to develop a Parks Master Plan for a park at the vacant lot at William Street and 6th Street. As part of the master plan process, the first public meeting was held to discuss park design and programming issues on February 25, 2002.</p>
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<p>Additional Responsible Parties: Public Works - Parks & Recreation Facilities Development</p>	<p>Future public meetings should be held to allow for additional public input into the design of the project.</p>
<p>1b. Secure funding for the development of the park if necessary.</p> <p>Timeframe: Immediate-term</p> <p>City Department Project Lead: Parks, Recreation and Neighborhood Services – Parks Division</p>	<p>Action: A Community Development Block Grant application for \$500,000 has been submitted with a \$250,000 match from State Proposition 12 funds. In addition, the UNC allocated \$50,000 of its one-time discretionary funds towards the development of this park and has raised additional money through fundraising events and activities. Strong Neighborhoods Initiative redevelopment funds could potentially pay for the balance of the park development cost if any.</p>
<p>1c. Design and construct the neighborhood park.</p> <p>Timeframe: Short-term</p> <p>City Department Project Lead: Parks, Recreation and Neighborhood Services – Parks Division</p> <p>Additional Responsible Parties: Public Works - Parks & Recreation Facilities Development</p> <p>Estimated Cost: \$850,000 for design and construction</p>	<p>Action: The Parks Division of Parks, Recreation and Neighborhood Services, as the project lead, should work with Public Works - Parks & Recreation Facilities Development, to finalize the design of the neighborhood park. Once a preferred design is selected, Public Works - Parks & Recreation Facilities Development should construct the project or manage the construction contract.</p>

2. Reconstruct Alleyway between South 5th and 6th Streets and East Reed and Margaret Streets

The 1998 University Neighborhoods Revitalization Plan contains an overall alley improvement plan to improve the function, appearance and safety of the two alleys in the South University neighborhood. The alley improvement plan contains two components: private property improvements along the alley and the redesign and reconstruction of the public alley right-of-way. Redesign and reconstruction of the alley is a significant component to the alley improvement plan, not only because the alley right-of-way is currently in very poor condition, but because its reconstruction will encourage private

property owners to improve their properties along the alley and throughout. Numerous property owners along the alley between 5th and 6th Streets are planning to make improvements on their properties adjacent to the alley once the reconstruction project is completed; a few property owners have already installed improvements in anticipation of the project. Many of these owners were awarded University Neighborhoods Coalition neighborhood block grants to pay for their planned improvements.

It needs to be noted that the alley between South 7th and 8th Streets and East Reed and Margaret Streets was reconstructed in January of 2002. Although it is too early to gauge the long-term effects of the project, adjacent residents report that the incidences of graffiti, illegal dumping and nuisance activity are down. These property owners are also beginning to initiate neighborhood block grant funded private property improvements along the alley.

<p>2a. Secure funding to reconstruct the alley between South 5th and 6th streets and East Reed and Margaret Streets.</p> <p>Timeframe: Immediate-term</p> <p>City Department Project Lead: Department of Transportation</p> <p>Community Project Leads: University Neighborhoods Coalition</p>	<p>Action: The Department of Transportation, working with the University Neighborhoods Coalition, has applied for a Community Development Block Grant to fund the reconstruction of the alley located between South 5th and 6th Streets and East Margaret and Reed Streets. If this grant is not awarded, the community and the Department of Transportation should pursue alternative funding sources. A potential funding source could be Strong Neighborhoods Initiative Redevelopment funds.</p>
<p>2b. Design and reconstruct the alley between South 5th and 6th streets and East 5th and 6th Streets.</p> <p>Timeframe: Short term Project completion date: September 2003</p> <p>City Department Project Lead: Public Work – Design and Construction Division</p> <p>Other City Responsible Party: Parks, Recreation and Neighborhood Services</p> <p>Cost Estimate: \$365,000 (For design and construction)</p>	<p>Action: The Public Works, Design and Construction Division, will design the alley reconstruction project, obtain environmental clearance, select a contractor and manage the construction of the project. Public Works will hold community meetings to allow community input and feedback on the proposed design of the project. Parks, Recreation and Neighborhood Services staff will assist Public Works with these meetings by conducting outreach and noticing meetings.</p>

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3. Develop Coyote Creek Trail

The Development of a multi-purpose trail along Coyote Creek is not only a top priority for the University Neighborhood, but is also a top priority for the 13th Street, Five Wounds/Brookwood Terrace and Spartan/Keyes SNI areas. The Spartan Keyes community has included the trail within its proposed “Story Land Fill” park. While the development of a trail along Coyote Creek between Kelly Park and US-101 is a top priority of all the adjacent SNI communities, the City’s long term goal is to develop a trail all the way to its present terminus at Capitol Expressway and to extend the trail north of US-101 toward Milpitas. In the University Neighborhood area the Coyote Creek Trail should be designed and built to provide convenient access from William Street, which is the eastern segment of the proposed Reed Street pedestrian corridor and San Antonio Street.

<p>3a. Prepare a conceptual plan for the alignment of the Coyote Creek Trail.</p> <p>Timeframes: Short-term</p> <p>City Department Project Lead: Parks, Recreation and Neighborhood Services – Parks Division</p> <p>Estimated Cost: To be determined</p>	<p>Action: The Department of Parks, Recreation, and Neighborhood Services should coordinate with the NAC’s from 13th Street, Five Wounds/Brookwood Terrace, University Neighborhoods, Spartan Keyes and Tully Senter, as well as with Walk San Jose, to develop a conceptual plan for a Coyote Creek Trail from US Highway 101 to Kelly Park.</p>
<p>3b. Identify costs and secure funding to construct Coyote Creek Trail.</p> <p>Timeframes: Short-term</p> <p>City Department Project Lead: Parks, Recreation and Neighborhood Services – Parks Division</p>	<p>Action: The Department of Parks, Recreation and Neighborhood Services should develop cost estimates to develop the segment of the Coyote Creek trail from US-101 to Kelly Park. Potential funding sources are grants from Caltrans and the Metropolitan Transportation Commission, PRNS Capitol Improvement Program funds and Strong Neighborhoods Initiative Redevelopment funds.</p>
<p>3c. Prepare Coyote Creek Trail Master Plan.</p> <p>Timeframes: Medium-term</p> <p>City Department Project Lead: Parks, Recreation and Neighborhood Services – Parks Division</p> <p>Estimated Cost: To be provided</p>	<p>Action: The Department of Parks Recreation and Neighborhood Services should work with the NACs from all the adjacent SNI areas and the communities at large to develop a Parks Master Plan for the segment of Coyote Trail from US-101 to Kelly Park.</p>

<p>3d. Design and construct Coyote Creek trail improvements.</p> <p>Timeframes: Medium-term</p> <p>City Department Project Lead: Parks, Recreation and Neighborhood Services – Parks Division</p> <p>Other Responsible City Department: Public Works – Design and Construction Division</p> <p>Estimated Cost: To be determined</p>	<p>Action: The Parks Division of Parks, Recreation and Neighborhood Services, as the project lead, should work with Public Works, Design and Construction Division, on the final design and construction drawings for the Coyote Creek Trail. Public Works would manage the construction of the project.</p>
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4. Complete Conversion of South 10th and 11th Street Couplets

The 1998 Council-approved University Neighborhoods Revitalization Plan contained a recommendation to conduct a study to consider the conversion of South 10th and 11th Streets from one-way couplets to minor two-way streets. In 2002, the Downtown Access Study evaluated the feasibility of converting all of the one-way couplets in Central San Jose back to two-way streets. Based on existing and projected traffic volumes, the study did not find it feasible to convert South 10th and 11th Streets back to two-way streets but did recommend reducing South 10th and 11th Streets from three one-way lanes to two one-way lanes each. While the community would still prefer that South 10th and 11th ultimately be converted back to two-way streets, it does recognize that the new two lane one-way couplets with planned traffic calming and pedestrian enhancements, will function and appear more like local serving streets. In addition, the reduction of the couplets to two lanes will facilitate the creation of bike lanes, which is desired by the community and is Action Item 12 in the full Action Plan. Any improvements or circulation modifications to South 11th Street that occur as part of this street’s conversion should be coordinated with the design and construction of pedestrian corridor improvements.

<p>4a. Develop conceptual design for conversion of South 10th and 11th Streets.</p> <p>Timeframes: Intermediate-term</p> <p>City Department Project Lead: Department of Transportation Redevelopment Agency</p> <p>Other Responsible City Department:</p>	<p>Action: The Department of Transportation, together with the Redevelopment Agency, should work with a committee consisting of neighborhood groups (i.e. UNC, SUN, CCA), property owners, residents, and business owners from the University Neighborhoods area to develop a conceptual design for the conversion of 10th and 11th. This conceptual design should identify appropriate traffic calming measures and</p>
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<p>Public Works – Design and Construction Division</p> <p>Estimated Cost: To be determined</p>	<p>pedestrian enhancements. The conceptual design of 11th Street will need to be coordinated with the 11th Street pedestrian corridor design process.</p>
<p>4b. Identify and secure funding to convert 10th and 11th Streets and to implement identified traffic calming measures and pedestrian enhancements and amenities.</p> <p>Timeframes: Short-term</p> <p>City Department Project Lead: Department of Transportation Redevelopment Agency</p>	<p>Action: The Department of Transportation, together with the Redevelopment Agency, should identify and secure funding to pay for the conversion of 10th and 11th Street and as well as the development of traffic calming, and pedestrian enhancement and amenities along these streets. Potential funding sources are Strong Neighborhoods Initiative funds, DOT Capital Improvement Program funds, and grants funding from the Metropolitan Transportation Coalition, and Caltrans. Because of the estimated high cost to complete the conversion and improvement of South 10th and 11th Streets, it is anticipated that funding for the project will need to come from multiple sources.</p>
<p>4c. Design and implement lane reduction.</p> <p>Timeframes: Short-term</p> <p>City Department Project Lead: Department of Transportation</p> <p>Estimated Base Cost: \$300,000 Does not include cost of enhancements, and amenities, or traffic calming improvements</p>	<p>Action: The Department of Transportation should coordinate with the community on the design and implementation of the lane reduction on South 10th and 11th Street.</p>
<p>4d. Design and construct a bike lane on South 10th and/or 11th Streets.</p> <p>Timeframe: Short-term</p> <p>City Department Lead: Department of Transportation</p>	<p>Action: As part of the Downtown Access Study, 10th and 11th Streets are recommended for lane reductions within the University SNI plan area. Along with the reduction to 2 lanes was the recommendation to add bike lanes on 10th and 11th Streets. The Department of Transportation should design and install the</p>

<p>Estimated Cost: To be determined</p>	<p>bike lanes on 10th and 11th Street. As part of the design process, DOT should investigate the possibility of installing a slightly raised bike lane, between the travel lanes and the parking lane.</p>
<p>4e Design and construct traffic calming measures, and pedestrian enhancements and amenities.</p> <p>Timeframes: Short-term</p> <p>City Department Project Lead: Department of Transportation The Redevelopment Agency</p> <p>Other Responsible City Departments: Public Works, Design and Construction Division</p> <p>Estimated Cost: To be determined</p>	<p>Action: The Department of Transportation should take the lead on overseeing the design and construction of traffic calming measures. The Redevelopment Agency should take the lead in overseeing the design and installation or construction of pedestrian and streetscape enhancements and amenities. The Public Works, Design and Construction Division, will likely prepare engineering drawings and manage the construction of capitol improvements. The design of all traffic calming measures and pedestrian enhancements and amenities should be coordinated with the community.</p>
<p>4f. Plant street trees on South 10th and 11th Street.</p> <p>Timeframes: Short-term</p> <p>City Department Project Lead: The Redevelopment Agency</p> <p>Community Responsible Party: The Campus Community Association</p>	<p>Action: The Campus Community Association has been allocated, from Our City Forest, trees to complete the planting of street trees on the entire length of South 10th and South 11th Streets between Santa Clara Street and Interstate 280. Community members and property owners, with the assistance of our City Forest, are prepared to undertake the planting of these trees. The community should obtain permission from adjacent property owners to plant these trees, A contractor or contract with the Department of Transportation to water these trees on a regular basis will need to be arranged until they are firmly established. The locations where street trees are planted should be coordinated with the design of other planned traffic calming and pedestrian enhancement measures.</p>

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<p>4g. Reevaluate feasibility of converting South 10th and 11th Street to minor two-way streets.</p> <p>Timeframes: Medium-term</p> <p>City Department Project Lead: Department of Transportation</p> <p>Community Lead: University Neighborhoods Coalition</p>	<p>Action: After the conversion of South 10th and 11th Street to two lane streets has been completed, the University Neighborhoods Coalition should determine if conversion of these streets to minor two-way streets is still a neighborhood priority. If it is still a priority, the Department of Transportation should re-evaluate the feasibility of converting these couplets to two-way streets.</p>
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5. Create Pedestrian Corridors

The community identified Five corridors - Reed Street, 7th Street , 11th Street and 5th Street (North of San Jose State University) and San Fernando Street that extend through the University Neighborhoods that it would like established as pedestrian corridors. Pedestrian corridors are defined as streets where the attractiveness, friendliness, and accessibility of the pedestrian environment are enhanced. Furthermore, any improvements to motor vehicle traffic flow and capacity along pedestrian corridors should not compromise the pedestrian environment and should, if possible, be designed to further enhance the pedestrian environment. The pedestrian corridors identified in this Plan are streets that have or are expected to have high levels of pedestrian traffic, and connect the neighborhood with destinations and major transit routes within and around the University Neighborhoods.

The development of these pedestrian corridors would include physical improvements and could include the addition of new traffic controls or modifications to existing traffic controls. Physical improvements could include new street trees, street furniture, center street medians, corner bulb outs, pedestrian scale lighting, enhanced crosswalks, and signage to inform motorists of pedestrian traffic. Curb ramps to improve accessibility should also be installed at those intersections where they do not currently exist. Trash cans or “civic litter modules” could be installed along the corridor to discourage littering. Traffic control measures could include new stop signs or traffic lights and could include automatic green pedestrian signals, thus precluding the need to push a button for a green pedestrian light. The type and design of all improvements as well as the type of street trees and landscaping planted along a given pedestrian corridor should have some consistency to help define and identify the street as a unique corridor. It should be noted that the community has a strong preference for historic pedestrian scale streetlights along all of the pedestrian corridors.

The five pedestrian corridors, listed in priority order, are discussed below:

Reed Street between the Coyote Creek and the Guadalupe River. Of the four identified pedestrian corridors, the Reed Street Corridor is the top priority of the community and

should be developed first. The Reed Street corridor will provide a direct and enhanced pedestrian connection from the University Neighborhoods and the Market Almaden Neighborhood to the Guadalupe River Trail and the planned Coyote Creek Trail. It will also connect the South University Neighborhood (SUN) with the South of First (SOFA) District. In addition, this pedestrian corridor will enhance safety for many of the children walking to and from Lowell Elementary School, which is located on Reed Street. Because Reed Street does not extend all the way from the Guadalupe River to the Coyote River, the western and eastern portions of the corridor will need to be routed on to other streets. At 14th Street the corridor will extend northward to East William Street and then eastward to the Coyote Creek. The routing of the portion of the Reed Street Corridor between South First Street and the Guadalupe River will not be determined by this plan process, but will be addressed by the Market Almaden SNI plan development process.

The University Neighborhoods Coalition, the Department of Transportation, and Public Works are already working on a pedestrian corridor improvement project on Reed Street between South 6th and 7th Street. The conceptual design of the project is completed. The project includes textured crosswalks, curb bulb outs, curb and gutter improvements, historic pedestrian scale street lights and landscaping improvements in front of Lowell Elementary School. Most of the funding to complete the project has been secured. DOT has allocated \$190,000 toward the project, and the community applied for and was awarded a \$35,000 Strong Neighborhoods Action and Pride grant. To pay for the balance, the University Neighborhoods Coalition, together with City Staff, has applied for a Community Development Block Grant.

The community would like a median extended along the entire length of Reed Street within the University Neighborhoods. If a median is installed, the design of the median should be consistent with the center median that currently exists between 11th and 12th Streets. To facilitate this median, the existing left hand turn pockets would need to be removed. However, the segment of Reed Street between 7th and 11th Streets is currently designated in the General Plan as a “neighborhood collector street” which precludes the removal of the left hand turn pockets on the segment of Reed between 7th and 11th streets. Changing the General Plan designation of this street from neighborhood collector to neighborhood street should be considered to facilitate the removal of the left hand turn pockets and allow for the construction of a center median.

South 7th Street between Santa Clara Street and Interstate 280. The 7th Street Pedestrian Corridor would enhance the connection between the San Jose State Campus and the University, Spartan Keyes and Horace Mann Neighborhoods. It would also improve connections between the University Neighborhoods and Santa Clara Street, which is not only a significant commercial corridor in Central San Jose, but is also a major bus corridor and is planned for light rail. Like the Reed Street pedestrian corridor, the 7th Street corridor will also enhance pedestrian safety and access for children walking to and from Lowell Elementary School. Although the University Neighborhoods priority is a pedestrian corridor between Santa Clara and I-280, it should be noted that Seventh Street is designated in the City’s General Plan as a pedestrian corridor from Santa Clara street south to Martha Street in the Spartan Keyes neighborhood.

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South 11th Street from Santa Clara to Interstate 280. The 11th Street pedestrian corridor would improve connections between the University Neighborhoods and the Horace Mann and the Spartan Keyes neighborhoods as well as between the University and Spartan Keyes neighborhoods and Santa Clara Street. Improvements to enhance the pedestrian environment on this corridor will need to be coordinated with improvements that occur as a result of the Downtown Access Study. This plan also recommends the development of a bike lane on 11th Street through the University Neighborhoods.

South 5th Street between the San Jose State University Campus and the new City Hall. While the 5th Street corridor is only a half a block into the University Neighborhoods area, the entire corridor as set forth in the City’s General Plan and in the 13th Street Neighborhood Improvement Plan, runs from San Fernando Street in the south to Hedding Street in the north. Development of this pedestrian corridor from San Fernando Street to Hedding Street, as well as the development of other identified pedestrian corridors north of Santa Clara, is a top priority for the 13th Street community. The portion of the 5th Street pedestrian corridor within the University Neighborhoods area would provide an enhanced pedestrian connection between the San Jose State Campus and the new City Hall as well as the Santa Clara transit spine. The main focus of improvement will need to be at the intersection of 5th and San Fernando to improve access across San Fernando Street.

East San Fernando Street between 4th Street and South 17th Street. The San Fernando Street pedestrian corridor would provide improved pedestrian connections from the neighborhoods to the east to San Jose State University and Downtown. It would also provide an improved pedestrian connection to the proposed Coyote Creek Trail.

<p>5a. Develop SNI Pedestrian Corridor Program.</p> <p>Timeframes: Immediate term</p> <p>City Department Project Lead: Department of Transportation</p> <p>Other Responsible City Departments: The Redevelopment Agency; Public Works - Architecture and Engineering Division Planning, Building and Code Enforcement-Planning Division</p>	<p>Action: The Department of Transportation should work with the Redevelopment Agency, the Architecture and Engineering Division of Public Works and the Planning Division of Planning, Building and Code Enforcement, to develop an SNI pedestrian corridor program for those SNI areas that have identified pedestrian corridors as a priority: University, 13th Street and Spartan Keyes. The development of this pedestrian corridor program should be coordinated with Walk San Jose and the NAC’s from the 13th Street, University and Spartan Keyes SNI areas. Such a program would define and develop consensus on the general design and character of pedestrian corridors, determining what type of improvements are appropriate, feasible and</p>
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	<p>desirable in these corridors. In addition, such a program would establish which divisions within the City are responsible for carrying out a particular task in the development of pedestrian corridors.</p>
<p>5b. Develop conceptual design for individual pedestrian corridors.</p> <p>Timeframes: Reed Street: Immediate term Other Corridors: Short term</p> <p>City Department Project Leads: Department of Transportation The Redevelopment Agency</p> <p>Other Responsible City Departments: Parks, Recreation and Neighborhood Services</p> <p>Community Project Lead: University Neighborhoods Coalition</p> <p>Cost Estimate for Conceptual Design Process: To be determined</p>	<p>Action: The Department of Transportation, together with the Redevelopment Agency, should work with a University Neighborhoods pedestrian corridor committee to develop a conceptual design for the pedestrian corridors. A Reed Street Pedestrian Corridor committee has already been established and is currently working with the Department of Transportation on the conceptual design of Reed Street. This group could also form the basis for the group that develops the designs of the other corridors, however, an effort should be made to include members who live or have properties adjacent to the other planned corridors.</p> <p>The conceptual design process will need to be coordinated with the other circulation and transportation planning processes and programs occurring in and around the downtown such as the Downtown Access Corridor Study. In addition, the design and development of the 5th Street Corridor will need to be coordinated with the design and development of the new City Hall and Civic Plaza.</p> <p>Parks, Recreation and Neighborhood Service and the University Neighborhoods Coalition should assist DOT and SJRA with conducting outreach to hold community meetings to allow for community input and feedback on the conceptual design of the corridors.</p>

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<p>5c. Consider changing the General Plan designation for Reed Street.</p> <p>Timeframe: Immediate term</p> <p>City Department Project Lead: Planning, Building and Code Enforcement, Planning Division Department of Transportation</p>	<p>Action: The Department of Transportation and Planning, Building and Code Enforcement, Planning Division should consider modifying the General Plan Major Collector designation for Reed Street between South 7th and South 11th Street to Minor Street, as it already is designated east and west of this segment, which would allow the elimination of the left hand turn pocket and the installation of a center median.</p>
<p>5d. Secure funding for proposed pedestrian corridor improvements.</p> <p>Timeframes: Reed Street: Immediate term Other Corridors: Short term</p> <p>City Department Project Leads: Department of Transportation; The Redevelopment Agency</p> <p>Community Project Lead: University Neighborhoods Coalition</p>	<p>Action: The Department of Transportation, the Redevelopment Agency and the University Neighborhoods Coalition should work together to identify and secure funding to develop the pedestrian corridors. As noted above, most of the funding has been secured for the Reed Street Corridor, and a CDBG grant was applied for in January 2002 by Public Works and the University Neighborhoods Coalition to fund the balance. Possible funding sources for the balance include Community Development Block Grants, Community Action and Pride grants, and Redevelopment Strong Neighborhoods Initiative funds as well as Department of Transportation General funds.</p>
<p>5e. Design and construct pedestrian corridor improvements.</p> <p>Timeframe: Reed Street Corridor: Short to Medium term Other Corridors: Medium term</p> <p>City Department Project Lead: Department of Transportation; The Redevelopment Agency</p> <p>Other Responsible City Departments: Public Works</p> <p>Community Lead:</p>	<p>Action: Which Department will be responsible for taking the lead on overseeing the design and construction of the Pedestrian Corridors will be determined by action 4a above. However, it is likely that the Department of Transportation (DOT) will take the lead in coordinating and overseeing the design and construction of traffic calming and pedestrian safety improvements along the corridors. The Redevelopment Agency may be the lead in developing pedestrian corridor enhancements and amenities, such as landscaping, street furniture and decorative lighting etc. The development of</p>

<p>University Neighborhoods Coalition</p> <p>Cost Estimate: To be determined by conceptual design.</p>	<p>construction drawings, selection of a contractor and construction management for capitol improvement projects will likely be the responsibility of Public Works. Those improvements, such as the planting of street trees, that could be implemented by the community should be organized by the University Neighborhoods Coalition and neighborhood residents and property owners with assistance, where necessary, from City Staff.</p> <p>It should be noted that the development of a given pedestrian corridor would likely be phased over time, with some locations and/or type of improvements being developed before others. Therefore, while the overall completion of a given pedestrian corridor could have a medium timeframe (3-6 year) some of the specific improvements on a given corridor could perhaps be implemented in a short time frame (0 to 3 years).</p>
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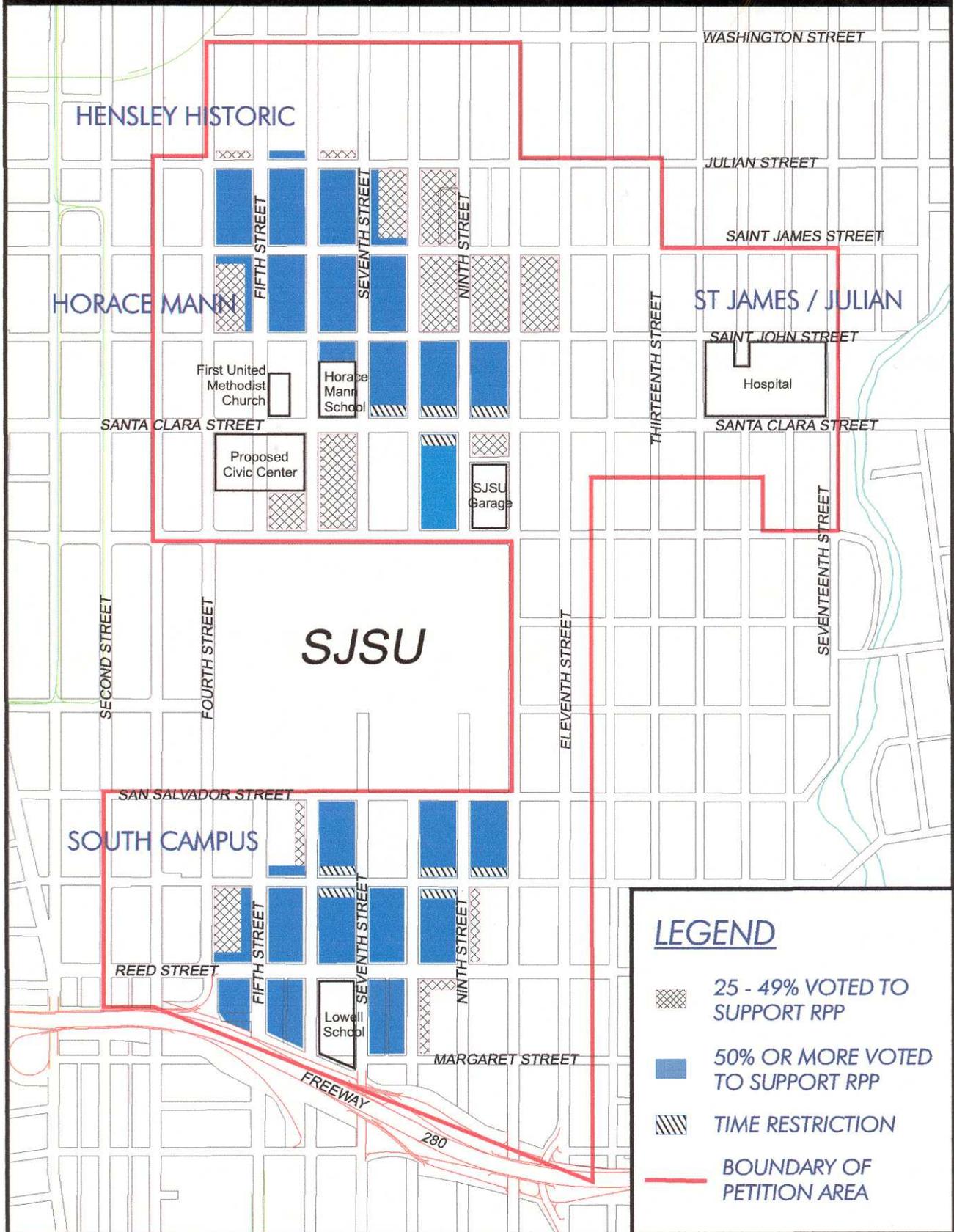
6. Establish Residential Permit Parking

The San Jose City Council formed a citizen Parking and Traffic Committee (PTC) to review possible parking and traffic impacts of future neighborhood changes including the development of the new Civic Center and changes to San Jose State University's class schedule. Neighborhood support for permit parking was assessed in this process. Volunteer citizens have canvassed the University neighborhoods and the results of their effort are illustrated on the *Civic Plaza-Proposed Residential Permit Parking Zones Map*. This diagram illustrates those street segments where a simple majority supported the establishment of permit parking on their block.

The findings and recommendations of the PTC will be presented to the City Council on April 16, 2002 where the decision with regard to permit parking will be made. Blocks within the assessment area which did not elect to participate in permit parking at this time may choose, at a later date, to participate in the process if they are within the designated target zone.

CIVIC PLAZA - PROPOSED RESIDENTIAL PERMIT PARKING ZONES

50 % + 1 RESIDENT SUPPORT NEEDED TO APPROVE PERMIT PARKING



<p>6. Pursue the creation of a residential permit parking program throughout the University Neighborhoods</p> <p>Timeframe: Short-term</p> <p>City Department Project Lead: Department of Transportation</p> <p>Other Responsible Parties: University Neighborhoods Coalition; Residents and Property Owners</p>	<p>Action: Survey the neighborhood to determine if residential permit parking support has been conducted. If approved by City Council, the Department of Transportation should install signs in the areas where residents showed support for the program and allow for the distribution of parking permits to University neighborhood residents and business owners. If the residential parking permit program is found to be effective in the blocks where permit parking is established, the University Neighborhoods Coalition in cooperation with the City of San Jose should re-canvas the neighborhood to see if additional support in non-permitted blocks has developed.</p>
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7. Rehabilitate commercial buildings on the corner of 10th & William Streets

The commercial properties on the southwest corner of South 10th and East William Streets have been in poor condition and eyesores for some time; at one time they attracted significant criminal activity. As a result of the drug dealing occurring in and around the former Paula’s Bar building and of the severe blighted condition of these properties, the City filed a lawsuit against the property owner in June of 1999. The City and the property owner reached agreement on a final disposition or permanent injunction in the civil action in April 2001. The permanent injunction requires drug abatement measures, including the closure of Paula’s bar, maintenance measures, and permit and development measures for the site. Since issuance of the permanent injunction, the City Attorney, Planning, Building and Code Enforcement and Parks, Recreation and Neighborhood Services have been working with the property owner to meet the terms of the court injunction and improve the commercial properties at 10th and William Streets. The property owner has closed Paula’s bar, obtained planning and building permits for property improvements, and has hired a contractor to construct the improvements. The City Attorney is monitoring the progress of the property owner to meet the terms and deadlines in the injunction, while the Department of Planning, Building and Code Enforcement has been inspecting the work to insure that it meets City codes and the conditions and requirements of the planning permit. The property owner is currently not in compliance due to unauthorized work and failure to meet the deadline for completion of authorized work. As a result, the City has required that the property owner to hire a project manager, which the property owner has done. The property owner has stated that the project should be complete by May 31, 2002. To achieve the ultimate goal of improving the condition of the commercial properties on the southeast corner of 10th and William Street, the Plan recommends that the City continue to work with the property owner

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to meet the terms of the court injunction and complete the approved improvements. If this effort fails or continues to drag on, the City should then investigate opportunities to acquire the properties.

<p>7a. Continue enforcing court injunction against the owner of the commercial properties at the southeast intersection of South 10th and East William Streets</p> <p>Timeframe: Immediate term</p> <p>City Department Project Lead: City Attorney's Office</p> <p>Additional Responsible City Departments: Planning, Building and Code Enforcement; all divisions</p>	<p>Action: The City Attorney's Office should continue to enforce the court injunction against the property owner at the southwest corner of 10th and William to ensure that all property improvements included in the court injunction and approved by the Planning Division are implemented. The Code Enforcement, Planning, and Building Divisions should continue to regularly monitor all work conducted by the project's construction contractor to ensure that the work meets the City's codes and guidelines and meets all of the conditions and requirements of the approved planning permit.</p>
<p>7b. Explore acquiring the properties at the south side of East William Street, between South 10th and 11th Streets.</p> <p>Timeframe: Immediate term</p> <p>City Department Project Lead: Redevelopment Agency</p>	<p>Action: If the property owner fails to complete the construction of improvements listed in the court injunction and established in the approved planning permit by the end of the spring 2002, the Redevelopment Agency should explore opportunities to acquire all four properties on the south side of East William, between South 10th and South 11th Street (Parcels 472-29-090,-089,- 044, & -043). As part of this process, the Redevelopment Agency should also develop cost estimates for acquiring these properties.</p>
<p>7c. Conduct study to determine the feasibility of developing properties at 10th and William street with a mixed-use housing and commercial project.</p> <p>Timeframe: Immediate term</p> <p>City Department Project Lead: Redevelopment Agency</p>	<p>Action: The Redevelopment Agency, working with the Housing Department, should conduct, or should hire a consultant to conduct, a study to determine the financial feasibility of redeveloping all four properties on the south side of East William, between South 10th and South 11th Street (Parcels 472-29-090,-089,- 044, & -043). The study should more specifically explore the feasibility of a two to three story mixed use residential and commercial</p>

	development that would include ground floor commercial uses along 10 th Street with residential units above. This study should also determine the feasibility of including a neighborhood pocket park into the site.
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8. Install Historic Style Streetlights

In the original University Neighborhood Revitalization Plan installation historical style pedestrian scale, streetlights was identified as an action. In this Strong Neighborhoods Initiative Plan Update, the University Neighborhoods Coalition has identified this action as a “Top Ten” priority in support of the “Top Ten” Action Item to establish historic districts to protect and enhance the historic character of the University Neighborhoods.

The Department of Public works receives many requests for the installation of ornamental streetlights. Many of the residents who have requested ornamental streetlights have done so in the context of sensitivity to historic neighborhoods. Identified pedestrian corridors, gateways, intersections into the neighborhood and blocks with significant historic homes (e.g. 500 and 600 block of S. 6th, 400 block of S. 3rd, and 500 blocks of S. 5th) should be prioritized for the installation of these historic style streetlights.

New historic style streetlights on identified street segments should be pedestrian in scale and the light bulbs should be located below the branches of adjacent street trees.

<p>8a. Identify and prioritize locations for ornamental street lighting</p> <p>Timeframe: Short-term</p> <p>City Department Project Lead: Department of Public Works; Department of Transportation</p> <p>Community Project Lead: University Neighborhoods Coalition</p>	<p>Action: The Department of Public Works and the Department of Transportation should work together with the University Neighborhoods Coalition (UNC) to identify locations for the installation of ornamental lighting within the University Neighborhoods. Because of the significant cost of historical style streetlights, UNC should prioritize which locations should have historic streetlights installed first. Prioritization should reflect the historic context of the block, pedestrian corridors and identified gateways. Once locations have been identified and priorities established, Public Works should produce a realistic phased implementation plan to complete the project for all of the identified locations, and should include a cost estimates and timelines for each phase of the project.</p>
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<p>8b. Obtain funding for street lighting at identified locations</p> <p>Timeframe: Short-term</p> <p>City Department Project Lead: Department of Public Works Department of Transportation</p> <p>Community Project Lead: University Neighborhoods Coalition</p>	<p>Action: The Department of Public Works receives streetlight requests for locations throughout the City. Due to the limited funds available for streetlight installation, the practice has been to install the most cost efficient lighting. The cost to install ornamental lighting is slightly more than twice as much as standard light installation. The purpose of the existing streetlight request programs has been to provide street lighting at the least cost by using standard streetlight systems. Potential funding sources could include Community Development Block Grant or Strong Neighborhoods Initiative redevelopment funds.</p>
<p>8c. Design and construct lighting improvements</p> <p>Timeframe: Short to medium term</p> <p>City Department Project Lead: Public Works – Design and Construction Division</p> <p>Estimated Costs, per individual light fixture: \$9,500</p>	<p>Action: Upon completion of action items 8a. and 8b. (above) the Department of Public Works should design and construct the identified lighting improvements.</p>

9. Explore Establishing Historic Districts to Protect and Enhance the Historic Character of the University Neighborhoods

The University Neighborhoods area contains some of the oldest neighborhoods in the City of San Jose with some of oldest remaining residential structures. Much of the area was laid out and subdivided in the mid-to late 19th century and was composed initially of elegant and often grand Victorian homes. In the early 20th century, numerous craftsman-style homes were built. Many of San Jose’s more prominent residents lived in these neighborhoods. As a result of the City’s decision to zone most of the University Neighborhoods area as a multi-family zoning district in 1929, many historic and architecturally significant homes were torn down in the 1950’s and 1960’s to make way for apartment buildings intended to serve the downtown and San Jose State University. Nevertheless, a significant number of historic and

architecturally significant homes remain, including portions of the area where there are clusters of historic homes not fragmented by post World War II apartment buildings. One neighborhood in particular, Naglee Park located east of South 11th Street, remains largely intact with older single-family homes. Naglee Park was rezoned to a single-family zoning district and established as a conservation area in the 1980’s.

The University community has identified the historic character and the remaining historic and architecturally significant structures as one of the area’s biggest assets. The community would like to explore strategies to both protect and enhance the historic character of its neighborhoods. This process would include consideration of historic district or conservation area status for areas that qualify for either of these designations. One of the key steps in exploring the establishment of a historic district or conservation area is for the community to come to a consensus on its goals for establishing these districts, and to determine the best mix of policies and regulations to achieve these goals.

The community envisions the historic district designation as more than a collection of polices and regulations but, they believe the designation will provide the means for designing a program of complementary actions that may consist of physical improvements, such as historic plaques, streetlights and banners. Such improvements could help make the residents, property owners and the general public aware of and take pride in the University Neighborhoods’ historic resources. Additional actions in this plan address this objective, including “Top Ten” Action Item 8, “Install Historic Streetlights.”

<p>9a. Complete Historic Resources Survey of University Neighborhoods.</p> <p>Timeframes: Immediate term (For the portion of study area near completion)</p> <p>Short term (For portion of study area that is not currently under study)</p> <p>City Department Project Lead: Planning, Building and Code Enforcement- Planning Division</p> <p>Estimated Cost: Cost of Existing Survey: \$95,000</p>	<p>Action: An historic resources survey of the South Campus neighborhood is currently underway. The boundaries of this study are South 4th Street, South 11th Street and Santa Clara Street to Interstate 280.</p> <p>The purpose of the study is to identify structures of historic or architectural merit that are candidates for inclusion in the City Historic Resources Inventory, and potential candidates for City Landmarks and/or National Register status. In addition, the survey will identify potential historic districts and make a recommendation to the Council on the creation of such districts, if appropriate. The Planning Division and the historic consultant should meet with the neighborhood to present and discuss the survey results.</p>
<p>9b. Complete Neighborhood Character Study.</p>	<p>Action: The purpose of this study is to identify structures that contribute to the historic character of the neighborhood and</p>

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<p>Timeframes: Immediate term</p> <p>City Department Project Lead: Planning, Building and Code Enforcement- Planning Division</p> <p>Cost Estimate: To be determined</p>	<p>should be preserved regardless of their historic or architectural significance. In combination with the historic survey this study should also help define the boundaries of a possible conservation area or areas.</p> <p>The boundaries of this study area should be South 4th Street South 11th Street and Santa Clara Street to Interstate 280.</p>
<p>9c. Define potential historic preservation program.</p> <p>Timeframes: Short term</p> <p>City Department Project Lead: Planning, Building and Code Enforcement- Planning Division</p>	<p>Action: The Planning Division should work with the University Neighborhoods Coalition and the community at large to define the goals of a given district and recommend any additional policies and/or regulations, such as design guidelines, that would achieve these goals. The Planning Division, with community input, should then craft and recommend appropriate and realistic policies that would best achieve the identified goals.</p>
<p>9d. Establish historic districts and/or conservation areas.</p> <p>Timeframes: Short to Medium Term</p> <p>City Department Project Lead: Planning, Building and Code Enforcement- Planning Division</p>	<p>Action: If the establishment of a historic district or conservation area is deemed appropriate and has community support, the Planning Division, working with the community, should initiate and administer the process to establish such a district(s) or area(s). At the time of this writing, the process for establishing a conservation area is being evaluated. The process of establishing an historic district is codified in the Municipal Code.</p>

10. Large Scale Community Dumpster Days

Unwanted furniture and other large items that can not be picked up by the regular weekly garbage collection are often dumped on the sidewalk, in streets and alleys, or on private property. The residents of the University neighborhoods have expressed an interest in improving the effectiveness of the neighborhood clean-up/dumpster days. In the past, neighborhood dumpster days were not scheduled regularly and occurred randomly. It is difficult for residents to anticipate and adequately prepare to use the provided dumpsters. Regularly scheduled clean-up days would not only be more convenient for residents, but would reduce the disposal of abandoned trash on front yards, vacant lots and in commercial dumpsters. Additional dumpster days would also support other current neighborhood beautification efforts.

The Mayor’s Budget Message for 2001-2002 mentions the importance of neighborhood appearance, and cites scheduling of additional clean-up days in neighborhoods through the City. The Mayor’s budget increases the number of dumpster days citywide, but does not comprehensively provide for all of the additional dumpster days needed in the University Neighborhoods. City Council Districts have a limited amount of funds available for additional dumpster clean-up days throughout the year, yet this must be distributed district-wide. Funding for this priority action could be achieved partly through existing City programs, and through neighborhood grant programs.

<p>10a. Determine the financial feasibility of conducting semi-annual, large-scale community dumpster days</p> <p>Timeframe: Immediate-term</p> <p>City Department Project Lead: Planning, Building and Code Enforcement-Neighborhood Clean-Up Program</p> <p>Community Project Lead: University Neighborhoods Coalition</p>	<p>Action: The University Neighborhoods Coalition should work with the Planning, Building and Code Enforcement-Neighborhood Clean-Up Program to explore setting up semi-annual, large-scale dumpster bin clean-up events throughout the University neighborhoods. If semi-annual events are not feasible because of lack of funding, explore arranging dumpster days on an ad-hoc basis with adequate neighborhood noticing, perhaps in conjunction with other events that bring the community together.</p>
<p>10b. Pursue grant funding opportunities to supplement existing City programs</p> <p>Timeframe: Short-term and ongoing</p> <p>Community Project Lead: University Neighborhoods Coalition</p>	<p>Action: The University Neighborhoods Coalition should seek out and apply for grants or funding available from the City or other sources to pay for community clean-up days. Potential grant sources include the City of San Jose’s Community Action and Pride (CAP) Grant program and San Jose Beautiful grants.</p>

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<p>10c. Promote and host large-scale community dumpster days</p> <p>Timeframe: Short-term and ongoing</p> <p>Community Project Lead: University Neighborhoods Coalition</p> <p>Other responsible parties: Parks, Recreation and Neighborhood Services; Planning, Building and Code Enforcement- Code Enforcement Division</p> <p>Estimated Costs: For 12-16 dumpsters: \$500-\$600 per dumpster, per day</p>	<p>Action: The University Neighborhoods Coalition can coordinate with Code Enforcement and Parks, Recreation and Neighborhood Services (PRNS) to organize the logistics of a neighborhood dumpster day. The UNC should also contact PRNS for assistance with the advertising of the dumpster clean-up days to all University residents and property owners well in advance of scheduled events. Outreach efforts should also be coordinated with other community organization and local schools to communicate schedules in community newsletters.</p>
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Additional Priorities

In addition to the “Top Ten” priority items above, the University Neighborhoods Coalition identified five additional priorities that are significant to maintain and improve the quality of life in the University Neighborhoods. While the primary focus of the community and the City in the next few years will be to implement the “Top Ten” items above, many of these items are anticipated to be completed within 6 months to a year of the Council approval date of this *Plan Update*. As the “Top Ten” items are completed, the community desires that these additional priority items move into their “Top Ten” list. The items below are listed in priority order, and the order in which they should move onto the “Top Ten” list.

Many of the actions below do not require significant funding and can and should be pursued by the University Neighborhoods Coalition whether or not they are “Top Ten” items. A few of the actions are already being undertaken by the Coalition. Where funding is required for these additional priority items, it may need to come from standard City programs, grants or private sources.

11. Ensure the Availability of Medical Facilities, Particularly Trauma Center Services, within the Greater Downtown

Maintaining the availability of a Medical Facility, in particular one that has trauma services, is a top priority for both the University Neighborhoods and the 13th Street Neighborhoods. Like the 13th Street Neighborhoods, the University Neighborhoods feels that a full service hospital is critical to the health and safety of the large and growing Central San Jose residential, employment and visitor population. The San Jose Medical Center and one other hospital currently serve the greater part of San Jose. With the loss of the downtown medical facility a large segment of San Jose’s population, a significant portion of which is low

income, elderly and/or multi-cultural, would not have immediate access to emergency medical services.

The community recognizes that the City cannot require the Medical Center to remain open and, therefore, urges the City and Downtown residents and others to apply a variety of indirect techniques toward keeping this facility, or a fully equivalent one, at this or another Downtown location. Techniques might include acquiring and sharing relevant information, providing assistance of various kinds to the existing facility or a replacement facility, redeveloping the site as a creative full service hospital/mixed-use development of the site. A first step should be to conduct the hospital needs assessment that Santa Clara County was, at one time, planning to perform. Although the City of San Jose has agreed to pay one-half the cost of the study, the County has not proceeded with the assessment.

<p>11a. Monitor Medical Center announcements.</p> <p>Timeframes: Immediate and on-going</p> <p>Community Lead: University Neighborhoods Coalition</p>	<p>Action: The University Neighborhoods Coalition, together with the 13th Street NAC and the Save the San Jose Medical Center Coalition, should monitor the Medical Center, for any announcements signaling the scaling back or the complete closure of the facility or of any of its services.</p>
<p>11b. Conduct the hospital needs assessment study.</p> <p>Timeframes: Immediate-term</p> <p>City Leads: The Offices of Council District 3 and 5 The Office of the Mayor The City Manager’s Office</p> <p>Community Lead: The University Neighborhoods Coalition</p> <p>Estimated Cost: \$50,000 The City of San Jose has allocated \$25,000 towards completion of this study with the expectation that the County will be the remaining \$25,000.</p>	<p>Action: The City of San Jose should continue to pursue with the County of Santa Clara the initiation and completion of the Hospital Needs Assessment Study. This study should not only identify hospital needs in the City of San Jose, but should also identify resources to meet these identified needs. The University Neighborhoods Coalition, together with the 13th Street NAC and the Save the San Jose Medical Center Coalition, should advocate for the completion of this study by the County and the City.</p>
<p>11c. Develop lines of communication with the Medical Center administration.</p>	<p>Action: The City of San Jose, neighborhood organizations and the District 3 and 5 Council Offices should</p>

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<p>Timeframes: Immediate-term and on-going</p> <p>City Leads: The City Manager’s Office</p>	<p>develop lines of communication with the Medical Center Administration.</p>
<p>11d. Develop a familiarity with Medical Center and broader hospital/medical services issues.</p> <p>Timeframes: Immediate-term</p> <p>City Leads: The Offices of Council District 3 and 5 The Office of the Mayor The City Manager’s Office</p> <p>Community Lead: The University Neighborhoods Coalition</p>	<p>Action: The whole medical industry is currently in a significant state of transition. To better understand why there are pressures to close the San Jose Medical Center and to help develop strategies to retain a full service hospital in the Downtown, the City and the community should become knowledgeable about the issues related to the potential closure of the Medical Center and the broader trends in the medical industry that have led to pressure and incentives to consolidate medical services.</p>
<p>11e. Explore what tools are available to discourage closure of the Medical facility.</p> <p>Timeframes: Immediate-term</p> <p>City Leads: The Redevelopment Agency Planning, Building and Code Enforcement-Planning Division</p>	<p>Action: City staff should explore what tools are available to discourage closure of the San Jose Medical Center.</p>
<p>11f. Retain current zoning and General Plan land use category on hospital property.</p> <p>Timeframes: As necessary</p> <p>City Leads: Planning, Building and Code Enforcement- Planning Division</p>	<p>Action: The City of San Jose should only consider changing the zoning and General Plan land use category of the San Jose Medical properties if this zoning and General Plan change is supported by the community. Presently, the zoning for these properties only allows hospital uses and the General Plan land use designation allows and is intended for public and quasi public uses. If a property owner would like to use the hospital property for another use they would need to change the zoning and may need to change the General Plan land use category.</p>

<p>11g. Consider providing assistance, as needed, to the Medical Center.</p> <p>Timeframes: Immediate-term or as necessary</p> <p>City Leads: The Offices of Council District 3 and 5 The Office of the Mayor The City Manager’s Office</p>	<p>Action: Following action item 11b though 11c above, the Office of the Mayor, the City Manager’s Office and the District 3 and 5 Council Offices should seriously consider providing assistance to the San Jose Medical Center, if such assistance would be contribute towards retaining the facility.</p>
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12. Beautify Neighborhood Gateways

Neighborhood Gateways are defined as those locations that are the main entryways or exit ways to the University Neighborhoods. It should be noted that in the original University Neighborhoods Revitalization Plan document gateways are referred to as “entryways.” Gateways are generally defined as those locations or intersections that are the most used exits and entryways in the University Neighborhoods. The importance of improving and maintaining these gateways is that, because they often give the first impression of the neighborhoods, they can significantly affect the public’s overall perception of the area. Improving the public and the community’s perception of the area in turn can help to improve the conditions throughout the University Neighborhoods; if people perceive the neighborhoods as a “good” area the are more likely to treat the area with respect, and nuisance and criminal activities are less likely to occur. Improving gateway locations will also help give community members and property owners a sense of pride in their neighborhood and may encourage surrounding property owners to improve their properties and business owners to improve their businesses.

The community identified the following locations as gateways that should continue to be improved and maintained:

- South 3rd and 4th Streets at Interstate 280
- South 10th and 11th Streets at East Santa Clara Street and Interstate 280
- Interstate 280 on and off ramps areas at 4th, 7th, 10th, and 11th Streets.
- Intersection of South 7th and East Margaret Streets
- East William and Reed Streets at 3rd and 4th Streets
- South 13th Street at East Santa Clara Street
- East San Antonio and East William Streets at the Coyote River

The type of improvements that are envisioned in this additional priority item are the addition of structural features, and at a minimum should include the overall improvement of the condition and appearance of private and public properties at gateway locations. The community has expressed interest in exploring opportunities for public art at gateway locations, in particular at the Interstate 280 overpasses at South 7th, 10th and 11th Streets. In

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addition, it should be noted that the identified gateways are recommended as priority locations for the installation of historic streetlights. The 7th, 11th, and Reed Street gateways are recommended, as part of the development of their respective pedestrian corridors, for physical improvements that enhance the pedestrian environment.

<p>12a. Conduct regular clean-up and beautification events at gateway locations.</p> <p>Timeframes: Immediate-term to on-going</p> <p>Community Leads: University Neighborhoods Coalition; neighborhood residents</p> <p>Other Responsible Parties: South University Neighborhoods; College Campus Community; Horace Mann Neighborhood Association; West of Fourth Street Neighborhood Association; San Jose State Greek Association</p>	<p>Action: Community residents, working with San Jose State fraternities and sororities, have been conducting monthly clean-ups and beautification projects at the Interstate 280 freeway on and off ramps. The University Neighborhoods Coalition should develop leadership and find volunteers to continue this effort to beautify neighborhood gateways. Clean up and beautification events or activities could include litter removal, planting new and/or maintaining existing landscaping, and street tree plantings.</p>
<p>12b. Landscape maintenance of on and off ramps along Interstate 280 within the University Neighborhoods.</p> <p>Timeframes: Short-term</p> <p>Community Leads: University Neighborhoods Coalition</p>	<p>Action: The UNC, together with the Spartan Keyes Neighborhood Association, should work with Caltrans to develop a landscaping and irrigation plan to improve the maintenance of the landscaping along the freeway, particularly adjacent to the 4th Street on-ramp as well as along Margaret Street.</p>
<p>12c. Promote Housing Department’s paint grant and rehabilitation grant and loan programs to gateway property owners.</p> <p>Timeframes: Immediate-term to on-going</p> <p>Community Lead: University Neighborhoods Coalition</p> <p>City Department Lead: The Housing Department</p>	<p>Action: The University Neighborhoods Association, with the assistance of the Housing Department, should promote available Housing Department grant and loan programs to property owners at gateway locations who own properties that are in need of improved maintenance. The UNC could contact these property owners directly via mail and/or by a knock and talk. Property owners mail addresses could be obtained from the Department of Planning, Building and Code Enforcement.</p>

	<p>The UNC could also sponsor grant writing seminars in which the Housing Department could assist interested property owners with filling out grant and loan applications. Such seminars could be focused on properties at neighborhood gateways or could be neighborhood wide.</p>
<p>12d. Proactively enforce City codes that relate to the appearance and maintenance of private property at properties at or adjacent to gateway locations.</p> <p>Timeframes: Immediate-term to on-going</p> <p>City Department Lead: Planning, Building and Code Enforcement, Code Enforcement Division</p> <p>Community Lead: Community residents and property owners</p>	<p>Action: At neighborhood gateways, the Code Enforcement Division should proactively enforce City Codes, such as the blight ordinance, that relate to the appearance of properties. While enforcing these codes, Code Enforcement should inform property owners of available Housing Department paint grant and rehabilitation grants and loans. Residents and property owners should contact Code Enforcement to report code violations.</p>
<p>12e. Explore opportunities for public art at gateway locations.</p> <p>Timeframes: Short-term</p> <p>City Department Lead: Department of Conventions, Arts and Entertainment, Office of Cultural Affairs</p> <p>Community Lead: University Neighborhoods Coalition</p>	<p>Action: The Office of Cultural Affairs should work with the University Neighborhoods Coalition to explore opportunities for public art at gateway locations. The Spartan Keys Neighborhood Association is currently pursuing the development of a mural at the 7th Street Interstate 280 overpass. The UNC should collaborate with the Spartan Keys Neighborhood Association on the development of this mural and should pursue the development of murals and/or other forms of public art at the 10th and 11th Street underpasses. The Office of Cultural Affairs should assist the UNC and the Spartan Keys Neighborhood Association with the creation of murals at these locations and should help to identify potential funding sources.</p>

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<p>12f. Promote the neighborhood block grant program to property owners at gateway locations.</p> <p>Timeframes: Short-term</p> <p>Community Lead: University Neighborhoods Coalition</p>	<p>Action: The University Neighborhoods Coalition should promote its neighborhood block grant program to properties at or adjacent to identified gateway locations. As part of the grant selection process, the UNC should also consider giving extra “weight” to applications that consist of properties at or adjacent to the neighborhoods gateways.</p>
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13. Identify and Secure a Source of Funding to Continue the Neighborhood Block Grant Program

As part of the University Neighborhoods Revitalization Plan process in 1997 and 1998, the Mayor and City Council allocated \$700,000 in one-time discretionary funds to the University Neighborhoods to be allocated at the discretion of the University Neighborhoods Advisory Group, the predecessor to the University Neighborhoods Coalition. As part of the Plan development process the Advisory Group allocated \$300,000 of these discretionary funds towards establishing a neighborhood block grant program. The neighborhood block grant program was intended to improve the appearance of neighborhood streetscapes and build relationships among property owners by funding physical improvements on private property and in the public right-of-way that would improve the appearance of a given block. Although individual property owners were not precluded from applying, grant applications that included multiple property owners were “weighted” heavier in the grant selection process; for more information on the program refer to the original 1998 University Neighborhood Revitalization Plan. Since adoption of the Revitalization Plan the University Neighborhood Coalition established a Neighborhood Block Grant Committee that first developed and then administered the program. Most of the \$300,000 has been awarded, and the UNC is in the process of allocating the funds.

The University Neighborhoods Coalition would like to continue this program but an additional pot of money needs to be identified to fund a future grant cycle. The one-time discretionary funds were allocated as part of the former Neighborhood Revitalization Strategy and it is not anticipated that such funding will be available again. While SNI redevelopment funds could be allocated towards the creation of a City Administered program that could fund the type of private property improvements that are the focus of the neighborhood block grant program, restrictions on the use of these funds preclude granting a neighborhood coalition a pot of money to administer a neighborhood grant program. The UNC would like to administer its own program because it builds leadership and skill within the Coalition and helps to build relationships amongst coalition and community members. In addition, funds administered by the UNC have less restrictions than funds administered by the City, property owners from the University neighborhoods have more flexibility in

how the funds are spent. To continue a UNC administered neighborhood block grant program, additional sources of funding will need to be identified.

<p>13. Hire a part time grant writer to apply for grants to fund the neighborhood block grant program.</p> <p>Timeframes: Immediate-term</p> <p>Community Leads: University Neighborhoods Coalition</p> <p>City Responsible Party: Parks, Recreation and Neighborhood Services</p>	<p>Action: The University Neighborhoods Coalition has allocated a portion of its one-time discretionary funds to hire a part time grant writer to seek out and apply for funding to extend the neighborhood block grant program. Community Foundation of Silicon Valley (SFSV), currently is the fiscal agent for the UNC one-time discretionary funds, has expertise in helping communities seek grants and could help the University Neighborhoods identify a possible grant writer. Parks, Recreation and Neighborhood Services should also assist the UNC with hiring a grant writer. Furthermore, SFSV and PRNS staff could help to identify potential grant programs to which the UNC could apply.</p>
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14. Strengthen and Improve Neighborhood Businesses

The University neighborhoods contain a number of small “mom and pop” businesses that, for the most part, serve the surrounding neighborhood and the University students, faculty and staff. These businesses are primarily located along East William Street and on East San Carlos between 10th and 11th Street. The University community sees most of these businesses as an asset, contributing to the pedestrian oriented character of their neighborhoods, and would like to see these businesses strengthened. The approach recommended by this *Plan* to achieve this objective is to improve the physical condition and appearance of the existing businesses, enhance the marketing and management skills of the businesses as necessary, and create a neighborhood business association that can advocate for neighborhood business needs and work with the University Neighborhoods Coalition on common needs and issues. The appendix of the original *Neighborhood Revitalization Strategy* contains examples of recommended façade and property improvements to neighborhood businesses that should be referred to when exterior improvements are planned.

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<p>14a. Encourage commercial property owners to participate in the commercial façade program</p> <p>Timeframe: Short-term</p> <p>City Department Lead: The Redevelopment Agency</p> <p>Community Leads: Business and commercial property owners; University Neighborhoods Coalition</p>	<p>Action: Once the SNI Redevelopment Area is established, commercial properties will be eligible for the Redevelopment Agency’s commercial façade improvement program. The UNC and RDA should work together to encourage neighborhood commercial property owners to apply for grants and loans to improve the facades of their buildings. Business owners who do not own their property should also encourage the owners of their business’s property to apply for these grants and loans.</p>
<p>14b. Promote available business assistance programs to neighborhood businesses</p> <p>Timeframe: Short-term</p> <p>City Department Lead: Office of Economic Development</p> <p>Community Lead: University Neighborhoods Coalition</p>	<p>Action: The Office of Economic Development, together with the UNC, should promote and encourage neighborhood businesses to avail themselves of the existing business assistance programs offered by the City of San Jose’s Entrepreneur Center and the Silicon Valley Small Business Development Center.</p>
<p>14c. Explore the establishment of a University Neighborhoods business association</p> <p>Timeframe: Short-term</p> <p>City Department Lead: Office of Economic Development The Redevelopment Agency</p> <p>Community Lead: Neighborhood Businesses</p>	<p>Action: The Office of Economic Development, in collaboration with the Silicon Valley Chamber of Commerce and the Redevelopment Agency, should work with businesses within the University Neighborhoods area to determine the level of interest in developing a neighborhood business association. If there is a critical mass of business owners interested in developing such an association, the Redevelopment Agency should work with these owners to establish one.</p>

15. Re-evaluate the feasibility of converting 3rd and 4th Streets between Julian and Interstate 280.

As part of the Downtown Access Study, the feasibility of converting both South and North 3rd and 4th Streets back to two-way streets or from three-lane to two-lane streets was investigated. The Downtown Access study determined that this paired one-way couplet provides, and will need to continue to provide, one of the primary connections between the downtown and the area to the south and Interstate 280. Therefore, the study recommended that 3rd and 4th Streets be left in their present configuration. It should be noted that as part of the study, a new frontage road from the 7th Street off-ramp to 3rd Street is recommended to improve connections to the downtown, while removing vehicles from the core of the South University Neighborhood.

The University Neighborhoods is still very supportive of the conversion of 3rd and 4th Streets back to two-way streets. After the proposed conversion of the other couplets has been completed, and after the proposed extension of the 7th Street off-ramp to 3rd Street has been completed, if this project is carried forward, this plan recommends that the Department of Transportation re-evaluate the conversion of 3rd and 4th Streets. The re-evaluation should look at full conversion of 3rd and 4th Streets to two way streets, and if this is not feasible, than the reduction of 3rd and 4th Streets from three lane to two lane one-way streets.

<p>15. Reevaluate feasibility of converting 3rd and 4th Streets</p> <p>Timeframes: Medium-term</p> <p>City Department Project Lead: Department of Transportation</p>	<p>Action: After the proposed conversions of the other couplets are completed and after the extension of the 7th Street on-ramp to 3rd Street is completed, the Department of Transportation should reevaluate the conversion of 3rd and 4th Streets. A multitude of options should be explored to make 3rd and 4th Streets more of a neighborhood street in character. Because 3rd and 4th will likely continue to be needed to provide good access to downtown, the study should not just look at complete conversion of these couplets to two-way streets but should also investigate the feasibility of reducing the streets to two lane one-way couplets.</p>
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Action Plan

The overall Action Plan contains not only the “Top Ten” items but those actions that, while not “Top Ten” priorities, are still important to the community to achieve their goals and objectives and improve the livability of their neighborhoods. Many of the actions contained in this section are from the original Plan and are not modified. A handful of the original actions were modified to reflect the current status of a given action. In addition, there are many new actions that were developed to respond to new issues identified by the community as part of the Plan Update process or were developed as a new approach to address a given issue identified in the original plan process. This Updated Action Plan is intended to supersede the Action Plan in the original Revitalization Plan document. It should be noted that this Action Plan is organized under the same goals and objectives headings used in the original document, except that one new category heading was added: Neighborhood Services. It should also be noted that those actions from the original Plan that have been successfully completed have been removed from this updated Action Plan. These completed items are listed in the *Introduction* of this *Plan Update* document.

The Action Plan Matrix

Following the overall Action Plan is the action plan summary matrix for all the recommended actions. This matrix summarizes the recommended actions and identifies the timeframe and responsible parties for each action. In addition, the Action Pan matrix identifies likely and potential funding sources for a given action and identifies which Community Service Area (CSA) a given action will fall under. The purpose of identifying the CSA’s is to help align the City budgets with the implementation of this and the other SNI plans. The “Top Ten” Action Items are included in the matrix and are highlighted.

NEIGHBORHOOD SECURITY ACTIONS

TRAFFIC AND PEDESTRIAN SAFETY

1. Evaluate traffic control conditions at the intersection of 3rd and Reed Streets for possible improvement.

Timeframe: Short-term

City Department Lead:
Department of Transportation

Action: Considerable improvements have been made to improve the traffic safety for the intersection of 3rd and Reed Streets. However, more could be done to further improve traffic safety at this intersection. The Department of Transportation should continue to investigate the following: 1) whether the hedge at the mortuary site, located at the

Other Responsible Department:
Planning, Building and Code
Enforcement (Code Enforcement
Division).

southwest corner of 3rd and Reed Streets, is in compliance with Zoning and other Municipal Code requirements; 2) if trimming the hedge might help improve traffic visibility; and, 3) whether removing parking on the west side of the south leg of the intersection and/or possible improvements in the signal progression for eastbound vehicles may improve safety at this intersection. Also, community representatives could speak to the mortuary property owner regarding trimming the hedge since City staff has already attempted to suggest hedge trimming to the property owner with little success. It should be noted that South 3rd Street south of Interstate 280 is planned for conversion back to two-way traffic. When this occurs line of sight improvements may no longer be needed.

2. Investigate lane restriping on the westbound segment of San Fernando Street between 9th and 10th Streets (near the SJSU parking garage).

Timeframe: Short-term

City Department Lead:
Department of Transportation

Action: The Department of Transportation should investigate re-striping or redesigning westbound San Fernando Street between 9th and 10th Street, as the road approaches the SJSU parking garage, to direct motorists and to improve vehicle safety.

3. Improve pedestrian access at gateway entrances to SJSU campus

Timeframe: Intermediate-term

City Department Lead:
Department of Transportation

Action: To enhance pedestrian safety and access DOT should study the feasibility of constructing pedestrian enhancements at main pedestrian entrances to campus (5th and San Fernando, 6th and San Fernando, 9th and San Fernando, 5th and San Salvador, 6th and San Salvador and 7th and San Salvador Streets). Pedestrian enhancements to be studied should include curb bulb-outs, improved crosswalks (including but not limited to

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lit or textured crosswalks) and new stop signs or traffic signals. Any improvements should be coordinated with the University to ensure that improvements are compatible and are integrated with any improvements or development being conducted at the campus.

In addition, the design and type of pedestrian improvements at these campus entrances should be consistent with the design and type of improvements conducted along the proposed pedestrian corridors. In particular, the improvements conducted at the SJSU gateway entrances at the intersection of 5th and San Fernando and 7th and San Salvador should be cohesive with the proposed 5th and 7th Street and pedestrian corridors.

4. Consider removing the southern crosswalk at the intersection of 10th and San Carlos Streets.

Timeframe: Short-term

City Department Lead:
Department of Transportation

Action: The Department of Transportation should investigate the elimination of the southern crosswalk at the intersection of 10th and San Carlos Streets. This crosswalk may be causing delay for westbound traffic turning south on to West Carlos Street.

5. Reduce speeding problems in the University Neighborhoods through more intensive enforcement of current speed limits.

Timeframe: Short-term and on-going as needed

City Department Lead:
Police (Traffic Enforcement Unit)

Action: The Traffic Enforcement Unit of the Police Department should focus its enforcement efforts on specific streets where speeding is identified as a problem. These streets include 3rd, 4th, 7th, 10th, 11th, Reed, William, and San Fernando Streets. Radar equipment should be used in this effort both as an enforcement mechanism and a means to educate vehicle operators about the safety hazards associated with speeding.

6. Convert 10th and 11th Streets one-way couplets to decrease speed and improve neighborhood cohesion.

This is “Top Ten” Action item number 4a through 4d. Refer to “Top Ten” Action Plan.

7. Re-evaluate the feasibility of converting 3rd and 4th Streets between Julian and Interstate 280.

This is Priority Action item number 15. Refer to “Top Ten” Action Plan – Additional Priorities.

8. Address safety issues, as needed, with the VTA bus stops adjacent to Lowell Elementary School.

Action: VTA staff has already investigated concerns with the bus stop adjacent to Lowell Elementary School, as expressed in the Improvement Plan chapter, and have determined that relocation of the bus stop is not feasible and, in fact, could create more problems. If safety issues arise, however, school staff, parents and/or residents should report these issues to the Department of Transportation. The Department of Transportation should then work with the VTA to investigate and resolve the issues.

Timeframe: Ongoing, as needed.

City Department Lead:
Department of Transportation

Other Responsible Parties:
Staff at Lowell Elementary School;
Parents and residents;
The Valley Transportation Authority

9. Conduct pedestrian access enhancement study around Lowell Elementary School.

Action: The Department of Transportation should include Lowell Elementary School in the new Access Enhancement Program to determine how pedestrian access and safety can be enhanced around the School. As part of the study, the need for pedestrian and traffic signage should be evaluated.

Timeframe: Short-term

City Department Lead:
Department of Transportation

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10. Modify or shrink elementary school student attendance areas to reduce the distance that neighborhood children have to walk or be driven to school.

Timeframe: Short-term

Community Lead:

The University Neighborhoods Coalition;
Neighborhood parents

Additional Lead:

San Jose Unified School District

Action: The University Neighborhoods Coalition should work with the San Jose Unified School District to explore the possibility of modifying the elementary school student attendance areas to reduce the distance that neighborhood children have to walk or be driven to school.

11. Reduce large vehicle traffic on South 3rd, 4th, 5th, 7th, 13th and 14th Streets.

Timeframe: Short-term

City Department Lead:

Department of Transportation

Other Responsible Parties:

The Campus Community Association
The University Neighborhoods Coalition

Action: Investigate how much truck traffic is occurring on 3rd, 4th, 7th, 13th and 14th street and how much school and tour bus traffic is occurring on 5th Street and develop potential strategies to reduce, as necessary, large vehicle traffic on these streets.

Some of the traffic on 7th and 14th Street was due to truck traffic going to and from the new Walgreens on 17th and Santa Clara Streets. The management at Walgreens was approached and asked to direct their delivery truck drivers to stay on the major through fares in the area. They have done this and there has been a modest reduction in Truck Traffic on South 7th and in the Naglee Park neighborhood. Similar approaches should be attempted to address large vehicle traffic on the other identified streets.

12. Develop pedestrian corridors on identified streets.

This is “Top Ten” Action item number 5a through 5e. Refer to “Top Ten” Action Plan.

13. Conduct a Traffic Calming Study on identified streets and institute traffic calming improvements as feasible and needed.

Action: The Department of Transportation, working with the University Neighborhoods Coalition, should develop a neighborhood traffic

Timeframe: Short-term

City Department Lead:
Department of Transportation

Other Responsible Parties:
The University Neighborhoods Coalition

calming committee consisting of residents from throughout the Plan area as well as residents adjacent to those streets identified as having a problem with speeding. DOT should then work with this committee to develop strategies to reduce speeding on, but not limited to, South 3rd and 4th (between Virginia and San Fernando Streets), 7th, 10th, 11th, 12th, 13th, East San Fernando, Margaret (adjacent to Lowell Elementary School at the I 280 off-ramp), and Reed Streets and the intersection of 14th and William Streets.

14. Explore re-routing the VTA Route 72 out of the Naglee Park Neighborhood.

Timeframe: Short-term

Community Leads:
Campus Community Association;
University Neighborhoods Coalition

Other Responsible Parties:
Valley Transportation Authority (VTA)

Action: The Campus Community Association and the University Neighborhoods Coalition should request that the VTA explore the possibility of rerouting Route 72 off of East San Carlos Street and on to a major street that does not run through the residential portion of Naglee Park.

15. Consider changing the policies warranting the use of the N.A.C.O.P. program.

Timeframe: Short-term

City Department Lead:
Department of Transportation

Action: The Department of Transportation should review the existing policy warranting the implementation of the NASCOP program and consider changing the policy to make the City more responsive to neighborhood requests for this program. If changing the policy would likely result in more requests for the program, then the Department should also explore funding options to expand the NASCOP program.

It should be noted that NASCOP equipment currently is only effective on

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streets with one lane of travel in each direction, therefore NASCOP could not be used on any of the one-way multi-lane couplet streets found throughout the University SNI plan area.

CRIME AND GANG ACTIVITY

16. Strengthen relationship between police and community.

Timeframe: Immediate-term to ongoing.

City Department Lead:
San Jose Police Department

Additional Lead:
San Jose State University Police Department

Community Leads:
University Neighborhoods Coalition;
South University Neighborhoods Association;
Campus Community Association;
Horace Mann Neighborhood Association;
Individual residents and Businesses.

Action: The City of San Jose Police Department and the San Jose State University Police Department should strengthen its existing relationship with the community by attending community and neighborhood association meetings and by developing ongoing working relationships with the University Neighborhoods Coalition, the Campus Community Association, the South University Neighborhoods Association and the Horrace Mann Neighborhood Association. The Police Department should also attend neighborhood association meetings to train community members to report criminal and suspicious activity. Working together, community members, business owners, neighborhood organizations, and the Police should identify the locations and types of criminal activity occurring in the area, and develop strategies to reduce the level of crime.

17. Consider changing Police rotation from every 6 months to annually.

Timeframe: Medium-term

City Department Lead: San Jose Police Department

Action: To further strengthen relationships between community members and the Police Beat officers, the Police Department should consider changing the current policy of rotating the beats of Police offices from every 6th months to annually.

18. Establish Neighborhood Watch program as necessary.

Timeframe: Immediate and ongoing

Community Leads:

Residents;
The University Neighborhoods Association;
South University Neighborhoods Association;
Campus Community Association;
Horace Mann Neighborhood Association

City Department Lead:

San Jose Police Department

Action: To discourage criminal activity, residents should consider establishing a Neighborhood Watch Program on their blocks. Residents should contact the Police Department, Crime Prevention Unit, to receive training on the Neighborhood Watch Program. The University Neighborhoods Coalition and the other neighborhood associations should promote this program to its members and encourage residents to participate. Crime Prevention Staff should be invited to association meetings to explain the benefits of the program and how residents can participate.

19. Provide recreational activities for area youth to discourage crime and gang activity.

Timeframe: Short-term to ongoing.

City Department Lead:

Parks, Recreation and Neighborhood Services

Action: Youth recreational activities should continue to be provided and/or expanded at local schools and at the new Washington Area Youth Center operated by PRNS staff. PRNS staff can provide Gang Intervention Programs at the Youth Center to assist young people in leaving gang culture and to reduce the recruitment of young people into gangs.

20. Work with property owners to remove nuisance pay phones from private property.

Timeframe: As needed

City Responsible Lead: Planning, Building and Code Enforcement, Code Enforcement Division

Other Responsible Parties:

Property Owners

Action: In those locations where crime and/or nuisance activities are occurring, Code Enforcement should work with the adjacent property and business owner to restrict pay phones to out going calls only. If the phones continue to attract or contribute to nuisance activity, Code Enforcement should work with the property and business owner to relocate the given phones inside the business. As a last resort, Code should pursue removing the phones altogether.

In addition to the above actions, another option to be explored with business owners is to play classical music outside

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of their businesses as a means to discourage loitering.

LIGHTING

21. Install historic style pedestrian scale streetlights at identified locations and street segments.

This is “Top Ten” Action Item number 8a through 8c. Refer to “Top Ten” Action Plan.

22. Determine if and what kind of additional lighting is necessary along a portion of S. 10th Street San Fernando and San Salvador Streets.

Action: Public Works should determine if and what kind of lighting improvements are needed along S. 10th Street between San Fernando and San Salvador Street. The University Neighborhoods Coalition, together with Public Works, should then apply for CDBG funding to pay for the lighting improvements.

Timeframe: Short-term.

City Department Lead: Public Works

Community Lead: University Neighborhoods Coalition

23. Install lighting on private properties along alleys.

Action: The University Neighborhoods Coalition should work with private property owners to install motion censored lights along the backs of their private properties in the University Neighborhoods’ alleys. The University Neighborhoods Coalition, together with property owners, should apply for CAP or SNAP grants to pay for the light fixtures.

Timeframe: Short-term

Community Lead: University Neighborhoods Coalition

Other Responsible Parties:
Property owners

24. Improve lighting at the SJSU Corporation Yard.

Action: San Jose State University should investigate the condition of its existing lighting along the S. 10th Street building wall of the SJSU Corporation Yard and repair or replace those lights that are not properly functioning.

Timeframe: Short-term

Responsible Party: San Jose State University

ALLEYWAYS

25. Alley between 5th, 6th, Margaret and Reed Streets.

This is “Top Ten” Action Item number 2a through 2b. Refer to “Top Ten” Action Plan.

26. Encourage private property owners to make improvements to enhance security in the alley and beautify the alley.

Action: The University Neighborhoods Coalition and Planning Division staff should encourage property owners to make improvements to their properties along the alleys consistent with the improvements described in the Improvement Plan chapter of the Revitalization Plan. A possible funding source for these improvements could be the expanded University Neighborhoods Block Grants program . If the Redevelopment Agency establishes a program to fund exterior property improvements on residential properties, the alleyway improvements described in the Revitalization Plan should be eligible for funding.

Timeframe: Short to intermediate-term

City Department Lead:

Planning, Building, and Code Enforcement - Planning Division

Community Lead:

University Neighborhoods Coalition;
Individual property owners

NEIGHBORHOOD CHARACTER AND LAND USE ACTIONS

STREET AND STREETScape MAINTENANCE

27. Improve the appearance of buildings and front yards in the University Neighborhoods by encouraging property owners to make simple improvements to their buildings and sites that do not require major financial investment.

Action: Property owners should implement the simple and effective building façade and yard improvements described in the Improvement Plan chapter to enhance the appearance of their properties. The costs associated with these improvements are primarily the responsibility of the owners of these properties. The most effective way to

Timeframe: Short-term to ongoing.

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Community Lead:

Property and business owners;
University Neighborhoods Coalition

City Department Lead:

Planning, Building and Code
Enforcement, Planning Division

finance these improvements, however, might be a combination of private financing, housing rehabilitation loans and paint grants, and UNRP neighborhood block grants. This combination of funding will make both private and public improvement resources go farther.

The Department of Planning, Building and Code Enforcement (PBCE) will be responsible for processing all development permits necessary to implement the improvements to private properties. Property owners should be prepared to comply with the improvement suggestions in this Plan when making any physical changes to their properties.

28. Promote available City rehabilitation loan and paint grant programs to property owners.

Timeframe: On-going

City Department Lead:

Housing Department

Other Responsible City Departments:

Planning, Building and Code
Enforcement, Code Enforcement
Division

Community Lead Party:

University Neighborhoods Coalition

Action: The Housing Department should consider promoting the new and expanded City rehabilitation grants and loans and the paint grant programs, in part, by conducting seminars within the revitalization area to assist property owners with the completion and submittal of loan and grant applications. The University Neighborhoods Coalition should promote available loan and grant programs by informing property owners of their availability and working directly with owners of properties identified as in need of improvement. While addressing code compliance issues, Code Enforcement should also inform property owners of available rehabilitation loan and grant programs where applicable.

29. Create and reproduce a flyer to inform landlords and property owners of City resources available to rehabilitate and improve properties.

Action: The University Neighborhoods Advisory Group set aside \$4,000 to create and reproduce a flyer to inform landlords and property owners of the City resources available to rehabilitate

Timeframe: Short-term

City Department Lead:
Parks, Recreation and
Neighborhood Services

Community Lead:
University Neighborhoods Coalition;
Property owners

and improve properties. PRNS and the University Neighborhoods Coalition should work together to hire a graphics consultant and a printer to produce an attractive and useful brochure that describes the responsibilities of property owners, the need for property maintenance, and how ongoing maintenance and property improvements can increase property value.

30. Consider the development of a streetscape and residential façade improvement grant or loan program.

Timeframe: Immediate-term

City Department Lead:
The Redevelopment Agency

Other Responsible City Department:
Housing Department

Action: The Redevelopment Agency together with the Housing Department should consider and evaluate the feasibility of establishing a streetscape beautification grant or loan program that would fund front yard landscaping, and façade improvements for single family and multi-family properties. Examples of the type of improvements that should be funded are described in the appendix. To encourage property owners to work together and to have a greater impact, grant applications could require that multiple property owners on a block apply together for improvements.

31. Identify and secure a source of funding to continue the Neighborhood Block Grant Program.

32. Pursue under grounding of utility lines along key streets when funding becomes available.

Timeframe: Long-term

City Department Lead: Public Works

Other Responsible Party: Property owners

This is Priority Action Item number 13. Refer to “Top Ten” Action Plan – Additional Priorities.

Action: Pacific, Gas and Electric has a program to pay for the under grounding of utilities on arterial streets. Because of PG&E’s current fiscal situation this program, the Rule 20A fund, is currently not funded. If and when this program is funded, the Department of Public Works should add the street segments identified in the Improvement Plan to the City’s list of undergrounding projects to be considered for the expenditure of PG&E Rule 20A funds.

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33. Beautify neighborhood gateways.

This is Priority Action Item number 12a through 12b. Refer to “Top Ten” Action Plan – Additional Priorities.

34. Replace dead or missing street trees.

Timeframe: Immediate-term

City Department Lead:
Department of Transportation

Community Leads:
University Neighborhoods Coalition;
Private property owners

Action: The University Neighborhoods Advisory Group set aside \$5,000 to replace dead or missing street trees. The University Neighborhoods Coalition should identify those areas with dead and dying street trees and inform the Department of Transportation of these locations. The Department of Transportation (DOT) should remove these dead and dying street trees. After permits have been obtained from the City Arborist, the University Neighborhoods Coalition together with property owners should plant new trees. Our City Forest can assist with the planting of these trees. Trees should only be planted in locations where adjacent property owners support their planting and they or others in the community agree to maintain them.

35. Repair street paving, curbs, gutters and sidewalks where necessary. Continue regular City street maintenance program.

Timeframe: On-going and as needed

City Department Lead:
Department of Transportation

Other Responsible Parties: Individual property owners

Action: The membership of the University Neighborhoods Coalition should identify those areas where street repairs are necessary and report them to the Department of Transportation. Department of Transportation staff are committed to investigating the problem and beginning repairs within a reasonable time. Many potholes, for example, can be fixed by emergency repair crews within 48 hours.

Property owners are responsible for maintaining sidewalks, curb and gutters adjacent to their properties. The Department of Transportation

administers a sidewalk repair program that provides matching grants to property owners of owner-occupied single-family dwellings and duplexes. The Department of Transportation will reimburse 100% of the estimated cost of repairs. If a property owner qualifies for the Financial Hardship Program, the Department of Transportation will perform the work and pay for the entire cost of the repairs. Eligibility for this program is based on household income level and the number of residents per household. Repairs to curbs and gutters, if necessary, may be made at the same time sidewalk repairs are made. For rental units and other properties, curb, gutter and sidewalk repairs are made at the property owner's expense. If the program is extended, property owners could apply with other property owners on their block for a UNC administered Neighborhood Block Grant that could fund a portion of these improvements.

36. Inform property owners of resources available for curb, gutter and sidewalk repair.

Timeframe: Short to medium-term

City Department Lead:
Parks, Recreation and Neighborhood Services.

Community Lead: University Neighborhoods Coalition.

Action: The University Neighborhoods Coalition, with assistance from PRNS staff, should create an outreach program to inform homeowners of the resources available for curb, gutter and sidewalk repair. The outreach efforts should be focused first on streets that are proposed to be pedestrian corridors and at or adjacent to gateway intersections into the neighborhood.

37. Repair clogged storm drains.

Timeframe: Immediate-term to ongoing

City Department Lead:

Action: The Department of Transportation should investigate areas identified by the community as having clogged storm drains and perform any necessary maintenance and repairs. The University Neighborhoods Coalition

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Department of Transportation

should develop a volunteer system to monitor storm drains in the area during and after the rainy season and report clogged drains to the Department of Transportation for action.

38. Explore the feasibility of establishing homeowner renovation and maintenance training program.

Timeframe: Short-term

City Department Lead:
Housing Department

Other Responsible Parties:
Neighborhood Housing Services of Silicon Valley

Action: The Housing Department should work with Neighborhood Housing Services (NHS) of Silicon Valley to explore the feasibility of establishing homeowner training programs to educate property owners on maintaining and restoring their homes.

39. Improve street sweeping in the University neighborhoods.

Timeframe: On-going

City Department Lead: Department of Transportation

Other Responsible Parties:
University Neighborhoods Coalition;
Neighborhood Associations;
Residents

Action: Currently city-wide street sweeping occurs once a month. To address concerns city-wide, street sweeping will be done twice a month beginning July 2002. If this change in policy does not improve the street sweeping of the University Neighborhoods, UNC could contact the Department of Transportation. DOT should then work with their street sweeping contractors to ensure that they are meeting their contractual obligations. Beginning July 1, 2002 residents can also call (408) 277-2700 (Recycle Plus Customer Service) to report street sweeping problems. If street sweeping problems persist, the University Neighborhoods Coalition or the neighborhood associations should consult with Department of Transportation staff.

40. Explore the potential for removing billboards from the University Neighborhoods.

Timeframe: Intermediate-term

City Department Lead:

Department of Planning, Building and Code Enforcement – Planning Division

Action: Explore the possibility of removing billboards within the neighborhood through purchase or other means.

41. Conduct physical improvements around the perimeter of Lowell Elementary School.

Timeframe: Intermediate-term

Community Lead:

University Neighborhoods Coalition

Other Lead:

San Jose Unified School District

Action: The University Neighborhoods Coalition should explore with the San Jose School District the possibility of replacing the chain link fence around Lowell with a more attractive fence that provides the same or greater degree of security for school children. The UNC was awarded a SNAP grant to beautify the parkstrips around the school by planting low maintenance landscaping where needed and feasible, and by better maintaining existing landscaping.

42. Report improperly installed air condition units.

Timeframe: Ongoing

Community Lead: Residents

Other Responsible City Department:

Planning, Building and Code Enforcement, Code Enforcement Division

Action: If residents identify air condition units that may be improperly installed and may be jeopardizing the health and safety of the public they should report the given property to Code Enforcement.

PARKING

43. Pursue the creation of a residential permit-parking program and, if feasible, establish such a program in the North, East, and South Campus Neighborhoods.

This is “Top Ten” Action Item number 6. Refer to “Top Ten” Action Plan.

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44. Encourage San Jose State University to provide additional parking opportunities for students to reduce student demand for on-street parking.

Timeframe: Short-term and on-going

City Department Leads:

City Manager's Office;
Council District 3 Office

Community Lead:

The University Neighborhoods Coalition

Others Responsible Party:

San Jose State University

Action: San Jose State University has begun a program of shuttling students from the Spartan Stadium parking lot to the University as a way of providing more parking. SJSU should expand this program by reducing parking rates for those students using the shuttle service and by increasing the number of shuttles used. The University Neighborhoods Coalition should monitor the student parking situation to determine the effectiveness of the University's efforts.

45. Increase number of on-street parking spaces.

Timeframe: Intermediate-term

City Department Lead:

Department of Transportation

Other Responsible Department:

Planning, Building
and Code Enforcement, Planning
Division

Action: Planning and the Department of Transportation staff should investigate the feasibility of creating additional angled on-street parking on 5th Street between William and Reed Streets. Once final feasibility has been established, Planning staff will inform the property owners of adjacent properties of the City's plans to install additional parking to determine if there are any concerns. The Department of Transportation will install the angled parking, if feasible.

46. Encourage SJSU to share its parking garages with area residents.

Timeframe: Short-term

City Department Lead:

Parks, Recreation and Neighborhood
Services

Other Responsible Parties:

Multi-family property owners;

Action: PRNS staff should coordinate meetings between SJSU and nearby multi-family property owners to explore allowing area residents to use the SJSU parking garages on San Fernando Street for nighttime parking (9 or 10 p.m. to 7 a.m.). Apartment property owners and SJSU should work together to craft agreements allowing the apartment residents to use these garages. PRNS staff should monitor how well these

San Jose State University

agreements are working if they are established.

47. Reduce and, if possible, eliminate illegal front yard parking.

Timeframe: Short to long-term.

City Department Lead:

Planning, Building and Code Enforcement, Code Enforcement and Planning Divisions

Other Responsible City Departments:

Parks, Recreation and Neighborhood Services

Community Leads: Multi-family property owners;

The University Neighborhoods Coalition

Action: The Code Enforcement Division of the Department of Planning, Building and Code Enforcement should continue to cite vehicles illegally parked in the front yards of residences. Vehicles may be parked only on those parts of front yards that are legally paved.

For multi-family residential properties, paving requires a development permit and can be used only for parking in excess of required parking per the Zoning Code. Where parking spaces are being illegally provided in multi-family residential front yards and are not removed within a reasonable time upon citation, the University Neighborhoods Coalition, Code Enforcement and PRNS should meet with these property owners to explore options for permanently discontinuing these violations. Planning staff will provide direction on the types of improvements necessary and identify and implement necessary permit procedures. Property owners could pool their resources and/or apply for a neighborhood block grant to finance these improvements as part of an overall block improvement plan, if the neighborhood block grant program is expanded.

48. Explore the feasibility of installing bilingual parking permit street signs.

Timeframe: Short-term

City Department Lead:

The Department of Transportation

Action: The Department of Transportation should explore the feasibility and cost implications of installing bilingual (Spanish and English) parking permit signs in those portions of the neighborhood that have or are to have permit parking.

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49. Install bike racks in commercial districts within the University neighborhoods.

Timeframe: Intermediate-term

City Department Leads:
Planning, Building and Code Enforcement, Planning Division;
The Redevelopment Agency

Action: When commercial property owners apply for Planning permits to redevelop or alter their properties, the Department of Planning, Building and Code Enforcement should ensure that bicycle racks are installed consistent with the Zoning Code. In addition, the Redevelopment Agency should request that those commercial property owners that are applying for Agency façade improvement assistance install bike racks.

LAND USE

50. Remove, or bring into compliance, all illegal uses.

Timeframe: Immediate-term and ongoing

City Department Lead:
Planning, Building and Code Enforcement, Code Enforcement Division

Community Lead:
Residents and property owners

Action: Code Enforcement Division staff should identify illegal uses, or uses that do not comply with the Zoning Code. Public health and safety violations should be dealt with immediately by Code Enforcement. Less time critical violations should be prioritized for action with Project Crackdown staff. Property owners are ultimately responsible for bringing their properties into compliance with the Code.

Community members should inform Code Enforcement of illegal uses that are a threat to the health and safety of the public or are detracting from the quality of life in the neighborhood.

51. Amend the Zoning Districts of those properties where commercial uses should remain.

Timeframe: Intermediate-term

City Department Lead:
Planning, Building and Code Enforcement, Planning Division

Action: Planning staff should initiate the rezoning of commercial properties from Commercial General (CG) and Commercial Neighborhood (CN) to Commercial Pedestrian (CP) to ensure that neighborhood serving and pedestrian scale commercial uses, that are compatible with existing residential uses, are encouraged.

52. Rezone specific parcels to preserve existing residential uses.

Timeframe: Intermediate-term

City Department Lead:
Planning, Building and
Code Enforcement, Planning Division

Action: Planning staff should work with property owners to explore the feasibility of rezoning certain areas of the University Neighborhoods, such as the residential area south of Reed Street, the properties on 11th Street between San Fernando and Santa Clara, and other areas that are predominately single-family residential, to help preserve the existing single-family residential and historic character of those portions of the University Neighborhoods. In addition, residential properties currently zoned for commercial use should be rezoned to Residential Districts for consistency.

53. Explore changing the General Plan Land Use designation for portions of the area with concentrations of single family homes.

Timeframe: Medium-term

City Department Lead:
Planning, Building and Code
Enforcement, Planning Division

Action: Conduct a study to identify appropriate locations (those with concentrations of single-family homes) to consider changing the General Plan land use designations to a lower residential density than which currently exist as a strategy to preserve and enhance single-family uses.

54. Encourage use of solar energy technologies in the University neighborhoods.

Timeframe: On-going

City Department Lead:
Environmental Services Division

Community Lead:
University Neighborhoods Coalition

Action: The University Neighborhoods Coalition should work with the City of San Jose's Environmental Services Division to inform residents about existing City and State programs that encourage the installation of solar energy technologies in residences and commercial properties. Currently the City of San Jose waives the development taxes for solar installation projects that qualify.

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PARKS AND RECREATION

55. Increase park and open space lands as well as recreational opportunities in the University Neighborhoods.

Timeframe: Short to long-term.

City Department Lead:
Parks, Recreation and Neighborhood Services, Parks Division

Action: Use the Parkland Dedication Ordinance funding from new residential development or other funding sources to acquire and develop vacant land in the University Neighborhoods area for park use. The development of the City owned vacant parcels located at the southwest corner of 6th and William Streets should be considered the first priority for funding as this is a “Top Ten” priority.

56. Create play areas for children in apartment buildings.

Timeframe: Short-term and as opportunities arise

City Department Lead:
The Department of Planning, Building and Code Enforcement, Planning Division

Action: The Planning Division should ensure that new multi-family developments have adequate, secure play areas for children. For existing large multi-family properties that pursue renovation on projects which require Planning Permits, Planning should work with property owners to include opportunities, as feasible, for creating play areas for the children of tenants.

57. Develop neighborhood park at 6th Street and William Street.

This is “Top Ten” Action Item number 1a through 1c. Refer to “Top Ten” Action Plan.

58. Explore options available for a public children’s swimming pool on San Jose State University campus.

Timeframe: Short-term

Community Lead:
University Neighborhoods Coalition

Action: The University Neighborhoods Coalition should explore the possibility of developing a pool for children on the SJSU campus, or allow programming that allows children the opportunity to use existing facilities.

Other Responsible Party:
San Jose State University

59. Explore feasibility of park at 11th and William Streets.

Timeframe: Short-term

City Department Lead:
Parks, Recreation and Neighborhood Services, Parks Division

Action: Explore the feasibility of developing a neighborhood pocket park on the vacant parcel at the intersection of 11th and William Streets. If feasible, the Parks Division should work with the Council District 3 Office to identify possible funding sources to pay for this project. Further discussion on the redevelopment options at 11th and William can be found in the Redevelopment Chapter of this plan.

60. Develop Coyote Creek Trail.

This is “Top Ten” Action Item number 3a through 3d. Refer to “Top Ten” Action Plan.

61. Consider the development of a skate park and/or a dog park underneath Interstate 280.

Timeframe: Immediate-term

City Department Leads:
Planning, Building and Code Enforcement, Planning Division; The Redevelopment Agency

Action: The University Neighborhoods expressed an interest in exploring the feasibility of developing a skate park and/or dog park under Interstate 280 between South 1st and 3rd Streets. The SOFA Strategic Development Plan Process, the Market Almaden Improvement Plan, and the Spartan Keyes Improvement Plan also have an interest in the use and development of these areas. The City should investigate what uses are feasible at this location and, working with all interested parties, should develop a master plan for the areas under Interstate 280.

62. Explore feasibility of developing a community garden in the area.

Timeframe: Short-term

City Department Lead:
Parks, Recreation and Neighborhood Services, Parks Division

Action: Parks Division should explore the feasibility of developing a community garden within or near the University Neighborhoods. The vacant properties on South 8th Street between Margaret and Reed Street are a possible location that should be explored. If a community garden is feasible at this or another location, the Parks Division should work with the Council District 3 Office to identify possible funding

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN
STRONG NEIGHBORHOODS INITIATIVE UPDATE

sources to pay for the project. Further discussion on the redevelopment options for the vacant parcels on 8th Street can be found in the Redevelopment Chapter of this plan.

63. Replace modular structure at Lowell Elementary with a new modular/portable structure.

Timeframe: Medium-term

City Department Lead:
Parks, Recreation and Neighborhood Services , Parks Division

Action: The Parks Division, together with the San Jose School District, should explore replacing the existing modular building at Lowell Elementary School with a new modular/portable structure to be used as a joint youth and neighborhood center and a school facility. In addition, the Parks Division should work with the Council District 3 Office to identify possible funding sources to pay for this project.

64. Advertise availability of the SJSU sports complex to surrounding residents.

Timeframe: Short-term

Community Lead:
University Neighborhoods Coalition

Other Responsible Party:
San Jose State University

Action: The University Neighborhoods Coalition should work with San Jose State University to explore how to best advertise to surrounding neighborhood residents the availability of the SJSU sports complex.

65. Explore possibility of adding amenities along the Paseo de San Antonio.

Timeframe: Short-term

City Department Lead:
The Redevelopment Agency

Action: The Redevelopment Agency should explore the possibility of adding additional amenities, such as benches, pedestrian lighting, drinking fountains, and trees, along the Paseo de San Antonio between First Street and Fourth Street.

66. Explore the demand for and feasibility of a par exercise course.

Action: The Parks Division should explore with the University community the demand for and feasibility of

Timeframe: Short-term

City Department Lead:
Parks, Recreation and Neighborhood
Services, Parks Division

installing a par exercise course in the University Area, possibly at the William Street Park. A par course could also be included as part of the Coyote Creek Trail extension project.

HOUSING

67. Preserve and, to the extent possible, increase the supply of housing, including affordable housing, in the University Neighborhoods.

Timeframe: Short-term to ongoing

City Department Lead:
Planning, Building and Code
Enforcement, Planning Division

Other Responsible City Department:
Housing Department

Action: The City should continue to encourage the development of affordable housing in the area consistent with other goals and objectives of the Plan. Planning staff should discourage the demolition of existing affordable housing units in good-condition and encourage the property owners to work with the Housing Department to determine if they qualify for existing City housing rehabilitation and grant programs to improve their properties. PRNS staff should continue to promote these programs throughout the area. Housing rehabilitation loans help make it possible for lower income families to continue to live in the older housing stock in the area and the terms of such loans require that lower income households remain living in rehabilitated homes.

68. Encourage joint City/SJSU sponsorship of faculty and/or staff housing.

Timeframe: Short-term

City Department Lead:
Planning, Building and Code
Enforcement, Planning Division

Other Responsible Party: San Jose
State University

Action: City Staff should work with SJSU staff to explore various methods for encouraging the production of more faculty and staff housing in the area including the identification of suitable faculty/staff housing sites and the redevelopment of older multi-family housing sites. Planning staff will investigate existing General Plan housing policies to determine if these policies should be changed to encourage such development.

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69. Encourage more homeownership in the area.

Timeframe: Medium-term

City Department Leads:

Housing Department;
The Redevelopment Agency

Community Lead: University
Neighborhoods Coalition

Action: The Housing Department should work with the UNC to promote the use of eligibility programs such as the City's First Time Homebuyers program to help low-to moderate-income renters become homeowners. Potential outreach strategies could include distributing information packets at neighborhood events, and providing loan and grant writing assistance to potential applicants.

In addition, the Housing Department, working in partnership with groups like the Neighborhood Housing Services of Silicon Valley, should explore opportunities to expand existing housing programs and introduce new programs that contribute to homeownership in the area.

70. Develop policies or incentives to encourage the conversion of large multi-unit single family structures back into single family residences.

Timeframe: Medium-term

City Department Leads:

Planning, Building and Code
Enforcement, Planning Division

Action: Explore the development of City policies or incentives that could encourage property owners to convert single-family structures converted into multiple units back to single-family homes.

71. Explore option to prevent erosion of Coyote Creek's edges.

Timeframe: Short-term

City Responsible Party:

Planning, Building and Code
Enforcement, Planning Division

Action: Planning Staff should work with the Santa Clara Valley Water District to explore what, if anything, can be done to assist property owners along Coyote Creek to prevent further erosion of their properties.

Other Responsible Parties:

Santa Clara Valley Water District;
Property owners

72. Explore joint public-partnerships to build affordable rental and for sale housing.

Timeframe: Short to Medium-term

City Department Lead:
The Redevelopment Agency

Action: The Redevelopment Agency should explore joint public-private partnerships to build new, attractive and neighborhood compatible affordable rental and for-sale housing developments. Community input should be sought to identify potential sights for such projects and the community should be included in the design process of a given project to ensure that the project is a positive contribution to the neighborhood.

NEIGHBORHOOD CHARACTER

73. Preserve the existing diversity of the University Neighborhoods area including income levels, cultural identity, housing type, etc.

Timeframe: Ongoing

City Department Lead:
City Departments: Planning Building and Code Enforcement, Planning Division

Community Leads:
The University Neighborhoods Coalition;
Neighborhood Associations

Action: City Departments should continue to support the existing General Plan and explore any General Plan changes required to preserve the positive physical characteristics of the University Neighborhoods. Members of the community should continue to support activities and community programs that help preserve neighborhood diversity.

74. Encourage SJSU and the fraternities and sororities of the University Neighborhoods to better maintain and improve their properties and to be considerate neighbors.

Timeframe: Short-term to ongoing.

Community Lead:
University Neighborhoods Coalition

Other Responsible Parties: San Jose State University; Inter-Greek Council,

Action: The University Neighborhood Coalition should encourage SJSU and the fraternities and sororities to better maintain and improve their properties and to be considerate neighbors. SJSU and the fraternities and sororities should regularly inspect the properties they own and take whatever action is necessary to ensure that they are maintained in a condition that supports and enhances the surrounding neighborhoods.

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individual fraternities and sororities

75. Explore the establishment of historic or conservation districts.

This is “Top Ten” Action Item number 8a through 8c. Refer to “Top Ten” Action Plan.

76. Provide for community input on design of new development.

Action: The Planning Division, working with the Council Office, should hold community meetings to provide the community an opportunity for input on the design of high density residential development proposals in the area.

Timeframe: Immediate-term and on-going

City Department Lead:
Planning, Building and Code Enforcement, Planning Division

77. Explore the possibility of developing a grant program to help preserve and restore historic properties.

Action: The Planning Division, together with the Housing Department, should explore the possibility of a City grant or loan program to assist property owners with the preservation of historic properties.

Timeframe: Medium-term

City Department Leads:
Planning, Building and Code Enforcement, Planning Division; Housing Department

78. Develop public art within neighborhood.

Action: The Office of Cultural Affairs (OCA), together with the University Neighborhoods Coalition, should identify opportunities to develop public art such as murals and sculptures within neighborhood parks, along gateways and collector streets and along the pedestrian corridors. OCA and the University Neighborhoods Coalition should work with the community to identify what types of art project the community

Timeframe: Short-term

City Department Lead:
Conventions, Arts and Entertainment Department – Office of Cultural Affairs

Community Lead:
University Neighborhoods Coalition

desires and should provide the community an opportunity to review and provide input on specific proposals.

79. Explore establishing a neighborhood mural program.

Timeframe: Short-term

City Department Lead:

Department of Conventions, Arts and Entertainment;
Office of Cultural Affairs

Community Lead:

University Neighborhoods Coalition

Action: The Office of Cultural Affairs should work with the University Neighborhoods Coalition to explore development of a neighborhood mural program within the University Neighborhoods. The program should involve “at risk” youth and art students at SJSU. Freeway underpasses and large blank walls on apartment and commercial buildings that face the street are ideal locations for the creation of murals.

NEIGHBORHOOD CONDITION AND MAINTENANCE ACTIONS

LITTER/CLEAN UP

80. Establish regular large-scale community dumpster days.

This is “Top Ten” Action Item number 10a through 10c. Refer to “Top Ten” Action Plan.

81. Reduce graffiti and illegal dumping.

Timeframe: Ongoing

City Department Lead:

Parks, Recreation and Neighborhood Services

Community Lead:

Individual residents and property owners

Action: Installing improved lighting in the neighborhood will help reduce graffiti and dumping but these efforts should be reinforced by residents and property owners participating in the Anti-Graffiti program administered by PRNS staff. Residents and property owners should participate in the graffiti removal training offered in this program. The University Neighborhoods Coalition should have its membership organizations regularly inspect their neighborhoods and if graffiti is found, these organizations should contact the PRNS Anti-Graffiti program staff for

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action. If dumping is found in public rights-of-way, it should be reported to the Department of Transportation for pick-up.

NUISANCE/NOISE ISSUES

82. Reduce loitering and panhandling.

Timeframe: Ongoing

City Department Lead:
San Jose Police Department

Community Lead:
Individual Property owners

Action: Property owners that experience loitering or trespassing problems should work with the Police Department to use the “no trespassing” enforcement mechanisms developed by that Department. To participate in the program, property owners should post proper “no trespassing” signs and fill out a “Trespassing Enforcement Authorization Form.” This form allows the Police to enter the property to remove trespassers. This information will be entered into a database to keep track of trespassing offenses, which will help the Police to target problem “hot spots” and keep track of multiple offenders. The Police will also inform homeless people of existing programs that can help get them off the street particularly at night.

83. Reduce noise impacts generated by Interstate 280.

Timeframe: Long Term

City Department Lead:
Department of Transportation

Action: The Department of Transportation should conduct a sound mitigation study along Interstate 280 to determine if soundwalls or other mitigation techniques could reduce vehicle noise generated from the freeway.

BLIGHT

84. Continue to improve enforcement of City Codes intended to protect public health and safety and improve the appearance of the community.

Action: The Code Enforcement Division will continue to enforce existing City Codes giving primary attention and action to those violations that jeopardize,

Timeframe: Ongoing

City Department Lead:

Planning, Building and Code Enforcement, Code Enforcement Division

Community Lead:

Residents and property owners

or threaten to jeopardize, public health and safety. Property owners and residents must comply with these codes and should report violations when they occur. Code Enforcement staff will follow-up on all complaints and, at a minimum, acknowledge when a complaint has been received and inform the complaining party of the City's intended action.

85. Reporting of health and safety code violations by the Police.

Timeframe: On-going

City Department Lead:

San Jose Police Department

Action: The Police Department should proactively report to the Code Enforcement Division Health and Safety Code Violations that are identified as the Police are patrolling or conducting criminal investigations in the neighborhoods.

86. Rehabilitate and maintain residential buildings to reduce blight.

Timeframe: Short-term to ongoing.

City Department Lead:

Housing Department

Community Lead:

Individual property owners

Action: Property owners should maintain their properties in good condition. They are encouraged to apply for financial assistance with the City when necessary and attend the training sessions and workshops provided by the City. Property owners may also consider pooling their resources together to make improvements on a block by block basis, to obtain professional assistance (e.g., architectural services), and to apply for University Neighborhoods Revitalization Plan neighborhood block grants to supplement other available City or personal resources.

87. Renovation and redesign of post WWII apartment buildings and replacement with appropriate densities and development

Timeframe: Long-term

City Department Lead:

Action: Several post-WWII apartment buildings that exist within the University neighborhoods are of poor quality and design. The neighborhood would support the renovation and redesign of these buildings and encourage their replacement with appropriate single-family dwellings.

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Planning, Building and Code
Enforcement, Planning Division

Other Responsible Parties:
Property Owners

88. Clean-up vacant properties.

Timeframe: Ongoing

City Department Lead:
Planning, Building and Code
Enforcement, Code Enforcement
Division

Community Lead:
Property owners

Action: Property owners are responsible for maintaining their properties in a weed free and clean condition. Fences surrounding vacant properties should also be maintained in good condition. Code Enforcement staff will continue to rigorously enforce the Weed Abatement Ordinance and other pertinent ordinances to ensure that vacant properties are at least minimally maintained. Planning and other City staff will encourage the development of these vacant properties which will eventually eliminate the problems associated with vacant lots.

89. Maintenance of apartment dumpsters.

Timeframe: Immediate-term and on-going

City Department Lead:
The Department of Building Planning
and Code Enforcement, Code
Enforcement Division

Community Lead:
Residents and property owners

Action: For those properties that have problems with overflowing garbage cans, residents and adjacent property owners should contact Code Enforcement. Code Enforcement can then contact the property owner, and require that the owner increase the number of trash pick-ups that occur in a week.

If trash bins are excessively dirty and present a health hazard, property owners should contact their garbage provider and have their bins switched with clean bins. Residents should also contact Code Enforcement if property owners are not doing this.

90. Rehabilitate commercial buildings on the corner of South 10th and East William Streets.

This is “Top Ten” Action Item number 7a through 7b. Refer to “Top Ten” Action Plan.

91. Remove abandoned and unregistered vehicles from the public right-of-way.

Action: To remove abandoned vehicles from the public right of way, residents and property owners should call Vehicle Abatement in the Code Enforcement Division. Vehicle Abatement will first issue a warning and then, if the warning goes unheeded, have the vehicle towed. The removal of these vehicles will improve the appearance of the neighborhood while increasing the availability of street parking for operable vehicles.

Timeframe: Ongoing

City Department Lead:
Planning, Building and Code Enforcement – Code Enforcement Division (Vehicle Abatement)

NEIGHBORHOOD ORGANIZATION ACTIONS

92. The University Neighborhoods Coalition should continue to monitor and oversee the implementation of the University Neighborhoods Revitalization Plan – Strong Neighborhoods Initiative Update.

Action: Members of the University Neighborhoods Coalition should become familiar with the contents of this Plan and be prepared to pursue its goals and objectives and implement its actions. PRNS staff should support the UNC, but it is expected that the UNC will be an administratively and financially self-sufficient Coalition.

Timeframe: Immediate-term to Ongoing

Community Lead: University Neighborhoods Coalition

City Department Lead:
Parks, Recreation and Neighborhood Services

NEIGHBORHOOD SERVICES

93. Improve the quality of education at local elementary schools.

Action: Parents within the University Neighborhoods should get involved with the local PTA to work with the school district to improve education at local schools.

Timeframe: On-going

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Community Leads: Parents;
San Jose Unified School District

94. Enhance public transit service in the University Neighborhoods.

Timeframe: Short-term

Community Lead:
University Neighborhoods Coalition

Additional Lead Party:
The Valley Transportation Authority

Other Responsible City Departments:
Department of Transportation

Action: The UNC should Explore the feasibility of having a small shuttle bus service the central San Jose area to connect the central San Jose neighborhoods with the Downtown core.

95. Explore community need for personal enrichment classes.

Timeframe: Short-term

City Department Lead:
Parks, Recreation and Neighborhood Services

Action: The Department of Parks, Recreation and Neighborhood Services (PRNS) should work with the community to determine what types of personal enrichment classes are desired (such as English as a second language, cooking, sewing, dance, music and karate etc.) but are not currently available within the area to neighborhood residents. PRNS should then explore how these classes could be made available.

96. Identify and pursue the establishment of additional childcare programs and providers.

Timeframe: Short-term

City Department Lead:
Parks, Recreation and Neighborhood Services

Action: The Department of Parks, Recreation and Neighborhood Services (PRNS) should conduct a study to determine the need for additional daycare facilities in the neighborhood. If there is a need for more facilities, PRNS should explore how the supply of daycare providers in the area could be increased.

97. Explore the use of recycled water in the University neighborhoods.

Timeframe: Medium-term

Responsible Party: Commercial property owners

Action: Commercial property owners within the University Neighborhoods should contact South Bay Recycled Water to determine the feasibility of establishing such systems for the purposes of watering landscaping. Currently, SBRW does not offer the service to residential property owners because the residential diversion amounts do not justify the cost. Currently, San Jose State University receives recycled water from SBRW.

98. Ensure the availability of medical facilities, particularly trauma center services within the greater downtown.

This is Priority Action Item number 11a through 11f. Refer to “Top Ten” Action Plan – Additional Priorities.

99. Strengthen and improve neighborhood businesses.

This is Priority Action Item number 14a through 14c. Refer to “Top Ten” Action Plan – Additional Priorities.

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
NEIGHBORHOOD SECURITY				
<i>TRAFFIC AND PEDESTRIAN SAFETY</i>				
1. Evaluate traffic control conditions at the intersection of 3 rd and Reed Streets for possible improvement.	<ul style="list-style-type: none"> • DOT • PBCE- Code Enforcement 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
2. Investigate lane restriping on the westbound segment of San Fernando Street between 9 th and 10 th Streets (near the SJSU parking garage).	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
3. Improve pedestrian access at gateway entrances to SJSU campus.	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Intermediate-term
4. Consider removing the southern crosswalk at the intersection of 10 th and San Carlos Streets.	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
5. Reduce speeding problems in the University Neighborhoods through more intensive enforcement of current speed limits.	<ul style="list-style-type: none"> • Police -Traffic Enforcement Unit 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term and on-going as needed
CONVERSION OF 10TH AND 11TH STREET COUPLETS (Top Ten Action Item #4)				
6a. Develop conceptual design for conversion of South 10th and 11 th Streets	<ul style="list-style-type: none"> • DOT • RDA • DPW-Design & Construction Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Immediate-term
6b. Identify and secure funding to convert 10 th and 11 th Streets and to implement identified traffic calming measures and pedestrian enhancements and amenities.	<ul style="list-style-type: none"> • DOT • RDA 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
6c. Design and implement lane reduction	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • SNI Funds • DOT Capital Improvement Program Funds • State and Federal Transportation grants 	<ul style="list-style-type: none"> • TS 	Short-term
6d. Design and construct a bike lane on South 10 th and/or 11 th Streets	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget • State and Federal transportation grants 	<ul style="list-style-type: none"> • TS 	Short-term
6e. Design and construct traffic calming measures, and pedestrian enhancements and amenities	<ul style="list-style-type: none"> • DOT • RDA • DPW-Design & Construction Division 	<ul style="list-style-type: none"> • SNI Funds • DOT Capital Improvement Program Funds • State and Federal transportation grants 	<ul style="list-style-type: none"> • TS 	Short-term
6f. Plant Street Trees on South 10 th and 11 th Street	<ul style="list-style-type: none"> • RDA • CCA 	<ul style="list-style-type: none"> • CCA • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
6g. Reevaluate feasibility of converting South 10 th and 11 th Street to minor two-way streets	<ul style="list-style-type: none"> • DOT • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Medium-term
7. Re-evaluate the feasibility of converting 3 rd and 4 th Streets between Julian and Interstate 280..	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Medium-term
8. Address safety issues, as needed, with the VTA bus stops adjacent to Lowell Elementary School.	<ul style="list-style-type: none"> • DOT • Staff at Lowell Elementary School • Parents and residents • VTA 	<ul style="list-style-type: none"> • VTA Budget 	<ul style="list-style-type: none"> • TS • PSS 	Ongoing, as needed
9. Conduct pedestrian access enhancement study around Lowell Elementary School.	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
10. Modify or shrink elementary school student attendance areas to reduce the distance that neighborhood children have to walk or be driven to school.	<ul style="list-style-type: none"> • UNC • Neighborhood parents • San Jose Unified School District 	<ul style="list-style-type: none"> • San Jose Unified School District Budget 	<ul style="list-style-type: none"> • N/A 	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
11. Reduce large vehicle traffic on South 3 rd , 4 th , 5 th , 7 th , 13 th and 14 th Streets.	<ul style="list-style-type: none"> • DOT • CCA • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
CREATE PEDESTRIAN CORRIDORS (Top Ten Action Item #5)				
12a. Develop SNI Pedestrian Corridor Program	<ul style="list-style-type: none"> • DOT • RDA • DPW- Architecture and Engineering Division • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget • SNI Funds 	<ul style="list-style-type: none"> • TS 	Immediate-term
12b. Develop conceptual design for individual pedestrian corridors	<ul style="list-style-type: none"> • DOT • RDA • PRNS • UNC 	<ul style="list-style-type: none"> • City Budget • SNI Funds 	<ul style="list-style-type: none"> • TS 	Reed Street Corridor: Immediate Other Corridors: Short-term
12c. Consider changing the General Plan designation for Reed Street	<ul style="list-style-type: none"> • DOT • PBCE – Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Immediate-term
12d. Secure funding for proposed pedestrian corridor improvements	<ul style="list-style-type: none"> • DOT • RDA • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Reed Street Corridor: Immediate Other Corridors: Short-term
12e. Design and construct pedestrian corridor improvements	<ul style="list-style-type: none"> • DOT • RDA • DPW • UNC 	<ul style="list-style-type: none"> • SNI Funds • CDBG • TLC Grants • State and Federal grant funding • City Budget 	<ul style="list-style-type: none"> • TS 	Reed Street Corridor: Short to Medium-term Other Corridors: Medium-term
13. Conduct a Traffic Calming Study on identified streets and institute traffic calming improvements as feasible and needed.	<ul style="list-style-type: none"> • DOT • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
14. Explore re-routing the VTA Route 72 out of the Naglee Park Neighborhood.	<ul style="list-style-type: none"> • CCA • UNC • VTA 	<ul style="list-style-type: none"> • VTA Budget • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
15. Consider changing the policies warranting the use of the N.A.C.O.P. program.	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
<i>CRIME AND GANG ACTIVITY</i>				
16. Strengthen relationship between police and community	<ul style="list-style-type: none"> • Police Department • The San Jose State University Police Department • UNC • SUN • CCA • Horace Mann Neighborhood Association • Individual residents • Businesses 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • PSS 	Immediate-term to ongoing
17. Consider changing Police rotation from every 6 months to annually.	<ul style="list-style-type: none"> • Police 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • PSS 	Medium-term
18. Establish Neighborhood Watch program as necessary.	<ul style="list-style-type: none"> • Residents • UNC • SUN • CCA • Horace Mann Neighborhood Association • Police 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • PSS 	Immediate term and ongoing
19. Provide recreational activities for area youth to discourage crime and gang activity.	<ul style="list-style-type: none"> • PRNS 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RCS • PSS 	Short-term to ongoing
20. Work with property owners to remove nuisance pay phones from private property.	<ul style="list-style-type: none"> • PBCE- Code Enforcement • Property Owners 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • PSS 	As needed

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
LIGHTING				
HISTORIC STYLE STREET LIGHTS (Top Ten Action Item #8)				
21a. Identify and prioritize locations for ornamental street lighting.	<ul style="list-style-type: none"> • DPW • DOT 	<ul style="list-style-type: none"> • SNI Funds • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
21b. Obtain funding for street lighting at identified locations.	<ul style="list-style-type: none"> • DPW • DOT • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
21c. Design and construct lighting improvements.	<ul style="list-style-type: none"> • DPW- Design & Construction Division 	<ul style="list-style-type: none"> • SNI Funds 	<ul style="list-style-type: none"> • TS 	Short to medium-term
22. Determine if and what kind of additional lighting is necessary along a portion of S. 10 th Street San Fernando and San Salvador Streets.	<ul style="list-style-type: none"> • Public Works • UNC 	<ul style="list-style-type: none"> • City Budget • CDBG 	<ul style="list-style-type: none"> • TS 	Short-term
23. Install lighting on private properties along alleys.	<ul style="list-style-type: none"> • UNC • Property owners 	<ul style="list-style-type: none"> • CAP Grants • Private Resources 	<ul style="list-style-type: none"> • EAND 	Short-term
24. Improve lighting at the SJSU Corporation Yard.	<ul style="list-style-type: none"> • San Jose State University 	<ul style="list-style-type: none"> • SJSU Budget 	<ul style="list-style-type: none"> • EAUS 	Short-term
ALLEYWAYS				
RECONSTRUCT ALLEYWAY BETWEEN SOUTH 5TH AND 6TH STREETS AND EAST REED AND MARGARET STREETS (Top Ten Action Item #2)				
25a. Secure funding to reconstruct the alley between South 5 th and 6 th streets and East Reed and Margaret Streets.	<ul style="list-style-type: none"> • DOT • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS • EAND 	Immediate-term
25b. Design and reconstruct the alley between South 5 th and 6 th streets and East 5 th and 6 th streets.	<ul style="list-style-type: none"> • DPW- Design & Construction Division • PRNS 	<ul style="list-style-type: none"> • CDBG 	<ul style="list-style-type: none"> • TS • EAND 	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
26. Encourage private property owners to make improvements to enhance security in the alley and beautify the alley.	<ul style="list-style-type: none"> • PBCE - Planning Division • UNC • Individual property owners 	<ul style="list-style-type: none"> • City Budget • UNC Neighborhood Block Grant • RDA budget 	<ul style="list-style-type: none"> • EAND 	Short to intermediate- term
NEIGHBORHOOD CHARACTER AND LAND USE				
<i>STREET AND STREETScape MAINTENANCE</i>				
27. Improve the appearance of buildings and front yards in the University Neighborhoods by encouraging property owners to make simple improvements to their buildings and sites that do not require major financial investment.	<ul style="list-style-type: none"> • Property and business owners • UNC • PBCE- Planning Division 	<ul style="list-style-type: none"> • Private Resources • UNC Neighborhood Block Grant • RDA budget 	<ul style="list-style-type: none"> • EAND 	Short-term to ongoing.
28. Promote available City rehabilitation loan and paint grant programs to property owners.	<ul style="list-style-type: none"> • Housing Department • PBCE- Code Enforcement • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	On-going
29. Create and reproduce a flyer to inform landlords and property owners of City resources available to rehabilitate and improve properties.	<ul style="list-style-type: none"> • PRNS • UNC • Property owners 	<ul style="list-style-type: none"> • UNC Discretionary Fund 	<ul style="list-style-type: none"> • EAND 	Short-term
30. Consider the development of a streetscape and residential façade improvement grant or loan program.	<ul style="list-style-type: none"> • RDA • Housing Department 	<ul style="list-style-type: none"> • RDA budget 	<ul style="list-style-type: none"> • EAND 	Immediate Term
NEIGHBORHOOD BLOCK GRANT FUNDING				

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
31. Hire a part time grant writer to apply for grants to fund the neighborhood block grant program.	<ul style="list-style-type: none"> • UNC • PRNS 	<ul style="list-style-type: none"> • UNC Discretionary Fund 	<ul style="list-style-type: none"> • EAND 	Short-term
32. Pursue under grounding of utility lines along key streets when funding becomes available.	<ul style="list-style-type: none"> • Public Works • Property owners 	<ul style="list-style-type: none"> • City Budget • PG&E • Additional resources would need to be identified 	<ul style="list-style-type: none"> • EAUS 	Long-term
BEAUTIFY NEIGHBORHOOD GATEWAYS				
33a. Conduct regular clean-up and beautification events at gateway locations.	<ul style="list-style-type: none"> • UNC • Residents • SUN • CCA • Horace Mann Neighborhood Asst. • West of 4th Street NA • San Jose State Greek Association 	<ul style="list-style-type: none"> • CAP Grant • San Jose Beautiful Grant • City Budget • Private Resources 	<ul style="list-style-type: none"> • EAND 	Immediate and ongoing
33b. Landscape maintenance of on and off ramps along Interstate280 within the University Neighborhoods	<ul style="list-style-type: none"> • UNC 	<ul style="list-style-type: none"> • CAP Grants • Neighborhood Association Resources 	<ul style="list-style-type: none"> • EAND 	Short-term
33c. Promote Housing Department's paint grant and rehabilitation grant and loan programs to gateway property owners	<ul style="list-style-type: none"> • UNC • Housing 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Immediate and ongoing
33d. Proactively enforce City codes that relate to the appearance and maintenance of private property at properties at or adjacent to gateway locations.	<ul style="list-style-type: none"> • PBCE- Code Enforcement Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Immediate and ongoing
33e. Explore opportunities for public art at gateway locations	<ul style="list-style-type: none"> • CAE • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RACS 	Short-term
33f. Promote the neighborhood block grant program to property owners at gateway locations	<ul style="list-style-type: none"> • UNC 	<ul style="list-style-type: none"> • UNC Neighborhood Block Grant 	<ul style="list-style-type: none"> • EAND 	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
34. Replace dead or missing street trees.	<ul style="list-style-type: none"> • DOT • UNC • Private property owners 	<ul style="list-style-type: none"> • City Budget • CAP Grant • UNC Neighborhood Block Grant 	<ul style="list-style-type: none"> • TS 	Immediate-term
35. Repair street paving, curbs, gutters and sidewalks where necessary. Continue regular City street maintenance program.	<ul style="list-style-type: none"> • DOT • Individual property owners 	<ul style="list-style-type: none"> • Private Resources • UNC Neighborhood Block Grant • City Budget 	<ul style="list-style-type: none"> • TS 	On-going and as needed
36. Inform property owners of resources available for curb, gutter and sidewalk repair.	<ul style="list-style-type: none"> • PRNS • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short to medium
37. Repair clogged storm drains.	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAUS 	Immediate-term to ongoing
38. Explore feasibility of establishing homeowner renovation and maintenance training program.	<ul style="list-style-type: none"> • Housing Department • Neighborhood Housing Services of Silicon Valley 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Short-term
39. Improve street sweeping in the University neighborhoods.	<ul style="list-style-type: none"> • DOT • UNC • Neighborhood Associations • Residents 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	On-going
40. Explore the potential for removing billboards from the University Neighborhoods.	<ul style="list-style-type: none"> • Department of PBCE – Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Intermediate-term
41. Conduct physical improvements around the perimeter of Lowell Elementary School.	<ul style="list-style-type: none"> • UNC • San Jose Unified School District 	<ul style="list-style-type: none"> • CAP Grants • San Jose Beautiful Grant 	<ul style="list-style-type: none"> • EAND 	Intermediate-term
42. Report improperly installed air condition units.	<ul style="list-style-type: none"> • Residents • PBCE- Code Enforcement 	<ul style="list-style-type: none"> • No Funding Necessary 	<ul style="list-style-type: none"> • EAND 	Ongoing

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
<i>PARKING</i>				
PERMIT PARKING (Top Ten Action Item #6)				
43. Pursue the creation of a residential permit-parking program throughout the University neighborhoods.	<ul style="list-style-type: none"> • DOT • UNC • Residents • Property Owners 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
44. Encourage San Jose State University to provide additional parking opportunities for students to reduce student demand for on-street parking, or as needed.	<ul style="list-style-type: none"> • UNC • San Jose State University • City Manager’s Office • City Council Offices, District 3 	<ul style="list-style-type: none"> • No Funds Necessary 	<ul style="list-style-type: none"> • TS 	Short-term and on-going
45. Increase number of on-street parking spaces.	<ul style="list-style-type: none"> • DOT • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Intermediate-term
46. Encourage SJSU to share its parking garages with area residents.	<ul style="list-style-type: none"> • PRNS • Multi-family property owners • San Jose State University 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
47. Reduce and, if possible, eliminate illegal front yard parking.	<ul style="list-style-type: none"> • PBCE- Code Enforcement and Planning Divisions • PRNS • Multi-family property owners • UNC 	<ul style="list-style-type: none"> • City Budget • Private Resources • UNC Neighborhood Block Grant 	<ul style="list-style-type: none"> • EAND 	Short- to long-term
48. Explore the feasibility of installing bilingual parking permit street signs.	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • TS 	Short-term
49. Install bike racks in commercial districts within the University neighborhoods.	<ul style="list-style-type: none"> • PBCE- Planning Division • RDA 	<ul style="list-style-type: none"> • SNI Funds • Private Resources 	<ul style="list-style-type: none"> • EAND 	Intermediate term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
<i>LAND USE</i>				
50. Remove, or bring into compliance, all illegal uses.	<ul style="list-style-type: none"> • PBCE- Code Enforcement • Residents • Property owners 	<ul style="list-style-type: none"> • City Budget • Private Resources 	<ul style="list-style-type: none"> • EAND 	Immediate-term and ongoing
51. Amend the Zoning Districts of those properties where commercial uses should remain.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Intermediate-term
52. Rezone specific parcels to preserve existing residential uses.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Intermediate-term
53. Explore changing the General Plan Land Use designation for portions of the area with concentrations of single family homes.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Medium-term
54. Encourage use of solar energy technologies in the University neighborhoods.	<ul style="list-style-type: none"> • ESD • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAUS 	On-going
<i>PARKS AND RECREATION</i>				
55. Increase park and open space lands as well as recreational opportunities in the University Neighborhoods.	<ul style="list-style-type: none"> • PRNS- Parks Division 	<ul style="list-style-type: none"> • SNI Funds • Parks Dedication Fees • Construction and Conveyance Taxes • CDBG • CAP Grant 	<ul style="list-style-type: none"> • RACS 	Short to long-term
56. Create play areas for children in apartment buildings.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • Private Resources 	<ul style="list-style-type: none"> • RACS 	Short-term and as opportunities arise

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
PARK AT 6TH AND WILLIAM (Top Ten Action Item # 1)				
57a. Develop a Parks Master Plan for a neighborhood park at the southwest corner of 6 th Street and William Street.	<ul style="list-style-type: none"> • PRNS-Parks Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RACS 	Short-term
57b. Secure funding for the development of the park if necessary	<ul style="list-style-type: none"> • PRNS- Parks Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RACS 	Short-term
57c. Design and construct the neighborhood park.	<ul style="list-style-type: none"> • PRNS- Parks Division • DPW- Parks & Recreation Facilities Development 	<ul style="list-style-type: none"> • CDBG • UNC Discretionary Funds • SNI Funds • State Proposition 12 Funds • Private Resources 	<ul style="list-style-type: none"> • RACS 	Short-term
58. Explore options available for a public children’s swimming pool on San Jose State University campus.	<ul style="list-style-type: none"> • UNC • San Jose State University 	<ul style="list-style-type: none"> • SJSU 	<ul style="list-style-type: none"> • RACS 	Short-term
59. Explore feasibility of park at 11 th and William Streets.	<ul style="list-style-type: none"> • PRNS- Parks Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RACS 	Short-term
DEVELOP COYOTE CREEK TRAIL (Top Ten Action Item #3)				
60a. Prepare a conceptual Plan for the alignment of the Coyote Creek Trail	<ul style="list-style-type: none"> • PRNS- Parks Division 	<ul style="list-style-type: none"> • City Budget • SNI Funds 	<ul style="list-style-type: none"> • RACS • EAUS 	Short-term
60b. Identify costs and secure funding to construct Coyote Creek Trail	<ul style="list-style-type: none"> • PRNS- Parks Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RACS 	Short-term
60c. Prepare Coyote Creek Parks Master Plan	<ul style="list-style-type: none"> • PRNS- Parks Division 	<ul style="list-style-type: none"> • City Budget • SNI Funds • TLC Grant • Environmental Justice Grant 	<ul style="list-style-type: none"> • RACS 	Medium-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
60d. Design and construct Coyote Creek trail improvements	<ul style="list-style-type: none"> • PRNS- Parks Division • DPW- Design & Construction Division 	<ul style="list-style-type: none"> • SNI Funds • TLC grant • CDBG Grant • Construction and Conveyance Taxes • State and Federal grant funding 	<ul style="list-style-type: none"> • RACS 	Medium-term
61. Consider the development of a skate park and/or a dog park underneath Interstate 280.	<ul style="list-style-type: none"> • PBCE- Planning Division • RDA 	<ul style="list-style-type: none"> • City Budget • RDA Budget 	<ul style="list-style-type: none"> • RACS 	Immediate-term
62. Explore feasibility of developing a community garden in the area.	<ul style="list-style-type: none"> • PRNS- Parks Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RACS 	Short-term
63. Replace modular structure at Lowell Elementary with a new modular/portable structure.	<ul style="list-style-type: none"> • PRNS- Parks Division 	<ul style="list-style-type: none"> • City Budget • CDBG funds 	<ul style="list-style-type: none"> • RACS 	Medium-term
64. Advertise availability of the SJSU sports complex to surrounding residents.	<ul style="list-style-type: none"> • UNC • San Jose State University 	<ul style="list-style-type: none"> • SJSU Budget 	<ul style="list-style-type: none"> • RACS 	Short-term
65. Explore possibility of adding amenities along the Paseo de San Antonio.	<ul style="list-style-type: none"> • RDA 	<ul style="list-style-type: none"> • RDA Budget 	<ul style="list-style-type: none"> • EAND 	Short-term
66. Explore the demand for and feasibility of a par exercise course.	<ul style="list-style-type: none"> • PRNS- Parks Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RACS 	Short-term
<i>HOUSING</i>				
67. Preserve and, to the extent possible, increase the supply of housing, including affordable housing, in the University Neighborhoods.	<ul style="list-style-type: none"> • PBCE- Planning Division • Housing Department 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Short-term to ongoing
68. Encourage joint City/SJSU sponsorship of faculty and/or staff housing.	<ul style="list-style-type: none"> • PBCE- Planning Division • San Jose State University 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
69. Encourage more homeownership in the area.	<ul style="list-style-type: none"> • Housing Department • RDA • UNC 	<ul style="list-style-type: none"> • City Budget and ???? 	<ul style="list-style-type: none"> • EAND 	Medium-term
70. Develop policies or incentives to encourage the conversion of large multi-unit single family structures back into single family residences.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Medium-term
71. Explore option to prevent erosion of Coyote Creek’s edges.	<ul style="list-style-type: none"> • PBCE- Planning Division • Santa Clara Water District • Property owners 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAUS 	Short-term
72. Explore joint public-partnerships to build affordable rental and for sale housing.	<ul style="list-style-type: none"> • RDA 	<ul style="list-style-type: none"> • RDA Budget 	<ul style="list-style-type: none"> • EAND 	Short to Medium-term
<i>NEIGHBORHOOD CHARACTER</i>				
73. Preserve the existing diversity of the University Neighborhoods area including income levels, cultural identity, housing type, etc.	<ul style="list-style-type: none"> • PBCE- Planning Division • UNC • Neighborhood associations 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Ongoing
74. Encourage SJSU and the fraternities and sororities of the University Neighborhoods to better maintain and improve their properties and to be considerate neighbors.	<ul style="list-style-type: none"> • UNC • San Jose State University • Inter-Greek Council 	<ul style="list-style-type: none"> • SJSU Budget • Fraternity and Sorority resources 	<ul style="list-style-type: none"> • RACS 	Short-term and ongoing
ESTABLISH HISTORIC DISTRICTS TO PROTECT AND ENHANCE THE HISTORIC CHARACTER OF THE UNIVERSITY NEIGHBORHOODS (Top Ten Action Item # 9)				
75a. Complete historic resources survey of University Neighborhoods.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Immediate to Short-term
75b. Complete neighborhood character study.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Immediate-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
75c. Define potential historic districts.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Short-term
75d. Establish historic districts.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Short to Medium-term
76. Provide for community input on design of new development.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Immediate term and on-going
77. Explore the possibility of developing a grant program to help preserve and restore historic properties.	<ul style="list-style-type: none"> • PBCE- Planning Division • Housing Department 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Medium-term
78. Develop public art within neighborhood.	<ul style="list-style-type: none"> • CAE • UNC 	<ul style="list-style-type: none"> • Public Art’s Ordinance Funds • City Budget • CAP Grants • San Jose Beautiful Grants • Private resources 	<ul style="list-style-type: none"> • RACS 	Short-term
79. Explore establishing a neighborhood mural program.	<ul style="list-style-type: none"> • CAE • UNC 	<ul style="list-style-type: none"> • CAP Grants • San Jose Beautiful Grants • UNC Discretionary funds • Anti-Graffiti Program funds • Private resources 	<ul style="list-style-type: none"> • RACS 	Short-term
NEIGHBORHOOD CONDITION AND MAINTENANCE ACTIONS				
LITTER/CLEAN UP				
LARGE SCALE COMMUNITY DUMPSTER DAYS (Top Ten Action Item #10)				
80a. Determine the financial feasibility of conducting semi-annual, large-scale community dumpster days	<ul style="list-style-type: none"> • UNC • PRNS 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAUS 	Immediate-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
80b. Pursue grant funding opportunities to supplement existing City programs.	<ul style="list-style-type: none"> • UNC 	<ul style="list-style-type: none"> • No funding necessary 	<ul style="list-style-type: none"> • EAUS 	Short-term and ongoing
80c. Promote and host large-scale community dumpster days	<ul style="list-style-type: none"> • UNC • PRNS • PBCE- Code Enforcement Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAUS 	Short-term and ongoing
81. Reduce graffiti and illegal dumping.	<ul style="list-style-type: none"> • PRNS • Residents • Property owners 	<ul style="list-style-type: none"> • City Budget • Private Resources 	<ul style="list-style-type: none"> • EAND 	Ongoing
<i>NUISANCE/NOISE ISSUES</i>				
82. Reduce loitering and panhandling.	<ul style="list-style-type: none"> • Police • Property owners 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • PSS 	Ongoing
83. Reduce noise impacts generated by Interstate 280.	<ul style="list-style-type: none"> • DOT 	<ul style="list-style-type: none"> • Source of Funding to be Identified 	<ul style="list-style-type: none"> • TS 	Long Term
<i>BLIGHT</i>				
84. Continue to improve enforcement of City Codes intended to protect public health and safety and improve the appearance of the community.	<ul style="list-style-type: none"> • PBCE- Code Enforcement • Residents • Property owners 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND • PSS 	Ongoing
85. Reporting of health and safety code violations by the Police.	<ul style="list-style-type: none"> • Police 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • PSS 	On-going

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
86. Rehabilitate and maintain residential buildings to reduce blight.	<ul style="list-style-type: none"> • Housing Department • Property owners 	<ul style="list-style-type: none"> • Private Resources • UNC Neighborhood Block Grants • Housing Paint and Rehab program funds • RDA Budget 	<ul style="list-style-type: none"> • EAND 	Short-term to ongoing
87. Renovation and redesign of post WWII apartment buildings and/or replacement with appropriate densities development.	<ul style="list-style-type: none"> • PBCE, Planning Division • Property Owners 	<ul style="list-style-type: none"> • Private Resources • UNC Neighborhood Block Grants • Housing Paint and Rehab program funds • RDA Budget • City Budget 	<ul style="list-style-type: none"> • EAND 	Long-term
88. Clean-up vacant properties.	<ul style="list-style-type: none"> • PBCE- Code Enforcement • Property owners 	<ul style="list-style-type: none"> • Private Resources • City Budget 	<ul style="list-style-type: none"> • EAND 	Ongoing
89. Maintenance of Apartment Dumpsters.	<ul style="list-style-type: none"> • PBCE- Code Enforcement • Residents • Property owners 	<ul style="list-style-type: none"> • Private Resources • City Budget 	<ul style="list-style-type: none"> • EAND 	Immediate-term and on-going
REHABILITATE COMMERCIAL BUILDINGS ON THE CORNER OF SOUTH 10TH AND EAST WILLIAM STREETS (Top Ten Action Item #7)				
90a. Continue enforcing court injunction against the owner of the commercial properties at the southeast intersection of South 10 th and East William Streets.	<ul style="list-style-type: none"> • City Attorney's Office • PBCE – All Divisions 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Immediate-term
90b. Explore acquiring the properties at the south side of East William Street, between South 10 th and 11 th Streets.	<ul style="list-style-type: none"> • RDA 	<ul style="list-style-type: none"> • RDA Budget 	<ul style="list-style-type: none"> • EAND 	Immediate-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
90c. Conduct study to determine the feasibility of developing properties at 10 th and William street with a mixed-use housing and commercial project.	<ul style="list-style-type: none"> • RDA 	<ul style="list-style-type: none"> • RDA Budget 	<ul style="list-style-type: none"> • EAND 	Immediate-term
91. Remove abandoned and unregistered vehicles from the public right-of-way.	<ul style="list-style-type: none"> • PBCE- Code Enforcement(Vehicle Abatement) 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Ongoing
NEIGHBORHOOD ORGANIZATION				
92. The University Neighborhoods Coalition should continue to monitor and oversee the implementation of the University Neighborhoods Revitalization Plan – Strong Neighborhoods Initiative Update.	<ul style="list-style-type: none"> • UNC • PRNS 	<ul style="list-style-type: none"> • UNC Discretionary Funds • Cap Grants • City Budget 	<ul style="list-style-type: none"> • RACS 	Immediate term to on-going
NEIGHBORHOOD SERVICES				
93. Improve the quality of education at local elementary schools.	<ul style="list-style-type: none"> • Parents • San Jose Unified School District 	<ul style="list-style-type: none"> • Private Resources • San Jose Unified School District 	<ul style="list-style-type: none"> • RAC 	On-going
94. Enhance public transit service in the University Neighborhoods.	<ul style="list-style-type: none"> • UNC • VTA • DOT 	<ul style="list-style-type: none"> • VTA Budget • City Budget • MTC TLC Grant 	<ul style="list-style-type: none"> • TS 	Short-term
95. Explore community need for personal enrichment classes.	<ul style="list-style-type: none"> • PRNS 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RACS 	Short-term
96. Identify and pursue the establishment of additional childcare programs and providers.	<ul style="list-style-type: none"> • PRNS 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • RACS 	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
97. Explore the use of recycled water in the University neighborhoods	<ul style="list-style-type: none"> • Commercial property owners 	<ul style="list-style-type: none"> • Private Resources 	<ul style="list-style-type: none"> • EAUS 	Medium-term
ENSURE THE AVAILABILITY OF MEDICAL FACILITIES, PARTICULARLY TRAUMA CENTER SERVICES WITHIN THE GREATER DOWNTOWN				
98a. Monitor Medical Center announcements.	<ul style="list-style-type: none"> • UNC 	<ul style="list-style-type: none"> • No funding necessary 	<ul style="list-style-type: none"> • EAND • PSS 	Immediate and ongoing
98b. Conduct the hospital needs assessment study.	<ul style="list-style-type: none"> • Offices of Council District 3 and 5 • Office of the Mayor • City Manager’s Office • UNC 	<ul style="list-style-type: none"> • City Budget • County Budget 	<ul style="list-style-type: none"> • EAND • PSS 	Immediate-term
98c. Develop lines of communication with the Medical Center administration.	<ul style="list-style-type: none"> • City Manager’s Office 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND • PSS 	Immediate-term and ongoing
98d. Develop a familiarity with Medical Center and broader hospital/medical services issues.	<ul style="list-style-type: none"> • Offices of Council District 3 and 5 • Office of the Mayor • City Manager’s Office • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND • PSS 	Immediate-term
98e. Explore what tools are available to discourage closure of the Medical facility.	<ul style="list-style-type: none"> • RDA • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND • PSS 	Immediate-term
98f. Retain current zoning and General Plan land use category on hospital property.	<ul style="list-style-type: none"> • PBCE- Planning Division 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	As necessary
98g. Consider providing assistance, as needed, to the Medical Center.	<ul style="list-style-type: none"> • Offices of Council District 3 and 5 • Office of the Mayor • City Manager’s Office 	<ul style="list-style-type: none"> • City Budget • County Budget • Additional funding sources would likely need to be identified 	<ul style="list-style-type: none"> • EAND • PSS 	Immediate-term or as necessary
STRENGTHEN AND IMPROVE NEIGHBORHOOD BUSINESSES				
99a. Encourage commercial property owners to participate in the commercial façade program.	<ul style="list-style-type: none"> • RDA • Business and commercial property owners • UNC 	<ul style="list-style-type: none"> • RDA Budget 	<ul style="list-style-type: none"> • EAND 	Short-term

ACTION PLAN MATRIX

ACTION ITEM	RESPONSIBLE PARTIES	POTENTIAL FUNDING SOURCES	CITY SERVICE AREA	TIMEFRAME Immediate: 0-18months Short-term: 0-3 years Medium-term: 3-6 years Long-term: 6+ years Ongoing
99b. Promote available business assistance programs to neighborhood businesses.	<ul style="list-style-type: none"> • OED • UNC 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Short-term
99c. Explore the establishment of a University Neighborhoods business association.	<ul style="list-style-type: none"> • OED • Neighborhood businesses 	<ul style="list-style-type: none"> • City Budget 	<ul style="list-style-type: none"> • EAND 	Short-term

GLOSSARY OF ACRONYMS

CAE	Department of Convention, Arts and Entertainment
CAP	Community Action and Pride Grant
CCA	Campus Community Association
CDBG	Community Development Block Grant
DOT	Department of Transportation
DPW	Department of Public Works
EAND	Economic and Neighborhood Development
EAUS	Environment and Utility Services
ESD	Environmental Services Division
OED	Office of Economic Development
PBCE	Department of Planning, Building and Code Enforcement
PRNS	Department of Parks, Recreation and Neighborhood Services
PSS	Public Safety Service
RACS	Recreation and Cultural Services
RDA	Redevelopment Agency
SNI	Strong Neighborhoods Initiative
SUN	South University Neighborhood
TS	Transportation Services
UNC	University Neighborhoods Coalition
VTA	Valley Transportation Authority

university neighborhoods revitalization plan



Approved by the San José City Council
on
October, 1998

City of San José
Department of Planning, Building and Code Enforcement

**university
neighborhoods
revitalization
plan**

Approved by the San José City Council
on
October 6, 1998

City of San José
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VISION STATEMENT

The vision of revitalizing the University Neighborhoods includes creating and maintaining a safe, high quality living environment, where:

- *Residents are safer and more comfortable walking in the neighborhood or crossing neighborhood streets due to improvements in the streetscape, traffic signals, and lighting;*
- *Criminal and gang activity are significantly reduced;*
- *Public streets and private properties are well maintained, well lit, attractive, and clean;*
- *Housing and housing sites of all types are safe, functional, and maintained in good condition;*
- *Adequate parking is available for residents and students;*
- *There are park and recreational activities readily available;*
- *Land uses positively support rather than impair the physical and social conditions of the neighborhood; and*
- *Neighborhood character and the sense of community are maintained and strengthened through community organizations.*

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

The University Neighborhoods, the neighborhoods surrounding San Jose State University, have been identified as a community with many important assets, and much promise, but also with some critical needs. The *University Neighborhoods Revitalization Plan* is designed to focus City services and programs on making comprehensive neighborhood improvements identified by community members. Combining the strengths of the community with the resources of the City should help this community reach its full potential as a lively and livable place. This action is part of the City's commitment to the improvement of living conditions in neighborhoods challenged by high crime rates, deteriorating residential and commercial properties, public infrastructure in marginal condition, and other negative conditions.

The approximately 560-acre University Neighborhoods Revitalization Area is bordered by East Santa Clara Street to the north, Coyote Creek to the east, Interstate 280 to the south and Downtown to the west. The University Neighborhoods are comprised of five individual neighborhoods that surround San Jose State University: North Campus, East Campus, South Campus, Naglee Park, and Paseo. The neighborhoods near the University are primarily composed of a mix of relatively high-density residential uses: apartments, duplexes, triplexes, and fraternities and sororities as well as single-family homes. The neighborhoods also contain a large number of group homes and residential care facilities for the disabled.

The Paseo Neighborhood, the western portion of the Revitalization Area, is

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

located within Downtown. It consists of Paseo Plaza, a 210 unit condominium development and the Colonnade, a mixed use project containing ground floor retail uses and 215 apartment units. Naglee Park, east of 11th Street, is a residential neighborhood composed predominately of single family homes. Both the Naglee Park and the Paseo Neighborhoods were included in the revitalization plan area because they are part of this community and have a natural interest in the improvement of the adjacent North, South, and East Campus neighborhoods. In addition, the Naglee Park neighborhood has considerable experience to share, gained from its own successful revitalization efforts.

While the success of this plan will depend on the involvement of all five of the University Neighborhoods, the Plan primarily focuses on the North, East, and South Campus Neighborhoods. These three neighborhoods were determined to have the most significant problems and the greatest need for revitalization.

CITY EFFORTS IN THE UNIVERSITY NEIGHBORHOODS

In the spring of 1997, the City of San Jose developed a City-wide strategy for coordinating and delivering services to neighborhoods that need special or additional assistance to improve their living conditions. The Neighborhood Revitalization Strategy (NRS) identifies neighborhoods that face challenges such as the poor physical condition of buildings and infrastructure, substantial crime rates, and a lack of resources to correct recognized problems. The NRS is a coordinated approach to addressing these challenges using available City and

community resources. Through the NRS process, the City identified the University Neighborhoods as a community with critical needs that would benefit from a comprehensive plan to facilitate and guide its improvement.

The City, working with both the University and the community, has undertaken a number of efforts in recent years aimed at revitalizing and improving the neighborhoods surrounding San Jose State University:

- The University Area Task Force conducted a comprehensive study of problems and needs in the neighborhoods adjacent to San Jose State University, including the University Neighborhoods, and recommended comprehensive solutions to help revitalize the area. (1979)
- The Campus Environs Report studied and recommended improvements to both the SJSU Campus environment and the surrounding neighborhoods, including the University Neighborhoods. As part of this Report, the closure of East San Carlos Street, from 4th to 10th Streets, through the San Jose State Campus was first investigated and then recommended (1993). The City ultimately approved the closure of that portion of San Carlos Street.
- The San Jose State University Environs Housing Needs and Feasibility Study estimated the demand for and feasibility of additional housing development in the area surrounding San Jose State. (1994).

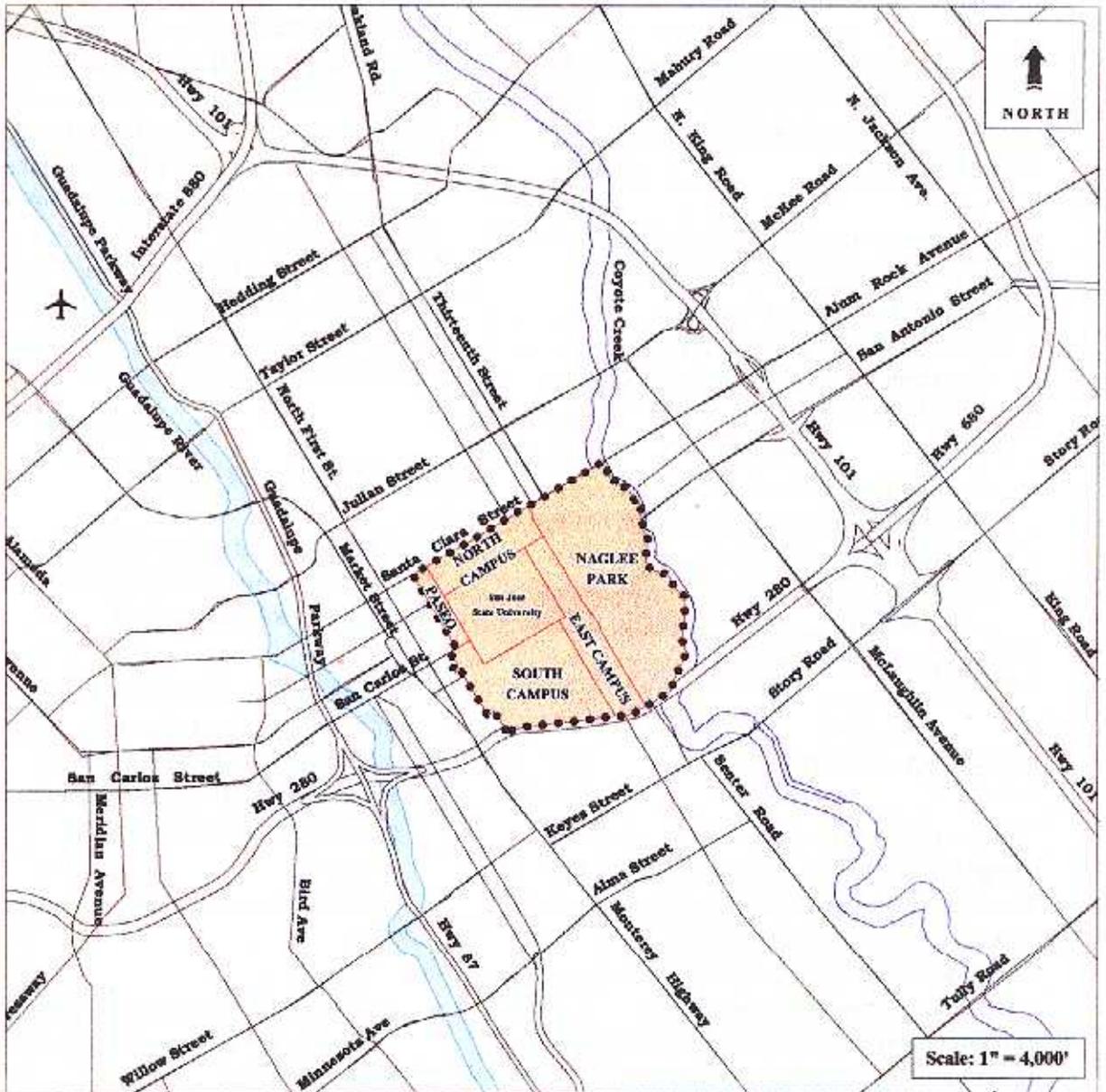
The University Neighborhoods, the neighborhoods surrounding San Jose State University, have been identified as a community with many important assets, and much promise, but also with some critical needs. The *University Neighborhoods Revitalization Plan* is designed to focus City services and programs on making comprehensive neighborhood improvements identified by community members. Combining the strengths of the community with the resources of the City should help this community reach its full potential as a lively and livable place. This action is part of the City's commitment to the improvement of living conditions in neighborhoods challenged by high crime rates, deteriorating residential and commercial properties, public infrastructure in marginal condition, and other negative conditions.

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The Paseo Neighborhood, the western portion of the Revitalization Area, is

Map 1

Location within San Jose



UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

- The Implementation Strategies for Downtown Housing report made recommendations to encourage development of high quality housing both Downtown and in the surrounding neighborhoods, including the University Neighborhoods. (1996).

In addition, the City has implemented the following programs and actions to improve conditions in the University Neighborhoods:

- Establishment of the South Campus Project Crackdown area, delivering aggressive code enforcement, community policing, graffiti abatement, and neighborhood services into the area. (1997)
- Designation of the East Santa Clara Street Neighborhood Business District to help improve the business environment as well as the appearance of businesses and the streetscape along this primary commercial artery into Downtown.

PURPOSE OF THE PLAN

The purpose of the University Neighborhoods Revitalization Plan is to identify the issues that detract from the quality of life in the University Neighborhoods and to develop a long term, comprehensive approach to revitalization that is tailored to the specific needs and characteristics of the community. Direct involvement by community members was essential throughout the development of the Plan and was provided by a community based advisory group. Issues addressed by the Plan include the appearance and condition

of residential and commercial buildings, crime, gang and nuisance activity, the condition of public infrastructure, the availability of parks and recreation activities, blight, traffic and pedestrian safety, parking shortages, and community organization. The Plan's action items include physical improvements to public and private properties, enhancement of existing programs and services and the development of additional programs where necessary. The Plan, in concert with Project Crackdown, will promote the revitalization of the University Neighborhoods and provide the catalyst for a series of improvements that are intended to improve living conditions in the University Neighborhoods.

PLANNING APPROACH

The Development of the Revitalization Plan for the University Neighborhoods involved the following steps:

- Collection of a broad range of information about the study area including the assessment of the physical conditions of structures, properties, and infrastructure.
- Identification of the issues facing the area.
- Development of a clear and realistic vision for the future of the University Neighborhoods.
- Identification of the improvements and programs required to revitalize the University Neighborhoods.

- Development of an action plan for implementation of the planned improvements and programs.

Community involvement in the Revitalization Plan occurred throughout all phases of the study. During the planning process, City staff worked with community members and an Advisory Group. Established in October 1997, the 17 member Advisory Group was chaired by Councilmember David Pandori and included residents, property owners, students, and representatives of neighborhood businesses, San Jose State University, and community organizations. The Advisory Group met monthly from October 1997 through August 1998. All meetings were open to the public and many citizens participated in the Advisory Group discussions. Meetings to gather input from the larger community were held in November 1997 and September 1998.

ORGANIZATION OF THE PLAN

Following this introduction, the Plan is organized into five remaining chapters:

- Chapter Two: Existing Conditions
- Chapter Three: Revitalization Issues and Priorities
- Chapter Four: Vision for the University Neighborhoods
- Chapter Five: Improvement Plan
- Chapter Six: Action Plan

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

HISTORY

The University Neighborhoods are some of the oldest neighborhoods in the City of San Jose. The neighborhoods were first developed in the late 19th century and were developed primarily with single family homes. Many of the homes were large Victorians, craftsmen, and other turn of the century styles built for the City's well to do and professional residents. The San Jose State University campus, originally the campus of the Normal School, was initially much smaller, bounded by 4th, San Fernando, 7th and San Carlos Streets.

In 1929 the City initiated its first zoning code. The East, South, and North Campus Neighborhoods were zoned R-3 and R-4, which permitted the development of multi-family residential buildings. Higher residential densities were permitted to provide housing for downtown workers and students of the college. Although a few apartment buildings were built before the Second World War, most of the existing apartments were built in the 1950's and 1960's to provide housing for the record influx of new residents in the postwar period and for the growing student population at San Jose State. Many of the older homes that were not torn down were converted into apartments, boarding homes, and fraternities and sororities. Attracted by their relatively low cost and large size, group homes and residential care facilities also began to occupy many of the University Neighborhoods' large old single family homes.

Naglee Park was originally zoned R-1 but, in 1958, portions of the neighborhood were zoned R-3 to permit the construction of multi-family residences. In 1979, at the

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

request of the neighborhood, Naglee Park was rezoned back to R-1 to preserve the single-family character of the neighborhood. During its 20 years of R-3 zoning a scattering of apartment buildings were constructed in the neighborhood and many single family homes were converted to group homes and residential care facilities.

In the 1960's and 1970's the University Neighborhoods, along with the Downtown, began to decline as residents, employers, and investment fled the central city and moved to the burgeoning new suburbs and shopping malls. As homeowners moved out of the neighborhood and absentee owners let their properties deteriorate, the neighborhoods became blighted and attracted gangs and criminal activity such as prostitution and drug dealing. During this same period the San Jose State Campus grew, expanding eastward to 10th Street and southward to San Salvador.

By the mid 1980's, the nearby Downtown renaissance was well on its way as public money was invested toward redeveloping and improving blighted properties, rebuilding and upgrading public infrastructure, and improving public safety. Beginning in the early 1990's new residential development occurred in, and adjacent to, the portion of the University Neighborhoods within the Downtown Redevelopment Area. This development included Plaza Maria, a 53-unit affordable apartment project at the corner of 3rd and Reed Streets, and, in the Paseo Neighborhood, both the Colonnade, a mixed-use residential and commercial development with 215 apartment units, and Paseo Plaza, a 210-unit condominium project. While improvements were taking

shape Downtown, the historical problems of blight and criminal activity persisted in the North, South, and East Campus Neighborhoods. In 1996 a student was murdered in the alley between 7th and 8th Streets. This crime was one of the catalysts that led to the establishment of Project Crackdown in the South Campus Neighborhood.

STUDY AREA LAND USE CHARACTERISTICS

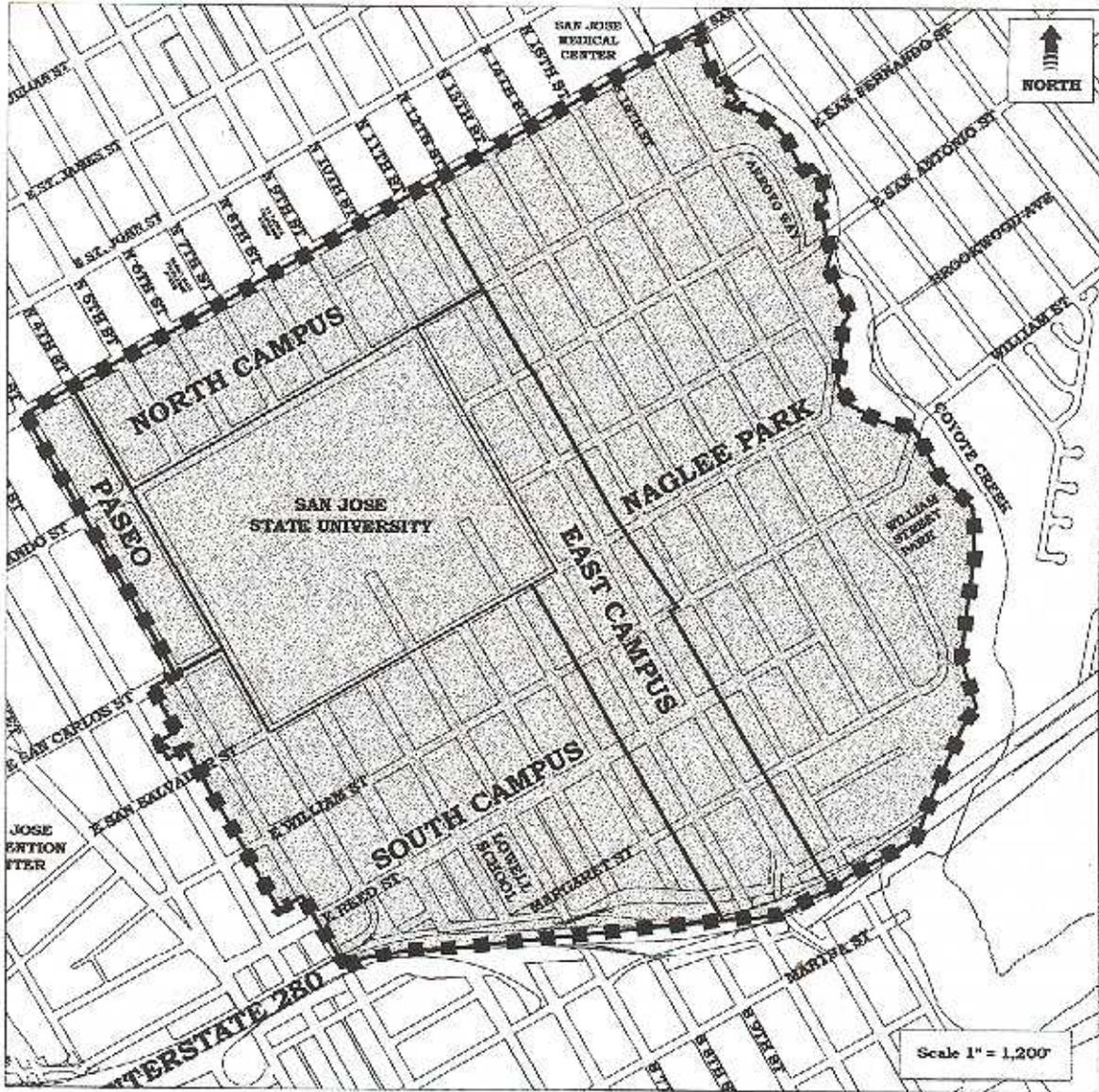
The North, East and South Campus Neighborhoods consist primarily of a mix of single and multi-family residences. Over 31% of the residential properties in these neighborhoods contain single family dwellings, 19% contain duplexes or triplexes, and 41.4% contain multi-family dwellings with four or more dwelling units. Almost all blocks contain a mix of apartments, duplexes and single-family houses.

The Naglee Park neighborhood is almost exclusively composed of single family houses with a handful of small-scale apartments buildings interspersed throughout the neighborhood. The Campus Neighborhoods and the Naglee Park Neighborhood also contain a relatively large number of Group Homes. The Paseo Neighborhood, located within Downtown, is the most urban in character of all the University Neighborhoods. It consists of Paseo Plaza, a six story, 210-unit condominium project and the Colonnade, a mixed-use project containing ground floor retail businesses with 215 apartment units above.

The University Neighborhoods area has a number of small clusters of retail stores

Map 2

University Neighborhoods
Revitalization Plan Area
Neighborhoods



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and services within its boundaries. Both San Carlos Street, between 10th and 11th Streets, and William Street from 4th to 10th Streets, contain a mix of primarily neighborhood and campus serving small businesses that include restaurants, laundromats, photocopy stores, convenience markets and beauty salons. There are also two commercial areas on the edge of the University Neighborhoods area. On or near San Carlos Street, west of San Jose State University (SJSU), there are a number of fast food restaurants and other businesses that serve primarily downtown workers and SJSU students.

Defining the northern edge of the University Neighborhoods is East Santa Clara Street, a major commercial arterial that contains small businesses such as restaurants, liquor stores, pharmacies, and a Lucky Supermarket. The shopping center that contains the Lucky Supermarket is reputed to be one of the primary locations for drug dealing in the City of San Jose and is a magnet for other criminal and nuisance activities within the area.

The most prominent land use in the University Neighborhoods is San Jose State University, an 86 acre campus that lies at the center of the area. The edges of SJSU, which interface with the residential neighborhoods, contain a mixture of parking garages, corporation yards, 5- to 7-story classroom buildings and, in the southeast corner, two story student dorms. Within the University Neighborhoods there are a number of SJSU affiliated fraternities and sororities. The majority of these fraternities and sororities are located along East San Fernando Street across from SJSU and along 10th and 11th Streets.

As the focal point of the University Neighborhoods, San Jose State University presents both advantages and disadvantages for the neighborhoods. The benefits include providing adjacent residents with open space, cultural and recreational activities, and educational opportunities. Some of the disadvantages associated with being directly adjacent to SJSU are increased traffic, the shortage of on-street parking during the weekday and noise and nuisance impacts associated with certain student activities.

There are two other educational institutions within the University Neighborhoods: Lowell Elementary School located on the south side of Reed Street between 6th and 7th Streets and Notre Dame Academy, a private Catholic girls high school located at the corner of 3rd and Reed Streets.

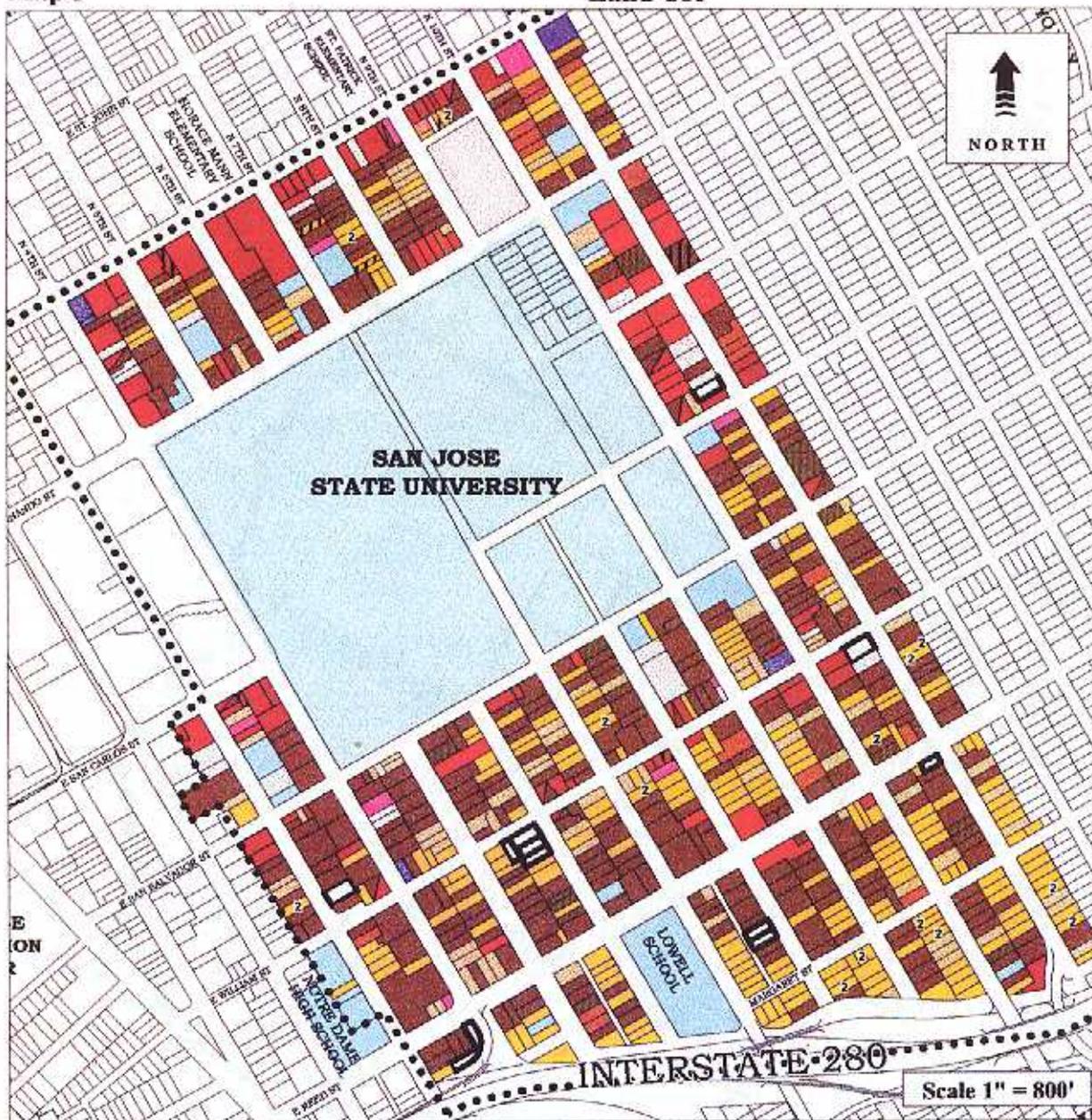
TRANSPORTATION CHARACTERISTICS

The University Neighborhoods are located at the hub of the City's road, highway, and transit network, and are easily accessible by both automobile and transit. Interstate 280 runs along the southern boundary of the University Neighborhoods and State Highway 87 is a little more than a half a mile to the west. Direct access to and from Interstate 280 and indirect access to and from Highway 87 are provided by on- and off-ramps at 10th and 11th Streets. In addition there is a northbound on-ramp at the terminus of 4th Street and off-ramps at 7th Street.

The University Neighborhoods are connected with the surrounding area by a number of major arterials and collector streets. Third and Fourth Streets, one-way

Map 3

Land Use

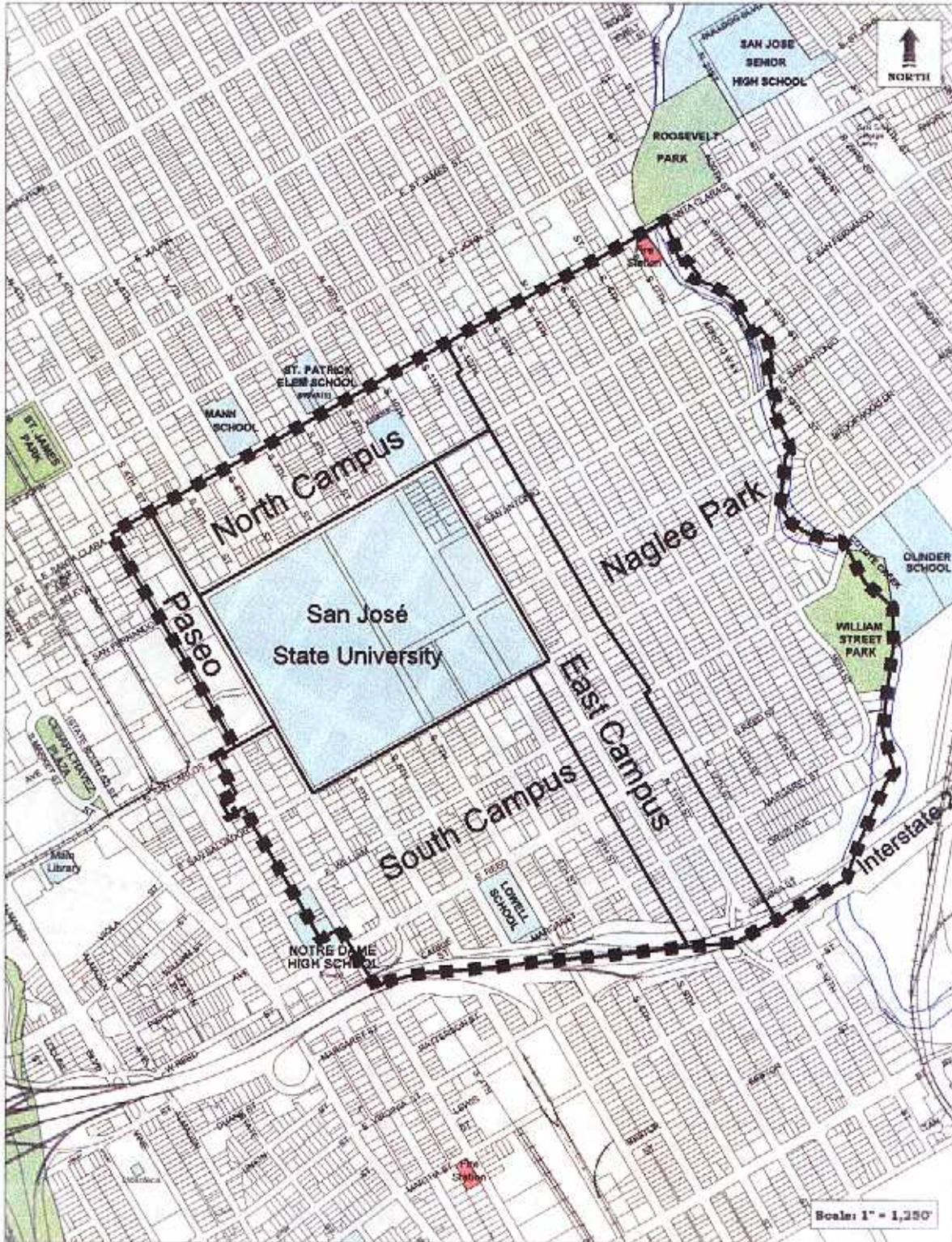


	Vacant Parcel		Fraternity/Sorority
	Vacant Building Overlay		Public/Quasi-Public
	Single Family House		Retail
	Single Family House with detached second unit		Office
	Duplex		Mixed Use - Multi-family/Retail
	Multi-family		Auto Repair/Gas Station
	Boarding House		Parking Lot Structure
	Group Home		

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

Map 4

Existing Community Facilities



paired arterials link Downtown, San Jose State University, and the University Neighborhoods with neighborhoods and jobs to the north. Tenth and 11th Streets, also a one-way paired couplet, provide through access from Hedding Street in the north to Story Road in the South.

Additional, access to southern San Jose is provided by 7th Street, which extends from SJSU to Curtner Avenue.

The main east-west arterial adjacent to the University Neighborhoods is East Santa Clara Street, connecting the University Neighborhoods with East San Jose, and, to the west, Downtown, the San Jose Arena, and the neighborhoods to the west of Downtown. East-west access into, and out of, the University Neighborhoods is provided by San Fernando, William, and Reed Streets, designated in the *San Jose 2020 General Plan* as major collectors and San Salvador Street, which is designated as a neighborhood street.

Sidewalks along many of the University Neighborhoods' streets provide direct access to San Jose State University. In addition, the Paseo, passing through the Paseo condominium development, provides pedestrian access from Downtown and the transit mall to San Jose State University. The only on-street bike lane in the neighborhood is on 7th Street, which runs from San Jose State University to Curtner Avenue.

The University Neighborhoods are within a quarter of a mile to one and a half miles, depending on the area, of the Downtown Transit Mall which contains the Guadalupe Corridor light rail line and many of the major and minor bus routes in Santa Clara County. Seven Valley Transportation Authority bus routes - the

11, 63, 65, 72, 73, 81, and 82 - traverse the University Neighborhoods and two major routes - the 22 and 64 - run along East Santa Clara Street. San Jose State University also runs free shuttles for students and faculty between the campus and the Diridon Cal Train and Amtrak Station, and between SJSU and the remote parking lot at Spartan Stadium south of Interstate 280.

GENERAL PLAN DESIGNATIONS AND ZONING DISTRICTS

The majority of the North, South, and East Neighborhoods are designated for relatively high-density residential development to support both Downtown and the University. The South Campus Neighborhood between 4th and 10th Streets is designated High Density Residential, which permits between 25 and 40 dwelling units to the acre. Most of the existing apartment buildings in this neighborhood fall into this density range. The portion of the South Campus Neighborhood west of 4th Street, south of San Salvador Street and within the Downtown Core is designated Residential Support for the Core Area. Residential Support for the Core Area, the highest residential density land use designation in the City, has a minimum density of 25 dwelling units to the acre and no density maximum.

With the exception of the commercial strip along East Santa Clara Street, North Campus between East Santa Clara Street and SJSU is designated predominately for Medium High Density Residential uses, permitting between 12 - 25 dwelling units to the acre. This density is typified by duplexes, triplexes, and one and two story apartment buildings. The portion of North

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Campus adjacent to the Downtown, the block between 4th and 5th Streets, is largely designated Residential Support for the Core Area.

The East Campus Neighborhood, which consists of the properties along Tenth and Eleventh Streets, is designated for Medium High Density Residential uses north of William Street. With the exception of three parcels on 11th Street, the East Campus Neighborhood south of William Street is designated Medium Low Density Residential allowing a maximum density of 8 dwelling units to the acre. This density is typified by single-family homes on 6,000 square foot lots.

Reflecting the neighborhood's existing single-family residential use, Naglee Park, is almost exclusively designated Medium Low Density Residential.

The portions of the University Neighborhoods not designated for residential uses are the commercial properties along East Santa Clara Street, designated General Commercial, and Lowell Elementary School, Notre Dame High School, and the SJSU parking garage at 10th and San Fernando Streets, designated Public Quasi-Public. In addition, the properties facing 3rd and 4th Streets between San Carlos and San Fernando Streets are designated Core Area. Core Area is a designation exclusive to Downtown that permits relatively high intensity office, retail, service, and entertainment uses and high density residential uses.

The lands within the North, South, and East Campus Neighborhoods are predominately zoned R-3, R-3-F and R-4, all of which permit high-density

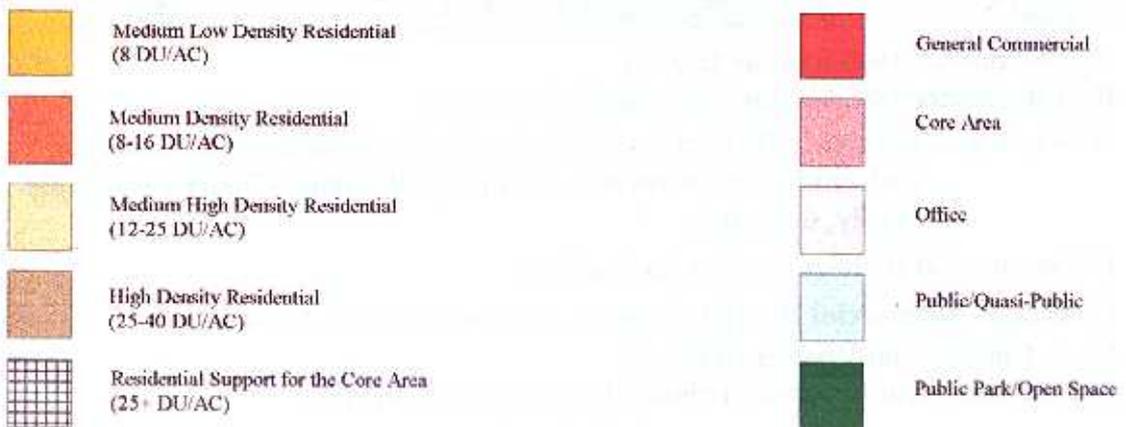
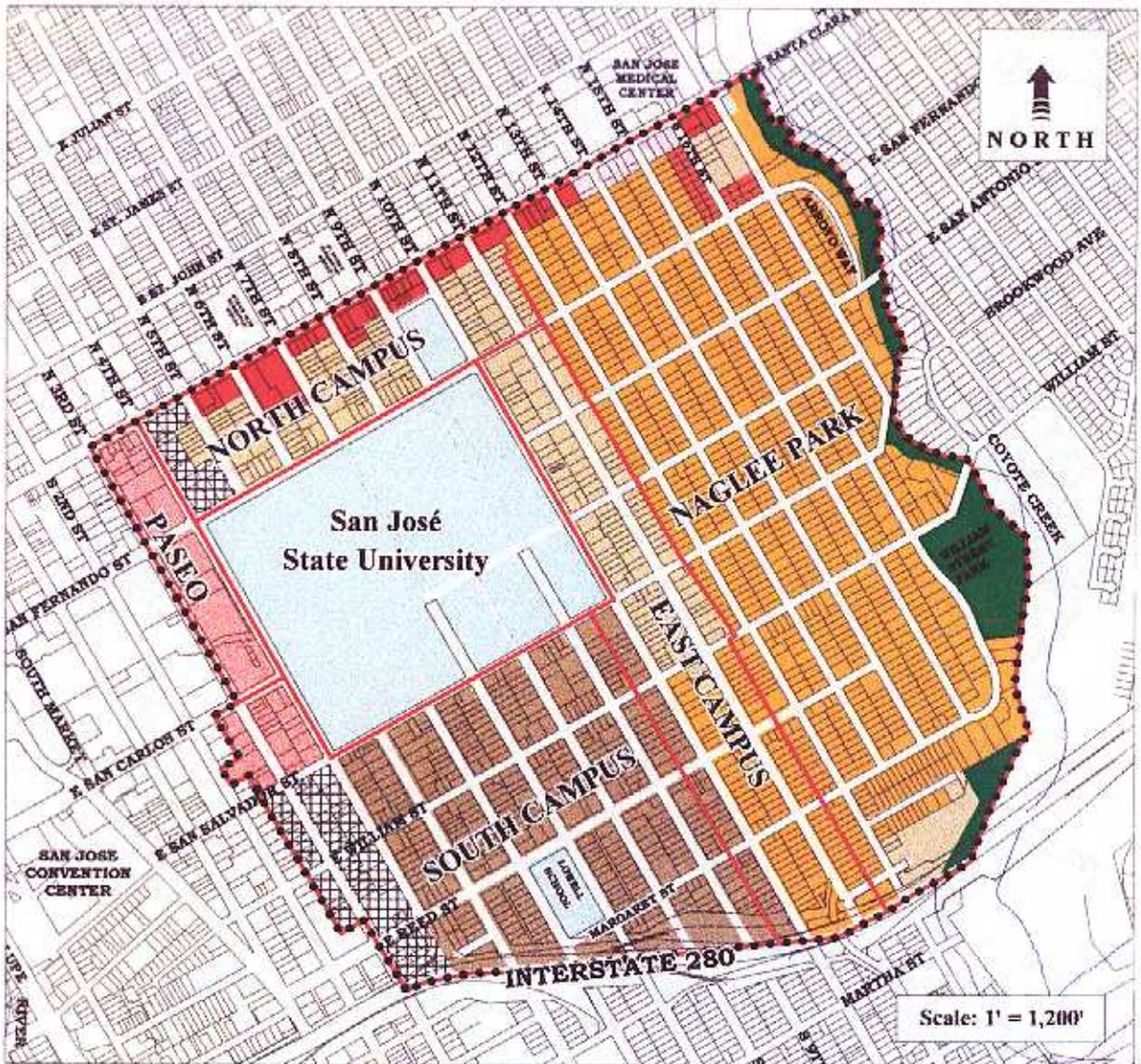
residential development. R-3-F and R-4 also permit fraternities and sororities. The Naglee Park Neighborhood is zoned primarily R-1 which permits single family uses. Zoning in the Paseo Neighborhood consists of two planned development zoning districts; one for the Colonnade mixed use retail and apartment complex, and the other for the Paseo Plaza condominium project.

Portions of the area are zoned for commercial uses. The most prominent commercial area is the commercial strip along East Santa Clara Street, which is zoned C-3. Reflecting a historic development pattern of neighborhood serving businesses integrated within the residential neighborhoods, there are also clusters of commercially zoned parcels within the area: San Carlos Street, at the intersections of 10th and 11th Streets, and William Street, at the intersection of 8th and 10th Streets, are zoned C-2. The uses permitted in the C-2 district include neighborhood serving retail stores and services, public eating establishments, financial institutions, office uses, gas/service stations, and auto sales. Liquor stores, drinking establishments, drive through uses and residential care and service facilities with 7 or more residents are permitted with a conditional use permit.

The intersection of 4th and Reed Streets and the intersection of 6th and William Streets are zoned C-3 Commercial. In addition, significant portions of 3rd and 4th Streets, which are in the Downtown Core are zoned C-3 Commercial. The uses permitted in the C-3 district include all of the uses permitted in the C-2 district and regional serving retail stores and services, and certain auto maintenance and

Map 5

General Plan Land Use Designations



UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

Map 6

Zoning Districts



- R - 1 Residence District (one family)**
- R - 3 Residence District (multiple-family, 2 stories)**
- R-3-A, F & 4 Residence District (multiple-family, 2 stories; multiple-family, fraternities and sororities, 3 stories); Residence District (multiple-family, 6 stories)**
- C Commercial District (professional-office)**
- C - 2 & 3 Commercial District (general, 3 stories; general, 8 stories)**
- C - L Commercial District (limited)**
- A(PD) Agricultural District (Planned Development District)**

accessory installation shops. The same uses permitted in the C-2 district with a conditional use permit are permitted in the C-3 district with a conditional use permit. In addition, dance halls, nightclubs and poolrooms are also permitted with a conditional use permit.

There are many instances where an existing use on a given parcel does not conform to the zoning district of that parcel. In most cases, the existing use is "legal non-conforming." Either the use was established before the establishment of the Zoning Code in 1929, or the use was established legally under a zoning ordinance or district that has since changed. All of the commercial zoning districts described above, excluding the district along E. Santa Clara Street, contain residential uses. There are also a few neighborhood and/or University serving commercial uses within the University Neighborhoods that are zoned for residential uses.

It should be noted that the most significant land use within the University Neighborhood, San Jose State University, is not subject to the City Zoning Code or General Plan.

PROPERTY OWNERSHIP/NEIGHBORHOOD ORGANIZATIONS

There are approximately 864 commercial and residential properties in the North, South and East Campus Neighborhoods that are owned by approximately 648 property owners. The pattern of ownership is fragmented, with no large property owners and with only a handful of property owners owning more than one

or two properties. In addition, an estimated two thirds of the residential properties in the North, South, and East Campus Neighborhoods are owned by property owners who do not live in the University Neighborhoods area.

There are two neighborhood organizations that cover portions of the University neighborhoods. Naglee Park is represented by the Campus Community Association and North Campus is represented by the Horace Mann Neighborhood Association, which also represents the Horace Mann Neighborhood to the north. Both of these neighborhood associations are well organized and very involved in improving their neighborhoods. In addition, the Paseo Plaza condominium project on 4th Street has an active homeowner association that covers all of the 210 units in the project.

Neither the South Campus Neighborhood nor the East Campus Neighborhood have homeowners or resident organizations representing them. The absence of such organizations in these two neighborhoods is likely due to the relatively high proportion of renters, the high turnover rate of tenants, and the pattern of absentee property ownership. While not a neighborhood organization, the Neighborhood Action Team consisting of residents of the South and East Campus neighborhoods was established in 1997 to guide the efforts of the City's Project Crackdown program.

DEMOGRAPHICS

Demographic data for the University Neighborhoods was obtained using the 1990 US Census. Because this data is

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nearly nine years old, it may not accurately reflect some of the demographics of the University Neighborhoods in 1998. Anecdotal evidence, however, does not suggest any substantial change between 1990 and 1998.

It should also be noted that the Paseo Neighborhood was not included in this demographic analysis because Paseo Plaza, which constitutes more than half of this neighborhood in terms of total number of housing units and land area, was not completed until the mid-1990's.

Two levels of Census data were used to obtain neighborhood demographics. The first, Census block data, provided data at the City block level. Block data provided the most accurate depiction of the area's demographics because data could be aggregated to match the boundaries of the University Neighborhoods. The data available at the block level included the total number of housing units, total population, and population by race.

The second level of data used to obtain all other population and housing characteristics was Census block group data. Census block groups consist of groupings of census blocks. This data did not provide precise demographics for the University Neighborhoods because block group boundaries often do not match the boundaries of the University Neighborhoods. For example, the census block groups containing the East Campus Neighborhood also contain a large portion of the Naglee Park Neighborhood. As a result the data does not accurately reflect the individual demographic characteristics of either of these neighborhoods.

Population and Race

There were 10,997 people in the three focus neighborhoods (North, East and South Campus) in 1990. The ethnic composition of the area in 1990 was as follows: 35.5% of the total population was Hispanic; 32.7% was White; 24.8% was Asian; 6.3% was Black; and less than 1% was Native American or another race. Compared to the City of San Jose as a whole these neighborhoods had a higher proportion of Hispanics and Asians and a lower proportion of whites; the population of the City of San Jose is 49.6% white and only 26.6% Hispanic, and 18.7% Asian.

In the Naglee Park Neighborhood there were approximately 2,762 persons. Naglee Park was racially and ethnically less diverse than the Campus Neighborhoods and the City as a whole; nearly 71% of its population was White, while only 19% was Hispanic and 7% Asian.

The North, South and East Campus Neighborhoods have had, and still have, a relatively large immigrant population. Forty percent of the population in the three Campus Neighborhoods was foreign born compared to 26% in the City as a whole.

Households

In 1990 the average household size in the North, South, and East Campus Neighborhoods was 2.66 persons while in the Naglee Park Neighborhood it was 2.92. The average number of persons per household in the City of San Jose in 1990 was 3.08. The significantly smaller household size of the Campus Neighborhoods may be explained by the

fact that the area was and is composed of a significantly higher percentage of apartment units than the City as a whole. Typically, apartment residents have smaller household sizes than residents of single family homes. Citywide, the average household size for households living in apartment buildings was only 2.29 persons.

The North, South, and East Campus Neighborhoods also had a lower percentage of households with 5 or more persons per household (13.8%) than the City as a whole (18%). Again, this fact is likely explained by the relatively high number of apartments in these neighborhoods.

Age

Fifty three percent of the population of the North, South, and East Campus Neighborhoods was between the ages of 18 and 29. This relatively large young adult population - only 22% of the City's population fell into this category - can likely be explained by San Jose State students living in the neighborhood and on campus. These neighborhoods had relatively few children 17 years of age and younger - only 14.7% of the neighborhoods' population compared to 26.7% of the population of the City as a whole. Nevertheless, the North, South, and East Campus neighborhoods still contained approximately 1,600 children under 18 years of age in 1990.

Income/Employment

The population of the North, South, and East Campus Neighborhoods had lower incomes relative to the City of San Jose as a whole. In 1990 the average per capita

income for the three Campus Neighborhoods was \$9,945 which is almost half of the \$18,214 per capita income of the City at that time. While lower income, the Campus Neighborhoods had a higher employment rate in 1990 than the City. The employment rate in the Campus Neighborhoods was 95.5% while the employment rate for the whole City was 94.1%.

The Naglee Park Neighborhood had a per capita income of \$14,264, which is higher than the Campus Neighborhoods but still significantly lower than the City as a whole.

Rents

1990 Census data for rents is significantly out of date. Nevertheless, comparing rents to the City of San Jose gives a sense of the relative affordability of housing in the University Neighborhoods. In 1990, the average median rent for the Census block groups that comprise North, South, and East Campus was \$578.63. This gross median rent was significantly lower than the City of San Jose's gross median of \$755. The average median rent for Naglee Park - \$643 - was closer to but still below the average median rent in the City.

Housing prices for owner occupied units was also significantly lower in these neighborhoods relative to the City. The average median home price in the Campus Neighborhoods was \$206,271. The median home value in the City as a whole was \$257,500. It should be noted that the actual median home price in 1990 in the North, South and East Campus Neighborhoods was likely to be lower

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than \$206,271; three of the block groups in the area include portions of Naglee Park which had home prices significantly higher than the Campus Neighborhoods.

In 1990, home prices in Naglee Park were not only higher than in the Campus Neighborhoods but also higher than in the City as a whole. The average median home price for the census block groups that comprise Naglee Park was \$291,778.

Tenure

Based on the 1990 US Census block group data, only 11.8% of the units in the North, South, and East Campus Neighborhoods were owner occupied. Again, the actual percentage of units that are owner occupied is probably lower because the block group data includes Naglee Park, which has a significantly higher rate of owner occupancy; thirty eight percent of the residential properties in Naglee Park were estimated to be owner occupied in 1990.

Education

Only 66.8% of the adult residents of North, South, and East Campus had graduated from high school compared to 76.8% of the residents of the City. Nevertheless, a slightly higher percentage of the residents in these neighborhoods had a bachelor, graduate or professional degree; 27.2% versus 25.2% in the City. This dichotomy in educational attainment can be explained by North, South, and East Campus simultaneously having a large low-income population, and, due to the presence of the University, a large student and professional population.

HOUSING CONDITIONS

The housing stock in the North, South, and East Campus Neighborhoods is a mix of apartment buildings, duplexes, and single family homes, many of which have been converted into apartments, boarding homes, and residential care facilities. The majority of the apartment buildings in these neighborhoods were built in the 1950's and 1960's and lack adequate parking, open space, and enclosures for trash receptacles. As a result, many have paved front setback areas to provide additional parking for residents and many store trash receptacles in the front of the building. The architecture of most of the 1950's and 1960's era apartments can be characterized as utilitarian and plain. Facades and rooflines are generally flat with minimal architectural detailing or trim, and building massings are typically box like or rectangular. Quite commonly, especially with the higher density apartments, the ground level is often dedicated to parking. This parking level is often open and visible from the street and, in many cases, parking stalls face and are directly accessed by the street. While there are a number of apartment buildings that are well maintained, many have significant litter problems, poorly maintained landscaping, and deteriorating building facades.

The single-family structures within the North, East, and South Campus Neighborhoods generally were built between the late nineteenth century and the Second World War. Both because of the age of these structures and their general neglect over time, many need repainting, roof repair or replacement, and restoration of wood siding and window frames. A few appear to have structural

problems with sagging roofs, floors, and porches. The landscaping of most homes is simple and is adequately maintained. Many have unpaved or gravel driveways. The front yards of those homes that have been converted into apartments or boarding houses are often paved to provide additional parking for tenants.

The housing stock in the Naglee Park Neighborhood consists predominately of single-family homes built between the turn of the century and the Second World War. The homes in Naglee Park are generally well maintained and in good condition.

INFRASTRUCTURE CONDITIONS

Street and sidewalk paving and curbs and gutters are generally in good condition in the University Neighborhoods. In a few scattered locations, curbs and gutters need to be repaired and sidewalks are cracked by raised tree roots.

Relative to some other neighborhoods in the City, the University Neighborhoods have a high level of street lighting. Most block segments within the University Neighborhoods have between 4 and 6 street light standards. With the exception of 3rd and 4th Streets, all light standards use low sodium bulbs, emitting a yellowish light. Third and Fourth Streets, which are located in the Downtown Core, have light standards that use high sodium white lights. Although the University Neighborhoods have a relatively large quantity of streetlights, there are nevertheless many areas that are dark and in need of lighting improvements. On many blocks, overgrown street trees obscure streetlights and need to be cut back, while in other locations the addition

of street lights or the installation of higher wattage bulbs on existing standards may be needed. A number of street light improvements have been funded through a Community Development Block Grant, which will be discussed later.

ALLEYS

The two alleys in the South Campus Neighborhood are in a severe state of disrepair. The paving is severely damaged in multiple locations, having numerous potholes, and requires complete reconstruction. Many of the driveways of adjacent properties are also unpaved, or are in need of repair or repaving. In addition, many rear yard fences are also in poor condition and need to be replaced. Most of the apartment buildings adjacent to the alleys do not have trash enclosures to conceal their large trash bins. Trash bins are often stored in the alley rights of way and, as a result, trash often spills onto the alleys. Because the alleys are relatively concealed from public view, illegal dumping of large household items is also a frequent occurrence.

The alleys have historically attracted loiterers, gang activity and drug dealing. As noted earlier, a student was murdered in 1996 in the alley between 7th and 8th Streets. Although the alleys have some streetlights, public and private lighting improvements are needed to improve public safety.

PARKING

There is significant demand for parking in the North, South, and East Campus Neighborhoods by students, residents and customers of the neighborhood businesses. Parking for students is

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

provided at the three San Jose State parking garages located at 10th and San Fernando, 4th and San Salvador, and 7th and San Salvador Streets. In addition, San Jose State provides student parking at a remote lot adjacent to Spartan Stadium south of Interstate 280. A free shuttle connects the lot with the SJSU campus. A significant number of students park on the streets within the Campus Neighborhoods either to avoid paying for parking in the SJSU garages or because the garages are full.

Parking for residents is either provided on the street or off-street on private property. Residents rely significantly on the use of on-street parking. The parking provided by apartment buildings is generally insufficient; apartments typically have one or fewer parking spaces per unit. As noted above, many apartment buildings and houses converted into multiple units have paved front yards to provide additional parking for residents.

Parking for customers of neighborhood businesses is in some instances provided by private parking off the street but, in most cases, is provided on the public street. Street parking adjacent to most neighborhood businesses is time limited - time limits range from a half to two hours - to ensure a continuous turnover of spaces for customers. Time limited parking is located along or adjacent to William, San Carlos, San Fernando and East Santa Clara Streets.

Parking is in short supply, especially for students and residents. In the spring of 1998, staff conducted a survey of existing parking conditions in the North, South, and East Campus Neighborhoods during the day (9:00 a.m. to 3:00 p.m.), in the

evening (7:00 p.m. to 9:00 p.m.) and at night (10:00 p.m. to midnight). The purpose of this survey was to first document the severity of the problem, and second, to determine when and where parking shortages were occurring. On many block segments it was found that few or no on-street parking spaces were available in the daytime, evening and/or nighttime. Based on empirical observation it appears that SJSU students occupy much of the on-street parking spaces during the day, while residents occupy the spaces at night. The evening had a slightly higher parking shortage than the day and night periods probably caused by a demand for parking by both night students and neighborhood residents returning from work.

Parking shortages in the daytime were generally focused on street segments adjacent or close to San Jose State University, as students park as close as possible to campus. In the evening parking shortages remained adjacent to SJSU but also developed throughout the residential portions of the neighborhoods. The location of on-street parking shortages remains nearly the same at night except that on-street parking becomes significantly more available on the street segments in the North Campus Neighborhood.

Historically, Naglee Park also had a significant problem with San Jose State University students parking within the neighborhood. As a result, the City instituted a residential permit-parking program in the late 1970's. This program has been very successful and remains in effect.

TRASH/LITTER

The North, South, and East Campus Neighborhoods have a significant problem with litter both in the public rights-of-way and on private property. Sidewalks and parking strips often contain litter in both residential and commercial areas, though the problem is often more apparent in areas adjacent to neighborhood markets and restaurants, adjacent to bus stops, and along the streets adjacent to the SJSU campus. Organic debris from street trees and other sources also collects along curbs. Although there is street sweeping throughout the area, the City has not prohibited parking during street sweeping hours, exception for on 3rd, 4th, 10th and 11th Streets. As a result, parked cars often prevent street sweepers from sweeping along the curbs.

Many of the apartment buildings in the University Neighborhoods have poor trash management. Trash bins are commonly stored in the front yard. Besides being unattractive, this often results in trash spilling on to the front of the property and the street. Further compounding the problem, apartment buildings often do not have a sufficient number of trash bins to serve residents resulting in the overflow of trash. Frequently, apartment managers do not ensure that recycling bins are available to residents or, if available, that these bins are not used for garbage.

The three Campus Neighborhoods as a whole also suffer from the dumping of large household items such as mattresses and couches. These items, in most cases, are probably abandoned by tenants and are generally left adjacent to trash bins, in parking strips, or in the alleys.

Graffiti is another significant problem in the University Neighborhoods. "Tagging" is especially common on commercial buildings and apartment buildings with large blank walls.

PARKS AND RECREATION

The only park within the University Neighborhoods is the William Street Park at the corner of William and 16th Street in the Naglee Park neighborhood. Additional neighborhood recreational opportunities are provided by two of the neighborhoods educational institutions. Lowell Elementary School permits the public to use the school's two tot lots and its play field during non-school hours. San Jose State University also has a number of paseos and plazas that provide residents with opportunities for strolling, sitting, skating, throwing frisbees etc. In addition, San Jose State University provides its student population with a good range of active recreation and athletic facilities. These facilities are also open to the public for a fee.

Most of the apartment buildings in the University Neighborhoods have little or no private open space. Typically, most of the open areas of apartment sites are paved for automobile parking or access. Many of the older homes that have been converted to apartments also have backyards paved to provide residents with parking. Children living in apartments and converted homes have little option but to play in driveways and parking lots.

A temporary Youth Center opened in March of 1998 at 630 S. 1st Street near Interstate 280. Services and after school activities are offered at this center to the teenage population (12-17 years of age) of

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the Washington and University Neighborhoods. The center temporarily houses Youth Employment Services, Catholic Charities, and the San Jose Conservation Corps. The Washington Area Youth Center currently under construction adjacent to the new Biblioteca Latinoamericana near the southwest corner of South First and Oak Streets will eventually replace this temporary youth center.

TRAFFIC AND PEDESTRIAN SAFETY

Traffic volumes are the highest on 3rd, 4th, 10th, and 11th Streets. These streets also have the highest number of accidents among all the streets within the University Neighborhoods. Speeding, which was determined to be the cause of many of these accidents, is commonplace on these streets even though traffic signals are timed for 35 mph. Speeding also frequently occurs on many of the other streets in the area including William, Reed, and 7th Streets.

Traffic control and pedestrian safety measures are an issue for those intersections and street segments adjacent to Lowell Elementary School and the University that have relatively high volumes of students walking to and from school. Many of the intersections along major pedestrian routes to Lowell Elementary and to SJSU do not have stop signs, signals or crosswalks. It is current City Policy not to install crosswalks at intersections without signals or stop signs.

CRIMINAL ACTIVITY

Gang and Criminal activity have plagued the University Neighborhoods for many years. To tackle criminal activity in the South Campus portion of the University Neighborhoods, Project Crackdown was initiated in March of 1997. Project Crackdown is a City program that delivers aggressive code enforcement, crime prevention, community policing, graffiti abatement, and other services to target neighborhoods.

Overall, the number of criminal incidents reported in the University Neighborhoods has dropped from 5,431 annual incidents in 1993 to 4,719 incidents in 1997, a decline of 13%. While, at the time of this writing, it is too early to gauge the effectiveness of Project Crackdown, the largest drop in reported criminal incidents occurred between 1996 and 1997, which was roughly the year Project Crackdown was implemented. Between 1996 and 1997, the total number of incidents dropped 12.6% from 5,314 to 4,719 incidents.

Although the number of incidents is declining in the University Neighborhoods, the number of reported crime incidents is still relatively high compared to the City as a whole. In 1997, the median number of incidents citywide was 211 for all Beat Building Blocks, the geographic unit used to report criminal activity. In comparison, median number of annual incidents for all the Beat Building Blocks that comprise the University Neighborhoods is 553. The beat building block with the highest number of incidents in 1997 was the block consisting of San Jose State University

and North Campus. This block had 1,261 reported incidents.

CHALLENGES AND OPPORTUNITIES

Implementation of this Plan will rely to a large degree on the involvement of property owners and community members in the University Neighborhood. While many of the identified actions identified in the plan will be implemented by the City, many others, while receiving guidance and assistance from the City, will need to be initiated and implemented by the residents and the property owners themselves. A challenge to organizing an effective neighborhood coalition and getting community members involved is the high proportion of absentee landlords and renters. Many of the renters are low income and don't stay in the neighborhood long enough to develop a sense of neighborhood ownership. The large number of students living in the neighborhood present a challenge for similar reasons. Given the transient lifestyle of students and their focus on their education, they may be reluctant to invest time and energy to improve their neighborhood.

While the University Neighborhoods do not have an overall neighborhood association, the Horace Mann Neighborhood Association in the north and Naglee Park's Campus Community Association in the east are active in improving their respective neighborhoods. Both organizations have also been and continue to be involved in issues within the University Neighborhood that affect their neighborhoods. Because the revitalization of the University Neighborhoods will positively effect both

the Horace Mann and Naglee Park neighborhoods, their involvement in implementing the revitalization plan can be expected. In addition, the South and East Campus Neighborhood Action Team, formed to guide the efforts of Project Crackdown, can be expected to assist in the implementation of the Revitalization Plan. It is hoped that all of these neighborhood groups will form the core of a University Neighborhoods Coalition that will implement this Plan.

San Jose State University also can be expected to take an active role in the revitalization of the University Neighborhood given that the condition of the surrounding neighborhoods affects the health and safety of its students and faculty, the public image of the campus, and, ultimately, the ability of the University to attract new students and faculty. The University has the potential to act as a significant catalyst for neighborhood revitalization. Physical improvements to the campus edge could increase public safety for both residents and students, encourage adjacent property owners to improve their properties, and discourage the degradation of the neighborhood. While encouraging student involvement does present a challenge, San Jose State University students and student organizations are significant resources that can potentially assist with the revitalization of the University Neighborhoods. The University and the City will actively work with fraternities, sororities and other student organizations to encourage students living in the University Neighborhoods to get involved in activities that maintain and improve the neighborhood including improving the maintenance of their own facilities.

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SUMMARY OF PROCESS

On November 19, 1997 a University Neighborhoods meeting was held at San Jose State University to initiate the revitalization planning process. Over 300 members of the University Neighborhoods, reflecting diverse backgrounds and interests, were present to help launch this process. Breakout groups of 20 to 40 people discussed and identified issues they felt were significant. The full group then ranked the issues in order of importance. This priority list, with some later adjustments by the University Neighborhoods Advisory Group become the basis for the Revitalization Plan. The following issue categories are listed in priority order.

PRIORITY ISSUES

1. Traffic and Pedestrian Safety

- *Pedestrian Safety- Traffic signs, signals and crosswalks.* The community feels strongly that pedestrian access and safety on public streets needs to be improved. Improvements identified included the installation of pedestrian traffic signs for motorists, and the installation of crosswalks on major pedestrian routes, especially routes accessing Lowell Elementary School and San Jose State University. The installation of a traffic signal at 10th and San Antonio Streets was identified as the highest priority traffic and pedestrian safety improvement needed in the University Neighborhoods.
- *Speeding.* Speeding was identified as a problem on William, Reed, 3rd, 4th,

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- 10th, and 11th Streets. Potential solutions recommended by the community included increased enforcement of speed limits by the police, the installation of traffic calming devices, such as speed bumps, and the installation of four-way stop signs at intersections along major pedestrian routes to and from schools.
- *Conversion of one-way streets to two-way streets.* High traffic speeds on 10th and 11th Streets were identified as a significant pedestrian safety issue. The community feels that the conversion of 10th and 11th Streets from one-way couplets to two-way streets would improve pedestrian safety and also neighborhood cohesiveness. The community advocated a careful study of this conversion.
 - *Bike Safety.* The installation of additional bike lanes was identified as necessary to improve bicycle safety. Currently the only bike lane in existence is on 7th Street south of the SJSU Campus.
- ### 2. Crime and Gang Activity
- *Crime at Specific Locations.* Seventh and Santa Clara Streets, 2nd and Williams Streets, 9th Street, and the blocks adjacent to SJSU were identified as having repeated incidents of drug dealing and prostitution. The intersection of 10th and William Street was also identified as having a recent history of violent crime, including shootings and stabbings.
 - *Gang Activity.* Tenth and William Streets, and 7th and William Streets were identified as specific locations where gang activity occurs with regularity.
 - *Improved Crime Prevention.* The community requested that the Police Department educate residents and business owners about techniques and strategies for crime prevention.
 - *Maintain and Increase Police Presence.* Residents and business owners felt that Police presence should be increased and maintained in the area and not scaled back with the completion of Project Crackdown. Concern was expressed that criminal activity would return to its former level if the police presence is reduced to the previous level of service.
- ### 3. Streets and Streetscape Maintenance
- *Improve street appearance.* Many of the blocks in the University Neighborhoods are in poor visual condition due in part to litter, graffiti, and poorly maintained landscaping and building exteriors. On a significant number of properties the following was noted: 1) building facades that need to be refurbished and repainted; 2) front yard landscaping that needs to be improved; 3) trash bins that should be located in concealed enclosures placed, where feasible, away from the street; and 4) on commercial properties, signs that should be upgraded or removed. It was also noted that park strips need landscaping improvements and street

trees. Streets of particular concern were William, San Salvador, 3rd, 4th, 7th, 10th and 11th Streets. The Advisory Group recommended that streetscape improvements be particularly focused on these streets, creating attractive gateways into and thoroughfares through the neighborhood.

- *Trim and maintain street trees.* While trees are an asset in the neighborhood, they have not been trimmed for some time. The City does not have a program of routine street tree maintenance. The community and Advisory Group pointed out that many of the trees need trimming to maintain the trees in good condition and to clear branches away from streetlights to improve lighting of the street and to increase public safety.
- *Improve street sweeping.* To improve maintenance of the streetscape the community and the Advisory Group recommended the enforcement of “no parking” during sweeping hours on all streets in the revitalization area. Presently street sweeping occurs throughout the revitalization area, but “no parking” during street sweeping hours is only enforced on the main arteries through the neighborhood: 3rd, 4th, 10th, and 11th Streets.
- *Repair street infrastructure (Street paving, curbs and gutters and sidewalks).* Street paving, curbs, gutters and sidewalks are in noticeably poor condition at scattered locations. The community requested that the City repair gutters and repair or repave streets where necessary. In addition, they suggested that the City work with

property owners to repair sidewalks and curb cuts.

- *Undergrounding of Utilities.* Overhead utilities add major visual clutter to the streetscape. To improve the appearance of the primary and gateway streets into the neighborhood, the community and the Advisory Group requested that the City pursue the undergrounding of utilities where they run along street fronts.

4. Parking

- *Explore residential permit parking program.* The community and the Advisory Group said that more on-street parking spaces need to be made available to residents of the University Neighborhoods. It was recommended that the City explore instituting a residential permit parking program that would limit the times that non-residents can use on-street parking.
- *Enforce existing law on parking violations.* On some blocks, vehicles are commonly parked across driveways and sidewalks, or in front yards. Existing laws that prohibit such parking should be better enforced.
- *Provide additional parking for students.* More student parking needs to be identified and developed both to better accommodate the needs of students and to relieve demand for on-street parking in the surrounding neighborhood. Presently SJSU student parking garages are at, or near, capacity.

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5. Land Use

- *Attract desirable businesses.* Businesses that serve the needs of surrounding residents and students, and that contribute to the health and revitalization of the neighborhood should be encouraged to locate within the University Neighborhoods.
- *Encourage development of vacant parcels.* The City should work with property owners to encourage development of vacant parcels with new uses of a type, scale, and intensity that are appropriate for the neighborhood, and compatible with surrounding uses.
- *Address businesses that attract trouble.* Businesses that attract criminal activity, such as drug dealing and/or nuisance activity, such as loitering, panhandling, and public drunkenness, need to be confronted and required to take responsibility for illegal and nuisance activity occurring at and around their places of business.
- *Update Zoning Code.* The Advisory Group recommended that the City review the existing Zoning Code and, if necessary, update the Code to permit and encourage uses of a type and intensity that are compatible with the neighborhood, and to prohibit uses which are not compatible.
- *Illegal group homes.* Residents expressed concern about the behavior and nuisances created by some residents of group homes that are poorly maintained and managed, and/or are operating illegally. It was

recommended that illegal group homes be identified and required to obtain the necessary permits or, where they can not be brought into conformance with the City's Zoning Code, closed down.

6. Blight

- *Improve and step up code enforcement.* Code violations within the University Neighborhoods should be confronted proactively by the Code Enforcement Division of the Department of Planning, Building and Code Enforcement.
- *Improve appearance and maintenance of buildings, especially residential buildings.* Many residential properties are in need of facade and landscaping improvements. Strategies need to be developed and existing programs utilized to encourage property owners to improve the appearance and maintenance of their properties.
- *Improve maintenance of vacant lots.* It was noted at the community meeting that existing vacant parcels are not routinely maintained and contain litter and are overgrown.
- *Confront absentee landlords not taking care of their property.* It was noted by the community that some absentee landlords do not reinvest in their properties leading to poor maintenance and overall deterioration of the property. This in turn negatively impacts surrounding properties and can cause an overall deterioration of the neighborhood. Absentee landlords need to be made aware of their

responsibility to maintain their properties.

7. Litter/Clean Up

- *Litter/unsanitary conditions near SJSU campus.* Significant amounts of litter exist both on private property and in the public rights-of-way in those neighborhoods adjacent to campus. Excessive litter is, in part, caused by the overflow of trash from apartment building dumpsters and ineffective street sweeping due to cars being parked on the street during the hours of street sweeping. Potential solutions identified by the community and Advisory Group were the installation of additional trash receptacles in the public rights-of-way, enforcement of no parking during street sweeping, and requiring improved trash control measures at apartment buildings.
- *Trash pick-up.* Unwanted furniture and other large items that can not be picked up by the regular weekly garbage collection are often dumped on the sidewalk, in streets and alleys, or on private property. A biannual trash pick up for these larger items should be considered.
- *Graffiti.* The “tagging” of walls and buildings was identified as a significant problem. The City should consider stepping up its Graffiti Removal Program in the University Neighborhoods and work with property and business owners to implement effective methods for removing graffiti.

Lighting

- *Improve/increase street lighting.* Many of the street segments in the neighborhoods were perceived as dark and in need of improved lighting. Trimming tree branches blocking streetlights is a partial solution in many cases. In other areas, the addition of new streetlights or increasing the wattage on existing poles was considered an appropriate solution.
- *Improve lighting at schools.* The areas within and surrounding San Jose State University and Lowell Elementary School were perceived as poorly lit. Improved lighting in these areas were requested by residents and students.

9. Parks and Recreation

- *More organized activities for children.* The need for organized after school activities at San Jose State University and/or Lowell Elementary was identified by residents and students.
- *Lack of neighborhood parks and tot lots.* Because there are no neighborhood parks and too few tot lots within reasonable walking distance for neighborhood children, the development of a neighborhood serving park and/or tot lot was requested by area residents.

10. Nuisance and Noise issues

- *Loitering and panhandling.* Loitering and panhandling were identified as significant problems, especially in front of businesses at the corners of

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10th and William Streets and San Carlos and 11th Streets. Strategies to discourage these activities need to be explored.

- *Freeway noise and other noise sources.* The installation of a sound wall was identified as a way to mitigate freeway noise. Other excessive sources of noise identified included police helicopters, airplanes approaching San Jose International Airport, student parties in the neighborhood, and nighttime events at San Jose State University.

11. Alleys

- *Poor condition of paving.* Paving is severely torn up with exposed dirt areas and large potholes. Pavement in the alleys will require complete reconstruction.
- *Need for additional lighting.* Alleys are insufficiently lit. To discourage illegal dumping and criminal and nuisance activities additional lighting needs to be installed.
- *Improve private property interface with alleyway.* To improve safety in the alleys, the interface between the alleys and adjacent private properties needs to be improved to increase visibility into the alleys from adjacent residential properties and to encourage more legitimate activity within, and adjacent to, the alleys.

General/Miscellaneous

- *NRP process should be inclusive of all members of the community.* To ensure the Revitalization Plan reflects the diverse needs of the University Neighborhoods, the neighborhood revitalization planning process should include input from all members of the community.
- *Maintain diversity.* The racial, economic, and age diversity of the University Neighborhoods is valuable and should be preserved. Revitalization of the neighborhood should not displace any members of the existing community.
- *Need for affordable housing.* Affordable housing is a critical need in this area, as it is throughout San Jose. The construction of affordable rental and ownership housing should be encouraged on parcels where such development would be compatible with surrounding uses.
- *Need for home improvement loans.* To assist property owners with improving the appearance, livability and safety of their residences, home improvement loans should be made accessible to property owners in the University Neighborhoods.
- *Revitalize historic buildings.* Historic and other early 20th Century buildings are an important resource within this community and a major component of its appeal. Strategies need to be developed to protect and revitalize these properties within the University Neighborhoods.

The issues and problems facing the University Neighborhoods are wide ranging and complex. To be successful, the revitalization of these neighborhoods requires a comprehensive and long-term strategy. The strategy itself must be guided by a vision of an improved living environment that the residents and the City can realistically achieve for the University Neighborhoods. The vision described in this chapter was developed by residents, students, property owners, and other interested citizens at community meetings, property owner meetings, and Advisory Group meetings. The vision is supported by the goals and objectives described later in this chapter.

Given the number and extent of the problems in the University Neighborhoods, the full realization of a revitalized University Neighborhoods area will require some time to achieve. The purpose of this vision statement is to guide the efforts of the community and the City in improving conditions in these neighborhoods over the long-term and to act as a measuring rod to gauge the progress being made in improving the University Neighborhoods. The vision statement is also intended to inspire an interest in change, particularly for residents, property owners, and others interested in the future of the University Neighborhoods. It describes what the University Neighborhoods can become through fully implementing this Plan.

VISION STATEMENT

The vision of revitalizing the University Neighborhoods includes creating and maintaining a safe, high quality living environment, where:

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- Residents are safer and more comfortable walking in the neighborhood or crossing neighborhood streets due to improvements in the streetscape, traffic signals, and lighting;
- Criminal and gang activity are significantly reduced;
- Public streets and private properties are well maintained, well lit, attractive, and clean;
- Housing and housing sites of all types are safe, functional, and maintained in good condition;
- Adequate parking is available for residents and students;
- Park facilities and recreational activities are readily available;
- Land uses positively support rather than impair the physical and social conditions of the neighborhood; and
- Neighborhood character and the sense of community are maintained and strengthened through community organizations.

GOALS AND OBJECTIVES

These goals and objectives will be used to guide the revitalization of the University Neighborhoods and are related to specific problems, concerns or desires identified by the community and/or the Advisory Group as described in the Revitalization Issues and Priorities chapter. These goals and objectives are intended to provide a more specific direction for the Plan in achieving the vision described above. The goals and objectives are organized under four main headings: neighborhood security; neighborhood character and land use; neighborhood condition and

maintenance; and neighborhood organization. Numbered items are goals (generally what should be achieved) and lettered items are objectives (specific ways of achieving the goal).

NEIGHBORHOOD SECURITY

1. **Traffic and Pedestrian Safety:** Improve traffic and pedestrian safety in the University Neighborhoods.
 - a. Add new, or improve existing, traffic and pedestrian signals, stop signs, or use other solutions to ensure safe pedestrian crossings and to discourage speeding.
 - b. Create safe bicycle routes.
2. **Crime/Gang Activity:** Prevent crime and enhance the security of neighborhoods.
 - a. Reduce drug dealing and prostitution and focus enforcement in known areas of activity.
 - b. Decrease criminal and illegal gang activity in and around the San Jose State University campus area.
 - c. Discourage gang activity throughout the community and especially at known "hangouts".
3. **Lighting:** Improve streetlighting within the University Neighborhoods, particularly near SJSU, to enhance security in the University Neighborhoods.
 - a. Increase streetlighting on streets, around the perimeter of SJSU, or where additional lighting can improve neighborhood security.
 - b. Improve lighting at schools and other public facilities to enhance the security of these facilities.

4. **Alleyways:** Improve security of the two alleyways in the South Campus Neighborhood.
 - a. Increase lighting in both alleys to improve security.
 - b. Discourage use of alleyways for criminal, gang, or nuisance/blight inducing activities.
 - c. Improve the appearance and functionality of both alleys as a means to encourage more legitimate activities in alleyways and displace undesirable activities.

NEIGHBORHOOD CHARACTER AND LAND USE

5. **Neighborhood Character:** Build on the positive physical characteristics of the neighborhoods within the University Neighborhoods particularly their diversity of building types, and historic resources.
 - a. Preserve the positive physical characteristics of the neighborhoods, particularly the late 19th and early 20th century buildings and houses.
 - b. Identify and revitalize historic landmarks.
 - c. Enhance the image of neighborhoods especially at gateways/entrances (e.g., 7th St. and I-280 area).
 - d. Encourage the replacement of deteriorated and dysfunctional housing having no historical value with new housing that meets current standards.
6. **Street and Streetscape Maintenance:** Improve the overall appearance, safety and condition of the streets and streetscapes of the community.
 - a. Improve entry streets to the University Neighborhoods to enhance their appearance and to encourage people to shop at neighborhood businesses.
 - b. Improve street tree maintenance especially to enhance community security.
 - c. Improve street lighting.
 - d. Improve street cleaning.
 - e. Resurface and repair residential streets, curbs, gutters, and sidewalks as needed.
 - f. Remove abandoned vehicles from neighborhood streets.
 - g. Unclog and improve maintenance of storm drains.
 - h. Add street trees, where appropriate, to improve streetscape appearance.
7. **Parking:** Improve parking availability for residents and students.
 - a. Develop strategies to provide sufficient parking for area residents.
 - b. Reduce student demand for neighborhood parking.
 - c. Eliminate or reduce illegal parking particularly sidewalk and lawn parking.
8. **Land Use:** Discourage land uses that disrupt the community and encourage those land uses that support and enhance the community.
 - a. Encourage new, desirable businesses to locate within the University Neighborhoods.

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- b. Eliminate or bring into compliance those group homes that are operating illegally.
 - c. Encourage legal group homes and residential service facilities to be good neighbors.
 - d. Remove businesses that generate an inordinate number of problems for the neighborhood.
 - e. Develop vacant parcels with uses that enhance the positive features of the community.
9. **Parks/Recreation:** Increase the amount of park and open space lands and recreational opportunities for residents of the community, particularly the children.
- a. Provide more organized activities for children.
 - b. Provide additional new parks and/or tot lots for the neighborhood particularly in or near the South Campus and East Campus neighborhoods.
10. **Housing:** Increase housing opportunities where feasible.
- a. Encourage the production of new, affordable housing where appropriate.
 - b. Encourage the development of student housing on vacant sites or sites suitable for redevelopment.
 - c. Encourage the production of a greater mix of housing types in the University Neighborhoods, including more for sale units to encourage owner-occupancy.

NEIGHBORHOOD CONDITION AND MAINTENANCE

11. **Litter/Clean Up:** Create a community that is, and is perceived as, a clean, well cared for place.
- a. Decrease litter and incidents of graffiti in the community.
12. **Nuisance/Noise:** Minimize the occurrence of nuisance activities and objectionable levels of noise.
- a. Discourage loitering and panhandling.
 - b. Reduce noise complaints in the University Neighborhoods.
13. **Blight:** Eliminate physical conditions that blight the appearance and character of the University Neighborhoods.
- a. Pursue with property owners the repairing and repainting of buildings in poor condition.
 - b. Improve the appearance and functional characteristics, such as parking, circulation, garbage storage and pick-up etc., of apartments and other multi-family properties.
 - c. Improve maintenance of developed properties.
 - d. Improve maintenance of vacant properties.
 - e. Improve City response and follow-up to Code Enforcement issues.
14. **Housing:** Improve the overall condition of housing in the University Neighborhoods area.
- a. Make absentee landlords aware of their responsibilities to maintain their buildings and sites.

- b. Eliminate illegal housing or building additions particularly where public health and safety are threatened.
15. **Alleyways:** Improve the condition of the two alleyways in the South Campus Neighborhood.
- a. Repave or reconstruct the public improvements within the City right-of-way.
 - b. Improve the condition of private properties adjacent to the alleyways.

NEIGHBORHOOD ORGANIZATION

16. **Neighborhood Organization**
Building: Promote the involvement of community members in improving their neighborhoods and in creating a positive sense of community by encouraging neighborhood organizations, homeowners associations, student and university organizations, other groups, and individuals to collectively work together to implement the *University Neighborhoods Revitalization Plan*.
- a. Form an active coalition that brings various community organizations and interests together, similar to the University Neighborhoods Advisory Group, which will be devoted to pursuing the goals and objectives of the *University Neighborhoods Revitalization Plan* and the overall improvement of the University Neighborhoods.
 - b. Encourage the formation of new neighborhood associations in areas that are not currently represented by a neighborhood organization.

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The recommendations contained in this chapter are designed to achieve the goals and objectives of the University Neighborhoods Revitalization Plan. The improvement plan intends to improve the livability and physical condition of the University Neighborhoods.

Implementation of the recommendations described below will require the cooperation and resources of the City, property owners, San Jose State University and its students, and area residents. A combination of public and private improvements will be necessary to achieve the vision described in the Vision for the University Neighborhoods chapter of this Plan. The steps for achieving this vision are described in this chapter.

The improvement plan follows the organization of the goals and objectives described in the previous chapter. Thus, the improvement plan is focused on the improvements necessary to achieve the community's vision of more livable neighborhoods and addresses the issues raised by the community and the Advisory Group in the Revitalization Issues and Priorities chapter. The recommendations contained in this chapter are the result of many discussions with, and considerable work from, the community, the Advisory Group and City Departments.

The improvement plan will be used to guide the efforts of the City and the residents of the University Neighborhoods in improving the living environment and physical conditions of the area. The improvement plan is, in essence, a "blueprint" for the revitalization of the University Neighborhoods. It identifies what has to be done to correct existing physical damage, improve safety and security, preserve the positive features of the neighborhood, and, equally important,

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provide a means for the community to measure the progress of the neighborhood revitalization process. By implementing the improvement plan, it is hoped that living conditions will be significantly improved and that the impetus imparted by this Plan will provide the incentive and direction necessary for residents and the City to pursue continuous improvement in the University Neighborhoods.

The improvement plan is divided into four major headings: neighborhood security, neighborhood character and land use, neighborhood condition and maintenance, and neighborhood organization.

NEIGHBORHOOD SECURITY

One of the basic characteristics of a high quality living environment is that people feel safe while in their homes and when carrying on their daily activities. Both the community and the Advisory Group identified traffic and pedestrian safety, crime and gang activity, lighting, and alleyways as important security concerns or issues to be addressed in this Plan.

TRAFFIC AND PEDESTRIAN SAFETY

Traffic signals: A traffic signal should be installed at the intersection of 10th and San Antonio Streets. This item was the highest-ranking traffic and pedestrian safety need identified by the community. Although this signal is not strictly warranted by the traffic signal need criteria used by the City, the community and City staff believe that a signal should be installed given the high volume of pedestrian traffic crossing this intersection to get to SJSU.

Stop signs: Both the community and the Advisory Group suggested the installation of stop signs at the key intersections of 6th and Reed and 6th and William Streets to make it safer for pedestrians, especially children walking to Lowell Elementary School, to cross these heavily traveled intersections. The Department of Streets and Traffic has already installed four-way stop signs at the intersection of 6th and William Streets after determining that stop signs were warranted. They have also indicated, however, that the intersection of 6th and Reed Streets does not meet the criteria to warrant a four-way stop sign. The University Neighborhoods Coalition (UNC) and/or area residents may appeal this decision to the Traffic Appeals Commission, which could require the installation of stop signs at this intersection.

General traffic safety: The traffic control conditions at the intersection of 3rd and Reed Streets and San Fernando Street between 9th and 10th Streets (near the SJSU parking garage) should be evaluated for possible improvement. Area residents have expressed a concern about traffic safety at the intersection of 3rd and Reed Streets. The Department of Streets and Traffic has done the following to improve the safety of this intersection:

- Installed "Signal Ahead" signs for northbound 3rd Street.
- Installed white stop-lines ahead of existing yellow crosswalks.
- Installed all-red signal timing.
- Improved westbound signal progression.
- Removed 100 feet of parking (January 1997) on south side of the west leg of the intersection.

- Upgraded signal to replace 8 inch heads with 12-inch heads and added an advance signal head for eastbound direction.

These improvements have improved the operation of this intersection.

Additionally, the hedge at the mortuary site located at the southwest corner should be investigated to determine if it complies with Zoning and other Municipal Code requirements. Community representatives may be able to speak to the mortuary property owner regarding trimming the hedge. The City should also investigate removing parking on the west side of the south leg of the intersection and possible improvements in the signal progression for eastbound vehicles.

Traffic moving from 10th Street to westbound San Fernando Street has to merge quickly to avoid being forced to enter the SJSU parking garage located between 9th and 10th Streets. Streets and Traffic staff have investigated this striping issue and they believe that the existing striping may be the best design available for west bound traffic. There may, however, be room to explore the possibility of improvements in terms of lane transitions in this area. Streets and Traffic staff have indicated that the "Right Turn Only" sign governing eastbound traffic on San Fernando should be relocated to improve its visibility (currently it is located behind a tree). It should also be relocated to be visible well before the right lane splits to force a right turn onto 10th Street.

Crosswalks: The community and the Advisory Group suggested that a crosswalk be installed at the intersection of 5th and San Fernando Streets, or 6th and San Fernando Streets to aid pedestrians

attempting to walk from the North Campus neighborhood to the SJSU campus. The Department of Streets and Traffic indicated that the best candidate would be the intersection of 6th and San Fernando Streets. They also indicated that they will be studying this location in the near future to determine if a crosswalk is warranted. Based on their preliminary investigation of this issue the Department of Streets and Traffic supports the installation of a pedestrian signal at this location. If approved, this crosswalk would supplement the crosswalks at 4th and San Fernando, and 10th and San Fernando. In addition, the crosswalk striping at 10th and San Fernando should be repainted due to the considerable wear and tear which occurs at this intersection as the result of heavy traffic.

This Plan recommends that the 6th and San Salvador Streets vicinity be investigated for a possible signal and crosswalk to aid pedestrians crossing San Salvador Street to the SJSU campus.

This Plan also recommends studying the elimination of the southern crosswalk at the signalized intersections of 4th and San Carlos Streets. This crosswalk may cause delay for westbound vehicles turning left.

Speeding: Speeding problems in the University Neighborhoods should be addressed through more intensive enforcement of the current speed limits by the Police Department's Traffic Enforcement Unit. Speeding on neighborhood streets was an important issue raised by the community and the Advisory Group. The reduction of speeding will, of course, greatly improve vehicular and pedestrian safety in the area. Specific streets where speeding was identified as a problem included 3rd, 4th,

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7th, 10th, 11th, Reed, William, and San Fernando Streets. The Police Department should focus its speeding reduction efforts along these streets. Radar equipment should be used in this effort both as an enforcement mechanism and a means to educate vehicle operators about the safety hazards associated with speeding.

The Advisory Group suggested the use of speed humps on the streets listed above but the Department of Streets and Traffic determined that none of those streets met all the criteria necessary for the installation of speed humps. The stop signs installed at 6th and William Streets, however, will help to slow traffic and reduce speeding on William Street.

Traffic studies: Traffic studies currently being conducted for 3rd and 4th Streets may address the issue of speeding by considering the conversion of these one-way streets into two-way streets. This Plan also recommends studying the conversion of 10th and 11th Streets from one-way into two-way streets to reduce speeding and to improve neighborhood cohesion. The study for 10th and 11th Streets could be combined with the study for 3rd and 4th Streets.

VTA bus stop located at Lowell Elementary School: City and VTA staff should continue to work together to ensure that this bus stop operates as safely as possible. Concerns were expressed about possible traffic conflicts with the operation of the bus stop located on the west side of 7th Street adjacent to Lowell School. These concerns included the blocking of traffic, and the potential for blocking the school's driveway and limiting the visibility of motorists. City staff investigated these concerns with VTA staff to determine if these problems

existed and to determine if the bus stop could be relocated to avoid these potential problems. A preliminary assessment, however, determined that relocation of the bus stop is not feasible and, in fact, could create more problems.

New signage: The Department of Streets and Traffic has indicated that, in the near future, the area around Lowell Elementary School will be evaluated for the addition of new traffic signs to alert motorists to pedestrians, especially children. This Plan further recommends that the traffic signage adjacent to the SJSU Campus, particularly along 10th and San Fernando Streets, be evaluated for improvements. Existing signs will be replaced and new signs added if signage improvements are warranted.

CRIME AND GANG ACTIVITY

Project Crackdown has been active in the South Campus Neighborhood since March 1997. One of the major purposes of the Project Crackdown program is to eliminate or significantly reduce drug and gang related crimes as well as crime in general. Due to the involvement of the Police Department and Project Crackdown staff, crime has been progressively decreasing in the South Campus area. This Plan strongly recommends that the crime and gang activity reduction efforts of Project Crackdown continue as planned until the crime rate has been significantly reduced. Further, this Plan recommends that the following "hot spots" for criminal or gang activity be the focus for regular and on-going Police enforcement:

- 2nd and William Streets.
- 7th and Santa Clara Streets (the Lucky's Market area).

- The 9th Street area south of the SJSU Campus.
- The perimeter of the SJSU Campus (the SJSU Police and San Jose Police should continue their partnership in this area).
- 8th and William Street (Spartan Market area).

Beyond these specific locations, and both during and after the implementation of Project Crackdown, this Plan recommends that the following be done to reduce criminal and gang activity:

Role of Neighborhood Organizations in crime prevention: Existing and new neighborhood organizations should heighten community awareness regarding crime and train their members to report criminal incidents or suspicious activities to the Police as soon as they are observed. In addition, they should establish an on-going crime prevention education program and, along with area businesses, continue to identify crime or loitering trouble spots and report those areas to Police.

Neighborhood Watch Programs should be instituted in those neighborhood areas not currently covered. The goal of the Neighborhood Watch Program is to help neighbors and the Police to work together to prevent crime in their neighborhoods. Participants are instructed on how to discourage, deter, and prevent criminal activity prevalent in residential areas, such as burglary, auto theft, and graffiti. The South Campus Project Crackdown staff is coordinating Neighborhood Watch meetings in the area. This effort should be continued and expanded to promote community activity and awareness

regarding crime prevention throughout the University Neighborhoods area.

Role of Businesses in crime prevention: Businesses and property owners should use the trespassing enforcement (e.g., fill out Trespassing Enforcement Authorization Forms) and other mechanisms offered by the Police Department to remove people engaging in illegal, disruptive, or harmful activities.

Youth and Gangs: Youth in the University Neighborhoods should be provided with recreation activities at local schools and at the Youth Center temporarily located at 630 S. First Street. (The permanent Washington Area Youth Center will be located adjacent to the new Biblioteca Latinoamericana near the southwest corner of S. First and Oak Streets.) The City also provides Gang Intervention Programs such as The Right Connection and Project Pride to assist young people in leaving gang culture and to reduce the recruitment of young people into gangs. The Youth Center will assist in the promulgation of these Gang Intervention Programs for youth in both the Washington and University Neighborhoods revitalization areas.

Physical improvements to prevent crime: This plan encourages the installation of fencing and gates across the side yards and driveways of residential buildings, in line with the front facades of these buildings, to discourage criminal activity, such as drug deals, from migrating from the street to the darkened areas at the rear and the sides of residential buildings. This problem is particularly significant in the North Campus Neighborhood.

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Lighting should be installed over each doorway or entry of residential and non-residential structures. Lighting should also be provided for sidewalks, driveways, and parking lots. Lighting should be of sufficient illumination to allow identification of people at a distance of 50 feet. Landscaping in front yards, or other areas where security is an issue, should consist of low growing ground covers and shrubs no more than 42" high and trees that are trimmed up from the ground eight or nine feet to avoid creating hiding places for criminal activity and to allow for observation from streets.

LIGHTING

A well-lit neighborhood increases visibility, which improves traffic and pedestrian safety, helps to discourage crime, encourages neighborhood activity, and enhances the feeling that a neighborhood is safe. This Plan recommends that lighting be increased in the University Neighborhoods through the addition of six new streetlights and by increasing the wattage on about 75 existing streetlights. These improvements were identified by Project Crackdown staff and are expected to be funded using Community Development Block Grant funds during fiscal year 1998-99. Specific lighting improvements are planned for the following locations:

- ◆ Increase wattage for existing streetlights at the following locations:
 - 502 S. 4th Street
 - 646 S. 5th Street
 - 6th, 7th and 8th Streets, mid-block, between E. Santa Clara and E. San Fernando Streets.
 - 633 S. 8th Street.
 - S. 8th Street between San Salvador and Reed Streets.
 - 598 and 620 S. 9th Street.
- S. 10th Street between William and Reed Streets.
- Reed Street between S. 7th and S. 10th Streets.
- William Street between S. 4th and S. 11th Streets.
- The alleys between Reed and Margaret Streets located within the blocks between S. 5th and S. 6th Streets and S. 7th and S. 8th Streets.
- ◆ Add new streetlights at the following locations:
 - 502 S. 6th Street.
 - Southeast corner of S. 7th and Reed Streets.
 - Northwest corner of S. 8th and William Streets.
 - East of 325 E. William Street.
 - 311 E. Reed Street.
 - The alley between Reed and Margaret Streets and S. 7th and S. 8th Streets (west side of alley at mid-block).

In addition to the CDBG funded lighting improvements listed above, this Plan recommends the following additional lighting improvements be installed using future CDBG funds or other available funds:

- ◆ Increase wattage for those streetlights located along S. 10th Street between San Fernando and San Salvador Streets if such increase is determined to be warranted.
- ◆ Improved lighting at Lowell Elementary School especially near the buildings and parking lot.
- ◆ Improved lighting along the S. 10th Street building wall of the SJSU Corporation Yard.
- ◆ Increase lighting on private properties. Entries to residential buildings (e.g., porch lights) should remain lit at night

and additional lighting provided for carports and garages. Sensor lights activated by motion could be considered for these areas.

- ◆ The alley between Reed and Margaret Streets and S. 5th and S. 6th Streets (west side of alley at mid-block).

ALLEYWAYS

The two alleyways in the South Campus Neighborhood have a history of criminal activity and have acted as “hangouts” for gang members. Graffiti and illegal dumping have also affected these alleyways. The additional streetlights and increased streetlight wattage for the alleyways proposed above will enhance their security. In addition to those lighting improvements, this Plan recommends additional improvements that will further enhance security. These improvements may include the creation of building entryways on the alley side to encourage active use, improved lighting on private properties, the elimination of hiding places through better lighting and use of improved “open” fencing, and the use of balconies, windows, and other design features that “put eyes” on the alleyways to discourage illegal activity.

Although both of the alleys in the University Neighborhoods can create problems in terms of crime and blight, they cannot be closed since they provide essential access for adjacent private properties. These alleys and the properties adjacent to them can, however, be improved so that the alleys act and function more like public streets. As part of the development of this Plan a comprehensive improvement plan was developed for each of the two alleys in the South Campus neighborhood (Refer to Appendix B). This improvement plan

addresses the reconstruction of severely deteriorated paving, the construction of an effective drainage system, and additional streetlighting. The various improvements on private properties adjacent to the alley and their relationship to the alley are also addressed including building orientation, the treatment of garages and parking accessing the alley, the treatment of fencing, the addition of trash enclosures, and landscaping. The Alley Improvement Plan will require the cooperation and collaboration of the City and the property owners so that public and private improvements can be integrated.

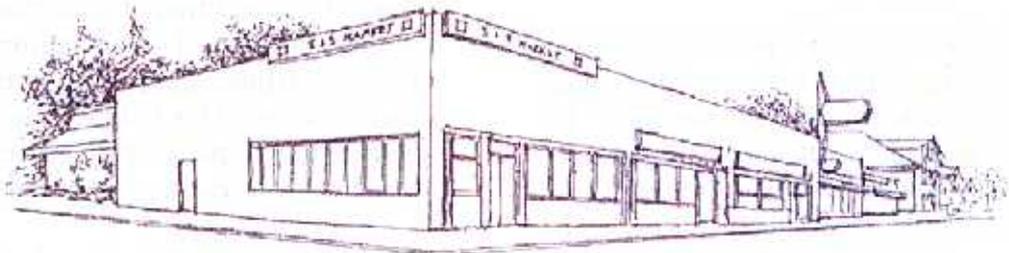
The improvement plans developed by the City will be shared with the property owners adjacent to the alleys so that they can plan for changes to their properties. Parking lot and driveway improvements on private properties should be coordinated with the alley improvements to ensure that new private improvements are properly integrated with public improvements and to ensure the proper functioning of the alleyway. Trash bin enclosures and bin pads should be designed for, and installed on, private properties (e.g., apartment buildings) using trash bins. Existing fences should be replaced with more open fences and gates (sturdy lattice, wrought iron, or painted steel tubing) of a consistent style. Open fences should increase the level of surveillance and decrease the occurrence of criminal or unwanted activity in the alleys. Landscape strips or pockets should be added to enhance the appearance of the alleys but landscape materials should be drought tolerant and easy to maintain. Ivy or vines could be trained along fences or buildings to discourage graffiti. Decorative paving elements could also be used on private property to differentiate these areas from the alley.

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Figure 1

Before and After Example of Improvements Along a Major Gateway

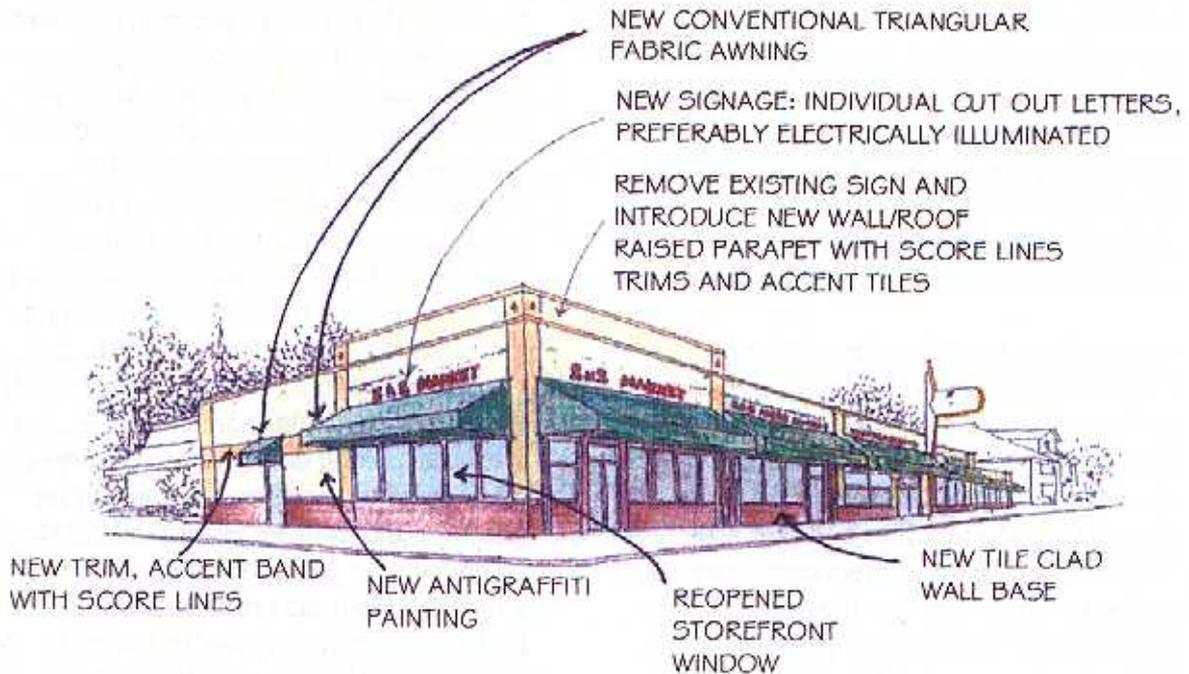
EXISTING:



PROPOSED:

NOTES:

- THE ENTIRE BUILDING TO BE PAINTED
- ALL STOREFRONT ALUMINUM DOORS & WINDOWS FRAMES
- COLORS TO BE DETERMINED



Building facades along alleys should be improved where possible to orient to the alley with windows, doors and entryways. This will help the alleys to function and appear more like streets thus encouraging more activity in the alleys and improving surveillance onto them. Many of the façade improvements recommended in Appendix A, "Suggested Private Property Improvements," could also be effectively utilized on those buildings facing the alleys.

NEIGHBORHOOD CHARACTER AND LAND USE

STREET AND STREETSCAPE MAINTENANCE

A key goal of the University Neighborhoods Revitalization Plan is to improve the overall appearance, safety, and condition of the community's streets and streetscapes, which directly contribute to the character of a neighborhood. The most effective method of improving streetscapes is to improve the appearance of buildings and yards facing key entryway streets in the University Neighborhoods.

Entryways: Key entryways in the University Neighborhoods include 3rd, 4th, 7th, 10th, 11th, and William Streets and the freeway on- and off-ramps for I-280 (4th, 7th, 10th, and 11th Streets). Owners of businesses, multi-family housing units (e.g., apartments) and fraternities and sororities along these routes are encouraged to make simple improvements to their buildings and sites that require minimal financial investment. These improvements will not only enhance the appearance of the area and the quality of neighborhood life; they should also help to improve returns on business sales and

rental rates. These types of improvements are also encouraged for those buildings and yards located on other sites in the University Neighborhoods that are not located adjacent to key entryways.

This Plan recommends a series of simple and effective building façade and yard improvements described below that, if implemented, should enhance the appearance of the properties in the University Neighborhoods. These improvements can generally be described as follows:

- Remove paving and parking in front yards and replace with attractive landscaping and, perhaps, low, open fencing. Landscaping and fencing should both be durable and easy to maintain.
- Keep litter cleaned up on both public and private properties.
- Landscape yards that currently have little or no live landscaping.
- Remove trash bins from front yards on those days when garbage is not being collected and place these bins in trash enclosures in the rear or side yards. Trash enclosures should be designed to be compatible with existing building materials.
- Improve front building facades by painting, providing trim elements around windows and doors, adding awnings and/or other modest architectural features, install window planter boxes, etc.
- Remove worn and/or unpermitted signage and replace it with signage that is

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architecturally consistent with the historic era of the building. Also, consolidate signage to reduce visual clutter.

- Remove bars or boards across windows to open up commercial storefronts.
- Remove, or completely screen from view, all roof equipment.

The improvements that can or should be made to properties along the entryways are not intended to be limited by the items described above. Those items are examples of simple types of improvements that can significantly improve the appearance of the buildings. This plan would also encourage property owners to consider more elaborate and architecturally significant improvements for buildings in the University Neighborhoods. Property owners could pool their resources to hire an architect, building designer, and/or landscape architect to draft plans using the façade or yard improvement ideas described above.

For illustrations of the residential and commercial property improvements suggested above refer to Appendix A.

Utility undergrounding: Another entryway improvement that can enhance the appearance of the area is the undergrounding of utility lines along key streets. Planning staff requested that the Department of Public Works investigate a series of street segments as possible candidates for the undergrounding of utilities using the Rule 20A Program funded and administered by the Pacific Gas and Electric Company (PG&E). The preliminary findings of Department of Public Works indicated that the following street segments may qualify for the

undergrounding of utilities under the Rule 20A program:

- Reed Street between S. 4th and S. 11th Streets.
- William Street between S. 4th and S. 11th Streets.
- S. 7th Street between the SJSU Campus and I-280.
- S. 10th and S. 11th Streets between E. Santa Clara Street and I-280.

These street segments will be added to the City's list of undergrounding projects to be considered for the expenditure of Rule 20A funds. The undergrounding proposals listed above will compete with other undergrounding projects for priority under a Five-Year Plan, which will be considered and approved by the City Council.

As an alternative to the undergrounding of utilities, particularly if undergrounding costs are prohibitive, utility lines may be relocated to the rear of properties if the City, PG&E, and the affected property owners agree that such a relocation is desirable and feasible.

Freeway on- and off-ramps: The freeway on- and off-ramps, which also function as neighborhood entryways, are within State Department of Transportation rights-of-way and, therefore, the City should work with the State to improve the appearance of these entries. Some improvements have been made in these areas but additional improvements are warranted. Private properties adjacent to these on- or off-ramps, particularly those located adjacent to the 4th Street on-ramp, also need to be cleaned up and improved. Landscaping that is drought tolerant and easy to maintain would be the most cost-

effective method of improving these areas.

Street tree maintenance: Trees in the South Campus area should be given a structural trimming as proposed by the Department of Streets and Traffic. This Plan recognizes the importance of street trees in adding to the appearance and comfort of the University Neighborhoods. Street tree maintenance is necessary to maintain the health and appearance of this important resource. In particular, tree trimming is necessary to ensure that streetlights are not blocked.

Dead and missing street trees should be replaced and neighborhood organizations should take the lead in monitoring street tree conditions. These organizations should consult with Naglee Park neighborhood groups which have established a street tree maintenance program which could act as a model for the University Neighborhoods.

Improve street cleaning: This Plan recommends that “no parking” signs be installed and enforced to ensure that parked cars do not interfere with regularly scheduled street sweeping. Both the community and the Advisory Group have complained that street sweepers have not been able to do an effective job of sweeping because of parked cars. Debris piled up along the curb and in the parking lane cannot be reached, leaving the street cluttered and messy. One method of addressing this street parking/street sweeping problem is to install “no parking” signs that state the regularly scheduled times for street sweeping during which parking is prohibited and that indicate that the owners of the vehicles parked in violation of those stated times will be cited and fined.

Currently, streets are swept 6 nights a week in the commercial areas of Downtown adjacent to the University Neighborhoods and once a month on residential streets. No parking signs for street cleaning are already installed on 3rd, 10th and 11th Streets due to heavy on-street parking use. According to the Department of Streets and Traffic, the hours of street sweeping are adequately posted and enforced by their Parking Enforcement Unit. Vehicles in violation are issued parking citations.

This signage program and enforcement has recently been extended to the area bounded by 4th Street, East Santa Clara Street, 11th Street, and I-280. Street sweeping hours will alternate between each side of a block such that parking is always available on at least one side of a block during street sweeping days. Furthermore, the sweeping schedule will be established such that approximately 75% of the on-street parking in the campus neighborhoods will be available at any given time. Ticketing of parking violators should be rigorous. If enforcement of the “no parking” provisions through ticketing does not appear to be effective, this Plan recommends that, as a last resort, consideration be given to the installation and enforcement of “Tow Away” signs to ensure that streets are kept clear of parked cars during scheduled street sweeping.

Repair street paving, curbs, gutters and sidewalks: Information collected during the preparation of this Plan indicates that the overall condition of most street paving (excluding the alleys) is in satisfactory condition. Given this, this Plan recommends that the regular City street maintenance program continue. There is,

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however, a large pot hole in the street near the front of Lowell Elementary School which should be investigated and repaired.

Curbs, gutters and sidewalks are also generally in good to fair conditions. There are, however, scattered locations in the University Neighborhoods that need repair. Repair of curbs, gutters and sidewalks is the responsibility of property owners adjacent to the area needing repair. The City can share some of these costs with single-family and duplex property owners through the Sidewalk and Curb Repair Program. This Plan recommends that qualifying property owners with damaged curbs, gutters and sidewalks work with the Department of Streets and Traffic to finance and install the necessary improvements. Since resources for this type of repair are likely to be limited, this Plan recommends that repair activities be focused first on the key entryways to the University Neighborhoods – 3rd, 4th, 7th, 10th, 11th, and William Streets.

Abandoned vehicles: The Code Enforcement Division of the Department of Planning, Building and Code Enforcement, will remove abandoned vehicles when reported, particularly in Project Crackdown areas (i.e., the South Campus Neighborhood). This Plan recommends that these enforcement activities continue to remove abandoned or inoperable vehicles in the public rights-of-way or front yards. This Plan further recommends that the University Neighborhoods Coalition should establish a system for identifying and reporting abandoned vehicles to the Vehicle Abatement Team for action. Neighborhood groups should consider developing an informational or warning

program whereby a letter signed by the neighborhood group would be affixed to the abandoned vehicle warning the owners of the City's abatement program and impending fines. Code Enforcement personnel could then follow-up on the report and take appropriate action.

Storm drains: Area residents have indicated that the storm drains in the vicinity of Lowell Elementary School (S. 7th and Reed Streets) have been clogged during heavy rains. The Department of Streets and Traffic should investigate this area and perform any necessary maintenance and repairs. Neighborhood organizations should monitor storm drains in the University Neighborhoods during and after the rainy season and report clogged drains to the City.

PARKING

The lack of parking in the University Neighborhoods, especially on those streets near SJSU, was a complaint of both residents and students. In the spring of 1997, Planning staff conducted a survey of parking conditions in the area and identified two types of parking problems. Parking problems that occur in the daytime and evening are primarily the result of student and resident competition for limited parking. Nighttime (i.e., after 10 p.m.) parking problems are the result of insufficient parking spaces on multi-family sites resulting in greater demand for on-street parking from area residents. This Plan recommends that the following potential solutions to these problems be pursued: residential permit parking, reducing student demand for street parking, increasing the number of on-street parking spaces and using SJSU parking garages for residential parking at night.

Residential permit parking: This solution would only allow residents with valid parking permits to use on-street parking during certain hours. In the case of the University Neighborhoods, prohibiting non-resident on-street parking between the hours of 5 or 6 p.m. to 10 p.m. would probably be the most effective, particularly for those blocks closest to the SJSU Campus. Establishing residential permit parking, however, requires the approval of 75% of the residents in the area under existing City policy which may be difficult to achieve. Not enough of the area's residents may see the benefit of a permit parking program to allow it to be established.

Reduce student demand for on-street parking: SJSU has begun a program of shuttling students from the Spartan Stadium parking lot to the University. This Plan encourages SJSU to expand this program by reducing parking rates for those students using the shuttle service and by increasing the number of shuttles used.

Increase number of on-street parking spaces: Additional angled on-street parking would be provided only on one side of a street given the narrowness of existing street dimensions in the area. The best candidate for additional on-street parking is 5th Street between William and Reed Streets. Planning and Streets and Traffic staff will also study the area further to determine if additional parking spaces can be created elsewhere.

Sharing SJSU parking garages: The City and SJSU should explore allowing area residents to use the SJSU parking garages on San Fernando Street for nighttime parking (9 or 10 p.m. to 7 a.m.) if feasible. Apartment property owners

should be encouraged to work with SJSU to craft agreements allowing residents of their complexes to use these garages.

Illegal front yard parking: While conducting the parking survey mentioned above, Planning staff noted that in some areas residents parked in front yards (paved or unpaved) or across sidewalks in violation of existing City codes. This generally occurred on blocks with a shortage of on-site and/or on-street parking during the evening or at night. In addition to creating new parking opportunities in the University Neighborhoods to provide needed parking, this Plan also recommends that illegal front yard parking be eliminated and replaced with landscaping to improve the appearance of the neighborhood.

LAND USE

An important goal of the University Neighborhoods Revitalization Plan is to discourage land uses that disrupt the community and encourage those that enhance the community. Residents have identified bars, liquor stores, and group homes as uses of particular concern. The City has had some success in closing disruptive illegal uses, such as the former Paula's Bar located near the southeast corner of 10th and William Streets, and in encouraging commercial property owners to clean up their sites. In addition to eliminating undesirable uses, this Plan seeks to promote the preservation and improvement of the residential and neighborhood supporting commercial uses in the University Neighborhoods.

The development of vacant parcels and the redevelopment of built properties could significantly impact the Campus neighborhoods and change the area's

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character. Where new development is to occur, this plan encourages development of a scale, type and design that is appropriate for the neighborhood and consistent with the existing neighborhood fabric.

Considering the above goals, this Plan recommends the following:

Treatment of illegal uses: City staff will identify illegal uses, or uses that do not comply with the Zoning Code, and begin the necessary processes for eliminating these uses or to bring them into compliance with the Zoning Code.

Zoning changes for commercial uses: The zoning of existing commercial zoning districts not in the downtown should be changed from C-2 and C-3 to C-1 commercial to ensure that only neighborhood supporting commercial uses will be allowed on these sites (See Map 7). The C-1 Zoning District does not permit bars or nightclubs, uses which have been identified as particularly detrimental to the quality of life in these neighborhoods.

General Plan land use designation and zoning district changes for residential uses: Changing the General Plan land use designations and Zoning Districts for certain portions of the University Neighborhoods should be considered to preserve existing residential uses, particularly those with early 20th Century or older structures.

This Plan proposes to change the General Plan land use designations south of Reed Street, between 4th and 10th, and on 10th and 11th streets between Santa Clara and San Fernando Streets to reduce the residential densities allowed by the

General Plan in these areas. The area south of Reed Street is proposed to be changed from High Density Residential (25-40 dwelling unit to the acre) to Medium Density Residential (8-16 dwelling units to the acre). Tenth and 11th Streets in North Campus are proposed to be changed from Medium High Density Residential (12-25 dwelling units to the acre) to Medium Density Residential (8-16 dwelling units to the acre) (See Map 8).

This Plan also proposes to change the General Plan land use designation of the area bounded by East William Street, Interstate 280, and 10th and 11th Streets to permit a limited increase in residential densities without encouraging the demolition of existing single family structures (See Map 8). The current General Plan land use designation for this area is Medium Low Density Residential (8 dwelling units to the acre) which permits single family detached residences. The proposed land use designation for this area is Medium Density Residential (8-16 dwelling units to acre) which permits single family dwelling units and duplexes. This designation is more consistent with existing residential densities in this portion of the East Campus neighborhood which consists of a mix of single family homes, duplexes, and apartments. This proposed designation is also consistent with the proposed General Plan land use designation for the adjacent portion of the South Campus Neighborhood (See Map 8).

Two zoning changes for residential uses are proposed. First, this Plan proposes to change the zoning designation of a number of commercially designated parcels containing residential uses to residential zoning districts. Such a change

Map 7

Proposed Zoning Changes to be Considered: C-3 and C-2 to C-1



C-2 to C-1

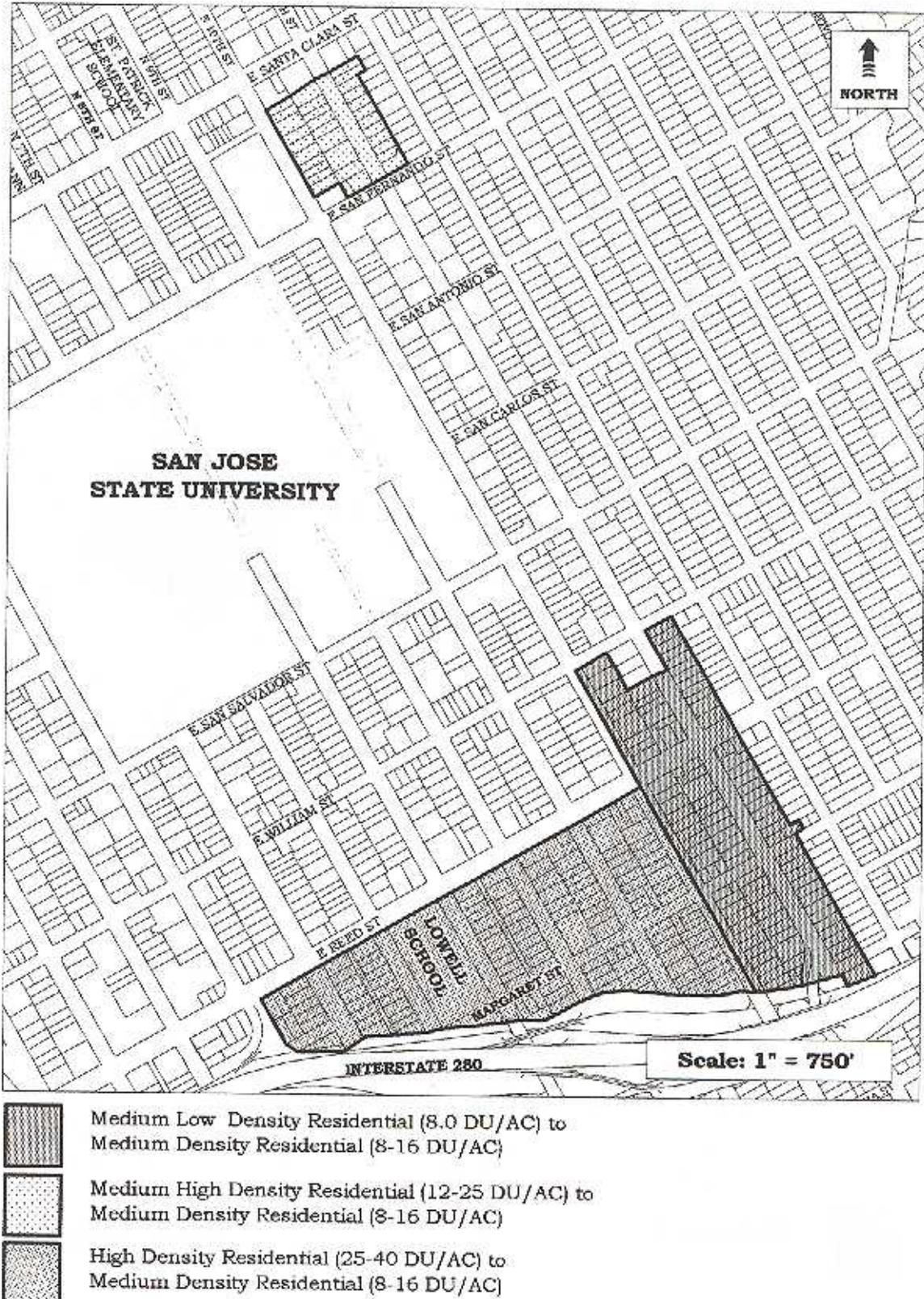


C-3 to C-1

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Map 8

Proposed General Plan Amendments to be Considered



would make the zoning designation of these properties consistent with the existing residential use of these properties. These properties are primarily located adjacent to existing neighborhood commercial districts in the South and East Campus neighborhoods (See Map 9)

Second, this plan proposes to reduce the residential densities permitted in the area south of Reed Street and in the area along 10th and 11th between Santa Clara and San Fernando Streets. The zoning designations of a majority of the properties in these two areas are proposed to be changed from R-3-F and R-3, which permits multi-family residences, to R-2, which permits single family homes and duplexes (See Map 10).

The zoning designation changes proposed above are consistent with the proposed or existing General Plan land use designations for the area.

Improving existing businesses:

Neighborhood serving businesses should work with the City to improve the desirability and marketability of their uses. This Plan encourages area businesses to join the Downtown Business Association to give them a forum to address their concerns and to avail themselves of additional expertise or training opportunities through workshops or other training offered by the Association. In addition, this Plan recommends that small businesses work with the City's Office of Economic Development staff to develop management skills and marketing techniques.

Area businesses are also encouraged to make small but important physical improvements to their structures and sites, which will improve their appearance and

help to increase business. Simple improvements, such as those suggested for properties along neighborhood entryways, could make a significant difference without a major financial investment.

PARKS AND RECREATION

The community and the Advisory Group expressed the desire to increase park and open space lands as well as recreational opportunities in the University Neighborhood, especially to meet the needs of neighborhood children. Given the limited supply of vacant land and its very high cost, the ability to provide additional parklands may be beyond the scope of this Plan. However, if funding could be found to acquire and develop a small park in the University Neighborhoods, the Plan would recommend the acquisition of the four vacant parcels located at the southwest corner of 6th and William Streets for this purpose.

Since buying additional parkland may not be possible, this Plan recommends that new turf be installed at Lowell Elementary School since the school playground is heavily used by area children. The existing playground turf has been heavily damaged by continuous use. The new turf will compliment the upgraded playground equipment recently installed. Improving this playground makes the most of an already important recreational facility in the South Campus Neighborhood. A Joint Use and Maintenance Agreement between the City of San Jose and the San Jose Unified School District should be created to allow area residents to use the playground during hours when the school is not in

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Map 9

Proposed Zoning Changes to be Considered: Commercial to Residential



 C to R-3-F

 C-2 to R-4

 C-2 to R-3-F

 C-3 to R-4

Map 10

Proposed Zoning Changes to be Considered: R-3-F and R-3 to R-2



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operation as a condition for using City funds to improve the turf area.

The Youth Center currently located at 630 South First Street provides another important recreational opportunity for young people in the University Neighborhoods. This facility will eventually be replaced by the new Washington Area Youth Center to be located adjacent to the new Biblioteca Latinoamericana near the southwest corner of South First and Oak Streets. The center will function as a PRIDE Center equipped to provide gang intervention services. In addition, the center will provide other services and general recreational amenities to area youth. General recreational amenities include basketball courts, weight lifting equipment, foosball, ping-pong tables, and pool tables. Boxing facilities and classes will also be provided in collaboration with the Police Activities League.

HOUSING

This Plan encourages additional housing in the area but cautions that new housing should not compromise the goal of maintaining the existing diversity of housing types and, in particular, preserving buildings with historic and/or architectural merit. The University Neighborhoods are nearly built out and the opportunities for new housing are limited given the small amount of vacant residential land in the area. New housing opportunities may be created by the redevelopment of existing sites or the conversion of large single-family homes to multi-family homes. Given the difficulty of redevelopment, and the high rents that can be charged with little or no improvements being made to rental properties, there is little incentive for

property owners to redevelop. If the recommendations in the Land Use section above are followed, however, additional housing may be more likely to occur on vacant parcels or parcels suitable for redevelopment.

The City should work with San Jose State University to develop strategies to encourage the development of student housing and encourage the redevelopment of older multi-family housing. This may include Single Room Occupancy (SRO) housing and studio apartment units that are not required by code to have the same number of off-street parking spaces as one, two, and three bedroom apartment units.

This Plan also seeks to encourage more homeownership in this area. Presently housing is dominated by students and renters creating a more transient population with few roots in the neighborhood. Increased homeownership could contribute to the long-term stability of the community. Opportunities for homeownership, such as the City's low interest loan programs, should be promoted. The development of affordable ownership housing on vacant sites in the area should also be encouraged as a way to increase homeownership.

The preservation and rehabilitation of the existing housing stock in the area is also an important aspect of this Plan. This Plan encourages all property owners to avail themselves of existing City housing rehabilitation and grant programs to improve the interior and exterior conditions of their properties. These programs are discussed in more detail in the Blight section of this Plan.

NEIGHBORHOOD CHARACTER

Preserving diversity: The University Neighborhoods provide a unique and diverse mix of housing types occupied by households that are equally unique and diverse including people from various ethnic and income groups. This Plan recommends that the positive physical characteristics of the University Neighborhoods be preserved to provide a sense of identity for the people living in these neighborhoods. The *San Jose 2020 General Plan* calls for the provision of housing for all economic segments of the community. The University Neighborhoods Revitalization Plan will continue to support this concept as a way of maintaining community diversity.

SJSU, fraternities and sororities:

Clearly the dominant use and feature of the University Neighborhoods area is the SJSU Campus. SJSU has attracted fraternities, sororities, and a variety of multi-family and other housing types to meet the needs of both students and faculty. This Plan recommends that SJSU and the surrounding fraternities and sororities maintain and improve their properties so as to enhance the neighborhoods in which they are located.

Historic structures: Both the Community and the Advisory group stressed the importance of maintaining and preserving the neighborhoods' early 20th Century dwellings and historic structures that link these neighborhoods with the early history of San Jose and its Downtown and add to the overall physical character of the area. This Plan recommends that all potentially historic structures in the University Neighborhoods be identified and catalogued. Land uses that support the preservation of these buildings should be

encouraged. Demolition of these identified structures or modifications or additions that compromise their architectural integrity should be discouraged.

The City should also pursue changing the General Plan land use and Zoning designations of portions of the University Neighborhoods south of Reed Street, and along 10th and 11th Street between East Santa Clara and San Fernando Streets, to better preserve the historic architecture of the single-family structures (regardless of how they are currently being used) in this area (See Maps 9 and 10).

NEIGHBORHOOD CONDITION AND MAINTENANCE

LITTER/CLEAN UP

Litter: The residents of the University Neighborhoods have expressed a desire to keep their neighborhoods clean and to eliminate the unsightliness of litter, which influences how residents and non-resident perceive and treat the neighborhood. To combat litter, this Plan recommends the installation of new trash receptacles in areas with heavy pedestrian traffic such as the commercial areas along San Carlos and William Streets. The perimeter of San Jose State University is another such area. Specific areas where new trash receptacles are proposed include the intersections of 10th and William Streets, 8th and William Streets, and 6th and William Streets.

Large scale clean-up events: Residents have also suggested that large scale cleanups using large trash bins be conducted at least twice a year to aid residents in their disposal of larger items

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that might otherwise clutter public and private properties. These events help to create a cleaner community and reduce illegal dumping. This Plan recommends that the City determine the feasibility of conducting semi-annual clean-up days for the University Neighborhoods and, if feasible, to implement those clean-up days at the earliest opportunity. It is also recommended that this program occur for at least five years. If this is not possible, then this Plan recommends that additional bin clean-up events be scheduled on an *ad hoc* basis perhaps in conjunction with other events that bring the community together.

Graffiti and illegal dumping: Graffiti and illegal dumping also create eyesores in the neighborhood particularly in the alleys. By installing better lighting in the neighborhood, graffiti and dumping can be discouraged. Residents and property owners should also be encouraged to participate in the City's Anti-Graffiti program. This program promotes the eradication of graffiti by responding to reports of the presence of graffiti at specific locations. This program will remove graffiti on public property and educate residents on how to remove and prevent graffiti on private property. Paint and paintbrushes can be provided to property owners victimized by "taggers." Neighborhood organizations should regularly inspect their neighborhoods and if graffiti is found, these organizations should contact the Anti-Graffiti program for action. Vandal resistant paint should be used on large building surfaces to discourage graffiti.

If dumping is found in public rights-of-way, it should be reported to the Department of Streets and Traffic for pick-up.

NUISANCE/NOISE ISSUES

Loitering and panhandling: Area residents have complained about loitering and panhandling in the University Neighborhoods. This Plan has already recommended in the Neighborhood Security section that property owners use the "no trespassing" enforcement mechanisms developed by the Police Department which can greatly aid the Police in controlling loitering and panhandling. The Police will also inform homeless people of existing programs that can help keep them off the street particularly at night. There are limits to what the Police can do about this problem but vigilance and prompt reporting by area businesses and property owners can help.

Noise: Area residents have complained about noise from airplanes, car alarms, the SJSU Campus, I-280 and other noise sources in the University Neighborhoods. Addressing most of these noise sources is beyond the scope of this Plan. The City can, however work with the State to build a soundwall along I-280 to help buffer adjacent neighborhoods from the noise generated by the freeway. This proposal will take time but this Plan recommends that the Public Works Department initiate a process with Caltrans to investigate the feasibility and determine the costs associated with the construction of a soundwall along I-280. Once the feasibility and cost factors are identified, the City will pursue construction of the soundwall with Caltrans.

BLIGHT

The physical condition of the buildings and other improvements in a neighborhood has a direct impact on how

residents perceive their neighborhoods and how they perceive themselves. When property owners and residents see that a neighborhood is in decline, they tend to be less likely to invest in maintaining the buildings they own or live in. This Plan recommends strong and consistent enforcement of City codes intended to protect public health and safety and improve the appearance of the community. The City's efforts will be most effective if property owners and residents comply with these codes and report violations when they occur. In addition to continued Code Enforcement, this Plan recommends that other City programs be utilized to eliminate the physical and visual blight present in the University Neighborhoods.

Residential: Since most of the buildings in the University Neighborhoods are residential, the focus of this Plan is primarily on rehabilitating these buildings to reduce blight and provide higher quality living environments for the area's residents. The City's Housing Department provides low interest loans for the repair of single-family dwellings, duplexes and rental housing for those properties that meet certain eligibility requirements. These rehabilitation loans can be used to address both interior and exterior repairs. The City also offers paint grants for qualifying properties. The funding for these programs is limited, but the Housing Department has set aside 75% of all its available rehabilitation and grant monies for those areas of the City, such as the University Neighborhoods, that are covered by a Neighborhood Revitalization Plan. This Plan, therefore, recommends that a major outreach effort be undertaken to inform property owners of these programs and to encourage them

to apply for all rehabilitation assistance for which they might qualify.

Project Crackdown staff, along with staff from the Housing Department and other City Departments, has already conducted two property owner outreach meetings covering this subject. These meetings have informed hundreds of property owners of available programs. Code Enforcement and Project Crackdown staff have also held property management training sessions to teach property owners the skills they need to better maintain their properties. This Plan recommends the continuation, through Project Crackdown, of these training workshops including:

- Property Management Seminar: Workshop designed to provide property managers and owners with basic management techniques for screening tenants, writing rental contracts, and enforcing house rules. Training also includes routine maintenance techniques.
- Tenant Seminar: Workshop designed to educate renters about their responsibilities and how they can help in the routine upkeep of their units.
- Housing Rehabilitation Applications Seminar: Workshop designed to help property owners to complete and submit applications for Housing Rehabilitation Loans and Grants.

In addition to the above workshops, this Plan recommends that the City produce and distribute a flyer or brochure that describes landlord responsibilities and the City programs available.

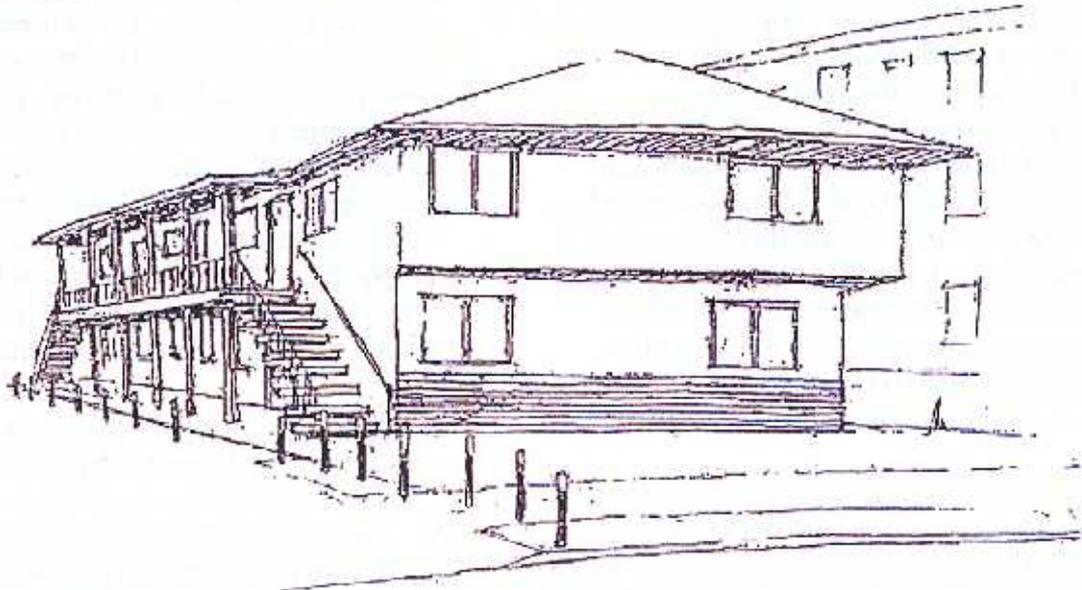
Fraternity and sorority houses are also residential uses that, in some cases, have shown considerable wear and tear including broken windows and

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

Figure 2

Before and After Example of Improvements to a Residential Building

EXISTING:



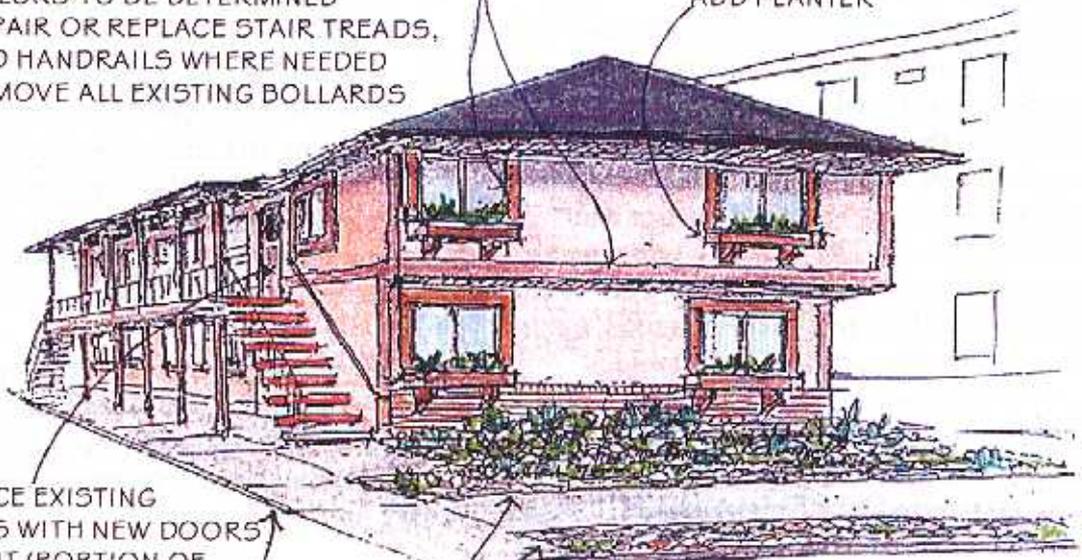
PROPOSED:

NOTES:

- NEW PAINT FOR THE ENTIRE BUILDING
- COLORS TO BE DETERMINED
- REPAIR OR REPLACE STAIR TREADS, AND HANDRAILS WHERE NEEDED
- REMOVE ALL EXISTING BOLLARDS

ADD WOOD TRIM THROUGHOUT

ADD PLANTER



REPLACE EXISTING DOORS WITH NEW DOORS 1/2 LIGHT (PORTION OF WINDOW INTRODUCED TO THE DOOR)

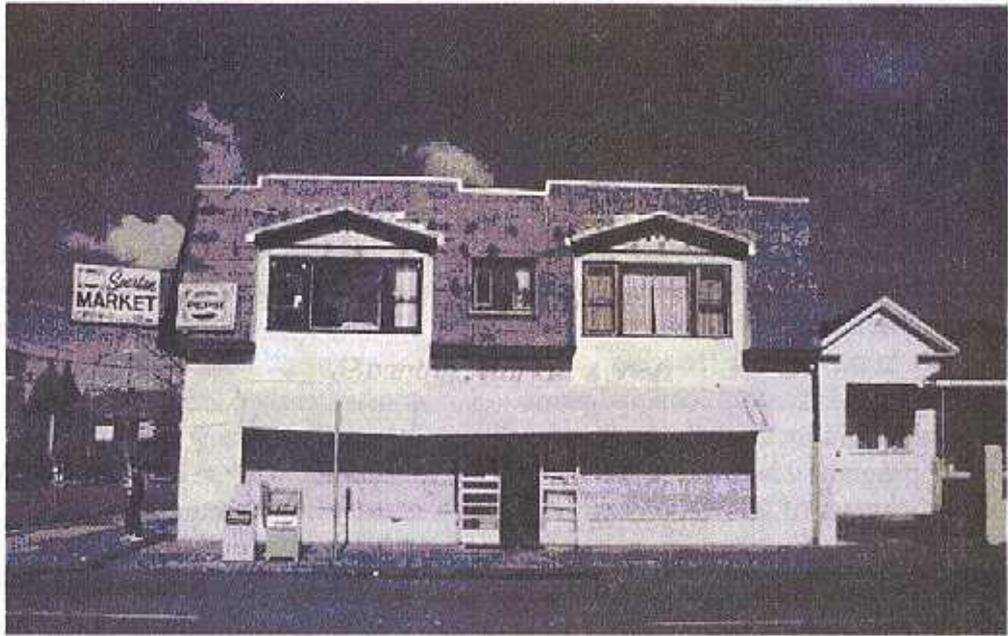
REMOVE BOLLARDS AND INSTALL CONCRETE CURBS

REMOVE PAVED SURFACES AND INSTALL PLANTING AREAS AND LANDSCAPED STRIPS

Figure 3

Before and After Example of Improvements to a Commercial Building

EXISTING:



PROPOSED: NOTES:

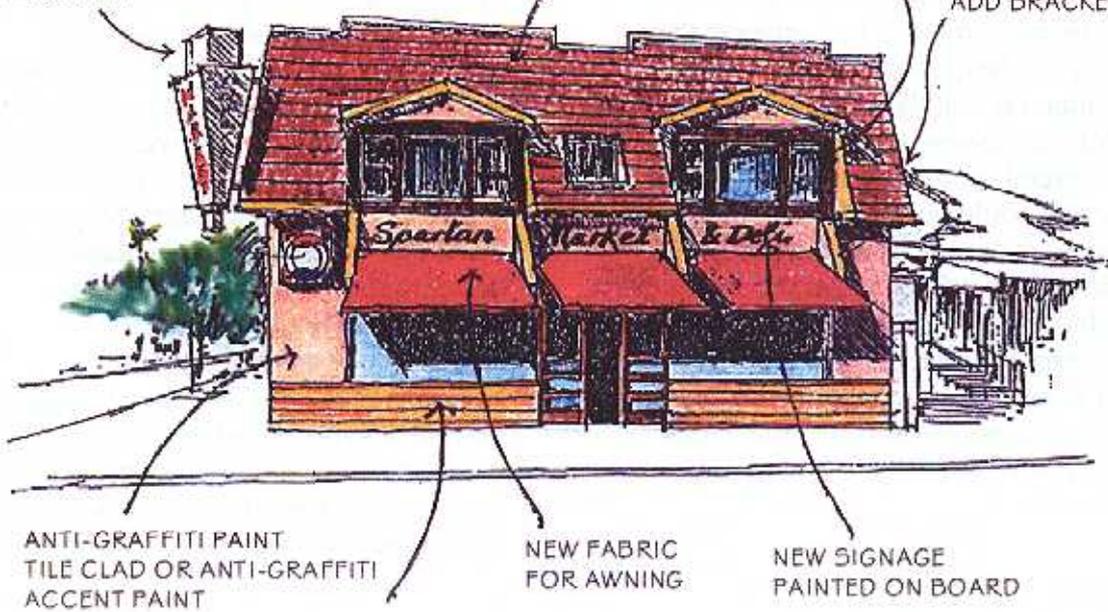
- THE BUILDING TO BE PAINTED
- COLORS TO BE DETERMINED
- RETAIN THE EXISTING MURAL

NEW SIGNAGE
ELECTRICALLY
ILLUMINATED
OPAQUE
BACKGROUND WITH
TRANSLUCENT
LETTERS ONLY

ROOF TO BE REPAIRED,
REPLACE TILE WHERE
NEEDED TO MATCH EXISTING

ADD WOOD TRIM

ADD BRACKETS



ANTI-GRAFFITI PAINT
TILE CLAD OR ANTI-GRAFFITI
ACCENT PAINT

NEW FABRIC
FOR AWNING

NEW SIGNAGE
PAINTED ON BOARD

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deteriorated parking areas which contribute to blight conditions.

Fraternities and sororities must take the lead in ensuring that their properties are maintained in good condition.

To improve the overall appearance of the University Neighborhoods this Plan suggests a number of simple and inexpensive private property improvements to residential properties. These improvements are discussed and illustrated in Appendix A and illustrated in Figure 2. These improvements could be funded all or in part by the Housing Department's rehabilitation loan and paint grant programs and by the neighborhood block grant program described in the Action Plan chapter of this document.

Commercial: Commercial properties have also contributed to blight in the University Neighborhoods. Planning and other City staff are currently working with the owner of several commercial properties located on the south side of William Street between 10th and 11th Streets on a plan which will allow for the refurbishing of existing commercial uses. This plan should significantly enhance the appearance of this key commercial site. For other commercial properties in the University Neighborhoods, this Plan recommends that the City develop a façade improvement program for the commercial properties in the area. This program would be designed to work with business and property owners to identify suitable improvements that are simple but which can greatly enhance the appearance of the target structures. For a description and illustration of suitable and encouraged physical improvements to commercial properties refer to Figure 3 and Appendix A.

Redevelopment Area: This Plan recommends that a study be conducted to determine if the creation of a Redevelopment Area for the University Neighborhoods would be feasible. If established, City redevelopment funds could be directed to the area to fight blight and improve and rehabilitate commercial buildings.

Vacant properties: Residents have also complained about the poor condition of the few vacant properties in the area. These properties are often left untended for extended periods of time and are consequently occupied by weeds and litter. The fencing, usually chain link, surrounding these properties is also usually in poor condition. This problem will eventually disappear as these sites are developed. In the meantime, this Plan recommends that the City rigorously enforce the Weed Abatement Ordinance and other pertinent ordinances to ensure that the vacant properties are at least minimally maintained.

NEIGHBORHOOD ORGANIZATION

The success of this *University Neighborhoods Revitalization Plan* depends, in part, on the willingness of the University Neighborhoods residents and business owners to work with the City to implement and monitor the progress of this Plan. The establishment of new and the maintenance of existing neighborhood organizations will help residents to participate in the life of their neighborhood as well as in the implementation of this Plan. A coalition of these neighborhood groups is necessary to monitor and fully implement this Plan. In particular, a neighborhood group must be formed to administer or oversee the

Neighborhood Block Grant program envisioned in Action Plan chapter of this Plan.

Several effective neighborhood organizations, including the Campus Community Association (Naglee Park) and the Horace Mann organization (includes the North Campus Neighborhood), and homeowners associations (the Paseo Neighborhood) have participated in the preparation of this Plan and in the South Campus Project Crackdown Community Action Team (CAT). These organizations can form the nucleus of the University Neighborhoods Coalition - a coalition of neighborhood groups to pursue the goals and objectives of the *University Neighborhoods Revitalization Plan*.

In addition, this Plan recommends the formation of new neighborhood organizations, especially in the South and East Campus Neighborhoods, to promote the interests of these neighborhoods and to work with other neighborhoods to improve the University Neighborhoods area. These new organizations should be as inclusive and diverse as possible to ensure all neighborhood interests are acknowledged and considered. Existing neighborhood organizations can help the new organizations get started. The Department of Parks, Recreation and

Neighborhood Services will provide the expertise and resources necessary for forming new neighborhood organizations and will provide assistance in administering the programs identified in this Plan, or others developed by the community.

New and existing neighborhood organizations should provide information

on community events and revitalization efforts, facilitate fundraising events, and increase cohesion among area residents. Representatives from each neighborhood group should participate in a University Neighborhoods Coalition to unite the efforts of all area residents in the on-going effort required to revitalize and improve the living conditions of all the residents in the University Neighborhoods.

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

The effectiveness of the *University Neighborhoods Revitalization Plan* depends on the commitment of the City of San Jose, area residents, property owners, and businesses to act on the recommendations contained in this Plan, and to make the improvements described in those recommendations a reality. This Plan recognizes that it will require significant resources from both the City and the community to improve the physical and living conditions of the University Neighborhoods. This chapter will describe those resources and how they will be brought to bear on the problems facing the University Neighborhoods. The table at the end of this chapter summarizes this information and identifies funding sources available to implement the improvement items.

The first part of this chapter will describe the overall implementation approach for this Plan and the general roles of the City, neighborhood residents, property owners, and businesses in the revitalization effort. The remainder of this chapter describes the detailed action plan for the implementation of specific recommendations. The action plan describes "how" and "when" the recommendations made in the previous chapter will be implemented and identifies "who" is primarily responsible for carrying out specific recommendations. Funding sources necessary to implement specific recommendations are also identified including the \$700,000 in one-time discretionary funding set aside by the City Council for the University Neighborhoods.

After the implementation approach section, the organization of the action plan parallels that of the improvement plan and divides the actions to be taken into four

main headings: neighborhood security, neighborhood character and land use, neighborhood condition and maintenance, and neighborhood organization. The final sections of this chapter will describe how the one-time discretionary funds will be used to help implement this Plan and describe the University Neighborhoods Revitalization Plan (UNRP) Neighborhood Block Grant Program.

IMPLEMENTATION APPROACH

Considerable resources have already been expended by the City of San Jose through the South Campus Project Crackdown effort which has helped to reduce crime and gang activity, enforce City Codes, organize the community, and to make other progress toward improving neighborhood conditions and livability. The purpose of this Plan is to build on that effort and address the physical and other improvements necessary to revitalize and make a lasting, positive change in overall conditions in the University Neighborhoods.

This Plan provides the framework for arresting the decline in the University Neighborhoods and describes the commitment of the City and area residents and businesses to implement the recommendations of this Plan. In general, the City can contribute stepped up police and code enforcement resources (at least in the short term) and, in some cases, grant and loan funding for some of the proposed physical improvements. Residents, property owners, and businesses are expected to use their time and energy, as well as some of their own financial and other resources, to build on the City's efforts to improve their neighborhoods.

The Department of Parks, Recreation and Neighborhood Services (PRNS) will have the overall responsibility for implementation of the *University Neighborhoods Revitalization Plan*. PRNS has been responsible for the Project Crackdown program and the implementation of this Plan constitutes a logical extension of those responsibilities. The Department of Planning, Building and Code Enforcement (PB&CE) will provide support to PRNS by delivering Code Enforcement services, processing the permits necessary for some of the Plan's proposed improvements, interpreting the Plan, and providing other assistance as necessary. Successful implementation of this Plan also requires the concentrated effort of other City Departments listed in this action plan including Streets and Traffic, Police, and Public Works.

In addition to City efforts, area residents, property owners, and businesses must play a significant role in the implementation of this Plan if it is to succeed. The people who live, work, own property, or go to school in the University Neighborhoods must show a concern for, and willingness to work at, improving their neighborhoods if the Plan is to have any lasting, positive impact on their lives and living environment. Property owners need to be responsible for providing decent, safe, sanitary and well-maintained and attractive dwelling units and/or business establishments, which will require some of their time and resources. San Jose State University (SJSU) must maintain its buildings and grounds in good condition and impress on the owners/operators of fraternity and sorority houses, as well as the memberships of the fraternities and sororities themselves, the need to do the same with their facilities.

Residents need to help maintain their buildings, yards, and street fronts in good condition. All people who live, work, or go to school in the in the University Neighborhoods must take the responsibility to call the police and report crimes, and to call Code Enforcement to register complaints regarding Code violations.

The implementation of this Plan will require time. Although some of the actions proposed in this Plan can take place fairly quickly (short-term: 18 months or less), or over the next few years (intermediate-term: 18 months to five years), other actions may take five or more years to complete (long-term). The timeframe for each action is identified below. Since this Plan may take some years to fully implement, PRNS staff should provide annual progress reports to the City Council for the next five years. In this way the City Council can evaluate how well City resources are being used to achieve the goals of the Plan and determine if the allocation of resources should change to ensure the success of the Plan.

The remaining portion of the action plan will focus on the specific improvements the Plan proposes to make in the University Neighborhoods and describes the following:

- The specific action to be taken or improvement to be made.
- The timeframe in which the improvement is expected to be made.
- The parties responsible for implementing the improvement.

- The steps to be taken to complete the action or create the improvement.

The primary parties responsible for the overall implementation of the University Neighborhoods Revitalization Plan are, for the City, the Department of Parks, Recreation and Neighborhood Services (PRNS), and, for the community, the University Neighborhoods Coalition – the successor organization of the University Neighborhoods Advisory Group. Both parties will be responsible for overseeing, monitoring, and, in many cases, implementing the individual actions described below. While a variety of City Departments, neighborhood groups, and individuals are identified as having the primary responsibility for many of the actions below, both PRNS staff and the University Neighborhoods Coalition will also play an active role in implementing most of these actions.

The last section of this chapter describes the University Neighborhoods Revitalization Plan (UNRP) neighborhood block grants. The UNRP neighborhood block grants are one-time discretionary revitalization funds set aside for the University Neighborhoods area. These neighborhood block grants provide a means for funding improvements at the block level on a flexible, case-by-case basis to supplement the use of private funds or other improvement resources. The UNRP neighborhood block grants will be jointly administered by the City and the University Neighborhoods Coalition.

**NEIGHBORHOOD SECURITY
ACTIONS**

***TRAFFIC AND PEDESTRIAN
SAFETY***

1. Install a traffic signal at the intersection of 10th and San Antonio Streets.

Timeframe: Short-term - complete during or just after Fiscal Year 1998-99.

Primary responsibility:

City Departments: Public Works; Streets and Traffic.

2. Install stop signs at the intersections of 6th and Reed and 6th and William Streets; residents may appeal the "not warranted" finding for the four-way stop sign at 6th and Reed Streets to the Traffic Appeals Commission.

Timeframe: Short-term – before end of fiscal year 1998-99.

Primary responsibility:

City Departments: Streets and Traffic.
Community: University Neighborhoods Coalition.

3. Evaluate traffic control conditions at the intersection of 3rd and Reed Streets for possible improvement.

Timeframe: Intermediate-term.

Action: This item has already been put on the list of traffic signals that the Department of Streets and Traffic Department will design and construct during FY 1998-99. Streets and Traffic will provide half of the \$120,000 cost for the design and construction of this signal. The other half will come from the one-time discretionary funds set aside by the University Neighborhoods Advisory Group for this signal.

Action: Stop signs have already been installed at 6th and William Street. The University Neighborhoods Coalition or residents may appeal the decision to not install a stop sign at 6th and Reed Streets to the Traffic Appeals Commission. The Commission will determine if the four-way stop signs or other traffic control measures are warranted at 6th and Reed Streets. If traffic controls are determined to be necessary by the Commission, the Department of Streets and Traffic believes that a traffic signal should be installed at this intersection since other intersections on Reed Street are controlled by traffic signals. A funding source would have to be found for this signal if it is determined to be the best traffic control device.

Action: Considerable improvements have been made to improve the traffic safety for the intersection of 3rd and Reed Streets, more might be done to improve traffic safety. Appropriate City Departments should continue to

Primary responsibility:

City Departments: Streets and Traffic;
Planning, Building and Code
Enforcement (Code Enforcement
Division).

investigate the following: 1) whether the hedge at the mortuary site, located at the southwest corner of 3rd and Reed Streets, is in compliance with Zoning and other Municipal Code requirements; 2) if trimming the hedge might help improve traffic visibility; and, 3) whether removing parking on the west side of the south leg of the intersection and/or possible improvements in the signal progression for eastbound vehicles may improve safety at this intersection. Also, community representatives could speak to the mortuary property owner regarding trimming the hedge since City staff has already attempted to suggest hedge trimming to the property owner with little success.

4. Evaluate traffic conditions along San Fernando Street between 9th and 10th Streets (near the SJSU parking garage) evaluated for possible improvement.

Timeframe: Intermediate-term.

Primary responsibility:

City Departments: Streets and Traffic;
Planning, Building and Code
Enforcement (Code Enforcement
Division).

Action: Streets and Traffic staff have already indicated that the "Right Turn Only" sign governing eastbound traffic on San Fernando near 10th Street will be relocated to improve its visibility. Streets and Traffic staff should also continue to explore the possibility of improving lane markings on westbound San Fernando between 9th and 10th Streets.

5. Consider installing a traffic signal and crosswalk at 6th and San Fernando Streets; explore the addition of a crosswalk on San Salvador Street in the vicinity of 5th and 6th Streets.

Timeframe: Intermediate-term.

Primary responsibility:

City Departments: Streets and Traffic.

Action: The Department of Streets and Traffic should conduct a warrant study for a traffic signal and crosswalk at the intersection of 6th and San Fernando Streets. If a traffic signal is warranted funding would have to be located. PRNS staff and the University Neighborhoods Coalition, should investigate possible funding sources.

Streets and Traffic should also conduct a study to determine if a crosswalk on San

Salvador Street, in the vicinity of 5th and 6th Streets is warranted.

6. Consider removing the southern crosswalk at the intersection of 10th and San Carlos Streets. Paint the crosswalk at 10th and San Fernando Streets.

Timeframe: Intermediate-term.

Primary responsibility:

City Departments: Streets and Traffic.

Action: Streets and Traffic will repaint the crosswalk striping at 10th and San Fernando due to the considerable wear and tear which occurs at this intersection as the result of heavy traffic.

PRNS staff should prepare a memo to Streets and Traffic indicating that there may be potential for undue delays for westbound traffic turning left at the signalized intersection of 10th and San Carlos Streets and that the elimination of the southern crosswalks should be investigated.

7. Reduce speeding problems in the University Neighborhoods through more intensive enforcement of current speed limits.

Timeframe: Short-term.

Primary responsibility:

City Departments: Police (Traffic Enforcement Unit).

Action: The Traffic Enforcement Unit of the Police Department should focus its enforcement efforts on specific streets where speeding was identified as a problem. These streets include 3rd, 4th, 7th, 10th, 11th, Reed, William, and San Fernando Streets. Radar equipment should be used in this effort both as an enforcement mechanism and a means to educate vehicle operators about the safety hazards associated with speeding.

8. Conduct traffic studies that may assist in identifying methods for decreasing speeding associated with high volume one-way couplets and improving neighborhood cohesion.

Timeframe: Intermediate term.

Primary responsibility:

City Departments: Public Works; Streets and Traffic.

Action: Public Works and Streets and Traffic should combine their current study of the conversion of 3rd and 4th Streets from one-way streets into two-way streets with a study considering the conversion of 10th and 11th Streets from one-way into two-way streets. The University Neighborhoods Advisory Group has set aside \$50,000 in one-time discretionary funds to start the 10th and 11th Streets study. This study should be combined with the 3rd and 4th Streets study.

9. Continue to have the City and Santa Clara Valley Transportation Authority (VTA) staff work together to ensure that the VTA bus stop located adjacent to Lowell Elementary School operates as safely as possible.

Timeframe: Ongoing.

Primary responsibility:

City Departments: Streets and Traffic.

Community: University Neighborhood Coalition; area residents.

Others: Santa Clara Valley Transportation Authority; the staff at Lowell Elementary School.

Action: VTA staff have already investigated the concerns about this bus stop expressed in the Improvement Plan chapter and have determined that relocation of the bus stop is not feasible and, in fact, could create more problems. If safety issues arise, however, based on the observations of area residents or school staff, these issues should be reported to Streets and Traffic staff. Streets and Traffic staff should inform PRNS staff and then make contact with VTA staff to investigate and resolve the issue.

10. Evaluate existing traffic and pedestrian safety signage and replace signs where warranted.

Timeframe: Short-term – prior to the end of Fiscal Year 1998-99.

Primary responsibility:

City Departments: Streets and Traffic.

Action: The Department of Streets and Traffic will review the area around Lowell Elementary School and evaluate the need for additional or replacement signage to improve pedestrian safety. The cost of installing any new signs that are warranted or the replacement of existing signs that are worn will be borne by Streets and Traffic. Once the signage around Lowell School is assessed, PRNS staff should request the Department of Streets and Traffic to evaluate the traffic signage adjacent to the SJSU Campus, particularly along 10th and San Fernando Streets.

CRIME AND GANG ACTIVITY

11. Continue the crime and gang activity reduction efforts of Project Crackdown until the crime rate has been significantly reduced.

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Police; Parks,

Action: During the tenure of the Project Crackdown program in the South Campus Neighborhood, the Police Department should focus their regular and on-going enforcement efforts on “hot spots” for criminal or gang activity identified in the preceding improvement plan chapter. The Police and Project Crackdown staff should continue their

Recreation and Neighborhood Services
(Project Crackdown staff).

Community: University Neighborhoods
Coalition; individual residents and
businesses.

**12. Help neighborhood organizations
to train their members to report
criminal incidents or suspicious
activities to the Police as soon as they
are observed.**

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Police; Parks,
Recreation and Neighborhood Services
(Project Crackdown staff).

Community: University Neighborhoods
Coalition; individual residents and
businesses.

**13. Encourage businesses and property
owners to work with the Police
Department to discourage trespassing
and loitering.**

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Police; Parks,
Recreation and Neighborhood Services
(Project Crackdown staff).

Community: University Neighborhoods
Coalition; individual residents and
businesses.

**14. Provide recreational activities for
area youth to discourage crime and
gang activity.**

neighborhood outreach and crime
prevention measures including
establishing new and supporting existing
Neighborhood Watch programs and
providing training in crime prevention
for those neighborhood groups
constituting the University
Neighborhoods Coalition.

Action: The Police Department and
Project Crackdown staff should support
neighborhood organizations by working
with the University Neighborhoods
Coalition to promote community activity
and awareness regarding crime
prevention through Neighborhood
Watch and other crime prevention
programs. Project Crackdown staff
should establish regular meetings
between the Police Department and the
University Neighborhoods Coalition to
identify crime problem areas and keep
track of trends in criminal activity.

Action: Businesses and property owners
should fill out Trespassing Enforcement
Authorization Forms and use other
mechanisms offered by the Police
Department to remove people engaging
in illegal, disruptive or harmful
activities. The Police Department
should provide training in the use of
these forms. Property owners should
install No Trespassing/No Loitering
signs, which cite the Municipal Code, as
authorized by the Police Department

Action: Youth recreational activities
should be provided and/or expanded at
local schools and at the new Washington
Area Youth Center (which will replace

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services (Project Crackdown staff).

the temporary Youth Center at 630 S. 1st Street) operated by PRNS staff. PRNS staff will provide Gang Intervention Programs at the Youth Center to assist young people in leaving gang culture and to reduce the recruitment of young people into gangs.

15. Install physical improvements on private properties to enhance security in the University Neighborhoods; paint street addresses on curbs.

Timeframe: Intermediate-term to ongoing.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Planning Divisions); Streets and Traffic.

Community: University Neighborhoods Coalition; property owners.

Action: Property owners should secure driveways, side yards, and rear yards with fences and gates and, should install lighting sufficient for security as identified in the improvement plan. Open fences and gates should use a common architectural theme. Property owners who are willing to make these improvements and who own property within the same block could apply for a University Neighborhoods Revitalization Plan (UNRP) Neighborhood Block Grant (see final section of this chapter) that could fund all or a portion of these improvements. This can be done in conjunction with Neighborhood Watch or other crime prevention efforts. Planning staff will review the plans and process the permits necessary to proceed with the installation of the above security improvements.

The University Neighborhoods Advisory Group set aside \$4,000 to paint street addresses on curbs to improve identification of properties by police, fire, and emergency service personnel. Streets and Traffic will paint the street addresses on curbs when the funds are released.

LIGHTING

16. Improve lighting throughout the neighborhood by installing new streetlights and increasing wattage on existing streetlights using Community Development Block Grant (CDBG) funds.

Timeframe: Short-term – between Fiscal Year 1998-99 and Fiscal Year 1999-2000.

Primary responsibility:
City Departments: Public Works; Streets and Traffic.

Action: About \$240,000 in Community Development Block Grant (CDBG) funding has been approved for streetlighting improvements in fiscal year 1998-99 for the City of San Jose. The lighting projects for the University Neighborhoods described in the improvement plan have the highest priority claim to these funds. The six new streetlights called for in the improvement plan (page 42) will be installed by the Department of Public Works. The Department of Streets and Traffic will install the increased wattage lights on approximately 75 existing streetlights at the locations described in the improvement plan (page 42). While City work crews will install these lights as soon as they are able, the existing backlog in the installation of streetlights may delay the actual construction or installation of the new streetlights up to one year from the time the CDBG funds are released.

17. Provide additional streetlighting improvements in the alleys and determine if additional lighting is necessary along a portion of S. 10th Street San Fernando and San Salvador Streets.

Timeframe: Intermediate-term.

Primary responsibility:
City Departments: Public Works; Streets and Traffic.

Action: The improvement plan calls for the installation of a new streetlight in the alley between Reed and Margaret Streets and S. 5th and S. 6th Streets. The Department of Streets and Traffic should determine if increasing the wattage for streetlights located along S. 10th Street between San Fernando and San Salvador Streets is warranted. If such lighting improvements are warranted, PRNS should add those streetlights to the list of lighting improvements proposed for CDBG funding in fiscal year 1999-2000.

18. Improve lighting at Lowell Elementary School.

Timeframe: Short-term – between Fiscal Year 1998-99 and Fiscal Year 1999-2000.

Primary responsibility:

City Departments: – Parks, Recreation and Neighborhood Services.

Others: San Jose Unified School District.

Action: The University Neighborhoods Advisory Group has set aside \$5,000 in one-time discretionary funding for the installation of improved lighting for the school building and the parking lot.

19. Improve lighting at the SJSU Corporation Yard.

Timeframe: Short-term – between Fiscal Year 1998-99 and Fiscal Year 1999-2000.

Primary responsibility:

Others: San Jose State University.

Action: San Jose State University should investigate the condition of its existing lighting along the S. 10th Street building wall of the SJSU Corporation Yard and repair or replace those lights that are not properly functioning.

ALLEYWAYS

20. Improve the security of the two alleyways in the South Campus Neighborhood by increasing streetlighting.

Timeframe: Short-term to intermediate-term.

Primary responsibility:

City Departments: Public Works; Streets and Traffic.

Action: The improved lighting for the alleyways described above in the Lighting subsection will enhance their security. The Department of Public Works is responsible for the installation of these lighting improvements. PRNS staff should request that streetlights be added to the list of lighting improvements proposed for CDBG funding in fiscal year 1999-2000 if not listed already.

21. Encourage private property owners to make improvements to enhance alleyway security.

Timeframe: Intermediate- to long-term.

Action: Physical improvements to private properties along the alleys, including the creation of building entryways on the alley side to encourage active use, the improvement of lighting

Primary responsibility:

Community: Individual property owners and businesses.

on private properties, the elimination of hiding places, and the use of balconies, windows, and other design features that "put eyes" on the alleyways to discourage illegal activity, is the responsibility of private property owners. The University Neighborhoods Coalition and PRNS staff should encourage property owners to consider these types of improvements as part of an overall plan to improve alleyway conditions. Improvements could be financed using UNRP Neighborhood Block Grants or, perhaps, a portion of a housing rehabilitation loan for qualifying properties.

22. Prepare and implement a comprehensive improvement plan for the public right-of-way for each of the two alleyways in the South Campus Neighborhood.

Timeframe: Initiate in the short-term (fiscal year 1998-99) and complete in the long-term.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Planning Services Division); Public Works; Streets and Traffic.

Community: Property owners.

Action: Planning staff has already engaged a consultant to prepare design plans for the improvement of both alleys in the South Campus Neighborhood. Public Works and Streets and Traffic staff will review these plans and suggest modifications. Once City staff is satisfied with the alley design plans, these design plans will be shared with the property owners adjacent to the alleys to let them know what the City intends for the alleys and allow them to plan for improvements to their properties.

Planning, PRNS and Public Works staff will seek funding sources to finance the construction of public improvements in the South Campus alleys. In particular, staff will pursue CDBG funding for these improvements which are estimated to cost about \$500,000 for both alleys.

23. Encourage private property owners along each of the two alleyways in the South Campus Neighborhood to make improvements to their properties along

Action: Private property owners should develop improvement plans for their properties along the alleyways that complement the proposed public

the alleys consistent with the improvements described in the Improvement Plan chapter.

Timeframe: Initiate in the short-term (fiscal year 1998-99) and complete in the long-term.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Planning Services Division); Public Works.

Community: Property owners.

improvements. Private property owners are responsible for installing and financing improvements on their properties. Owners should coordinate improvements with the City's design plan to ensure that they are properly integrated with public improvements and to ensure the proper functioning of the alleyway. Most such property improvements will require development permits from the Department of Planning, Building and Code Enforcement. Property owners could pool their resources to make improvements on a block by block basis to obtain professional assistance (e.g., architectural services) and to apply for UNRP neighborhood block grants to supplement other available City or personal resources. Some property owners may qualify for housing rehabilitation loans and grants to make building improvements suggested in the Plan. The Housing Department will assist those seeking such loans and grants.

NEIGHBORHOOD CHARACTER AND LAND USE ACTIONS

STREET AND STREETSCAPE MAINTENANCE

24. Improve the appearance of buildings and front yards along key entryways and other areas in the University Neighborhoods by encouraging property owners to make simple improvements to their buildings and sites that do not require major financial investment.

Timeframe: Short-term to ongoing.

Primary responsibility:

Action: Property owners should implement the simple and effective building façade and yard improvements described in the Improvement Plan chapter to enhance the appearance of their properties. The costs associated with these improvements are primarily the responsibility of the owners of these properties. The most effective way to finance these improvements, however, might be a combination of private financing, housing rehabilitation loans

City Departments: – Parks, Recreation and Neighborhood Services; Housing; Planning, Building and Code Enforcement (Planning Divisions).
Community: University Neighborhoods Coalition; property and business owners.

and paint grants, and UNRP neighborhood block grants. This combination of funding will make both private and public improvement resources go farther.

The Department of Planning, Building and Code Enforcement (PB&CE) will be responsible for processing all development permits necessary to implement the improvements to private properties. Property owners should be prepared to comply with the improvement suggestions in this Plan when making any physical changes to their properties.

25. Encourage property owners to improve their properties through increased outreach efforts.

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: – Parks, Recreation and Neighborhood Services; Housing.
Community: University Neighborhoods Coalition.

Action: PRNS and Housing staff should continue their outreach efforts to inform property owners of available housing rehabilitation loans and paint grant programs. Workshops should be developed to help property owners to understand loan and grant qualification requirements and to assist them in filling out loan and grant applications. PRNS staff and the University Neighborhoods Coalition should inform property owners of the UNRP Neighborhood Block Grant Program.

26. Improve the appearance of the area by undergrounding utility lines along key streets.

Timeframe: Long-term.

Primary responsibility:

City Departments: Public Works.
Community: Property owners.

Action: The Department of Public Works will add the street segments identified in the improvement plan to the City's list of undergrounding projects to be considered for the expenditure of P.G. & E. Rule 20A funds. Planning and Public Works staff will pursue changing City undergrounding criteria to give neighborhoods covered by Neighborhood Revitalization Plans a higher priority for the use of Rule 20A undergrounding funds.

Public Works staff will contract for the undergrounding work to be done. This work will include all undergrounding in the public right-of-way plus a 100-foot trench on each property. Each owner of the property will be required to complete the conversion of his or her electrical panel and associated work to accept underground service. Conversion costs typically range from \$800 to \$2500 for single-family residences or small businesses. UNRP Neighborhood Block Grant funds or other funding sources should be explored to offset some or all of the undergrounding costs on private properties.

If the undergrounding of utilities is not feasible, Public Works staff will explore, with PG&E and affected property owners, the feasibility and costs of relocating utility lines to the rear of these properties.

27. Improve neighborhood entryways near the freeway by keeping right-of-way and surrounding properties free of litter, junk, weeds, and dead plants and by landscaping both public rights-of-way and private properties in or near freeway on- and off-ramps.

Timeframe: Intermediate- to long-term.

Primary responsibility:

City Departments: – Streets and Traffic.

Community: Individual property owners.

Others: State of California (Caltrans).

Action: The Department of Streets and Traffic should work with Caltrans to improve the appearance of the State rights-of-way near the key I-280 entries and exits adjacent to the University Neighborhoods. If possible, a regular clean-up schedule for these areas should be developed and maintained by Caltrans. As an alternative, the University Neighborhoods Coalition could establish a volunteer clean up for these key entryways if given permission from the State. Landscaping has been planted during the last year near the freeway ramps at 7th, 10th and 11th Streets. The planting and maintenance of these areas should be continued and similar efforts undertaken near the 4th Street and I-280 on-ramp.

Private properties adjacent to these on-

or off-ramps should be cleaned up and improved by the owners. UNRP Neighborhood Block Grant funds could be used to install landscaping that is drought tolerant and easy to maintain in these areas.

28. Provide a structural trimming of the street trees in the South Campus area to improve their condition and appearance and to eliminate or reduce blockage of streetlights.

Timeframe: Short-term – before end of Fiscal Year 1998-99.

Primary responsibility:

City Departments: – Streets and Traffic.

Action: The University Neighborhoods Advisory Group has set aside \$170,000 for the structural street tree trimming described above. The Department of Streets and Traffic will begin the process of street tree trimming upon release of these funds.

The membership of the University Neighborhoods Coalition should monitor street tree conditions. The University Neighborhoods Coalition should also consult with Naglee Park neighborhood groups, which have established a street tree maintenance program that could act as a model for improved street tree maintenance in the area.

29. Replace dead or missing street trees.

Timeframe: Ongoing.

Primary responsibility:

City Departments: Streets and Traffic.

Action: The University Neighborhoods Advisory Group set aside \$5,000 to replace dead or missing street trees. The University Neighborhoods Coalition should identify those areas with dead and missing street trees and inform the Department of Streets and Traffic of these locations. The trees should be installed by Streets and Traffic once the funding has been released.

30. Install and enforce “no parking” signs to ensure that parked cars do not interfere with regularly scheduled street sweeping.

Timeframe: Short-term – within fiscal

Action: Currently, “no parking signs” for street cleaning are already installed on 3rd, 10th and 11th Streets due to heavy on-street parking use. According to the Department of Streets and Traffic, these signs are adequately posted and enforced

year 1998-99 with possible follow-up in fiscal year 1999-2000.

Primary responsibility:

City Departments: – Streets and Traffic.

by their Parking Enforcement Unit. The Department of Streets and Traffic has extended this signage and enforcement program to the area bounded by 4th St., E. Santa Clara St., 11th St. and I-280. The membership of the University Neighborhoods Coalition should monitor the effectiveness of this program.

As a last recourse, if enforcement of the “no parking” provisions through ticketing does not appear to be effective, the University Neighborhoods Coalition should request that the Department of Streets and Traffic install and enforce “Tow Away” signs to ensure that streets are kept clear of parked cars during scheduled street sweeping.

31. Repair street paving, curbs, gutters and sidewalks where necessary. Continue regular City street maintenance program.

Timeframe: Short- to intermediate-term.

Primary responsibility:

City Departments: – Streets and Traffic.

Community: Individual property owners.

Action: The membership of the University Neighborhoods Coalition should identify those areas where street repairs are necessary, such as the large hole in the street near the front of Lowell Elementary School, and report them to the Department of Streets and Traffic. Streets and Traffic staff are committed to investigating the problem and beginning repairs within a reasonable time. Many potholes, for example, can be fixed by emergency repair crews within 48 hours.

Property owners are responsible for maintaining sidewalks adjacent to their properties. The Department of Streets and Traffic administers a sidewalk repair program that provides matching grants to property owners of owner-occupied single-family dwellings and duplexes. Streets and Traffic will pay one-third of the cost of repairs, up to \$500 during a one-year period. If a property owner qualifies for the Financial Hardship Program, Streets and Traffic will pay two-thirds of the cost of the repairs, up

to \$1,000 during a one-year period. Eligibility for this program is based on household income level and the number of residents per household. Repairs to curbs and gutters, if necessary, will be made at the same time sidewalk repairs are made.

For rental units and other properties, curb, gutter and sidewalk repairs are typically privately financed. Property owners who are willing to make these improvements and who own property within the same block could apply for a UNRP Neighborhood Block Grant that could fund a portion of these improvements.

32. Inform property owners of resources available for curb, gutter and sidewalk repair.

Timeframe: Short- to intermediate-term.

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services.

Community: University Neighborhoods Coalition.

Action: The University Neighborhoods Coalition, with assistance from PRNS staff, should create an outreach program to inform residents and businesses of the resources available for curb, gutter and sidewalk repair. Since resources for this type of repair are likely to be limited, repair activities should be focused first on the key entryways to the University Neighborhoods – 3rd, 4th, 7th, 10th, 11th, Reed, San Salvador, and William Streets. Streets and Traffic will coordinate the repairs and bookkeeping associated with these repairs.

33. Remove abandoned vehicles when reported, particularly in Project Crackdown areas (i.e., the South Campus Neighborhood).

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Planning, Building and

Action: The Code Enforcement Vehicle Abatement Team will continue to remove abandoned or inoperable vehicles in the public right-of-way or front yards when reported. PRNS staff can assist the University Neighborhoods Coalition in developing an informational or warning program whereby a letter signed by the neighborhood group would be affixed to the abandoned vehicle

Code Enforcement (Code Enforcement Division, Vehicle Abatement Team).

warning the owners of the City's abatement program and impending fines. Vehicle Abatement personnel could then follow-up on the report and take appropriate action.

34. Repair clogged storm drains.

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Streets and Traffic.

Action: The Department of Streets and Traffic will investigate areas identified by the community as having clogged storm drains and will perform any necessary maintenance and repairs. In particular, the storm drains in the vicinity of Lowell Elementary School (S. 7th and Reed Streets) that have been clogged during heavy rains should be investigated and repaired. The University Neighborhoods Coalition should develop a volunteer system to monitor storm drains in the area during and after the rainy season and report clogged drains to the Department of Streets and Traffic for action.

PARKING

35. Pursue the creation of a residential permit parking program and, if feasible, establish such a program in the North, East, and South Campus Neighborhoods.

Timeframe: Short-term – fiscal year 1998-99.

Primary responsibility:

City Departments: Streets and Traffic.

Action: PRNS staff has begun the process of surveying the neighborhood to determine if residential permit parking will be supported by area residents. If the results are favorable, the University Neighborhoods Coalition should pursue the establishment of a residential permit parking program with the Department of Streets and Traffic. Streets and Traffic and the University Neighborhoods Coalition should work together to determine if prohibiting non-resident on-street parking between the hours of 5 or 6 p.m. to 10 p.m. would be an effective parking restriction, especially for the neighborhoods adjacent to the SJSU campus.

36. Encourage San Jose State University to provide additional parking opportunities for students to reduce student demand for on-street parking.

Timeframe: Short-term – fiscal year 1998-99; ongoing.

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services.

Others: San Jose State University.

Action: San Jose State University has begun a program of shuttling students from the Spartan Stadium parking lot to the University as a way of providing more parking. SJSU should expand this program by reducing parking rates for those students using the shuttle service and by increasing the number of shuttles used. SJSU should report back to the University Neighborhoods Coalition on the efforts undertaken to increase the use of the Spartan Stadium parking lot prior to the beginning of the 1999 Spring semester. The University Neighborhoods Coalition and PRNS staff should monitor the student parking situation to determine the effectiveness of the University's efforts.

37. Increase number of on-street parking spaces.

Timeframe: Intermediate-term.

Primary responsibility:

City Departments: – Planning, Building and Code Enforcement (Planning Services Division); Streets and Traffic.

Action: Planning and Streets and Traffic staff will pursue the feasibility of creating additional angled on-street parking on 5th Street between William and Reed Streets. Planning and Streets and Traffic staff will also study the area further to determine if additional parking spaces can be created on other street segments. Once final feasibility has been established, Planning staff will inform the property owners of adjacent properties of the City's plans to install additional parking to determine if there are any concerns. Streets and Traffic will install the angled parking.

38. Encourage SJSU to share its parking garages with area residents.

Timeframe: Short-term – within fiscal year 1998-99; ongoing.

Primary responsibility:

City Departments: – Parks, Recreation and Neighborhood Services.

Action: PRNS staff should coordinate meetings between SJSU and nearby multi-family property owners to explore allowing area residents to use the SJSU parking garages on San Fernando Street for nighttime parking (9 or 10 p.m. to 7 a.m.). Apartment property owners and SJSU should work together to craft agreements allowing the apartment

Community: Multi-family property owners.

Others: San Jose State University.

residents to use these garages. PRNS staff should monitor how well these agreements are working if they are established.

39. Reduce and, if possible, eliminate illegal front yard parking.

Timeframe: Short- to long-term.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Code Enforcement and Planning Divisions).

Community: Multi-family property owners.

Action: The Code Enforcement Division of the Department of Planning, Building and Code Enforcement should continue to cite vehicles illegally parked in the front yards of residences. Vehicles may be parked only on those parts of front yards that are legally paved. For multiple-family residential properties, paving requires a development permit and can be used only for parking in excess of required parking per the Zoning Code. Where parking spaces are being illegally provided in multi-family residential front yards and are not removed within a reasonable time upon citation, the University Neighborhoods Coalition, Code Enforcement and PRNS should meet with these property owners to explore options for permanently discontinuing these violations. Appropriate action could include immediate removal by the City of illegally parked vehicles and a requirement that the property owner remove paving in the front yard and install new planting. Planning staff will provide direction on the types of improvements necessary and identify and implement necessary permit procedures. Property owners could pool their resources and/or apply for a neighborhood block grant to finance these improvements as part of an overall block improvement plan.

LAND USE

40. Remove, or bring into compliance, all illegal uses.

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Code Enforcement Division).

Community: Property owners.

Action: Code Enforcement Division staff will identify illegal uses, or uses that do not comply with the Zoning Code. Public health and safety violations will be dealt with immediately by Code Enforcement. Less time critical violations should be prioritized for action with Project Crackdown staff. Property owners are ultimately responsible for bringing their properties into compliance with the Code.

41. Amend the Zoning Districts of those properties where commercial uses should remain.

Timeframe: Intermediate-term.

Primary responsibility:

City Department: Planning, Building and Code Enforcement (Planning Services Division).

Action: Planning staff will initiate the rezoning of commercial properties from C-2 and C-3 to C-1 to ensure that neighborhood serving commercial uses that are compatible with existing residential uses are encouraged.

42. Rezone specific parcels to preserve existing residential uses.

Timeframe: Intermediate-term.

Primary responsibility:

City Department: Planning, Building and Code Enforcement (Planning Services Division).

Action: Planning staff should work with property owners to explore the feasibility of rezoning certain areas of the University Neighborhoods, such as the residential area south of Reed Street, the properties on 11th Street between San Fernando and Santa Clara, and other areas that are predominately single-family residential, to help to preserve the existing single-family residential and historic character of those portions of the University Neighborhoods. In addition, residential properties currently zoned for commercial use should be rezoned to Residential Districts for consistency.

43. Preserve and enhance the existing

Action: Planning staff will initiate

commercial center on San Carlos Street east of SJSU by amending the General Plan and rezoning specific parcels.

Timeframe: Intermediate-term.

Primary responsibility:

City Department: Planning, Building and Code Enforcement (Planning Services Division).

General Plan land use designation and Zoning District changes proposed in the improvement plan chapter are necessary to preserve and enhance this small commercial center. If necessary, Planning staff will initiate the processes for the required General Plan and Zoning changes.

44. Improve existing businesses by assisting them in joining the Downtown Business Association and by encouraging them to seek help from the Office of Economic Development.

Timeframe: Short- to Intermediate-term.

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services; Office of Economic Development.

Community: University Neighborhoods Coalition.

Action: The University Neighborhoods Advisory Group has set aside \$2,000 in one-time discretionary money to subsidize the \$100 per year per business dues for area businesses that wish to join the Downtown Business Association. PRNS staff should survey local businesses to determine which of them is interested in joining the Downtown Business Association and inform them of the available subsidy.

The University Neighborhoods Coalition should work with the City's Office of Economic Development staff to develop and present workshops teaching management skills and marketing techniques. In addition, the Coalition could also encourage businesses to look for small loans to make physical improvements to their structures and sites which will help to increase business.

PARKS AND RECREATION

45. Increase park and open space lands as well as recreational opportunities in the University Neighborhood.

Timeframe: Short- to long-term.

Primary responsibility:

City Departments: – Public Works (Parks Planning Division); Parks, Recreation and Neighborhood Services.

Action: If possible, use Parkland Dedication Ordinance funding from new residential development or other funding services to buy and develop vacant land in the University Neighborhoods area for park use. The acquisition of the four vacant parcels located at the southwest corner of 6th and William Streets should be considered the first priority for acquisition once funding becomes available.

46. Install new turf at Lowell Elementary School.

Timeframe: Short-term – 1998-99 school year.

Primary responsibility:

City Departments: Public Works (Parks Planning Division).
Others: San Jose Unified School District.

Action: The University Neighborhoods Advisory Group has set aside \$25,000 of one-time discretionary use funds for the installation of new turf at Lowell Elementary. Prior to release of funds for this improvement by PRNS, a Joint Use and Maintenance Agreement between the City of San Jose and the San Jose Unified School District should be created to allow area residents to use the playground during hours when the school is not in operation.

HOUSING

47. Preserve and, to the extent possible, increase the supply of housing, including affordable housing, in the University Neighborhoods.

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Planning Services Division); Housing.

Action: Higher density residential housing tends to be more affordable housing and the City will continue to encourage the development of such housing in the area consistent with other goals and objectives of the Plan. The Housing Department will encourage all property owners to avail themselves of existing City housing rehabilitation and grant programs to improve their properties. PRNS staff should continue to promote these programs throughout the area. Housing rehabilitation loans

help to make it possible for lower income families to continue to live in the older housing stock in the area and the terms of such loans require that lower income households remain living in rehabilitated homes.

48. Encourage joint City/SJSU sponsorship of student and/or staff housing.

Timeframe: Short- to Intermediate-term

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Planning Services Division).

Other: San Jose State University.

Action: City staff will work with SJSU staff to explore various methods for encouraging the production of more SJSU student and staff housing in the area including the identification of suitable student/staff housing sites and the redevelopment of older multi-family housing sites. Planning staff will investigate existing General Plan housing policies to determine if these policies should be changed to encourage such development. SJSU should identify the resources available to it to increase student housing either on- or off-campus.

49. Make every effort to assure that Housing funds available for rehabilitation loans and paint grants in the University Neighborhoods are actually utilized as intended.

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Housing

Action: The Housing Department will make every effort to reach out to property owners and encourage them to apply for rehabilitation loans and Paint Grants to improve there properties consistent with the Housing Department's policy of expending 75% of available Housing funds in neighborhoods covered by Neighborhood Revitalization Plans.

50. Encourage more homeownership in the area.

Timeframe: Long-term.

Primary responsibility:

City Departments: Housing.

Action: The Housing Department should explore feasible options to help first time homebuyers to afford to buy a home. If feasible options are identified, they should be promoted by PRNS staff throughout the area.

NEIGHBORHOOD CHARACTER

51. Preserve the existing diversity of the University Neighborhoods area including income levels, cultural identity, housing type, etc.

Timeframe: Ongoing.

Primary responsibility:

City Departments: Planning Building and Code Enforcement (Planning Services Divisions).

Action: City Departments will continue to support the existing General Plan and explore any General Plan changes required to preserve the positive physical characteristics of the University Neighborhoods. Members of the community should continue to support activities and community programs that help preserve neighborhood diversity.

52. Encourage SJSU and the fraternities and sororities of the University Neighborhoods to better maintain and improve their properties.

Timeframe: Short-term to ongoing.

Primary responsibility:

Others: San Jose State University; fraternities and sororities.

Action: SJSU and the fraternities and sororities should regularly inspect the properties they own and take whatever action is necessary to ensure that they are maintained in a condition that supports and enhances the neighborhoods in which they are located. For example, unpaved parking areas should be paved before the next rainy season. Fraternities and sororities might be eligible for funds from the UNRP Neighborhood Block Grant Program if they participate in an overall block improvement plan with other property owners.

53. Maintain neighborhood character by preserving historic structures.

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: – Planning, Building and Code Enforcement (Planning Services Division).

Action: Planning staff will contract with a qualified historic building consultant to identify and catalogue all early 20th Century and other significant structures in the South, North and East Campus neighborhoods. Structures of historic merit should be proposed for inclusion in the City's Historic Structures Inventory. Land uses that support the preservation of these buildings may be encouraged by additional policy language in the General Plan.

54. Preserve the existing character of the University Neighborhoods particularly with respect to early 20th Century buildings and mixed densities and housing types.

Timeframe: Intermediate-term.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Planning Services Division).

Action: Planning staff will conduct a study, with the assistance of a consultant, to determine which buildings should be preserved and will determine if General Plan or zoning changes are required to assist in the protection of these buildings. Planning staff will also consider proposing changes to the General Plan designations and Zoning Districts of portions of the University Neighborhoods that may contain historic structures, or structures of architectural interest, to better preserve the early 20th Century architectural heritage of the single-family structures in this area.

NEIGHBORHOOD CONDITION AND MAINTENANCE ACTIONS

LITTER/CLEAN UP

55. Install new trash receptacles in areas with heavy pedestrian traffic.

Timeframe: Short-term – prior to end of fiscal year 1998-99.

Primary responsibility:

City Departments: Streets and Traffic.

Action: Streets and Traffic will install new trash receptacles at the southeast corner of 10th and Williams Street, at, or near, the northeast corner of 8th and Williams Streets, and, if possible, in the vicinity of 6th and William Streets. In addition, to the extent that trash receptacles are available, Streets and Traffic will install new trash receptacles along those streets where: 1) significant litter is visible in the public right-of-way and/or on adjacent private property; and, 2) a paved location is available for the receptacle that does not block the sidewalk.

56. Determine the feasibility of conducting semi-annual, large-scale clean-up days.

Timeframe: Short-term to intermediate-term.

Action: PRNS and Environmental Services staff will work together to determine the feasibility of conducting semi-annual clean-up days for the University Neighborhoods and, if feasible, to implement those clean-up

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services;
Environmental Services.

days at the earliest opportunity and continue this activity for at least five years. If this is not possible, they should explore setting up bin clean-up events with the University Neighborhoods Coalition on an ad hoc basis perhaps in conjunction with other events that bring the community together.

57. Reduce graffiti and illegal dumping.

Timeframe: Ongoing.

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services.
Community: Individual residents and property owners.

Action: Installing better lighting in the neighborhood will help reduce graffiti and dumping but these efforts should be reinforced by residents and property owners participating in the Anti-Graffiti program administered by PRNS staff. Residents and property owners should participate in the graffiti removal training offered in this program. The University Neighborhoods Coalition should have its membership organizations regularly inspect their neighborhoods and if graffiti is found, these organizations should contact the PRNS Anti-Graffiti program staff for action. If dumping is found in public rights-of-way, it should be reported to the Department of Streets and Traffic for pick-up.

NUISANCE/NOISE ISSUES

58. Reduce loitering and panhandling.

Timeframe: Ongoing.

Primary responsibility:

City Departments: Police.
Community: Property owners.

Action: Property owners that experience loitering or trespassing problems should work with the Police Department to use the "no trespassing" enforcement mechanisms developed by that Department. To participate in the program, property owners should post proper "no trespassing" signs and fill out a "Trespassing Enforcement Authorization Form". This form allows the Police to enter the property to remove trespassers. This information will be entered into a data base to keep

track of trespassing offenses which will help the Police to target problem "hot spots" and keep track of multiple offenders. The Police will also inform homeless people of existing programs that can help keep them off the street particularly at night.

59. Reduce noise impacts generated by Interstate 280.

Timeframe: Long-term.

Primary responsibility:

City Departments: Public Works.

Others: State Department of Transportation (Caltrans).

Action: The Department of Public Works will initiate a process with Caltrans to investigate the feasibility and identify the costs associated with the construction of a soundwall along I-280. Once the feasibility and cost factors are identified, Public Works will pursue construction of the soundwall with Caltrans.

BLIGHT

60. Continue to improve enforcement of City Codes intended to protect public health and safety and improve the appearance of the community.

Timeframe: Ongoing.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Code Enforcement Division).

Community: Residents and property owners.

Action: The Code Enforcement Division will continue to enforce existing City Codes giving primary attention and action to those violations that jeopardize, or threaten to jeopardize, public health and safety. Property owners and residents must comply with these codes and should report violations when they occur. Code Enforcement staff will follow-up on all complaints and, at a minimum, acknowledge when a complaint has been received and inform the complaining party of the City's intended action.

61. Rehabilitate and maintain residential buildings to reduce blight.

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Housing; Parks, Recreation and Neighborhood Services

Action: Housing and PRNS staff should instigate a major outreach effort to inform property owners of the housing rehabilitation loan and grant programs available and to encourage them to apply for all rehabilitation assistance for which they might qualify. Housing staff will assist property owners in filling out loan

(Project Crackdown).

Community: Property owners.

and grant applications and will describe how the application process works. PRNS and Code Enforcement staff should coordinate efforts to conduct property management training sessions to teach property owners the skills they need to better maintain their properties.

Property owners should maintain their properties in good condition and are welcome to apply for financial assistance with the City when necessary and attend the training sessions and workshops provided by the City. Property owners may also consider pooling their resources together to make improvements on a block by block basis, to obtain professional assistance (e.g., architectural services), and to apply for UNRP neighborhood block grants to supplement other available City or personal resources.

62. Rehabilitate and maintain commercial buildings to reduce blight.

Timeframe: Intermediate-term to ongoing.

Primary responsibility:

City Departments: Planning, Building and Code Enforcement (Planning Divisions); Office of Economic Development (OED).

Community: Property owners.

Action: Planning and other City staff will continue to work with commercial property owners to refurbish existing commercial buildings and uses in the University Neighborhoods. PRNS and OED staff should conduct outreach efforts to commercial property owners to offer them assistance in improving their businesses. Planning and OED staff should work together to develop a façade improvement program for the commercial properties in the area that will identify resources for architectural and other improvements identified in this Plan. Property owners could pool their resources to make improvements on a block by block basis to obtain professional assistance (e.g., architectural services) and to apply for UNRP neighborhood block grants to supplement other available City or

personal resources. Property owners should be prepared to comply with the improvement suggestions in this Plan, or develop their own improvement plans of equivalent or better quality, when making any physical changes to their properties.

63. Study the feasibility of establishing a Redevelopment Area within the boundaries of the University Neighborhoods.

Timeframe: Short-term.

Primary responsibility:
City: Redevelopment Agency.

Action: Using existing procedures for establishing Redevelopment Areas, study the feasibility of creating such an area for the University Neighborhoods to fight blight in general, and rehabilitate commercial properties in particular.

64. Clean-up vacant properties.

Timeframe: Ongoing.

Primary responsibility:
City Departments: Planning, Building and Code Enforcement (Code Enforcement Division).
Community: Property owners.

Action: Property owners are responsible for maintaining their properties in a weed free and clean condition. Fences surrounding vacant properties should also be maintained in good condition. Code Enforcement staff will continue to rigorously enforce the Weed Abatement Ordinance and other pertinent ordinances to ensure that vacant properties are at least minimally maintained. Planning and other City staff will encourage the development of these vacant properties which will eventually eliminate the problem.

65. Make landlords aware of their responsibility for property maintenance and the City resources available to help them maintain or improve their properties.

Timeframe: Short-term – fiscal year 1998-99.

Primary responsibility:

Action: The University Neighborhoods Advisory Group set aside \$4,000 to create and reproduce a flyer to inform landlords and property owners of the City resources available to rehabilitate and improve properties. PRNS and the University Neighborhoods Coalition should work together to hire a graphics consultant and a printer to produce an attractive and useful brochure that

City Departments: Parks, Recreation and Neighborhood Services.

Community: Property owners.

describes the responsibilities of property owners, the need for property maintenance, and how ongoing maintenance and property improvements can increase property value.

NEIGHBORHOOD ORGANIZATION ACTIONS

66. Establish a University Neighborhoods Coalition to monitor and oversee the implementation of the University Neighborhoods Revitalization Plan.

Timeframe: Short-term – immediately upon adoption of the Plan by the City Council.

Primary responsibility:

City Departments: – Parks, Recreation and Neighborhood Services.

Community: University Neighborhoods Advisory Group and other neighborhood organizations.

Action: The community groups and organizations that make up the membership of the University Neighborhoods Advisory Group should form the nucleus of the University Neighborhoods Coalition. PRNS staff will provide the technical assistance necessary for the Coalition to establish itself and begin operations. Members of the University Neighborhoods Coalition should become familiar with the contents of this Plan and be prepared to pursue its goals and objectives and implement its actions. In particular, the Coalition, with assistance from PRNS, will be responsible for administering the UNRP Neighborhood Block Grant Program and determining which projects qualify for those grants.

67. Establish new and maintain existing neighborhood organizations.

Timeframe: Short-term to ongoing.

Primary responsibility:

City Departments: Parks, Recreation and Neighborhood Services.

Community: University Neighborhoods Coalition.

Action: The University Neighborhoods Coalition, and the existing organizations in the Coalition, should conduct an outreach effort to form new neighborhood organizations. PRNS staff, working with the Coalition, will provide the expertise and resources necessary for these new neighborhood organizations to get started. New organizations should be made part of the University Neighborhoods Coalition as soon as possible.

USE OF ONE-TIME DISCRETIONARY REVITALIZATION FUNDS

The City Council set aside \$700,000 in one-time discretionary funds for the revitalization of the University Neighborhoods area. These funds were intended to “jump start” the physical revitalization of the area and create an incentive for private property improvements. The University Neighborhoods Advisory Group spent several months identifying and prioritizing how this funding should be used to improve the neighborhood. The table below lists the improvement projects and amount of discretionary funding for those projects allocated by the Advisory Group.

The Department of Parks, Recreation and Neighborhood Services (PRNS) will administer and distribute these discretionary funds with the direction and assistance of the University Neighborhoods Coalition. PRNS staff will administer and distribute these funds for the identified projects through the existing administrative mechanisms of their Community Action and Pride (CAP) grant program. This will help to reduce overhead costs by avoiding duplication of administrative functions and ensure that the one-time funds will be used for actual improvements. The University Neighborhoods Coalition should consider forming a subcommittee to monitor the distribution of these funds and to act as a review committee to consider applications for UNRP Neighborhood Block Grants.

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN (UNRP) NEIGHBORHOOD BLOCK GRANTS

The University Neighborhoods Advisory Group felt that having the ability to make meaningful and visible improvements within the Plan area would be an important step toward “revitalization”. The Advisory Group chose the “block” as the basic geographic unit on which to begin the physical improvement of the neighborhood. The basic principle of this program is that improvements must be made at the “neighborhood block” level to make a significant difference in the physical condition of the neighborhood. For the purposes of this grant program, a “neighborhood block” is defined as both faces of a city block that front on a shared street or adjoin a shared alley. The property owners of the majority of land contained in a particular block may file a joint application for a neighborhood block grant. The application must describe how the proposed improvements will improve the appearance and/or function of the block. All improvements must apply to the “public” area, e.g., building exteriors, parkstrip and front yard landscaping, street trees, driveway/walkway/sidewalk paving, front yard fencing, etc.

The largest portion of the one-time discretionary money was set aside by the University Neighborhoods Advisory Group for UNRP neighborhood block grants: \$300,000 for improvements and \$10,000 for an outreach program to inform the property owners in the University Neighborhoods about the availability of these funds. One of the key tasks of the University Neighborhoods Coalition is to work with PRNS staff on this outreach effort to attract as many property owners as possible.

TABLE 1**Allocation of One-Time Discretionary Funds for the University Neighborhoods**

Rank	Item	Amount
1(a)	UNRP Neighborhood Block Grants	\$300,000
1(b)	Community event informing residents of Neighborhood Block Grant Program	10,000
2	Traffic signal at San Antonio and 10 th Streets	60,000
3	Traffic study for 10 th and 11 th Streets	50,000
4	Structural street tree pruning including for streetlight clearance	170,000
5	Outreach to landlords and property owners	4,000
9	Help local businesses join the Downtown Business Association	2,000
11	Additional 1) lighting and 2) turf replacement for Lowell Elementary School	5,000 25,000
	Paint property addresses on neighborhood curbs	4,000
	Replace dead or missing street trees.	5,000
	Univ. Neigh. Coalition reserves for operations and discretionary items.	65,000
Total		\$700,000

The University Neighborhoods Coalition should establish criteria and a process to review applications for UNRP Neighborhood Block Grants. The Advisory Group suggests that the following criteria and process be used when evaluating grant applications:

Grant Area and Size of Grants:

1. Grants proposals should be designed to improve the appearance of whole block faces on both sides of the street. Blocks are defined as the properties on both sides of a street between two intersecting streets. Residential and non-residential properties may be part of the same block and grant funds may be spent on both types of properties.
2. Grant dollar amounts may be awarded at two levels – maximum \$10,000 and maximum \$50,000. Smaller grants would allow for minor clean up or the painting of a few properties for blocks that do not need much rehabilitation work. The larger grant could be used for blocks that have more significant rehabilitation needs.

Eligibility Criteria for Issuing Grants:

1. The proposed improvements should be visible from the street or alley.
2. The proposed improvements should significantly improve the appearance and/or function of the “streetscape” (e.g., buildings, yards, fences, driveways, etc.), repair existing infrastructure or provide new infrastructure.
3. Qualifying improvements may include:

- a. house and apartment building painting, if it does not qualify for a Housing Department grant (or pay the property owner’s matching funds)
- b. landscaping
- c. street tree installation
- d. sidewalk repair
- e. root trimming and root guard installation to prevent further sidewalk damage and ensure health of tree
- f. front yard fencing (rear yard for alleys)
- g. repair deteriorated surface or paving materials
- h. minimal/cost-effective façade improvements, particularly for “big-box” 1960’s style apartment buildings
- i. on site lighting in the front yard and along driveways, alleys and pedestrian walkways as well as between buildings, designed to have a lasting, positive impact on individual properties and the block.

4. A minimum of 50% of the property owners on a block, or property owners owning 50% of the land within a block, must agree to participate in, or at least support, the improvements proposed in the grant.
5. Preference should be given to those blocks that have properties which are already being improved through City approved housing rehabilitation loans or other City programs, or, where property owners are willing to provide some private funding for improvements to maximize the impact of the grant dollars provided.

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

Eligible Applicants and Application Process:

1. Only property owners may be invited to make proposals since the grants will be targeted to property improvements. Infrastructure repair is often financed by private property owners as well.
2. Application should consist of a letter and other explanatory material. Property owners interested in a neighborhood block grant should confirm that 50% or more of the block's property owners, or owners of 50% or more of the block, are interested in applying for the grant.
3. Application letters should simply and clearly state what the grant will be used for and why the applicants believe these improvements will significantly improve the block and neighborhood, and should include cost estimates for the improvements to be made. The location and scope of improvements should be shown on a simple plan of the block area.
4. Applications would be reviewed by the University Neighborhoods Coalition subcommittee which would determine which proposals qualify and then select those that should be funded.

Outreach Process:

1. At the direction of the University Neighborhoods Coalition, PRNS staff should prepare and distribute an invitation flyer for property owners in the University Neighborhoods that informs them

of the UNRP Neighborhood Block Grant Program.

2. The Coalition should consider convening a special neighborhood community meeting or BBQ to kick off the UNRP Neighborhood Block Grant Program.

PRNS staff will handle the administration of the UNRP neighborhood block grants on behalf of the University Neighborhoods Coalition and will conduct all community outreach efforts to inform property owners of the UNRP Neighborhood Block Grant Program. PRNS staff will also assist property owners in the UNRP Neighborhood Block Grant application process.

TABLE 2 - SUMMARY OF ACTION PLAN

Item	Action	Responsibility	Funding	Timeframe
NEIGHBORHOOD SECURITY				
<i>Traffic and Pedestrian Safety</i>				
1. Traffic signal at 10 th and San Antonio.	Install signal.	Public Works; Streets and Traffic.	\$60,000 one-time discretionary funds; \$60,000 City budget.	Short-term.
2. Stop signs at: 6 th and Reed; 6 th and William.	Install at 6 th and William. Appeal decision on 6 th and Reed.	Streets and Traffic. University Neighborhoods Coalition (UNC)	City budget	Short-term.
3. Traffic conditions at 3 rd and Reed.	Determine if additional improvements are necessary to improve traffic safety.	Streets and Traffic; Planning, Building and Code Enforcement (PB&CE), (Code Enforcement Division).	City budget.	Intermediate-term.
4. Traffic conditions at San Fernando between 9 th and 10 th .	Determine if additional improvements are necessary to improve traffic safety, particularly restriping.	Streets and Traffic; Planning, Building and Code Enforcement (PB&CE), (Code Enforcement Division).	City budget.	Intermediate-term.
5. Crosswalk and/or traffic signal at 6 th and San Fernando; explore crosswalk on San Salvador in vicinity of 5 th and 6 th Streets.	Conduct study to determine if these items warranted. If so, install them at the earliest opportunity.	Streets and Traffic.	City budget.	Intermediate-term.

Item	Action	Responsibility	Funding	Timeframe
6. Remove southern crosswalk at 10 th and San Carlos; paint crosswalk at 10 th and San Fernando.	Conduct study to determine if this item is warranted. If so, install it at the earliest opportunity. Repaint crosswalk at 10 th and San Fernando.	Streets and Traffic.	City budget.	Intermediate-term.
7. Speeding problems in the neighborhood.	More intensive enforcement of speed limits.	Police (Traffic Enforcement Unit).	City budget.	Short-term.
8. Traffic studies to decrease speeding and improve neighborhood cohesion.	Combine the approved 3 rd and 4 th Streets one-way conversion study with the proposed 10 th and 11 th Streets study.	Public Works; Streets and Traffic.	\$50,000 one-time discretionary funds for 10 th and 11 th Streets; City budget.	Intermediate-term.
9. Safe operation of bus stop at Lowell School.	City to work with VTA to ensure safe operation of bus stop.	Streets and Traffic. UNC; area residents. VTA; Lowell School.	City budget.	Ongoing.
10. Traffic and pedestrian safety signs.	Review area around Lowell School and elsewhere to determine if additional or replacement signs are needed. Install signs.	Streets and Traffic.	City budget.	Short-term.
Crime and Gang Activity				
11. Reduce crime and gang activity.	Continue Project Crackdown efforts to reduce crime; include neighborhood outreach.	Police; Parks, Recreation and Neighborhood Services (PRNS). UNC; individual residents and businesses.	City budget.	Short-term to ongoing.

Item	Action	Responsibility	Funding	Timeframe
12. Train people to report criminal incidents.	Promote community activity and awareness through crime prevention programs. Establish regular meetings to identify crime areas and track crime trends.	Police; PRNS. UNC; individual residents and businesses.	City budget.	Short-term to ongoing.
13. Trespassing and loitering.	Encourage businesses and property owners to work with Police. Use authorization forms; install signs.	Police; PRNS. UNC; individual residents and businesses.	City budget.	Short-term to ongoing.
14. Recreation activities for youth.	Provide activities at local schools and the Washington Area Youth Center.	PRNS.	City budget.	Short-term to ongoing.
15. Physical improvements to private property to enhance security; curb addresses.	Installation of gates, fences, lighting, landscaping, etc. to discourage criminal activity. Paint street addresses on curb.	PB&CE (Planning Divisions); Streets and Traffic. UNC; property owners.	Private sources; \$4,000 in one-time discretionary funds to paint addresses on curbs.	Intermediate-term to ongoing.
Lighting				
16. Improve neighborhood lighting.	Install new streetlights and increase wattage on existing streetlights.	Public Works; Streets and Traffic.	Community Development Block Grants (CDBG)	Short-term.
17. Additional lighting for alleys and portions of 10 th St.	Apply for new alley streetlight; study streetlighting needs of 10 th St. between San Fernando and San Salvador.	Public Works; Streets and Traffic.	Potential CDBG and/or Neighborhood Block Grants.	Intermediate-term.
18. Lighting at Lowell School.	Install new lighting for school building and parking lot.	PRNS. San Jose Unified School District (SJUSD)	\$5,000 of one-time discretionary funds to Lowell School; other sources.	Short-term.
19. Lighting at SJSU Corp. Yard.	SJSU should investigate lighting along building wall facing 10 th St.	San Jose State University (SJSU)	SJSU resources.	Short-term.

Item	Action	Responsibility	Funding	Timeframe
<i>Alleyways</i>				
20. Public improvement plans for alleyways.	Prepare and implement comprehensive improvement plan for public improvements for the alleys.	PB&CE (Planning Services Division); Public Works; Streets and Traffic.	City budget.	Short-term to long-term.
21. Private property improvement plans for sites along alleyways.	Property owners should plan and implement private improvements for properties adjacent to the alleyways.	PB&CE (Planning Services Division); Public Works. Property owners.	Private resources.	Short-term to long-term.
22. Security of alleyways (public)	Apply for CDBG funding to increase streetlighting on alleyways.	Public Works; Streets and Traffic.	CDBG.	Short-term to intermediate-term.
23. Security of alleyways (private improvements).	Encourage property owners to improve properties adjacent to the alleys including new building entries, improved lighting, and other design improvements to enhance security.	Property owners.	Neighborhood Block Grants; housing rehabilitation loans; private resources.	Intermediate to long-term.
NEIGHBORHOOD CHARACTER AND LAND USE				
<i>Street and Streetscape Maintenance</i>				
24. Building and front yard improvements.	Encourage simple and relatively inexpensive improvements to buildings and front yards.	PRNS; Housing; PB&CE. UNC; property and business owners.	Private sources; housing rehabilitation loans and paint grants; Neighborhood Block Grants.	Short-term to ongoing.

Item	Action	Responsibility	Funding	Timeframe
25. Outreach efforts for private property improvements	Inform property owners of available housing rehabilitation loans and paint grant programs.	PRNS; Housing.	City budget.	Short-term to ongoing.
26. Underground utility lines.	Underground utility lines on key streets to improve appearance of neighborhood. Investigate if relocating utility lines to the rear of properties is feasible. Gateway streets should be given priority for undergrounding.	Public Works. Property owners.	P.G.& E. Rule 20A funds; private sources; Neighborhood Block Grants.	Long-term.
27. Neighborhood entryways at I-280.	Improve the appearance of freeway access areas and surrounding areas by keeping the right-of-way clean and well landscaped and by encouraging surrounding property owners to keep their properties well landscaped and maintained.	Streets and Traffic. Property owners. State of California (Caltrans).	Existing budget; private resources.	Intermediate- to long-term.
28. Street tree trimming.	Provide a structural trimming of the street trees in South Campus area to improve their condition and appearance.	Streets and Traffic.	\$170,000 in one-time discretionary funds.	Short-term.
29. Replace street trees.	Replace dead or missing street trees.	Streets and Traffic.	\$5,000 of one-time discretionary funds; potentially assisted by volunteers or subsidies.	Short-term to ongoing.
30. Street sweeping.	Improve street sweeping by installing "No Parking" signs to ensure that parked cars do not interfere with scheduled street sweeping.	Streets and Traffic.	City budget.	Short-term.

Item	Action	Responsibility	Funding	Timeframe
31. Street paving and curb, gutter and sidewalk repair.	Repair street paving (potholes) and sidewalks as necessary using existing programs.	Streets and Traffic.	City budget; Neighborhood Block Grants.	Short- to intermediate term.
32. Inform community of resources for curb, gutter and sidewalk repair.	Create an outreach program to inform property owners of resources available to repair curb, gutter and sidewalk. Focus on 3 rd , 4 th , 7 th , 10 th , 11 th , Reed, San Salvador, and William Streets.	PRNS. UNC.	City budget.	Short- to intermediate term.
33. Abandoned vehicles.	Remove abandoned vehicles when reported particularly in the South Campus neighborhood.	PB&CE (Code Enforcement Division, Vehicle Abatement Team).	City budget.	Short-term to ongoing.
34. Clogged storm drains.	Repair clogged storm drains in vicinity of Lowell School and other areas identified by UNC.	Streets and Traffic.	City budget.	Short-term to ongoing.
Parking				
35. Residential permit parking.	Pursue creation of a residential permit parking program in the North, East and South Campus neighborhoods if supported by area residents.	Streets and Traffic.	City budget.	Short-term.
36. Parking opportunities for students.	Encourage SJSU to provide additional parking for students by reducing parking rates for, and increasing shuttles to, Spartan Stad. parking lot.	PRNS. SJSU.	SJSU	Short-term.
37. On-street parking.	Pursue increasing the amount of on-street parking by creating additional diagonal parking on segments of 5 th through 9 th Streets. Work with property owners on parking changes near their properties.	Streets and Traffic; PB&CE (Planning Services Division).	City budget.	Intermediate-term.

Item	Action	Responsibility	Funding	Timeframe
38. Sharing SJSU parking garages.	Encourage SJSU to work with apartment building owners to determine if parking can be shared by apartment residents overnight.	PRNS. Apartment owners. SJSU.	City budget.	Short-term.
39. Illegal front yard parking.	Reduce and eliminate illegal front yard parking by removing illegally parked vehicles, eliminating front yard paving and landscaping front yards.	PB&CE (Code Enforcement and Planning Divisions). Apartment owners.	City budget; private resources.	Short- to long-term.
<i>Land Use</i>				
40. Illegal land uses.	Remove, or bring into compliance, illegal land uses by identifying illegal uses, establishing priorities, and taking appropriate action.	PB&CE (Code Enforcement Division). Property owners.	Existing budget; Neighborhood Block Grants; private resources.	Short-term to ongoing.
41. Continuance of existing commercial uses.	Amend the General Plan designations for certain existing commercial properties that are to remain commercial. Rezone commercial properties C-1 consistent with existing neighborhood character.	PB&CE (Planning Services Division).	City budget.	Intermediate-term.
42. Continuance of existing residential uses.	Rezone specific parcels consistent with existing residential uses and with preservation of historic structures.	PB&CE (Planning Services Division).	City budget.	Intermediate-term.
43. San Carlos Street commercial center.	Preserve/enhance commercial center on San Carlos by changing the General Plan and zoning to comm. consistent with existing comm. uses and allowing for some expansion.	PB&CE (Planning Services Division).	City budget.	Intermediate-term.

Item	Action	Responsibility	Funding	Timeframe
44. Business assistance.	Help strengthen existing businesses by assisting them to join the Downtown Business Association (DBA) and encouraging them to make use of resources available through the Office of Economic Development (OED).	PRNS. OED. UNC.	\$2,000 of one-time discretionary funds for DBA dues; City budget.	Short- to intermediate-term.
<i>Parks and Recreation</i>				
45. Park, open space, and recreational opportunities.	Purchase and develop one or two sites, such as the southwest corner of 6 th and William, for pocket park use.	Public Works (Parks Planning Division).	Funds generated by Parkland Dedication Ordinance; other sources.	Long-term.
46. New turf at Lowell School.	Install new turf on Lowell School playfield after the City and San Jose Unified enter into a Joint Use and Maintenance Agreement.	Public Works (Parks Planning Division). San Jose Unified School District.	\$25,000 in one-time discretionary funds for new turf.	Short-term.
<i>Housing</i>				
47. Housing supply.	Preserve and increase the supply of affordable housing by implementing the General Plan policies encouraging the production of higher density, infill housing and by using housing rehabilitation loans.	PB&CE (Planning Services Division); Housing.	City budget.	Short-term to ongoing.
48. SJSU student/staff housing.	Explore methods of encouraging the production of more SJSU student/staff housing including identifying sites and the redevelopment of older multi-family housing.	PB&CE (Planning Services Division).	City budget.	Short- to Intermediate-term.

Item	Action	Responsibility	Funding	Timeframe
49. Use of Housing funds.	Ensure every effort is made to utilize all available housing rehabilitation loans and Paint Grants the University Neighborhoods can qualify for.	Housing	City budget.	Short-term to ongoing
50. Homeownership.	Encourage more homeownership by exploring first time homeowner financing options that can be realistically supported in the neighborhood.	Housing.	City budget.	Long-term.
Neighborhood Character				
51. Preserve neighborhood diversity including income levels, cultural identity, housing, etc.	City will continue existing policies to preserve neighborhood diversity. Community to make City aware of any negative changes affecting neighborhood diversity.	All parties.	City budget.	On-going.
52. Fraternities and sororities.	Fraternities and sororities should maintain their properties in good condition.	SJSU; fraternities and sororities.	Private resources; Neighborhood Block Grants.	Short-term to ongoing.
53. Historic structures.	Identify and preserve historic structures through General Plan land use policies and zoning changes.	PB&CE (Planning Services Division).	City budget.	Short-term to ongoing.

Item	Action	Responsibility	Funding	Timeframe
54. Preserve the existing character of the University Neighborhoods particularly with respect to early 20 th Century buildings and mixed densities and housing.	Conduct a study to determine which buildings should be preserved and determine if General Plan or zoning changes are required to reflect conclusions.	PB&CE (Planning Services Division).	City budget.	Intermediate-term and ongoing.
NEIGHBORHOOD CONDITION AND MAINTENANCE				
<i>Litter/Clean-up</i>				
55. Trash receptacles.	Install trash receptacles in areas of heavy pedestrian traffic, such as the intersections of 10 th and William, and 8 th and William, and 6 th and William.	Streets and Traffic.	City budget.	Short-term.
56. Large scale clean-ups.	Determine feasibility of conducting semi-annual large scale clean-ups for an extended period of time, such as 5 years.	PRNS; Environmental Services.	City budget.	Short-term to intermediate-term.
57. Graffiti and illegal dumping.	Reduce graffiti and illegal dumping through the Anti-Graffiti Program and reporting illegal dumping to the City.	PRNS. Residents and property owners.	City budget.	Ongoing.
<i>Nuisance/Noise Issues</i>				
58. Loitering and panhandling.	Use trespassing and loitering mechanisms to reduce loitering and panhandling. Keep track of loitering and panhandling problem areas.	Police. Property owners.	City budget.	Ongoing.

Item	Action	Responsibility	Funding	Timeframe
59. I-280 noise impacts.	Determine costs for designing and installing a soundwall along that portion of the neighborhood adjacent to I-280..	Public Works. State of California (Caltrans)	Source of funding to be identified.	Long-term.
<i>Blight</i>				
60. Code Enforcement.	Continue Code Enforcement efforts including following-up on complaints. Continue to focus on public health and safety issues. Community should help identify code violations.	PB&CE (Code Enforcement Division). Residents and property owners.	City budget.	Ongoing.
61. Rehabilitation and maintenance of residential buildings.	Reduce blight by rehabilitating and better maintaining residential buildings through housing rehabilitation loans and teaching property owners needed skills.	Housing; PRNS.	City budget.	Short-term to ongoing.
62. Rehabilitation and maintenance of commercial buildings.	Reduce blight by rehabilitating and improving commercial structures.	PB&CE (Planning Divisions); OED. Property owners.	City budget.	Intermediate-term to ongoing.
63. Study feasibility of establishing a Redevelopment Area.	Using existing procedures, determine if establishing a Redevelopment Area is feasible to reduce blight and improve commercial structures.	Redevelopment Agency.	Redevelopment Agency budget.	Intermediate-term to ongoing.
64. Clean up vacant properties.	Maintain properties in a weed and litter free condition through enforcement of Weed Abatement and other ordinances.	PB&CE (Code Enforcement Division). Property owners.	City budget.	Ongoing.
65. Landlord responsibilities.	Inform landlords of their responsibilities through a brochure or flyer issued by the UNC.	PRNS (Project Crackdown).	\$4,000 in one-time discretionary funds.	Short-term.

Item	Action	Responsibility	Funding	Timeframe
NEIGHBORHOOD ORGANIZATION				
66. University Neighborhoods Coalition (UNC).	Establish a University Neighborhoods Coalition using the University Neighborhoods Advisory Group and other neighborhood organizations as a nucleus.	PRNS. University Neighborhoods Advisory Group and other organizations.	\$65,000 in one-time discretionary funds.	Short-term.
67. New and existing neighborhood organizations.	Conduct an outreach effort to form new organizations using existing organizations and the City as resources.	PRNS. UNC.	City budget (also see above).	Short-term to ongoing.

Timeframe definitions:

Short-term = less than 18 months.

Intermediate-term = 18 months to 5 years.

Long-term = 5 or more years.

APPENDIX A

**SUGGESTED IMPROVEMENTS FOR RESIDENTIAL AND
COMMERCIAL SITES**

Appendix A – Suggested Private Property Improvements

Residential

To improve the overall appearance of the University Neighborhoods, this Plan suggests a number of façade and private property improvements to residential properties. The suggested improvements employ modest techniques to inexpensively improve existing residential buildings and could be funded in part or in whole by the Housing Department's rehabilitation loan and paint grant programs or by the neighborhood block grant program described on pages 99-102 of this Plan. Any remodel projects should include basic repair and maintenance which by themselves can frequently result in substantial aesthetic improvement.

Suggested façade improvements are primarily directed at the 1950's and 1960's era apartment buildings. The apartment buildings built in the University Neighborhoods during this period tend to be plain and boxy in appearance, with "thin" materials, flat facades, and little architectural detailing. To add visual interest and to visually "break up" building façades, property owners are encouraged to install window awnings, window planter boxes, and/or add trim elements around windows and doors, and at waterlines and roof edges. Painting facades with two or more colors is another technique for lending visual interest to a flat facade. To mitigate the bunker like appearance of flat roofs and flat facades, roof gables over building entryways or raised gable shapes in roof parapets can be added. Doorway awnings, wooden trellises, and/or decorative lighting are also suggested as ways to emphasize building entryways.

To enhance the appearance of neighborhood streets, this Plan recommends that all paved areas in the front yards of residential properties not necessary as driveways or for pedestrian access be removed and replaced with landscaping. It should be noted that multi-family properties – properties having two or more living units – are required to obtain development permits from the Department of Planning, Building and Code Enforcement to install any type of paving or other improvement in the front setback area. This Plan further suggests that existing poorly designed bollards be replaced by other means of preventing motor vehicles from parking in the front yard. Raised front yard landscaping areas supported by retaining walls is a good technique for discouraging parking in landscaped areas, providing definition to entryways, and helping to define public and private space. Park strips between the sidewalk and the curb should also be landscaped and street trees planted if none currently exist.

For illustrations of suggested façade and other private property improvements to residential structures refer to figures A-1 to A-6 in this Appendix.

Commercial

Many of the commercial properties within the University Neighborhoods area are blighted or poorly maintained and thus detract from the overall appearance of the gateway streets into and out of the neighborhood. This Plan suggests a number of relatively inexpensive and simple improvements to enhance and upgrade the appearance of neighborhood businesses. These physical improvements should prove not only beneficial to the businesses themselves, since visually attractive buildings are more likely to attract potential customers than blighted ones, but to the surrounding neighborhood as well.

Perhaps the simplest and most inexpensive way to improve the appearance of a run down commercial building is to apply a new coat of paint. Use of two or more colors and highlighting building trim can make buildings more visually interesting and attractive. Given the significant graffiti problem in the area it is suggested that graffiti proof paint be used. Other suggested techniques to create a more attractive street presence include the addition of a new trim, accent bands, or the addition of a base to the facade using tile, masonry or paint. Furthermore, the addition of a raised parapet to flat roofs can break up the monotony of a facade, provide articulation, accent building corners abutting street intersections, and emphasize building entrances. Awnings can also create a more visually interesting building facade and help create an inviting pedestrian environment. Segmented awnings are preferred over single large awnings running the length of a facade.

To further create a more friendly and interesting pedestrian environment, front facades of commercial buildings should be largely transparent, permitting pedestrians to see inside a business through windows and other openings. To this end it is suggested that metal grates or plywood covering existing windows be removed. On blank windowless walls facing the street, murals are encouraged to create a more visually interesting streetscape. The creation of new blank walls facing the street by covering up windows and entryways is strongly discouraged. All exterior changes to commercial buildings require an approved development permit from the Department of Planning, Building, and Code Enforcement prior to installation.

Signs on many neighborhood businesses are in poor repair, unattractive and/or architecturally inconsistent with building architecture. This Plan suggests that such signs be replaced with signs that are in character and architecturally consistent with the design and historical era of a given commercial building. Many of the commercial buildings in the University Neighborhoods date from the early part of this century. Modern signage that is inconsistent with the design and historical era of a structure is discouraged. The installation of new signs requires development permit approval from the Planning Division of the Department of Planning, Building, and Code Enforcement. All signs are subject to the City's Sign Ordinance. Individuals are encouraged to call the Planning Division for information regarding the specific requirements and regulations of this ordinance.

While most commercial buildings in the University Neighborhoods are built adjacent to sidewalks or other buildings and typically do not have front or side setbacks, a few commercial properties do have front and side setbacks. It is suggested that those setback

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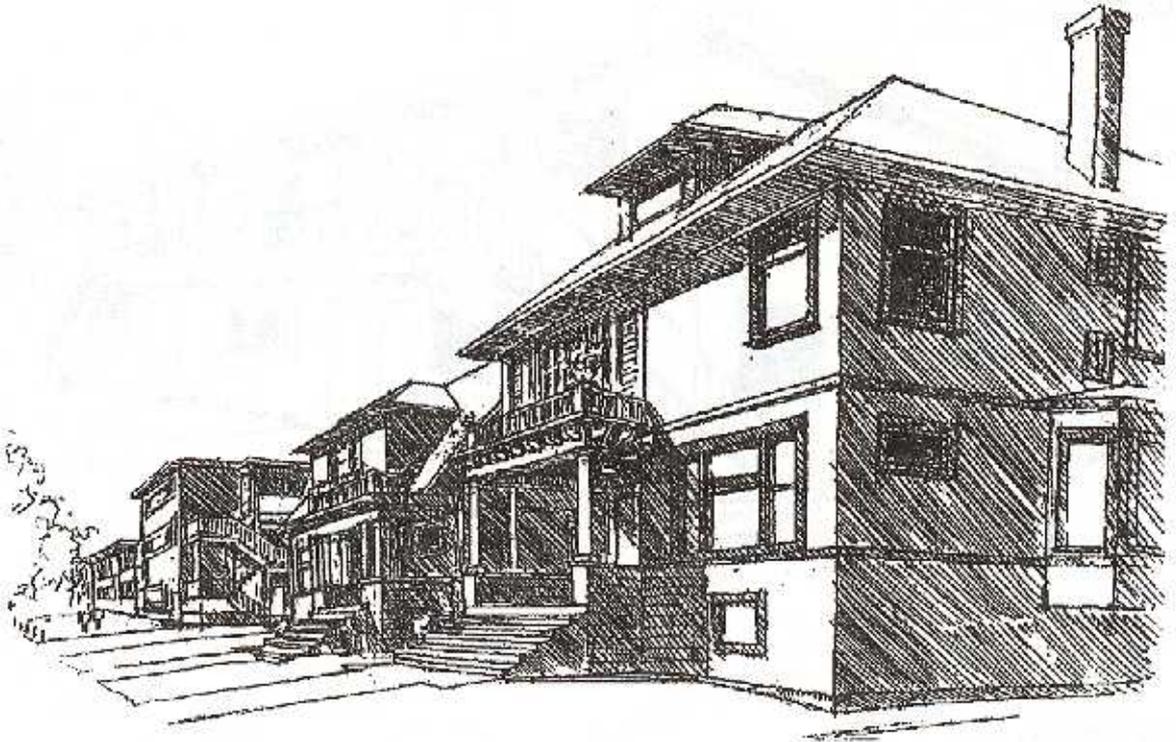
areas not actively used by pedestrians be landscaped with plants that are hardy and drought tolerant. Trees could be planted in the larger setback areas or in the park strip to provide an inviting canopy of shade over sidewalks and building entryways.

Figures A-7a to a-8 illustrate suggested improvements for specific commercial buildings within the University Neighborhood. Nevertheless, many of these illustrated improvements can be applied to other commercial buildings in the University Neighborhoods.

Figure A-1

Suggested Improvements for Converted
Single-Family Dwellings and Sites

EXISTING:



PROPOSED:

- REMOVE CONCRETE AND PAVED SURFACES
- REMOVE ALL EXISTING BOLLARDS
- LANDSCAPE FRONT YARDS WITH LOW RETAINING WALLS
- PROVIDE NEW FRONT YARD

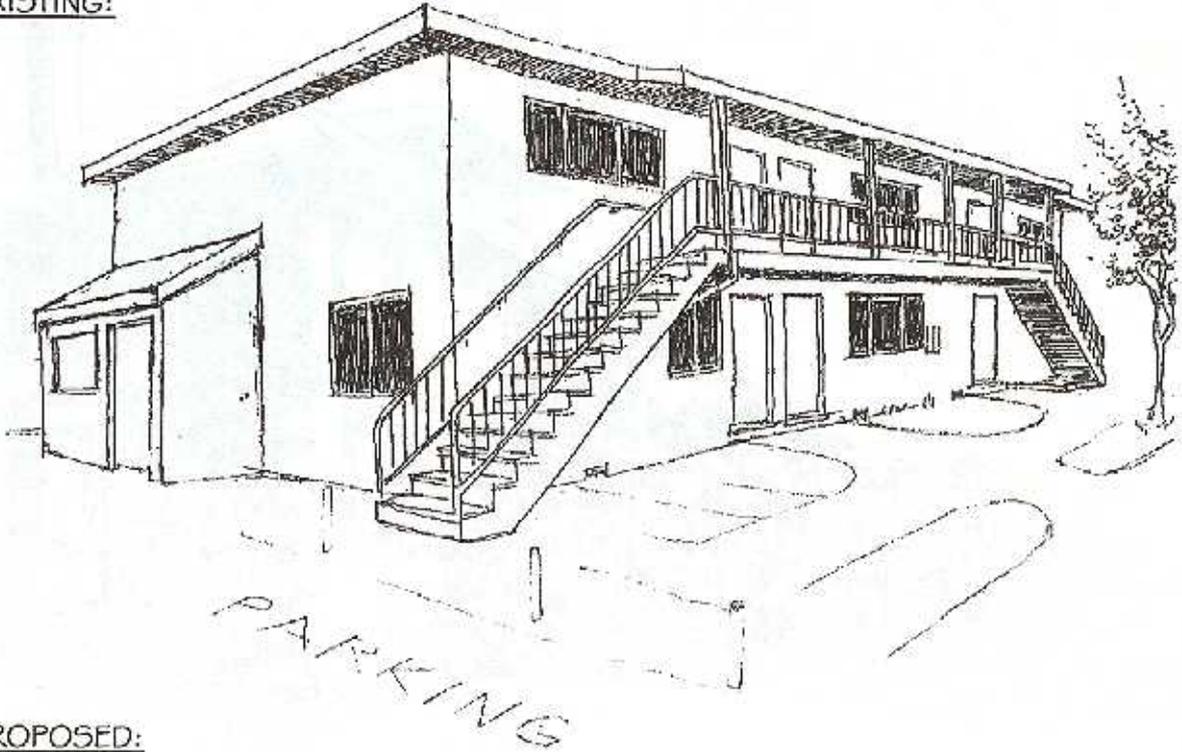


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Figure A-2

Suggested Improvements to Entryway and Front Façade of an Apartment Building

EXISTING:



PROPOSED:

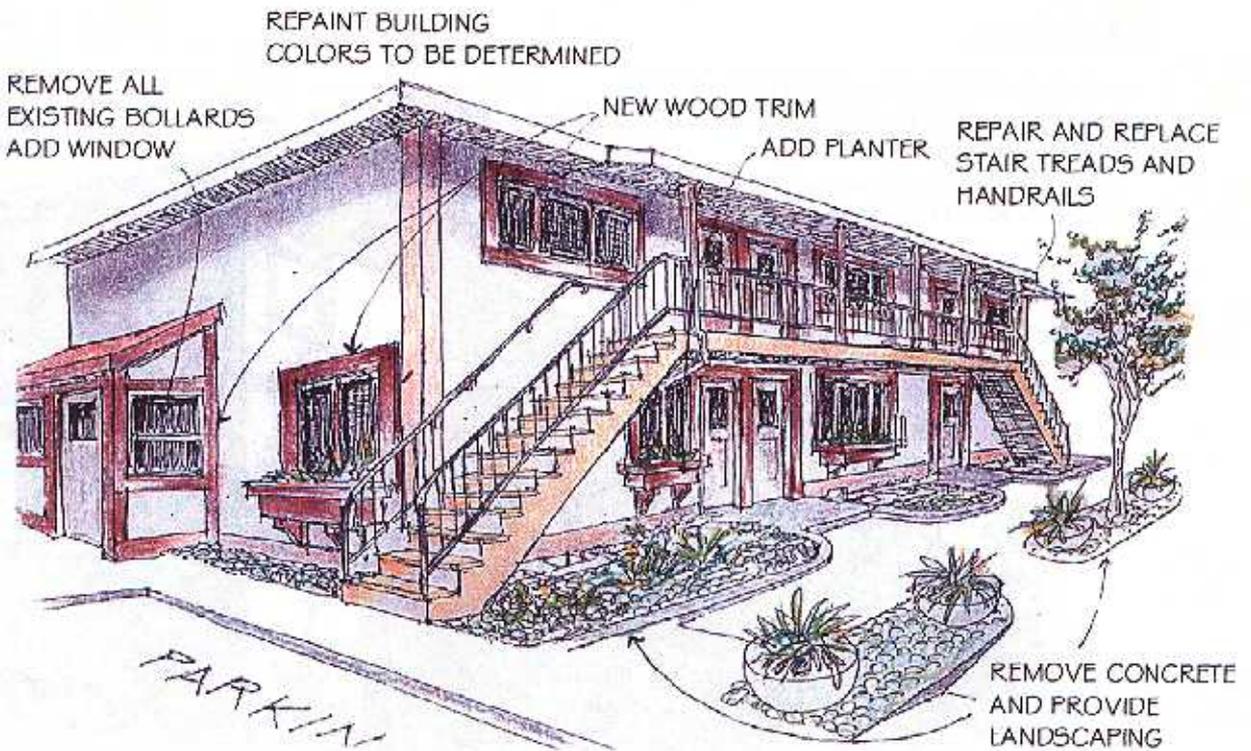
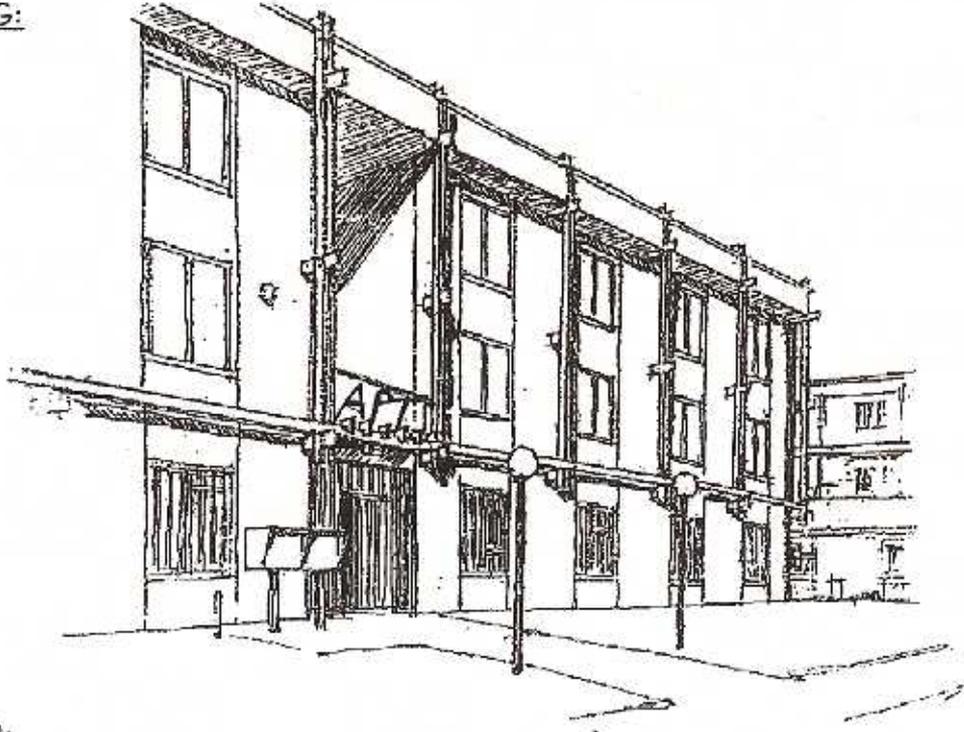


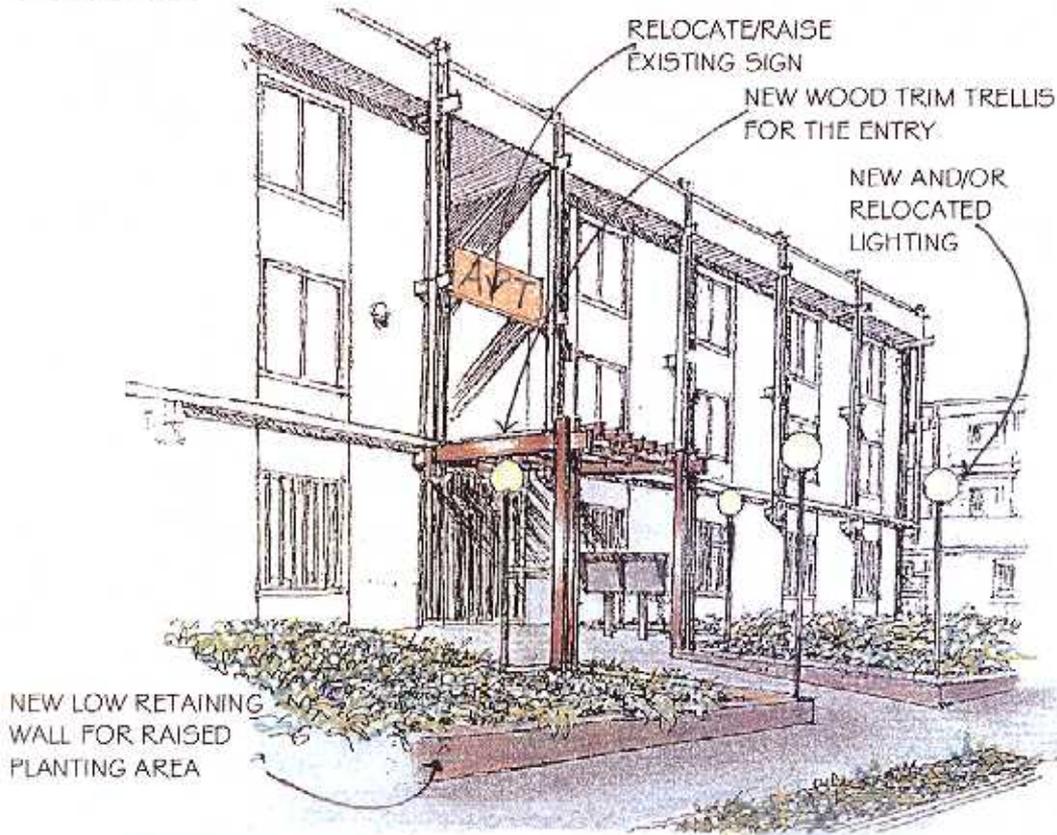
Figure A-3a

Existing Medium Size
Apartment Building and Site

EXISTING:



PROPOSED:



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Figure A-3b

Suggested Improvements to a Medium Size Apartment Building and Site

PROPOSED:

NOTES:

- THE ENTIRE BUILDING TO BE PAINTED
- COLORS TO BE DETERMINED

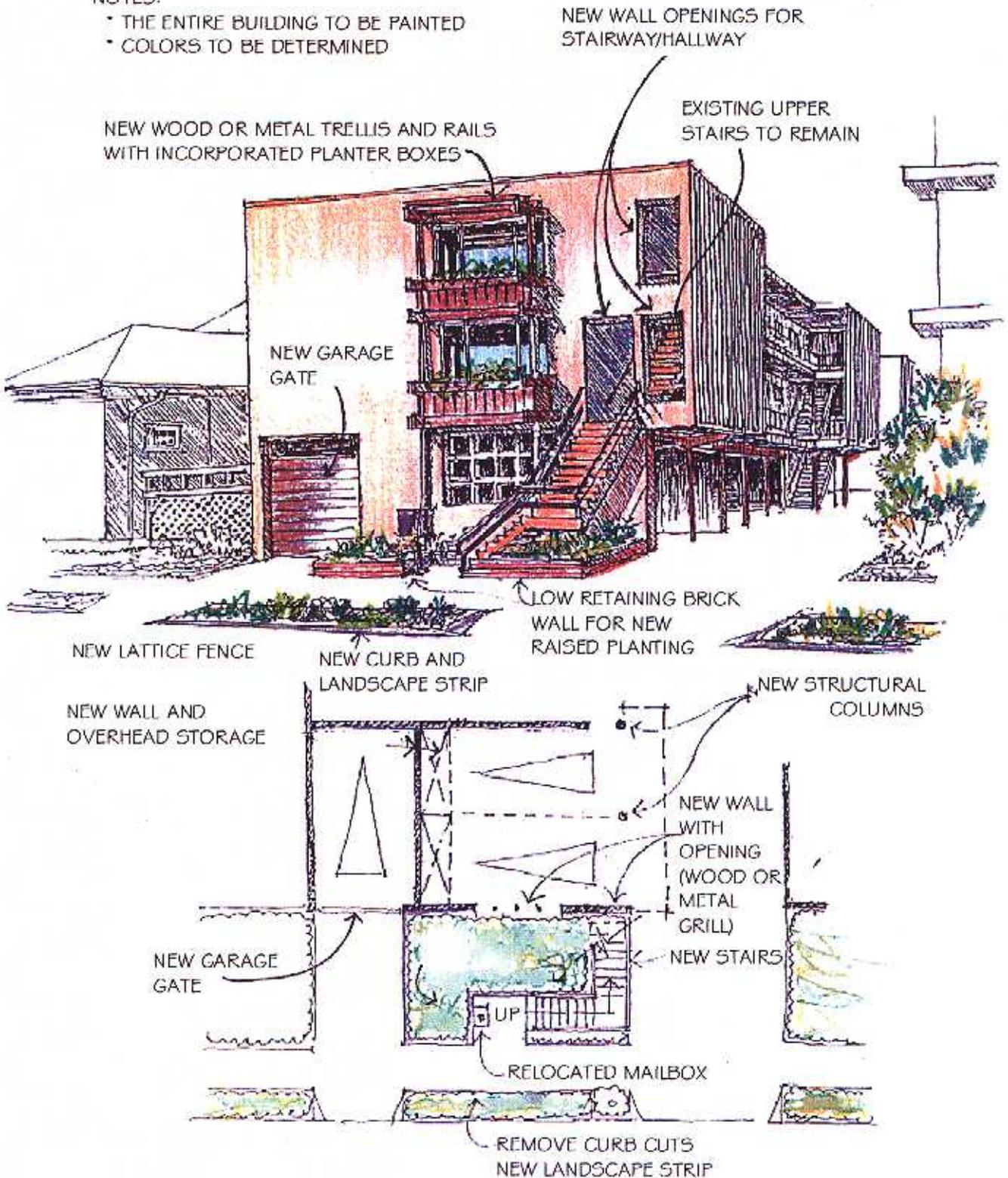
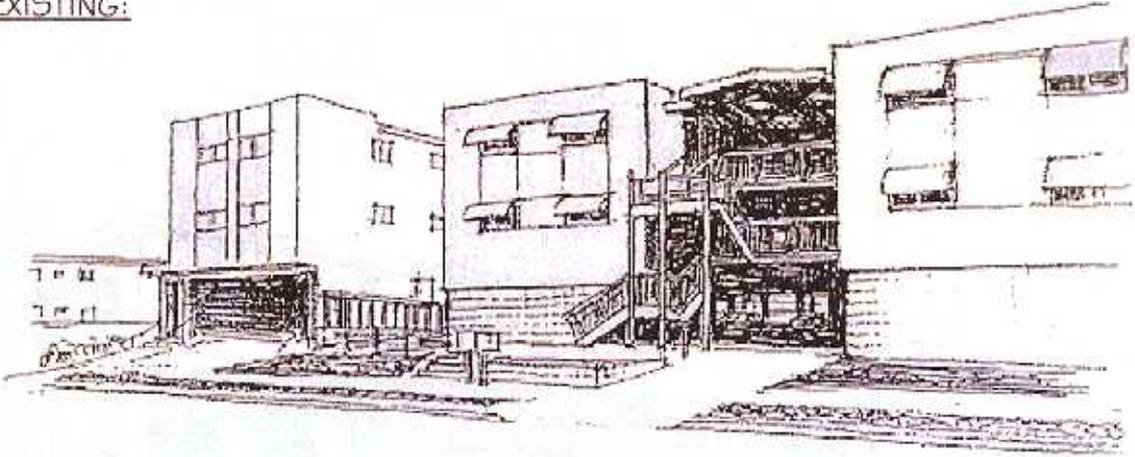


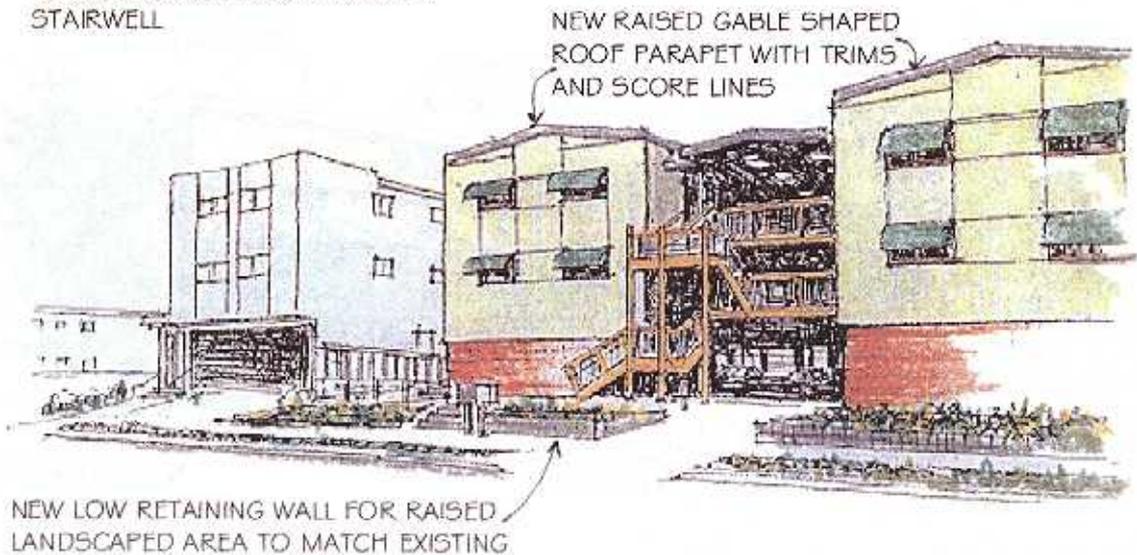
Figure A-4

Suggested Improvements to the Front of a Large Apartment Building

EXISTING:PROPOSED:

NOTES:

- * THE ENTIRE BUILDING TO BE PAINTED
- * COLORS TO BE DETERMINED
- * PAINT STAIRWELL ELEMENT WITH ACCENT COLOR
- * REMOVE CHAIN LINK FENCING IN STAIRWELL

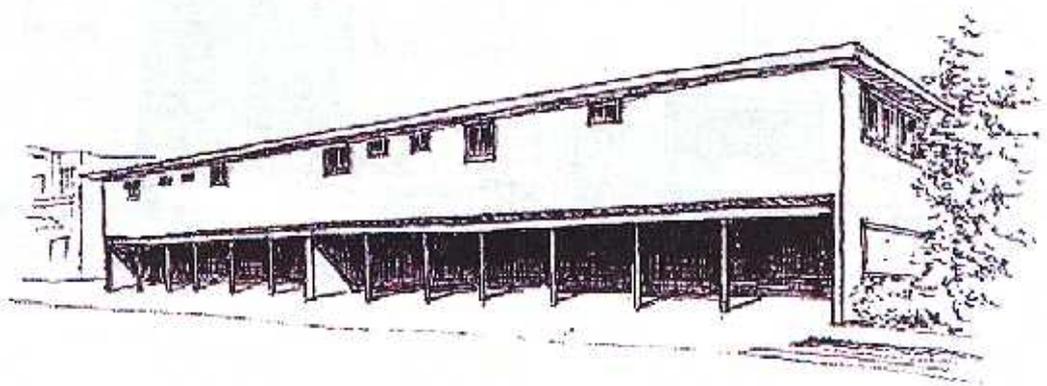


UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

Figure A-5

Suggested Improvements to a Large, Two-Story Apartment Building

EXISTING:



PROPOSED:

NOTES:

- THE ENTIRE BUILDING TO BE PAINTED
- COLORS TO BE DETERMINED

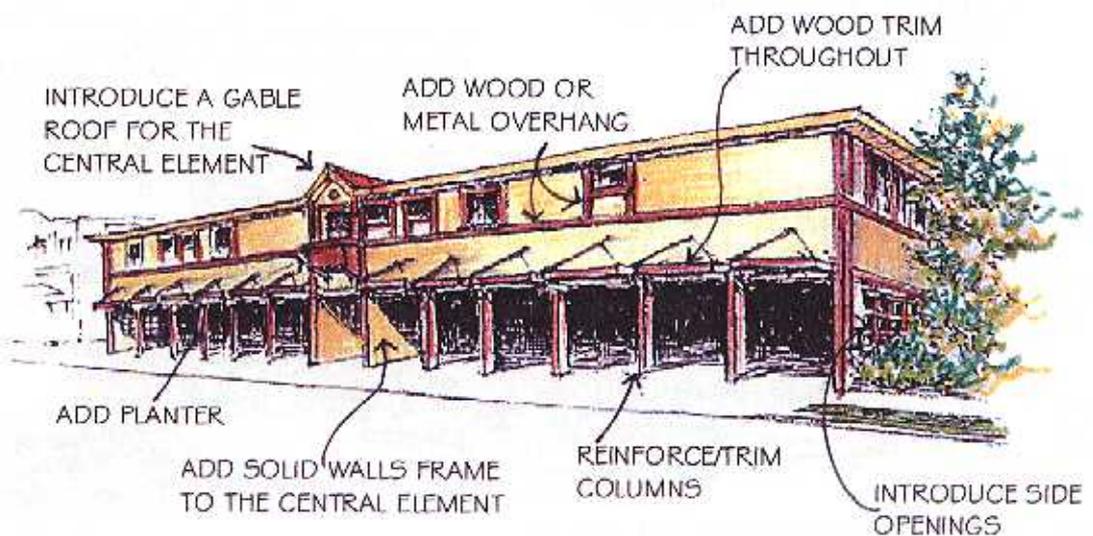
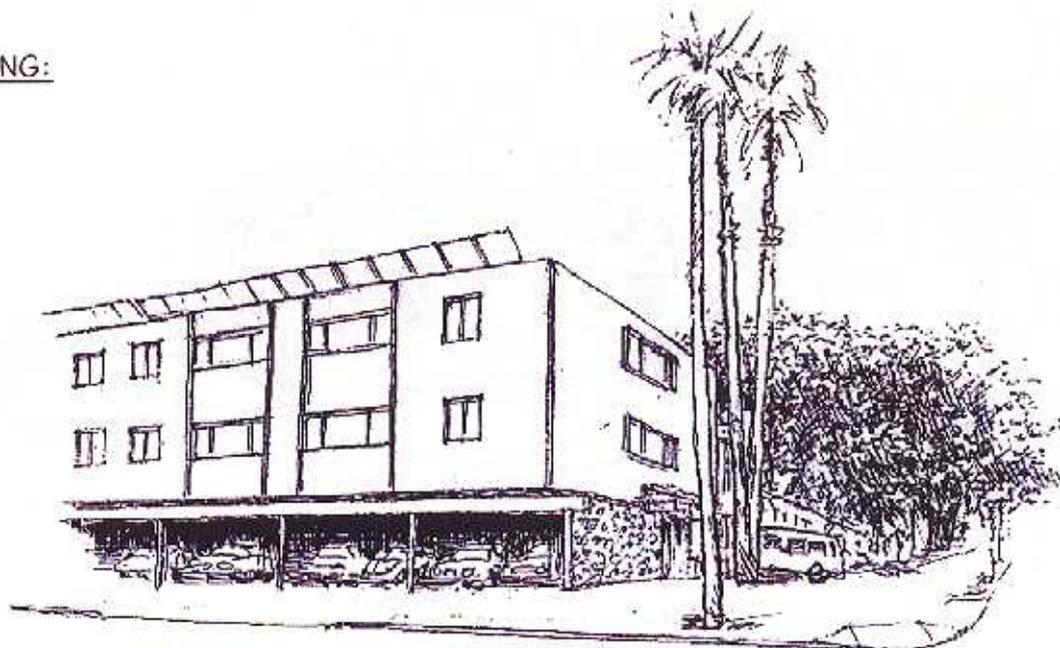


Figure A-6

Suggested Improvements to a Large, Three-Story Apartment Building

EXISTING:



PROPOSED:

NOTES:

- * THE ENTIRE BUILDING TO BE PAINTED
- * COLORS TO BE DETERMINED

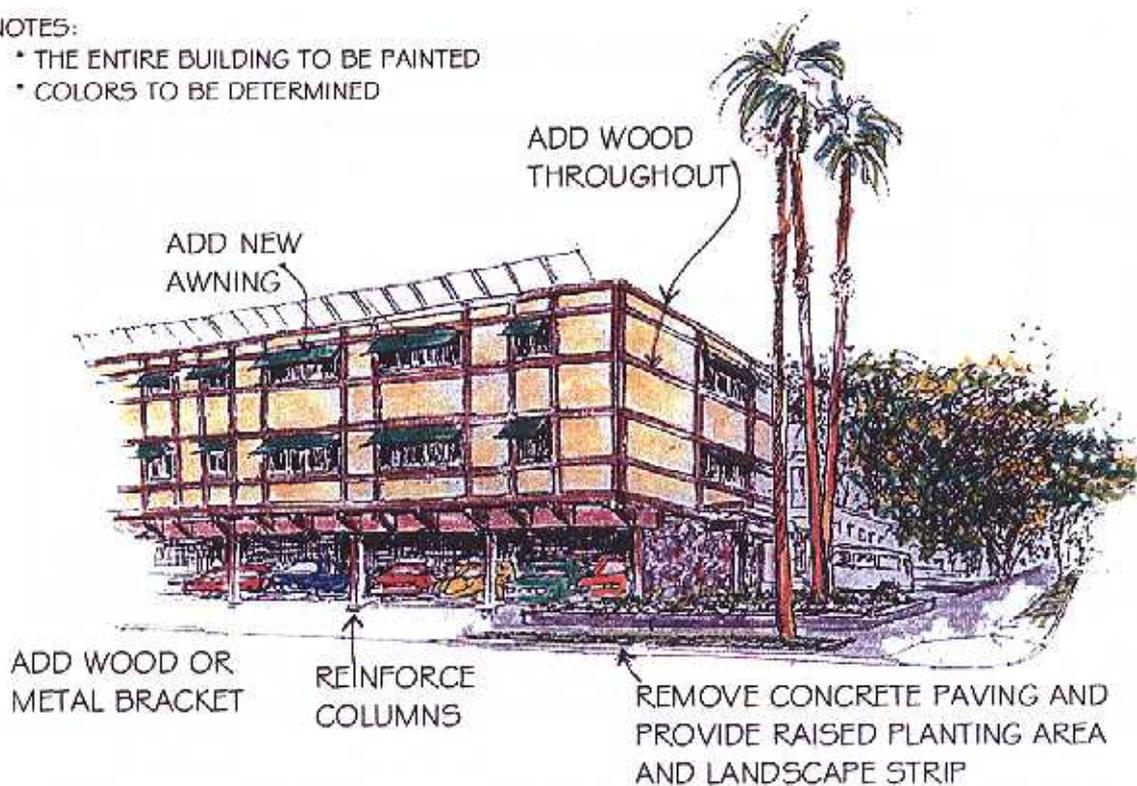


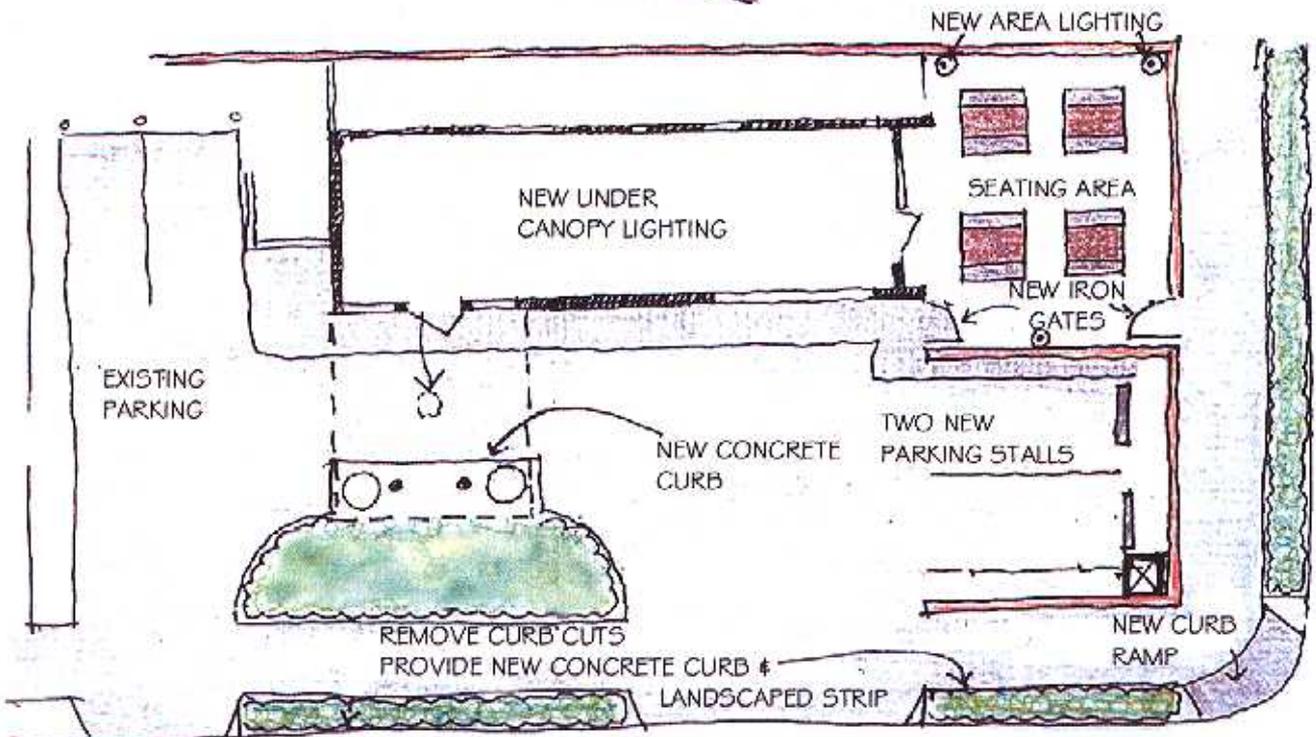
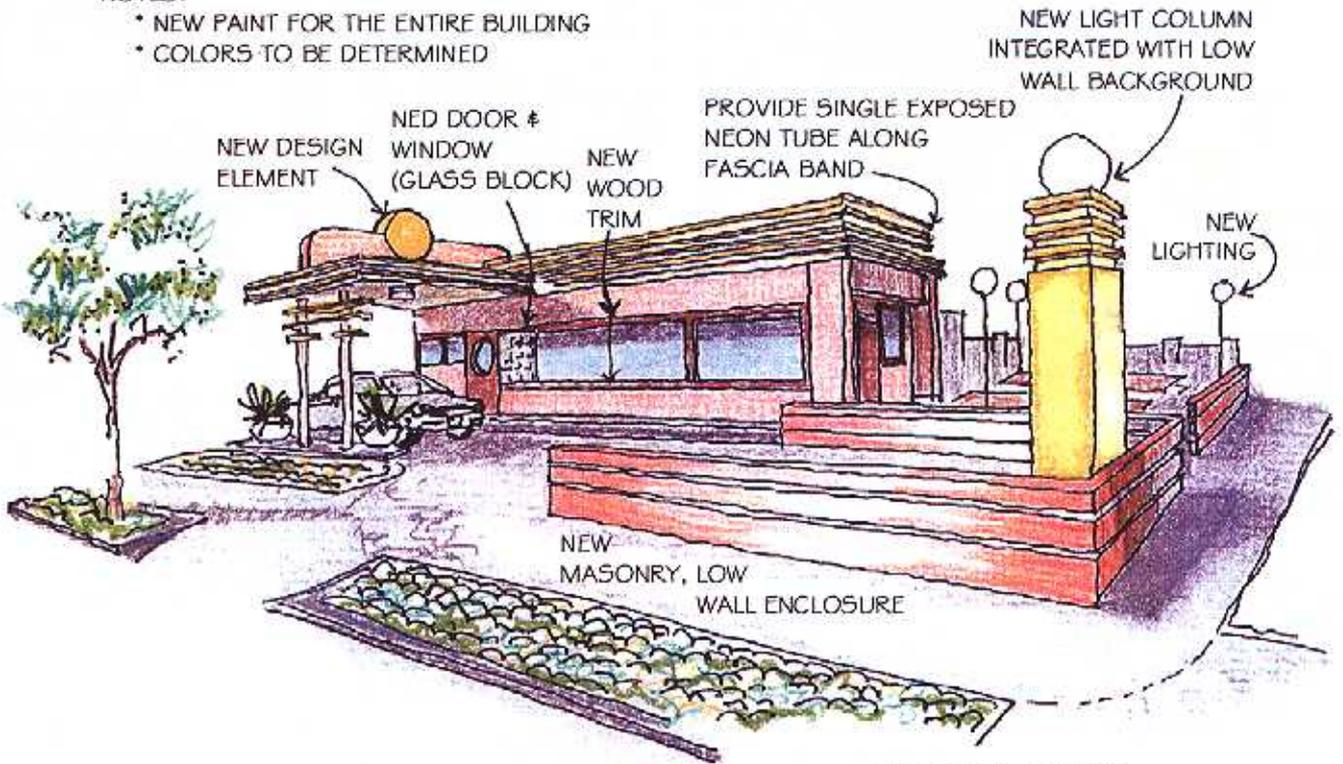
Figure A-7b

Suggested Improvements for a Small Commercial Building and Site

PROPOSED:

NOTES:

- NEW PAINT FOR THE ENTIRE BUILDING
- COLORS TO BE DETERMINED



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Figure A-8

Suggested Improvements for a Mixed-Use Development (Residential over Commercial)

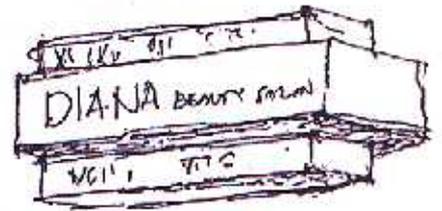
EXISTING:



PROPOSED:



REMODELED SIGN SHOULD BE CONSISTENT WITH THE ERA AND DESIGN OF THE BUILDING e.g. NO CABINETS



REMOVE EXISTING SIGN AND INSTALL A NEW PROJECTING SIGN



REMOVE CONCRETE AND PROVIDE PLANTING TO SCREEN METERS

APPENDIX B

SUGGESTED ALLEYWAY IMPROVEMENTS

UNIVERSITY NEIGHBORHOODS REVITALIZATION PLAN

Appendix B – Suggested Alleyway Improvements

The objective of the following alley improvement plan is to improve the function, appearance and safety of both alleys in the South Campus Neighborhood. The improvement plan consists of two related components. The first component concerns public right-of-way improvements, including the redesign and reconstruction of the publicly owned portions of the alley and the installation of additional electroliers (street lights) if needed. The second component of the improvement plan consists of private property improvements that further contribute to the overall improvement of the alleys and the creation of a more street like atmosphere. The goal is make the alleys safer and more attractive by encouraging them to look and function more like streets.

Public Rights-of-Way Improvements

The public rights-of-way in both alleys in the South Campus Neighborhood have suffered from years of neglect and have deteriorated to a point where they can not simply be re-paved. The alleys need to be completely reconstructed from the sub-pavement up. In addition, the alleys need to be redesigned to improve drainage and to preclude premature pavement deterioration. Upon completion of reconstruction of the alleys, the alleys will be placed in the City's Pavement Management System and, like other City streets, will be scheduled for routine pavement maintenance. For a site analysis illustrating existing conditions in both alleys refer to figures B-1 and B-2. For a site plan illustrating planned improvements in the public rights-of-way of both alleys refer to figures B-3 and B-4.

Alley reconstruction will consist of the following components:

Drainage

A concrete valley gutter will be constructed down the center of the alley right-of-way. Runoff will be collected in the valley gutter, and then be deposited into a drain inlet at the ends of each alley. From there the water will be piped underground into the nearest existing storm drain system. This drainage system is the most feasible alternative for the alleys in the South Campus neighborhood.

Roadway

The roadway will be reconstructed with asphaltic concrete or concrete over a base of aggregate rock (gravel). The pavement will be designed to withstand the pressure of heavy vehicles such as garbage trucks. To protect the roadway edge from damage from motor vehicles, a concrete border will be constructed along both sides of the roadway. In addition, roadway edges will be graded to conform to the edge of adjacent parking areas and driveways on private properties. In locations where it is not possible to conform to adjacent

driveways and/or parking areas, or in situations where these areas are unpaved, the City will work with property owners to pave or repave these areas to conform.

Concrete Stress Pads

To minimize damage to the alley roadway, concrete stress pads will be located in the alley adjacent to multi-unit residential properties in those areas where large trash bins are collected. Concrete is a more durable material than asphaltic concrete and better withstands the unloading of large trash bins by garbage trucks. The stress pads will be located where bins are currently stored, between closely located groups of bins, or adjacent to areas where future trash enclosures should be built. In addition, stress pads will only be placed in areas without overhead wires and tree branches (the bins, when hoisted over a garbage truck, require a vertical clearance of 25 feet). To help improve the appearance of the alleys, the pad surface may be enriched with texture (scoring or stamping). Concrete stress pads will not be located adjacent to single family homes, duplexes and triplexes, as these types of development use small trash containers which do not damage paving when they are emptied.

Curb Cuts

All public curb cuts at the entryways of each alley will be reconstructed to City standards. If funds allow, the reconstructed curb cuts will be scored and colored to create a lively entrance to the alley.

Lighting

A Community Development Block Grant for fiscal year 1997-1998 is funding the installation of a new street light on the West Side of the alley between 7th and 8th Street. In addition, this grant is funding a wattage increase on all of the existing light poles on both alleys in the South Campus neighborhood. Once these lighting improvements are complete, staff will assess whether additional lighting improvements are necessary. In making this assessment, staff will coordinate with adjacent property owners to determine where new light standards may need to be located. If it is determined that additional lights are needed, their installation will be included as part of the alley public right-of-way improvement project.

Private Property Improvements

Redesigning and reconstructing the alley right-of-ways is the first step in improving the function, appearance, and safety of the alleys in the South Campus Neighborhood. Another important step will be for adjacent property owners to make improvements to their private properties. The overall success of the alley improvement plan is to a large degree contingent on private property improvements.

The goal of the following design guidelines is to create a more street-like atmosphere that encourages legitimate use of the alleys by adjacent residents and that discourages illegal or

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unsafe activities. The following guidelines are intended to open up properties to the alleys and create a more front-yard like environment through landscaping and setbacks, open fencing, open parking areas, the addition of lighting and the improvement, or addition, of rear property entryways. By creating areas adjacent to alleys that are attractive and are actively used by residents, the security and overall appearance of the alleys will be enhanced. For site plans illustrating examples of recommended private property improvements along the alley refer to figures B-5 and B-6.

Fencing/Walls

To create a more open and lively street-like space that both increases public safety and improves the appearance of the alleys, solid fences or walls that visually enclose private properties should either be relocated or redesigned. New and/or replacement fencing should conform to the following guidelines:

- Fences and wall siding should be openwork to allow some visibility between yards and the alley to allow for observation of the alleys.
- Fences should be set back from the rear property line by at least 3 feet. Setback areas should be landscaped with plants that are hardy and durable.
- The maximum height limit for fences set back at least 3 feet from the alley should be 6 feet.
- It is particularly important that fences located at the property line or within the setback area, should be of openwork design, and should be no more than 4 feet 6 inches tall.
- If a fence must be solid or opaque, it should be textured or landscaped with climbing vines to soften its appearance.
- Fencing materials should be durable and act as a deterrent to graffiti. In locations where fencing is vulnerable to damage from parking vehicles (e.g. fences closer than 3 feet to the alley edge without a landscaped buffer), open fences constructed with heavy gauge steel are encouraged. Chain link fencing is not permitted.

For a cross section illustrating maximum fence heights and recommended setbacks see figure B-7. For examples of recommended fence designs see figures B-8 to b-10.

Access

To encourage activity on the alleys, abutting private properties should have access ways onto the alleys for both pedestrians and, where feasible, for automobiles. Fences and walls along the alleys should have at least one gate or opening providing access to and from the

alley. For illustrations of recommended access ways for pedestrians and motor vehicles see figures B-5, B-6, and B-11.

Entryways

Property owners are encouraged to make physical improvements that make rear entryways onto the alleys feel more like “front yards.” Improvements could include the use of enriched paving materials for driveways and pedestrian paths, special lighting features, and colorful or emphatic landscaping. In addition, high quality driveway and pedestrian gates, well detailed and articulated, are encouraged. Driveway gates should not visually close properties off from the alley and should be constructed to allow light to pass through. For examples of recommended gate designs see figures B-12.

Structures abutting the alley should have doors, and entries if possible, accessing the alleys and windows looking onto the alley. Putting “eyes” on the alleys can help improve public safety by discouraging illegal activities. New structures should not be allowed to “back up” to the alley.

Facades

Property owners adjacent to the alleys are encouraged to improve and beautify the rear façade of existing structures abutting the alley (i.e., garages, sheds, cottages, carports). To accomplish this end, the following techniques are recommended alone or in combination:

- Repair or remove unsightly elements. Paint unpainted, chipped, or exposed surfaces.
- Landscape areas around rear yard structures and next to, or near, the alleys.
- Adorn the structures with garden-like elements such as trellises or arbors, and plant and train vines and/or flowering vegetation to grow onto them.
- Install lighting over doorways and near entryways.

For an illustration of recommended façade improvements see figure B-13.

Trash Enclosures

Trash bins, garbage containers, and recycling carts are major contributors to visual blight within and along the alleys. Storage of trash bins, garbage containers, and recycling carts is not permitted in the public right-of-way. To discourage illegal dumping, to prevent bins and containers from migrating into the public right-of-way and to create a more attractive environment, trash bins, garbage containers, and recycling carts should be stored in an enclosed area hidden from public view,

Multi-unit buildings with four or more units should construct trash enclosures using solid fences or walls to serve as an effective visual barrier. Wood, unit masonry, and concrete, are appropriate materials; chain link fencing is not permitted. Vine planting or overhead wood trellises can help to create a more attractive enclosure. For surveillance purposes, the bottom

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portion of the fence/wall may be kept clear to discourage people from hiding in the enclosure.

Access points into trash enclosures should be gated to further hide trash bins and receptacles from public view and to discourage illegal dumping by non-residents. For multi-family properties, a landing, if space allows, should be located on the property adjacent to the enclosure to temporarily store trash bins out of the alley right-of-way before and after pickup. Such a landing helps keep bins out of the public right-of-way. If space is limited or unavailable, property owners should contract with the local garbage collector to have the dumpster truck operator remove and replace bins from the inside of the trash enclosure.

Trash enclosures serving multi-family buildings with four or more units should be located as close as feasible to concrete stress pads. If construction of a trash enclosure is to occur before reconstruction of the alley, then trash enclosures should be located no further than 25' from an area without overhead obstruction from utility wires and tree branches. Where adjoining properties utilize trash bins, then enclosures should be grouped together to minimize their visual impact and to allow for the placement of concrete stress pads to serve multiple properties.

For an illustration of a recommended trash enclosure see figure B-14

Lighting

To improve public safety, light fixtures on private property are encouraged wherever access onto private property occurs (i.e. garages, gates, doorways.) Small decorative lights can be mounted on a building, fence or wall to illuminate a gate, garage door or access point such as a pathway.

Paving

Vehicle parking or driveway areas abutting the alleys should be paved with durable materials, such as concrete, to create an acceptable all-weather parking surface. In locations where drainage requirements preclude alley paving from being flush with adjacent vehicle access and parking areas, the City will work with adjacent property owners to pave or repave these areas to prevent damage to alley pavement.

Landscaping and Irrigation

As a cost-effective tool to beautify the alleys, landscaping and trees are encouraged along the alleys where space allows. Landscaping and trees must be hardy and drought resistant, and should provide color, shade, seasonal interest or interesting textures. For illustrations of recommended landscaping improvements see figure B-5, B-6, and B-15.

The location of trees should be based on the proximity of other existing trees, existing structures, or overhead utility wires. New trees planted adjacent to the alleys should be a minimum of 15 gallons in size. New trees should also be deep watered for a minimum of 2

years to encourage roots to grow downward and discourage the uprooting of alley paving. For a tree planting and irrigation diagram see figure B-16.

To protect landscaping and alley paving and to provide definition, the construction of curbs around the portions of landscaped areas abutting the alleys is encouraged.

For a list of recommended trees and landscaping plants, refer to figures B- 17 through B-20.

No Parking and No Trespassing Signage

To prevent visual clutter, individual properties should have no more than two “no parking” and “no trespassing” signs visible from the alley. Signage placed along the alley should be attached flush with fences and walls and the top edge of a sign should not be higher than the top edge of a fence or wall.

Funding for Alley Improvements

The City of San Jose has applied for a Community Development Block Grant to redesign and reconstruct the right-of-way in one of the two public alleys in the South Campus Neighborhood in fiscal year 1999-2000. The alley to be improved will be decided in collaboration with the community. The decision will be based in part on the level of support for improvements, both public and private, expressed by adjacent residents and property owners. Reconstruction of the second alley could be funded under a future Community Development Block Grant.

Funding for private property improvements along the alleys is basically the responsibility of the property owners. Funding assistance, however, may be available through the University Neighborhood’s Neighborhood Block Grant Program or, under some limited circumstances, from City housing loan or grant programs. Private property owners are encouraged to work collectively to develop and submit a Neighborhood Block Grant proposal for private property improvements along the alley. Proposed private property improvements should follow the guidelines described above as well as the guidelines contained in the main body of the University Neighborhoods Revitalization Plan.

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Fig. B-1

SITE ANALYSIS AT ALLEY BETWEEN 5th AND 6th S STREET

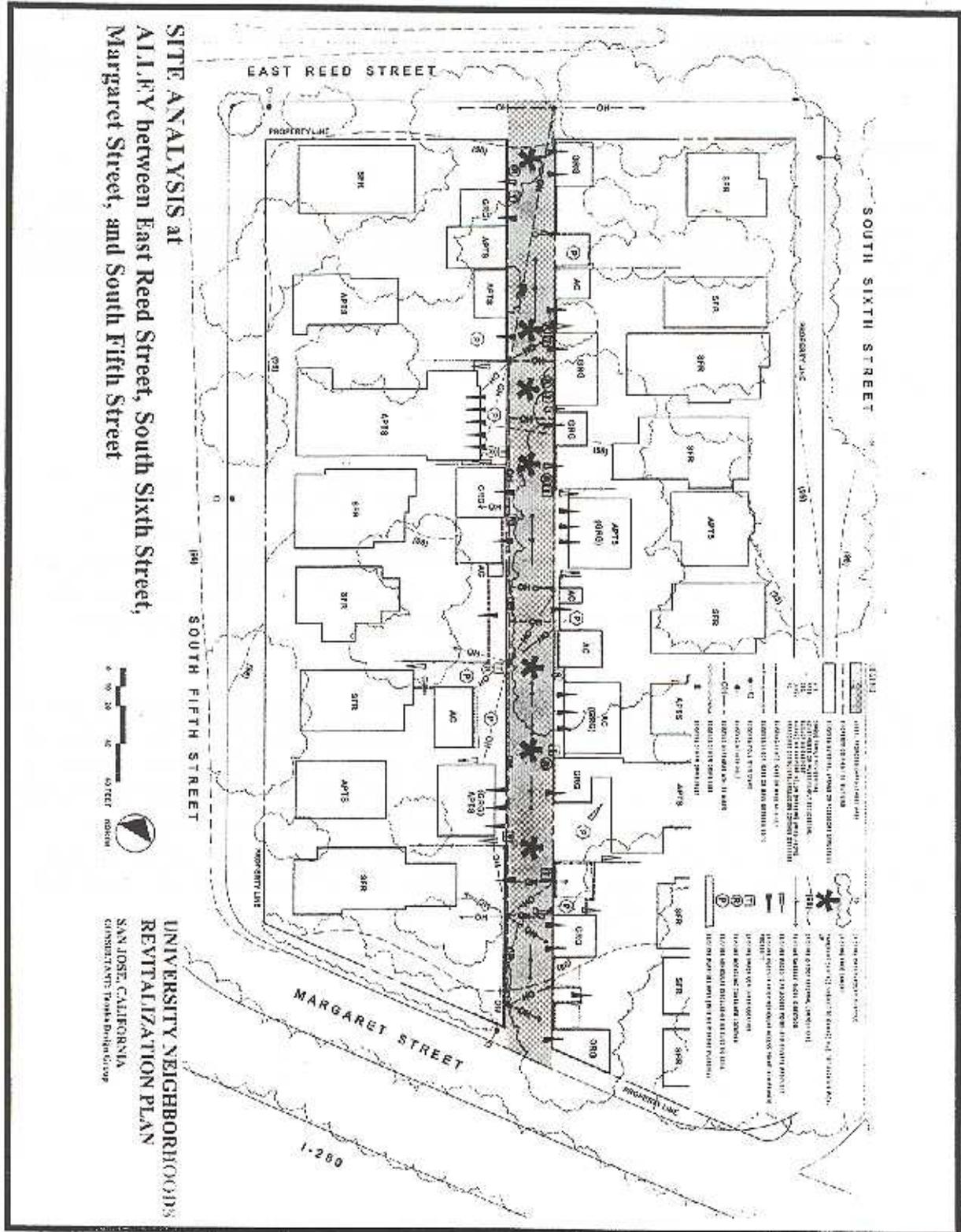
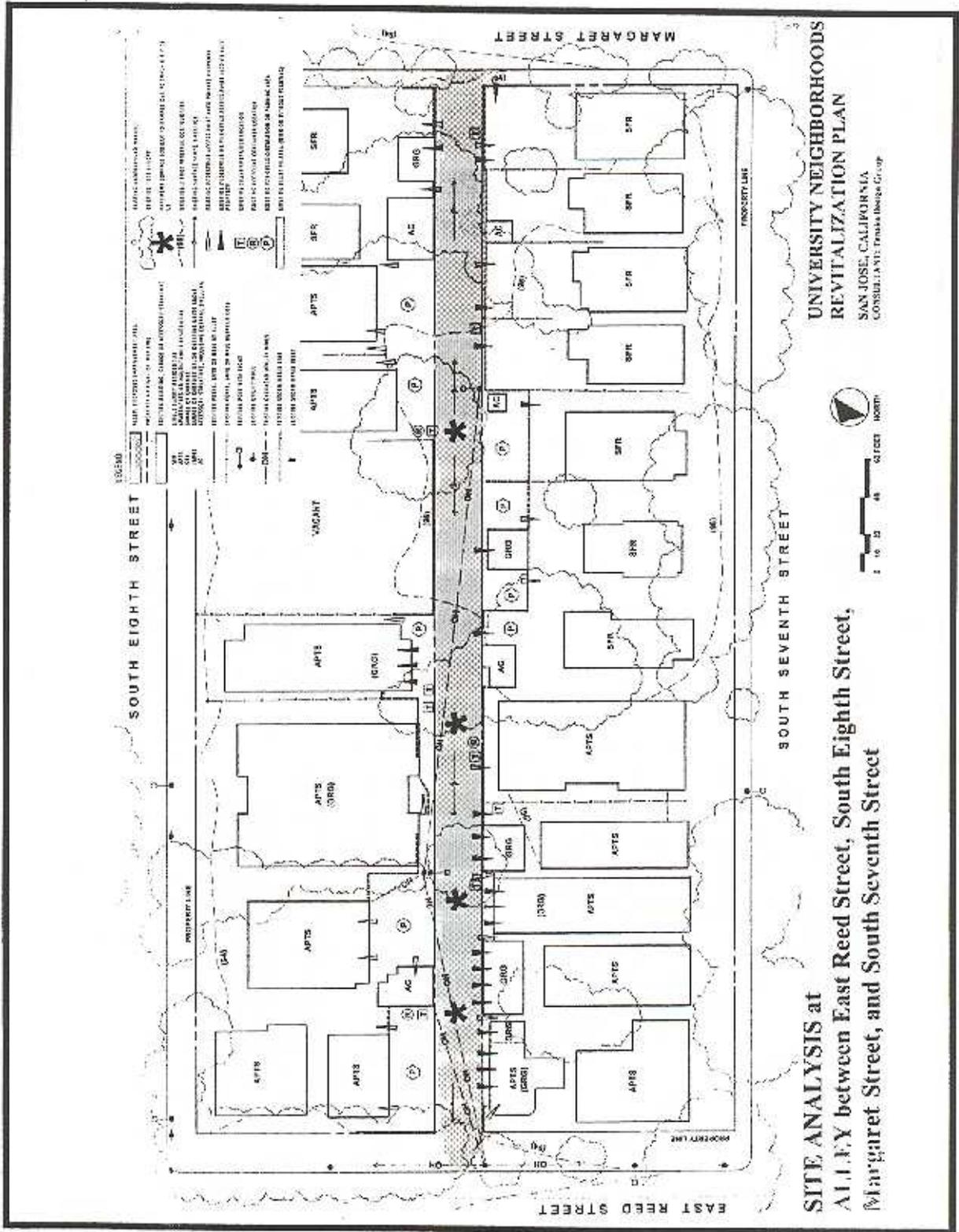


Fig. B-2

**SITE ANALYSIS AT ALLEY
BETWEEN 7th AND 8th S STREET**



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Fig. B-5

PRIVATE PROPERTY IMPROVEMENTS

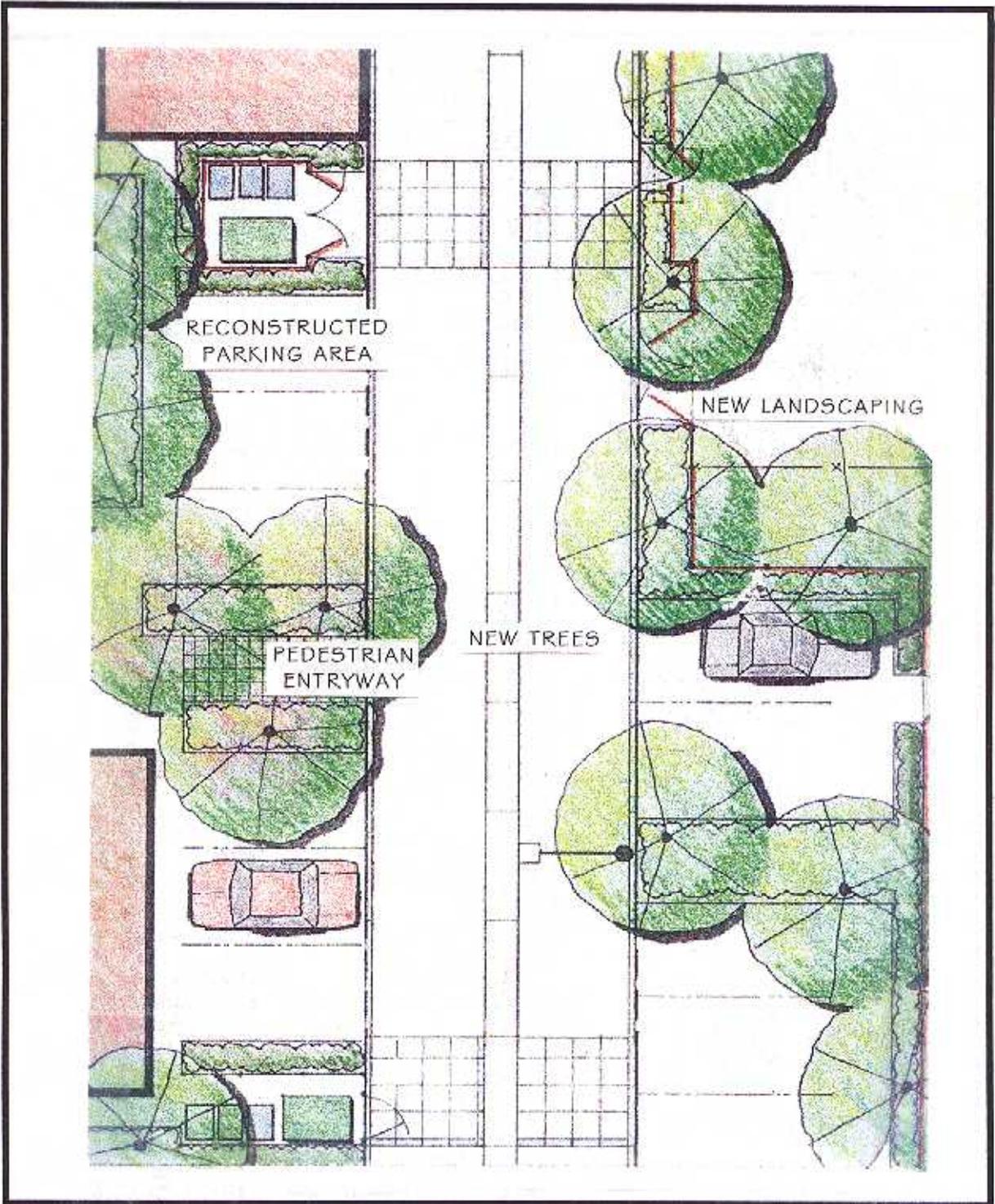
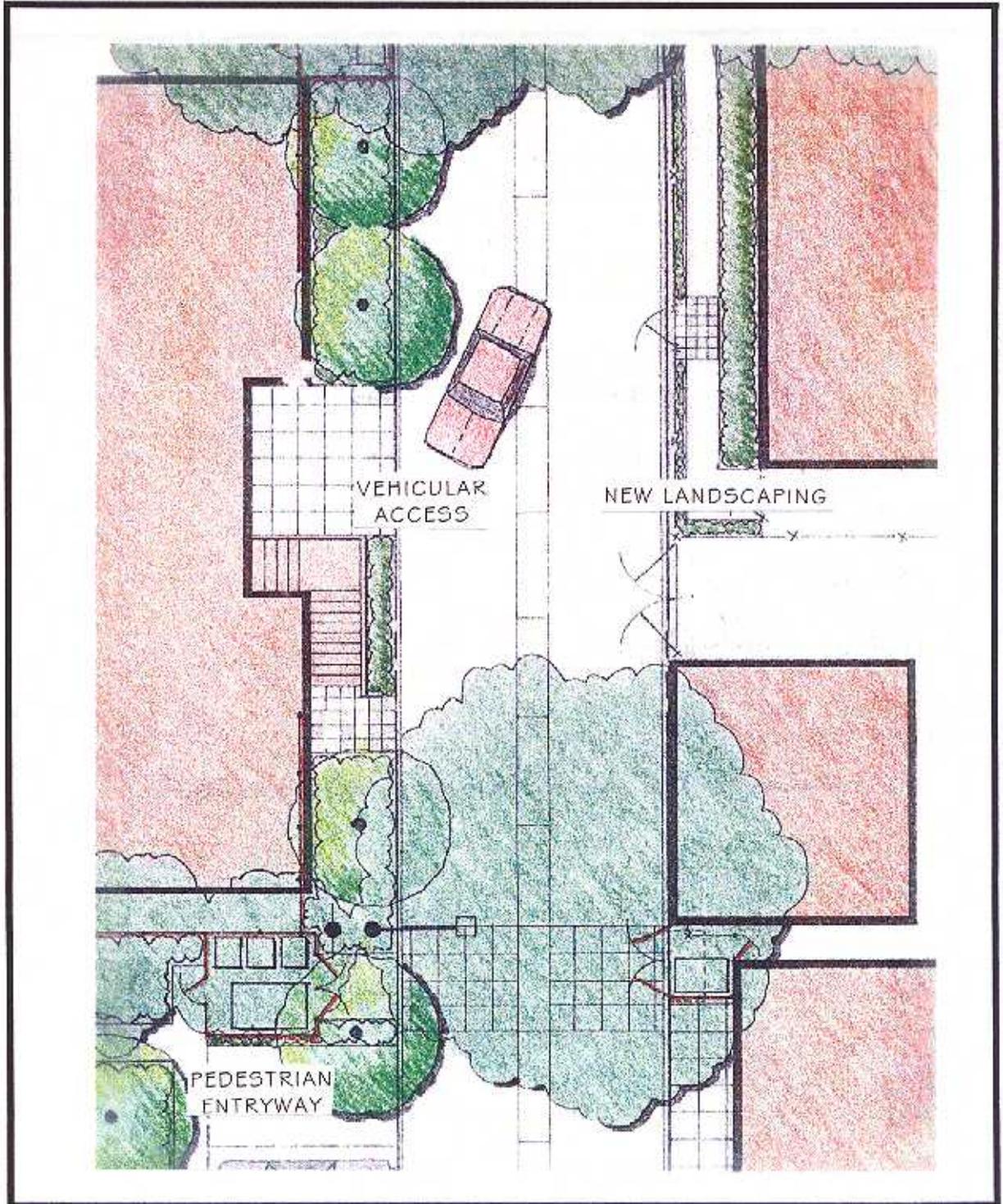


Fig. B-6

PRIVATE PROPERTY IMPROVEMENTS



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Fig. B-7

RECOMMENDED SETBACKS

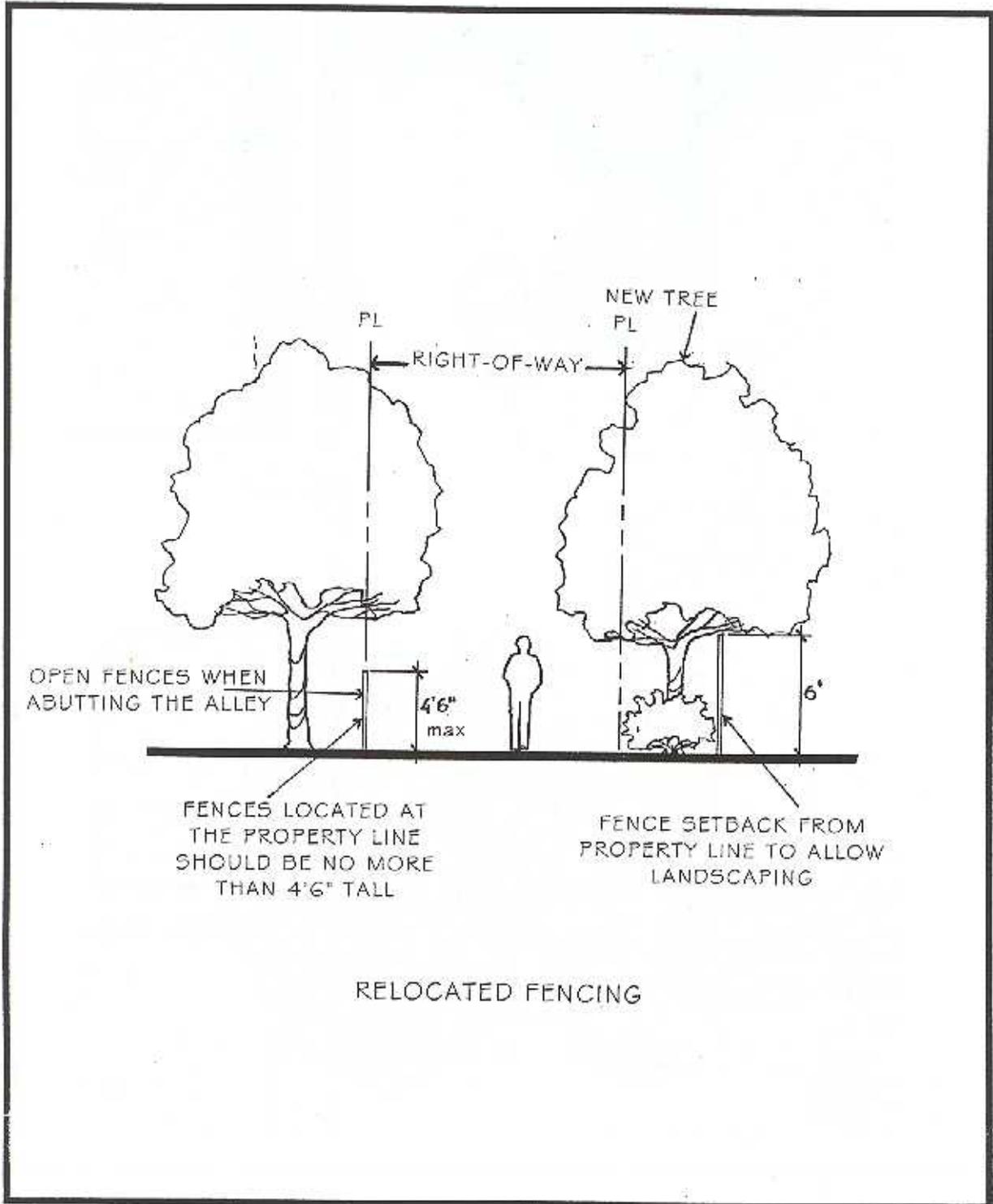


Fig. B-8

RECOMMENDED FENCING
OPEN FENCES

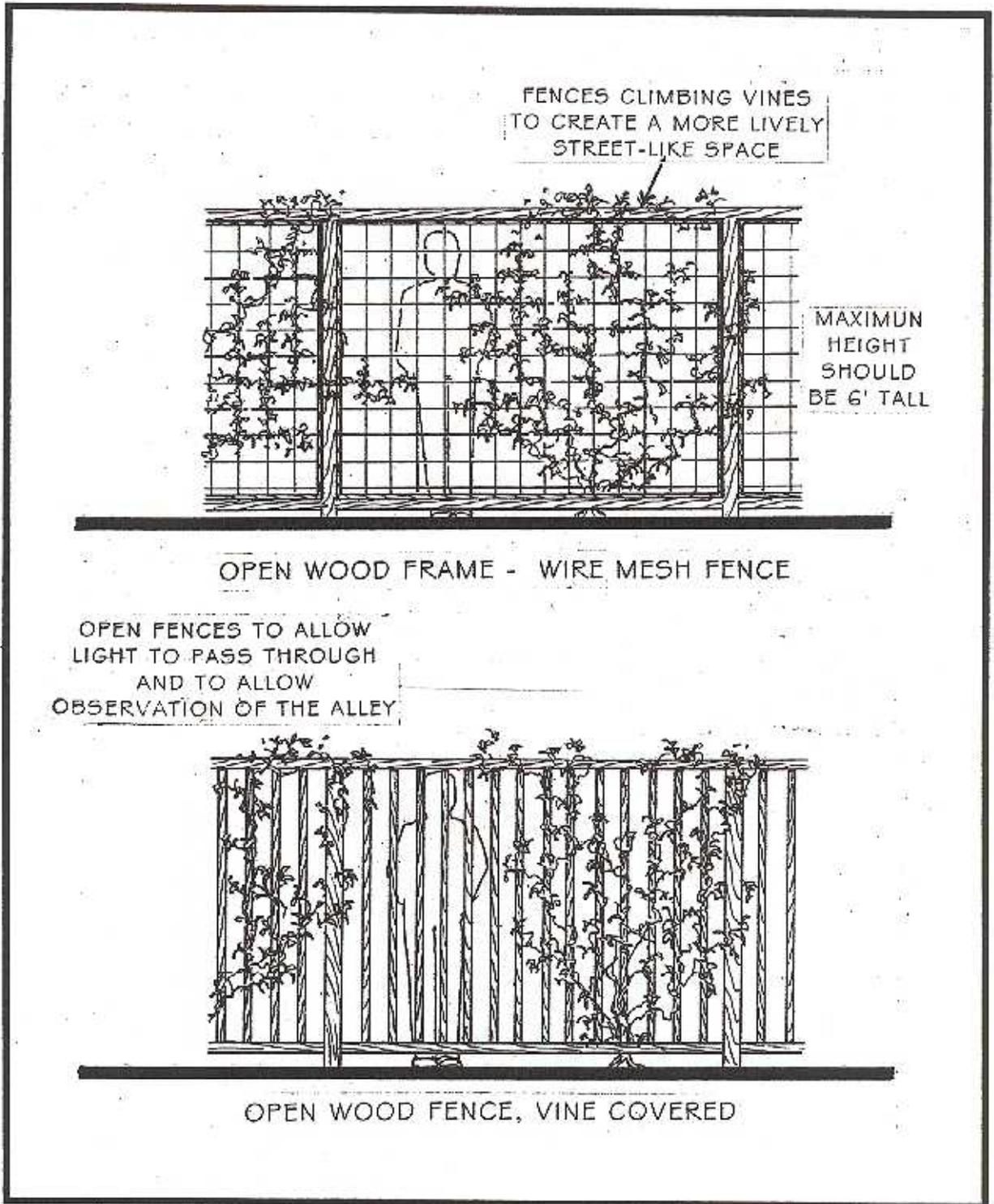
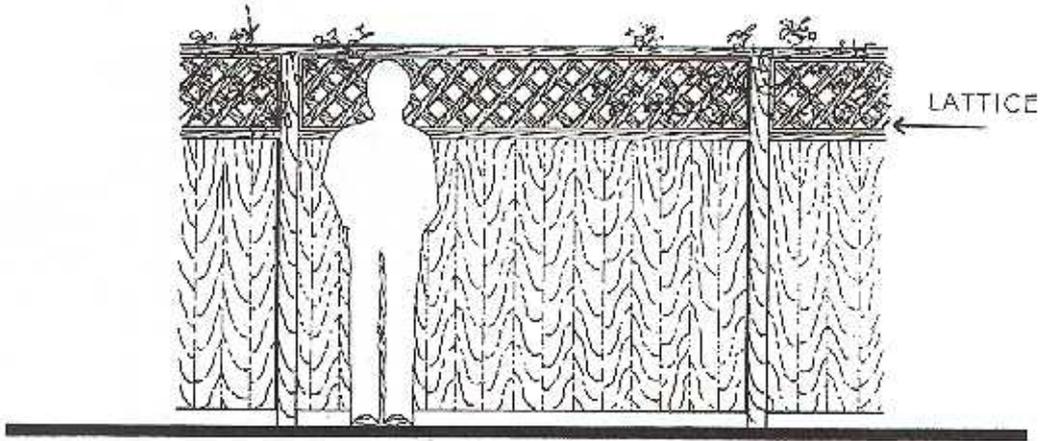


Fig. B-9

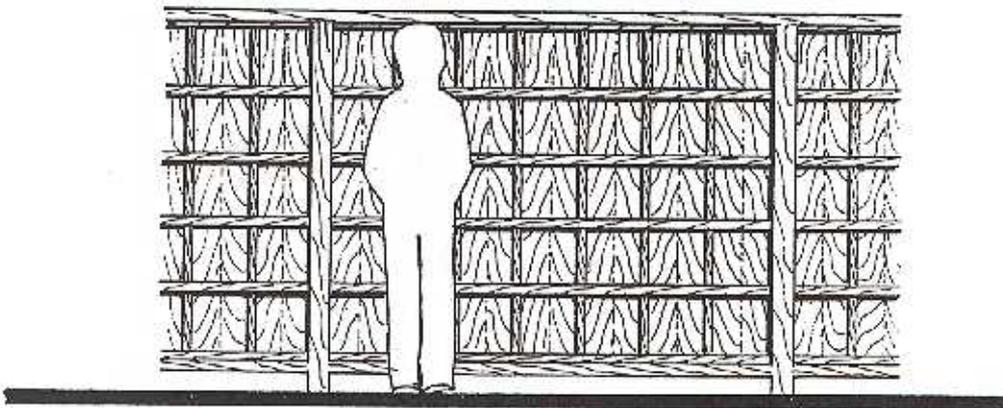
**RECOMMENDED FENCING
SOLID FENCES**

SOLID FENCES SHOULD BE TEXTURED
OR LANDSCAPED WITH CLIMBING
VINES TO SOFTEN THEIR APPEARANCE



COMBINATION OF SOLID WOOD
FENCE AND LATTICE WOOD

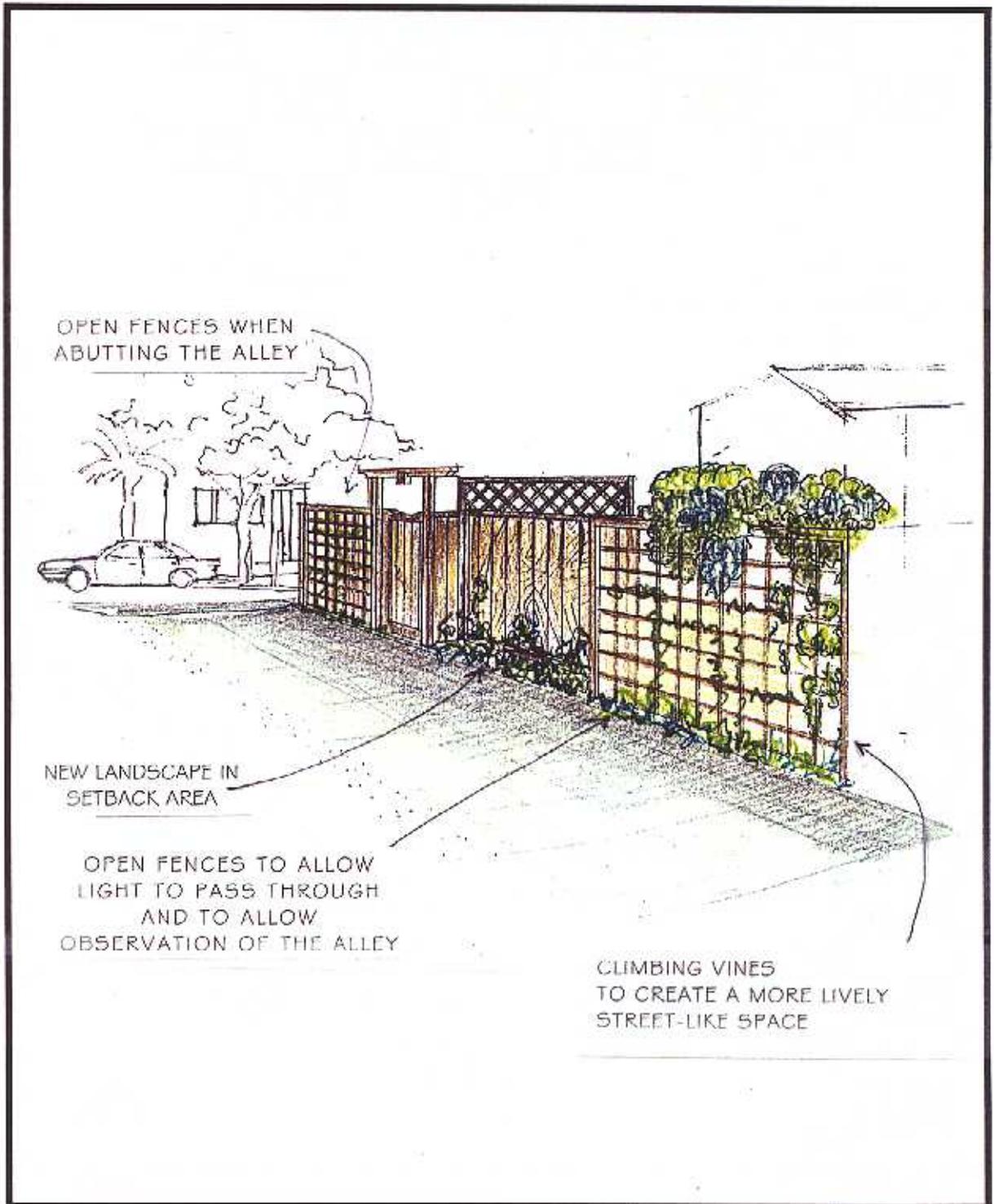
USE DURABLE
MATERIALS
FOR SOLID FENCES



SOLID WOOD FENCE WITH LATTICE

Fig. B-10

OPEN AND SOLID FENCES



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Fig. B-11

ACCESS

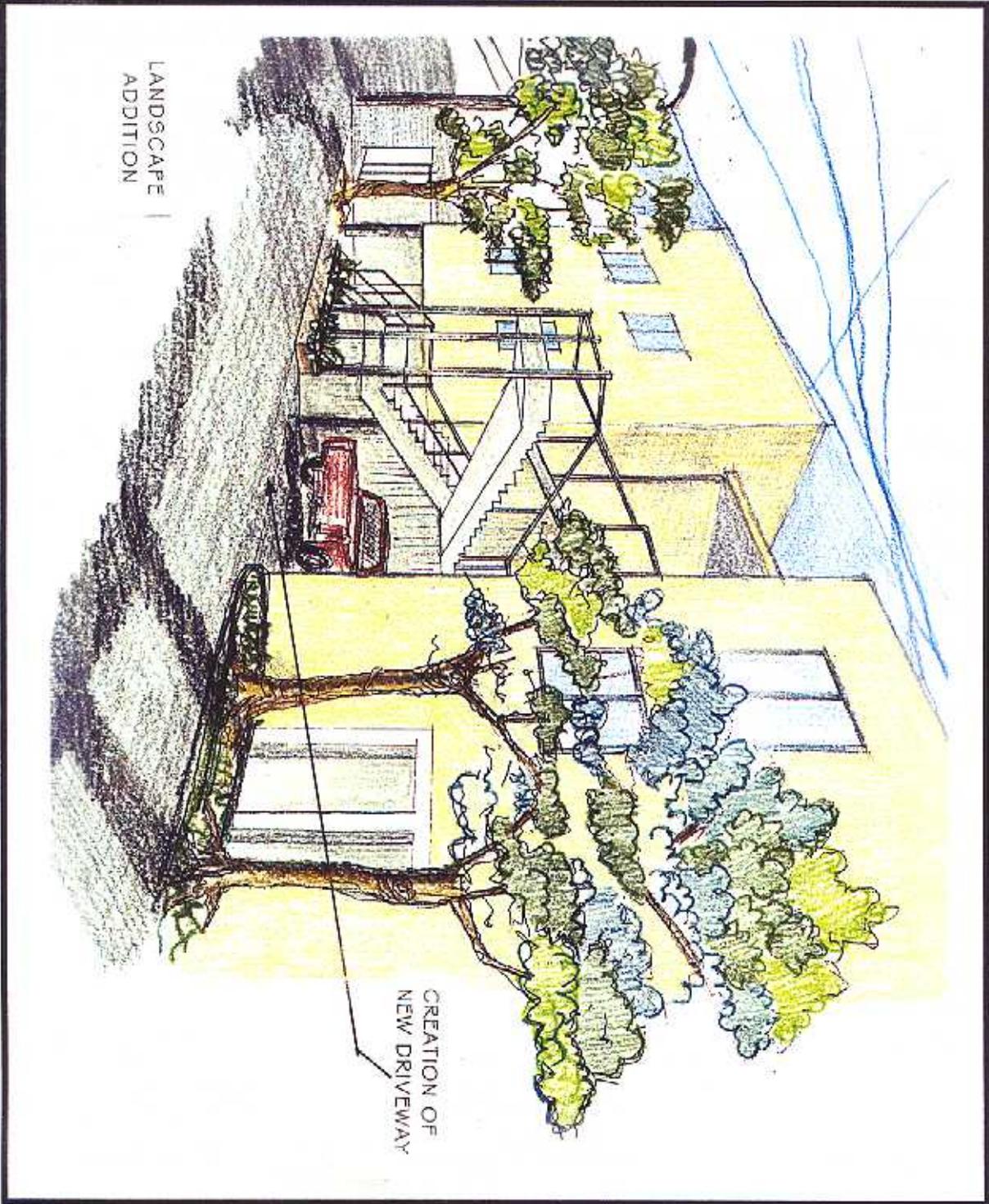


Fig. B-12

ENTRYWAYS

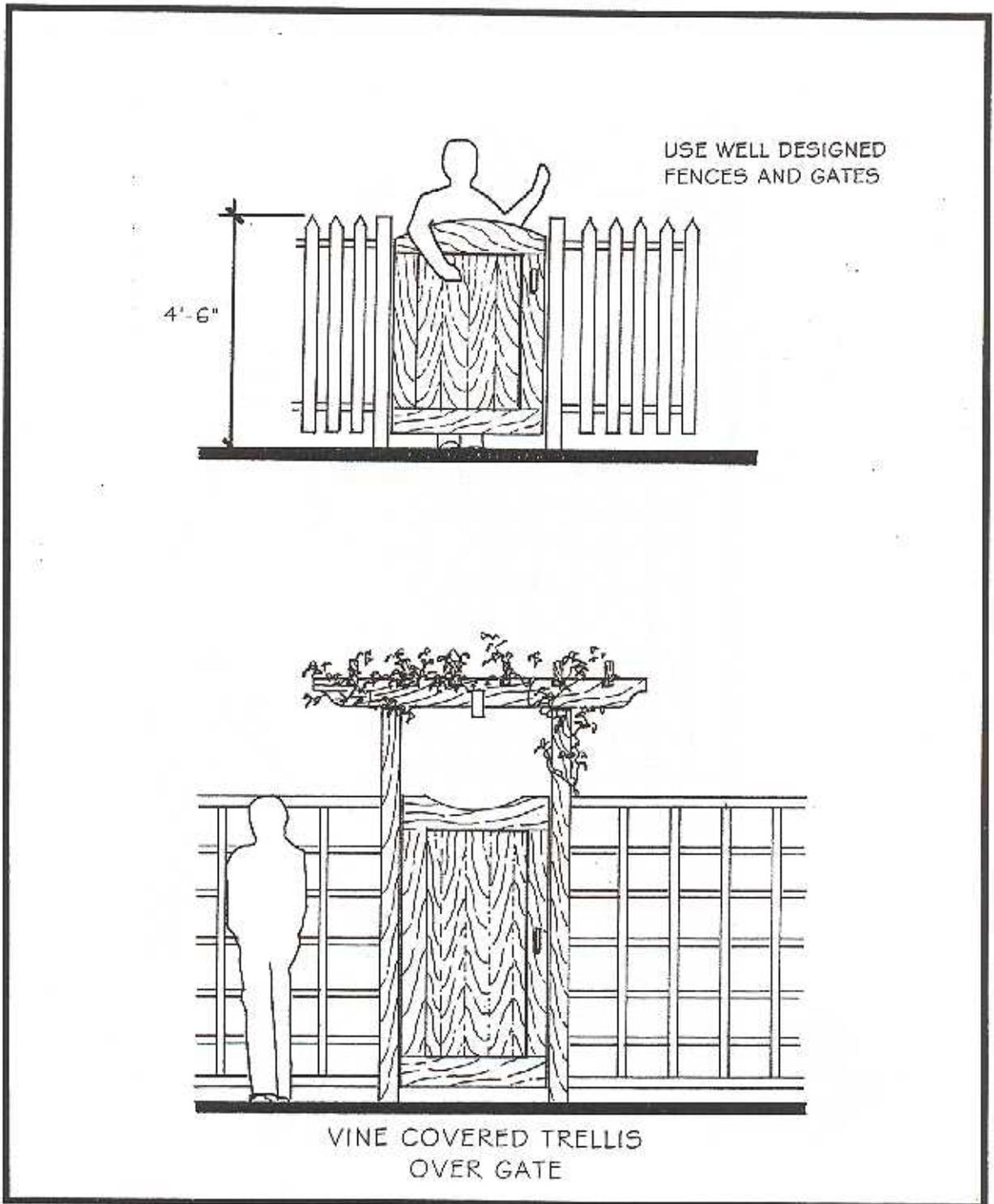


Fig. B-13

FACADES

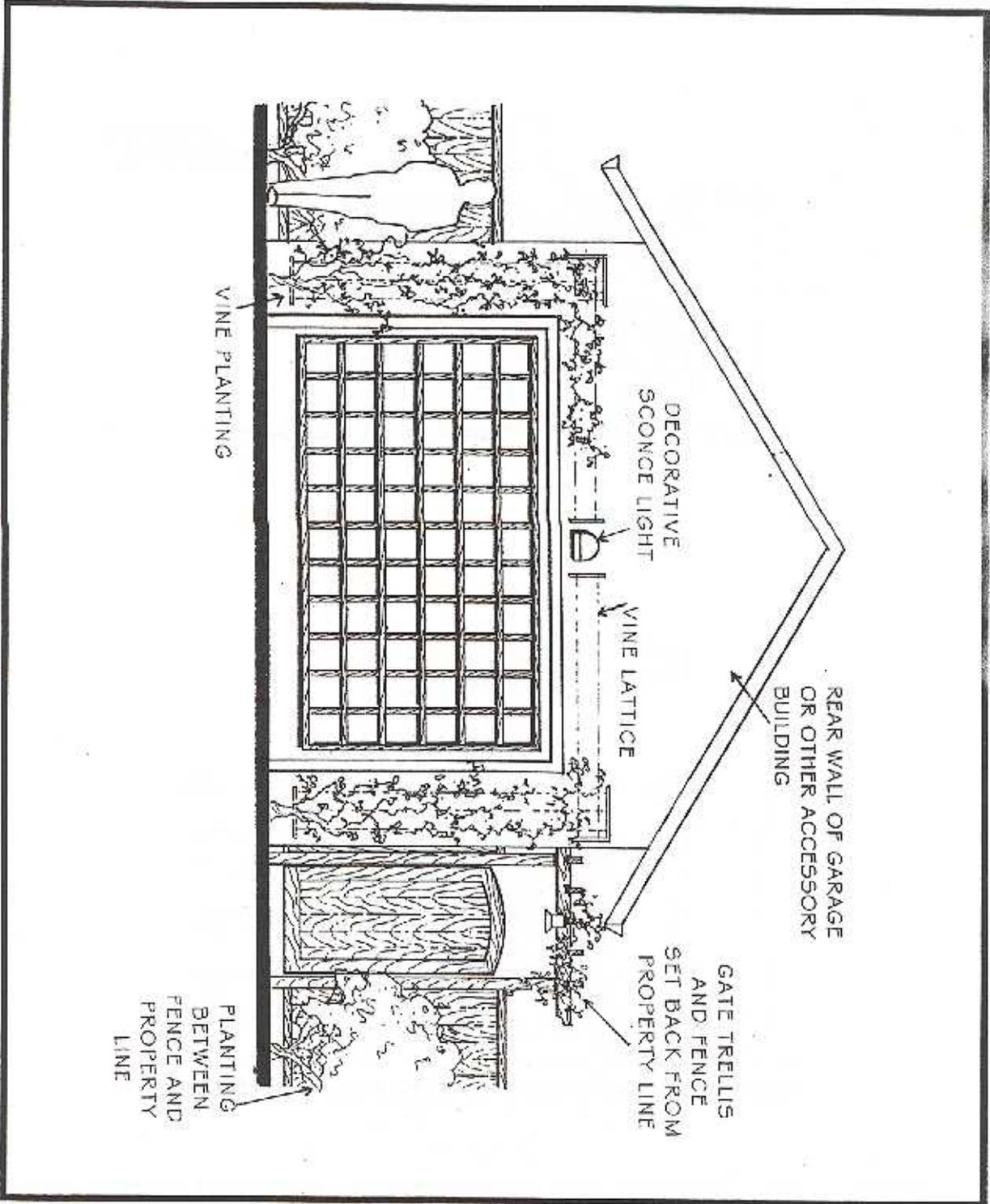


Fig. B-14

TRASH ENCLOSURE



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Fig. B-15

LANDSCAPING

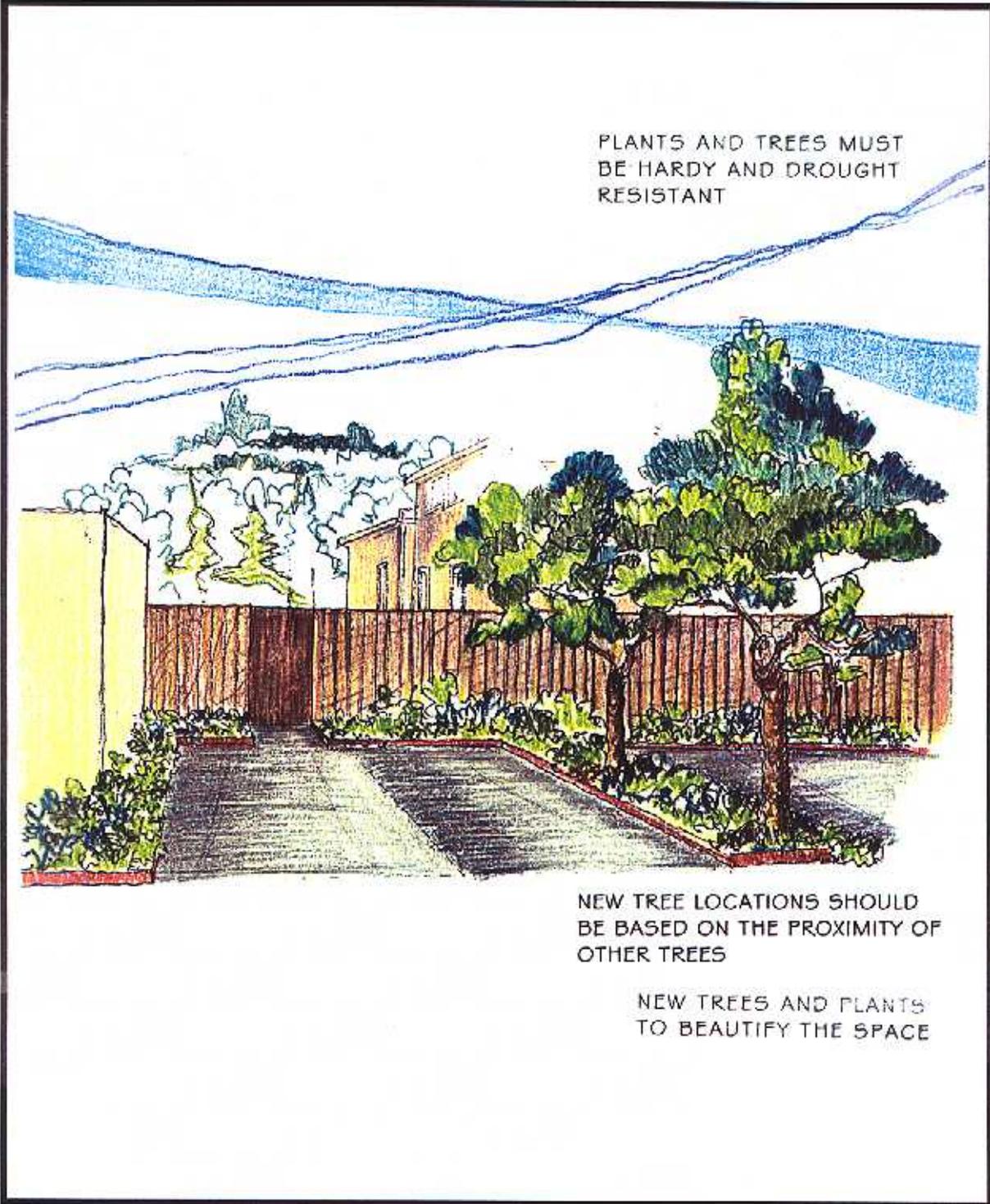
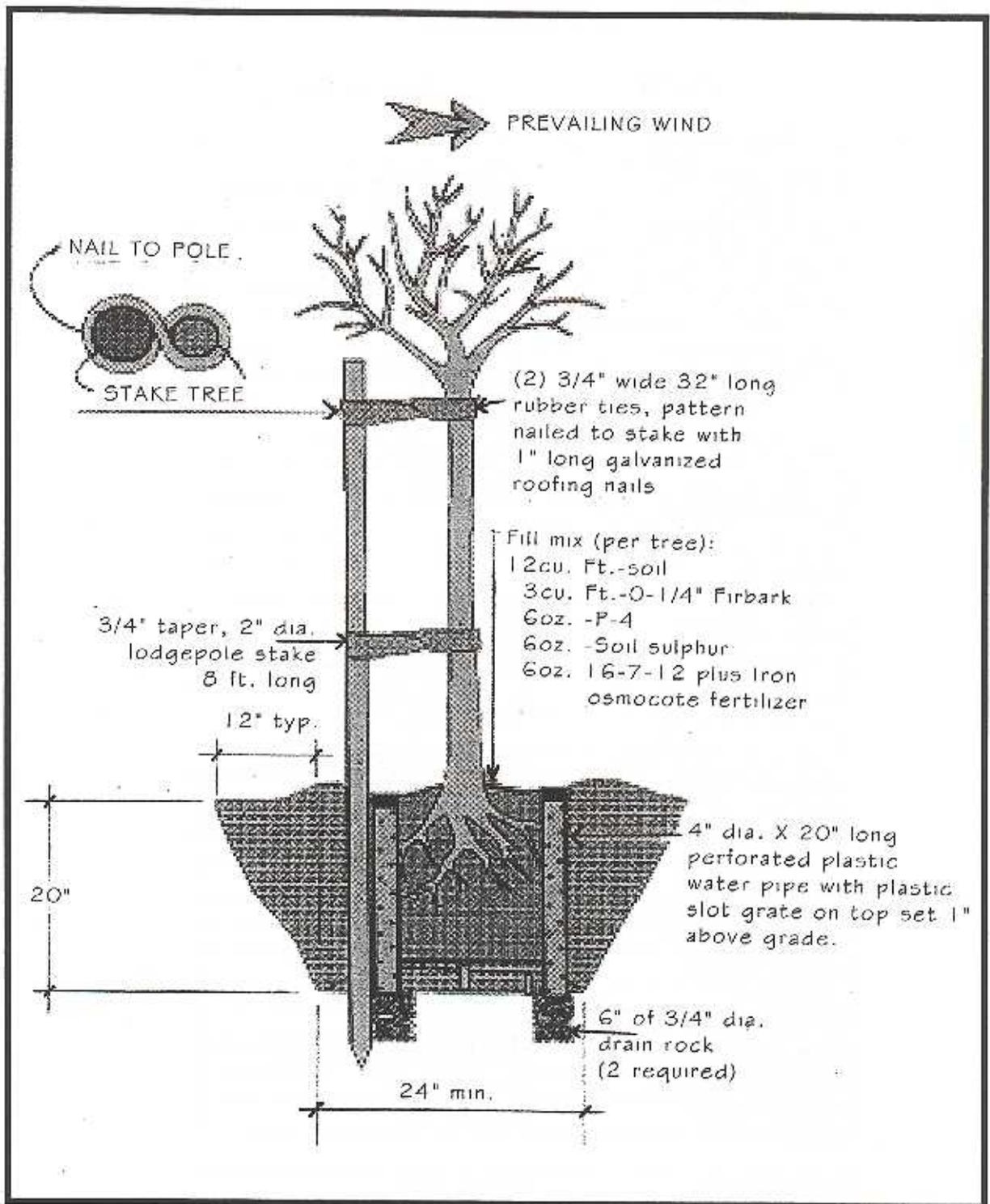


Fig. B-16

IRRIGATION



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Fig. B-17

Recommended Trees for planting along the private property portions of the Alley

<i>Botanical Name</i>	<i>Common Name</i>
<i>Trees with Vibrant Fall Colors</i>	
Pistanchia Chincensis	Chinese Pistache
Ginkgo Biloba	Maidenhair Tree
Koelreuteria Paniculata	Golden Rain Tree
Pyrus Calleryana	Flowering Pear
Prunus Cerasitera	Purple Leaf Plum
<i>Recommended Flowering Trees</i>	
Callistemon Citrinus	Lemon Bottlebrush
Lagerstremia Indica	Crap Myrtle
Melaleuca Lunarifolia	Flaxleaf Paperbark
Pyrus Calleryana	Flowering Pear
Rofinia Ambigua	Idaho Locust
<i>Recommended Shade Trees</i>	
Platanus Accrifolia	Yarwood
<i>Other Trees</i>	
Quercus Suber	Cork Oak
Schimus Molle	California Pepper Tree
Citrus Species	Lemon, Lime, Orange Trees
Koelreuteria Bipinnata	Chinese Plum Tree
Lithocarpus Densiflorus	Tanbark Oak
Melaleuca Styphelioides	Prickly Paperbark
Phoenix Canariensis	Canary Island Date Palm
Photinia Fraseri	No Common Name
Pinus Eldarica	Eldarica Pine
Pinus Thunbergiana	Japanese Black Pine
Pittosporum Phillyracoides	Willow Pittosporum
Podocarpus Gracilior	African Fern Pine
Quercus Agrifolia	Coast Live Oak
Quercus Ilex	Holly Oak
Quercus Lobata	Valley Oak
Rhaphillepis "Majestic Beauty"	Majestic Beauty Hawthorne
Trachycarpus Fortunei	Windmill Palm
Tristania Conferta	Brisbane Box
<i>Shrubs</i>	
Tristania Laurina	Swamp Myrtle
Nerium Oleander	Oleander

Fig. B-18

**Recommended Shrubs for planting along the private property
portions of the Alley**

<i>Botanical Name</i>	<i>Common Name</i>	<i>Botanical Name</i>	<i>Common Name</i>
<i>Abelia Grandiflora</i>	Glossy Abelia	<i>Osmanthus Frangras</i>	Sweet Olive
<i>Agapanthus Africanus</i>	Lily-of-the-Nile	<i>Phormium Tenax</i>	New Zealand Flax
<i>Aloe Species</i>	Aloe	<i>Photinia Fraseri 'Indian Princess'</i>	Indian Princess Photinia
<i>Alyogyne Huegelii</i>	Bluc Hibiscus	<i>Phontinia Serrulata</i>	Chinese Phontinia
<i>Arbutus Unedo</i>	Stawberry Tree	<i>Pittosporum Eugenioides</i>	No Common Name
<i>Berberis Darwinii</i>	Darwin's Barberry	<i>Pittosporum Tenuifolium</i>	No Common Name
<i>Berberis Mentorensis</i>	Mentor Barberry	<i>Plumbago Auriculata</i>	Cape Plumbago
<i>Berberis Thunbergii</i>	Japanese Barberry	<i>Podocarpus Macrophylla</i>	Yew Pine
<i>Callistemon Citrinus 'Violaceus'</i>	Violaceous Lemon Bottlebrush	<i>Prunus Caroliniana</i>	Carolina Laurel Cherry
<i>Cercis Occidentalis</i>	Western Redbud	<i>Prunus Ilicifolia</i>	Holly-Leaf-Cherry
<i>Chaenomeles Cultivars</i>	Flowering Quince	<i>Prunus Laurocerasus 'Zabeliana'</i>	Zabel Laurel
<i>Cotaneaster Lacteus</i>	Red Clusterberry	<i>Prunus Lusitanica</i>	Portugal Laurel
<i>Escallonia 'Fradesi'</i>	Escallonia	<i>Prunus Lyonii</i>	Catalina Cherry
<i>Euryops Pectinatus</i>	Golden Shrub Daisy	<i>Punica Granatum</i>	Pomegranate
<i>Feuoa Sellowiana</i>	Pineapple Guava	<i>Rhamnus Californica</i>	California Coffeeberry
<i>Hakea Suaveolens</i>	Sweet Hakea	<i>Rhaphiolepis Indica 'Spingtime'</i>	Springtime India Hawthorn
<i>Heteromeles Arbutifolia</i>	Toyon	<i>Ribes Sanguineum</i>	Flowering Current
<i>Juniperus Chinensis 'Mint Julep'</i>	Mint Julep Juniper	<i>Ribes Speciosum</i>	Fuchsia-Flowered Gooseberry
<i>Mahonia Aquifolium</i>	Oregon Holly Grape	<i>Ribes Viburnifolium</i>	Evergreen Current
<i>Mahonia Pinnata</i>	California Holly Grape	<i>Sarcococa Ruscifolia</i>	Fragrant Sarcococa
<i>Myrsine Africanum</i>	African Box	<i>Sollya Heterophylla</i>	Australian Bluebell
<i>Myrtus Communis</i>	Myrtle	<i>Viburnum Suspensum</i>	Sandankwa Viburnum
<i>Nadina Domestica</i>	Heavenly Bamboo	<i>Westringia Rosmariniformis</i>	Rosemary Bush Westringia
		<i>Xylosma Congestum</i>	Shiny Xylosma

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Fig. B-19

Recommended Vines for planting along the private property portions of the Alley

<i>Botanical Name</i>	<i>Common Name</i>
Campsis Radicans	Trumpet Creeper
Clytostoma Callistegiodes	Lavender Trumpet Vine
Disticus Buccinatoria	Blood Red Trumpet Vine
Jasminum Polyanthum	Pink Jasmine
Lonicera Hildebrandiana	Burmese Honeysuckle
Macfadyena Unguis-Cati	Yellow Trumpet Vine
Parthenocissus Tricuspidata	Boston Ivy
Passiflora Caerulea	Passion Vine
Rosa 'Cecile Bruner'	Cecile Brunner Rose
Rosa Banksiae 'Albaplana'	Albaplana Lady Banks Rose
Solanum Jasminoides	Potato Vine
Vitis Vinifera	Grape
Wisteria Species	Wisteria

Fig. B-20

Recommended Groundcover for planting along the private property portions of the
Alley

<i>Botanical Name</i>	<i>Common Name</i>	<i>Botanical Name</i>	<i>Common Name</i>
<i>Acacia Redolens</i>	No Common Name	<i>Festuca Ovian Glauca</i>	Blue Fescue
<i>Acanthus Mollis</i>	Bear's Breach	<i>Gazania Species</i>	Gazania
<i>Amaryllis Belladonna</i>	Naked Lady Lily	<i>Hererocallis Species</i>	Daylilies
<i>Arctostaphylos 'Emerald Carpet'</i>	Emerald Carpet Manzanita	<i>Hypericum Clycinum</i>	St. John's Wort
<i>Arctostaphylos 'Point Reyes'</i>	Point Reyes Manzanita	<i>Iris Douglasiana</i>	Douglas Iris
<i>Arctostaphylos Hookeri</i>	Monterey Manzanita	<i>Juniperus Chinensis 'Parsonii'</i>	Prostata Juniper
<i>Arctotis Hybrids</i>	African Daisey	<i>Juniperus Virginiana 'Silver Spreader'</i>	Sivler Spreader Juniper
<i>Asparagus Densiflorus 'Sprengeri'</i>	Sprenger Asparagus	<i>Kniphofia Uvaria</i>	Red Hot Poker
<i>Baccharis Pilularis 'Twin Peaks'</i>	Twin Peaks Dwarf Coyote Bush	<i>Lantana Montevidensis</i>	Trailing Lantana
<i>Calendula Officinalis</i>	Calendula	<i>Lobularia Maritima</i>	Sweet Alyssum
<i>Ceanothus Gloriosus Porrectus</i>	Mount Vision Ceonothus	<i>Nandina Domestica Cultivars</i>	Heavenly Bamboo
<i>Ceanothus Rigidus 'Snowball'</i>	Snowball Cleonothus	<i>Narcissus</i>	Daffodil
<i>Ceratostigma Plumbago</i>	Dwarf Plumbago	<i>Pelargonium Hortorum</i>	Common Geranium
<i>Chrysanthemum Frutescens</i>	Marguerite	<i>Pennisetum Setaceum</i>	Fountain Grass
<i>Cistus Salvifolius</i>	Sageleaf Rockrose	<i>Penstemon Heterophyllus Purdyi</i>	Beard Tongue
<i>Cistus Skanbergii</i>	Hybrid Rockrose	<i>Polystichum Munitum</i>	Western Sword Fern
<i>Coprosma 'Verde Vista'</i>	Verde Vista Coprosma	<i>Romnya Coulteri</i>	Matilija Poppy
<i>Coprosma Kirkii</i>	Creeping Coprosma	<i>Rosemarinus Officianalis Cultivars</i>	Rosemary
<i>Cotoneaster 'Lowfast'</i>	Lowfast Cotoneaster	<i>Salvia Clevelandii</i>	Cleveland Sage
<i>Cotoneaster Congesa 'Likiang'</i>	Likiang Cotoneaster	<i>Salvia Leucantha</i>	Mexican Sage
<i>Cotoneaster Horizontalis</i>	Rock Cotoneaster	<i>Scilla Peruviana</i>	Peruvian Scilla
<i>Cyrtomium Falcatum</i>	Holly Fern	<i>Senecio Cineraria</i>	Dusty Miller
<i>Delosperma Alba</i>	White Ice Plant	<i>Stachys Byzantia</i>	Lamb's Ear
<i>Dietes Iridioides</i>	Fortnight Lily	<i>Teucrium Fruticans</i>	Bush Germander
<i>Dryopteris Erythrosora</i>	Autumn Fern	<i>Zantedeschia Aethiopica</i>	Calla Lily
<i>Eschscholzia Califonica</i>	California Poppy	<i>Zauschneria Califonica</i>	California Fuchsia

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