

Vendome Place Amended Project

Project Name

Vendome Place General Plan Text Amendment and Planned Development Rezoning, GP04-T-02, PDC05-101

Background

In May 2002, the San Jose City Council approved a Planned Development Rezoning (PDC00-086) to allow 400 multi-family attached residential units and 7,000 square feet of live/work or commercial uses in four towers up to 150 ft in height, with an associated parking garage on a 2.8 gross acre site.

In March 2003 the Phase I tower of the Vendome Place project was begun at Miller and Asbury and is now complete with 67 residential units.

The project will be completed in phases with Phase II being the construction of a tower on the northeast corner of the project site with a multi-story parking garage accessed from Asbury Street. The final phases will complete the redevelopment of the site by extending the parking garage south to Taylor Street and placing two towers at the corners of N. First and Taylor Streets and Miller and Taylor Streets. The garage structure will be screened from First and Taylor Streets by live/work or retail uses.

Project Summary

The current application proposes to amend the approved entitlements for the Vendome Place project by increasing the number of units allowed in the project by 100 to a total of 500 and to increase the maximum height of the buildings by 50 feet to a height of 200 feet.

Purpose of Application

There is an increased demand for housing in the Bay Area and that has led many cities to consider new models for in-fill development. There is a growing belief that smart development promotes density instead of sprawl. New urban projects are increasingly created around transit corridors and promote a more pedestrian friendly environment through mixed uses and tie-ins with existing commercial districts. Vendome Place is a prime example of the potential for this new type of development. The city and surrounding communities are considered to be well served by promoting increased density in this location.

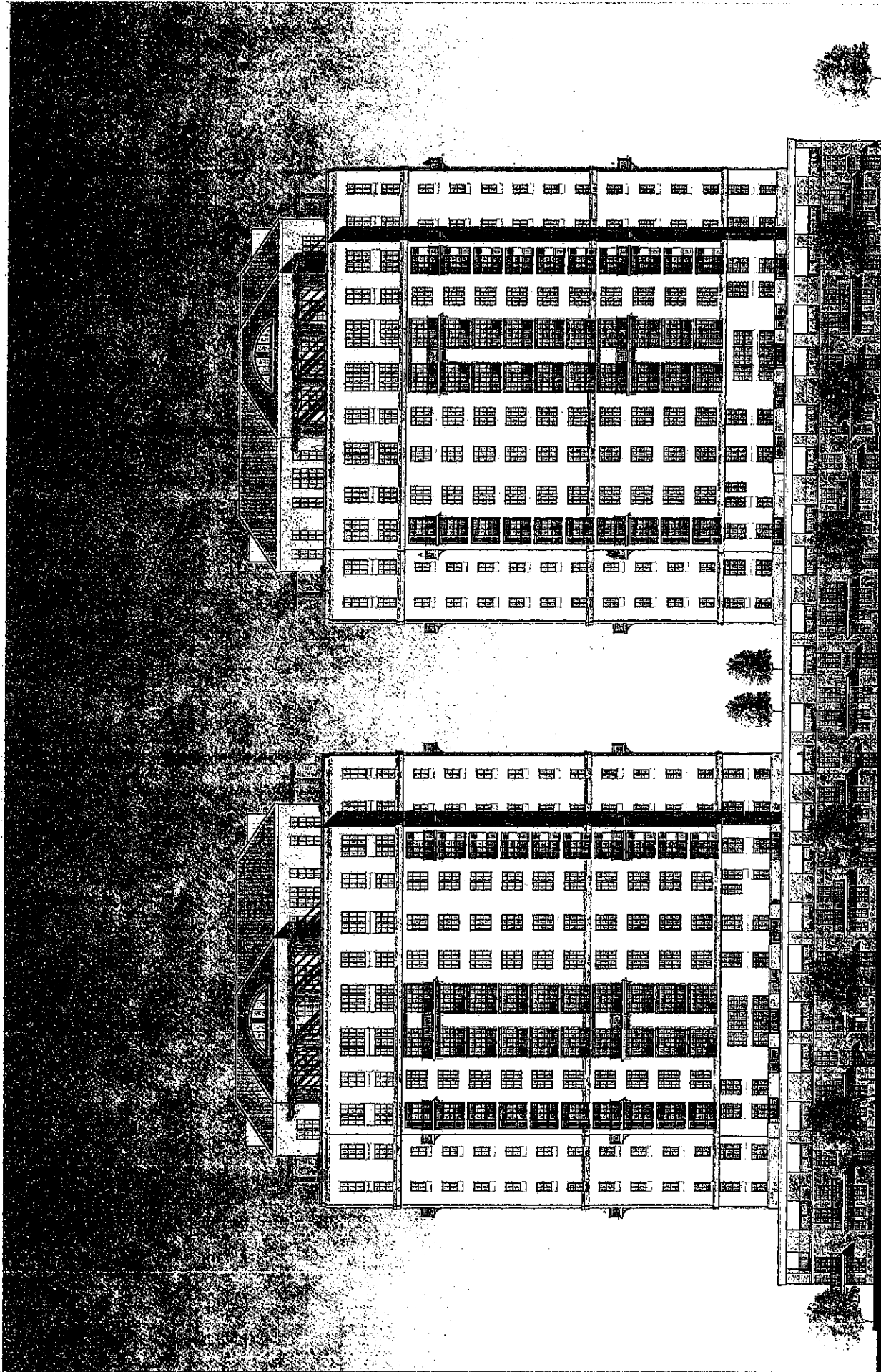
Vendome Place is ideally situated in respect to local transportation. Situated at the corner of N. First Street and Taylor Street, the project is located at the intersection of two arterial streets and is three blocks from the new Hwy 87 interchange at Taylor Street. Highway 87 provides easy access to both Highway 101 and 280. The project is also adjacent to the VTA light rail and two stations are within three blocks of the development. Light rail provides a commute alternative for residents with employment along the growing light rail network and most specifically, in downtown and north San Jose.

Vendome Place promotes a pedestrian community and supports local business by virtue of its close proximity to the Japantown Neighborhood Business District and surrounding businesses along N. First, N. Fourth and Taylor Street. There will also be the modest addition of up to 7,000 square feet of live/work or commercial space in the project itself, serving both the residents of Vendome Place and the surrounding community.

Discussion of the Negative Declaration of Environmental Impact

The proposed increase in height and scope of the Vendome Place project has been studied and the results are available in the Vendome Place Initial Study/Negative Declaration prepared for the City of San Jose in March 2006. The firm of David J. Powers and Associates produced a detailed analysis on a number of potential issues, including the impact on aesthetics, traffic service, noise, shadows cast by the project and public services. The finding is that the proposed project would not result in unavoidable or unmitigatable significant environmental impacts.

Traffic Impact Analysis can be found within the Initial Study document.




VENDOMER PLACE

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If you have any comments or questions at a later date please feel free to contact us:

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