


# **When 180 Acres Becomes Housing**

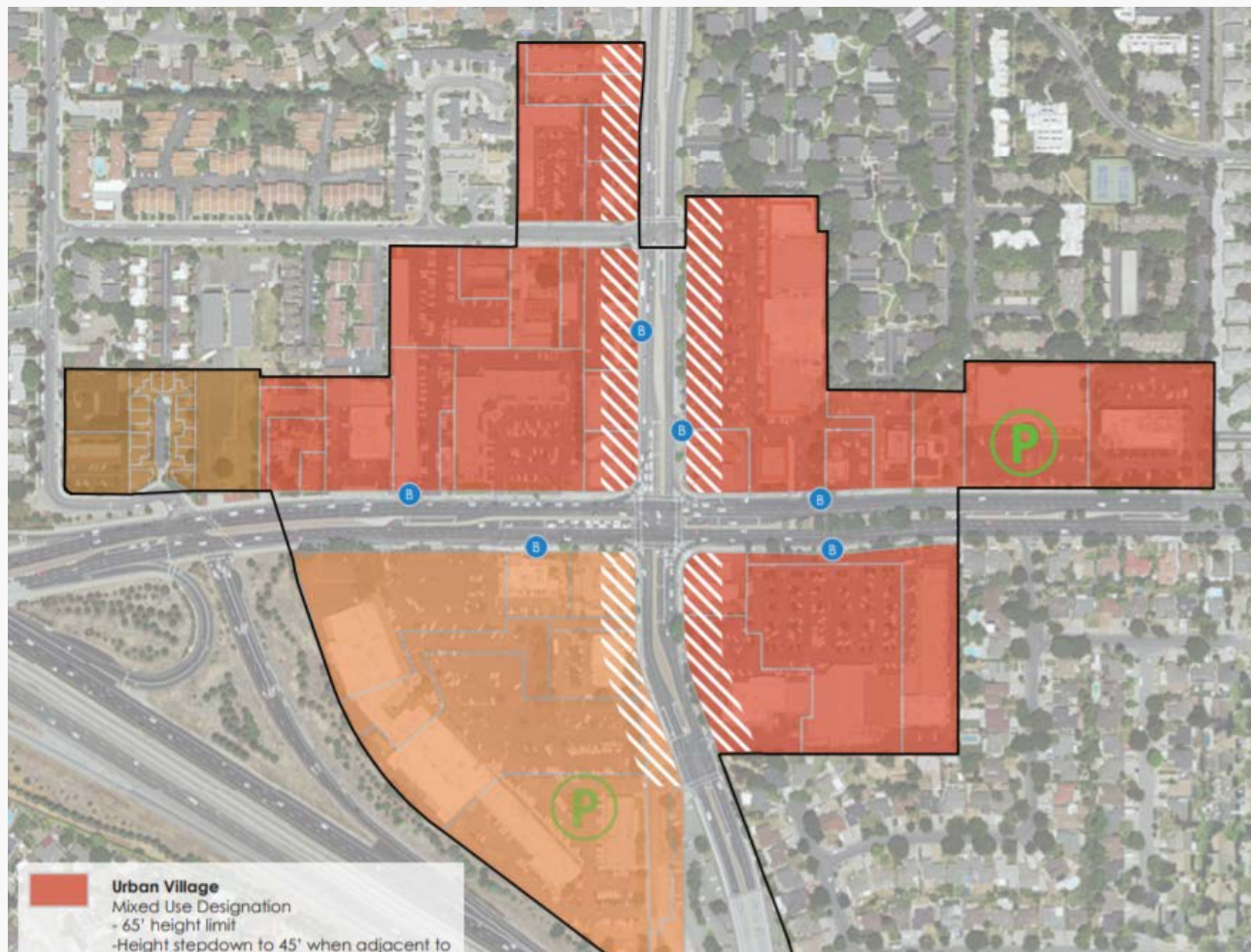
**Urban Villages and High Rises at Reid Hillview Airport**

# Likely Impacts to Community

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- **Increased density, congestion, and traffic**
  - **“High intensity urban transit” corridors along Capitol Expressway, Tully**
  - **Increased school crowding; decreased student:teacher ratio**
  - **Substantially taller buildings**
  - **Limited low-income housing (likely <15%)**
  - **Increased pollution**
  - **Increased congestion on public transportation**
  - **Limited parking; promotion of walking, cycling, Uber/Lyft and busses**
  - **Continued buildout of area; a new downtown**
    - Mall, Cunningham Park, golf course
  - **Loss of green space (e.g. Cunningham Park next ...)**
  - **Increased crime**
  - **Gentrification**
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# Urban Village: Blossom Hill and Snell



**180 acres (RHV area) @ 175 units/ac = 31,500 units = ~75,000 people**  
**7+ story buildings in large portions of area**  
**Limited parking and green space**

# Urban Village: Winchester Apartments



- Proposed 366 unit apartment
- 3.45 acres
- 106 units / acre
- 7 stories
- \$155.5M invested
- \$425k/unit (avg) development cost

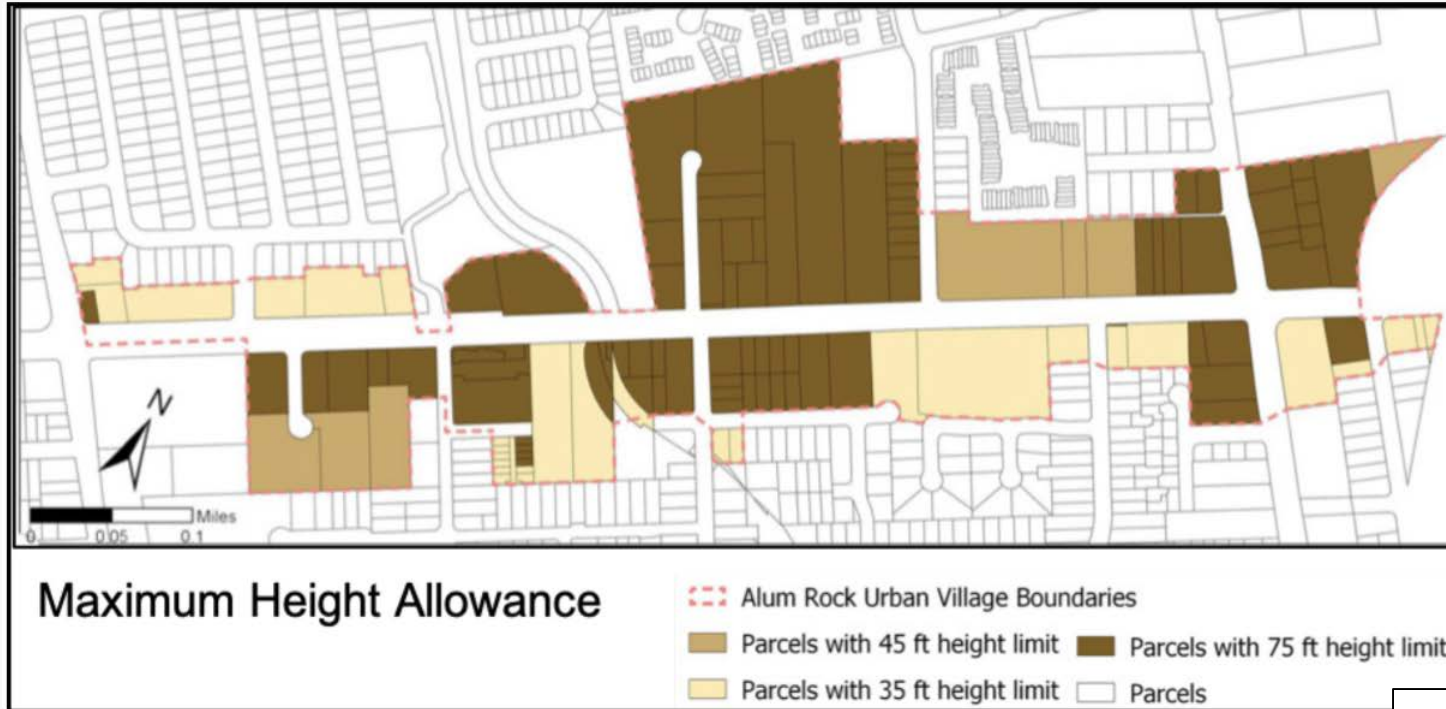
180 acres (RHV area) @ 106 units/ac = **~19,000 units = ~48,000 people**

**High density**

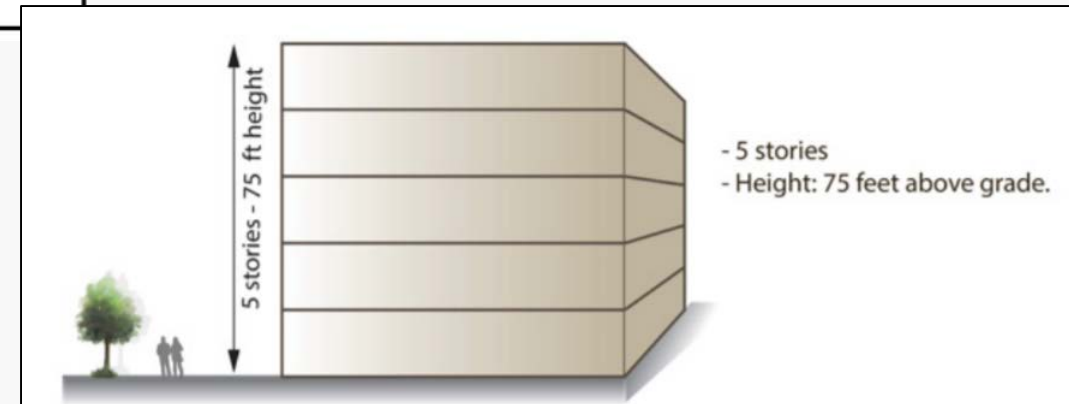
**Not low income**

**Congestion, traffic**

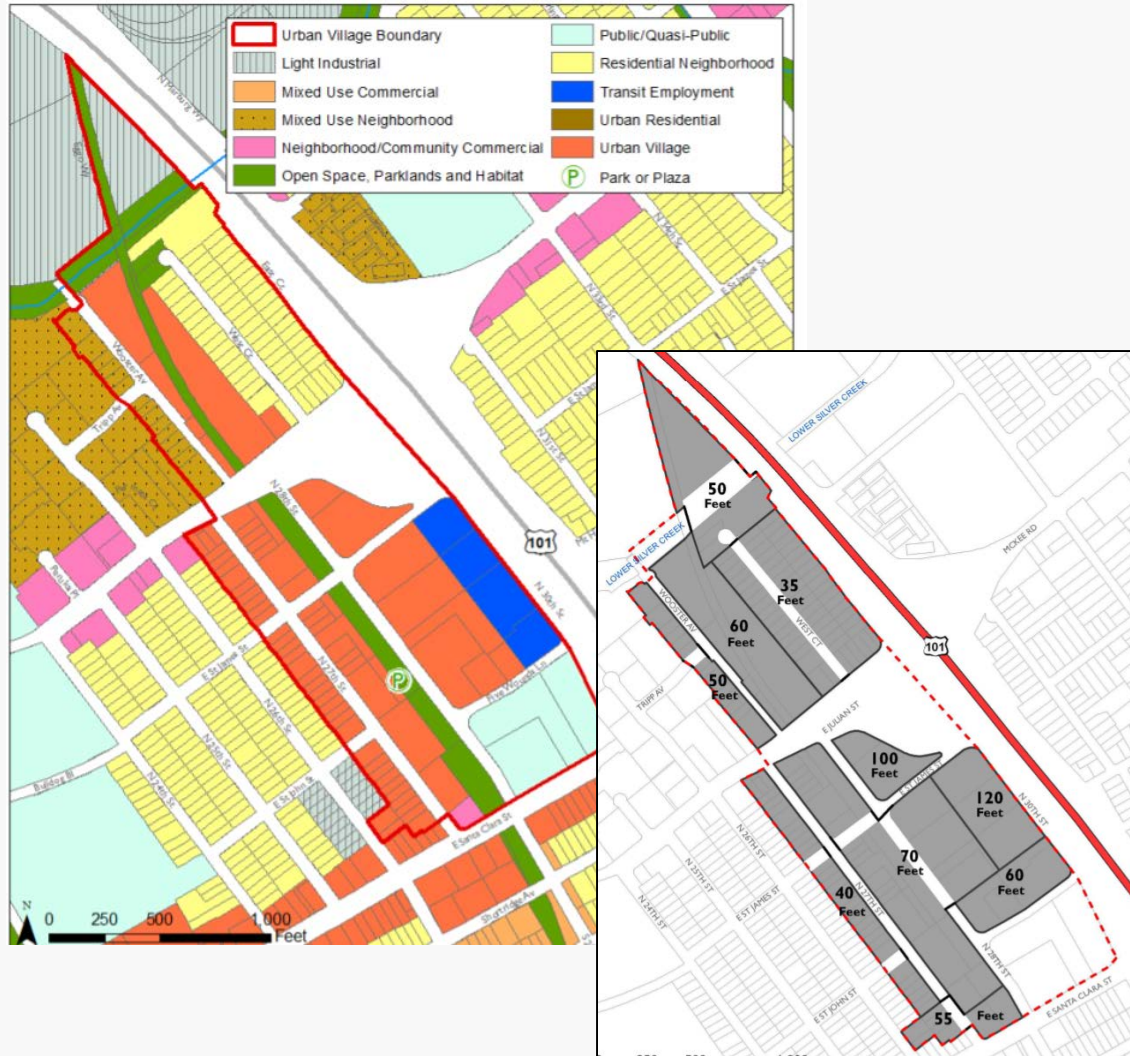
# Urban Village: Alum Rock



Not looking like the existing neighborhood



# Urban Village: Five Wounds



- **Urban Villages**
  - Up to **250 dwelling units / acre**
  - 3-9 stories
- **Transit Employment Centers**
  - Up to **12 stories**
- **Public / Quasi-private**
  - School, fire, homeless shelter, libraries, convention centers
- **Land Use Goal**
  - **15% affordable to household income below 30% of Area Median Income**
- **Limited green space and parks**

# With No Airport Nearby, Area Can Go Vertical

- 2x – 4x the height of existing projects is possible




The 88  
286 ft height  
22 floors  
197 units  
1.328 acres  
148 units/acre

360 Residences  
270 ft height  
22 floors  
207 units  
1.015 acres  
210 units/acre

**San Jose has never had highrises  
because of lying on SJC flight path.  
Not an issue building at Reid Hillview**

# <10% of Units Likely to be “Affordable Housing”

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- **San Jose “Major Projects”**
    - Defined by city as over 50 dwelling units, commercial projects greater than 25,000 square feet, and industrial projects greater than 75,000 square feet
  - **28,070 residential units planned**
  - **1879 “affordable housing” units planned**
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# References

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- **Urban Village: Blossom Hill and Snell**
    - <https://www.sanjoseca.gov/home/showpublisheddocument/22831/636689048490530000>
    - <https://www.sanjoseca.gov/home/showpublisheddocument/22829/636689048486170000>
  - **Urban Village: Proposed Winchester Apartments**
    - <https://www.eastbaytimes.com/2021/09/03/san-jose-apartment-developer-big-loan-build-homes-real-estate/>
  - **Urban Village: Alum Rock**
    - <https://www.sanjoseca.gov/home/showpublisheddocument/36428/637620384972530000>
  - **Urban Village: Five Wounds**
    - <https://www.sanjoseca.gov/home/showpublisheddocument/74300/637587393683330000>
  - **<10% of Units Likely to be “Affordable Housing”**
    - <https://www.sanjoseca.gov/Home/ShowDocument?id=52139>
    - <https://www.sanjoseca.gov/home/showdocument?id=54320>
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