

# Pleasant Hills Vision

## Community Workshop 1

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*February 15, 2024*



Thank you for coming! Please help yourself to refreshments and find your table.



# AGENDA

1. Welcome
2. Project Overview
3. Q&A
4. Table Discussions
5. Share Back
6. Closing



114-acre Pleasant Hills Golf Course (PGHC) closed in 2004

Housing?

Commercial?

Amenities?

Cunningham Ave.

Tully Rd.

S. White Rd.





# PHGC Guiding Principles Process

- Community engagement process **led by City of San José.**
- **Guiding Principles will set overall parameters** for development in response to community input.
- Developer has submitted a preliminary application for a General Plan Amendment but **doesn't yet have a specific development proposal.**



# Engagement Process Overview



## **Community Workshop 1 (February)** *\*virtual and in-person*

- Share your vision, ideas, priorities, and concerns about potential development at PHGC.

## **Community Workshop 2 (April)** *\*virtual and in-person*

- Discuss specific issues that should be covered in the guiding principles for potential development at PHGC.

## **Community Workshop 3 (Summer)** *\*virtual and in-person*

- Provide feedback on the draft guiding principles for potential development at PHGC.



# Engagement Process Overview



## **Online Survey 1 (February - April)**

A virtual option to share your vision, ideas, priorities, and concerns about potential development at PHGC.

## **Online Survey 2 (April - June)**

A virtual option to provide feedback on specific issues that should be covered in the guiding principles for potential development at PHGC.

# What is a Guiding Principles document?

## It will...

- **Direct** what future development should achieve.
- **Outline** development types, affordability and amenities.
- **Recommend** potential transportation improvements.
- **Suggest** measures for preserving and enhancing neighborhood character.

## It won't...

- **Control** the exact design for future development.
- **Determine** commercial or residential tenants.
- **Result** in any final permits (development will still undergo a complete development review process).





**Pleasant Hills  
Golf Course Site**

**Lake Cunningham Park**

**Reid-Hillview  
Regional Airport**

**Eastridge Lightrail Extension**

**Eastridge Mall**

Tully Road

Quimby Road

E Capitol Expressway

S. White Road



**Market Rate Housing**

**Medical Facilities**

**Traffic Congestion Mitigation**

**Parks**

**Affordable Housing**

**Transit Improvements**

**Plazas**

**Senior Housing**

**Local-Serving Retail**

**Pedestrian Improvements**

**Bike Facilities**

**Community Space**

**Dining & Entertainment**

**Hotel**

**Workplaces**

**Academic Facilities**

**Assisted Living**

**Office**

# Table Discussions

- 1. Self Introductions**
- 2. Existing Community Assets and Needs**
- 3. Issues and Concerns about PHCG Development**
  - Housing
  - Jobs and Economic Development
  - Parks and Public Space
  - Transportation
  - Sustainability and Equity





# Questions and Answers *(10 Minutes)*

*Additional Q&A in table discussions*



# Table Discussions (60 mins.)

Numbers 1-X, remain at your table.

Numbers X-X, exit the cafeteria and find your table in room XX.



*Online Survey 1 is  
now available!*

A virtual option to share  
your vision, ideas, priorities,  
and concerns about  
development at PHGC.



**[bit.ly/PHVisionSurvey](https://bit.ly/PHVisionSurvey)**