



Silicon Valley Leadership Group
Home Development Endorsement Criteria
Updated January 2006

I. GENERAL GOALS

Silicon Valley Leadership Group supports home development proposals that:

Discourage Urban Sprawl

In order to maintain Silicon Valley's economic vitality, discourage urban sprawl and control rising traffic congestion, Silicon Valley needs to increase its home production. However, those homes need to be well-built, appropriately-located, and varied in style and price.

Provide for Mixed-Use Development

The Leadership Group is particularly interested in supporting home developments that improve the quality of life in a neighborhood, in part by providing more opportunities for people to walk, bicycle or use transit to run errands, socialize, or get to work. One way to accomplish this is through mixed-use developments, which may include a mixture of housing types, retail spaces, offices and other services such as day care centers within a development.

Include Moderate Increases in Density

In order to preserve open space in the region, as well as meet more of the housing needs of those who live and work here, the Leadership Group supports the construction of more compact development within urbanized areas of the Valley. If the average density of development in the Valley increased from seven to nine homes per acre on vacant land and 12 to 25 homes per acre on redeveloped sites, the region could meet 75-99 percent of its future demand for new homes.

Encourage the Use of Transit

In order to maximize our limited supply of land, and our investments in transit, the Leadership Group strongly supports the construction of more compact development—residential, office, or mixed use— within walking distance (1/2 mile) of a rail or major bus station. The latter is defined as a stop with at least four buses per hour during peak-periods.

II. SPECIFIC CRITERIA

Location: The proposal must be within a half-mile radius of frequent transit service (generally defined as at least six buses/trains per hour during peak periods that serve stops within the ½ mile radius.) The development must be proposed for an incorporated area of Silicon Valley or immediately adjacent to it with a high likelihood of being annexed into the adjoining jurisdiction.

Scale: Proposed developments should include a minimum of 25 homes.

Density: Proposed developments must include at least 20 homes per acre if located with a quarter-mile radius of a rail station and at least 12 homes per acre within a half-mile radius of a rail or major bus station.

Jobs/Homes: The Leadership Group recognizes that some jurisdictions are job rich and housing poor and that a strong effort must be made to address this imbalance. Developers bringing

proposals before the Leadership Group should be prepared to describe how their proposal addresses (or fails to address) the city's housing needs numbers, as identified in the city's housing element, and the ratio of jobs/homes within that jurisdiction. This is especially important for mixed-use development proposals.

Mixed use: The proposal must spell out the developer's plans to include, or the proximity of, jobs and services such as retail, day care, supermarkets, etc.

Traffic: The developer should be prepared to discuss how the firm would address traffic concerns, should the level of service (LOS) on adjoining streets be adversely impacted by the development.

Affordability: Projects that provide homes at a more affordable rate for first-time homebuyers and low-income residents will be given special consideration.

Compatibility: Industrial to residential conversions should demonstrate that existing businesses and future residents are appropriately buffered from each other. See the Leadership Group's Industrial Conversion Policy Guidelines for more information.

III. SUPPORT

If the Leadership Group endorses a proposed development, it will express its support in the following ways:

- 1) A letter of support from the Leadership Group
- 2) Public testimony from Leadership Group staff