

November 5, 2019

Re: Item 19-1026, Actions Related to the Purchase and Sale of the Brandenburg and Sobrato North Coyote Properties

Dear Mayor and City Council Members,

On behalf of SPUR, we are writing in full support of the staff recommendation to allocate Measure T funds to preserve land in North Coyote Valley and permanently designate it for open space and agricultural use.

SPUR has been deeply invested in San Jose for the past seven years advocating for smart growth, good government, and environmental best practices. We have watched the City make considerable progress to prioritize transit, infill development and increase economic opportunity over the last several years. Many of these accomplishments are attributed to the vision and strategy laid out in Envision 2040. Additionally, the City has adopted new policies that impact land use designations made in the general plan, such as, Climate Smart San Jose and Vehicle Miles Travel (VMT).

However, some aspects from the Envision 2040 plan no longer align with the transit-oriented vision for the City's future. This mismatch between the current plan and a better vision of growth is especially true for Coyote Valley. **Now is the time to confirm a new vision for Coyote Valley, one that upholds the values and goals to proactively address climate change and resiliency through open space preservation.**

The preservation of North Coyote Valley is a once in a lifetime opportunity for the City of San Jose to invest in flood protection, groundwater recharge, wildlife habitat and greenhouse gas reduction... and make an impact that will last for generations.

Speaking of generational impact, we must applaud the willingness of the private owners of the property—each of whom has been deeply engaged in community for generations—who have negotiated with the open space advocates to preserve land they purchased with the understanding they could one day develop commercially. They, as well as city leadership and staff, have evolved their thinking and now recognize that investing in natural infrastructure and the agriculture sector is a valid economic development and resiliency strategy.

We want to congratulate the City of San Jose for this tremendous step and want to extend our thanks and recognition to Mayor Liccardo, Santa Clara Valley Open Space Authority, Peninsula Open Space Trust, The Sobrato Organization and Brandenburg Properties for working together negotiate a mutually agreeable purchase agreement for land in North Coyote Valley.

We also want to recognize Councilmember Jimenez and Assemblymember Kalra for their longstanding efforts to champion a new vision of preservation of working open space lands in Coyote Valley.

We look forward to the next steps in discussing how best to use this land to achieve the city's climate goals.

Sincerely,

A handwritten signature in cursive script, appearing to read "Teresa Alvarado", with a long horizontal flourish extending to the right.

Teresa Alvarado, San Jose Director

Cc: Michelle Huttenhoff, SPUR San Jose Policy Director
Eli Zigas, SPUR Food and Agriculture Policy Director