



SPUR

San Francisco | San Jose | Oakland

Envision San José Task Force
Planning, Building and Code Enforcement
200 E. Santa Clara Street
3rd Floor Tower
San José, CA 95113

October 28, 2020

Dear Envision San José Task Force Members:

On behalf of SPUR, we are writing in strong support of the staff recommendations related to Coyote Valley as outlined in the October 22 staff memo.

Many different strands of SPUR's research lead us to the conclusion that the General Plan should lead to a future for Coyote Valley as one of agriculture and open space rather than a jobs center. In *Rethinking the Corporate Campus* (2017) and *The Urban Future of Work* (2012) we highlight the importance of locating jobs in accessible places that reduce drive-alone commuting, make more efficient use of land and reduce greenhouse gas emission. In our report *Locally Nourished* (2013) we highlighted the value that agriculture brings in diversifying the region's economic base and its value as a land-use that reinforces growth toward infill, rather than sprawl. For San José, the sum of these recommendations translates into concentrating job growth in already existing urbanized areas, not planning for greenfield development at the southern border of the city.

The new vision for this unique area of San José that staff have recommended to the Task Force would move the City in the right direction:

Coyote Valley is a unique asset to San Jose and should be preserved as a resource for the community that furthers the City's goals of environmental sustainability, enhancing open space, supporting agriculture in the non-urban areas of the City, and protecting critical linkages for wildlife movement.¹


Furthermore, we commend the staff for going beyond just articulating a new vision and providing ten clear, actionable recommendations for the North, Mid, and Southern Coyote Valley areas.² The coordination with the County's upcoming zoning updates is an especially welcome example of how to take strong action to protect a greenbelt that crosses two jurisdictions.

¹ *Memorandum to Envision San José 2040 Task Force*, October 22, regarding "October 29, 2020 Task Force Meeting," pg. 4: <https://www.sanjoseca.gov/home/showdocument?id=65782>

² *Ibid*, pages 17-18

We urge the Task Force to embrace all of the staff recommendations. They will go a long way in changing both the regulatory framework and the assumptions of the real estate market so that San José can truly refocus its plans for growth inward, rather than outward.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Z.', with a stylized flourish at the end.

Eli Zigas
Food and Agriculture
Policy Director

A handwritten signature in black ink, reading 'Michelle Huttenhoff' in a cursive script.

Michelle Huttenhoff
Placemaking and Public Life
Policy Director