

Description of Timing Options for the Envision Preferred Land Use Scenario

Task Force Meeting No. 36; March 22, 2010



Horizons and Objectives

The following graphs and tables outline three options for the timing of new job and housing growth, leading up to build-out of the total job and housing growth capacity identified in Envision Land Use Scenario 6 (the Preferred Land Use Scenario). Each option is defined in terms of **Horizons**, or stages, representing an indeterminate period of time for which particular **Objectives**, or goals for job and housing growth, are identified. In each Horizon, a specific amount of housing growth capacity will be made available, some reserved for higher priority Growth Areas and some generally available for use in any of the identified Growth Areas. Each Horizon also includes Objectives for job growth and other Complete Community Goals which will need to be met before the housing growth capacity of the next Horizon becomes available.

“Base” Housing Capacity

Existing entitlements and policies already commit the City to development capacity for approximately 37,000 dwelling units. This capacity consists of projects that have received Planning Permits which can proceed to construction without further discretionary review by the City (approximately 20,750 dwelling units, 8,000 of which comprise North San Jose Phase 1), the North San Jose Area Development Policy Phase 2 housing capacity required to fund traffic improvements and to support trip internalization as part of the Policy’s environmental clearance so that industrial/employment development can proceed within North San Jose (8,000 dwelling units), and housing capacity identified in the Downtown Strategy which contributes toward the achievement of various City goals including the construction of BART (8,330 dwelling units).

Other housing capacity identified within the existing General Plan is less critical in the near-term to support existing policies and environmental analyses. Housing capacity identified in Specific Plan areas (8,010 dwelling units, excluding Rincon South which is also part of North San Jose) was largely established to meet goals associated with the current General Plan and may be less critical to achieving the new Envision San Jose 2040 goals. A number of vacant or underutilized parcels designated for residential use in the current General Plan are projected to yield up to 5,420 additional housing units. While some development potential will need to be provided for existing vacant lands, the City may also want to review the appropriate level of development in Specific Plan and vacant land areas through a discretionary process. As previously noted, the General Plan Update should include policies strictly limiting new housing growth to identified Growth Areas with an exception for very small projects (e.g., projects of three units or less), in order to provide some residential development capacity for vacant lots embedded within established residential areas.

The housing capacity provided in Phase 3 and Phase 4 of the North San Jose Area Development Policy (16,000 dwelling units) should be retained in order to conform with the North San Jose Policy environmental analysis and to help fund planned transportation improvements within the North San Jose area, but given the phasing plan included within that policy, may be appropriately included within the later Horizons of the General Plan Update.

Complete Community Goals

Village Plans – Master planning of a Village Area should be required prior to approval of development within the Village to insure that the project adequately contributes to development of employment, retail, parks, and other community amenities in keeping with the Envision Village concept.

General Plan Measurable Sustainability Goals – Progress toward achievement of measurable General Plan goals / indicators should be considered on an annual and/or 5-year basis as part of the City’s annual General Plan review process. Such review should include consideration of the identified General Plan measures including those for sustained job growth, a balanced fiscal condition, placemaking, promoting transit use, and the Green Vision.

Planned/Identified Growth Areas

Identified Growth Areas planned to have capacity for new housing growth are divided into three groups based upon a staff recommended prioritization which gives highest priority for housing growth to areas with greatest access to transit and proximity to the Downtown and on sites connecting transit/commercial corridors. Second priority is given to other transit sites and commercial centers. Potential future rail Villages and Neighborhood Villages are the third and lowest priority.

Priority 1 Housing Growth Areas (Total planned capacity up to 15,310 DU)

Tamien Specific Plan Area (up to 960 DU)
VT3 Alum Rock BART (up to 700 DU)
VT4 Diridon/Alameda (up to 400 DU)
VR9 Race Street (up to 900 DU)
CR21 Southwest Expressway (up to 3,500 DU)
CR29 Alum Rock (up to 2,100 DU)
CR31 West San Carlos (up to 850 DU)
CR32 Stevens Creek Boulevard (up to 1,600 DU)
C35 Valley Fair/Santana Row (up to 3,000 DU)
C39 S. Bascom – North (up to 1,500 DU)

Priority 2 Housing Growth Areas (Total planned capacity up to 56,095 DU):

Specific Plan Areas – Existing Capacity, excluding Tamien and Rincon South (up to 7,050 DU)
North San Jose Phases 3-4, including Rincon South (up to 16,000 DU)
Light Rail Corridors, Existing, excluding CR21 Southwest Expressway (up to 1,500 DU)
Light Rail Corridors, Planned, excluding CR29 Alum Rock, CR31 West San Carlos and CR32 Stevens Creek (up to 1,450 DU)
Light Rail Villages (up to 18,595 DU)
Commercial Centers, excluding C35 Valley Fair/Santana Row and C39 S. Bascom-North (up to 11,500 DU)

Priority 3 Housing Growth Areas (Total planned capacity up to 7,750 DU):

Downtown –additional capacity (up to 750 DU)
Light Rail Villages Planned (up to 1,000 DU)
Neighborhood Villages (up to 6,000 DU)

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Timing Option 1

	New Jobs	New DU	Objectives	Horizon Housing Capacity (DU)
Base	Up to 133,500	Up to 37,000	<ul style="list-style-type: none"> ▪ J/ER 1.0 ▪ Existing Entitlements ▪ Downtown Strategy ▪ North San Jose Area Policy ▪ Full Job Growth Capacity 	Base Housing (DU) Capacity by Area: <ul style="list-style-type: none"> ▪ Downtown (8,330 DU) ▪ North San Jose <i>Phase 2 required for job growth</i> (8,000 DU) ▪ Existing Entitlements including NSJ Phase 1 (20,750 DU) ▪ <i>No CVUR and SAVUR</i> Housing Capacity
Horizon A	Up to 470,000	25,000 Additional Units Up to 62,000 Total	<ul style="list-style-type: none"> ▪ J/ER 1.3 ▪ 350,000 New Jobs ▪ Complete Community Goals 	<ul style="list-style-type: none"> ▪ 10,000 DU Available for Priority 1 Areas ▪ 15,000 Undesignated DU Available for <i>Priority 1 Areas</i> <i>Priority 2 Areas</i> <i>Vacant Lands Existing Capacity (up to 5,420 DU)</i>
Horizon B	350,000 – 470,000	30,000 Additional Units Up to 90,000 Total	<ul style="list-style-type: none"> ▪ J/ER 1.3 ▪ 400,000 New Jobs ▪ Complete Community Goals 	<ul style="list-style-type: none"> ▪ 5,000 DU Available for Priority 1 Areas ▪ 25,000 Undesignated DU Available for <i>Priority 2 Areas</i> <i>Priority 3 Areas</i> <i>Vacant Lands Existing Capacity (up to 5,420 DU)</i>
Horizon C	400,000 – 470,000	30,000 Additional Units 120,000	<ul style="list-style-type: none"> ▪ J/ER 1.3 ▪ 470,000 New Jobs ▪ Complete Community Goals 	<ul style="list-style-type: none"> ▪ 30,000 DU Undesignated DU Available for all Identified Growth Areas

Scenario 6 – Timing Option 1



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Timing Option 2

	New Jobs	New DU	Objectives	Geographic Areas – Housing (DU)
Base	Up to 133,500	Up to 37,000	<ul style="list-style-type: none"> ▪ J/ER 1.0 ▪ Existing Entitlements ▪ Downtown Strategy ▪ North San Jose Area Policy ▪ Full Job Growth Capacity 	Base Housing (DU) Capacity by Area: <ul style="list-style-type: none"> ▪ Downtown (8,330 DU) ▪ North San Jose <i>Phase 2 required for job growth</i> (8,000 DU) ▪ Existing Entitlements including NSJ Phase 1 (20,750 DU) ▪ <i>No CVUR and SAVUR</i> Housing Capacity
Horizon A	Up to 470,000	15,000 Additional Units Up to 52,000 Total	<ul style="list-style-type: none"> ▪ J/ER 1.1 ▪ 210,000 New Jobs ▪ Complete Community Goals 	<ul style="list-style-type: none"> ▪ 10,000 DU Available for Priority 1 Areas ▪ 5,000 Undesignated DU Available for <i>Priority 1 Areas</i> <i>Priority 2 Areas</i> <i>Vacant Lands Existing Capacity (up to 5,420 DU)</i>
Horizon B	210,000 – 470,000	18,000 Additional Units Up to 80,000 Total	<ul style="list-style-type: none"> ▪ J/ER 1.2 ▪ 340,000 New Jobs ▪ Complete Community Goals 	<ul style="list-style-type: none"> ▪ 5,000 DU Available for Priority 1 Areas ▪ 13,000 Undesignated DU Available for <i>Priority 2 Areas</i> <i>Priority 3 Areas</i> <i>Vacant Lands Existing Capacity (up to 5,420 DU)</i>
Horizon C	340,000 – 470,000	20,000 Additional Units Up to 100,000 Total	<ul style="list-style-type: none"> ▪ J/ER 1.25 ▪ 400,000 New Jobs ▪ Complete Community Goals 	<ul style="list-style-type: none"> ▪ 20,000 Undesignated DU Available for all Identified Growth Areas
Horizon D	400,000 – 470,000	20,000 Additional Units Up to 120,000	<ul style="list-style-type: none"> ▪ J/ER 1.3 ▪ 470,000 New Jobs ▪ Others as Above 	<ul style="list-style-type: none"> ▪ 20,000 DU Undesignated DU Available for all Identified Growth Areas

Scenario 6 – Timing Option 2



Description of Timing Options for the Envision Preferred Land Use Scenario

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Timing Option 3

	New Jobs	New DU	Objectives	Geographic Areas – Housing (DU)
Base	Up to 133,500	Up to 37,000	<ul style="list-style-type: none"> ▪ J/ER 1.0 ▪ Existing Entitlements ▪ Downtown Strategy ▪ North San Jose Area Policy ▪ Full Job Growth Capacity 	Base Housing (DU) Capacity by Area: <ul style="list-style-type: none"> ▪ Downtown (8,330 DU) ▪ North San Jose <i>Phase 2 required for job growth</i> (8,000 DU) ▪ Existing Entitlements including NSJ Phase 1 (20,750 DU) ▪ <i>No CVUR and SAVUR</i> Housing Capacity
Horizon A	Up to 470,000	13,000 Additional Units Up to 50,000 Total	<ul style="list-style-type: none"> ▪ J/ER 1.0 ▪ 170,000 New Jobs ▪ Complete Community Goals 	<ul style="list-style-type: none"> ▪ 8,000 DU Available for Priority 1 Areas ▪ 5,000 Undesignated DU Available for <i>Priority 1 Areas</i> <i>Priority 2 Areas</i> <i>Vacant Lands Existing Capacity (up to 5,420 DU)</i>
Horizon B	170,000 – 470,000	10,000 Additional Units Up to 60,000 Total	<ul style="list-style-type: none"> ▪ J/ER 1.1 ▪ 240,000 New Jobs ▪ Complete Community Goals 	<ul style="list-style-type: none"> ▪ 5,000 DU Available for Priority 1 Areas ▪ 5,000 Undesignated DU Available for <i>Priority 2 Areas</i> <i>Priority 3 Areas</i> <i>Vacant Lands Existing Capacity (up to 5,420 DU)</i>
Horizon C	240,000 – 470,000	15,000 Additional Units Up to 75,000 Total	<ul style="list-style-type: none"> ▪ J/ER 1.2 ▪ 330,000 New Jobs ▪ Complete Community Goals 	<ul style="list-style-type: none"> ▪ 15,000 Undesignated DU Available for all Identified Growth Areas
Horizon D	330,000 – 470,000	15,000 Additional Units Up to 90,000	<ul style="list-style-type: none"> ▪ J/ER 1.3 ▪ 410,000 New Jobs ▪ Others as Above 	<ul style="list-style-type: none"> ▪ 15,000 DU Undesignated DU Available for all Identified Growth Areas
Horizon E	410,000 – 470,000	30,000 Additional Units Up to 120,000	<ul style="list-style-type: none"> ▪ J/ER 1.3 ▪ 470,000 New Jobs ▪ Others as Above 	<ul style="list-style-type: none"> ▪ 30,000 DU Undesignated DU Available for all Identified Growth Areas

Scenario 6 – Timing Option 3

