

**TO: Envision San José 2040
Task Force**

FROM: Andrew Crabtree

**SUBJECT: April 27, 2009
TASK FORCE MEETING**

DATE: April 24, 2009

This memo provides information to assist you in preparing for the April 27, 2009 Envision San José 2040 Task Force Meeting.

Agenda Item 3 – Review of Work Program

Staff will present some of the upcoming tasks to be addressed by the Task Force as the Envision San Jose 2040 process moves from Phase 1 to Phase 2.

Agenda Item 4 – Completion of Land Use Study Scenarios Selection

Following the conclusion of the March Task Force Meeting, staff carefully considered all of the input received from the Task Force and made a recommendation to the City Council that further environmental, fiscal and economic analyses be performed for Land Use Study scenarios K, E, C and J. The City Council considered this item at its April 21, 2009 hearing. The staff report for this hearing may be viewed at:

http://www.sanjoseca.gov/planning/gp_update/meetings/04-27-09/ESJ_2040_Status_Report.pdf

Staff provided a presentation to the City Council which may be viewed at:

http://www.sanjoseca.gov/planning/gp_update/meetings/04-27-09/4-21-09CC_Presentation.pdf

The April 21, 2009 City Council hearing may be viewed at:

http://sanjose.granicus.com/MediaPlayer.php?view_id=2&clip_id=3416

The City Council voted to move forward with the analysis of Scenario E and Scenario C and directed staff to ask the Task Force to finalize selection of the remaining two Land Use Study scenarios. Staff is recommending that the Task Force select Scenario K and Scenario J on the basis that these two scenarios represent more probable amounts of potential growth, that Scenario K is very similar to Scenario G but also aligns with the most recent ABAG growth projections, that Scenario J would not require a reduction in household growth capacity from the current General Plan and for the reasons further stated in the above referenced staff report. Task Force members will have an opportunity to discuss these scenarios and then be asked to vote to select between Scenario G or Scenario K and between Scenario F or Scenario J.

Agenda Item 5 – Discussion of the geographic distribution of jobs and housing in Study Scenarios C and E

In order to complete Phase 1 of the Envision San Jose 2040 process, staff must provide the environmental, fiscal and economic consultants with information on the amount and location of job and housing growth for each Land Use Study scenario. For the April Task Force Meeting, staff has prepared documents to show how the additional job and housing growth capacity might be located within the City for Scenario E and Scenario C. For both Scenario E and Scenario C, staff is recommending that the current SJ 2020 General Plan job and housing growth capacity be maintained and that new capacity be added in areas that maximize potential transit use, make use of the “Villages, Hubs and Corridors” strategy and generally follow the input received from the Task Force and community through the February Workshop and subsequent Task Force meetings. Staff has carefully reviewed the potential for additional growth in each of the identified potential growth areas and has proposed a distribution of new growth consistent with the actual potential capacity of each area as well as its ability to advance the goals expressed in the draft Vision and draft Land Use and Transportation Guidelines.

In comparison to the other Land Use Study scenarios currently under consideration by the Task Force, Scenario C (1.2 Jobs / Employed Resident) represents a modest amount of both job and housing growth. Scenario E (1.1 Jobs / Employed Resident) includes a similar amount of job growth and significantly more housing growth. Because Scenario E has more housing growth, a higher percentage of the scenario job growth is in “Household Support” industries, and so staff placed a slightly higher percentage of job growth within proximity to residential areas. Because of the modest amount of growth in Scenario C, staff did not place any housing growth within the “Hubs” and limited new “Village” job and housing growth to Villages that had proximity to transit. As a result, overall a lesser percentage of the job and housing growth is placed in the Villages, Hubs and Corridors in Scenario C. The table below summarizes some key distinctions between these two scenarios.

Table: Summary of Growth Amounts and Distribution of Growth for Scenarios E and C

	Scenario E 730,000 Jobs and 445,000 Dwelling Units 1.1 J/ER	Scenario C 716,000 Jobs and 398,000 Dwelling Units 1.2 J/ER
Growth Above 2008		
Jobs	334,000	320,000
Dwelling Units	137,000	90,000
Growth Above SJ 2020		
Jobs	105,000	91,000
Dwelling Units	67,000	20,000
Job Distribution by Cluster		
Driving Industry	42.7%	45.8%
Business Support	38.8%	41.6%
Household Support	18.4%	12.6%
Distribution of Job Growth		
Villages, Hubs & Corridors	56,340 16.9%	40,340 12.6%
Plan Growth Areas	277,660 83.1%	279,660 87.4%
Distribution of Housing Growth		
Villages, Hubs & Corridors	58,320 42.6%	18,350 20.4%
Plan Growth Areas	78,680 57.4%	71,650 79.6%

Several documents are being provided to the Task Force to illustrate where job and housing growth could be accommodated for each Land Use Study scenario:

- **Summary of Growth Distribution Strategy** – A text description of the growth distribution strategy developed by staff to allocate job and housing growth capacity to each of the identified growth areas.

- **Distribution of Job and Housing Growth Table** – A table that lists the amount of job and housing growth for each of the identified growth areas and identifies the percentage of the new growth capacity that is being allocated to each area.
- **Growth Capacity Study for Village 4 (Tully Road / South King Road)** – Two land use plan diagrams that illustrate how Village 4 could be developed consistent with each of the two Land Use Study scenarios, based upon an analysis of the feasible amount of job and housing growth capacity for properties located within the Village area. Photos of sample employment and housing developments are provided to show the typical density and form of development anticipated in each of the identified land use areas and to show how each scenario implements the “Village” concept. Because analysis of this Village for Scenario C suggests that it has additional capacity beyond the amount needed, portions of the Village area are not shown as being redeveloped in Scenario C.
- **Classification of Villages, Hubs & Corridors as Low, Medium or High Growth Capacity** – A table that lists each Village, Hub or Corridor as being either Low, Medium or High in terms of growth capacity based on proximity to transit, potential for growth, and consistency with the goals expressed in the draft Vision and draft Land Use and Transportation Guidelines. For each scenario, Low Growth villages, hubs and corridors are allocated a lower share of the new job and housing growth, Medium Growth villages, hubs and corridors are allocated a typical share of the new job and housing growth and High Growth villages, hubs and corridors are allocated a proportionally higher share of the new job and housing growth.

Agenda Item 7 – Task Force vote on geographic distribution of jobs and housing for Land Use Study Scenarios C and E

After Public Comment on the Land Use Study scenarios or other matters, the Task Force will have an opportunity to discuss the proposed geographic distribution of jobs and housing within Land Use Study scenarios C and E and to make suggestions for modification if desired. The Task Force will be asked to vote on the distribution of job and housing growth capacity in each scenario so that staff can deliver the scenarios for analysis by the environmental, fiscal and economic consultants, so that preparation of the Environmental Impact Report (EIR) may proceed consistent with the overall schedule for the Envision San Jose 2040 process.

*The Task Force should remember that they are **not** selecting the final scenarios that should be considered by the Task Force and the City Council at the end of the Envision San Jose process. The Task Force instead will be selecting scenarios which will be used for environmental, fiscal and economic analysis and then further developed by the Task Force. The scenarios ultimately to be considered by the Task Force and the City Council could include one of these or a new scenario that combines or modifies elements of the scenarios selected for study by the Task Force. However, the Task Force will not be able in the future to consider other growth scenarios that have potential impacts beyond the impacts of the selected scenarios. Additional impacts could result from either a total amount of growth capacity beyond the amount analyzed or by planning growth in locations that were not included in one of the four scenarios.*

Reading Materials

There are no reading assignments for this month’s Meeting

Task Force Correspondence

The following correspondence was submitted to the Task Force for review:

- Plan for a park on the Santa Clara County Fairgrounds property
http://www.sanjoseca.gov/planning/gp_update/meetings/04-27-09/Fairgrounds_Design_Proposal.pdf
- Correspondence from YCS Investments related to the Green Line/UGB
http://www.sanjoseca.gov/planning/gp_update/meetings/04-27-09/YCS_Letter_combined.pdf
- Article: “Smart Growth’s Role in the ‘Panic of 2008’”
http://www.sanjoseca.gov/planning/gp_update/meetings/04-27-09/Smart_Growth_Role_PPT.pdf

Next Meeting

Please note that the May Task Force Meeting will be held on Tuesday, May 26, 2009. For the next Meeting the Task Force is scheduled to discuss and vote on the geographic distribution of jobs and housing in the remaining two scenarios, Land Use Study scenarios K or G and F or J, depending upon which scenarios are selected at the April Task Force Meeting. As part of this decision making process the Task Force will be asked to consider potential job or housing growth within the Almaden Valley Urban Reserve, the Coyote Valley Urban Reserve and on the Evergreen Campus Industrial properties.

If you have any questions, please contact either me or Michael Brilliot. I can be reached by phone at (408) 535-7893 or by email at: andrew.crabtree@sanjoseca.gov. Michael can be reached by phone at (408) 535-7831 or by email at: michael.brilliot@sanjoseca.gov.

Andrew Crabtree
Envision San José 2040