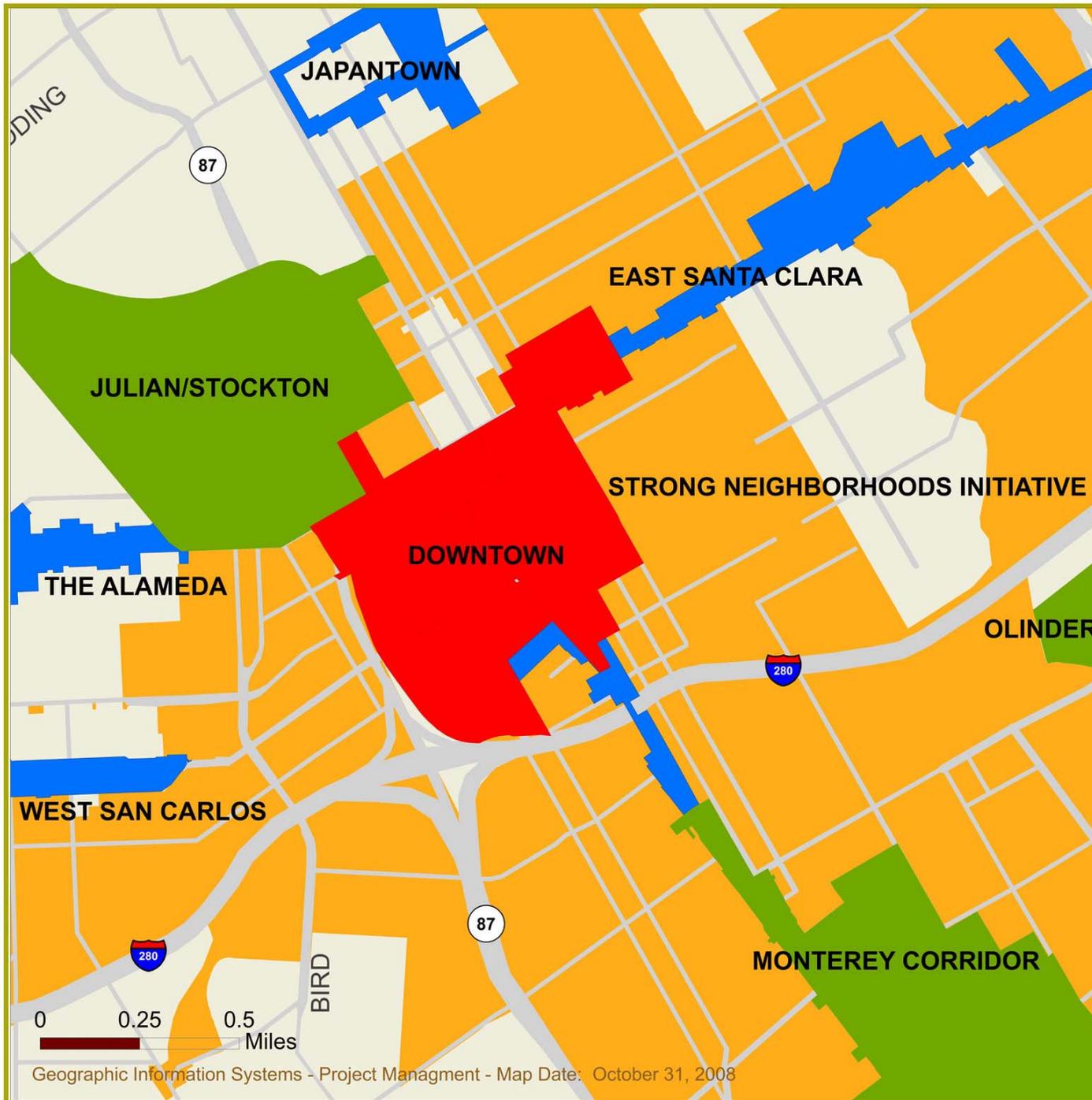


Downtown San Jose



San Jose Redevelopment Agency
December 8, 2008

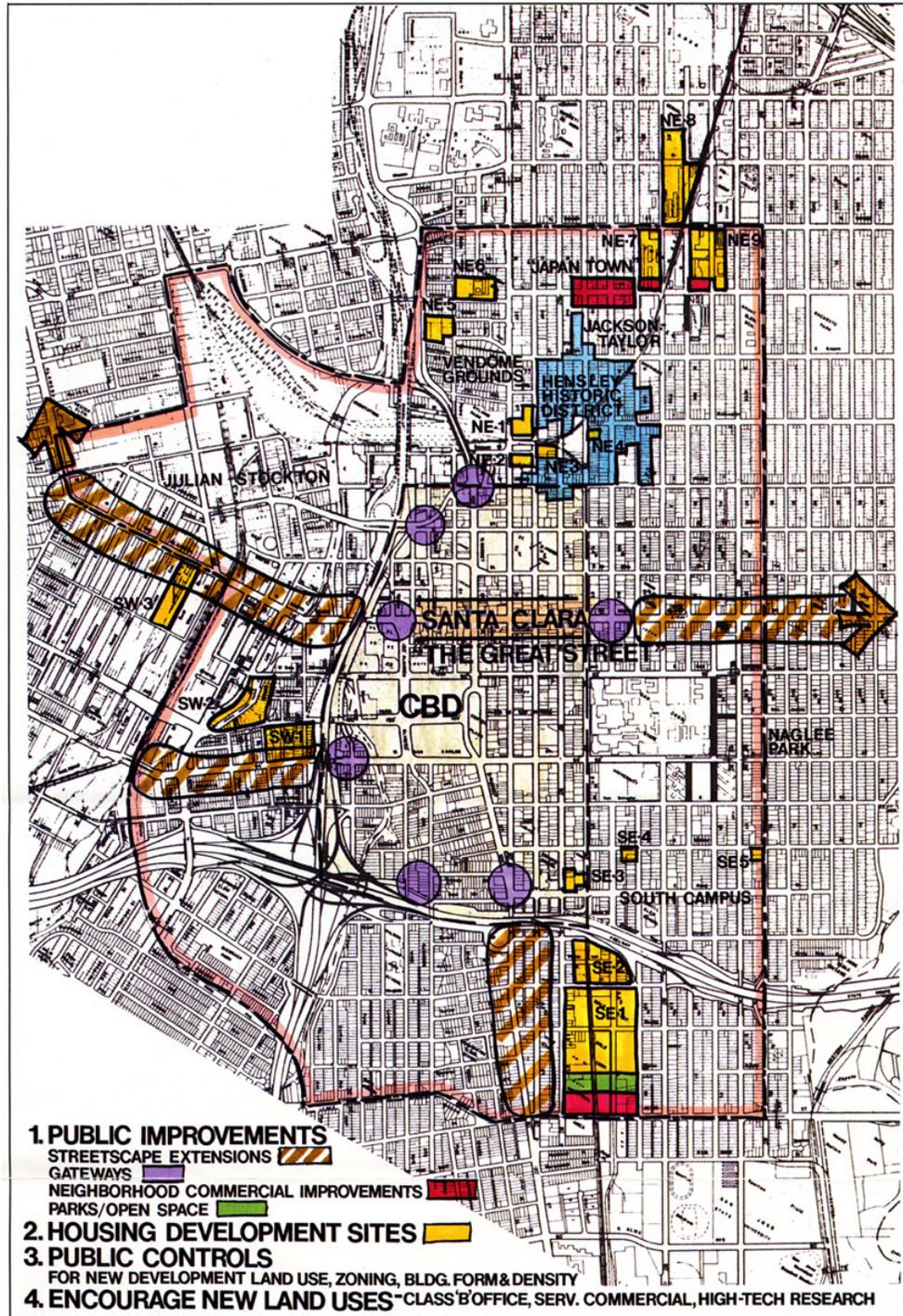




Downtown Strategies

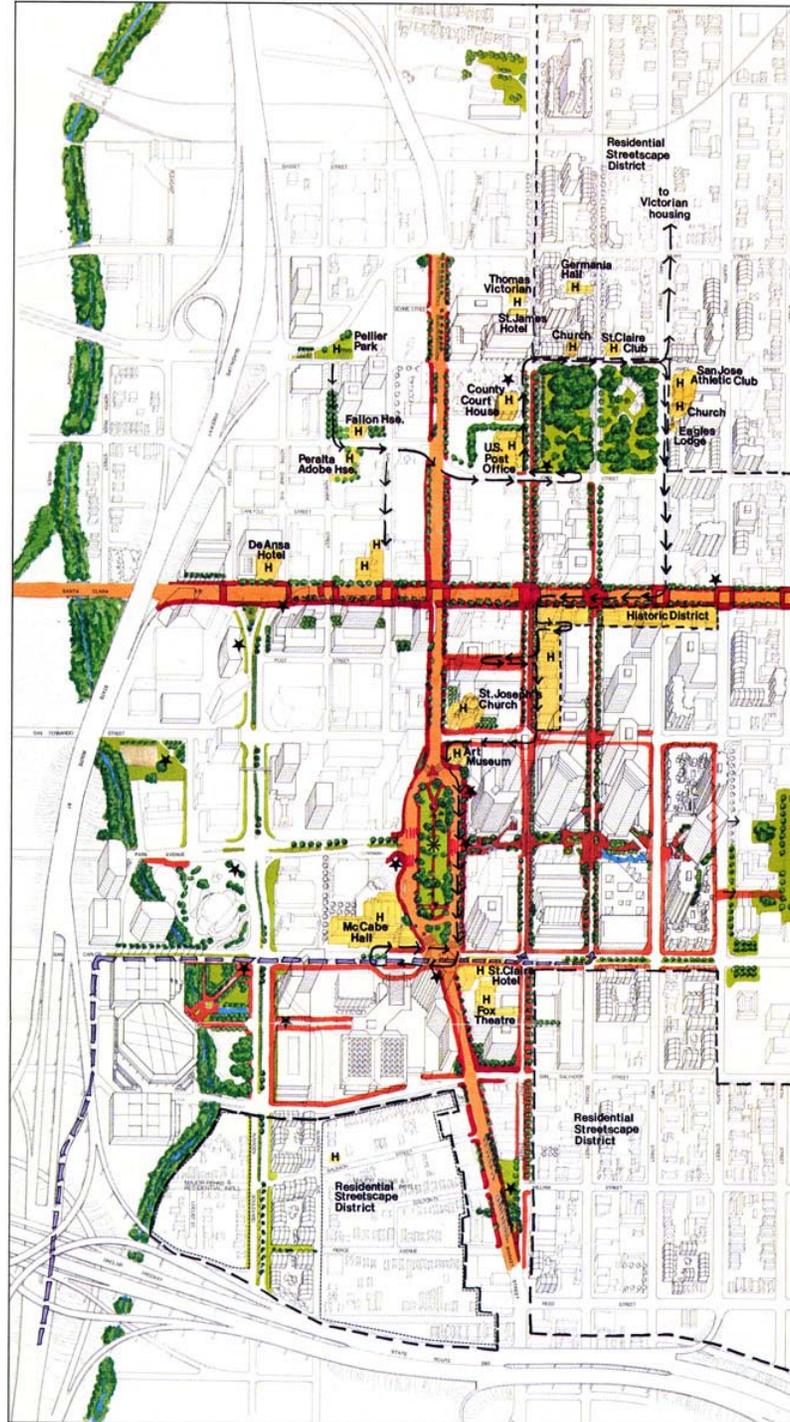


1980

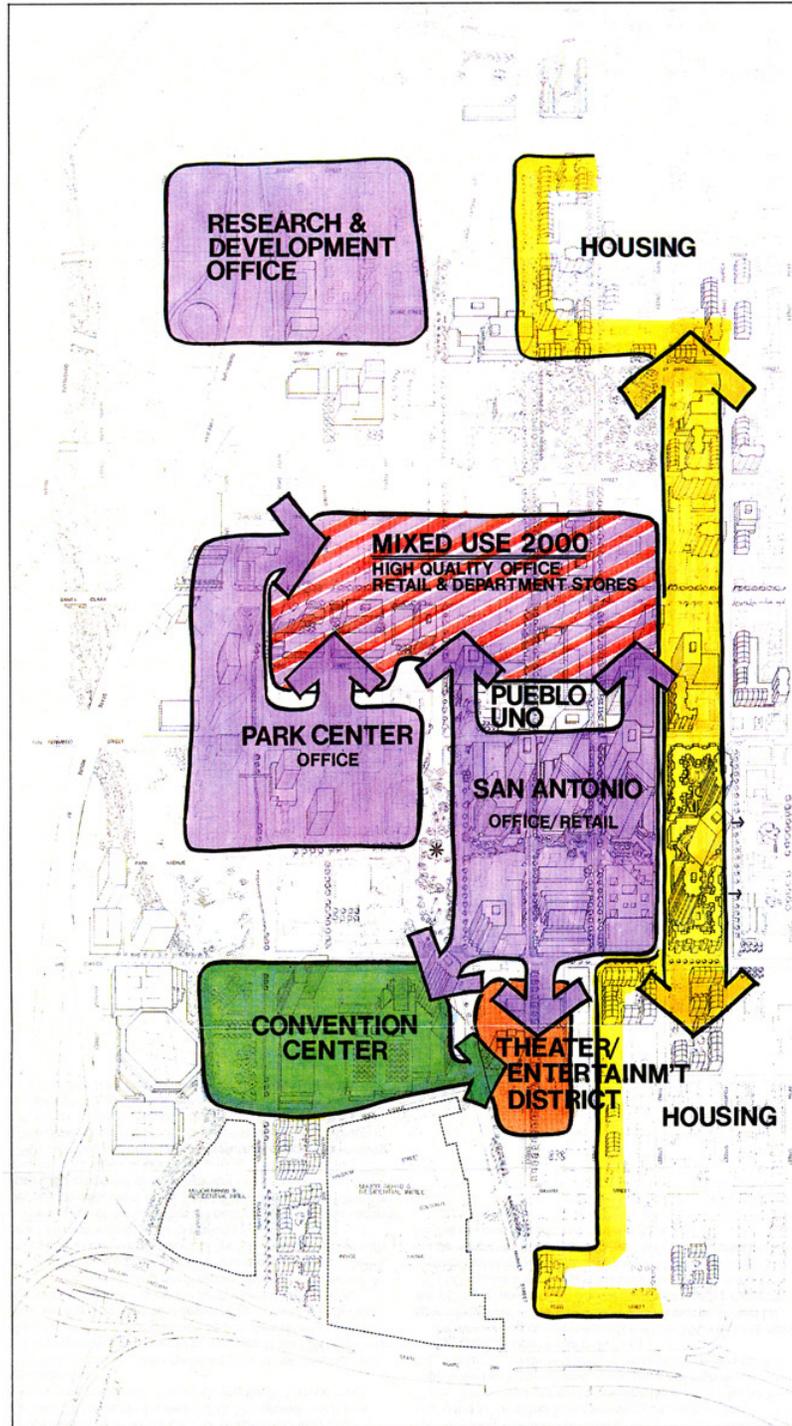




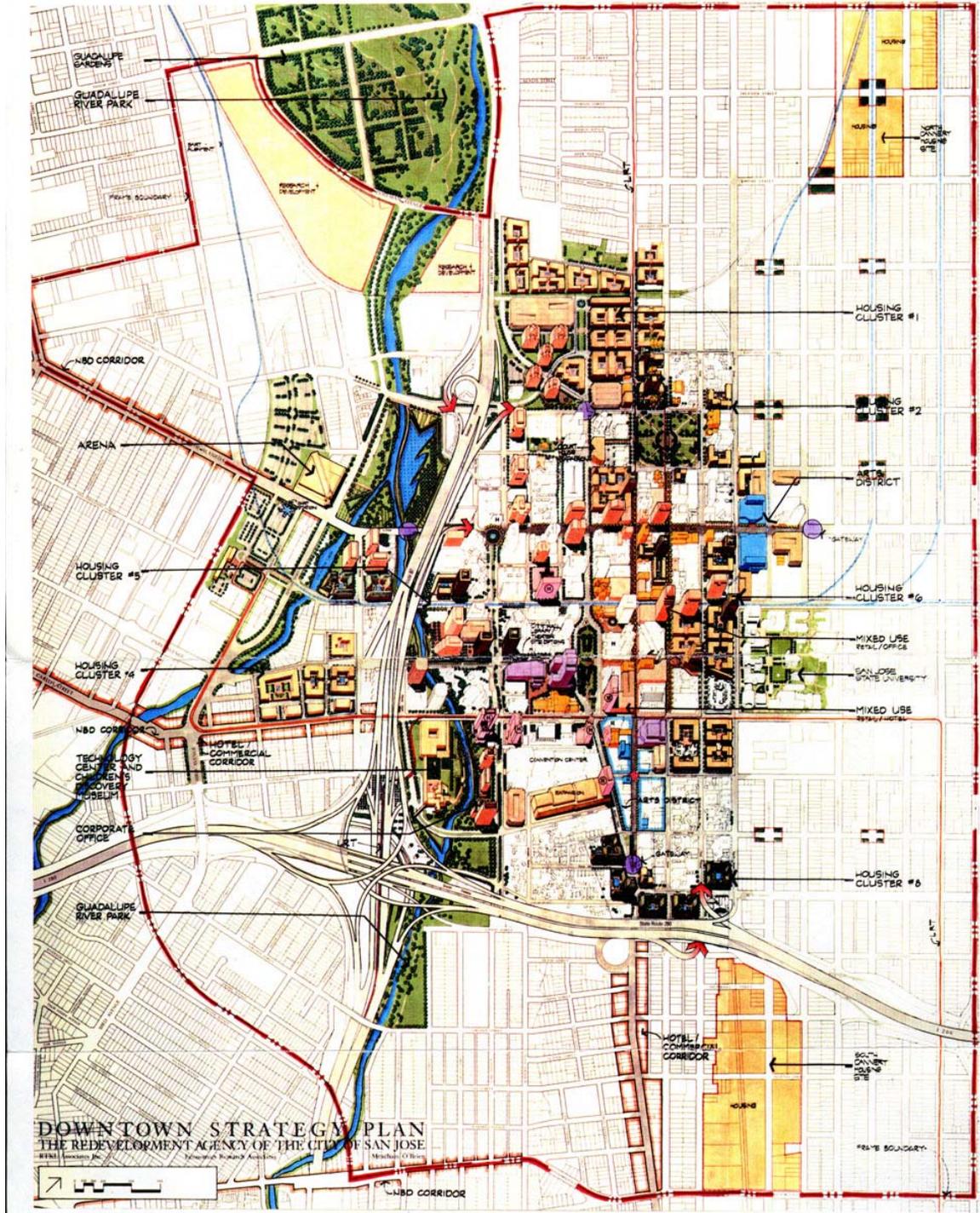
1980



1980

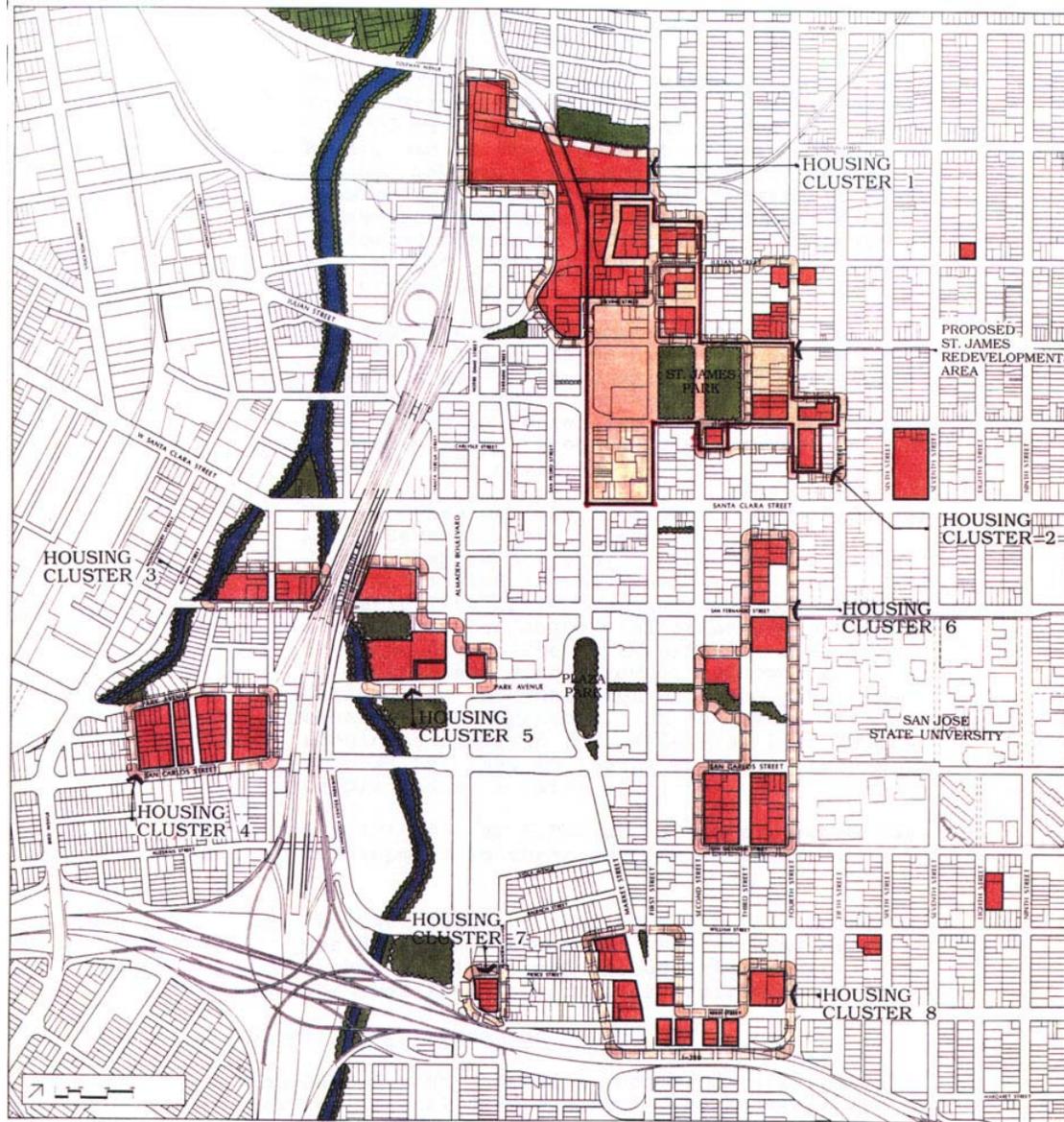


1990





1990



HOUSING SITES

DOWNTOWN STRATEGY PLAN

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

RTKL Associates Inc.

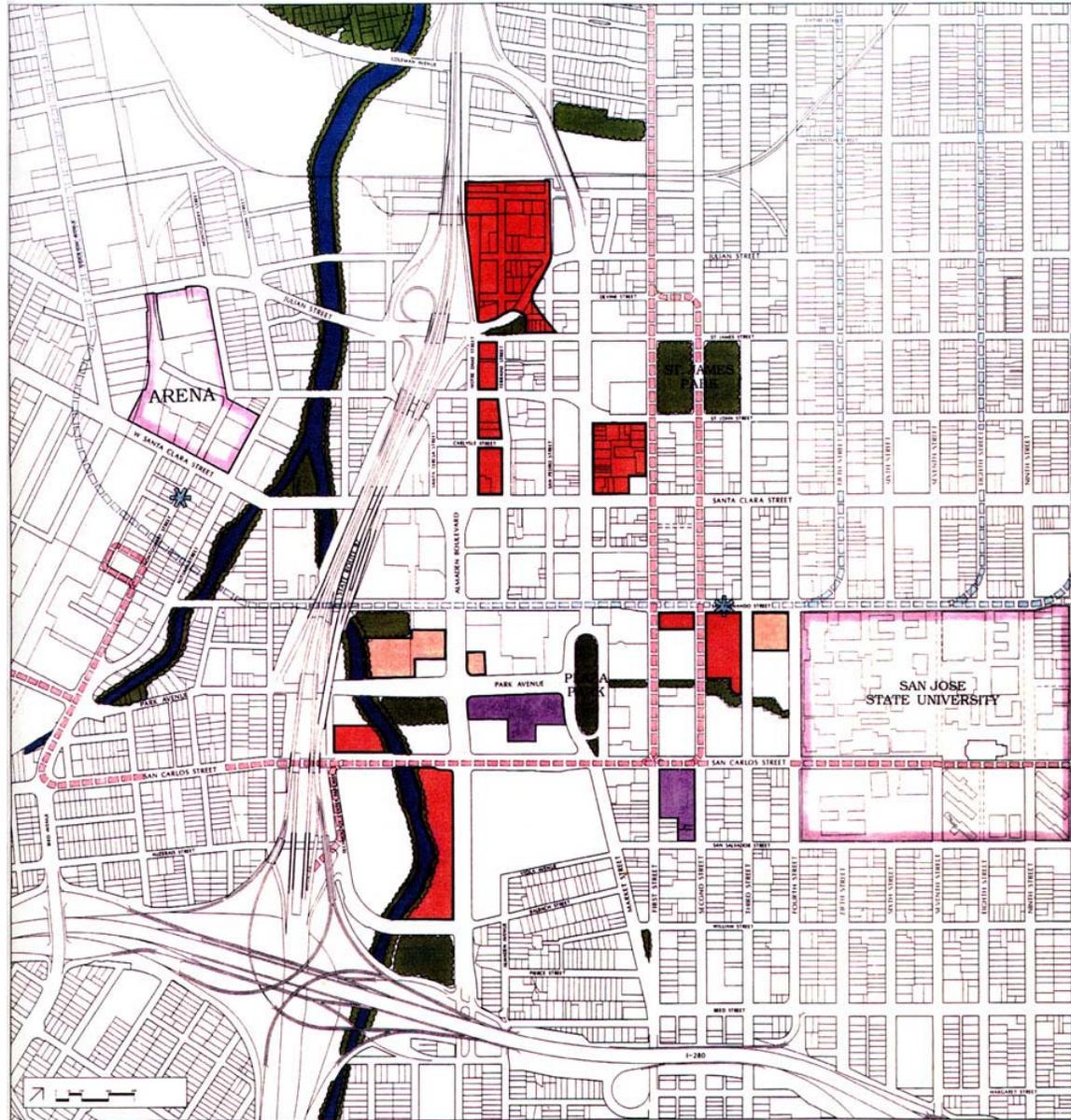
Economics Research Associates

Meacham O'Brien





1990



- CORPORATE OFFICE SITE
- CITY HALL/LIBRARY/THEATER SITE
- OPTIONS
- CORPORATE OFFICE SITES WITH HOUSING OVERLAY

CORPORATE OFFICE SITES

- LRT
- BART
- ★ BART STATION

DOWNTOWN STRATEGY PLAN

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

RTKL Associates Inc.

Economics Research Associates

Meacham O'Brien



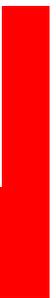
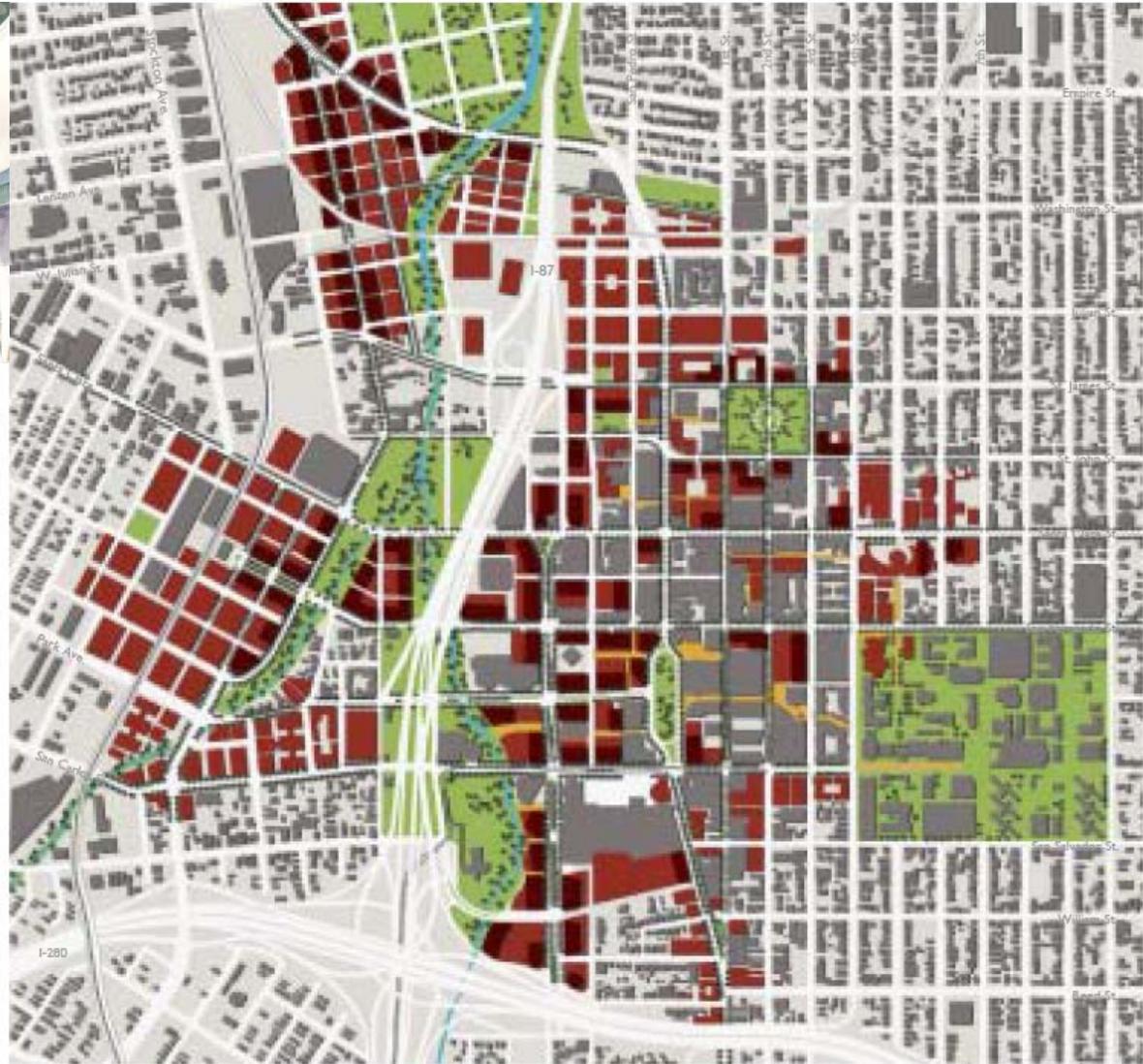


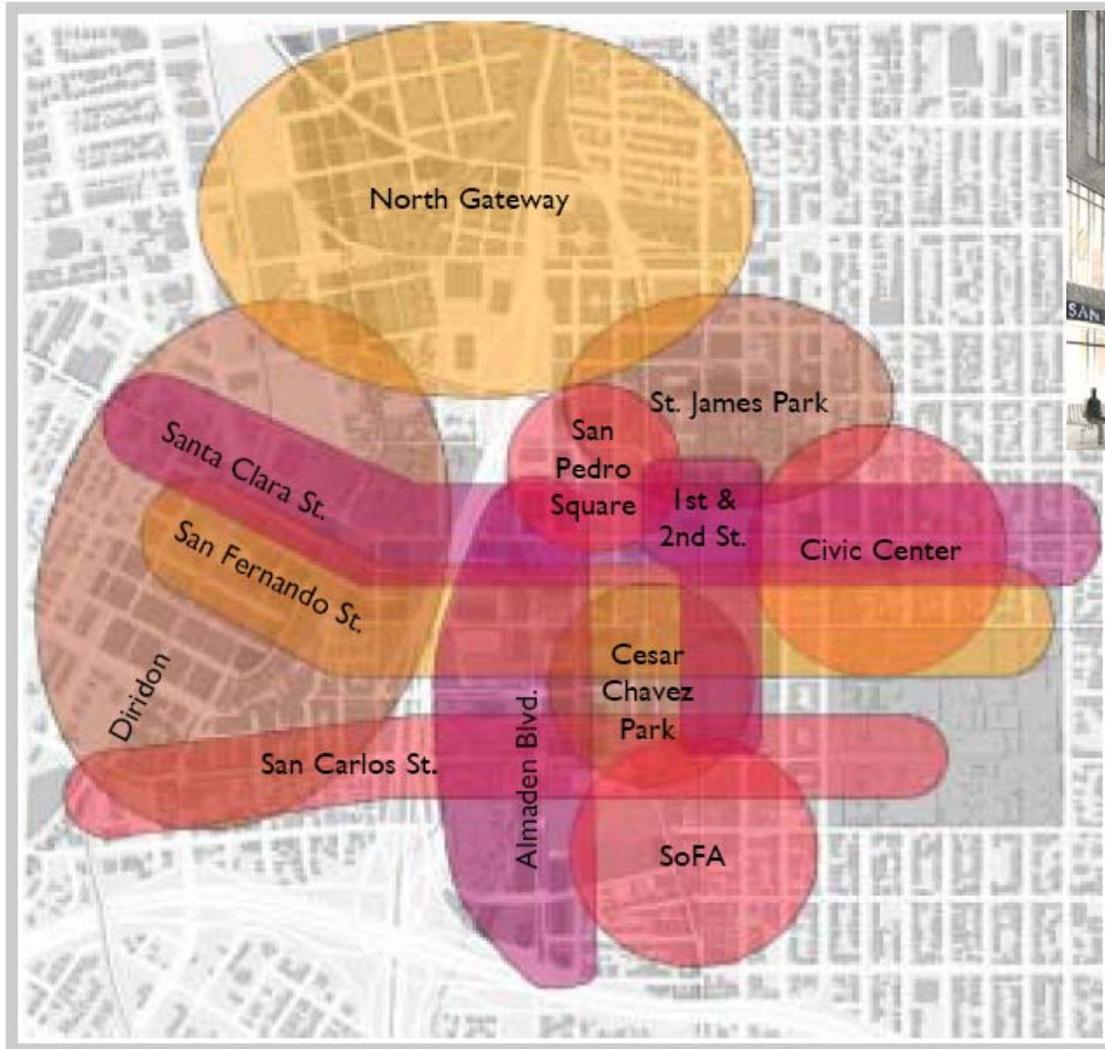
2000

- River and Creek 
- Parks and Green Open Space 
- Paseos and Plazas 
- Potential Development 
- Potential Development, higher density 
- Existing Structures 



STRATEGY 2000 ILLUSTRATIVE





2000

- 3.2.1 Plaza de Cesar Chavez
- 3.2.2 St. James Park
- 3.2.3 1st and 2nd Streets
- 3.2.4 Santa Clara Street
- 3.2.5 San Pedro Square
- 3.2.6 San Fernando Street
- 3.2.7 SoFA / Convention Center
- 3.2.8 Civic Center
- 3.2.9 San Carlos Street
- 3.2.10 Almaden Boulevard
- 3.2.11 Diridon / Arena
- 3.2.12 North Gateway

Fig. 3-33: Areas diagram





Redevelopment Results





San Jose Arena



McEnery Convention Center



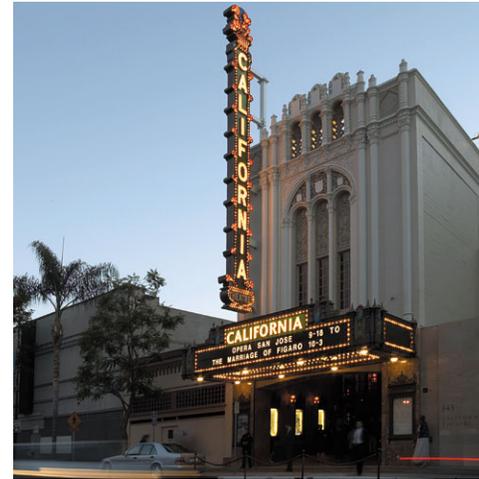
San Jose Rep Theatre



City Hall



Children's Discovery Museum



California Theatre



San Jose Museum of Art



MLK Library

Evolution of Downtown Housing



Apartments

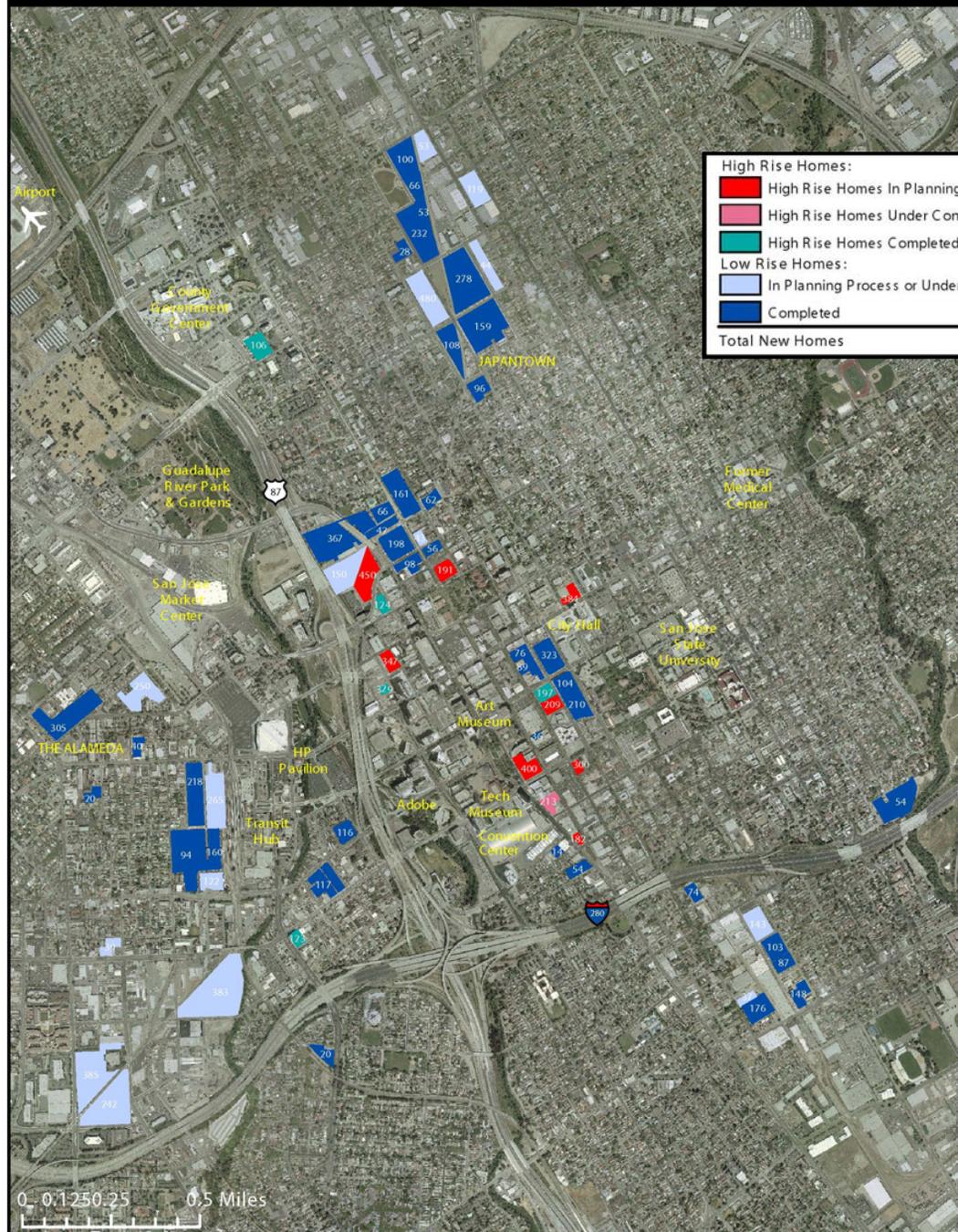


Mid-Rise Condos



High-Rise Condos

HOUSING IN THE GREATER DOWNTOWN SAN JOSE



| High Rise Homes: | |
|--|---------------|
| High Rise Homes In Planning/Permit Process | 2,758 |
| High Rise Homes Under Construction | 213 |
| High Rise Homes Completed | 879 |
| Low Rise Homes: | |
| In Planning Process or Under Construction | 2,687 |
| Completed | 4,882 |
| Total New Homes | 11,419 |





Downtown Development Summary

Office sites

| # of sites | Lot square feet | Acres | Floor space at FAR 5 | Floor space at FAR 9 |
|------------|-----------------|-------|----------------------|----------------------|
| 12 | 1,484,675 | 34.08 | 5,105,020 | 8,089,036 |

Office or Housing sites

| # of sites | Lot square feet | Acres | Dwelling units | Floor space at FAR 5 | Floor space at FAR 9 |
|------------|-----------------|-------|----------------|----------------------|----------------------|
| 5 | 359,203 | 8.25 | 910 to 1,860 | 1,796,014 | 3,232,825 |

Housing sites

| # of sites | Lot square feet | Acres | Dwelling units |
|------------|-----------------|-------|----------------|
| 18 | 659,824 | 15.15 | 1,260 to 2,700 |



Downtown Development Summary

Housing sites with development agreements

| # of sites | Lot square feet | Acres | Dwelling units |
|------------|-----------------|-------|----------------|
| 9 | 877,853 | 20.15 | 2,644 |

High-rise sites under construction/completed

| # of sites | Lot square feet | Acres | Dwelling units |
|------------|-----------------|-------|----------------|
| 4 | 182,355 | 4.19 | 892 |

Corporate sites

| # of sites | Lot square feet | Acres | Floor space at FAR 5 | Floor space at FAR 9 |
|------------|-----------------|-------|----------------------|----------------------|
| 3 | 449,104 | 10.31 | 1,267,706 | 1,401,871 |

Overall Office and Housing Ranges

Office 8,168,740 - 12,723,732 sf (FAR Range 5 to 9)
Housing 5,706 - 8,096 DU

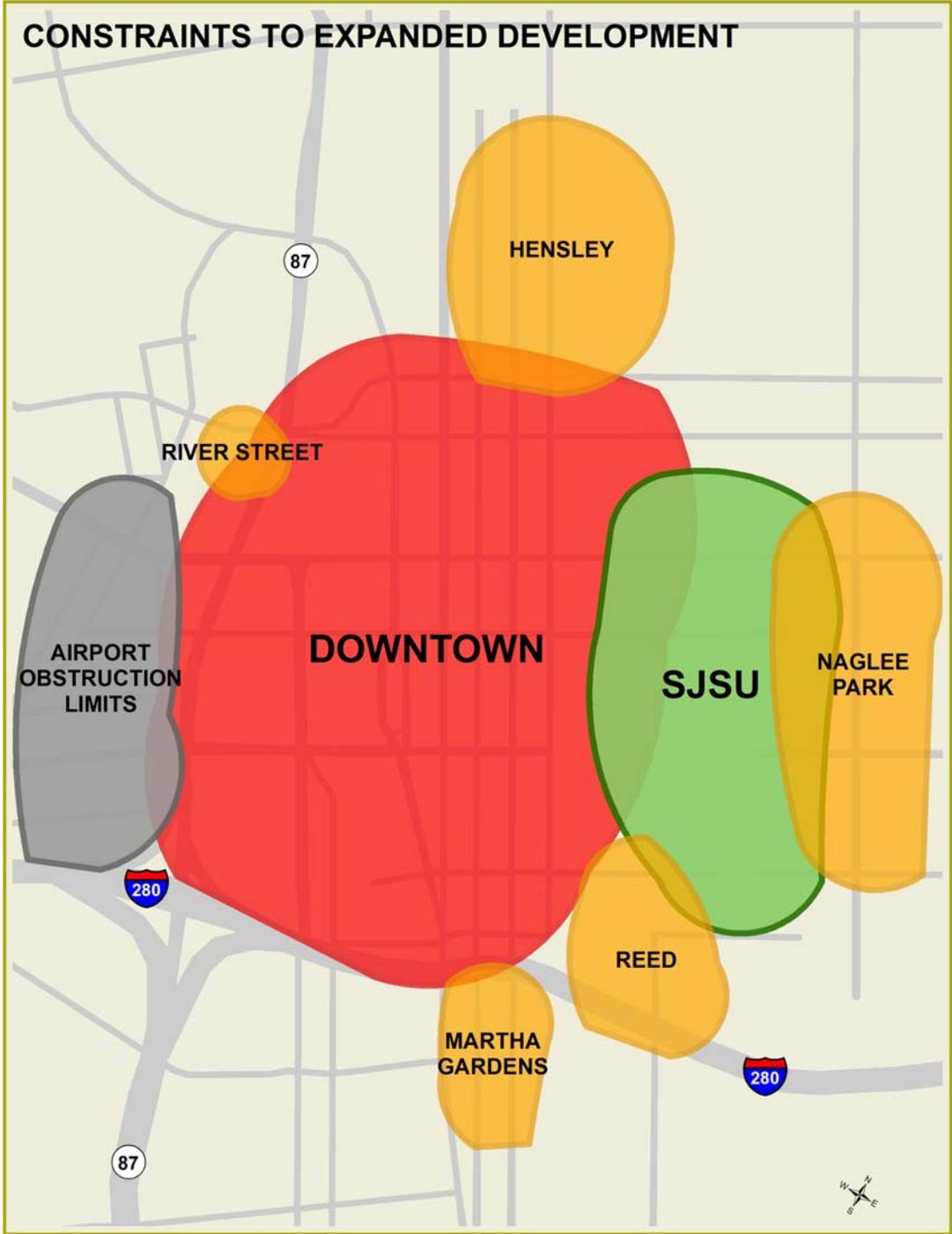


Future Development



Downtown Strategy Plans 1980-Present

| Use | Actual Development To Date 1980-2008 | Strategy 2000 Adopted 2005 (Projected Development) | Current Development Capacity |
|-------------|--|--|---------------------------------|
| Residential | 7,841 Units | 8,500 Units | 7177 Units |
| Office | 6 Million Sq Ft | 11.2 Million Sq Ft | 11.2 Million Sq Ft |
| Retail | 178,000 Sq Ft | 1.4 Million Sq Ft | 1.34 Million Sq Ft |
| Hotel | 2,089 Rooms | 3,600 Rooms | 3,600 Rooms |





Peralta Action Plan Area
San Jose, California



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Photo Simulation of Conceptual Diridon Station Area

Downtown San Jose



San Jose Redevelopment Agency

December 8, 2008