

Envision San José 2040

General Plan Update

March 21, 2011

Task Force Meeting #49

Agenda Item #3

Envision Scope and Schedule

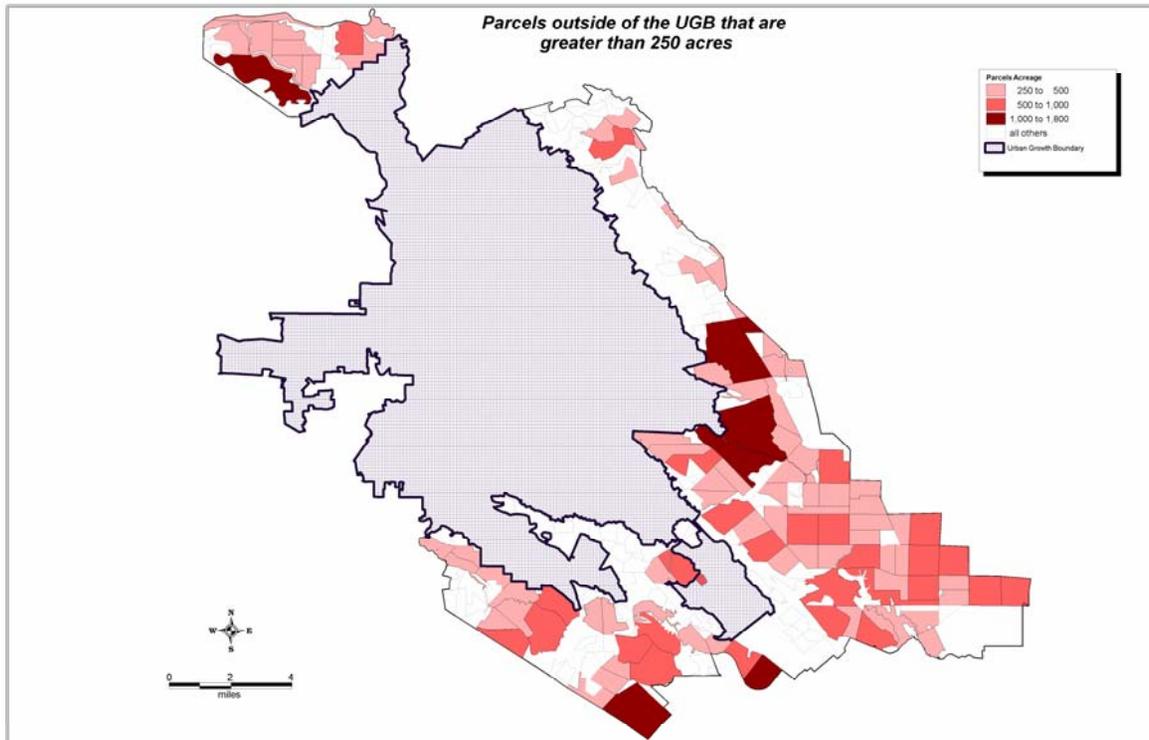
Key Steps for Envision Process

- **Complete Project Description – March 21, 2011**
- **Envision EIR Circulation – Spring 2011**
- **Task Force Recommendation – September 12, 2011**
- **City Council Hearing – Fall 2011**

Agenda Item #4.1

Development Standards for Uses Outside of the UGB

- Minimum Lot Size 250 Acres



Agenda Item #4.1

Development Standards for Uses Outside of the UGB

- Preserve 98% as open (Limit buildings to 2%)
- Preserve 90% of Site as Open Space / Habitat (Commercial & Institutional)
- Agriculture – Sustainable Practices
- No new urban services



Agenda Item #4.1

Potential Land Uses Outside of the UGB

Example: Cinnabar Golf Course



- 347 Acre Site
- 198 Acres (57%)
Preserved Habitat
- 149 Acres (43%)
Developed
 - 2.2 Acres (0.6 %)
Paved Area
 - 0.8 Acres (0.2%)
Building Area

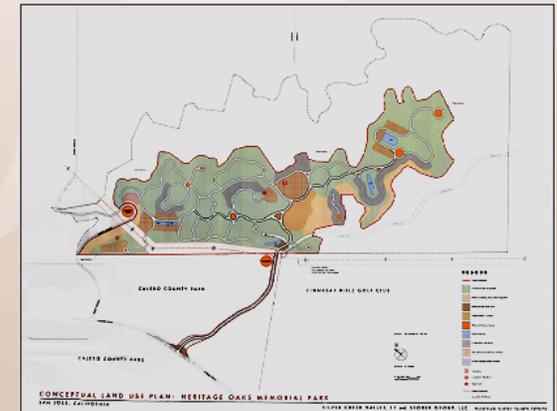
Agenda Item #4.1

Potential Land Uses Outside of the UGB

Example: Proposed Memorial Park



- 453 Acre Site
- 277 Acres (61%) Preserved Habitat
- 174 Acres (39%) Developed



Agenda Item #4.1

Potential Land Uses Outside of the UGB

Example: Proposed Memorial Park



- 453 Acre Site
- 277 Acres (61%) Preserved Habitat
- 174 Acres (39%) Developed
- Habitat area may be used for “natural” cemetery



Agenda Item #4.1

Land Uses and Development Standards Outside of the UGB

- General Plan Key Theme: Environmental Leadership
- Important Envision Goals:
 - Water Conservation
 - Habitat Preservation
 - Fiscal Considerations (Lands Outside of City)
- Opportunity to Align with Community Values

Alternatives: Preserve 50%, 65% or 80% of sites for Habitat

Staff Recommendation: Preserve 90% of sites for Habitat

Agenda Item #4.2 – Growth Phasing



Agenda Item #4.2 – Growth Phasing

Revised Draft Plan Horizons

- Three Horizons
- Reduced scale for Horizon 1 (49,660 dwelling units)
- Priority on Corridors adjacent to Downtown
- Greater flexibility (5,000 dwelling unit pool)
- Signature projects move Village to current Horizon

Horizon	Cumulative Planned Capacity (DU)
“Base”	40,200
Horizon 1	49,660
Horizon 2	80,560
Horizon 3	106,000
Total	(with NSJ phases 2 to 4) 120,000

Agenda Item #4.2 – Growth Phasing

Plan Horizons – Prioritization of Growth Areas

“Base” Housing Growth Areas

- Downtown Strategy Area
- Specific Plan Areas
- North San Jose Policy
- Vacant / Underutilized Lands
- Residential Neighborhoods
- Existing Entitlements
- North San Jose Phase 1



Horizon 1

- Downtown Corridors
- 5,000 DU Pool

Horizon 2

- Bart Station
- Light Rail Stations / Corridors

Horizon 3

- Planned Light Rail Corridors
- Commercial Centers
- Neighborhood Villages

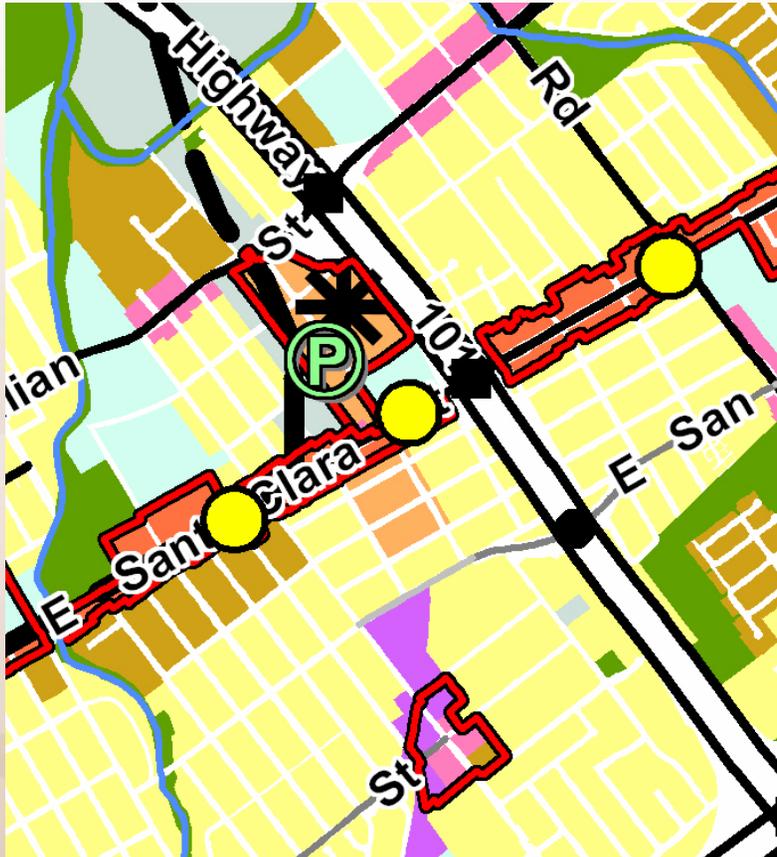
North San Jose

- Phases 2-4

Agenda Item #4.3

Village Planning & Employment Lands – Five Wounds Area

Preferred Land Use Scenario & Land Use / Transportation Diagram (August)



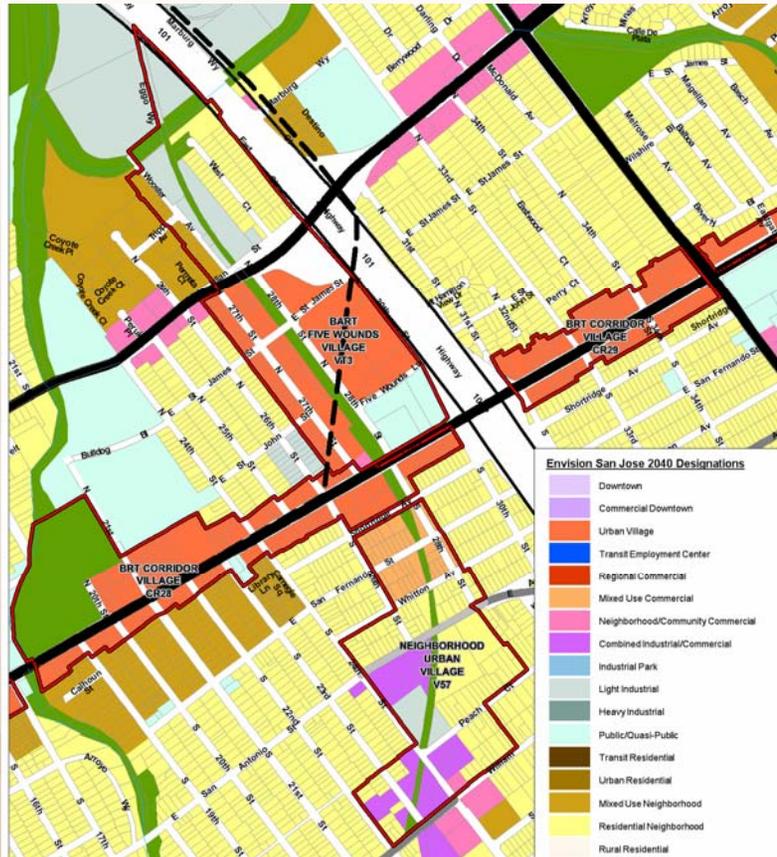
Five Wounds Area Urban Villages

Village Area	Planned Jobs	Planned Housing
5WBT BART	4,050	845 DU
E. Santa Clara St.	605	650 DU
Alum Rock	270	310 DU
William St.	415	217 DU
Total	5,340	2,022 DU

Agenda Item #4.3

Village Planning & Employment Lands – Five Wounds Area

Proposed Land Use / Transportation Diagram Modifications



- Align Village Boundaries with Community Plan
- Add Trail Corridor
- Convert Light Industrial west of 27th to Village
- Add “Triggers” (w/ BART) for conversion of other Light Industrial Areas in Village Plan

Agenda Item #4.3

Village Planning & Employment Lands – Five Wounds Area

Proposed Envision Plan Text – Draft #5 Village Planning Policy IP-5.1.8

Implementation: Consider the establishment of phasing triggers or other implementation tools for specific land use changes within the context of the Urban Village Plan to support achievement of the Urban Village Plan goals consistent with other General Plan goals and policies. Such land use changes, within Urban Village Areas, may include the conversion of lands designated for Light Industrial, Heavy Industrial or other employment uses to non-employment use provided that the Urban Village Plan in the whole will provide sufficient capacity for a number of jobs equal to planned new job growth capacity plus maintenance of existing job capacity.

Agenda Item #4.4 – Other Topics

Task Force Comments on other Envision Topics

Agenda Item #5

Public Comment

Agenda Item #6

Task Force Recommendations

1. Lands Outside of the Urban Growth Boundary
2. Phasing
3. Urban Village Planning
4. Other

Agenda Item #7

Announcements

- **Next Task Force Meeting – TBD**
- **Envision EIR Circulation (Spring 2011)**
- **City Council Hearing (Fall 2011)**