

*Envision San José 2040*

*General Plan Update*

*May 15, 2010*

*Community Land Use Diagram Workshop*



## Purpose

Obtain community input on the proposed draft Land Use/Transportation Diagram, including new land use designations, to show areas of San Jose proposed for growth and established neighborhoods not proposed for growth.

## Agenda

- 1) Introductions and Welcome
- 2) Envision San Jose 2040 Overview
- 3) Presentation of Land Use / Transportation Diagram
- 4) Workshop Stations
- 5) Next Steps

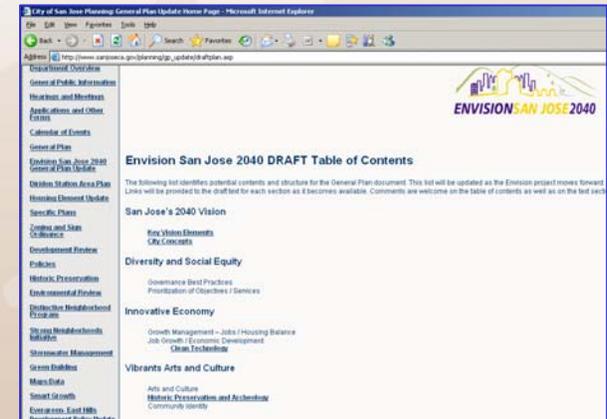
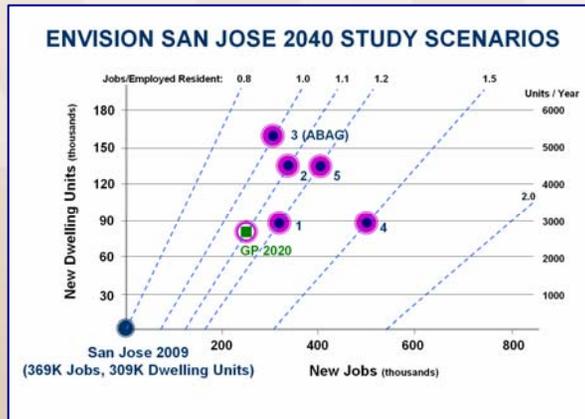
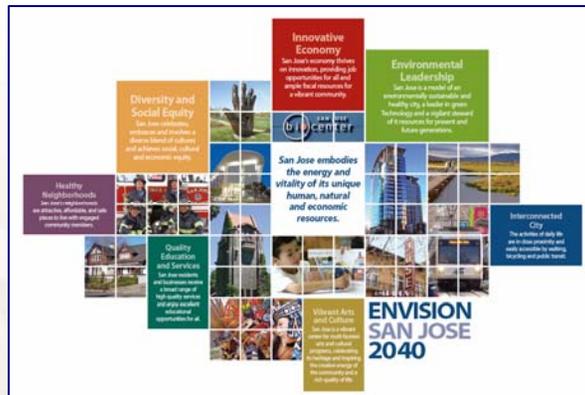
## 2) Envision San Jose 2040 Overview

### Schedule of Next Steps

April 20, 2010	Council Acceptance of Preferred Scenario Project Description recommended by Task Force <ul style="list-style-type: none"><li>- Sets total job and housing growth capacity</li><li>- Identifies Growth Area locations</li><li>- Provides phasing concepts</li></ul>
May – June 2010	Task Force Completes Phase 2 – Land Use Diagram, phasing plan and General Plan goals and policies
September 2010	Phase 3 Begins – Plan and Environmental Document Preparation and Community Engagement
December 2010	Environmental Document (DEIR) Circulation
June 2011	Council Consideration of DEIR and General Plan

# 2) Overview – Key Accomplishments

- Vision
- Scenario Guidelines
- Land Use Study Scenario Analyses
- Goals, Policies & Actions





## 2) Overview – Community Engagement – Scope

- 38 Task Force meetings
- 7 community meetings and workshops
- Over 4,000 on-line participants:
  - 4,500 visited Wikiplanning Site
  - 2,800 completed Wikiplanning survey in 3 months
  - 987 completed Preferred Land Use Scenario survey in 2 weeks

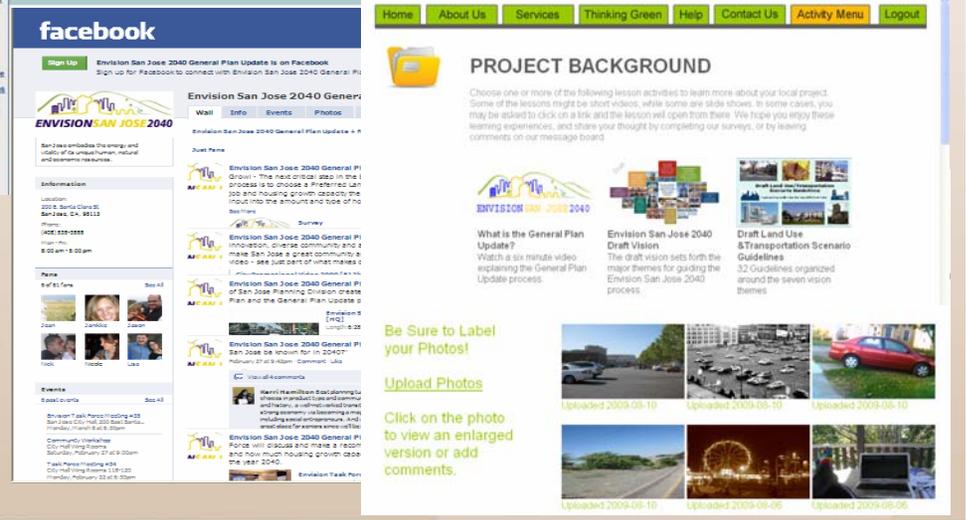
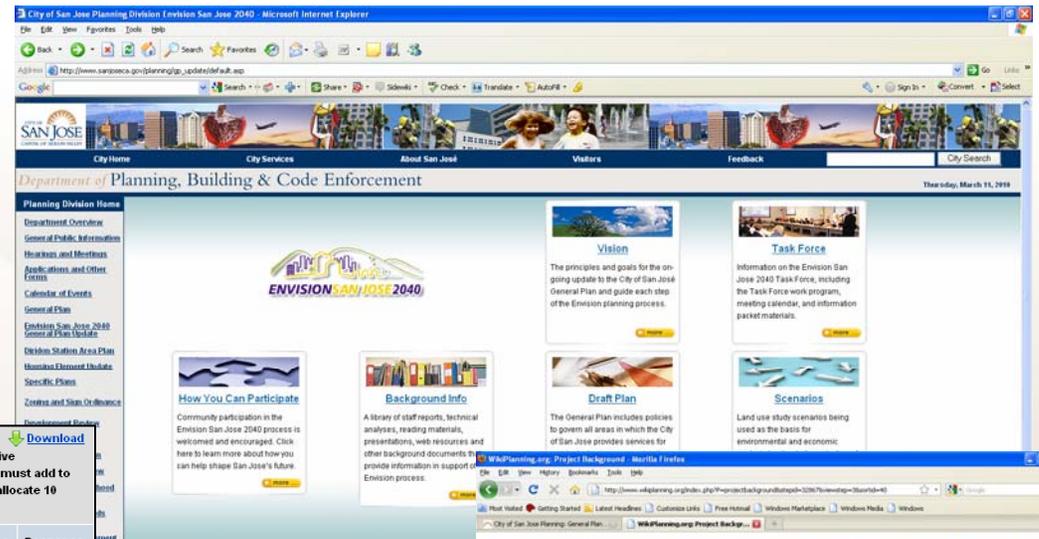


# 2) Overview – On-Line Engagement

- Extensive website content
- Wikipanning
- On-line survey
- Social media

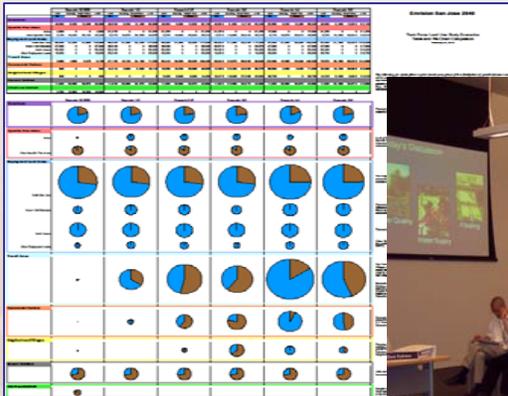
5. A new General Plan should balance many goals for the City's future. Please rank the priority that should be given to the following ten (10) factors when selecting the City's future land use plan. This question allows you to indicate the relative importance of each factor by allocating 100 points among the choices. You may allocate any number of points to each, but the total must add to 100. For example, you could allocate all 100 points to a single factor if that factor is the only one of importance to you, or you could allocate 10 points to each factor if each should be given equal importance. Plan for:

	Response Average	Response Total	Response Count
<a href="#">Show replies</a> 1) Economic Development (maximize opportunities for job growth)	22.01	16,533	751
<a href="#">Show replies</a> 2) Environmental Impacts (minimize impacts upon air quality, water demand, etc.)	16.82	11,939	710
<a href="#">Show replies</a> 3) Housing Availability (provide housing capacity to fully meet projected demand)	10.30	5,739	557
<a href="#">Show replies</a> 4) Transit Ridership (maximize projected BART, Light Rail and Bus ridership)	14.73	9,928	674
<a href="#">Show replies</a> 5) Fiscal Stability (maximize City's potential to provide services and	19.51	13,928	714



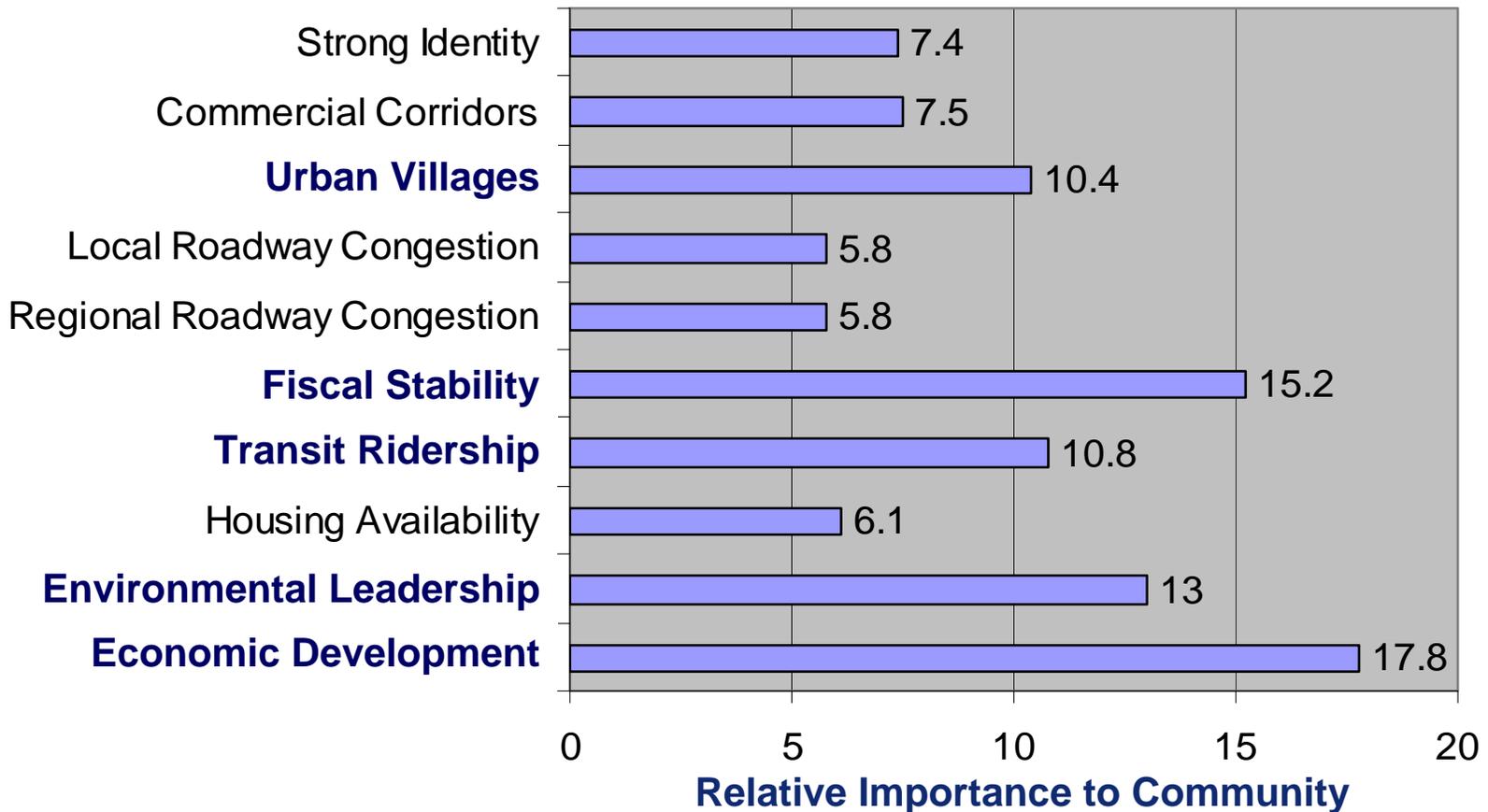
## 2) Overview – In Person Engagement

- Task Force meetings
- Community workshops
- Creative graphics
- Bus tour



## 2) Overview – Community Engagement Results

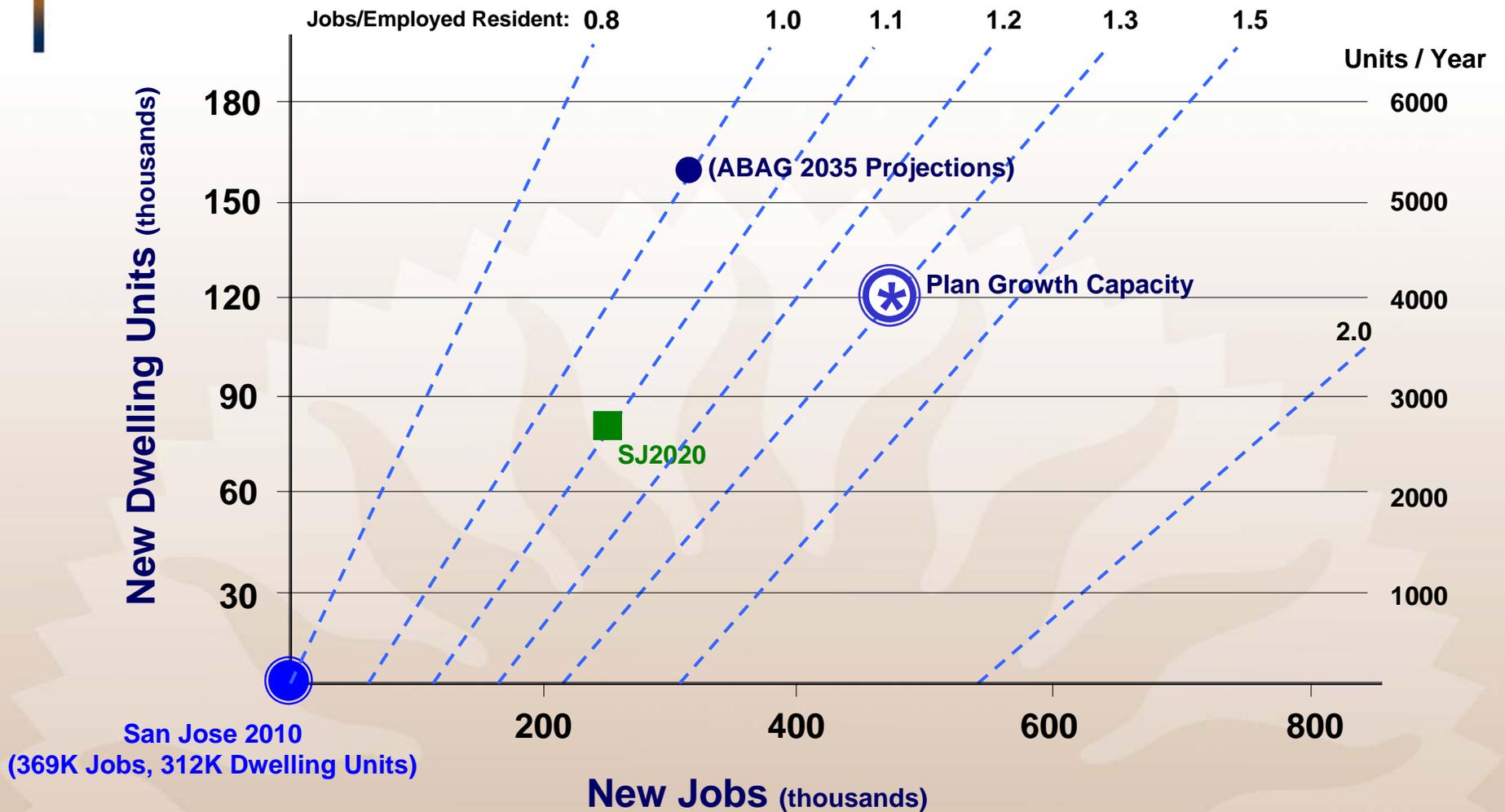
Community Identified Planning Priorities



## 2) Overview – Plan Growth Capacity

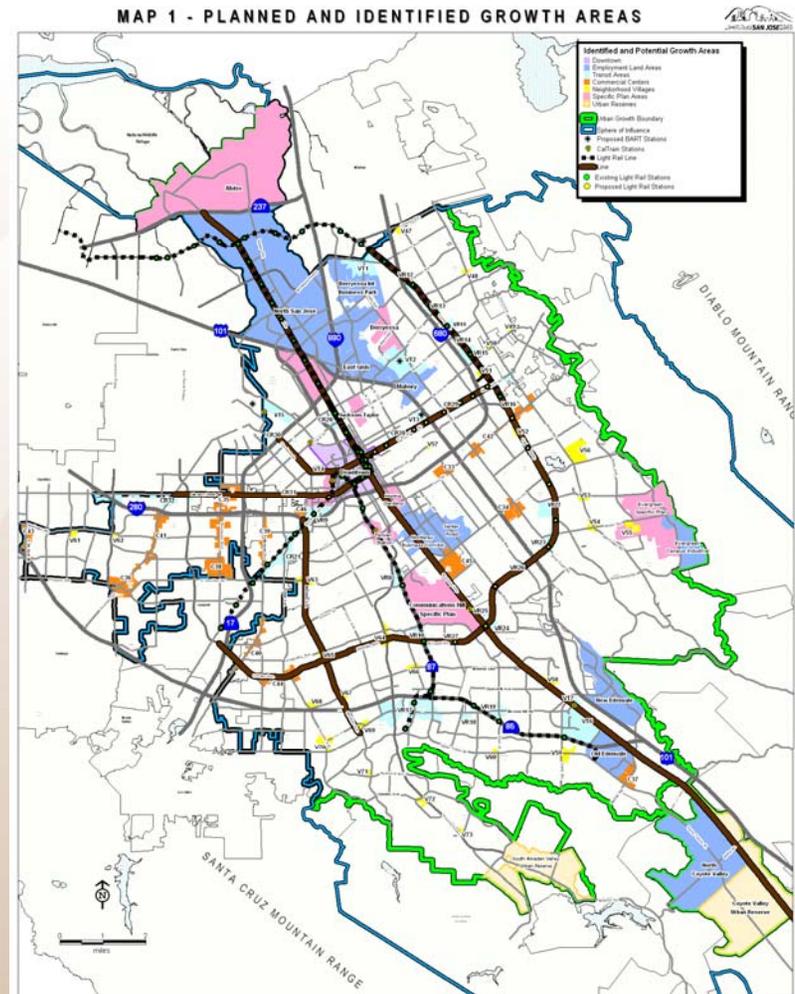
	<b>Total Jobs</b>	<b>Total Dwelling Units</b>
<b>San Jose Today (2010)</b>	<b>369K</b>	<b>312K</b>
<b>San Jose 2020 General Plan (2020)</b>	<b>625K</b>	<b>391K</b>
<b>ABAG Projection – San Jose (2035)</b>	<b>709K</b>	<b>470K</b>
<b>ABAG Projection – SC County (2035)</b>	<b>1,413K</b>	<b>854K</b>
<b>Preferred Land Use Scenario (2040)</b>	<b>839K</b>	<b>429K</b>

## 2) Overview – Plan Growth Capacity



## 2) Overview – Growth Area Strategy

- Grow in identified areas:
  - Downtown
  - North San Jose
  - Employment Lands
  - Specific Plan Areas
  - Transit Station Villages
  - Transit Corridors
  - Commercial Centers
  - Neighborhood Villages
- Transit-oriented and walkable
- High-density and mixed-use
- Preserve existing neighborhoods (non-growth areas)



## 2) Overview – Growth Area Strategy

- Significant residential development only in Growth Areas
- No discretionary alternate use policies for housing
- Commercial development may occur anywhere per General Plan (e.g., Lincoln Avenue)
- Limit General Plan Amendments



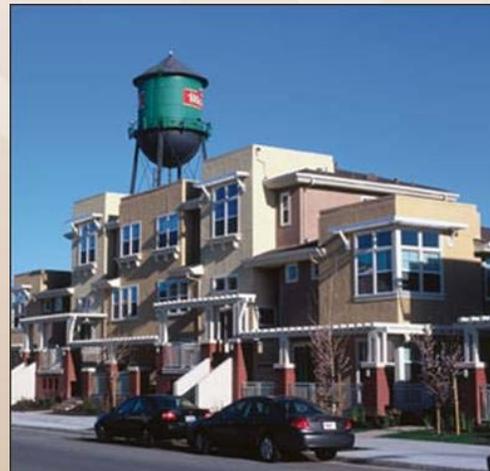
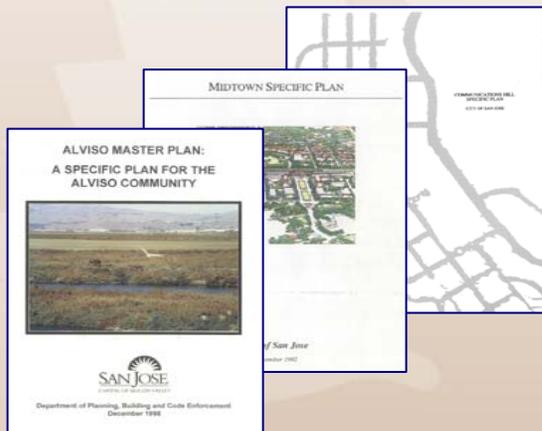
## 2) Overview – Downtown

- Maintain *Downtown Strategy*
- Support transit use
- Develop regional job center
- Continue high-rise housing Development



## 2) Overview – Specific Plan Areas

- Maintain existing growth capacity
- Maintain residential focus
- Develop jobs in Alviso
- Intensify areas close to Downtown and light rail



## 2) Overview – North San Jose

- Maintain *Vision North San Jose*
- Add job capacity
- Develop regional job center
- Implement planned Transit Residential Overlay Areas as Villages



## 2) Overview – Employment Lands

- Promote intensified job growth
- Address projected demand (type and capacity)
- Support regional job center
- Focus job growth on transit
- No housing growth



## 2) Overview – BART / Caltrain Villages

- Develop regional job centers
- Support regional transit use
- Provide significant job growth capacity
- Intensify existing housing areas



## 2) Overview – Transit Villages / Corridors

- Develop mixed-use Villages
- Balance significant job & housing growth
- Support local transit use
- Focus jobs on retail & services



## 2) Overview – Commercial Centers

- Develop mixed-use Villages
- Modest, balanced job & housing growth
- Expand retail
- Add mix of employment uses

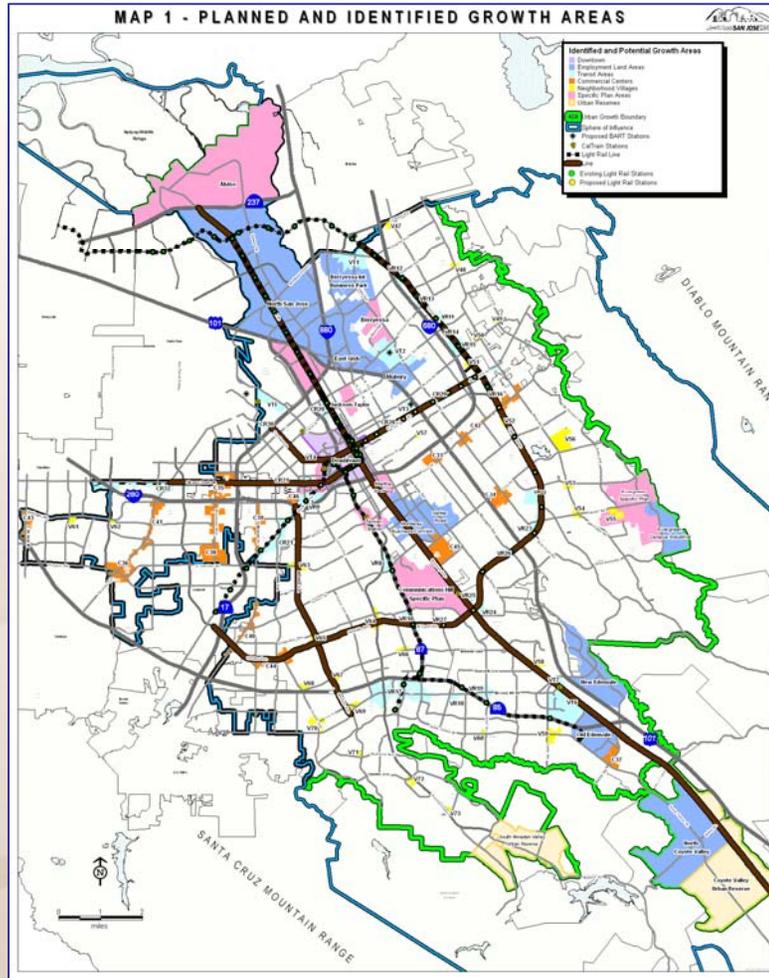


## 2) Overview – Neighborhood Villages

- Develop mixed-use Villages
- Support modest job growth
- Focus on retail and services
- Allow moderate housing growth



## 2) Overview – Growth Phasing Concepts



- Planning Horizons
- Horizon Objectives (Goals)
- Horizon Housing Growth Areas
- Council / Community check-in at the end of each Horizon
- Land Use Diagram changes by Horizon
- Strategically focus growth to align with infrastructure planning
- Village / Corridor Plans – pre-development community engagement
- Meet regional housing obligation

## 2) Overview – Summary

### Primary Objectives

- Economic Development
- Fiscal Sustainability
- Environmental Leadership
- Transit Ridership
- Urban Villages

### Key Strategies

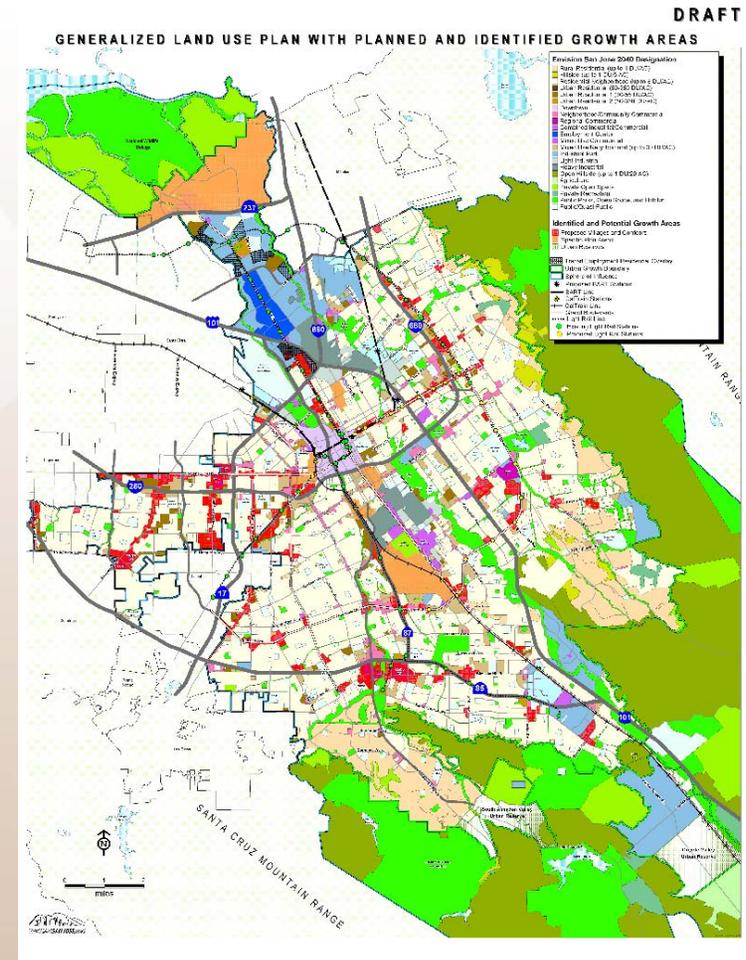
- 1.3 job / employed resident goal
- Employment-oriented Land Use Transportation Diagram
- Planning Horizons
- Growth Areas
- Village Plans
- Compact, high-density development
- Urban design



# 3) Envision Land Use/Transportation Diagram

## Generalized Land Use Plan

- a) More flexibility for employment uses
- b) More mixed use
- c) Designate growth areas
- d) Preserve non-growth areas
- e) Village Overlay areas generally have an underlying commercial designation



# 3) Envision Land Use/Transportation Diagram

## Simplified Land Use Designations

4,000 Square Foot Lots  
 5,000 Square Foot Lots  
 6,000 Square Foot Lots  
 7,000 to 8,000 Square Foot Lots  
 Administrative Office/Research and Development  
 Agriculture  
 Arts-Related Mixed Use  
 Campus Industrial  
 Carriage Homes  
 Combined Commercial/Industrial with Live/Work Overlay  
 Combined Industrial/Commercial  
 Combined Residential/Commercial  
 Commercial  
 Commercial/Light Industrial  
 Commercial/Mixed Use  
 Core Area  
 Duplex  
 Estate Residential (1.0 DU/AC)  
 General Commercial  
 Heavy Industrial  
 High Density Residential (20-50 DU/AC)  
 High Density Residential (25-40 DU/AC)  
 High Density Residential (25-50 DU/AC)  
 High Density Residential (25-65 DU/AC)  
 High Density Residential (25-65 DU/AC)/General Commercial  
 High Density Residential (40-70 DU/AC)  
 Hillside Lots  
 Industrial Core Area  
 Industrial Park  
 Industrial Park with Mixed Industrial Overlay  
 Industrial Park/General Commercial  
 Industrial Park/Preferred Hotel Site  
 Integrated Residential/Recreational  
 Light Industrial  
 Low Density Residential (5.0 DU/AC)  
 Medium Density Residential (8-12 DU/AC)  
 Medium Density Residential (8-16 DU/AC)  
 Medium High Density Residential (12-16 DU/AC)  
 Medium High Density Residential (12-25 DU/AC)  
 Medium High Density Residential (12-25 DU/AC)/General Commercial  
 Medium Low Density Residential (8.0 DU/AC)  
 Mixed Use  
 Mixed Use 1, 2, 2A, 3 & 4 see GP text  
 Multi-Family Residential (12-25 DU/AC)  
 Multi-Family Residential (24+ DU/AC)  
 Multi-Family Residential (24-40 DU/AC)

Neighborhood/Community Commercial  
 No Underlying Designation  
 Non-Urban Hillside  
 Office  
 Open Space/Trails  
 Parks/Play Fields  
 Pedestrian Emphasis Public Street  
 Pedestrian Way  
 Preservation/Single Family  
 Preservation/Single Family/Duplex  
 Private Open Space  
 Private Recreation  
 Public Facilities  
 Public Park and Open Space  
 Public Parks and Community Facilities  
 Public/Quasi-Public  
 Regional Commercial  
 Research and Development  
 Residential Support for the Core Area (25+ DU/AC)  
 Residential Support for the Core Area (25+ DU/AC)/General Commercial  
 Residential Support for the Core Area (30+ DU/AC)  
 River Commercial  
 Rural Residential (0.2 DU/AC)  
 Single Family Detached & Attached (8-16 DU/AC)  
 Single Family Residential (1.0 DU/AC)  
 Townhomes  
 Transit Corridor Commercial  
 Transit Corridor Residential (12+ DU/AC)  
 Transit Corridor Residential (12+ DU/AC)/General Commercial  
 Transit Corridor Residential (25-150 DU/AC)  
 Transit Corridor Residential (25-55 DU/AC)  
 Transit Corridor Residential (25-65 DU/AC)  
 Transit Corridor Residential (25-65 DU/AC)/General Commercial  
 Transit Corridor Residential (25-65 DU/AC)/Limited Hotel Expans  
 Transit Corridor Residential (30+ DU/AC)  
 Transit-Oriented Mixed Use (40-100 DU/AC)  
 Transit-Oriented Mixed Use (40-125 DU/AC)  
 Transit-Oriented Mixed Use (40-150 DU/AC)  
 Urban Hillside (1 DU/5 Acres)  
 Urban Reserve  
 Utilities  
 Very Low Density Residential (2.0 DU/AC)  
 Very Low Density Residential (3.0 DU/AC)  
 Victorian Preservation/Mixed Use  
 Village Center  
 Water

Residential	Hillside
	Rural Residential
	Residential Neighborhood
Mixed Use	Mixed Use Neighborhood
	Mixed Use Commercial
	Urban Residential 1
	Urban Residential 2
	Transit Employment Residential Overlay
	Downtown
Employment	Village Overlay
	Regional Commercial
	Neighborhood/Community Commercial
	Combined Industrial Commercial
	Hotel Overlay
	Employment Center
Other	Light Industrial
	Heavy Industrial
	Open Hillside
	Public/Quasi-Public
	Public Parks, Open Space, and Habitat
	Private Open Space
Private Recreation	
Agriculture	
Urban Reserve	

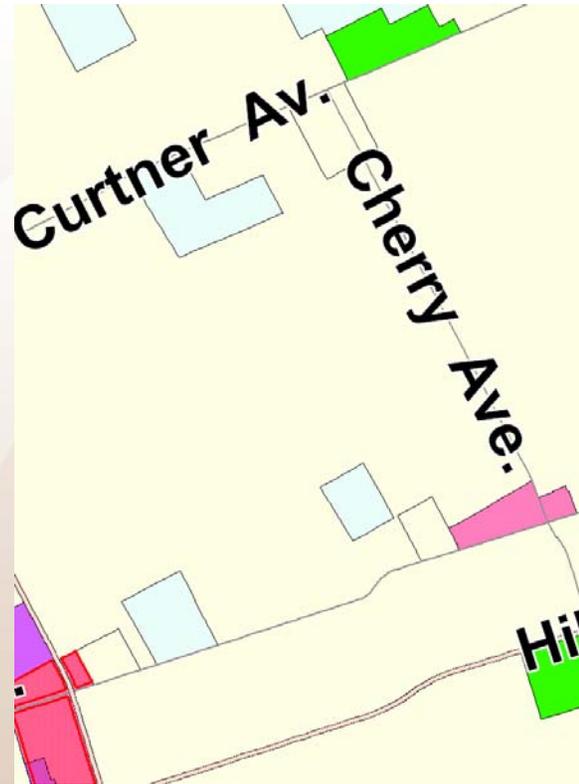
San Jose 2020 General Plan Designations

Proposed Envision Designations

### 3) Envision Land Use/Transportation Diagram

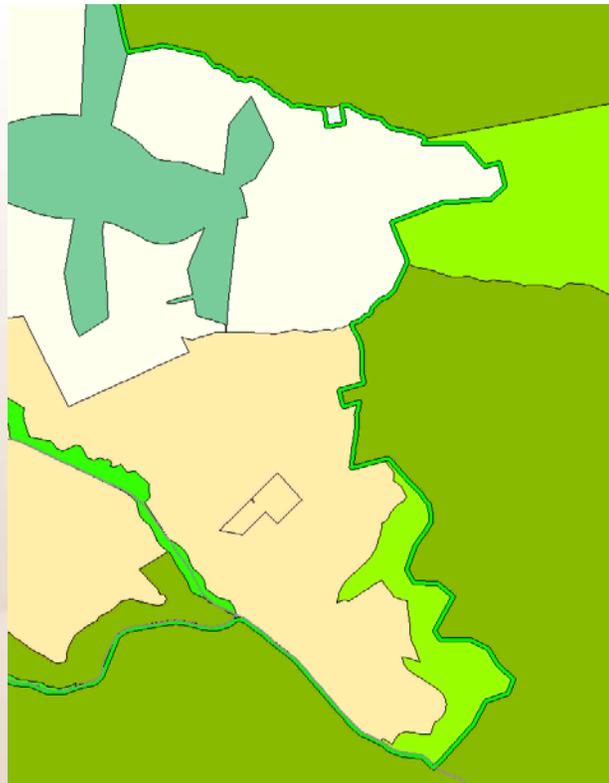


**Add Employment Land Capacity  
GP Designations**

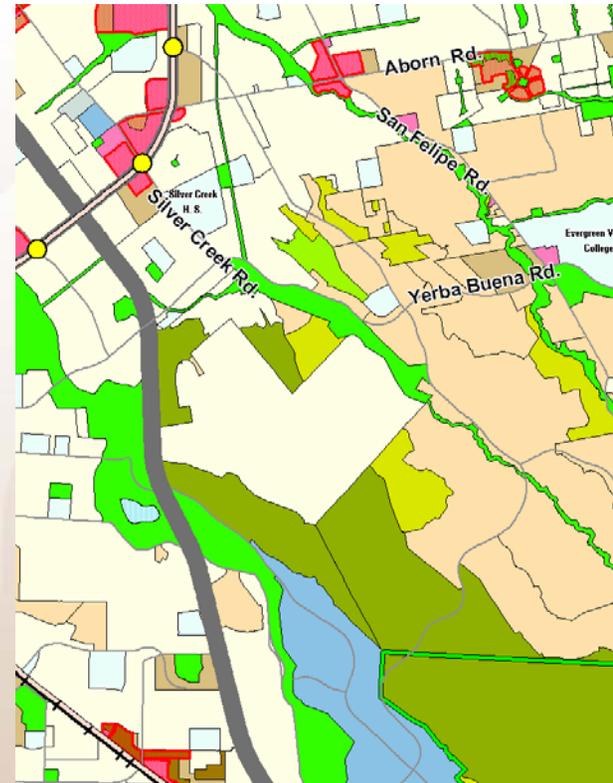


**Designate Low-Growth Areas**

### 3) Envision Land Use/Transportation Diagram



Fix Growth Boundary



Renew / Retire Specific Plans



## Agenda

- 4) Workshop Stations
  - Four Regions of San Jose (NW, NE, SW and SE)
    - Which areas interest you?
    - Share ideas
    - Record your thoughts
  - Roadway Design/Street Typologies



## Agenda

### 5) Next Steps

- Task Force Meetings in Wing Rooms 118-120:
  - Monday, May 17<sup>th</sup>
  - Monday, May 24<sup>th</sup>
  - Monday, June 7<sup>th</sup>
  - Monday, June 28<sup>th</sup>
- Draft Plan Available – September, 2010