

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

**FROM: Andrew Crabtree**

**SUBJECT: May 26, 2009  
TASK FORCE MEETING**

**DATE: May 20, 2009**

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

**Agenda Item 3 – Staff Report on edits made to Study Scenario C and E and presentation of the geographic distribution of jobs and housing in Study Scenarios J and K**

At the April Task Force meeting staff presented a proposed geographic distribution for the job and housing growth capacity in Land Use Study scenarios C and E. The Task Force accepted the proposed distributions with a request that staff make modifications to place more of the growth capacity in the Downtown and to identify a “Hub” on the east side of San Jose. Staff will briefly present revised versions of scenarios C and E that address these requests.

Downtown Capacity

Following the April Task Force meeting, staff conducted a capacity analysis for the Downtown and identified some additional growth capacity; for a discussion of this analysis see the “Downtown Capacity Assessment,” in the May meeting packet. For each scenario, Staff is recommending that the growth capacity for Downtown be increased, beyond the current San Jose 2020 General Plan capacity, as follows:

- Scenario C – Increase housing capacity by 1,150 dwelling units, for a total new capacity of 8,330 dwelling units Downtown, and increase jobs capacity by 3,500 jobs, for a total capacity of 48,500 new jobs.
- Scenario E – Increase housing capacity Downtown by 1,900 dwelling units to a total new capacity of 9,080 dwelling units and increase jobs capacity by 3,500 jobs, for a total capacity of 48,500 new jobs.
- Scenario K - Increase housing capacity Downtown by 2,650 dwelling units to a total new capacity of 9,840 dwelling units and increase jobs capacity by 3,500 jobs, for a total capacity in the of 48,500 new jobs.
- Scenario J – Increase Downtown housing capacity by 1,150 dwelling units, for a total new capacity of 8,330 dwelling units, and increase jobs capacity by 7,550 jobs, for a total capacity in the of 52,550 new jobs.

Since the total amount of job and housing growth capacity should remain constant in each scenario, staff moved some of the job and housing growth capacity from other areas to the Downtown in Scenario C and

Scenario E, which were previously reviewed by the Task Force, and have used the increased capacity amounts in the preparation of Scenarios J and K to be reviewed by the Task Force at the May meeting.

### Reclassification of Villages

At the April Task Force meeting, the Task Force also requested that staff identify a potential Hub on the east side of San Jose. In response to this request, staff comprehensively evaluated where there were opportunities for expanded or new Villages, Hubs and Corridors citywide, particularly near existing and planned transit facilities. This evaluation resulted in reclassification of the Village, Hubs and Corridors into a new set of categories which better identify the character and scale of each type of village. This reclassification is described in the meeting packet item entitled "Revised Village Description." Staff then identified specific sites along the Capitol Line light rail as areas in East San Jose where it was logical and feasible to expand the size of the planned village growth areas thereby adding growth capacity; see the aforementioned document for a more detailed discussion. Through this approach staff added growth capacity on the east side of San Jose for Scenario C and Scenario E, while further emphasizing the placement of new growth along transit lines, in response to the Task Force request. This strategy is also incorporated into Scenarios J and K.

### Land Use Study Scenarios J and K

Staff has developed a proposed geographic distribution for the new job and housing growth capacity for Land Use Study Scenario J (1.5 Jobs/Employed Resident) and Land Use Study Scenario K (ABAG projections 2009, 1.0 Jobs/Employed Resident). Both of these scenarios include significantly more growth capacity than either Scenario C or E, with Scenario K providing more housing growth capacity and Scenario J providing more job growth capacity. While scenarios C and E did not fully make use of the identified growth areas, for scenarios K and J staff have placed growth capacity in all of the growth areas with an emphasis either on housing or job growth respectively.

Consistent with the other two scenarios, the Downtown and planned or existing BART, Caltrain and Light Rail stations are priority locations for new job and housing growth capacity. For the Downtown, Scenario K includes more housing growth capacity by increasing the density of planned residential sites, while Scenario J includes more job growth capacity by converting some of the planned Downtown housing sites to employment use. Scenarios J and K fully utilize the identified growth at sites in proximity to transit, at a higher intensity that was needed for scenarios C and E. Similarly, Scenarios J and K fully utilize any identified growth capacity within Specific Plan areas.

Scenario J includes a significant addition of job growth capacity in the Employment Land Areas in order to provide industrial, low-rise/R&D and mid-rise and high-rise job growth capacity primarily intended to accommodate Driving Industry and Business Support Industry job growth. Due to the low amount of job growth in these two industry clusters for Scenario K, it includes a small amount of job growth capacity in Employment Land Areas.

In order to accommodate the large amount of job growth in Scenario J, the Neighborhood Villages are planned to become neighborhood employment centers. These villages would include a mix of retail, low-rise and mid-rise office buildings intended to accommodate Household Support, Business Support and Driving Industry jobs, but no housing growth capacity. In contrast, for Scenario K, the Neighborhood Villages are planned to for a significant amount of housing growth, along with job growth capacity intended to accommodate primarily Household Support job growth.

### Specific Areas of Interest

It should be noted that in all four Land Use Study scenarios staff has not proposed to include any housing growth capacity for the Evergreen Industrial Campus properties, essentially maintaining the current General Plan designation for this site. A large share of the City's current job growth capacity is planned on mid-rise and high-rise office lands. Given the need for employment lands to accommodate the amount of job growth capacity included in all four Land Use Study scenarios and to provide opportunities for industrial, low-rise office and R&D employment land uses, there is a strong need to maintain the job growth capacity currently planned for this area.

In all four Land Use Study scenarios, staff is proposing that no growth be considered within the South Almaden Valley Urban Reserve and the Mid-Coyote Urban Reserve. For the "No Project" scenario, some amount of growth will be analyzed within these areas, because it is reasonably foreseeable that build-out of the City's current General Plan would allow the City to meet the current General Plan triggers that allow for development within the Urban Reserves. Staff is proposing that the four Land Use Study scenarios be based upon an anticipated modification of the General Plan designation for the Urban Reserves so that they will not be developed within the timeframe of the Envision San Jose 2040 General Plan update. This recommendation responds to the stated goals of the Task Force and community members, including the Draft Land Use Guiding Principles, which set forth the goals of environmentally sustainable and economically sound growth management along with the desire to direct new growth into areas that will make best use of existing transit facilities and other infrastructure and contribute toward the development of walkable neighborhood villages and vibrant urban locations. Including no growth capacity for the Urban Reserves within the Land Use Study scenarios is consistent with their long-term preservation for open space or low-intensity agricultural use. By not including any growth potential for the urban reserves within the scenarios to be used for environmental analysis, the option for growth in the urban reserves would be precluded under the Envision San Jose 2040 work program.

As possible alternatives for Coyote Valley, one of the Land Use Study scenarios could be used to consider the build-out of 10,000 or 25,000 dwelling units (along with an appropriate amount of Household Support jobs) in the Mid-Coyote Urban Reserve or to consider the potential incorporation of 10,000 or 25,000 dwelling units within North Coyote Valley along with the currently planned capacity for 50,000 jobs as part of an intensified, mixed-use North Coyote Valley plan. The shift in residential capacity from mid-Coyote to North Coyote could be part of a "transfer of development rights" program through which mid-Coyote property owners would receive some compensation for the conversion of their properties to permanent open space. Staff is not recommending either of these alternatives as they are less consistent with the Guiding Principles. In order to study one of these alternatives, it will be necessary to either modify one of the four Land Use Study scenarios (most likely Scenario K) or to add a fifth Land Use Study scenario to the Envision San Jose 2040 work program. Modification of Scenario K (e.g. transferring proposed housing growth capacity from other growth areas to Coyote Valley) would prevent the City from later planning for the full amount of the Scenario K housing growth without using Coyote Valley and would also lessen the value of data produced by analysis of Scenario K for comparison with other scenarios. Adding a fifth scenario will require modification of the Envision San Jose 2040 work program and consultant contracts, but may be worthwhile in order to study the Coyote Valley question more fully.

### Community Meeting

On Wednesday, May 20<sup>th</sup>, staff is holding a community meeting at the Roosevelt Community Center to present the Four Growth Study Scenarios to the public for input and to answer questions. At our Task Force meeting this coming Tuesday, staff will summarize the results of this community meeting.

### **Agenda Item 4 – Discussion of the geographic distribution of jobs and housing in Study Scenarios J and K including consideration of the Coyote Valley Urban Reserve, South Almaden Valley Urban Reserve and Evergreen campus industrial properties.**

Task Force will have an opportunity to discuss the proposed geographic distribution of jobs and housing growth capacity within the remaining two Land Use Study scenarios (Scenarios J and K), and to discuss the potential use of the Evergreen Campus Industrial properties, the South Almaden Valley Urban Reserve and the Coyote Valley Urban Reserve.

### **Agenda Item 6 – Task Force Voting.**

Following an opportunity for comments from members of the public, the Task Force will be asked to formally consider and make recommendations for the proposed geographic distribution of job and housing growth capacity in Scenario J and in Scenario K. As part of this consideration, the Task Force will be asked to formally vote on specific recommendations for how to address the South Almaden Valley Urban Reserve, the Coyote Valley Urban Reserve and the Evergreen Campus Industrial properties within the four Land Use Study scenarios.

### **Announcements**

Recently, individual Task Force members have been sending emails out to the whole Task Force. The Task Force needs to be reminded that this action could result in a Brown Act Violation. In the future, Task force members should send all Task Force correspondences to staff, who will then forward the email.

### **Reading Materials**

The Task Force has been provided with extensive background reading materials in preparation for the May Task Force meeting. These include the following, previously prepared documents analyzing potential development of the Evergreen Campus Industrial properties, the South Almaden Valley Urban Reserve and Coyote Valley:

#### Evergreen Campus Industrial

- Final Evergreen-East Hills Development Policy (Adopted December 2008)
- Draft Evergreen Development Policy (May 2007)

#### South Almaden Valley Urban Reserve (SAVUR)

- SAVUR excerpt from San Jose 2020 General Plan
- March 20, 2008 City Council Information memo
- SAVUR Area Location Map

#### Coyote Valley Urban Reserve (CVUR)

- CVUR excerpt from San Jose 2020 General Plan
- Coyote Valley Plan: A Vision for Sustainable Development (April 2008)
- Draft Coyote Valley Specific Plan Fiscal Impact Analysis (April 2006)

- Coyote Valley Specific Plan Water Supply Evaluation Report (January 2007)
- Coyote Valley Specific Plan Draft EIR Section on Global Climate Change

Links to these materials are posted on the Envision website.

**Next Meeting**

The June Task Force meeting is scheduled for Monday, June 22, 2009.

A City Council Hearings is scheduled for June 16, 2009 to accept the Task Force recommendations on the geographic distribution of jobs and housing in the four Land Use Study Scenarios, including recommendations on coyote Valley and South Almaden Valley Urban Reserves and 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](mailto:andrew.crabtree@sanjoseca.gov). Michael can be reached by phone at (408) 535-7831 or by email at: [michael.brilliot@sanjoseca.gov](mailto:michael.brilliot@sanjoseca.gov).

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