

DRAFT**Guidelines for Land Use Scenarios***(Related Guiding Principle(s) shown in italics – see attached)****What are the Land Use Scenario Guidelines?***

- A tool to provide direction when deciding where and how the City should physically grow
- Will guide the development of growth scenarios
- Will not be included in the Envision San Jose 2040 General Plan
- Can inform the development of Goals and Policies, but not primary purpose

PLEASE NOTE: The Innovative Economy and Arts and Culture guidelines are not included in this document. These two guidelines have been modified based on Task Force input and are included separately in the meeting packet and will be discussed under Agenda Item 5d.

A. Interconnected City*(Economic Development, Housing, Sustainable City, Urban Conservation/Preservation)*

1. Plan for people not cars: Establish a land use fabric that promotes increased walking, bicycling, and public transit use and does not give priority to the automobile.
2. Locate 80 % of new residential and employment growth within existing, planned and proposed transit corridors.
3. Create walkable and bike friendly neighborhood villages: Enhance established neighborhoods by integrating a mix of uses within or adjacent to neighborhoods including retail shops and services, employment opportunities, public services and housing (e.g., The Alameda).

June 23, 2008 Task Force Comment on Guideline #3:

- Should address healthy foods. One component of a neighborhood friendly village is that the food is emphasized. The City has a difficult time bringing grocery stores to neighborhoods.

- 4a. Create complete and vibrant regional hubs: Integrate a mix of housing, employment, and services within existing key commercial areas (e.g., the Oakridge Mall area).

June 23, 2008 Task Force Comment on Guideline #4a:

- The ideas that Kim Welsh and Steve Levy have regarding dynamic urban settings, housing types, and living choices need to be better captured. It will be difficult to create “hubs” throughout the City that will attract global/mobile people.

Proposed modification and relocation of existing guideline (formally #19) based on Task Force input at June 23, 2008 meeting:

- 4b. ~~Reinforce and strengthen Downtown San Jose as the cultural and symbolic heart of San Jose and as an economic center with appropriate housing.~~ Reinforce and strengthen Downtown San Jose as the symbolic heart of San Jose and as an employment, an entertainment and a cultural center, with appropriate housing.

C. Environmental Leadership (*Sustainable City*)

11. Maintain the existing Urban Growth Boundary.
12. Establish a land use fabric that achieves a 10% reduction in motor vehicle miles traveled and a ____ % (percentage to be determined) reduction in the emission of greenhouse gases from motor vehicles.
13. Protect and enhance existing riparian corridors within the Urban Growth Boundary and within documented habitat areas outside of the Urban Growth Boundary.

D. Healthy Neighborhoods (*Urban Conservation/Preservation*)

14. Promote the public health of the City's residents by developing a land use framework that promotes walking, biking and the use of public transit, and facilitates access to parks and recreation opportunities.
15. Provide access to healthy food, including locations for locally grown produce.

June 23, 2008 Task Force Comment on Guideline #15:

- There is a new industry of small farms that provide produce to restaurants (urban farming). There is a negative environmental consequence of transporting food. Need to address how to support the urban environmental diet.

E. Quality Education and Services (*Urban Conservation/Preservation, Social Equity*)

16. Locate growth in developed areas where existing infrastructure (e.g., sewers and water lines), City facilities (e.g., libraries, and parks) and services (e.g., public safety) are already available, resulting in maximum efficiency.
17. Provide adequate land for schools, health care facilities, places of worship, and other community activities.

Proposed modification of existing guideline based on Task Force input at June 23, 2008 meeting:

18. ~~Improve the fiscal condition of the City.~~ Ensure a fiscally sustainable City, in part, by providing adequate land for uses that generate tax revenue for the City.

June 23, 2008 Task Force Comments on Guideline #18:

- Improving the fiscal health of the City should be a guideline that every decision is measured against.
- Should have a separate guideline that addresses the economic uses that support a fiscally sustainable city.

G. Diversity and Social Equity (*Social Equity*)

20. Distribute a wide variety of housing types that meet the needs of an economically and culturally diverse population.