

Envision San José 2040

General Plan Update

August 24, 2009

Task Force Meeting #25

Vision North San Jose

Purpose

- **Establish Proactive Planning Framework for New Jobs and Residents**
- **Create Premier Silicon Valley Corporate Center**
- **Protect Scale and Walkability of Retail Districts and Transit Corridors**
- **Preserve “Vital Cycle” between San Jose’s Economic Competitiveness, Fiscal Viability and Quality of Life**

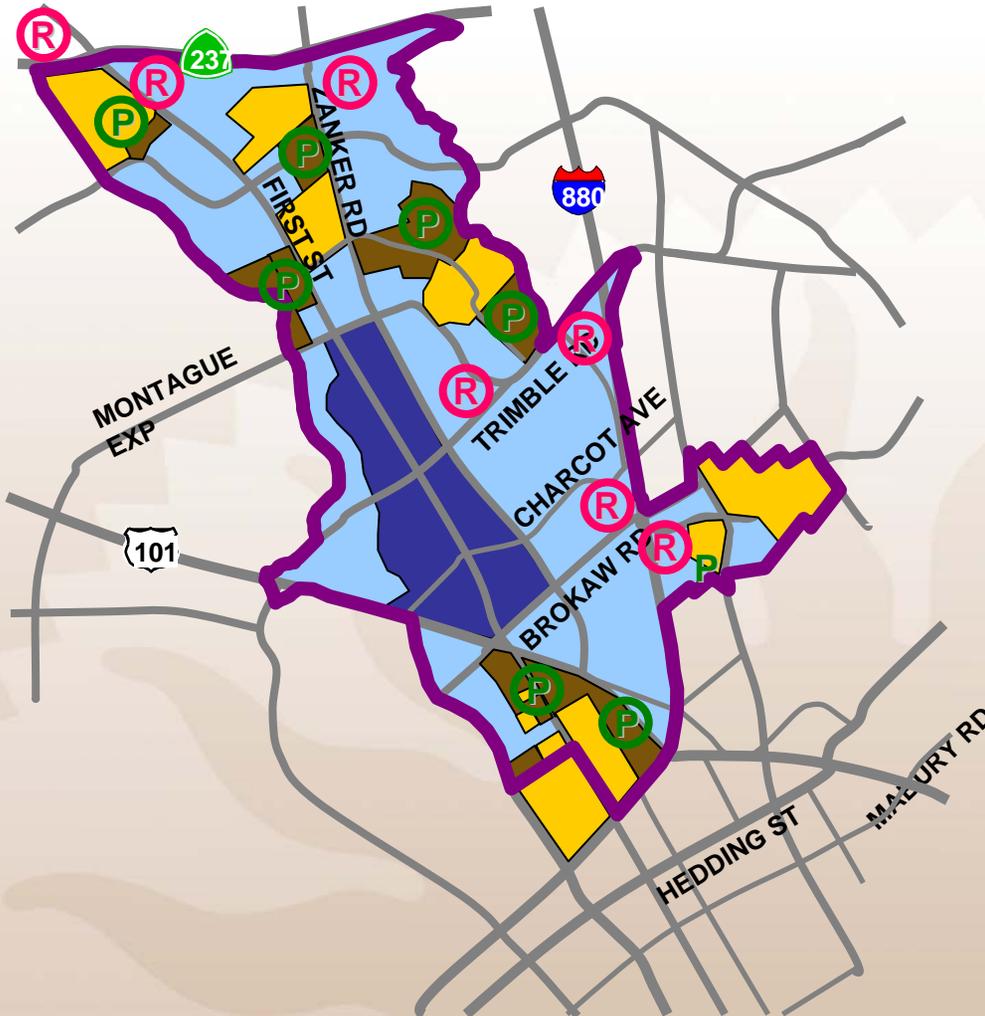


Existing North First Street Environment



Future North First Street Environment

General Plan & Development Policy



Key Elements

- 26.7 Million Square Feet of new Industrial Office Development
- 1.7 Million Square Feet of new Commercial/Retail Space
- 32,000 new Residential Units
- \$570 Million in Transportation Improvements
- 8 New Neighborhood Parks
- Phasing Program
- Potential Large Retail Sites

Proposed NSJ Actions

Amend Area Development Policy

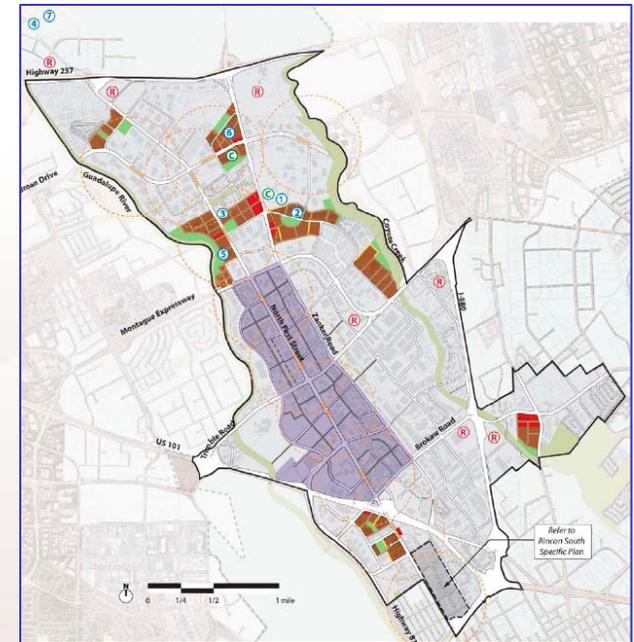
- *Regional Commercial & Hotels*
- *Process Improvements*

Neighborhoods Plan

- *Incorporate Taskforce Principles and Guidelines as Policy*

Urban Design Guidelines

- *Implementation Tool*
- *Public and Private Development*



Vision North San Jose

Community Meeting

- *September 10, 2009*
6:30 PM
4000 N. 1st Street



Existing North First Street Environment

Taskforce Meeting

- *October 5, 2009*
6:30 PM
4000 N. 1st Street



Future North First Street Environment

Regional Commercial

Allocate capacity for Regional Commercial projects

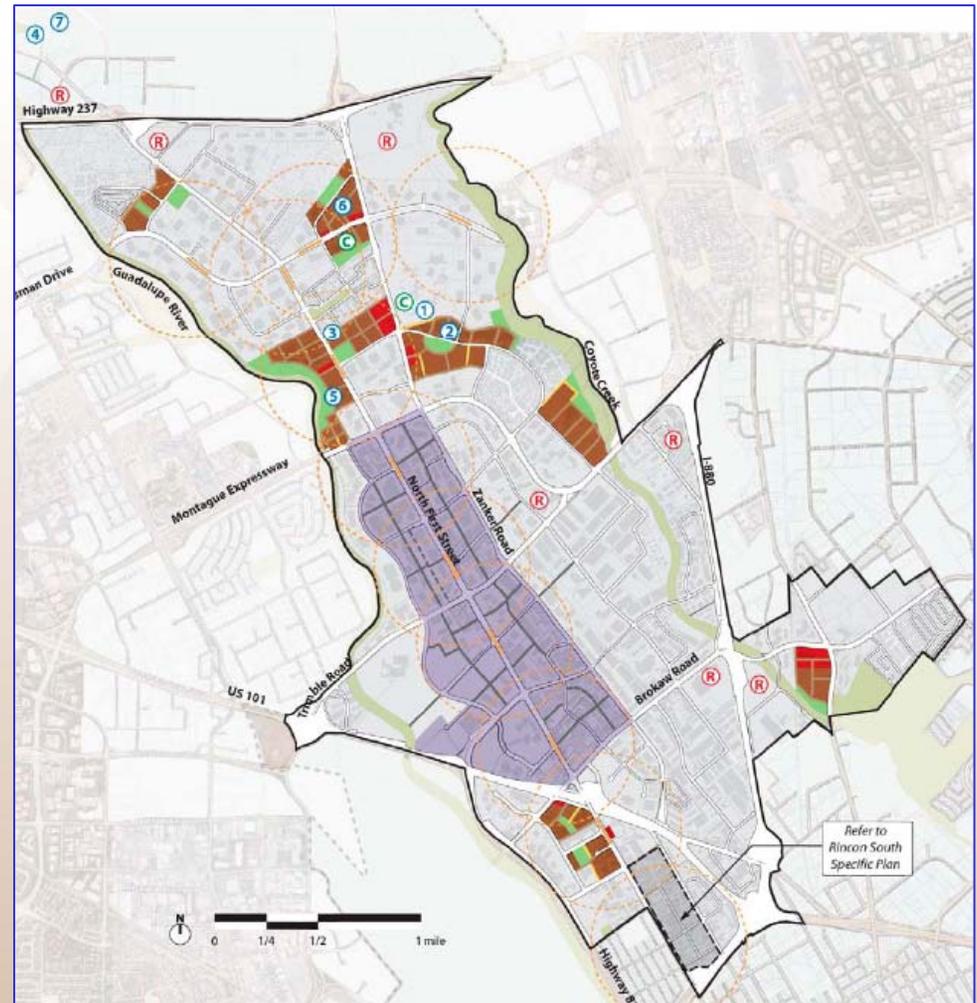
- ***Allow capacity on a trip equivalency basis***
- ***Establish trip-based Traffic Impact Fee***
- ***Large Format Retail and Hotels***
- ***Fiscal Benefit***
- ***Consistent with Taskforce Guiding Principles***



Neighborhoods Plan

Incorporates

- **Taskforce Guiding Principles**
- **Parks Plan**
- **Retail**
- **Schools**
- **Other Community Services**



Urban Design Guidelines

Guidelines

- Site Planning
- Building Design
- Parking
- Streetscape
- Parks, Trails & Open Space
- Public Art



North San José Urban Design Guidelines
Taskforce Meeting – October 2, 2008

FIELD PAOLI North San José Urban Design Guidelines 

1. Guidelines for Site Planning: Site Layout Guidelines Overview

Core Area/ Mixed-Use



- Place taller buildings at the corners of a site and make use of the maximum building height.
- The building edges along secondary streets, primarily along north-south grid streets, can be broken up to accommodate large uses and parking.
- Buildings can be placed at a 90 degree angle to the street if a street edge is formed with additional buildings.
- Place buildings parallel to the street edge to form a continuous street wall.
- Provide mid-block connections to break up large blocks and increase walkability.
- Public spaces and plazas should be visible and accessible from the street.
- Orient active ground floor uses, including retail, towards primary streets.
- Parking structures should be placed behind buildings. If parking structures are lining a street they should be unrigid with active uses, or designed with a high-quality, layered facade, or incorporate public art when facing a public street. Parking garages must not front North First Street.
- The building edges along secondary streets, primarily along north-south grid streets, can be broken up to accommodate large uses and parking.
- Build to the street edges of the first block of streets that run perpendicular to North First Street.
- Maximize heights and density along North First Street.

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2. Guidelines for Buildings: Building Articulation

Articulate building volumes and facades to create a diverse built environment that responds to the pedestrian scale, and that clearly defines public-to-private transitions.

- Encourage horizontal and vertical building articulation through different building volumes, recesses, balconies, awnings, textures, materials and colors.
- Buildings should have a clearly articulated ground floor and roof zone. Buildings greater than 65 feet in height should have a base, middle zone and distinguishable roof zone.
- At-grade residential units should have a transition zone that can accommodate front yards, porches, steps, patios or stoops. The ground-floor level facing a street should be elevated between 2 and 4 feet.



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4. Guidelines for the Streetscape: Street Hierarchy and Typology

Utilize a coherent street hierarchy and a set of typologies that include high-quality streetscapes which accommodate and balance the needs of all transportation modes.



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