

Vision North San Jose Goals

Economic Development

- *Capacity for Job Growth*
- *Flexibility*

Long-term Vitality

- *Housing close to jobs*
- *Integrated retail uses*
- *Transportation infrastructure*
- *Pedestrian activity and transit use*
- *Existing infrastructure*



Existing North First Street Environment



Future North First Street Environment

North San Jose 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

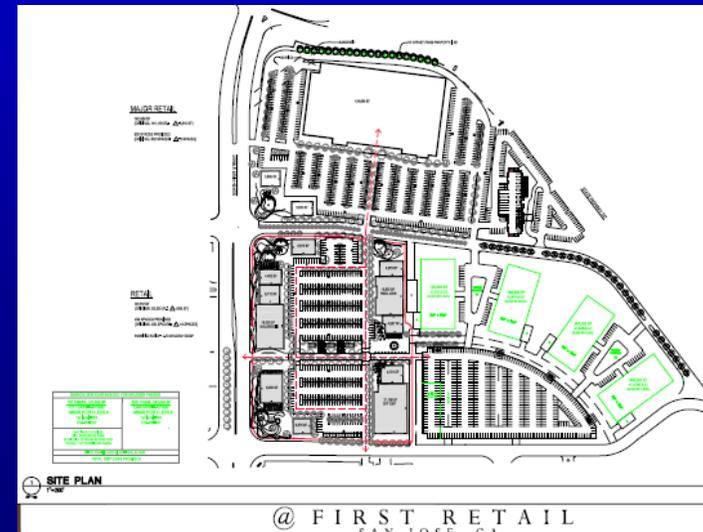
Industrial Development

Current Projects

- **eBay (187,585 square feet) under construction**
- **Cadence (208,000 square feet) under construction**
- **@ First Center (220,000 square feet of retail, 840,000 square feet of office, hotel) under review**



Cadence Engineering Center
Groundbreaking
February 14, 2007



Residential Development

Supports Industrial Uses

- ***Phasing***
- ***Compatibility – conversion criteria***

Density

- ***Increase benefit***
- ***Preserve industrial land***

Continuity

- ***Connect existing neighborhoods***

Opportunity

- ***Add retail, parklands and other services***



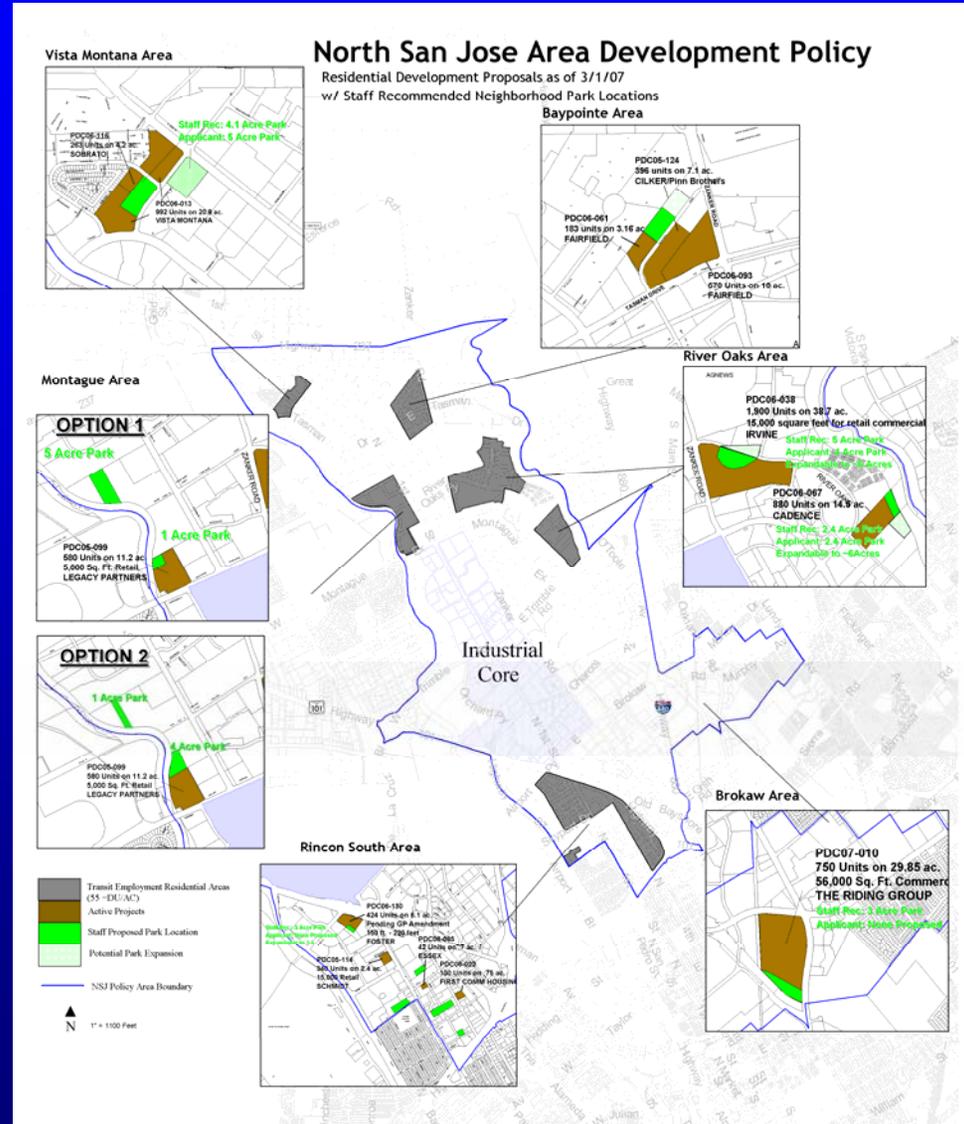
Residential Development

Policy Framework

- Coordinate with project review
- Master planning for parks, schools & other public facilities as necessary
- Staff identify park sites

On-going Implementation

- Interim design guidelines
 - Streetscape treatment
 - Interface with existing development
- Community park and neighborhood park planning
- Form-based zoning
- Public art plan



Outreach

Policy (Oct 2004 – June 2005)

- 9 general community meetings
- 35 Targeted meetings
- Newspaper coverage
- Public Hearings

Projects (On-going)

- 1 or more community meetings per project
- Public Hearings

Policy Implementation (March 2007 – Sept 2007)

- Community meetings and workshops underway



Implementation Issues

Neighborhood Concerns

- ***Density***
- ***Traffic***
- ***Interface with existing development***
- ***Neighborhood planning (parks, schools and retail)***

Developer Concerns

- ***Timing***
- ***Phasing***
- ***Project design – policy consistency***

Other Issues

- ***School needs assessment***
- ***Analysis of hazardous materials***

Residential Project Status

File No.	Location	Acres	Units	Commercial	Hearing Date
PDC06-022	1470 N. 4th Street	0.8	100		Approved
PDC05-099	Montague Expressway	11.2	620	2,500	March/April
PDC06-085	90 Archer Street	0.7	42		April/May
PDC06-061	163 Baypointe	3.2	183		May/June
PDC06-038	3300 Zanker Rd.	38.7	1,900	31,360	June
PDC06-067	555 River Oaks	14.5	880		June
PDC06-130	50 Airport Parkway	6	424		June
PDC06-093	199 Tasman	10	670	20,000	June
PDC05-124	166 Baypointe	10.8	396	12,000	???
PDC05-114	1733 N. 1st Street	2.4	340	15,000	???
PDC06-013	81 Vista Montana	20.8	992		???
PDC06-116	Vista Montana	4.2	263		???
PDC07-010	1040 E. Brokaw Road	29	750	56,000	???