

# ***Vision North San Jose***

- ***Update to the North San Jose Area Development Policy***
- ***Corresponding Amendments to the City of San Jose General Plan***



***River Oaks Neighborhood Meeting  
June 8, 2006***

# ***Purpose of the Update***

## ***Goals:***

- ***Establish Proactive Planning Framework for New Jobs and Residents***
- ***Provide 30-year Capacity***
- ***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***

## ***Benefits:***

- ***Competitive Local Economy***
- ***Diversity of Housing Types***
- ***Stronger Neighborhoods***
- ***Fiscal Stability for City Government***
- ***Social and Environmental***
- ***Timely and Certain Development***

# Purpose of the Update



*Existing North First Street Environment*



*Future North First Street Environment*

- **Promote Economic Activity**
  - *Add Development Capacity for up to 83,000 New Jobs*
  - *Increase Flexibility & Allow Variety of Building Types*
  - *Concentrate Development along LRT Line and near Airport*
  
- **Promote Livability**
  - *Integrate Retail Uses*
  - *Provide Housing within Proximity of Jobs*
  
- **Promote Long-term Vitality**
  - *Build Transportation Improvements Financed by Development*
  - *Promote Pedestrian Activity and Transit Use*

# Key Components

- **Create Premier Silicon Valley Corporate Center**
  - Concentrate development along LRT line and near Airport
  - Add 26.7 million square feet
  - Integrate retail uses
- **Provide New Housing Near Jobs**
  - 32,000 housing units
- **Transportation Improvements**
  - \$519 million
  - To be financed by development fees
- **New Area Development Policy and EIR**



# Residential Development



- **Existing Residential Areas**  
- 8,000 Units
- **New Residential Overlay Areas**  
- 400-Acre Area for Potential Residential and Supporting Uses  
- 55 DU/AC Minimum Net Density
- **Mixed-Use Industrial Core Area**
- **7 New Parkland Overlays**

# ***Residential Development***

## ■ ***Conversion Criteria***

- ***Phasing***
- ***Compatible with Industrial Land Uses***
- ***Ability to Provide Services & Amenities***
- ***Site Design***

## ■ ***Conversion Priority***

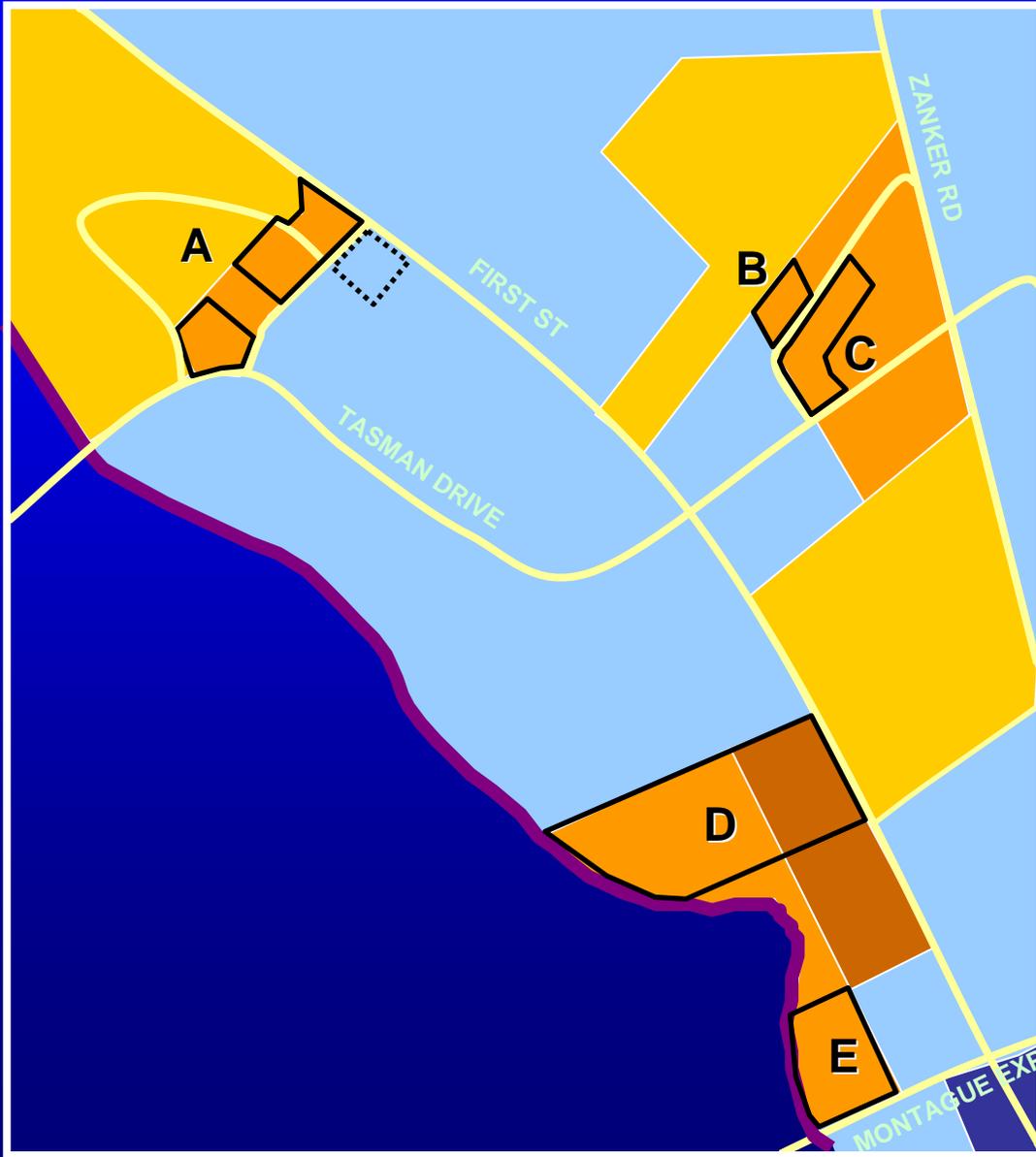
- ***Facilitate Industrial Development***
- ***Provide Parklands or School Site***
- ***Adjacent to Existing Residential Use***
- ***Mixed-Use (Commercial)***
- ***Higher Density***

## ■ ***Residential Amenities***

- ***New Parklands Consistent with the City's Parkland Dedication Ordinance***
- ***Incorporate Retail Space***
- ***Pedestrian Facilities***
- ***Design Consistent with City's Residential Design Guidelines***

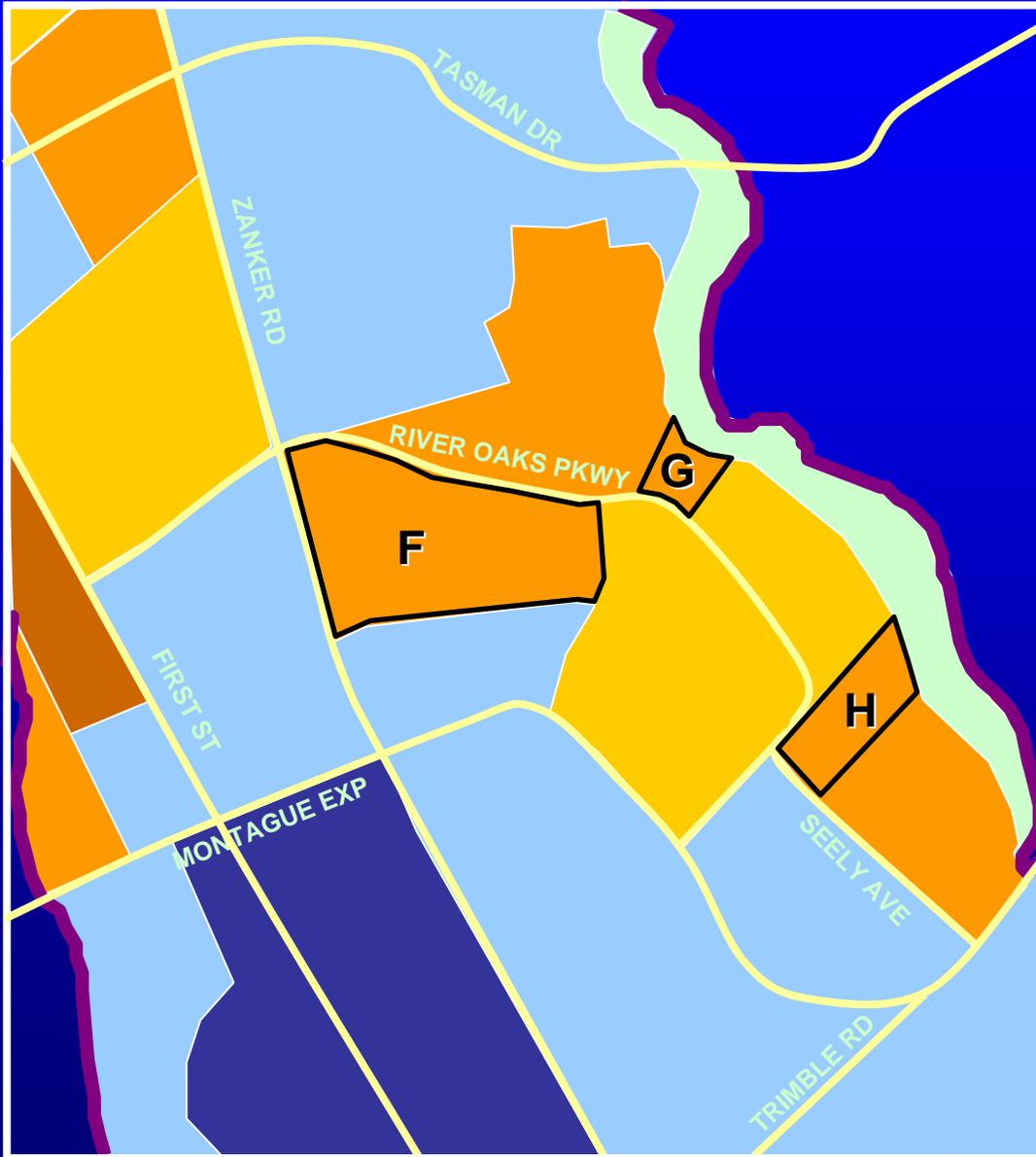


# Residential Area 1



- A** *PDC 06-013*  
*969 Units on 20.8 Acres*
- B** *PDC 06-061*  
*183 Units on 3.2 Acres*
- C** *PDC 05-0124*  
*636 Units on 10.8 Acres*
- D** *GP 05-04-08*  
*Residential / Commercial*  
*on 32.0 Acres*
- E** *PDC 05-099*  
*620 Units on 11.2 Acres*

# Residential Area 2

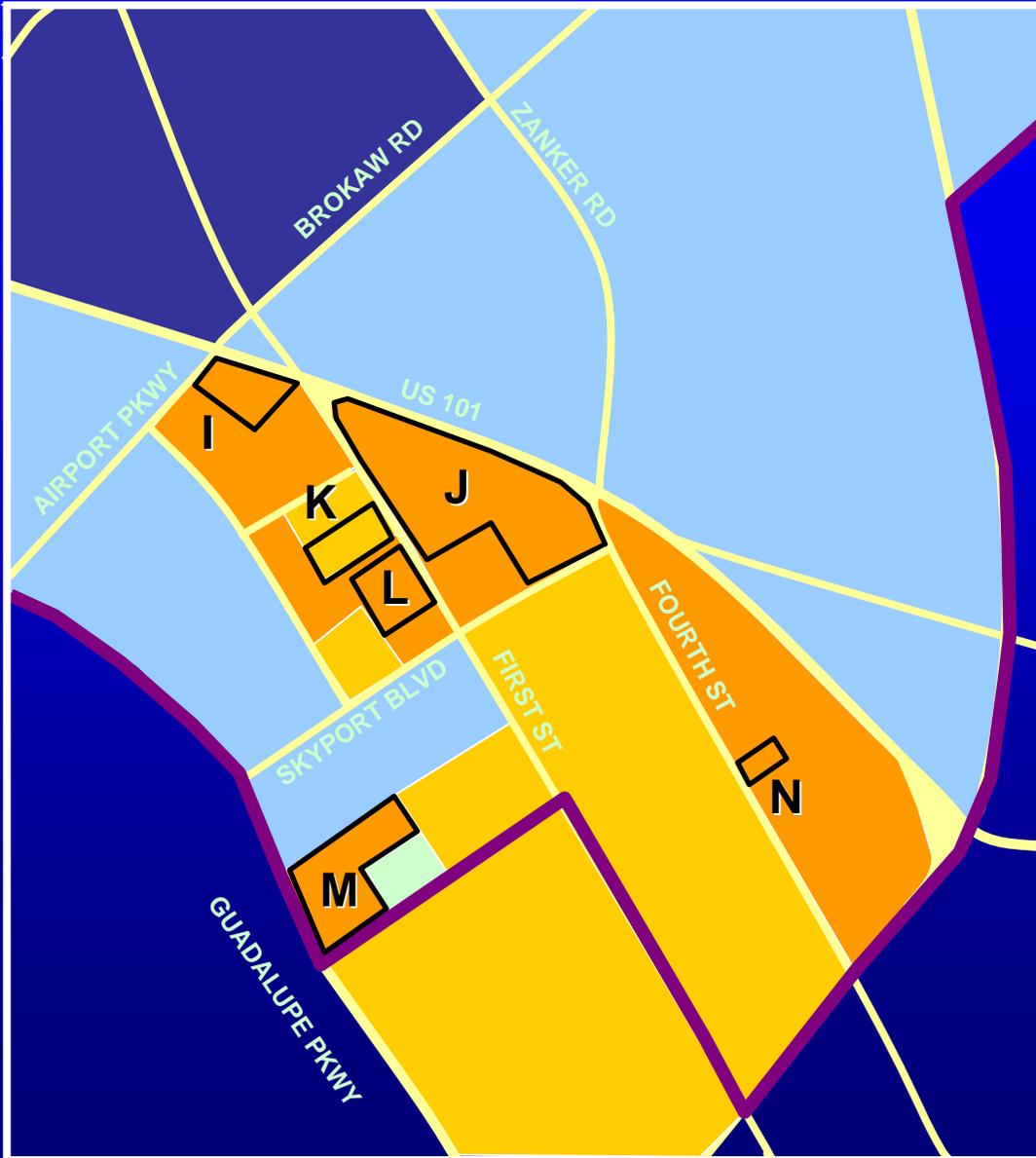


**F** *PDC 06-038*  
*1,900 Units on 38.7 Acres*

**G** *PRE 06-140*  
*594 Units on 8.0 Acres*

**H** *PRE 05-502*  
*1,200 Units on 14.5 Acres*

# Residential Area 3



- I** *GP06-T-01  
Increase Height to 220 Feet*
- J** *PRE 05-358  
2,000 Units, 500,000 sq. ft.  
Commercial, 200,000 sq. ft.  
Industrial on 16.7 Acres*
- K** *GP 05-T-04  
Increase height to 230 feet*
- L** *PDC05-114  
340 Units on 2.4 Acres*
- M** *PDC 06-011  
302 Units on 5.3 Acres*
- N** *PDC 06-022 / PD06-011  
100 Units on 0.8 Acres*

# ***Applications on File***

## ■ ***Industrial Projects***

- ***Site Development Permit for Cadence to build 200,000 square feet of industrial space***
- ***Building permits in process for eBay Campus***

## ■ ***Residential Projects***

- ***3 General Plan Amendments encompassing 41 acres and up to 2,000 units. Includes WYSE property and proposed height increases to 220 and 230 feet.***
- ***7 Planned Development Zonings encompassing 96 Acres and up to 4,000 residential units***
- ***5 Preliminary Review requests encompassing 43 acres and up to 4,000 units***

# **Schedule**

- ***Policy Adopted*** ***June 2005***
- ***First Application Filed*** ***October 2005***
- ***Court Ruling on EIR*** ***March 2006***
- ***EIR Recirculation Schedule***
  - ***Recirculation*** ***June 2006***
  - ***Planning Commission Hearing*** ***Aug 2006***
  - ***City Council Hearing*** ***September 2006***

# Transportation Improvements



## ■ 1<sup>st</sup> Phase Major Improvements

- Widen Montague
- 101 / Trimble
- Montague – Trimble Flyover
- Oakland / 101

## ■ Other Improvements

- Phase 2-4 Major Improvements
- Transit/Bicycle/Pedestrian Facility Improvements
- Downtown Couplet Conversions
- Grid System
- 15 NSJ Intersections
- 9 CSJ Intersections

## ■ Traffic Impact Fee

- Industrial: \$10.44 / SQ. FT.
- Single-Family: \$6,994 / Unit
- Multi-Family: \$5,596 / Unit
- Commercial: No Fee

# Transportation Improvements



## ■ Major Roadway Improvements

- 1 Widen Montague
- 2 Widen Zanker
- 3 101 Trimble
- 4 Montague – Trimble Flyover
- 5 880 / Charcot Overpass
- 6 101 / Zanker – Skyport Overpass
- 7 101 / Mabury Interchange
- 8 First Street / 237
- 9 McCarthy / Montague
- 10 Oakland / 101

## ■ Other Improvements

- Transit/Bicycle/Pedestrian Facility Improvements
- Downtown Couplet Conversions
- Grid System
- 15 NSJ Intersections
- 9 CSJ Intersections

# ***Proposed Mitigations***

- ***Funding Improvements to Allow FAR Increase***
  - ***City Contribution = \$30 million***
  - ***Prospective State & Other Funding = \$28 million***
  - ***Development Contribution = \$460 million***
- ***Industrial Development (26.7 Million Square Feet):***
  - Traffic Impact Fee = \$10.44 per square foot***
- ***Residential Development (32,000 Units):***
  - Traffic Impact Fee (Single-family) = \$6,994 per unit***
  - Traffic Impact Fee (Multi-family) = \$5,596 per unit***
- ***Supporting Commercial Uses (1.4 Million Square Feet)***
  - No Fee***

# ***Development Phasing / Implementation***

## **■ Phase 1**

- Up to 7 Million sq. ft. of Industrial
- Up to 8,000 Residential Units

- US 101 / Trimble
- Montague Widening
- First Street / Montague
- First Street / Charcot
- First Street / Metro
- First Street / Trimble

- Montague / Trimble
- Old Oakland / Montague
- Trade Zone / Montague
- Brokaw / Bering
- Transit/Bicycle/Pedestrian

## **■ Phase 2**

- 7 to 14 Million sq. ft. of Industrial
- 8,000 to 16,000 Residential Units

- Charcot Overcrossing
- Zanker Widening
- Zanker / Montague

- Zanker / Trimble
- Zanker / Brokaw
- Transit/Bicycle/Pedestrian

## **■ Phase 3**

- 14 to 21 Million sq. ft. of Industrial
- 12,000 to 24,000 Residential Units

- First Street / 237
- Zanker / Tasman
- Zanker / Charcot

- Junction / Charcot
- McCarthy / Montague
- Transit/Bicycle/Pedestrian

## **■ Phase 4**

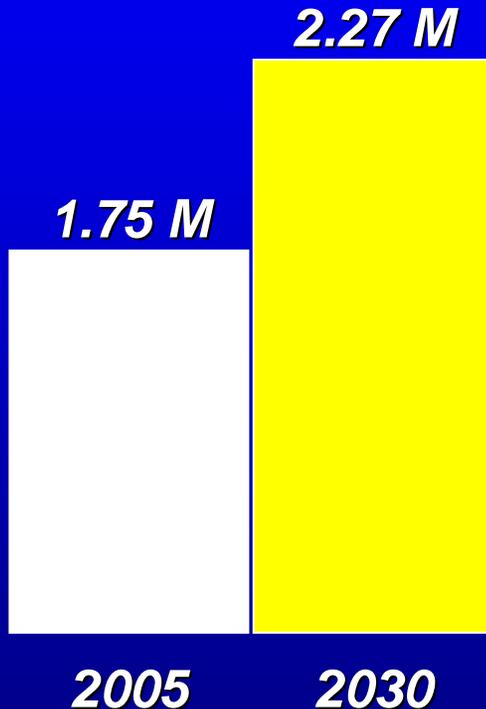
- 21 to 26.7 Million sq. ft. of Industrial
- 16,000 to 32,000 Residential Units

- Zanker / Skyport Connection
- Mabury Interchange

- Transit/Bicycle/Pedestrian

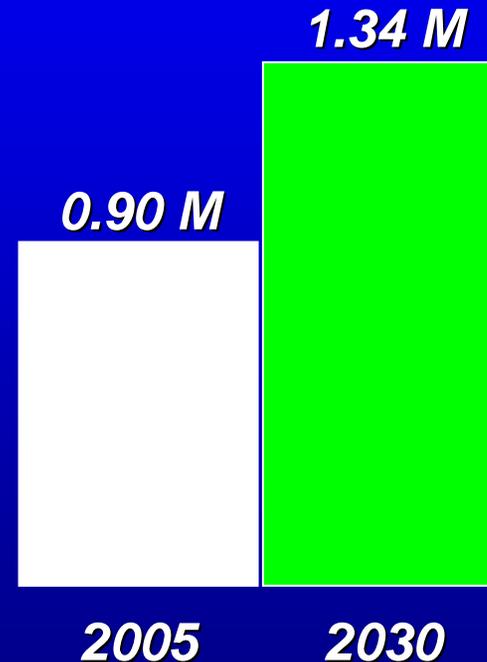
# ***Growth Projections*** ***(Santa Clara County)***

## ***Population***



***520,000 more residents***  
***(355,000 of those in San José)***

## ***Jobs***



***440,000 more jobs***  
***(240,000 of those in San José)***

# ***Planned Growth Areas***

<b><i>Area</i></b>	<b><i>Housing Units</i></b>	<b><i>Jobs</i></b>
<b><i>Downtown (New)</i></b>	<b><i>(10,000)</i></b>	<b><i>(30,000)</i></b>
<b><i>North San Jose (New)</i></b>	<b><i>32,000 (24,700)</i></b>	<b><i>83,000 (68,000)</i></b>
<b><i>Transit Corridors</i></b>	<b><i>20,000</i></b>	<b><i>15,000</i></b>
<b><i>Total</i></b>	<b><i>62,000 Units 155,000 Residents</i></b>	<b><i>128,000 Jobs</i></b>
<b><i>2030 Growth Projections</i></b>	<b><i>355,000 Residents</i></b>	<b><i>240,000 Jobs</i></b>