

# *Smart Growth in San Jose*



# ***What Is Smart Growth?***

- ***Not “No Growth”***
- ***Creating livable communities by developing efficiently within a reasonable growth boundary.***



***Vital Economy***



***Strong Neighborhoods***



***Healthy Environment***

# ***Smart Growth Principles***



***Mix Land Uses***



***Foster Infill Development***



***Create Transportation Choices***



***Create a Walkable Community***

# ***Smart Growth Principles***



***Care of Unique and Special Resources***



***Promote Community Collaboration***

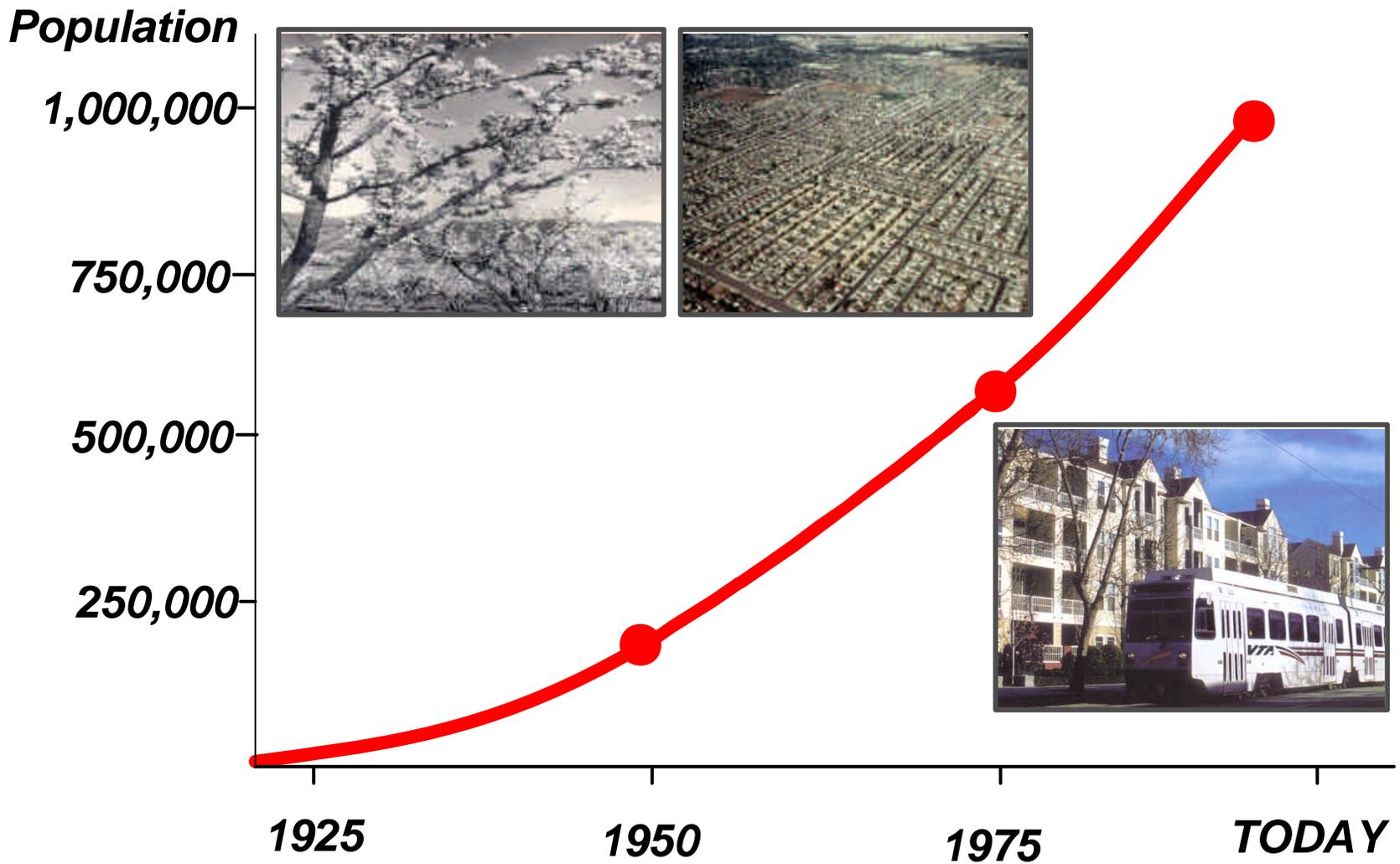


***Conserve Natural Resources***

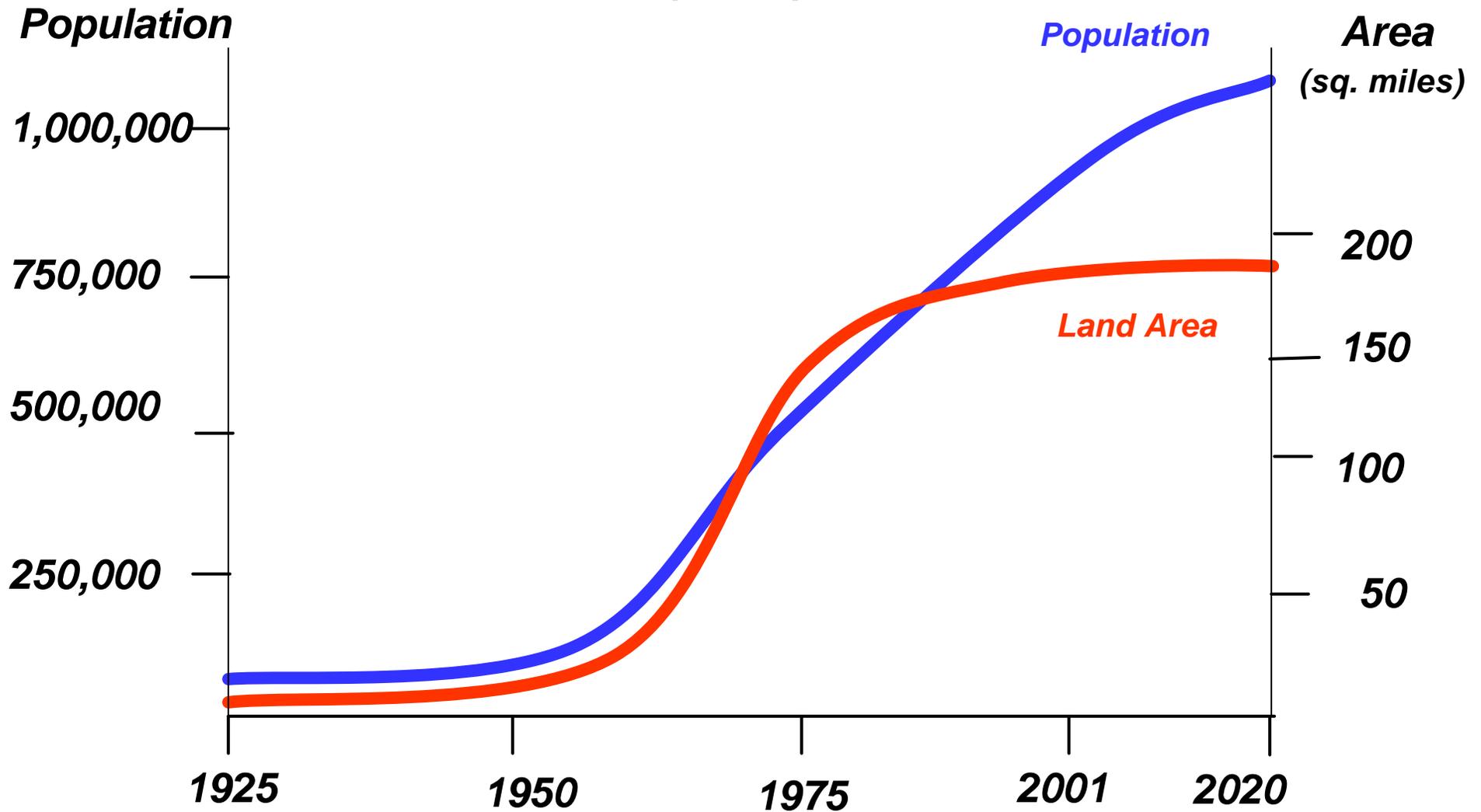


***Preserve Open Space***

# San Jose Development History



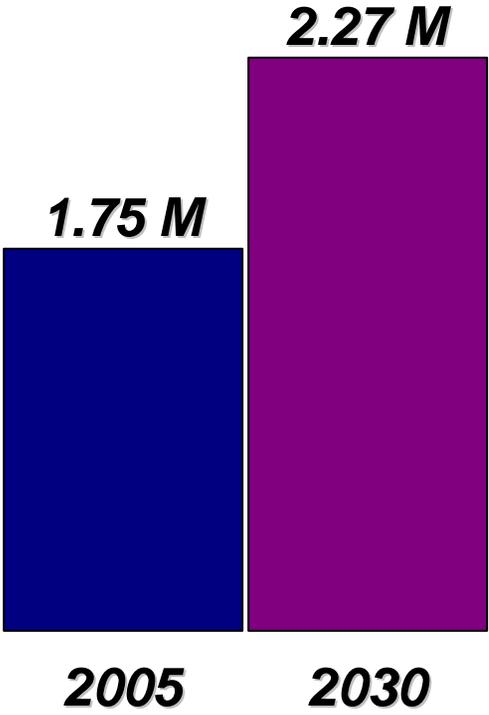
# Population vs. Land Area (2020)



# ***Growth Projection***

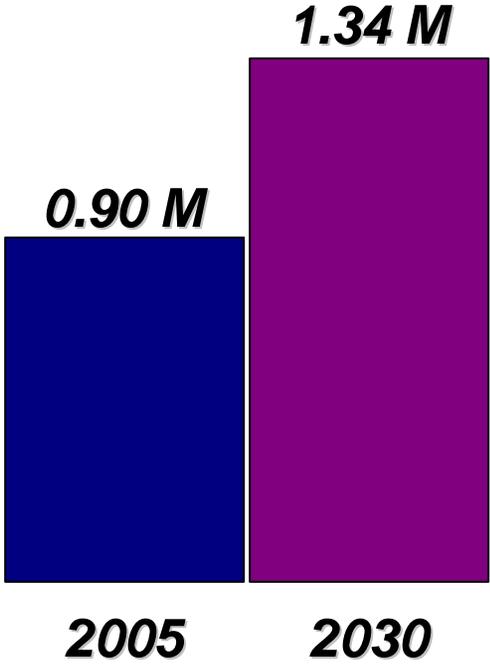
***(Santa Clara County)***

***520,000 more residents***



***Population***

***440,000 more jobs***



***Jobs***

# ***San Jose Smart Growth Strategies***

## **General Plan 1990 (1975)**

- ***Growth Management***
- ***Transportation/Land Use Integration***
- ***Economic Development***
- ***Downtown Revitalization***
- ***Urban Conservation/Preservation***

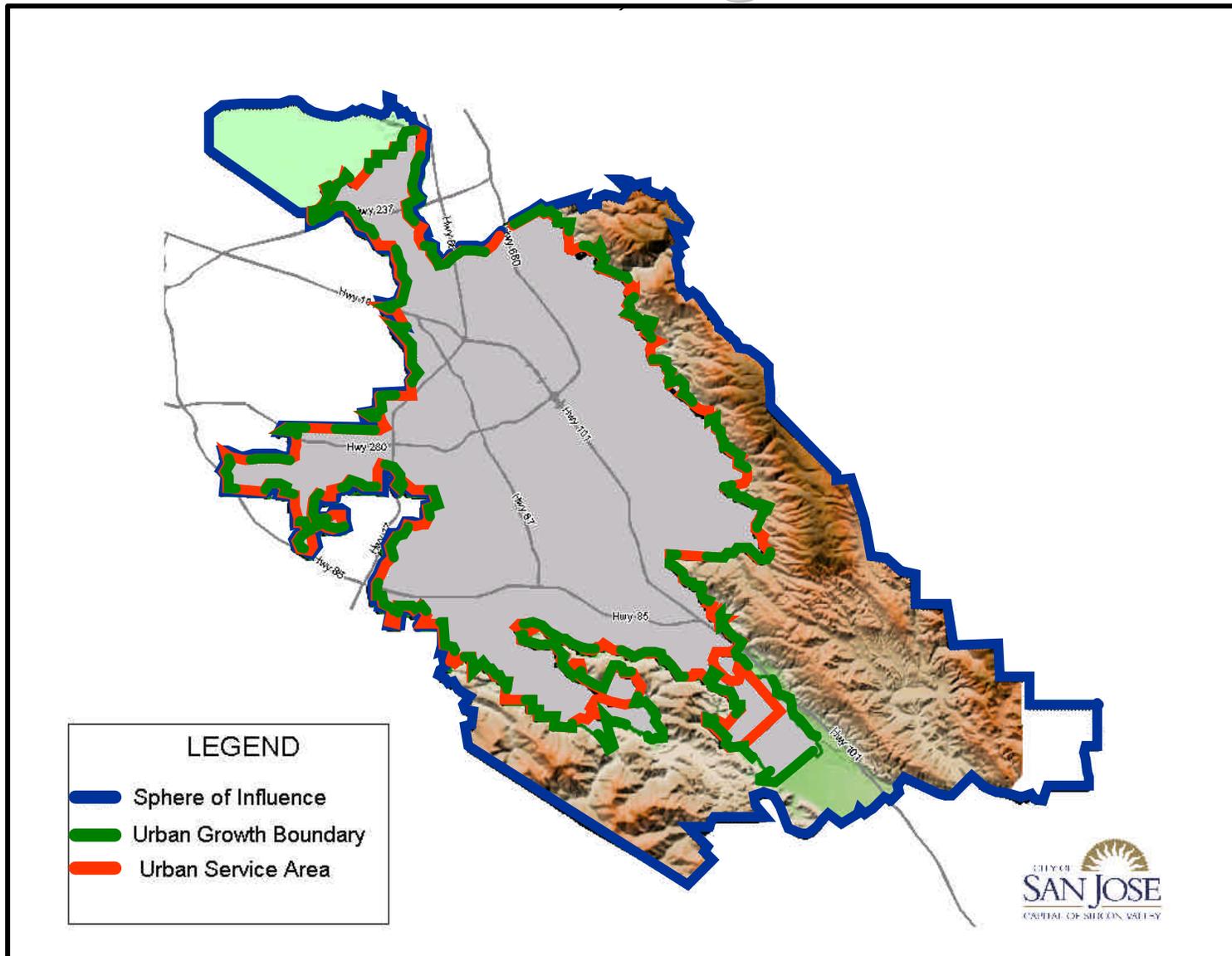
## **Horizon 2000 (1984)**

- ***Greenline***
- ***Urban Reserves***

## **San Jose 2020 (1994)**

- ***Transit Corridors***
- ***Housing***
- ***Sustainable City***

# Growth Management



# Greenline

## Urban Growth Boundary



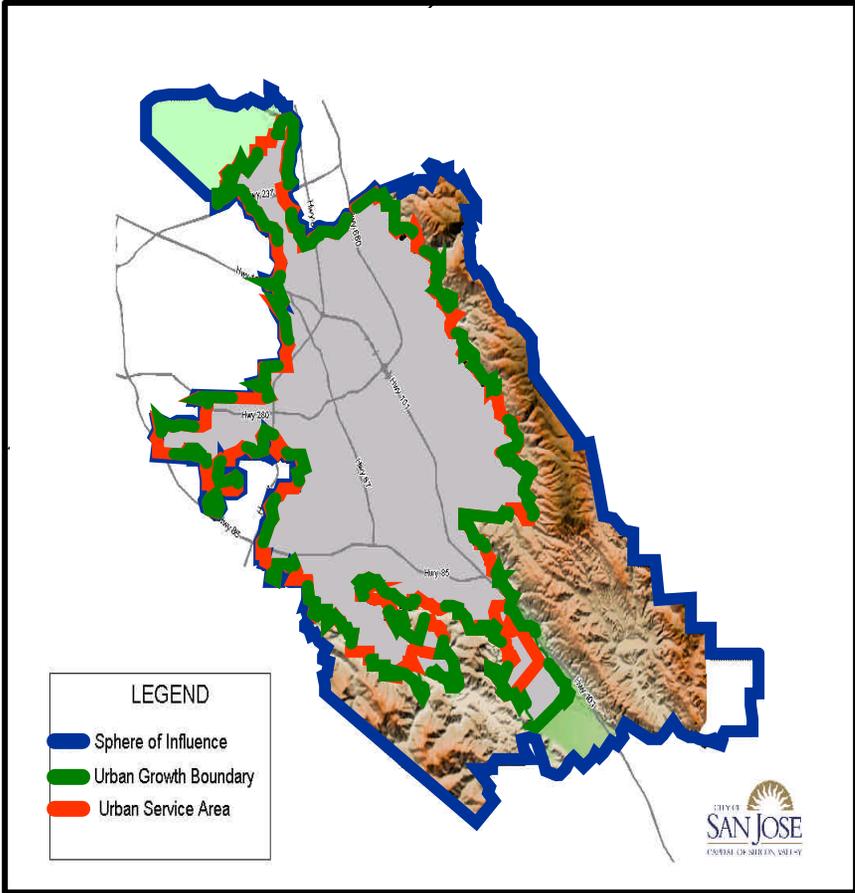
**Hillside Greenbelt**



**Agriculture Preserve**



**Baylands Preserve**



# ***Infill Development***



***Classics at Naglee Park***



***Miraido, Japantown***

# ***Transportation/Land Use Integration***

- ***Transportation/Land Use Diagram***
- ***Arterial Network***  
***- Sized to Accommodate Planned Growth***
- ***Level of Service Policy***
- ***Transit Oriented Development***



# Transit Corridors

## Existing

- LRT
- Caltrain / ACE

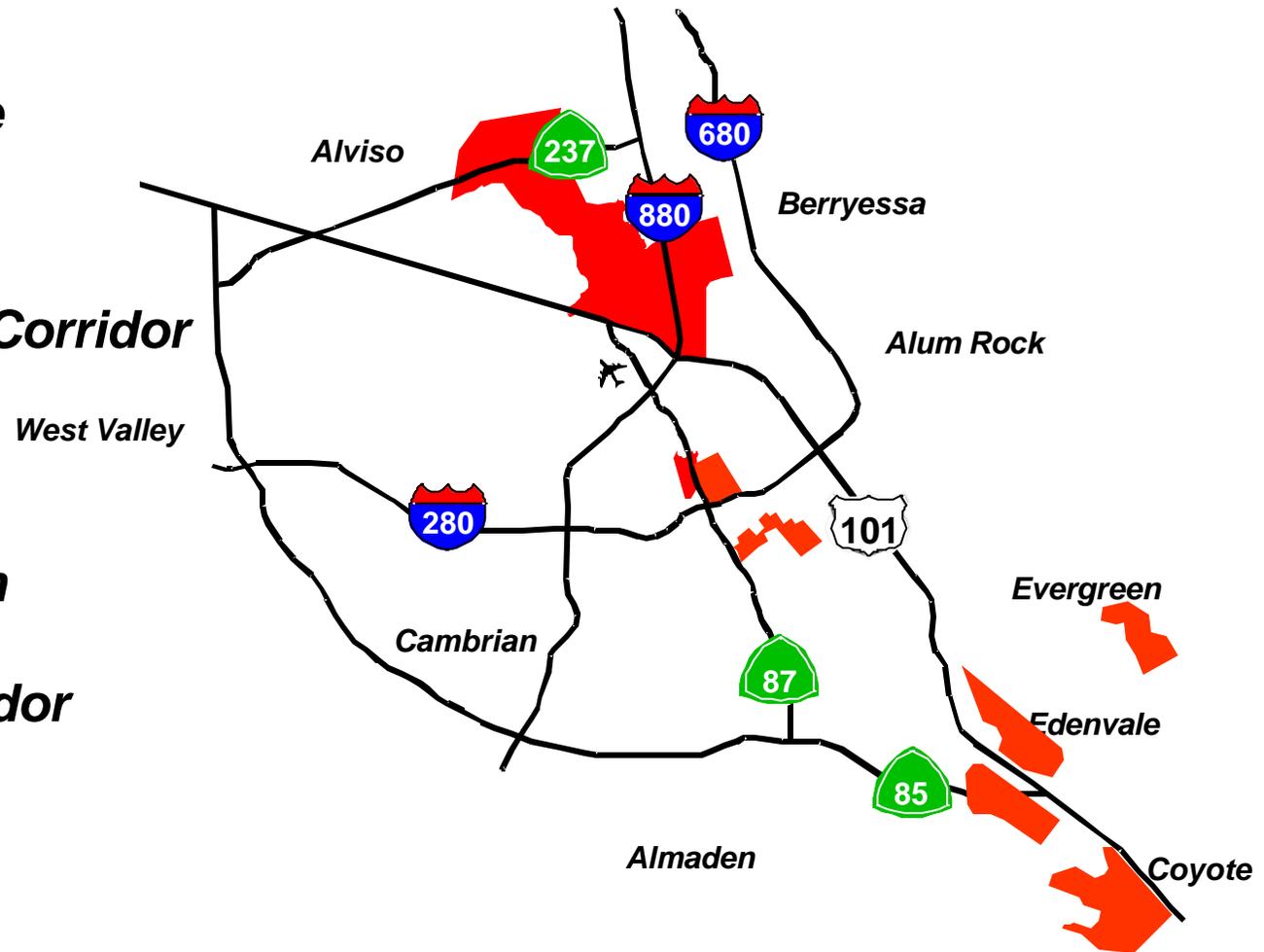
## Future

- LRT Expansion
- Silicon Valley Rapid Transit Corridor



# Economic Development

- **North San Jose**
- **Alviso**
- **Oakland Road Corridor**
- **Downtown**
- **Julian-Stockton**
- **Monterey Corridor**
- **Edenvale**
- **Evergreen**
- **North Coyote Valley**



# ***Downtown Revitalization***



***Convention Center***



***Arena***



***Plaza de Cesar Chavez***



***Tech Museum***



***Adobe***



***Paseo Plaza***

# ***Urban Conservation / Preservation***

- ***Historic Preservation***
- ***Neighborhood Services***
  - ***Parks, Libraries, etc.***
  - ***Code Enforcement***
  - ***Traffic Calming***
- ***Housing Programs***
- ***Strong Neighborhoods Initiative***



# ***Sustainable City***

- ***Energy and Water Conservation***
- ***Recycling Programs***
- ***Water Quality Protection***
- ***Habitat Protection***



# ***Housing***

- ***Housing Choices***
- ***All Household Types***
- ***All Income Levels***
- ***Ownership and Rental Housing***



# ***Fiscal Management***

- ***Capital Improvement Program implements the General Plan***
- ***Location and type of development affect the costs of providing services***
- ***Importance of job-generating uses to strengthen municipal budget***

# ***Managing Infrastructure***

- ***Sewage Treatment***



- ***Water Supply***

- ***Storm Drainage***

- ***Roadways***



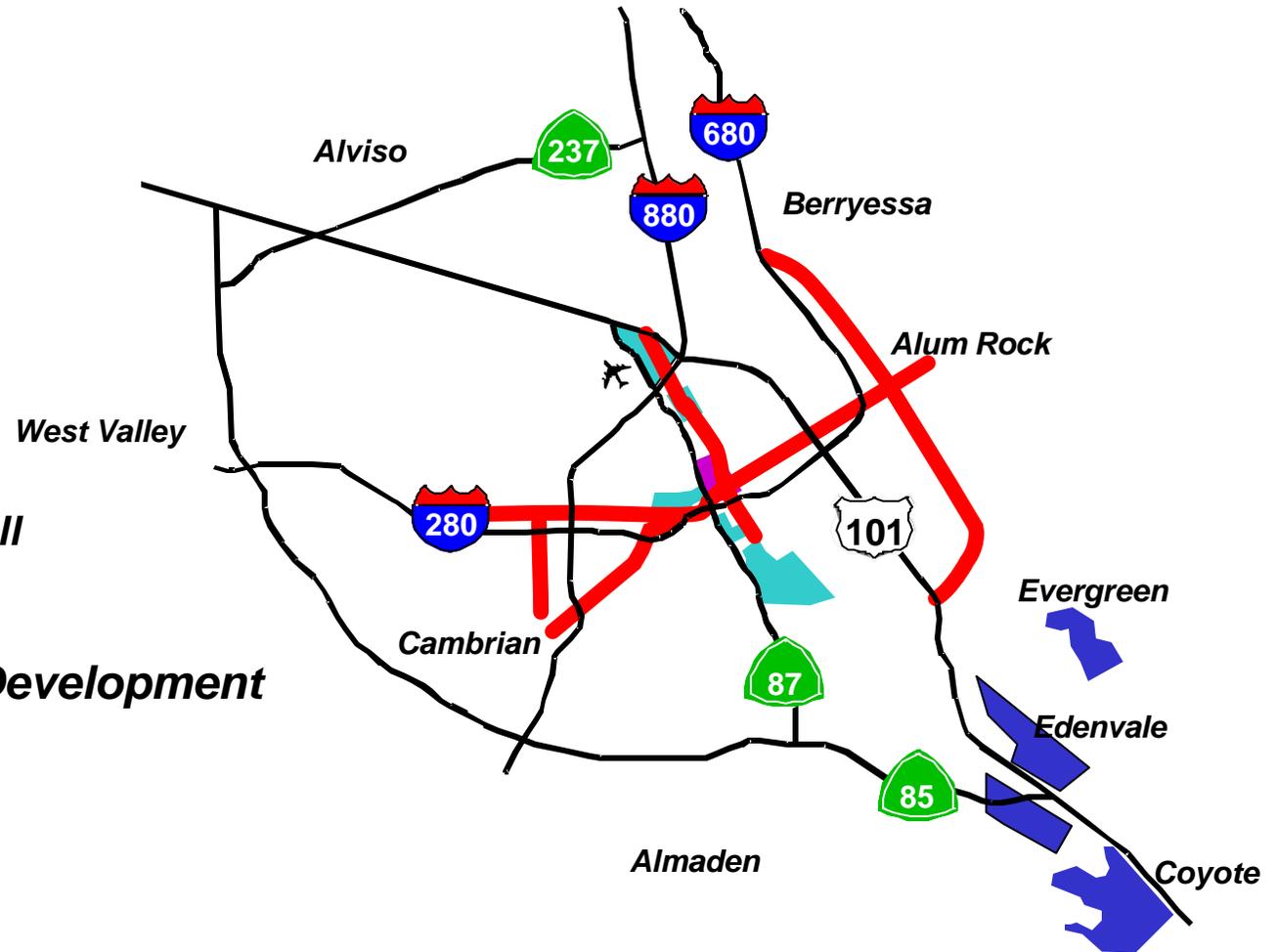
# *Efficient Delivery of Services*

- *Public Safety*
- *Neighborhood Services*
- *Cultural Services*
- *Other Regional Services*



# Future Growth Locations

- **Downtown**
- **Specific Plans**
  - Rincon South
  - Japantown
  - Midtown
  - Tamien
  - Communications Hill
  - Martha Gardens
- **Transit-Oriented Development Corridors**
- **Job Centers**
  - North Coyote
  - Edenvale
  - Evergreen



# ***Economic Development Land Use Link***



# ***Economic Development Strategy***

## ***Key Initiatives***

- ***Revise key land use and transportation policies to reflect the new realities of the San Jose Economy***
- ***Evolve and position downtown as a unique creative and cultural center of Silicon Valley***
- ***Support start-up and growth of local business, small and large, in tech as well as non-tech fields***
- ***Continue emphasis on developing new housing, including new housing types in a variety of neighborhood settings***
- ***Develop retail to full potential, maximizing revenue impact and neighborhood livability***
- ***Improve speed, consistency, and predictability of the development review process, and reduce costs of operating in San Jose***

# ***Jobs/Housing/Transportation Policy Update***

## **Key Elements**

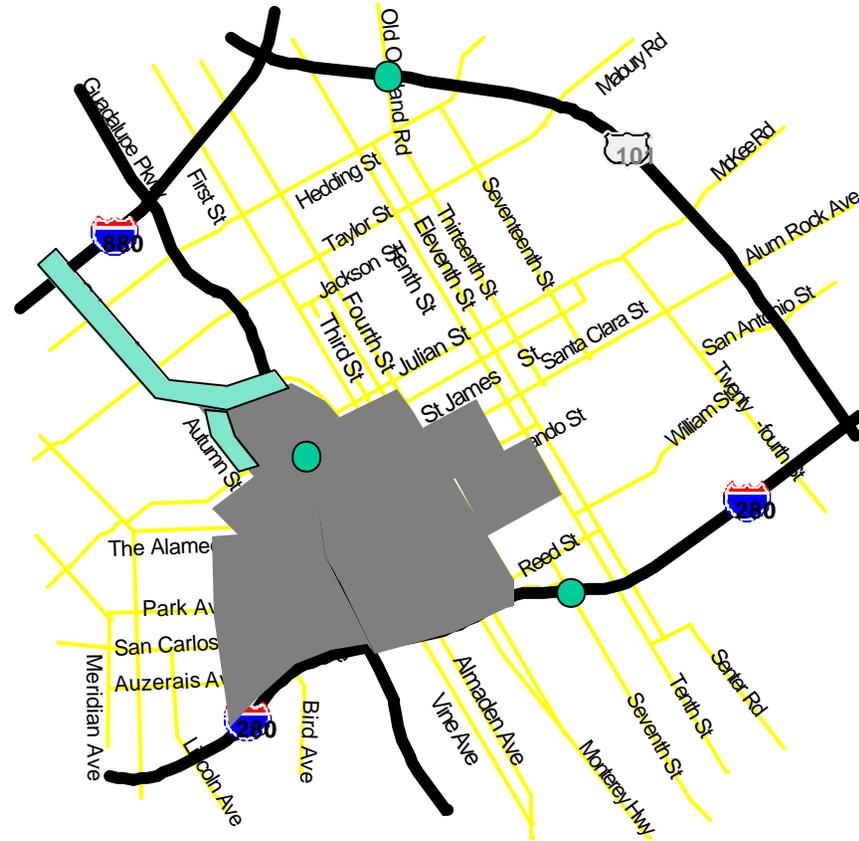
- ***Downtown Strategy 2000***
- ***Vision North San Jose***
- ***Citywide Traffic  
Level of Service Policy***



# Downtown Strategy 2000

## Downtown Strategy Plan

- **Expand Downtown Core**
  - Existing
  - Future
- **Increase Development Capacity**
  - Office (Add 10 msf)
  - Housing (Add 10,000 units)
  - Retail (Add 1 msf)
  - Hotel (Add 2500 rooms)
- **Transportation Improvements**
  - \$50 million (estimate)
- **New EIR – Spring 2005**



# Vision North San Jose

- **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**
  - 24,700 new housing units
- **Transportation Improvements**
  - \$370 million (estimated)
  - To be financed by improvement district and development fees
- **New Area Development Policy and EIR – March 2005**



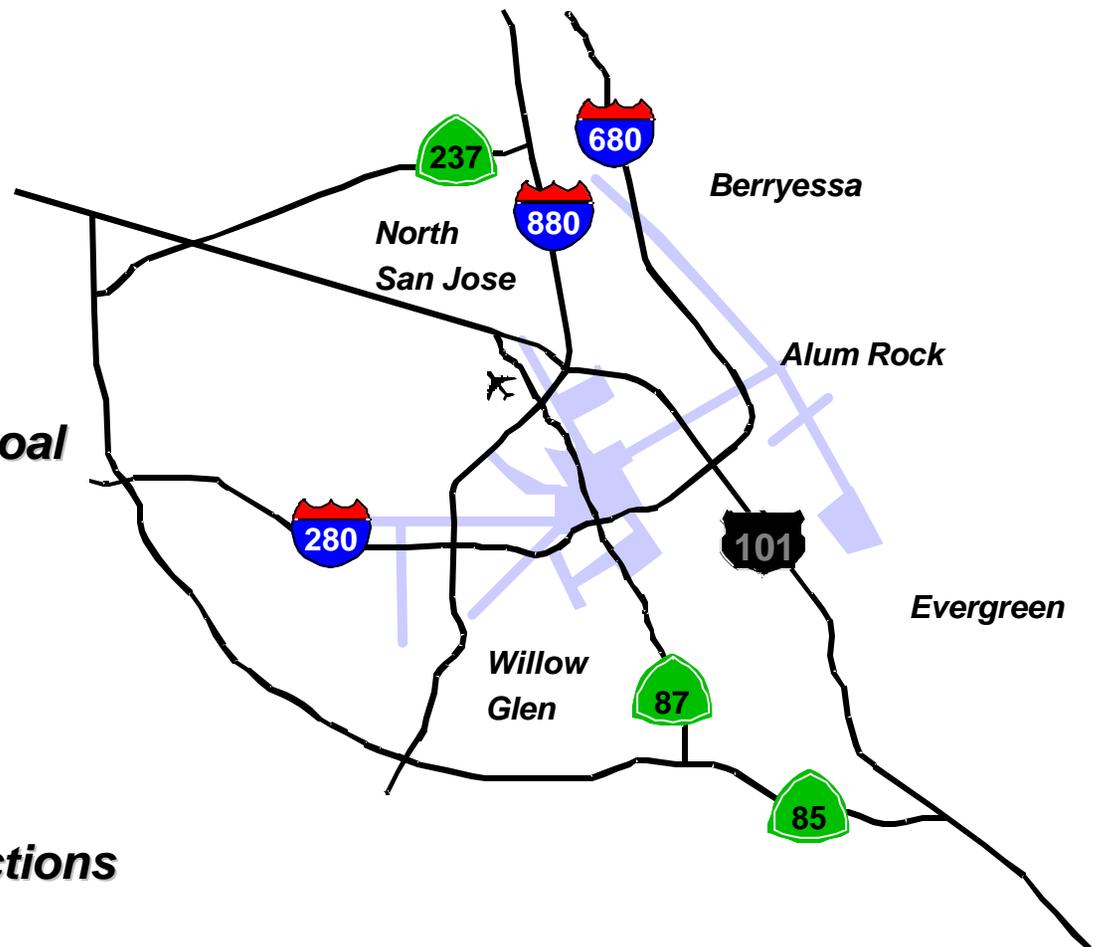
# Traffic Level of Service Policy

## General Plan Policy

- **Infill Development**
- **Multimodal Transportation System**

## Proposed New Policy

- **Maintain LOS “D” as Citywide goal**
- **Allow for exceptions for**
  - Transit Corridors & Station Areas
  - Specific Plan Areas
  - Neighborhood Business Districts
  - Downtown gateways
- **“Protect” scale of key intersections to serve multimodal travel**
  - 13 intersections



# *Proposed Development Example*

## *North San Jose*



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## *North San Jose*



# *Proposed Development Example*

## *North San Jose*



# *Proposed Development Example*

## *Strip Shopping Center*



# *Proposed Development Example*

## *Strip Shopping Center*



# *Proposed Development Example*

## *Strip Shopping Center*



# *Proposed Development Example*

## *Strip Shopping Center*



# **Conclusion**

- ***Since the 1970s, San Jose has worked hard to become a more sustainable community, embracing smart growth principles.***
- ***San Jose's growth affects all City Departments and operations.***
- ***A smart growth approach is more fiscally sound and results in better service delivery.***
- ***San Jose's accomplishments are due to a strong policy framework and political will.***