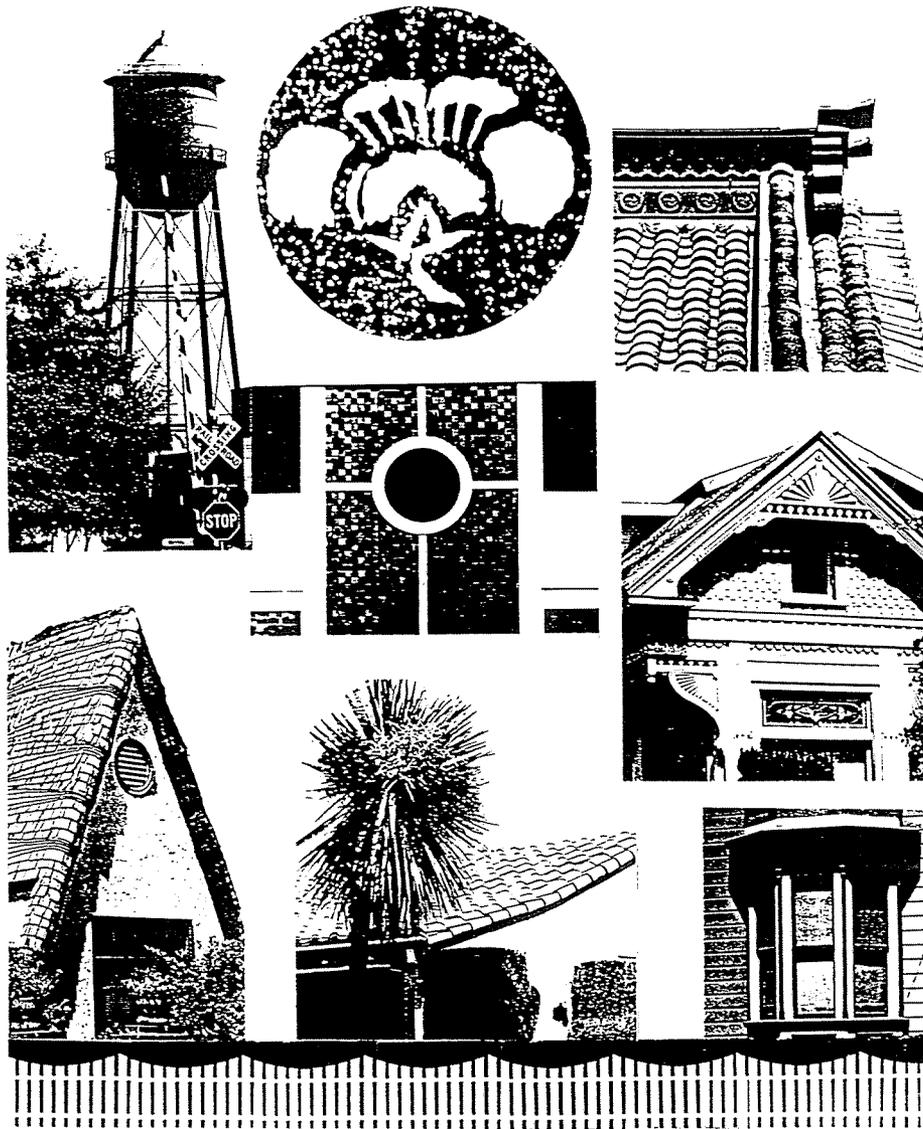


The Jackson-Taylor Neighborhood Revitalization Plan



C i t y o f S a n J o s e

December 1987

The Jackson–Taylor Neighborhood Revitalization Plan

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Prepared by: The City of San Jose Department of City Planning with the
Cooperation of the Jackson–Taylor Neighborhood Advisory Committee

and the Consultant Team of Wurster, Bernardi and Emmons, Inc.

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1. The Jackson-Taylor Neighborhood

The Jackson-Taylor Neighborhood is located immediately north of San Jose's Downtown Core Area (Diagram 1) and is one of the City's oldest developed areas. The adjacent downtown retail and commercial uses and nearby Civic Center, San Jose International Airport and North San Jose Rincon de los Esteros Redevelopment Area provide substantial employment opportunities and important services to the neighborhood's residents.

The Neighborhood is well served by a good local street network and freeway system which provide excellent access to other areas in San Jose. The soon to be completed Guadalupe Corridor Light Rail Transit System will further enhance the locational advantages of the Jackson-Taylor Neighborhood. Running along North First Street with two stations within the area, the light rail system will serve to both transport residents to major employment areas and bring outside residents and workers to the Nihonmachi Business District.

The area is primarily a stable residential neighborhood of approximately 4,600 residents with a wide diversity of population groups, income levels and housing types. Like most older residential neighborhoods, Jackson-Taylor is composed of a variety of land uses, summarized on Diagram 2. The primary exception to the area's characterization as a residential neighborhood is a deteriorated industrial area which bisects the Neighborhood along the Southern Pacific Railroad Corridor.

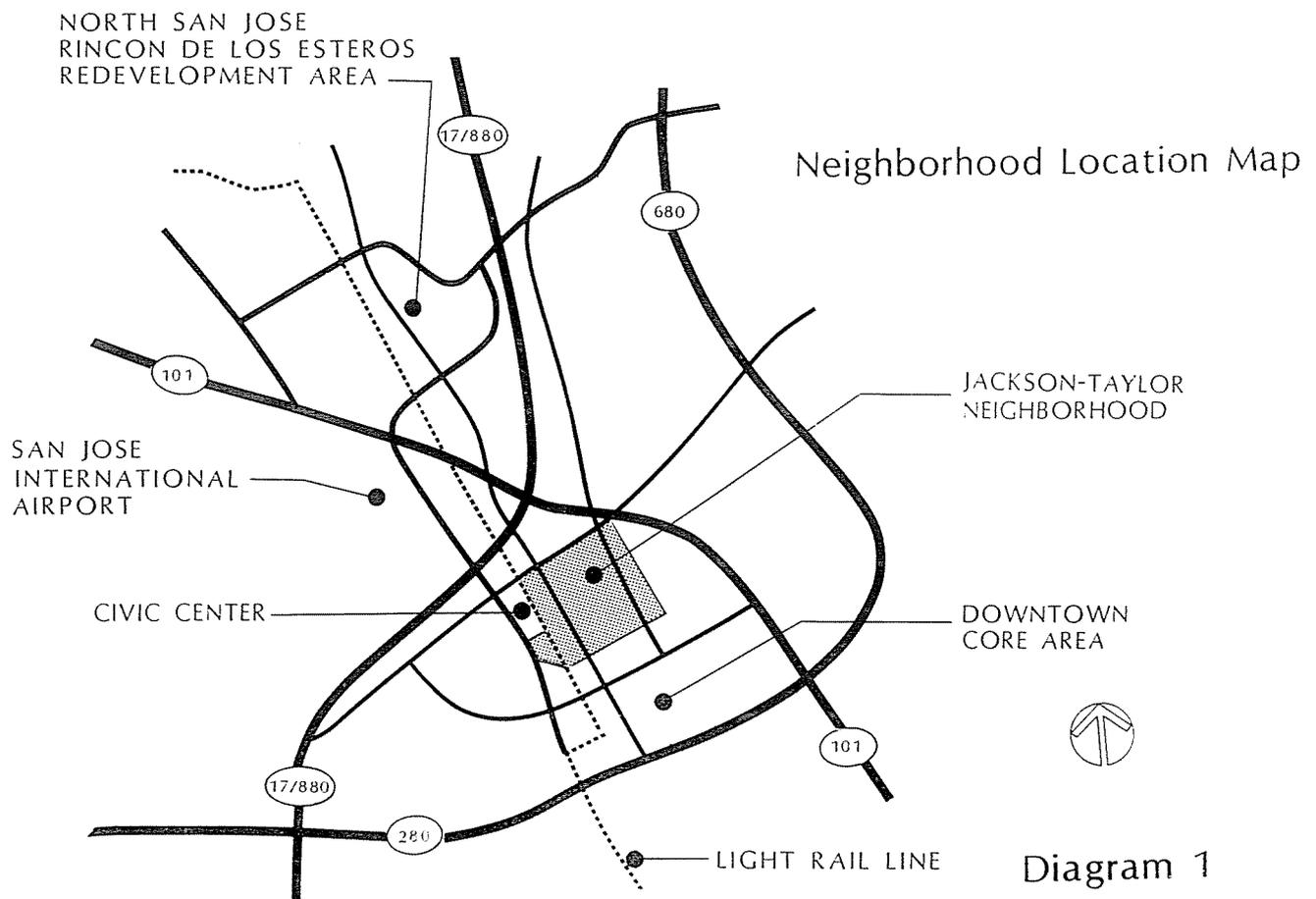
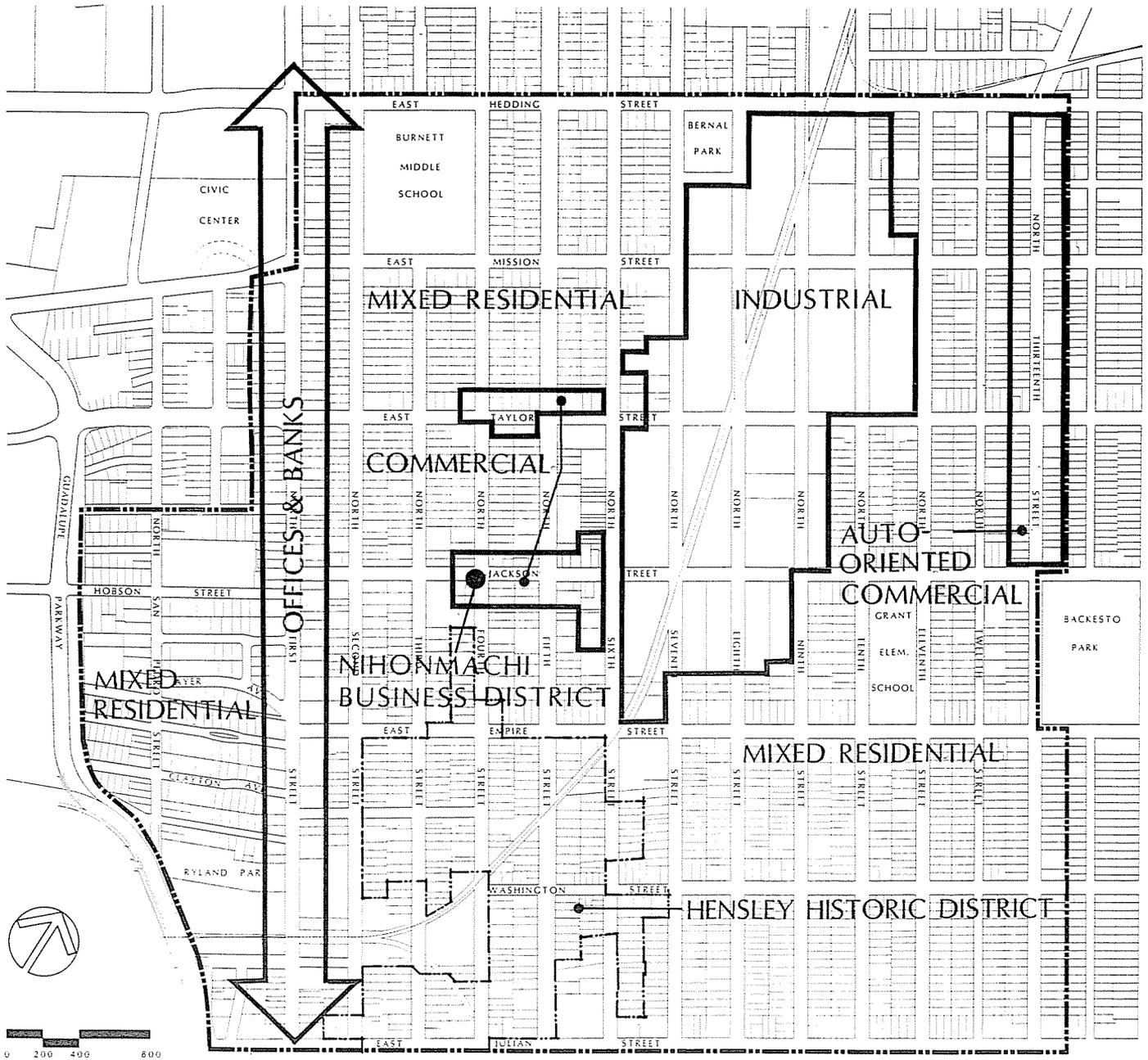


Diagram 1



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Generalized Existing Land Use

The Jackson–Taylor Neighborhood

Major distinguishing characteristics of the Jackson–Taylor Neighborhood are as follows:

- o The Neighborhood has a significant number of renters.
Only 30% of the Neighborhood households are owner-occupied compared to 63% for the City of San Jose.
- o The Neighborhood has a large amount of multi-family housing.
The Neighborhood's housing stock contains 59% multi-family units, including duplexes, while the City of San Jose's housing stock is only 26% multi-family units.
- o The Neighborhood has smaller families.
The average household size is 2.27 persons in Jackson–Taylor compared to 2.96 persons for the City of San Jose.
- o The Neighborhood is home to many minority households.
The Neighborhood's percentage of Asian population is 13.1%, compared to 9.5% and 8.5% for the City and County respectively. The percentage of Spanish origin population is 46.2% as compared to 22.3% for San Jose and 17.5% for Santa Clara County.
- o The Neighborhood has a substantial concentration of Japanese origin residents.
Japanese American residents account for 5.8% of the Jackson–Taylor Neighborhood population while they comprise only 1.9% of both the City and County.
- o The Neighborhood has many older residents.
Jackson–Taylor's 15.5% of residents age 65 and older is twice the percentage of the County's population and 2-1/2 times that of the City's.
- o The Neighborhood has relatively few higher income households.
The 1979 median household income for Jackson–Taylor was one half that of the City and County.

Industrial Area Transition

1) Existing Conditions

Located on both sides of the Southern Pacific Railroad tracks, the existing industrial area is a blighting influence on the Jackson-Taylor Neighborhood. The cannery operations which made use of the rail line in earlier years have moved to new locations, leaving behind obsolete and deteriorating buildings. These buildings now house fabricators of shipping pallets, small auto repair shops, mechanical contractors, used office furniture dealers, auto dismantling yards and other small business enterprises which rely on the low rents. Traffic and parking problems spill over into the adjacent residential neighborhoods, fostering conditions which encourage further deterioration of the existing housing stock.

The industrial area is currently designated on the City's General Plan for light industrial uses. It is controlled by relatively few property owners including the City of San Jose whose main corporation yard is located on the northeast corner of Sixth and Jackson Streets.

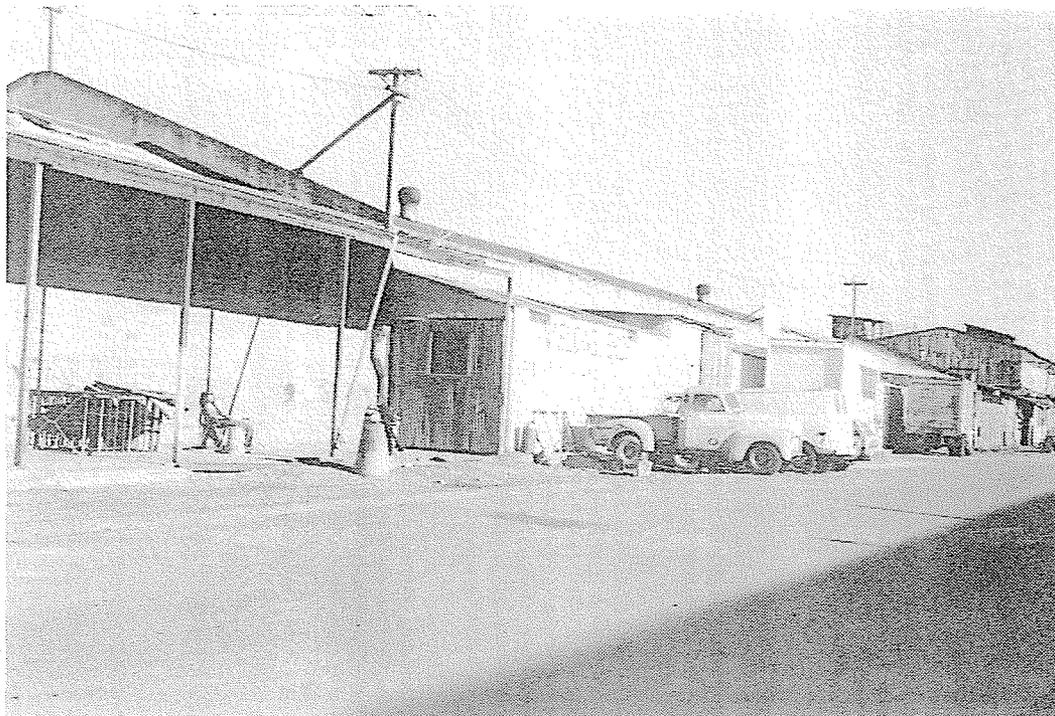
2) Revitalization Potentials

Positive change within the industrial area will not be easy to accomplish. The active Southern Pacific Railroad line and the existing deteriorated conditions create a major disincentive to substantial new investment.

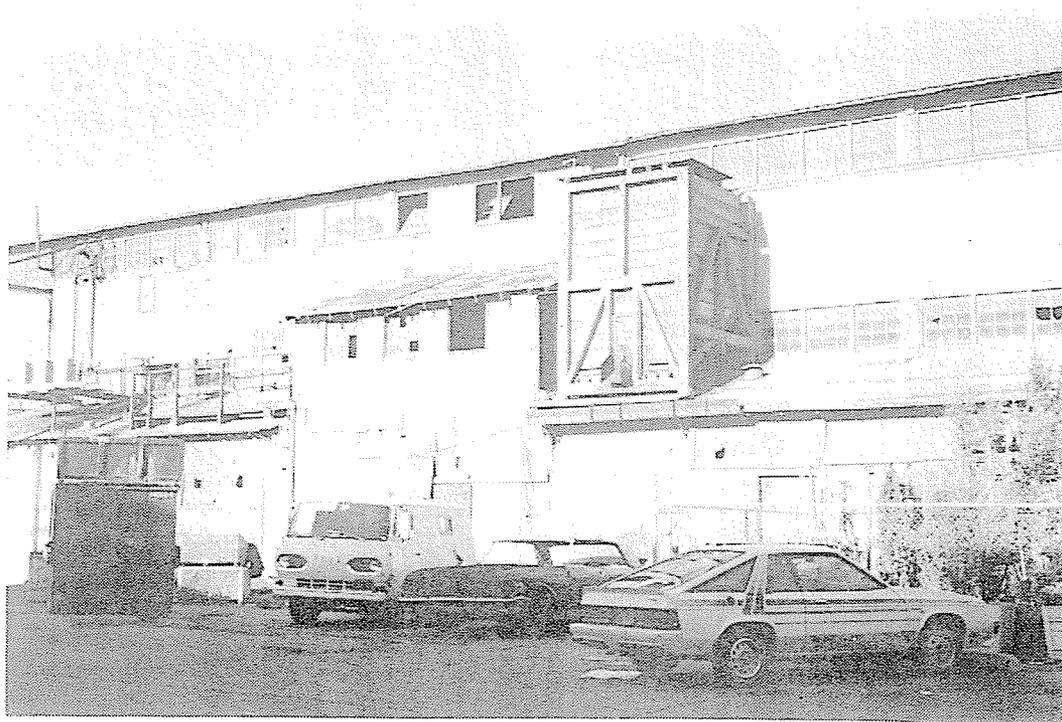
In assessing the potential use of the area, the following possibilities were examined: research and development, light manufacturing and warehousing, retail commercial development and high density residential. High density residential reuse offers the greatest potential for long-term positive change in the area. The Neighborhood enjoys an excellent location for residential development by virtue of its access to major employment centers via the local street and freeway system. No other residential neighborhood in the South Bay area has better peak traffic period access to such a wide range of employment locations.

Improvements within the industrial area will take a number of years to accomplish and will require additional planning and the focusing of some public power and funding resources. However, the conversion of the area to emphasize residential development is fully compatible with the City of San Jose's General Plan Goals and Policies which encourage the redevelopment of older industrial areas near the Downtown Core Area for residential use.

Existing Industrial Conditions:



Portion of former cannery shed converted to welding shop.



Abandoned vehicle in parking lot.

Industrial Area Transition

3) Revitalization Strategy

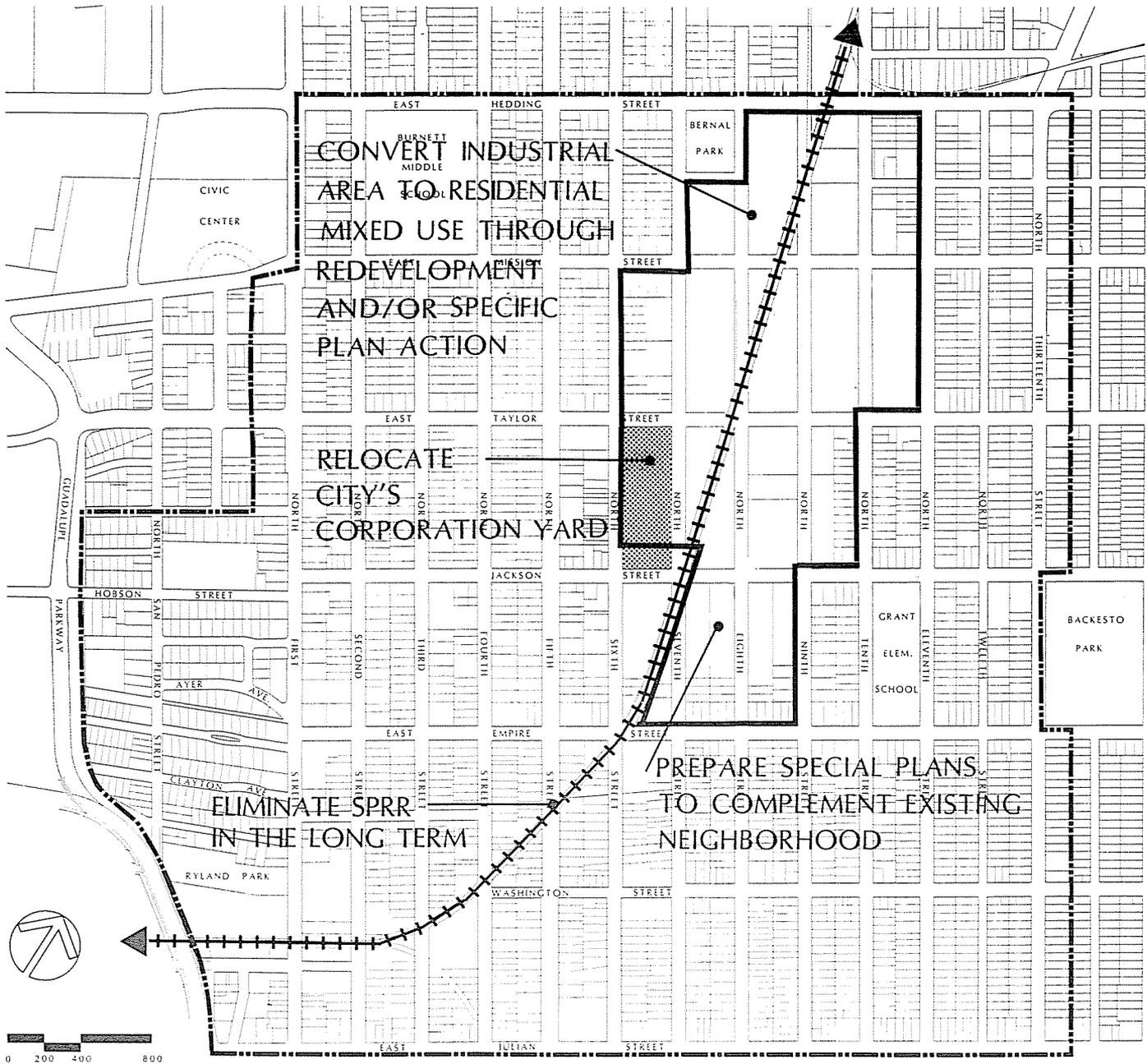
Several strategies for residential conversion of the industrial area were considered: changes in the area's General Plan designation from Light Industrial to Residential designation, preparation of a Specific Plan for the entire area carefully tailored to specific neighborhood conditions, and establishment of a Redevelopment Survey Area. A comprehensive approach would involve each of these strategies. The conclusion that the Redevelopment Survey Area approach is the most likely to achieve positive change is based on the following:

- o Deteriorated conditions within the industrial area,
- o Anticipated difficulties in attracting private investment on a piecemeal basis and,
- o Community desires for development which is sympathetic to the Neighborhood's current scale and residential mix.

These conditions all make consideration of redevelopment action appropriate. Use of redevelopment in the industrial area would have several major advantages:

- o The worst elements of blight could be removed by public action to encourage private for-profit and/or nonprofit residential development.
- o Redevelopment funds from other successful redevelopment project areas could be used to cover some of the initial costs as well as public amenities.
- o Private for-profit and/or nonprofit development could be better directed to achieve neighborhood goals.
- o The time needed to achieve substantial land use change could be greatly reduced.
- o Inclusion of the Nihonmachi Business District within the redevelopment program could be considered to allow the use of redevelopment monies to fund off-street parking lots and other public improvements.

Should the Redevelopment Survey Area approach not be immediately available, alternate funding should be sought to implement the industrial reuse planning effort.



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Industrial Area Transition Strategies
Summary

OTHER

1. Conduct immediate health and safety code enforcement.
2. Develop interim use standards for non-residential uses.

Industrial Area Transition

4) Revitalization Actions

- o Adopt the elimination of the Southern Pacific Railroad tracks from the Jackson-Taylor Neighborhood as a long-range policy.
- o Perform immediate Health and Safety Code enforcement activities in the industrial area to address potentially hazardous conditions.
- o Reaffirm City policies to protect and upgrade existing housing stock and avoid increases in the homeless population.
- o Review opportunities for designating the industrial area as a redevelopment survey area; ensure community input on the selection of boundaries.
- o Adopt the relocation of the City's Corporation Yard from the Jackson-Taylor Neighborhood as a long-range policy.
- o Institute a comprehensive land banking program to help implement a balanced, mixed development of the industrial area including a large-scale residential community with some job-creating commercial. These changes call for master planning.
- o Designate a redevelopment project area within the survey area if supported by a comprehensive study and the community.
- o Ensure community input throughout the planning and implementation phases of the industrial area revitalization process.

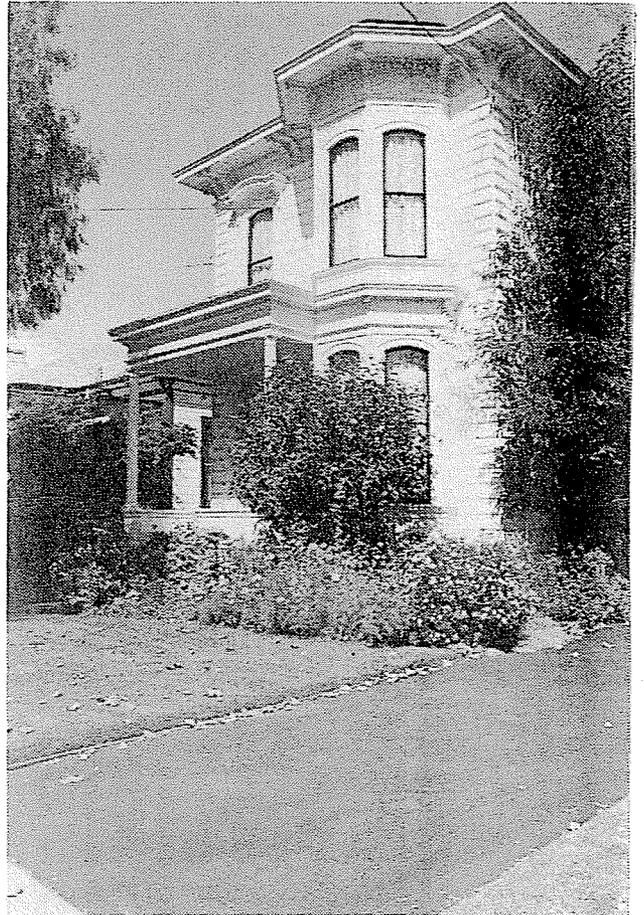
Strong efforts will be made in the plans and development standards for the industrial area to:

- o Establish interim use standards to prevent substantial capital investment in non-residential uses inconsistent with the residential reuse strategy.
- o Create a balance of uses which will complement the Neighborhood, not overwhelm it.
- o Maintain a range of housing densities, types and costs.
- o Encourage senior citizen housing and housing for handicapped persons near the NBD.
- o Provide flexibility to accommodate community cultural facilities.
- o Blend development intensities with those of adjacent residential neighborhoods.

The Major Industrial Area Strategies are summarized on Diagram 4.

Existing Residential Conditions:

Residences are found in a variety of styles and conditions of maintenance.



Residential Preservation and Development

1) Existing Conditions

While the Jackson-Taylor Neighborhood has areas of deterioration and individual residential units in need of repair, in general the area is stable and provides a pleasant living environment. Housing types include small homes, duplexes, large Victorians, two-story apartments and a mid-rise senior citizens' structure. The mix is largely single-family and duplex units, but single-family detached units occupy only half of the residential parcels. Home ownership is limited to 30% of the Neighborhood's households, about one-half the percentage for the City as a whole.

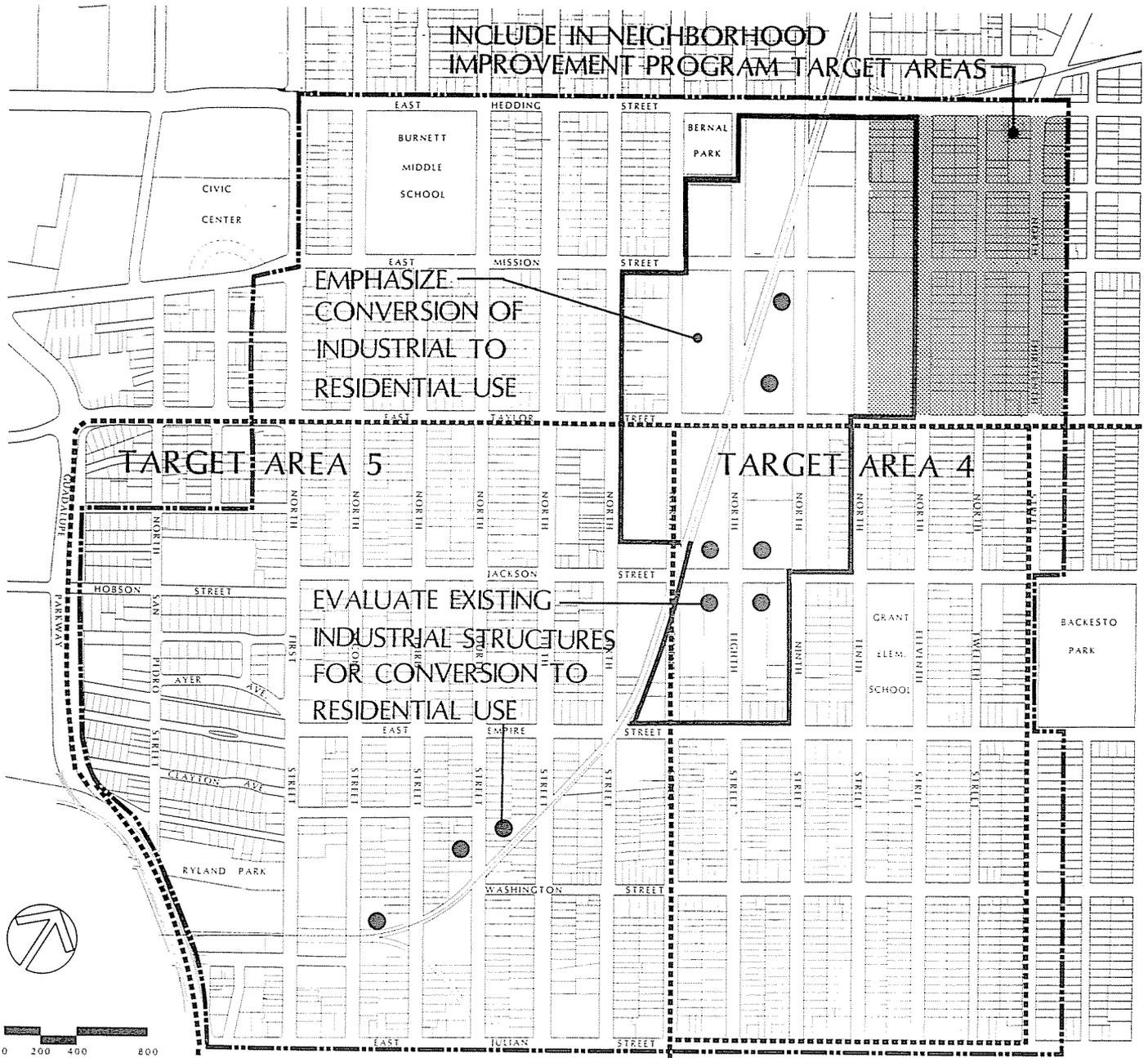
The City's General Plan designates most of the Neighborhood's housing area as Medium and Medium High Density Residential, (8 dwelling units per acre and 8-16 dwelling units per acre), as shown on the General Plan map in the Appendix. These designations are consistent with the existing housing stock.

2) Revitalization Strategy

Since special funds for the rehabilitation and construction of housing units in any substantial numbers are unlikely to become available, primary reliance must be upon City and Housing Department programs, in combination with State and Federal funding and private resources where possible. New housing in the industrial area through private sector participation will also help revitalize surrounding neighborhoods. Homeownership and market rate housing should be stressed as balancing factors to existing conditions of high renter occupancy and low-income households in the Neighborhood.

The City has two major programs which can be effectively used within the Jackson-Taylor Neighborhood. The first is the Neighborhood Improvement Program for the Central Neighborhood Preservation Area. This program is used to encourage and assist private rehabilitation efforts for the preservation of affordable housing units in and around the Downtown Core Area. Overseen by the Department of Neighborhood Preservation, the Program's Target Area includes all of the Jackson-Taylor Neighborhood south of Taylor Street.

The second major assistance tool is the City's 20% Housing Program, which is administered by the City's Housing Department. Twenty percent of all redevelopment tax increment revenues are allocated for the purpose of increasing and improving the supply of housing available to persons and families of low and moderate income. These funds can be used inside or outside of Redevelopment areas. Since the Jackson-Taylor median household income is approximately half of the County median, the program can be effectively used for the benefit of the Neighborhood's current residents. In addition, the Redevelopment Agency's program of relocating sound dwelling units removed from redevelopment project areas to vacant lots in other existing residential neighborhoods will be used as appropriate.



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Residential Development Strategies Summary

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1. Use Redevelopment Agency programs to help relocate suitable units to vacant lots.
2. Increase public information efforts for housing loan programs.
3. Use the Redevelopment Agency's 20% housing program.
4. Emphasize a mix of housing types.

Residential Preservation and Development

3) Revitalization Actions

- o Convert the industrial area to a mix of residential uses, including housing for seniors, the handicapped and low, very low and moderate income families.
- o Expand the City's Neighborhood Improvement Program Target Area to include the deteriorated residential area north of Taylor Street and east of the industrial area.
- o Provide public information in a timely manner to educate Neighborhood residents and the Jackson-Taylor Neighborhood Association on available housing and rehabilitation loan programs.
- o Continue efforts to relocate compatible residential units displaced from redevelopment project areas to appropriate vacant sites within the Jackson-Taylor Neighborhood.
- o Evaluate sound existing structures for their potential conversion to residential use and/or combined residential loft and work spaces.
- o Utilize the City's 20% Housing Program for both housing rehabilitation and new housing using the following general guidelines:
 - Ensure that the mix of housing type, density and cost is compatible with the existing neighborhood.
 - Give housing for low and very low income families, senior citizens and the handicapped a high priority.
 - Address housing needs throughout the Jackson-Taylor Neighborhood.
 - Encourage the use of local labor for construction and rehabilitation work.

The major Residential Development Strategies are summarized on Diagram 5.

Community Cultural Facilities Development

1) Existing Conditions

Many community facilities exist within the Neighborhood to serve a resident population which is a rich mix of varied racial and ethnic backgrounds and age groups. These facilities sponsor strong programs for neighborhood youth and seniors as well as for the County-wide Japanese American population. This plan seeks to expand upon this base to improve community services and facilities.

During the course of the planning work, the need for a community center was repeatedly stressed as one of the Neighborhood's highest priorities. While the need for additional facilities is felt by all groups, community discussions centered on the need for a Japanese Community Cultural Center in recognition of the fact that the Jackson-Taylor Neighborhood is the focus of a Japanese American community spread over the much larger City and County area.

2) Revitalization Strategy

The community must take a strong role in identifying requirements for and developing new community facilities. While public assistance is vital for revitalization of this low income community, a public, private and private nonprofit partnership must be strongly pursued for any community center.

3) Revitalization Actions

- o Define more precisely the community's program needs for the desired facilities.
- o Assess the private and organizational fund-raising potential for a community center.
- o Evaluate potential community cultural center sites within the Neighborhood. This effort should include the following:
 - An evaluation of the use or joint use of City-owned property at or adjacent to the City of San Jose Corporation Yard.
 - An assessment of existing buildings within the industrial area to determine whether any could be reasonably adapted for a community center.
 - An evaluation of potential sites within the proposed industrial redevelopment survey area.
- o Seek a continuing dialogue between the City and representatives from both the Jackson-Taylor Business and Professional Association and the Jackson-Taylor Neighborhood Association.

The major Community Cultural Facilities Strategies are summarized on Diagram 6.



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Community Cultural Center Strategies
Summary

OTHER

1. Assess needs for community cultural center
2. Assess private funding potential
3. Continue community/City dialogue

Diagram 6

Commercial Services Improvement

1) Existing Conditions

Commercial services currently located within the Jackson-Taylor Neighborhood are generally small in size and scattered throughout the area. The most significant concentration occurs in the Nihonmachi Business District along Jackson Street. Other smaller concentrations occur on Taylor and Thirteenth Streets and are more regional-serving in nature.

2) Revitalization Strategy

With the exception of the Nihonmachi Business District, few funds are expected to be available for strong implementation activities. Given that fact, approaches to commercial services improvements must be modest and long-term.

The strategy focuses upon the strong revitalization of the Nihonmachi Business District and improvements to the visual appearance of other commercial areas.

3) Revitalization Actions

- o Place a high priority on the expansion and revitalization of the Nihonmachi Business District.
- o Give high priority to the transition of the industrial area to residential use to provide additional support for local commercial establishments.
- o Plant additional street trees along commercial areas to improve their visual appearance.
- o Refer the Thirteenth Street commercial area north of Jackson Street for future study as part of the Citywide Analysis of Neighborhood-serving Commercial Areas.

Major Commercial Services Improvement Strategies are summarized on Diagram 7.

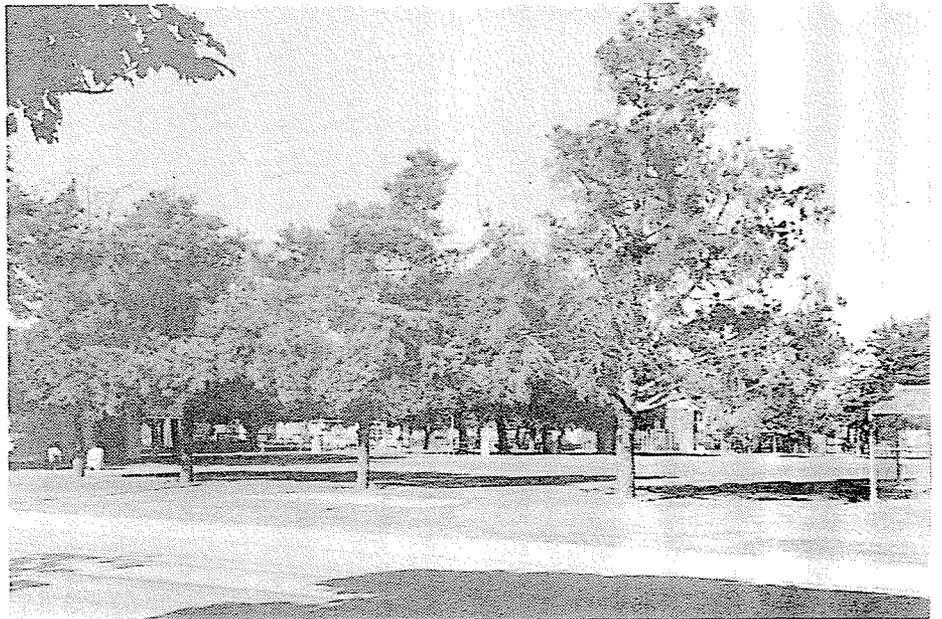
Existing Neighborhood Quality:



Tree-lined Street



Playground at Grant School



Backesto Park

Neighborhood Quality Enhancement

1) Existing Conditions

The Jackson-Taylor Neighborhood is a pleasant and vital place to live. Many community facilities provide a wide range of services to residents, and the Neighborhood contains an elementary school, middle school, library and three public parks.

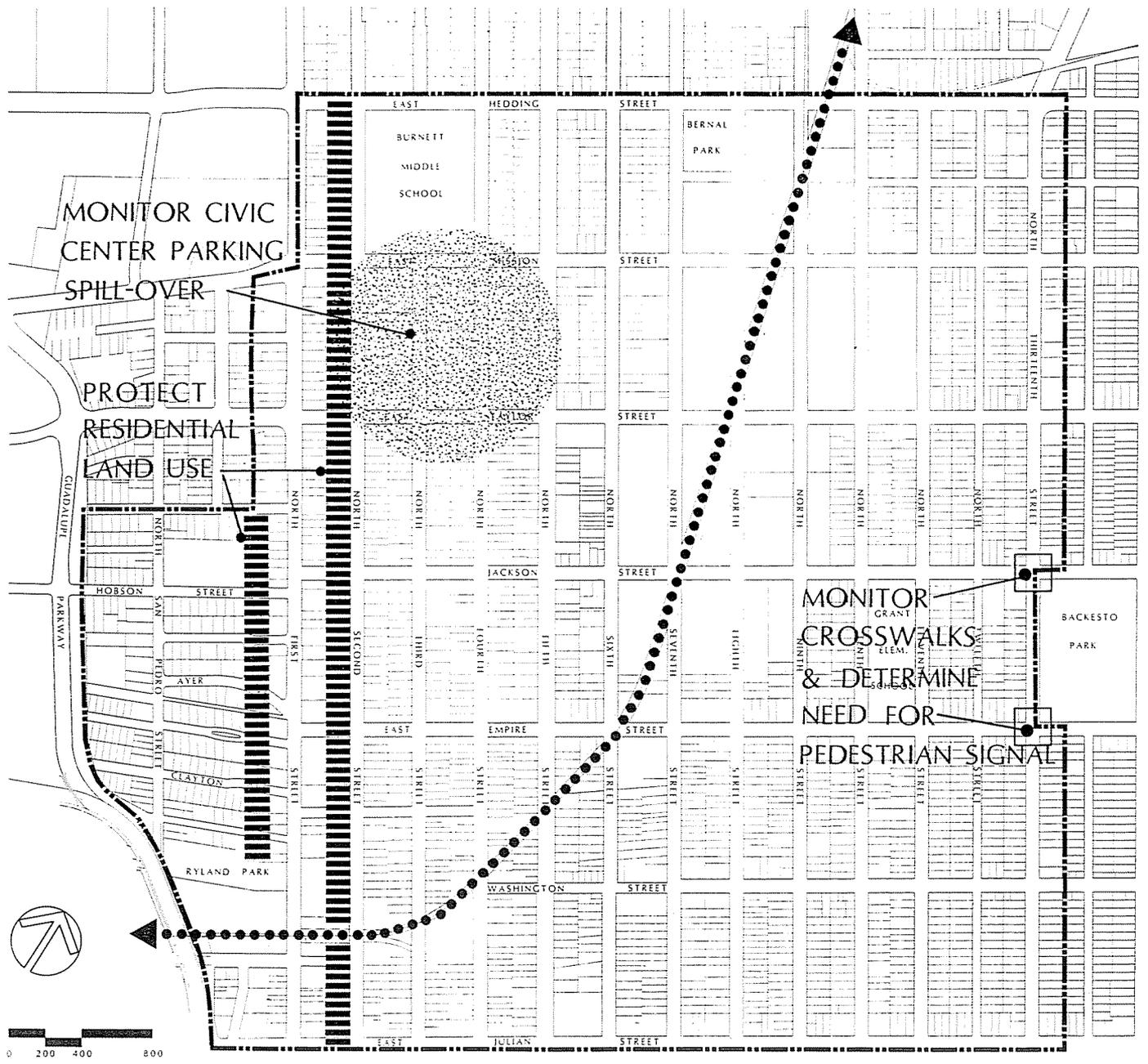
A strong sense of identity with the Neighborhood exists, especially within the Spanish-speaking and Japanese American communities whose roots reach far back into the history of the area. Most residents feel the area is a good place to live and are optimistic about the future of the Neighborhood. However, several intrusions have occurred which threaten that quality:

- o The Southern Pacific Railroad tracks and adjacent industrial area bisect the community, and create traffic and parking problems.
- o Large quantities of auto and truck traffic traveling through the Neighborhood detract from the livability of residential properties along heavily traveled streets.
- o Spillover parking from the Civic Center often intrudes into the Neighborhood, inconveniencing residents and reducing the overall residential quality of the area.

2) Revitalization Strategy

The conversion of the industrial properties to residential use and a long-term policy of removing the rail line are very important to improving the quality of life for residents of the Jackson-Taylor Neighborhood and have been covered in earlier sections of this plan. Several revitalization actions are identified which deal with public improvements such as street trees, street lights and utility undergrounding. Since capital improvement and maintenance funds are not now programmed for these improvements, the City will have to evaluate the feasibility of additions to the existing capital programs before they can be implemented.

Revitalization actions for neighborhood preservation require a close working relationship in the coming years between the Neighborhood and the City to identify specific problems and work jointly on their solution.



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Neighborhood Quality Enhancement
Strategies Summary

OTHER

1. Develop interim landscape guidelines for screening railroad & industrial uses.
2. Continue community/city dialogue to identify street light and public improvements deficiencies.
3. Promote a strong street tree planting program.
4. Underground overhead utility lines.

Diagram 8

Neighborhood Quality Enhancement

3) Revitalization Actions

- o Forbid use of properties on North Second Street for commercial or parking purposes in order to protect its residential character. Adopt a similar policy on the west side of North First Street to avoid commercial intrusion into single family residential areas.
- o Carry out a program to monitor Civic Center and North First Street business and transit system parking spillover into the Neighborhood. Consider the establishment of time restrictions, residential parking permit programs, or other similar measures to discourage outsiders from parking in the Jackson-Taylor Neighborhood.
- o Provide for publicly accessible open space and landscaped pedestrian and bicycle paths through the Neighborhood to connect the Light Rail Line, the Nihonmachi Business District, neighborhood parks and destinations outside of the Jackson-Taylor area.
- o Develop interim landscape guidelines for screening the railroad tracks and existing industrial uses.
- o Encourage pedestrian traffic and work with the City's Traffic Operations Department to monitor the need for pedestrian crosswalks across Thirteenth Street between Backesto Park and Jackson and Empire Streets along with other intersections identified by the community.
- o Monitor changes in automobile and pedestrian traffic resulting from completion of the Light Rail Line, Guadalupe Freeway and Downtown redevelopment.
- o Work with the City's Department of Public Works and Traffic Operations Department to identify street lighting and other public improvement deficiencies within the Neighborhood.
- o Promote a unified street tree planting and maintenance program for the area.
- o Promote semi-annual cleanup campaigns and seek City assistance in removing collected refuse from yards and driveways.
- o Seek an early undergrounding of all overhead utility lines.

Major Neighborhood Quality Enhancement Strategies are summarized on Diagram 8.

Hensley Historic District Reinforcement

1) Existing Conditions

The Hensley Historic District achieved listing on the National Register of Historic Places in 1983. It is an area of single and multi-family structures which contribute to the historic character of the area, and contains a very large concentration of Victorian homes. The San Jose's Historic Resources Inventory Report speaks of the area as follows:

"Architecturally, the houses represent some of the examples of Italian, Stick-Eastlake, and Queen Anne styles popular between the 1870's and 1890's. The neighborhood is made up of representative examples of the styles. The many larger and more elaborate homes located on North Third Street and the less elaborate workingmen's homes on North Fifth Street exhibit two interpretations of the styles on different scales."

A wide range of building and site development conditions exist within the District. Some structures have been nicely renovated and their sites improved with landscaping. Others are substantially deteriorated and sit on lots which are in serious need of cleaning and landscaping.

A significant portion of the Hensley Historic District is currently zoned for manufacturing as well as commercial uses. The General Plan, the City's land use policy, has eliminated the industrial usage but designates a substantial portion of the District as Regional Commercial, as shown on the General Plan Map contained in the Appendix.

2) Revitalization Strategy

The Hensley Historic District is a valuable asset to the Jackson-Taylor Neighborhood and one which can serve as a nucleus for further Neighborhood housing rehabilitation and beautification efforts. As the Downtown Core Area continues to undergo revitalization, the viability of the District as a unique and convenient location to live in the City of San Jose will increase and can be expected to lead to greater private renovation efforts.

Hensley Historic District Reinforcement

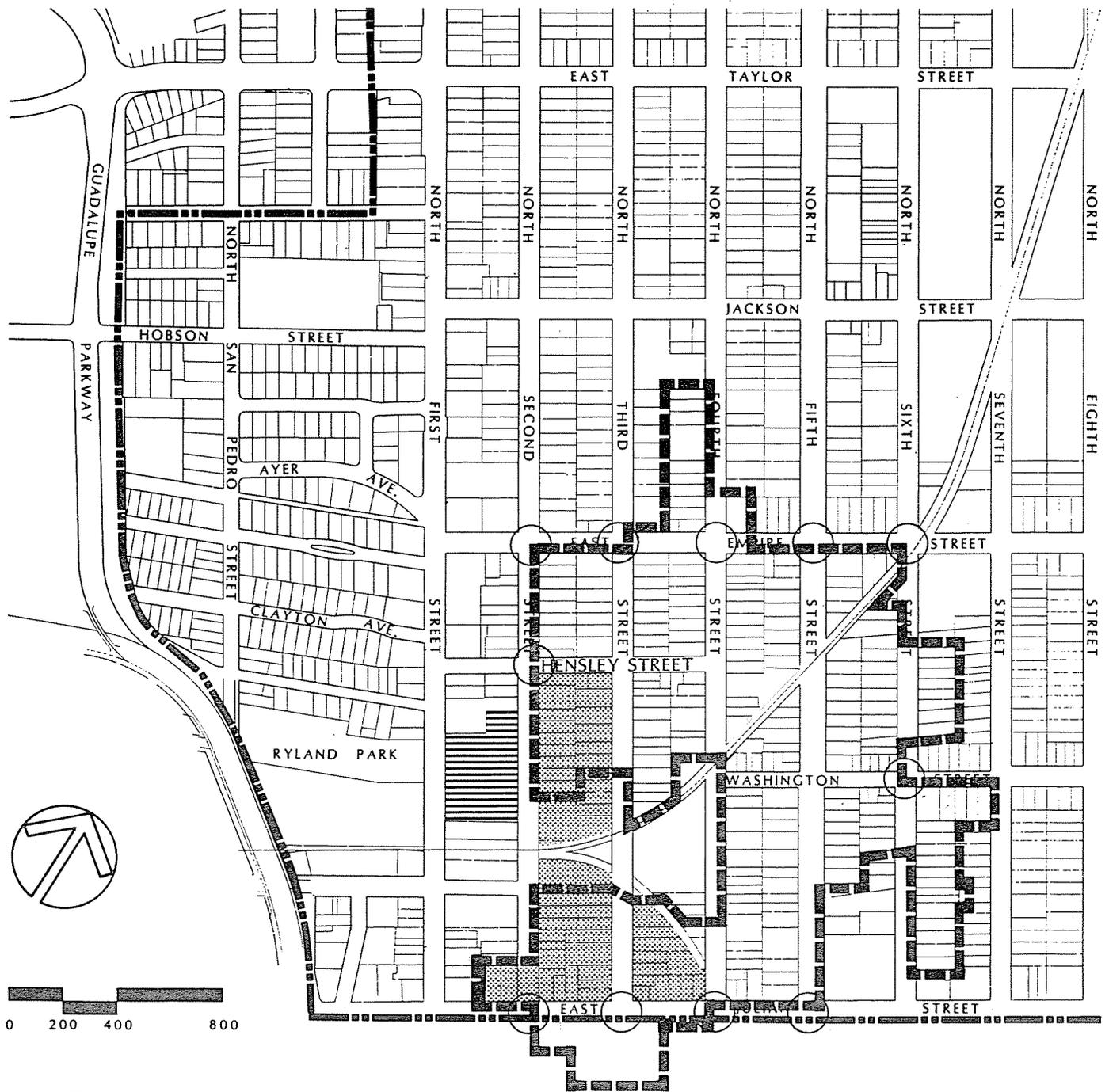
The strategy for reinforcing the District emphasizes the following:

- o Relocating or eliminating existing incompatible industrial uses.
- o Modifying the General Plan to recognize existing residential units and to avoid the introduction of land uses and site development patterns which would be detrimental to the character of the District.
- o Developing a consistent image as a special "Historic District".
- o Increasing the residential quality of the area by a uniform street tree program and developing other design criteria.

3) Revitalization Actions

- o Modify the General Plan to eliminate all but residential use from the District.
- o Relocate appropriate and compatible Victorian structures from existing redevelopment areas to appropriate sites in the Hensley Historic District.
- o Exercise special design review of development proposals for the adjacent large vacant land parcel fronting on both North First and Second Streets because of its potential to affect the scale and character of the adjacent historic district.
- o Prepare design guidelines to enhance the area's image as a "Historic District".
- o Plan and implement a street tree planting program to supplement existing large trees and provide a continuous street environment with trees in scale with the larger structures in the District.
- o Consider the placement of Hensley Historic District markers at the main street entries to the area.
- o Work with property owners to plan and implement a program of special street lights within the District.

Hensley Historic District Reinforcement Strategies are summarized on Diagram 9.



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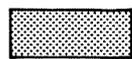
CONSULTANT TEAM

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Hensley Historic District Enhancement
Strategies Summary



Special Design Review



Change General Plan Designation to Residential



Potential Historic District Markers

OTHER

1. Develop special design guidelines.
2. Implement special street tree planting program.

Diagram 9

3. Implementation Schedule

Overview

Since public funding and personnel resources are limited, revitalization efforts within the Jackson-Taylor Neighborhood must be focused upon the most important and achievable elements. In order to maintain continuity and strong neighborhood participation, it is important that some form of neighborhood organization be maintained to monitor implementation progress and work with the appropriate City Departments to identify problems and reasonable solutions. During the Revitalization Plan preparation period, the Neighborhood Advisory Committee has fulfilled this role with staff support from the Department of City Planning.

The membership of the Advisory Committee has consisted of seven representatives each from community organizations, local businesses and residents at large. In the future, the Jackson-Taylor Business and Professional Association will assume the role of implementation overview for the Nihonmachi Business District Plan. Because of the extensive and special requirements of their efforts, the Business Association should not be expected to assume the responsibility of implementation activities in the Neighborhood as a whole. A separate community organization, like the newly-formed Jackson-Taylor Neighborhood Association, is needed and should be tailored to address the future implementation tasks.

The revitalization actions outlined in this plan were reviewed carefully by the Neighborhood Advisory Committee. While several Plan elements are of major importance with regard to the quality of the Neighborhood in the future (e.g., changes in the industrial area), the Advisory Committee felt that immediate and visible improvements to the Neighborhood which will benefit current residents should receive the highest priority. The five-year plan outlined below takes that into account but does recognize the need for starting work on those elements which will ultimately affect the neighborhood in a more significant way.

PRIORITY ONE (First Year)

- o Secure funding for a specific re-use study of the industrial area through CDBG, 20% Housing Program, or Redevelopment Agency sources. (City)
- o Review opportunities for establishing the industrial area as a redevelopment survey area if Redevelopment funding is required. (City)
- o Carry out immediate Health and Safety Code enforcement activities in the industrial area. (City)
- o Hold public meetings to discuss the redevelopment process and its potential impacts with neighborhood residents and property owners. (City)

Implementation Schedule

- o Consider land banking of key sites in the Neighborhood to insure implementation of Plan goals. (City)
- o Focus additional public information efforts in the Neighborhood to educate residents and the Jackson-Taylor Neighborhood Association on available housing rehabilitation loan programs. (City)
- o Initiate discussions with the Southern Pacific Railroad Company concerning the long-term removal of tracks through the Jackson-Taylor Neighborhood. (City)
- o Evaluate the alternatives for the relocation of the City's Corporation Yard or its joint use for existing purposes and community facilities. (City)
- o Survey needed street light and public infrastructure improvements in the Neighborhood. (City and Neighborhood)
- o Modify the General Plan to eliminate all but residential uses from the Hensley Historic District. (City)
- o Prepare design guidelines for the Hensley Historic District. (City)
- o Prepare a comprehensive plan and implementation program for the conversion of the industrial area to residential and supportive mixed uses, and modify the General Plan accordingly. (City and Neighborhood)

PRIORITY TWO (Year Two)

- o Review opportunities for establishing (if appropriate) one or more redevelopment project areas if a redevelopment survey area is designated. (City)
- o Expand the Neighborhood Improvement Program's Target Area to include the area north of Taylor Street and east of the industrial area. (City)
- o Detail the community center needs and assess community fund-raising potentials. (Neighborhood)
- o Evaluate alternative locations for a Community Cultural Center and the potential of public-private partnerships to obtain an appropriate facility. (City and Neighborhood)

Implementation Schedule

PRIORITY THREE (Years Three through Five)

- o Develop an orderly plan and implementation schedule for an improved street-tree planting program throughout the Neighborhood. (City)
- o Establish a timetable for the undergrounding of utilities in the Neighborhood (City)
- o Re-evaluate traffic conditions and control measures within the Neighborhood after commencement of the Guadalupe Corridor Light Rail Transit service, and initiate appropriate changes, as necessary, to enhance the quality of life in the Jackson-Taylor Neighborhood. (City)
- o Include, in the construction of future public and private projects in Jackson-Taylor, improvements or features which will encourage pedestrian and bicycle travel throughout the Neighborhood. (City)

Jackson–Taylor Neighborhood Revitalization Plan

Advisory Committee Members

Gail Uyehara (Co-chair)	Yu-Ai Kai
Tomoo Inouye (Co-chair)	Jackson-Taylor Business & Professional Association
Richard Konda (Alternate Co-chair)	Asian Law Alliance
Ben Koda (Alternate Co-chair)	Jackson-Taylor Business & Professional Association
Ed Berger	Northside Neighborhood Association
Peter Chen	Wesley United Methodist Church
Perry Dobashi	Jackson-Taylor Business & Professional Association
Mas Doi	Buddhist Church Betsuin
George Hanada	Jackson-Taylor Business & Professional Association
Susan Hayase	Nihonmachi Outreach Committee
Roy Hirabayashi	Neighborhood
Gary Jio	Nihonmachi Outreach Committee
Ron Johnson	People for Affordable Housing
Wright Kawakami	Jackson-Taylor Business & Professional Association
Jane Kawasaki	Neighborhood
Laura Kidwiler	Grant Elementary School
Ross Lee	Hensley Historical District
Carl A. Lindstrom	Filipino Community Center
Kathy Napoli	Neighborhood
Amy Okagaki	Jackson-Taylor Business & Professional Association
Robert Okamoto	Jackson-Taylor Business & Professional Association
John Payne	Prayer Garden Church
Ron Saiki	Japanese American Citizens League
Jim Takasugi	Japanese American Citizens League
Dave Tatsuno	Jackson-Taylor Business & Professional Association
Stephen Wong	Neighborhood
Dan Young	Boy's City Boys Club

City Council

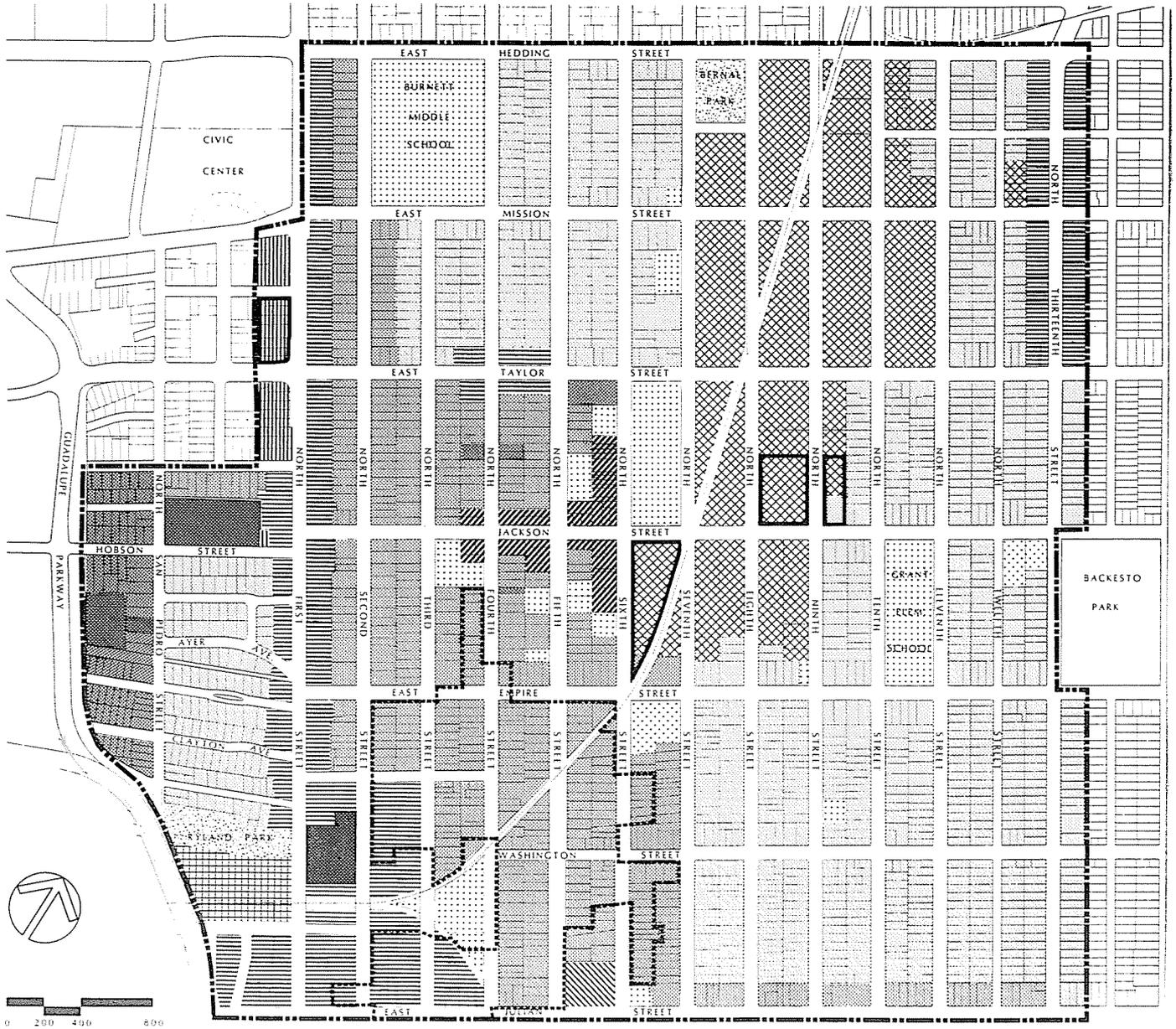
Susan Hammer, Councilmember, District Three

Project Coordination Staff

Jim Derryberry, Planning	Bob Kass, Redevelopment Agency
Gary Richert, Planning	Ted Lorraine, Redevelopment Agency
Susan Crawford, Planning	Margie Fernandes, City Council Office

Contributing Staff

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Wayne Tanda, Traffic Operations	Marv Aoki, Traffic Operations
Fran McVey, Neighborhood Pres.	Stuart Damey, General Services
Bob Coats, Parks & Recreation	Mike Eaton, Neighborhood Preservation
Mike Flores, Planning	Mike Console, Parks & Recreation
Bob Hencken, Transportation Plan.	Jim Carney, Redevelopment Agency



JACKSON-TAYLOR
NEIGHBORHOOD
REVITALIZATION
PROGRAM

SAN JOSE, CALIFORNIA

CONSULTANT TEAM

Wurster, Bernardi and Emmons, Inc.
John B. Dykstra and Associates
Economics Research Associates
Fehr and Peers Associates

Appendix A:
Existing General Plan Classifications*

	Medium Density Residential (8.0 DU/AC)		Office
	Medium High Density Res. (8-16 DU/AC)		Light Industrial
	High Density Residential (12-25 DU/AC)		Combined Industrial/ Commercial
	Very High Density Res. (25-40 DU/AC)		Public/Quasi-Public
	Res. Support for Core Area (25+ DU/AC)		Public Park/Open Space
	NBD		Mixed Use
	Neighborhood/Community Commercial		Hensley Historic District
	General Commercial	*	As of Sept. 1986

