

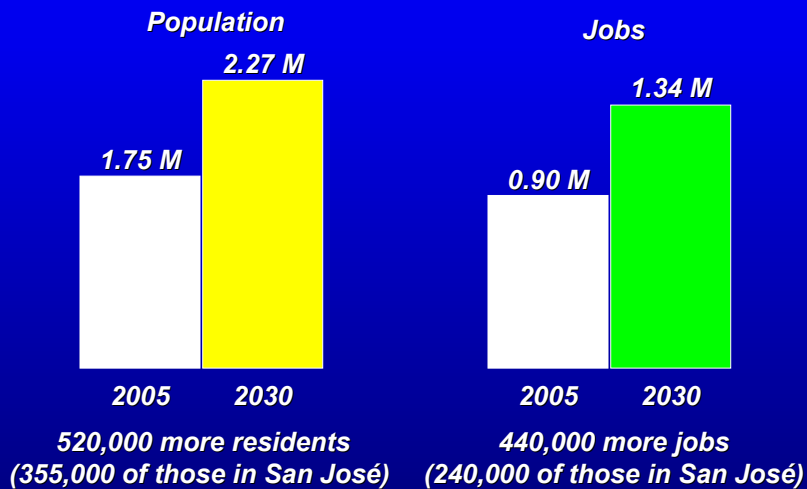
Jobs/Housing/Transportation Policy Update

Key Elements

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

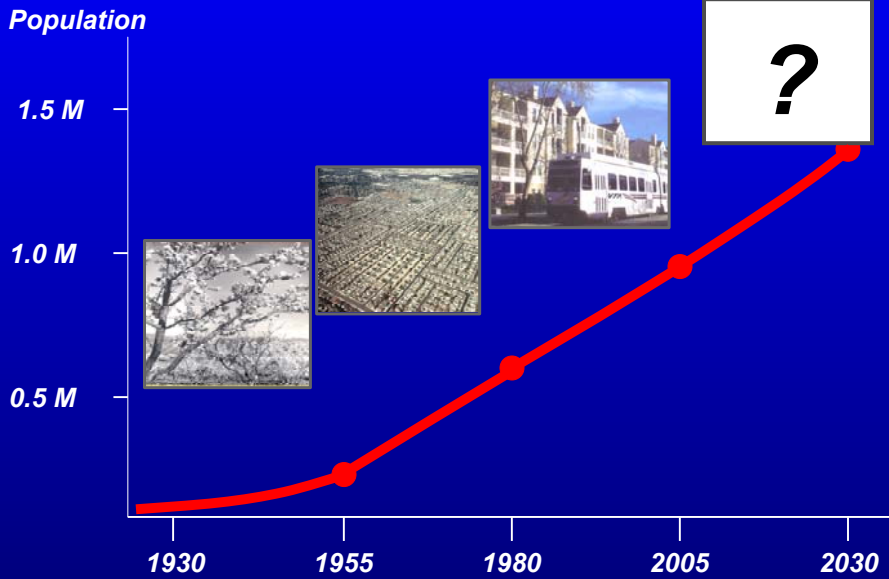


Growth Projections (Santa Clara County)



Source: ABAG 2005

San José Growth History



Planned Growth Areas

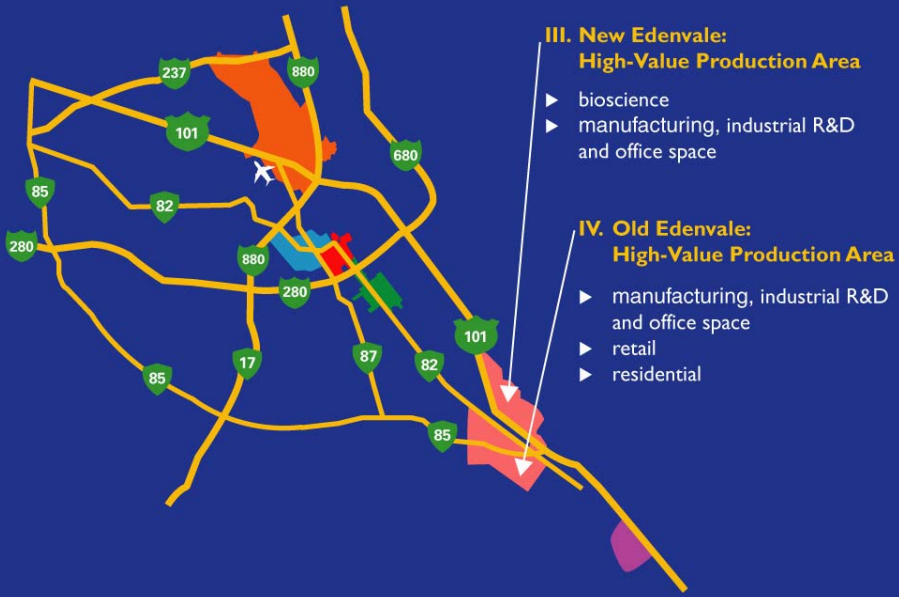
- Citywide LOS/
Transit Corridors
- North San José
- Downtown
- Berryessa BART
- Evergreen
- Edenvale
- Coyote Valley



San José Offers Diverse Work Environments



San José Offers Diverse Work Environments



San José Offers Diverse Work Environments



V. Coyote Valley: Mixed-Use Community

- ▶ corporate campuses
- ▶ mid-rise business offices
- ▶ retail
- ▶ education, health, and civic uses
- ▶ a variety of housing choices

San José Offers Diverse Work Environments



II. Downtown: Creative & Cultural Center

- ▶ high-rise office
- ▶ mid-rise and high-rise housing
- ▶ restaurants, retail, entertainment
- ▶ cultural amenities
- ▶ university, city hall
- ▶ Convention center, hotels

Planned Growth Areas

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

Downtown Strategy 2000

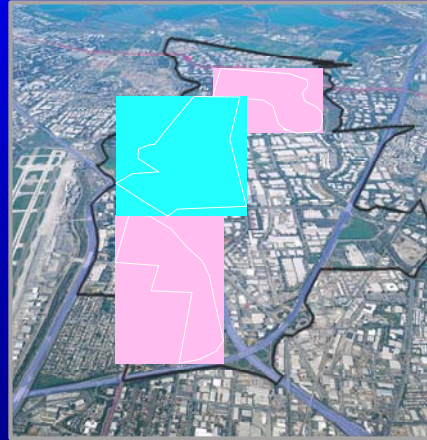
Downtown Strategy Plan

- **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**



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**
 - 32,000 housing units
- **Transportation Improvements**
 - \$520 million (estimated)
 - To be financed by improvement district and development fees
- **New Area Development Policy and EIR**

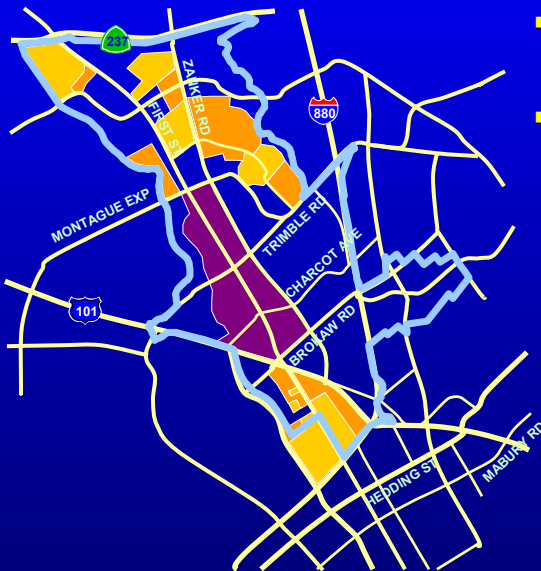


Transportation Improvements



- **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

Residential Development



- **Existing Residential Areas**
 - 8,000 Units
- **New Residential Overlay Areas**
 - 400 acre area for potential residential and supporting uses
 - Conversion of up to 285 acres for residential use
 - Minimum net density of 55 DU/AC for 200 Acres
 - Minimum net density of 90 DU/AC for 85 Acres
- **Industrial Core Area**
 - Opportunity for industrial/residential mixed-Use development.

Proposed Improvements

- **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):**
 - Proposed Fee = \$10.44 per square foot
- **Residential Development (32,000 Units):**
 - Proposed Fee (Single-family) = \$6,994 per unit
 - Proposed 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
 - **Phase 2**
 - 7 to 14 Million sq. ft. of Industrial
 - 8,000 to 16,000 Residential Units
 - **Phase 3**
 - 14 to 21 Million sq. ft. of Industrial
 - 12,000 to 24,000 Residential Units
 - **Phase 4**
 - 21 to 26.7 Million sq. ft. of Industrial
 - 16,000 to 32,000 Residential Units
- | | |
|-------------------------------|------------------------------|
| - US 101 / Trimble | - Montague / Trimble |
| - Montague Widening | - Old Oakland / Montague |
| - First Street / Montague | - Trade Zone / Montague |
| - First Street / Charcot | - Brokaw / Bering |
| - First Street / Metro | - Transit/Bicycle/Pedestrian |
| - First Street / Trimble | |
| - Charcot Overcrossing | - Zanker / Trimble |
| - Zanker Widening | - Zanker / Brokaw |
| - Zanker / Montague | - Transit/Bicycle/Pedestrian |
| - First Street / 237 | - Junction / Charcot |
| - Zanker / Tasman | - McCarthy / Montague |
| - Zanker / Charcot | - Transit/Bicycle/Pedestrian |
| - Zanker / Skyport Connection | - Transit/Bicycle/Pedestrian |
| - Mabury Interchange | |

Proposed Development Example Light Rail Corridor - Before



Proposed Development Example Light Rail Corridor - After



Protected Intersections

- **New Transportation Policy**

- Transit Corridors/
Business Districts

- 13 Intersections

- **North San Jose**

- Add 4 Intersections

- **Downtown Plan**

- Add 10 Intersections



Public Outreach

Date	Event/Organization	LOS Policy	NSJ Plan	Down-town
Various	Other agency briefings (VTA, Caltrans, other cities)	X	X	X
Various	North San Jose Property Owners		X	
04/08/04	SJ Housing Advisory Commission	X		
09/23/04	Planning Commission Retreat	X		
10/06/04	General Plan Public Meeting	X	X	
10/07/04	General Plan Public Meeting	X	X	
10/25/04	Northeast SJ Community Meeting (Orchard School)	X		
10/26/04	West SJ Community Meeting (Moreland Community Center)	X		
10/27/04	South San Jose Community Meeting (Vineland Library)	X		
10/27/04				
12/08/04	SNI Project Area Committee	X	X	X
01/26/05				
10/28/04	Central San Jose Community Meeting (City Hall)	X		
11/01/04	San Jose Mercury News Editorial Board	X	X	X
11/08/04	SJ Bicycle and Pedestrian Advisory Committee	X		
11/15/04	Berryessa Community Action Council	X	X	X
01/10/05				
11/16/04	San Jose Business Journal Briefing	X	X	X
11/29/04				
11/19/04	Developer Roundtable (Planning)	X	X	X
11/30/04	Council District 6 Community Meeting	X	X	X
11/30/04	NSJ EIR Scoping Meeting		X	

Public Outreach

Date	Event/Organization	LOS Policy	NSJ Plan	Down-town
12/ 04	Downtown Association		X	X
12/02/04	Citywide Public Meeting (City Hall)	X	X	X
12/02/04	Developer Stakeholders (Public Works)	X	X	X
01/04/05	Silicon Valley Manufacturing Group – Transportation Committee	X	X	X
01/05/05	Home Builders Association	X	X	X
01/07/05	Tri-County Apartment Association	X	X	X
01/10/05	Silicon Valley Manufacturing Group – Land Use and Housing Committee	X	X	X
01/14/05	Chamber of Commerce	X	X	X
01/14/05	Housing Action Coalition	X	X	X
02/07/05	Building Better Transportation Committee	X	X	X
02/07/05	Consulting Engineers and Land Surveyors of California	X	X	X
02/09/05	Building Trades Council Board	X	X	X

Online Resources

<http://www.sanjoseca.gov/planning/nsj/index.htm>

<http://www.sjredevelopment.org/PublicationsPlans/Strategy2000.pdf>

Schedule

- *Public Outreach* *October 2004 – May 2005*
- *Environmental Review*
 - *Traffic Analysis* *Draft Completed January 2005*
 - *EIR Public Circulation* *March – April 2005*
www.sanjoseca.gov/planning/eir/eir.htm
- *Products*
 - *Program EIR* *May/June 2005*
 - *Area Development Policy (Updated)* *June 2005*
 - *General Plan Amendments* *June 2005*
 - *Zonings* *Subsequent*
- *Public Hearing Schedule*
 - *Planning Commission* *May/June 2005*
 - *City Council* *June 2005*

Jobs/Housing/Transportation Policy Update

Key Elements

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

