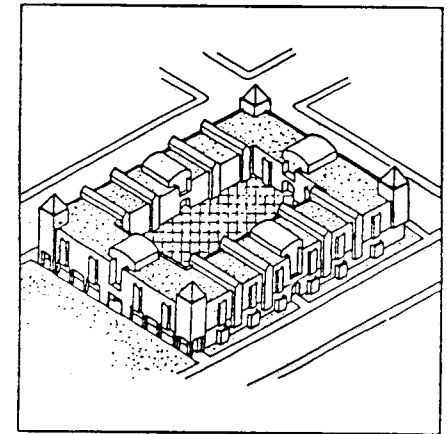


# Jackson-Taylor Residential Strategy



City of San Jose  
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[www.sanjoseca.gov/planning](http://www.sanjoseca.gov/planning)



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## Implementation

The Jackson-Taylor Residential Strategy is incorporated into San Jose's Horizon 2000 General Plan as a Planned Residential Community (PRC). The Jackson-Taylor PRC contains the major features of the Residential Strategy and specifies the intensity of uses permitted in the area.

The Jackson-Taylor Residential Strategy is a policy document, separate from the General Plan, that provides the background, vision and community character for the PRC at a level of detail for implementation beyond the scope of the General Plan. The Residential Strategy contains detailed land use and urban design direction for development within the Jackson-Taylor Residential Strategy Area. All new development must also be consistent with the requirements of the San Jose Residential and Commercial Design Guidelines.

The implementation of the Jackson-Taylor Residential Strategy is expected to take many years. The area currently supports viable businesses which may continue to operate under their current zoning. Although the Jackson-Taylor Residential Strategy itself has no effect on existing zoning, the Strategy will be implemented primarily through the rezoning of properties to Planned Development (PD) Zoning Districts which conform to the Jackson Taylor PRC.

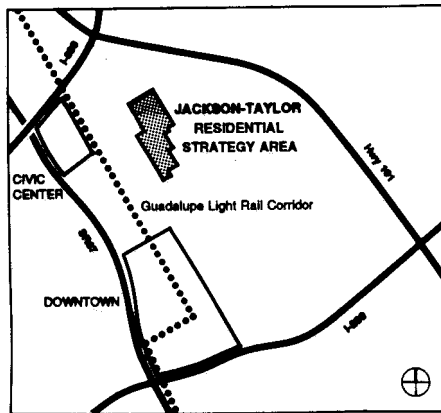
The Residential Strategy outlines a number of implementation strategies related to housing, parks, street improvements, and plan modifications. The Strategy also includes interim use policies that explain the extent to which existing industrial uses may be improved or expanded. These implementation strategies will ensure that the Jackson-Taylor area successfully transitions from industrial to residential and supportive mixed uses oriented to transit and pedestrian activity.

***Copies of the Jackson-Taylor Residential Strategy are available for purchase at the San Jose Department of City Planning and Building.***

## JACKSON-TAYLOR RESIDENTIAL STRATEGY

The Jackson-Taylor Residential Strategy is a detailed land use plan intended to guide the transition of the Jackson-Taylor industrial area to high density housing and supportive mixed uses oriented to transit and pedestrian activity.

Located just north of Downtown San Jose near the Guadalupe Light Rail Corridor, the 80-acre Residential Strategy area is generally bounded by Hedding, Eleventh, Empire and Sixth Streets. The Jackson-Taylor Residential Strategy was adopted by the San Jose City Council in 1992.



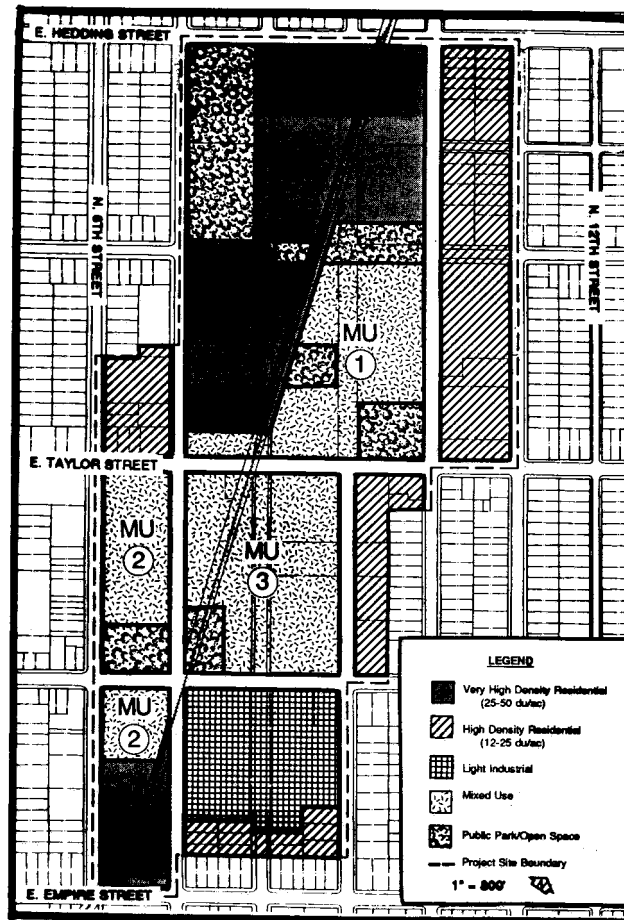
The Jackson-Taylor Residential Strategy was prepared by City staff and a consultant team led by Calthorpe Associates, working with a citizens task force representing neighborhood groups, community organizations, businesses and property owners. The plan implements the following objectives developed by the Jackson-Taylor Task Force:

- *Maintain and enhance the character of the surrounding community.*
- *Encourage a supportive mix of housing, employment, shopping and public uses.*
- *Provide a range of housing types, densities and prices.*
- *Strengthen pedestrian linkages to adjacent neighborhoods, transit and the Nihonmachi Business District.*
- *Enhance public open space opportunities.*

## Land Use Plan

The Jackson-Taylor Residential Strategy was developed to take advantage of the area's proximity to transit and the Downtown by creating a community that is urban in character and active both day and night.

Retail uses are identified for strategic locations to encourage pedestrian activity and provide linkages with the adjacent Neighborhood Business District. Opportunities for office uses and the retention of established industrial uses in the southern portion of the Strategy area will provide jobs close to transit and allow residents to live and work in the same community.



The Jackson-Taylor Residential Strategy land use plan provides opportunities for up to 1,677 residential units, just over 100,000 square feet of retail space, almost 500,000 square feet of office uses, and 10.5 acres of parks within the following land use designations:

**High Density Residential (12-25 DU/AC)** - The properties located along the periphery of the Strategy area are planned for this designation to buffer existing single family neighborhoods from more intensive uses. Development within this designation should reflect the lotting pattern, streetfront relationship, and rhythm of the adjacent residential development. Building heights should not exceed 40 feet.

**Very High Density Residential (25-50 DU/AC)** - This designation is located away from adjacent single family neighborhoods and is intended to achieve an average, overall density of approximately 35 DU/AC. Projects proposed at densities above 35 DU/AC should exhibit exemplary architectural design that is urban in character and expresses the essence of the design guidelines contained in the Jackson-Taylor Residential Strategy. Building heights should not exceed 45 feet.

**Mixed Use** - To create a vibrant, urban environment, the center of the Strategy area is designated Mixed Use. This designation allows a mix of very high density residential (25-50 DU/AC), retail, office, and other commercial uses. To address the unique conditions within Jackson-Taylor, the Strategy identifies three distinct mixed use areas. The land use potential for each mixed use designation is described in the Residential Strategy and General Plan. However, in all mixed use areas, the residential, retail, and office uses should be arranged vertically in the same building, building heights should not exceed 65 feet, and parking should be below ground or screened from public streets by buildings.

**Public Park/Open Space** - Park areas provide valuable open space for a higher density community. The Strategy proposes an expansion of Bernal Park and identifies several other open spaces throughout the Strategy Area. The specific configuration of these park sites will be determined at the time of development.