

Rincon South Specific Plan



City of San Jose
Planning, Building and Code Enforcement
200 East Santa Clara Street
San Jose, CA 95113-1905

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Circulation: The most significant modification to the Rincon South street system proposed within the Specific Plan is the extension of Skyport Drive, the planned main entrance to the Airport, east from North First Street to connect to North Fourth Street. Additional new streets are proposed in the Kerley Neighborhood Sub-area to provide improved access to the new residential development planned for that sub-area.

In order to support the planned pedestrianization of the Rincon South area, a unique system of “Green Streetscapes” is proposed as an alternative to the standard public sidewalk, parkstrip and front setback. The green walkways are intended to improve pedestrian linkages between new residential development, transit facilities, and pedestrian shopping and to serve users of the existing office developments and hotels. Bicycle circulation improvements and improved transit access to the Airport are also proposed.

Implementation

The *Rincon South Specific Plan* is a long-term plan, expected to guide development in the Rincon South area for the next 15 - 20 years. The *RSSP* is incorporated into the San Jose 2020 General Plan as a Planned Community. The Rincon South Planned Community includes the major features of the *RSSP* and describes the locations, intensity and pattern of land uses.

The *RSSP* differs from the *RSPC* in that it contains more detailed land use, urban design and implementation policies. These more detailed provisions should be used when evaluating development proposals in the *RSPC*. In addition, all new development must be consistent with the requirements of the San Jose Residential, Commercial, and Industrial Design Guidelines.

Copies of the Rincon South Specific Plan and supporting documents are available for purchase at the Development Services Center.

WHERE YOU CAN REACH US:

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200 E. Santa Clara Street
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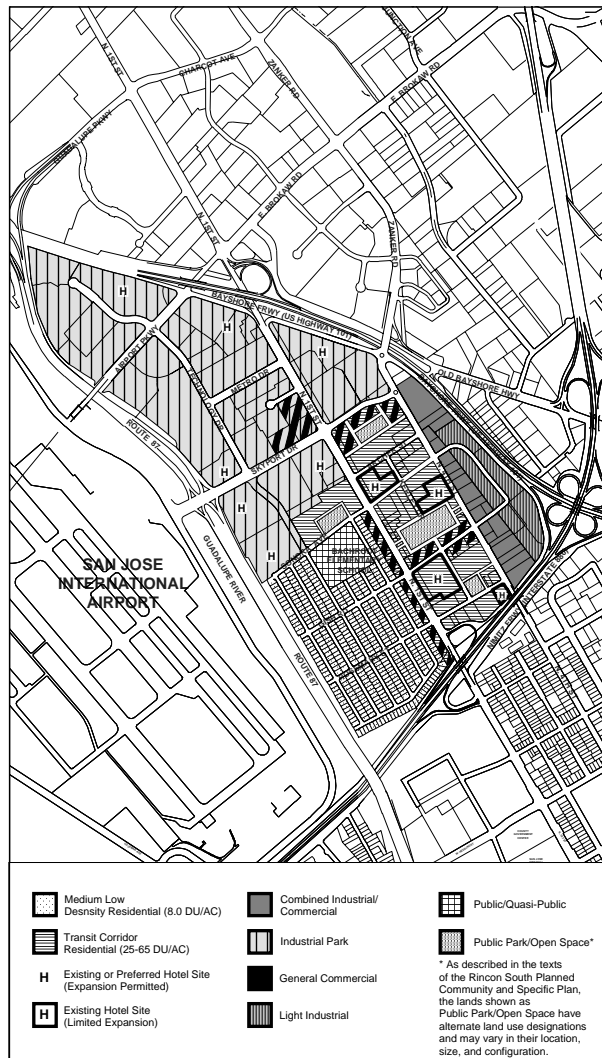
City of San Jose
Dept. of Planning, Building and Code Enforcement
www.sanjoseca.gov/planning

The *Rincon South Specific Plan* (RSSP) outlines a vision for the full development, and redevelopment, of a key area of San Jose located between Downtown and the City's highly successful North San Jose industrial area. A primary purpose of the *RSSP* is to create a viable and unique transit and pedestrian oriented, mixed-use community. Major elements of the *Plan* are: introducing a high-density residential neighborhood along portions of North First Street; maintaining the Rosemary Gardens neighborhood as a high quality, single-family detached residential neighborhood; supporting existing and new high technology development in the northwestern portion of Rincon South; and maintaining industrial support uses in the easternmost portion of Rincon South.

The 465-acre Rincon South area is located about one mile north of Downtown San Jose and just east of the San Jose International Airport. The *Rincon South Specific Plan* boundary includes US Highway 101 to the northeast, Interstate 880 to the southeast, and the Guadalupe Parkway (Route 87) to the west. One of the key features of the area is the Guadalupe Corridor Light Rail Transit facility, which is located in the North First Street right-of-way. The *RSSP* was adopted by City Council on November 12, 1998.

A 19-member Focus Group composed of property owners, businesspersons, local residents and agency representatives assisted City staff and the consulting firm of Skidmore, Owings, & Merrill, LLP (SOM) in the preparation of the *Specific Plan*. The following goals for the *Rincon South Specific Plan* and the Rincon South Planned Community were identified:

- *Support transit use and create a pedestrian friendly environment.*
- *Improve the visual character of the area.*
- *Promote new and protect existing viable residential development.*
- *Add new parklands.*
- *Promote retail development.*
- *Promote and maintain existing light industrial development.*
- *Promote and maintain high-quality office development*
- *Promote economic development.*
- *Minimize traffic impacts and encourage transit use.*



Land Use Plan

The land use plan described in the *RSSP* and Rincon South Planned Community reflects a vision of the Rincon South area as a high density residential and mixed use neighborhood that effectively supports transit use and encourages pedestrian activity while maintaining and encouraging office and industrial development in certain areas. The *RSSP* allows all existing uses to remain indefinitely but places limitations on the expansion and remodeling of these uses.

The *RSSP* provides for the development of approximately 1,900 new multi-family units, a minimum of 20,000 square feet of new commercial space, new or expanded hotels, and some addition to the nearly 4 million square feet of existing industrial/office space. In addition to the general land use and design policies that will guide these changes, the *Plan* addresses in detail how land use changes will be implemented in the four sub-areas:

Kerley Neighborhood Sub-area: This sub-area provides the greatest opportunity within Rincon South to establish a viable, transit-oriented residential community and to achieve the *Plan's* housing goals. The establishment of a new, residential neighborhood in this sub-area will support and encourage the use of the two light rail stations located within the Rincon South boundaries. This sub-area also contains all of the approximately thirteen acres of new parkland that will provide open space and recreation opportunities for new residents.

Rosemary Gardens Sub-area: It is the intent of the Rincon South *Specific Plan* to maintain Rosemary Gardens as a high-quality, single-family residential neighborhood. The *Specific Plan* does not propose any changes to the single-family neighborhood, although redevelopment of the adjacent multi-family residential properties along North First Street may be suitable in the future. The *Plan* also supports the potential redevelopment of the commercial properties along the west side of North First Street.

Technology Park Sub-area: This sub-area contains the majority of Rincon South's high technology office and industrial development and is an important part of North San Jose – the key economic engine of the City. The Rincon South *Specific Plan* supports the continued development and improvement of office and industrial uses in this area consistent with the existing policies of the City.

Fourth Street Industrial Sub-area: This sub-area currently houses a number of light industrial and R & D facilities. These are small-scale units often used by new start-up businesses or by manufacturers that support other industrial activities in the area. Because these industrial uses play an important role in the regional economy, the *Specific Plan* will preserve land for these uses while minimizing their impact upon neighboring residential and commercial development.