

Recommended Adjustment to Planned Job Allocation Strategy



Envision San Jose 2040 4-Year Review

Task Force Meeting No. 3

January 28, 2016

Background

- CCSCCE projects
San Jose to add
161K – 228K new jobs
- Staff recommends
adjusting Planned Job
Capacity from 470K
new jobs to 362K jobs
(J/ER of 1.1)
- Adjustment of
108K jobs



Purpose of Planned Job Capacity Adjustment

- Address Urban Village implementation challenges
- Set more achievable planned jobs capacity per City Council direction
- Uphold goal of becoming a regional jobs center
- Maintain planned job capacity for a variety of future employment growth

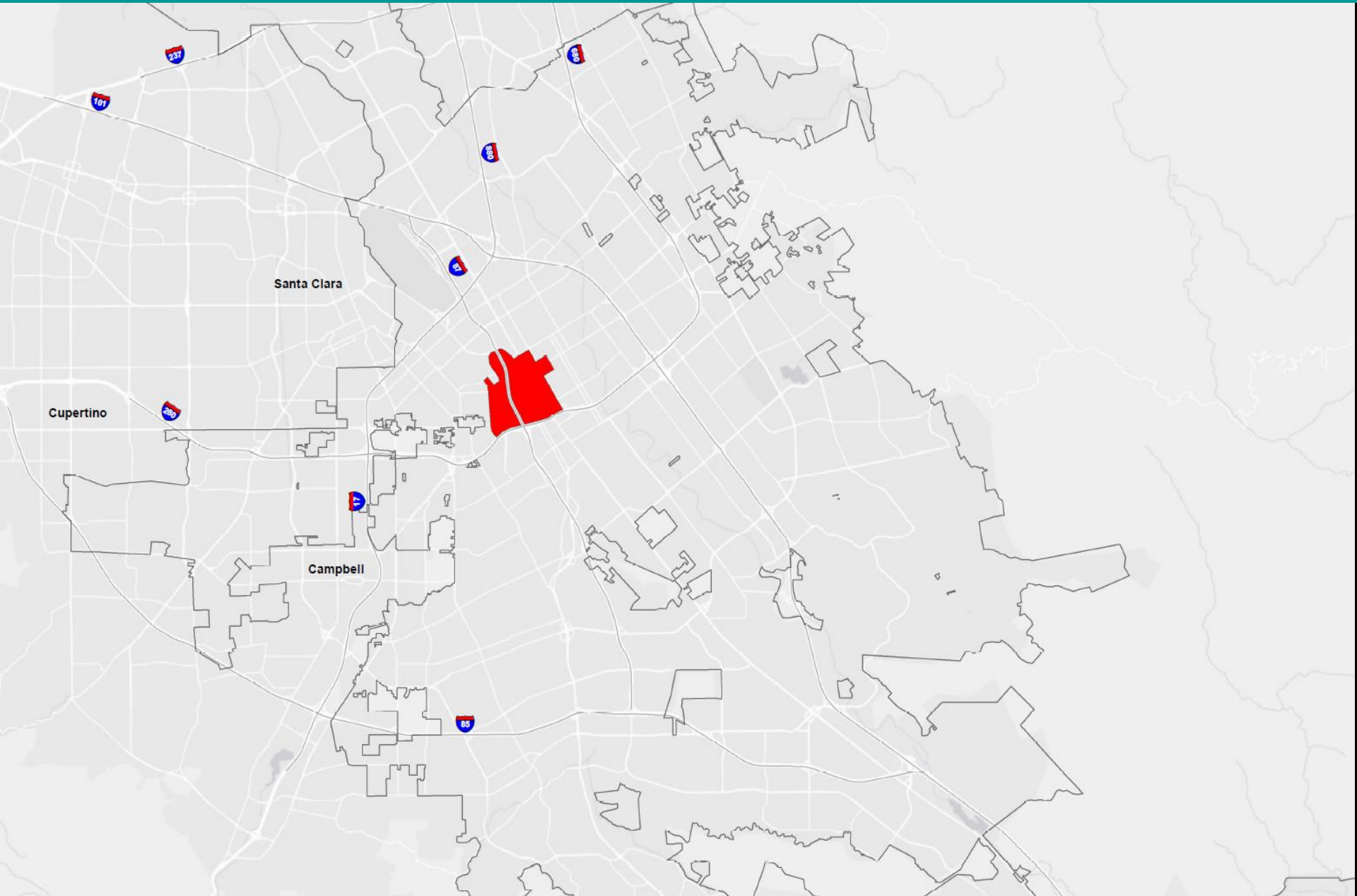
Allocation Criteria

- Data/Findings from Market Overview and Employment Lands Analysis
- Current development trends
- Employment capacity within Development Policy Areas (e.g., NSJ Development Policy)
- Location of Urban Villages to existing and planned transit facilities, infrastructure, and other Growth Areas

Recommendation

| Growth Area | Existing Planned Job Capacity | Proposed Planned Job Capacity | Difference |
|---|--|--|-------------------|
| Downtown | 48,500 | 58,500 | 10,000 |
| Specific Plan Areas | 28,920 | 22,100 | -6,820 |
| Employment Land Areas | 257,090 | 197,195 | -59,895 |
| Regional Transit Urban Villages | 29,700 | 29,700 | 0 |
| Local Transit Urban Villages | 46,565 | 29,260 | -17,305 |
| Commercial Center Villages & Corridors | 25,800 | 17,640 | -8,160 |
| Neighborhood Villages | 13,740 | 3,700 | -10,040 |
| Other Identified Growth Areas | 19,685 | 4,259 | -15,426 |
| TOTAL | 470,000 | 362,354 | -107,646 |

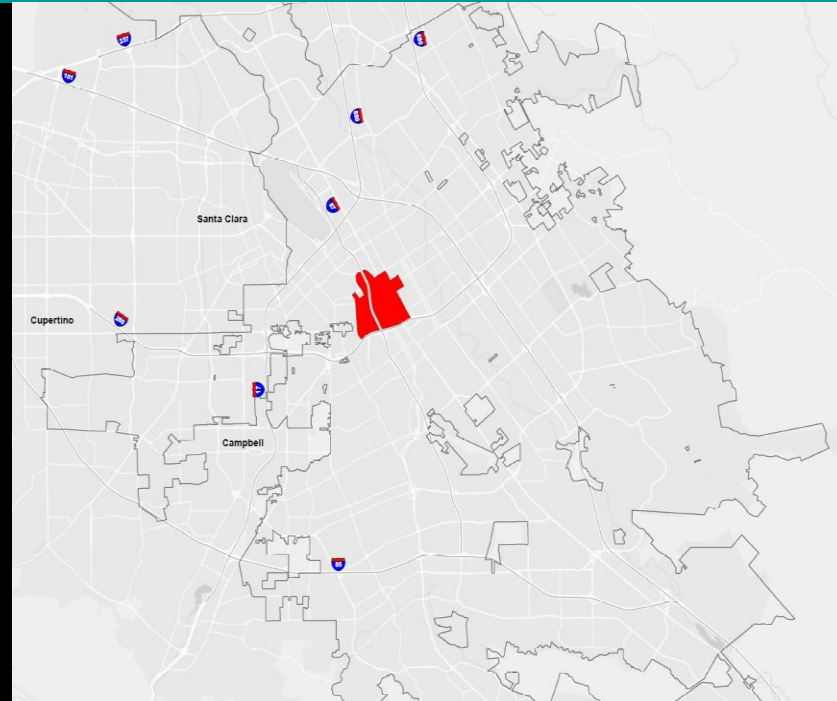
Downtown



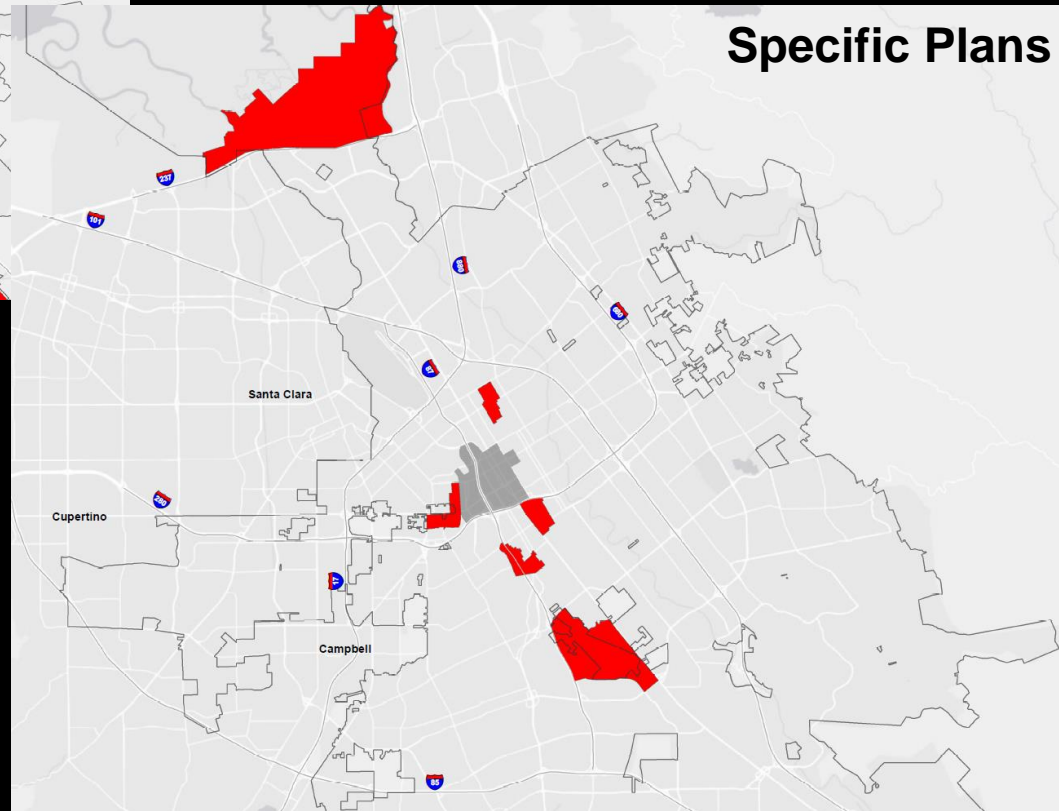
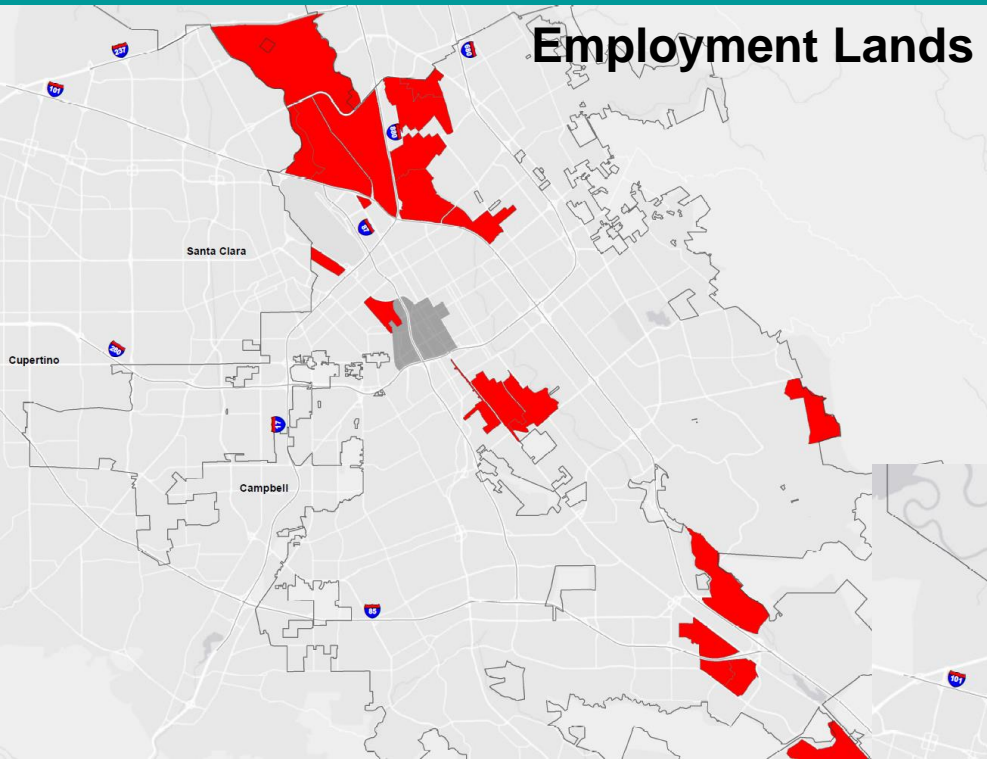
Downtown

Increase planned jobs by 10,000

- Large capacity for job growth
- Proximity to existing and future transit
- Urban amenities



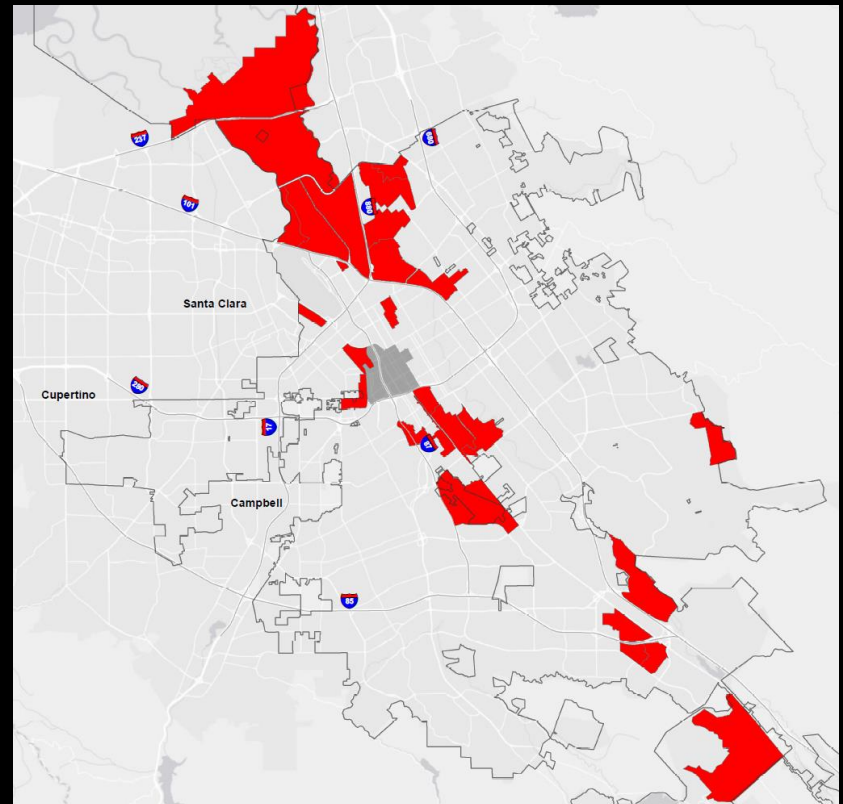
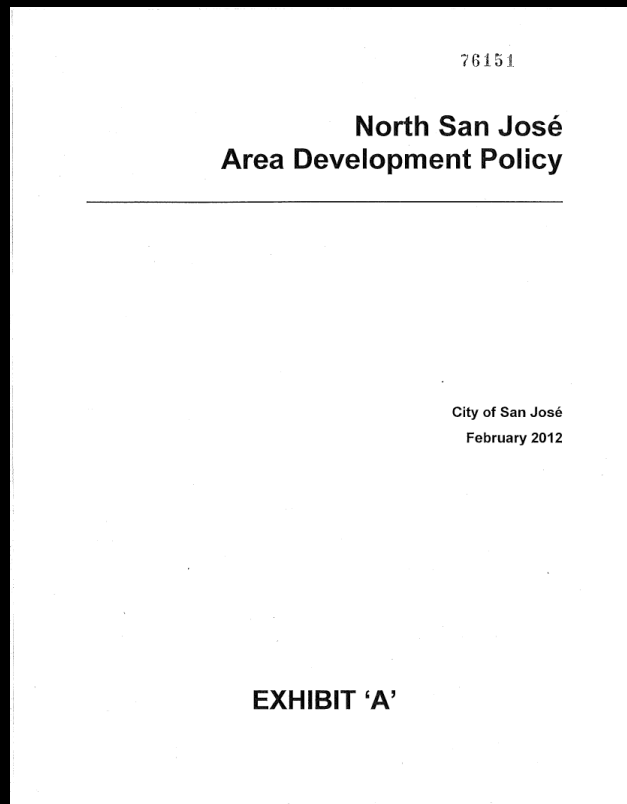
Employment & Specific Plan Areas



Employment & Specific Plan Areas

Lower planned jobs by 67K

- Consistency with Area Development Policies
- Less demand and development challenges in periphery locations



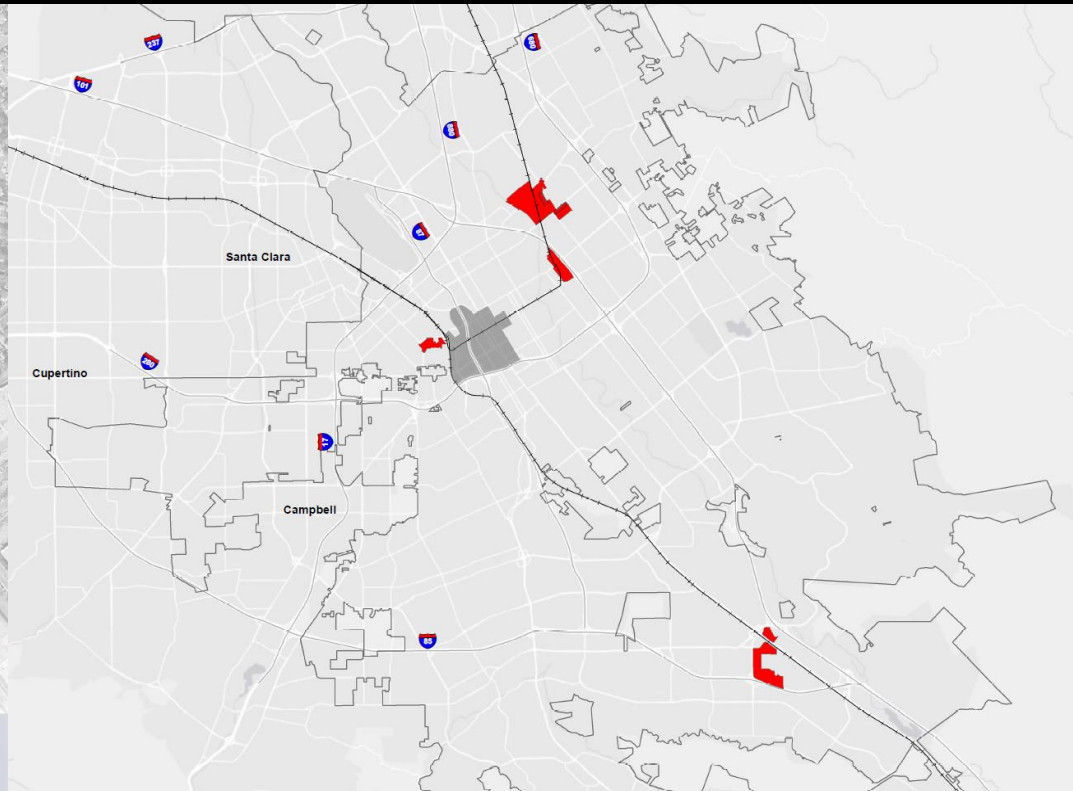
Regional Transit Urban Villages

No Changes

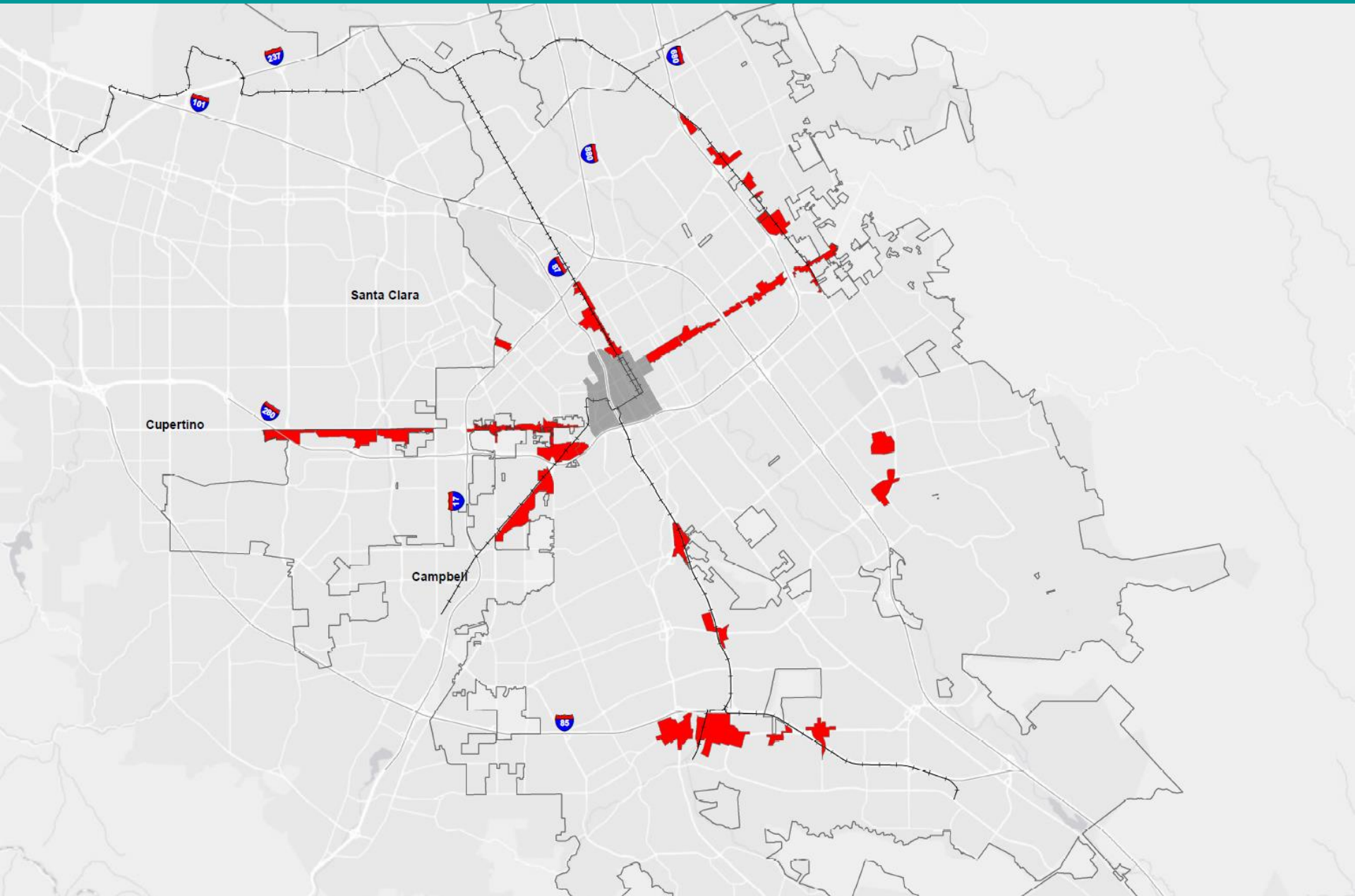
- Located along existing and planned major transit stations and corridors
- Strong office/IND potential



Berryessa Station
Site Plan



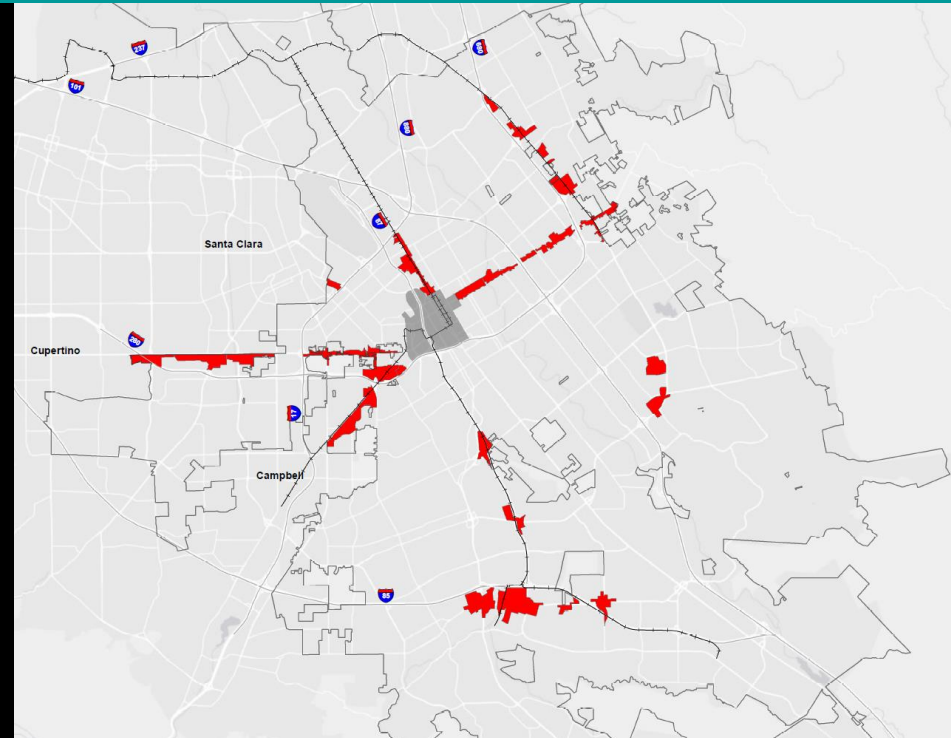
Local Transit Urban Villages



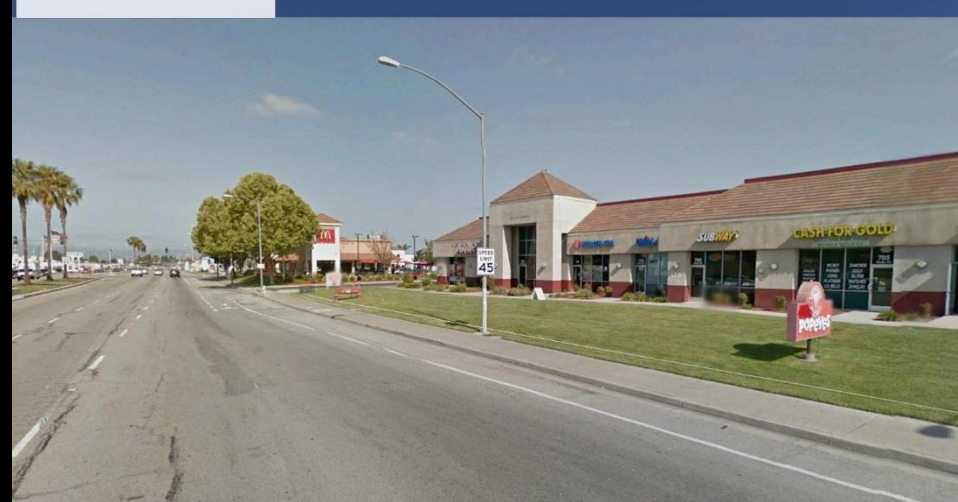
Local Transit Urban Villages

Lower planned jobs by 17K

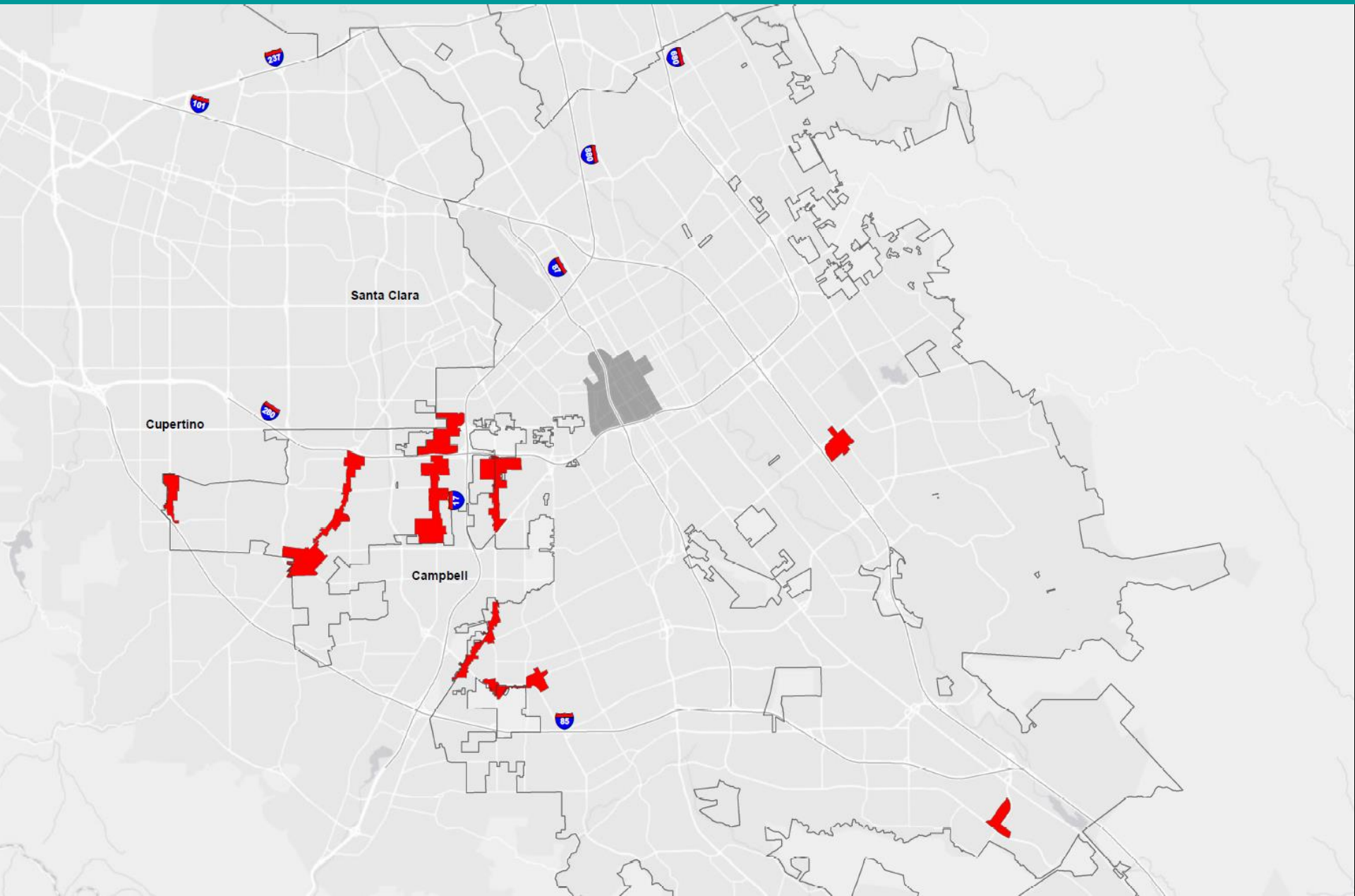
- Low/modest commercial demand in some Villages
- Increase planned jobs in Stevens Creek Blvd. Villages
 - Strong commercial demand (particularly for retail)
 - Proximity to future Apple headquarters



Capitol/87 Light Rail Urban Village



Commercial Center & Corridor Villages

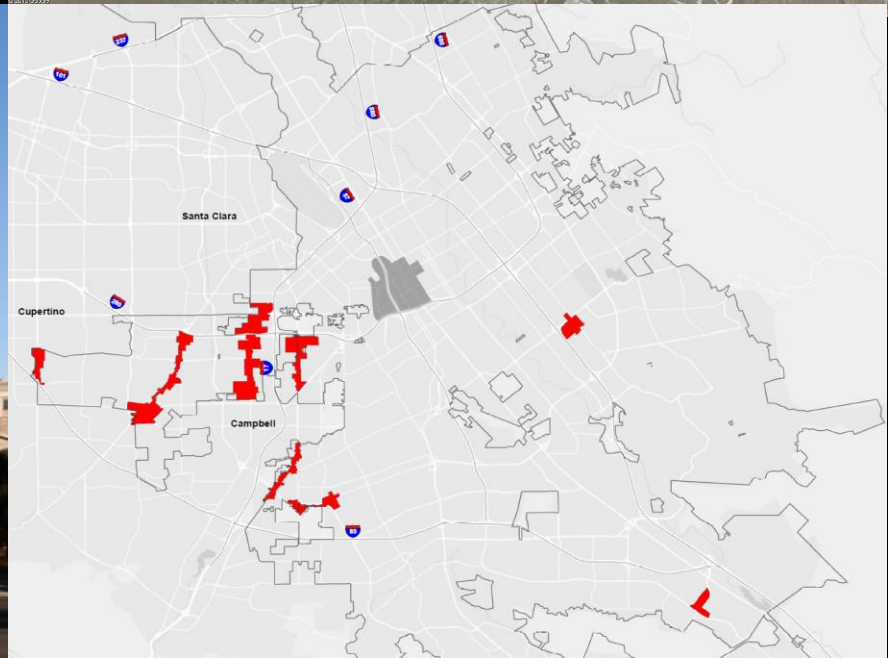


Commercial Center & Corridor Villages

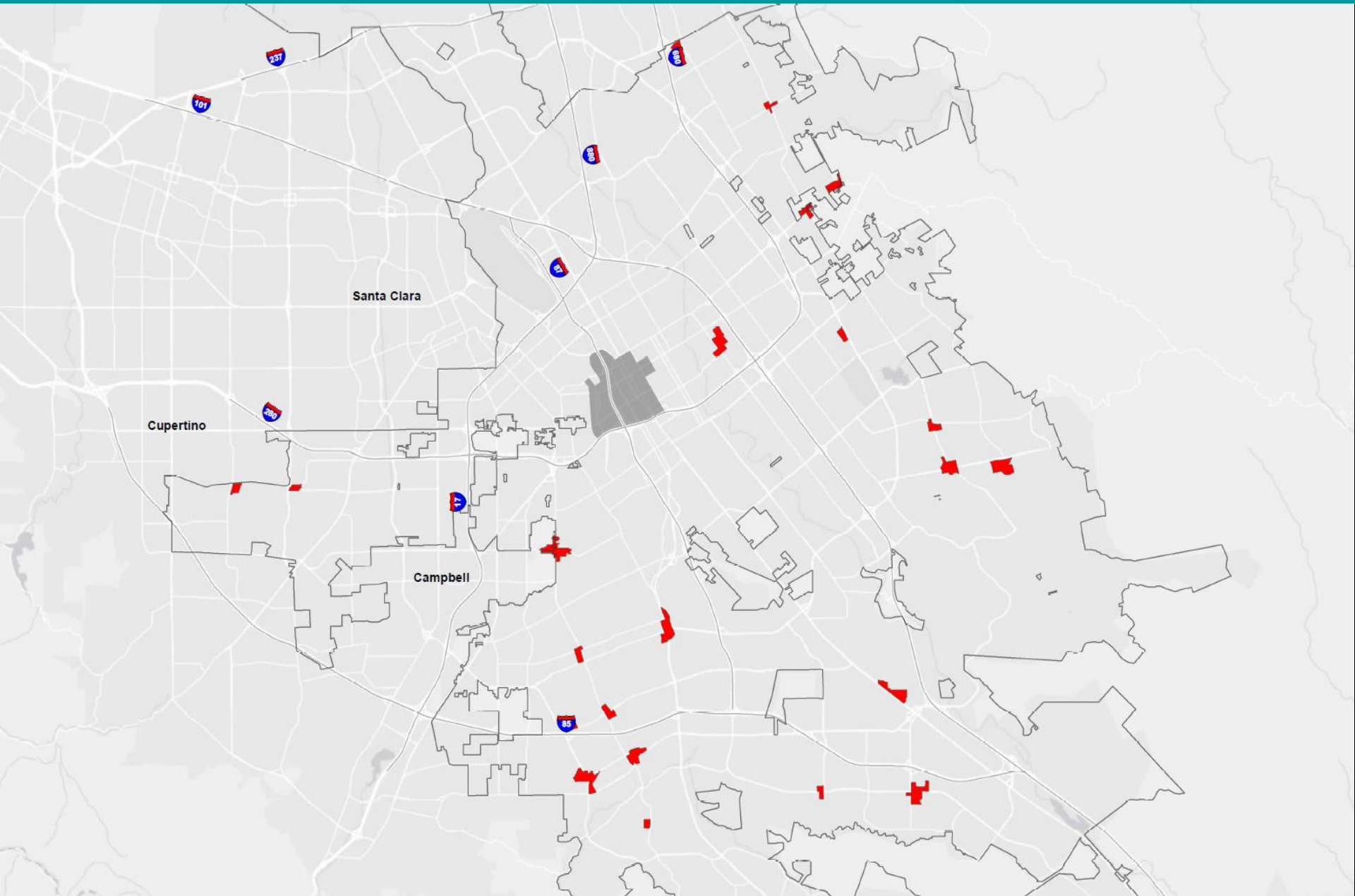
Lower planned jobs by approx. 8K

- Low-density neighborhoods
- Generally low demand for office/industrial uses
- Increase planned jobs in Valley Fair/Santana Row Village
 - Strong demand for office and retail
 - Proposals for new commercial

Tully Rd./S. King Rd. Urban Village



Neighborhood Urban Villages

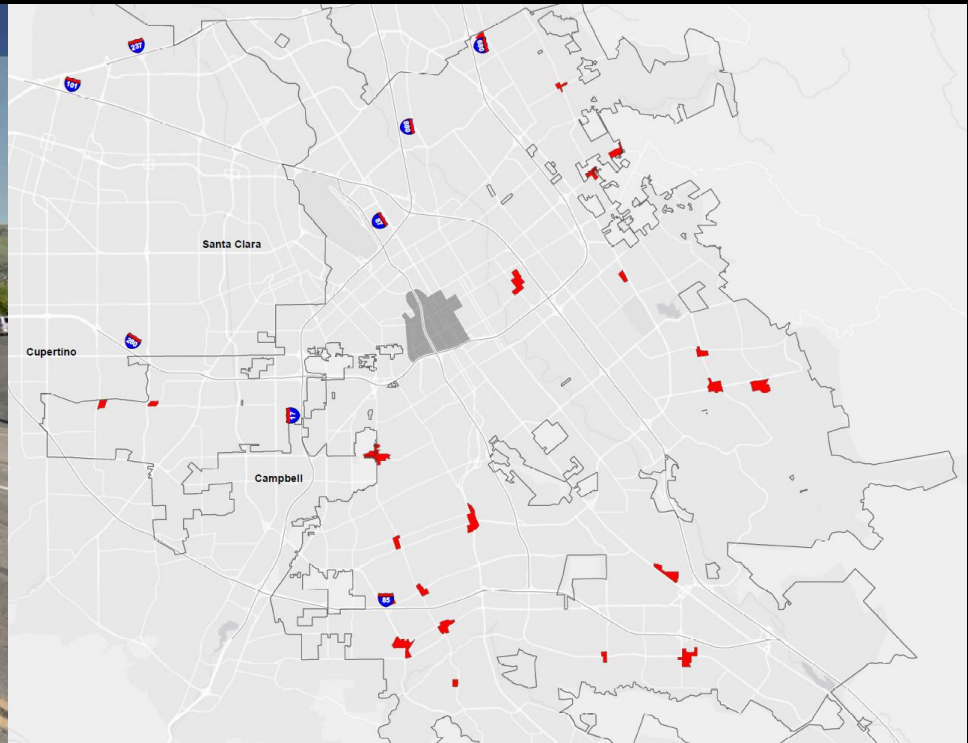


Neighborhood Urban Villages

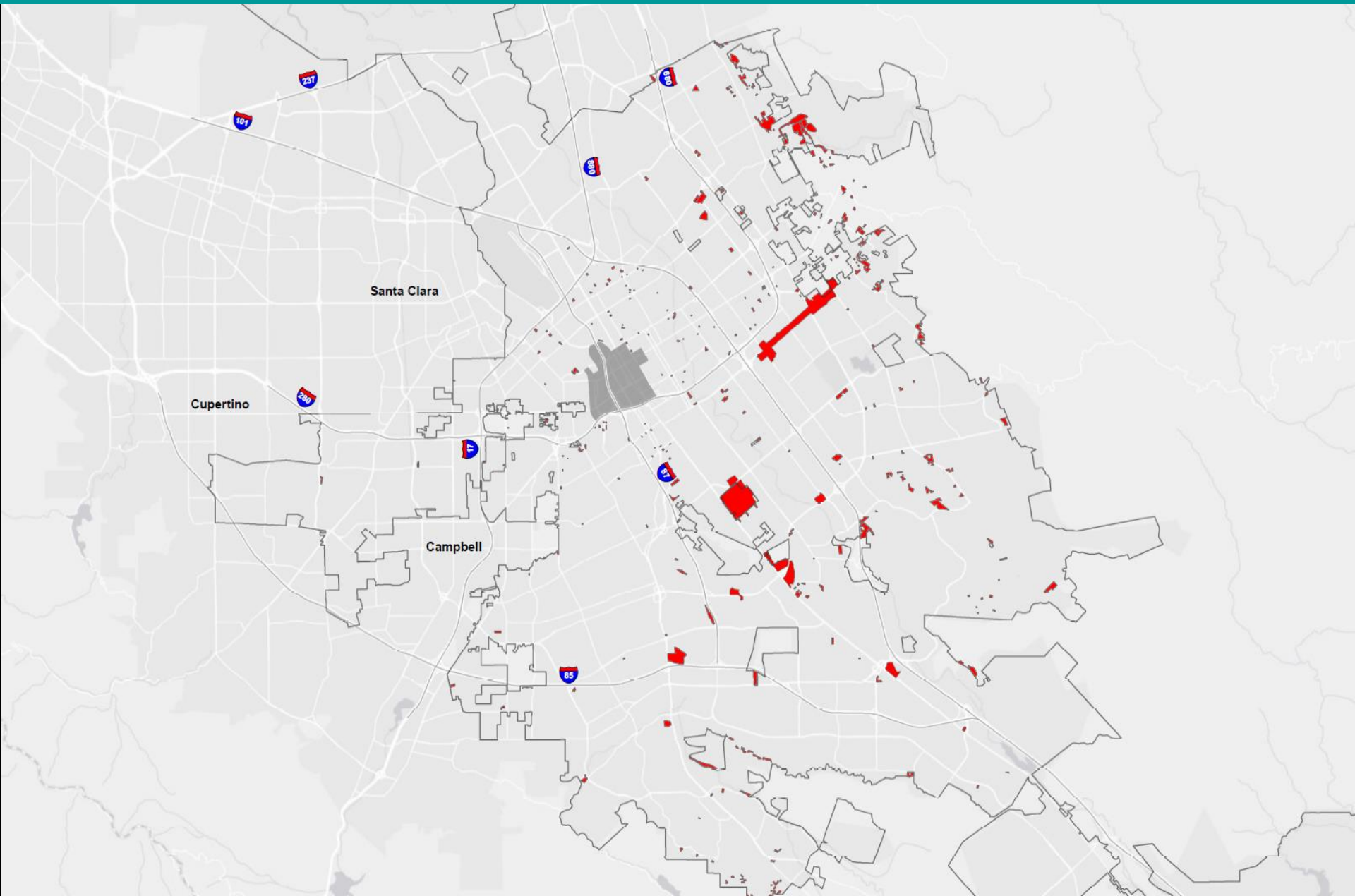
Lower planned jobs by approx. 10K

- Low density neighborhoods
- Low office and retail demand

McKee Rd./White Rd. Urban Village



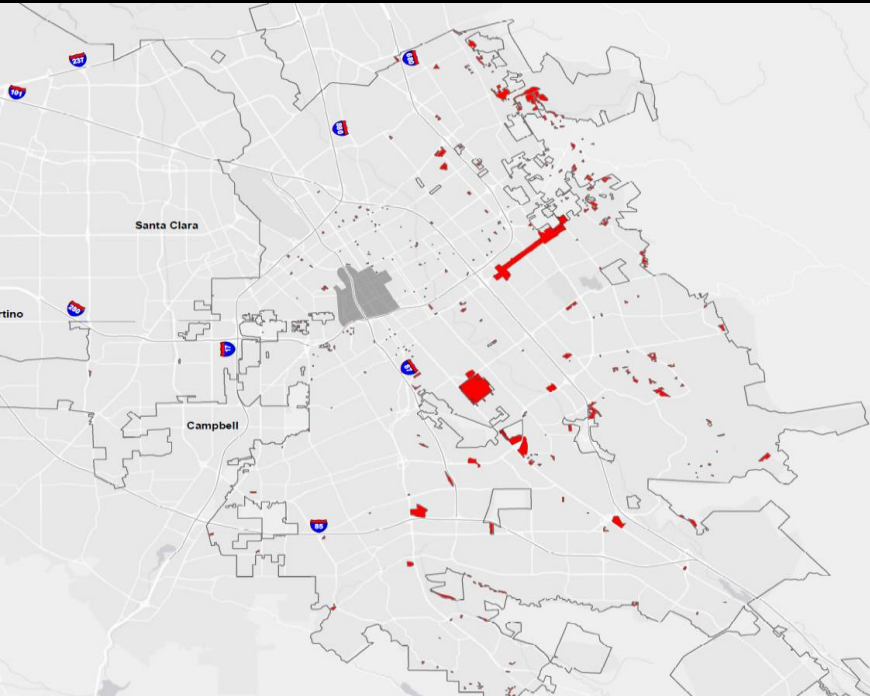
Other Growth Areas



Other Growth Areas

Lower planned jobs by approx. 15K

- Built-out (including residential)
- Unlikely to have demand for more commercial uses than what is already present



West Capitol Expwy./Monterey Rd. Growth Area



Planned Housing Yield

- No change to total planned housing units (120K)
- Shift 4,000 units to Downtown from Horizon 2 and 3 Urban Villages

| Growth Area | Existing Planned Housing Yield | Proposed Planned Housing Yield | Difference |
|---|---------------------------------------|---------------------------------------|-------------------|
| Downtown | 10,360 | 14,360 | 4,000 |
| Specific Plan Areas | 8,480 | 8,480 | 0 |
| Employment Land Areas | 33,420 | 33,420 | 0 |
| Regional Transit Urban Villages | 9,000 | 9,000 | 0 |
| Local Transit Urban Villages | 35,496 | 35,256 | -240 |
| Commercial Center Villages & Corridors | 13,984 | 11,574 | -2,410 |
| Neighborhood Villages | 6,103 | 4,753 | -1,350 |
| Other Identified Growth Areas | 3,157 | 3,157 | 0 |
| TOTAL | 120,000 | 120,000 | 0 |

Goals

- Address Urban Village implementation challenges
- Set more achievable planned jobs capacity
- Strive to become a regional jobs center
- Maintain planned job capacity for a variety of future employment growth

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