

Urban Village Overview and Recommended Policy Modifications



Envision San Jose 2040 4-Year Review

Task Force Meeting No. 4

February 25, 2016

A City of Urban Villages

Key Objectives:

- Framework to plan for new job and housing growth
- Greenhouse gas reduction / sustainability strategy
- Economic development strategy
- A strategy to build more healthy communities
- A blueprint for the development of Great Places!

Attachment B Urban Village Categories

Legend

-  Regional Transit Urban Villages
-  Local Transit Urban Villages
-  Commercial Center Urban Villages
-  Neighborhood Urban Villages
-  San Jose City Limits



Urban Village Characteristics

- Urban in form and character
- Mix of uses integrated together
- Designed for walking
- Parks, plazas, paseos, and place making
- “3rd spaces” for social interaction



Plan Horizons



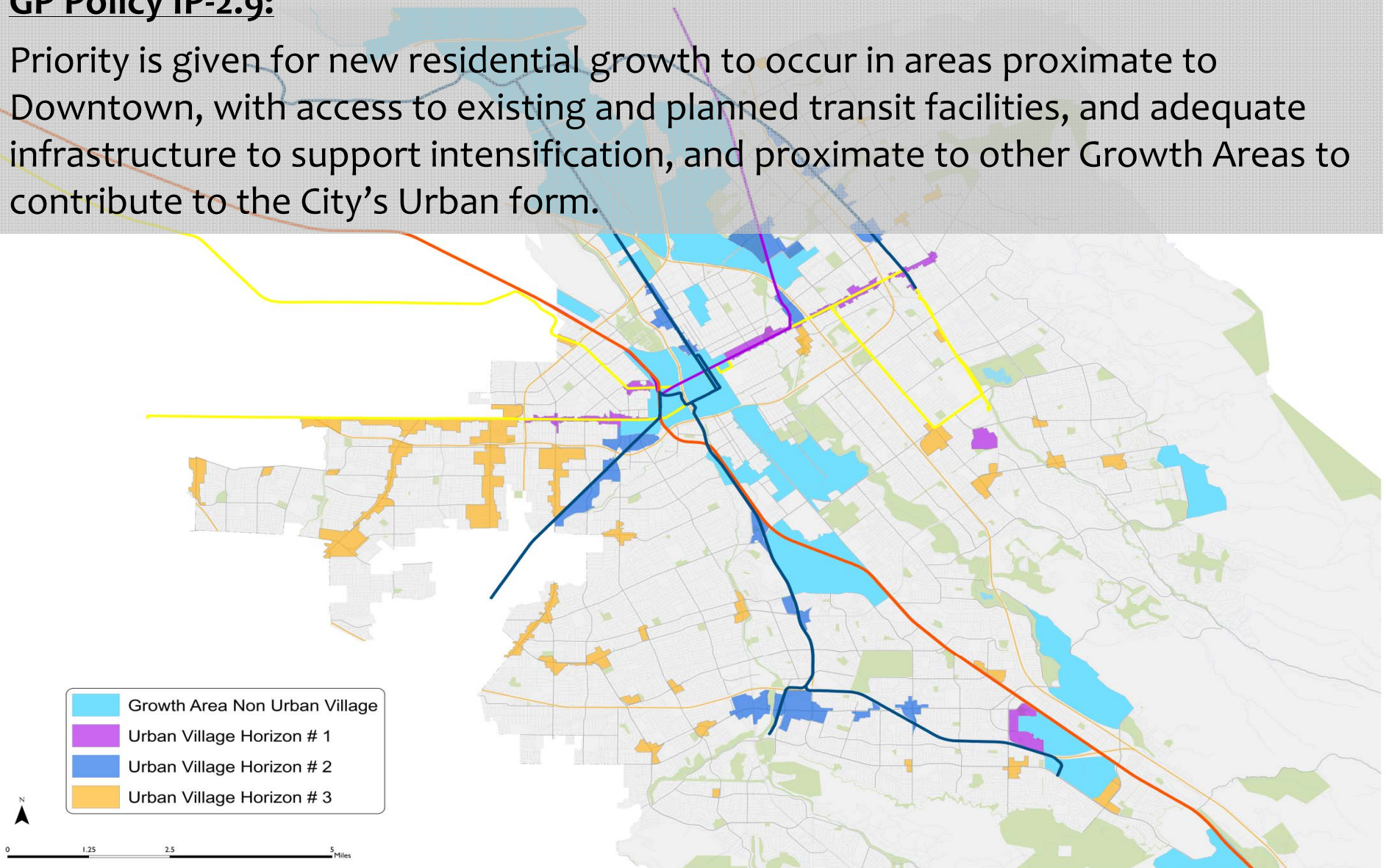
To carefully manage San José’s expected housing growth, residential development is planned to occur in phases, referred to as Horizons, in designated Growth Areas.

Plan Horizon	Growth Area
<p>“Base” Capacity for new housing development not regulated by Plan Horizons</p>	<ul style="list-style-type: none"> • Downtown • Specific Plan Areas • North San José Area Development Policy • Vacant / Underutilized Lands • Residential Neighborhoods • Existing Entitlements
<p>Horizon 1 Residential Growth Areas</p>	<ul style="list-style-type: none"> • Downtown Urban Village Corridors (East Santa Clara Street, Alum Rock Avenue, West San Carlos Street, and The Alameda)
<p>Horizon 2 Residential Growth Areas</p>	<ul style="list-style-type: none"> • BART Station, Light Rail Station, and Light Rail Corridor Urban Villages
<p>Horizon 3 Residential Growth Areas</p>	<ul style="list-style-type: none"> • Planned Light Rail Stations and Corridors, Commercial Centers, and Neighborhood Urban Villages

Plan Horizons

GP Policy IP-2.9:

Priority is given for new residential growth to occur in areas proximate to Downtown, with access to existing and planned transit facilities, and adequate infrastructure to support intensification, and proximate to other Growth Areas to contribute to the City's Urban form.



Plan Horizons



Policy IP-2.5

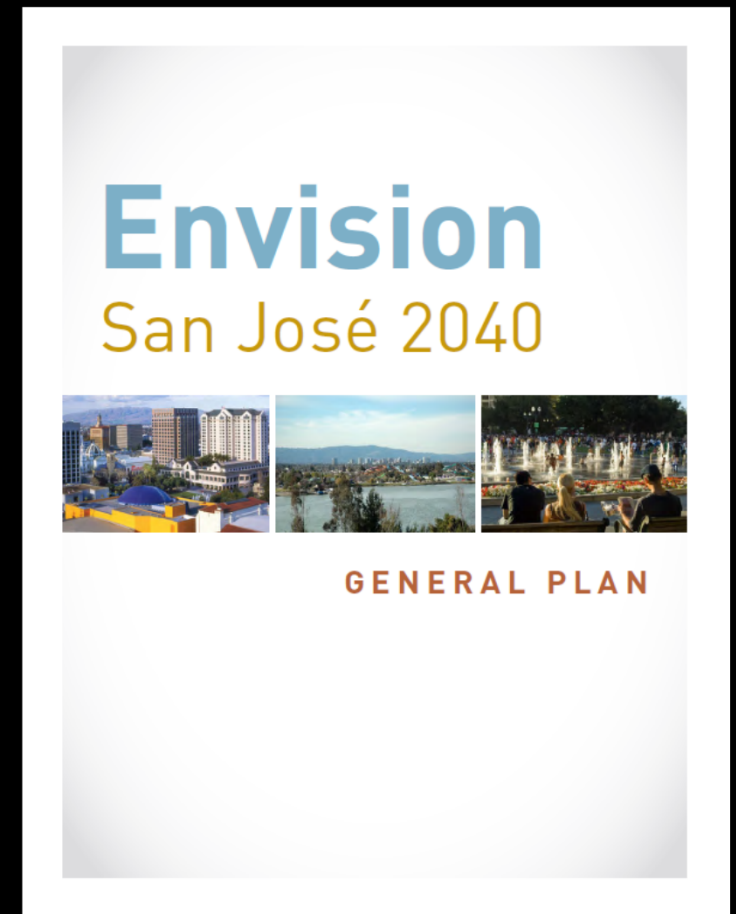
- As part of 4-Year Review Council evaluates Task Force input and achievement of key goals to inform decision on moving to next Plan Horizon
- Key Goals
 - Jobs/Housing Balance
 - Fiscal Sustainability (improvement in City service levels)
 - Housing supply
 - Infrastructure

Plan Horizons



Other Ways to Shift Plan Horizons

- Council may consider modifying Plan Horizon for individual Urban Villages during GP Annual Review
- Construction of Signature Project moves Village into current Plan Horizon (Policy IP-2.10)



Urban Village Plans

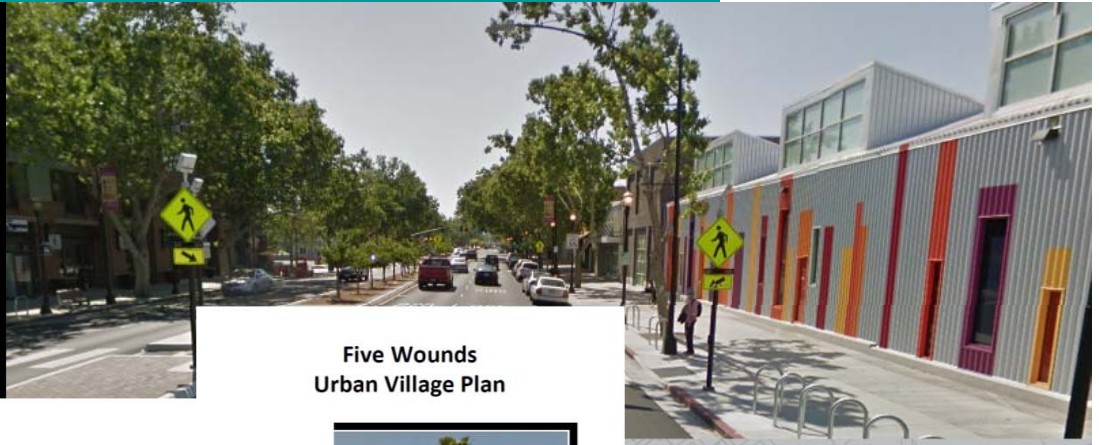


- Support full amount of planned jobs and residential growth
- Determine land uses and urban design standards
- Determine infrastructure and public facilities needed
- Develop implementation/financing plan
- Engage community stakeholders



Urban Villages

- 6 Urban Village plans approved
- 8 Urban Village plans in planning process
- Extensive community engagement and input



Five Wounds
Urban Village Plan

LITTLE PORTUGAL
URBAN VILLAGE PLAN



Approved by the City Council on November 19, 2013



Approved by the City Council on November 19, 2013

The Alameda
Urban Village Plan



Flexible Implementation Policies

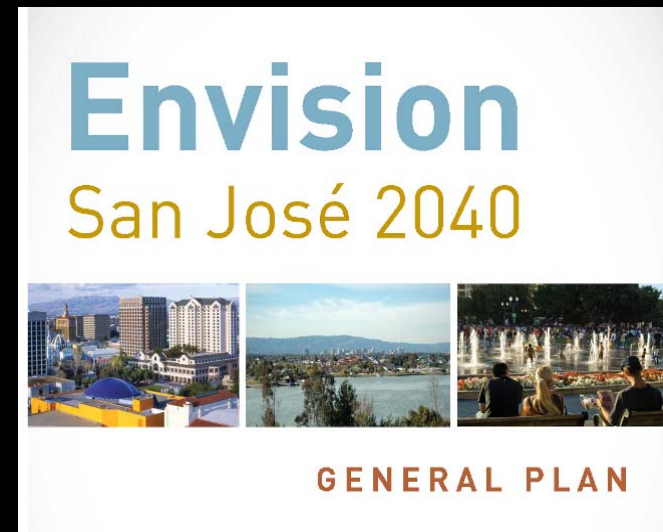


Flexibility to allow residential development ahead of a future growth Horizon is provided by the:

Residential “Pool” Policy

And

“Signature Projects”



Residential Pool Policy



What is the Residential Pool Policy?

- Allows residential project to proceed ahead of a Village's Growth Horizon when an Urban Village Plan has been prepared
- “Pool” of 5,000 units is initially established
- Signature Projects pull from the “Pool”

Signature Project Policy

- **Signature Project Purpose:**
 - Allow mixed-use residential development with a significant commercial component to occur prior to the completion of an Urban Village Plan.



Signature Project Policy



A project that proceeds ahead of an Urban Village Plan and Growth Horizon and includes:

1. Job growth capacity above the average density planned for the Village.
2. Housing density at or above the average density planned for the Village.
3. Located at a visible, prominent location within the Village.
4. Public open space areas.
5. Pedestrian friendly design.
6. Demonstrates high-quality architectural, landscape and site design features.

Signature Project #1

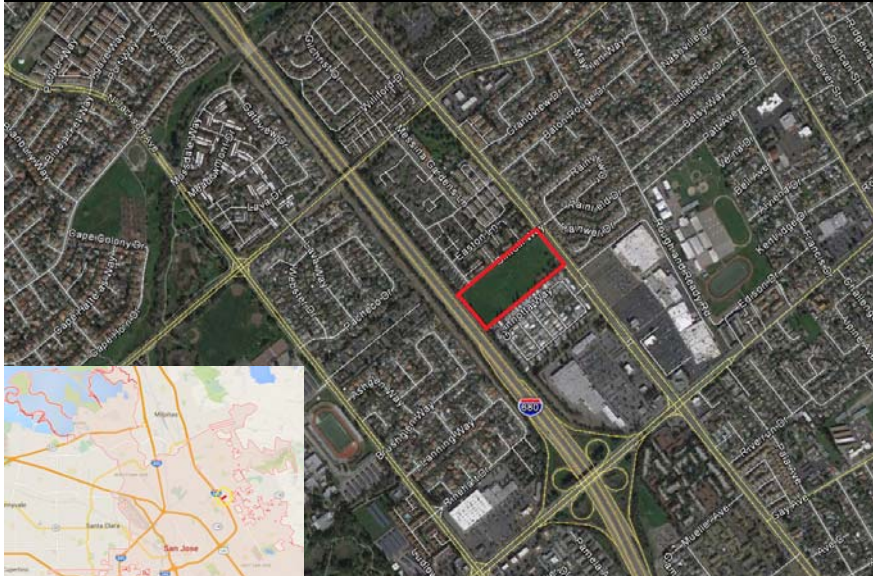
Urban Village: N Capitol Av / McKee Rd

- Horizon 2

Existing Use: Vacant 10.6 acre site

Proposed Use: Mixed Use Signature Project, “Merlino Village”

- 170 dwelling units (16 DU/Acre)
- Minimum of 108,000 SF of commercial space



Signature Project #2

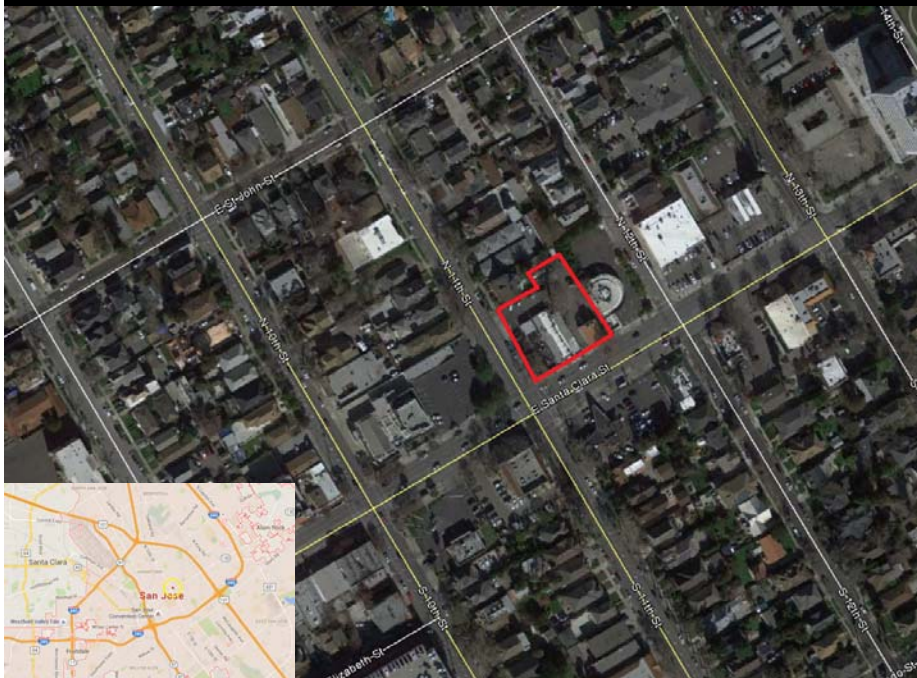
Urban Village: E. Santa Clara Street

- Horizon 1

Existing Use: Commercial, 0.62 acres

Proposed Use: Mixed Use Signature Project, “Sparta Student Housing”

- 86 dwelling units (137.6 DU/Acre)
- 11,224 SF of commercial space



Signature Project #3

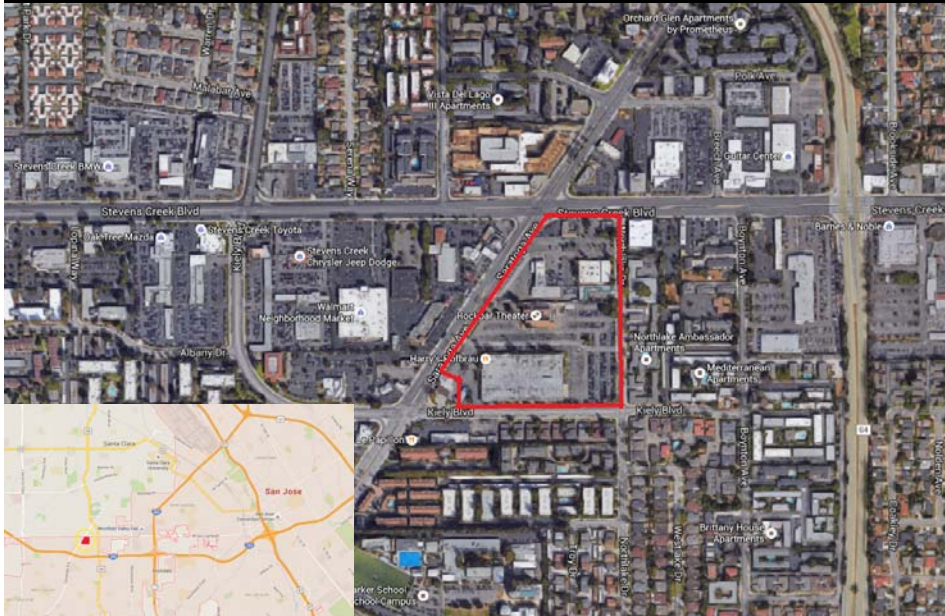
Urban Village: Stevens Creek Blvd

- Horizon 3

Existing Use: Commercial, 16.5 acres, Garden City Casino

Proposed Use: Mixed Use Signature Project

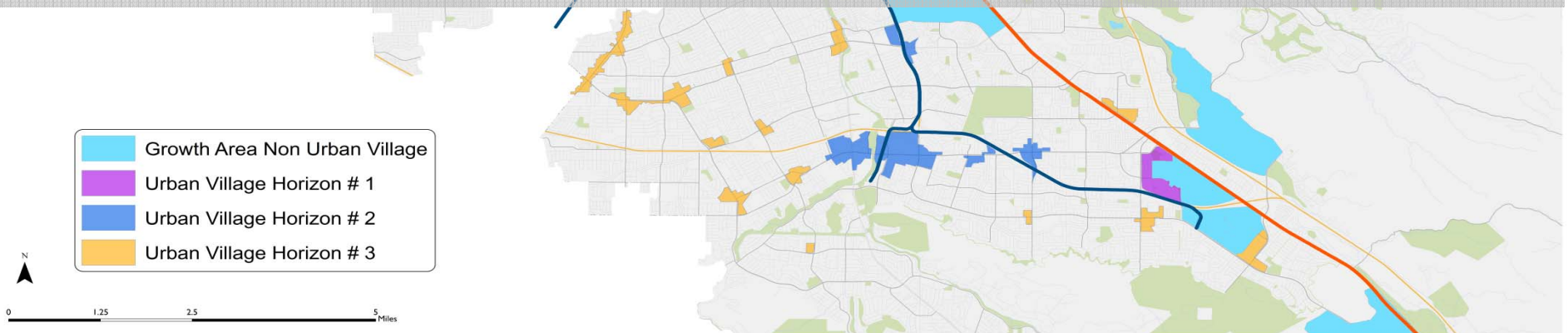
- 871 dwelling units (52.8 DU/Acre)
- 360,000 SF of commercial space
- 16,000 SF of retail
- Park & Plaza



Staff Recommendations

Plan Horizons and Residential Pool Capacity:

- **Not recommending moving to Horizon 2**
 - Direction from City Council
 - Key economic and fiscal goals not met (Policy IP-2.5)
 - Greater community support in Horizon 1 Urban Villages
- **Not recommending adjusting residential Pool Capacity**
 - Pool has not been used since implementation of GP
 - Anticipated that pool will be utilized over next four years



Staff Recommendations



Why modify Signature Project Policies?

- Approx. 35K jobs removed from Urban Villages
- Signature Project threshold for employment lowered in many Urban Villages
- Planned jobs adjustments most impactful in Neighborhood Urban Villages

Staff Recommendations



Signature Project Policy Recommendations

- Signature Projects in *Neighborhood Urban Villages* include:
 - Commercial square footage above the average density of jobs/acre or equivalent to a FAR of 0.35, whichever is higher
- Signature Projects demonstrate they will have a net positive fiscal impact over a 30 year period

Staff Recommendations



Staff Recommendations

FAR: 0.29

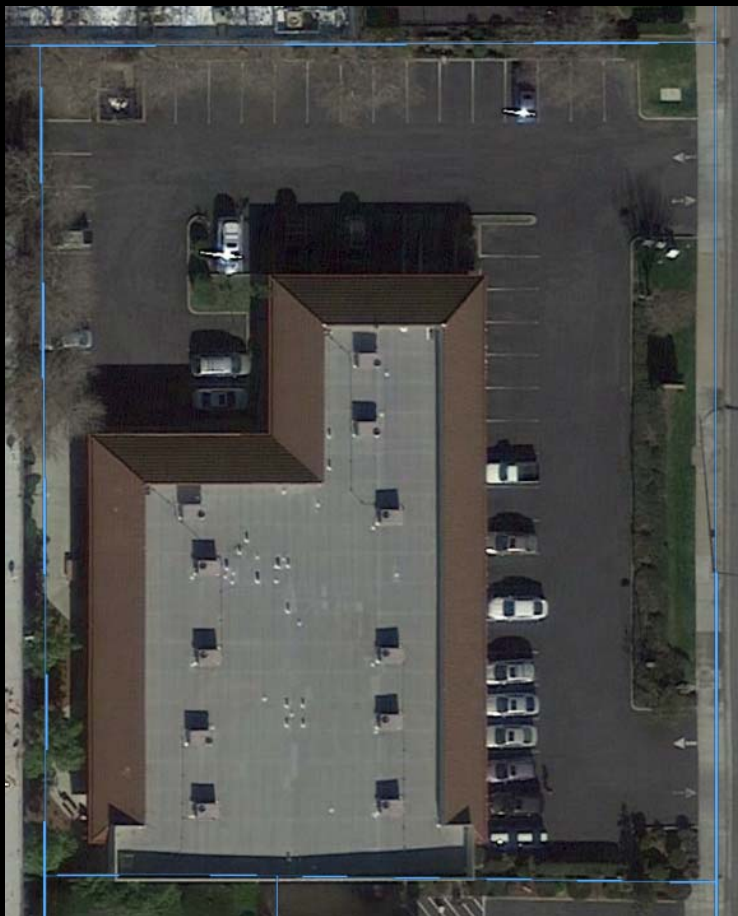
UV: Foxworthy Av / Meridian Av
Existing Use: Grocery Store



Staff Recommendations

FAR: 0.35

UV: S. De Anza Blvd.
Existing Use: Shopping Center



Staff Recommendations



Intent of Signature Project Policy Modifications for Neighborhood Villages

- Modifications should not weaken the current Horizon or phasing structure
- Jobs threshold should remain high enough that mixed-use projects include more than incidental uses
- Urban Villages with anticipated market demand for employment maintain or have higher jobs threshold
- Urban Villages with low anticipated employment growth and not on major transit have slightly reduced jobs threshold

Staff Recommendations



Signature Project Policy Recommendations, con't

- Remove Policy IP-2.10 (automatically moves UV into current Horizon following construction of SP)
 - City Council could consider moving individual Villages to the current Horizon during Annual Review
- Modify Policy IP-5.2 (nine-month timeframe for UV planning process)
 - Adjust to one-year with possibility of longer process when extensive community engagement is needed