

Attachment A

Policy IP-5.10 (Signature Project Policy)

Envision San Jose 2040 General Plan

IP-5.10

Allow non-residential and mixed-use (with residential) development to proceed within Urban Village areas prior to the adoption of an Urban Village Plan as a “Signature Project”. The Signature Project shall act as a catalyst for future development within the Urban Village, as prescribed in General Plan Major Strategy #5 Urban Villages. Pending Signature Projects that have submitted an application prior to December 7, 2021 are not subject to the Signature Project Policy. A signature project shall:

1. Locate on a site within an Urban Village with a Land Use/Transportation Diagram designation of, residential, commercial, or a mix of either.
2. Provide the average planned jobs/acre planned for the developable portions of the entire Village Planning area. In addition, projects including residential units shall be at densities of 30 dwelling units per acre or greater for projects in Neighborhood Villages, 55 dwelling units per acre or greater for projects in Local Transit and Commercial Corridor and Center Villages, and 75 dwelling units per acre or greater for projects in Regional Transit Villages.
3. Located at a strategic location within the urban village area to serve as an example for future development. Strategic locations shall be defined as a corner within the village, or an interior parcel of at least 1.5 acres with at least 100 feet of street frontage. A signature project shall not result in the creation of remnant parcels of less than one acre.
4. Includes publicly-accessible open space areas (such as a public park or privately-maintained plaza). Size requirements for a privately-maintained open space are as follows: at least 2,000 square feet for Neighborhood Urban Villages; at least 5,000 square feet for Local Transit and Commercial Corridor and Center Urban Villages; and at least 10,000 square feet for Regional Transit Urban Villages.
5. Comply with the City’s Urban Village Zoning Districts and Citywide Design Guidelines design standards.
6. Create a tailored community engagement strategy to optimize broad and diverse stakeholder engagement in the community where the project is located to better collect feedback of the design and quality of the project. The community engagement strategy must adhere to and include the policies outlined under General Plan Goal CE-1 Active Community Engagement.