

# City Council Hearing

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December 18, 2018



*Planning, Building and  
Code Enforcement*

# Item 10.2

GP17-010/GPT17-002/PP15-102: Proposed Downtown Strategy 2040 and related City-initiated General Plan Amendments.

# Purpose of Downtown Strategy 2040

- Downtown Strategy 2000 Phase I nearly complete
- VMT is now State CEQA metric aligned with General Plan buildout
- First large project to take advantage of new multimodal transit environment including BART Phase II, HSR, and Diridon Station

# Downtown Strategy 2040

- Facilitates development and implements the General Plan Four-Year Review Task Force recommendations
- Increases dwelling units by up to 4,000
- Increases jobs by 10,000 (3 million SF office space)
- Takes advantage of BART and HSR, DSAP and other Transportation Options
- Replaces LOS analysis with VMT analysis
  - No longer have to “phase” the Strategy
- Aligns Strategy boundaries with Downtown boundaries

# Development as of July 10, 2018

<b>Land Use</b>	<b>Current Downtown Strategy 2000 Total</b>	<b>Downtown Strategy 2000 Phase 1</b>	<b><u>Approved</u> Entitlements</b>	<b>Remaining Capacity</b>
<b>Residential</b> dwelling units	<b>8,500</b>	<b>7,500</b>	<b>6,353</b>	<b>1,147</b>
<b>Office</b> SF	<b>11.2 million</b>	<b>2 million</b>	<b>1.2 million</b>	<b>0.8 million</b>
<b>Retail</b> SF	<b>1.4 million</b>	<b>350,000</b>	<b>253,000</b>	<b>97,000</b>
<b>Hotel</b> rooms	<b>3,600</b>	<b>900</b>	<b>394</b>	<b>506</b>

# Proposed Capacities

<b>DEVELOPMENT CAPACITIES</b>			
<b>Land Use</b>	<b>Downtown Strategy 2000 (2010-2020)</b>	<b>Current General Plan</b>	<b>Downtown Strategy 2040</b>
<b>Residential dwelling units</b>	<b>8,500</b>	<b>10,360</b>	<b>14,360</b>
<b>Office SF</b>	<b>11.2 million</b>	<b>11.2 million</b>	<b>14.2 million</b>
<b>Retail SF</b>	<b>1.4 million</b>	<b>1.4 million</b>	<b>1.4 million</b>
<b>Hotel rooms</b>	<b>3,600</b>	<b>3,600</b>	<b>3,600</b>

# New EIR for new Strategy

- Consistent with GP 2040
- Responds to New Conditions
- Clears increased capacity to 2040 for:
  - General Plan Amendments (program-level)
  - Transportation-related impacts (development-level)
  - Related implementation actions
- Reduces impacts
- Establishes avoidance measures

# General Plan Amendments

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- Transfer 4,000 dwelling units and 10,000 jobs (3,000,000 SF office space) from other General Plan Growth Areas to Downtown
- Expand the General Plan Downtown Growth Area boundary along the east side of North 4th Street between St. John and Julian Streets
- Remove the Downtown Transit Employment Center
- Minor text amendments



# General Plan Amendments



Existing: Combined Industrial/Commercial



Proposed: Downtown and Commercial Downtown



# Establish a new **Employment Priority Area (EPA) Overlay**



# Public Comments

- Shifting jobs from North Coyote Valley to Downtown
- Employment Priority Area
- Desire to increase residential capacity citywide; need for affordable housing
- Protection of Neighborhoods

Questions/Discussion