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## Development Perspective

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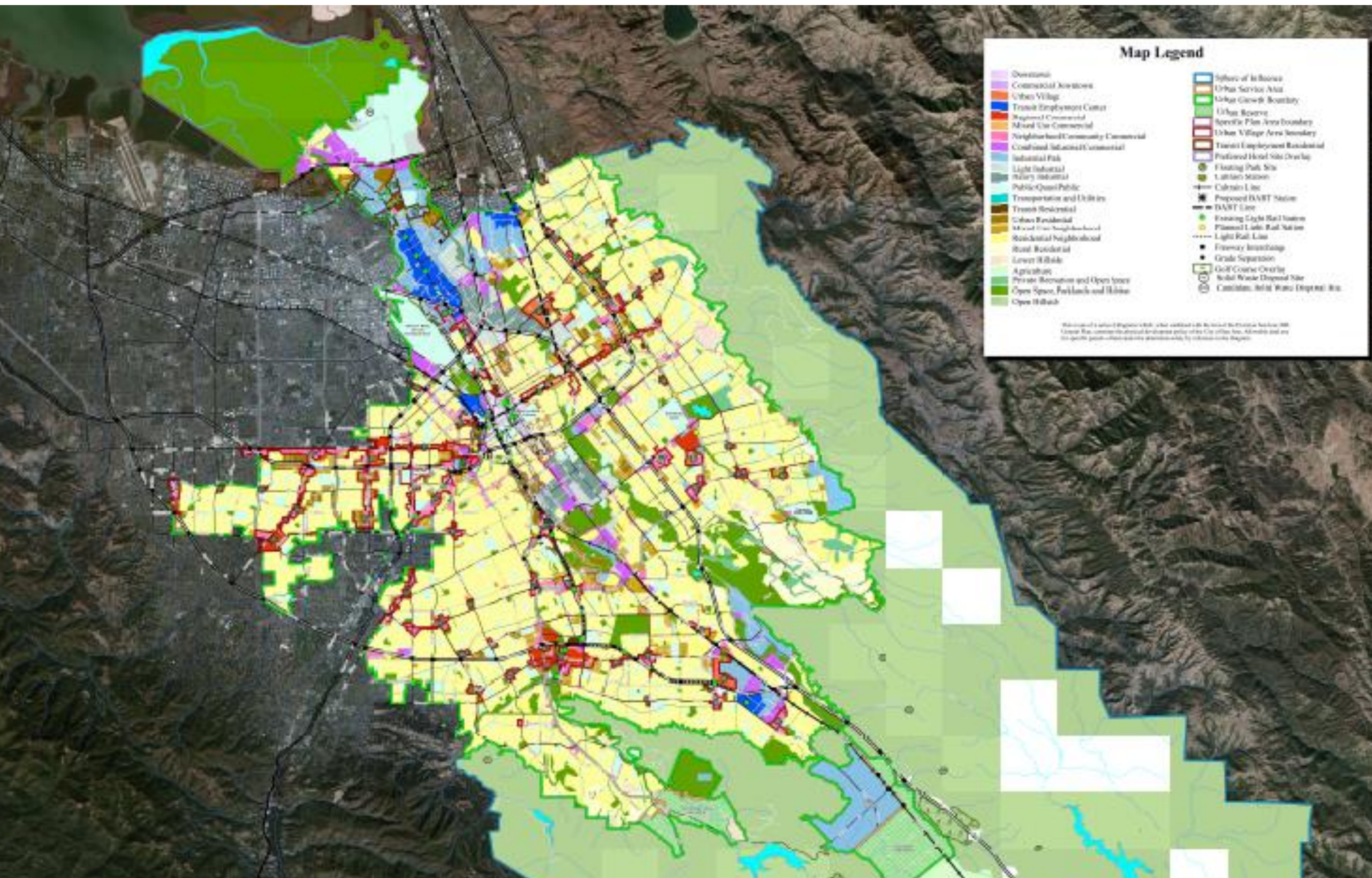


# Envision 2040: A Model for Balanced Growth



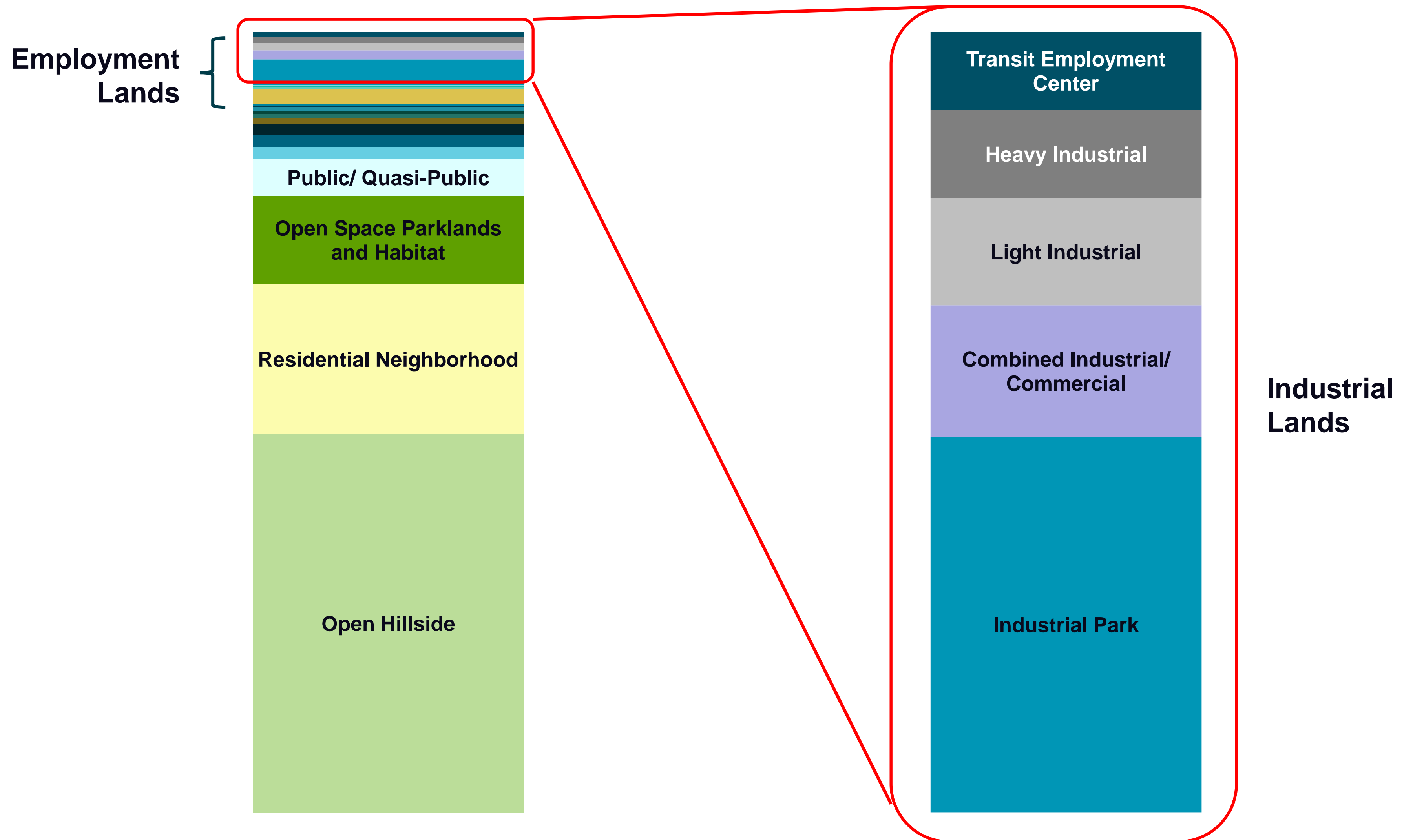


# A Limited Opportunity: Balancing Competing Land Uses

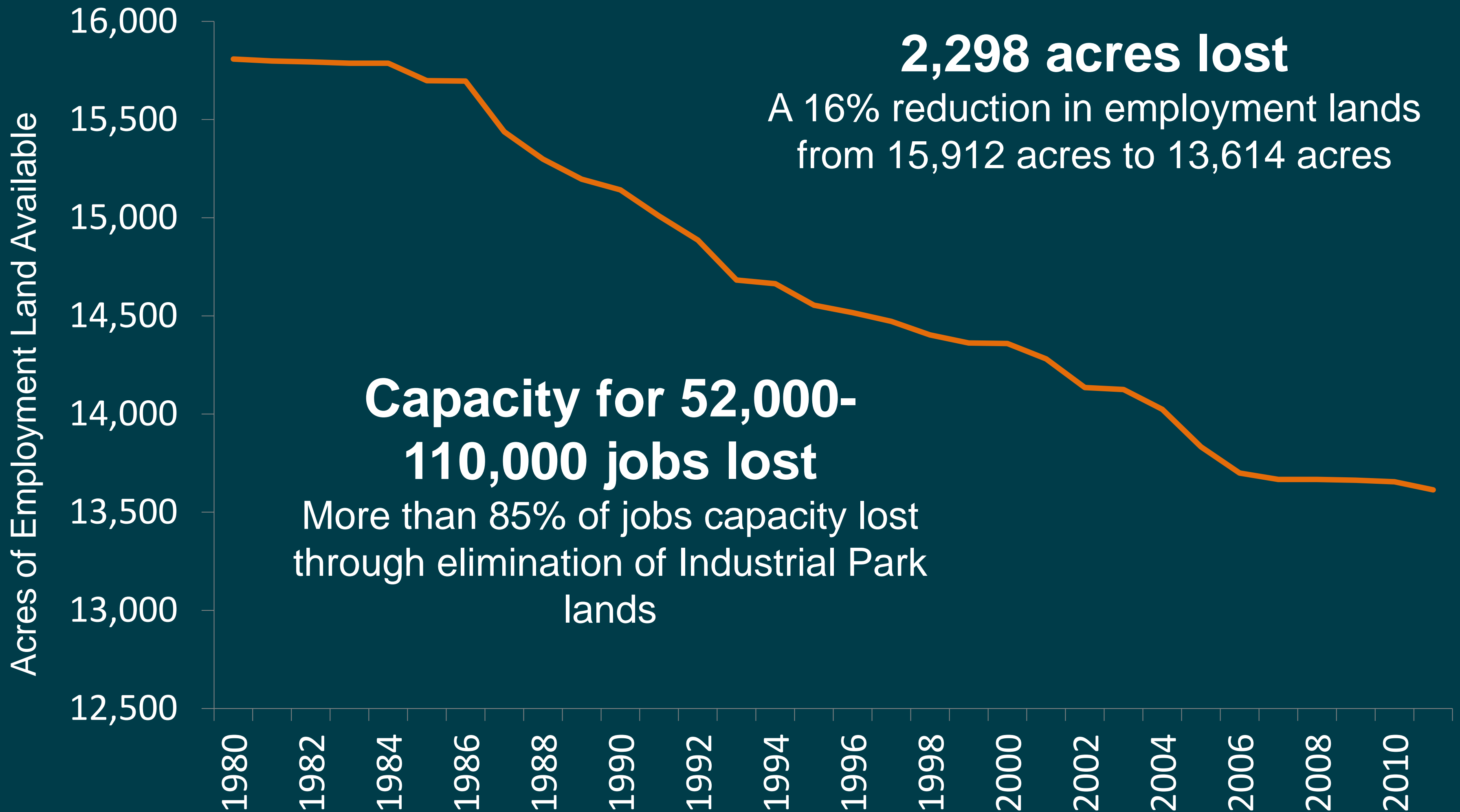




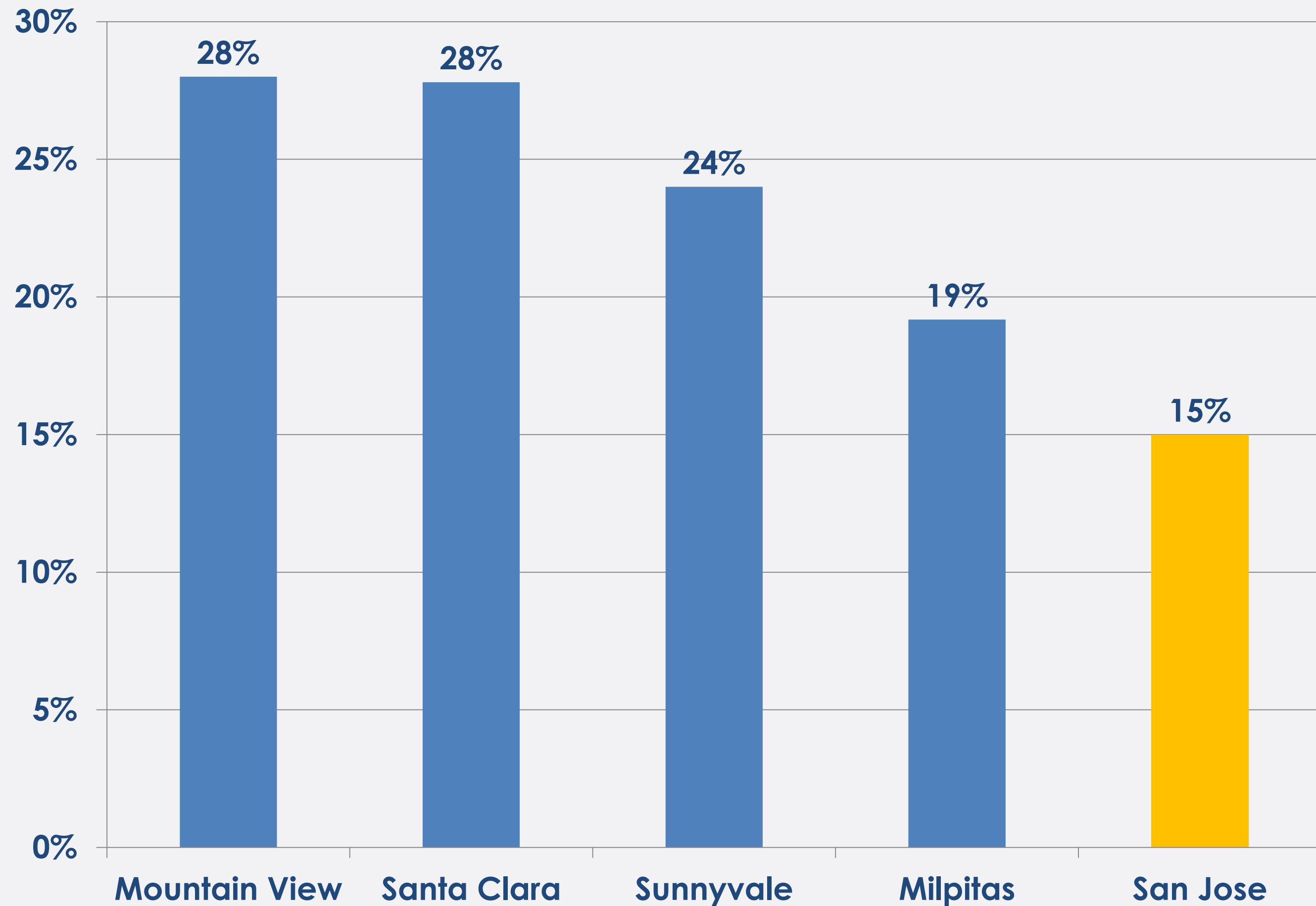
# Distribution of Land by General Plan Designation



# Employment Land Eliminated Through Conversions Since 1980:

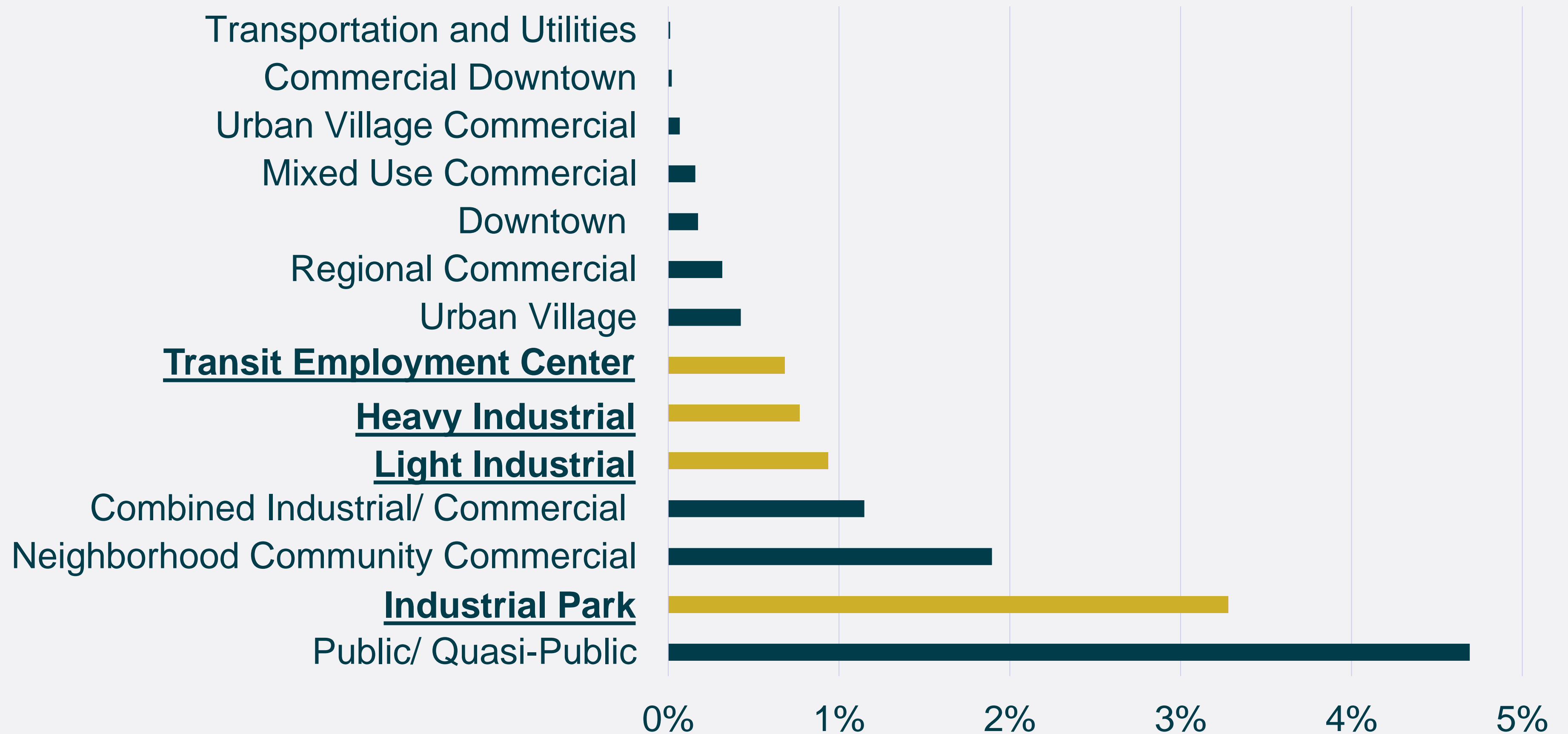


## Other Cities Use 20-30% of Lands Zoned for Employment



# Less than 8,000 acres of industrial lands remaining in SJ

## Percentage of Employment Land Area by GP Designation





# Diverse Mix of Types of Industrial and Uses Exist in San Jose



## Transit Employment Center:

- Commercial tech office
- 6-12 story buildings
- Newer construction
- Higher worker occupancy (1/200 SF)
- Workers at computers
- Structured or reduced parking
- Typical Uses:
  - Headquarters
  - Office/R&D
  - Administration



## Industrial Park:

- Traditional tech R&D
- 1-6 story buildings
- Mixed worker occupancy (1/350 SF)
- Mix of occupations and skill levels
- Surface parking
- Some loading and dock doors
- Typical Uses:
  - Office/R&D
  - Manufacturing
  - Prototyping
  - Ecommerce/Distribution
  - Automotive R&D

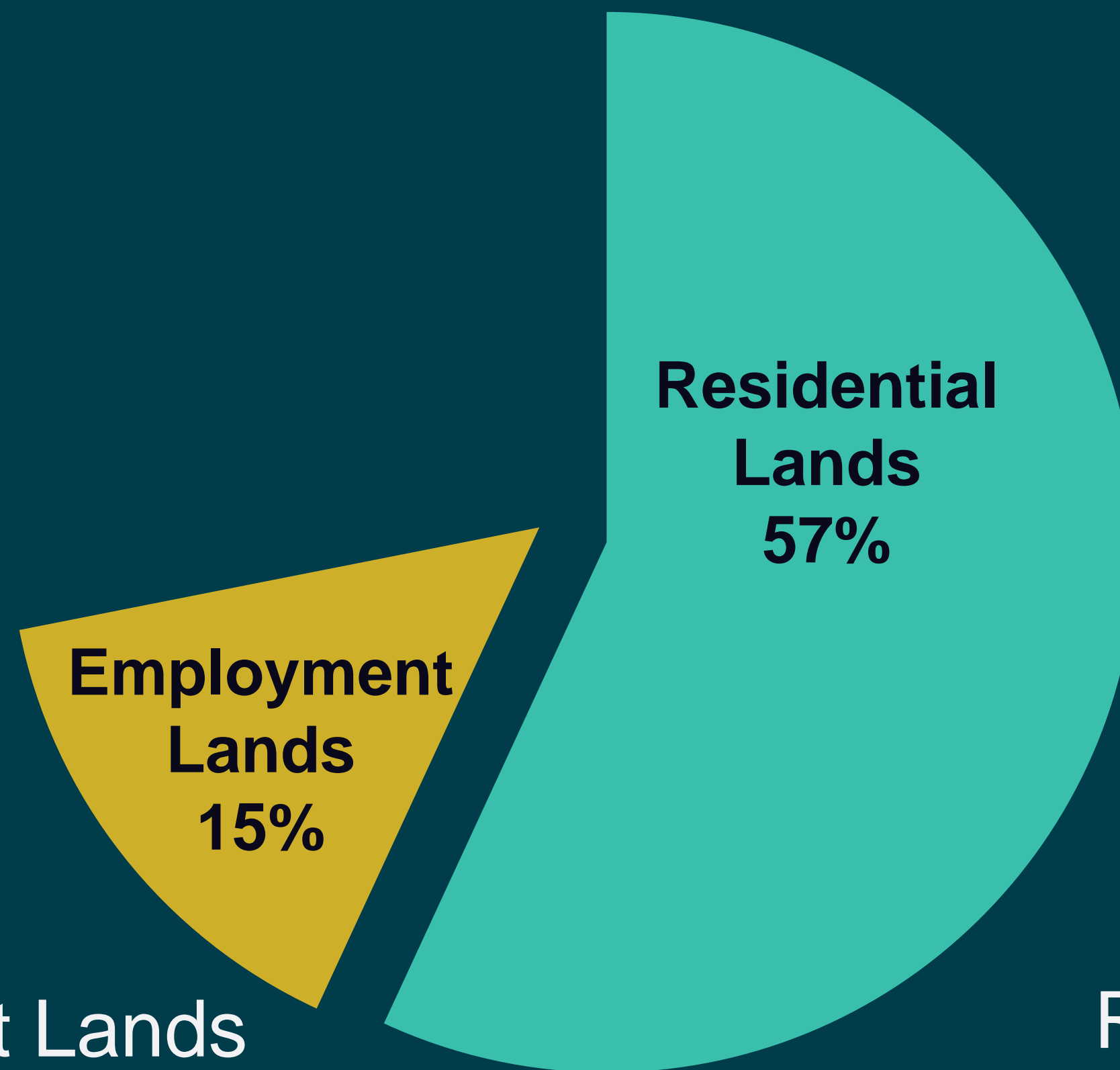


## Heavy and Light Industrial:

- Single story buildings
- Typically older
- Lower worker occupancy (1/600+ SF)
- Low and middle skilled jobs
- Vehicle storage and loading docks
- Typical Uses:
  - Heavy manufacturing
  - Warehouse/distribution
  - Vehicle wrecking
  - Construction yards



# EMPLOYMENT LANDS PROVIDE TAX BASE FOR FUNDING RESIDENT SERVICES



Employment Lands  
Tax Revenue  
- Service Costs

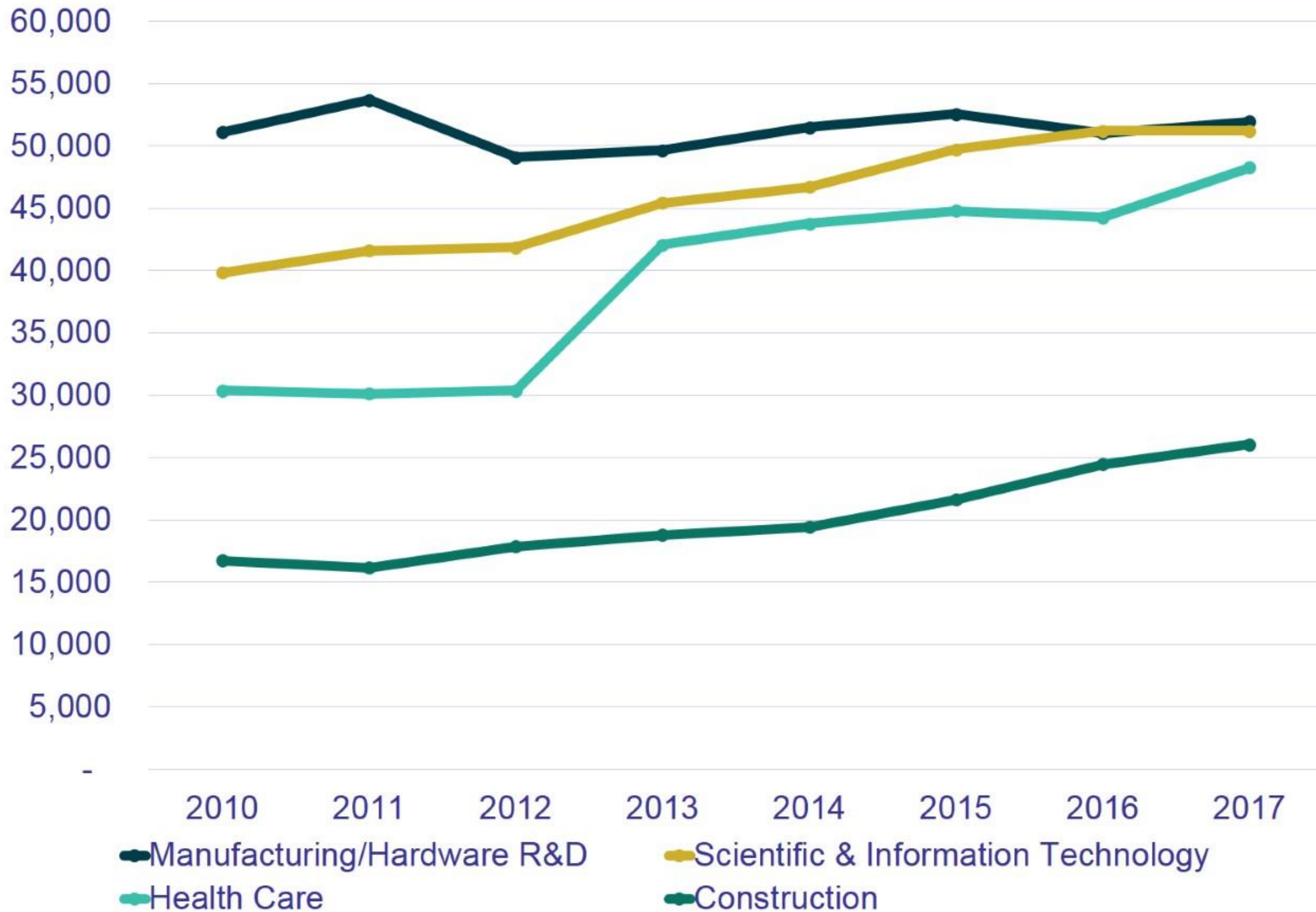
**NET BUDGET IMPACT**  
**+ \$124,000,000 est.**

Residential Lands  
Tax Revenue  
- Service Costs

**NET BUDGET IMPACT**  
**- \$110,000,000 est.**

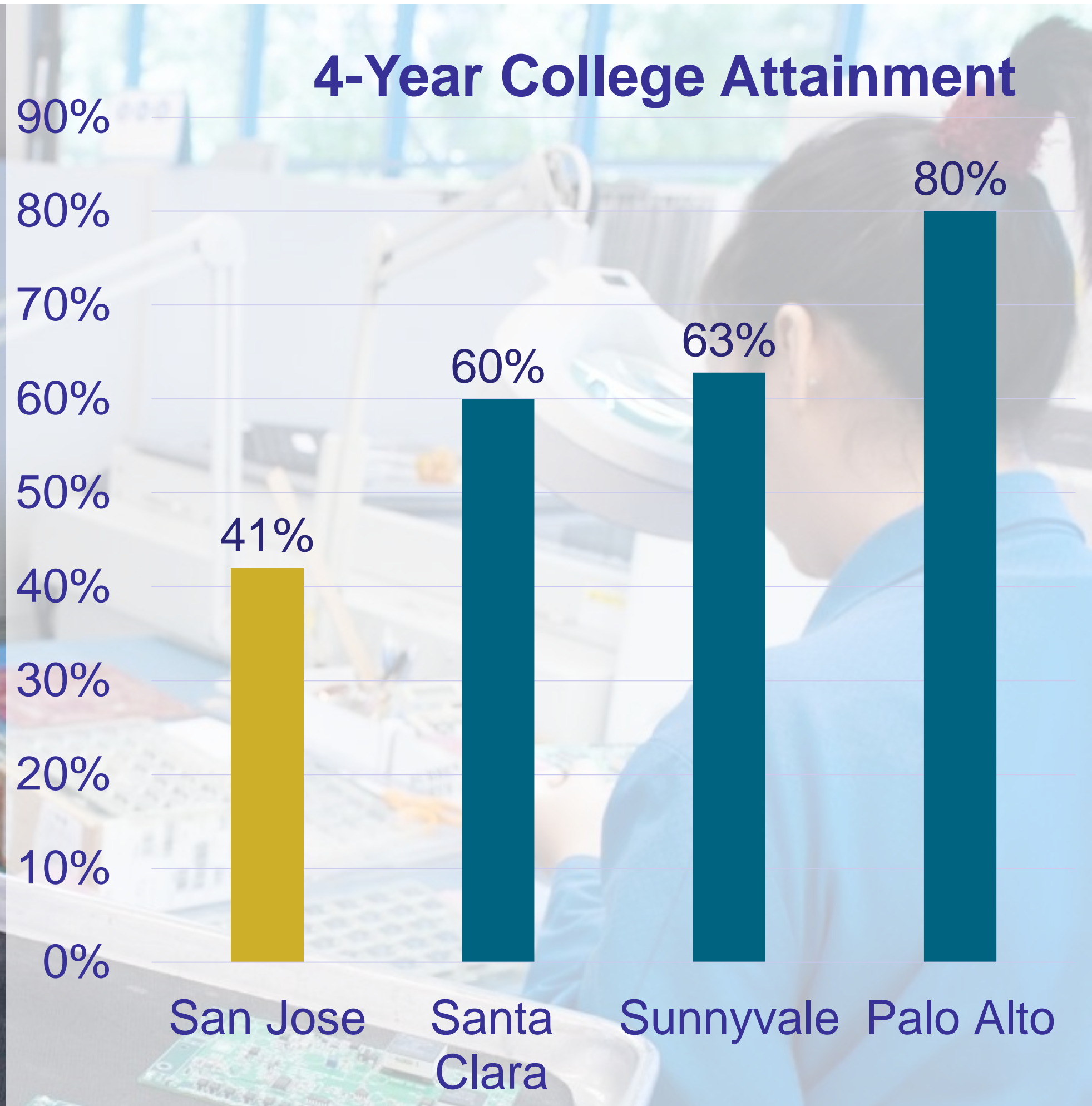


# Driving Industries: Transition to the service economy, middle skill job base growing





# | San Jose's Workforce contains a diverse set of skill levels



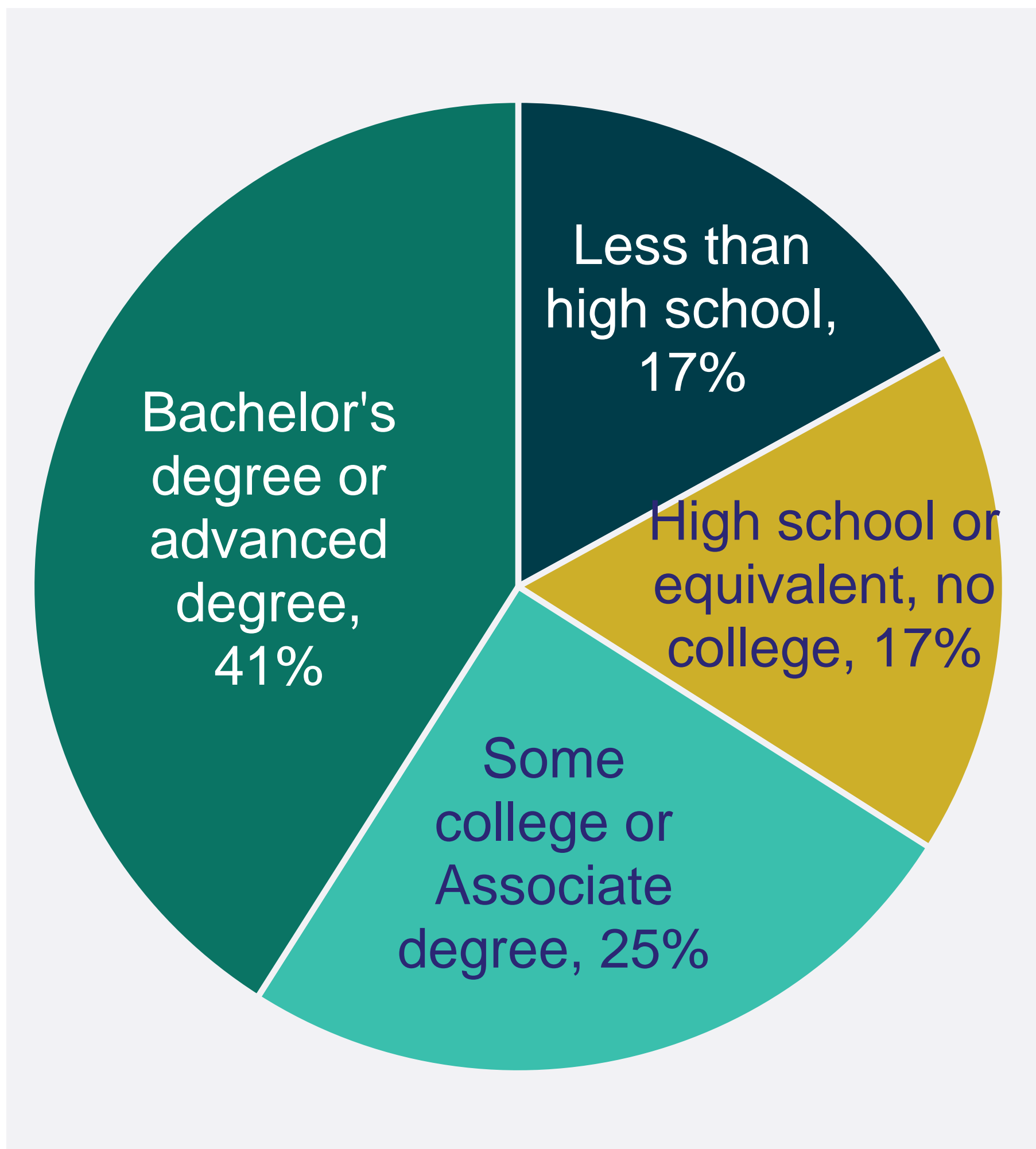


# Providing a Balanced Economy: San Jose Worker Attainment

## Careers Typically Requiring College:

Healthcare  
(All Occupations):  
**\$55.42/hr**

Information/Tech  
(All Occupations):  
**\$59.09/hr**



## Careers Learned on the Job:

Manufacturing  
(Production Only):  
**\$21.02/hr**

Construction  
(All Occupations):  
**\$31.72/hr**

# Industrial Employers Continue to Invest in San Jose



SANMINA





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# Questions?



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# Council Perspective and Feedback