### Development Perspective

### **PARTICIPANTS**

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# **Envision 2040: A Model for Balanced Growth**

#### Diversity and Social Equity

San Jose celebrates, embraces and involves a diverse blend of cultures and achieves social, cultural and economic equity.





Healthy

Neighborhoods San Jose's neighborhoods

are attractive, affordable, and safe

places to live with engaged

community members.

#### Quality Education and Services

San Jose residents and businesses receive a broad range of high quality services and enjoy excellent educational opportunities for all.

#### Innovative Economy

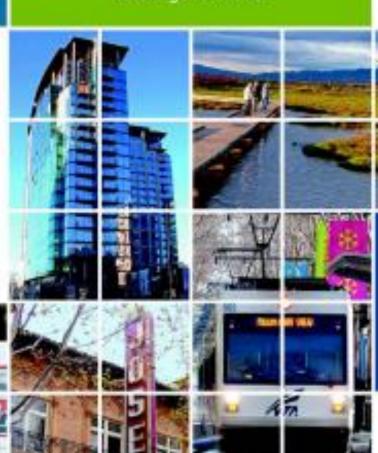
San Jose's economy thrives on innovation, providing job opportunities for all and ample fiscal resources for a vibrant community.



San Jose embodies the energy and vitality of its unique human, natural and economic resources.

#### Environmental Leadership

San Jose is a model of an environmentally sustainable and healthy city, a leader in green Technology and a vigilant steward of it resources for present and future generations.



### Interconnected City The activities of daily life

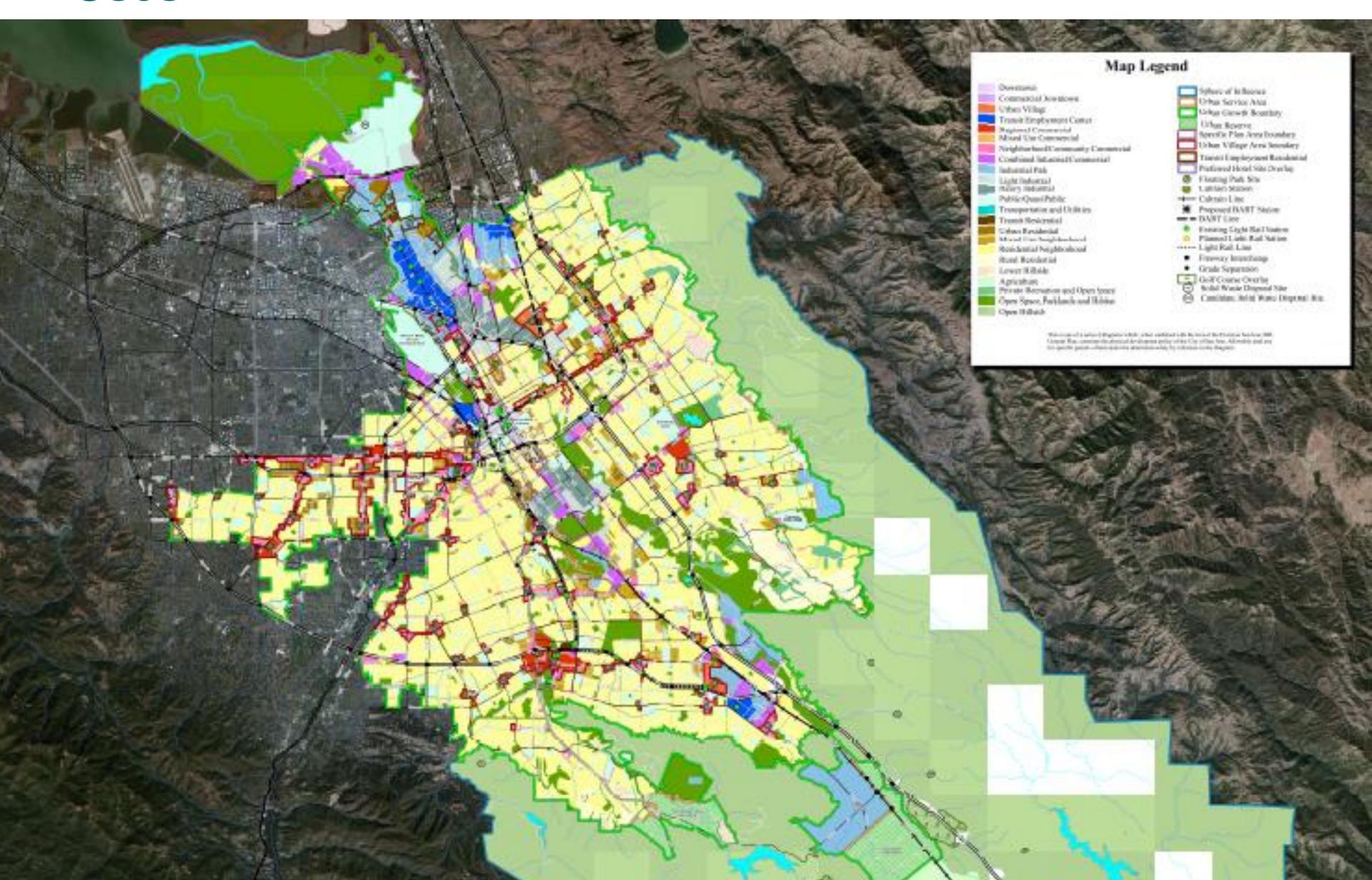
The activities of daily life are in close proximity and easily accessible by walking, bicycling and public transit.

#### Vibrant Arts and Culture

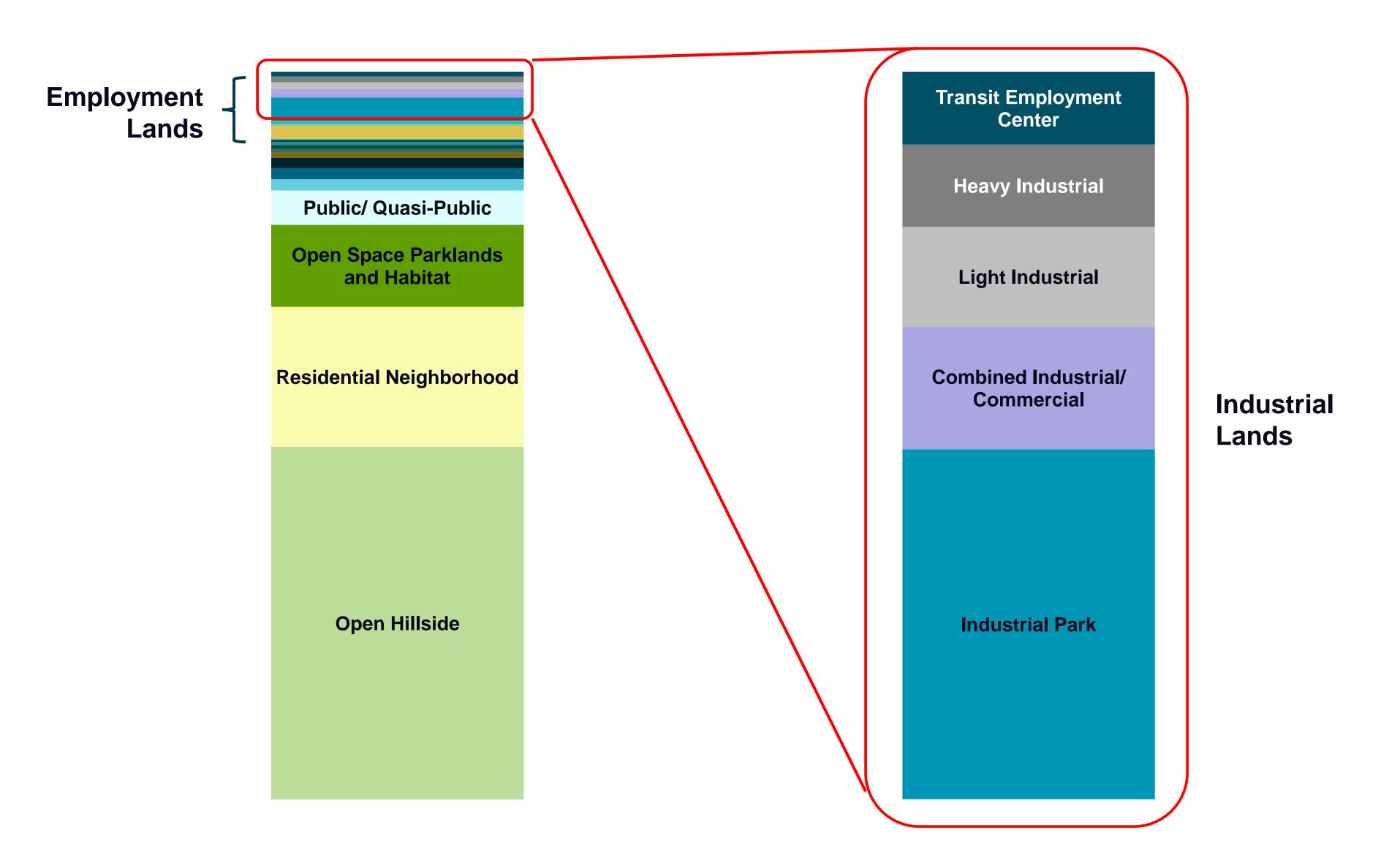
in San José connect people, provide rich opportunities for participation, and foster creativity.



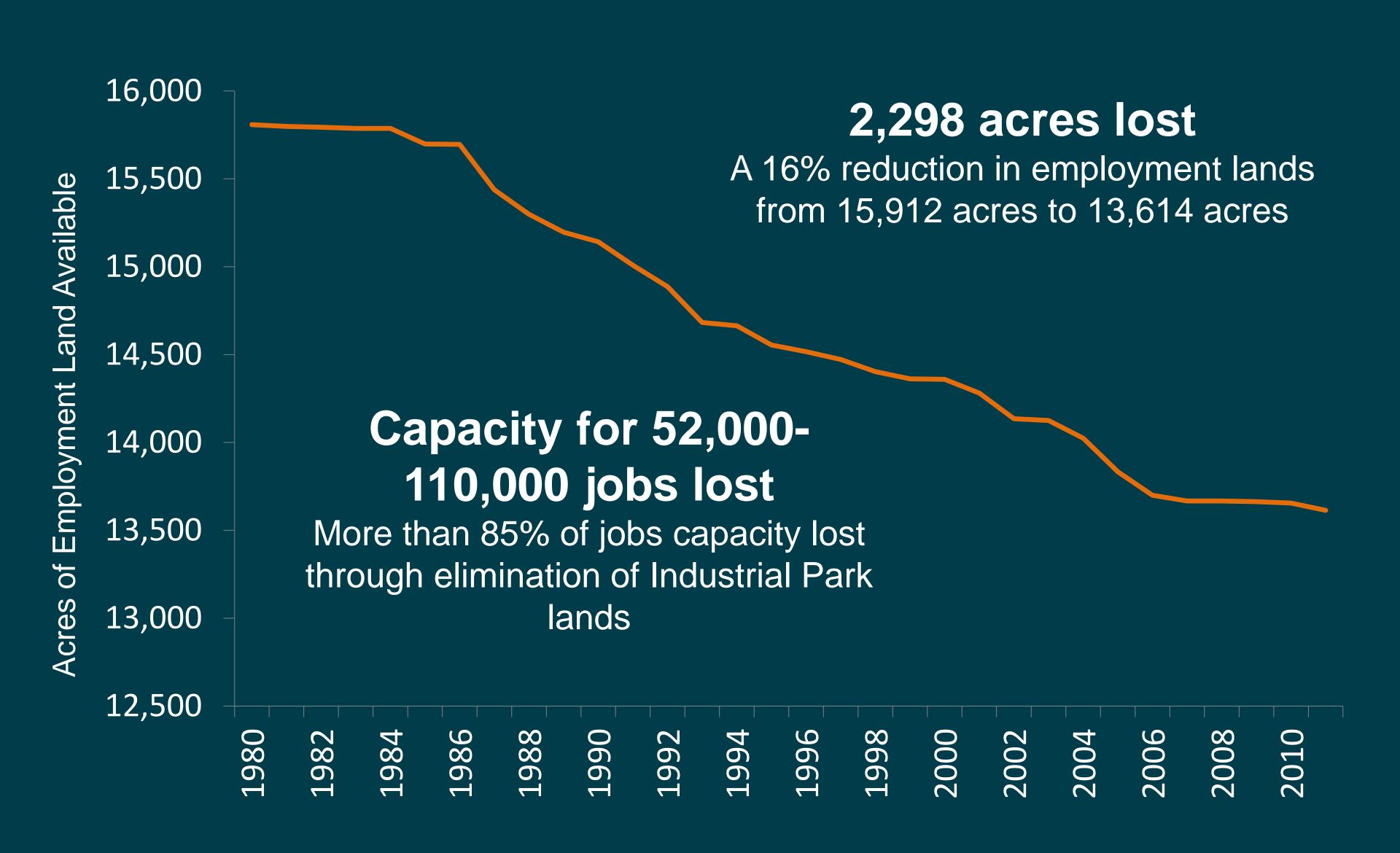
# A Limited Opportunity: Balancing Competing Land Uses



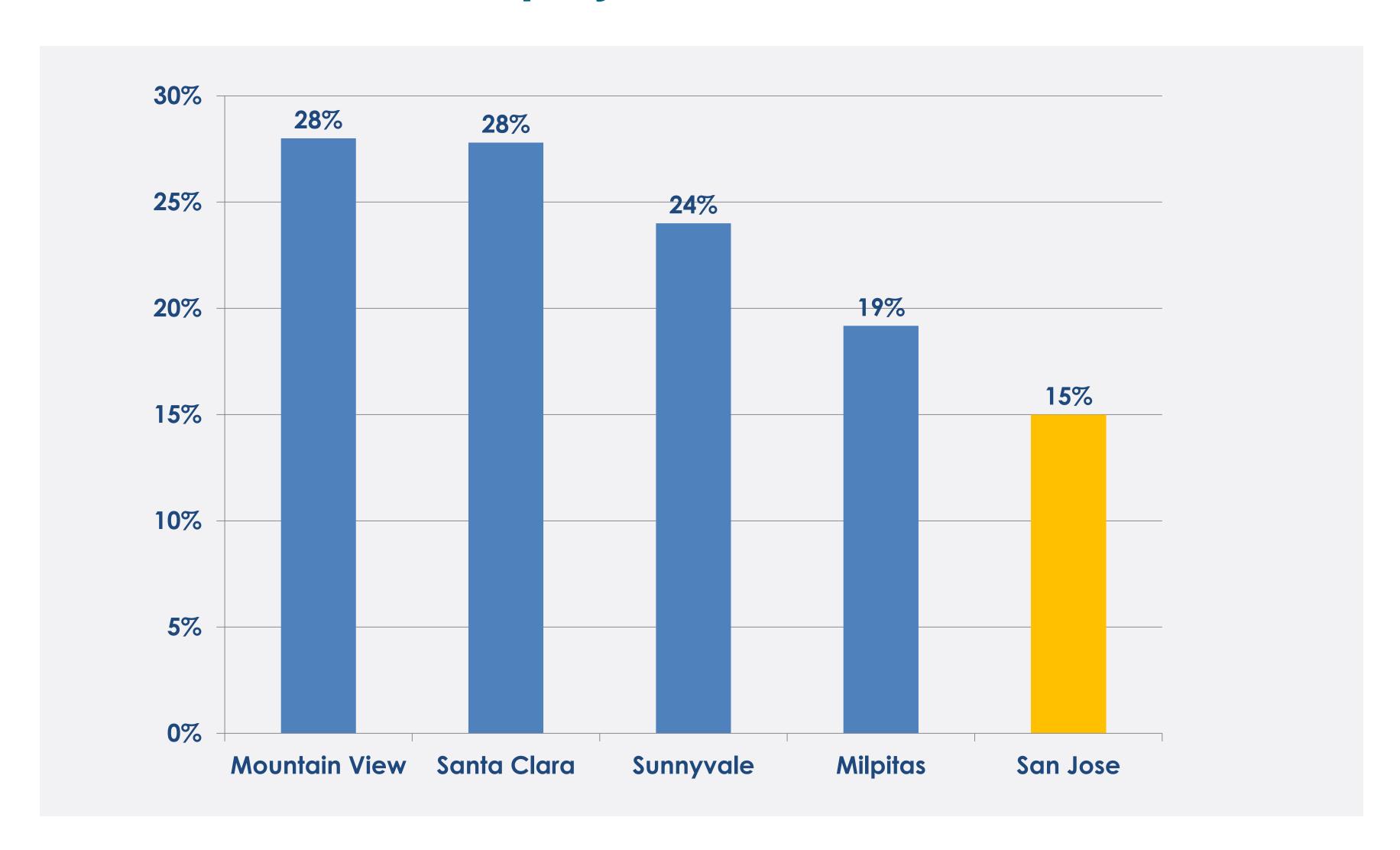
### Distribution of Land by General Plan Designation



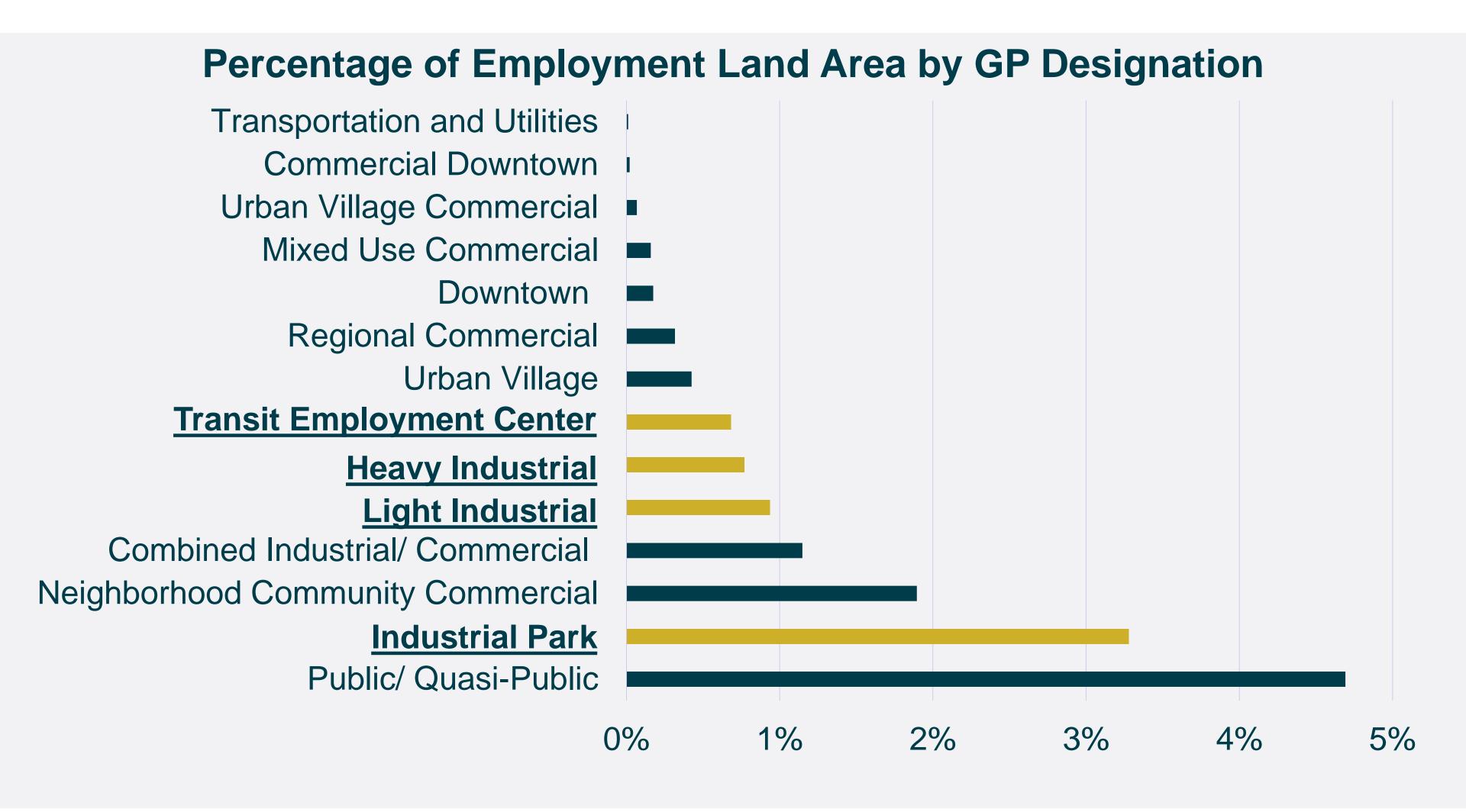
## **Employment Land Eliminated Through Conversions Since 1980:**



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



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



### 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

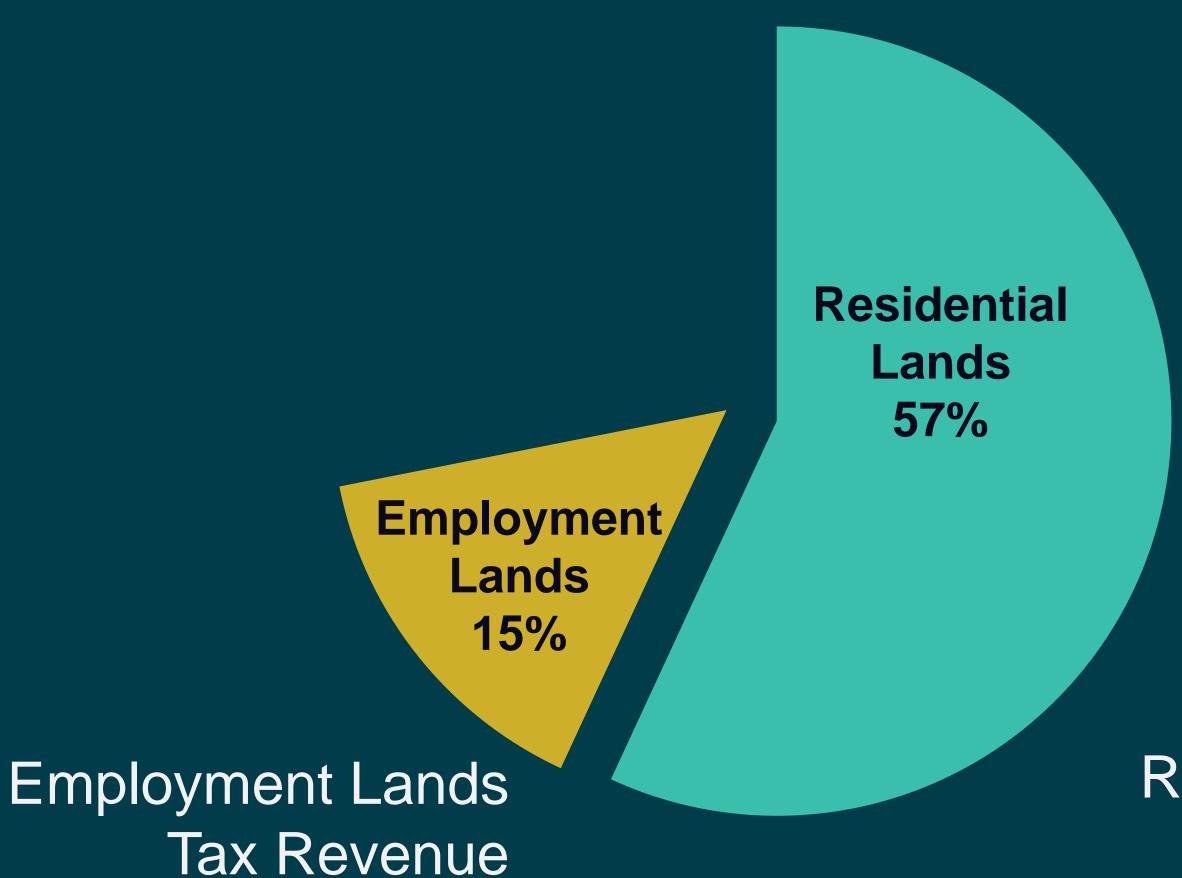
#### **Industrial Park:**

- 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

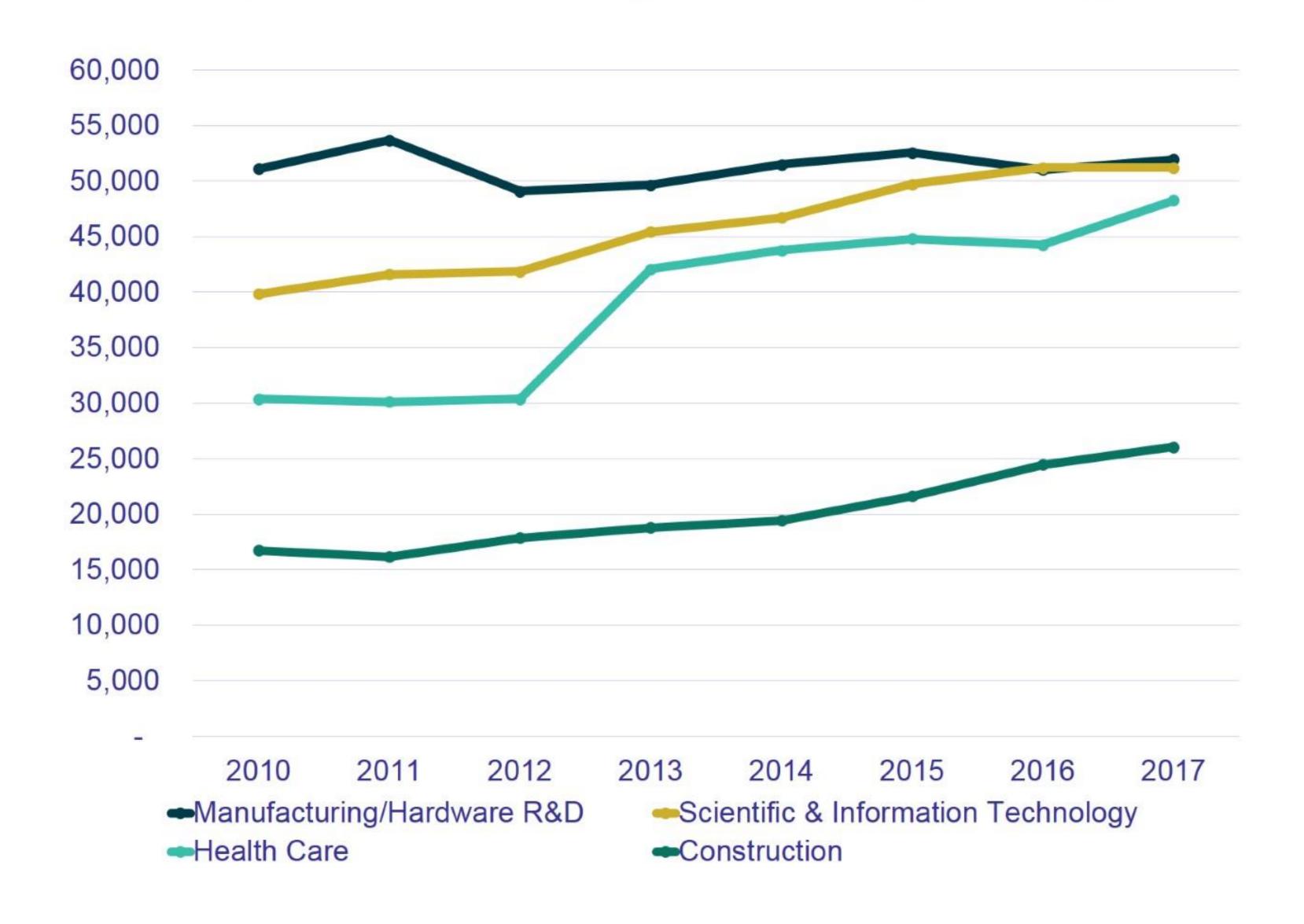
### EMPLOYMENT LANDS PROVIDE TAX BASE FOR FUNDING RESIDENT SERVICES



Tax Revenue - Service Costs

**NET BUDGET IMPACT** + \$124,000,000 est. Residential Lands Tax Revenue - Service Costs

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



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

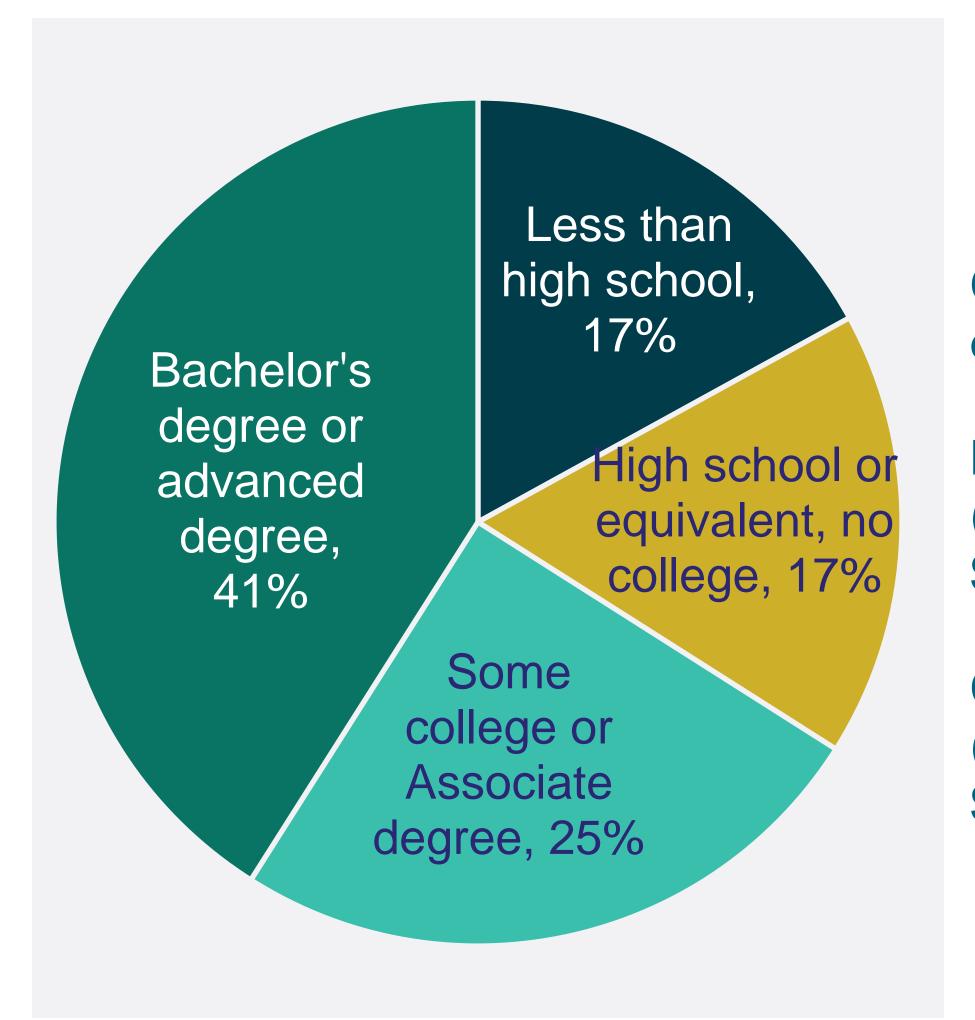


### Providing a Balanced Economy: San Jose Worker Attainment

### **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













































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# Questions?

### Council Perspective and Feedback