

NORTH SAN JOSE

| April 14, 2019
City Council

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Background:



2005: North San José Policy Updated



2016: Policy Analysis



2018: Housing Crisis Work plan

Policy Structure:

Development

- **32,000 Housing units (6,400 affordable)**
- **26.7 million Sq. Ft. Industrial**
- **At least 300,000 Sq. ft. Commercial**

Transportation

- **23 Intersection Improvements**
- **9 Major Roadway Improvements**
- **Ped, bike and transit improvements**

| Policy Structure:

	Development		Transportation Improvements
	Industrial:	Residential:	
Phase 1	7 MSF	8,000 units (1,600 affordable)	9 local, 3 regional facilities
Phase 2	7 MSF	8,000 units (1,600 affordable)	5 regional facilities
Phase 3	7 MSF	8,000 units (1,600 affordable)	4 local, 4 regional facilities
Phase 4	5.7 MSF	8,000 units (1,600 affordable)	5 local, 2 regional facilities
All Phases			17 Ped, Bike, Transit and Street Grid Improvements

Development Activity-To-Date:

		Development Allowed	Built-to-Date
Phase 1	Industrial:	7 MSF <i>(+2.2 MSF additional from demolitions of existing industrial to accommodate residential projects)</i>	3.6 MSF “allocated” (constructed, used for site intensification, or been allocated through the payment of the Traffic Impact Fee) <i>4.8 MSF “reserved” (received a Planning development permit)</i>
	Residential:	8,000 units <i>1,600 affordable</i>	7,937 units <i>390 affordable</i>

Transportation

	Local	Regional
Phase 1	<p>Completed</p> <ul style="list-style-type: none">• North 1st and Montague• Old Oakland and Montague• Zanker and Tasman• Capital and Capital• Guadalupe River Trail <p>Partial/Active</p> <ul style="list-style-type: none">• Trade Zone Boulevard & Montague Expressway• King/McKee• St. James and Julian Couplet Conversions	<p>Completed</p> <ul style="list-style-type: none">• Hwy 237 Bikeway• Montague Widening <p>Partial/Active</p> <ul style="list-style-type: none">• US 101/Trimble Interchange• Zanker Road/Skyport Drive Crossing• Charcot/880 Crossing• Mabury/101/Oakland Interchange updates• North 1st Light Rail Improvements• Coyote Creek Trail

Key Considerations:

1

**Balanced growth
including housing and
jobs near transit**

2

**Lead the region in
providing housing
opportunities**

3

**Work within the existing
Policy and Environmental
Clearance**

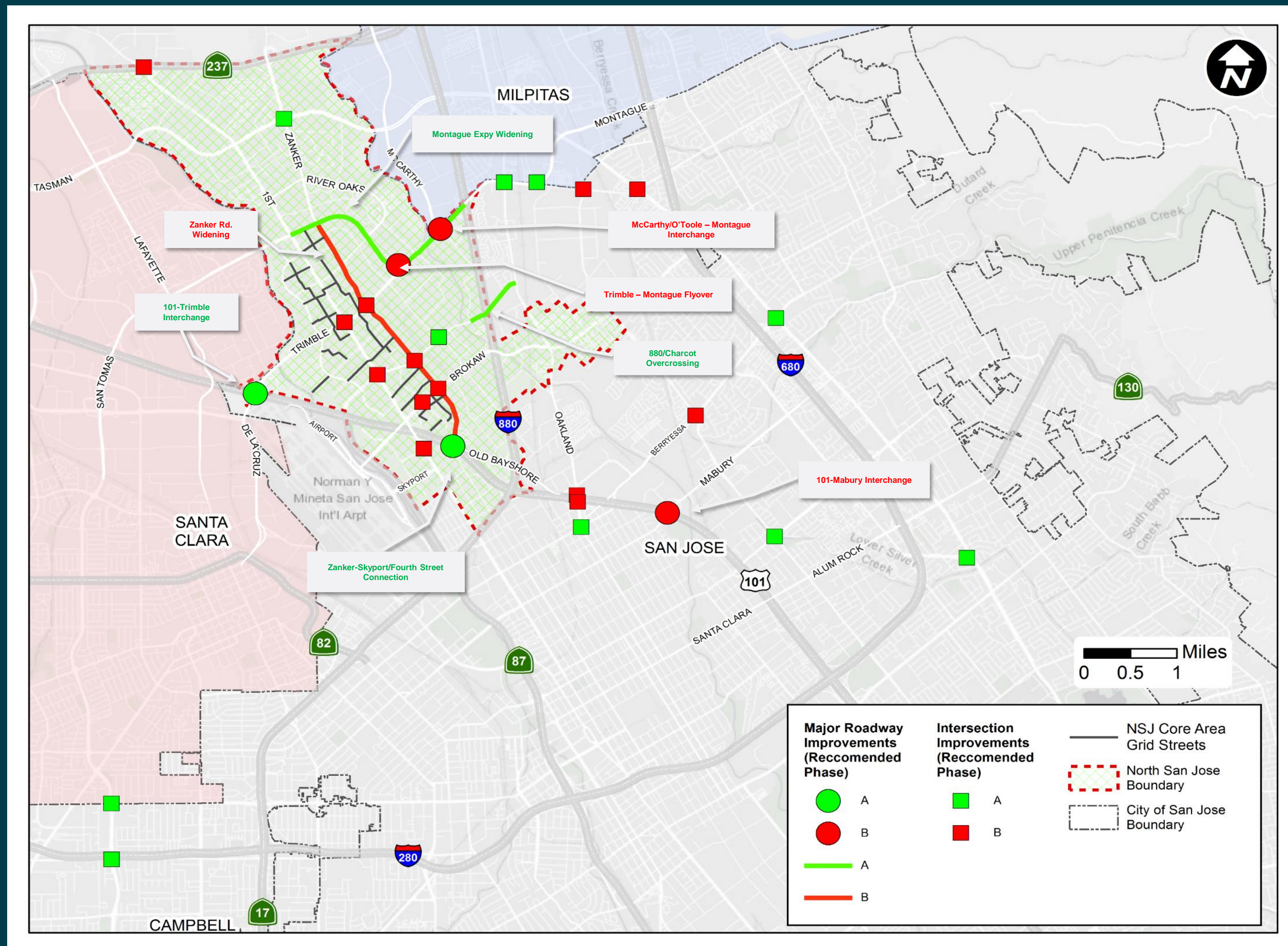
4

**Accelerate investment in
the area's transportation
network**

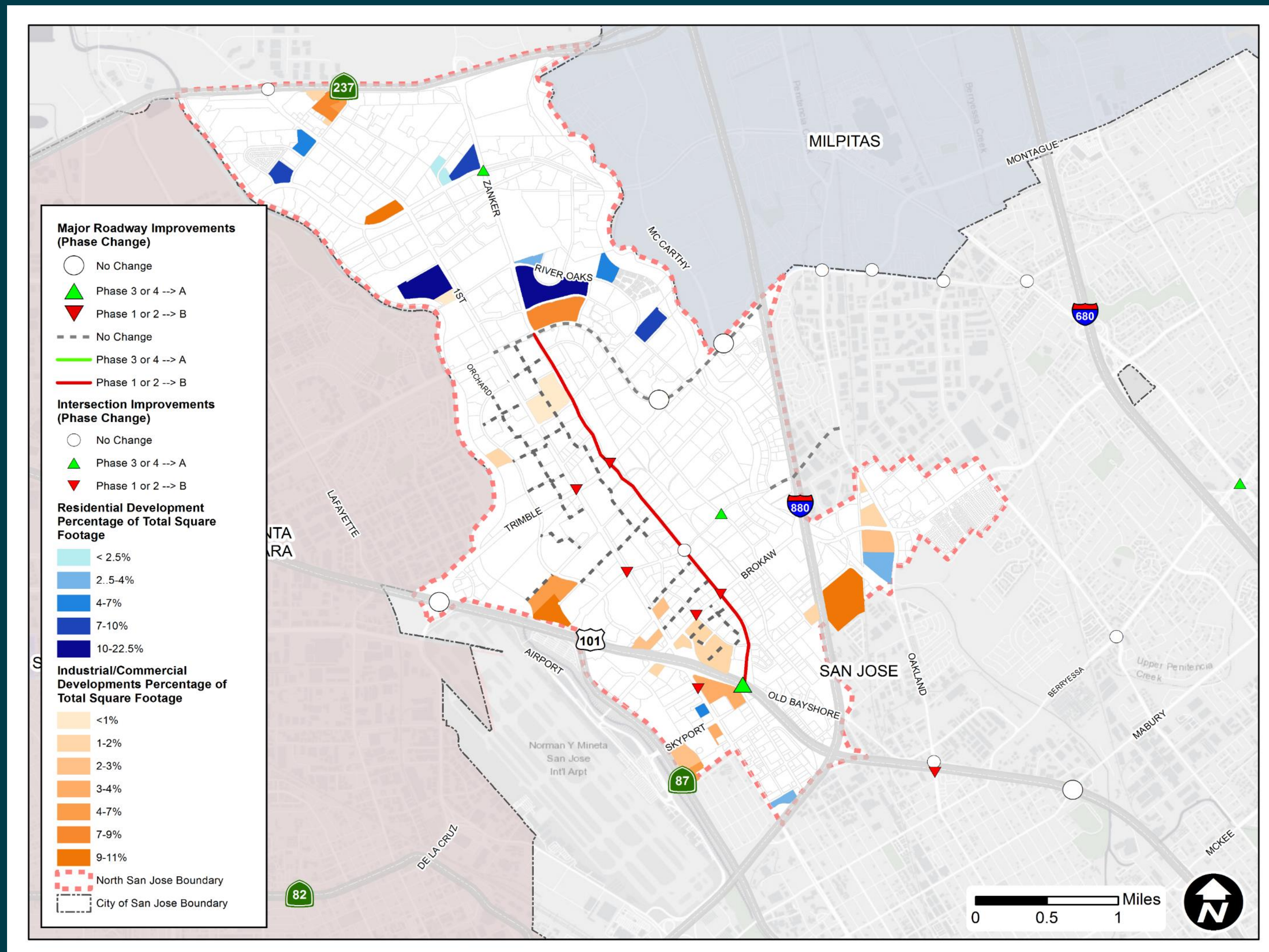
| Proposed Approach:

Current Phasing		Proposed Phasing
Phase 1	Industrial: 7 MSF	Phase A
	Residential: 8,000 units (including 1,600 affordable)	
Phase 2	Industrial: 7 MSF	
	Residential: 8,000 units (including 1,600 affordable)	
Phase 3	Industrial: 7 MSF	Phase B
	Residential: 8,000 units (including 1,600 affordable)	
Phase 4	Industrial: 5.7 MSF	
	Residential: 8,000 units (including 1,600 affordable)	

Proposed Approach: Proposed Phasing Plan



Proposed Approach: Proposed Phase Change



Next Steps:

- Finalize discussions with neighboring jurisdictions
- Spring 2019: Bring forward amendments to Policy, corresponding studies, and environmental clearance for Council adoption.
- Summer 2019: Amend VTA Deficiency Plan

Questions?



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