

## Implementation

The Midtown Specific Plan is incorporated into San Jose's Horizon 2000 General Plan as a Planned Community (PC). The Midtown PC contains the major features of the Specific Plan and specifies the intensity of uses permitted throughout the plan area.

The Midtown Specific Plan is a policy document, separate from the General Plan, that provides the background, vision and community character for the PC. Its level of detail for implementation purposes is beyond the scope of the General Plan. The Specific Plan contains detailed land use and urban design direction for development within the Midtown Specific Plan Area. All new development must also be consistent with the requirements of the San Jose Residential and Commercial Design Guidelines.

The implementation of the Midtown Specific Plan is expected to take many years. Because Midtown has existing businesses, the plan includes policies to help maintain existing businesses and provide other short term options. These policies also address the use of historic structures and the relationship between industrial and residential uses. Each phase of development has a legitimate role and should contribute to the overall excitement and livability of Midtown.

A financial analysis based on preliminary infrastructure and community facilities costs found that the Midtown Specific Plan is financially feasible. Detailed financing plans will be prepared when individuals come forward with specific development intentions for their properties. The Specific Plan includes financing principles to ensure that the cost of improvements are equitably spread amongst all properties which benefit from any improvement.

***Copies of the Midtown Specific Plan are available for purchase at the Development Services Center.***

Para mas informacion,  
por favor llame (408) 535-3555

For more information  
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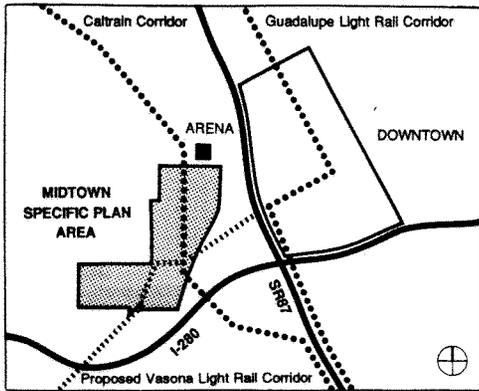
# Midtown Specific Plan



City of San Jose  
Dept. of Planning, Building and Code Enforcement  
[www.sanjoseca.gov/planning](http://www.sanjoseca.gov/planning)

The **Midtown Specific Plan** will guide the transition of a changing industrial area to a mix of high density residential, commercial, industrial and public uses within a pedestrian and transit-oriented setting.

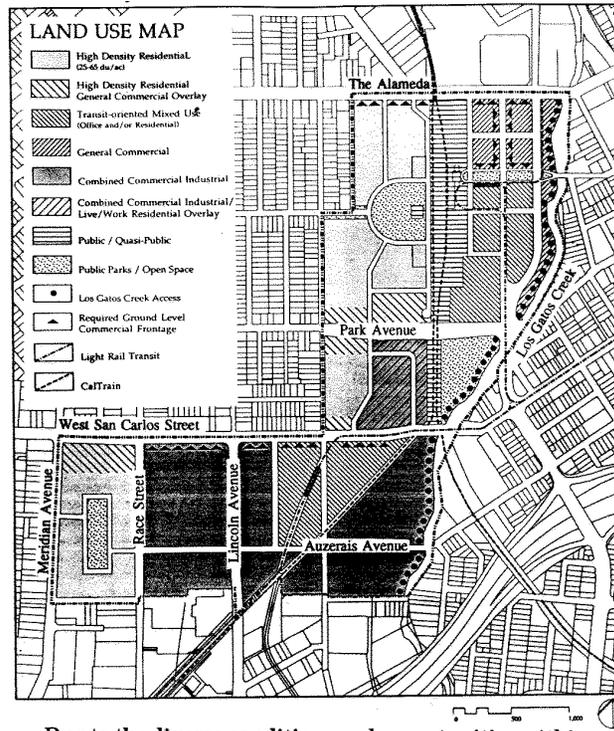
The 210-acre Midtown Specific Plan area is strategically located close to downtown San Jose and the region's freeway and public transit systems. Midtown is generally bounded by The Alameda/West Santa Clara Street, Los Gatos Creek, the properties south of Auzerais Avenue, and Meridian Avenue. The Midtown Specific Plan was adopted by the San Jose City Council in 1992.



For over a year, City staff and a consultant team led by ROMA Design Group worked with a community task force representing property owners, businesses, neighborhood groups, and civic interests to develop an innovative plan for the Midtown area. The plan implements the following objectives developed by the Midtown Task Force:

- *Create a pattern of development that reinforces transit.*
- *Provide a diversity of housing opportunities that establish liveable neighborhoods.*
- *Preserve viable industrial and commercial service uses.*
- *Create an extensive system of pedestrian ways and open space.*
- *Balance circulation needs with considerations of livability.*
- *Complement and extend adjacent residential and commercial areas surrounding Midtown.*

The Midtown Land Use Plan respects adjacent development by planning compatible residential uses to the west, commercial uses to the north, and combined industrial/commercial uses to the south. High density residential and intensive commercial uses are oriented to transit, encouraging pedestrian activity. Detailed design guidelines ensure that new development will be urban in character.



The plan provides for the development of up to 2,940 residential units, 920,000 square feet of office space, 335,000 square feet of retail space, 305,000 square feet of new industrial space, and 13.5 acres of parks. The Plan also includes the retention of approximately 500,000 square feet of industrial space. The development potential of the plan is based on the findings of a market study which analyzed the demand for housing and retail uses in the Midtown area for the next 20 years.

Due to the diverse conditions and opportunities within Midtown, the plan identifies five subareas, each with its own land use and urban design policies.

**Cahill West** (bounded by Sunol/Wilson, The Alameda, Southern Pacific railroad tracks, and West San Carlos): This subarea is proposed as a predominantly high density residential neighborhood of townhouses, apartments, and condominiums (12-65 DU/AC) oriented around a 6-acre neighborhood park. Commercial uses are required along The Alameda and West San Carlos Street to strengthen the Neighborhood Business Districts.

**Sears/Saddlerack** (bounded by Meridian, West San Carlos, Race, and the properties south of Auzerais): This subarea offers opportunities for exciting mixed use development incorporating retail uses along West San Carlos Street and high density residential uses (25-65 DU/AC) oriented around a 2.5-acre park.

**Cahill East** (bounded by the Southern Pacific railroad tracks, West Santa Clara, Los Gatos Creek, and West San Carlos): Intensive commercial uses that complement the Cahill Station, Arena and nearby Downtown are proposed between West San Fernando Street (proposed to be realigned to terminate at Cahill Station) and West Santa Clara Street. South of West San Fernando Street, high intensity commercial, residential (40 to 100 DU/AC), and mixed use projects are proposed near transit. South of Park Avenue, the plan proposes a 5-acre park.

**Vasona** (includes properties on both sides of Sunol south of West San Carlos): This subarea presents opportunities for intensive, residential, retail, and/or office development oriented to the proposed West San Carlos light rail station. Residential densities should range from 40 to 100 DU/AC.

**Lincoln-Auzerais** (includes the properties south of West San Carlos not contained in the Sears/Saddlerack and Vasona subareas): The plan provides for the expansion and intensification of existing industrial and commercial service activities in this subarea to maintain economic development opportunities while providing jobs and services to residents and other businesses.