

# Memorandum

**TO: Envision San Jose 2040  
Task Force**

**FROM: Michael Brilliot**

**SUBJECT: February 7, 2009  
TASK FORCE AND COMMUNITY  
WORKSHOP**

**DATE: February 3, 2009**

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At this coming Saturday's workshop, the Task Force will break into discussion groups to develop preliminary land use/transportation scenarios that identify the amount and location of housing and job growth for which Envision San Jose should plan by 2040. This workshop exercise will build upon the work of the Task Force and the Community at previous Task Force meetings and workshops, including: the Draft Vision Statement, the Draft Land Use/Transportation Scenario Guidelines, and the Villages, Corridors and Hubs exercise at the November 24<sup>th</sup> Task Force meeting. The Community will participate in the same exercise as the Task Force Discussion Groups and will provide their input and key ideas to the Task Force. Unlike the September 2008 workshops, the Task Force and Community are not required to accommodate all of the jobs and housing growth projected by Steve Levy with the Center for the Continuing Study of the California Economy. In the development of their scenarios, the Workshop Discussion Groups could make a recommendation to plan for more or less housing and jobs than projected for 2040.

To prepare for this workshop you are encouraged to review the Draft Vision, the Draft Land Use/Transportation Scenario Guidelines, and the documents entitled, "Projections for Jobs, Population and Households," and "The Future of Housing Demand in San Jose: 2008 - 2040." In addition to being in past meeting packets these documents are now also easily accessible for your review on the Envision San Jose 2040 updated web site. See the "Key Envision San Jose 2040 Documents" on the right-hand side bar: [http://www.sanjoseca.gov/planning/gp\\_update/](http://www.sanjoseca.gov/planning/gp_update/)

#### **Agenda Item 4 – Employment Projections and Scenarios**

Growing an innovative economy is one of the key elements of the Draft San Jose 2040 Vision. Furthermore, Guideline 7 of the Draft Land Use/Transportation Scenario Guidelines states that Envision San Jose 2040 should, "Provide sufficient quantities and types of employment lands to accommodate \_\_% (TBD) new jobs, which is an employment growth level that is \_\_% (TBD) higher than current projections." To prepare for the Task Force and Community discussion on how much employment growth should be accommodated by 2040, Tables 1a – 1b are included in the Task Force meeting packet.

Table 1a addresses four scenarios that accommodate differing (jobs/housing) ratios for the *total* number of jobs to the *total* number of employed residents (and housing units) in 2040. Scenario 1, "Base" Projections, uses the employed residents and jobs projections developed by Steve Levy of

the Center for the Continuing Study of the California Economy. Under this scenario, the 2040 ratio of jobs to employed residents is 0.78. Scenario II, “More Jobs”, achieves a jobs to employed residents balance of 1.0 by adding more jobs to the “Base” Projections Scenario. Scenario III, “Less Housing”, achieves this same balance primarily by reducing the number of housing units but also by adding a small number of jobs to the Scenario I, Base Projection. Scenario IV, the “Jobs Surplus” Scenario, assumes a significant increase in jobs over the Base Projection to achieve a jobs to employed residents ratio of 1.2, giving San Jose 62% of the total jobs in the County in 2040; San Jose’s share of the County’s jobs in 2007 was 41.3%.

Table 1b uses the same four scenarios as Table 1a, however Table 1b identifies the number of *new*, not total, jobs needed to achieve a given jobs to employed residents ratio in 2040. Notice that, under Scenario IV, the City of San Jose would need to capture a number of new jobs equivalent to 123% of the total job growth projected for the County in order to achieve a jobs to employed residents ratio of 1.2. This means that the overall job growth in the County would need to be 23% higher than projected and the City of San Jose would need to capture all of the County’s growth.

Table 1c presents existing jobs and population data for the City of the San Jose and the County in 2007.

At this coming Saturday’s workshop, Kim Walesh, the Chief Strategist for the City of San Jose will present the information in these tables, discussing whether it is realistic to achieve some of these scenarios and also discussing the implications of striving to achieve them.

### **Agenda Item 5 – Current Planned and Potential Growth Capacity**

On Saturday, when discussing where and how much growth should be accommodated by 2040, it is important that the Task Force and the Community understand how much and where jobs and housing growth are currently planned in the San Jose 2020 General Plan. This information is an important part of understanding the opportunities for and constraints to locating new growth not presently accommodated in the San Jose 2020 General Plan. It also gives one an understanding of the amount of new unplanned growth that needs to be accommodated by Envision San Jose 2040 to meet projected growth. .

Table 2 shows the estimated total number of new jobs that could be accommodated by the San Jose 2020 General Plan. This table also illustrates the new job capacity for each of San Jose’s key employment areas and for each of the other planning areas that have employment capacity.

Table 3 identifies the number of additional housing units that are currently planned in the San Jose 2020 General Plan, including the Downtown, North San Jose and other specific planned growth areas. These planned growth areas in most cases have experienced significant housing growth since their plan adoption. Therefore the table shows the remaining planned, un-built, housing capacity for each one. Table 3 also contains the total number of housing units that have received planning entitlements, but were not constructed as of fall 2008. In addition, the table contains an estimate of the number of housing units that could be built on vacant lands that have residential land use designations in the San Jose 2020 General Plan. The bottom of Table 3 shows that, to meet the “Base” projections developed by Steve Levy and Beacon Economics, Envision San Jose 2040 would need to accommodate 109,914 housing units that are not currently planned in the San Jose

## 2020 General Plan.

Table 4 identifies the future potential housing growth that could be developed in the Coyote Valley and Almaden Valley Urban reserves once specific triggers in the San Jose 2020 General Plan are met. Because there are no approved plans for housing development in these areas, the growth potential of the Coyote Valley and Almaden Valley Urban Reserves is not included in the San Jose 2020 General Plan's planned housing unit total.

### **Agenda Item 8 – Next Steps**

All of the recommended land use/transportation scenarios developed at Saturday's workshop by the Task Force and the Community will be evaluated by staff for their consistency with the Draft Land Use/Transportation Scenario Guidelines and this analysis along with the scenarios will be reviewed by the Task Force at the February 23, 2009 meeting. Based on this input and information, the Task Force will be asked, on February 23<sup>rd</sup>, to select up to four preliminary draft land use/transportation scenarios for further analysis. These scenarios will be further refined by the Task Force at the March 23<sup>rd</sup> Task Force meeting, with the Task Force making a recommendation, at the conclusion of this meeting, on the scenarios to be carried forward in the Envision San Jose process; the selected scenarios will be subject to extensive fiscal, service delivery, transportation and environmental analysis in the next phase of the General Plan Update process.

### **Reading Materials**

To help prepare for the development of land use/transportation scenarios, the Task Force has one reading assignment carried over from the cancelled January 26<sup>th</sup> Task Force Meeting. This assignment is to read the article that appeared in the Oregonian, entitled "*Tired Strip Malls Present an Opportunity to Reshape the Landscape.*"

### **Task Force Correspondence**

Task Force member Michele Beasley submitted the following items to her Task Force colleagues. These items have been carried over from the cancelled January 26<sup>th</sup> meeting packet.

1. "*An Infrastructure and Recovery Plan for the United States,*" Lincoln Institute of Land Policy
2. "*This Old House*" David Brooks, New York Times, December 9, 2008
3. Information on the 7th International Public Markets Conference in San Francisco, California.
4. Article entitled, "*Poll: Most Americans Want Stimulus to Emphasize Transit*"

**Public Input**

The following correspondence has been received and is included in your packet:

1. Article entitled "*Transit is no Solution to Global Warming*" from community member Lowell Grattan
2. Email addressed to the Task Force and Mercury News article from community member Terri Balandra

If you have any questions, please contact either me or Andrew Crabtree. I can be reached by phone at (408) 535-78731 or by email at: [michael.brilliot@sanjoseca.gov](mailto:michael.brilliot@sanjoseca.gov). Andrew can be reached by phone at (408) 535-7893 or by email at: [andrew.crabtree@sanjoseca.gov](mailto:andrew.crabtree@sanjoseca.gov).

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