



## **General Plan Four-Year Review Scope of Work** (as approved by the City Council on 6/11/19)

Below is a detailed scope of items to be evaluated by the Task Force during the 2019 Envision San José 2040 4-Year Review:

### Urban Village Implementation and Affordable Housing Goals

- *Redistribution of Planned Growth and Urban Village Boundary Modifications*: Analyze limited redistribution of planned jobs and housing growth within urban villages, adjustments to urban village boundaries, and removing certain urban villages or adding new urban villages.
- *Mixed-Income Housing within Mixed-Use Developments in Urban Villages (General Plan Policy IP-5.12)*: Consider allowing mixed-income housing within mixed-use developments with a significant percentage of restricted affordable homes to proceed within an urban village ahead of a Growth Horizon.
- *Urban Village Growth Horizons (General Plan Policy IP-2.5)*: Evaluate the City's jobs/housing balance, fiscal sustainability, housing supply, and infrastructure to determine whether to move Urban Villages that are in a future Horizon (Horizon 2 or Horizon 3) into the current Plan Horizon.
- *Residential Pool Units (General Plan Policy IP-2.11)*: Consider whether to reset the number of units in the Residential Pool to 5,000 to allow entitlement of residential projects within urban village areas not included within the current plan horizon.
- *Modify General Plan Policy IP-5.5* to provide more flexibility in the Urban Village planning process for establishing the location, timing and mix of residential and commercial development in an Urban Village Plan area.
- *Modify Signature Project Policy IP-5.10* to establish appropriate, clear, and more predictable minimum residential densities for Signature Projects and to establish more clarity on the amount of commercial that would be required for Signature Projects, based on the typology for the Urban Village in the General Plan (e.g., Local Transit Urban Villages versus Neighborhood Villages).

### Opportunity Housing

Explore allowing single-family parcels currently designated *Residential Neighborhood* to redevelop to 2-4 units per parcel with certain parameters.

### Residential Uses in Underutilized Business Corridors

Explore policies that would allow limited housing in neighborhood business districts and determine shifts in planned housing capacity to facilitate future residential development in those areas.

### Commercial Space Requirements for Affordable Developments

Explore changes to commercial space requirements for affordable housing developments.

### Coyote Valley

- *Potential Redistribution of Planned Job Growth from North Coyote Valley:* Analyze the reallocation of jobs capacity from North Coyote Valley to other General Plan growth areas, and consider potential General Plan amendments to ensure that the City achieves its General Plan employment goals and furthers its Innovation/Regional Employment Center Strategy.
- *North Coyote Valley & Mid-Coyote Urban Reserve:* Discuss the long-term future of North Coyote Valley and the Mid-Coyote Urban Reserve to achieve key city objectives including the preservation of open space and wildlife habitat, flood and groundwater protection, agriculture, climate change resilience, and passive recreation.

### Shift Planned Residential Capacity to Downtown

Explore shifts in planned housing capacity to Downtown.

### Vehicle Miles Traveled Tier II Policies

Consider moving to Tier II of the General Plan's transportation goals, policies and actions to further support the reduction of VMT and further the achievement of the Green House Gas reduction goals of Climate Smart San Jose.

### Evergreen-East Hills Development Policy

Explore reworking or closing the EEHDP. Examine how the Vehicle Miles Traveled (VMT) metric may influence the evolution of the EEHDP with an emphasis on preventing further residential sprawl in hillside neighborhoods but allowing mixed-use commercial growth in transit nodes.