

Quality of Life

CHAPTER

4



While all elements of this General Plan are intended to preserve and enhance the quality of life for the City’s residents, employees and visitors, this chapter provides detailed policy guidance for specific components that relate directly to the daily experience of life in San José at the local or neighborhood level. The policies in this chapter address how quality of life will be advanced as the City promotes economic development in its role as Capital of the Silicon Valley, as it celebrates its good weather and access to the natural environment and as it continues to grow a safe, diverse, and thriving community with extraordinary employment opportunities, well maintained infrastructure, excellent urban services, and rich and varied cultural and entertainment options. In doing so, these policies shape the City’s urban form, supporting improved walkability and bikability within a more aesthetically pleasing urban environment.

This Quality of Life chapter has close ties with the Thriving Community concepts in Chapter 2. San José boasts the highest median income in the nation. Its high quality of life attracts creative businesses, residents, and visitors that stimulate San José’s economy. Economic growth supports San José’s world-class community, making possible during the first decade of this century an investment of more than \$600 million in parks, libraries, and neighborhoods. Business and civic leaders worked together to enhance San José’s distinctive quality of life. Similar investment in arts and culture contributes to a thriving community and to residents’ high quality of life.

San José’s neighborhoods span large areas of the City and thus define the physical form and feel in those areas, while the services and amenities San José offers contribute to residents’ quality of life. The City promotes clean, safe and attractive neighborhoods with a variety of housing options; quality education and services, including police, fire, code enforcement, parks, trails, and open space; cultural opportunities; and vibrant business districts to support its residents, employees and visitors.

San José is committed to providing land use policies that promote widespread access to high-quality jobs, education, libraries, and health care to continue support for strong communities and a high quality of life. San José pursues innovative, collaborative efforts to provide services, like the Martin Luther King, Jr. Library, the nation’s first joint municipal-university library. San José is consistently ranked as one of the safest big cities in America, ensuring that visitors and residents alike enjoy a warm community welcome and personally experience this important aspect of San José’s high quality of life.

San José provides a significant percentage of the existing and new housing stock in the region. San José offers a variety of quality neighborhoods and housing options, from urban living to garden suburbs and from historic districts to exclusive golf communities. Recreation opportunities are right at hand, from neighborhood parks to miles of multi-use trails near the Bay, along rivers and creeks, and within hillside areas. Residents enjoy an average of 300 days of sunshine each year, and an average annual high temperature of seventy-three degrees.

Creation of “great places” is one focus of this Envision General Plan. Whether a person chooses to live in the foothills with scenic views, open spaces, and natural amenities or in a vibrant Urban Village, these Community Design Policies support the unique characteristics of each environment to make it a great place. This Envision General Plan protects residential areas from incompatible development and promotes a well-functioning and attractive City, with high-quality architecture and landscaping to enhance the aesthetically pleasing natural environment.

Just as the Complete Streets City Concept promotes all transportation modes on City streets, these Quality of Life policies promote continuous development of “complete neighborhoods” throughout the City that provide for the daily needs of all residents within close walking or biking distance to their homes. Complete neighborhoods offer employment, shopping, parks, recreation, entertainment, and transit options in dense, urban forms. The policies in this chapter promote creation of vibrant, attractive, interesting, and distinctive places both within emerging Urban Villages and within established neighborhoods.

San José strives to equitably distribute its services and facilities throughout its diverse communities. Providing nearly 200 parks and 27 off-street trail systems that cover more than 54 miles, San José aims to provide recreational access in close proximity to all residents. The Open Space and Parks Diagram at the end of this chapter depicts the location of San José’s many park, trail, open space, recreation, and habitat resources. These amenities contribute to San José’s rating as one of the nation’s healthiest cities.

A vast array of factors contribute to the high Quality of Life in San José. This Envision Plan seeks to support and enhance those factors.

Community Context and Identity

As outlined in the Our Community section of Chapter 1, San José is known for its status as the Capital of Silicon Valley, its abundant natural resources, and its diversity. These strong characteristics resonate with those in the San José community, the region, and the world. San José's thriving economy, innovative business climate, and educated workforce draw many employers and residents to the City. San José is also known for its aggressive environmental leadership policies; its Green Vision touted as an innovative strategy to create jobs, preserve the environment, and improve quality of life for the community.

San José residents also strongly identify with their neighborhoods. San José offers a wide range of housing choices that meet the needs of a diverse community. Downtown high-rises lure residents to life in the City's core while more than 210,000 single-family detached residences attract those seeking outdoor space for gardening, barbecues, and other activities. Within a broad range of neighborhood options, San José provides a range of facilities and services to enhance residents' quality of life.

Within San José's neighborhoods, schools, libraries, and private community gathering facilities (particularly religious assembly uses) are pillars of the community. Residents take advantage of San José's temperate climate and enjoy the abundance of parks, open spaces, trails, and other outdoor recreational opportunities. San José residents appreciate a broad range of opportunities to participate in arts and cultural activities in their neighborhoods, and are proud of the City's reputation as one of the safest large cities in the United States. These characteristics create a strong identity for San José's residents.

The goals, policies, and implementation actions in this chapter build on San José's strong identity; support the characteristics and features that define neighborhoods; promote the City's Neighborhood Business Districts; and grow the programs, facilities, resources, and other amenities that make San José a great place to live, work, and play.

Vibrant Neighborhoods

Goal VN-1 – Vibrant, Attractive, and Complete Neighborhoods

Develop new and preserve and enhance existing neighborhoods to be vibrant, attractive and complete.

Policies – Vibrant, Attractive, and Complete Neighborhoods

- VN-1.1** Include services and facilities within each neighborhood to meet the daily needs of neighborhood residents with the goal that all San José residents be provided with the opportunity to live within a ½ mile walking distance of schools, parks and retail services.
- VN-1.2** Maintain existing and develop new community services and gathering spaces that allow for increased social interaction of neighbors, (i.e., parks, community centers and gardens, libraries, schools, commercial areas, churches, and other gathering spaces).

- VN-1.3** Encourage the development and maintenance of compatible neighborhood retail and services within walking distance of residences as a means to promote the creation of “complete” neighborhoods.
- VN-1.4** Distribute neighborhood-oriented services and facilities equitably throughout the city’s neighborhoods, to the extent feasible.
- VN-1.5** Continue to work with neighborhoods on the planning and provision of City services and facilities to meet their specific needs.
- VN-1.6** Design new development to contribute to the positive identity of a neighborhood and to encourage pedestrian activity.
- VN-1.7** Use new development within neighborhoods to enhance the public realm, provide for direct and convenient pedestrian access, and visually connect to the surrounding neighborhood. As opportunities arise, improve existing development to meet these objectives as well.
- VN-1.8** Include site planning, landscaping and architectural design features within all new retail development, including both small-format and large-format retail uses, to promote expanded pedestrian and bicycle activity on site and greater connectivity for pedestrians and bicyclists between adjacent uses.
- VN-1.9** Cluster parking, make use of shared parking facilities, and minimize the visual impact of surface parking lots to the degree possible to promote pedestrian and bicycle activity and to improve the City’s aesthetic environment.
- VN-1.10** Promote the preservation of positive character-defining elements in neighborhoods, such as architecture; design elements like setbacks, heights, number of stories, or attached/detached garages; landscape features; street design; etc.
- VN-1.11** Protect residential neighborhoods from the encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.
- VN-1.12** Design new public and private development to build upon the vital character and desirable qualities of existing neighborhoods.
- VN-1.13** Encourage the maintenance of private property within the city’s neighborhoods. Actively enforce the City’s codes related to blight.

Actions – Vibrant, Attractive, and Complete Neighborhoods

- VN-1.14** Continue to work with community and neighborhood groups on the development and implementation of policies and initiatives to enhance community identity and to foster pride in the City’s neighborhoods.

VN-1.15 Develop and implement policies, design guidelines and regulations to facilitate the development of compatible small scale neighborhood-serving retail in appropriate locations within or adjacent to existing neighborhoods.

VN-1.16 Develop and implement policies, design guidelines and regulations to promote the preservation of positive character-defining elements within neighborhoods.

Goal VN-2 – Community Empowerment

Empower communities to improve the quality of life in their neighborhoods.

Policies – Community Empowerment

VN-2.1 Proactively engage neighborhood groups in the decision-making process as a regular component of City government activities.

VN-2.2 Abide by the City’s Community Outreach Policy and update the Policy, as needed, to reflect changing technology and improved techniques.

VN-2.3 Ensure that community members have the opportunity to provide input on the design of public and private development within their community.

Action – Community Empowerment

VN-2.4 Work with neighborhood and community leaders to educate them on the City’s decision making processes and to empower them with the knowledge to participate in those processes.

Goal VN-3 – Access to Healthful Foods

Ensure that all residents have sufficient access to healthful food, as defined by the U.S. Department of Health and Human Services and the U.S. Department of Agriculture.

Policies – Access to Healthful Foods

VN-3.1 Encourage the location of full service grocery stores within or adjacent to neighborhoods with limited access to healthful foods with the goal that all San José residents be able to live within a ½ mile walking distance of a full service grocery store.

VN-3.2 Work with the Valley Transportation Authority to ensure that public transit provides access to full-service grocery stores, farmers’ markets and other retailers of healthful food.

VN-3.3 Support the efforts of the State, County and non-profits to encourage all healthful food retailers to accept public food assistance programs such as the Supplemental Nutrition Assistance Program (Food Stamps) and the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC).

- VN-3.4** Ensure that the General Plan Land Use/Transportation Diagram continues to designate appropriate lands for full-service grocery stores in low-income and nutrition deficient neighborhoods.
- VN-3.5** Encourage the location of healthful food retail, including farmers markets, in neighborhoods with high concentrations of fast food outlets compared to full-service grocery stores and fresh produce markets.

Actions – Access to Healthful Foods

- VN-3.6** Collaborate with the Santa Clara County Public Health Department to measure the accessibility of healthful foods as well as the relative concentration of fast food restaurants near schools. Use this data to identify any excessive concentration of fast food retailers in the vicinity of schools and the need for alternative healthful food options.
- VN-3.7** Collaborate with the Santa Clara County Public Health Department to measure the accessibility of healthful foods by neighborhood including both the percentage of residents living near full-service grocery stores or fresh produce markets and the relative concentration of fast food restaurants and convenience stores to healthful food retailers. Use this data to identify nutrition deficient neighborhoods in the city.
- VN-3.8** Collaborate with the Santa Clara County Public Health Department and the non-profit health sector to develop an economic development strategy to attract full-service grocery stores, fresh produce markets, and other healthful food retailers to low-income and nutrition deficient neighborhoods in the city. Also work collaboratively to develop an economic development strategy to attract healthful food options near schools.
- VN-3.9** Collaborate with the Santa Clara County Public Health Department and the non-profit health sector to explore the potential to develop an incentive program to encourage existing liquor stores, neighborhood markets or convenience stores in nutrition deficient neighborhoods to sell fresh fruits and vegetables. Incentives could include, but are not limited to increases in density, reductions in parking requirements, or grants to purchase refrigeration units or other equipment necessary to sell fresh produce.
- VN-3.10** Identify potential new locations for farmers' markets in low-income and nutrition deficient neighborhoods, including joint use opportunities on publicly owned land.
- VN-3.11** Maintain an inventory of available vacant or underutilized land owned by the city or other public entities that could be used for food production.
- VN-3.12** Explore limiting the number of fast food restaurants located near schools.

Cultural Opportunities

Cultural Opportunities Policies recognize the importance that arts and culture play in defining neighborhoods and communities. Policies in this section promote a thriving arts community citywide and full integration of arts and cultural activities in San José's neighborhoods. They further strengthen the interconnected nature of the Envision General Plan because residents carry their artistic and cultural creativity and innovation into San José's business environment. Whereas the policies in this section support arts and culture on a neighborhood level, related policies in the Arts and Culture section of the Thriving Community chapter promote arts and cultural objectives that further economic development and attract visitors on a larger, Citywide scale.

Goal VN-4 – Cultural Opportunities

Integrate arts and cultural activities into San José's neighborhoods and foster a thriving arts community citywide.

Policies – Cultural Opportunities

- VN-4.1** Encourage active and personal participation by San José community members in arts and culture by nurturing the success of community arts and cultural groups.
- VN-4.2** Encourage the availability of diverse cultural spaces and places throughout the community that can be used for arts and cultural education, rehearsals, production, performance, and other programming.
- VN-4.3** Consider opportunities to include spaces that support arts and cultural activities in the planning and development of the Downtown, new Urban Village areas and other Growth Areas.
- VN-4.4** Promote arts and cultural activities as part of the operations of public facilities including parks, libraries and community and recreation centers.
- VN-4.5** Encourage and provide spaces to support neighborhood based cultural activities such as workshops, festivals, celebrations, and other events.

Actions – Cultural Opportunities

- VN-4.6** Explore development of spaces for cultural participation in San José neighborhoods. Space to explore could be City, other publicly-owned spaces, or private spaces, with the City facilitating the use of these private spaces by arts and cultural groups.
- VN-4.7** Create a public/private artists' space initiative to identify and assess available space for living, working and presentation.

Private Community Gathering Facilities

Private Community Gathering Facilities, including buildings used for religious activities, private clubs, performance venues, and school or sports activities, serve an important role in establishing our sense of community, building civic identity and fostering the development of arts and culture. These activities can also directly contribute to the achievement of the City's goals for Healthful Neighborhoods, an Innovative Economy and an Interconnected City. Given their importance to the community, potential land use sensitivity and unique needs, it is appropriate for the City's General Plan to include specific policies to help guide and facilitate the development of Private Community Gathering Facilities at locations compatible with neighboring uses within San José.

The General Plan Land Use / Transportation Diagram supports the development of Private Community Gathering Facilities within a wide variety of designations that cover most of San José. San José strives in particular to accommodate Private Community Gathering Facilities throughout residential and commercial areas, close to the populations they serve. Private Community Gathering Facilities may also be accommodated in the majority of the identified growth areas, including Downtown, Villages, and Corridors and to a more limited degree, within employment areas, including those that have either a commercial designation or a Combined Industrial / Commercial designation. These Policies also limit the location of such facilities at sites that could result in potential health, safety or other land use incompatibility risks for the people they serve. To provide further flexibility in potential locations for Private Community Gathering Facilities, these uses can operate in spaces that serve other uses at other times.

Goal VN-5 – Private Community Gathering Facilities

Provide for the development of Private Community Gathering Facilities at locations within or near residential, commercial, or mixed residential-commercial neighborhoods throughout the City to accommodate the social and cultural activities of the San José community.

Policies – Private Community Gathering Facilities

- VN-5.1** Promote Private Community Gathering Facilities within Villages, Corridors and other areas near residents to serve neighborhoods and to contribute toward the development of vibrant, walkable places.
- VN-5.2** Encourage the location of Private Community Gathering Facilities on Regional Commercial or Neighborhood Commercial properties. Allow Private Community Gathering Facilities on Combined Industrial / Commercial sites where it can be demonstrated that potential land use incompatibilities can be fully addressed.
- VN-5.3** Encourage Private Community Gathering Facilities as a primary or secondary dual- or multi-use with other activities. The City should strongly promote the incorporation of spaces suitable for public assembly within new mixed-use development within Villages (e.g., include dual- or multi-use assembly space as a first-floor or second-floor portion of a development that also includes retail,

residential or other employment uses.) Support dual- or multi-use of existing facilities, such as schools or Private Community Gathering Facilities, so that these sites, buildings, and parking areas are utilized throughout the week for multiple purposes.

- VN-5.4** Recognize that Private Community Gathering Facilities can inherently involve large groups of people, including people who are susceptible to environmental hazards, such as children or the elderly. Carefully consider existing and potential future proximate land uses when locating Private Community Gathering Facilities to avoid health and safety risks and minimize incompatible land uses. Consider locating Private Community Gathering Facilities only on the edges of Industrial Park, Light Industrial or Heavy Industrial areas on properties that are directly adjacent to residential or school uses. Allow Private Community Gathering Facilities in these areas only if they will not have adverse impacts on the viability of the adjacent industrial area due to environmental hazards or land use incompatibilities. Do not locate Private Community Gathering Facilities within the interior of Industrial Park, Light Industrial, or Heavy Industrial areas.
- VN-5.5** Consider Private Community Gathering Facilities through a discretionary review process to carefully evaluate land use compatibility, multi-use spaces, and conditions of approval.

Actions – Private Community Gathering Facilities

- VN-5.6** Identify sites for Private Community Gathering Facilities as part of the Village Plan process, and look for opportunities through the development review process to incorporate Private Community Gathering Facilities into development, particularly in dual- or multi-use forms.

Sites that allow Private Community Gathering Facilities

Community Design

A community's design defines the character or image of a street, neighborhood, community, or its city as a whole. These Community Design Goals, Policies, and Implementation Actions (Policies) guide the form of future development in San José and help tie individual projects to the vision for the surrounding area and City as a whole.

These Community Design Policies collectively aim to guide future development to create great places, to enhance livability, to improve the quality of life in San José, and to make the City more attractive to residents, businesses, and visitors. These Policies address the character of the City environment and how the streets, buildings, open spaces, and natural environment are symbiotically designed to support one another in a cohesive whole. These Policies work together with other Policy sets in this plan, such as the Circulation Policies and the Vibrant, Attractive, & Complete Neighborhoods Policies, to further the General Plan Vision and create a pedestrian-friendly and environmentally- and fiscally-sustainable community. At the same time, these Community Design Policies protect existing neighborhoods from incompatible development and support growth and intensification in identified areas.

A general set of Community Design Policies addresses the attractiveness, function, connections, compatibility, and the community health, safety, and wellness aspects of all new development in San José. Due to its unique nature, Downtown has a supplemental set of Community Design Policies. Similarly, Urban Villages & Corridors, Rural/Hillside areas, and Scenic Corridors each have their own set of supplemental Community Design Policies. Urban Village Plans are intended to have additional Community Design Policies to address interfaces or other special circumstances in a defined area.

General City Design

Goal CD-1 – Attractive City

Create a well-designed, unique, and vibrant public realm with appropriate uses and facilities to maximize pedestrian activity; support community interaction; and attract residents, business, and visitors to San José.

Policies – Attractive City

- CD-1.1** Require the highest standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses.
- CD-1.2** Install and maintain attractive, durable, and fiscally- and environmentally-sustainable urban infrastructure to promote the enjoyment of space developed for public use. Include attractive landscaping, public art, lighting, civic landmarks, sidewalk cafés, gateways, water features, interpretive/way-finding signage, farmers markets, festivals, outdoor entertainment, pocket parks, street furniture, plazas, squares, or other amenities in spaces for public use. When

resources are available, seek to enliven the public right-of-way with attractive street furniture, art, landscaping and other amenities.

- CD-1.3** Further City Design Concepts of this Plan to focus growth in appropriate locations; design complete streets for people; promote Grand Boulevards, Main Streets, and Downtown; support transit; and foster a healthful community.
- CD-1.4** Create streets and public spaces that provide stimulating settings and promote pedestrian activity by following applicable goals and policies in the Vibrant Arts and Culture section of this Plan.
- CD-1.5** Encourage incorporation of publicly accessible spaces, such as plazas or squares, into new and existing commercial and mixed-use developments.
- CD-1.6** Promote vibrant, publicly accessible spaces that encourage gathering and other active uses that may be either spontaneous or programmed. Place a variety of uses adjacent to public spaces at sufficient densities to create critical mass of people who will activate the space throughout the day and night.
- CD-1.7** Require developers to provide pedestrian amenities, such as trees, lighting, recycling and refuse containers, seating, awnings, art, or other amenities, in pedestrian areas along project frontages. When funding is available, install pedestrian amenities in public rights-of-ways.
- CD-1.8** Create an attractive street presence with pedestrian-scaled building and landscaping elements that provide an engaging, safe, and diverse walking environment. Encourage compact, urban design, including use of smaller building footprints, to promote pedestrian activity throughout the City.
- CD-1.9** Give the greatest priority to developing high-quality pedestrian facilities in areas that will most promote transit use and bicycle and pedestrian activity. In pedestrian-oriented areas such as Downtown, Urban Villages, Corridors, or along Main Streets, place commercial and mixed-use building frontages at or near the street-facing property line with entrances directly to the public sidewalk, provide high-quality pedestrian facilities that promote pedestrian activity, including adequate sidewalk dimensions for both circulation and outdoor activities related to adjacent land uses, a continuous tree canopy, and other pedestrian amenities. In these areas, strongly discourage parking areas located between the front of buildings and the street to promote a safe and attractive street facade and pedestrian access to buildings.
- CD-1.10** Promote shared parking arrangements between private uses and the provision of commonly accessible commercial or public parking facilities which can serve multiple users in lieu of providing individual off-street parking on a property-by-property basis. Consider in-lieu parking fees or other policy actions to support this goal.

- CD-1.11** To create a more pleasing pedestrian-oriented environment, for new building frontages, include design elements with a human scale, varied and articulated facades using a variety of materials, and entries oriented to public sidewalks or pedestrian pathways. Provide windows or entries along sidewalks and pathways; avoid blank walls that do not enhance the pedestrian experience. Encourage inviting, transparent façades for ground-floor commercial spaces that attract customers by revealing active uses and merchandise displays.
- CD-1.12** Use building design to reflect both the unique character of a specific site and the context of surrounding development and to support pedestrian movement throughout the building site by providing convenient means of entry from public streets and transit facilities where applicable, and by designing ground level building frontages to create an attractive pedestrian environment along building frontages. Unless it is appropriate to the site and context, franchise-style architecture is strongly discouraged.
- CD-1.13** Use design review to encourage creative, high-quality, innovative, and distinctive architecture that helps to create unique, vibrant places that are both desirable urban places to live, work, and play and that lead to competitive advantages over other regions.
- CD-1.14** Use the Urban Village Planning process to establish standards for their architecture, height, and massing.
- CD-1.15** Consider the relationship between street design, use of the public right-of-way, and the form and uses of adjoining development. Address this relationship in the Urban Village Planning process, development of new zoning ordinances, and the review of new development proposals in order to promote a well-designed, active, and complete visual street environment.
- CD-1.16** Strongly discourage gates and fences at the frontage of commercial properties to maintain an open and inviting commercial character and avoid the inhospitable appearance of security barriers.
- CD-1.17** Minimize the footprint and visibility of parking areas. Where parking areas are necessary, provide aesthetically pleasing and visually interesting parking garages with clearly identified pedestrian entrances and walkways. Encourage designs that encapsulate parking facilities behind active building space or screen parked vehicles from view from the public realm. Ensure that garage lighting does not impact adjacent uses, and to the extent feasible, avoid impacts of headlights on adjacent land uses.
- CD-1.18** Encourage the placement of loading docks and other utility uses within parking structures or at other locations that minimize their visibility and reduce their potential to detract from pedestrian activity.

- CD-1.19** Encourage the location of new and relocation of existing utility structures into underground vaults or within structures to minimize their visibility and reduce their potential to detract from pedestrian activity. When above-ground or outside placement is necessary, screen utilities with art or landscaping.
- CD-1.20** Determine appropriate on-site locations and facilities for signage at the development review stage to attractively and effectively integrate signage, including pedestrian-oriented signage, into the overall site and building design.
- CD-1.21** Consider ways for the City to formally recognize examples of outstanding private development projects or practices, such as establishing an annual award program for architecture, site design, historical preservation, and/or landscaping treatments.
- CD-1.22** Include adequate, drought-tolerant landscaped areas in development and require provisions for ongoing landscape maintenance.
- CD-1.23** Further the Community Forest Goals and Policies in this Plan by requiring new development to plant and maintain trees at appropriate locations on private property and along public street frontages. Use trees to help soften the appearance of the built environment, help provide transitions between land uses, and shade pedestrian and bicycle areas.
- CD-1.24** Within new development projects, include preservation of ordinance-sized and other significant trees, particularly natives. Avoid any adverse affect on the health and longevity of such trees through design measures, construction, and best maintenance practices. When tree preservation is not feasible, include replacements or alternative mitigation measures in the project to maintain and enhance our Community Forest.
- CD-1.25** Apply Riparian Corridor Goals and Policies of this Plan when reviewing development adjacent to creeks.
- Development adjacent to creekside areas should incorporate compatible design and landscaping, including appropriate setbacks and plant species that are native to the area or are compatible with native species.
 - Development should maximize visual and physical access to creeks from the public right-of-way while protecting the natural ecosystem. Consider whether designs could incorporate linear parks along creeks or accommodate them in the future.
- CD-1.26** Apply the Historic Preservation Goals and Policies of this Plan to proposals that modify historic resources or include development near historic resources.
- CD-1.27** When approving new construction, require the undergrounding of distribution utility lines serving the development. Encourage programs for undergrounding

existing overhead distribution lines. Overhead lines providing electrical power to light rail transit vehicles and high tension electrical transmission lines are exempt from this policy.

- CD-1.28** To maintain and protect the integrity, character, and aesthetic environment of the streetscape in industrial, commercial, and residential neighborhoods, new billboards should be permitted only through a discretionary review process and only where they do not create visual clutter and blight. The relocation of existing billboards from impacted areas to locations where they would have a less visually blighting effect should be encouraged.
- CD-1.29** Provide and implement regulations that encourage high quality signage, ensure that businesses and organizations can effectively communicate through sign displays, promote way finding, achieve visually vibrant streetscapes, and control excessive visual clutter.

Goal CD-2 – Function

Create integrated public and private areas and uses that work together to support businesses and to promote pedestrian activity and multi-modal transportation.

Policies – Function

- CD-2.1** Promote the Circulation Goals and Policies in this Plan. Create streets that promote pedestrian and bicycle transportation by following applicable goals and policies in the Circulation section of this Plan.
1. Design the street network for its safe shared use by pedestrians, bicyclists, and vehicles. Include elements that increase driver awareness.
 2. Create a comfortable and safe pedestrian environment by implementing wider sidewalks, shade structures, attractive street furniture, street trees, reduced traffic speeds, pedestrian-oriented lighting, mid-block pedestrian crossings, pedestrian-activated crossing lights, bulb-outs and curb extensions at intersections, and on-street parking that buffers pedestrians from vehicles.
 3. Consider support for reduced parking requirements, alternative parking arrangements, and Transportation Demand Management strategies to reduce area dedicated to parking and increase area dedicated to employment, housing, parks, public art, or other amenities. Encourage de-coupled parking to ensure that the value and cost of parking are considered in real estate and business transactions.
- CD-2.2** Consider the street type (e.g., expressway, arterial, Main Street) in the development review process to ensure that the design of the site, buildings, and public way respond to the transportation mode priorities (i.e., pedestrian, bicycle, or

vehicular traffic] for the area. (Refer to the Transportation section of this Plan for street types and mode priorities for each type.)

CD-2.3 Enhance pedestrian activity by incorporating appropriate design techniques and regulating uses in private developments, particularly in Downtown, Urban Villages, Corridors, Main Streets, and other locations where appropriate.

1. Include attractive and interesting pedestrian-oriented streetscape features such as street furniture, pedestrian scale lighting, pedestrian oriented way-finding signage, clocks, fountains, landscaping, and street trees that provide shade, with improvements to sidewalks and other pedestrian ways.
2. Strongly discourage drive-up services and other commercial uses oriented to occupants of vehicles in pedestrian-oriented areas. Uses that serve the vehicle, such as car washes and service stations, may be considered appropriate in these areas when they do not disrupt pedestrian flow, are not concentrated in one area, do not break up the building mass of the streetscape, are consistent with other policies in this Plan, and are compatible with the planned uses of the area.
3. Provide pedestrian connections as outlined in the Community Design Connections Goal and Policies.
4. Locate retail and other active uses at the street level.
5. Create easily identifiable and accessible building entrances located on street frontages or paseos.
6. Accommodate the physical needs of elderly populations and persons with disabilities.
7. Integrate existing or proposed transit stops into project designs.

CD-2.4 Incorporate public spaces (squares, plazas, etc.) into private developments to encourage social interaction, particularly where such spaces promote symbiotic relationships between businesses, residents, and visitors.

CD-2.5 Integrate Green Building Goals and Policies of this Plan into site design to create healthful environments. Consider factors such as shaded parking areas, pedestrian connections, minimization of impervious surfaces, incorporation of stormwater treatment measures, appropriate building orientations, etc.

CD-2.6 Consider converting underutilized right-of-way to linear parks, safe bike and pedestrian circulation areas, or other uses that support goals and policies of this Plan.

- CD-2.7** Design private streets to appear and function like public streets. Include street trees and sidewalks, and prohibit gated communities that restrict connectivity. Promote security at the building face rather than at the street.
- CD-2.8** Size and configure mixed-use development to accommodate viable commercial spaces with appropriate floor-to-floor heights, tenant space configurations, window glazing, and other infrastructure for restaurants and retail uses to ensure appropriate flexibility for accommodating a variety of commercial tenants over time. Retail commercial buildings should have primary entrances at the street at sidewalk grade, particularly in pedestrian-oriented areas.
- CD-2.9** Encourage adaptable space that can be used for multiple employment or public/quasi-public purposes (e.g., satellite office space, community meeting, and religious assembly uses accommodated in a single space).
- CD-2.10** Recognize that finite land area exists for development and that density supports retail vitality and transit ridership. Use land use regulations to require compact, low-impact development that efficiently uses land planned for growth, especially for residential development which tends to have a long life-span. Strongly discourage small-lot and single-family detached residential product types in growth areas.
- CD-2.11** Within the Downtown and Urban Village Area Boundaries, consistent with the minimum density requirements of the applicable Land Use / Transportation Diagram designation, avoid the construction of surface parking lots except as an interim use, so that long-term development of the site will result in a cohesive urban form. In these areas, whenever possible, use structured parking, rather than surface parking, to fulfill parking requirements. Encourage the incorporation of alternative uses, such as parks above parking structures.

Goal CD-3 – Connections

Maintain a network of publicly accessible streets and pathways that are safe and convenient for walking and bicycling and minimize automobile use; that encourage social interaction; and that increase pedestrian activity, multi-modal transit use, environmental sustainability, economic growth, and public health.

Policies – Connections

- CD-3.1** Promote development patterns that cause areas to function and provide connectivity as a whole rather than as individual developments.
- CD-3.2** Prioritize pedestrian and bicycle connections to transit, community facilities (including schools), commercial areas, and other areas serving daily needs. Ensure that the design of new facilities can accommodate significant anticipated future increases in bicycle and pedestrian activity.

- CD-3.3** Within new development, create and maintain a pedestrian-friendly environment by connecting the internal components with safe, convenient, accessible, and pleasant pedestrian facilities and by requiring pedestrian connections between building entrances, other site features, and adjacent public streets.
- CD-3.4** Encourage pedestrian cross-access connections between adjacent properties and require pedestrian and bicycle connections to streets and other public spaces, with particular attention and priority given to providing convenient access to transit facilities. Provide pedestrian and vehicular connections with cross-access easements within and between new and existing developments to encourage walking and minimize interruptions by parking areas and curb cuts.
- CD-3.5** Encourage shared and alternative parking arrangements and allow parking reductions when warranted by parking demand.
- CD-3.6** Encourage a street grid with lengths of 600 feet or less to facilitate walking and biking. Use design techniques such as multiple building entrances and pedestrian paseos to improve pedestrian and bicycle connections.
- CD-3.7** Encourage development to maximize pedestrian, bicycle, and vehicular connections to adjacent existing and planned neighborhoods and community facilities. Use cul-de-sacs only when no current or future options exist to connect one area to another, or if such design would help preclude development from extending to areas where it is not planned.
- CD-3.8** Provide direct access from developments to adjacent parks or open spaces, and encourage residential development to provide common open space contiguous to such areas.
- CD-3.9** Minimize driveway entrances to enhance pedestrian safety and decrease the area of paved surfaces. Encourage shared vehicular access points that serve multiple uses and/or parcels, including shared access for commercial and residential uses. Avoid driveways that break up continuous commercial building frontages. Position vehicular access to minimize negative impacts to aesthetics and to pedestrian and bicycle safety.
- CD-3.10** Increase neighborhood connectivity in new development by providing access across natural barriers (e.g., rivers) and man-made barriers (e.g., freeways).
- CD-3.11** Encourage new development to connect with the surrounding community and continue the existing street grid to integrate with the neighborhood.

Goal CD-4 – Compatibility

Provide aesthetically pleasing streetscapes and new development that preserves and builds on the unique characteristics of the local area and contributes to a distinctive neighborhood or community identity.

Policies – Compatibility

- CD-4.1** Maintain and update design guidelines adopted by the City and abide by them in the development of projects.
- CD-4.2** Develop and propose for City Council or Commission approval development review policies to address specific land uses, structures, development types, or other urban design factors that would benefit from more specific criteria than those identified in this Plan.
- CD-4.3** Promote consistent development patterns along streets, particularly in how buildings relate to the street, to promote a sense of visual order, and to provide attractive streetscapes.
- CD-4.4** In non-growth areas, design new development and subdivisions to reflect the character of predominant existing development of the same type in the surrounding area through the regulation of lot size, street frontage, height, building scale, siting/setbacks, and building orientation.
- CD-4.5** For new development in transition areas between identified growth areas and non-growth areas, use a combination of building setbacks, building step-backs, materials, building orientation, landscaping, and other design techniques to provide a consistent streetscape that buffers lower-intensity areas from higher-intensity areas and that reduces potential shade, shadow, massing, viewshed, or other land use compatibility concerns.
- CD-4.6** Support cohesive and architecturally distinctive urban development along Grand Boulevards, and include such design elements as enhanced landscaping; attractive lighting; wide, comfortable sidewalks; area identification banners; and harmonious building scale features.
- CD-4.7** Along Main Streets, support pedestrian-oriented development that facilitates interaction among community members and conveys a unique identity that reflects the character of the surrounding area.
- CD-4.8** Include development standards in Urban Village Plans that establish streetscape consistency in terms of street sections, street-level massing, setbacks, building facades, and building heights.
- CD-4.9** For development subject to design review, ensure the design of new or remodeled structures is consistent or complementary with the surrounding neighborhood fabric (including but not limited to prevalent building scale, building materials, and orientation of structures to the street).
- CD-4.10** When development is proposed adjacent to existing or planned parks or along park chains, include frontage roads along the public park in that development in order to maximize access to park lands, to provide separation between urban

land uses and park lands without the use of “back-up” design, and to maximize public exposure and view of park lands for scenic and security purposes.

- CD-4.11** Accomplish sound attenuation for development along City streets through the use of setbacks and building design rather than sound attenuation walls. When sound attenuation walls are located adjacent to expressways or freeways, or railroad lines, landscaping, public art, and/or an aesthetically pleasing and visually interesting design should be used to minimize visual impacts.
- CD-4.12** For structures other than buildings, and including structures on top of buildings, such as solar panels, other energy-saving or generating devices, roof landscaping, steeples, bell towers, and wireless communication antennae, where substantial height is intrinsic to the function of the structures, consider heights above those established for structures in the area. Locate such structures to minimize public visibility and avoid significant adverse effects on adjacent properties. Incorporate visual amenities, such as landscaping, to offset potential adverse visual impacts.

Actions - Compatibility

- CD-4.13** Review and revise height limitations in the Zoning Ordinance to provide appropriate height limitations for various locations within San José consistent with the land use objectives of this Plan.
- CD-4.14** Develop specific regulations and urban design standards for each Grand Boulevard and Main Street.

Goal CD-5 – Community Health, Safety, and Wellness

Create great public places where the built environment creates attractive and vibrant spaces, provides a safe and healthful setting, fosters interaction among community members, and improves quality of life.

Policies – Community Health, Safety, and Wellness

- CD-5.1** Design areas to promote pedestrian and bicycle movements, to facilitate interaction between community members, and to strengthen the sense of community.
- CD-5.2** Foster a culture of walking by designing walkable urban spaces; strategically locating jobs, residences and commercial amenities; providing incentives for alternative commute modes; and partnering with community groups and health services organizations to promote healthful life-styles for San José residents.
- CD-5.3** Promote crime prevention through site and building designs that facilitate surveillance of communities by putting “eyes on the street.” Design sites and buildings to promote visual and physical access to parks and open space areas. Support safe, accessible, and well-used public open spaces by orienting active use areas and building facades towards them.

- CD-5.4** Promote the Vibrant, Attractive, and Complete Neighborhoods Goals, Policies, and Implementation Actions in this Plan.
- CD-5.5** Include design elements during the development review process that address security, aesthetics and safety. Safety issues include, but are not limited to, minimum clearances around buildings, fire protection measures such as peak load water requirements, construction techniques, and minimum standards for vehicular and pedestrian facilities and other standards set forth in local, state, and federal regulations.
- CD-5.6** Design lighting locations and levels to enhance the public realm, promote safety and comfort, and create engaging public spaces. Seek to balance minimum energy use of outdoor lighting with goal of providing safe and pleasing well-lit spaces. Consider the City's outdoor lighting policies in development review processes.
- CD-5.7** Consider the long-term maintenance needs in the design of streets and other infrastructure improvements, and consider whether such improvements are more appropriate as public or private facilities.
- CD-5.8** Comply with applicable Federal Aviation Administration regulations identifying maximum heights for obstructions to promote air safety.
- CD-5.9** To promote safety and to minimize noise and vibration impacts in residential and working environments, design development that is proposed adjacent to railroad lines to provide the maximum separation feasible between the rail line and dwelling units, yards or common open space areas, offices and other job locations, facilities for the storage of toxic or explosive materials, and the like. To the extent possible, devote areas of development closest to an adjacent railroad line to use as parking lots, public streets, peripheral landscaping, the storage of non-hazardous materials and so forth. In industrial facilities, where the primary function is the production, processing or storage of hazardous materials, for new development follow the setback guidelines and other protective measures called for in the City's Industrial Design Guidelines when such facilities are to be located adjacent to or near a main railroad line.

Downtown

Goal CD-6 – Downtown Urban Design

Promote and achieve the Downtown's full potential as a regional destination and diverse cultural, recreational, civic, and employment center through distinctive and high-quality design.

Policies – Downtown Urban Design

- CD-6.1** Recognize Downtown as the most vibrant urban area of San José and maximize development potential and overall density within the Downtown.

- CD-6.2** Design new development with a scale, quality, and character to strengthen Downtown's status as a major urban center.
- CD-6.3** Design publicly-accessible and welcoming areas, allow easy access and facilitate movement of pedestrians and bicyclists throughout the Downtown, and provide strong physical and visual connections across potential barriers (i.e., roadways and creeks). Promote Downtown as a focal point for community activity (e.g., festivals, parades, etc.) for the entire City.
- CD-6.4** Design quality publicly-accessible open spaces at appropriate locations that enhance the pedestrian experience and attract people to the Downtown. Use appropriate design, scale, and edge treatment to define, and create publicly-accessible spaces that positively contribute to the character of the area and provide public access to community gathering, recreational, artistic, cultural, or natural amenities.
- CD-6.5** Promote iconic architecture and encourage and incorporate innovative, varied, and dynamic design features (e.g., appearance, function, sustainability aspects) into sites, buildings, art, streetscapes, landscapes, and signage to make Downtown visually exciting and to attract residents and visitors.
- CD-6.6** Promote development that contributes to a dramatic urban skyline. Encourage variations in building massing and form, especially for buildings taller than 75 feet, to create distinctive silhouettes for the Downtown skyline.
- CD-6.7** Recognize Downtown's unique character as the oldest part, the heart of the City, and leverage historic resources to create a unique urban environment there. Respect and respond to on-site and surrounding historic character in proposals for development.
- CD-6.8** Recognize Downtown as the hub of the County's transportation system and design buildings and public spaces to connect and maximize use of all types of transit. Design Downtown pedestrian and transit facilities to the highest quality standards to enhance the aesthetic environment and to promote walking, bicycling, and transit use. Design buildings to enhance the pedestrian environment by creating visual interest, fostering active uses, and avoiding prominence of vehicular parking at the street level.
- CD-6.9** Design buildings with site, façade, and rooftop locations and facilities to accommodate effective signage. Encourage Downtown businesses and organizations to invest in high quality signs, especially those that enliven the pedestrian experience or enhance the Downtown skyline.
- CD-6.10** Maintain Downtown design guidelines and policies adopted by the City to guide development and ensure a high standard of architectural and site design in its center.

- CD-6.11** Design public sidewalks with ample width to be shared by large volumes of pedestrians and bicyclists, and plant and maintain street trees to provide a tree canopy for shade to enhance the visitor experience.
- CD-6.12** Promote creative and experimental urban forms, activities and land uses that further the economic, fiscal, environmental, and social goals of this plan and reflect San José's culture of innovation.

Urban Villages and Corridors

Goal CD-7 – Urban Villages and Corridors Design

Create thriving, attractive Urban Villages and Corridors that reflect unique urban characteristics of an area and provide complete neighborhoods for residents, workers, and visitors.

Policies – Urban Villages and Corridors Design

- CD-7.1** Support intensive development and uses within Urban Villages and Corridors, while ensuring an appropriate interface with lower-intensity development in surrounding areas and the protection of appropriate historic resources.
- CD-7.2** Designated Urban Villages and Corridors should not proceed with residential development until an Urban Village Plan has been completed. Residential development that is purely ancillary to a primary employment use, such as penthouse residences in an office building, may be considered in advance of a Village Plan. "Signature" projects, and other types of development expressly allowed in accordance with General Plan policies may proceed prior to acceptance or approval of the Urban Village Plan.
- CD-7.3** Review development proposed within an Urban Village Area prior to approval of an Urban Village Plan for consistency with policies pertaining to the proposed use (e.g., general Urban Design policies). Encourage such new development to be consistent with the Design Policies for Urban Villages.
- CD-7.4** Identify a vision for urban design character consistent with development standards, including but not limited to building scale, relationship to the street, and setbacks, as part of the Urban Village planning process. Accommodate all planned employment and housing growth capacity within each Urban Village and consider how to accommodate projected employment growth demand by sector in each respective Urban Village Plan.
- CD-7.5** Make minor modifications to Urban Village Area Boundaries through the Urban Village Plan process if those modifications reflect existing or planned development patterns or other physical or functional characteristics of the area.
- CD-7.6** Incorporate a full range of uses in each Urban Village Plan to address daily needs of residents, businesses, and visitors in the area. Consider retail, parks, school, libraries, day care, entertainment, plazas, public gathering space,

private community gathering facilities, and other neighborhood-serving uses as part of the Urban Village planning process. Encourage multi-use spaces wherever possible to increase flexibility and responsiveness to community needs over time.

- CD-7.7** Maintain and implement land use policies that are consistent with the urban nature of Urban Village areas. Incorporate spaces and support outdoor uses for limited 24-hour uses, so long as the potential for significant adverse impacts is mitigated.
- CD-7.8** Encourage development along edges of public parks or plazas within or adjacent to Urban Villages and Corridors to incorporate site and architectural design measures which promote access to and encourage use of the park and which minimize potentially negative shade and shadow impacts upon the park or plaza space.
- CD-7.9** Build new residential development within Urban Village and Corridors areas at a minimum of four stories in height with the exception that a single row of 2-3 story development, such as townhouses, should be used when building new residential development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation.

Action – Urban Villages and Corridors Design

- CD-7.10** As described in the Implementation Chapter, develop Urban Village Plans in cooperation with the nearby community and obtain San José City Council acceptance or approval of the plans prior to issuance of land use entitlements for any new residential development within designated Urban Villages Area Boundaries. Residential uses that are purely ancillary to primary employment uses, “Signature” projects, and other types of development expressly allowed in accordance with General Plan policies may proceed prior to acceptance or approval of the Urban Village Plan.

Building Height

Appropriate heights can vary significantly depending on existing context, street typology, planned growth for an area, the presence of nearby historic structures, airport safety concerns, or other factors. General direction is provided for new development Citywide in the Community Design Policies. Urban Village Plans can provide additional information regarding height allowances within Urban Village Growth Areas. The Community Design Policies also address shade and shadow considerations related to building heights. Consistency of building height with airport safety is addressed within the Airport Transportation policies.

Goal CD-8 – Building Height

Regulate the height of new development to avoid adverse land use incompatibility while providing maximum opportunity for the achievement of the General Plan goals for economic development and the provision of new housing within the identified Growth Areas.

Policies – Building Height

- CD-8.1** Ensure new development is consistent with specific height limits established within the City’s Zoning Ordinance and applied through the zoning designation for properties throughout the City. Land use designations in the Land Use/ Transportation Diagram provide an indication of the typical number of stories expected for new development, however specific height limitations for buildings and structures in San José are not identified in the Envision General Plan.
- CD-8.2** Consider the General Plan Community Design Goals, Policies and Implementation Actions, which provide guidance for the appropriate regulation of building heights to be implemented through the Zoning Ordinance.
- CD-8.3** While the height of new development should be regulated to avoid long-term land use incompatibilities, ensure proposed Zoning Ordinance changes establish adequate maximum building heights to allow full build-out of the planned job and housing growth capacity within each of the identified Growth Areas.
- CD-8.4** For properties subject to a Planned Development Zoning which makes reference to a General Plan height limit and/or which does not specify a height limit, provide that the allowable height is the greater of either 35 feet or the height that was allowed through the General Plan at the time of the adoption of the Planned Development Zoning.

Scenic Corridors

The City of San José has many scenic resources which include the broad sweep of the Santa Clara Valley, the hills and mountains which frame the Valley floor, the baylands and the urban skyline itself, particularly high-rise development. It is important to preserve public thoroughfares which provide visual access to these scenic resources. The designation of a scenic route applies to routes which afford especially aesthetic views.

Gateways are locations which announce to a visitor or resident that they are entering the city, or a unique neighborhood. San José has a number of Gateway locations including Coleman Avenue at Interstate 880, 13th Street at US 101, and Highway 101 in the vicinity of the Highway 85 Interchange. Urban Corridors designated in this General Plan are all State and Interstate Highways within the City’s Sphere of Influence. Together, Gateways and Urban Corridors contribute greatly to the overall image of San José and the image of its individual communities. When made and kept attractive and inviting, Gateways and Urban Corridors contribute to the lasting positive impression of a city or area, contribute to the quality of life, and can encourage private investment and economic activity.

Goal CD-9 – Access to Scenic Resources

Preserve and enhance the visual access to scenic resources of San José and its environs through a system of scenic routes.

Policies – Access to Scenic Resources

- CD-9.1** Ensure that development within the designated Rural Scenic Corridors is designed to preserve and enhance attractive natural and man-made vistas.
- CD-9.2** Preserve the natural character of Rural Scenic Corridors by incorporating mature strands of trees, rock outcroppings, streams, lakes and reservoirs and other such natural features into project designs.
- CD-9.3** Ensure that development along designated Rural Scenic Corridors preserves significant views of the Valley and mountains, especially in, or adjacent to, Coyote Valley, the Diablo Range, the Silver Creek Hills, the Santa Teresa Ridge and the Santa Cruz Mountains.
- CD-9.4** Consider the potential for providing access to public facilities such as parks, recreation areas, bike trails and cultural attractions when planning Rural Scenic Corridors.
- CD-9.5** Minimize negative impacts on native flora and natural topographic features when designing roadways on Rural Scenic Routes.
- CD-9.6** Prohibit billboards adjacent to all Rural Scenic Routes.

Goal CD-10 – Attractive Gateways

Create and maintain attractive Gateways into San José and attractive major roads through San José, including freeways and Grand Boulevards, to contribute towards the positive image of the City.

Policies – Attractive Gateways

- CD-10.1** Recognize the importance of Gateways in shaping perceptions of San José.
- CD-10.2** Require that new public and private development adjacent to Gateways, freeways (including U.S.101, I-880, I-680, I-280, SR17, SR85, SR237, and SR87), and Grand Boulevards consist of high-quality architecture, use high-quality materials, and contribute to a positive image of San José.
- CD-10.3** Require that development visible from freeways (including U.S.101, I-880, I-680, I-280, SR17, SR85, SR237, and SR87) be designed to preserve and enhance attractive natural and man-made vistas.
- CD-10.4** Prohibit billboards at Gateway locations and along freeways (including U.S.101, I-880, I-680, I-280, SR17, SR85, SR237, and SR87) and Grand Boulevards within San José.

CD-10.5 Work with other agencies or with properties within the City's jurisdiction to promote memorable landscape treatments at freeway interchanges (including 280/87, 680/101, 101/87, 101/85 and 280/17) to frame views of San José and the City's surrounding hillsides.

Actions – Attractive Gateways

CD-10.6 Develop Gateway plans for Gateway locations identified in the General Plan. Plans should include overall streetscape and private design guidelines, needed capital improvements, and long-term solutions for their maintenance.

CD-10.7 Work with Caltrans and VTA to ensure that the freeways (including 101, 880, 680, 280, 17, 85, 237, and 87) and Grand Boulevards in San José are maintained and enhanced to include a high standard of design, cleanliness, and landscaping to create a consistent and attractive visual quality.

Scenic Corridors Diagram

Housing

Goal H-1 Housing – Social Equity and Diversity

Provide housing throughout our City in a range of residential densities, especially at higher densities, and product types, including rental and for-sale housing, to address the needs of an economically, demographically, and culturally diverse population.

Policies – Housing – Social Equity and Diversity

- H-1.1** Through the development of new housing and the rehabilitation of existing housing, facilitate the creation of economically, culturally, and demographically diverse and integrated communities.
- H-1.2** Facilitate the provision of housing sites and structures across location, type, price and status as rental or ownership that respond to the needs of all economic and demographic segments of the community including seniors, families, the homeless and individuals with special needs.
- H-1.3** Create housing opportunities and accessible living environments that allow seniors to age in place, either in the same home, assisted living facilities, continuing care facilities, or other housing types within the same community.
- H-1.4** Encourage the location of housing designed for senior citizens in neighborhoods where health and community facilities and services are within a reasonable walking distance and are accessible by public transportation.
- H-1.5** Facilitate the development of multi-generational housing in compact form that meets the needs of families living together.
- H-1.6** Foster the production of housing to serve the “starter” housing market by leveraging financial resources such as purchasing assistance programs and by encouraging market-rate building typologies that serve the “starter” housing market.
- H-1.7** Comply with State and Federal laws prohibiting discrimination in housing and that support fair and equal access to housing.
- H-1.8** Encourage investments in infrastructure in order to maintain high-quality living environments in existing mobile home parks.
- H-1.9** Facilitate the development of housing to meet San José’s fair share of the County’s and region’s housing needs.

Actions – Housing – Social Equity and Diversity

- H-1.10** Develop a program to promote the “starter” housing market that leverages all financial resources and facilitates production of “starter” housing.
- H-1.11** Continue to work in close cooperation with other entities, public, private and non-profits, to foster information, techniques, and policies to achieve the Hous-

ing Goals, Policies, and Implementation Actions in this Plan and make such information readily available.

- H-1.12** Continue to partner with local agencies, non-profits, and businesses to provide fair housing information, legal services, foreclosure prevention assistance, and anti-predatory lending assistance.
- H-1.13** Continue to monitor and participate in anti-predatory lending practices by partnering with local agencies.

Goal H-2 Affordable Housing

Increase, preserve and improve San José's affordable housing stock.

Policies – Affordable Housing

- H-2.1** Facilitate the production of extremely low-, very low-, low-, and moderate-income housing by maximizing use of appropriate policies and financial resources at the federal, state, and local levels; and various other programs.
- H-2.2** Integrate affordable housing in identified growth locations and where other housing opportunities may exist, consistent with this General Plan.
- H-2.3** Conserve viable housing stock through a balanced combination of housing code enforcement and complementary programs such as rehabilitation loans and grants to help maintain the supply of low-priced housing.
- H-2.4** Allow affordable residential development at densities beyond the maximum density allowed under an existing Land Use/Transportation Diagram designation, consistent with the minimum requirements of the State Density Bonus Law (Government Code Section 65915) and local ordinances.
- H-2.5** Facilitate second units on single-family residential lots, in conformance with our City's Secondary Unit Ordinance, to take advantage of a potential source of affordable housing and to assist our City in meeting its needs as identified in its Consolidated Plan.
- H-2.6** Evaluate and incorporate, if feasible, an affordable housing component in the preparation of specific plans, master plans, or strategy plans that include plans for housing.
- H-2.7** Support strategies in collaboration with other jurisdictions and agencies to end homelessness by creating permanent housing solutions combined with services such as medical, education, and job placement.

Actions – Affordable Housing

- H-2.8** Coordinate and implement housing policies and goals contained in the City's, Consolidated Plan, and its 5-Year Investment Plan.

- H-2.9** Explore revisions to our City’s Secondary Unit Ordinance that further support the provision of affordable housing and help achieve needs identified in its Consolidated Plan.
- H-2.10** Update the City’s dispersion policy: 1) to align the location of future affordable housing developments with planned future growth areas identified in this General Plan; 2) to be consistent with the City’s inclusionary housing ordinance; 3) to maximize the access of transit, retail, services, and amenities to affordable housing developments; and 4) to reemphasize the support for integration and complete communities.
- H-2.11** Seek permanent sources of affordable housing funds.
- H-2.12** Maintain our City’s Inclusionary Housing Policy and Ordinance, and provide technical assistance to the development community to ensure that residential projects conform to it.
- H-2.13** Support State and federal regulations that preserve “at-risk” subsidized rental units subject to potential conversion to market rate rents and that will encourage equitable and fair policies that protect tenant and owner rights.
- H-2.14** Support legislation at the State and Federal levels that: (1) facilitates private and/or public sector investment in housing affordable to households of extremely-low, very low-, low- and moderate-income; (2) provides for the greatest local autonomy in the administration of State and Federal housing programs; and (3) furthers the City’s objective of conserving and rehabilitating the existing housing stock.
- H-2.15** Create and maintain a list of sites that are appropriate for meeting our City’s affordable housing needs.

Goal H-3 Housing – High Quality Housing and Great Places

Create and maintain safe and high quality housing that contributes to the creation of great neighborhoods and great places.

Policies – High Quality Housing and Great Places

- H-3.1** Require the development of housing that incorporates the highest possible level of amenities, fit and finish, urban design and architectural quality.
- H-3.2** Design high density residential and mixed residential/commercial development, particularly development located in identified growth areas, to:
1. Create and maintain safe and pleasant walking environments to encourage pedestrian activity, particularly to the nearest transit stop and to retail, services, and amenities.
 2. Maximize transit usage.

3. Allow residents to conduct routine errands close to their residence, especially by walking, biking, or transit.
4. Integrate with surrounding uses to become a part of the neighborhood rather than being an isolated project.
5. Use architectural elements or themes from the surrounding neighborhood when appropriate.
6. Provide residents with access to adequate on- or off-site open space.
7. Create a building scale that does not overwhelm the neighborhood.
8. Be usable by people of all ages, abilities, and needs to the greatest extent possible, without the need for adaptation or specialized design.

H-3.3 Situate housing in an environment that promotes the health, safety, and well-being of the occupants and is close to services and amenities.

H-3.4 Promote the conservation and rehabilitation of existing viable housing stock.

H-3.5 Prioritize housing resources to assist those groups most in need, or to those geographic locations in the City that most require investment in order to improve neighborhood blight conditions.

H-3.6 Regulate conversions of rental apartments to condominium or community apartment projects to meet public health and safety standards and to assist displaced renters. Residential rentals undergoing conversion should meet or exceed the minimum residential density in this Plan.

Action – High Quality Housing and Great Places

H-3.7 Coordinate across multiple City departments to achieve the City’s vision for creating complete, safe, high-quality living environments.

Goal H-4 Housing - Environmental Sustainability

Provide housing that minimizes the consumption of natural resources and advances our City’s fiscal, climate change, and environmental goals.

Policies – Housing - Environmental Sustainability

H-4.1 Implement green building principles in the design and construction of housing and related infrastructure, in conformance with the Green Building Goals and Policies in this General Plan and in conformance with the City’s Green Building Ordinance.

H-4.2 Minimize housing’s contribution to greenhouse gas emissions, and locate housing, consistent with our City’s land use and transportation goals and policies, to reduce vehicle miles traveled and auto dependency.

- H-4.3** Encourage the development of higher residential densities in complete, mixed-use, walkable and bikeable communities to reduce energy use and green house gas emissions.

Education and Services

This General Plan includes Goals, Policies and Implementation Actions for various public services, including Education, Libraries, Health Care, Public Safety (Police and Fire), and Emergency Management.

Education

Goal ES-1 – Education

Promote the operation of high-quality educational facilities throughout San José as a vital element to advance the City’s Vision and goals for community building, economic development, social equity, and environmental leadership.

Policies – Education

- ES-1.1** Facilitate open communication between the City, public school districts and the development community in order to coordinate the activities of each to achieve the highest quality of education for all public school students.
- ES-1.2** Encourage school districts, the City, and developers to engage in early discussions regarding the nature and scope of proposed projects and possible fiscal impacts and mitigation measures. These discussions should occur as early as possible in the project planning stage, preferably preceding land acquisition.
- ES-1.3** Encourage new schools, including public and private, to locate near populations which they serve.
- ES-1.4** Encourage and enable new schools, public or private, to avoid locations that could pose health and safety risks to children (e.g., locations near industrial uses, hazardous material storage, and excessive noise).
- ES-1.5** Cooperate with school districts in identifying and evaluating the impacts of population and demographic changes that may lead to the need for new schools, school closures, re-opening of closed schools, or the decision that existing school sites should be preserved for meeting future needs.
- ES-1.6** Support legislative efforts to create suitable and adequate means of financing the construction of school facilities needed for a growing population.
- ES-1.7** Support efficient use of land through consideration of smaller school sites and alternative school configurations (e.g., multi-story buildings, underground parking, placement of recreation space over parking areas or on rooftops) to support the needs of each community.

- ES-1.8** Cooperate with school districts in the joint planning, development, and use of public school facilities combined with other public facilities and services, such as recreation facilities, libraries, and community service/programs.
- ES-1.9** Provide all pertinent information on General Plan amendments, rezonings and other development proposals to all affected school districts in a timely manner.
- ES-1.10** Encourage and enable the use of available school facilities for child care, private community gathering facilities, public recreation facilities and other dual- and multi-use purposes.
- ES-1.11** Continue San José's commitment to active participation in cooperative City-district planning activities, such as the School/City Collaborative, that support efforts of mutual benefit between local school districts and the City.
- ES-1.12** Provide leadership in supporting the efforts of the K-12 education community to increase the share of youth in San José that graduate from high school, the share of high school graduates prepared for post-secondary education, and the share of graduates who enter and complete post-secondary education.
- ES-1.13** Through the City's land use policies, support expansion of existing and development of new post-secondary education facilities, including community colleges and public and private universities.
- ES-1.14** Collaborate with school districts, the community, post-secondary institutions, businesses, and industry to ensure availability of necessary resources to meet student needs.
- ES-1.15** Integrate school construction and/or renovation plans into the Urban Village planning process.
- ES-1.16** Continue to work with public and private schools through programs such as the Street Smarts School Safety Education Program to improve pedestrian and bicycle safety and encourage walking and biking to and from school.

Libraries

Goal ES-2 – Libraries

Maintain and expand Library Information Services within the City to:

- Enrich lives by fostering lifelong learning and providing every member of the San José community access to a vast array of ideas and information
- Give all members of the community opportunities for educational and personal growth throughout their lives
- Develop partnerships to further the educational, cultural and community missions of organizations in San José

- Support San José State University Library’s educational mission in expanding the base of knowledge through research and scholarship.
- Locate branch libraries in central commercial areas of neighborhoods for essential public access to library resources, events, and community meeting spaces, and to stimulate economic development.
- Maximize branch library hours of operation to facilitate daily patronage.

Policies - Libraries

- ES-2.1** Provide information through a variety of library resources and language formats (books, internet and other media) that offer a broad range of knowledge to address early literacy, school readiness, workforce training, business support, and other community needs at locations convenient and accessible by the community.
- ES-2.2** Construct and maintain architecturally attractive, durable, resource-efficient, and environmentally healthful library facilities to minimize operating costs, foster learning, and express in built form the significant civic functions and spaces that libraries provide for the San José community. Library design should anticipate and build in flexibility to accommodate evolving community needs and evolving methods for providing the community with access to information sources. Provide at least 0.59 square feet of space per capita in library facilities.
- ES-2.3** Prioritize Neighborhood Business Districts, Urban Village Centers, and other commercial areas as preferred locations for branch libraries to encourage social activity and economic development in San José’s neighborhoods.
- ES-2.4** Recognize the central role that libraries play in neighborhood / community building by supporting and developing partnerships, collaboration and growth of library services to support community development.
- ES-2.5** Enhance social equity by providing programs and services that contribute to cultural enrichment and understanding, connection and learning for all segments of the San José community.
- ES-2.6** Be a leader to enhance library service delivery through the effective adoption and use of innovative, emerging techniques and technologies.
- ES-2.7** Employ best customer service practices to optimize quality library service delivery with efficient use of resources.
- ES-2.8** Measure Library service delivery to identify the degree to which library activities are meeting the needs of San José’s community.
- ES-2.9** Foster a high-performing, collaborative library system responsive to changing customer and community needs.

- ES-2.10** Maintain resources and spaces in libraries to support community meetings, social gathering and the sharing and promoting of ideas as well as spaces for reading, and quiet study.
- ES-2.11** Support access to quality, affordable early childhood care and education for all San José children and families to promote early literacy and school readiness.
- ES-2.12** Maintain City programs that encourage civic leadership in green building standards for library facilities.

Actions - Library

- ES-2.13** Identify preferred locations and acquire sites for library facilities in Neighborhood Business Districts, Urban Village Centers, and other commercial areas in San José.
- ES-2.14** Create a long-range funding strategy for expanding and maintaining library facilities and operations to address service delivery demands from new population growth.

Community Safety

This General Plan includes Goals, Policies and Implementation Actions for the promotion of community safety, including policies related to the mitigation of naturally occurring hazards and for the delivery of public services related to law enforcement, fire, and emergency management.

Providing an urban environment constructed with safe, durable elements and high quality public safety services is the foundation for maintaining a safe and secure community and fundamental to achievement of the City's General Plan goals for the development of a City attractive to residents, businesses and visitors. The public safety services provided by the City are supported by land use planning, urban, site and architectural design measures and collaborative community practices that take public safety into account (e.g., eyes on the street). Building a strong economy, providing cultural and recreational opportunities, and fostering effective partnerships with the community, such as neighborhood watch programs, can also contribute to the overall safety and welfare of the City's residents.

San José's Office of Emergency Services, (OES), provides services to the City and to its community to prepare an effective response to natural, technological, and human-caused disasters. San José coordinates with the Federal Emergency Management Agency (FEMA) and the State of California Governor's Office of Emergency Services. Maintenance and activation of the Emergency Operations Center (EOC) is a primary mission of OES. In addition, OES monitors federal and state legislation that directly impacts the provision of emergency services to the community. In conjunction with the Office of Intergovernmental Relations, OES develops recommendations on legislative policy and positions for City Council adoption, monitoring legislative or regulatory actions to ensure that City concerns are addressed.

Code enforcement also plays a role in Community Safety. Properties with public nuisance violations and blighted or deteriorated conditions are identified, and substandard or dangerous buildings must be either repaired or demolished. Communication with residents and businesses is maintained to develop public outreach, provide education, and to facilitate voluntary compliance with city ordinances. Core code enforcement services include inspection and preservation of existing housing stock, health and safety code response, safe and fair business operations, vehicle abatement, and ensuring well-maintained properties.

Goals, Policies and Implementation Actions related to safe operation of the Mineta San José International Airport are included in the Airport Transportation Policies.

Police and Fire Protection

Goal ES-3 – Law Enforcement and Fire Protection

Provide high-quality law enforcement and fire protection services to the San José community to protect life, property and the environment through fire and crime prevention and response. Utilize land use planning, urban design and site development measures and partnerships with the community and other public agencies to support long-term community health, safety and well-being.

Policies – Law Enforcement and Fire Protection

ES-3.1 Provide rapid and timely Level of Service response time to all emergencies:

1. For police protection, use as a goal a response time of six minutes or less for 60 percent of all Priority 1 calls, and of eleven minutes or less for 60 percent of all Priority 2 calls.
2. For fire protection, use as a goal a total response time (reflex) of eight minutes and a total travel time of four minutes for 80 percent of emergency incidents.
3. Enhance service delivery through the adoption and effective use of innovative, emerging techniques, technologies and operating models.
4. Measure service delivery to identify the degree to which services are meeting the needs of San José's community.
5. Ensure that development of police and fire service facilities and delivery of services keeps pace with development and growth in the city.

ES-3.2 Strive to ensure that equipment and facilities are provided and maintained to meet reasonable standards of safety, dependability, and compatibility with law enforcement and fire service operations.

ES-3.3 Locate police and fire service facilities so that essential services can most efficiently be provided and level of service goals met. Ensure that the development of police and fire facilities and delivery of services keeps pace with development and growth of the city.

- ES-3.4** Construct and maintain architecturally attractive, durable, resource-efficient, environmentally sustainable and healthful police and fire facilities to minimize operating costs, foster community engagement, and express the significant civic functions that these facilities provide for the San José community in their built form. Maintain City programs that encourage civic leadership in green building standards for all municipal facilities.
- ES-3.5** Co-locate public safety facilities with other public or private uses to promote efficient use of space and provision of police and fire protection services within dense, urban portions of the city.
- ES-3.6** Work with local, State, and Federal public safety agencies to promote regional cooperation in the delivery of services. Maintain mutual aid agreements with surrounding jurisdictions for emergency response.
- ES-3.7** Promote public safety by strengthening community partnerships, public awareness and the education of community members. Maintain communication with the community to improve relationships and customer satisfaction, while continually exploring innovative means of communication. Train community members in community policing and emergency response practices.
- ES-3.8** Use the Land Use / Transportation Diagram to promote a mix of land uses that increase visibility, activity and access throughout the day and to separate land uses that foster unsafe conditions.
- ES-3.9** Implement urban design techniques that promote public and property safety in new development through safe, durable construction and publicly-visible and accessible spaces.
- ES-3.10** Incorporate universal design measures in new construction, and retrofit existing development to include design measures and equipment that support public safety for people with diverse abilities and needs. Work in partnership with appropriate agencies to incorporate technology in public and private development to increase public and personal safety.
- ES-3.11** Ensure that adequate water supplies are available for fire-suppression throughout the City. Require development to construct and include all fire suppression infrastructure and equipment needed for their projects.
- ES-3.12** Facilitate the safe movement of pedestrians, bicyclists and vehicles throughout the City and require appropriate safety measures for activities such as cultural and sporting events where large numbers of community members and visitors gather.
- ES-3.13** Maintain emergency traffic preemption controls for traffic signals.

- ES-3.14** Encourage property maintenance and pursue appropriate code enforcement to reduce blight, crime, fire hazards or other unsafe conditions associated with under-maintained and under-utilized properties.
- ES-3.15** Apply demand management principles to control hazards through enforcement of fire and life safety codes, ordinances, permits and field inspections.
- ES-3.16** Coordinate and implement a comprehensive program designed to control and mitigate harmful effects resulting from the storage, use and transport of hazardous materials.
- ES-3.17** Promote installation of fire sprinkler systems for both commercial and residential use and in structures where sprinkler systems are not currently required by the City Municipal Code or Uniform Fire Code.
- ES-3.18** Maintain a program consistent with requirements of State law to inspect buildings not under authority of the Office of the State Fire Marshall.
- ES-3.19** Remove excessive/overgrown vegetation (e.g., trees, shrubs, weeds) and rubbish from City-owned property to prevent and minimize fire risks to surrounding properties.
- ES-3.20** Require private property owners to remove excessive/overgrown vegetation (e.g., trees, shrubs, weeds) and rubbish to the satisfaction of the Fire Chief to prevent and minimize fire risks to surrounding properties.

Actions – Law Enforcement and Fire Protection

- ES-3.21** Create long-range funding and deployment strategies for expanding and maintaining police and fire facilities and operations to address service delivery demands from new population growth.
- ES-3.22** Maintain the City's Fire Department Strategic Plan as a tool to achieve General Plan Level of Service and other related goals and policies. Base fire station location planning on a four-minute travel radius.
- ES-3.23** Engage public safety personnel in the land use entitlement process for new development projects.
- ES-3.24** Analyze service demands and deploy dynamic response techniques to reduce response time and maximize use of available resources.
- ES-3.25** Monitor and report noticeable or ongoing demand for public safety services for geographical or population trends in order to improve the effectiveness of service delivery.
- ES-3.26** Evaluate potential strategies for the use of police substation type facilities, including opportunities to locate police facilities within new mixed-use develop-

ment projects, to support law enforcement activities from a distributed network of facilities located within Villages or other new growth areas.

Emergency Management

Goal ES-4 – Emergency Management

Promote community safety through planning, preparedness, and emergency response to natural and human-made disasters. Strive to protect the community from injury and damage resulting from natural catastrophes and other hazard conditions. Use emergency management planning to mitigate the effects of emergency situations.

Policies – Emergency Management

- ES-4.1** In conjunction with other local, State, and Federal agencies, ensure operational readiness of the Emergency Operations Center (EOC), conduct annual training for staff, and maintain, test, and update equipment to meet current standards.
- ES-4.2** Provide for continued essential emergency public services during and following natural or human-made disasters to mitigate their impacts and to help prevent major problems during post-disaster response such as evacuations, rescues, large numbers of injuries, and major clean up operations.
- ES-4.3** Participate in the development of updates to and implement the Association of Bay Area Governments (ABAG) multi-jurisdictional local hazard mitigation plan to maintain and enhance the disaster resistance of the San Francisco Bay Area region.
- ES-4.4** Implement the ABAG multi-jurisdictional local hazard mitigation plan through the Safety Element of this General Plan, the requirements for project review of the California Environmental Quality Act (CEQA), and on-going capital improvement programs.
- ES-4.5** Cooperate with other public and private jurisdictions and agencies to coordinate emergency response and relief efforts and to ensure adequate resources, facilities, and other support for emergency response.
- ES-4.6** Coordinate with other public, private, and non-profit organizations to ensure that emergency preparedness and disaster response programs serve all parts of the City equitably with regards to access to health care.
- ES-4.7** Undertake disaster preparedness planning in cooperation with other public agencies and appropriate public-interest organizations.
- ES-4.8** Promote awareness and caution among San José residents regarding possible natural hazards, including soil conditions, earthquakes, flooding, and fire hazards.

- ES-4.9** Permit development only in those areas where potential danger to the health, safety, and welfare of persons in that area can be mitigated to an acceptable level.
- ES-4.10** Update the San José Building Code, Fire Prevention Code, and Municipal Code as necessary to address geologic, fire, flooding and other hazards, and to respond to changes in applicable State Codes.

Actions – Emergency Management

- ES-4.11** Assist the County of Santa Clara with periodic updates of its County-wide Area Plan for emergency response.
- ES-4.12** Update the City’s Emergency Operations Plan as needed based on experience in emergencies, deficiencies identified through drills and exercises, and changes in government structure and emergency organizations.

Code Enforcement

Goal ES-5 – Code Enforcement

Working in partnership with the people of San José, provide education and enforcement to promote and maintain a safe and desirable community consistent with health and safety regulations.

Policies – Code Enforcement

- ES-5.1** Maintain and enforce ordinances and policies to promote public health, safety and welfare by requiring a minimum level of maintenance of private property to protect the livability, appearance and social and economic stability of the City and to protect the public from health and safety hazards and the impairments of property values that result from the neglect and deterioration of property.
- ES-5.2** Work with residents, businesses, and community organizations in conducting public outreach and educational programs to promote voluntary compliance with city ordinances.
- ES-5.3** Provide facilities and staffing to maintain an aggressive and visible code enforcement program.
- ES-5.4** Bring illegally constructed projects into compliance with Building Codes or require their removal to ensure the safety of inhabitants and reduce neighborhood blight.
- ES-5.5** Monitor landfill and recycling sites to ensure their proper operation and adherence to federal, State, and local codes.
- ES-5.6** Enforce code requirements by inspecting buildings requiring a fire code operational use permit and mandated for inspection by the California Health and Safety Code.

- ES-5.7** Develop and implement a Code Enforcement Master Plan to enforce code requirements and provide adequate code department facilities, services, and staffing.

Health Care

Good access to quality medical services is an important resource for San José residents, advancing the Vision and the Healthful Community City Design Concept. The provision of quality medical care to the San José community furthers the Healthful Neighborhoods, Innovative Economy, Quality Education & Services, and Diversity & Social Equity Vision Elements. Access to medical services via public transportation is critical to promote equity and also furthers the Interconnected City and Environmental Leadership Vision Elements. While the City does not provide health care services, a healthful community has a higher quality of life and is more productive, therefore, facilitating the provision of health care services is an important goal for the City. The goals, policies, and actions in this section support the development of health care facilities and services for all in the San José community.

Goal ES-6 – Access to Medical Services

Provide for the health care needs of all members of the San José community.

Policies – Access to Medical Services

- ES-6.1** Facilitate the development of new and promote the preservation and enhancement of existing health care facilities that meet all the needs of the entire San José community.
- ES-6.2** Maintain and update the General Plan Land Use Transportation / Diagram as necessary to provide sufficient opportunities for hospitals and medical care facilities to locate in San José. Consider locating health care and medical service facilities, including hospitals, in residential, commercial, Urban Village, mixed use, Downtown, Transit Employment Center, Combined Industrial/Commercial, Industrial Park, and Public/Quasi-Public designations.
- ES-6.3** Recognizing that health care is a regional issue that crosses jurisdictional boundaries, work with the County, non-profits, and other governmental and non-governmental organizations to ensure that adequate, affordable health care facilities are available for all San José residents.
- ES-6.4** Respond to changing technology, changes in the City form, and changes in how health care is provided by maintaining and updating, as necessary, regulations for where and how health care can be provided and where health care facilities can be located.
- ES-6.5** Encourage new health care facilities to locate in proximity to existing or planned public transit services. Coordinate with local transit providers as part of the development review process for new health care facilities, and encourage tran-

sit providers to provide new or enhance existing public transit services to the health care facility.

- ES-6.6** Encourage the location of health care facilities and hospitals in areas that are underserved and lack adequate health care facilities.
- ES-6.7** Discourage health care facilities or hospitals in areas where their operations can have adverse impacts on surrounding uses or where surrounding uses can have adverse impacts on health care facility patients, workers, or visitors.
- ES-6.8** Develop and maintain land use policies and City programs that encourage healthful lifestyle choices that potentially diminish the demand for health care services.
- ES-6.9** Work with the County, non-profits, and other public and private organizations to encourage employers to institute worksite wellness practices and programs and provide adequate health coverage and benefits to employees.
- ES-6.10** Encourage potential hospital facilities to consider the impacts of a new facility on existing hospitals' service areas, demands, and capacities.
- ES-6.11** Provide sufficient land for facilities to accommodate future health care needs of the aging population, such as nursing home care, assisted living, and continuing care retirement communities.
- ES-6.12** Consider strategies and incentives to attract hospitals and other health care and medical service facilities to areas of San José where a demand for those services is demonstrated in analyses prepared by county, state, or professional consultants.
- ES-6.13** Work with the County, State, and others to assess health care needs and evaluate whether lands are available in San José to accommodate needed facilities.
- ES-6.14** Encourage major land use planning efforts (including future General Plan updates, Specific Plans, and Urban Village plans having over 5,000 housing units) to consider strategies to address health care and medical service needs as part of the planning process.

Potential Health Care Facilities Diagram

Parks, Open Space, and Recreation

Parks, Trails, Open Space, and Recreation Amenities/Programs Goals, Policies, and Implementation Actions (Parks Policies) recognize the importance of these amenities in creating complete neighborhoods, providing recreation opportunities for residents, and enhancing the livability and the social and environmental quality of the City. Parks Policies provide strong, high-level support for the provision of a wide range of recreational parkland, facilities, and programs throughout San José's diverse community, and they push San José to excel in the provision of parks and recreation amenities to remain a national leader in the field.

Recognizing the function that trails play in the City's multi-modal transportation system, separate Trail Network Policies are included in the Land Use and Transportation section of this General Plan. Because of their recreational component, some Policies related to trails are incorporated into this section as well.

Elements of this General Plan informed the development of the Parks Policies.

- Diversity and social equity is promoted through equitable distribution of facilities and programs, with standards for park acreage and community center space per population and with recommendations for maximum separation between residences and parks/recreation facilities.
- Parks, trails, open space, and recreation amenities/programs are an integral part of building complete neighborhoods. Access to parks, trails, open space, and recreation amenities/programs promotes healthful living, fostering physical health improvements through increased activity levels and mental health improvements through recreation and relaxation opportunities.
- Parks and recreation facilities and programs are an important aspect of the diverse array of quality services that San José provides.
- Parks, trails, open space, and recreation amenities/programs support and provide opportunities for public participation in vibrant arts and culture.
- The Parks Policies in this section encourage the provision of these facilities and amenities in close proximity to the populations they serve and, wherever possible, to where they are accessible by public transit. The Trail Network also significantly contributes to an interconnected city.
- Environmental leadership is supported through the connections trails provide; through the close proximity (thus the ability to walk/bike rather than drive) between residences and parks/recreation amenities; and through the habitat, heat reduction, flood control, and water supply/quality benefits that the non-developed land provides.
- High-quality parks and recreation facilities and programs promote tourism and attract new residents and workers to San José, thus promoting an innovative economy.

San José's Greenprint serves as an implementation tool for this General Plan and identifies future needs for parks, recreation facilities, and trails, to keep San José a livable City and to attract new businesses. Select Policies and Actions in this section directly refer back to the Greenprint for more details on a topic or for prioritization of competing parks and recreation investments or issues.

The City operates and maintains a wide array of recreation facilities to provide a high quality of life in San José. As of 2010, the City provides and manages approximately 3,520 acres of parks (regional/city-wide and neighborhood/community), community gardens and open space lands. In addition, the City has plans to implement a 100-mile network of multi-use trails. The City also provides management for over 50 community facilities to serve the indoor recreational needs of the City's growing urban population. In addition to the lands operated and maintained by the City, parks and recreation amenities include properties owned and managed by private or public quasi-public entities, such as the Santa Clara Valley Water District, Pacific Gas & Electric Company, and school districts.

Although the Parks Policies in this section refer mostly to traditional parks, trails, community centers, and recreation programs, the City recognizes that many other public and private facilities and amenities work in concert with traditional recreational elements to contribute to a high quality of life in San José. Landscaped or pedestrian areas in former rights-of-way, either in former parking spaces or in closed or narrowed streets; yards, roof-top, common, and private open spaces; plazas, courtyards, and other outdoor gathering areas; private recreation facilities such as fitness centers, swim clubs, tennis clubs, and golf courses; and other public and private recreation amenities all provide recreational opportunities for San Joséans.

High Quality Facilities and Programs

San José desires to provide high quality parks and recreation facilities and programs that meet the needs of its residents. This General Plan seeks to build upon successes of the past and pave the way for future achievements in the provision of parks and recreation amenities. San José recognizes that great cities should have great parks, that the City should have standards for the provision of minimum parkland acreages, and that its parks should be carefully designed and located to address local community demographics, needs, and interests.

Goal PR-1 – High Quality Facilities and Programs

Provide park lands, trails, open space, recreation amenities, and programs, nationally recognized for their excellence, which enhance the livability of the urban and suburban environments; preserve significant natural, historic, scenic and other open space resources; and meet the parks and recreation services needs of San José's residents, workers, and visitors.

Policies – High Quality Facilities and Programs

- PR-1.1** Provide 3.5 acres per 1,000 population of neighborhood/community serving parkland through a combination of 1.5 acres of public park and 2.0 acres of recreational school grounds open to the public per 1,000 San José residents.
- PR-1.2** Provide 7.5 acres per 1,000 population of citywide/regional park and open space lands through a combination of facilities provided by the City of San José and other public land agencies.
- PR-1.3** Provide 500 square feet per 1,000 population of community center space.
- PR-1.4** Provide access to high-quality recreation programs/services through a three-tiered multi-service hub, satellite, and neighborhood community center concept.
- PR-1.5** Use San José’s recreation capital investment to implement the Greenprint, the Community Sports Field Study, the Green Vision, the Aquatics Master Plan, the Community Center Reuse Strategy, the Urban Environmental Accords, and other adopted City Council policies.
- PR-1.6** Where appropriate and feasible, develop parks and recreational facilities that are flexible and can adapt to the changing needs of their surrounding community.
- PR-1.7** Design vibrant urban public spaces and parklands that function as community gathering and local focal points, providing opportunities for activities such as community events, festivals and/or farmers markets as well as opportunities for passive and, where possible, active recreation.
- PR-1.8** Enhance existing parks and recreation facilities in built-out areas through new amenities and other improvements to ensure that residents’ needs are being met.
- PR-1.9** As Village and Corridor areas redevelop, incorporate urban open space and parkland recreation areas through a combination of high-quality, publicly accessible outdoor spaces provided as part of new development projects; privately or, in limited instances, publicly owned and maintained pocket parks; neighborhood parks where possible; as well as through access to trails and other park and recreation amenities.
- PR-1.10** Given the limited land resources available in San José, focus on land banking for future park development and only build new parks when development and maintenance funding is identified. In the interim between acquisition and improvement, utilize and maintain lands for public open space as appropriate.
- PR-1.11** Develop an integrated parks system that connects new and existing large parks together through a network of interconnected trails and/or bike lanes/routes.

Actions – High Quality Facilities and Programs

- PR-1.12** Regularly update and utilize San José’s Parkland Dedication Ordinance / Parkland Impact Ordinance (PDO/PIO) to implement quality facilities.
- PR-1.13** Maintain and periodically update a strategic plan (the Greenprint) establishing criteria and standards for the provision of parks and recreation services.
- PR-1.14** Periodically survey park and recreational facility users and surrounding communities and use the information gained from said surveys to implement improvements to existing and to plan for future parks and recreational facilities.
- PR-1.15** Develop community sports parks to serve existing and future residents, workers, and visitors in San José.
- PR-1.16** Identify and pursue additional opportunities for new large park locations in San José (including but not limited to the County Fairgrounds, Coyote Valley, Pleasant Hills Golf Course, Rancho San Vicente, Water Pollution Control Plant buffer lands, and the former Singleton Landfill site), and pursue development of these opportunities, when feasible.
- PR-1.17** Pursue expansion of existing large parks facilities such as Kelley Park, Guadalupe River Park & Gardens, Shady Oaks Park, and others, where feasible.

Contribute to a Healthful Community

San José’s parks and recreation amenities play important roles in helping to transform San José into a more healthful city by providing residents access to nearby park facilities, trails, recreation programs, and community gardens.

Goal PR-2 – Contribute to a Healthful Community

Build healthful communities through people, parks, and programs by providing accessible recreation opportunities that are responsive to the community’s health and wellness needs.

Policies – Contribute to a Healthful Community

- PR-2.1** Encourage healthful food choices, exercise, and the production of locally grown agriculture for personal use by providing community garden facilities.
- PR-2.2** Provide quality recreation and neighborhood services that increase frequency of exercise, foster physical activity, and encourage healthful living.
- PR-2.3** Design and construct new parks, trails, and amenities in a manner that promotes their safe utilization and which allows access to each type of recreation experience for people of all abilities to the maximum extent possible.
- PR-2.4** To ensure that residents of a new project and existing residents in the area benefit from new amenities, spend Park Dedication Ordinance (PDO) and Park Impact Ordinance (PIO) fees for neighborhood serving elements (such as play-

grounds/tot-lots, basketball courts, etc.) within a 3/4 mile radius of the project site that generates the funds.

- PR-2.5** Spend, as appropriate, PDO/PIO fees for community serving elements (such as soccer fields, dog parks, sport fields, community gardens, community centers, etc.) within a 3-mile radius of the residential development that generates the PDO/PIO funds.
- PR-2.6** Locate all new residential developments over 200 units in size within 1/3 of a mile walking distance of an existing or new park, trail, open space or recreational school grounds open to the public after normal school hours or shall include one or more of these elements in its project design.

Actions – Contribute to a Healthful Community

- PR-2.7** Locate, orient, and design parks and recreation facilities using principles that promote safety, security, and policing, in part through use of the Crime Prevention through Environmental Design concept, when applicable.
- PR-2.8** Partner with the County and non-profits to promote community gardens in low income areas as an opportunity to grow affordable and healthful food.
- PR-2.9** Develop partnerships with non-profits and the school districts to connect school children with community gardens, providing children with educational opportunities and access/exposure to healthful foods.
- PR-2.10** Promote San José’s parks and recreation system as one piece of the “healthful city” concept that encourages healthy bodies and minds for San José’s residents and visitors.

Provide an Equitable Park System

One of San José’s greatest strengths is its diversity, and San José embraces and celebrates its diverse blend of cultures. San José strives to achieve social, cultural, and economic equity, in part, by providing all residents access to its parks and recreation amenities.

Goal PR-3 – Provide an Equitable Park System

Create a balanced park system that provides all residents access to parks, trails, open space, community centers, dog parks, skate parks, aquatics facilities, sports fields, community gardens, and other amenities.

Policies – Provide an Equitable Park System

- PR-3.1** Provide equitable access to parks, trails, open space, community centers, dog parks, skate parks, aquatics facilities, sports fields, community gardens, and other amenities to the greatest extent feasible in order to provide a high quality of life for our residents.
- PR-3.2** Provide access to an existing or future neighborhood park, a community park, recreational school grounds, a regional park, open space lands, and/or a major

City trail within a 1/3 mile radius of all San José residents by either acquiring lands within 1/3 mile or providing safe connections to existing recreation facilities outside of the 1/3 mile radius. This is consistent with the United Nation's Urban Environmental Accords, as adopted by the City for recreation open space.

- PR-3.3** Apply resources to meet parks, recreation, and open space needs in underserved areas of the city, prioritizing lower income and higher density areas, which may have a demonstrably greater need for these amenities.

Actions – Provide an Equitable Park System

- PR-3.4** Provide the amenities identified in the Balanced Planning Area Model in the Greenprint, which include amenities such as community centers, parkland, sport fields, dog parks and community gardens.

- PR-3.5** Develop programs, activities, events, and facilities that appeal to a broad audience, including but not limited to youth, young adults, and seniors and those of varying ethnicities, backgrounds, and abilities.

Community Identity

This General Plan establishes a vision for San José's future, and it details how San José may enhance its image in the Bay Area, the state, and country. The City's parks and recreation facilities play a key role in creating a community identity and providing solid, lasting, and recognizable images for San José. As such, the City should capitalize on existing amenities, create new ones, and promote San José's parks and recreation assets as a means to enhance San José's identity. Part of that identity should be defined by a significant, grand park that acts as a focal point for the City.

Goal PR-4 – Community Identity

Improve San José's overall image and individual communities' images and livability by providing excellent recreation facilities, dynamic public spaces, and quality parks and recreation programs that gain national recognition.

Policies – Community Identity

- PR-4.1** Collaborate with the community in the design, programming, and operation of parks and recreation facilities to ensure that these facilities meet their needs.
- PR-4.2** In the design of parks, consider providing features, facilities, and services that promote tourism and make San José an attractive location for economic development as well as serving the needs of San José residents.
- PR-4.3** Promote San José's unique, regional parks and recreation facilities as regional attractions/destinations by incorporating facilities, programs, and events with regional draws and marketing these to a regional audience.

PR-4.4 Reinforce the cultural character of new and existing neighborhoods by reflecting local materials, design forms, and landscape character in the development of neighborhood serving parks.

Actions – Community Identity

PR-4.5 Increase the number of special events that bring neighborhoods together, such as street festivals, resource fairs, holiday parades, movies, theatrical plays, and concerts in local parks, on temporarily closed streets, and/or in plazas.

PR-4.6 Where feasible and appropriate, strategically incorporate public art into parks, trails, and recreation facilities, with preference given to public art that reflects the culture and identity of the surrounding community, local history, or the ecology of the area.

Goal PR-5 – Grand Parks

Develop and promote a series of grand parks to act as focal points for the City, its residents, and its visitors.

Actions – Grand Parks

PR-5.1 Develop the Guadalupe River Park & Gardens as one of the City’s grand parks, and as part of an integrated park system. Update both the Guadalupe River Park Master Plan and the Guadalupe Gardens Master Plan to achieve this goal.

PR-5.2 Promote a series of parks as the City’s grand parks that host events, attract visitors, and strengthen San José’s overall identity.

PR-5.3 Adhere to and update, as necessary, the Guadalupe River & Park Urban Design Guidelines to address how adjacent development will support and/or enhance it.

PR-5.4 Incorporate features, facilities, and special events in Guadalupe River Park & Gardens that attract a wide variety of users from throughout San José and the region and establishes it as San José’s grand public park.

PR-5.5 Connect the Guadalupe River Park & Gardens to other assets in the City via a network of trails and bike paths to encourage connectivity and community and to maximize the park’s use and accessibility.

Sustainable Parks and Recreation

San José is a national leader in environmentally sustainable practices, both in its own actions and in promoting sustainable practices in the private, non-profit, and personal arenas. Accordingly, San José’s parks and recreation amenities embrace environmental and fiscal sustainability as guiding principles.

Goal PR-6 – Sustainable Parks and Recreation

Provide environmentally sustainable programs, facilities, and infrastructure assets, accompanied by a network of trails and pathways throughout the City to provide an alternate means of transportation.

Policies – Sustainable Parks and Recreation

- PR-6.1** Partner with the community to promote environmental stewardship.
- PR-6.2** Develop trails, parks and recreation facilities in an environmentally sensitive and fiscally sustainable manner.
- PR-6.3** Encourage public land agencies to accept dedications of open space lands of regional significance, including watersheds, wildlife habitats, wetlands, historic sites and scenic lands.
- PR-6.4** Consistent with the Green Vision, complete San Jose’s trail network and, where feasible, develop interconnected trails with bike lanes to facilitate bicycle commuting and recreational uses.
- PR-6.5** Design and maintain park and recreation facilities to minimize water, energy and chemical (e.g., pesticides and fertilizer) use. Incorporate native and/or drought-resistant vegetation and ground cover where appropriate.
- PR-6.6** Encourage environmentally sustainable connections (such as pedestrian/bike trails, bike lanes and routes, transit, etc.) between community elements like schools, parks, recreation centers, libraries and other public nodes.
- PR-6.7** In design and construction, consider the role of parks, trails, and open space in preserving, enhancing, or restoring existing ecosystems/wildlife habitat, where appropriate.
- PR-6.8** Encourage development of public and private recreational uses in rural and hillside areas that is low intensity and sensitive to geologic hazards, water resources, natural habitats, and visual impacts.

Action – Sustainable Parks and Recreation

- PR-6.9** Obtain applicable Leadership in Energy and Environmental Design (LEED) Certification (or its equivalent) for new and existing parks and recreation facilities, as dictated by applicable City policies.

Interconnected Parks System

Interconnection of homes, workplaces, stores, restaurants, and recreational amenities is critical to a high quality of life for San José’s residents. The City is committed to improving its parks and recreation amenities, particularly its trail and bike network, as a means to interconnect the various aspects of residents’ and visitors’ lives. Policies in the Trail Network section of this General Plan also support the Interconnected Park System Goal.

Goal PR-7 – Interconnected Parks System

Provide an integrated system of parks connected by a citywide network of trails and pathways that provide opportunities for walking and biking for both recreation and transportation, thus fostering a healthful community.

Policies – Interconnected Parks System

- PR-7.1** Encourage non-vehicular transportation to and from parks, trails, and open spaces by developing trail and other pleasant walking and bicycle connections to existing and planned urban and suburban parks facilities.
- PR-7.2** Condition land development and/or purchase property along designated Trails and Pathways Corridors in order to provide sufficient trail right-of-way and to ensure that new development adjacent to the trail and pathways corridors does not compromise safe trail access nor detract from the scenic and aesthetic qualities of the corridor. Locate trail right-of-ways consistent with the provisions of the City’s Riparian Corridor Policy Study and any adopted Santa Clara Valley Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).
- PR-7.3** Whenever possible, construct parks and recreation facilities, especially those that are youth serving, where they are accessible to public transit.
- PR-7.4** Meet the parks needs and expand recreational opportunities for residents in dense, urban areas partially by focusing on improving connections (particularly trail, bicycle, and pedestrian networks) to large parks and recreation facilities.

Action – Interconnected Parks System

- PR-7.5** At parks, trails, and recreational facilities, provide appropriate media to educate the public on options for reaching various recreational destinations using non-vehicular transportation and explain the environmental and health benefits of using these alternative means.

Fiscal Management of Parks and Recreation Resources

Ensuring that parks and recreation amenities can be developed, maintained, and administered on an on-going basis is critical for their long-term success. To facilitate fiscally sustainable parks and recreation facilities, the City must carefully control costs and should consider a variety of creative financing and partnership options.

Goal PR-8 – Fiscal Management of Parks and Recreation Resources

Provide fiscally sustainable recreation programs, facilities, and infrastructure assets.

Policies – Fiscal Management of Parks and Recreation Resources

- PR-8.1** Partner with the community and businesses to promote volunteerism in the care and programming of parks and recreation facilities.
- PR-8.2** Encourage privately owned and maintained and publicly accessible recreation spaces that encourage community interaction; compliment the private property uses; and, when adjacent to existing and planned parks, trails, recreation facilities, or open spaces, connect them to these facilities. This policy is particularly important in dense, urban areas.

- PR-8.3** Give priority to the purchase and land banking of properties as they become available for future park and recreation facility developments.
- PR-8.4** Consider open space land dedications when public ownership will preserve the natural and scenic beauty, protect natural and man-made landmarks, or provide a land supply to meet future recreation needs.
- PR-8.5** Encourage all developers to install and maintain trails when new development occurs adjacent to a designated trail location. Use the City's Parkland Dedication Ordinance and Park Impact Ordinance to have residential developers build trails when new residential development occurs adjacent to a designated trail location, consistent with other parkland priorities. Encourage developers or property owners to enter into formal agreements with the City to maintain trails adjacent to their properties.
- PR-8.6** Develop or renovate facilities using a fiscally sustainable approach to minimize costs and maximize revenue generation (from amenities such as softball fields), where possible.
- PR-8.7** Actively collaborate with school districts, utilities, and other public agencies to provide for appropriate recreation uses of their respective properties and rights-of-ways. Consideration should be given to cooperative efforts between these entities and the City to develop parks, pedestrian and bicycle trails, sports fields and recreation facilities.
- PR-8.8** Collaborate with the public land agencies and other appropriate jurisdictions to direct the expenditure of their funds to provide parks and other open space lands and recreation resources within, or in close proximity to, the urban population.
- PR-8.9** Work cooperatively with local school districts in identifying and evaluating surplus school sites for potential parkland acquisition.
- PR-8.10** Encourage the development of private/commercial recreation facilities that are open to the public to help meet existing and future demands (i.e. plazas, swimming pools, fitness centers and gardens).

Actions – Fiscal Management of Parks and Recreation Resources

- PR-8.11** Use the City's Five Year Capital Improvement Program (CIP) and Budget to enhance recreational opportunities as they are defined in this General Plan, the Greenprint, and other applicable adopted plans/policies.
- PR-8.12** Explore recreation funding augmentation to diminish reliance on the General Fund.
- PR-8.13** Consider use of general obligation bonds to further the development of parks, recreation facilities, and trails for the City.

- PR-8.14** To offset reliance on the General Fund, create a fiscally sustainable approach for recreational services and facilities, maximize the use of programs and facilities, and ensure affordable access to programs and services by setting parks and recreation user fees and pricing strategies in accordance with City Council-approved cost recovery percentage goals and the guiding principles found in the Pricing and Revenue City Council Policy.
- PR-8.15** Explore means for volunteer and donated enhancement of public parks and recreation facilities (such as maintenance from neighborhood/community groups, businesses, etc.) as a means to help further maintenance and operations objectives where feasible.
- PR-8.16** Explore creative funding options for the design, development, and maintenance of recreation facilities and programs, including grants, special assessment districts and partnerships with public, private, and non-profit organizations.
- PR-8.17** Maintain and periodically update the School Site Reuse Plan as a tool to evaluate the acquisition of surplus school properties for parks, recreation, and open space purposes while allowing school districts to recover some investments in those properties.
- PR-8.18** Implement fee changes for recreation programs and facilities in order to generate additional revenues that could fully fund recreation programs for the City.
- PR-8.19** Pursue joint use projects with schools and colleges, Santa Clara Valley Water District, other public agencies, and private foundations. Whenever feasible, obtain permanent joint-use agreements when partnering with other organizations or agencies in providing parks or recreation facilities in order to ensure the amenities' availability in perpetuity.
- PR-8.20** Develop a Parks & Community Foundation as a means for residents and businesses to support parks and recreation programs and projects.

Open Space, Parks, and Trails Diagram

