

unique circumstances (California Government Code Section 65300.5). In doing so, the jurisdiction must ensure that the general plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies. The *Envision San José 2040* General Plan is an integrated general plan document, with most elements addressed through the Goals, Policies and Implementation Actions in each Chapter throughout the document. Appendix 2 provides a summary of how the *Envision San José 2040* General Plan aligns with the seven mandatory elements.

As a comprehensive general plan, the *Envision San José 2040* General Plan provides San José with a consistent framework for its decision-making related to the City's land uses and delivery of municipal services. The general plan has been called the "constitution" for land use development to emphasize its importance to land use decisions. The general plan and its maps, diagrams, and development policies form the basis for the city's zoning, subdivision, and public works actions. Under California law, no specific plan, area plan, community plan, zoning, subdivision map, nor public works project may be approved unless the City finds that it is consistent with the adopted general plan. The State General Plan Guidelines recommend that general plans be updated every five to ten years to ensure that they remain relevant. This is important not only to reflect local physical and demographic changes, but also broader changes in culture and technology.

### **General Plan Document Structure**

The General Plan of the City of San José is a comprehensive long-term plan. This Plan comprises an integrated, internally consistent and compatible statement of the official land use policy of the City of San José. It contains a statement of development policies and includes a Land Use/Transportation Diagram as well as text which set forth the objectives, principles, standards and plan proposals.

The City of San José has chosen to adopt an integrated general plan that consolidates mandatory elements with optional elements targeted at addressing the unique planning needs of the City. This General Plan meets the minimum requirements and intent of the California Government Code while accommodating local conditions and circumstances. It contains each of the elements mandated by Government Code Section 65302. Since they are intrinsically interrelated and overlapping, the elements have been combined into a consistent meaningful whole, and organized in a manner designed to meet the needs of public officials, developers, neighborhood organizations and members of the community who will use it most frequently. In order to facilitate identification of the aspects of each mandatory element, the appendices include a comprehensive list of references for each of the seven mandatory elements.

### **Use of the General Plan**

The City's General Plan is intended for use by all members of the community including residents, businesses, developers, and decision-makers. The organization of the *Envision San José 2040* General Plan allows users to find topics or sections that interest them and to quickly review city policies; although, users should realize that the policies throughout all elements are interrelated

and should be examined comprehensively and must be considered together when making planning decisions.

The *Envision San José 2040* General Plan has been divided into sections that address different aspects of the City’s life. Within each section, Goals, Policies and Implementation Actions are set forth to provide high-level policy guidance to the City on a wide range of topics related to Land Use and the delivery of municipal services. The General Plan sections are:

- **Envision San José 2040** – Presents background information, the Plan Vision and ten overarching City Design Concepts, collectively intended to communicate the unique plan set forth for San José by the Envision General Plan. The Plan identifies three characteristics that define the unique qualities of San José: “Capital of the Silicon Valley,” “Living amidst Abundant Natural Resources,” and “Home to a Diverse and Thriving Community.”
- **Thriving Community** – Sets forth goals and policies for topics that have an impact upon the City as a whole, shaping its image and role in the region. Topics addressed in this section include economic development, arts and culture, community engagement and fiscal sustainability.
- **Environmental Leadership** – Sets forth goals and policies for topics related to the City’s continuing commitment to Environmental Leadership, organized into four categories. Measurable Sustainability includes policies that fulfill the City’s Green Vision goal for the incorporation of specific measurable standards in the General Plan related to green building, recycling, air quality, energy, water resources and the community forest. Environmental Resources includes policies intended to protect the high-quality ecologies and other environmental resources that can be found within the City. Environmental Considerations/Hazards includes policies to reduce the potential land use risks related to various environmental hazards. Infrastructure includes policies for provision and management of the City’s infrastructure systems.
- **Quality of Life** – Sets forth goals and policies that directly affect the quality of life of the City’s residents, including the look and feel of San José’s neighborhoods and the quality of the municipal services provided by the City. Specific topics in this section include urban design guidelines, municipal services such as police, fire and libraries, educational facilities, health care and parks, trails, open space and recreation.
- **Land Use and Transportation** – Contains the Land Use/Transportation Diagram and establishes land use and transportation policies to implement the Diagram, including definitions for the Diagram’s land use designations, transportation levels of service, policies to address specific land use types, and the City’s trail network.
- **Implementation** – Includes policies to guide use of the General Plan for the ongoing land use decision making process and development of related City policies, with further explanation of the Annual and Major General Plan review process, use of Planning Horizons, and the Village Planning process.

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- **Appendices** – Includes supplemental information to make the General Plan document more accessible and user-friendly, including a glossary of terms, a record of General Plan amendments, and a reference guide to how the General Plan fulfills specific legal requirements.

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### **Illustrative Elements**

While the majority of the contents of the General Plan document is adopted policy, and requires a General Plan amendment to modify, some components or elements of the document are provided for illustrative purposes and may be updated without a General Plan amendment. In addition to formatting elements and the photographs provided as illustrations, the illustrative elements include diagrams which provide contextual information, but which do not establish policy. For example, illustrative elements include the diagrams that illustrate bicycle and truck routes, natural features or conditions such as floodplain areas, or areas for particular types of development such as healthcare facilities or private community gathering facilities. These illustrative diagrams can be updated to reflect other changes in City policies as needed without a General Plan amendment process.

## Our Community

While San José is a large, complex and multi-faceted [city](#), three prominent characteristics play a primary role in defining its national and regional identity and in shaping the life experiences of its residents. First, San José is the largest and fastest growing [city](#) within the Silicon Valley, and must play a central role in shaping the future for this vital center of technological innovation and economic activity. As more technology companies locate within San José and the [city](#) takes on a greater leadership role for the region, it is growing into its title as “Capital of Silicon Valley”. Second, San José is located in an area with great climate and good access to many natural amenities, which is conducive to an active and healthy outdoor-oriented lifestyle for its residents while promoting their awareness and interest in sustainable lifestyle choices. The mild climate and proximity to both urban and natural areas provide many opportunities for outdoor recreation, encourage bicycle and pedestrian activity, and enable outdoor, urban activities. Third, San José is an increasingly diverse [city](#) that successfully combines the strengths of many different cultural and ethnic backgrounds to create a unique and vibrant urban environment. San José residents enjoy a high quality of life based on access to a wide variety of cultural and economic opportunities and expect the City to provide high-quality municipal services for its residents.

Other characteristics that help to define San José are its stature as the tenth largest [city](#) in the United States, the third largest city within California, and the largest within Northern California. San Jose has a growing population of over one million residents and a long history. Founded in 1777, it is the oldest civilian settlement in California. San Jose continues to be one of the safest cities in the United States.

[San José has an established history of leadership and innovation. The City was founded on November 29, 1777, making it the first town or “pueblo” \(non-military settlement\) in what was at that time the Spanish colony of Nueva California. San José was also the State’s first capitol and host of the first two sessions of the California State Legislature, serving in that role in 1850 and 1851. A cultural pioneer, San José elected the nation’s first Asian mayor of a large metropolitan city, as well as the first female mayor.](#)

[Most recently, the City of San Jose is a leader in recycling and smart growth. San José is one of the first big cities in the nation to recycle more waste than goes to landfills. San José is the only large city in the United States to operate a joint municipal-university library, combining the resources of the City and San José State University library system to provide greater service to community members. With private partners, San José developed the nation’s first incubator for environmental companies, an award-winning software incubator, and the nation’s only incubator for foreign-owned businesses. And the community is the first in the nation to ensure health care for all children.](#)

## Capital of Silicon Valley

San José is the urban center of Silicon Valley, providing the region’s only traditional Downtown urban environment along with the greatest and most diverse number of established neighborhoods. San José is home to a majority of Silicon Valley residents and to a growing number of the innovative technology companies that drive the region’s economy. Because of its



active use of the City's parklands, more than 54 miles of trails in 27 trail systems, backyard gardening, pedestrian and bicycle activity, and the development of traditional outdoor urban spaces such as plazas and cafes.

Through early adoption of growth boundary policies, San José has largely preserved its surrounding hillsides as open space, enabling their preservation as parklands or natural habitat, while providing the City's residents with an ever present visual reminder of the nearby natural environment. San José's progressive habitat protection policies and its efforts to develop parklands and trails along the City's riparian corridors continue to build a green network that connects neighborhoods to each other and to the natural environment.

At the southern end of the San Francisco Bay, San José provides an urban environment adjacent to large open spaces and in relatively close proximity a wide variety of natural settings, including the Baylands, redwood forests, the Pacific ocean, and the Santa Cruz mountains and the Monterey Bay area. San José's city boundaries extend from the below-sea level Baylands to its highest elevation of 4,372 feet at Copernicus Peak on Mount Hamilton in the Diablo Range. On a clear day, the view east from the peak can stretch all the way to the Sierra Nevada Range.

Residents have adapted to life amidst these abundant natural resources, adopting an active and casual lifestyle attractive to the Silicon Valley workforce. Making ever greater use of these resources will enable San José's future as a great place to live, work, play and visit.

### ***Home to a Diverse and Thriving Population***

San José is defined in part by the great diversity and high achievement levels of its population. San José boasts the highest median income of a large U.S. city and over 40% of its adult residents hold a college degree. In national surveys, San José is also often identified as one of the healthiest places to live. At the same time, San José can be considered the most international city in America, **building on a strong Spanish and Mexican cultural heritage a blend of** global cultures, ideas and connections **with** a population of whom 40% were born outside of the U.S. San José also has the largest populations of Chinese, Vietnamese and Indian residents within the Bay Area.

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San José is a diverse and thriving community that:

- Takes pride in the cultural and ethnic diversity of its population, and the unique and vibrant identity of its many neighborhoods
- Speaks more than 56 different languages
- Embraces demographics of 31.9% Hispanic, 31.8% white, 30.6% Asian, and 2.9% African-American
- Celebrates Japantown-one of only three in the U.S. - and the Japanese Friendship Garden which are popular stops for visitors
- Maintains the outstanding Biblioteca Latinoamericana which holds one of the largest collections of Spanish language materials in Northern California
- Is home to the biggest Vietnamese community outside of Vietnam, and has the nation's first Vietnamese Heritage Garden and Historical Museum
- Sponsors many cultural festivals year round

## The City's Vision

The *Envision San José 2040* Vision identifies the values that the people of San José want their City to embody through its physical development and the delivery of municipal services as they are directed through the *Envision San José 2040* General Plan. This Vision was articulated through an extensive engagement with a large and diverse number of the community's residents and stakeholders in a community-focused planning process in order to enable the ongoing use and implementation of the General Plan as a document that upholds and advances the overall values of the San José community. These community members and stakeholders worked together with a community Task Force to develop the Plan's Vision, goals and policies. The stakeholder Task Force included thirty-seven dedicated community members, representing political, business, resident, development, religious, and labor interests, appointed by the City Council to guide the General Plan Update. Throughout the four year *Envision* process, they were joined by numerous volunteer community members who participated in the Task Force meetings, at community workshops and through online engagement activities. Community engagement was a fundamental objective of the *Envision* process, and the Vision upon which the *Envision San José 2040* General Plan is based, is a direct expression of the community's values and hopes for the City's future.

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The *Vision* sets forth seven guiding community values to articulate an over-arching vision statement: "San Jose embodies the energy and vitality of its unique human, natural and economic resources." The seven community values are:

- **Innovative Economy** – San Jose's economy thrives on innovation, providing job opportunities for all and ample fiscal resources for a vibrant community.
- **Environmental Leadership** – San Jose is a model of an environmentally sustainable and healthy city, a leader in green technology and a vigilant steward of its resources for present and future generations.
- **Diversity and Social Equity** – San Jose celebrates, embraces and involves a diverse blend of cultures and achieves social, cultural and economic equity.
- **Interconnected City** – San Jose residents' activities of daily life are in close proximity and easily accessible by walking, bicycling and public transit.
- **Healthy Neighborhoods** – San Jose's neighborhoods are attractive, affordable, and safe places to live with residents engaged in their community.
- **Quality Education and Services** – San Jose residents and businesses receive a broad range of high quality services and enjoy excellent educational opportunities for all.
- **Vibrant Arts and Culture** – San Jose is a vibrant center for multi-faceted arts and cultural programs, celebrating its heritage and inspiring the creative energy of the community and a rich quality of life.

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The varied approaches to community engagement have been the means for the Plan to both reflect the community's values and priorities and embrace the City's diverse social and cultural fabric. By incorporating community sentiment, the *Envision* process built significant public support for the primary direction of the Plan, improved public perception of the planning process, and, most importantly, resulted in an improved Plan. ¶

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 <#>Promoting Economic Development¶  
 <#>Ensuring Fiscal Sustainability¶  
 <#>Providing Environmental Leadership¶  
 <#>Building Urban Villages¶  
 <#>Promoting Transit Use¶

¶ The *Envision San José 2040* General Plan policies align with these community priorities by placing a strong emphasis on promoting job growth, protecting employment lands, fostering fiscal stability, and focusing growth capacity into urban Villages and near transit. ¶

¶ An initial *Draft Vision*, was developed by the *Envision* Task Force and community stakeholders and used to guide the initial stages of the *Envision* General Plan Update process.

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Particular emphasis was given by the community and *Envision* Task Force to the three values of Innovative Economy, Environmental Leadership, and Diversity and Social Equity. The Task Force and community expanded on the *Draft Vision* to develop the *Land Use/Transportation Scenario Guidelines*. These Guidelines included specific principles used to shape the General Plan Goals, Policies and Implementation Actions and the alternative Land Use Study Scenarios that

## City Concepts

The City Concepts articulate the ten over-arching ideas that are embodied within the Envision San Jose 2040 General Plan. Collectively, these concepts build on the Vision to directly inform the Land Use / Transportation Diagram and the Goals, Policies and Implementation Actions formulated to guide the physical development of San Jose and the evolving delivery of City services over the life of the General Plan document. These ten, interrelated and mutually supportive concepts are considered fundamental to achievement of the City's Vision and together promote the continuing evolution of San José into a great city.

The following section provides a description of ten overarching City Concepts:

- 1) Community Based Planning
- 2) Regional Employment Center
- 3) Fiscal Strong City
- 4) Focused Growth
- 5) Urban Villages, Corridors and Regional Transit Hubs
- 6) Complete Streets, Grand Boulevards and Main Streets
- 7) Destination Downtown
- 8) Greenline/Urban Growth Boundary
- 9) Environmental Stewardship
- 10) Design for a Healthy Community

Reflected in all ten of the City Concepts is the community's desire to see San José grow into a more prominent and more complete great City, taking on a growing social and economic leadership role in the region, nation and world. To achieve this desire, San José should build on its existing strengths while growing and improving in innovative ways to make the City a great place to live, work and visit. In terms of physical form, San José will offer a wide variety of living and work environments, continuing to develop the Downtown, preserving and enhancing existing residential neighborhoods, and creating new, vibrant urban districts attractive to San José's diverse population and particularly suited to meet the needs of two growing segments of the population, young professionals and those more senior in age. For the delivery of municipal services, San José will continue to be an innovator, implementing creative partnerships and adapting new technologies and techniques to provide high-quality services in an efficient, equitable and cost-effective manner. San José will increasingly use the General Plan as a tool to insure that land use and municipal service delivery decisions are made consistent with the community's long-term vision and goals, to benefit all members of the San José community.

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## **Community Based Planning**

**Embody the community values and goals articulated through an extensive and meaningful community based planning process. The City's commitment to effectively engaging representatives of all segments of the San Jose community in the development and implementation of the Envision San Jose 2040 General Plan is critical to insure that the Plan will promote San Jose's continued growth into a leading world city, while maintaining social equity in its operations.**

Varied approaches to community engagement have been the means for the Plan to both reflect the community's values and priorities and embrace the City's diverse social and cultural fabric. By incorporating community sentiment, the *Envision* process built significant public support for the primary direction of the Plan, improved public perception of the planning process, and, most importantly, resulted in an improved Plan.

Key decisions in the *Envision* process were directly connected to the priorities expressed by Task Force and community members. The following priorities for the City's future were identified by community members:

- Promoting Economic Development
- Ensuring Fiscal Sustainability
- Providing Environmental Leadership
- Building Urban Villages
- Promoting Transit Use

The *Envision San José 2040* General Plan policies align with these community priorities by placing a strong emphasis on promoting job growth, protecting employment lands, fostering fiscal stability, and focusing growth capacity into urban Villages and near transit.

## **Regional Employment Center**

**Shift the focus of the City's growth to support the establishment of San José as a regional employment center. Growing San José's role as an employment center will enhance the City's leadership role in North America, increase utilization of the regional transit systems, and support the City's fiscal health.**

The Land Use/Transportation Diagram and General Plan policies support the development of up to 470,000 new jobs within San Jose and a jobs to employed residents ratio of 1.3 Jobs/ER. The Plan focuses employment growth in the Downtown, in proximity to regional and local transit facilities and on existing employment lands throughout the City, while also encouraging the development of neighborhood serving commercial uses throughout the community and close to the residents they serve. The Plan recognizes that all existing employment lands add value to the City overall and therefore preserves those employment lands and promotes the addition of new employment lands when opportunities arise in order to support an ambitious amount of planned job growth.



## **Fiscally Strong City**

**Establish a Land Use Planning Framework that promotes the right balance of fiscal revenue and costs to allow the City to deliver high-quality municipal services, consistent with community expectations.**

It is critical that San Jose makes wise fiscal policy decisions in order to provide high quality services, accessible to all of community members, to continue to create economic development, and to thrive as a community. San José will maintain a Fiscally Strong City, by providing adequate land for uses that generate revenue for the City and by focusing new growth in developed areas where existing infrastructure (e.g., sewers, water lines, and transportation facilities), and City facilities and services (e.g., libraries, parks and public safety) are already available, resulting in maximum efficiency. The fiscal impact of potential land use and policy options will be given serious consideration and priority in the land use entitlement process. Goals, policies, and implementation actions throughout the General Plan address this important concept. The Plan incorporates policies from the City's Employment Lands Preservation Framework and several critical implementation policies to address the fiscal impacts of future land use decisions.

## **Focused Growth**

### **Strategically focus new growth into areas of San Jose that will enable the achievement of the City's goals for economic growth, fiscal sustainability and environmental stewardship and support the development of new, attractive urban neighborhoods.**

A key strategy of the Envision General Plan is to focus new growth capacity in specifically identified "Growth Areas," while the majority of the City is not planned for additional growth or intensification. This approach reflects the built-out nature of San José, the limited availability of additional "infill" sites for development compatible with established neighborhood character, and the emphasis in the Plan Vision to reduce environmental impacts while fostering transit use and walkability.

The Plan focus new housing growth (Plan capacity for 120,000 new Dwelling Units) into identified Growth Areas: the Downtown, North San José, Specific Plan areas, Transit Corridors & Villages, Commercial Centers and Neighborhood Villages. No growth is planned in the Mid-Coyote Valley or South Almaden Valley (Urban Reserves) for the Plan timeframe.

While the Focused Growth strategy directs to and promotes growth within the identified Growth Areas, it also strictly limits new residential development through neighborhood infill outside of these Growth Areas to preserve and enhance the quality of established neighborhoods, to reduce environmental and fiscal impacts, and to strengthen the City's Urban Growth Boundary. Infill development within such neighborhoods, often at a density and form inconsistent with the existing neighborhood pattern, has been disruptive to the development of a positive neighborhood character. Focusing new growth into the Growth Areas will help to protect the quality of existing neighborhoods, while also enabling the development of new village areas with a compact and dense form attractive to the City's projected growing demographic groups (i.e., an aging population and young workers seeking an urban experience), that support walking, provide opportunities to incorporate retail and other services in a mixed-use format, and support transit use.

The Plan supports a significant amount of new housing growth capacity, providing near-term capacity for development of approximately 85,000 new dwelling units, with the ability in future Plan Horizons to ultimately build up to a total of 120,000 additional dwelling units. As described in the Implementation chapter, the Plan's first Plan Horizon preserves all of the San José 2020 General Plan residential growth capacity for the Downtown, Specific Plan areas, North San José and vacant lands throughout the City. In combination, these areas can support approximately 54,360 new dwelling units. New Village housing areas created through the first Plan Horizon in the Envision San Jose 2040 General Plan Update provide planned growth capacity for an additional 30,690 dwelling units.

Most of the planned housing capacity will need to be achieved through the reuse of existing low-intensity sites for higher density mixed-use projects (e.g., projects of 50 or more dwelling units per acre). Because for the first time in recent history the City is largely built-out within its City limits, it is not possible to add more growth capacity for lower density single-family detached or townhouse development projects. More of this type of development would only be possible if the City opened the Mid-Coyote Valley or South Almaden Valley Urban Reserves to new development, extended new development into the hillsides above the Urban Growth Boundary, or converted the City's employment lands to residential use.

Most of the Plan's residential growth capacity is provided through the conversion of older commercial areas to mixed-use, including sites previously identified for housing development within North San José and the new commercial sites made available for mixed-use development within the *Envision* General Plan Village areas. Planning such sites for higher, not lower density, residential development acknowledges their value as a finite land resource and enables the City to provide housing growth capacity consistent with demographic trends and the community objectives of the *Envision San Jose 2040* General Plan. Further employment land conversions or dramatic expansions of the City outside of its current boundaries would have significant negative environmental, fiscal and economic implications and be clearly contrary to those objectives.

## **Urban Villages, Corridors and Regional Transit Hubs**

**Promote the development of Urban Villages, Corridors and Regional Transit Hubs to provide active, walkable, bicycle-friendly, transit-oriented, mixed-use, urban settings for new housing and job growth attractive to an innovative workforce and consistent with the Plan's environmental goals. The Plan focuses significant growth, particularly to increase employment capacity, in areas surrounding the City's regional transit hubs in order to support the City's continuing emergence as a Regional Employment Center and to maximize the use of these transit systems within the region.**

The Urban Villages and Corridors concept creates a framework for most new job and housing growth to occur within walkable and bike friendly Urban Villages and Corridors that have good access to transit and other existing infrastructure and facilities. Building neighborhood-oriented Urban Villages will enhance established neighborhoods by integrating a mix of uses, including retail, food markets, offices, public services, housing, places of worship, public parks and plazas, within or adjacent to existing or emerging neighborhoods. Larger regional Urban Villages will also function as complete destinations that integrate a mix of high density housing, employment, and services within existing key business areas to create dynamic urban settings. These regional Villages will serve a much larger area than the immediately adjacent surrounding neighborhoods. The Corridors identified for growth will include uses and urban spaces similar to those promoted within Urban Villages, but in a more linear form. The Corridors also create a positive identity for San José by creating a consistent urban design character along the major roadways that connect San José's neighborhoods, regional hubs, neighboring cities and the Downtown.

Regional Transit Hubs are locations within San José with unique access to major transit facilities of regional significance. Because these Hubs have a large public investment in transit facilities and are regionally accessible, the General Plan policies and Land Use / Transportation Diagram strongly direct that new job and housing growth occur at these locations at the highest feasible concentration and density, with particular emphasis upon employment growth. Recognizing their emerging roles as City gateways and primary public spaces, attention will be given to the design of new development within the Hub areas with careful consideration given to the formation of high-quality environments for public circulation and gathering.

## **Complete Streets, Grand Boulevards and Main Streets**

**Design streets for people, not just cars, and to support a diverse range of urban activities and functions. Develop important roadways as Grand Boulevards to connect multiple neighborhoods and act as urban design elements at a citywide scale. Promote the ongoing development of Main Streets to foster community identity and walkability, recognizing that they serve as important destinations for retail and other activities within neighborhood areas.**

The City's roadways will be designed to be "Complete Streets" that are accessible and function well for everyone. A Complete Street provides safe, comfortable, attractive and convenient access and travel for pedestrians, bicyclists, motorists, and transit users of all ages, abilities, and preferences. The design of a Complete Street considers both the public right-of-way and the land uses and design of adjoining properties, including appropriate building heights and the planning of adjoining land uses that actively engage the public street realm. As part of the Complete Street concept, appropriate land uses, building heights, setback dimensions and other design elements related to the type and character of the street, are addressed through new zoning districts and other implementation tools adopted to advance the goals of the *Envision San Jose 2040* General Plan.

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To support and utilize Complete Street concepts, the City maintains a land use and transportation network and transportation facilities that promote increased walking, bicycling, and public transit use.

Although the goal of the City is that every street be a "Complete Street," seven Grand Boulevards stand out as having great potential to connect City neighborhoods and to contribute to the City's overall identity through cohesive design. These seven Grand Boulevards are:

- North First Street/Monterey Highway
- Capitol Avenue/Capitol Expressway
- Alum Rock Avenue/Santa Clara Street/The Alameda
- San Carlos Street/Stevens Creek Boulevard
- Meridian Avenue
- Winchester Boulevard
- Saratoga Avenue

Because of their importance and location as major transportation routes, and because of the land uses they support, these Grand Boulevards play an important role in shaping the City's image for its residents, workers, and visitors and have the potential to act as major urban design elements at a citywide scale.

The Grand Boulevards require extra attention and improvement. Within the public right of way, special measures include enhanced landscaping, additional attractive lighting, wider and comfortable sidewalks, and identification banners. For adjoining land uses, design standards will support cohesive and interesting urban development.

Main Streets are roadways that, in combination with the adjacent land uses, play an important role in defining the character and identity of the surrounding neighborhood. In many cases, neighborhood residents identify themselves according to their neighborhood's Main Street. Neighborhood residents can enjoy the retail and other services provided along a Main Street, attend community events associated with the Main Street and identify the Main Street as an integral central spine of their neighborhood that is interconnected with the rest of the City's streets.

The Main Street's physical form supports many transportation modes, with significant emphasis given to public pedestrian facilities to facilitate interaction amongst members of the community while also serving as part of the citywide transportation network. Each Main Street may be different in character, and should reflect, with the adjacent land uses, the key characteristics of the adjacent neighborhoods. The City may develop special standards for both the public right-of-way and for the adjoining land uses for the City's Main Streets to support their function as urban corridors, providing high-quality pedestrian facilities and public spaces that are a primary component of the surrounding neighborhood identity



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## **Destination Downtown**

**Support continued growth in the Downtown as the City's cultural center and as a unique and important employment and residential neighborhood. Focusing growth within the Downtown will support the Plan's economic, fiscal, environmental and urban design/placemaking goals.**

Downtown San José is the cultural heart of San José and it provides employment, entertainment and cultural activities more intensely than in any other area of the City. The Downtown also consists of valuable historic resources, buildings with distinctive architecture, and unique neighborhoods where residents have convenient access to urban activities and amenities. As San José's largest and most vibrant urban area, Downtown contributes towards the positive identity of the City to the region, the nation and abroad.

Downtown San José is home to a growing number of companies whose employees enjoy the downtown life. Software and creative services businesses, in particular, offer technical skills and creative talent in San José's urban center. Silicon Valley's urban university, San José State, boasts award-winning capacity in product design, interactive media, and computer engineering. Between 2000 and 2010, the Downtown residential community has grown by 8,000 people with the addition of new condominiums, lofts, and live-work units.

The Downtown includes the largest concentration of San José's civic and cultural facilities, including City Hall, the main library, the City's convention center, the arena, museums, theaters and outdoor gathering venues.

The Downtown is defined as:

- A vibrant urban center for living, working, entertaining
- The only high-rise housing locale in the South Bay
- A distinctive work environment for large and small companies
- Center to the City's arts, entertainment, culinary and sporting activities
- An eclectic mix of historic architecture side by side to award-winning contemporary urban design



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Regional Transit Hubs are locations within San José with unique access to major transit facilities of regional significance. Because these Hubs have a large public investment in transit facilities, the General Plan policies and Land Use / Transportation Diagram strongly direct that new job and housing growth occur at these locations at the highest feasible concentration and density. Recognizing their emerging roles as City gateways and primary public spaces, attention will be given to the design of new development within the Hub areas with careful consideration given to the formation of high-quality environments for public circulation and gathering.¶

## **Greenline/Urban Growth Boundary**

**Reinforce the Greenline and Urban Growth Boundary that define the limit of the City's urbanized area and preserve the surrounding hillsides largely as open space. Limiting the City's outward expansion is a basic requirement for advancing the Plan's environmental and fiscal goals.**

The Greenline/Urban Growth Boundary defines the ultimate perimeter of urbanization in San José. Besides setting limits to urban development as a growth management and fiscal sustainability strategy, the Greenline/Urban Growth Boundary is intended to develop a clearer identity for San José by defining where urban development ends and by establishing policies to preserve valuable open space resources. The natural resources surrounding the lands within the Greenline/Urban Growth Boundary are the inspiration for this concept.

The Greenline/Urban Growth Boundary demonstrates the strong, long-standing commitment of both the City of San José and the County of Santa Clara that urban development should occur only within the Urban Service Areas of cities where urban development can safely and reasonably be accommodated and where urban services can efficiently be provided. Lands outside of the Greenline/Urban Growth Boundary are identified as those that are intended to remain permanently rural in character and that should remain under the jurisdiction of the County. Both the City and the County are committed to the success of this arrangement and will continue to develop and implement consistent land use plans and development policies for lands of mutual concern both within and outside of the Greenline/Urban Growth Boundary. This commitment is reflected in the Greenline/Urban Growth Boundary goals and policies of both General Plans.



**Deleted: *Fiscally Strong City***

It is critical that San Jose makes wise fiscal policy decisions in order to provide high quality services to its residents, continue to create economic development, and to thrive. San José will maintain a Fiscally Strong City, in part, by providing adequate land for uses that generate revenue for the City. San José will focus growth in developed areas where existing infrastructure (e.g., sewers, water lines, and transportation facilities), and City facilities and services (e.g., libraries, parks and public safety) are already available, resulting in maximum efficiency. The fiscal impact of potential land use and policy options will be given serious consideration prior in the land use entitlement process. Goals, policies, and implementation actions throughout the General Plan address this important concept.

## **Environmental Stewardship**

**Advance the City's Green Vision through 2040 and establish Measurable Sustainability indicators consistent with Green Vision Goal #7. The Plan provides the basis for the City's Greenhouse Gas Reduction Strategy,**

**Deleted: Environmental Stewardship and Resource Conservation (Green House Gas Reduction)**

To support the Environmental Leadership element of the General Plan Vision and the City's Green Vision, the General Plan contains multiple policies to support the implementation of environmental best practices. San José is a city designed, constructed, and operated to minimize waste, to efficiently use its natural resources, and to manage and conserve resources for use by present and future generations. San José acknowledges that it exists within both a regional and global environment. Its decisions regarding natural resources will have impacts outside the City's jurisdiction, and the decisions of others in the region and beyond will impact the City's ability to meet its future needs. San José strives to minimize its contribution to climate change while remaining adaptable to impacts from climate change. San José will encourage and participate in cooperative regional efforts intended to improve the quality of air and water and to conserve land, soil, water, energy and ecosystems such as San Francisco Bay, forests, riparian corridors, fisheries and grasslands.

As the City's guide for growth and development, the General Plan is a unique tool to shape the growth of the City to minimize impacts on resource consumption, reduce the city's contribution to global warming and to preserve and enhance the city's natural environment.



## **Design for a Healthy Community**

**Support the physical health of community members by promoting walking and bicycling as commute and recreational options, encouraging access to healthy foods, and supporting the provision of health care and safety services.**

The “Design for a Healthy Community” concept embodies a very broad range of topics, and “Design for a Healthy Community” strategies are integrated throughout the General Plan to establish a policy framework to shape and grow a city that provides for the physical health of its residents. General Plan policies support good nutrition and healthy air and water, protect the community from human-made and natural hazards and disasters, provide for economic opportunities that meet the needs of all residents, and provide for the equitable distribution of public resources, including public health facilities, throughout the City.

To further the Healthy City concept, the Land Use/Transportation Diagram, and the goals and policies related to Quality Neighborhoods, Urban Villages, Urban Design, Complete Streets, and Transportation, encourage physical activity by creating “complete” communities where most individuals’ daily needs can be met walking or biking on safe and convenient paths and routes. The Parks, Trails, Open Space, and Recreation policies also encourage activity by promoting good and convenient access to a large and diverse variety of parks, trails and recreations facilities for all City residents.

As a key factor to encourage the health of its residents, the Land Use/Transportation Diagram, and the Quality Neighborhoods and Land Use policies address improving access to healthful foods, particularly fresh produce. To this end, the General Plan also supports the development of urban agriculture, and the preservation of the existing agricultural lands adjacent to San José to increase the supply of locally-grown, healthful foods.

## Growth Areas

The Land Use / Transportation Diagram, General Plan policies and the Growth Areas concept diagram identify specific areas of San Jose which are planned to accommodate the majority of the City's job and housing growth. The planned location of job and housing

growth capacity supports the City's long-term goal to emphasize growth within the Downtown, North San José and Specific Plan areas, while focusing new job and housing growth capacity in the identified transit corridor, transit station area, commercial center and neighborhood village Growth Areas. The specific amounts of job and housing growth capacity for each of the Growth Areas is indicated in Table \_\_\_\_.

Regional Transit and Transit-Oriented Villages and Corridors include vacant or under-utilized lands within close proximity of an existing or planned light rail, BART, Caltrain or Bus Rapid Transit (BRT) facility. Commercial Center Villages & Corridors include vacant or under-utilized lands in existing, large-scale commercial areas (e.g., Oakridge Mall, Winchester Boulevard, Bascom Avenue, etc.) Neighborhood Villages are smaller neighborhood-oriented commercial sites with redevelopment potential. While the Neighborhood Villages are not located in proximity to major transit facilities, their intensification could serve to create a vibrant village setting within easy access of the nearby neighborhood. For all of the Village areas it is expected that the existing amount of commercial square footage would be retained and enhanced as part of any redevelopment project so that existing commercial uses within San José are never diminished.

The following text summarizes the special characteristics of each one of the City's Growth Areas:

1. Downtown
2. Specific Plan areas
3. North San Jose
4. Employment Lands
5. Regional Transit Stations
6. San Jose Transit Villages and Corridors
7. Commercial Centers
8. Neighborhood Villages

**Deleted:** A key strategy of the Envision General Plan is to focus new growth capacity in specifically identified "Growth Areas," while the majority of the City is not planned for additional growth or intensification. This approach reflects the built-out nature of San José, the limited availability of additional "infill" sites for development compatible with established neighborhood character, and the emphasis in the Plan Vision to reduce environmental impacts while fostering transit use and walkability. ¶

¶ While the Growth Areas strategy focuses and promotes growth within the identified Growth Areas, it also strictly limits growth capacity within the City's established neighborhoods. Infill development within such neighborhoods, often at a density and form inconsistent with the existing neighborhood pattern, has been disruptive to the development of a positive neighborhood character. Focusing new growth into the Growth Areas will help to protect the quality of existing neighborhoods, while also enabling the development of new village areas with a compact and dense form attractive to the City's projected demographics (i.e., an aging population, but also young workers seeking an urban experience), that support walking, provide opportunities to incorporate retail and other services in a mixed-use format, and support transit use. ¶

## **Historic Preservation**

The preservation of its historic structures and sites helps to create a unique urban environment and sense and pride of place in San José for the City's residents. This cultural richness strengthens the local economy by promoting tourism and encouraging investment. Since the 1980s, San José's General Plan has contained goals and policies which encourage the protection and preservation of historic resources within the City. The primary General Plan goal is to preserve historically and archaeologically significant structures, sites, districts, and artifacts in order to promote a greater sense of historic awareness and community identity, and to enhance the quality of urban living.

## **Guadalupe Corridor Light Rail Transit (1987)**

The first light rail transit (LRT) line completed in Santa Clara County was along San José's Guadalupe Corridor. It consists of 20 miles of rail and a series of stations extending from North San José/Santa Clara employment area through Downtown to South San José's Edenvale industrial area. The Guadalupe Corridor is part of a multi-modal transportation system which combines light rail with a freeway, and incorporates bicycle lanes along portions of its right-of-way. The goal is to connect the predominantly residential community to the south with the job centers in Downtown and North San José. A 7.6-mile Tasman West line extension, connecting the Guadalupe LRT line west to Mountain View, opened in 1999.

## **California State Route 85 (1994) and State Route 87 (2004)**

San Jose and other Santa Clara County jurisdictions played an important leadership role in the development of State Route 85 and State Route 87, both of which significantly facilitate regional movement and provide roadway capacity for daily commuters travelling between housing in the southeastern portions of Santa Clara County and employment in the northwester portions of the County. For State Route 85, Santa Clara County was the first county within California to adopt through a general election a self-imposed special tax to fund regional roadway improvements. Construction of these two roadways resulted in noticeable improvements to commute hour traffic and because of their popularity with the general populations, contribute to ongoing support for local funding of regional transportation projects.

## **Capitol Light Rail Transit (2004)**

The Capitol Light Rail project included the extension of the light rail transit approximately 3.5 miles along Capitol Avenue from the end of the Tasman Light Rail line, at Capitol Avenue and Camino Del Rey (south of Hostetter Road), to a terminal station just north of Capitol Expressway. This extension allowed for a continuous 18-mile long light rail line running from east San José through the cities of Milpitas, Santa Clara, Sunnyvale, and Mountain View, as well as connecting with the existing Guadalupe Light Rail line, connecting to Downtown and south San José. The Capitol line expanded the areas with rail transit access between predominantly residential areas of San José and the job centers in North San José and other nearby Silicon Valley cities.

## **Vasona Corridor Light Rail Transit (2005)**

In 2005, a project was constructed to extend the Light Rail Transit (LRT) System in Santa Clara County approximately 6.8 miles in length into what is commonly known as the Vasona Corridor.