Agenda Item 5
Urban Village Policy Changes
Staff Recommendations
Urban Village Scope Items

1. Redistribution of Planned Growth and Urban Village Boundary Modifications
2. Urban Village Growth Horizons
3. Residential Pool Units
4. General Plan Policy IP-5.5
5. General Plan Policy IP-5.10 (Signature Project Policy)
Urban Village Scope Item #1

Analyze limited redistribution of planned jobs and housing growth within urban villages based on market demand and other changes in planning context.
Urban Village Scope Item #1
Staff Recommendations

• Remove the Evergreen Village Urban Village
• Remove the E. Capitol/Foxdale Dr. Urban Village
• Modify the boundary of the Race Street Light Rail Urban Village
Staff Recommendation

- Eliminate Evergreen Village (V55)
  - Horizon 1
  - Only 1.3 acres of available land
  - Recently built homes, shopping center, and plaza
  - 385-unit residential capacity
Staff Recommendation

- Eliminate E. Capitol/Foxdale Dr. (V52)
  - Horizon 3
  - Redevelopment would displace existing affordable housing apartments
  - Capacity of 100 jobs and 170 units on 14 acres
Staff Recommendation

- **Modify Race Light Rail UV boundary (VR9)**
  - Horizon 1
  - Remove Reed & Graham site - heavy industrial use and unsuitable site for residential redevelopment
  - Remove area east of Lincoln Ave and west of Reed & Graham site
Pending Recommendation

• Potential New Urban Village: Capitol Caltrain Station Urban Village
  • Caltrain Business Plan: electrification and 15 minute headway
  • Monterey Corridor Employment lands – previous “former UV”
  • Monterey Corridor Working Group to discuss this in January 2020
Evaluate the City’s jobs/housing balance, fiscal sustainability, housing supply, and infrastructure to determine whether to move Urban Villages that are in a future Horizon (Horizon 2 or Horizon 3) into the current Plan Horizon.
Background

• General Plan Policy IP-2.5 Analysis
  • Jobs/housing balance: 0.82 ratio of jobs to employed resident
  • Rising operating budget since 2011 to maintain services
  • Adequate housing supply in Horizon 1 to accommodate RHNA
Major growth horizon shifts were done recently in December 2018, that included shifting the following Urban Villages to Horizon 1:

1. North 1st Street (Horizon 2);
2. Race Street Light Rail (Horizon 2);
3. Southwest Expressway (Horizon 2);
4. Alum Rock Avenue (East of 680) (Horizon 3);
5. Stevens Creek Boulevard (Horizon 3);
6. Santana Row/Valley Fair (Horizon 3);
7. Winchester Boulevard (Horizon 3); and
8. South Bascom Avenue (North) (Horizon 3).
Staff Recommendation

• No wholesale move to Horizon 2

• Shift Five Wounds BART and S. 24th St./William Ct. to Horizon 1
  • 1,062 additional housing units available for development
Urban Village Scope Item #3

Consider whether to reset the number of units in the Residential Pool to 5,000 to allow entitlement of residential projects within urban village areas not included within the current plan horizon.
## Existing Residential Pool

<table>
<thead>
<tr>
<th>Project (File No.)</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sparta Student Housing (PD15-044)</td>
<td>86</td>
</tr>
<tr>
<td>Volar (File No. PD15-059)</td>
<td>307</td>
</tr>
<tr>
<td>The Orchard (File No. PD16-025)</td>
<td>188</td>
</tr>
<tr>
<td>Stevens Creek Promenade (PD17-014)</td>
<td>582</td>
</tr>
<tr>
<td>AvalonBay West Valley (PD17-027)</td>
<td>300</td>
</tr>
<tr>
<td>Bascom Gateway Station (PD18-015)</td>
<td>590</td>
</tr>
<tr>
<td>William and 22(^{nd}) St Townhomes (PDA07-013-01)</td>
<td>67</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>2,120 2,053</strong></td>
</tr>
<tr>
<td><strong>REMAINING CAPACITY</strong></td>
<td><strong>2,880 2,947</strong></td>
</tr>
</tbody>
</table>
Staff Recommendation

• Eliminate the Residential Pool Policy (General Plan Policy IP-2.11)
  • Originally established to limit residential in areas not in current Plan Horizon and promoting job growth to fix jobs/housing imbalance
  • Could be additional hurdle in current housing crisis
  • Policy is not necessary and adds no value
Urban Village Scope Item #4

Modify General Plan Policy IP-5.5 to provide more flexibility in the Urban Village planning process for establishing the location, timing and mix of residential and commercial development in an Urban Village Plan area.
Employ the Urban Village Planning process to plan land uses that include adequate capacity for the full amount of planned job and housing growth, including identification of optimal sites for new retail development and careful consideration of appropriate minimum and maximum densities for residential and employment uses to insure that the Urban Village Area will provide sufficient capacity to support the full amount of planned job growth under this Envision Plan. The Urban Village Plan should be consistent with the following objectives:

1. The Urban Village planning process is not a mechanism to convert employment lands to non-employment uses.

2. Other City policies such as raising revenues, for example which could occur through the conversion of employment lands to non-employment uses shall not take precedent over the jobs first principle.

3. The General Plan’s jobs first principles apply to Urban Villages and that residential conversions are not allowed to proceed ahead of the job creation that is necessary to balance the residential elements of the Village Plan. This policy means that jobs and housing can move together on a case by case basis.
Staff Recommendation

Employ the Urban Village Planning process to plan land uses that include adequate capacity for the full amount of planned job and housing growth, including identification of optimal sites for new retail development and careful consideration of appropriate minimum and maximum densities for residential and employment uses to ensure that the Urban Village Area will provide sufficient capacity to support the full amount of planned job growth under this Envision Plan. The Urban Village Plan should be consistent with the following objectives:

1. The Urban Village planning process is not a mechanism to convert employment lands to non-employment uses.

2. Other City policies such as raising revenues, for example which could occur through the conversion of employment lands to non-employment uses shall not take precedent over the jobs first principle.

3. The General Plan’s jobs first principles apply to Urban Villages and that residential conversions are not allowed to proceed ahead of the job creation that is necessary to balance the residential elements of the Village Plan. This policy means that jobs and can move together on a case by case basis.
Modify Signature Project Policy IP-5.10 to establish appropriate, clear, and more predictable minimum residential densities for Signature Projects and to establish more clarity on the amount of commercial that would be required for Signature Projects, based on the typology for the Urban Village in the General Plan.
The Signature Project Policy was created as an exception for projects to move forward ahead of an approved plan:

- Supports GP goals;
- Go above and beyond the standard; AND
- Help create complete villages.

Revisions are intended to establish clear and objective standards for Signature Projects to move forward.
## Site Location Requirement

<table>
<thead>
<tr>
<th>Existing Policy</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• (1) Within an Urban Village; and</td>
<td>• No change</td>
</tr>
<tr>
<td>• (2) General Plan Land Use Designation of Urban Village, residential, or commercial.</td>
<td></td>
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</tbody>
</table>
## Site Selection Requirement

<table>
<thead>
<tr>
<th>Existing Policy</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Visible, prominent location</td>
<td>• (1) Corner of intersection; OR</td>
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<tr>
<td></td>
<td>• (2) Interior parcel of at least 3 acres with 150 ft of</td>
</tr>
<tr>
<td></td>
<td>street frontage</td>
</tr>
<tr>
<td></td>
<td>• Shall not result in remnant parcels that are less than</td>
</tr>
<tr>
<td></td>
<td>one acre</td>
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</tbody>
</table>
Site Selection Requirement

Show how many parcels in each would qualify 150 feet.
Site Selection Requirement

150 feet
### Commercial Requirement

<table>
<thead>
<tr>
<th>Existing Policy</th>
<th>Staff Recommendation</th>
</tr>
</thead>
</table>
| “Above the average” | • Neighborhood Village: ≥ 5% above fair share  
|                  | • Local Transit Village: ≥ 10%  
|                  | • Commercial Corridor & Center Village: ≥ 10%  
|                  | • Regional Transit Urban Village: ≥ 15%  
|                  | • Additional requirements:  
|                  |   • If project site is 5 to 10 acres: 5% additional  
|                  |   • If project site >10 acres: 10% additional |
## Residential Density Requirement

### Staff Recommendation

<table>
<thead>
<tr>
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<th>Staff Recommendation</th>
</tr>
</thead>
</table>
| • “Above the average” | • Neighborhood Village: ≥30 DU/AC  
• Local Transit Village: ≥55 DU/AC  
• Commercial Corridor & Center Village: ≥55 DU/AC  
• Regional Transit Urban Village: ≥75 DU/AC |
# Open Space Requirements

<table>
<thead>
<tr>
<th>Existing Policy</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Include open space</td>
<td>• Neighborhood Village: ≥ 2,000 sq ft</td>
</tr>
<tr>
<td></td>
<td>• Local Transit Village: ≥ 5,000 sq ft</td>
</tr>
<tr>
<td></td>
<td>• Commercial Corridor &amp; Center Village: ≥ 5,000 sq ft</td>
</tr>
<tr>
<td></td>
<td>• Regional Transit Urban Village: ≥ 10,000 sq ft</td>
</tr>
</tbody>
</table>
## Community Meeting Requirements

<table>
<thead>
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<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• “Substantive” opportunity for input</td>
<td>• Two or more community meetings</td>
</tr>
</tbody>
</table>
Design Requirements & Approval Process

Before

- Pedestrian friendly design guidelines in General Plan

Two Approval Bodies
- PD Zoning & Permit

After

- Citywide Design Guidelines
- Complete Streets Guidelines
- Urban Village Mixed Use Zoning District

One Approval Body
- Site or Special Use Permit TBD
Agenda Item 6
Task Force Discussion & Public Comment
Agenda Item 7
Announcements
Agenda Item 8
Adjourn