

# Frequently Asked Questions

## North 1<sup>st</sup> Street Local Transit Village Plan

### What is the Envision San José 2040 General Plan?

The Envision San José 2040 General Plan is the City's blueprint for the future growth of San José. Approved in 2011 by the City Council, it reflects the input of thousands of residents and businesses. Urban villages are a key strategy in the plan for how and where San José grows. San José is anticipated to grow in the number of residents and jobs, and you can make a difference in how it does by engaging and participating in the urban village planning process.

### What is an urban village?

Urban villages bring housing, retail, and jobs together with higher-density, mixed-use developments. They typically locate along transit corridors to reduce car use and promote walking, bicycling, and transit use.

### What is a local transit urban village and how is it different?

Local transit urban villages are located along light rail or bus rapid transit facilities which are used primarily for travel on a more localized basis. Accordingly, the urban villages at these locations are planned for a balanced mix of jobs and housing growth at relatively high densities with greater emphasis placed upon building complete communities at each urban village location while also supporting use of the local transit system.

### What are the benefits of an urban village?

Instead of "urban sprawl," urban villages provide a place for people to live, work, and play. This concentrated approach reduces traffic and greenhouse gas emissions, and supports healthy living with less time in cars. Economic development and growth is promoted in key locations, helping to take pressure off developing in environmentally sensitive areas.

### How big is the North 1<sup>st</sup> Street Local Transit Village plan area?

The current area is roughly 132 acres. It extends along North 1<sup>st</sup> Street between East Julian Street and Interstate 880.

### What is the planned housing and job growth for North 1<sup>st</sup> Street Local Transit Village?

- **Planned Job Capacity:** 2,520 jobs
- **Jobs Area:** 756,000 square feet
- **Planned Housing Yield:** 1,678 dwelling units (333 dwelling units have been entitled)

These job capacities and housing units will be incorporated into the urban village boundary, and through public engagement and participation, the location of these new jobs and housing units will be determined.

### What does this mean for me, as a resident, as a business owner, or as a tenant?

As a resident, business owner, or tenant, you can directly help shape how your community grows by participating in this urban village process. You can participate by attending the workshops, public hearings, and engaging with the project contact and the Council District office.

### How will the public be engaged in the North 1<sup>st</sup> Street Local Transit Village planning process?

A series of three workshops will occur between June 2019 and August 2020. The Village Plan will be presented to Planning Commission for recommendations and City Council for final adoption.

- **WORKSHOP 1 – Community Values & Guiding Principles**

At this workshop, you're invited to share ideas and concerns about development in this

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area. This will help the City frame the Values and Guiding Principles for the development of the North 1st Street Local Transit Village Plan.

- **WORKSHOP 2 – Village Plan Development**

During this workshop, you're invited to provide feedback on key aspects of the Conceptual Village Plan.

- **WORKSHOP 3 – Open House**

Staff will present the Draft Plan and seek final comments during this open house. After addressing these final comments, staff will prepare to present the plan to the Planning Commission and City Council for approval.

### **Will my house or building be demolished or taken from me as part of this Urban Village process?**

No. The purpose of the Urban Village process is to establish policies, standards, and guidelines for new development to comply with. These policies, standards, and guidelines will only apply to properties within the North 1st Local Transit Urban Village boundary. The Urban Village process does not approve specific development projects nor allows demolition and construction to occur. Development projects must go through a separate process, the planning entitlement process, to ask the City for permission the right to demolish or construct a new building. The City will not be taking your building as part of this process.

### **When will construction begin on this local transit urban village?**

The urban village plan is a policy document that will guide the future development of the village area. It is a long range policy document that private development projects will be required to comply with. There is no construction associated with the Urban Village process, however, private development projects (that are subject to a discretionary planning permit) will be required to comply with the goals, policies, standards, and guidelines within this Urban Village Plan.

For questions, concerns or comments, contact the Project Manager:

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*For the official public record, please email your comments. For updates, please email the Project Manager and request to add your email on the North 1<sup>st</sup> Street Local Transit Village Distribution List.*