

# Framework for Evaluating Proposed Conversions of Employment Lands to Other Uses

## DRAFT

### Purpose

To create more certainty and predictability in the review of employment land conversion proposals while retaining flexibility to respond to changing conditions, information, and policy considerations.

### Framework Elements

#### **1. Subareas to promote or facilitate conversion to housing, retail, mixed use, or other Household-Serving Industries.**

- Agnews site in North San Jose 2 Subarea: If this site becomes available, consider it for a mix of housing and retail uses.
- North San Jose 5 Subarea: Consider only for limited conversions to retail or civic uses, and not additional housing.
- Downtown Core Subarea: Continue to facilitate a vibrant mix of housing, civic, retail, and employment uses.
- Downtown Frame Subarea: Continue to facilitate a mix of housing, civic, retail, and employment uses, however, the Julian-Stockton portion of this subarea should not include housing.
- Midtown portion of Central San Jose 1 Subarea: Consider additional opportunities for housing, retail, civic, and/or employment uses (beyond existing and planned land uses) to support the Downtown, transit investments, and West San Carlos Neighborhood Business District.
- Story Road Subarea (Olinder Redevelopment Area): Consider for conversion to retail uses, but not housing, given the existing, well-established retail uses.

#### **2. Subareas to consider for conversion to housing, retail, mixed use, or other Household Serving Industries in certain circumstances.**

- As the employment areas intensify in North First Street and Edenvale 1, respectively, then opportunities for supportive uses may be considered in the following subareas:
 

□ <u>North First Street</u>	□ <u>North San Jose 4</u>
□ <u>North San Jose 2</u>	□ <u>North San Jose 6</u>
□ <u>North San Jose 3</u>	□ <u>Edenvale 1</u>

**3. Subareas to preserve for Driving and Business Support Industries.**

- North San Jose 1
- Airport
- Central San Jose 2
- Northeast San Jose
- Monterey Corridor 1
- Monterey Corridor 2
- Monterey Corridor 3
- Monterey Corridor 4
- Edenvale 2

**4. Criteria for the evaluation of proposed conversions to housing, mixed use, retail, and/or other Household-Serving Industries.**

- Conversion to Residential or Mixed Residential/Commercial Use
  - A. Economic contribution of the subarea:** What is the economic contribution of the subarea to the San Jose and Silicon Valley economy and job base? How would this economic contribution be enhanced or reduced by the proposed conversion?
  - B. Consistency with City Policies and Strategies:** How does the proposed conversion and specific proposed use(s) and intensities advance the City's policies and strategies as contained in the General Plan, Specific Plans, and other strategic documents?
  - C. Proximity to existing neighborhoods:** How would the new residential/mixed use knit with adjacent existing or planned residential uses and/or fill-in gaps in areas already partially converted to residential use?
  - D. Proximity to incompatible employment uses (e.g., manufacturing, recycling, etc.):** Where are the nearest incompatible industrial areas which might generate impacts due to hours of operation, deliveries, noise, odors, hazardous materials, etc.? How might the new residential use put pressure on the existing industrial uses to modify their operations?
  - E. Potential inducement of additional conversions to residential use?** How might the proposed residential use induce or pressure adjacent or nearby properties to convert to residential use?
  - F. Proximity to transit service:** Is the proposed housing site within 3000 feet of a planned BART Station or 2000 feet of an existing, funded or planned Light Rail Station?
  - G. Proximity to compatible employment uses (e.g., office/R&D):** Where are the nearest existing or planned employment areas with compatible land use characteristics, thereby creating potential alternate commute (walk/bike to work) opportunities?
  - H. Proximity to neighborhood services:** Where are the nearest existing and/or planned neighborhood serving retail, parks, libraries, schools, open space/trails, etc.

- I. **Adequacy of Fire/Police service levels:** What are the anticipated service levels or other public safety performance measures to serve the proposed housing area?
  - J. **Proximity of bicycle and pedestrian facilities:** Where are the nearest existing and planned bicycle and pedestrian facilities?
  - K. **Potential environmental impacts and mitigation measures, including adequacy of other public infrastructure:** What are the potential environmental impacts and are mitigation measures included in the proposal? What public improvements are necessary to serve the new housing area?
  - L. **Potential fiscal impact:** What is the potential fiscal impact on City revenue and service costs?
- Conversion to Commercial and Other Household-Serving Industries
    - A. **Economic contribution of the subarea:** What is the economic contribution of the subarea to the San Jose and Silicon Valley economy and job base? How would this economic contribution be enhanced or reduced by the proposed conversion?
    - B. **Consistency with City Policies and Strategies:** How does the proposed conversion and specific proposed use(s) and intensities advance the City's policies and strategies as contained in the General Plan, Specific Plans, and other strategic documents?
    - C. **Fulfilling the City's retail needs:** How does the proposed commercial retail meet the City's need for community-serving and/or neighborhood-serving retail?
    - D. **Adequacy of major street access:** What streets directly serve the proposed site?
    - E. **Potential to influence/encourage conversion of adjoining properties:** How might the proposed commercial use induce or pressure adjacent or nearby properties to convert to commercial use?
    - F. **Potential negative impact to other planned commercial development areas (e.g., Downtown):** How would the proposed commercial development affect other planned commercial areas?
    - G. **Adequacy of transit, bicycle, pedestrian facilities:** Where are the nearest existing and planned transit, bicycle and pedestrian facilities? How does the proposed commercial use support transit or hinder its use?
    - H. **Incorporation of mixed use development:** How does the proposed development incorporate a mix of compatible uses?
    - I. **Potential environmental impacts and mitigation measures:** What are the potential environmental impacts and are mitigation measures included in the proposal?

**J. Net fiscal impact on the City of using this parcel for retail instead of the current use:**  
What is the potential fiscal impact on City revenue and service costs?

**Framework Application**

- All conversion proposals would be evaluated against the criteria.
- The criteria would identify the key issues for the analysis of conversion proposals; however, there may be other criteria or factors to consider in the evaluation of individual proposals.
- The “Towards the Future” report would be one source of background information for answering the questions posed by the criteria.
- Other background information may include, but is not limited to, reports on the Silicon Valley economy, office vacancy trends, etc.