

# *Preservation of Employment Land*



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Code Enforcement



# *The Vital Cycle of San Jose's Economy*

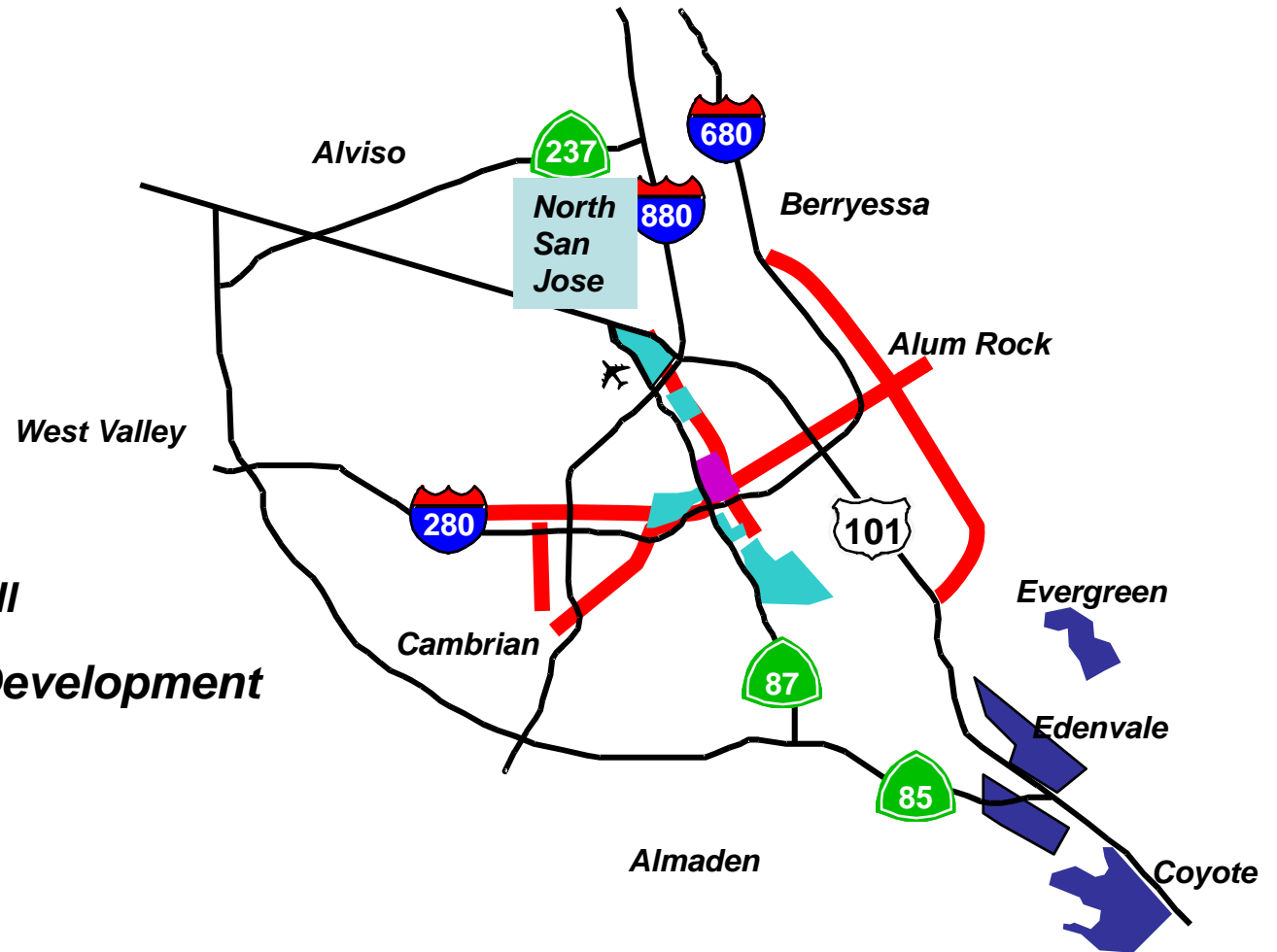


# **Maintaining a Diverse Economy has been a Long Battle**

- 1991: Industrial Supplier/Services Study
- 1994: General Plan Update
- 2000: Economic Base Study
- 2004: Towards the Future Study;  
First Employment Lands  
Framework
- 2007: Employment Preservation  
Framework

# Future Growth Locations

- **North San Jose**
- **Downtown**
- **Specific Plans**
  - **South Rincon**
  - **Japantown**
  - **Midtown**
  - **Tamien**
  - **Communications Hill**
- **Transit-Oriented Development Corridors**
- **Job Centers**
  - **North Coyote**
  - **Edenvale**
  - **Evergreen**



# **San Jose has Sufficient Housing Planned: Existing General Plan includes 60,000+ Units\***

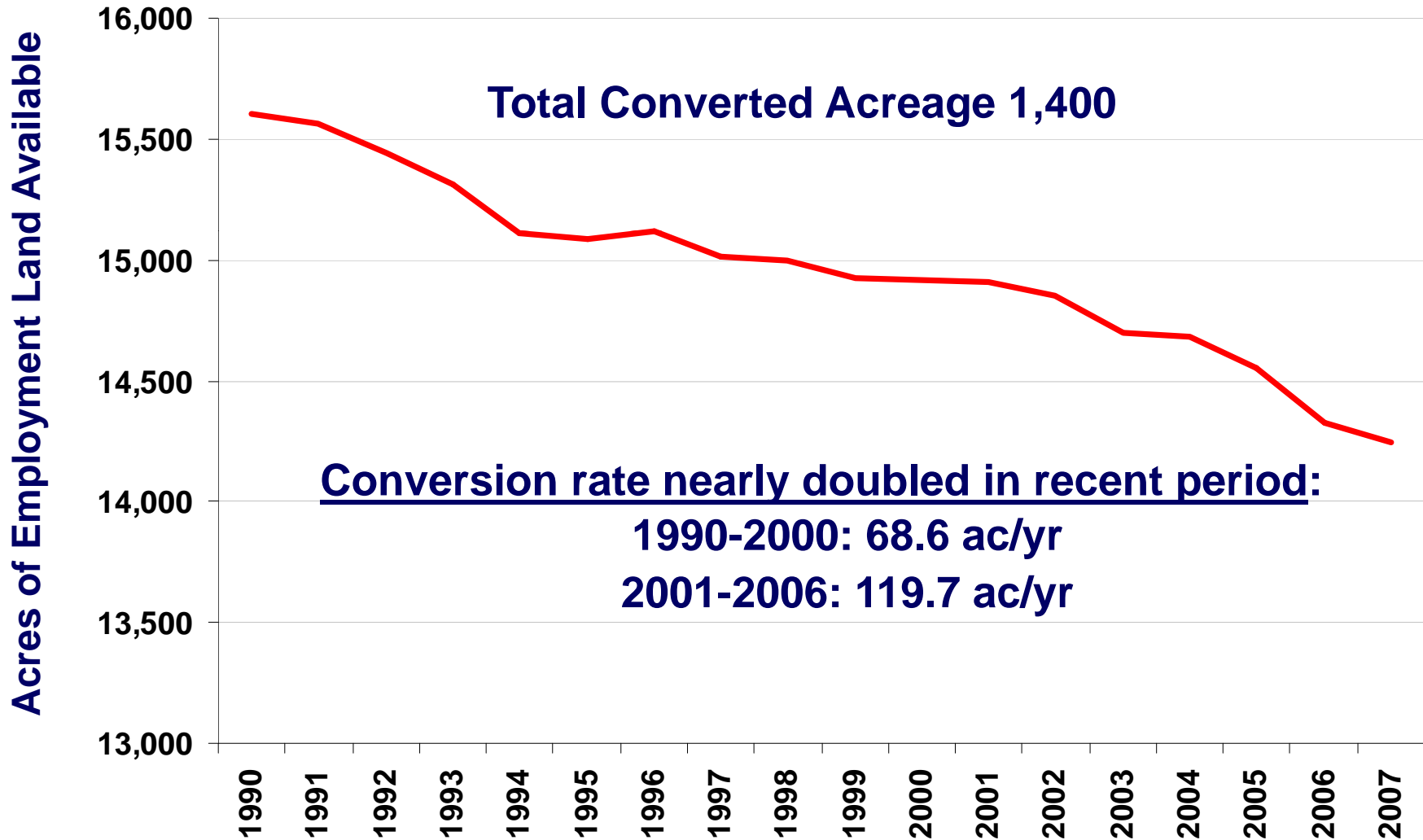
<b>General Plan Land Use Designation/Overlay</b>	<b>Average Yield (Housing Units)</b>
Very Low Density Residential (2 Units/Acre)	180
Low Density Residential (5 Units/Acre)	370
Medium Low Density Residential (8 Units/Acre)	1,600
Medium Density Residential (8-16 Units/Acre)	1,200
Medium High Density Residential (12-25 Units/Acre)	1,700
High Density Residential (25-50 Units/Acre)	2,600
Residential Support for the Core Area (25+ Units/Acre)	500
Transit Corridor Residential (20+ Units/Acre)	6,000
Greater Downtown Core Area	8,000
North San Jose Conversion/Overlay	22,150
Specific Plan Areas	19,150
<b>TOTAL PLANNED HOUSING UNITS</b>	<b>63,450</b>

\*Does not include potential units in Evergreen, Coyote Valley, or South Almaden Valley

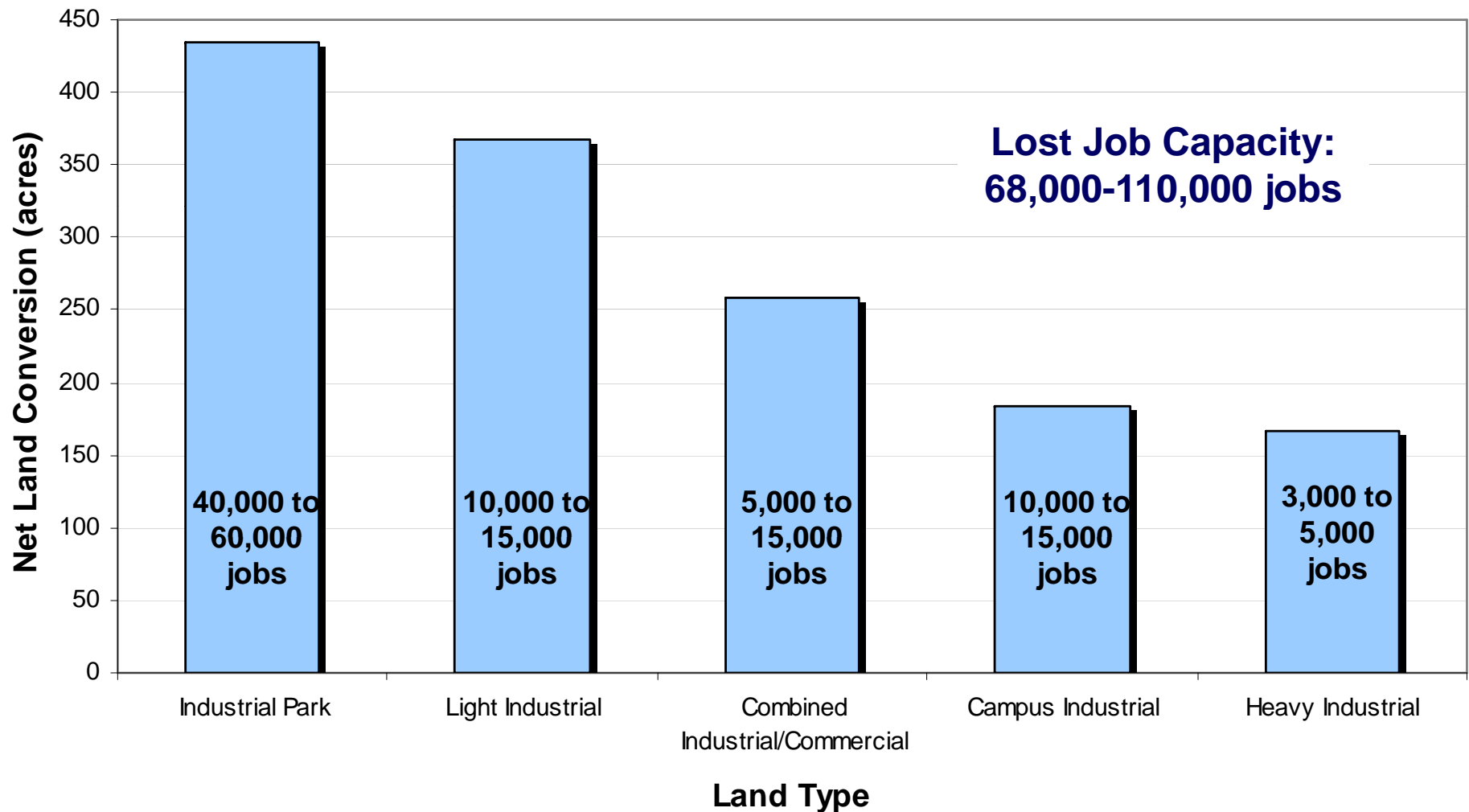
# *San Jose's Employment Lands*

- **Definition:** Non-residential designated land supporting private-sector employment
- **High Impact:** Employment lands provide **60%** of City Revenues
- **Limited Supply:** Only **15%** of City land is designated as employment land

# Since 1990, San Jose has Converted 9% of all Employment Lands



# **San Jose has lost over 1,400 acres of Employment Land since 1990**

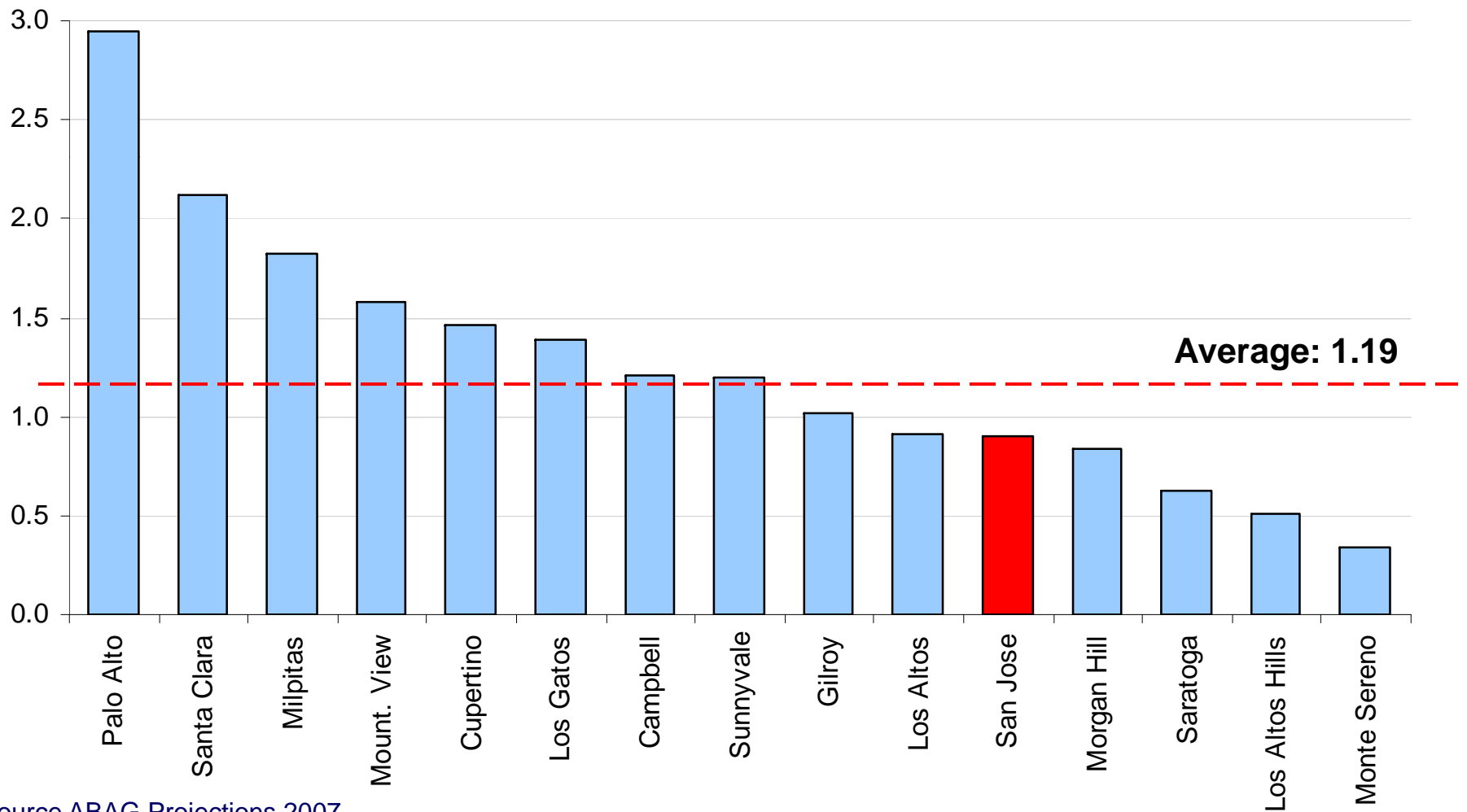


# San Jose Remains the Valley's Bedroom Community

Progress lost in recent period:  
(San Jose Jobs per Employed Resident)

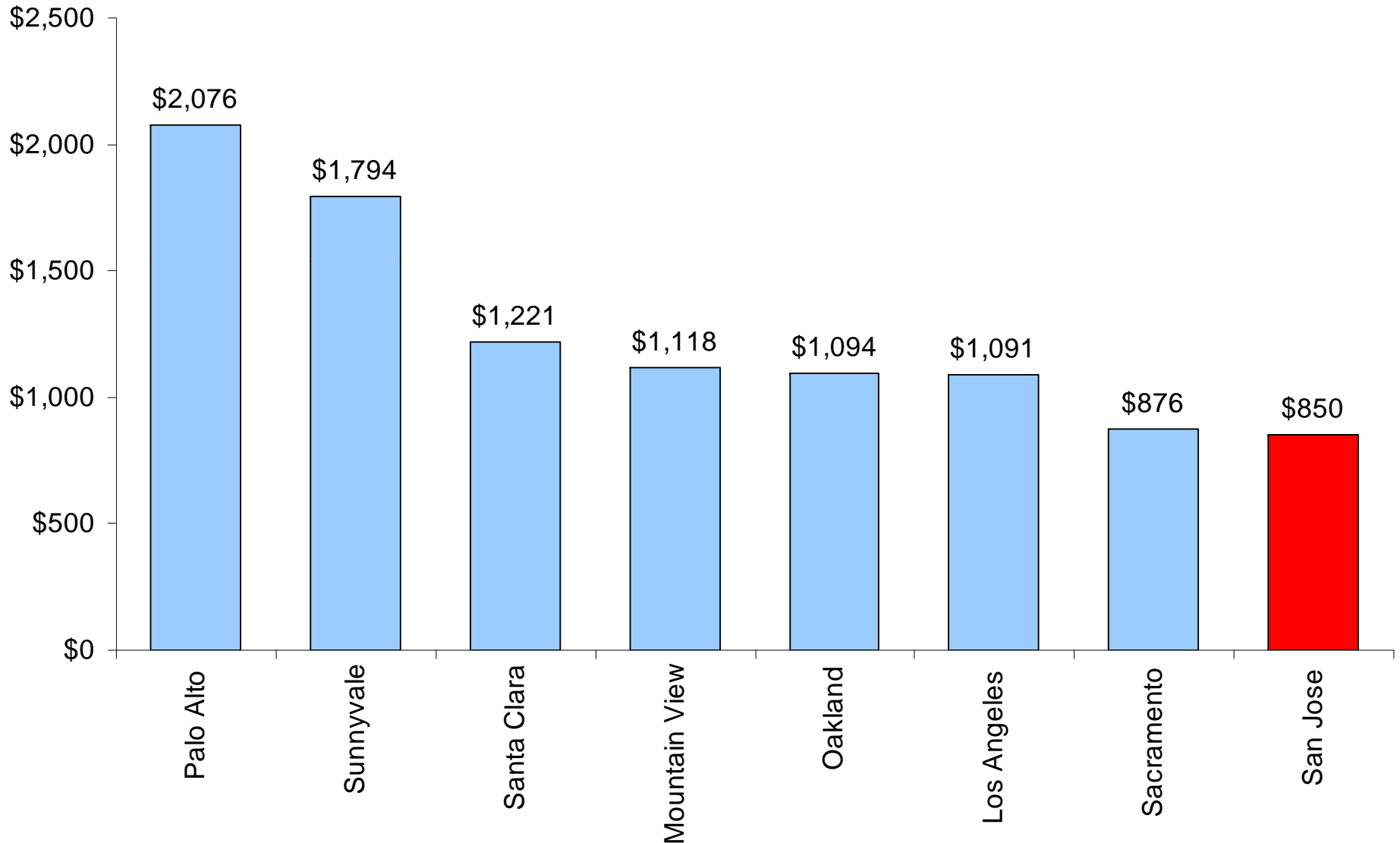
1990	2000	2005	2010*
.78	.96	.90	.83

## Jobs per Employed Resident (2005)



\* Source ABAG Projections 2007

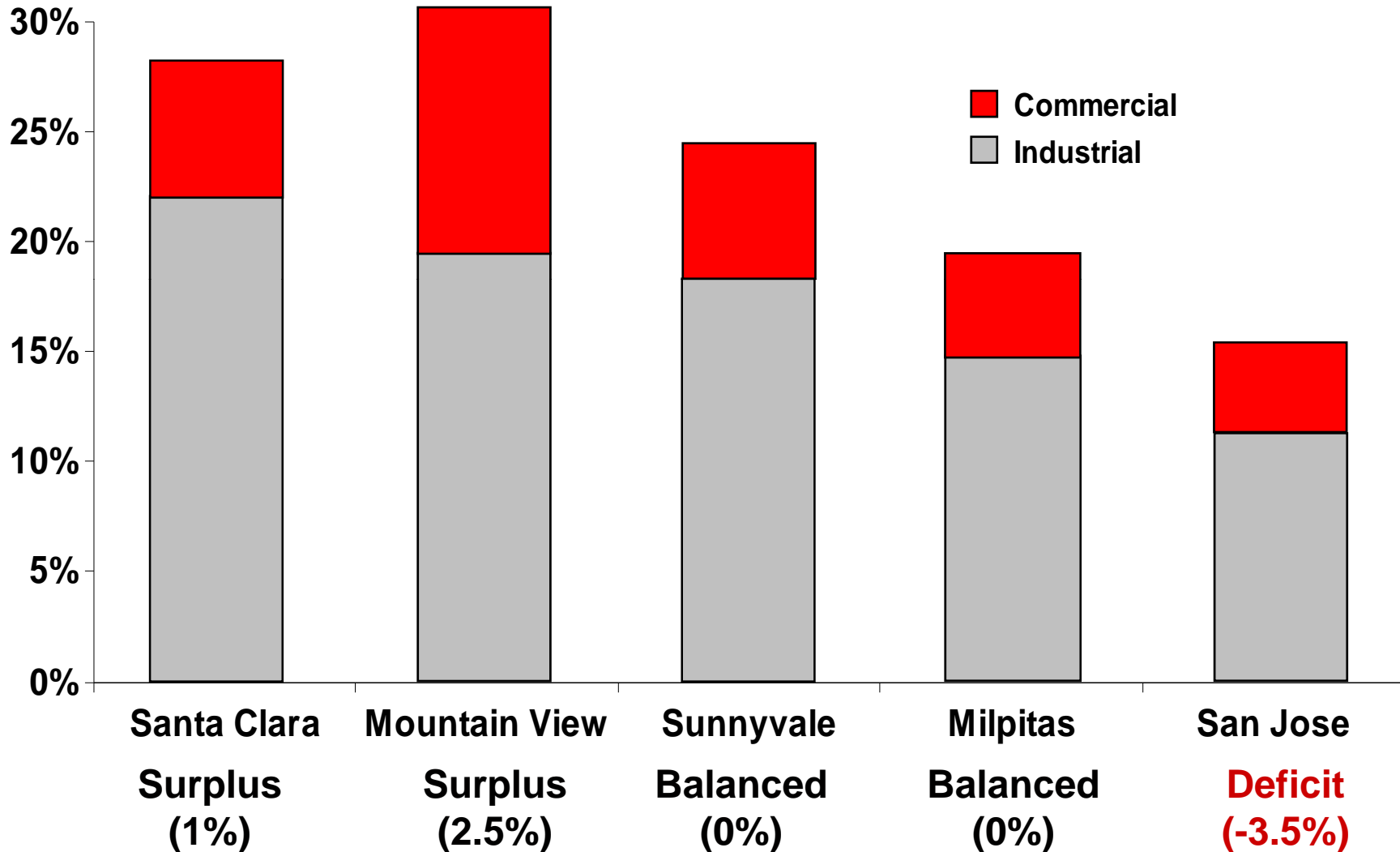
# *San Jose's Revenue per Capita\** *Among Lowest in Region and State*



\*General Fund Revenues (property, sales, utility taxes, etc)

Source: Individual City Budgets FY 06/07

# Less Employment Land Equals Revenue Shortfalls



**Projected General Fund Budget Surplus/Deficit 2006-2007**

# **Revenues from Various Land Uses**

<b>One Acre of Residential Use</b>	<b>Assessed Value</b>	<b>Property Tax to City/Unit</b>	<b>Sales Tax/ Unit</b>	<b>Utility Tax</b>	<b>Total Annual Revenues</b>
<b>Single Family (7 units)</b>	\$1,400,000	\$1,750	\$246	\$267	\$ 15,841
<b>Condominiums (20 units)</b>	\$700,000	\$875	\$123	\$276	\$ 25,480
<b>Apartments (30 Units)</b>	\$400,000	\$500	\$123	\$184	\$ 24,210
<b>Hi-Rise Condominiums (150 Units)</b>	\$540,000	\$675	\$170	\$184	\$ 154,348

<b>One Acre of Employment Use</b>	<b>Assessed Value</b>	<b>Property Tax to City</b>	<b>Sales Tax</b>	<b>Utility Tax</b>	<b>Total Annual Revenues</b>
<b>Office Tower (1 acre of site)</b>	\$30,000,000	\$37,499	\$5,000	\$21,000	\$63,499
<b>Auto Dealer</b>	\$1,300,000	\$1,625	\$90,250	\$1,250	\$93,125
<b>Neighborhood Retail</b>	\$1,200,000	\$1,500	\$5,553	\$821	\$7,873
<b>Large Format Retail</b>	\$1,700,000	\$2,053	\$65,000	\$3,000	\$70,053

**\*\*Employment lands generate significantly more revenue than residential uses (<55 Units/Acre)**

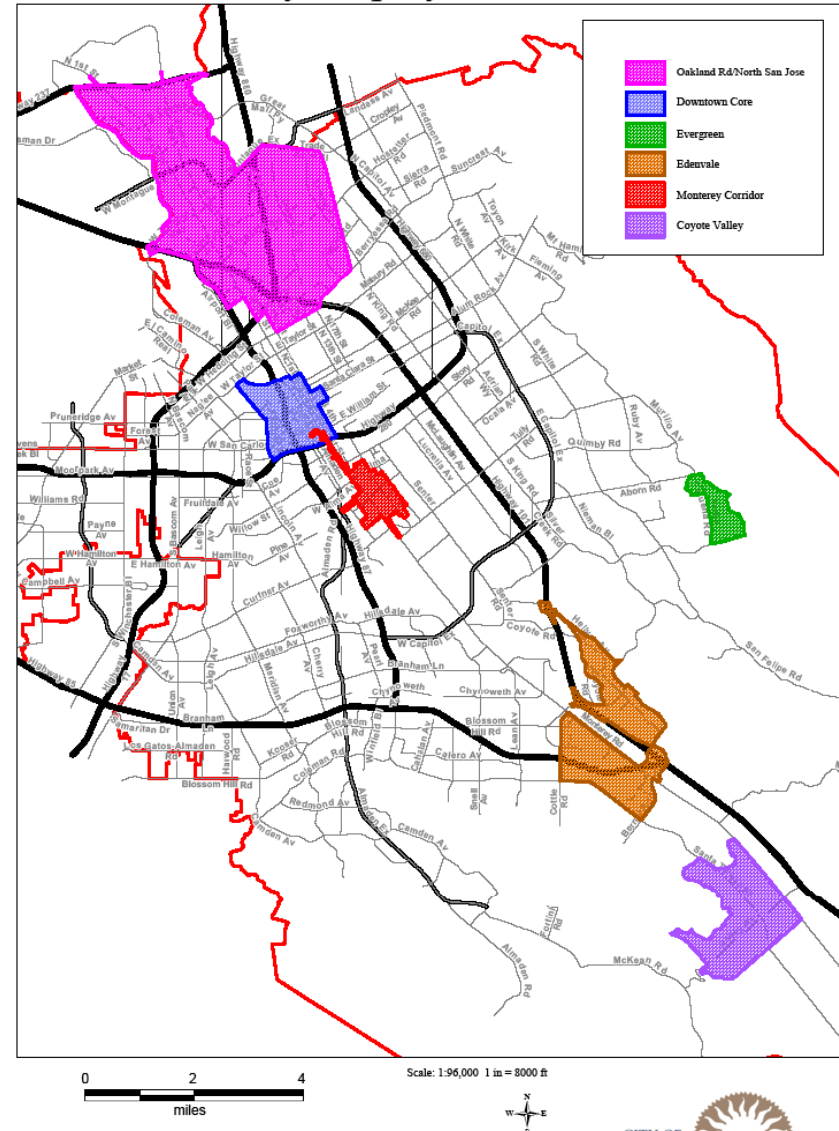
# **Framework for the Preservation of Employment Lands (2007)**

- **No Net Loss of Heavy and Light Industrial Acreage**
- **Retain Citywide Job Capacity**
- **Maintain Employment Lands for Non-Residential Uses**

# Framework for the Preservation of Employment Lands

**Discourage Conversion in Key Employment Areas**

Key Employment Areas



Note: San Jose has important employment land interspersed throughout the City. All employment lands in the City of San Jose's Sphere of Influence that are proposed for General Plan amendments are subject to analysis under the Framework for the Preservation of Employment Lands.



Map prepared by City of San Jose,  
Planning Division 10/01/2007

# **Opportunities for Action**

- **Link with “sustainability” objectives**
- **Foster green businesses**
- **Encourage a real mix of uses at transit**
- **Facilitate regional solutions**
- **Enhance political will**