

POLICY LU-1.4: PARCEL ASSEMBLY

Encourage parcel assembly and discourage parcelization to ensure that infill development meets City standards and provides adequate buffers to neighborhoods.

POLICY LU-1.5: COMMUNITY HEALTH THROUGH LAND USE

Promote community health through land use and design.

POLICY LU-1.6: JOBS/HOUSING BALANCE

Strive for a more balanced ratio of jobs and housing units.

Table LU-1: Citywide Development Allocation Between 2014-2040

	commercial (s.f.)			office (s.f.)			hotel (rooms)			residential (units)		
	current built (Oct 7, 2014)	buildout	available	current built (Oct 7, 2014)	buildout	available	current built (Oct 7, 2014)	buildout	available	current built (Oct 7, 2014)	buildout	available
Heart of the City	1,351,730	214,5000	793,270	2,447,500	2,464,613	17,113	404	526	122	1,336	1,805	469
Vallco* Tier 1	1,207,774	600,000	-	-	750,000	750,000	148	339	191	-	2,034	2,034
Town	1,207,774	120,7774	-	-	2,000,000	2,000,000	148	339	191	-	389	389
Center** Tier 2	1,207,774	485,000	-	-	1,500,000**	1,500,000**	148	339	191	-	2,923	2,923
Homestead	291,408	291,408	-	69,550	69,550	-	126	126	-	600	750	150
N. De Anza	56,708	56,708	-	2,081,021	2,081,021	-	123	123	-	49	146	97
N. Vallco	133,147	133,147	-	3,069,676	3,069,676	-	315	315	-	554	1154	600
S. De Anza	352,283	352,283	-	130,708	130,708	-	315	315	-	6	6	-
Bubb	-	-	-	444,753	444,753	-	-	-	-	-	-	-
Monta Vista Village	94,051	99,698	5,647	443,140	456,735	13,595	-	-	-	828	878	50
Other	144,964	144964,	-	119,896	119,896	-	-	-	-	18,039	18,166	127
Major Employers	-	-	-	109,935	633,053	523,118	-	-	-	-	-	-
With VTC Tier 1	3,632,065	3,823,208	-	-	10,220,005	1,303,826	1,116	1,429	313	-	24,939	3,527
Citywide	3,632,065	4,430,982	798,917	8,916,179	11,470,005	2,553,826,	1116	1429	313	21,412	23,294	1,882
With VTC Tier 2	3,632,065	3,708,208	-	-	10,970,005	2,053,826	1,116	1,429	313	-	25,828	4,416

** Buildout totals for Office and Residential allocation within the Vallco Shopping District are contingent upon a Specific Plan being adopted for this area by May 31, 2016. If a Specific Plan is not adopted by that date, City will consider the removal of the Office and Residential allocations for Vallco Shopping District. See the Housing Element (Chapter 4) for additional information and requirements within the Vallco Shopping District.

* The Vallco Town Center Specific Plan authorizes a community benefits density bonus as an alternative to the State Density Bonus if proposed development meets specified criteria. The applicable Development Allocations, if the City approves a community benefits density bonus, are identified as Tier 2 in Table LU-1.

** For a Tier 2 project in the Vallco Town Center Special Area, an additional 250,000 square feet of allocation is allowed for office amenity space, as defined in the Vallco Town Center Specific Plan, for a total allocation of 1,750,000 square feet.