

5.4.7 Future Focus Areas Goals and Policies

Future Focus Areas are identified for Phase III of the General Plan. Each of these areas requires additional planning as prerequisites for development. Future Focus Areas are located north of the Caltrain corridor, adjacent to existing transit hubs or along major transportation corridors. The Future Focus Areas represent a change from existing underutilized office and industrial uses to higher-density residential and mixed-use neighborhoods with a full complement of supportive services. Careful planning of each area is essential to ensure the provision of adequate infrastructure and services, an appropriate interface with surrounding development and access to transit, open space and recreation. The Future Focus Areas are delineated by a red outline in Figure 5.4-1 and include:

- Central Expressway
- De La Cruz
- Great America Parkway

The Land Use Diagram designates future land uses and their location for each Future Focus Area. Confirmation and/or changes to these land use designations will occur in the context of the comprehensive planning process required as a prerequisite for residential development in any of these areas. General Plan Goals and Policies for the Future Focus Areas provide a guide for these planning efforts.

Future Focus Area Goals

- 5.4.7-G1 All applicable prerequisites are met, and a comprehensive plan is adopted, prior to implementation of any Future Focus Area.
- 5.4.7-G2 Adequate infrastructure, services and funding are planned to support new development in Future Focus Areas.
- 5.4.7-G3 New residential development that includes provisions for compatibility with surrounding non-residential uses.

Future Focus Area Policies

- 5.4.7-P1 Require the adoption of the comprehensive plan prior to any rezoning within that designated Future Focus Area.
- 5.4.7-P2 Implement development in Future Focus Areas in conformance with applicable General Plan policies for Neighborhood Compatibility, Mobility and Transportation, Public Services, and Environmental Quality.
- 5.4.7-P3 Allow Future Focus Area plans to be initiated by one or more private parties who provide funding to the City for planning the entire Focus Area; the City may include a reimbursement program for the private parties as part of the Future Focus Area Plan.

- 5.4.7-P4 Until such time as a comprehensive plan is adopted for a Future Focus Area, allow development in accordance with the land use designations on the Phase II General Plan Land Use Diagram.
- 5.4.7-P5 Discourage any new development that would preclude the implementation of the residential neighborhoods identified in the Future Focus Areas, Phases II and III, of the General Plan Land Use Diagrams.
- 5.4.7-P6 Encourage new comprehensive plans for Future Focus Areas to provide a full complement of uses, including neighborhood-oriented retail and commercial activities, open space, and public facilities.
- 5.4.7-P7 Implement appropriate measures for new residential development to reduce any land use conflicts with surrounding non-residential uses.
- 5.4.7-P8 Require development of public amenities, including parks and open space, in the first phase of development for all Future Focus Areas.
- 5.4.7-P9 Emphasize walkability and access to transit and existing roadways in Future Focus Area comprehensive plans.
- 5.4.7-P10 Provide access across expressways or major arterial streets so that new residential development in Future Focus Areas has adequate access to neighborhood retail, services and public facilities.