C

bE'F!(5$$6((H5G!$'=EG6B#'F!'H!B.6!$'50(6)!(B516FB(!N#GG!O6!/OG6!B';!

?2 _6($0#O6!B.6!16(#CF!E0#F$#EG6(!B./B!=/%6!H'0!$G6/0)!/$$50/B6)!/F1!$'=E6GG#FC!=/E(!/F1!/EEG8!B.6(6!E0#F$#EG6(!B'!$0#B#U56!6^#(B#FC!=/E(2!

D2 _6($0#O6!.'N!50O/F!EG/FF60(!B8E#$/GG8!5(6!Z+I!B'!/F/G8d6!/F1!1#(EG/8!U5/FB#B/B#L6!1/B/2!

@2 b(6!N6OTO/(61!Z+I!B''G(!B'!/F/G8d6!(E/B#/G!1/B/!/F1!E0'15$6!=/E(2!

A B (AB)' C

7.#(!$'50(6!E/0B#/GG8!$'L60(!-*c!&F'NG61C6!,'=E'F6FB(!D/!/F1!DO2!*!$'=EG6B6!G#(B!'H!B.6!-*c!&F'NG61C6!,'=E'F6FB(!$/F!O6!H'5F1!/B!.BBE(;JJNNN2(4(52615J50O/FEG/FF#FCJC0/15/B6TE0'C0/=(J=/(B60(T#FT50O/FTEG/FF#FCJE/OT%F'NG61C62E.E!9/$$6((61!V/F5/08!?W)!D<DDA!

C

`/0160)!,.0#(B#/F)!)!D!"!61#B#'F2!

"61G/F1()!,*;!K(0#!-06(()!D<?W2!_'NFG'/1!-_a!L60(#'F!'H!O''%!H0'=!,/FL/(2!!

e7.6!*C6!'H!]6C/$#B#6(f!9N6O(#B6A!

!'"'#$%&&$"''()*+#$,+(-./$,-'*&$"'(/0$&+1223456778074-91-:1006411;<772:=>/$$6((61!V/F5/08!?W)!D<DDA!

eb0O/F!KL'G5B#'F!>!*!c0#6H!+FB0'15$B#'Ff!9N6O(#B6A!

!!!!!!!!!'"'#$%&&$"''()*+#$,+(-./$,-'*&$"'(/0$&1120300113451678459-2:;30:-:73-<9/$$6((61!V/F5/08!?W)!D<DDA!

C

-6B60('F)!Z06B$.6F!Y2)!

San José State University
Urban and Regional Planning Department

C A

I B516FB(!N#GG!O6!6^E6$B61!B'!(5O=#B!/F8!H'50!06U5#061!/((#CF=6FB(!9'5B!'H!H#L6A!/B!/F8!B#=6!O6H'06!FF)KQ*MR,R*("'*=&>&#$*KS*HTHHR!+!N#GG!F'B!/$$6EB!/F8!(5O=#((#'F(!/HB6O!B.#(!1/B62!*((#CF=6FB(!F'B!$'=EG6B61!O8!B.6!1/B6!/F1!B#=6!/O'L6!N#GG!06$6#L6!/!CO/16!'H!d60'2!!

I#F$6!B.#(!$'50(6!H'$5(6(!'F!B.6!16L6G'E=6FB!'H!E0'H6((#'F/G!(%#GG(!5(61!O8!50O/F!EG/FF60()!B.6!

- b(#FC!/!E#$B506!'0!B/OG6!H0'=!/!N6OE/C6!'0!O''%!N#B.'5B!06H606F$6!B.6!('50$62!
- b(#FC!1/B/!('=6!'B.60!E60('F!'0!'0C/F#d/B#'F!./(!$'GG6$B61!N#B.'5B!06H606F$#FC!B.6!('50$62!

!

7.6!IVIb!]g&!g#O0/08!E0'L#16(!/!(.'0B!9?R!=#F5B6(A!/F1!#FH'0=/B#L6!EG/C#/0#(=!B5B'0#/G2!7.6!]b-!H/$5GB8!.#C.G8!6F$'50/C6!/GG!(B516FB(!B'!$'=EG6B6!#B2!_6B/#G(!/06!.606;!
.BBE(;JJG#OC5#16(2(4(52615J$2E.ErCkXR@II?sEkI???WX:!

!

*G(')!B.6!bF#L60(#B8!'H!+F1#/F/!./(!16L6G'E61!/!L608!.6GEH5G!N6O(#B6!N#B.!$'F$06B6!6^/=EG6(!/O'5B!E0'E60!E/0/E.0/(#FC!/F1!U5'B/B#'F2!I66!#F!E/0B#$5G/0!B.6!H'GG'N#FC!E/C6(;!

- \L60L#6N!'H!EG/C#/0#(=!/B!NNN2#F1#/F/2615Jt#(B1J'L60L#6N2.B=G!
- K^/=EG6(!'H!EG/C#/0#(=!/B!NNN2#F1#/F/2615Jt#(B1J6^/=EG6(2.B=G!
- -G/C#/0#(=!U5#d!/B!NNN2#F1#/F/2615Jt#(B1JB6(B2.B=G!

!

+H!8'5!(B#GG!./L6!U56(B#'F()!H66G!H066!B'!B/G%!B'!=6!E60('F/GG82!7.606!#(!F'B.#FC!N0'FC!N#B.!/(%#FC!H'0!.6GE)!N.606/(!6L6F!5F#FB6FB#'F/G!EG/C#/0#(=!#(!/!(60#'5(!'HH6F(62!

Citation style

+B!#(!#=E'0B/FB!B'!E0'E60G8!$#B6!/F8!06H606F$6(!8'5!5(6!#F!8'50!/((#CF=6FB(2!7.6!_6E/0B=6FB!'H!bOO/F!/F1!"6C#'F/G!-G/FF#FC!5(6(!&/B6!750/O#/FQ(!

)!:B.!61#B#'F!9bF#L60(#B8!'H!,.#$/C'!-06(()!D<?XA2!,'E#6(!/06!/L/#G/OG6!#F!B.6!IVIb!&#FC!g#O0/082!*11#B#'F/GG8)!B.6!O''%!#(!06G/B#L6G8!#F6^E6F(#L6)!/F1!8'5!=/8!N#(.!B'!E50$./(6!/!$'E82!!

-G6/(6!F'B6!B./B!750/O#/FQ(!O''%!16($0#O6(!BN'!(8(B6=(!H'0!06H606F$#FC!=/B60#/G(;!9?A!eF'B6(f!9H''BF'B6(!'0!6F1F'B6(A)!EG5(!/!$'006(E'F1#FC!O#O$''C0/E.8)!/F1!9DA!#FTB6^B!E/06FB.6B#$/G!06H606F$6()!EG5(!/!$'006(E'F1#FC!06H606F$6!G#(B2!!+F!B.#(!$G/(()!(B516FB(!(.'5G1!5(6!B.6!uF'B6(u!(B8G6!'H!06H606F$#FC2!

7.6!IVIb!g#O0/08!g#/#('F!H'0!B.6!bOO/F!/F1!"6C#'F/G!-G/FF#FC!_6E/0B=6FB!#(!]!(2!-6CC8!,/O060/2!+H!8'5!./L6!U56(B#'F()!8'5!$/F!$'FB/$B!.60!/B!E6CC82$/O060/3(4(52615!'0!h<XTX<XTD<@h2!

A A

]8!H'0=/G!BO/#F#FC!#(!#F!6FL#0'F=6FB/G!EG/FF#FC!/F1!50O/F!16(#CF!9c2I2)!"5BC60(!bF#L60(#B8)!?:XRA!/(!N6GG!/(!06C#'F/G!EG/FF#FC!/F1!Y6N!bOO/F#(=!9]/(B60()!bF#L60(#B8!'H!Y'0B.!,/0'G#F/!/B!,./E6G!`#GG)!?::@A2!+F!B.6!G/B6!?:X<()!+!N'0%61!/(!/F!/((#(B/FB!EG/FF60!#F!]#11G6(6^!,'5FB8)!YV)!06L#6N#FC!(5O1#L#(#'F!/F1!(#B6!EG/F!E0'E'(/G(!H'0!$'=EG#/F$6!N#B.!$'5FB8!06C5G/B#'F(2!+F!B.6!?::<()!+!(60L61!BN'!0/E#1G8TC0'N#FC!Y'0B.!,/0'G#F/!=5F#$#E/G#B#6(!#F!/!15/G!O'G6!/(!B'NF!EG/FF60!/F1!Z+I!$''01#F/B'0!9B.6!G/BB60!O6#FC!/!O'G6!+!$06/B61!H'0!O'B.!B'NF(A)!(''!+!/=!6U5/GG8!$'FL60(/FB!#F!B.6!G/FC5/C6!'H!O'B.!1#($#EG#F6(2!a0'=!?::I!T!D<<<)!+!(60L61!/(!I6F#'0!7'NF!-G/FF60!H'0!`5FB60(L#GG6)!Y'0B.!,/0'G#F/!T!B.6!H/(B6(BTC0'N#FC!B'NF!'H!#B(!(#d6!#F!B.6!(B/B6!/B!B.6!B#=62!7.6!Y6N!bOO/F#(B!EO#F$#EG6(!=/F1/B61!O8!B.6!7'NFQ(!16L6G'E=6FB!06C5G/B#'F(!/EEG#61!B'!O'B.!C066FH#6G1!/F1!#FH#GG!(#B6(2!I#F$6!B.6!06C5G/B#'F(!N606!16(#CFTO/(61!9#262)!F'FTK5$G#16/FA)!B.68!06U5#061!=6!B'!=/%6!H06U56FB!(5O46$B#L6!451C=6FB(!'F!B./6!L#(5/G!U5/G#B#6(!'H!(B066B()!B.6!'0#6FB/B#'F!'H!EO'E'(61!O5#G1#FC(!B'!E5OG#$!(E/$6()!/F1!B.6!06G/B#'F(./E!'H!O5#G1#FC(!/F1!G/F1!5(6(!B'!'F6!/F'B.60!

*HB60!06G'$/B#FC!B'!B.6!c/8!*06/!#F!D<<<)!+!N'0%61!N#B.!B.6!]6BO'E'G#B/F!70/F(E'0B/B#'F!,'==#((#'F!/(!/!Z+I!-G/FF60J*F/G8(B2!7.6!c/8!*06/!g#H6G#F6!70/F(E'0B/B#'F!]/E!B./B!+!$'=EG6B61!H'0!]7,!G'$/B6(!1#(/1L/FB/C61!F6#C.O'0.''1(!/F1!B.'5(/F1(!'H!C6'$'161!6((6FB#/G!16(B#F/B#'F(!962C2)!C0'$608!(B'06()!1/8$/06!$6FB60()!$G#F#$(A!N#B.#F!B.6!:T,'5FB8!06C#'F)!/G'FC!N#B.!6^#(B#FC!E5OG#$!

BO/F(#B!(60L#$6(2!7.6!(E/B#/G!/F/G8(6(!6F/OG61!O8!B.#(!=/EE#FC!N'O%!/GG'N61!BO/F(E'OB/B#'F!EG/FF60(!B'!G'$/B6!C/E(!#F!BO/F(#B!(60L#$6!('!B./B!16$#(#'FT=/%60(!$'5G1!1#06$B!H5F1#FC!B'!/GB60!O5(!($.615G6()!$'FF6$B#'F(!/F1!O'5B#FC!H'O!#=EO'L61!F6#C.O'O.''1!$'FF6$B#L#B82!

aO'=!D<<@!B'!D<<W!+!(60L61!/(!Z+I!]/F/C60!H'O!_6(#CF)!,'==5F#B8!s!KFL#O'F=6FB)!/!hRTE60('F!EG/FF#FC!/F1!16(#CF!H#O=!#F!c60%6G682!!+!=/F/C61!/GG!/(E6$B(!'H!B.6!H#O=q(!Z+I!EO/$B#$6!/F1!B''%!C06/B!EO#16!#F!%66E#FC!.5F1061(!'H!1/B/!G/860(!'OC/F#d61!/$0'((!=5GB#EG6!EO'46$B()!6F(5O#FC!B./B!B.6!H#O=q(!=6B/1/B/!N/(!5ETB'T1/B6)!BO/#F#FC!(B/HH!B'!5(6!*O$Z+I!/F1!*O$,/B/G'C)!/F1!=/F/C#FC!B.6!EO'15$B#'F!'H!.5F1061(!'H!=/E(!H'O!Z6F60/G!-G/F(!/F1!K+"(!B.O'5C.'5B!,/G#H'OF#/2!

+!./L6!$'T/5B.'061!/!O''%!B#BG61!!N#B.!-O'H6(('O!]#%6!-'C'1d#F(%#!'H!B.6!IVIb!K$'F'=#$(!_6E/OB=6FB2!7.6!O''%!N/(!E5OG#(.61!#F!G/B6!D<?D!O8!K(O#!-06((2!+!/G('!./L6!/!(=/GG!$'F(5GB#FC!EO/$B#$6!N.606!+!6FC/C6!#F!Z+I!EO'46$B(!H'O!/!L/O#6B8!'H!c/8!*06/!$G#6FB(2!!!

!