

Growth Areas Planned Capacity by Horizon

APPENDIX

5

The Envision San José 2040 General Plan supports significant amounts of planned job and housing growth capacity. Based upon the land uses designated on the General Plan Land Use/Transportation Diagram and accompanying policies contained within the text of General Plan document, the General Plan is intended to support the addition of 382,000 new jobs and 120,000 new housing units within San José. Much of this growth capacity is planned for specifically identified Growth Areas which have a high degree of access to transit and/or other infrastructure, proximity to retail and other services and strategic locations which support surrounding neighborhoods. These Growth Areas are also planned to develop at higher densities and with a mix of land uses in order to foster walking, bicycle and transit use and the formation of community identity.

The following table identifies the amount of job and housing growth capacity planned for each of the Growth Areas. For Urban Village Areas, the Table also indicates the Plan Horizon for which the General Plan supports redevelopment of commercial properties for mixed-use development. This data will be used for the preparation of Urban Village Plans and for the evaluation of proposed future General Plan amendments as required by policies contained within this Plan.

Table: Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)

Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)									
751,450 Jobs and 429,350 Dwelling Units; 1.1 J/ER									
Existing 2008 Development: 369,450 Jobs & 309,350 DU									
Growth Above Existing: 382,000 Jobs & 120,000 DU									
	Acres	CAPACITY			TRACKING				
		Planned Job Capacity	Planned Housing Yield (DU)	Planned Acreage for Mixed-Use Residential	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			NSJ ADP
						Already Entitled	Horizon 1	Horizon 2	
Total Plan Growth Capacity		382,000	120,000		32,610	14,839	24,379	24,626	23,546
Downtown									
Downtown (v)	890	48,500	10,360		4,938	5,422			
Downtown Sub-Total		48,500	10,360		4,938	5,422			
Specific Plan Areas									
Communications Hill Specific Plan	942	1,700	2,775		2,775				
Jackson-Taylor Residential Strategy	109	100	1,190		656	534			
Martha Gardens Specific Plan	145	0	1,760			1,760			
Midtown Specific Plan	219	1,000	1,600		646	954			
Tamien Station Area Specific Plan	149	600	1,060		169	891			
Alviso Master Plan (v)	11,443	18,700	70			70			
Evergreen Specific Plan (not including V55)	879	0	25		25				
Specific Plan Sub-Total		22,100	8,480		4,271	4,209			
Employment Land Areas									
Monterey Business Corridor (v)	421	1,095	0						
New Edenvale	754	10,000	0						
Old Edenvale Area (Bernal)	474	15,000	780		780				
North Coyote Valley	1,722	45,000	0						
Evergreen Campus Industrial Area	368	10,000	0						
North San José (including Rincon South)	4,382	100,000	32,640		9,094				23,546
VT1 - Lundy / Milpitas BART	150	28,400	0						
Berryessa / International Business Park (v)	448	4,583	0						
Mabury (v)	300	2,265	0						
East Gish (v)	442	2,300	0						
Senter Road (v)	345	2,275	0						
VT5 - Santa Clara / Airport West (FMC)	194	1,600	0						
VT7 - Blossom Hill / Monterey Rd	24	1,940	0						
VT25 - W. Capitol Expy / Monterey Rd	24	100	0						
VR16 - S. Capitol Av / Capitol Expy	2	100	0						
VR24 - Monterey Hwy / Senter Rd	35	100	0						
VR26 - E. Capitol Expy / McLaughlin Dr	16	100	0						
VR27 - W. Capitol Expy / Vistapark Dr	15	100	0						
C42 - Story Rd (v)	115	1,823	0						
C45 - County Fairgrounds	184	100	0						
Employment Land Sub-Total		226,881	33,420		9,874				23,546
Regional Transit Urban Villages									
VT2 - Berryessa BART / Berryessa Rd / Lundy Av (v)	250	22,100	4,814	48	3,884	930			
VT3 - Five Wounds BART	32	4,050	845	8			845		
VT4 - The Alameda (East)	19	1,610	411	4	177	234			
VT6 - Blossom Hill / Hitachi	302	0	2,930	29	2,930				
Regional Transit Villages Sub-Total		27,760	9,000		6,991	1,164	845		
Local Transit Urban Villages (Existing LRT)									
VR8 - Curtner Light Rail / Caltrain (v)	43	500	1,440	36			1,440		
VR9 - Race Street Light Rail (v)	78								
A (west of Sunol)		2,000	1,937		532		1,405		
B (Reed & Graham Site)		1,200	675				675		
VR10 - Capitol / 87 Light Rail (v)	48	750	1,195	30			1,195		
VR11 - Penitencia Creek Light Rail	30	0	920	23			920		
VR12 - N. Capitol Av / Hostetter Rd (v)	23	500	1,230	23			1,230		
VR13 - N. Capitol Av / Berryessa Rd (v)	49	1,000	1,465	37			1,465		
VR14 - N. Capitol Ave / Mabury Rd	30	100	700	18			700		
VR15 - N. Capitol Av / McKee Rd (v)	55	1,000	1,930	48			1,930		
VR17 - Oakridge Mall and Vicinity (v)	323								
A (Cambrian / Pioneer)		3,375	2,712	68			2,712		
B (Edenvale)		5,715	4,487	115			4,487		
VR18 - Blossom Hill Rd / Cahalan Av	28	500	600	15			600		
VR19 - Blossom Hill Rd / Snell Av	45	500	770	27	8		762		
CR20 - N. 1st Street	66	2,520	1,678	42	333		1,345		
CR21 - Southwest Expressway (v)	132	750	3,007	75	339		2,668		
Local Transit Villages (Existing LRT) Sub-Total		20,410	24,746		1,212		23,534		
Local Transit Urban Villages (Planned BRT/LRT)									
VR22 - Arcadia / Eastridge (potential) Light Rail (v)	78	1,150	250		250				
VR23 - E. Capitol Expy / Silver Creek Rd	58	450	1,000	25				1,000	
CR28 - E. Santa Clara Street									
A (West of 17th Street)	64	795	850	17		850			
B (Roosevelt Park)	47	605	650	13		650			
CR29 - Alum Rock Avenue									
A (Little Portugal)	18	100	310	6		310			
B (Alum Rock)	72	870	1,010	20	93	917			
C (East of 680)	61	650	1,175	24				1,175	
CR30 - The Alameda (West)	16	200	400	8				400	
CR31 - W. San Carlos Street									
A (East)	48	380	480	10		480			
B (Mid)	32	260	330	7	95	235			
C (West)	39	340	435	9	218	217			
CR32 - Stevens Creek Boulevard	78	1,500	1,300	26	8			1,292	
A (East)	116	2,000	1,750	35				1,750	
C (West)	75	1,000	810	16				810	
Local Transit Villages (Planned BRT/LRT) Sub-Total		10,300	10,750		664	3,659		6,427	
Commercial Corridor & Center Urban Villages									
C34 - Tully Rd / S. King Rd	90	900	1,000	20				1,000	
C35 - Valley Fair / Santana Row and Vicinity (v)	116	8,500	2,635	53	725			1,910	
C36 - Paseo de Saratoga and Vicinity	140	1,500	2,500	50				2,500	
C37 - Santa Teresa Bl / Bernal Rd	56	850	524	14				524	
C38 - Winchester Boulevard	216	2,000	2,200	40	441			1,759	
C39 - S. Bascom Avenue (North)	62	1,000	1,560	28				1,560	
C40 - S. Bascom Avenue (South) (v)	63	500	805	16	74			731	
C41 - Saratoga Avenue (v)	100	1,500	1,115	22	89			1,026	
C43 - S. De Anza Boulevard (v)	64	2,140	845	45	45			800	
C44 - Camden / Hillsdale Avenue	90	2,000	800	20				800	
Commercial Corridor & Center Villages Sub-Total		20,890	13,984		1,374			12,610	
Neighborhood Villages									
V47 - Landess Av / Morrill Av	16	100	270	7				270	
V48 - Piedmont Rd / Sierra Rd	11	100	150	4				150	
V49 - McKee Rd / Toyon Av	13	100	180	5				180	
V50 - McKee Rd / White Rd (v)	10	100	168	4	7			161	
V52 - E. Capitol Expy / Foxdale Dr	14	100	212	5				212	
V53 - Quimby Rd / S. White Rd	16	100	225	6				225	
V54 - Aborn Rd / San Felipe Rd	19	100	310	8				310	
V55 - Evergreen Village									
A (East)	30	0	385	10		385			
V57 - S. 24th St / William Ct (v)	9	100	217	5	67			150	
V58 - Monterey Rd / Chynoweth Rd	26	100	120	3				120	
V59 - Santa Teresa Bl / Cottle Rd (v)	31	500	313	13				313	
V60 - Santa Teresa Bl / Snell Av	11	100	140	4				140	
V61 - Bollinger Rd / Miller Av	13	100	160	4				160	
V62 - Bollinger Rd / Lawrence Expy	5	100	70	2				70	
V63 - Hamilton Av / Meridian Av	40	500	710	18				710	
V64 - Almaden Expy / Hillsdale Av	24	400	370	9				370	
V65 - Foxworthy Av / Meridian Av	16	100	250	6	55			195	
V67 - Branham Ln / Meridian Av	18	100	310	8				310	
V68 - Camden Av / Branham Ln	26	200	450	11				450	
V69 - Kooser Rd / Meridian Av	20	200	350	9				350	
V70 - Camden Av / Kooser Rd (v)	26	100	623	16				623	
V71 - Meridian Av / Redmond Av	10	100	120	3				120	
Neighborhood Villages Sub-Total		3,400	6,103		129	385		5,589	
Other Identified Growth Areas									
Vacant Lands	558	1,759	1,460		1,460				
Entitled & Not Built	513	0	1,697		1,697				
Other Identified Growth Areas Sub-Total		1,759	3,157		3,157				
Notes:									
DU = Dwelling Units (Occupied and Vacant)									
Planned Housing Yield (DU) = The number of new dwelling units which would be produced within the identified growth area through redevelopment of the planned Mixed-Use Residential land areas at the anticipated density (DU/AC)									
Projected DU Growth by Horizon (Timeframe) = The planned number of new dwelling units within each growth area based upon the availability of Housing Growth Areas designated on the General Plan Land Use Diagram being made available in phases over time.									
Base = Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan Areas.									
Vacant Lands = Potential development capacity based upon the current General Plan designation for sites identified as being currently vacant or significantly underutilized in respect to the current General Plan projected capacity. These lands are identified in the Vacant Land Inventory most recently updated by the City in 2007. Growth Areas that incorporate Vacant Land capacity are indicated with a (v).									