

Growth Areas Planned Capacity by Horizon

APPENDIX

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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 470,000 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								
	CAPACITY			TRACKING				
	Acres	Planned Job Capacity	Planned Housing Yield (DU)	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			NSJ ADP
				Already Entitled	Horizon 1	Horizon 2	Horizon 3	Phases 2-4
Total Plan Growth Capacity		382,000	120,000	35,633	12,004	24,191	24,626	23,546
Downtown								
Downtown (v)	688	25,816	8,450	6,900	1,550			
Diridon Station Area Urban Village*	250	22,843	2,710	1,433	1,277			
Downtown Sub-Total		48,659	11,160	8,333	2,827			
Downtown Core*		48,500	10,360					
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	125	841	800	0	800			
Tamien Station Area Specific Plan	149	600	1,060	169	891			
Alviso Master Plan (v)	10,730	18,700	70		70			
Evergreen Specific Plan (not including V55)	879	0	25	25				
Specific Plan Sub-Total		21,941	7,680	3,625	4,055			
Employment Land Areas								
Monterey Business Corridor (v)	453	1,095	0					
New Edenvale	735	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	167	28,400	0					
Berryessa / International Business Park (v)	497	4,583	0					
Mabury (v)	290	2,265	0					
East Gish (v)	495	2,300	0					
Senter Road (v)	361	2,275	0					
VT5 - Santa Clara / Airport West (FMC)	94	1,600	0					
VT7 - Blossom Hill / Monterey Rd	24	1,940	0					
VT25 - W. Capitol Expy / Monterey Rd	35	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)	223	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)	270	22,100	4,814	3,884	930			
VT3 - Five Wounds BART	74	4,050	845			845		
VT4 - The Alameda (East)	46	1,610	411	177	234			
VT6 - Blossom Hill / Hitachi	142	0	2,930	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)	69	500	1,440			1,440		
VR9 - Race Street Light Rail (v)	123							
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)	56	750	1,195			1,195		
VR11 - Penitencia Creek Light Rail	24	0	920			920		
VR12 - N. Capitol Av / Hostetter Rd (v)	25	500	1,230			1,230		
VR13 - N. Capitol Av / Berryessa Rd (v)	54	1,000	1,465			1,465		
VR14 - N. Capitol Ave / Mabury Rd	5	100	700			700		
VR15 - N. Capitol Av / McKee Rd (v)	92	1,000	1,930	188		1,742		
VR17 - Oakridge Mall and Vicinity (v)	380							
A (Cambrian / Pioneer)		3,375	2,712			2,712		
B (Edenvale)		5,715	4,487			4,487		
VR18 - Blossom Hill Rd / Cahalan Av	30	500	600			600		
VR19 - Blossom Hill Rd / Snell Av	64	500	770	8		762		
CR20 - N. 1st Street	132	2,520	1,678	333		1,345		
CR21 - Southwest Expressway (v)	170	750	3,007	339		2,668		
Local Transit Villages (Existing LRT) Sub-Total		20,410	24,746	1,400		23,346		
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	73	450	1,000					1,000
CR28 - E. Santa Clara Street								
A (West of 17th Street)	64	795	850	86	764			
B (Roosevelt Park)	51	605	650		650			
CR29 - Alum Rock Avenue								
A (Little Portugal)	18	100	310		310			
B (Alum Rock)	72	870	1,010	93	917			
C (East of 680)	61	650	1,175					1,175
CR30 - The Alameda (West)	21	200	400					400
CR31 - W. San Carlos Street								
A (East)	39	380	480		480			
B (Mid)	32	260	330	95	235			
C (West)	48	340	435	218	217			
CR32 - Stevens Creek Boulevard	269	4,500	3,860	8				3,852
Local Transit Villages (Planned BRT/LRT) Sub-Total		10,300	10,750	750	3,573			6,427
Commercial Corridor & Center Urban Villages								
C34 - Tully Rd / S. King Rd	102	900	1,000					1,000
C35 - Santana Row/Valley Fair and Vicinity (v)	185	8,500	2,635	725				1,910
C36 - Paseo de Saratoga and Vicinity	174	1,500	2,500					2,500
C37 - Santa Teresa Bl / Bernal Rd	75	850	524					524
C38 - Winchester Boulevard	300	2,000	2,200	441				1,759
C39 - S. Bascom Avenue (North)	215	1,000	1,560					1,560
C40 - S. Bascom Avenue (South) (v)	117	500	805	74				731
C41 - Saratoga Avenue (v)	159	1,500	1,115	89				1,026
C43 - S. De Anza Boulevard (v)	84	2,140	845	45				800
C44 - Camden / Hillsdale Avenue	108	2,000	800					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					270
V48 - Piedmont Rd / Sierra Rd	11	100	150					150
V49 - McKee Rd / Toyon Av	25	100	180					180
V50 - McKee Rd / White Rd (v)	19	100	168	7				161
V52 - E. Capitol Expy / Foxdale Dr	14	100	212					212
V53 - Quimby Rd / S. White Rd	19	100	225					225
V54 - Aborn Rd / San Felipe Rd	37	100	310					310
V55 - Evergreen Village	49	0	385		385			
V57 - S. 24th St / William Ct (v)	52	100	217	67				150
V58 - Monterey Rd / Chynoweth Rd	37	100	120					120
V59 - Santa Teresa Bl / Cottle Rd (v)	48	500	313					313
V60 - Santa Teresa Bl / Snell Av	11	100	140					140
V61 - Bollinger Rd / Miller Av	13	100	160					160
V62 - Bollinger Rd / Lawrence Expy	11	100	70					70
V63 - Hamilton Av / Meridian Av	53	500	710					710
V64 - Almaden Expy / Hillsdale Av	49	400	370					370
V65 - Foxworthy Av / Meridian Av	16	100	250	55				195
V67 - Branham Ln / Meridian Av	18	100	310					310
V68 - Camden Av / Branham Ln	21	200	450					450
V69 - Kooser Rd / Meridian Av	34	200	350					350
V70 - Camden Av / Kooser Rd (v)	49	100	623					623
V71 - Meridian Av / Redmond Av	10	100	120					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:
 * The Downtown Core includes the Downtown Growth Area, the Downtown Transit Employment Center, and the portion of the Diridon Station Area Urban Village east of Stockton Avenue and the Caltrain roadtracks south of West Santa Clara Street

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).

