

Preferred Land Use Study Scenario - Distribution of Job and Housing Growth Capacity by Location												
839,450 Jobs and 429,350 Dwelling Units; 1.3 J/ER												
Existing 2008 Development: 369,450 Jobs & 309,350 DU											Revised April 15, 2010	
Growth Above Existing: 470,000 Jobs & 120,000 DU												
Scenario Summary Data												
	Total Jobs Added	Industrial/Warehouse	R&D/ Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional /Other	Total DU Added	Total MFD	Total SFD	Total HH	Population Added (3.06 P/HH)
Total Job/DU Growth	470,000	47,775	162,780	202,585	32,020	6,280	18,560	120,000	117,386	2,614	116,213	355,610
Downtown												
Downtown (v)	48,500	-	-	43,000	5,500	-	-	10,360	10,331	29	10,034	30,703
Portion Housing Capacity Already Entitled								1,139	1,110	29	1,103	3,376
Downtown Sub-Total	48,500	-	-	43,000	5,500	-	-	10,360	10,331	29	10,034	30,703
Specific Plan Areas												
Berryessa Planned Community	-	-	-	-	-	-	-	-	-	-	-	-
Communications Hill Specific Plan	1,700	1,700	-	-	-	-	-	2,775	2,775	-	2,688	8,224
Jackson-Taylor Residential Strategy	100	-	-	-	100	-	-	1,190	1,190	-	1,153	3,527
Martha Gardens Specific Plan	-	-	-	-	-	-	-	1,760	1,760	-	1,705	5,216
Midtown Specific Plan	1,000	320	500	-	180	-	-	1,600	1,600	-	1,550	4,742
Rincon South Specific Plan	3,000	350	150	2,200	300	-	-	7,260	7,260	-	7,031	21,516
Portion Housing Capacity Already Entitled								960	960	-	930	2,845
Tamien Station Area Specific Plan	600	350	-	130	120	-	-	1,060	1,060	-	1,027	3,141
Alviso Master Plan (v)	36,600	15,400	20,575	-	25	600	-	70	-	70	68	207
Evergreen Specific Plan	-	-	-	-	-	-	-	25	25	-	24	74
Specific Plan Sub-Total	43,000	18,120	21,225	2,330	725	600	-	15,740	15,670	70	15,244	46,647
Employment Land Areas												
Monterey Business Corridor (v)	1,095	1,095	-	-	-	-	-	-	-	-	-	-
New Edenvale	16,000	9,000	7,000	-	-	-	-	-	-	-	-	-
Old Edenvale Area (Bernal)	31,000	-	9,870	20,700	430	-	-	-	-	-	-	-
North Coyote Valley	50,000	-	50,000	-	-	-	-	-	-	-	-	-
Evergreen Campus Industrial Area	12,000	-	12,000	-	-	-	-	-	-	-	-	-
North San Jose (excluding Rincon South)	97,000	12,100	21,000	59,000	3,450	1,300	150	25,380	25,380	-	24,581	75,216
Portion Housing Capacity Already Entitled								7,680	7,680	-	7,438	22,761
Berryessa / International Business Park (v)	10,155	15	10,095	-	-	-	45	-	-	-	-	-
Mabury (v)	2,265	2,165	80	-	-	-	20	-	-	-	-	-
East Gish (v)	2,300	2,200	70	-	-	-	30	-	-	-	-	-
Senter Road	2,275	2,170	75	-	-	-	30	-	-	-	-	-
Employment Land Sub-Total	224,090	28,745	110,190	79,700	3,880	1,300	275	25,380	25,380	-	24,581	75,216
BART/Caltrain Villages												
VT1 - Lundy/Milpitas BART	28,400	-	(1,990)	30,290	-	100	-	-	-	-	-	-
VT2 - Berryessa BART / Berryessa Rd/Lundy Av (v)	22,100	(200)	1,830	19,870	250	300	50	4,814	4,804	10	4,662	14,267
Portion Housing Capacity Already Entitled								3,884	3,884	-	3,762	11,511
VT3 - Alum Rock BART	4,050	-	-	4,000	-	-	50	845	845	-	818	2,504
VT4 - The Alameda (East)	1,610	-	250	1,230	100	-	30	411	402	9	398	1,218
Portion Housing Capacity Already Entitled								9	-	9	9	27
VT5 - Santa Clara / Airport West (FMC)	1,600	-	-	1,500	100	-	-	-	-	-	-	-
VT6 - Blossom Hill / Hitachi	-	-	-	-	-	-	-	2,930	2,930	-	2,838	8,683
Portion Housing Capacity Already Entitled								2,930	2,930	-	2,838	8,683
VT7 - Blossom Hill / Monterey Rd	1,940	-	200	1,550	190	-	-	-	-	-	-	-
VT25 - W. Capitol Expy/Monterey Rd	870	-	650	-	110	-	110	-	-	-	-	-
BART/Caltrain Villages Sub-Total	60,570	(200)	940	58,440	750	400	240	9,000	8,981	19	8,717	26,672
Light Rail Villages (Existing LRT)												
VR8 - Curtner Light Rail/Caltrain (v)	390	-	-	300	40	-	50	1,440	1,440	-	1,395	4,268
VR9 - Race Street Light Rail (v)	2,100	-	600	1,000	250	200	50	2,612	2,612	-	2,530	7,741
Portion Housing Capacity Already Entitled								342	342	-	331	1,014
VR10 - Capitol/87 Light Rail (v)	1,650	-	-	1,150	100	-	400	1,195	1,195	-	1,157	3,542
VR11 - Penitencia Creek Light Rail	500	-	-	400	100	-	-	920	920	-	891	2,727
VR12 - N. Capitol Av/Hostetter Rd (v)	500	-	125	-	200	25	150	1,230	1,230	-	1,191	3,645
VR13 - N. Capitol Av/Berryessa Rd (v)	700	-	250	100	200	50	100	1,465	1,465	-	1,419	4,342
VR14 - N. Capitol Av/Mabury Rd	500	-	400	-	50	15	35	700	700	-	678	2,075
VR15 - N. Capitol Av/McKee Rd (v)	1,000	-	285	250	210	55	200	1,930	1,930	-	1,869	5,720
VR16 - S. Capitol Av/Capitol Expy	200	-	50	100	25	-	25	-	-	-	-	-
VR17 - Oakridge Mall and Vicinity (v)	9,870	-	1,700	3,220	2,400	250	2,300	7,500	7,500	-	7,264	22,227
VR18 - Blossom Hill Rd/Cahalan Av	810	-	140	200	250	20	200	600	600	-	581	1,778
VR19 - Blossom Hill Rd/Snell Av	1,480	-	250	800	250	30	150	1,108	1,100	8	1,065	3,260
Portion Housing Capacity Already Entitled								8	-	8	8	24
Light Rail Villages (Existing LRT) Sub-Total	19,700	-	3,800	7,520	4,075	645	3,660	20,700	20,692	8	20,040	61,323
Light Rail Corridors (Existing LRT)												
CR20 - N. 1st Street	1,550	-	250	450	450	50	350	1,733	1,733	-	1,678	5,136
Portion Housing Capacity Already Entitled								333	333	-	323	987
CR21 - Southwest Expressway (v)	4,350	-	750	1,050	1,350	150	1,050	3,167	2,892	275	3,067	9,386
Portion Housing Capacity Already Entitled								339	64	275	328	1,005
Light Rail Corridors (Existing LRT) Sub-Total	5,900	-	1,000	1,500	1,800	200	1,400	4,900	4,625	275	4,746	14,522
Light Rail Villages (Planned LRT)												
VR22 - Arcadia/Eastridge (potential) Light Rail (v)	3,690	-	700	1,050	570	1,000	370	250	-	250	242	741
VR23 - E. Capitol Expy/Silver Creek Rd	900	-	300	-	330	-	270	1,000	1,000	-	969	2,964
VR24 - Monterey Hwy/Senter Rd	1,280	-	940	-	170	-	170	-	-	-	-	-
VR26 - E. Capitol Expy/McLaughlin Dr	630	-	490	-	70	-	70	-	-	-	-	-
VR27 - W. Capitol Expy/Vistapark Dr	680	-	540	-	70	-	70	-	-	-	-	-
Light Rail Villages (Planned LRT) Sub-Total	7,180	-	2,970	1,050	1,210	1,000	950	1,250	1,000	250	1,211	3,705
Light Rail Corridors (Planned BRT/LRT)												
CR28 - E. Santa Clara Street (v)	1,400	-	240	320	430	70	340	1,500	1,500	-	1,453	4,445
CR29 - Alum Rock Avenue	2,150	-	365	505	685	70	525	2,495	2,495	-	2,416	7,394
Portion Housing Capacity Already Entitled								93	93	-	90	276
CR30 - The Alameda (West)	440	-	100	90	150	-	100	400	400	-	387	1,185
CR31 - W. San Carlos Street (v)	980	-	145	265	335	30	205	1,245	1,027	218	1,206	3,690
Portion Housing Capacity Already Entitled								313	95	218	303	928
CR32 - Stevens Creek Boulevard	2,400	-	500	-	1,200	-	700	3,860	3,860	-	3,738	11,440
Light Rail Corridors (Planned BRT/LRT) Sub-Total	7,370	-	1,350	1,180	2,800	170	1,870	9,500	9,282	218	9,201	28,154

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Revised April 15, 2010												
Scenario Summary Data												
	Total Jobs Added	Industrial/Warehouse	R&D/Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional /Other	Total DU Added	Total MFD	Total SFD	Total HH	Population Added (3.06 P/HH)
Commercial Center Villages & Corridors												
C33 - Story Rd/McLaughlin Av	-	-	-	-	-	-	-	-	-	-	-	-
C34 - Tully Rd/S. King Rd	1,900	-	1,010	-	500	60	330	1,000	1,000	-	969	2,964
C35 - Valley Fair/Santana Row and Vicinity (v)	2,410	-	660	920	185	130	515	2,635	2,635	-	2,552	7,809
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	725	725	-	702	2,149
C36 - Paseo de Saratoga and Vicinity	3,000	-	525	725	930	95	725	2,500	2,500	-	2,421	7,409
C37 - Santa Teresa Bl/Bernal Rd	1,500	-	450	400	300	50	300	700	700	-	678	2,075
C38 - Winchester Boulevard	4,600	-	1,050	1,150	1,000	200	1,200	2,000	2,000	-	1,937	5,927
C39 - S. Bascom Avenue (North)	1,000	-	300	-	550	50	100	1,400	1,400	-	1,356	4,149
C40 - S. Bascom Avenue (South) (v)	1,705	-	500	300	505	50	350	805	800	5	780	2,386
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	74	69	5	72	219
C41 - Saratoga Avenue (v)	3,605	-	900	640	1,105	110	850	1,115	1,104	11	1,080	3,304
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	89	84	5	86	264
C42 - Story Road (v)	7,020	-	3,800	2,000	615	-	605	-	-	-	-	-
C43 - S. De Anza Boulevard (v)	2,140	-	470	350	755	70	495	845	800	45	818	2,504
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	45	-	45	44	133
C44 - Camden/Hillsdale Avenue	3,500	-	1,400	900	700	-	500	1,000	1,000	-	969	2,964
C45 - County Fairgrounds	4,120	710	2,780	-	520	-	110	-	-	-	-	-
C46 - Meridian / Parkmoor	1,200	-	500	480	110	-	110	-	-	-	-	-
Commercial Center Sub-Total	37,700	710	14,345	7,865	7,775	815	6,190	14,000	13,939	61	13,560	41,491
Neighborhood Villages												
V47 - Landess Av/Morrill Av	600	-	275	-	150	-	175	270	270	-	261	800
V48 - Piedmont Rd/Sierra Rd	400	-	260	-	70	-	70	150	150	-	145	445
V49 - McKee Rd/ Toyon Av	400	-	260	-	70	-	70	180	180	-	174	533
V50 - McKee Rd/White Rd (v)	300	-	180	-	60	-	60	168	150	18	163	498
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	7	-	7	7	21
V51 - N. Capitol Av/Madden Av	-	-	-	-	-	-	-	-	-	-	-	-
V52 - E. Capitol Expy/Foxdale Dr	400	-	180	-	70	-	150	212	212	-	205	628
V53 - Quimby Rd/S. White Rd	500	-	280	-	70	-	150	225	225	-	218	667
V54 - Aborn Rd/San Felipe Rd	500	-	150	-	150	-	200	310	310	-	300	919
V55 - Evergreen Village	600	-	250	-	150	-	200	385	360	25	373	1,141
V56 - EEHVS -Pleasant Hills Golf Course (v)	-	-	-	-	-	-	-	-	-	-	-	-
V57 - S. 24th St/William Ct (v)	415	-	200	-	110	-	105	217	150	67	210	643
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	67	-	67	65	199
V58 - Monterey Rd/Chynoweth Rd	1,200	-	900	-	100	-	200	120	120	-	116	356
V59 - Santa Teresa Bl/Cottle Rd (v)	1,090	-	300	-	340	-	450	500	500	-	484	1,482
V60 - Santa Teresa Bl/Snell Av	500	-	300	-	100	-	100	140	140	-	136	415
V61 - Bollinger Rd/Miller Av	400	-	200	-	100	-	100	160	160	-	155	474
V62 - Bollinger Rd/Lawrence Expy	200	-	100	-	50	-	50	70	70	-	68	207
V63 - Hamilton Av/Meridian Av	1,000	-	400	-	300	-	300	710	710	-	688	2,104
V64 - Almaden Expy/Hillsdale Av	800	-	300	-	200	-	300	370	370	-	358	1,097
V65 - Foxworthy Av/Meridian Av	700	-	300	-	200	-	200	250	250	-	242	741
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	55	55	-	53	163
V66 - Branham Ln/Pearl Av	-	-	-	-	-	-	-	-	-	-	-	-
V67 - Branham Ln/Meridian Av	650	-	250	-	200	-	200	310	310	-	300	919
V68 - Camden Av/Branham Ln	650	-	250	-	200	-	200	450	450	-	436	1,334
V69 - Kooser Rd/Meridian Av	850	-	300	-	250	-	300	350	350	-	339	1,037
V70 - Camden Av/Kooser Rd (v)	1,080	-	410	-	420	-	250	623	623	-	603	1,846
V71 - Meridian Av/Redmond Av	505	-	215	-	145	-	145	120	120	-	116	356
V72 - Almaden Expy/Camden Av	-	-	-	-	-	-	-	-	-	-	-	-
V73 - Almaden Expy/Via Valiente	-	-	-	-	-	-	-	-	-	-	-	-
Neighborhood Villages Sub-Total	13,740	-	6,260	-	3,505	-	3,975	6,290	6,180	110	6,092	18,641
Other Identified Growth Areas												
Vacant Lands	2,250	400	700	-	-	1,150	-	1,183	731	452	1,146	3,506
Entitled & Not Built	-	-	-	-	-	-	-	1,697	575	1,122	1,644	5,029
Coyote Valley Urban Reserve	-	-	-	-	-	-	-	-	-	-	-	-
South Almaden Valley Urban Reserve	-	-	-	-	-	-	-	-	-	-	-	-
Other Identified Growth Areas Sub-Total	2,250	400	700	-	-	1,150	-	2,880	1,306	1,574	2,789	8,535
Notes:												
DU = Dwelling Units (Occupied and Vacant)												
HH = Households (Occupied)												
P/HH = Persons Per Household												
MFD = Multi-family Dwelling												
SFD = Single-family Dwelling												
Ind/Ware = Industrial / Warehouse												
R&D/Low = Research & Development / Low-Rise Office												
Mid/High = Mid and High Rise Office												
Retail (s) = Small Scale Retail												
Retail (l) = Large Format Retail												
Insti/Other = Institutional and Other Uses												
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.												
(v) = Vacant lands jobs and/or housing growth capacity included in growth area.												