

Scenario 7A



Preferred Land Use Study Scenario + iStar & Rancho - 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						May 18, 2011
Growth Above Existing: 470,000 Jobs & 120,000 DU						
Scenario Summary Data						
	Jobs Total Added	DU Total Added	MFD Total	SFD Total	HH Total	Population Added (3.06 P/HH)
Total Job/DU Growth	470,000	120,000	116,328	3,672	116,221	355,634
Downtown						
Downtown (v)	48,500	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	10,360	10,331	29	10,034	30,703
Specific Plan Areas						
Communications Hill Specific Plan	1,700	2,775	2,775	-	2,688	8,224
Jackson-Taylor Residential Strategy	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	1,600	1,600	-	1,550	4,742
Tamien Station Area Specific Plan	600	1,060	1,060	-	1,027	3,141
Alviso Master Plan (v)	25,520	70	-	70	68	207
Evergreen Specific Plan (not including V55)	-	25	25	-	24	74
Specific Plan Sub-Total	28,920	8,480	8,410	70	8,213	25,131
Employment Land Areas						
Monterey Business Corridor (v)	1,095	-	-	-	-	-
New Edenvale	16,000	-	-	-	-	-
Old Edenvale Area (Bernal)	29,950	-	-	-	-	-
North Coyote Valley	50,000	-	-	-	-	-
Evergreen Campus Industrial Area	12,000	-	-	-	-	-
North San Jose (including Rincon South)	100,000	32,640	32,640	-	31,612	96,732
Portion Housing Capacity Already Entitled		8,640	8,640	-	8,368	25,606
VT1 - Lundy/Milpitas BART	28,400	-	-	-	-	-
Berryessa / International Business Park (v)	10,155	-	-	-	-	-
Mabury (v)	2,265	-	-	-	-	-
East Gish (v)	2,300	-	-	-	-	-
Senter Road (v)	2,275	-	-	-	-	-
VT5 - Santa Clara / Airport West (FMC)	1,600	-	-	-	-	-
Employment Land Sub-Total	256,040	32,640	32,640	-	31,612	96,732
BART/Caltrain Villages						
VT2 - Berryessa BART / Berryessa Rd/Lundy Av (v)	22,100	4,814	4,804	10	4,662	14,267
Portion Housing Capacity Already Entitled		3,884	3,884	-	3,762	11,511
VT3 - Five Wounds BART	4,050	672	672	-	651	1,992
VT4 - The Alameda (East)	1,610	411	402	9	398	1,218
Portion Housing Capacity Already Entitled		9	-	9	9	27
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	-	-	-	-	-
BART/Caltrain Villages Sub-Total	29,700	8,827	8,808	19	8,549	26,160
Light Rail Villages (Existing LRT)						
VR8 - Curtner Light Rail/Caltrain (v)	1,380	1,440	1,440	-	1,395	4,268
VR9 - Race Street Light Rail (v) ¹	4,107	2,612	2,612	-	2,530	7,741
Portion Housing Capacity Already Entitled		342	342	-	331	1,014
VR10 - Capitol/87 Light Rail (v)	2,768	1,195	1,195	-	1,157	3,542
VR11 - Penitencia Creek Light Rail	1,013	920	920	-	891	2,727
VR12 - N. Capitol Av/Hostetter Rd (v)	500	1,230	1,230	-	1,191	3,645
VR13 - N. Capitol Av/Berryessa Rd (v)	2,022	1,465	1,465	-	1,419	4,342
VR14 - N. Capitol Av/Mabury Rd	250	200	200	-	194	593
VR15 - N. Capitol Av/McKee Rd (v)	2,812	2,430	2,430	-	2,353	7,202
VR17 - Oakridge Mall and Vicinity (v)	9,090	7,156	7,156	-	6,931	21,208
VR18 - Blossom Hill Rd/Cahalan Av	1,780	600	600	-	581	1,778
VR19 - Blossom Hill Rd/Snell Av	3,368	643	635	8	623	1,906
Portion Housing Capacity Already Entitled		8	-	8	8	24
Light Rail Villages (Existing LRT) Sub-Total	29,090	19,891	19,883	8	19,264	58,949
Light Rail Corridors (Existing LRT)						
CR20 - N. 1st Street	2,520	1,678	1,678	-	1,625	4,973
Portion Housing Capacity Already Entitled		333	333	-	323	987
CR21 - Southwest Expressway (v)	4,965	3,007	2,732	275	2,912	8,912
Portion Housing Capacity Already Entitled		339	64	275	328	1,005
Light Rail Corridors (Existing LRT) Sub-Total	7,485	4,685	4,410	275	4,537	13,885
Light Rail Villages (Planned LRT)						
VR22 - Arcadia/Eastridge (potential) Light Rail (v)	3,690	250	-	250	242	741
VR23 - E. Capitol Expy/Silver Creek Rd	900	1,000	1,000	-	969	2,964
Light Rail Villages (Planned LRT) Sub-Total	4,590	1,250	1,000	250	1,211	3,705
Light Rail Corridors (Planned BRT/LRT)						
CR28 - E. Santa Clara Street (v)	1,400	1,399	1,399	-	1,355	4,146
CR29 - Alum Rock Avenue	2,150	2,199	2,199	-	2,130	6,517
Portion Housing Capacity Already Entitled		93	93	-	90	276
CR30 - The Alameda (West)	440	400	400	-	387	1,185
CR31 - W. San Carlos Street (v)	980	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	3,860	3,860	-	3,738	11,440
Light Rail Corridors (Planned BRT/LRT) Sub-Total	7,370	9,103	8,885	218	8,816	26,978

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Commercial Center Villages & Corridors						
C34 - Tully Rd/S. King Rd	1,900	1,000	1,000	-	969	2,964
C35 - Valley Fair/Santana Row and Vicinity (v)	2,410	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	2,500	2,500	-	2,421	7,409
C37 - Santa Teresa Bl/Bernal Rd	1,500	452	452	-	438	1,340
C38 - Winchester Boulevard	4,600	2,000	2,000	-	1,937	5,927
C39 - S. Bascom Avenue (North)	1,440	1,560	1,560	-	1,511	4,623
C40 - S. Bascom Avenue (South) (v)	1,705	805	800	5	780	2,386
Portion Housing Capacity Already Entitled	-	74	69	5	72	219
C41 - Saratoga Avenue (v)	3,605	1,115	1,104	11	1,080	3,304
Portion Housing Capacity Already Entitled	-	89	84	5	86	264
C43 - S. De Anza Boulevard (v)	2,140	845	800	45	818	2,504
Portion Housing Capacity Already Entitled	-	45	-	45	44	133
C44 - Camden/Hillsdale Avenue	3,500	1,000	1,000	-	969	2,964
Commercial Center Sub-Total	25,800	13,912	13,851	61	13,474	41,230
Neighborhood Villages						
V47 - Landess Av/Morrill Av	600	270	270	-	261	800
V48 - Piedmont Rd/Sierra Rd	400	150	150	-	145	445
V49 - McKee Rd/ Toyon Av	400	180	180	-	174	533
V50 - McKee Rd/White Rd (v)	300	168	150	18	163	498
Portion Housing Capacity Already Entitled	-	7	-	7	7	21
V52 - E. Capitol Expy/Foxdale Dr	400	212	212	-	205	628
V53 - Quimby Rd/S. White Rd	500	225	225	-	218	667
V54 - Aborn Rd/San Felipe Rd	500	310	310	-	300	919
V55 - Evergreen Village	600	385	360	25	373	1,141
V57 - S. 24th St/William Ct (v)	415	217	150	67	210	643
Portion Housing Capacity Already Entitled	-	67	-	67	65	199
V58 - Monterey Rd/Chynoweth Rd	1,200	120	120	-	116	356
V59 - Santa Teresa Bl/Cottle Rd (v)	1,370	235	235	-	228	696
V60 - Santa Teresa Bl/Snell Av	500	140	140	-	136	415
V61 - Bollinger Rd/Miller Av	400	160	160	-	155	474
V62 - Bollinger Rd/Lawrence Expy	200	70	70	-	68	207
V63 - Hamilton Av/Meridian Av	1,000	710	710	-	688	2,104
V64 - Almaden Expy/Hillsdale Av	800	370	370	-	358	1,097
V65 - Foxworthy Av/Meridian Av	700	250	250	-	242	741
Portion Housing Capacity Already Entitled	-	55	55	-	53	163
V67 - Branham Ln/Meridian Av	650	310	310	-	300	919
V68 - Camden Av/Branham Ln	650	450	450	-	436	1,334
V69 - Kooser Rd/Meridian Av	850	350	350	-	339	1,037
V70 - Camden Av/Kooser Rd (v)	1,080	623	623	-	603	1,846
V71 - Meridian Av/Redmond Av	505	120	120	-	116	356
Neighborhood Villages Sub-Total	14,020	6,025	5,915	110	5,835	17,856
Other Identified Growth Areas						
Vacant Lands	3,625	1,460	972	488	1,414	4,327
Entitled & Not Built	-	1,697	575	1,122	1,644	5,029
iStar (File No. GP07-02-01)	-	1,100	220	880	1,065	3,260
Rancho del Pueblo (File No. GP10-05-01)	-	570	428	142	552	1,689
Former Villages (no housing growth capacity)	-	-	-	-	-	-
VT25 - W. Capitol Expy/Monterey Rd	870	-	-	-	-	-
VR16 - S. Capitol Av/Capitol Expy	260	-	-	-	-	-
VR24 - Monterey Hwy/Senter Rd	1,280	-	-	-	-	-
VR26 - E. Capitol Expy/McLaughlin Dr	630	-	-	-	-	-
VR27 - W. Capitol Expy/Vistapark Dr	680	-	-	-	-	-
C42 - Story Road (v)	7,020	-	-	-	-	-
C45 - County Fairgrounds	4,120	-	-	-	-	-
Other Identified Growth Areas Sub-Total	18,485	4,827	2,195	2,632	4,675	14,305
Notes:						
DU = Dwelling Units (Occupied and Vacant)			iStar Changes (red = reduction)			
HH = Households (Occupied)			Rancho Changes (red = reduction)			
P/HH = Persons Per Household						
MFD = Multi-family Dwelling						
SFD = Single-family Dwelling						
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.						
1 Jobs and area from Former Village C46 - Meridian/Parkmoor consolidated into Village VR9 - Race Street Light Rail.						