

San Jose 2040 Planned Job and Housing Growth Capacity by Growth Area



Preferred Land Use Study Scenario - Distribution of Job and Housing Growth Capacity
839,450 Jobs and 429,350 Dwelling Units; 1.3 Jobs/Employed Resident
 Existing 2008 Development: 369,450 Jobs & 309,350 DU
 Growth Above Existing: 470,000 Jobs & 120,000 DU

		Job Capacity Added							Housing Capacity Added					Total Square Feet Added (lower estimate)						Total Square Feet Added (upper estimate)						Water Service		
		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)	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other			
														1,000	275	125	300	800	1,900	847	327	278	278	889	1,900			
Total Job/DU Growth	Water Service	470,000	48,137	163,131	202,585	32,068	5,519	18,560	120,000	117,363	2,837	116,220	355,633														Total	
Downtown																											Downtown	
Downtown (v)		48,500	-	-	43,000	5,500	-	-	10,360	10,331	29	10,034	30,703	-	-	5,375,000	1,650,000	-	-	-	-	11,944,444	1,527,778	-	-	-	Downtown (v)	
Portion Housing Capacity Already Entitled		-	-	-	-	-	-	-	1,139	1,110	29	1,103	3,376	-	-	-	-	-	-	-	-	-	-	-	-	-	Portion Housing Capacity Already Entitled	
Downtown Sub-Total	SJWC	48,500	-	-	43,000	5,500	-	-	10,360	10,331	29	10,034	30,703	-	-	5,375,000	1,650,000	-	-	-	-	11,944,444	1,527,778	-	-	-	Sub-Total	
Specific Plan Areas																											Specific Plan Areas	
Berryessa Planned Community	SJWC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Berryessa Planned Community	
Communications Hill Specific Plan	SJWC	1,700	1,700	-	-	-	-	-	2,775	2,755	20	2,688	8,224	1,700,000	-	-	-	-	-	-	-	-	-	-	-	-	Communications Hill Specific Plan	
Jackson-Taylor Residential Strategy	SJWC	100	-	-	-	-	-	-	1,190	1,190	-	1,153	3,527	-	-	-	30,000	-	-	-	-	-	-	-	27,778	-	Jackson-Taylor Residential Strategy	
Martha Gardens Specific Plan	SJWC	-	-	-	-	-	-	-	1,760	1,760	-	1,705	5,216	-	-	-	-	-	-	-	-	-	-	-	-	-	Martha Gardens Specific Plan	
Midtown Specific Plan	SJWC	1,000	320	500	-	180	-	-	1,600	1,600	-	1,550	4,742	320,933	137,500	-	54,000	-	-	-	270,933	163,333	-	50,000	-	-	Midtown Specific Plan	
Rincon South Specific Plan	SJWC	3,000	350	150	2,200	300	-	-	7,260	7,260	-	7,031	21,516	350,000	41,250	275,000	90,000	-	-	-	296,333	49,000	611,111	83,333	-	-	Rincon South Specific Plan	
Portion Housing Capacity Already Entitled		-	-	-	-	-	-	-	960	960	-	930	2,845	-	-	-	-	-	-	-	-	-	-	-	-	-	Portion Housing Capacity Already Entitled	
Tamien Station Area Specific Plan	SJWC	600	350	-	130	120	-	-	1,060	1,060	-	1,027	3,141	350,000	-	16,250	36,000	-	-	-	296,333	-	36,111	33,333	-	-	Tamien Station Area Specific Plan	
Alviso Master Plan (v)	SJMuni	36,600	15,400	20,575	-	25	600	-	70	-	70	68	207	15,400,000	5,658,125	-	7,500	480,000	-	-	-	13,038,667	6,721,167	-	6,944	533,333	Alviso Master Plan (v)	
Evergreen Specific Plan	SJMuni	-	-	-	-	-	-	-	25	25	-	24	74	-	-	-	-	-	-	-	-	-	-	-	-	-	Evergreen Specific Plan	
Specific Plan Sub-Total		43,000	18,120	21,225	2,330	725	600	-	15,740	15,650	90	15,244	46,647	18,120,000	5,836,875	291,250	217,500	480,000	-	-	-	15,341,600	6,933,500	647,222	201,389	533,333	-	Sub-Total
Employment Land Areas																											Employment Land Areas	
Monterey Business Corridor (v)	SJWC	1,095	1,095	-	-	-	-	-	-	-	-	-	-	1,095,000	-	-	-	-	-	-	-	-	-	-	-	-	Monterey Business Corridor (v)	
New Edenvale	YTBD	16,000	9,000	7,000	-	-	-	-	-	-	-	-	-	9,000,000	1,925,000	-	-	-	-	-	-	7,620,000	2,286,667	-	-	-	New Edenvale	
Old Edenvale Area (Bernal)	GOWC	31,000	-	9,870	20,700	430	-	-	-	-	-	-	-	-	2,714,250	2,587,500	129,000	-	-	-	-	3,224,200	5,750,000	119,444	-	-	Old Edenvale Area (Bernal)	
North Coyote Valley	YTBD	50,000	-	50,000	-	-	-	-	-	-	-	-	-	-	13,750,000	-	-	-	-	-	-	16,333,333	-	-	-	-	North Coyote Valley	
Evergreen Campus Industrial Area	SJMuni	12,000	-	12,000	-	-	-	-	-	-	-	-	-	-	3,300,000	-	-	-	-	-	-	3,920,000	-	-	-	-	Evergreen Campus Industrial Area	
North San Jose (excluding Rincon South)																											North San Jose (excluding Rincon South)	
Core Area																											Core Area	
northwest Atmel and N 1st	SJMuni	30,236	-	773	28,014	1,449	-	-	3,060	3,060	-	2,964	9,069	-	212,521	3,501,773	434,703	-	-	-	-	252,540	7,781,718	402,503	-	-	northwest Atmel and N 1st	
southeast N 1st and Trimble	SJWC	32,364	-	827	29,986	1,551	-	-	2,940	2,940	-	2,847	8,713	-	227,479	3,748,227	465,297	-	-	-	-	270,217	8,329,393	430,831	-	-	southeast N 1st and Trimble	
Orchard Parkway	SJMuni	3,500	-	3,500	-	-	-	-	-	-	-	-	-	-	962,500	-	-	-	-	-	-	1,143,333	-	-	-	-	Orchard Parkway	
South of Core	SJWC	2,600	-	1,500	1,000	100	-	-	-	-	-	-	-	-	412,500	125,000	30,000	-	-	-	-	490,000	277,778	27,778	-	-	South of Core	
Junction Ave. (South of Brokaw)	SJWC	7,000	6,000	1,000	-	-	-	-	-	-	-	-	-	6,000,000	275,000	-	-	-	-	-	-	326,667	-	-	-	-	Junction Ave. (South of Brokaw)	
Junction Ave. (North of Brokaw)																											Junction Ave. (North of Brokaw)	
TAZ 970 and 971	SJMuni	3,480	-	3,480	-	-	-	-	-	-	-	-	-	-	957,000	-	-	-	-	-	-	1,136,800	-	-	-	-	TAZ 970 and 971	
TAZ 539, 801, 974, 540, 967	SJWC	(1,280)	6,950	(8,230)	-	-	-	-	-	-	-	-	-	6,950,000	(2,263,250)	-	-	-	-	-	-	5,884,333	(2,688,467)	-	-	-	-	TAZ 539, 801, 974, 540, 967
Zanker Road	SJMuni	7,900	-	6,920	-	350	630	-	7,316	7,316	-	7,086	21,682	-	1,903,000	-	105,000	504,000	-	-	-	2,260,533	-	97,222	560,000	-	Zanker Road	
Portion Housing Capacity Already Entitled		-	-	-	-	-	-	-	2,816	2,816	-	2,727	8,346	-	-	-	-	-	-	-	-	-	-	-	-	-	Portion Housing Capacity Already Entitled	
Ridder Park	SJWC	1,100	(850)	1,230	-	670	50	-	803	800	3	778	2,380	(850,000)	338,250	-	-	536,000	95,000	-	-	(719,667)	401,800	-	595,556	95,000	Ridder Park	
Portion Housing Capacity Already Entitled		-	-	-	-	-	-	-	3	3	3	9	9	-	-	-	-	-	-	-	-	-	-	-	-	-	Portion Housing Capacity Already Entitled	
North Central	SJMuni	5,000	-	4,950	-	-	50	-	4,356	4,356	-	4,219	12,909	-	1,361,250	-	-	-	95,000	-	-	1,617,000	-	-	-	95,000	North Central	
Portion Housing Capacity Already Entitled		-	-	-	-	-	-	-	1,756	1,756	-	1,701	5,204	-	-	-	-	-	-	-	-	-	-	-	-	-	Portion Housing Capacity Already Entitled	
Tasman West	SJMuni	5,100	-	5,050	-	-	50	-	6,905	6,905	-	6,687	20,464	-	1,388,750	-	-	-	95,000	-	-	1,649,667	-	-	-	95,000	Tasman West	
Portion Housing Capacity Already Entitled		-	-	-	-	-	-	-	3,105	3,105	-	3,007	9,202	-	-	-	-	-	-	-	-	-	-	-	-	-	Portion Housing Capacity Already Entitled	
Berryessa / International Business Park (v)	SJWC	10,155	15	10,095	-	-	45	-	-	-	-	-	-	15,000	2,776,125	-	-	-	85,500	-	-	12,700	3,297,700	-	-	85,500	Berryessa / International Business Park (v)	
Mabury (v)	SJWC	2,265	2,165	80	-	-	20	-	-	-	-	-	-	2,165,000	22,000	-	-	-	38,000	-	-	1,833,033	26,133	-	-	38,000	Mabury (v)	
East Gish (v)	SJWC	2,300	2,200	70	-	-	30	-	2,200	2,200	-	2,162	6,562	2,200,000	19,250	-	-	-	57,000	-	-	1,862,667	22,867	-	-	57,000	East Gish (v)	
Senter Road	SJWC	2,275	2,170	75	-	-	30	-	2,170	2,170	-	2,132	6,472	2,170,000	20,625	-	-	-	57,000	-	-	1,837,267	24,500	-	-	57,000	Senter Road	
Employment Land Sub-Total		224,090	28,745	110,190	79,700	3,880	1,300	275	25,380	25,377	3	24,581	75,216	28,745,000	30,302,250	9,962,500	1,164,000	1,040,000	522,500	24,337,433	35,995,400	22,138,889	1,077,778	1,155,556	522,500	Sub-Total		
BART/Caltrain Villages																											BART/Caltrain Villages	
VT1 - Lundy/Milpitas BART	SJWC	28,400	-	(1,990)	30,290	-	100	-	-	-	-	-	-	-	(547,250)	3,786,250	-	80,000	-	-	-	(650,067)	8,413,889	-	88,889	-	VT1 - Lundy/Milpitas BART	
VT2 - Berryessa BART / Berryessa Rd/Lundy Av (v)	SJWC	22,100	(200)	1,830	19,870	250	300	50	4,814	4,804	10	4,662	14,267	(200,000)	503,250	2,483,750	75,000	240,000	95,000	-	-							

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Growth Above Existing: 470,000 Jobs & 120,000 DU																											
	Water Service	Job Capacity Added							Housing Capacity Added					Total Square Feet Added (lower estimate)					Total Square Feet Added (upper estimate)					Water Service			
		Jobs Added	Industrial/Warehouse	R&D/Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/Other	DU Added	MFD	SFD	HH	Population Added (3.06 P/HH)	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instit/Other	Ind/Ware	R&D/Low	Mid/High	Retail (s)		Retail (l)	Instit/Other	
Light Rail Villages (Planned LRT)																											
VR22 - Arcadia/Eastridge (potential) Light Rail (v)	SJMuni	3,690	-	700	1,050	570	1,000	370	250	-	250	242	741	-	192,500	131,250	171,000	800,000	703,000	-	228,667	291,667	158,333	888,889	703,000	VR22 - Arcadia/Eastridge (potential) Light Rail (v)	SJMuni
VR23 - E. Capitol Expy/Silver Creek Rd	SJMuni	900	-	300	-	330	-	270	1,000	1,000	-	969	2,964	-	82,500	-	99,000	-	513,000	-	98,000	-	91,667	-	513,000	VR23 - E. Capitol Expy/Silver Creek Rd	SJMuni
VR24 - Monterey Hwy/Senter Rd	SJWC	1,280	-	940	-	170	-	170	-	-	-	-	-	-	258,500	-	51,000	-	323,000	-	307,067	-	47,222	-	323,000	VR24 - Monterey Hwy/Senter Rd	SJWC
VR26 - E. Capitol Expy/McLaughlin Dr	SJWC	630	-	490	-	70	-	70	-	-	-	-	-	-	134,750	-	21,000	-	133,000	-	160,067	-	19,444	-	133,000	VR26 - E. Capitol Expy/McLaughlin Dr	SJWC
VR27 - W. Capitol Expy/Vistapark Dr	SJWC	680	-	540	-	70	-	70	-	-	-	-	-	-	148,500	-	21,000	-	133,000	-	176,400	-	19,444	-	133,000	VR27 - W. Capitol Expy/Vistapark Dr	SJWC
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	-	816,750	131,250	363,000	800,000	1,805,000	-	970,200	291,667	336,111	888,889	1,805,000	Light Rail Villages (Planned LRT) Sub-Total	
Light Rail Corridors (Planned BRT/LRT)																											
CR28 - E. Santa Clara Street (v)	SJWC	1,400	-	240	320	430	70	340	1,500	1,500	-	1,453	4,445	-	66,000	40,000	129,000	56,000	646,000	-	78,400	88,889	119,444	62,222	646,000	CR28 - E. Santa Clara Street (v)	SJWC
CR29 - Alum Rock Avenue	SJWC	2,150	-	365	505	685	70	525	2,495	2,495	-	2,416	7,394	-	100,375	63,125	205,500	56,000	997,500	-	119,233	140,278	190,278	62,222	997,500	CR29 - Alum Rock Avenue	SJWC
<i>Portion Housing Capacity Already Entitled</i>		-	-	-	-	-	-	-	93	93	-	90	276	-	-	-	-	-	-	-	-	-	-	-	-	<i>Portion Housing Capacity Already Entitled</i>	
CR30 - The Alameda (West)	SJWC	440	-	100	90	150	-	100	400	400	-	387	1,185	-	27,500	11,250	45,000	-	190,000	-	32,667	25,000	41,667	-	190,000	CR30 - The Alameda (West)	SJWC
CR31 - W. San Carlos Street (v)	SJWC	980	-	145	265	335	30	205	1,245	1,027	218	1,206	3,690	-	39,875	33,125	100,500	24,000	389,500	-	47,367	73,611	93,056	26,667	389,500	CR31 - W. San Carlos Street (v)	SJWC
<i>Portion Housing Capacity Already Entitled</i>		-	-	-	-	-	-	-	313	95	218	303	928	-	-	-	-	-	-	-	-	-	-	-	-	<i>Portion Housing Capacity Already Entitled</i>	
CR32 - Stevens Creek Boulevard	SJWC	2,400	-	500	-	1,200	-	700	3,860	3,860	-	3,738	11,440	-	137,500	-	360,000	-	1,330,000	-	163,333	-	333,333	-	1,330,000	CR32 - Stevens Creek Boulevard	SJWC
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	-	371,250	147,500	840,000	136,000	3,553,000	-	441,000	327,778	777,778	151,111	3,553,000	Light Rail Corridors (Planned BRT/LRT) Sub-Total	
Commercial Center Villages & Corridors																											
C33 - Story Rd/McLaughlin Av	SJWC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C33 - Story Rd/McLaughlin Av	SJWC
C34 - Tully Rd/S. King Rd	SJWC	167	-	89	-	44	5	29	88	88	-	85	261	-	24,442	-	13,200	4,224	55,176	-	29,034	-	12,222	4,693	55,176	C34 - Tully Rd/S. King Rd	SJWC
<i>Portion Housing Capacity Already Entitled</i>		-	-	-	-	-	-	-	912	912	-	883	2,703	-	253,308	-	136,800	43,776	571,824	-	300,899	-	126,667	48,640	571,824	<i>Portion Housing Capacity Already Entitled</i>	
C35 - Valley Fair/Santana Row and Vicinity (v)	SJWC	2,410	-	920	920	185	130	515	2,635	2,635	-	2,552	7,809	-	181,500	115,000	55,500	104,000	978,500	-	215,600	255,556	51,389	115,556	978,500	C35 - Valley Fair/Santana Row and Vicinity (v)	SJWC
<i>Portion Housing Capacity Already Entitled</i>		-	-	-	-	-	-	-	725	725	-	702	2,149	-	-	-	-	-	-	-	-	-	-	-	-	<i>Portion Housing Capacity Already Entitled</i>	
C36 - Paseo de Saratoga and Vicinity	SJWC	3,000	-	525	725	930	95	725	2,500	2,500	-	2,421	7,409	-	144,375	90,625	279,000	76,000	1,377,500	-	171,500	201,389	258,333	84,444	1,377,500	C36 - Paseo de Saratoga and Vicinity	SJWC
C37 - Santa Teresa Bl/Bernal Rd	GOWC	1,500	-	450	400	300	50	300	700	700	-	678	2,075	-	123,750	50,000	90,000	40,000	570,000	-	147,000	111,111	83,333	44,444	570,000	C37 - Santa Teresa Bl/Bernal Rd	GOWC
C38 - Winchester Boulevard	SJWC	4,600	-	1,050	1,150	1,000	200	1,200	2,000	2,000	-	1,937	5,927	-	288,750	143,750	300,000	160,000	2,280,000	-	343,000	319,444	277,778	177,778	2,280,000	C38 - Winchester Boulevard	SJWC
C39 - S. Bascom Avenue (North)	SJWC	1,000	-	300	-	550	50	100	1,400	1,400	-	1,356	4,149	-	82,500	-	165,000	40,000	190,000	-	98,000	-	152,778	44,444	190,000	C39 - S. Bascom Avenue (North)	SJWC
C40 - S. Bascom Avenue (South) (v)	SJWC	1,705	-	500	300	505	50	350	805	800	5	780	2,386	-	137,500	37,500	151,500	40,000	665,000	-	163,333	83,333	140,278	44,444	665,000	C40 - S. Bascom Avenue (South) (v)	SJWC
<i>Portion Housing Capacity Already Entitled</i>		-	-	-	-	-	-	-	74	69	5	72	219	-	-	-	-	-	-	-	-	-	-	-	-	<i>Portion Housing Capacity Already Entitled</i>	
C41 - Saratoga Avenue (v)	SJWC	3,605	-	900	640	1,105	110	850	1,115	1,104	11	1,080	3,304	-	247,500	80,000	331,500	88,000	1,615,000	-	294,000	177,778	306,944	97,778	1,615,000	C41 - Saratoga Avenue (v)	SJWC
<i>Portion Housing Capacity Already Entitled</i>		-	-	-	-	-	-	-	89	84	5	86	264	-	-	-	-	-	-	-	-	-	-	-	-	<i>Portion Housing Capacity Already Entitled</i>	
C42 - Story Road (v)	SJWC	7,020	-	3,800	2,000	615	-	605	-	-	-	-	-	-	1,045,000	250,000	184,500	-	1,149,500	-	1,241,333	555,556	170,833	-	1,149,500	C42 - Story Road (v)	SJWC
C43 - S. De Anza Boulevard (v)	SJWC	2,140	-	470	350	755	70	495	845	800	45	818	2,504	-	129,250	43,750	226,500	56,000	940,500	-	153,533	97,222	209,722	62,222	940,500	C43 - S. De Anza Boulevard (v)	SJWC
<i>Portion Housing Capacity Already Entitled</i>		-	-	-	-	-	-	-	45	-	45	44	133	-	-	-	-	-	-	-	-	-	-	-	-	<i>Portion Housing Capacity Already Entitled</i>	
C44 - Camden/Hillsdale Avenue	SJWC	3,500	-	1,400	900	700	-	500	1,000	1,000	-	969	2,964	-	385,000	112,500	210,000	-	950,000	-	457,333	250,000	194,444	-	950,000	C44 - Camden/Hillsdale Avenue	SJWC
C45 - County Fairgrounds	SJWC	4,120	710	2,780	-	520	-	110	-	-	-	-	-	-	710,000	764,500	-	156,000	209,000	601,133	908,133	-	144,444	-	209,000	C45 - County Fairgrounds	SJWC
C46 - Meridian / Parkmoor	SJWC	1,200	-	500	480	110	-	110	-	-	-	-	-	-	137,500	60,000	33,000	-	209,000	-	163,333	133,333	30,556	-	209,000	C46 - Meridian / Parkmoor	SJWC
Commercial Center Sub-Total		37,700	710	14,345	7,865	7,775	815	6,190	14,000	13,939	61	13,559	41,491	710,000	3,944,875	983,125	2,332,500	652,000	11,761,000	601,133	4,686,033	2,184,722	2,159,722	724,444	11,761,000	Commercial Center Sub-Total	
Neighborhood Villages																											
V47 - Landess Av/Morrill Av	SJWC	600	-	275	-	150	-	175	270	270	-	261	800	-	75,625	-	45,000	-	332,500	-	89,833	-	41,667	-	332,500	V47 - Landess Av/Morrill Av	SJWC
V48 - Piedmont Rd/Sierra Rd	SJWC	400	-	260	-	70	-	70	150	150	-	145	445	-	71,500	-	21,000	-	133,000	-	84,933	-	19,444	-	133,000	V48 - Piedmont Rd/Sierra Rd	SJWC
V49 - McKee Rd/ Toyon Av	SJWC	400	-	260	-	70	-	70	180	180	-	174	533	-	71,500	-	21,000	-	133,000	-	84,933	-	19,444	-	133,000	V49 - McKee Rd/ Toyon Av	SJWC
V50 - McKee Rd/White Rd (v)	SJWC	300	-	180	-	60	-	60	168	150	18	163	498	-	49,500	-	18,000	-	114,000	-	58,800	-	16,667	-	114,000	V50 - McKee Rd/White Rd (v)	SJWC
<i>Portion Housing Capacity Already Entitled</i>		-	-	-	-	-	-	-	7	-	7	21	-	-	-	-	-	-	-	-	-	-	-	-	-	<i>Portion Housing Capacity Already Entitled</i>	
V51 - N. Capitol Av/Madden Av	SJWC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	V51 - N. Capitol Av/Madden Av	SJWC
V52 - E. Capitol Expy/Foxdale Dr	SJWC	400	-	180	-	70	-	150	212	212	-	205	628	-	49,500	-	21,000	-	285,000	-	58,800	-	19,444	-	285,000	V52 - E. Capitol Expy/Foxdale Dr	SJWC
V53 - Quimby Rd/S. White Rd	SJMuni	500	-	280	-	70	-	150	225	225	-	218	667	-	77,000	-	21,000	-	285,000	-	91,467	-	19,444	-	285,000	V53 - Quimby Rd/S. White Rd	SJMuni
V54 - Aborn Rd/San Felipe Rd	SJMuni	500	-	150	-	150	-	200																			

San Jose 2040 Planned Job and Housing Growth Capacity by Water Service Area



Preferred Land Use Study Scenario - Distribution of Job and Housing Growth Capacity
839,450 Jobs and 429,350 Dwelling Units; 1.3 Jobs/Employed Resident
 Existing 2008 Development: 369,450 Jobs & 309,350 DU
 Growth Above Existing: 470,000 Jobs & 120,000 DU

	Job Capacity Added							Housing Capacity Added				Total Square Feet Added (lower estimate)						Total Square Feet Added (upper estimate)							
	Jobs Added	Industrial/Warehouse	R&D/Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/Other	DU Added	MFD	SFD	HH	Population Added (3.06 P/HH)	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other	
Summary of Yet To Be Determined																									
New Edenvale	16,000	9,000	7,000	-	-	-	-	-	-	-	-	9,000,000	1,925,000	-	-	-	-	-	7,620,000	2,286,667	-	-	-	-	-
North Coyote Valley	50,000	-	50,000	-	-	-	-	-	-	-	-	-	13,750,000	-	-	-	-	-	-	16,333,333	-	-	-	-	-
Coyote Valley Urban Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Almaden Valley Urban Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Yet to Be Determined Total	66,000	9,000	57,000									9,000,000	15,675,000					7,620,000	18,620,000						

	Job Capacity Added							Housing Capacity Added				Total Square Feet Added (lower estimate)						Total Square Feet Added (upper estimate)							
	Jobs Added	Industrial/Warehouse	R&D/Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/Other	DU Added	MFD	SFD	HH	Population Added (3.06 P/HH)	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other	
Summary of Great Oaks Water Company																									
Old Edenvale Area (Bernal)	31,000	-	9,870	20,700	430	-	-	-	-	-	-	-	2,714,250	2,587,500	129,000	-	-	-	-	3,224,200	5,750,000	119,444	-	-	-
VT6 - Blossom Hill / Hitachi	-	-	-	-	-	-	-	2,930	2,930	-	2,838	8,683	-	-	-	-	-	-	-	-	-	-	-	-	-
VT7 - Blossom Hill / Monterey Rd	1,940	-	200	1,550	190	-	-	-	-	-	-	-	55,000	193,750	57,000	-	-	-	-	65,333	430,556	52,778	-	-	-
VR19 - Blossom Hill Rd/Snell Av (east of Snell)	592	-	100	320	100	12	60	440	440	-	426	1,304	27,500	40,000	30,000	9,600	114,000	-	32,667	88,889	27,778	10,667	114,000	-	
C37 - Santa Teresa Bl/Bernal Rd	1,500	-	450	400	300	50	300	700	700	-	678	2,075	123,750	50,000	90,000	40,000	570,000	-	147,000	111,111	83,333	44,444	570,000	-	
V58 - Monterey Rd/Chynoweth Rd	1,200	-	900	-	100	-	200	120	120	-	116	356	247,500	-	30,000	-	380,000	-	294,000	-	27,778	-	-	380,000	-
V59 - Santa Teresa Bl/Cottle Rd	1,090	-	300	-	340	-	450	500	500	-	484	1,482	82,500	-	102,000	-	855,000	-	98,000	-	94,444	-	-	855,000	-
Vacant Lands GOWC	120	40	56	-	3	21	-	-	-	-	-	-	40,000	15,400	-	900	16,800	-	33,867	18,293	-	833	18,667	-	
Entitled & Not Built GOWC	-	-	-	-	-	-	-	22	-	22	21	65	-	-	-	-	-	-	-	-	-	-	-	-	-
Great Oaks Water Company Total	37,442	40	11,876	22,970	1,463	83	1,010	4,712	4,690	22	4,564	13,965	40,000	3,285,900	2,871,250	438,900	66,400	1,919,000	33,867	3,879,493	6,380,556	406,389	73,778	1,919,000	

	Job Capacity Added							Housing Capacity Added				Total Square Feet Added (lower estimate)						Total Square Feet Added (upper estimate)							
	Jobs Added	Industrial/Warehouse	R&D/Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/Other	DU Added	MFD	SFD	HH	Population Added (3.06 P/HH)	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other	
Summary of San José Municipal Water System																									
Alviso Master Plan (v)	36,600	15,400	20,575	-	25	600	-	70	-	70	68	207	15,400,000	5,658,125	-	7,500	480,000	-	13,038,667	6,721,167	-	6,944	533,333	-	
Evergreen Specific Plan	-	-	-	-	-	-	-	25	25	-	24	74	-	-	-	-	-	-	-	-	-	-	-	-	
Evergreen Campus Industrial Area	12,000	-	12,000	-	-	-	-	-	-	-	-	-	3,300,000	-	-	-	-	-	3,920,000	-	-	-	-	-	
North San Jose (excluding Rincon South) Core Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
northwest Atmel and N 1st	30,236	-	773	28,014	1,449	-	-	3,060	3,060	-	2,964	9,069	212,521	3,501,773	434,703	-	-	-	252,450	7,781,718	402,503	-	-	-	
Orchard Parkway	3,500	-	3,500	-	-	-	-	-	-	-	-	-	962,500	-	-	-	-	-	1,143,333	-	-	-	-	-	
Junction Ave. (North of Brokaw)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TAZ 970 and 971	3,480	-	3,480	-	-	-	-	-	-	-	-	-	957,000	-	-	-	-	-	1,138,800	-	-	-	-	-	
Zanker Road	7,900	-	6,920	-	350	630	-	7,316	7,316	-	7,086	21,682	1,903,000	-	105,000	504,000	-	-	2,260,533	-	97,222	560,000	-	-	
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	2,816	2,816	-	2,727	8,346	-	-	-	-	-	-	-	-	-	-	-	-	
North Central	5,000	-	4,950	-	-	-	50	4,356	4,356	-	4,219	12,909	-	1,361,250	-	-	-	-	1,617,000	-	-	-	-	95,000	
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	1,756	1,756	-	1,701	5,204	-	-	-	-	-	-	-	-	-	-	-	-	
Tasman West	5,100	-	5,050	-	-	-	50	6,905	6,905	-	6,687	20,464	-	1,388,750	-	-	-	-	1,649,667	-	-	-	-	95,000	
Portion Housing Capacity Already Entitled	-	-	-	-	-	-	-	3,105	3,105	-	3,007	9,202	-	-	-	-	-	-	-	-	-	-	-	-	
VR22 - Arcadia/Eastridge (potential) Light Rail (v)	3,690	-	700	1,050	570	1,000	370	250	-	250	242	741	-	192,500	131,250	171,000	800,000	703,000	-	228,667	291,667	158,333	888,889	703,000	
VR23 - E. Capitol Expy/Silver Creek Rd	900	-	300	-	330	-	270	1,000	1,000	-	969	2,964	-	82,500	-	99,000	-	513,000	-	98,000	-	91,667	-	513,000	
C34 - Tully Rd/S. King Rd (south of Tully)	1,733	-	921	-	456	55	301	912	912	-	883	2,703	-	253,308	-	136,800	43,776	571,824	-	300,899	-	126,667	48,640	571,824	
V53 - Quimby Rd/S. White Rd	500	-	280	-	70	-	150	225	225	-	218	667	-	77,000	-	21,000	-	285,000	-	91,467	-	19,444	-	285,000	
V54 - Aborn Rd/San Felipe Rd	500	-	150	-	150	-	200	310	310	-	300	919	-	41,250	-	45,000	-	380,000	-	49,000	-	41,667	-	380,000	
V55 - Evergreen Village	600	-	250	-	150	-	200	385	360	25	373	1,141	-	68,750	-	45,000	-	380,000	-	81,667	-	41,667	-	380,000	
Vacant Lands SJMuni	300	102	140	-	6	52	-	84	-	84	81	249	102,000	38,500	-	1,800	41,600	-	86,360	45,733	-	1,667	46,222	-	
Entitled & Not Built SJMuni	-	-	-	-	-	-	-	57	-	57	55	169	-	-	-	-	-	-	-	-	-	-	-	-	
San José Municipal Water System Total	112,039	15,502	59,989	29,064	3,556	2,337	1,591	24,955	24,469	486	24,169	73,957	15,502,000	16,496,954	3,633,023	1,066,803	1,869,376	3,022,824	13,125,027	19,596,382	8,073,385	987,780	2,077,084	3,022,824	

	Job Capacity Added							Housing Capacity Added				Total Square Feet Added (lower estimate)						Total Square Feet Added (upper estimate)							
	Jobs Added	Industrial/Warehouse	R&D/Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/Other	DU Added	MFD	SFD	HH	Population Added (3.06 P/HH)	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Instt/Other	
Summary of San José Water Company																									
Downtown (v)	48,500	-	-	43,000	5,500	-	-	10,360	10,331	29	10,034	30,703	-	-	5,375,000	1,650,000	-	-	-	-	11,944,444	1,527,778	-	-	-
Berryessa Planned Community	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Communications Hill Specific Plan	1,700	1,700	-	-	-	-	-	2,775	2,755	20	2,688	8,224	1,700,000	-	-	-	-	-	1,439,333	-	-	-	-	-	
Jackson-Taylor Residential Strategy	100	-	-	-	100	-	-	1,190	1,190	-	1,153	3,527	-	-	30,000	-	-	-	-	-	-	27,778	-	-	
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	320,000	137,500	-	54,000	-	-	270,933	163,333	-	50,000	-	-	
Rincon South Specific Plan	3,000	350	150	2,200	300	-	-	7,260	7,260	-	7,031	21,516	350,000	41,250	275,000	90,000	-	-	296,333	49,000	611,111	83,333	-	-	
Portion Housing Capacity Already Entitled	-																								

San Jose 2040 Planned Job and Housing Growth Capacity by Water Service Area



Preferred Land Use Study Scenario - Distribution of Job and Housing Growth Capacity
839,450 Jobs and 429,350 Dwelling Units; 1.3 Jobs/Employed Resident
 Existing 2008 Development: 369,450 Jobs & 309,350 DU
 Growth Above Existing: 470,000 Jobs & 120,000 DU

Summary of San José Water Company (cont.)	Job Capacity Added							Housing Capacity Added				Total Square Feet Added (lower estimate)					Total Square Feet Added (upper estimate)					Summary of SJWC (cont.)												
	Jobs Added	Job Categories						DU Added	Dwelling Unit Type			Population Added (3.06 P/HH)	Ind/Ware	R&D/Low	Mid/High	Retail (s)	Retail (l)	Insti/Other	Ind/Ware	R&D/Low	Mid/High		Retail (s)	Retail (l)	Insti/Other									
		Industrial/Warehouse	R&D/Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/Other		MFD	SFD	HH																							
VR8 - Curtner Light Rail/Caltrain (v)	390	-	-	300	40	-	50	1,440	1,440	-	1,395	-	-	-	-	-	-	-	-	37,500	12,000	-	-	95,000	-	-	-	83,333	11,111	-	-	95,000	VR8 - Curtner Light Rail/Caltrain (v)	
VR9 - Race Street Light Rail (v)	2,100	-	600	1,000	250	200	50	2,612	2,612	-	2,530	-	-	-	-	-	-	-	-	165,000	75,000	160,000	-	95,000	-	-	-	196,000	277,778	69,444	177,778	95,000	VR9 - Race Street Light Rail (v)	
VR10 - Capitol/87 Light Rail (v)	1,650	-	-	1,150	100	-	400	1,195	1,195	-	1,157	-	-	-	-	-	-	-	-	-	143,750	30,000	-	760,000	-	-	-	319,444	27,778	-	760,000	VR10 - Capitol/87 Light Rail (v)		
VR11 - Penitencia Creek Light Rail	500	-	-	400	100	-	-	920	920	-	891	-	-	-	-	-	-	-	-	-	50,000	30,000	-	-	-	-	-	111,111	27,778	-	-	VR11 - Penitencia Creek Light Rail		
VR12 - N. Capitol Av/Hostetter Rd (v)	500	-	125	-	200	25	150	1,230	1,230	-	1,191	-	-	-	-	-	-	-	-	34,375	60,000	20,000	-	285,000	-	-	-	40,833	55,556	22,222	285,000	VR12 - N. Capitol Av/Hostetter Rd (v)		
VR13 - N. Capitol Av/Berryessa Rd (v)	700	-	250	100	200	50	100	1,465	1,465	-	1,419	-	-	-	-	-	-	-	-	68,750	12,500	60,000	40,000	190,000	-	-	-	81,667	27,778	55,556	44,444	190,000	VR13 - N. Capitol Av/Berryessa Rd (v)	
VR14 - N. Capitol Av/Mabury Rd	500	-	400	-	50	15	35	700	700	-	678	-	-	-	-	-	-	-	-	110,000	-	15,000	12,000	66,500	-	-	-	130,667	13,889	13,333	66,500	VR14 - N. Capitol Av/Mabury Rd		
VR15 - N. Capitol Av/McKee Rd (v)	1,000	-	285	250	210	55	200	1,930	1,930	-	1,869	-	-	-	-	-	-	-	-	78,375	31,250	63,000	44,000	380,000	-	-	-	93,100	69,444	58,333	48,889	380,000	VR15 - N. Capitol Av/McKee Rd (v)	
VR16 - S. Capitol Av/Capitol Expy	200	-	50	100	25	-	25	-	-	-	-	-	-	-	-	-	-	-	-	13,750	12,500	7,500	-	47,500	-	-	-	16,333	27,778	6,944	47,500	VR16 - S. Capitol Av/Capitol Expy		
VR17 - Oakridge Mall and Vicinity (v)	9,870	-	1,700	3,220	2,400	250	2,300	7,500	7,500	-	7,264	-	-	-	-	-	-	-	-	467,500	402,500	720,000	200,000	4,370,000	-	-	-	555,333	894,444	666,667	222,222	4,370,000	VR17 - Oakridge Mall and Vicinity (v)	
VR18 - Blossom Hill Rd/Cahalan Av	810	-	140	200	250	20	200	600	600	-	581	-	-	-	-	-	-	-	-	38,500	25,000	75,000	16,000	380,000	-	-	-	45,733	55,556	69,444	17,778	380,000	VR18 - Blossom Hill Rd/Cahalan Av	
VR19 - Blossom Hill Rd/Snell Av (west of Snell)	888	-	150	480	150	18	90	668	660	8	647	-	-	-	-	-	-	-	-	41,250	60,000	45,000	14,400	171,000	-	-	-	49,000	133,333	41,667	16,000	171,000	VR19 - Blossom Hill Rd/Snell Av (west of Snell)	
CR20 - N. 1st Street	1,550	-	250	450	450	50	350	1,733	1,733	-	1,678	-	-	-	-	-	-	-	-	68,750	56,250	135,000	40,000	665,000	-	-	-	81,667	125,000	125,000	44,444	665,000	CR20 - N. 1st Street	
CR21 - Southwest Expressway (v)	4,350	-	750	1,050	1,350	150	1,050	3,167	2,892	275	3,067	-	-	-	-	-	-	-	-	206,250	131,250	405,000	120,000	1,995,000	-	-	-	245,000	291,667	375,000	133,333	1,995,000	CR21 - Southwest Expressway (v)	
VR24 - Monterey Hwy/Senter Rd	1,280	-	940	-	170	-	170	-	-	-	-	-	-	-	-	-	-	-	-	258,500	-	51,000	-	323,000	-	-	-	307,067	-	47,222	-	323,000	VR24 - Monterey Hwy/Senter Rd	
VR26 - E. Capitol Expy/McLaughlin Dr	630	-	490	-	70	-	70	-	-	-	-	-	-	-	-	-	-	-	-	134,750	-	21,000	-	133,000	-	-	-	160,067	-	19,444	-	133,000	VR26 - E. Capitol Expy/McLaughlin Dr	
VR27 - W. Capitol Expy/Vistapark Dr	680	-	540	-	70	-	70	-	-	-	-	-	-	-	-	-	-	-	-	148,500	-	21,000	-	133,000	-	-	-	176,400	-	19,444	-	133,000	VR27 - W. Capitol Expy/Vistapark Dr	
CR28 - E. Santa Clara Street (v)	1,400	-	240	320	430	70	340	1,500	1,500	-	1,453	-	-	-	-	-	-	-	-	66,000	40,000	129,000	56,000	646,000	-	-	-	78,400	88,889	119,444	62,222	646,000	CR28 - E. Santa Clara Street (v)	
CR29 - Alum Rock Avenue	2,150	-	365	505	685	70	525	2,495	2,495	-	2,416	-	-	-	-	-	-	-	-	100,375	63,125	205,500	56,000	997,500	-	-	-	119,233	140,278	190,278	62,222	997,500	CR29 - Alum Rock Avenue	
<i>Portion Housing Capacity Already Entitled</i>																																		
CR30 - The Alameda (West)	440	-	100	90	150	-	100	400	400	-	387	-	-	-	-	-	-	-	-	27,500	11,250	45,000	-	190,000	-	-	-	32,667	25,000	41,667	-	190,000	CR30 - The Alameda (West)	
CR31 - W. San Carlos Street (v)	980	-	145	265	335	30	205	1,245	1,027	218	1,206	-	-	-	-	-	-	-	-	39,875	33,125	100,500	24,000	389,500	-	-	-	47,367	73,611	93,056	26,667	389,500	CR31 - W. San Carlos Street (v)	
<i>Portion Housing Capacity Already Entitled</i>																																		
CR32 - Stevens Creek Boulevard	2,400	-	500	-	1,200	-	700	3,860	3,860	-	3,738	-	-	-	-	-	-	-	-	137,500	-	360,000	-	1,330,000	-	-	-	163,333	-	333,333	-	1,330,000	CR32 - Stevens Creek Boulevard	
C33 - Story Rd/McLaughlin Av	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C33 - Story Rd/McLaughlin Av
C34 - Tully Rd/S. King Rd (north of Tully)	167	-	89	-	44	5	29	88	88	-	85	-	-	-	-	-	-	-	-	24,442	-	13,200	4,224	55,176	-	-	-	29,034	-	12,222	4,693	55,176	C34 - Tully Rd/S. King Rd (north of Tully)	
C35 - Valley Fair/Santana Row and Vicinity (v)	2,410	-	660	920	185	130	515	2,635	2,635	-	2,552	-	-	-	-	-	-	-	-	181,500	115,000	55,500	104,000	978,500	-	-	-	215,600	255,556	51,389	115,556	978,500	C35 - Valley Fair/Santana Row and Vicinity (v)	
C36 - Paseo de Saratoga and Vicinity	3,000	-	525	725	930	95	725	2,500	2,500	-	2,421	-	-	-	-	-	-	-	-	144,375	90,625	279,000	76,000	1,377,500	-	-	-	171,500	201,389	258,333	84,444	1,377,500	C36 - Paseo de Saratoga and Vicinity	
C38 - Winchester Boulevard	4,600	-	1,050	1,150	1,000	200	1,200	2,000	2,000	-	1,937	-	-	-	-	-	-	-	-	288,750	143,750	300,000	160,000	2,280,000	-	-	-	343,000	319,444	277,778	177,778	2,280,000	C38 - Winchester Boulevard	
C39 - S. Bascom Avenue (North)	1,000	-	300	-	550	50	100	1,400	1,400	-	1,356	-	-	-	-	-	-	-	-	82,500	-	165,000	40,000	190,000	-	-	-	98,000	-	152,778	44,444	190,000	C39 - S. Bascom Avenue (North)	
C40 - S. Bascom Avenue (South) (v)	1,705	-	500	300	505	50	350	805	800	5	780	-	-	-	-	-	-	-	-	137,500	37,500	151,500	40,000	665,000	-	-	-	163,333	83,333	140,278	44,444	665,000	C40 - S. Bascom Avenue (South) (v)	
C41 - Saratoga Avenue (v)	3,805	-	900	640	1,105	110	850	1,115	1,104	11	1,080	-	-	-	-	-	-	-	-	247,500	80,000	331,500	88,000	1,615,000	-	-	-	294,000	177,778	306,944	97,778	1,615,000	C41 - Saratoga Avenue (v)	
C42 - Story Road (v)	7,020	-	3,800	2,000	615	-	605	-	-	-	-	-	-	-	-	-	-	-	-	1,045,000	250,000	184,500	-	1,149,500	-	-	-	1,241,333	555,556	170,833	-	1,149,500	C42 - Story Road (v)	
C43 - S. De Anza Boulevard (v)	2,140	-	470	350	755	70	495	845	800	45	818	-	-	-	-	-	-	-	-	129,250	43,750	226,500	56,000	940,500	-	-	-	153,533	97,222	209,722	62,222	940,500	C43 - S. De Anza Boulevard (v)	
C44 - Camden/Hillsdale Avenue	3,500	-	1,400	900	700	-	500	1,000	1,000	-	969	-	-	-	-	-	-	-	-	385,000	112,500	210,000	-	950,000	-	-	-	457,333	250,000	194,444	-	950,000	C44 - Camden/Hillsdale Avenue	
C45 - County Fairgrounds	4,120	710	2,780	-	520	-	110	-	-	-	-	-	-	-	-	-	-	-	-	710,000	764,500	-	156,000	209,000	-	601,133	908,133	-	144,444	-	209,000	C45 - County Fairgrounds		
C46 - Meridian / Parkmoor	1,200	-	500	480	110	-	110	-	-	-	-	-	-	-	-	-	-	-	-	137,500	60,000	33,000	-	209,000	-	-	-	163,333	133,333	30,556	-	209,000	C46 - Meridian / Parkmoor	
V47 - Landess Av/Morrill Av	600	-	275	-	150	-	175	270	270	-	261	-	-	-	-	-	-	-	-	75,625	-	45,000	-	332,500	-	-	-	89,833	-	41,667	-	332,500	V47 - Landess Av/Morrill Av	
V48 - Piedmont Rd/Sierra Rd	400	-	260	-	70	-	70	150	150	-	145	-	-	-	-	-	-	-	-	71,500	-	21,000	-	133,000	-	-	-	84,933	-	19,444	-	133,000	V48 - Piedmont Rd/Sierra Rd	
V49 - McKee Rd/ Toyon Av	400	-	260	-	7																													