

Scenario 7

| 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 | | | | | | | | | | | February 18, 2011 | |
| 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 | 43,114 | 159,244 | 205,656 | 34,815 | 6,862 | 20,309 | 120,000 | 117,350 | 2,650 | 116,221 | 355,634 |
| 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 | | | | | | | | | | | | |
| 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 |
| Tamien Station Area Specific Plan | 600 | 350 | - | 130 | 120 | - | - | 1,060 | 1,060 | - | 1,027 | 3,141 |
| Alviso Master Plan (v) | 25,520 | 10,739 | 14,347 | - | 18 | 416 | - | 70 | - | 70 | 68 | 207 |
| Evergreen Specific Plan (not including V55) | - | - | - | - | - | - | - | 25 | 25 | - | 24 | 74 |
| Specific Plan Sub-Total | 28,920 | 13,109 | 14,847 | 130 | 418 | 416 | - | 8,480 | 8,410 | 70 | 8,213 | 25,131 |
| 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 | - | 10,967 | 19,635 | 398 | - | - | - | - | - | - | - |
| North Coyote Valley | 50,000 | - | 50,000 | - | - | - | - | - | - | - | - | - |
| Evergreen Campus Industrial Area | 12,000 | - | 12,000 | - | - | - | - | - | - | - | - | - |
| North San Jose (including Rincon South) | 100,000 | 12,450 | 21,150 | 61,200 | 3,750 | 1,300 | 150 | 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 | - | (1,990) | 30,290 | - | 100 | - | - | - | - | - | - |
| 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 (v) | 2,275 | 2,170 | 75 | - | - | - | 30 | - | - | - | - | - |
| VT5 - Santa Clara / Airport West (FMC) | 1,600 | - | - | 1,500 | 100 | - | - | - | - | - | - | - |
| Employment Land Sub-Total | 257,090 | 29,095 | 109,447 | 112,625 | 4,248 | 1,400 | 275 | 32,640 | 32,640 | - | 31,612 | 96,732 |
| BART/Caltrain Villages | | | | | | | | | | | | |
| 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 - Five Wounds 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 |
| 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 | - | - | - | - | - | - | - |
| BART/Caltrain Villages Sub-Total | 29,700 | (200) | 2,280 | 26,650 | 540 | 300 | 130 | 9,000 | 8,981 | 19 | 8,717 | 26,672 |
| Light Rail Villages (Existing LRT) | | | | | | | | | | | | |
| VR8 - Curtner Light Rail/Caltrain (v) | 1,380 | - | - | 1,063 | 142 | - | 175 | 1,440 | 1,440 | - | 1,395 | 4,268 |
| VR9 - Race Street Light Rail (v) | 2,907 | - | 831 | 1,385 | 346 | 276 | 69 | 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 | - | - | 1,929 | 168 | - | 671 | 1,195 | 1,195 | - | 1,157 | 3,542 |
| VR11 - Penitencia Creek Light Rail | 1,013 | - | - | 810 | 203 | - | - | 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) | 2,022 | - | 722 | 289 | 578 | 144 | 289 | 1,465 | 1,465 | - | 1,419 | 4,342 |
| VR14 - N. Capitol Av/Mabury Rd | 250 | - | 200 | - | 25 | 8 | 17 | 700 | 700 | - | 678 | 2,075 |
| VR15 - N. Capitol Av/McKee Rd (v) | 2,812 | - | 801 | 703 | 591 | 155 | 562 | 1,930 | 1,930 | - | 1,869 | 5,720 |
| VR17 - Oakridge Mall and Vicinity (v) | 9,090 | - | 1,566 | 2,966 | 2,211 | 230 | 2,117 | 7,490 | 7,490 | - | 7,254 | 22,197 |
| VR18 - Blossom Hill Rd/Cahalan Av | 1,780 | - | 308 | 440 | 549 | 43 | 440 | 600 | 600 | - | 581 | 1,778 |
| VR19 - Blossom Hill Rd/Snell Av | 2,598 | - | 439 | 1,404 | 439 | 53 | 263 | 1,083 | 1,075 | 8 | 1,049 | 3,210 |
| Portion Housing Capacity Already Entitled | | | | | | | | 8 | - | 8 | 8 | 24 |
| Light Rail Villages (Existing LRT) Sub-Total | 27,120 | - | 4,992 | 10,989 | 5,452 | 934 | 4,753 | 20,665 | 20,657 | 8 | 20,014 | 61,243 |
| Light Rail Corridors (Existing LRT) | | | | | | | | | | | | |
| CR20 - N. 1st Street | 2,520 | - | 406 | 732 | 732 | 81 | 569 | 1,678 | 1,678 | - | 1,625 | 4,973 |
| Portion Housing Capacity Already Entitled | | | | | | | | 333 | 333 | - | 323 | 987 |
| CR21 - Southwest Expressway (v) | 5,405 | - | 932 | 1,305 | 1,677 | 186 | 1,305 | 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 | 7,925 | - | 1,338 | 2,037 | 2,409 | 267 | 1,874 | 4,845 | 4,570 | 275 | 4,692 | 14,359 |
| 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 |
| Light Rail Villages (Planned LRT) Sub-Total | 4,590 | - | 1,000 | 1,050 | 900 | 1,000 | 640 | 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 |

Scenario 7



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| 839,450 Jobs and 429,350 Dwelling Units; 1.3 J/ER | | | | | | | | | | | | |
| Existing 2008 Development: 369,450 Jobs & 309,350 DU | | | | | | | | | | February 18, 2011 | | |
| 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) |
| Commercial Center Villages & Corridors | | | | | | | | | | | | |
| 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 |
| 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 |
| Commercial Center Sub-Total | 25,360 | - | 7,265 | 5,385 | 6,530 | 815 | 5,365 | 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 |
| 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 |
| 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 |
| 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 |
| 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 | 3,625 | 400 | 700 | - | 815 | 1,560 | 150 | 1,273 | 785 | 488 | 1,233 | 3,773 |
| Entitled & Not Built | - | - | - | - | - | - | - | 1,697 | 575 | 1,122 | 1,644 | 5,029 |
| Former Villages (no housing growth capacity) | | | | | | | | | | | | |
| VT25 - W. Capitol Expy/Monterey Rd | 870 | - | 650 | - | 110 | - | 110 | - | - | - | - | - |
| VR16 - S. Capitol Av/Capitol Expy | 260 | - | 65 | 130 | 33 | - | 32 | - | - | - | - | - |
| 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 | - | - | - | - | - |
| C42 - Story Road (v) | 7,020 | - | 3,800 | 2,000 | 615 | - | 605 | - | - | - | - | - |
| C45 - County Fairgrounds | 4,120 | 710 | 2,780 | - | 520 | - | 110 | - | - | - | - | - |
| C46 - Meridian / Parkmoor | 1,200 | - | 500 | 480 | 110 | - | 110 | - | - | - | - | - |
| Other Identified Growth Areas Sub-Total | 19,685 | 1,110 | 10,465 | 2,610 | 2,513 | 1,560 | 1,427 | 2,970 | 1,360 | 1,610 | 2,876 | 8,802 |
| Notes: | | | | | | | | | | | | |
| DU = Dwelling Units (Occupied and Vacant) | | | | | | | | | | | | |
| HH = Households (Occupied) | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | |