

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											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	158,401	206,072	35,032	6,878	20,503	120,000	116,328	3,672	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)	29,950	-	9,917	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	256,040	29,095	108,397	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	672	672	-	651	1,992
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	8,827	8,808	19	8,549	26,160
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	7,343	7,343	-	7,112	21,762
VR18 - Blossom Hill Rd/Cahalan Av	1,780	-	308	440	549	43	440	600	600	-	581	1,778
VR19 - Blossom Hill Rd/Snell Av	3,368	-	569	1,820	569	69	341	643	635	8	623	1,906
Portion Housing Capacity Already Entitled								8	-	8	8	24
Light Rail Villages (Existing LRT) Sub-Total	27,890	-	5,122	11,405	5,582	950	4,831	20,078	20,070	8	19,446	59,503
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	1,399	1,399	-	1,355	4,146
CR29 - Alum Rock Avenue	2,150	-	365	505	685	70	525	2,199	2,199	-	2,130	6,517
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	9,103	8,885	218	8,816	26,978

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February 18, 2011												
Scenario Summary Data												
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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	452	452	-	438	1,340
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	13,752	13,691	61	13,319	40,756
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)	1,370	-	377	-	427	-	566	235	235	-	228	696
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	14,020	-	6,337	-	3,592	-	4,091	6,025	5,915	110	5,835	17,856
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
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	-	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	4,640	2,008	2,632	4,494	13,751
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.												