

Housing Opportunities Study Results

Phase I: Approved in February 2001 – 13 sites (seven along Capitol Avenue/Expressway transit-oriented development corridor, five in Central San Jose, and one in North San Jose) – Allowing approximately 6,000 new housing units.

Note: The “Transit Corridor Residential” designation of (20+ Dwelling Units/Acre) translates to an expected minimum of approximately 45 DU/AC if located within 2,000 feet of a light rail station and translates to an expected minimum of approximately 55 DU/AC for parcels within 3,000 feet of a proposed Bay Area Rapid Transit (BART) station.

Location	Area	“Before” Land Use Designations	“After” Land Use Designations
Southeast corner of McKee Road and Capitol Avenue	2.1 acres	Medium High Density Residential (12-25 DU/AC) and General Commercial	Transit Corridor Residential (20+ DU/AC)
Northeast corner of Southwest Expressway and South Bascom Avenue	7.2 acres	Neighborhood/Community Commercial	Transit Corridor Residential (20+DU/AC)
Generally located on both sides of South Montgomery Street between Crandall Street and Park Avenue	12.6 acres	Mixed Use #1 (40-100 DU/AC) (Midtown Planned Community)	Mixed Use #1 (40-150 DU/AC) (Midtown Planned Community)
Southwest corner of Hostetter Avenue and Capitol Avenue	17.4 acres	Medium High Density Residential (12-25 DU/AC) (15.2 acres) and Medium Low Density Residential (8 DU/AC) (2.2 acres)	Transit Corridor Residential (20+ DU/AC)
Northeast corner of Sierra Road and Capitol Avenue	4.4 acres	Medium Low Density Residential (8 DU/AC)	Medium High Density Residential (12-25 DU/AC)
West side of Capitol Avenue at terminus of Penitencia Creek Road	9.5 acres	Medium High Density Residential (12-25 DU/AC)	Transit Corridor Residential (20+ DU/AC)
Southwest corner of Mabury Road and Capitol Avenue	14.5 acres	Medium High Density Residential (12-25 DU/AC)	Transit Corridor Residential (20+ DU/AC)

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Northwest corner of Giannotta Way and Capitol Avenue	10.9 acres	Medium High Density Residential (12-25 DU/AC)	Transit Corridor Residential (20+ DU/AC)
West side of Capitol Avenue approximately 850 feet north of McKee Road	8 acres	General Commercial	Transit Corridor Residential (20+ DU/AC)
Southeast corner of Baypointe Drive and North First Street	89.4 acres	High Density Residential (25-50 DU/AC)	Transit Corridor Residential (20+ DU/AC)
North side of Auzerais Avenue between Sunol Avenue and Los Gatos Creek	13.3 acres	Combined Industrial/Commercial	Transit-Oriented Mixed Use (40-100 DU/AC)
Southwest corner of West Santa Clara and Delmas Avenue	2.1 acres	General Commercial	Residential Support for Core Area (25+ DU/AC)
Area bounded by Julian, Terraine, Bassett, and Market Streets	5.8 acres	Combined Industrial/Commercial	General Commercial for 4.33 acres; Residential Support for Core (25+ DU/AC) for 1.47 acres; City Council directed staff to determine the maximum height allowed by the FAA on the site

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Phase II

Approved in June 2002 – 4 sites (Santa Clara/Alum Rock Transit-Oriented Development Corridor between North 27th Street and North Capitol Avenue) – Allowing approximately 1,800 new housing units.

Location	Area	"Before" Land Use Designations	"After" Land Use Designations
Northwest corner of Alum Rock and Alexander Avenues	1.72 acres	Medium High Density Residential (12-25 DU/AC) on 1.07 acres; Medium Density Residential (8-16 DU/AC) on .35 acres; and General Commercial on .3 acres	Transit Corridor Residential (20+ DU/AC)
Northeast corner of Alum Rock and Jose Figueres Avenues	2.54 acres	General Commercial	Transit Corridor Residential (20+ DU/AC)
North side of Alum Rock Avenue and both sides of North Sunset Avenue	5.6 acres	General Commercial	Transit Corridor Residential (20+ DU/AC)
Generally bounded by East Julian Street, Highway 101, East Santa Clara Street and North 27 th Street	20.01 acres	Heavy Industrial (19.4 acres); General Commercial (.61 acres)	700 -1650 dwelling units. Close to future BART station.

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Phase III

Approved in December 2004 – 4 sites (two housing sites near the Curtner light rail station, and two sites near/within the Midtown Planned Community to preserve existing industrial uses and create new parkland) – Allowing approximately 575 new housing units.

Location	Area	“Before” Land Use Designations	“After” Land Use Designations
Generally bounded by State Route 87, Curtner Avenue and Canoas Garden Avenue	7.1 acres	Light industrial with Mixed Industrial Overlay	High Density Residential (25-50 DU/AC)
Southeast corner of Curtner Avenue and Canoas Garden Avenue	4.9 acres	Public/Quasi-Public (2.8 acres) and Office (2.1 acres)	Transit Corridor Residential (20+ DU/AC)
South side of Auzerais Avenue between Sunol Street and Los Gatos Creek	6.7 acres	Combined Industrial/Commercial (Midtown Planned Community)	Public Park/Open Space (Midtown Planned Community)
Northwest corner of Savaker Street and Sunol Street	5.1 acres	Heavy Industrial	Industrial Park