

Preferred Land Use Study Scenario - Planned Job Capacity and Timing of Housing Growth Areas									
839,450 Jobs and 429,350 Dwelling Units; 1.3 J/ER									
<i>Existing 2008 Development: 369,450 Jobs & 309,350 DU</i>									
<i>Planned Growth Above Existing: 470,000 Jobs & 120,000 DU</i>									
<p>The following table sets forth a phasing plan based upon four time periods (Horizons). Each Horizon is 7 years in length and has a corresponding Land Use / Transportation Diagram. The Diagram will change from one Horizon to the next to identify new housing growth areas as indicated on the Table. Job growth may occur in all growth areas at any point in time (e.g., in any Planning Horizon). The Table indicates the planned amount of housing growth in each Horizon for each Growth Area. Growth Areas with capacity for more than 1,000 dwelling units are planned to develop over multiple Horizon time periods.</p>									
	Acres	Planned Job Capacity	Planned Housing Yield (DU)	Mixed-Use Residential Acres (Max.)	Planned DU Growth by Horizon (Timeframe)				
					2011	2012-2018	2019-2025	2026-2032	2033-2040
Total Growth Capacity		470,000	120,000		29,520	22,972	22,563	22,218	22,727
Downtown									
Downtown		48,500	10,360	N/A*	1,140	2,305	2,305	2,305	2,305
Portion Housing Capacity Already Entitled			1,139						
Downtown Sub-Total		48,500	10,360		1,140	2,305	2,305	2,305	2,305
Specific Plan Areas									
Berryessa Planned Community	239	-	-						
Communications Hill Specific Plan	942	1,700	2,775	N/A*	2,775				
Jackson-Taylor Residential Strategy	109	100	1,190	N/A*	1,190				
Martha Gardens Specific Plan	145	-	1,760	N/A*	1,760				
Midtown Specific Plan	219	1,000	1,600	N/A*	1,600				
Rincon South Specific Plan	507	3,000	7,260	N/A*	960	1,575	1,575	1,575	1,575
Portion Housing Capacity Already Entitled			960						
Tamien Station Area Specific Plan	149	600	1,060	N/A*	1,060				
Alviso Master Plan	11,443	36,600	70	N/A*	70				
Evergreen Specific Plan	879	-	25	N/A*	25				
Specific Plan Sub-Total		43,000	15,740		9,440	1,575	1,575	1,575	1,575
Employment Land Areas									
Monterey Business Corridor	421	1,095	-						
New Edenvale	754	16,000	-						
Old Edenvale Area (Bernal)	474	31,000	-						
North Coyote Valley	1,722	50,000	-						
Evergreen Campus Industrial Area	368	12,000	-						
North San Jose (excluding Rincon South)	4,382	97,000	25,380	395	7,680	4,425	4,425	4,425	4,425
Portion Housing Capacity Already Entitled			7,680						
Berryessa / International Business Park	448	10,155	-						
Mabury	300	2,265	-						
East Gish	442	2,300	-						
Senter Road	345	2,275	-						
Employment Land Sub-Total		224,090	25,380		7,680	4,425	4,425	4,425	4,425
BART/Caltrain Villages									
VT1 - Lundy/Milpitas BART	150	28,400	-						
VT2 - Berryessa BART / Berryessa Rd/Lundy Av	250	22,100	4,814	48	3,884	930			
Portion Housing Capacity Already Entitled			3,884						
VT3 - Alum Rock BART	32	4,050	845	8				845	
VT4 - The Alameda (East)	19	1,610	411	4	9	402			
Portion Housing Capacity Already Entitled			9						
VT5 - Santa Clara / Airport West (FMC)	194	1,600	-						
VT6 - Blossom Hill / Hitachi	302	-	2,930	29	2,930				
Portion Housing Capacity Already Entitled			2,930						
VT7 - Blossom Hill / Monterey Rd	24	1,940	-						
VT25 - W. Capitol Expy/Monterey Rd	24	870	-						
BART/Caltrain Villages Sub-Total		60,570	9,000		6,823	1,332	-	845	-
Light Rail Villages (Existing LRT)									
VR8 - Curtner Light Rail/Caltrain	43	390	1,440	36		720	720		
VR9 - Race Street Light Rail	78	2,100	2,612	65	342	1,135	1,135		
Portion Housing Capacity Already Entitled			342						
VR10 - Capitol/87 Light Rail	48	1,650	1,195	30		598	597		
VR11 - Penitencia Creek Light Rail	30	500	920	23		920			
VR12 - N. Capitol Av/Hostetter Rd	23	500	1,230	23		615	615		
VR13 - N. Capitol Av/Berryessa Rd	49	700	1,465	37				730	735
VR14 - N. Capitol Av/Mabury Rd	30	500	700	18				700	
VR15 - N. Capitol Av/McKee Rd	55	1,000	1,930	48		965	965		
VR16 - S. Capitol Av/Capitol Expy	2	200	-						
VR17 - Oakridge Mall and Vicinity	323	9,870	7,500	188				3,750	3,750
VR18 - Blossom Hill Rd/Cahalan Av	28	810	600	15					600
VR19 - Blossom Hill Rd/Snell Av	45	1,480	1,108	28	8	550	550		
Portion Housing Capacity Already Entitled			8						
Light Rail Villages (Existing LRT) Sub-Total		19,700	20,700		350	5,503	4,582	5,180	5,085
Light Rail Corridors (Existing LRT)									
CR20 - N. 1st Street	66	1,550	1,733	43	333		700	700	
Portion Housing Capacity Already Entitled			333						
CR21 - Southwest Expressway	132	4,350	3,167	79	339	1,414	1,414		
Portion Housing Capacity Already Entitled			339						
Light Rail Corridors (Existing LRT) Sub-Total		5,900	4,900		672	1,414	2,114	700	-
Light Rail Villages (Planned LRT)									
VR22 - Arcadia/Eastridge (potential) Light Rail	78	3,690	250	6	250				
VR23 - E. Capitol Expy/Silver Creek Rd	58	900	1,000	25					1,000
VR24 - Monterey Hwy/Senter Rd	35	1,280	-						
VR26 - E. Capitol Expy/McLaughlin Dr	16	630	-						
VR27 - W. Capitol Expy/Vistapark Dr	15	680	-						
Light Rail Villages (Planned LRT) Sub-Total		7,180	1,250		250	-	-	-	1,000
Light Rail Corridors (Planned BRT/LRT)									
CR28 - E. Santa Clara Street	58	1,400	1,500	30		750	750		
CR29 - Alum Rock Avenue	93	2,150	2,495	50	93	1,201	1,201		
Portion Housing Capacity Already Entitled			93						
CR30 - The Alameda (West)	16	440	400	8		400			
CR31 - W. San Carlos Street	38	980	1,245	25	313	932			
Portion Housing Capacity Already Entitled			313						
CR32 - Stevens Creek Boulevard	142	2,400	3,860	77			1,930	1,930	
Light Rail Corridors (Planned BRT/LRT) Sub-Total		7,370	9,500		406	3,283	3,881	1,930	-

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	Acres	Planned Job Capacity	Planned Housing Yield (DU)	Mixed-Use Residential Acres (Max.)	Planned DU Growth by Horizon (Timeframe)				
					2011	2012-2018	2019-2025	2026-2032	2033-2040
Total Growth Capacity		470,000	120,000		29,520	22,972	22,563	22,218	22,727
Commercial Center Villages & Corridors									
C33 - Story Rd/McLaughlin Av	52	-	-						
C34 - Tully Rd/S. King Rd	90	1,900	1,000	20				1000	
C35 - Valley Fair/Santana Row and Vicinity	116	2,410	2,635	53	725	955	955		
<i>Portion Housing Capacity Already Entitled</i>		-	725						
C36 - Paseo de Saratoga and Vicinity	140	3,000	2,500	50				1250	1250
C37 - Santa Teresa Bl/Bernal Rd	56	1,500	700	14				700	
C38 - Winchester Boulevard	216	4,600	2,000	40			1000	1000	
C39 - S. Bascom Avenue (North)	62	1,000	1,400	28		700	700		
C40 - S. Bascom Avenue (South)	63	1,705	805	16	74		731		
<i>Portion Housing Capacity Already Entitled</i>		-	74						
C41 - Saratoga Avenue	100	3,605	1,115	22	89			513	513
<i>Portion Housing Capacity Already Entitled</i>		-	89						
C42 - Story Road	115	7,020	-	0					
C43 - S. De Anza Boulevard	64	2,140	845	17	45	800			
<i>Portion Housing Capacity Already Entitled</i>		-	45						
C44 - Camden/Hillsdale Avenue	90	3,500	1,000	20				500	500
C45 - County Fairgrounds	184	4,120	-						
C46 - Meridian / Parkmoor	21	1,200	-						
Commercial Center Sub-Total		37,700	14,000		933	2,455	3,386	4,963	2,263
Neighborhood Villages									
V47 - Landess Av/Morrill Av	16	600	270	7					270
V48 - Piedmont Rd/Sierra Rd	11	400	150	4					150
V49 - McKee Rd/ Toyon Av	13	400	180	5					180
V50 - McKee Rd/White Rd	10	300	168	4	7				161
<i>Portion Housing Capacity Already Entitled</i>		-	7						
V51 - N. Capitol Av/Madden Av	14	-	-						
V52 - E. Capitol Expy/Foxdale Dr	14	400	212	5					212
V53 - Quimby Rd/S. White Rd	16	500	225	6					225
V54 - Aborn Rd/San Felipe Rd	19	500	310	8					310
V55 - Evergreen Village	30	600	385	10		385			
V56 - EEHVS -Pleasant Hills Golf Course	113	-	-						
V57 - S. 24th St/William Ct	9	415	217	5	67				150
<i>Portion Housing Capacity Already Entitled</i>		-	67						
V58 - Monterey Rd/Chynoweth Rd	26	1,200	120	3					120
V59 - Santa Teresa Bl/Cottle Rd	31	1,090	500	13					500
V60 - Santa Teresa Bl/Snell Av	11	500	140	4					140
V61 - Bollinger Rd/Miller Av	13	400	160	4					160
V62 - Bollinger Rd/Lawrence Expy	5	200	70	2					70
V63 - Hamilton Av/Meridian Av	40	1,000	710	18					710
V64 - Almaden Expy/Hillsdale Av	24	800	370	9					370
V65 - Foxworthy Av/Meridian Av	16	700	250	6	55				195
<i>Portion Housing Capacity Already Entitled</i>		-	55						
V66 - Branham Ln/Pearl Av	16	-	-						
V67 - Branham Ln/Meridian Av	18	650	310	8					310
V68 - Camden Av/Branham Ln	26	650	450	11					450
V69 - Kooser Rd/Meridian Av	20	850	350	9					350
V70 - Camden Av/Kooser Rd	26	1,080	623	16					623
V71 - Meridian Av/Redmond Av	10	505	120	3					120
V72 - Almaden Expy/Camden Av	19	-	-						
V73 - Almaden Expy/Via Valiente	7	-	-						
Neighborhood Villages Sub-Total		13,740	6,290		129	385	-	-	5,776
Other Identified Growth Areas									
Vacant Lands	558	2,250	1,183		0	295	295	295	298
Entitled & Not Built	513	-	1,697		1,697				
Coyote Valley Urban Reserve		-	-						
South Almaden Valley Urban Reserve		-	-						
Other Identified Growth Areas Sub-Total		2,250	2,880		1,697	295	295	295	298
Notes:									
DU = Dwelling Units (Occupied and Vacant)									
Planned Job Capacity = The number of jobs which can potentially be accommodated within the identified growth area and which is being used for technical analysis and also to establish a job growth goal (Objective) for the General Plan Update.									
Planned Housing Yield (DU) = The number of new dwelling units which would be produced within the identified growth area through redevelopment of the planned Mixed-Use Residential land areas at the anticipated density (DU/AC)									
Projected DU Growth by Horizon (Timeframe) = The planned number of new dwelling units within each growth area based upon the availability of Housing Growth Areas designated on the General Plan Land Use Diagram being made available in phases over time.									
N/A* = The Planned Housing Capacity for the Downtown and Specific Plan Areas is based on the current land use plans for those areas and would not include the conversion of additional lands to mixed-use residential.									
Mixed-Use Residential Acres (Max.) = The maximum acreage within the identified Village growth area which may be developed as new residential mixed-use.									
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.									