

Land Use / Transportation Diagram Growth Areas by Horizon - Planned Yield of Residential Units

The following tables identify the amount of housing that is expected to be produced through full utilization of residential Growth Areas included within each Plan Horizon. The Land Use / Transportation Diagram identifies for each property an allowable range of density for new development so that actual implementation may yield a different number of units than indicated in the table. Total Planned (Projected) Unit Yield = the number of residential units planned to be built based upon the projected average density and the acreage available for residential development within each Growth Area.

2011 Land Use / Transportation Diagram Growth Areas (Base + Horizon 1)	Category	Mixed-Use / Residential Acres	Average Planned Density (DU/AC)	Total Planned (Projected) Unit Yield
Total Planned Residential Capacity				84,951
Downtown	Base	50	207	10,360
Specific Plan Areas	Base	N/A	N/A	15,740
Vacant Lands	Base	262	5	1,183
Entitled & Not Built (Outside Growth Areas)	Base	218	8	1,697
North San Jose (excluding Rincon South)	Base			25,380
General Plan Residential Base Subtotal				54,360
VT2 - Berryessa BART / Berryessa Rd/Lundy Av	BART	48	100	4,814
VT4 - The Alameda (East)	BART/Caltrain	4	100	402
VT6 - Blossom Hill / Hitachi	Caltrain	N/A	N/A	2,930
VR8 - Curtner Light Rail/Caltrain	Light Rail St.	36	40	1,440
VR9 - Race Street Light Rail	Light Rail St.	65	40	2,612
VR12 - N. Capitol Av/Hostetter Rd	Light Rail St.	31	40	1,230
VR19 - Blossom Hill Rd/Snell Av	Light Rail St.	28	40	1,108
CR20 - N. 1st Street	LR Corridor	43	40	1,733
CR21 - Southwest Expressway	LR Corridor	79	40	3,167
VR22 - Arcadia/Eastridge (potential) Light Rail	Plan LR St.	6	42	250
CR28 - E. Santa Clara Street	Plan LR Corridor	30	50	1,500
CR29 - Alum Rock Avenue	Plan LR Corridor	50	50	2,495
CR30 - The Alameda (West)	Plan LR Corridor	8	50	400
CR31 - W. San Carlos Street	Plan LR Corridor	25	50	1,245
C35 - Valley Fair/Santana Row and Vicinity	Commercial Ctr.	53	50	2,635
C39 - S. Bascom Avenue (North)	Commercial Ctr.	28	50	1,400
C43 - S. De Anza Boulevard	Commercial Ctr.	17	50	845
V55 - Evergreen Village	Nbhd Village	10	40	385
Horizon 1 Growth Area Subtotal				30,591

Land Use / Transportation Diagram Growth Areas by Horizon - Planned Yield of Residential Units

Horizon 2 Land Use / Transportation Diagram Growth Areas (Planned yield for new residential areas added Horizon 2)	Category	Mixed-Use / Residential Acres	Average Planned Density (DU/AC)	Total Planned (Projected) Unit Yield
Total Planned Residential Capacity				6,985
VR10 - Capitol/87 Light Rail	Light Rail St.	30	40	1,195
VR15 - N. Capitol Av/McKee Rd	Light Rail St.	48	40	1,930
CR32 - Stevens Creek Boulevard	Plan LR Corridor	77	50	3,860

Horizon 3 Land Use / Transportation Diagram Growth Areas (Planned yield for new residential areas added Horizon 3)	Category	Mixed-Use / Residential Acres	Average Planned Density (DU/AC)	Total Planned (Projected) Unit Yield
Total Planned Residential Capacity				13,430
VT3 - Alum Rock BART	BART	8	100	845
VR11 - Penitencia Creek Light Rail	Light Rail St.	23	40	920
VR13 - N. Capitol Av/Berryessa Rd	Light Rail St.	37	40	1,465
VR14 - N. Capitol Av/Mabury Rd	Light Rail St.	18	40	700
VR17 - Oakridge Mall and Vicinity	Light Rail St.	188	40	7,500
C38 - Winchester Boulevard	Commercial Ctr.	40	50	2,000

Horizon 4 Land Use / Transportation Diagram Growth Areas (Planned yield for new residential areas added Horizon 4)	Category	Mixed-Use / Residential Acres	Average Planned Density (DU/AC)	Total Planned (Projected) Unit Yield
Total Planned Residential Capacity				6,915
VR18 - Blossom Hill Rd/Cahalan Av	Light Rail St.	15	40	600
C34 - Tully Rd/S. King Rd	Commercial Ctr.	20	50	1,000
C36 - Paseo de Saratoga and Vicinity	Commercial Ctr.	50	50	2,500
C37 - Santa Teresa Bl/Bernal Rd	Commercial Ctr.	14	50	700
C41 - Saratoga Avenue	Commercial Ctr.	22	50	1,115
C44 - Camden/Hillsdale Avenue	Commercial Ctr.	20	50	1,000

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Horizon 5 Land Use / Transportation Diagram Growth Areas (Planned yield for new residential areas added Horizon 5)	Category	Mixed-Use / Residential Acres	Average Planned Density (DU/AC)	Total Planned (Projected) Unit Yield
Total Planned Residential Capacity				6,905
VR23 - E. Capitol Expy/Silver Creek Rd	Light Rail St.	25	40	1,000
V47 - Landess Av/Morrill Av	Nbhd Village	7	40	270
V48 - Piedmont Rd/Sierra Rd	Nbhd Village	4	40	150
V49 - McKee Rd/ Toyon Av	Nbhd Village	5	40	180
V50 - McKee Rd/White Rd	Nbhd Village	4	40	168
V52 - E. Capitol Expy/Foxdale Dr	Nbhd Village	5	40	212
V53 - Quimby Rd/S. White Rd	Nbhd Village	6	40	225
V54 - Aborn Rd/San Felipe Rd	Nbhd Village	8	40	310
V57 - S. 24th St/William Ct	Nbhd Village	5	40	217
V58 - Monterey Rd/Chynoweth Rd	Nbhd Village	3	40	120
V59 - Santa Teresa Bl/Cottle Rd	Nbhd Village	13	40	500
V60 - Santa Teresa Bl/Snell Av	Nbhd Village	4	40	140
V61 - Bollinger Rd/Miller Av	Nbhd Village	4	40	160
V62 - Bollinger Rd/Lawrence Expy	Nbhd Village	2	40	70
V63 - Hamilton Av/Meridian Av	Nbhd Village	18	40	710
V64 - Almaden Expy/Hillsdale Av	Nbhd Village	9	40	370
V65 - Foxworthy Av/Meridian Av	Nbhd Village	6	40	250
V67 - Branham Ln/Meridian Av	Nbhd Village	8	40	310
V68 - Camden Av/Branham Ln	Nbhd Village	11	40	450
V69 - Kooser Rd/Meridian Av	Nbhd Village	9	40	350
V70 - Camden Av/Kooser Rd	Nbhd Village	16	40	623
V71 - Meridian Av/Redmond Av	Nbhd Village	3	40	120