

Scenario C

Summary of Scenario Growth Distribution Strategy

Scenario C provides for the development of 320,000 new jobs and 90,000 new housing units. The City's current General Plan, the San Jose 2020 General Plan, already provides growth capacity for 229,000 new jobs and 70,000 new housing units. If this growth capacity is added into Scenario C at the currently planned locations, then capacity for an additional 91,000 jobs and an additional 20,000 housing units needs to be identified for the scenario. The proposed locations of this new capacity in combination with the San Jose 2020 General Plan jobs and housing growth capacity are identified in the attached table for Scenario C. The growth capacities identified in this table are presented as planned growth beyond the existing land uses or conditions in 2008 and include the growth capacity already identified in the City's current General Plan.

The overall growth distribution strategy in Scenario C is to locate jobs and housing in areas that are along existing and planned major public transit facilities. This Scenario also proposes to improve the geographic jobs and housing balance by locating a portion of the planned jobs in the southern part of the city.

In Scenario C, close to 80% of the housing growth capacity is located within the existing planned growth areas, (i.e. Downtown, North San Jose, Edenvale, Specific Plan areas, etc.), with slightly more than 20% of the housing growth capacity located in a select number of Villages, Hubs and Corridors. Given that Scenario C only plans for 20,000 more housing units beyond the current estimated capacity of the San Jose 2020 General Plan, and given that Scenario C does not propose to reduce capacity in existing planned growth areas, this scenario is similar to the San Jose 2020 General Plan with respect to housing growth. As proposed, Scenario C does not add to the existing planned housing capacity in the planned growth areas with the exception that 590 units are added to the Jackson Taylor Residential Strategy area and 250 units to the Midtown Specific Plan area. Furthermore, given the relatively small amount of housing capacity to be added, Scenario C only creates capacity for new dwelling units in 13 of the 43 proposed Villages and in none of the proposed Hubs. Scenario C does create planned housing capacity in those Villages and Corridors located along existing and planned Light rail lines, and planned Bus Rapid Transit lines and BART stations.

In Scenario C, 87% of the job growth capacity is proposed to be located in the existing planned growth areas with the remaining 13% located in the Villages, Hubs and Corridors. A lower portion of the job growth is planned for the Villages, Hubs and Corridors partly because most of the job growth is projected to be in the Driving Industry and Business Support clusters. Additional job capacity, beyond the estimated capacity of the San Jose 2020 General Plan, was added to the majority of the planned growth areas, with the most significant amount of job capacity being added to Edenvale, North San Jose, and the portion of the International Business Park located within 3000 feet of the planned Milpitas BART Station. Consistent with the housing growth location strategy, Scenario C also adds jobs capacity within those Villages, Hubs and Corridors located along major planned or existing transit facilities, while adding little or no capacity to the majority of Villages, Hubs and Corridors far from transit.