

Scenario E

Summary of Scenario Growth Distribution Strategy

Scenario E provides for the development of 334,000 new jobs and 137,000 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 E at the currently planned locations, then capacity for an additional 105,000 jobs and an additional 67,000 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 E. 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.

Relative to Scenario C, Scenario E distributes planned housing growth more evenly between the existing planned growth areas (i.e. Downtown, North San Jose, Edenvale, Specific Plan areas, etc.), and the Villages, Hubs and Corridors. In Scenario E, almost 43% of the total planned capacity is placed in the Villages, Hubs and Corridors with just over 57% located in the existing planned growth areas. The distribution strategy in Scenario E is to provide housing opportunities throughout the city, in all of the identified Villages, Hubs and Corridors, thereby providing a catalyst to create more great places citywide. The strategy in Scenario E also recognizes that there are housing growth capacity limitations in some of the existing planned growth areas.

While housing growth capacity is allocated to all of the Villages, Hubs and Corridors in Scenario E, more capacity is allocated to those Villages, Hubs and Corridors located adjacent or close to existing and planned major transit facilities. Staff also identified those Villages, Hubs, and Corridors that have significant growth potential and allocated more capacity to those areas. This Scenario adds housing capacity to a number of planned growth areas that were identified as having additional capacity, beyond the San Jose 2020 General Plan, including Communications Hill, the Jackson Taylor Residential Strategy area, the Mid-Town Specific Plan area, and the Tamien Station Area Specific Plan area. Scenario E does not add housing capacity to Downtown and the Martha Gardens Specific Plan area, which were identified as having limited additional growth capacity, or to North San Jose, the Rincon South Specific Plan area and Edenvale, which were reserved for additional job growth capacity.

Overall, and consistent with the Draft Land Use/Transportation Scenarios, Scenario E focuses much of the driving industry and business support jobs capacity into locations adjacent to transit facilities, including North San Jose, Midtown, Rincon South, Downtown, the Oakridge and Valley Fair/Santana Row Hubs and the portion of San Jose adjacent to the planned Milpitas Bart Station. To create a more geographic balance between jobs and housing, Scenario E also allocates jobs capacity to the southern part of San Jose by expanding capacity in Edenvale and by maintaining the planned capacity of 50,000 jobs in North Coyote Valley.

Similar to the distribution of housing, Scenario E spreads jobs growth throughout the City in part by adding capacity to all of the Villages Corridors and Hubs. This scenario, however, still focuses most new job capacity, particularly the growth capacity for driving industry and business support jobs, into locations presently planned for employment uses. Over 50% of the new job capacity is allocated to the existing employment areas, with Edenvale and North San Jose getting significantly more jobs capacity than in the San Jose 2040 General Plan. Scenario E allocates 18% of the new job growth capacity to the Villages, Corridors and Hubs.