

Scenario 4 (895,500 Jobs and 398,000 Dwelling Units; 1.5 J/ER)

Existing 2008 Development: 369,450 Jobs & 309,350 DU

Growth Above Existing: 526,050 Jobs & 88,650 DU

	Scenario Summary Data										
	Jobs									Dwelling Units	
	Total Jobs Added	% of Jobs	Industrial/Warehouse	R&D/ Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/ Other	Total DU Added	% of DU	
Total Job/DU Growth	526,050	100%	48,380	156,739	273,429	28,292	5,520	13,690	88,651	100%	
Downtown	52,550	10.0%	-	-	46,592	5,958	-	-	8,332	9.4%	
Specific Plan Areas											
Berryessa Planned Community	-	0.0%	-	-	-	-	-	-	50	0.1%	
Communications Hill Specific Plan	1,500	0.3%	1,500	-	-	-	-	-	3,830	4.3%	
Jackson-Taylor Residential Strategy	800	0.2%	-	300	500	-	-	-	1,190	1.3%	
Martha Gardens Specific Plan	-	0.0%	-	-	-	-	-	-	1,760	2.0%	
Midtown Specific Plan	850	0.2%	270	500	-	80	-	-	1,550	1.7%	
Rincon South Specific Plan	3,000	0.6%	350	150	2,175	325	-	-	10,293	11.6%	
Tamien Station Area Specific Plan	20	0.0%	-	-	-	20	-	-	960	1.1%	
Alviso Master Plan	17,000	3.2%	13,850	1,870	-	-	1,280	-	-	0.0%	
Evergreen Specific Plan	-	0.0%	-	-	-	-	-	-	40	0.0%	
Specific Plan Sub-Total	23,170	4.4%	15,970	2,820	2,675	425	1,280	-	19,673	22.2%	
Employment Land Areas											
Monterey Business Corridor	1,000	0.2%	1,000	-	-	-	-	-	-	0.0%	
New Edenvale	16,000	3.0%	9,000	7,000	-	-	-	-	-	0.0%	
Old Edenvale (Bernal)	31,000	5.9%	-	9,870	20,700	430	-	-	-	0.0%	
North Coyote Valley	50,000	9.5%	-	50,000	-	-	-	-	-	0.0%	
Evergreen Campus Industrial Area	12,000	2.3%	-	12,000	-	-	-	-	-	0.0%	
North San Jose (excluding Rincon South)	97,000	18.4%	12,100	21,000	59,000	3,450	1,300	150	21,350	24.1%	
Berryessa / International Business Park	7,000	1.3%	-	7,000	-	-	-	-	-	0.0%	
Mabury	2,000	0.4%	2,000	-	-	-	-	-	-	0.0%	
East Gish	2,000	0.4%	2,000	-	-	-	-	-	-	0.0%	
Senter Road	2,000	0.4%	2,000	-	-	-	-	-	-	0.0%	
Employment Land Sub-Total	220,000	41.8%	28,100	106,870	79,700	3,880	1,300	150	21,350	24.1%	
BART/Caltrain Villages											
VT1 - Lundy/Milpitas BART	28,400	5.4%	-	(1,990)	30,290	-	100	-	-	0.0%	
VT2 - Berryessa BART / Berryessa Rd/Lundy Av	8,950	1.7%	(200)	1,500	7,050	250	300	50	1,300	1.5%	
VT3 - Alum Rock BART	1,100	0.2%	-	-	1,000	50	-	50	1,650	1.9%	
VT4 - Diridon / The Alameda (East)	1,526	0.3%	-	156	1,218	152	-	-	-	0.0%	
VT5 - Santa Clara / Airport West (FMC)	1,600	0.3%	-	-	1,500	100	-	-	-	0.0%	
VT6 - Blossom Hill / Hitachi	-	0.0%	-	-	-	-	-	-	-	0.0%	
VT7 - Blossom Hill / Monterey Rd	1,922	0.4%	-	196	1,534	192	-	-	-	0.0%	
BART/Caltrain Villages Sub-Total	43,498	8.3%	(200)	(138)	42,592	744	400	100	2,950	3.3%	
Light Rail Villages (Existing LRT)											
VR8 - Curtner Light Rail/Caltrain	3,930	0.7%	-	-	3,880	-	-	50	(676)	-0.8%	
VR9 - Race Street Light Rail	1,050	0.2%	-	100	900	-	-	50	-	0.0%	
VR10 - Capitol/87 Light Rail	2,500	0.5%	-	-	2,400	100	-	-	(158)	-0.2%	
VR11 - Penitencia Creek Light Rail	1,381	0.3%	-	141	1,100	140	-	-	1,000	1.1%	
VR12 - N. Capitol Av/Hostetter Rd	1,358	0.3%	-	138	1,080	140	-	-	500	0.6%	
VR13 - N. Capitol Av/Berryessa Rd	2,873	0.5%	-	293	2,290	290	-	-	1,500	1.7%	
VR14 - N. Capitol Av/Mabury Rd	290	0.1%	-	30	230	30	-	-	1,000	1.1%	
VR15 - N. Capitol Av/McKee Rd	4,800	0.9%	-	490	3,830	480	-	-	1,500	1.7%	
VR16 - S. Capitol Av/Capitol Expy	100	0.0%	-	10	80	10	-	-	100	0.1%	
VR17 - Oakridge Mall and Vicinity	18,950	3.6%	-	1,930	15,130	1,890	-	-	2,000	2.3%	
VR18 - Blossom Hill Rd/Cahalan Av	1,610	0.3%	-	160	1,290	160	-	-	100	0.1%	
VR19 - Blossom Hill Rd/Snell Av	2,660	0.5%	-	270	2,120	270	-	-	1,500	1.7%	
Light Rail Villages (Existing LRT) Sub-Total	41,502	7.9%	-	3,562	34,330	3,510	-	100	8,366	9.4%	
Light Rail Corridors (Existing LRT)											
CR20 - N. 1st Street	3,650	0.7%	-	-	2,920	360	-	370	800	0.9%	
CR21 - Southwest Expressway	7,350	1.4%	-	-	5,870	730	-	750	2,000	2.3%	
Light Rail Corridors (Existing LRT) Sub-Total	11,000	2.1%	-	-	8,790	1,090	-	1,120	2,800	3.2%	
Light Rail Villages (Planned LRT)											
VR22 - Arcadia/Eastridge Light Rail	1,100	0.2%	-	300	-	150	500	150	-	0.0%	
VR23 - E. Capitol Expy/Silver Creek Rd	2,670	0.5%	-	-	2,130	270	-	270	490	0.6%	
VR24 - Monterey Hwy/Senter Rd	1,670	0.3%	-	-	1,330	170	-	170	450	0.5%	
VR25 - W. Capitol Expy/Monterey Rd	1,140	0.2%	-	-	910	110	-	120	310	0.3%	
VR26 - E. Capitol Expy/McLaughlin Dr	740	0.1%	-	-	590	70	-	80	-	0.0%	
VR27 - W. Capitol Expy/Vistapark Dr	690	0.1%	-	-	550	70	-	70	-	0.0%	
Light Rail Villages (Planned LRT) Sub-Total	8,010	1.5%	-	300	5,510	840	500	860	1,250	1.4%	
Light Rail Corridors (Planned BRT/LRT)											
CR28 - E. Santa Clara Street	3,200	0.6%	-	320	2,230	320	-	330	-	0.0%	
CR29 - Alum Rock Avenue	5,190	1.0%	-	520	3,620	520	-	530	-	0.0%	
CR30 - The Alameda (West)	880	0.2%	-	90	610	90	-	90	-	0.0%	
CR31 - W. San Carlos Street	2,100	0.4%	-	210	1,470	210	-	210	-	0.0%	
CR32 - Stevens Creek Boulevard	7,900	1.5%	-	790	5,510	790	-	810	-	0.0%	
Light Rail Corridors (Planned BRT/LRT) Sub-Total	19,270	3.7%	-	1,930	13,440	1,930	-	1,970	-	0.0%	

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	Jobs								Dwelling Units	
	Total Jobs Added	% of Jobs	Industrial/Warehouse	R&D/Low-Rise	Mid & High Rise Office	Retail (Small)	Retail (Large)	Institutional/Other	Total DU Added	% of DU
Commercial Center Villages & Corridors										
C33 - Story Rd/McLaughlin Av	2,710	0.5%	-	810	1,350	270	-	280	-	0.0%
C34 - Tully Rd/S. King Rd	4,710	0.9%	-	1,410	2,350	470	-	480	-	0.0%
C35 - Valley Fair/Santana Row and Vicinity	6,080	1.2%	-	1,820	3,030	610	-	620	-	0.0%
C36 - Paseo de Saratoga and Vicinity	7,320	1.4%	-	2,190	3,650	730	-	750	-	0.0%
C37 - Santa Teresa Bl/Bernal Rd	3,540	0.7%	-	1,060	1,770	350	-	360	-	0.0%
C38 - Winchester Boulevard	11,310	2.1%	-	3,390	5,640	1,130	-	1,150	1,000	1.1%
C39 - S. Bascom Avenue (North)	3,240	0.6%	-	970	1,620	320	-	330	500	0.6%
C40 - S. Bascom Avenue (South)	3,290	0.6%	-	980	1,640	330	-	340	500	0.6%
C41 - Saratoga Avenue	5,210	1.0%	-	1,560	2,600	520	-	530	-	0.0%
C42 - Story Road	6,010	1.1%	-	1,800	3,000	600	-	610	-	0.0%
C43 - S. De Anza Boulevard	3,370	0.6%	-	1,010	1,680	340	-	340	400	0.5%
C44 - Camden/Hillsdale Avenue	4,700	0.9%	-	1,410	2,340	470	-	480	-	0.0%
C45 - County Fairgrounds	3,910	0.7%	500	2,780	-	520	-	110	450	0.5%
C46 - Meridian / Parkmoor	1,100	0.2%	-	330	550	110	-	110	500	0.6%
Commercial Center Sub-Total	66,500	12.6%	500	21,520	31,220	6,770	-	6,490	3,350	3.8%
Neighborhood Villages										
V47 - Landess Av/Morrill Av	764	0.1%	-	382	229	76	-	76	-	0.0%
V48 - Piedmont Rd/Sierra Rd	506	0.1%	-	258	153	48	-	48	-	0.0%
V49 - McKee Rd/ Toyon Av	602	0.1%	-	306	182	57	-	57	-	0.0%
V50 - McKee Rd/White Rd	449	0.1%	-	220	134	48	-	48	-	0.0%
V51 - N. Capitol Av/Madden Av	650	0.1%	-	325	191	67	-	67	-	0.0%
V52 - E. Capitol Expy/Foxdale Dr	650	0.1%	-	325	191	67	-	67	-	0.0%
V53 - Quimby Rd/S. White Rd	755	0.1%	-	372	230	76	-	76	-	0.0%
V54 - Aborn Rd/San Felipe Rd	1,223	0.2%	-	611	363	124	-	124	-	0.0%
V55 - Evergreen Village	1,424	0.3%	-	707	430	143	-	143	-	0.0%
V56 - EEHVS -Pleasant Hills Golf Course	5,274	1.0%	-	2,647	1,557	535	-	535	-	0.0%
V57 - S. 24th St/William Ct	449	0.1%	-	220	134	48	-	48	-	0.0%
V58 - Monterey Rd/Chynoweth Rd	1,280	0.2%	-	640	380	130	-	130	-	0.0%
V59 - Santa Teresa Bl/Cottle Rd	1,882	0.4%	-	936	564	191	-	191	-	0.0%
V60 - Santa Teresa Bl/Snell Av	506	0.1%	-	258	153	48	-	48	-	0.0%
V61 - Bollinger Rd/Miller Av	640	0.1%	-	315	191	67	-	67	-	0.0%
V62 - Bollinger Rd/Lawrence Expy	258	0.0%	-	124	76	29	-	29	-	0.0%
V63 - Hamilton Av/Meridian Av	1,748	0.3%	-	879	526	172	-	172	-	0.0%
V64 - Almaden Expy/Hillsdale Av	1,500	0.3%	-	745	449	153	-	153	-	0.0%
V65 - Foxworthy Av/Meridian Av	755	0.1%	-	372	230	76	-	76	-	0.0%
V66 - Branham Ln/Pearl Av	736	0.1%	-	363	220	77	-	77	-	0.0%
V67 - Branham Ln/Meridian Av	841	0.2%	-	420	248	86	-	86	-	0.0%
V68 - Camden Av/Branham Ln	879	0.2%	-	440	268	86	-	86	-	0.0%
V69 - Kooser Rd/Meridian Av	1,127	0.2%	-	564	334	115	-	115	-	0.0%
V70 - Camden Av/Kooser Rd	2,131	0.4%	-	1,070	641	210	-	210	-	0.0%
V71 - Meridian Av/Redmond Av	459	0.1%	-	229	134	48	-	48	-	0.0%
V72 - Almaden Expy/Camden Av	927	0.2%	-	458	277	96	-	96	-	0.0%
V73 - Almaden Expy/Via Valiente	315	0.1%	-	163	96	29	-	29	-	0.0%
Neighborhood Villages Sub-Total	28,730	5.5%	-	14,350	8,580	2,900	-	2,900	-	0.0%
Other Identified Growth Areas										
Vacant Lands	11,820	2.2%	4,010	5,525	-	245	2,040	-	5,420	6.1%
Entitled & Not Built	-	0.0%	-	-	-	-	-	-	15,160	17.1%
Coyote Valley Urban Reserve	-	0.0%	-	-	-	-	-	-	-	0.0%
South Almaden Valley Urban Reserve	-	0.0%	-	-	-	-	-	-	-	0.0%
Other Identified Growth Areas Sub-Total	11,820	2.2%	4,010	5,525	-	245	2,040	-	20,580	23.2%

Both Scenario 3 and Scenario 4 include significantly more growth capacity than either Scenario 1 or 2, with Scenario 3 providing more housing growth capacity and Scenario 4 proving more job growth capacity. While scenarios 1 and 2 did not fully make use of the identified growth areas, for scenarios 3 and 4 growth capacity is placed in all of the growth areas with an emphasis either on housing or job growth respectively.

Scenario 4 includes a significant addition of job growth capacity in the Employment Land Areas in order to provide industrial, low-rise/R&D and mid-rise and high-rise job growth capacity primarily intended to accommodate Driving Industry and Business Support Industry job growth.

Consistent among the scenarios, the Downtown and planned or existing BART, Caltrain and Light Rail stations are priority locations for new job and housing growth capacity.