

**APPENDIX A**  
**PROPOSED GROWTH ASSUMPTIONS**  
**BY GROWTH AREA**

**Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)**

**751,450 Jobs and 429,350 Dwelling Units; 1.1 J/ER**

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

*Growth Above Existing: 382,000 Jobs & 120,000 DU*

	CAPACITY				TRACKING				
	Acres	Planned Job Capacity	Planned Housing Yield (DU)	Planned Acreage for Mixed-Use Residential	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)			NSJ ADP
					Already Entitled	Horizon 1	Horizon 2	Horizon 3	Phases 2-4
<b>Total Plan Growth Capacity</b>		<b>382,000</b>	<b>120,000</b>		<b>31,759</b>	<b>14,597</b>	<b>24,569</b>	<b>25,075</b>	<b>24,000</b>
<b>Downtown</b>									
Downtown (v)	890	48,500	10,360		1,139	9,221			
<b>Downtown Sub-Total</b>		<b>48,500</b>	<b>10,360</b>		<b>1,139</b>	<b>9,221</b>			
<b>Specific Plan Areas</b>									
Communications Hill Specific Plan	942	1,700	2,775		2,775				
Jackson-Taylor Residential Strategy	109	100	1,190		1,190				
Martha Gardens Specific Plan	145	0	1,760		1,760				
Midtown Specific Plan	219	1,000	1,600		1,600				
Tamien Station Area Specific Plan	149	600	1,060		1,060				
Alviso Master Plan (v)	11,443	18,700	70		70				
Evergreen Specific Plan (not including V55)	879	0	25		25				
<b>Specific Plan Sub-Total</b>		<b>22,100</b>	<b>8,480</b>		<b>8,480</b>				
<b>Employment Land Areas</b>									
Monterey Business Corridor (v)	421	1,095	0						
New Edenvale	754	10,000	0						
Old Edenvale Area (Bernal)	474	15,000	780		780				
North Coyote Valley	1,722	45,000	0						
Evergreen Campus Industrial Area	368	10,000	0						
North San José (including Rincon South)	4,382	100,000	32,640		6,640				24,000
VT1 - Lundy / Milpitas BART	150	28,400	0						
Berryessa / International Business Park (v)	448	4,583	0						
Mabury (v)	300	2,265	0						
East Gish (v)	442	2,300	0						
Senter Road (v)	345	2,275	0						
VT5 - Santa Clara / Airport West (FMC)	194	1,600	0						
VT7 - Blossom Hill / Monterey Rd	24	1,940	0						
VT25 - W. Capitol Expy / Monterey Rd	24	100	0						
VR16 - S. Capitol Av / Capitol Expy	2	100	0						
VR24 - Monterey Hwy / Senter Rd	35	100	0						
VR26 - E. Capitol Expy / McLaughlin Dr	16	100	0						
VR27 - W. Capitol Expy / Vistapark Dr	15	100	0						
C42 - Story Rd (v)	115	1,823	0						
C45 - County Fairgrounds	184	100	0						
<b>Employment Land Sub-Total</b>		<b>226,881</b>	<b>33,420</b>		<b>9,420</b>				<b>24,000</b>
<b>Regional Transit Urban Villages</b>									
VT2 - Berryessa BART / Berryessa Rd / Lundy Av (v)	250	22,100	4,814	48	3,884	930			
VT3 - Five Wounds BART	32	4,050	845	8			845		
VT4 - The Alameda (East)	19	1,610	411	4	9	402			
VT6 - Blossom Hill / Hitachi	302	0	2,930	29	2,930				
<b>Regional Transit Villages Sub-Total</b>		<b>27,760</b>	<b>9,000</b>		<b>6,823</b>	<b>1,332</b>	<b>845</b>		
<b>Local Transit Urban Villages (Existing LRT)</b>									
VR8 - Curtner Light Rail / Caltrain (v)	43	500	1,440	36			1,440		
VR9 - Race Street Light Rail (v)	78								
A (west of Sunol)		2,000	1,937		342		1,595		
B (Reed & Graham Site)		1,200	675				675		
VR10 - Capitol / 87 Light Rail (v)	48	750	1,195	30			1,195		
VR11 - Penitencia Creek Light Rail	30	0	920	23			920		
VR12 - N. Capitol Av / Hostetter Rd (v)	23	500	1,230	23			1,230		
VR13 - N. Capitol Av / Berryessa Rd (v)	49	1,000	1,465	37			1,465		
VR14 - N. Capitol Ave / Mabury Rd	30	100	700	18			700		
VR15 - N. Capitol Av / McKee Rd (v)	55	1,000	1,930	48			1,930		
VR17 - Oakridge Mall and Vicinity (v)	323								
A (Cambrian / Pioneer)		3,375	2,712	68			2,712		
B (Edenvale)		5,715	4,487	115			4,487		
VR18 - Blossom Hill Rd / Cahalan Av	28	500	600	15			600		
VR19 - Blossom Hill Rd / Snell Av	45	500	770	27	8		762		
CR20 - N. 1st Street	66	2,520	1,678	42	333		1,345		
CR21 - Southwest Expressway (v)	132	750	3,007	75	339		2,668		
<b>Local Transit Villages (Existing LRT) Sub-Total</b>		<b>20,410</b>	<b>24,746</b>		<b>1,022</b>		<b>23,724</b>		
<b>Local Transit Urban Villages (Planned BRT/LRT)</b>									
VR22 - Arcadia / Eastridge (potential) Light Rail (v)	78	1,150	250		250				
VR23 - E. Capitol Expy / Silver Creek Rd	58	450	1,000	25				1,000	
<b>CR28 - E. Santa Clara Street</b>									
A (West of 17th Street)	64	795	850	17		850			
B (Roosevelt Park)	47	605	650	13		650			
<b>CR29 - Alum Rock Avenue</b>									
A (Little Portugal)	18	100	310	6		310			
B (Alum Rock)	72	870	1,010	20	93	917			
C (East of 680)	61	650	1,175	24				1,175	
CR30 - The Alameda (West)	16	200	400	8				400	
<b>CR31 - W. San Carlos Street</b>									
A (East)	48	380	480	10		480			
B (Mid)	32	260	330	7	95	235			
C (West)	39	340	435	9	218	217			
CR32 - Stevens Creek Boulevard									
A (East)	78	1,500	1,300	26				1,300	
B (Mid)	116	2,000	1,750	35				1,750	
C (West)	75	1,000	810	16				810	
<b>Local Transit Villages (Planned BRT/LRT) Sub-Total</b>		<b>10,300</b>	<b>10,750</b>		<b>656</b>	<b>3,659</b>		<b>6,435</b>	
<b>Commercial Corridor &amp; Center Urban Villages</b>									
C34 - Tully Rd / S. King Rd	90	900	1,000	20				1,000	
C35 - Valley Fair / Santana Row and Vicinity (v)	116	8,500	2,635	53	725			1,910	
C36 - Paseo de Saratoga and Vicinity	140	1,500	2,500	50				2,500	
C37 - Santa Teresa Bl / Bernal Rd	56	850	524	14				524	
C38 - Winchester Boulevard	216	2,000	2,200	40				2,200	

C39 - S. Bascom Avenue (North)	62	1,000	1,560	28			1,560
C40 - S. Bascom Avenue (South) (v)	63	500	805	16	74		731
C41 - Saratoga Avenue (v)	100	1,500	1,115	22	89		1,026
C43 - S. De Anza Boulevard (v)	64	2,140	845		45		800
C44 - Camden / Hillsdale Avenue	90	2,000	800	20			800
<b>Commercial Corridor &amp; Center Villages Sub-Total</b>		<b>20,890</b>	<b>13,984</b>		<b>933</b>		<b>13,051</b>
<b>Neighborhood Villages</b>							
V47 - Landess Av / Morrill Av	16	100	270	7			270
V48 - Piedmont Rd / Sierra Rd	11	100	150	4			150
V49 - McKee Rd / Toyon Av	13	100	180	5			180
V50 - McKee Rd / White Rd (v)	10	100	168	4	7		161
V52 - E. Capitol Expy / Foxdale Dr	14	100	212	5			212
V53 - Quimby Rd / S. White Rd	16	100	225	6			225
V54 - Aborn Rd / San Felipe Rd	19	100	310	8			310
V55 - Evergreen Village	30	0	385	10		385	
V57 - S. 24th St / William Ct (v)	9	100	217	5	67		150
V58 - Monterey Rd / Chynoweth Rd	26	100	120	3			120
V59 - Santa Teresa Bl / Cottle Rd (v)	31	500	313	13			313
V60 - Santa Teresa Bl / Snell Av	11	100	140	4			140
V61 - Bollinger Rd / Miller Av	13	100	160	4			160
V62 - Bollinger Rd / Lawrence Expy	5	100	70	2			70
V63 - Hamilton Av / Meridian Av	40	500	710	18			710
V64 - Almaden Expy / Hillsdale Av	24	400	370	9			370
V65 - Foxworthy Av / Meridian Av	16	100	250	6	55		195
V67 - Branham Ln / Meridian Av	18	100	310	8			310
V68 - Camden Av / Branham Ln	26	200	450	11			450
V69 - Kooser Rd / Meridian Av	20	200	350	9			350
V70 - Camden Av / Kooser Rd (v)	26	100	623	16			623
V71 - Meridian Av / Redmond Av	10	100	120	3			120
<b>Neighborhood Villages Sub-Total</b>		<b>3,400</b>	<b>6,103</b>		<b>129</b>	<b>385</b>	<b>5,589</b>
<b>Other Identified Growth Areas</b>							
Vacant Lands	558	1,759	1,460		1,460		
Entitled & Not Built	513	0	1,697		1,697		
<b>Other Identified Growth Areas Sub-Total</b>		<b>1,759</b>	<b>3,157</b>		<b>3,157</b>		
Notes:							
DU = Dwelling Units (Occupied and Vacant)							
<b>Planned Housing Yield (DU) =</b> 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)							
<b>Projected DU Growth by Horizon (Timeframe) =</b> 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.							
<b>Base -</b> Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan areas.							
<b>Vacant Lands =</b> 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. Growth Areas that incorporate Vacant Land capacity are indicated with a (v).							