

Attachment G) Envision San José 2040 General Plan Appendix 5 with Recommended Adjustments (Updated March 2016)

Planned Job Capacity and Housing Growth Areas by Horizon (3 Horizons)														
839,450 Jobs and 429,350 Dwelling Units; 1.3 J/ER														
Existing 2008 Development: 369,450 Jobs & 309,350 DU														
Growth Above Existing: 470,000 Jobs & 120,000 DU														
	Acres	Planned Job Capacity (1.3/1 J/ER)	Proposed Planned Job Capacity (1.1/1 J/ER)	Proposed Difference in Job Capacity	Planned Housing Yield	Proposed Planned Housing Yield	Proposed Difference in Housing Yield	Planned Acreage for Mixed-Use Residential	Base	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)				NSJ ADP
										Existing Capacity	Horizon 1	Horizon 2	Horizon 3	
<b>Total Plan Growth Capacity</b>		<b>470,000</b>	<b>361,854</b>	<b>-108,146</b>	<b>120,000</b>	<b>120,000</b>	<b>0</b>				<b>4,446</b>	<b>25,841</b>	<b>21,075</b>	<b>24,000</b>
<b>Downtown</b>														
Downtown (v)		48,500	58,500	10,000	10,360	14,360	4,000		14,360					
<i>Portion Housing Capacity Already Entitled</i>														
<b>Downtown Sub-Total</b>	<b>1,920</b>	<b>48,500</b>	<b>58,500</b>	<b>10,000</b>	<b>10,360</b>	<b>14,360</b>	<b>4,000</b>		<b>14,360</b>					
<b>Specific Plan Areas</b>														
Communications Hill Specific Plan	942	1,700	1,700	0	2,775	2,775			2,775					
Jackson-Taylor Residential Strategy	109	100	100	0	1,190	1,190			1,190					
Martha Gardens Specific Plan	145	0	0	0	1,760	1,760			1,760					
Midtown Specific Plan	219	1,000	1,000	0	1,600	1,600			1,600					
Tamien Station Area Specific Plan	149	600	600	0	1,060	1,060			1,060					
Alvison Master Plan (v)	11,443	25,520	18,700	-6,820	70	70			70					
Evergreen Specific Plan (not including V55)	879	0	0	0	25	25			25					
<b>Specific Plan Sub-Total</b>		<b>28,920</b>	<b>22,100</b>	<b>-6,820</b>	<b>8,480</b>	<b>8,480</b>	<b>0</b>		<b>8,480</b>					
<b>Employment Land Areas</b>														
Monterey Business Corridor (v)	421	1,095	1,095	0	0	0								
New Edenvale	754	16,000	10,000	-6,000	0	0								
Old Edenvale Area (Bernal)	474	31,000	15,000	-16,000	780	780								
North Coyote Valley	1,722	50,000	20,000	-30,000	0	0								
Evergreen Campus Industrial Area	368	12,000	10,000	-2,000	0	0								
North San José (including Rincon South)	4,382	100,000	100,000	0	32,640	32,640								
<i>Portion Housing Capacity Already Entitled</i>														
VT1 - Lundy / Milpitas BART	150	28,400	28,400	0	0	0								
Berryessa / International Business Park (v)	448	10,155	4,260	-5,895	0	0								
Mabury (v)	300	2,265	2,265	0	0	0								
East Gish (v)	442	2,300	2,300	0	0	0								
Senter Road (v)	345	2,275	2,275	0	0	0								
VT5 - Santa Clara / Airport West (FMC)	194	1,600	1,600	0	0	0								
<b>Employment Land Sub-Total</b>		<b>257,090</b>	<b>197,195</b>	<b>-59,895</b>	<b>33,420</b>	<b>33,420</b>	<b>0</b>		<b>8,640</b>					<b>24,000</b>
<b>BART / Caltrain Villages</b>														
VT2 - Berryessa BART / Berryessa Rd / Lundy Av (v)	250	22,100	22,100	0	4,814	4,814		48	3,884		930			
<i>Portion Housing Capacity Already Entitled</i>														
VT3 - Five Wounds BART	32	4,050	4,050	0	845	845		8			845			
VT4 - The Alameda (East)	19	1,610	1,610	0	411	411		4	9	402				
<i>Portion Housing Capacity Already Entitled</i>														
VT6 - Blossom Hill / Hitachi	302	0	0	0	2,930	2,930		29	2,930					
<i>Portion Housing Capacity Already Entitled</i>														
VT7 - Blossom Hill / Monterey Rd	24	1,940	1,940	0	0	0								
<b>BART / Caltrain Villages Sub-Total</b>		<b>29,700</b>	<b>29,700</b>	<b>0</b>	<b>9,000</b>	<b>9,000</b>	<b>0</b>		<b>6,823</b>	<b>402</b>	<b>1,775</b>			
<b>Light Rail Villages (Existing LRT)</b>														
VR8 - Curtner Light Rail / Caltrain (v)	43	1,380	500	-880	1,440	1,440		36			1,440			
VR9 - Race Street Light Rail (v)	78	2,207	1,500	-707	1,937	1,937			342		2,270			
<i>Portion Housing Capacity Already Entitled</i>														
A (west of Sunol)		700	700	0	675	675					1,937			
B (Reed & Graham Site)					342	342					675			
<i>Portion Housing Capacity Already Entitled</i>														
VR10 - Capitol / 87 Light Rail (v)	48	2,768	750	-2,018	1,195	1,195		30			1,195			
VR11 - Penitencia Creek Light Rail	30	1,013	0	-1,013	920	920					920			
VR12 - N. Capitol Av / Hostetter Rd (v)	23	500	500	0	1,230	1,230					1,230			
VR13 - N. Capitol Av / Berryessa Rd (v)	49	2,022	1,000	-1,022	1,465	1,465					1,465			
VR14 - N. Capitol Ave / Mabury Rd	30	250	100	-150	700	700					700			
VR15 - N. Capitol Av / McKee Rd (v)	55	2,812	1,000	-1,812	1,930	1,930		48			1,930			
VR16 - S. Capitol Av / Capitol Expy (moved to other)	2	0	0	0	0	0					0			
VR17 - Oakridge Mall and Vicinity (v)	323	3,375	3,375	0	2,712	2,712		68			2,712			
<i>Portion Housing Capacity Already Entitled</i>														
A (Cambrian / Pioneer)		5,715	5,715	0	4,487	4,487		115			4,487			
B (Edenvale)					600	600		15			600			
VR18 - Blossom Hill Rd / Cahalan Av	28	1,780	500	-1,280	770	770					762			
VR19 - Blossom Hill Rd / Snell Av	45	2,598	500	-2,098	8	8					8			
<i>Portion Housing Capacity Already Entitled</i>														
<b>Light Rail Villages (Existing LRT) Sub-Total</b>		<b>27,120</b>	<b>16,140</b>	<b>-10,980</b>	<b>20,061</b>	<b>20,061</b>	<b>0</b>		<b>350</b>		<b>20,053</b>			
<b>Light Rail Corridors (Existing LRT)</b>														
CR20 - N. 1st Street	66	2,520	2,520	0	1,678	1,678		42	333		1,345			
<i>Portion Housing Capacity Already Entitled</i>														
CR21 - Southwest Expressway (v)	132	4,965	750	-4,215	3,007	3,007		75	339		2,668			
<i>Portion Housing Capacity Already Entitled</i>														
<b>Light Rail Corridors (Existing LRT) Sub-Total</b>		<b>7,485</b>	<b>3,270</b>	<b>-4,215</b>	<b>4,685</b>	<b>4,685</b>	<b>0</b>		<b>672</b>		<b>4,013</b>			
<b>Light Rail Villages (Planned LRT)</b>														
VR22 - Arcadia / Eastridge (potential) Light Rail (v)	78	3,690	1,150	-2,540	250	250		25	250				870	
VR23 - E. Capitol Expy / Silver Creek Rd	58	900	450	-450	1,000	870	-130							
<b>Light Rail Villages (Planned LRT) Sub-Total</b>		<b>4,590</b>	<b>1,600</b>	<b>-6,190</b>	<b>1,250</b>	<b>1,120</b>	<b>-130</b>		<b>250</b>				<b>870</b>	
<b>Light Rail Corridors (Planned BRT/LRT)</b>														
CR28 - E. Santa Clara Street														
<i>Portion Housing Capacity Already Entitled</i>														
A (West of 17th Street)	64	795	795	0	850	850		17		850				
B (SWBT Plan Area)	47	605	605	0	650	650		13		650				
CR29 - Alum Rock Avenue														
<i>Portion Housing Capacity Already Entitled</i>														
A (SWBT Plan Area)	18	270	100	-170	310	310		6		310				
B (NBD Area)	72	870	870	0	1,010	1,010		20	93	917				
C (East of 680)	61	1,010	650	-360	1,175	1,175		24					1,175	
CR30 - The Alameda (West)	16	440	200	-240	400	400		8					400	
CR31 - W. San Carlos Street														
<i>Portion Housing Capacity Already Entitled</i>														
A (East)	48	380	380	0	480	480		10		480				
B (Mid)	32	260	260	0	330	330		7	95	235				
C (West)	39	340	340	0	435	435		9	218	217				
CR32 - Stevens Creek Boulevard														
<i>Portion Housing Capacity Already Entitled</i>														
A (East)	78	700	1,500	800	1,300	1,300		26					1,300	
B (Mid)	116	950	2,000	1,050	1,750	1,750		35					1,750	
C (West)	75	750	1,000	250	810	810		16					810	
<b>Light Rail Corridors (Planned BRT/LRT) Sub-Total</b>		<b>7,370</b>	<b>8,700</b>	<b>-1,330</b>	<b>9,500</b>	<b>9,500</b>	<b>0</b>		<b>406</b>	<b>3,659</b>			<b>5,435</b>	
<b>Commercial Center Villages &amp; Corridors</b>														
C34 - Tully Rd / S. King Rd	90	1,900	900	-1,000	1,000	870	-669	20						870
C35 - Valley Fair / Santana Row and Vicinity (v)	116	2,410	5,500	3,090	2,635	1,500	-1,135	53	725					775
<i>Portion Housing Capacity Already Entitled</i>														
C36 - Paseo de Saratoga and Vicinity	140	3,000	1,500	-1,500	2,500	2,000	-500	50						2,000
C37 - Santa Teresa Bl / Bernal Rd	56	1,500	850	-650	524	450	-384	14						450
C38 - Winchester Boulevard	216	4,600	2,000	-2,600	2,000	2,200	2,439	40						2,200
C39 - S. Bascom Avenue (North)	62	1,440	1,000	-440	1,560	1,560		28						1,560
C40 - S. Bascom Avenue (South) (v)	63	1,705	500	-1,205	805	500	-464	16	74					426
<i>Portion Housing Capacity Already Entitled</i>														
C41 - Saratoga Avenue (v)	100	3,605	1,500	-2,105	1,115	880	-892	22	89					791
<i>Portion Housing Capacity Already Entitled</i>														
C43 - S. De Anza Boulevard (v)	64	2,140	2,140	0	845	640	-675	17	45					595
<i>Portion Housing Capacity Already Entitled</i>														
C44 - Camden / Hillsdale Avenue	90	3,500	2,000	-1,500	1,000	800	-400	20						800
<b>Commercial Center Sub-Total</b>		<b>25,800</b>	<b>17,890</b>	<b>-7,910</b>	<b>13,984</b>	<b>11,400</b>	<b>-2,584</b>		<b>933</b>					<b>10,467</b>
<b>Neighborhood Villages</b>														
V47 - Landess Av / Morrill Av	16	600	100	-500	270	205	-246	7						205
V48 - Piedmont Rd / Sierra Rd	11	400	100	-300	150	120	-30	4						120
V49 - McKee Rd / Toyon Av	13	400	100	-300	180	130	-420	5						130
V50 - McKee Rd / White Rd (v)	10	300	100	-200	168	110	-444	4						103
<i>Portion Housing Capacity Already Entitled</i>														
V52 - E. Capitol Expy / Foxdale Dr	14	400	100	-300	212									

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Other Identified Growth Areas										
Vacant Lands	558	3,625	1,759	-1,866	1,460	1,460				1,460
Entitled & Not Built	513	0	0	0	1,697	1,697				1,697
Former Villages (no housing growth capacity)										
VT25 - W. Capitol Expy / Monterey Rd	24	870	100	-770	0	0				
VR16 - S. Capitol Av / Capitol Expy	2	260	100	-160	0	0				
VR24 - Monterey Hwy / Senter Rd	35	1,280	100	-1,180	0	0				
VR26 - E. Capitol Expy / McLaughlin Dr	16	630	100	-530	0	0				
VR27 - W. Capitol Expy / Vistapark Dr	15	680	100	-580	0	0				
C42 - Story Rd (v)	115	7,020	1,500	-5,520	0	0				
C45 - County Fairgrounds	184	4,120	100	-4,020	0	0				
C46 - Meridian / Parkmoor	21	1,200	0	-1,200	0	0				
<b>Other Identified Growth Areas Sub-Total</b>		<b>19,685</b>	<b>3,859</b>	<b>-15,826</b>	<b>3,157</b>	<b>3,157</b>	<b>0</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).										