

**TO: Envision San José 2040
4-Year Review Task Force**

FROM: Michael Brilliot

**SUBJECT: JANUARY 28, 2016
ENVISION SAN JOSÉ 2040
4-YEAR REVIEW
TASK FORCE MEETING**

DATE: January 21, 2016

This memo provides information to assist you in preparing for the January 28, 2016 Envision San José 2040 Task Force meeting. Links to the referenced documents and other resource materials (e.g. reading materials and correspondence) are posted on the Envision San José 2040 4-Year Review website (<http://www.sanjoseca.gov/index.aspx?nid=4803>).

The following is a summary of agenda items for the January 28, 2016 Task Force meeting:

Agenda Item 3 – Strategies to Enhance Fiscal Health of the City

As a follow up to ADE's fiscal analysis, staff will highlight several conclusions regarding what types of land uses would have the greatest fiscal benefit for the City. This discussion will help to establish priorities as the San Jose Envision 2040 Task Force considers potential adjustments to land use policies as part of the General Plan monitoring process.

Agenda Item 4 – Market Analysis of Urban Villages and Employment Land Capacity

During Task Force Meeting No. 2 (December 16, 2015) of the Envision 2040 4-Year Review process, the Center for Continuing Study of the California Economy (CCSCE) provided job and population projections for San José up to the year 2040. As a follow up to this analysis, the City has hired Strategic Economics to conduct an employment lands market analysis using CCSCE's jobs projections. The Market Overview and Employment Lands Analysis report provides an overview of recent employment growth and commercial, industrial, and retail market trends in San José. The report also assesses the match between the projected demands for and the existing supply of employment land in San José, and identifies the Urban Villages that are most likely to accommodate employment growth in the next decade based on market factors. Strategic Economics and City staff will present the analyses from the Market Overview and Employment Lands Analysis report (<http://www.sanjoseca.gov/DocumentCenter/View/53472>). In preparing for the January 28, 2015 Task Force Meeting the Task Force should, at a minimum, review the Executive Summary and Conclusions/Findings for each section of the Market Overview and Employment Lands Analysis report.

Agenda Item 5 – Staff Recommended Adjustment to Planned Job Capacity Allocation Strategy

Background

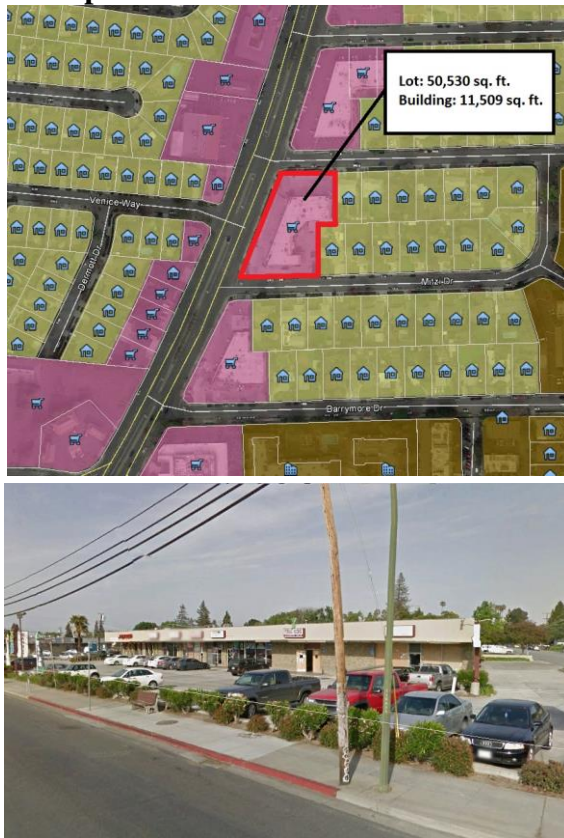
As presented at the December 16, 2015 Task Force meeting, staff is recommending to adjust the General Plan's exceedingly aspirational planned job capacity of 470,000 new jobs to a moderately aspirational planned job capacity of approximately 362,000 new jobs. The recommendation will not have a negative impact on the City's fiscal sustainability because the current planned jobs capacity is unattainable. The intent of staff's recommendation is as follows:

- Address implementation challenges of the Urban Village Major Strategy attributable to the General Plan's over-ambitious planned job capacity.
- Set a more achievable planned jobs capacity goal consistent with direction by City Council (<http://www.sanjoseca.gov/DocumentCenter/View/47765>).
- Uphold San José's goal of becoming a more balanced community and regional jobs center.
- Maintain planned job capacity for a wide variety of employment growth.

As written in the December 10, 2015 Task Force Meeting Overview Memo, to accommodate the planned job capacity of 470,000 new jobs and 120,000 new housing units (equal to a Jobs to Employed Resident Ratio of 1.3 to 1), planned job and housing growth was geographically distributed to the planned Growth Areas designated in Envision San José 2040 General Plan. While a majority of planned job growth was allocated to existing Employment Areas and the Downtown, approximately one-quarter of the planned job capacity was assigned to Urban Villages. To advance many of the key strategies and goals of the General Plan, the Urban Villages are required to support the full amount of planned jobs and housing capacity assigned to each Urban Village. Accordingly, mixed-use developments in most Urban Villages must include significant commercial space to meet planned job capacity requirements. This has presented a current and future challenge to implementing the Urban Village Major Strategy because there is not anticipated market demand in many Urban Villages to develop mixed-use projects that would meet the significant commercial space requirements resulting from the overly ambitious planned job capacity in the General Plan.

Below is an example that illustrates how the General Plan's planned job capacity is tied to implementation of Urban Villages:

Example



Source: Google Earth

The 1.16 acre site (Maple Leaf Plaza) outlined in the diagram to the left is located within the Saratoga Avenue Urban Village, and contains an existing approximately 11,500 square foot commercial building. The General Plan allocates a planned job capacity of 3,605 new jobs to the Saratoga Avenue Urban Village. Using the average density of jobs per acre planned for the Village planning area, a mixed-use project on this site would need to include approximately 27,000 square feet of commercial uses, or a commercial FAR of 0.54. Given the site size and anticipated parking requirements, 2 to 3 stories of employment uses would need to be incorporated into a mixed-use project to meet the required commercial FAR. While there is market demand for retail in this Urban Village, there is not a strong demand for office uses that would most likely need to occupy commercial floors above ground level. Staff recommends adjusting the planned job capacity in the Saratoga Urban Village to approximately 1,500 new jobs. Under this scenario, the site would be required to include a more manageable FAR of 0.36, or approximately 18,000 square feet of new commercial space.

Adjusting the General Plan's planned job capacity will support implementation of mixed-use projects in Urban Villages by reducing FAR requirements where there is less anticipated market demand for commercial uses. Modifying the planned job capacity will also necessitate reallocating planned jobs within the Designated Growth Areas to support development in Urban Villages, while still maximizing job growth consistent with the General Plan's "jobs first" vision.

Strategy for Adjusted Planned Growth Allocation

Staff's recommended planned job capacity adjustment of approximately 362,000 new jobs equates to a J/ER ratio of 1.1/1 J/ER, compared to the Plan's current planned job capacity of 470,000 new jobs and J/ER of 1.3/1. The recommended change would result in removing approximately 108,000 planned jobs from Designated Growth Areas in the General Plan. The adjustment also presents an opportunity to maximize job growth in Employment Areas and Urban Villages with strong demand for commercial uses.

The following information was used to inform staff's recommended strategy for adjusting the General Plan's allocation of planned jobs:

- Market Overview and Employment Lands Analysis completed by Strategic Economics.
- Current development trends and patterns.

- Maximum employment/job capacity (maximum commercial square footage) currently identified within Development Policy Areas (e.g., North San Jose Development Policy, Edenvale Development Policy)
- Location of Urban Villages to existing and planned transit facilities, infrastructure, and proximity to other Growth Areas, consistent with General Plan Urban Village policies.

Staff is proposing to modify planned job capacity predominately within Neighborhood Villages and Commercial Center and Corridor Urban Villages. Other modifications are proposed in Employment Land Areas, Specific Plan Areas, and Local Transit Urban Villages (see table below and Attachment A).

Staff Recommended Planned Job Adjustments

Growth Area	Existing Planned Job Capacity	Proposed Planned Job Capacity	Difference
Downtown	48,500	58,500	10,000
Specific Plan Areas	28,920	22,100	-6,820
Alviso Master Plan	25,520	18,700	-6,820
Employment Land Areas	257,090	197,195	-59,895
New Edenvale	16,000	10,000	-6,000
Old Edenvale Area	31,000	15,000	-16,000
North Coyote Valley	50,000	20,000	-30,000
Evergreen Campus Industrial Area	12,000	10,000	-2,000
Berryessa/International Business Park	10,155	4,260	-5,895
Regional Transit Urban Villages	29,700	29,700	0
Local Transit Urban Villages	46,565	29,260	-17,305
Commercial Center Villages & Corridors	25,800	17,640	-8,160
Neighborhood Villages	13,740	3,700	-10,040
Other Identified Growth Areas	19,685	4,259	-15,426
TOTAL	470,000	362,354	-107,646

* Includes vacant land and Former Villages, or Villages without housing growth capacity

As shown in the table above, staff is proposing the largest adjustment in planned job capacity from Employment Land Areas. To accommodate the 470,000 planned jobs in the General Plan, some Designated Growth Areas, such as North Coyote Valley and Evergreen Campus Industrial Area, were allocated planned job capacity beyond what the market will likely support. In other Growth Areas, such as Edenvale and Alviso, higher numbers of jobs were allocated than what the area’s development policies supported. In these instances, staff has adjusted the Growth Areas’ planned job capacity to more closely reflect the amount of employment capacity allowed by their corresponding Area Development Policies.

The recommended modifications to Local Transit Urban Villages and Commercial Center and Corridor Villages reflect existing development patterns, and modest to little anticipated market demand for office, industrial, or retail employment land uses based on Strategic Economics’ Urban Villages Market Assessment (San Jose Market Overview and Employment Lands Analysis, Section

VI). Proposed changes to planned job capacity in Neighborhood Villages are a result of the predominately low-density suburban character of these Villages, and unlikely demand for significantly more commercial uses than what is already present. Lastly, staff recommends adjusting the planned job capacity within Other Identified Growth Areas with no planned housing, such as Story Road and the County Fairgrounds. These areas are generally built out with existing commercial uses and some residential uses (see Attachment B – Other Identified Growth Areas).

Staff is not proposing to adjust the planned job capacity within Regional Transit Urban Villages because these Growth Areas are located near existing and planned major transit stations and corridors, such as Diridon and Berryessa BART stations, and have generally strong development potential. Staff is also proposing to add planned job capacity to maximize job growth in Downtown and Valley Fair/Santa Row and Stevens Creek Boulevard Urban Villages, based on anticipated demand for office and retail uses in those areas, consistent with the findings in the Market Overview and Employment Lands Analysis.

While staff is not recommending adjusting the General Plan’s overall planned housing capacity of 120,000 new units, four-thousand new units will be added to Downtown by shifting planned housing units from Horizon 2 and 3 Urban Villages (see table below and Attachment B).

Planned Housing Adjustments

Growth Area	Existing Planned Housing Yield	Proposed Planned Housing Yield	Difference
Downtown	10,360	14,360	4,000
Specific Plan Areas	8,480	8,480	0
Employment Land Areas	33,420	33,420	0
Regional Transit Urban Villages	9,000	9,000	0
Local Transit Urban Villages	35,496	35,256	-240
Commercial Center Villages & Corridors	13,984	11,574	-2,410
Neighborhood Villages	6,103	4,753	-1,350
Other Identified Growth Areas	3,157	3,157	0
TOTAL	120,000	120,000	0

Impacts of Adjusting Planned Growth Allocation

As stated above, adjusting the planned job growth allocation and capacity will set a more achievable J/ER goal, address implementation challenges of the Urban Village Major Strategy, uphold San José’s goal of becoming a more balanced community and regional jobs center, and maintain planned job capacity for a wide variety of employment growth.

The proposed modifications within Urban Village will also necessitate the need to revisit Urban Village implementation policies, particularly relating to Signature Projects. Signature Projects are mixed-use developments that may proceed ahead of preparation of an Urban Village Plan, regardless of the current Horizon period, if they meet specific criteria defined in Policy IP-5.10 of the General

Plan. One of the criteria that Signature Projects must meet is the incorporation of job growth capacity above the average density of jobs/acre planned for the Village Planning area. Adjustments to planned job capacity in Urban Villages may impact the intent of Signature Project policies and the Horizon/Urban Village phasing strategy by lowering the employment requirements/threshold in the Signature Project policy.

Staff will present more detailed information and recommendation for modifications to Urban Village policies at Task Force Meeting #4 on February 25, 2016.

Agenda Item 7 – Task Force Discussion and Preliminary Recommendation on Adjustment to Planned Job Capacity and Job Allocation Strategy

Task Force members will be given an opportunity to discuss, provide input, and propose a preliminary recommendation on an adjusted planned job capacity and job allocation strategy. In order to maintain the Envision San José 2040 4-Year Review timeframe, *the Task Force should plan on completing this step at the January 28 meeting.*

Agenda Item 7 – Public Comment

Members of the community will be provided with an opportunity to address the Task Force and provide input on the January 28, 2015 agenda items.

Reading/Resource Materials

Resource and reading materials for the Task Force are available on the Envision 2040 4-Year Review website. These materials include:

- Task Force Meeting Agenda
- Strategic Economics report titled “San José Market Overview and Employment Land Analysis”

Follow-Up Items from December 16, 2015 Meeting

Following staff’s presentation at the December 16, 2015 Task Force meeting, Task Force members were given the opportunity to voice their questions and concerns regarding staff’s proposed revision to the General Plan’s planned job capacity. Below is a summary of the Task Force members’ comments and concerns and staff’s responses.

1. Which J/ER ratio is ideal in terms of achieving the best fiscal sustainability for the City?
What are the incremental changes to the City’s fiscal sustainability for each J/ER?

There is no single “ideal J/ER”. The jobs to employed resident ratio is an indicator of fiscal sustainability. Key actions the City should continue to take towards achieving Fiscal Sustainability goals include:

- *Retaining and maximizing industrial land to increase the potential for point-of-sale, which generates business to business sales tax.*
- *Maximizing potential for development of new office, R&D, and industrial buildings to generate new property tax.*
- *Maximize retail development of all types to generate sales tax.*
- *Developing new housing at higher densities where fiscal impact is neutral or net positive (approximately 45 DU/AC).*

2. What are the implications of keeping a J/ER ratio that is higher than the CCSCE job projections?

By having a planned job capacity that is higher than the CCSCE job projections, San José can adapt to the evolving employment space and location needs of the Silicon Valley economy by providing a wide variety of locations, amenities, and land use types for growing businesses. Accordingly, the City needs to preserve a larger amount of employment land than projected in order to accommodate for the different types of demand. Staff is recommending lowering the General Plan’s planned jobs capacity because it has led to commercial FAR requirements in some Urban Villages that exceed market demand and have thus hindered implementation and development.

3. How does the 1.3/1 J/ER ratio affect affordable housing?

The General Plan requires Urban Village Plans to accommodate all planned employment and housing growth capacity within each Urban Village. Due to the General Plan’s highly aspirational J/ER ratio goal, many Urban Villages have an allocated planned jobs capacity more than what the market currently demands. Market-rate and affordable housing developers are impacted in Urban Villages that require commercial FARs where there is little market demand for significant new office or retail space. Modifying the planned job capacity in appropriate Urban Villages will support both market-rate and affordable mixed-use projects by establishing more realistic commercial FAR requirements. Staff will further address affordable housing issues at Meeting #4 on February 25, 2016.

4. Why is staff proposing to decrease the General Plan’s J/ER ratio?

See response to Question 2 and 3 above.

5. Will the number of planned dwelling units increase in addition to the decrease in planned job capacity in order to decrease the J/ER ratio?

Staff does not recommend decreasing or increasing the number of planned dwelling units in the General Plan. Staff is only proposing an adjustment to the General Plan’s planned job

capacity to support implementation of the Urban Village Major Strategy and establish a more achievable goal, as described above. Increasing the number of planned dwelling units would be an unnecessary change as the current General Plan meets the projections for future housing growth up to the Plan’s horizon year. Additionally, the City must update its Housing Element every five to eight years to plan for San Jose’s “fair share” of the regional housing across income levels and needs, known as the Regional Housing Needs Allocation or RHNA. Staff anticipates that San Jose will ultimately meet the current planned housing growth (120,000 new units) because State Law requires the Housing Element to demonstrate adequate planned housing capacity to accommodate the City’s RHNA.

6. What are the fiscal impacts of changing the J/ER ratio to different parts of the City?

See response to Question 1 above.

7. What is the correlation between housing affordability and the different J/ER ratios? Can staff provide examples of other cities’ J/ER ratios and housing affordability for comparison?

As shown by the table below, cities within the San José metropolitan area that have higher J/ER ratios than their counterpart cities, generally have higher median rents as well.

Jurisdiction	Jobs Per 100 Employed Residents	Median Rent
San José	87	\$1,474
Fremont	92	\$1,566
Sunnyvale	122	\$1,606
Cupertino	146	\$2,000+
Mountain View	166	\$1,616
Santa Clara	181	\$1,609
Palo Alto	289	\$1,947

Note: For the purposes of comparison between San Jose and other nearby cities, the above table calculates the J/ER ratio using U.S. Census, American Community Survey 2013 data, which is the most recent year available for all these cities. 2014 data is available for San Jose (84 jobs per 100 employed residents). The difference between San Jose’s 2013 and 2014 J/ER is within the margin of error for the data source.

8. Why does a decrease in the J/ER ratio lead to a decrease in job capacity in Urban Villages?

The Envision San José 2040 General Plan allocates all of the city’s planned job growth to the Plan’s Designated Growth Areas, which include Downtown, North San José, Specific Plans, Employment Lands, and Urban Villages. Currently, the General Plan allocates approximately 25 percent (115,805 jobs) of the total jobs to Urban Villages. While staff are proposing to modify planned job capacity from several Employment Lands and other Growth Areas, the majority of proposed adjustments are in Urban Villages. As stated previously, many Urban Villages have an allocated planned jobs capacity that exceeds anticipated

market demand for significant new office or retail space. This has led to current and anticipated challenges to implementing the mixed-use vision in Urban Villages. Therefore, staff has proposed to modify the job capacity in selected Urban Villages that have an over allocation of jobs.

9. What are the impacts of lowering the J/ER ratio on vehicle miles traveled (VMT) and greenhouse gases (GHG)?

The City has hired an environmental consultant, David J. Powers & Associates, Inc., to conduct an Initial Study to determine the environmental impacts of changes to the General Plan during the 4-Year Review process. The Initial Study will analyze transportation impacts, greenhouse gas emissions, water supply, air quality, impacts on public services, wastewater treatment and solid waste impacts, and energy conservation. The Initial Study will begin once the environmental consultant receives the Task Force's recommended adjustment to the General Plan's planned jobs capacity.

Announcements

There are no announcements.

Next Meeting

The next meeting is scheduled for Thursday, February 25, 2016 at 6:30 p.m. This meeting will discuss Urban Village policies and affordable housing strategies.

If you have any questions, please contact either myself or Jared Hart. I can be reached by phone at (408) 535-6831 or by email at: michael.brilliot@sanjoseca.gov. Jared can be reached by phone at (408) 535-7896 or by email at: jared.hart@sanjoseca.gov.

Michael Brilliot
Division Manager

Attachments:

- A) Map of the Envision San José 2040 General Plan Growth Areas
- B) Envision San José 2040 General Plan Appendix 5 with Recommended Adjustments

Attachment B) Envision San José 2040 General Plan Appendix 5 with Recommended Adjustments

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 (DU)	Planned Acreage for Mixed-Use Residential	Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe)				NSJ ADP
							Base Existing Capacity	Horizon 1	Horizon 2	Horizon 3	
Total Plan Growth Capacity		470,000	362,354	-107,646	120,000						
Downtown											
Downtown (v)		48,500	58,500	10,000	14,360		10,360				
Portion Housing Capacity Already Entitled					1,139						
Downtown Sub-Total	1,920	48,500	58,500	10,000	14,360		10,360				
Specific Plan Areas											
Communications Hill Specific Plan	942	1,700	1,700	0	2,775		2,775				
Jackson-Taylor Residential Strategy	109	100	100	0	1,190		1,190				
Martha Gardens Specific Plan	145	0	0	0	1,760		1,760				
Midtown Specific Plan	219	1,000	1,000	0	1,600		1,600				
Tamien Station Area Specific Plan	149	600	600	0	1,060		1,060				
Alvison Master Plan (v)	11,443	25,520	18,700	-6,820	70		70				
Evergreen Specific Plan (not including V55)	879	0	0	0	25		25				
Specific Plan Sub-Total		28,920	22,100	-6,820	8,480		8,480				
Employment Land Areas											
Monterey Business Corridor (v)	421	1,095	1,095	0	0						
New Edenvale	754	16,000	10,000	-6,000	0						
Old Edenvale Area (Bernal)	474	31,000	15,000	-16,000	780						
North Coyote Valley	1,722	50,000	20,000	-30,000	0						
Evergreen Campus Industrial Area	368	12,000	10,000	-2,000	0						
North San José (including Rincon South)	4,382	100,000	100,000	0	32,640						
Portion Housing Capacity Already Entitled					8,640		8,640				24,000
VT1 - Lundy / Milpitas BART	150	28,400	28,400	0	0						
Berryessa / International Business Park (v)	448	10,155	4,260	-5,895	0						
Mabury (v)	300	2,265	2,265	0	0						
East Gish (v)	442	2,300	2,300	0	0						
Senter Road (v)	345	2,275	2,275	0	0						
VT5 - Santa Clara / Airport West (FMC)	194	1,600	1,600	0	0						
Employment Land Sub-Total		257,090	197,195	-59,895	33,420		8,640				24,000
BART / Caltrain Villages											
VT2 - Berryessa BART / Berryessa Rd / Lundy Av (v)	250	22,100	22,100	0	4,814	48	3,884		930		
Portion Housing Capacity Already Entitled					3,884						
VT3 - Five Wounds BART	32	4,050	4,050	0	845	8			845		
VT4 - The Alameda (East)	19	1,610	1,610	0	411	4	9	402			
Portion Housing Capacity Already Entitled					9						
VT6 - Blossom Hill / Hitachi	302	0	0	0	2,930	29	2,930				
Portion Housing Capacity Already Entitled					2,930						
VT7 - Blossom Hill / Monterey Rd	24	1,940	1,940	0	0						
BART / Caltrain Villages Sub-Total		29,700	29,700	0	9,000		6,823		1,775		
Light Rail Villages (Existing LRT)											
VR8 - Curtner Light Rail / Caltrain (v)	43	1,380	500	-880	1,440	36			1,440		
VR9 - Race Street Light Rail (v)	78								2,270		
A (west of Sunol)		2,207	1,500	-707	1,937		342		1,937		
B (Reed & Graham Site)		700	700	0	675				675		
Portion Housing Capacity Already Entitled					342						
VR10 - Capitol / 87 Light Rail (v)	48	2,768	750	-2,018	1,195	30			1,195		
VR11 - Penitencia Creek Light Rail	30	1,013	0	-1,013	920	23			920		
VR12 - N. Capitol Av / Hostetter Rd (v)	23	500	500	0	1,230	23			1,230		
VR13 - N. Capitol Av / Berryessa Rd (v)	49	2,022	1,000	-1,022	1,465	37			1,465		
VR14 - N. Capitol Ave / Mabury Rd	30	250	100	-150	700	18			700		
VR15 - N. Capitol Av / McKee Rd (v)	55	2,812	1,000	-1,812	1,930	48			1,930		
VR16 - S. Capitol Av / Capitol Expy (moved to other)	2	0	0	0	0						
VR17 - Oakridge Mall and Vicinity (v)	323										
A (Cambrian / Pioneer)		3,375	3,375	0	2,712	68			2,712		
B (Edenvale)		5,715	5,715	0	4,487	115			4,487		
VR18 - Blossom Hill Rd / Cahalan Av	28	1,780	500	-1,280	600	15			600		
VR19 - Blossom Hill Rd / Snell Av	45	2,598	500	-2,098	770	27	8		762		
Portion Housing Capacity Already Entitled					8						
Light Rail Villages (Existing LRT) Sub-Total		27,120	16,140	-10,980	20,061		350		20,053		
Light Rail Corridors (Existing LRT)											
CR20 - N. 1st Street	66	2,520	2,520	0	1,678	42	333		1,345		
Portion Housing Capacity Already Entitled					333						
CR21 - Southwest Expressway (v)	132	4,965	750	-4,215	3,107	75	339		2,668		
Portion Housing Capacity Already Entitled					339						
Light Rail Corridors (Existing LRT) Sub-Total		7,485	3,270	-4,215	4,785		672		4,013		
Light Rail Villages (Planned LRT)											
VR22 - Arcadia / Eastridge (potential) Light Rail (v)	78	3,690	1,150	-2,540	250		250				
VR23 - E. Capitol Expy / Silver Creek Rd	58	900	0	-900	660	25					1,000
Light Rail Villages (Planned LRT) Sub-Total		4,590	1,150	-5,740	910		250				1,000
Light Rail Corridors (Planned BRT/LRT)											
CR28 - E. Santa Clara Street											
A (West of 17th Street)	64	795	795	0	850	17			850		
B (SWBT Plan Area)	47	605	605	0	650	13			650		
CR29 - Alum Rock Avenue											
A (SWBT Plan Area)	18	270	100	-170	310	6			310		
B (NBD Area)	72	870	870	0	1,010	20	93		917		
C (East of 680)	61	1,010	650	-360	1,175	24					1,175
CR30 - The Alameda (West)	16	440	200	-240	400	8					400
CR31 - W. San Carlos Street											
A (East)	48	380	380	0	480	10			480		
B (Mid)	32	260	260	0	330	7	95		235		
C (West)	39	340	340	0	435	9	218		217		
CR32 - Stevens Creek Boulevard											
A (East)	78	700	1,500	800	1,300	26					1,300
B (Mid)	116	950	2,000	1,050	1,750	35					1,750
C (West)	75	750	1,000	250	810	16					810
Light Rail Corridors (Planned BRT/LRT) Sub-Total		7,370	8,700	-1,330	9,500		406				5,435
Commercial Center Villages & Corridors											
C34 - Tully Rd / S. King Rd	90	1,900	0	-1,900	660	20					1,000
C35 - Valley Fair / Santana Row and Vicinity (v)	116	2,410	5,500	3,090	1,500	53	725				1,910
Portion Housing Capacity Already Entitled					725						
C36 - Paseo de Saratoga and Vicinity	140	3,000	1,500	-1,500	2,000	50					2,500
C37 - Santa Teresa Bl / Bernal Rd	56	1,500	1,500	0	384	14					524
C38 - Winchester Boulevard	216	4,600	2,000	-2,600	2,439	40					2,000
C39 - S. Bascom Avenue (North)	62	1,440	1,000	-440	1,560	28					1,560
C40 - S. Bascom Avenue (South) (v)	63	1,705	500	-1,205	464	16	74				731
Portion Housing Capacity Already Entitled					74						
C41 - Saratoga Avenue (v)	100	3,605	1,500	-2,105	892	22	89				1,026
Portion Housing Capacity Already Entitled					89						
C43 - S. De Anza Boulevard (v)	64	2,140	2,140	0	675	17	45				800
Portion Housing Capacity Already Entitled					45						
C44 - Camden / Hillsdale Avenue	90	3,500	2,000	-1,500	1,000	20					1,000
Commercial Center Sub-Total		25,800	17,640	-8,160	11,574		933				13,051
Neighborhood Villages											
V47 - Landess Av / Morrill Av	16	600	100	-500	216	7					270
V48 - Piedmont Rd / Sierra Rd	11	400	100	-300	120	4					150
V49 - McKee Rd / Toyon Av	13	400	100	-300	144	5					180
V50 - McKee Rd / White Rd (v)	10	300	100	-200	134	4	7				161
Portion Housing Capacity Already Entitled					7						
V52 - E. Capitol Expy / Foxdale Dr	14	400	100	-300	140	5					212
V53 - Quimby Rd / S. White Rd	16	500	100	-400	149	6					225
V54 - Aborn Rd / San Felipe Rd	19	500	100	-400	205	8					310
V55 - Evergreen Village	30	600	0	-600	385	10			385		
V57 - S. 24th St / William Ct (v)	9	415	100	-315	217	5	67				150

Attachment B) Envision San José 2040 General Plan Appendix 5 with Recommended Adjustments

<i>Portion Housing Capacity Already Entitled</i>						67				
V58 - Monterey Rd / Chynoweth Rd	26	1,200	100	-1100	96					120
V59 - Santa Teresa Bl / Cottle Rd (v)	31	1,090	800	-290	213					313
V60 - Santa Teresa Bl / Snell Av	11	500	100	-400	112					140
V61 - Bollinger Rd / Miller Av	13	400	100	-300	146					160
V62 - Bollinger Rd / Lawrence Expy	5	200	100	-100	38					70
V63 - Hamilton Av / Meridian Av	40	1,000	500	-500	568					710
V64 - Almaden Expy / Hillsdale Av	24	800	400	-400	296					370
V65 - Foxworthy Av / Meridian Av	16	700	100	-600	110		55			195
<i>Portion Housing Capacity Already Entitled</i>						55				
V67 - Branham Ln / Meridian Av	18	650	100	-550	248					310
V68 - Camden Av / Branham Ln	26	650	200	-450	342					450
V69 - Kooser Rd / Meridian Av	20	850	200	-650	280					350
V70 - Camden Av / Kooser Rd (v)	26	1,080	100	-980	498					623
V71 - Meridian Av / Redmond Av	10	505	100	-405	96					120
Neighborhood Villages Sub-Total		13,740	3,700	-10,040	4,753			129		5,589
Other Identified Growth Areas										
Vacant Lands	558	3,625	1,759	-1,866	1,460			1,460		
Entitled & Not Built	513	0	0	0	1,697			1,697		
<i>Former Villages (no housing growth capacity)</i>										
VT25 - W. Capitol Expy / Monterey Rd	24	870	100	-770	0					
VR16 - S. Capitol Av / Capitol Expy	2	260	100	-160	0					
VR24 - Monterey Hwy / Senter Rd	35	1,280	100	-1,180	0					
VR26 - E. Capitol Expy / McLaughlin Dr	16	630	100	-530	0					
VR27 - W. Capitol Expy / Vistapark Dr	15	680	100	-580	0					
C42 - Story Rd (v)	115	7,020	1,500	-5,520	0					
C45 - County Fairgrounds	184	4,120	500	-3,620	0					
C46 - Meridian / Parkmoor	21	1,200	0	-1,200	0					
Other Identified Growth Areas Sub-Total		19,685	4,259	-15,426	3,157			3,157		
Notes:										
DU = Dwelling Units (Occupied and Vacant)										
Planned Housing Yield (DU) = 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)										
Projected DU Growth by Horizon (Timeframe) = 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.										
Base - Existing entitled residential units (Citywide) plus the capacity for new residential units planned within Specific Plan areas.										
Vacant Lands = 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).										