

From: [Keyon, David](#)
To: [Downtown West Project](#)
Subject: Fw: GP Amendments - Growth Reallocations
Date: Monday, February 22, 2021 1:03:10 PM
Attachments: [Appendix 5 GP2040".pdf](#)

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From: Anton Walker <antonwalker@google.com>
Sent: Friday, February 19, 2021 1:40 PM
To: Keyon, David <david.keyon@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Hart, Jared <Jared.Hart@sanjoseca.gov>
Subject: GP Amendments - Growth Reallocations

[External Email]

Hi David, Shannon and Jared,

As we prepare to submit an updated set of General Plan Amendments with the project application, I wanted to check-in with you all specifically on the updates to GP Appendix 5: Planned Job Capacity and Housing Growth Areas by Horizon. We would like to confirm which specific areas the job and housing growth reallocations to Downtown (as discussed in the DEIR) will be sourced from for inclusion in the GP amendments. We're hoping that we can add this item to the agenda for discussion at the Thursday 2/25 9am CEQA weekly meeting.

Thanks,
Anton

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

Updated: 12/17/2019 per GPT19-005

| 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 | | | | |
| | Gross Acres | Planned Job Capacity | Planned Housing Yield (DU) | Base | Planned DU Growth Capacity for Urban Villages by Horizon (Timeframe) | | | NSJ ADP |
| | | | | Already Entitled | Horizon 1 | Horizon 2 | Horizon 3 | |
| Total Plan Growth Capacity | | 382,000 | 120,000 | 36,726 | 31,811 | 18,098 | 10,370 | 23,546 |
| Downtown | | | | | | | | |
| Downtown (including Diridon Station Area Urban Village) (v) | 943 | 58,659 | 15,160 | 10,035 | 5,125 | | | |
| Downtown Sub-Total | | 58,659 | 15,160 | 10,035 | 5,125 | | | |
| Specific Plan Areas | | | | | | | | |
| Communications Hill Specific Plan | 942 | 1,700 | 2,775 | 2,775 | | | | |
| Jackson-Taylor Residential Strategy | 109 | 100 | 1,190 | 656 | 534 | | | |
| Martha Gardens Specific Plan | 145 | 0 | 1,760 | | 1,760 | | | |
| Midtown Specific Plan | 125 | 841 | 800 | 0 | 800 | | | |
| Tamien Station Area Specific Plan | 149 | 600 | 1,060 | 169 | 891 | | | |
| Alviso Master Plan (v) | 10,730 | 18,700 | 70 | | 70 | | | |
| Evergreen Specific Plan (not including V55) | 879 | 0 | 25 | 25 | | | | |
| Specific Plan Sub-Total | | 21,941 | 7,680 | 3,625 | 4,055 | | | |
| Employment Land Areas | | | | | | | | |
| Monterey Business Corridor (v) | 453 | 1,095 | 0 | | | | | |
| New Edenvale | 735 | 10,000 | 0 | | | | | |
| Old Edenvale Area (Bernal) | 474 | 15,000 | 780 | 780 | | | | |
| North Coyote Valley | 1,722 | 35,000 | 0 | | | | | |
| Evergreen Campus Industrial Area | 368 | 10,000 | 0 | | | | | |
| North San José (including Rincon South) | 4,382 | 100,000 | 32,640 | 9,094 | | | | 23,546 |
| VT1 - Lundy / Milpitas BART | 167 | 28,400 | 0 | | | | | |
| Berryessa / International Business Park (v) | 497 | 4,583 | 0 | | | | | |
| Mabury (v) | 290 | 2,265 | 0 | | | | | |
| East Gish (v) | 495 | 2,300 | 0 | | | | | |
| Senter Road (v) | 361 | 2,275 | 0 | | | | | |
| VT5 - Santa Clara / Airport West (FMC) | 94 | 1,600 | 0 | | | | | |
| VT7 - Blossom Hill / Monterey Rd | 24 | 1,940 | 0 | | | | | |
| VT25 - W. Capitol Expy / Monterey Rd | 35 | 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) | 223 | 1,823 | 0 | | | | | |
| C45 - County Fairgrounds | 184 | 100 | 0 | | | | | |
| Employment Land Sub-Total | | 216,881 | 33,420 | 9,874 | | | | 23,546 |
| Regional Transit Urban Villages | | | | | | | | |
| VT2 - Berryessa BART / Berryessa Rd / Lundy Av (v) | 270 | 22,100 | 4,814 | 1,755 | 3,059 | | | |
| VT3 - Five Wounds BART | 74 | 4,050 | 845 | | | 845 | | |
| VT4 - The Alameda (East) | 46 | 1,610 | 411 | 177 | 234 | | | |
| VT6 - Blossom Hill / Hitachi | 142 | 0 | 2,930 | 2,930 | | | | |
| Regional Transit Villages Sub-Total | | 27,760 | 9,000 | 4,862 | 3,293 | 845 | | |
| Local Transit Urban Villages (Existing LRT) | | | | | | | | |
| VR8 - Curtner Light Rail / Caltrain (v) | 69 | 500 | 1,440 | 61 | | 1,379 | | |
| VR9 - Race Street Light Rail (v) | 123 | | | | | | | |
| A (west of Sunol) | | 2,000 | 1,937 | 532 | 1,405 | | | |
| B (Reed & Graham Site) | | 1,200 | 675 | | 675 | | | |
| VR10 - Capitol / 87 Light Rail (v) | 56 | 750 | 1,195 | | | 1,195 | | |
| VR11 - Penitencia Creek Light Rail | 24 | 0 | 920 | | | 920 | | |
| VR12 - N. Capitol Av / Hostetter Rd (v) | 25 | 500 | 1,230 | | | 1,230 | | |
| VR13 - N. Capitol Av / Berryessa Rd (v) | 54 | 1,000 | 1,465 | | | 1,465 | | |
| VR14 - N. Capitol Ave / Mabury Rd | 5 | 100 | 700 | | | 700 | | |
| VR15 - N. Capitol Av / McKee Rd (v) | 92 | 1,000 | 1,930 | 376 | | 1,554 | | |
| VR17 - Oakridge Mall and Vicinity (v) | 380 | | | | | | | |
| A (Cambrian / Pioneer) | | 3,375 | 2,712 | | | 2,712 | | |
| B (Edenvale) | | 5,715 | 4,487 | | | 4,487 | | |
| VR18 - Blossom Hill Rd / Cahalan Av | 30 | 500 | 600 | | | 600 | | |
| VR19 - Blossom Hill Rd / Snell Av | 64 | 500 | 770 | 8 | | 762 | | |
| CR20 - N. 1st Street | 132 | 2,520 | 1,678 | 333 | 1,345 | | | |
| CR21 - Southwest Expressway (v) | 170 | 750 | 3,007 | 339 | 2,668 | | | |
| Local Transit Villages (Existing LRT) Sub-Total | | 20,410 | 24,746 | 1,649 | 6,093 | 17,004 | | |
| Local Transit Urban Villages (Planned BRT/LRT) | | | | | | | | |
| VR22 - Arcadia / Eastridge (potential) Light Rail (v) | 78 | 1,150 | 250 | 250 | | | | |
| VR23 - E. Capitol Expy / Silver Creek Rd | 73 | 450 | 650 | | | | | 650 |
| CR28 - E. Santa Clara Street | | | | | | | | |
| A (West of 17th Street) | 64 | 795 | 850 | 86 | 764 | | | |
| B (Roosevelt Park) | 51 | 605 | 650 | 80 | 570 | | | |
| CR29 - Alum Rock Avenue | | | | | | | | |
| A (Little Portugal) | 18 | 100 | 310 | | 310 | | | |
| B (Alum Rock) | 72 | 870 | 1,010 | 187 | 823 | | | |
| C (East of 680) | 61 | 650 | 1,175 | | 1,175 | | | |
| CR30 - The Alameda (West) | 21 | 200 | 400 | | | | | 400 |
| CR31 - W. San Carlos Street | | 980 | 1,245 | 395 | 850 | | | |
| CR32 - Stevens Creek Boulevard | 269 | 4,500 | 3,860 | 508 | 3,352 | | | |
| Local Transit Villages (Planned BRT/LRT) Sub-Total | | 10,300 | 10,400 | 1,506 | 7,844 | 1,050 | | |
| Commercial Corridor & Center Urban Villages | | | | | | | | |
| C34 - Tully Rd / S. King Rd | 102 | 900 | 650 | | | | | 650 |
| C35 - Santana Row/Valley Fair and Vicinity (v) | 185 | 8,500 | 2,635 | 773 | 1,862 | | | |
| C36 - Paseo de Saratoga and Vicinity | 174 | 1,500 | 1,632 | | | | | 1,632 |
| C37 - Santa Teresa Bl / Bernal Rd | 75 | 850 | 419 | | | | | 419 |
| C38 - Winchester Boulevard | 300 | 2,000 | 2,200 | 441 | 1,759 | | | |
| C39 - S. Bascom Avenue (North) | 215 | 1,000 | 1,560 | 165 | 1,395 | | | |
| C40 - S. Bascom Avenue (South) (v) | 117 | 500 | 563 | 74 | | | | 489 |
| C41 - Saratoga Avenue (v) | 159 | 1,500 | 725 | 391 | | | | 334 |
| C43 - S. De Anza Boulevard (v) | 84 | 2,140 | 598 | 45 | | | | 553 |
| C44 - Camden / Hillsdale Avenue | 108 | 2,000 | 560 | | | | | 560 |
| Commercial Corridor & Center Villages Sub-Total | | 20,890 | 11,542 | 1,889 | 5,016 | 4,637 | | |
| Neighborhood Villages | | | | | | | | |
| V47 - Landess Av / Morrill Av | 16 | 100 | 216 | | | | | 216 |
| V48 - Piedmont Rd / Sierra Rd | 11 | 100 | 120 | | | | | 120 |
| V49 - McKee Rd / Toyon Av | 25 | 100 | 144 | | | | | 144 |
| V50 - McKee Rd / White Rd (v) | 19 | 100 | 134 | 7 | | | | 127 |
| V52 - E. Capitol Expy / Foxdale Dr | 14 | 100 | 170 | | | | | 170 |
| V53 - Quimby Rd / S. White Rd | 19 | 100 | 180 | | | | | 180 |
| V54 - Aborn Rd / San Felipe Rd | 37 | 100 | 248 | | | | | 248 |
| V55 - Evergreen Village | 49 | 0 | 385 | | 385 | | | |
| V57 - S. 24th St / William Ct (v) | 52 | 100 | 217 | 67 | | | | 150 |
| V58 - Monterey Rd / Chynoweth Rd | 37 | 100 | 96 | | | | | 96 |
| V59 - Santa Teresa Bl / Cottle Rd (v) | 48 | 500 | 250 | | | | | 250 |
| V60 - Santa Teresa Bl / Snell Av | 11 | 100 | 112 | | | | | 112 |
| V61 - Bollinger Rd / Miller Av | 13 | 100 | 128 | | | | | 128 |
| V62 - Bollinger Rd / Lawrence Expy | 11 | 100 | 56 | | | | | 56 |
| V63 - Hamilton Av / Meridian Av | 53 | 500 | 461 | | | | | 461 |
| V64 - Almaden Expy / Hillsdale Av | 49 | 400 | 296 | | | | | 296 |
| V65 - Foxworthy Av / Meridian Av | 16 | 100 | 200 | 55 | | | | 145 |
| V67 - Branham Ln / Meridian Av | 18 | 100 | 248 | | | | | 248 |
| V68 - Camden Av / Branham Ln | 21 | 200 | 360 | | | | | 360 |
| V69 - Kooser Rd / Meridian Av | 34 | 200 | 280 | | | | | 280 |
| V70 - Camden Av / Kooser Rd (v) | 49 | 100 | 498 | | | | | 498 |
| V71 - Meridian Av / Redmond Av | 10 | 100 | 96 | | | | | 96 |
| Neighborhood Villages Sub-Total | | 3,400 | 4,895 | 129 | 385 | 4,381 | | |
| Other Identified Growth Areas | | | | | | | | |
| Vacant Lands | 558 | 1,759 | 1,460 | 1,460 | | | | |
| Entitled & Not Built | 513 | 0 | 1,697 | 1,697 | | | | |
| Other Identified Growth Areas Sub-Total | | 1,759 | 3,157 | 3,157 | | | | |
| Notes: | | | | | | | | |
| DU = Dwelling Units (Occupied and Vacant) | | | | | | | | |
| 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). | | | | | | | | |