North San Jose Residential

Information as of 1/30/2008. Subject to change.

Approved Permits and/or Development Agreement	Zoning (date)	PD Zoning Units	Gross Ac	Net Ac	Net Density	PD Permit (date)	Criteria for Prioritization 1	2	3	4	5	6	7	Park Acreage	PD Permit Expiration	PD Permit Units	Affordable Units	Market Rate	Mapped for Condos	Building Permit	Units by Type Studio	1 Bed	2 Bed	3 Bed	School District
Legacy Hyundai Riverview	PDC05-099 (4/17/07)	575	11.19	8.74	65.79			x			x	x		1.00			106	422							
Block C and D						PD06-048/PDA06-048-01 (12/14/07)									12/14/09	247			Yes	plan check	2	97	137	11	SCUSD
Block B						PD06-051 (6/22/07)									6/22/09	104			Yes	plan check	0	88	16	0	SCUSD
Block E						PD06-052 (6/22/07)									6/23/09	50			Yes	n/a	0	0	50	0	SCUSD
Block F						PD06-068 (6/22/07)									6/24/09	127			Yes	n/a	0	61	62	4	SCUSD
First Community Housing	PDC06-022 (3/13/07)	100	0.75	0.75	133.33	PD06-011 (6/29/07)						x	x	0.00	6/29/09	100	100	0	No	plan check	0	33	37	30	San José USD
Irvine Sony Crescent Park	PDC06-038 (8/28/07)	1,900	38.70	25.45	74.66	PD07-006 (12/7/07)		x			x	x		5.00	12/7/09	1,900	0	1,900	Yes	plan check	110	951	720	0	SCUSD
Parcel 2 and 3						PDA07-006-01 (10/24/08)									10/23/10						107	307	285	0	
Parcel 1						PDA07-006-02 (pend)															59	156	149	0	
						PDA07-006-03 (1-27-09)										-150									
Baypointe - Fairfield	PDC06-061 (9/25/07)	183	3.16	2.97	61.62	PD07-036 (11/30/07)				x		x		0.00	11/30/09	183	0	183	Yes	plan check	20	70	93	0	SCUSD
Seely - Cadence/Essex	PDC06-067 (6/17/08)	777	14.50	10.48	74.14	PD08-056 (pend)	x	x		x				2.58		769	0	769		n/a	0	350	407	20	SCUSD
Kerley Charities	PDC06-085 (5/15/07)	42	0.66	0.65	64.62	PD07-19 (6/29/07)						x		0.00	6/29/09	42	42	0	Yes	n/a	0	0	42	0	Orchard/ESUHSD
Fairfield Northpointe	PDC06-093 (9/25/07)	706	10.01	9.34	75.59	PD07-033 (11/30/07)					x	x		2.35	11/30/09	704	141	563	Yes	plan check	0	347	320	37	SCUSD
Foster Towers	PDC06-130 (2/26/08)	600	6.08	4.81	124.74	PD07-043 (4/21/08)						x	x	0.74	4/21/10	528	0	528	Yes	n/a	0	241	269	18	Orchard/ESUHSD
Vista Montana - Castle	PDC07-054 (10/16/07)	444	12.10	6.94	63.98	PD07-082 (3/21/08)	x	x		x				5.00	3/21/10	444	0	444	Yes	plan check	0	203	179	62	SCUSD
Vista Montana - Castle	PDC07-055 (10/16/07)	554	8.70	6.96	79.60	PD07-091 (10/24/08)	x	x		x				1.00	10/24/10	554	0	554	Yes	n/a	0	246	237	71	SCUSD
Thompson Dorfman Wyse	PDC07-057 (2/26/08)	1,700	32.60	18.60	91.40	PD07-090 (4/4/08)		x			x	x	x	5.10	4/4/10	1,579	0	1,579	Yes	n/a	0	736	716	127	SCUSD
Baypointe - Trammell Crow	PDC07-080 (4/22/08)	239	2.86	2.86	83.57	PD08-023 (8/1/08)					x	x		0.00	8/1/10	229	0	229	Yes	n/a	0	114	115	0	SCUSD
Brokaw - Oyama	PDC07-088 (6/3/08)	34	2.99			PD08-063				x				0.00		3	0	3		n/a					Orchard/ESUHSD
Rosemary - ROEM	PDC07-101 (8/26/08)	290	4.00	4.00	72.50	PD08-053						x		TBD		290	290	0		n/a	0	144	110	36	San José USD
River Oaks - BRE	PDC07-102 (8/12/08)	300	3.69	3.27	91.74	PD08-036 (8/29/08)					x	x	x	0.00	8/29/10	297	0	297	No	n/a	67	134	96	0	SCUSD
Total Approved		**8,444**	**151.99**	**105.82**	**79.80**									**22.77**		**8,000**	**679**	**7,471**			**199**	**4,122**	**3,891**	**416**	

Pending Projects	Zoning (date)	PD Zoning Units	Gross Ac	Net Ac	Net Density	PD Permit (date)	Criteria for Prioritization 1	2	3	4	5	6	7	Park Acreage	PD Permit Expiration	PD Permit Units	Affordable Units	Market Rate	Mapped for Condos	Building Permit	Units by Type Studio	1 Bed	2 Bed	3 Bed	School District
Century Ctr - BRE/Swenson	PDC05-114 (9/25/07)	460	2.37	2.37	194.09	PD08-046 (pend)					x	x	x	0.00		460	0	460		n/a					Orchard/ESUHSD
Vista Montana - Sobrato	PDC06-116 (pend)	263	4.20							x				TBD			0	0		n/a					SCUSD
Oakland Rd - Fox/Markovitz	PDC07-010 (pend)	750	29.85											TBD			0	0		n/a					Orchard/ESUHSD
Orchard Pkwy - Emri	PDC07-060 (pend)	490	8.10					x		x				TBD			0	0		n/a					SCUSD
Total Pending		**1,963**	**44.52**	**2.37**	**644.30**											**460**	**0**	**460**			**0**	**0**	**0**	**0**	
Total Approved and Pending		**10,407**	**197**	**108**	**92.16**											**8,460**	**679**	**7,931**			**199**	**4,122**	**3,891**	**416**	

Criteria for prioritization of proposed residential conversions:

1. The residential project will directly facilitate or enable the construction of a specific, related industrial development.
2. The proposed project includes on-site parklands that meet or exceed parkland dedication requirements and other applicable City standards or regulations.
3. The proposed project provides for a new school site.
4. The proposed conversion site is adjacent to existing residential use.
5. The proposed project constitutes a vertically mixed-use project incorporating neighborhood serving commercial uses.
6. The proposed project reflects and incorporates strong transit-oriented design elements.
7. The proposed project exceeds the minimum density requirements.

SCUSD = Santa Clara Unified School District
Orchard = Orchard Elementary School District
ESUHSD = East Side Union High School District
San José USD = San José Unified School District

Questions/Comments?
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