

# **Development Activity Highlights and Five-Year Forecast (2007-2012)**



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**City of San Jose  
Department of Planning, Building and Code Enforcement  
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**<http://www.sanjoseca.gov/planning>**

# Development Activity Highlights and Five-Year Forecast (2007-2012)

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# Development Activity Highlights and Five-Year Forecast (2007-2012)

## I. PURPOSE

The *Development Activity Highlights and Five-Year Forecast (2007-2012)* is a report issued annually by the Department of Planning, Building and Code Enforcement. The report serves several functions. First, the report assists the Office of the City Manager in estimating future construction-related tax revenues that generate funds for the City's Capital Improvement Program. Second, the report provides City policymakers and staff with key data for periodic assessment of the rate, type, and location of development activity in San Jose. Lastly, the report is a tool for distributing information on major development projects to members of the general public.

## II. SUMMARY

After a temporary upturn in construction activity during fiscal year 2004/05, activity last year returned to the ten-year low levels experienced in fiscal year 2003/04. The total value of building permits reached just \$774 million—well below the historical average<sup>1</sup> for San Jose and contrary to the previous year forecast for a slight increase. There is however ample evidence that activity is now regaining momentum, with permit valuation expected to hover around the \$1 billion mark over the duration of the forecast period. The following summary discusses current development activity and trends for each major land use category (residential, commercial, and industrial), providing some insight as to what may occur over the forecast period (2007-2012).

### **Residential Development**

- *Residential construction activity in San Jose was relatively light during fiscal year 2005/06, as building permits were issued for 2,515 new dwelling units. This was a 25% decline from fiscal year 2004/05, well below the staff forecast of 3,000 units. In particular, multi-family development fell to a ten-year low, as the production of rental housing was affected by a shift in market conditions to favor various forms of ownership housing.*
- *Staff forecasts that residential construction activity will see a modest rebound during fiscal year 2006/07, with the projected issuance of permits for 3,000 new dwelling units. While some slowdown is expected during the latter half of the year, the volume of construction projects in the development process, especially in and around the Downtown area, should help ensure an increase for the year as a whole. Thus, counter to widely publicized forecasts for a slowdown associated with a “housing bubble”, staff anticipates relative stability in the*

*local market based upon the sheer momentum of development in process as well the ongoing shortage of supply in Santa Clara County.*

- *For the five-year forecast period, staff anticipates residential construction activity to remain moderate at an average rate of 2,750 units per year. Future development is projected to consist primarily of higher density housing in strategic infill locations, including the Greater Downtown area, North San Jose, and Specific Plan areas. The development trend of high-rise housing in Downtown and North San Jose are well underway, with more than half a dozen projects in each area currently under review or construction.*

### **Commercial Development**

- *After several years of decline, commercial construction activity in San Jose stabilized at a relatively low level since fiscal year 2003/04. Total permit valuation during fiscal year 2005/06 reached just \$205 million, well short of the staff forecast (\$250 million). Notable projects during this timeframe were the San Jose Marketcenter retail development at Coleman Avenue and West Taylor Street near Downtown and the phase one expansion of the Regional Medical Center at McKee Road and North Jackson Avenue.*
- *Based upon projects currently underway, staff forecasts that commercial construction activity will increase from the fiscal year 2006/07 low level to a four-year high of \$275 million in total permit valuation. This uptick is primarily attributed to the recent groundbreakings for The Plant Shopping Center (on the former GE site at Curtner Avenue and Monterey Road) and the Vietnam Town Shopping Center (between Grand Century Mall and WalMart on Story Road) that will provide nearly one million square feet of new retail space.*
- *For the five-year forecast period overall, commercial construction activity is expected to remain moderate. A pending application for a major expansion of the Valley Fair Shopping Center, that will make it the largest shopping mall in the Bay Area, suggests that the prospects for a continuing rebound are reasonably good. Additional development is expected in the Greater Downtown and North San Jose areas in support of the new housing growth in these areas. This trend is evidenced by the pending Whole Foods Market project immediately adjacent to residential redevelopment (per the Midtown Specific Plan) along The Alameda.*

### **Industrial Development**

- *Industrial construction activity in San Jose remained low for the fifth consecutive year, totaling \$148 million in permit valuation during fiscal year 2005/06 (below the staff forecast of \$175 million). In contrast, tenant*

*improvements rose to a five-year high, as several of the City's major high tech firms made substantial investments in their existing facilities.*

- *Based upon projects currently in the entitlement process, staff forecasts a significant, 50% increase in industrial construction activity during fiscal year 2006/07, with total permit valuation estimated to reach \$225 million. Aside from ongoing construction of a 187,000-square foot building for eBay at their North First Street headquarters, groundbreaking is also expected for a similar-size building at Cadence Design Systems on Montague Expressway that will complete build out of the company's campus.*
- *Activity levels for industrial construction will likely remain relatively low over the forecast period. However, recent job growth and strong corporate profit trends suggest a modest economic turnaround may be underway. As an example, Adobe Systems has just completed the purchase of a property near their existing Downtown headquarters with an entitlement for approximately 1 million square feet of office space.*

<sup>1</sup>Historical Average= Building permit valuation over the 1980-2006 time period.

### **III. FIVE-YEAR FORECAST (2007-2012)**

The Department of Planning, Building and Code Enforcement's five-year forecast of development activity is summarized in Tables 1 and 2 (next page). Construction is expected to rise nearly 30% to \$1 billion in overall permit valuation in fiscal year 2006/07, and then remain roughly at that level in future forecast years.

**Table 1**  
**Construction Valuation: FY 01/02 to FY 11/12**

Fiscal Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12
	<u>Actual Valuation<sup>1</sup> (in millions)</u>					<u>Projected Valuation (in millions)</u>					
<b><u>New Construction</u></b>											
Residential	\$343	\$425	\$390	\$431	\$335	\$400	\$400	\$325	\$325	\$325	\$325
Commercial	\$364	\$170	\$76	\$80	\$98	\$125	\$200	\$200	\$200	\$200	\$200
Industrial	\$30	\$3	\$22	\$32	\$23	\$125	\$125	\$150	\$150	\$150	\$150
Subtotal	\$736	\$598	\$489	\$543	\$456	\$650	\$725	\$675	\$675	\$675	\$675
<b><u>Alterations</u></b>											
Residential	\$108	\$118	\$84	\$90	\$86	\$100	\$100	\$100	\$100	\$100	\$100
Commercial	\$142	\$142	\$131	\$134	\$107	\$150	\$125	\$125	\$125	\$125	\$125
Industrial	\$78	\$77	\$62	\$110	\$125	\$100	\$125	\$125	\$125	\$125	\$125
Subtotal	\$328	\$337	\$277	\$334	\$318	\$350	\$350	\$350	\$350	\$350	\$350
<b>GRAND TOTAL</b>	<b>\$1064</b>	<b>\$934</b>	<b>\$766</b>	<b>\$877</b>	<b>\$774</b>	<b>\$1000</b>	<b>\$1075</b>	<b>\$1025</b>	<b>\$1025</b>	<b>\$1025</b>	<b>\$1025</b>
<b><u>Tax Exemptions</u></b>											
Residential	*	*	*	*	*	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)
Commercial	*	*	*	*	*	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)
Industrial	*	*	*	*	*	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)
<b>Net Total (Taxable)</b>						<b>\$900</b>	<b>\$975</b>	<b>\$925</b>	<b>\$925</b>	<b>\$925</b>	<b>\$925</b>

\*Note: Data on actual tax exemptions not available at the time of this report.

<sup>1</sup>Valuation figures adjusted to 2006 dollars, per Bureau of Labor Statistics Consumer Price Index (CPI), San Jose-San Francisco-Oakland, all items index.

**Table 2**  
**Residential Units and Non-Residential Square Footage: FY 01/02 to FY 11/12**

Fiscal Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12
	<u>Actual<sup>1</sup></u>					<u>Projected</u>					
<b><u>Residential (Units)</u></b>											
Single-Family	604	736	782	962	814	500	500	250	250	250	250
Multi-Family	2,374	2,910	1,927	2,331	1,701	2,500	2,500	2,250	2,250	2,250	2,250
TOTAL	2,978	3,646	2,709	3,293	2,515	3,000	3,000	2,500	2,500	2,500	2,500
<b><u>Non-Residential (sq.ft., in thousands)</u></b>											
Commercial	2,250	500	500	750	750	1,000	1,500	1,500	1,500	1,500	1,500
Industrial	250	0	150	250	250	500	750	1,000	1,000	1,000	1,000
TOTAL	2,500	500	650	1,000	1,000	1,500	2,250	2,500	2,500	2,500	2,500

<sup>1</sup>NOTE: Data on residential units based on the Building Division's *Permit Fee Activity Report*.

Data on non-residential square footage estimated based on construction valuation in the Building Division's *Permit Fee Activity Report*.

## **IV. CONSTRUCTION TAXES AND EXEMPTIONS**

The City of San Jose imposes a series of construction-related taxes that are generally used to finance the construction and improvement of facilities and infrastructure systems that provide capacity beyond the needs attributed to a particular development. These taxes are in addition to cost-recovery fees charged for processing and reviewing applications for development approvals and permits. The largest construction-related tax revenue sources are described below.

### **Building and Structure Construction Tax**

The Building and Structure Construction Tax is imposed upon the construction, repair, or improvement of any building or structure where a building permit is required (except for authorized exemptions- see below). The proceeds from this tax are restricted in use to the provision of traffic capital improvements on major arterials and collectors, the acquisition of lands and interest in land, and the construction, reconstruction, replacement, widening, modification and alteration (but not maintenance) of City streets.

### **Construction Excise Tax**

The Construction Excise Tax is imposed upon construction, alteration, repair, or improvement of any residential or commercial structure (except for authorized exemptions- see below). The tax does not apply to industrial development. This is a general purpose tax that may be used for any “usual current expenses” of the City. The City Council has historically used the majority of these funds for traffic infrastructure improvements.

### **Residential Construction Tax**

The Residential Construction Tax is imposed upon any construction of a one-family dwelling unit or multi-family units or any mobile home lot in the City. This tax is collected and placed in a fund used to reimburse private entities that have constructed a portion of an arterial street that is wider than what is normally required in connection with residential development. The funds are also used to construct median landscaping and other street improvements.

### **Exemptions**

Certain construction-related tax exemptions are provided in San Jose. These exemptions apply only in certain areas and/or to certain types of land uses, and are generally designed to accomplish one of the following objectives:

1. Reduce the economic constraints involved in the development of housing in high risk areas and/or housing for very-low income households;

2. Implement a separately administered funding arrangement that finances infrastructure and public service needs in an area only with revenue generated by development in such area (e.g., Evergreen Specific Plan Area); and,
3. Provide exemptions required by State or Federal law (e.g., hospitals, churches).

Planning staff estimates that \$100 million in construction valuation will be exempted each year over the forecast period, or approximately 10% of total valuation during this time (see Table 1 on page 4).

## **V. MAJOR DEVELOPMENT ACTIVITY DATA**

Planning staff has collected a significant amount of data on development activity, which is the foundation for the five-year forecast contained in Section III of this report. These data focus on recent “major” projects with the highest likelihood to have the most significant impact on the forecast. Major projects are defined as residential projects greater than 50 dwelling units, commercial projects greater than 25,000 square feet, and industrial projects greater than 75,000 square feet. This data collection effort has identified approximately 35,000 dwelling units and 16 million square feet of non-residential space submitted for Planning approval since January 1, 2003.

The development activity data on the following pages is first divided into three major land use categories-- residential, commercial, and industrial. Then, individual projects are divided into four subcategories based on project status-- projects completed, projects under construction, approved projects (construction not yet commenced), and projects pending City approval.

**Major Residential Development Activity  
Projects of 50+ Dwelling Units, Submitted Since 1/1/03\***

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
<b><u>Projects Completed</u></b>									
PDA01-101-02	5/12/06	Santana Row (Parcel 7)	277-40-012	SE/c Winchester & Stevens Creek	West Valley	SF/MF	259	EM	6/23/06
PD03-013	2/21/03	Cinnabar Commons	261-03-051	W/s Stockton, bet Lenzen & Cinnabar	Central	MF	245	EM	6/27/03
PD03-015	2/27/03	Oak Tree Village Apts	684-46-104	NE/c Branham & Monterey	Edenvale	MF	175	JR	6/27/03
PD03-007	1/22/03	Oaks of Almaden Senior Apts	569-02-053	SE/c Cherryview & Russo	Cambrian/Pioneer	SF/MF	150	TE	5/16/03
PD04-001	1/7/04	Art Ark Apts	472-14-029	NE/c S. 5th & Keyes	Central	MF	148	LX	4/14/04
PD04-029	4/28/04	Chianti at Tuscany Hills	455-59-001	N/s Hillsdale, opp term Vista Park	South	SF	126	JB	9/10/04
PD03-063	10/14/03	Hawthorn Place	237-33-001	SW/c Oakland & Rock	Berryessa	SF	107	CG	6/14/04
PD03-053	9/10/03	Cahill Park (Phase 2)	261-36-058	S/s The Alameda opp. Stockton	Central	SF	100	EM	2/20/04
PD03-031	5/30/03	Baton Rouge Condos	254-06-039	SW/c N. Capitol & Baton Rouge	Alum Rock	MF	92	CG	11/14/03
PD04-065	8/27/04	Bella Castello at Kelley Park Apts	477-04-029	SE/c Keyes & S. 12th	Central	MF	88	LX	10/27/04
PD04-011	2/23/04	Carrara at Tuscany Hills	455-09-049	N/s Hillsdale, opp term Vista Park	South	MF	86	DM	5/28/04
PD03-030	5/20/03	Bentley Park	245-18-003	E/s Flickinger, 600' sly Hostetter	Berryessa	SF	84	CG	10/15/03
PD03-048	7/28/03	Kingston Village	254-17-018	W/s Lundy, 1100' nly Mabury	Alum Rock	SF	78	CG	11/21/03
PD03-060	10/8/03	Siena at Saratoga Townhomes	381-37-007	SW/c Saratoga & Graves	West Valley	SF	77	DM	5/25/04
PD04-083	11/22/04	Marburg Place Townhomes	254-12-013	NE/c Hwy 101 & McKee	Alum Rock	SF	57	LX	6/9/05
PD03-061	10/14/04	WoodGlen	403-02-046	SW/c Woodglen & Campbell	West Valley	SF	56	LM	9/24/04
PD04-089	12/8/04	Autumn Terrace at College	472-21-034	SE/c S. 12th & Orvis	Central	SF	46	LB	4/15/05
<b>Total</b>							<b>1,974</b>		
<b><u>Projects Under Construction</u></b>									
PD03-006	1/16/03	Corde Terra Family/Senior Apts	497-38-017	S/s Tully, 750' wly Senter	South	SF/MF	544	LM	3/9/05
PD03-062	10/14/03	The Sycamore at North Park Apts	097-07-090	W/s Zanker, 1000' sly Tasman	North	MF	445	EL	10/29/04
PD03-004	1/13/03	Dairy Hill	455-28-012	S/s Curtner, 1000' eHy Hwy 87	South	SF/MF	425	DM	5/16/03
HA04-038-01	7/18/05	Central Place Condos	467-22-133	S/s E. San Fernando bet S. 2nd & S. 3rd	Central	MF	401	LX	9/7/05
PD03-079	12/17/03	Monte Vista Condos	264-15-005	NE/c Auzerais & Sunol	Central	SF/MF	383	EM	2/15/06
H04-050	10/6/04	Axis Condos	259-35-024	SW/c Carlisle & Notre Dame	Central	MF	330	LB	11/15/05
PD04-074	9/29/04	The Villas/Courtyards Condos	244-20-025	SW/c Lundy & McKay	Berryessa	MF	304	MM	2/4/05
PD04-085	11/24/04	Fifty One Condos	261-33-038	SE/c The Alameda & Bush	Central	SF	265	EM	3/25/05
PD05-041	6/7/05	Willow Glen Place <sup>1</sup>	442-44-018	W/s Meridian, both sides Foxworthy	Willow Glen	MF	261	RB	9/19/05
PD01-013	1/24/01	Fruitdale Station (Phase 1)	284-02-008	SE/c Southwest Expwy & Fruitdale	Willow Glen	MF	246	AA	8/31/01
PD04-021	4/1/04	Tamien Place Condos	434-13-015	NE/c W. Alma & Hwy 87	Central	MF	240	CH	8/13/04

**Major Residential Development Activity  
Projects of 50+ Dwelling Units, Submitted Since 1/1/03\***

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
PD05-011	2/4/05	Altura Townhomes	230-14-031	NE/c Newhall & Campbell	West Valley	SF	220	JR	6/9/05
PD04-084	11/24/04	Paseo Senter Family Apts	477-20-050	E/s Senter, 600' sly Needles	South	MF	218	LM	3/18/05
PD05-005	1/25/05	Del Rosa at Miramonte	678-01-016	Nly side Metcalf, ely Hwy 101	Edenvale	SF	213	JR	12/8/05
PD05-082	11/2/05	Parkwood Homes	421-07-021	Bet. Hwy 85 & Samaritan, 1000' wly Union	Cambrian/Pioneer	SF	202	SS	6/23/06
PD05-032	5/2/05	Modern Ice Townhomes	249-68-001	NE/c Berryessa & Oakland	Central	SF	200	LX	7/27/05
PD04-024	4/14/04	Venetian Terrace Condos	455-32-006	E/s Almaden Expwy, 500' sly Curtner	South	MF	170	EM	2/25/05
PD04-008	2/9/04	Jackson Square Condos	484-02-010	SE/c S. Jackson & Madden	Alum Rock	MF	159	DC	8/13/04
PD03-026	4/17/03	Orchard Heights	659-10-001	N/s Aborn, 2000' ely Ruby	Evergreen	SF	136	JB	8/15/03
RPD03-003	8/11/03	City Heights at Pellier Park	259-32-026	NW/c San Pedro & St. James	Central	MF	124	RDV.	2/4/04
PD03-069	10/22/03	Delmas Park Mixed Use	264-20-123	SE/c W. San Carlos & Bird	Central	MF	123	JD	12/19/03
PD04-038	5/20/04	Creekside Station Condos	254-29-012	W/s N. Capitol, 1500' sly Berryessa	Berryessa	MF	113	MM	10/29/04
PD04-072	11/19/03	Autumn Terrace at William	472-01-040	S/s E. William, 400' wly McLaughlin	Central	SF	105	RE	12/22/04
PD05-013	2/8/05	Encanto Homes	230-14-007	N/s Campbell, 1000' wly Newhall	West Valley	SF	104	JR	9/6/05
PD05-084	11/14/05	Autumnvale Townhomes	244-31-011	SW/c N. Capitol & Autumnvale	Berryessa	SF	104	JR	3/1/06
PD04-027	4/20/04	Viridian at Bernal Park Townhomes	249-06-007	SE/c N. 8th & Hedding	Central	SF	100	LB	9/10/04
PD05-044	6/16/05	Hampton Park Townhomes	237-01-022	NW/c Oakland & Rock	Berryessa	SF	98	SM	12/22/05
PDA05-015-01	8/17/05	Cherry Acres Townhomes	254-17-077	NW/c King & Mabury	Alum Rock	SF	91	SM	2/23/06
PD05-006	1/27/05	Autumn Terrace at Bonita	472-06-034	W/s Hwy 101, sly San Antonio	Central	SF	80	LX	6/15/05
PD05-056	7/27/05	Lewis Townhomes	497-31-001	N/s Lewis, 1500' ely Monterey	South	SF	80	LM	5/3/06
HA03-002-01	2/8/06	The Globe Condos	467-22-134	Bet. S. 2nd & 3rd, 110' sly Santa Clara	Central	MF	76	LX	9/9/03
PD99-083	12/20/99	Provinsalia Townhomes	455-19-124	W/s Hwy 87, sly term Canoas Garden	South	SF	72	ME	3/3/00

**Total**

**6,632**

**Approved Projects (Construction Not Yet Commenced)**

PD05-087	11/18/05	Hitachi Site Mixed Use	706-04-013	NE/c Cottle & Hwy 85	Edenvale	SF/MF	2,930	JR	6/2/06
PDC05-030	4/4/05	Santana Row	277-33-004	SE/c Winchester & Stevens Creek	West Valley	SF/MF	906	EM	12/5/06
PD05-077	10/21/05	Goble Lane Mixed Use	497-07-030	SE/c Monterey & Fehren	South	SF	660	LM	7/3/06
PDC03-043	5/20/03	North Park Apts	097-07-068	E/s N. 1st bet River Oaks & Baypointe	North	MF	637	EL	9/30/03
PDC02-046	5/14/02	Delmas Housing	259-38-036	NW/c San Fernando & Delmas	Central	MF	325	AD	2/3/04
PDC05-095	9/20/05	Fruitdale Station (Phase 2)	284-02-008	SE/c Southwest Expwy & Fruitdale	Willow Glen	MF	256	CH	6/20/06
PD05-066	9/19/05	Santana Row (Parcel 8B)	277-46-001	SE/c Winchester & Stevens Creek	West Valley	SF/MF	238	EM	1/31/07
HA05-037-01	9/27/06	Three Sixty Condos	264-29-053	NE/c Market & San Salvador	Central	MF	213	LX	11/22/06
PD05-075	10/20/05	Plaza at Messina Gardens <sup>2</sup>	254-06-037	SW/c N. Capitol & Mabury	Alum Rock	MF	199	SM	7/21/06

**Major Residential Development Activity  
Projects of 50+ Dwelling Units, Submitted Since 1/1/03\***

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
PD05-035	5/19/05	Virginia Terrace Townhomes	472-18-051	SW/c E. Virginia & S. 6th	Central	SF	147	LX	8/15/05
PD04-076	10/8/04	Ajisai Gardens Condos	249-37-006	SE/c E. Taylor & N. 7th	Central	MF	143	LB	5/4/05
PD04-103	5/10/04	Fiesta Senior Apts	274-14-142	NE/c San Carlos & Buena Vista	Central	SF/MF	127	EM	8/25/04
PD06-042	8/15/06	Mondrian Homes	274-14-077	N/s W. San Carlos, 650' wly Meridian	Central	SF	95	SM	10/27/06
PD06-016	2/9/06	Fruitdale Apts	284-01-005	NE/c Southwest Expwy & Fruitdale	Willow Glen	MF	91	EM	9/1/06
PD05-078	10/24/05	305 San Antonio Court	481-46-010	E/s Hwy 101, wly term San Antonio	Alum Rock	MF	86	CH	6/29/06
PD05-045	6/22/05	Oakwood Apts (annex)	299-37-031	SE/c Saratoga & Blackford	West Valley	MF	84	RR	9/28/05
PD06-001	1/3/06	Trumark Homes	497-33-001	E/s Monterey, 600' sly Umbarger	South	SF	72	LM	4/12/06
PD06-047	9/11/06	Casa Feliz SRO	472-28-101	W/s S. 9th, 90' sly E. William	Central	MF	60	RE	11/14/06
PD05-094	12/19/05	Almaden Walk Condos	455-31-023	E/s Almaden, opp Malone	South	MF	56	RR	6/7/06
PD05-089	11/28/05	Oakland Road Townhomes	237-01-011	W/s Oakland, 550' nly Rock	Berryessa	SF	53	SM	8/18/06
PDC05-064	6/6/05	Grandview Homes	592-06-020	NE/c N. Capitol & Grandview	Alum Rock	MF	46	SM	4/18/06
<b>Total</b>							<b>7,424</b>		

**Projects Pending City Approval**

PDC03-108	12/23/03	Flea Market Mixed Use	254-17-084	Both sides Berryessa, wly UP railroad	Berry./Alum Rock	SF/MF	2,500	RB	---
PDC06-038	5/5/06	Sony Mixed Use	097-33-094	SE/c Zanker & River Oaks	North	SF	1,900	JR	---
PDC05-050	5/9/05	Arcadia Mixed Use (EEHVS)	670-29-020	S/s Quimby, 1000' wly Capitol	Evergreen	SF/MF	1,875	JB	---
PDC05-048	5/9/05	Berg Mixed Use (EEHVS)	659-02-007	Both sides Yerba Buena, sly Aborn	Evergreen	SF/MF	1,100	JB	---
PDC06-013	2/28/06	Vista Montana Park	097-52-028	B/s Vista Montana, bet Tasman & N. 1st	North	SF	969	JR	---
PDC06-067	6/21/06	Seeley Housing	097-15-026	SE/c River Oaks & Seeley	North	SF	880	JR	---
PDC05-051	5/9/05	Pleasant Hills Mixed Use (EEHVS)	649-23-001	NE/c Tully & S. White	Alum Rock	SF/MF	825	JB	---
PDC05-052	5/17/05	Legacy Mixed Use (EEHVS)	660-19-021	NE/c Yerba Buena & Old Yerba Buena	Evergreen	SF	675	JB	---
PDC06-093	8/23/06	Zanker Condos	097-07-086	NW/c Zanker & Tasman	North	SF/MF	670	JR	---
PDC05-124	12/21/05	Baypointe Mixed Use	097-07-072	NE/c Baypointe & Tasman	North	MF	636	JR	---
PDC05-099	10/11/05	Hyundai Site Housing	097-06-055	N/s Montague, 550' wly N. 1st	North	SF	608	JR	---
PDC05-053	5/9/05	Evergreen College Mixed Use (EEHV)	660-21-023	N/s Yerba Buena, 350' ely San Felipe	Evergreen	MF	500	JB	---
PDC06-024	4/13/06	Race Street Housing (South)	264-09-051	E/s Race, nly UPRR tracks	Central	MF	484	EM	---
PDC05-101	10/14/05	Vendome Place	259-05-024	NW/c N. 1st & Taylor	Central	MF	433	MS	---
PDC06-130	12/1/06	Airport Parkway Condos	230-29-065	SE/c Airport & Hwy 101	North	MF	424	JD	---
PDC06-023	4/13/06	Goodwill Housing (West)	235-14-001	E/s N. 7th, bet Commercial & Hedding	Central	SF	415	LB	---
H06-040	8/29/06	City Front Square Condos	259-42-080	NE/c S. Market & E. San Carlos	Central	MF	414	RE	---
PDC06-025	4/13/06	Race Street Housing (North)	264-09-043	NE/c & SE/c Race & Parkmoor	Central	MF	391	EM	---

**Major Residential Development Activity  
Projects of 50+ Dwelling Units, Submitted Since 1/1/03\***

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
PDC06-029	4/27/06	Goodwill Housing (East)	235-14-011	W/s N. 10th, bet Commercial & Hedding	Central	SF	372	LB	---
PDC05-114	11/16/05	Century Center Mixed Use	230-29-022	SW/c N. 1st & Century Center	North	SF	340	SM	---
H06-082	10/23/06	Market Street Mixed Use	259-40-093	SW/c Market & Santa Clara	Central	MF	309	LX	---
PDC06-011	2/24/06	Sonora Townhomes	230-29-117	NE/c Sonora & Hwy 87	North	SF	302	SM	---
PDC06-116	10/25/06	Renaissance Housing	097-52-027	SW/c Renaissance & Vista Montana	North	SF	263	JR	---
PDC06-094	8/23/06	Morrison Park Condos	261-01-054	SW/c Cinnabar & Stockton	Central	MF	248	LX	---
PDC05-049	5/9/05	IDS Mixed Use (EEHVS)	660-33-027	E/s Yerba Buena, opp. Verona	Evergreen	SF	225	JB	---
H05-029	6/21/05	Park View Towers	467-01-118	N/s St. James, bet N. 1st & N. 2nd	Central	SF	186	LB	---
PDC06-061	5/31/06	Baypointe Housing	097-07-031	W/s Baypointe, 370' nly Tasman	North	SF	183	JR	---
PDC06-069	6/29/06	North Tenth Street Housing	249-08-004	W/s N. 10th, bet Vestal & E. Mission	Central	SF	137	LB	---
PD05-057	8/3/05	Park Avenue Lofts	261-36-062	N/s Park, 450' ely Sunol	Central	MF	122	HL	---
PD05-063	9/1/05	Westmount Square Apts	249-09-009	SE/c E. Mission & N. 10th	Central	SF/MF	119	LB	---
PDC06-121	11/3/06	Las Brisas Condos	481-19-003	S/s Alum Rock, 350' ely McCreery	Alum Rock	MF	103	HL	---
PDC06-022	4/11/06	Fourth Street Apts	235-04-005	E/s N. 4th, 600' nly Gish	North	MF	100	SM	---
PDC06-117	10/31/06	Riverpark Condos	259-43-072	NE/c W. San Carlos & Hwy 87	Central	MF	99	LX	---
PD06-070	12/15/06	Merrill Gardens Assisted Living	284-03-020	SW/c Meridian & Curci	Willow Glen	MF	98	RR	---
PD04-071	11/17/04	Blackwell Condos	481-18-013	W/s McCreery, 230' sly Alum Rock	Alum Rock	SF	78	HL	---
PDC06-125	11/14/06	Delmas Place Condos	264-26-006	W/s Delmas, 300' sly W. San Carlos	Central	MF	72	MS	---
PDC06-040	5/5/06	22nd & William Housing	472-01-021	S/s William, 350' wly S. 24th	Central	SF	67	LB	---
PDC06-122	11/9/06	Kentwood Townhomes	359-35-008	NW/c S. De Anza & Hwy 85	West Valley	SF	62	MD	---
<b>Total</b>							<b>19,184</b>		
<b>GRAND TOTAL</b>							<b>35,214</b>		

Footnotes: (1) Includes PD03-038 (55 units)

(2) Includes PD06-029 (110 units)

File Number Prefixes: PDC= Planned Development Rezoning; PD= Planned Development Permit; H= Site Development Permit; CP= Conditional Use Permit

\*Note: Minimum project size criteria modified (from 100+ dwelling units) in May, 2003

**Major Commercial Development Activity  
Projects of 25,000+ Square Feet, Submitted Since 1/1/03**

<b>File Number</b>	<b>Filing Date</b>	<b>Project Name</b>	<b>Tracking APN</b>	<b>Street Location</b>	<b>Planning Area</b>	<b>Square Footage (approx.)</b>	<b># of New Guest Rooms</b>	<b>Proj. Mgr</b>	<b>Approval Date</b>
<b><u>Projects Completed</u></b>									
PD04-077	10/13/04	San Jose Marketcenter	259-13-065	SW/c Coleman & W. Taylor	Central	356,000		LX	12/10/04
CP03-030	4/25/03	Plaza de San Jose Shopping Cente	486-11-032	SE & SW/c Story & S. King	Alum Rock	262,000		EL	9/10/03
PD03-035	6/23/03	Target Stores	458-13-017	SW/c Santa Teresa & Thornwood	Edenvale	164,000		DM	9/5/03
PD04-057	7/30/04	Paloma Centre <sup>1</sup>	670-15-012	SW/c Silver Creek & Aborn	Evergreen	107,000		JB	10/1/04
PD03-057	10/3/03	Ringwood Business Center	244-19-029	N/s Ringwood, 900' nly McKay	Berryessa	72,000		CG	3/26/04
CP04-014	2/25/04	Stevens Creek Volkswagen	296-38-010	SE/c Stevens Creek & Palace	West Valley	41,000		RR	4/27/05
PD03-037	6/25/03	Congregation Sinai	429-48-013	SE/c Willowbrae & Willow Oaks	Willow Glen	25,000		AA	12/12/03
H04-015	3/26/04	Tully Road Office	477-22-032	S/s Tully, 250' ely Monterey	South	22,000		ES	11/19/04
<b>Total</b>						<b>1,049,000</b>	<b>-</b>		
<b><u>Projects Under Construction</u></b>									
PD05-058	8/4/05	The Plant Shopping Center	455-05-011	NW/c Curtner & Monterey	South	646,000		RM	6/7/06
PD05-016	2/14/05	Vietnam Town Shopping Center	472-11-065	N/s Story, 700' swly McLaughlin	Central	300,000		LM	9/5/06
PD04-090	12/8/04	Regional Medical Center (Phase 1)	481-05-021	SW/c McKee & N. Jackson	Alum Rock	256,000		RB	4/15/05
PD03-038	6/27/03	Willow Glen Place	442-44-018	W/s Meridian, both sides Foxworthy	Willow Glen	168,000		JB	10/29/04
HA04-038-01	7/18/05	Central Place Condos	467-22-133	S/s E. San Fernando bet S. 2nd & S. 3rd	Central	68,000		LX	9/7/05
PD05-024	3/21/05	Gold Street Office	015-34-063	SW/c Gold & Guadalupe River	Alviso	24,000		SM	7/6/05
<b>Total</b>						<b>1,462,000</b>	<b>-</b>		
<b><u>Approved Projects (Construction Not Yet Commenced)</u></b>									
PDC02-046	5/14/02	Adobe Systems	259-38-131	NE/c San Fernando & Delmas	Central	1,009,000		AD	2/3/04
PDC03-093	11/7/03	Regional Medical Center	481-05-021	SW/c McKee & N. Jackson	Alum Rock	774,000		RB	1/25/05
PD05-087	11/18/05	Hitachi Site Mixed Use	706-04-013	NE/c Cottle & Hwy 85	Edenvale	460,000		JR	6/2/06
PDC04-100	11/2/04	iStar Site Mixed Use	706-03-014	NW/c Monterey & Hwy 85	Edenvale	450,000		JR	6/20/06
PD04-019	3/19/04	Bay Area Self Storage	670-12-005	W/s S. King, 200' nwly Aborn	Evergreen	159,000		RM	3/3/05
CP05-034	6/9/05	The Home Depot	484-33-057	NE/c Story & McGinness	Alum Rock	149,000		HL	3/22/06
CP05-046	7/29/05	Costco Wholesale	244-14-014	NW/c Hostetter & Automation	Berryessa	147,000		JR	5/24/06
PDC05-030	4/4/05	Santana Row	277-33-004	SE/c Winchester & Stevens Creek	West Valley	134,000		EM	12/5/06

**Major Commercial Development Activity  
Projects of 25,000+ Square Feet, Submitted Since 1/1/03**

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	# of New Guest Rooms	Proj. Mgr	Approval Date
PDC06-059	5/31/06	Aborn Storage Center	670-13-002	NW/c Aborn & King	Evergreen	104,000		RM	1/9/07
H02-040	7/26/02	San Jose Airport Hangar/Office	230-46-042	SE/c Coleman & Aviation	North	90,000		EL	7/2/03
PDC03-024	3/17/03	Alviso Youth Foundation	015-34-059	W/s Gold term El Dorado	Alviso	88,000		SM	6/13/06
PDC06-019	3/16/06	Public Storage	462-19-013	N/s Capitol, 200' w Snell	South	83,000		LX	10/3/06
H05-006	2/7/05	Westgate West Shopping Center	381-36-012	NE/c Prospect & Lawrence	West Valley	42,000		RM	9/27/06
H03-037	7/2/03	Medina Plaza	486-37-045	SW/c Story & Adrian	Alum Rock	41,000		EM	9/1/06
CP06-011	2/7/06	Tully/Monterey Retail	477-22-017	NE/c Old Tully & Monterey	South	40,000		LM	9/13/06
PD06-036	7/24/06	Evergreen Village Square	659-56-002	SW/c Ruby & Classico	Evergreen	37,000		RM	1/12/07
PD05-065	9/9/05	Senter/Quinn Retail	477-73-039	E/s Senter, 200' nly Quinn	South	34,000		LM	6/9/06
CP03-074	11/26/03	Mission Square Shopping Center	429-20-046	SW/c Minnesota & Bird	Willow Glen	32,000		JR	7/28/04
H03-048	9/16/03	Gould Shopping Center	499-36-048	NW/c Capitol & McLaughlin	South	27,000		ES	6/14/04
PD03-058	10/6/03	Saint John Vianney Parish	601-09-011	W/s Alum Rock bet Maro & Marian	Alum Rock	23,000		CH	7/21/06
<b>Total</b>						<b>3,923,000</b>	<b>-</b>		

**Projects Pending City Approval**

PDC03-108	12/23/03	Flea Market Mixed Use	254-17-084	Both sides Berryessa, wly UP railroad	Berry./Alum Rock	700,000		RB	---
H06-027	5/10/06	Valley Fair Shopping Center	274-43-035	NW/c Hwy 17 & Stevens Creek	West Valley	525,000		EM	---
PDC04-041	5/3/04	Heritage Oaks Cemetery	712-03-090	S/s Bailey, 3300' wly Santa Teresa	Coyote	380,000		JR	---
PDC06-003	1/6/06	Lowe's Home Improvement	706-06-015	SE/c Monterey & Cottle	Edenvale	205,000		JR	---
PDC05-053	5/9/05	Evergreen College Mixed Use (EEHV)	660-21-023	N/s Yerba Buena, 350' eily San Felipe	Evergreen	195,000		JB	---
PD05-095	12/22/05	Silver Creek Valley Place	678-07-029	SE/c Silver Creek Valley & Hwy 101	Edenvale	178,000		JR	---
PD07-001	1/3/07	Smythe European	296-38-012	SW/c Stevens Creek & Palace	West Valley	170,000		RR	---
PDC06-064	6/12/06	Whole Foods Market	261-01-098	NW/c The Alameda & Stockton	Central	138,000		EM	---
PDC06-089	8/9/06	Public Storage	670-41-007	SW/c E. Capitol & Quimby	Evergreen	128,000		RM	---
PDC05-050	5/9/05	Arcadia Mixed Use (EEHVS)	670-29-020	S/s Quimby, 1000' wly Capitol	Evergreen	100,000		JB	---
PDC06-119	11/1/06	Senter Office/Retail	477-73-043	E/s Senter, 1200' nly Tully	South	81,000		MD	---
H06-035	7/18/06	Mabury Storage	254-02-037	SW/c Mabury & Lenfest	Alum Rock	60,000		LB	---
PDC03-032	4/18/03	Extended Stay America	477-06-027	E/s Monterey, 170' nwly Alma	Central	53,000	122	LX	---
CP06-062	11/9/06	Beshoff MotorCars	491-04-046	SW/c Capitol & Tully	Evergreen	35,000		RM	---
H06-040	8/29/06	City Front Square Condos	259-42-080	NE/c S. Market & E. San Carlos	Central	33,000		RE	---
PDC06-038	5/5/06	Sony Mixed Use	097-33-094	SE/c Zanker & River Oaks	North	31,000		JR	---
H06-002	1/6/06	Ciro Avenue Commercial	274-59-026	SW/c Forest & Ciro	Central	28,000		EM	---

**Major Commercial Development Activity  
Projects of 25,000+ Square Feet, Submitted Since 1/1/03**

<b>File Number</b>	<b>Filing Date</b>	<b>Project Name</b>	<b>Tracking APN</b>	<b>Street Location</b>	<b>Planning Area</b>	<b>Square Footage (approx.)</b>	<b># of New Guest Rooms</b>	<b>Proj. Mgr</b>	<b>Approval Date</b>
CPA92-007-01	5/17/06	Christian Community Church	244-24-007	SW/c Trimble & Ringwood	Berryessa	26,000		SM	---
PDC06-095	8/28/06	Silver Creek Valley Retail	678-93-016	S/s Silver Creek Valley, 750' sly Hellyer	Edenvale	24,000		JR	---
<b>Total</b>						<b>3,090,000</b>	<b>122</b>		
<b>GRAND TOTAL</b>						<b>9,524,000</b>	<b>122</b>		

Footnotes: (1) Includes PD04-067 (37,000 sq.ft.)

File Number Prefixes: H= Site Development Permit; CP= Conditional Use Permit; PDC= Planned Development Rezoning; PD= Planned Development Permit

**Major Industrial Development Activity  
Projects of 75,000+ Square Feet, Submitted Since 1/1/03**

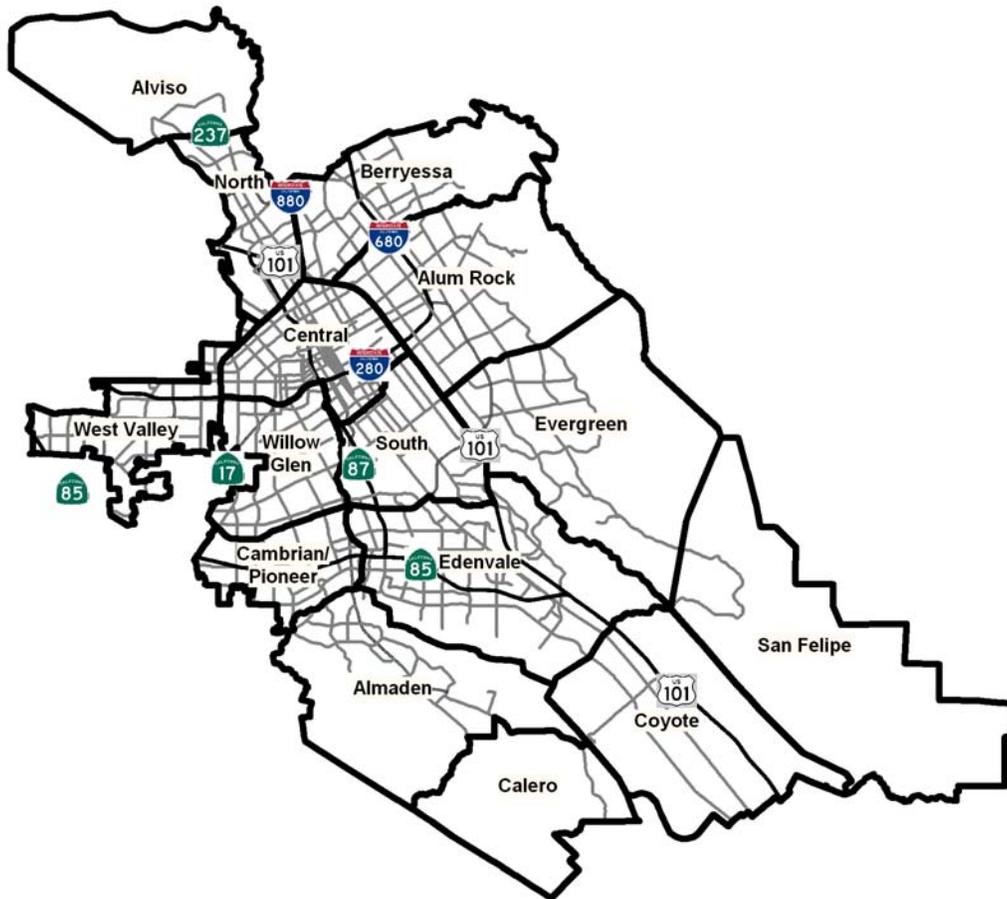
<b>File Number</b>	<b>Filing Date</b>	<b>Project Name</b>	<b>Tracking APN</b>	<b>Street Location</b>	<b>Planning Area</b>	<b>Square Footage (approx.)</b>	<b>Proj. Mgr</b>	<b>Approval Date</b>
<b><u>Projects Completed</u></b>								
H03-021	4/15/03	Venture Commerce Center (North)	244-18-042	NE/c Ringwood & Concourse	Berryessa	138,000	CG	9/24/03
H04-041	8/31/04	Silver Creek Business Center	678-08-046	S/s Piercy, 600' swly Hellyer	Edenvale	113,000	JR	11/24/04
SPA04-064-01	4/27/05	Hellyer Commons	678-08-038	SE/c Piercy & Hellyer	Edenvale	98,000	JR	7/1/05
H04-019	4/22/04	Venture Commerce Center (South)	678-93-012	N/s Piercy, 500' wly Hellyer	Edenvale	<u>68,000</u>	JR	8/13/04
<b>Total</b>						<b>417,000</b>		
<b><u>Projects Under Construction</u></b>								
H03-039	7/3/03	eBay (Building 17)	101-04-005	SW/c N. 1st & Charcot	North	<u>187,000</u>	MM	12/12/03
<b>Total</b>						<b>187,000</b>		
<b><u>Approved Projects (Construction Not Yet Commenced)</u></b>								
PD04-059	8/4/04	BEA Systems	101-02-011	SW/c N. 1st & Component	North	2,800,000	MM	10/22/04
H03-039	7/3/03	eBay	101-04-005	SW/c N. 1st & Charcot	North	1,279,000	MM	12/12/03
PDC04-100	11/2/04	iStar Site Mixed Use	706-03-014	NW/c Monterey & Hwy 85	Edenvale	1,000,000	JR	6/20/06
PD03-034	6/18/03	Skyport Plaza (Phase 2)	230-29-056	W/s N. 1st bet Skyport & Sonora	North	558,000	MM	1/16/04
H05-053	10/28/05	Cadence Design Systems	097-66-005	N/s Montague at Trimble	North	<u>208,000</u>	JR	10/13/06
<b>Total</b>						<b>5,845,000</b>		
<b><u>Projects Pending City Approval</u></b>								
<b>Total</b>						<b>-</b>		
<b>GRAND TOTAL</b>						<b>6,449,000</b>		

File Number Prefixes: H= Site Development Permit; CP= Conditional Use Permit; PDC= Planned Development Rezoning; PD= Planned Development Permit

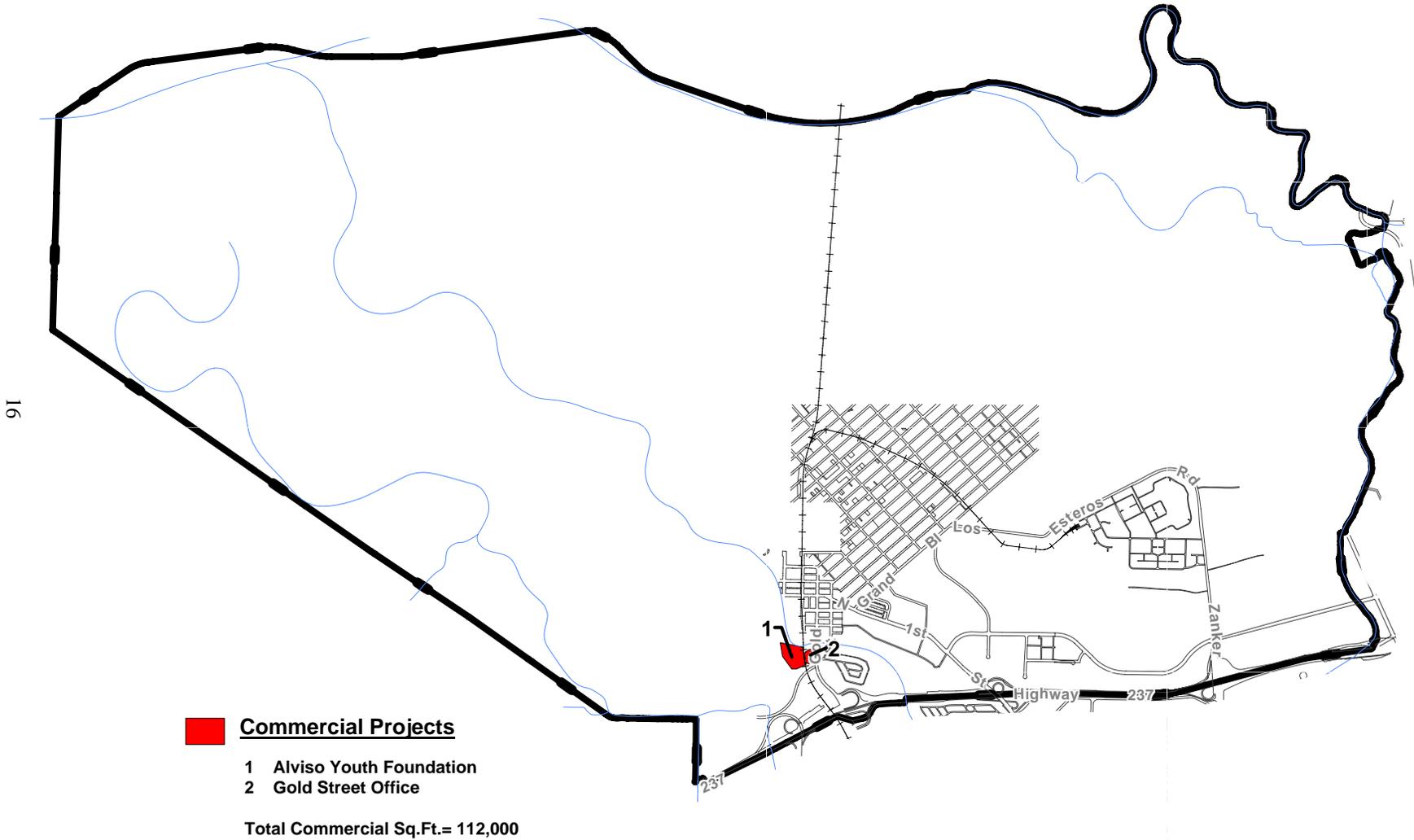
## VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

San Jose is divided into a total of fifteen (15) planning areas (see Figure 1, below). The individual planning area maps that follow include projects in all status categories submitted since January 1, 2003. These maps can be used in conjunction with the data contained in Section V of this report to allow closer analysis of the rate, type, and location of major development activity in the City. (Note: map exhibits are not provided for the Almaden, San Felipe, or Calero planning areas as no major development activity occurred there and/or these areas are outside the City's Urban Service Area and Urban Growth Boundary).

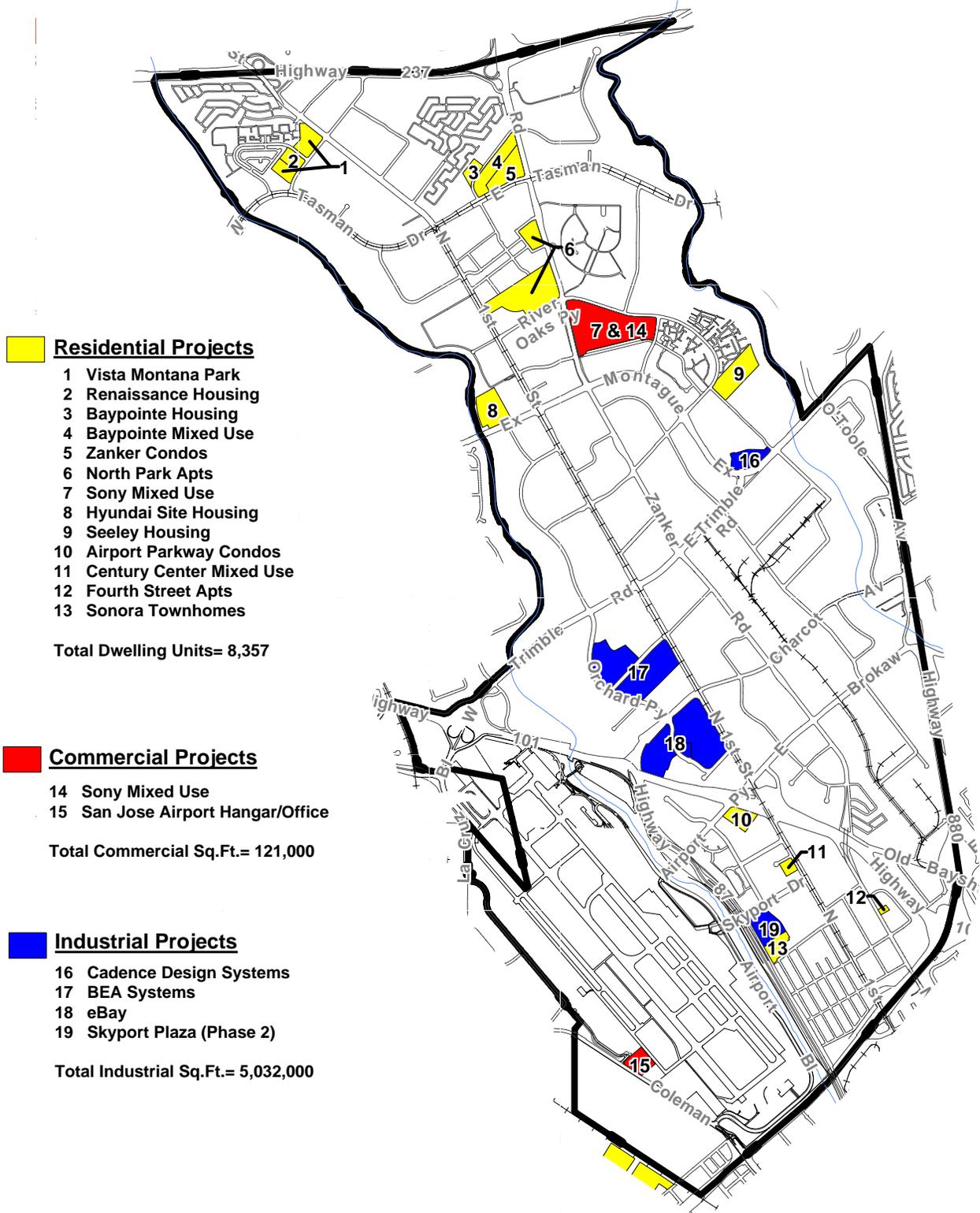
Figure 1: San Jose Planning Areas



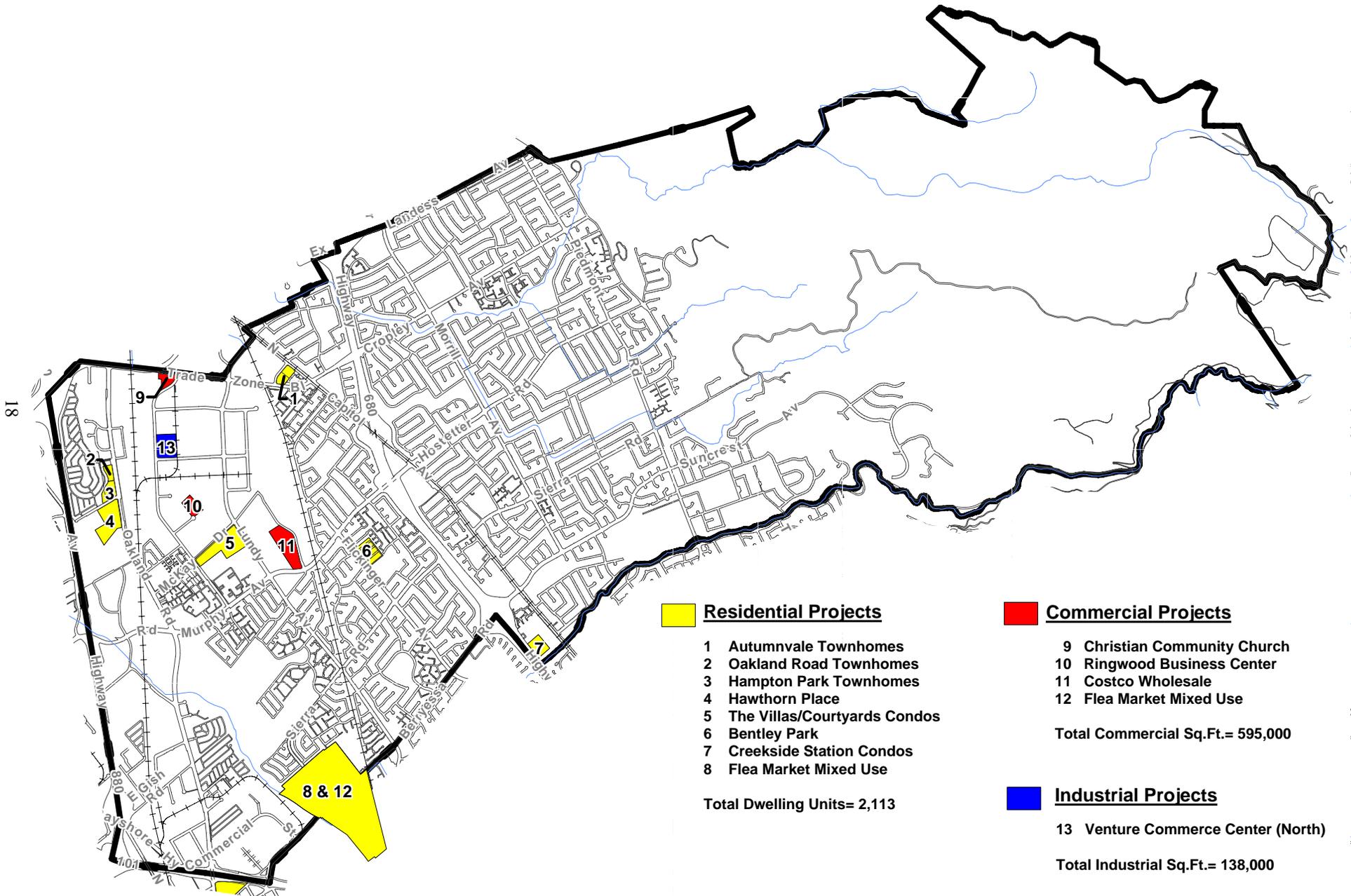
# Alviso Planning Area Major Development Activity



# North Planning Area Major Development Activity



# Berryessa Planning Area Major Development Activity



## Residential Projects

- 1 Autumnvale Townhomes
- 2 Oakland Road Townhomes
- 3 Hampton Park Townhomes
- 4 Hawthorn Place
- 5 The Villas/Courtyards Condos
- 6 Bentley Park
- 7 Creekside Station Condos
- 8 Flea Market Mixed Use

Total Dwelling Units= 2,113

## Commercial Projects

- 9 Christian Community Church
- 10 Ringwood Business Center
- 11 Costco Wholesale
- 12 Flea Market Mixed Use

Total Commercial Sq.Ft.= 595,000

## Industrial Projects

- 13 Venture Commerce Center (North)

Total Industrial Sq.Ft.= 138,000

# Central Planning Area Major Development Activity



**Residential Projects**

- |                                 |                                       |
|---------------------------------|---------------------------------------|
| 1 Modern Ice Townhomes          | 20 Autumn Terrace at College          |
| 2 Goodwill Housing              | 21 Autumn Terrace at William          |
| 3 Viridian at Bernal Park       | 22 22nd & William Housing             |
| 4 North Tenth Street Housing    | 23 Autumn Terrace at Bonita           |
| 5 Westmount Square Apts         | 24 Fiesta Senior Apts                 |
| 6 Ajisai Gardens Condos         | 25 Mondrian Homes                     |
| 7 Vendome Place                 | 26 Fifty One Condos                   |
| 8 Cinnabar Commons              | 27 Delmas Housing                     |
| 9 Morrison Park Condos          | 28 Cahill Park                        |
| 10 City Heights at Pellier Park | 29 Park Avenue Lofts                  |
| 11 Park View Towers             | 30 Delmas Place Condos                |
| 12 The Globe Condos             | 31 Delmas Park Mixed Use              |
| 13 Axis Condos                  | 32 Monte Vista Condos                 |
| 14 Market Street Mixed Use      | 33 Race Street Housing                |
| 15 Central Place Condos         | 34 Virginia Terrace Townhomes         |
| 16 City Front Square Condos     | 35 Bella Castello at Kelley Park Apts |
| 17 Riverpark Condos             | 36 Art Ark Apts                       |
| 18 Three Sixty Condos           | 37 Tamien Place Condos                |
| 19 Casa Feliz SRO               |                                       |

Total Dwelling Units= 8,032

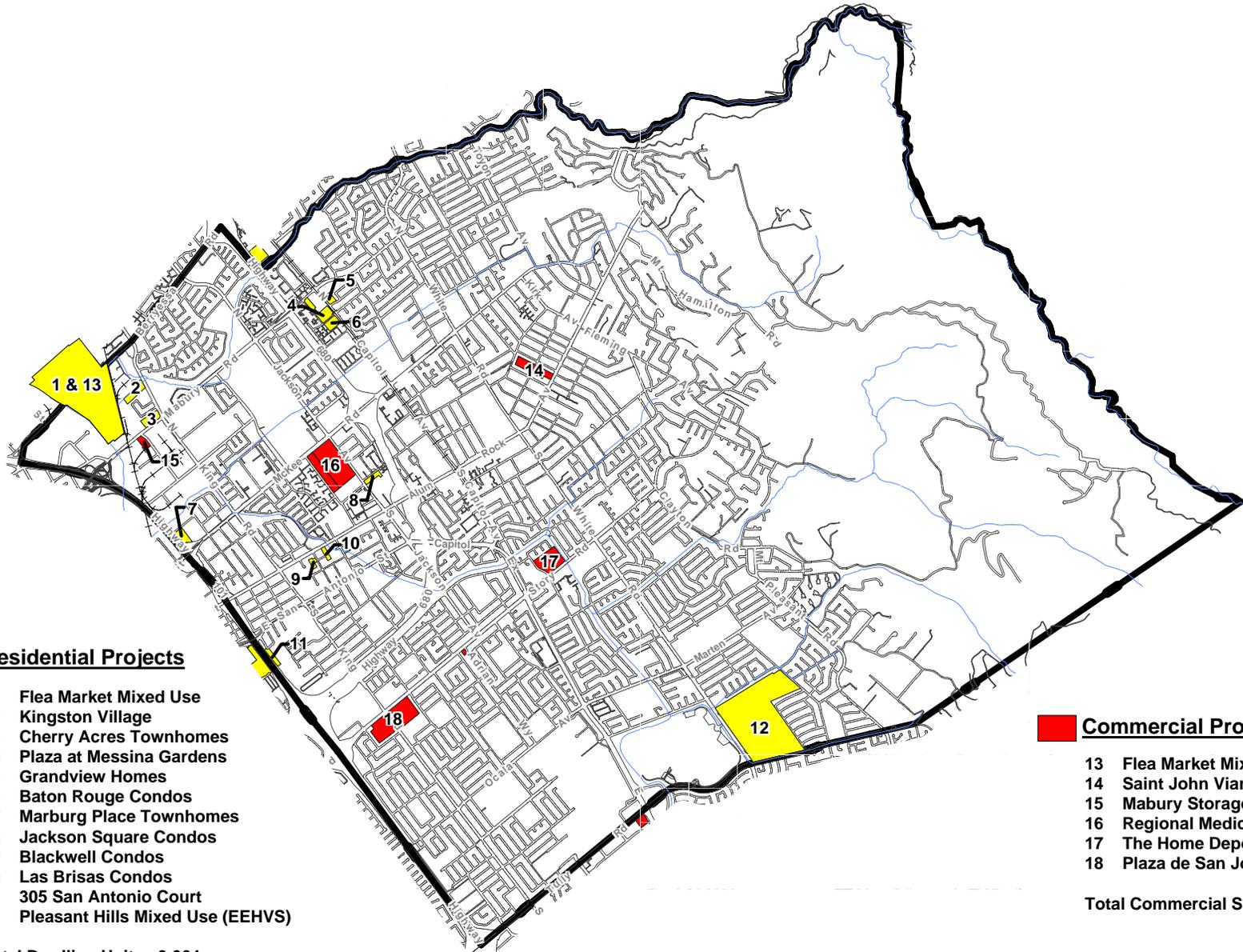
**Commercial Projects**

- |                                 |
|---------------------------------|
| 38 San Jose Marketcenter        |
| 39 Whole Foods Market           |
| 40 Adobe Systems                |
| 41 Central Place Condos         |
| 42 City Front Square Condos     |
| 43 Vietnam Town Shopping Center |
| 44 Ciro Avenue Commercial       |
| 45 Extended Stay America        |

Total Commercial Sq.Ft.= 1,985,000

# Alum Rock Planning Area Major Development Activity

20



## Residential Projects

- 1 Flea Market Mixed Use
- 2 Kingston Village
- 3 Cherry Acres Townhomes
- 4 Plaza at Messina Gardens
- 5 Grandview Homes
- 6 Baton Rouge Condos
- 7 Marburg Place Townhomes
- 8 Jackson Square Condos
- 9 Blackwell Condos
- 10 Las Brisas Condos
- 11 305 San Antonio Court
- 12 Pleasant Hills Mixed Use (EEHVS)

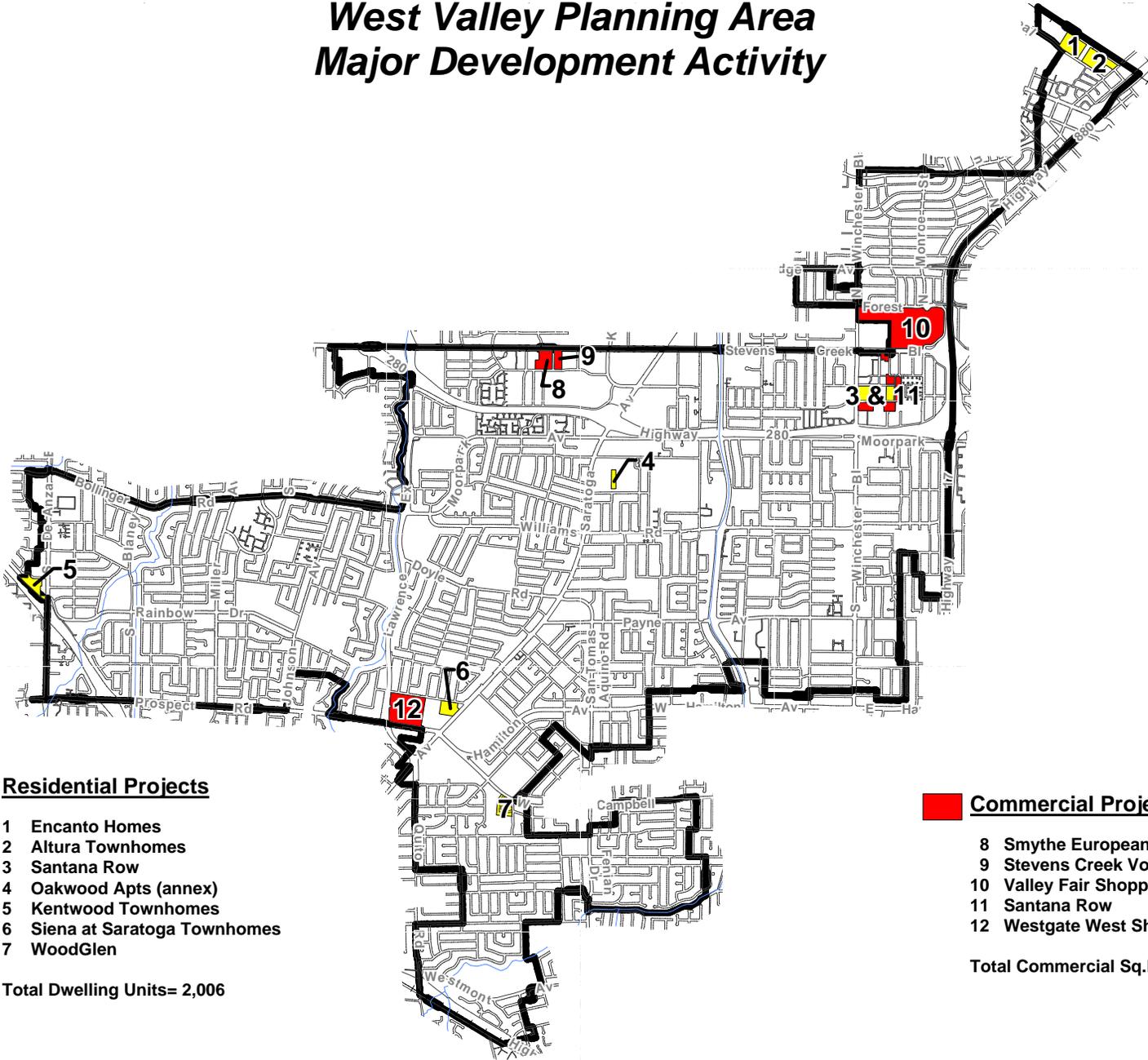
Total Dwelling Units= 3,064

## Commercial Projects

- 13 Flea Market Mixed Use
- 14 Saint John Vianney Parish
- 15 Mabury Storage
- 16 Regional Medical Center
- 17 The Home Depot
- 18 Plaza de San Jose Shopping Center

Total Commercial Sq.Ft.= 1,915,000

# West Valley Planning Area Major Development Activity



**Residential Projects**

- 1 Encanto Homes
- 2 Altura Townhomes
- 3 Santana Row
- 4 Oakwood Apts (annex)
- 5 Kentwood Townhomes
- 6 Siena at Saratoga Townhomes
- 7 WoodGlen

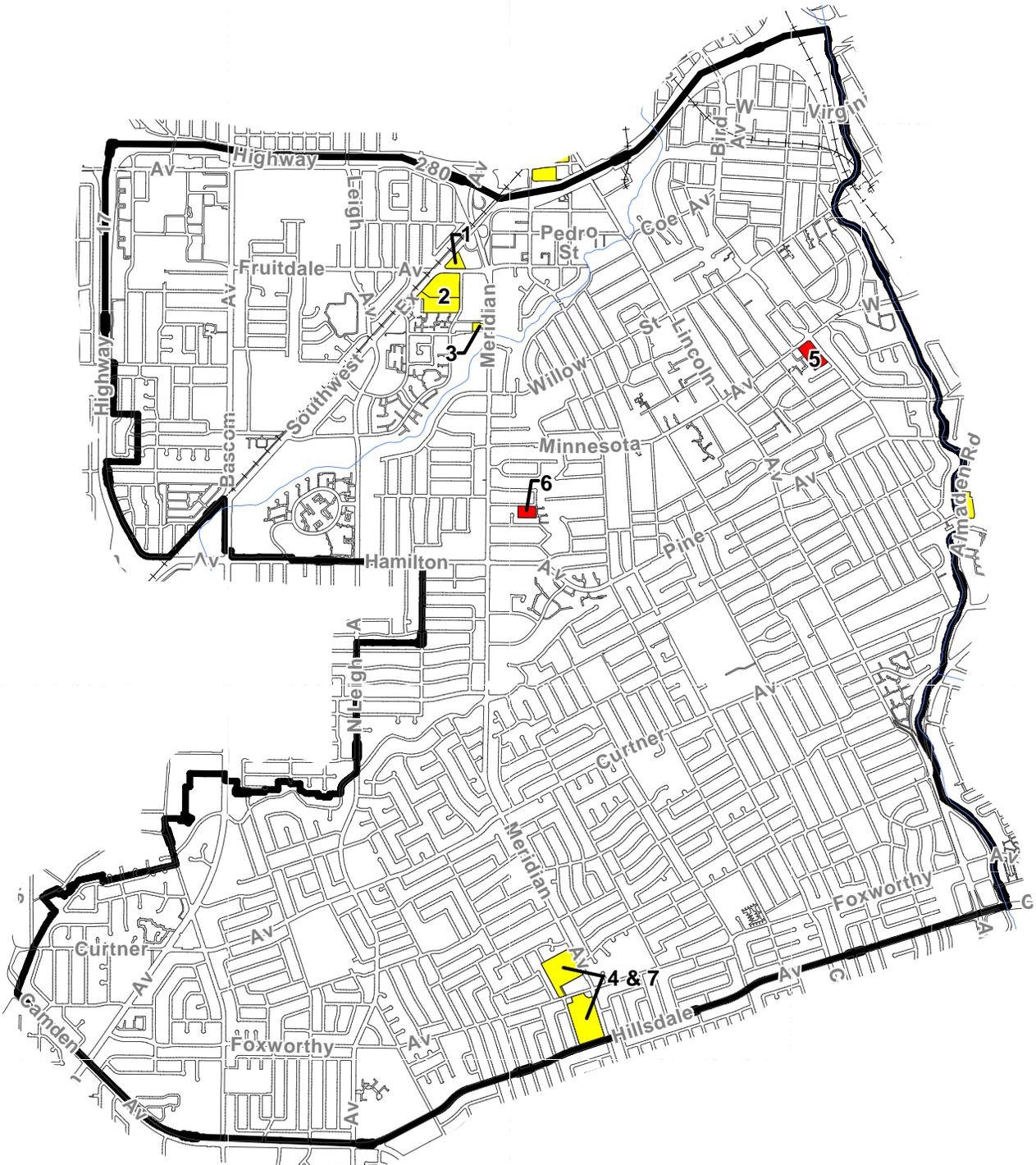
Total Dwelling Units= 2,006

**Commercial Projects**

- 8 Smythe European
- 9 Stevens Creek Volkswagen
- 10 Valley Fair Shopping Center
- 11 Santana Row
- 12 Westgate West Shopping Center

Total Commercial Sq.Ft.= 912,000

# Willow Glen Planning Area Major Development Activity



**Residential Projects**

- 1 Fruitdale Apts
- 2 Fruitdale Station
- 3 Merrill Gardens Assisted Living
- 4 Willow Glen Place

Total Dwelling Units= 952

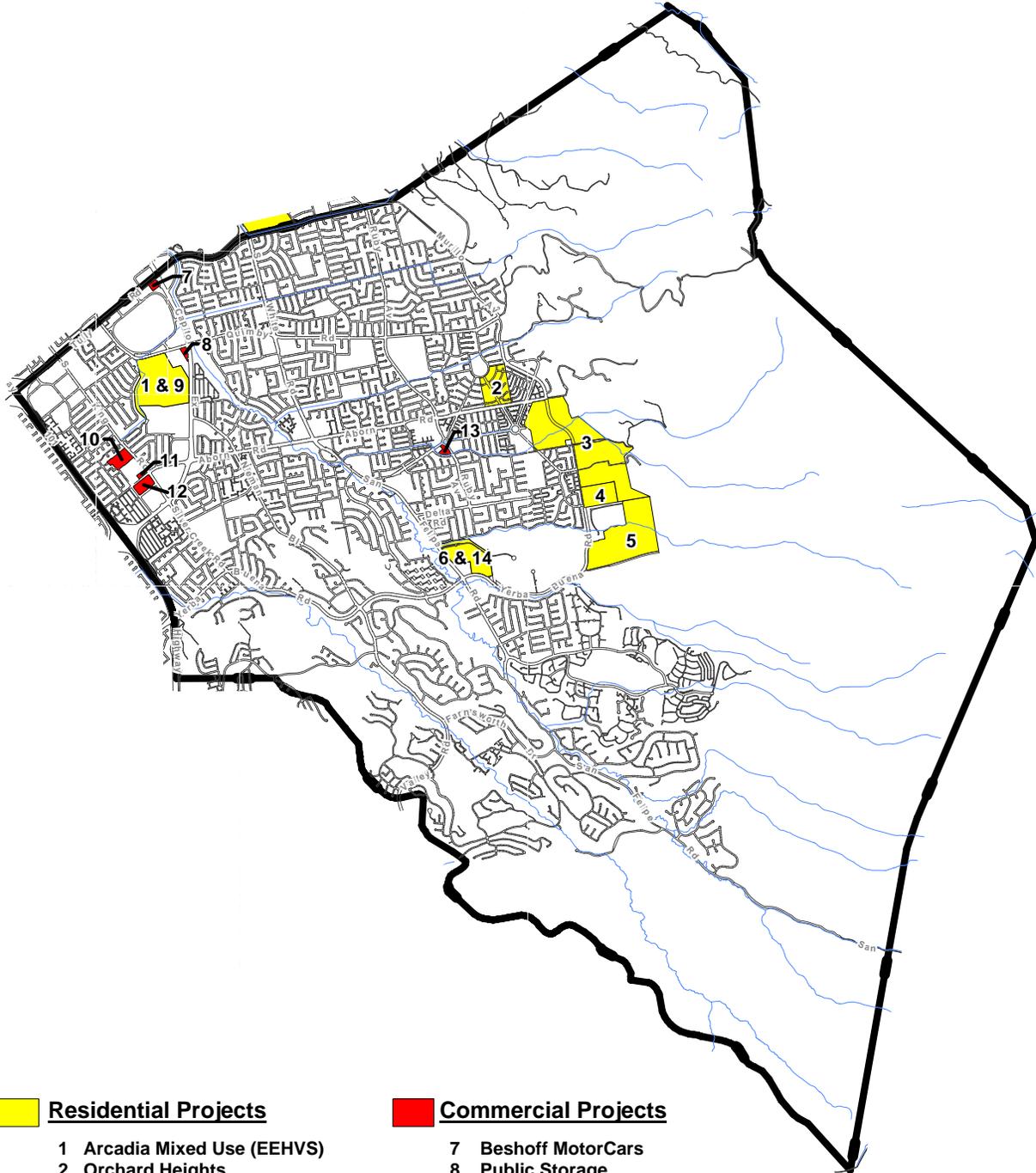
**Commercial Projects**

- 5 Mission Square Shopping Center
- 6 Congregation Sinai
- 7 Willow Glen Place

Total Commercial Sq.Ft.= 225,000



# Evergreen Planning Area Major Development Activity



**Residential Projects**

- 1 Arcadia Mixed Use (EEHVS)
- 2 Orchard Heights
- 3 Berg Mixed Use (EEHVS)
- 4 IDS Mixed Use (EEHVS)
- 5 Legacy Mixed Use (EEHVS)
- 6 Evergreen College Mixed Use (EEHVS)

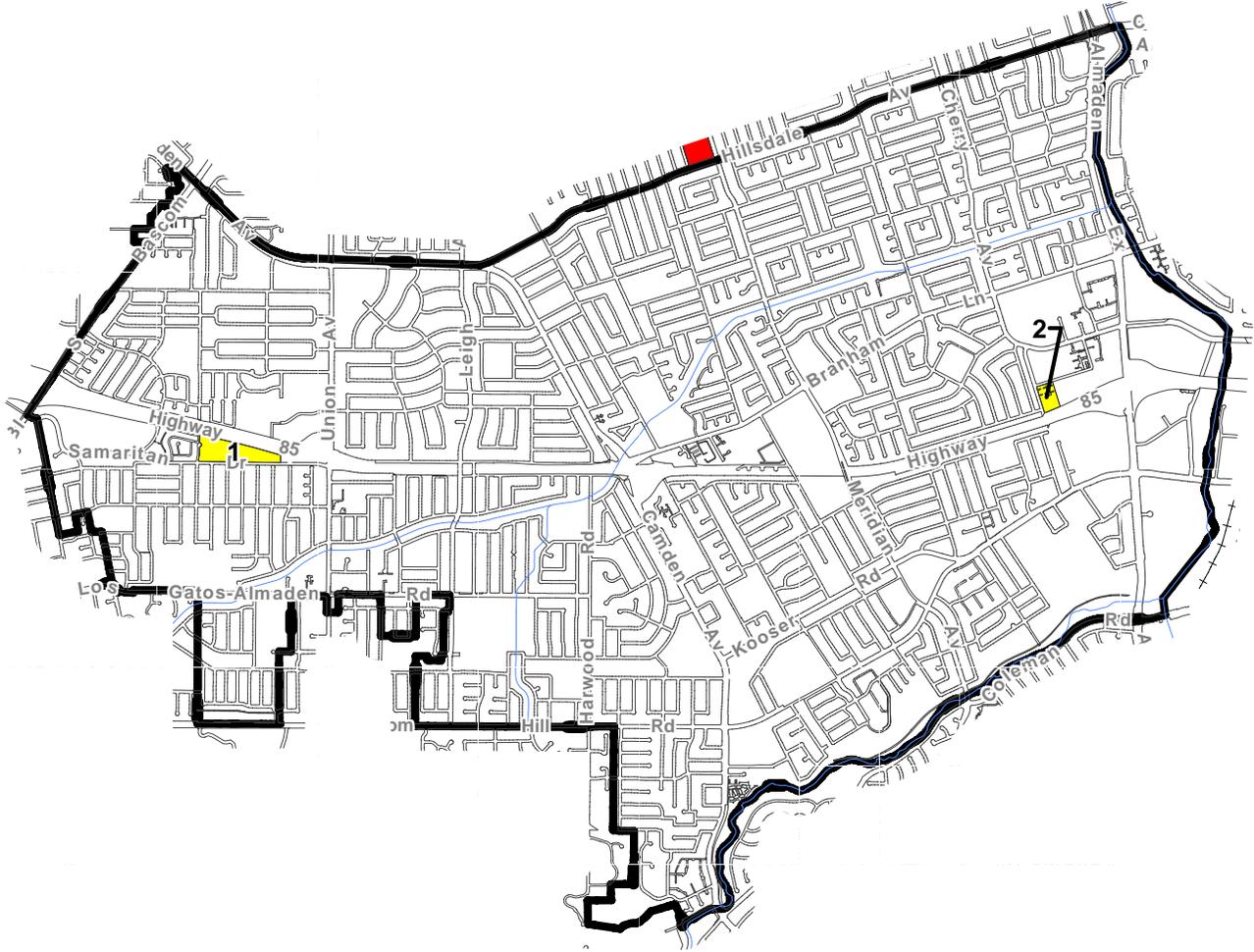
Total Dwelling Units= 4,511

**Commercial Projects**

- 7 Beshoff MotorCars
- 8 Public Storage
- 9 Arcadia Mixed Use (EEHVS)
- 10 Bay Area Self Storage
- 11 Aborn Storage Center
- 12 Paloma Centre
- 13 Evergreen Village Square
- 14 Evergreen College Mixed Use (EEHVS)

Total Commercial Sq.Ft.= 865,000

# Cambrian/Pioneer Planning Area Major Development Activity

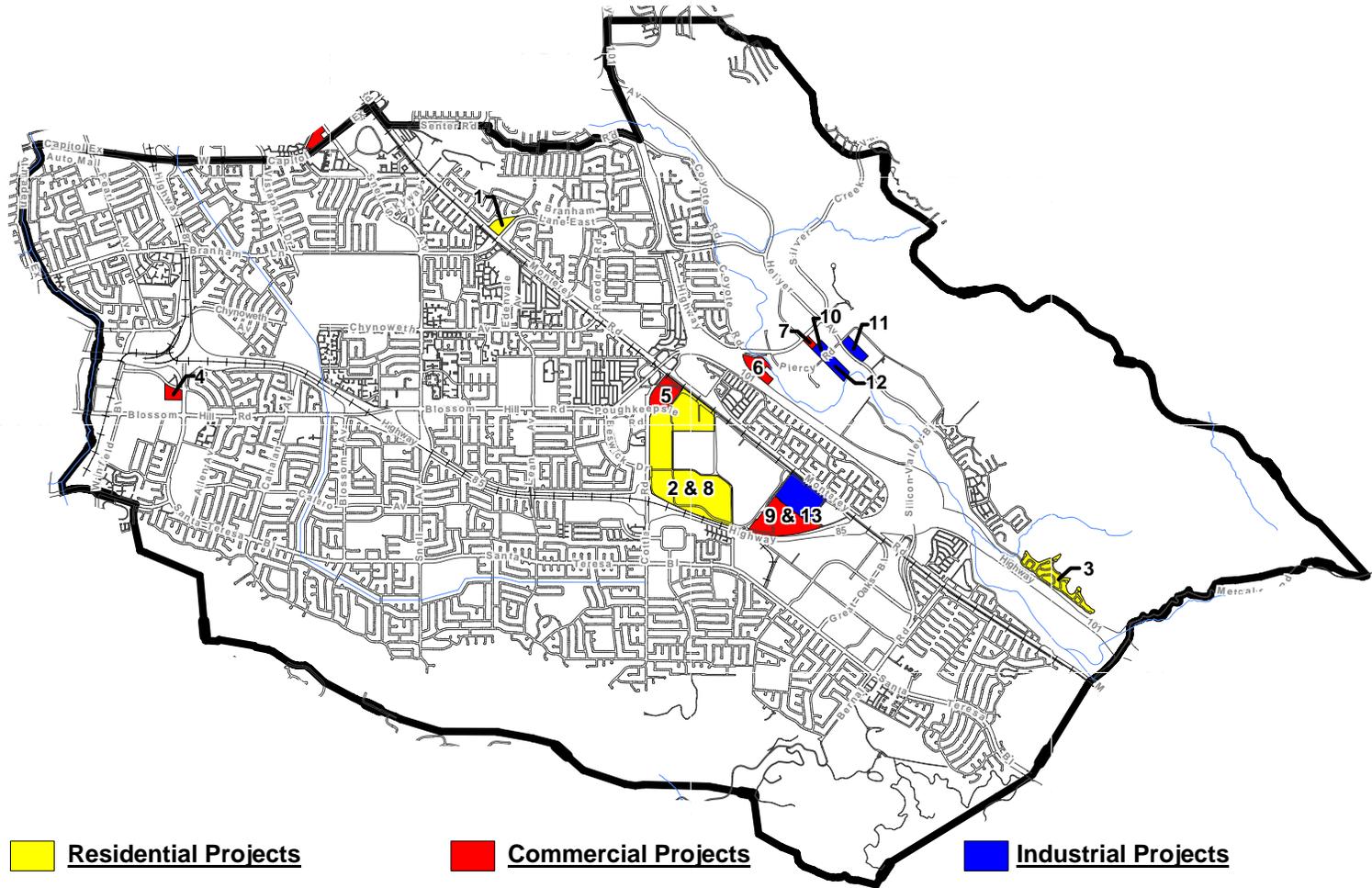


 **Residential Projects**

- 1 Parkwood Homes
- 2 Oaks of Almaden Senior Apts

Total Dwelling Units= 352

# Edenvale Planning Area Major Development Activity



**Residential Projects**

- 1 Oak Tree Village Apts
- 2 Hitachi Site Mixed Use
- 3 Del Rosa at Miramonte

Total Dwelling Units= 3,318

**Commercial Projects**

- 4 Target Stores
- 5 Lowe's Home Improvement
- 6 Silver Creek Valley Place
- 7 Silver Creek Valley Retail
- 8 Hitachi Site Mixed Use
- 9 iStar Site Mixed Use

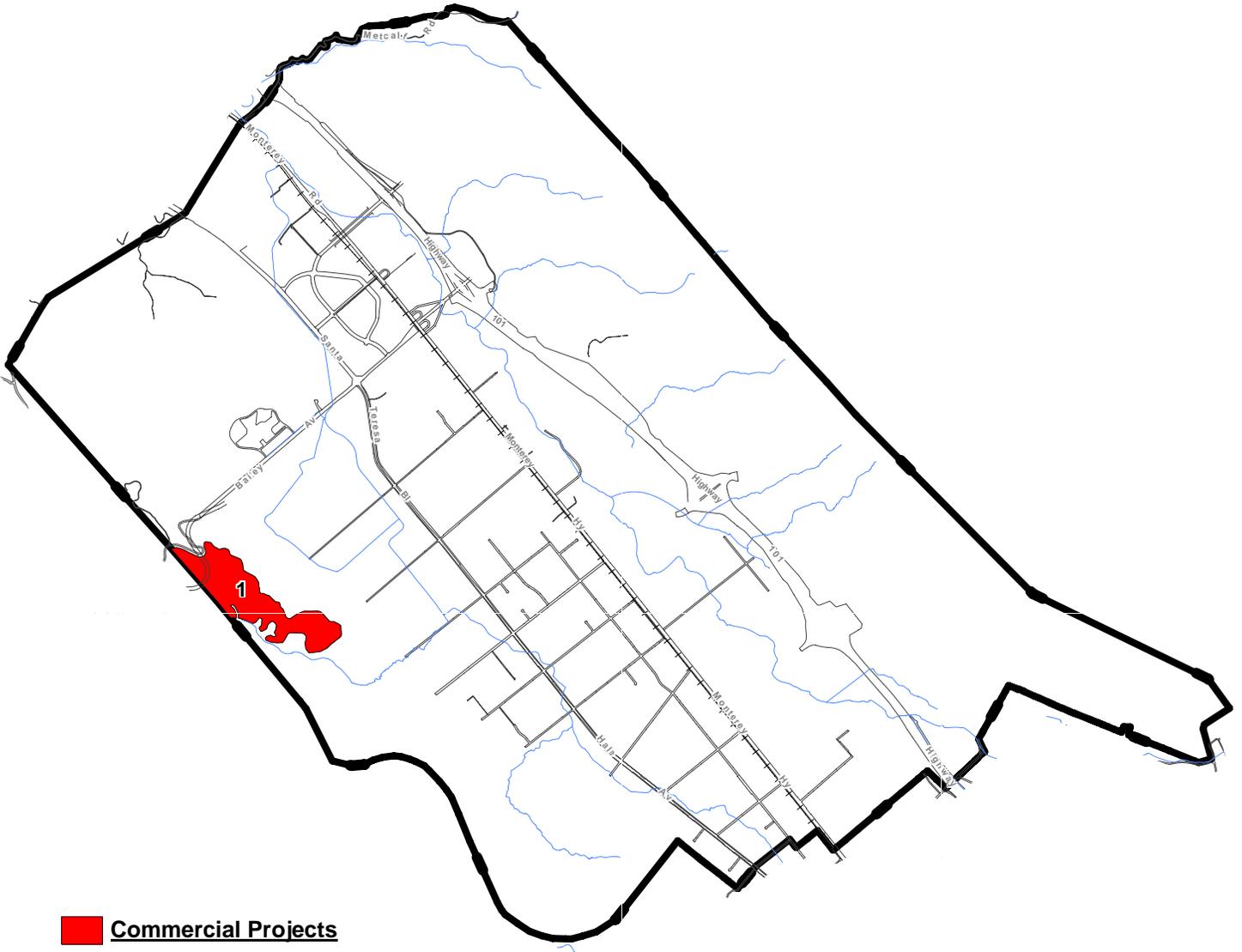
Total Commercial Sq.Ft.= 1,481,000

**Industrial Projects**

- 10 Venture Commerce Center (South)
- 11 Hellyer Commons
- 12 Silver Creek Business Center
- 13 iStar Mixed Use

Total Industrial Sq.Ft.= 1,279,000

# Coyote Planning Area Major Development Activity



**Commercial Projects**

- 1 Heritage Oaks Cemetery

Total Commercial Sq.Ft.= 380,000

## **VII. APPENDIX: SOURCES**

The Department of Planning, Building and Code Enforcement utilized a variety of information sources in the preparation of this report. These sources are described below.

### **Data Collection and Analysis**

The Department's development project database was the primary initial resource for information on applications submitted to the City. Spreadsheets and Geographic Information Systems (GIS) were also used to manage and display this empirical information in a format that was more readily comprehended. Architectural drawings, aerial photographs, and fieldwork were also used to evaluate site-specific issues that could have affected the anticipated cost or timing of a project's construction.

Planning staff conducted and/or participated in a series of interviews/discussions with a variety of persons, including City staff processing development applications, developers or their representatives, and others working in the development industry or related fields, such as the City's Office of Economic Development and Redevelopment Agency. These discussions surfaced important information on specific development projects as well as provided a forum for review of the economic assumptions underlying the report's five-year forecast.

### **Review of Publications**

Planning staff consulted several publications that made an important contribution to the preparation of this report, including: San Jose Business Journal and San Jose Mercury News (various articles), the Silicon Valley Leadership Group's *Projections 2007*, Joint Venture Silicon Valley Network's *2007 Index of Silicon Valley*, the Association of Bay Area Governments' (ABAG) *Projections 2007* and *Regional Economic Outlook 2007-08*, Marcus & Millichap's *Market Research Reports* (periodic), RealFacts' *Residential Market Reports* (periodic), and Commercial Property Service's (CPS) *RealNews* (quarterly).