

Development Activity Highlights and Five-Year Forecast (2017-2021)



Prepared by:

**City of San Jose
Department of Planning, Building and Code Enforcement
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For more information, please contact:

**City of San Jose
Department of Planning, Building and Code Enforcement
Planning Division
200 East Santa Clara Street
San Jose, CA 95113
(408) 535-3555**

*This report in color and other information can be found
on the Planning Division website at:*

<http://www.sanjoseca.gov/index.aspx?NID=2050>

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Development Activity Highlights and Five-Year Forecast (2017-2021)

I. PURPOSE

The *Development Activity Highlights and Five-Year Forecast (2017-2021)* is a report issued annually by the Department of Planning, Building and Code Enforcement. The report serves three important functions, as follows:

1. Assists the Office of the City Manager in estimating future construction-related tax revenues that generate funds for the City's Capital Improvement Program;
2. Provides City policymakers and staff with key data for periodic assessment of the rate, type, and location of development activity in San Jose; and,
3. A tool for distributing information on major development projects to the public.

II. SUMMARY

After the historic year of development in fiscal year 2013/2014, where the valuation of development was twice the amount of each of the three previous years, fiscal year 2014/2015 saw a modest return to the level of development found prior to the Great Recession. As the economy is recovering and pre-recession entitlements and projects were built, San José saw a surge in construction of new residential.

Fiscal year 2015/2016 is projected to be lower than the previous two year as the majority of the pre-recession entitlements are under construction or complete. However, the amount of major Planning and Building Check applications are expected to surpass the average of the previous three years. Entitlements and permitting are generally expected to remain strong in parallel with the stabilization of the economy. The valuations of those new entitlements are reflected in the increase level of expected developments in the next couple of years.

In fiscal year 2014/2015, valuation of new commercial construction hit a 13 year high (\$246 million), buoyed by large retail and hotel projects. Vacancy rates for retail in San Jose have continued to stay low. As of the second quarter of 2015, the overall retail vacancy rate in San Jose was 4 percent, almost identical to the county averages. With the completion of a variety of large projects, new commercial construction activity is expected to return to more historical averages. Generally, most retail development in Silicon Valley consists of expansions or redevelopment of existing centers due in part to competition for land with office and residential development.

The overall office vacancy rate in Silicon Valley in the second quarter of 2015 was 7 percent - the region's lowest vacancy rate since 2000. Although the City's office vacancy rate is higher than the region as a whole, San Jose's office vacancy rate

decreased from 16 to 13 percent between the second quarters of 2014 and 2015. Additionally, as of the second quarter of 2015, vacancy rates for industrial and warehouse uses in San Jose was at 3 percent. As result, new construction of industrial uses is estimated to remain robust, with a particularly strong year expected in fiscal year 2016/2017 due to several large projects currently in the entitlement process.

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 (2017-2021).

Residential Development

- *Residential development in 2014/15 saw a strong but reduced level of development in comparison to the record number of building valuation in 2013/14. Residential inventory and vacancy rates still remain at record lows for the bay area. Because the market has largely absorbed these new residential units, it is anticipated that there will be a new cycle of increased residential development.*
- *In November 2014, the City Council adopted a resolution that established an Affordable Housing Impact Fee (AHIF) of \$17.00 per net livable square foot on new market rate rental housing developments of three or more units in San José. Through the pipeline exemption process of the AHIF, projects receiving development permit approval as of June 30, 2016, and receiving a Certificate of Occupancy by January 31, 2020 maybe exempted from the fee. The AHIF exemption is expected to stimulate residential entitlements for rental projects in the remainder of fiscal year 2015-2016, and result in construction of those projects prior to January 2020. As a result, this may contribute to keeping valuations for new residential construction strong over the five year horizon of this report.*

Commercial Development

- *In fiscal years 2013 to 2015, commercial construction activity amounted to approximately \$480 million a year, predominately the result of the development of major commercial sites such as San José Earthquakes Stadium, Coleman Landing Shopping Center and the Hitachi Site along Cottle Road. In the last year, the Sun Garden and the renovations of Valley Fair were the drivers of the new construction and tenant improvement valuations.*
- *Hotel and entertainment projects were another area of growth that has recently driven new commercial development in the City. The recently completed Matrix Casino/Hotel, and the current construction of Bay 101 Casino/Hotel has help*

San José maintain a high level of commercial growth over the last couple of years. Levis stadium as a major event venue has increased the demand for additional hospitality services, and several hotel projects in North San Jose such as Aloft Hotel, Hyatt Place and Skyport Plaza Hotel are in various stages of entitlement and development.

- *In the last two fiscal years the City has nearly double the amount of new commercial growth compared to the previous three years combined. A lack of large vacant sites and the influx of new commercial development could reduce the demand for large commercial shopping centers. Additionally, most retail development in Silicon Valley consists of expansions or redevelopment of existing centers due in part to competition for land with office and residential development.*
- *A new emerging commercial sector of the market is for mixed-use projects with commercial and retail uses built within or adjacent to residential projects. The consistency of the valuation of commercial tenant improvements over the last five years is a result of the availability and demand for smaller commercial spaces that is near new urban residential development.*
- *For the five-year forecast period, total commercial construction activity is forecasted to average about \$230 million annually. This average is consistent with the amount of commercial growth the City has experienced in the last decade, with the hotel market and Evergreen Square as the main commercial drivers in the next five years.*

Industrial Development

- *Similar to commercial activity, industrial construction activity averaged nearly \$500 million per year in permit valuation over the five-year period of 1997-2001. Since that time, however, activity has been just a small fraction of that figure, dipping to an annual average construction valuation of less than \$100 million following the 2008/09 recession. With the stabilization of the economy, there has been a noticeable increase in industrial construction activity in the San Jose area.*
- *In fiscal year 2014/2015 the total valuation of new construction and building improvements in the industrial sector reached approximately \$360 million. The strong demand for office and R&D in Silicon Valley, driven by growth in tech employment, has led to historically low vacancy rates and high rents in neighboring cities. This has led to increasing interest in industrial space in San Jose and resulted in strong valuations in industrial alterations and new construction over the last two fiscal years.*

- *As technology and related sector companies continue to expand, San Jose can offer several advantages for firms looking for office space including campus settings, flexible office spaces, and significant housing, retail, transit, and other amenities. Major new office leases signed by Apple, Google, and other major firms suggest industrial activity will continue to be strong over the next couple years.*
- *Based on past trends, the valuation of tenant improvements is expected to remain steady over the forecast period. New construction is expected to peak in fiscal year 2016 – 2017 based on several large pipeline projects in the Downtown and North San Jose, and then return to more historical averages during a healthy economy.*

III. FIVE-YEAR FORECAST (2017-2021)

The Department of Planning, Building and Code Enforcement’s five-year forecast of development activity is summarized in Tables 1 and 2 (next page). The construction valuation in fiscal year 2015/2016 is expected to normalize from the previous two years as previous pre-recession entitlements are developed or expired. Major projects such as Samsung, Almaden Ranch and the Earthquake Stadium generated significant valuations of construction in the last couple of years. The next development wave for San José will be continues to be driven by residential development and stronger interest in building new offices and industrial spaces in North San José and the Downtown area. San José is poised to capitalize on growing demand for large industrial and commercial spaces for expanding companies. Additional connectivity with the expansion of the BART (Bay Area Rapid Transit) into the Berryessa area and with plans for future expansion to Downtown is a positive indication for new development in San José.

Table 1
Construction Valuation: FY 10/11 to FY 20/21

| Fiscal Year | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 |
|--------------------------------|---|--------------|---------------|---------------|---------------|--|---------------|---------------|---------------|---------------|---------------|
| | <u>Actual Valuation¹ (in millions)</u> | | | | | <u>Projected Valuation (in millions)</u> | | | | | |
| <u>New Construction</u> | | | | | | | | | | | |
| Residential | \$342 | \$471 | \$438 | \$772 | \$476 | \$300 | \$488 | \$398 | \$465 | \$450 | \$450 |
| Commercial | \$81 | \$82 | \$74 | \$187 | \$246 | \$120 | \$100 | \$85 | \$75 | \$75 | \$75 |
| Industrial | \$9 | \$12 | \$64 | \$275 | \$195 | \$125 | \$300 | \$200 | \$150 | \$150 | \$150 |
| Subtotal | \$432 | \$565 | \$575 | \$1234 | \$917 | \$545 | \$888 | \$683 | \$690 | \$675 | \$675 |
| <u>Alterations</u> | | | | | | | | | | | |
| Residential | \$88 | \$92 | \$90 | \$114 | \$123 | \$130 | \$90 | \$85 | \$85 | \$85 | \$85 |
| Commercial | \$165 | \$182 | \$150 | \$236 | \$146 | \$140 | \$140 | \$140 | \$140 | \$140 | \$140 |
| Industrial | \$92 | \$137 | \$198 | \$210 | \$177 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 |
| Subtotal | \$345 | \$411 | \$438 | \$559 | \$446 | \$370 | \$330 | \$325 | \$325 | \$325 | \$325 |
| GRAND TOTAL | \$777 | \$976 | \$1013 | \$1793 | \$1363 | \$915 | \$1218 | \$1008 | \$1015 | \$1000 | \$1000 |
| <u>Tax Exemptions</u> | | | | | | | | | | | |
| Residential | * | * | * | * | * | \$(50) | \$(50) | \$(50) | \$(50) | \$(50) | \$(50) |
| Commercial | * | * | * | * | * | \$(25) | \$(25) | \$(25) | \$(25) | \$(25) | \$(25) |
| Industrial | * | * | * | * | * | \$(25) | \$(25) | \$(25) | \$(25) | \$(25) | \$(25) |
| Net Total (Taxable) | | | | | | \$815 | \$1118 | \$908 | \$915 | \$900 | \$900 |

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

¹Valuation figures adjusted to 2015 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 10/11 to FY 20/21

| Fiscal Year | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 |
|--|---------------------------|-------|-------|-------|-------|------------------|-------|-------|-------|-------|-------|
| | <u>Actual¹</u> | | | | | <u>Projected</u> | | | | | |
| <u>Residential (Units)</u> | | | | | | | | | | | |
| Single-Family | 66 | 140 | 284 | 341 | 254 | 150 | 150 | 150 | 200 | 250 | 250 |
| Multi-Family | 2,142 | 2,833 | 2,418 | 4,383 | 2,987 | 1,850 | 3,100 | 2,500 | 2,900 | 2,750 | 2,750 |
| TOTAL | 2,208 | 2,973 | 2,702 | 4,724 | 3,241 | 2,000 | 3,250 | 2,650 | 3,100 | 3,000 | 3,000 |
| <u>Non-Residential (sq.ft., in thousands)</u> | | | | | | | | | | | |
| Commercial | 660 | 800 | 500 | 1,400 | 2,000 | 575 | 500 | 400 | 400 | 400 | 400 |
| Industrial | 98 | 200 | 790 | 1,200 | 1,000 | 400 | 3,000 | 1,000 | 400 | 400 | 400 |
| TOTAL | 758 | 1,000 | 1,290 | 2,600 | 3,000 | 975 | 3,500 | 1,400 | 800 | 800 | 800 |

¹NOTE: 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% to 15% 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. This data focuses 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 28,000 dwelling units and approximately 25 million square feet of commercial and industrial space submitted for Planning approval since January 1, 2008 that have been constructed or are likely to develop in the near future.

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 1/1/08**

| File Number | Filing Date | Project Name | Tracking APN | Street Location | Planning Area | Housing Type | No. of Units | Proj. Mgr | Approval Date |
|----------------------------------|-------------|--------------------------------|--------------|---------------------------------------|------------------|--------------|--------------|-----------|---------------|
| <u>Projects Completed</u> | | | | | | | | | |
| H07-008 | 2/16/07 | Centerra Apts | 259-35-007 | SW/c N. Almaden & W. St. John | Central | MF | 347 | MS | 12/7/07 |
| PD04-103 | 5/10/04 | San Carlos Senior Apts | 274-14-142 | NW/c W. San Carlos & N. Willard | Central | MF | 95 | EM | 8/25/04 |
| PD07-025 | 3/26/07 | Race Street | 264-09-064 | Race Street and Auzerias Avenue | Central | MF | 386 | RR | 8/6/07 |
| PD07-033 | 4/13/07 | The Verdant/Latitude Apts | 097-07-086 | NW/c Zanker & Tasman | North | MF | 704 | JB | 11/30/07 |
| PD07-036 | 4/13/07 | Enzo Apts | 097-07-031 | W/s Baypointe, 370' nly Tasman | North | MF | 183 | JB | 11/30/07 |
| PD07-088 | 10/9/07 | Morrison Park Apts | 261-01-054 | SW/c Cinnabar & Stockton | Central | MF | 250 | LM | 8/1/08 |
| PD08-001 | 1/7/08 | Pepper Lane Mixed Use | 254-15-072 | SE/c Berryessa & Jackson | Alum Rock | MF | 371 | RM | 10/10/08 |
| PD08-023 | 3/11/08 | 121 Tasman Apts | 097-07-072 | NE/c Baypointe & Tasman | North | MF | 174 | JB | 8/1/08 |
| PD08-027 / AD12-1006 | 4/4/08 | Berryessa Crossing (Phase 1) | 241-04-006 | Both sides Berryessa, wly UP railroad | Berry./Alum Rock | SF | 242 | LX | 12/15/10 |
| PD08-056 | 8/29/08 | Epic Apts | 097-15-026 | SE/c River Oaks & Seely | North | MF | 769 | ES | 1/23/09 |
| PD08-071 | 12/17/08 | Santana Row (Levare) | 277-40-011 | NW/c Olin & Hatton | West Valley | MF | 118 | SZ | 4/23/10 |
| PD09-001 | 1/20/09 | Brookwood Terrace Apts | 472-05-075 | S/s E. San Antonio, opp. S. 28th | Central | MF | 84 | SZ | 6/15/09 |
| PD09-006 | 2/27/09 | Meridian Mixed Use | 277-20-006 | SW/c W. San Carlos & Meridian | Central | MF | 218 | ES | 6/8/09 |
| PD09-030 | 10/2/09 | Westmount Homes | 249-09-009 | SE/c E. Mission & N. 10th | Central | SF | 60 | SZ | 11/30/09 |
| PD09-033 | 10/21/09 | Ford Apts | 678-53-004 | N/s Ford, 550' ely Monterey | Edenvale | MF | 95 | LX | 7/16/10 |
| PD10-024 | 11/2/10 | Brookside Homes | 575-02-027 | W/s Guadalupe Mines, 2000' sly Camden | Almaden | SF | 89 | LX | 9/16/11 |
| PD10-026 | 11/5/10 | Celadon Townhomes (Phase 2) | 254-06-037 | SW/c N. Capitol & Mabury | Alum Rock | MF | 77 | JN | 6/10/11 |
| PD11-003 | 1/21/11 | Cottages at Mirassou | 659-57-010 | SW/c Ruby & Aborn | Evergreen | SF/MF | 104 | LX | 7/29/11 |
| PD11-008 | 3/7/11 | Westbury Homes | 464-22-030 | N/s Blossom Hill, 250' ely Cahalan | Edenvale | SF | 86 | LX | 9/7/11 |
| PD11-009 | 3/9/11 | Vicino Townhomes | 277-38-006 | W/s S. Monroe, 450' nly Hwy 280 | West Valley | SF | 104 | LX | 9/30/11 |
| PD11-023 | 7/21/11 | Centered on Capitol Townhomes | 589-19-063 | NE/c N. Capitol & Sierra | Berryessa | MF | 94 | LX | 11/18/11 |
| PD11-025 | 3/11/11 | Rosemary Family/Senior Apts | 235-05-012 | SE/c N. 1st & Rosemary | North | MF | 290 | LX | 8/26/11 |
| PD11-026 | 7/28/11 | The Meridian at Willow Glen | 447-05-012 | NE/c Hillsdale & Yucca | Willow Glen | SF | 51 | ME | 11/18/11 |
| PD11-031 | 9/8/11 | Domain Apts | 097-52-028 | W/s N. 1st, both sides Vista Montana | North | MF | 444 | JH | 10/14/11 |
| PD12-039 / PD14-010 | 10/11/12 | South Village (Hitachi) | 706-04-013 | NE/c Cottle & Hwy 85 | Edenvale | SF/MF | 845 | JB | 12/20/12 |
| PDA04-071-01 | 9/29/10 | Mayfair Court Apts | 481-18-013 | W/s McCreery, 230' sly Alum Rock | Alum Rock | MF | 93 | JN | 3/15/11 |
| PDA05-066-01 | 11/3/11 | Santana Row (Misora) | 277-46-001 | SE/c Winchester & Stevens Creek | West Valley | MF | 220 | LX | 2/3/12 |
| PDA07-006-03 | 12/12/08 | Crescent Village Apts | 097-33-113 | SE/c Zanker & River Oaks | North | MF | 1,750 | MD | 1/15/09 |
| PDA07-013-01 | 3/26/12 | Parc 22 Townhomes | 472-01-021 | S/s William, 350' wly McLaughlin | Central | SF | 67 | LX | 7/9/12 |
| PDA08-039-01 | 7/7/09 | University Villas Apts | 230-14-026 | N/s Campbell, 250' ely El Camino Real | West Valley | MF | 138 | LX | 4/26/10 |
| PDA08-036-01 | 11/4/08 | River Oaks Apts (West) | 097-33-036 | NE/c Zanker & River Oaks | North | MF | 293 | MD | 12/19/08 |
| H13-021 | 5/28/13 | The Pierce Apts | 264-32-087 | SW/c S. Market & Pierce | Central | MF | 234 | RB | 11/1/13 |
| PD07-090 | 10/23/07 | Riverview Apts | 097-06-038 | W/s N. 1st, 450' sly Rio Robles | North | MF | 1,579 | JB | 4/4/08 |
| PD11-030 / PD07-091 | 9/8/11 | Tasman Apts | 097-52-013 | NW/c Vista Montana & W. Tasman | North | MF | 554 | JH | 10/14/11 |
| PD12-002 | 1/17/12 | Anton La Moraga Apts (Hitachi) | 706-04-013 | NE/c Cottle & Hwy 85 | Edenvale | MF | 275 | JB | 5/4/12 |

**Major Residential Development Activity
Projects of 50+ Dwelling Units, Submitted Since 1/1/08**

| File Number | Filing Date | Project Name | Tracking APN | Street Location | Planning Area | Housing Type | No. of Units | Proj. Mgr | Approval Date |
|--------------|-------------|--------------------------|--------------|-----------------------------------|---------------|--------------|---------------|-----------|---------------|
| PD12-007 | 2/16/12 | River Oaks Apts (East) | 097-33-102 | N/s River Oaks, 200' ely Research | North | MF | 438 | LX | 5/25/12 |
| PD13-048 | 12/11/13 | Century Center Mixed Use | 230-29-022 | SW/c N. 1st & Century Center | North | MF | 378 | RB | 6/4/14 |
| PDA04-076-02 | 12/16/11 | Ajisai Gardens Apts | 249-37-006 | SE/c E. Taylor & N. 7th | Central | MF | 103 | LX | 6/1/12 |
| PDA11-007-02 | 8/8/12 | Orchard Park | 237-03-070 | SW/c E. Brokaw & Oakland | Berryessa | SF | 240 | LX | 11/20/12 |
| Total | | | | | | | 12,642 | | |

Projects Under Construction

| | | | | | | | | | |
|--------------|----------|---|------------|---|-------------|-------|--------------|----|----------|
| H09-004 | 2/11/09 | Donner Lofts | 467-20-018 | SE/c E. St. John & N. 4th | Central | MF | 156 | SZ | 10/9/09 |
| H12-022 | 1/9/13 | One South Market Apts | 259-40-093 | SW/c Market & Santa Clara | Central | MF | 312 | SD | 3/1/13 |
| H13-023 | 6/7/13 | San Jose Student Apts | 467-57-080 | E/s N. 6th, 100' nly Santa Clara | Central | MF | 119 | KT | 11/22/13 |
| PD07-007 | 1/10/07 | Fruitdale Station (Phase 2) | 284-02-008 | SE/c Southwest Expwy & Fruitdale | Willow Glen | MF | 256 | SM | 3/21/08 |
| PD08-015 | 2/11/08 | Japantown Senior Apts | 249-39-011 | W/s N. 6th, 200' sly E. Taylor | Central | MF | 85 | SZ | 5/7/10 |
| PD11-011 | 3/14/11 | Metropolitan Apts | 477-23-021 | E/s Monterey, 700' nly Tully | South | MF | 102 | LX | 7/15/11 |
| PD12-008 | 3/1/12 | Murano at Montecito Vista | 455-09-060 | W/s Monterey, 300' sly Umbarger | South | SF | 100 | JR | 6/7/13 |
| PD12-028 | 6/26/12 | Cottle Station Mixed Use (Hitachi) | 706-04-013 | NE/c Cottle & Hwy 85 | Edenvale | MF | 234 | JB | 11/19/12 |
| PD12-036 | 8/14/12 | North Tenth Street Apts | 249-08-004 | W/s N. 10th, bet Vestal & E. Mission | Central | MF | 166 | JR | 2/8/13 |
| PD12-040 | 9/14/12 | Orvieto Family/Senior Apts ¹ | 455-09-064 | W/s Monterey, 300' sly Umbarger | South | MF | 198 | LX | 1/11/13 |
| PD13-023 | 6/25/13 | Newbury Park Mixed Use | 254-04-076 | NW/c King & Dobbin | Alum Rock | MF | 230 | EL | 1/2/13 |
| PDA08-029-01 | 9/13/12 | Virginia Terrace Apts | 472-18-063 | E. Virginia, Martha St, S 5th Street and S. 6th | Central | MF | 238 | RM | 1/14/09 |
| PDA12-035-01 | 3/18/13 | Ascent Apts (Hitachi) | 706-04-013 | NE/c Cottle & Hwy 85 | Edenvale | MF | 650 | JB | 5/3/13 |
| H13-041 | 10/31/13 | Silvery Towers Apts | 259-32-004 | SW/c W. St. James & N. San Pedro | Central | MF | 643 | KT | 2/26/14 |
| PD09-039 | 11/23/09 | Edwards Mixed Use | 264-37-060 | SW/c Edwards & S. 1st | Central | MF | 50 | SZ | 7/2/10 |
| PD13-044 | 10/25/13 | Lexington Luxury Apt | 706-04-013 | NE/c Cottle & Hwy 85 | Edenvale | SF/MF | 543 | PK | 3/12/14 |
| PD14-012 | 2/28/14 | Fairfield at West San Carlos | 264-15-062 | SE/c W San Carlos & Sunol | Central | MF | 315 | EL | 10/28/14 |
| PD14-029 | 6/23/14 | Onyx | 254-04-080 | Nly/s Dobbin, 800' ely N King | Alum Rock | MF | 131 | ES | 1/21/15 |
| PD14-031 | 6/27/14 | Balbach Condos | 264-30-067 | S/s Balbach, 100' ely Almaden | Central | MF | 101 | RB | 12/27/14 |
| PD15-003 | 1/27/15 | 787 Modera The Alameda | 261-01-003 | N/s The Alameda, 400' wly Stockton | Central | MF | 168 | JT | 6/23/15 |
| PDA14-035-01 | 8/21/14 | Communication Hill (Phase 1) | 455-28-017 | Comm Hill & CalTrain Railway | South | SF | 314 | MD | 3/18/15 |
| PD14-022 | 4/17/14 | 505 Lincoln | 264-09-063 | W/s Lincoln 500' sly Auzerais | Central | MF | 190 | LS | 11/5/14 |
| H14-010 | 2/28/14 | Marshall Square | 467-21-018 | SE/c 1st & E St. John | Central | MF | 190 | RB | 2/25/15 |
| Total | | | | | | | 5,491 | | |

Approved Projects (Construction Not Yet Commenced)

| | | | | | | | | | |
|----------|---------|----------------------|------------|-------------------------|---------|----|-----|----|----------|
| CP11-034 | 5/10/11 | North San Pedro Apts | 259-23-016 | NE/c Hwy 87 & Bassett | Central | MF | 135 | LX | 12/14/11 |
| H12-020 | 1/16/13 | San Pedro Square | 259-32-044 | SE/c Bassett & Terraine | Central | MF | 406 | BR | 2/24/14 |

**Major Residential Development Activity
Projects of 50+ Dwelling Units, Submitted Since 1/1/08**

| File Number | Filing Date | Project Name | Tracking APN | Street Location | Planning Area | Housing Type | No. of Units | Proj. Mgr | Approval Date |
|--------------|-------------|------------------------------------|--------------|--|---------------|--------------|--------------|-----------|---------------|
| H14-023-01 | 6/9/14 | Post & San Pedro Tower | 259-40-088 | NW/c San Pedro & Post | Central | MF | 202 | EL | 11/9/15 |
| PD12-009 | 3/1/12 | Verona at Montecito Vista | 455-09-062 | W/s Monterey, 300' sly Umbarger | South | MF | 277 | SD | 11/30/12 |
| PD13-027 | 7/1/13 | Vicenza at Montecito Vista | 455-09-062 | W/s Monterey, 300' sly Umbarger | South | MF | 162 | AA | 11/22/13 |
| PDC13-009 | 3/15/13 | Communication Hill* | 455-09-040 | Hill bet Hwy 87 & Monterey, nly Hillsdale | South | SF/MF | 590 | MD | 10/21/14 |
| H14-009 | 2/18/14 | Parkview Tower | 467-01-008 | NE/c 1st & St James | Central | MF | 220 | EL | 5/13/15 |
| H14-034 | 10/2/14 | First and Reed | 472-26-030 | N/s Reed, 167' ely 1st | Central | MF | 105 | EL | 10/7/15 |
| H14-037 | 11/5/14 | NSP3 Tower | 259-24-008 | Block W/ Terraine Street btwen Basset & Julian | Central | MF | 313 | ES | 8/5/15 |
| H15-007 | 1/23/15 | Modera | 259-35-042 | W/s N San Pedro, 300' nly Santa Clara | Central | MF | 204 | ES | 5/20/15 |
| PD12-013 | 3/29/12 | Ohlone Mixed Use (Phase 1) | 264-14-131 | SW/c W. San Carlos & Sunol | Central | MF | 263 | LX | 12/16/15 |
| PD14-044 | 9/3/14 | King & Dobbin Transit Vilage Lot E | 254-04-079 | N/s Dobbin, 600' ely N King | Alum Rock | MF | 67 | ES | 7/29/15 |
| PD14-051 | 10/30/14 | 777 Park | 261-36-062 | NE/C Laurel Grove & Park | Central | MF | 182 | LS | 3/18/15 |
| PD14-054 | 11/12/14 | King & Dobbin Transit Vilage Lot H | 254-55-010 | N/s Dobbin, 718' ely King | Alum Rock | SF | 105 | ES | 7/29/15 |
| PD15-004 | 2/2/15 | Hanover Cannery | 249-09-001 | NW/c N 10th & E Taylor | Central | MF | 403 | JP | 12/15/15 |
| PD15-013 | 4/3/15 | Arcadia/Evergreen Part 1 | 670-29-002 | S/s Quimby, 1200' wly of Capitol Expway | Evergreen | SF | 250 | LS | 11/30/15 |
| PD15-014 | 4/16/15 | 1807 Almaden Rd | 455-21-050 | W/s Almaden, 660' Sly Willow Glen | South | MF | 96 | ES | 10/7/15 |
| PD15-035 | 7/9/15 | OHLONE BLOCK C | 264-14-024 | NW/c Auzerais & Sunol | Central | MF | 268 | JT | 12/16/15 |
| PD15-036 | 7/9/15 | OHLONE BLOCK B | 264-14-024 | W/s Sunol, 340' SW/c W San Carlos & Sunol | Central | MF | 253 | JT | 12/16/15 |
| PD14-055 | 1/13/15 | Lee Ave Apartments | 284-32-014 | SE/c Southwest & Leigh | Willow Glen | MF | 64 | JP | 3/18/15 |
| PDA07-094-01 | 1/13/15 | 2nd Street Studio | 477-01-082 | SE/c S 2nd Street & Keyes | Central | MF | 135 | JP | 3/4/15 |
| Total | | | | | | | 4,700 | | |

Projects Pending City Approval

| | | | | | | | | | |
|--------------|----------|------------------------------|------------|---|---------|-------|-----|----|-----|
| H15-030 | 6/10/15 | 201 Delmas | 259-46-040 | S/c Park Ave, btwen Sonoma & Delmas | Central | MF | 117 | TT | --- |
| H15-032 | 6/25/15 | 1 N 1st Street | 259-34-015 | NW/c 1st & E Santa Clara | Central | MF | 72 | LS | --- |
| H15-046 | 9/25/15 | 363 Delmas Avenue | 264-26-006 | Wly/s Delmas, 290' nly Auzerias | Central | MF | 120 | JP | --- |
| H15-047 | 9/28/15 | Gateway Tower | 264-30-089 | NE/c S Market & E William | Central | MF | 308 | TT | --- |
| PD15-042 | 9/11/15 | Montgomery 7 | 259-47-068 | NE/c Int of S Montgomery and W San Carlos | Central | MF | 54 | JT | --- |
| PD15-044 | 9/11/15 | Sparta | 467-16-076 | Nely/c of E. Santa Clara & N 11th | Central | MF | 86 | LH | --- |
| PD15-047 | 9/29/15 | Race St Housing | 261-42-007 | Btween Race & Grand, 300' sly of Park | Central | MF | 80 | RB | --- |
| PD15-055 | 11/4/15 | Japantown Corp. Yard | 249-39-039 | Bounded by N 6th, E Taylor, 7th, Jackson | Central | MF | 491 | LS | --- |
| PD15-061 | 12/4/15 | Diridon TOD | 259-38-036 | SW/c of W. Santa Clara & Delmas | Central | MF | 325 | JT | --- |
| PD15-022 | 5/19/15 | 777 W San Carlos | 264-15-024 | S/s W San Carlos, 500' ely Sunol | Central | MF | 95 | DF | --- |
| PD15-023 | 5/19/15 | 266 Sunol Street | 261-39-045 | E/s Sunol, 120' N W San Carlos | Central | MF | 104 | DF | --- |
| PDA14-035-03 | 10/2/15 | Communication Hill (Phase 2) | 455-28-017 | Junction Communication Hill and Casselino | South | SF/MF | 648 | ES | --- |
| H15-055 | 11/17/15 | 6th Street Project | 467-19-059 | SW/c of N 6th & St. John | Central | MF | 126 | LS | --- |
| H15-062 | 12/22/15 | SJSC Towers | 467-20-086 | Nwly/c E Santa Clara & N 5th | Central | MF | 350 | TT | --- |

**Major Residential Development Activity
Projects of 50+ Dwelling Units, Submitted Since 1/1/08**

| File Number | Filing Date | Project Name | Tracking APN | Street Location | Planning Area | Housing Type | No. of Units | Proj. Mgr | Approval Date |
|--------------------|-------------|------------------------------|--------------|--|---------------|--------------|---------------|-----------|---------------|
| PD15-066 | 12/21/15 | Santana Row Lot 12 | 277-40-017 | NW/c of Hatton & Olsen | West Valley | MF | 349 | JT | --- |
| PD15-068 | 12/22/15 | Santana Row Lot 17 | 277-38-003 | NE/c of Dudley and Tisch | West Valley | MF | 90 | JT | --- |
| PD15-067 | 12/22/15 | The Reserve | 299-26-059 | NW/c of Winchester & Williams | West valley | MF | 641 | LH | --- |
| PD16-001 | 1/15/16 | Scotia Apartments | 455-21-043 | W/s of Almaden, 410' s of Willow Glen Wy | South | MF | 68 | PK | --- |
| PD16-002 | 1/21/16 | Berryessa Flea Market (KB) | 241-04-011 | N/s Berryessa Road, W of Railroad Tracks | Berryessa | SF | 168 | JT | --- |
| PDA12-031-01 | 11/13/15 | Berryessa Flea market (Apts) | 241-04-011 | N/s Berryessa Road, W of Railroad Tracks | Berryessa | MF | 545 | JT | --- |
| Total | | | | | | | 4,837 | | |
| GRAND TOTAL | | | | | | | 27,670 | | |

File Number Prefixes: PDC= Planned Development Rezoning; PD= Planned Development Permit; H= Site Development Permit; CP= Conditional Use Permit; HA, SPA, CPA, PDA = Amendment to Original Permit

**Major Commercial Development Activity
Projects of 25,000+ Square Feet, Submitted Since 1/1/08**

| File Number | Filing Date | Project Name | Tracking APN | Street Location | Planning Area | Square Footage (approx.) | Hotel Guest Rooms | Proj Mgr | Approval Date |
|------------------------------------|-------------|------------------------------------|--------------|---|------------------|--------------------------|-------------------|----------|---------------|
| Projects Completed | | | | | | | | | |
| CP08-057 | 6/26/08 | Brokaw Commons | 237-03-074 | NW/c Oakland & Brokaw | Berryessa | 102,000 | | ES | 10/22/08 |
| CP08-071 | 8/29/08 | Hyatt House | 097-03-138 | SE/c N. 1st & Hwy 237 | North | 116,000 | 160 | CB | 12/10/08 |
| CP10-059 | 11/9/10 | Courtyard Marriott @ First | 097-14-108 | SE/c N. 1st & Hwy 237 | North | 99,000 | 157 | JN | 4/20/11 |
| H13-008 | 2/20/13 | Orchard Supply Hardware | 264-15-028 | SW/c W. San Carlos & Royal | Central | 49,000 | | RB | 5/31/13 |
| PD07-033 | 4/13/07 | The Verdant/Latitude Apts | 097-07-086 | NW/c Zanker & Tasman | North | 25,000 | | JB | 11/30/07 |
| PD07-049 | 12/28/11 | Coleman Landings | 230-46-068 | NW/c Coleman & Newhall | North | 245,000 | | SD | 2/3/12 |
| PD07-055 | 6/6/07 | SBIA Evergreen Center/Mosque | 652-13-001 | E/s Ruby, 250' nly Murillo | Alum Rock | 28,000 | | JB | 3/21/08 |
| PD08-054 | 8/12/08 | Samaritan Medical Center | 421-37-012 | NE/c Samaritan & S. Bascom | Cambrian/Pioneer | 75,000 | | ES | 3/24/09 |
| PD09-018 | 5/7/09 | Lincoln Office/Retail | 429-06-070 | SE/c Lincoln & Willow | Willow Glen | 41,000 | | SZ | 5/21/10 |
| PD09-021 | 6/11/09 | Bellarmine (Academic Building) | 261-11-005 | NE/c Elm & Emory | Central | 55,000 | | SD | 11/13/09 |
| PD09-040 | 12/2/09 | Valley Christian Schools | 684-05-019 | Ely term. Skyway | Edenvale | 50,000 | | JC | 8/25/10 |
| PD10-011 | 6/15/10 | Bellarmine (Life Center/Gym) | 261-11-005 | NE/c Elm & Emory | Central | 40,000 | | JN | 1/14/11 |
| PD10-025 | 11/5/10 | M8trix Casino/Hotel (Phase 1) | 230-29-065 | SE/c Airport & Old Bayshore | North | 89,000 | | JH | 3/18/11 |
| PD10-027 | 11/22/10 | Chinmaya Mission | 612-53-046 | NE/c Clayton & Hickerson | Alum Rock | 26,000 | | JC | 3/21/11 |
| PD11-002 | 1/20/11 | Earthquakes Soccer Stadium | 230-46-055 | SW/c Coleman & Newhall | North | 219,000 | | LX | 2/22/12 |
| PD11-013 | 5/5/11 | Foxworthy Retail | 451-06-066 | NW/c Almaden & Hillsdale | Willow Glen | 25,000 | | JN | 7/15/11 |
| PD11-027 | 9/2/11 | Sun Garden Grocery | 477-07-018 | E/s Monterey, 300' sly E. Alma | Central | 51,000 | | JC | 11/2/11 |
| PD12-015 | 4/13/12 | Village Oaks (Hitachi) | 706-04-013 | NE/c Cottle & Hwy 85 | Edenvale | 308,000 | | JB | 9/27/12 |
| PD12-017 | 4/27/12 | Whole Foods Market | 261-01-098 | NW/c The Alameda & Stockton | Central | 33,000 | | JB | 2/26/13 |
| CP13-059 | 08/08/13 | Villa Sport | 245-05-017 | Betwn N Capitol & Hwy 680, 300' nly Berryessa | Berryessa | 88,000 | | KT | 5/7/14 |
| H14-011 | 3/7/14 | Homewood Suites | 015-39-053 | NW/c Hwy 237 & N 1st | Alviso | 106,000 | 145 | RB | 9/24/14 |
| H14-029 | 8/14/14 | 2890 North 1st Street Office | 101-30-006 | Bound N 1st, Daggett, Zanker & Plumeria | North | 42,000 | | RB | 12/10/14 |
| PD07-090 | 10/23/07 | Riverview Mixed Use | 097-06-038 | W/s N. 1st, 450' sly Rio Robles | North | 45,000 | | JB | 4/4/08 |
| PD12-048 | 12/20/12 | Aloft Hotel | 015-45-026 | NW/c Hwy 237 & Gold | Alviso | 82,000 | 175 | SD | 4/12/13 |
| PD13-015 | 4/19/13 | Sun Garden Retail Center | 477-07-013 | E/s Monterey, 300' sly E. Alma | Central | 206,000 | | JB | 5/17/13 |
| Total | | | | | | 2,245,000 | 637 | | |
| Projects Under Construction | | | | | | | | | |
| H13-039 | 10/4/13 | San José Airport Terminals | 230-03-101 | Mineta Airport | North | 278,500 | | PK | 1/17/14 |
| HA13-013-01 | 12/6/13 | AC Hotel | 259-39-111 | SE/c W. Santa Clara & Hwy 87 | Central | 128,000 | 210 | RB | 5/19/14 |
| PD07-007 | 1/10/07 | Fruitdale Station (Phase 2) | 284-02-008 | SE/c Southwest Expwy & Fruitdale | Willow Glen | 30,000 | | SM | 3/21/08 |
| PD12-016 | 6/23/08 | Residence Inn/SpringHill Suites | 230-29-109 | SW/c N. 1st & Skyport | North | 216,000 | 321 | JD | 2/10/09 |
| PD09-016 | 4/23/09 | Regional Medical Center (Phase 2A) | 481-05-021 | SW/c McKee & N. Jackson | Alum Rock | 161,000 | | SD | 11/4/09 |
| PD11-024 | 7/20/11 | Almaden Ranch / Bass Pro | 458-17-018 | SE/c Almaden & Chynoweth | Cambrian/Pioneer | 377,000 | | LX | 5/19/12 |
| H14-006 | 1/22/14 | Hyatt Place | 101-05-002 | Sly term. Karina | North | 206,000 | 329 | EL | 5/7/14 |

**Major Commercial Development Activity
Projects of 25,000+ Square Feet, Submitted Since 1/1/08**

| File Number | Filing Date | Project Name | Tracking APN | Street Location | Planning Area | Square Footage (approx.) | Hotel Guest Rooms | Proj Mgr | Approval Date |
|--------------|-------------|-----------------------------|--------------|-----------------------------|---------------|--------------------------|-------------------|----------|---------------|
| HA06-027-02 | 6/10/13 | Valley Fair Shopping Center | 274-43-035 | NW/c Hwy 17 & Stevens Creek | West Valley | 525,000 | | RB | 10/30/13 |
| PD13-049 | 12/13/13 | Bay 101 Casino/Hotel | 235-01-020 | NE/c N 1st & Matrix | North | 245,000 | 174 | RB | 9/2/15 |
| PD15-008 | 2/24/15 | 1040 E Brokaw Road | 237-03-080 | SW/c E Brokaw & Old Oakland | Berryessa | 145,000 | | ES | 6/24/15 |
| SP14-032 | 7/24/14 | Capitol Toyota | 459-05-019 | NE/c Capitol Expy & Pearl | South | 261,286 | | LS | 1/28/15 |
| Total | | | | | | 2,572,786 | 1,034 | | |

Approved Projects (Construction Not Yet Commenced)

| | | | | | | | | | |
|--------------|----------|-----------------------------------|------------|---|------------------|------------------|------------|----|----------|
| CP13-081 | 11/05/13 | Oakmont of San José | 282-06-023 | W/s Thorton, 260' nly Maywood | Willow Glen | 60,000 | | EL | 2/26/14 |
| PD08-001 | 1/7/08 | Pepper Lane Mixed Use | 254-15-072 | SE/c Berryessa & Jackson | Alum Rock | 30,000 | | RM | 10/10/08 |
| PD08-069 | 11/26/08 | Berryessa Crossing Retail (North) | 241-04-006 | Both sides Berryessa, wly UP railroad | Berry./Alum Rock | 119,000 | | PK | 11/6/13 |
| PD14-035 | 3/15/13 | Communications Hill | 455-09-040 | Hill bet Hwy 87 & Monterey, nly Hillsdale | South | 68,000 | | BR | 11/21/14 |
| PD15-013 | 4/3/15 | Evergreen Square | 670-29-020 | W/s Capitol, 1500' sly Quimby | Evergreen | 310,000 | | LS | 11/30/15 |
| PD15-002 | 1/27/15 | iStar Costco | 706-08-023 | W/s Greak Oak 1000' nly Hwy 85 | Edenvale | 148,000 | | RB | 7/15/15 |
| PD15-046 | 9/26/13 | Skyport Plaza Hotel/Office | 230-29-117 | SE/c Skyport & Hwy 87 | North | 350,000 | 400 | RB | 9/23/14 |
| Total | | | | | | 1,085,000 | 400 | | |

Projects Pending City Approval

| | | | | | | | | | |
|--------------|----------|---------------------------|------------|--|-------------|----------------|------------|----|-----|
| H13-048 | 12/16/13 | Hampton Inn/Holiday Inn | 237-17-067 | E/s N. 1st, opp. Karina | North | 173,000 | 284 | PK | --- |
| H15-014 | 3/30/15 | Tropicana Shopping Center | 486-10-091 | SW/c Story & S King | Alum Rock | 31,744 | | RB | --- |
| H15-021 | 5/11/15 | Reed Hotel | 472-26-070 | SW/c S 2nd & E Reed | Central | 101,688 | 76 | TT | --- |
| H15-023 | 5/4/15 | Holiday Inn | 497-38-013 | 600' NW/c Monterey & Umbarger | South | 48,100 | 81 | JT | --- |
| H15-053 | 11/5/15 | Satelite Health Care | 481-06-037 | N/s Alexian Dr, 310' ely José Figueres | Alum Rock | 30,000 | | TT | --- |
| CP15-078 | 11/16/15 | 2500 Senter Road | 497-41-098 | Ely Side of Senter, 560' sly Tully | South | 98,575 | | JP | --- |
| H15-059 | 12/4/15 | Scandinavia | 359-34-006 | SW/c of S. De Anza & Rollingdell | West Valley | 39,410 | | DF | --- |
| Total | | | | | | 522,517 | 441 | | |

GRAND TOTAL

6,425,303 2,512

File Number Prefixes: H= Site Development Permit; CP= Conditional Use Permit; PDC= Planned Development Rezoning; PD= Planned Development Permit; HA, SPA, CPA, PDA = Amendment to Original Permit

**Major Industrial Development Activity
Projects of 75,000+ Square Feet, Submitted Since 1/1/08**

| File Number | Filing Date | Project Name | Tracking APN | Street Location | Planning Area | Square Footage (approx.) | Proj. Mgr | Approval Date |
|--|--------------------|--------------------------------------|---------------------|---|----------------------|---------------------------------|------------------|----------------------|
| <u>Projects Completed</u> | | | | | | | | |
| H09-002 | 1/14/09 | Brocade (Phase 1) | 097-03-139 | SE/c N. 1st & Hwy 237 | North | 580,000 | CB | 10/9/09 |
| SP08-046 | 8/14/08 | Equinix (Phase 1) | 706-09-102 | NW/c Great Oaks & Hwy 85 | Edenvale | 125,000 | SD | 10/9/09 |
| SP09-057 | 9/16/09 | Zero Waste Facility | 015-38-005 | N/s Los Esteros, term Grand | Alviso | 283,000 | RB | 12/22/11 |
| SP11-046 | 11/29/11 | Public Storage | 477-22-028 | SW/c Tully & Old Tully | South | 115,000 | JB | 3/29/12 |
| H09-002 | 1/14/09 | Brocade (Phase 2) | 097-03-139 | SE/c N. 1st & Hwy 237 | North | 420,000 | CB | 10/9/09 |
| H12-008 | 5/17/12 | 101 Tech | 101-03-007 | Wly term. Atmel, 200' nly Hwy 101 | North | 666,000 | SD | 10/22/12 |
| H13-001 | 1/3/13 | Samsung Semiconductor | 097-53-026 | NW/c N. 1st & Tasman | North | 680,000 | SD | 3/25/13 |
| H14-008 | 2/14/14 | Self Storage | 235-16-001 | SE/c N 10th Street & Horning | Central | 84,000 | AA | 6/25/14 |
| H14-029 | 8/14/14 | 2890 North 1st Street Office | 101-30-006 | Bound N 1st, Daggett, Zanker & Plumeria | North | 42,000 | RB | 12/10/14 |
| PD07-081 | 9/18/07 | Legacy on 101 Office | 101-02-015 | W/s Orchard, 750' nly Charcot | North | 398,000 | JB | 12/21/07 |
| PD13-012 | 3/20/13 | 237 At First Street | 015-39-006 | NW/c N. 1st & Hwy 237 | Alviso | 615,000 | RB | 12/4/13 |
| PD13-039 | 9/16/13 | Trammel Crow (R&D/ Office Buildings) | 015-44-011 | NW/c Nortech & Disk | Alviso | 415,000 | RB | 4/23/14 |
| PD14-005 | 1/31/14 | HGST Great Oaks Campus | 706-07-020 | Bound Cottle, Monterey, Hwy 85 & Manassas | Edenvale | 335,000 | RB | 6/4/14 |
| PD14-007 | 2/14/14 | Trammel Crow (Manufacture Buildings) | 015-44-011 | NW/c Nortech & Disk | Alviso | 563,760 | RB | 6/17/14 |
| Total | | | | | | 5,321,760 | | |
| <u>Projects Under Construction</u> | | | | | | | | |
| H13-024 | 6/17/13 | A-1 Self Storage | 477-49-026 | SW/c Phelan & Senter | South | 107,000 | RB | 10/30/13 |
| H14-020 | 5/20/14 | SuperMicro (Phase 1) | 237-05-036 | SW/c Ridder Park & Schallenberger | Berryessa | 182,000 | RB | 9/13/2014 |
| PD12-014 | 4/4/12 | Splunk at Santana Row | 277-40-052 | SE/c Winchester & Olsen | West Valley | 230,000 | LX | 12/13/12 |
| Total | | | | | | 519,000 | | |
| <u>Approved Projects (Construction Not Yet Commenced)</u> | | | | | | | | |
| H14-027 | 7/2/14 | Silicon Valley Industrial Center | 678-08-051 | W/s Piercy, 2070' nly Silicon Valley | Edenvale | 243,000 | RB | 12/17/14 |
| H15-005 | 1/9/15 | Storage Pro | 254-02-065 | W/c N King & Plumas | Alum Rock | 101,625 | PK | 9/16/15 |
| H15-010 | 2/12/15 | SAF Keep Storage | 237-08-084 | SE terminus of Junction Ct | North | 120,432 | DF | 12/9/15 |
| H15-037 | 8/25/15 | Boston Properties Innovation Place | 097-33-116 | NE/c Zanker and Montague | North | 536,949 | RB | 2/2/15 |
| HA13-040-01 | 4/23/15 | Peery Arrillaga | 237-16-071 | SE/c Brokaw and N 1st | North | 117,440 | RB | 12/16/15 |
| PDC13-050 | 11/13/13 | Santana Row (balance) | 277-40-015 | SE/c Winchester & Stevens Creek | West Valley | 409,000 | KT | 11/15/15 |
| H15-012 | 2/17/15 | SuperMicro (Phase 2) | 237-05-036 | Swly/C Ridder Park & Schallenberger | Berryessa | 750,000 | RB | 12/16/15 |
| H15-026 | 5/29/15 | 1850 Stone Avenue | 455-23-108 | E/s Stone, 650' nly Cimino | South | 102,000 | RS | 1/27/16 |

**Major Industrial Development Activity
Projects of 75,000+ Square Feet, Submitted Since 1/1/08**

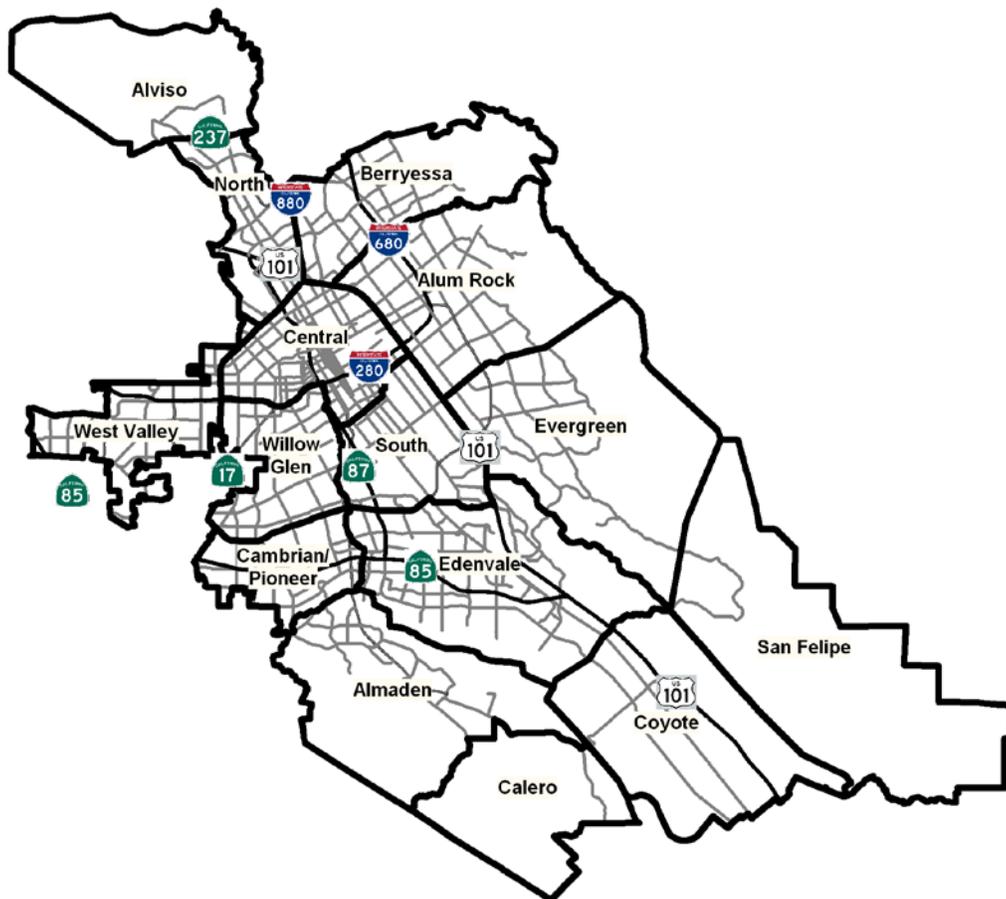
| File Number | Filing Date | Project Name | Tracking APN | Street Location | Planning Area | Square Footage (approx.) | Proj. Mgr | Approval Date |
|--|-------------|--------------------------------|--------------|---|------------------|--------------------------|-----------|---------------|
| PD12-019 | 7/19/12 | Coleman Highline Office | 230-46-062 | NW/c Coleman & Newhall | North | 683,000 | JB | 6/10/13 |
| Total | | | | | | 3,063,446 | | |
| <u>Projects Pending City Approval</u> | | | | | | | | |
| PD14-013 | 3/4/14 | Samaritan Court Medical Office | 421-38-007 | S/s terminum Samaritan | Cambrian/Pioneer | 69,000 | LS | --- |
| H15-036 | 8/12/15 | 2701 Orchard Parkway | 101-18-001 | Wly/c Orchard and W Plumeria | North | 99,000 | LS | --- |
| PD15-031 | 7/1/15 | Equinix | 706-09-117 | W/s Greak Oak, 1000' nwly of HW 85 | Edenvale | 386,000 | RB | --- |
| PD15-046 | 9/18/15 | Skyport Kaiser | 230-29-115 | SW/c Technology and Skyport | North | 153,112 | LS | --- |
| PD15-053 | 10/29/15 | America Center | 015-45-047 | NW/c of HW 237 & Gold | Alviso | 192,350 | LS | --- |
| SP15-031 | 7/1/15 | Equinix (iStar) | 706-02-053 | //s Via Del Oro btw San Ignacio and Great Oal | Edenvale | 579,000 | RB | --- |
| PD15-061 | 12/4/15 | Diridon TOD (Office) | 259-38-036 | SW/c of W. Santa Clara & Delmas | Central | 1,040,000 | JT | --- |
| H15-058 | 11/23/15 | Senter/Alma Ministorage | 477-38-014 | Senter Btwn E Alma & Phelan | Central/South | 105,693 | JD | --- |
| H15-062 | 12/22/15 | SJSC Towers | 467-20-086 | NW/c of E Santa Clara & N. 5th | Central | 380,000 | TT | --- |
| PD15-062 | 12/9/15 | Bay 101 Casino & Mixed Use | 235-01-020 | SE/c N. 1st & Matrix | North | 242,064 | RB | --- |
| PD15-063 | 12/11/15 | Oakland Rd Storage | 237-03-064 | W/s of Oaklad, 235' Nwly of McKay | Berryessa | 74,640 | JP | --- |
| PDA05-095-02 | 12/21/15 | 5855 Silver Creek valley | 678-07-040 | SW/c of Silver Creek Rd & Silver Creek PI | Edenvale | 95,000 | ES | --- |
| H15-061 | 12/18/15 | Panattoni Distribution Center | 708-25-005 | SW/c of Blanchard Road & Monterey | Coyote | 517,000 | RM | --- |
| Total | | | | | | 3,932,859 | | |
| GRAND TOTAL | | | | | | 12,837,065 | | |

File Number Prefixes: H= Site Development Permit; CP= Conditional Use Permit; PDC= Planned Development Rezoning; PD= Planned Development Permit; HA, SPA, CPA, PDA = Amendment to Original Permit

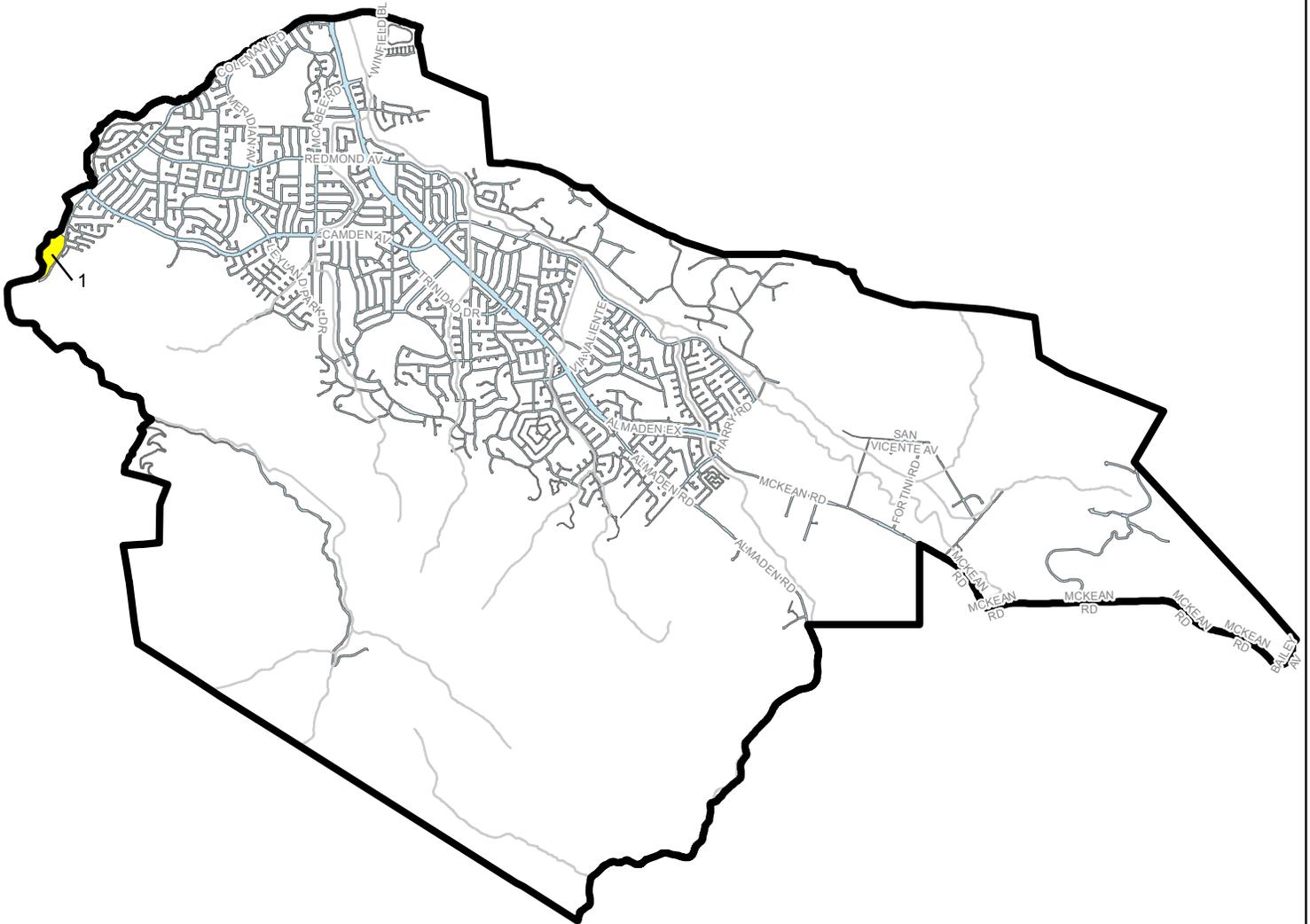
VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

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, 2008. 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 Calero and San Felipe 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



Almaden Planning Area Major Development Activity

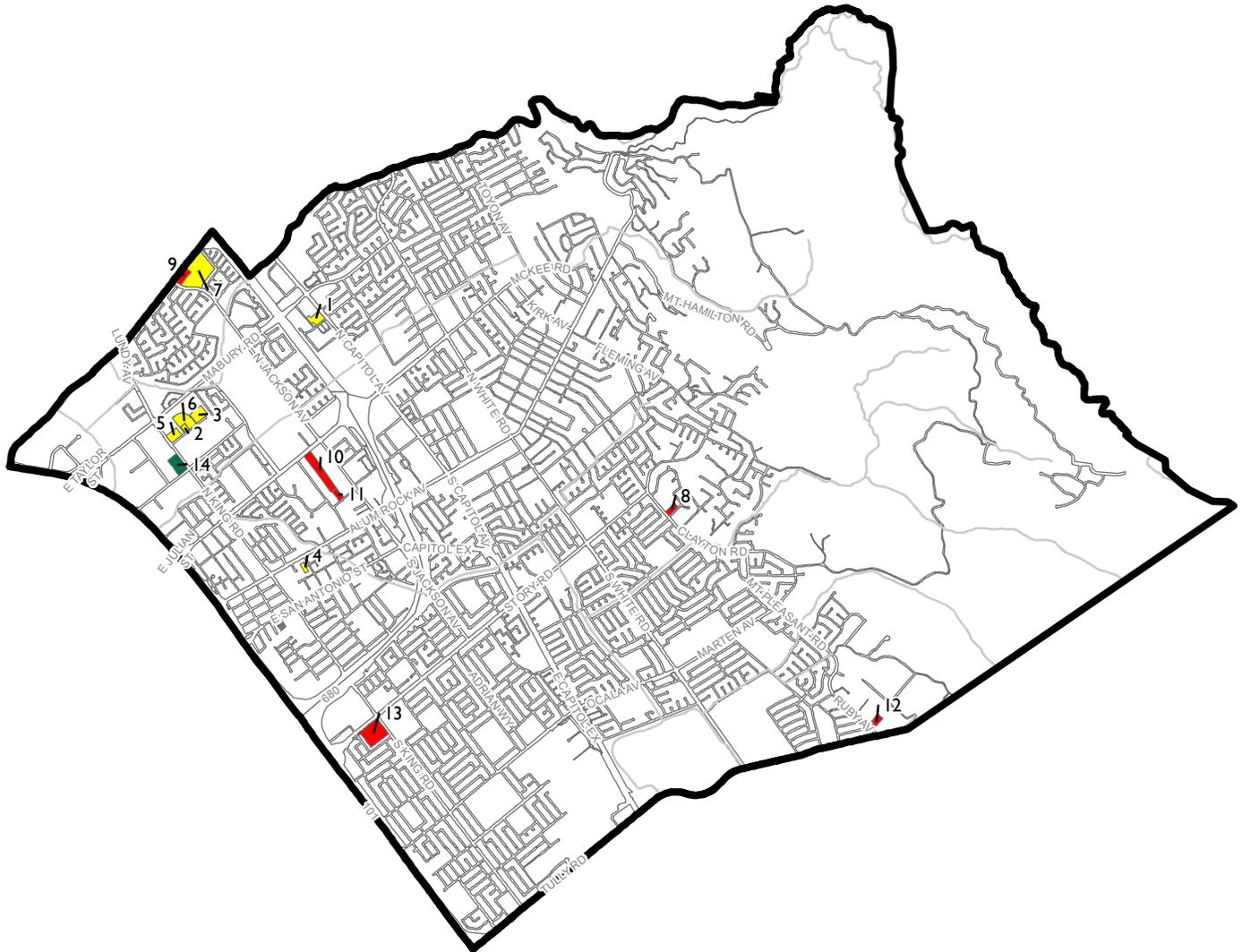


 **Residential Projects**

1 Brookside Home

Total Dwelling Units = 89

Alum Rock Planning Area Major Development Activity



Residential Projects

- 1 Celadon Townhomes (Phase 2)
- 2 King & Dobbin Transit village Lot E
- 3 King & Dobbin Transit Village Lot H
- 4 Mayfair Court Apts
- 5 Newbury Park Mixed Use
- 6 Onyx
- 7 Pepper Lane Mixed Use

Total Dwelling Units = 1,074



Commercial Projects

- 8 Chinmaya Mission
- 9 Pepper Lane Mixed Use
- 10 Regional Medical Center (Phase 2A)
- 11 Satellite Health Care
- 12 SBIA Evergreen Center/Mosque
- 13 Tropicana Shopping Center

Total Commercial Sq. Feet = 306,744



Industrial Projects

- 14 Storage Pro

Total Industrial Sq. Feet = 101,625

Alviso Planning Area Major Development Activity



Commercial Projects

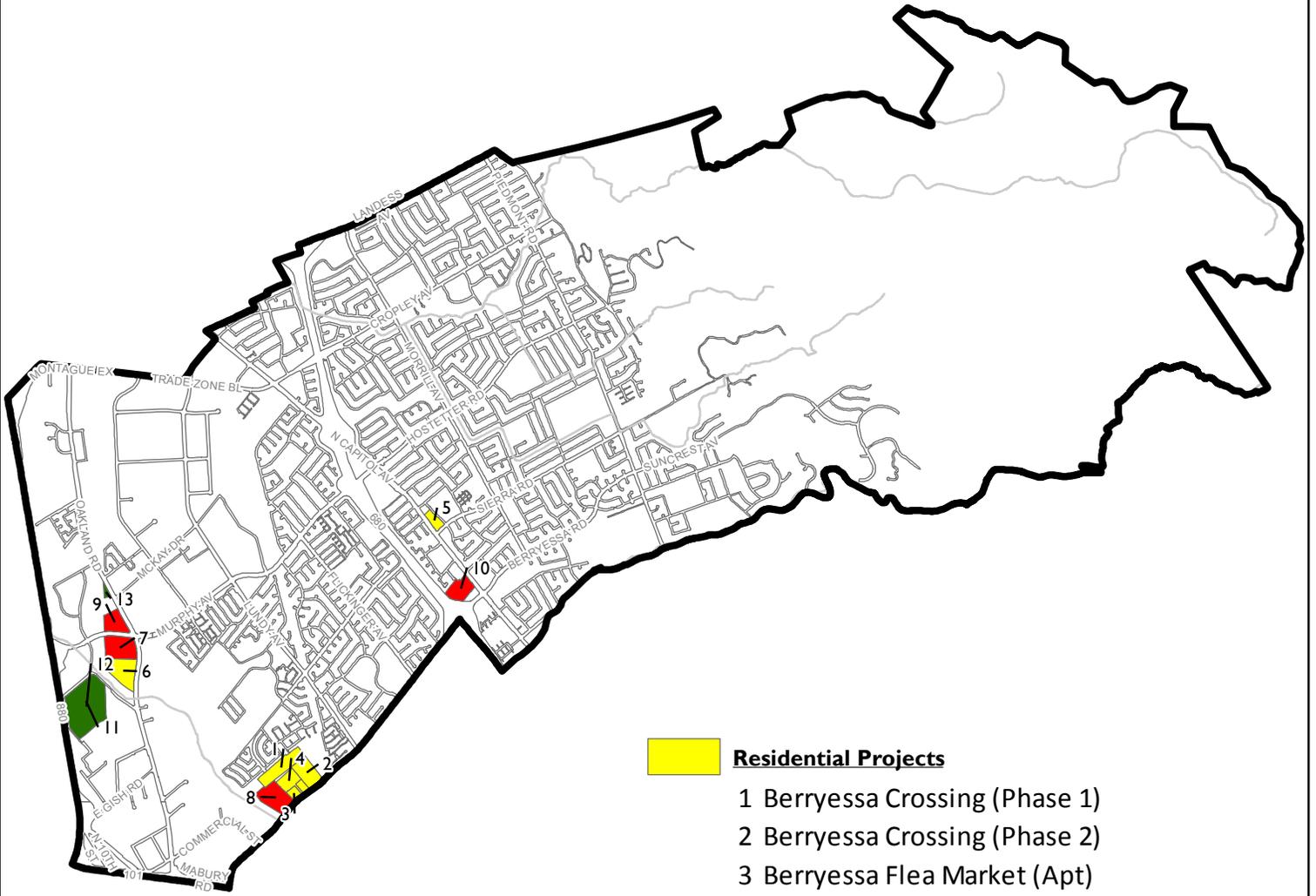
- 1 Aloft Hotel
 - 2 Homewood Suites Hotel
- Total Commercial Sq. Feet = 188,000

Industrial Projects

- 3 237 At First Street
- 4 America Center
- 5 Trammel Crow (Manufacture Building)
- 6 Trammel Crow (R&D/Office)
- 7 Zero Waste Facility

Total Industrial Sq. Feet= 2,069,110

Berryessa Planning Area Major Development Activity



Residential Projects

- 1 Berryessa Crossing (Phase 1)
- 2 Berryessa Crossing (Phase 2)
- 3 Berryessa Flea Market (Apt)
- 4 Berryessa Flea Market (KB)
- 5 Centered on Capitol Townhomes
- 6 Orchard Park

Total Dwelling Units = 1,783

Commercial Projects

- 7 1040 E. Brokaw Road
- 8 Berryessa Crossing Retail (North)
- 9 Brokaw Commons
- 10 Villa Sport

Total Commercial Sq. Feet = 454,000

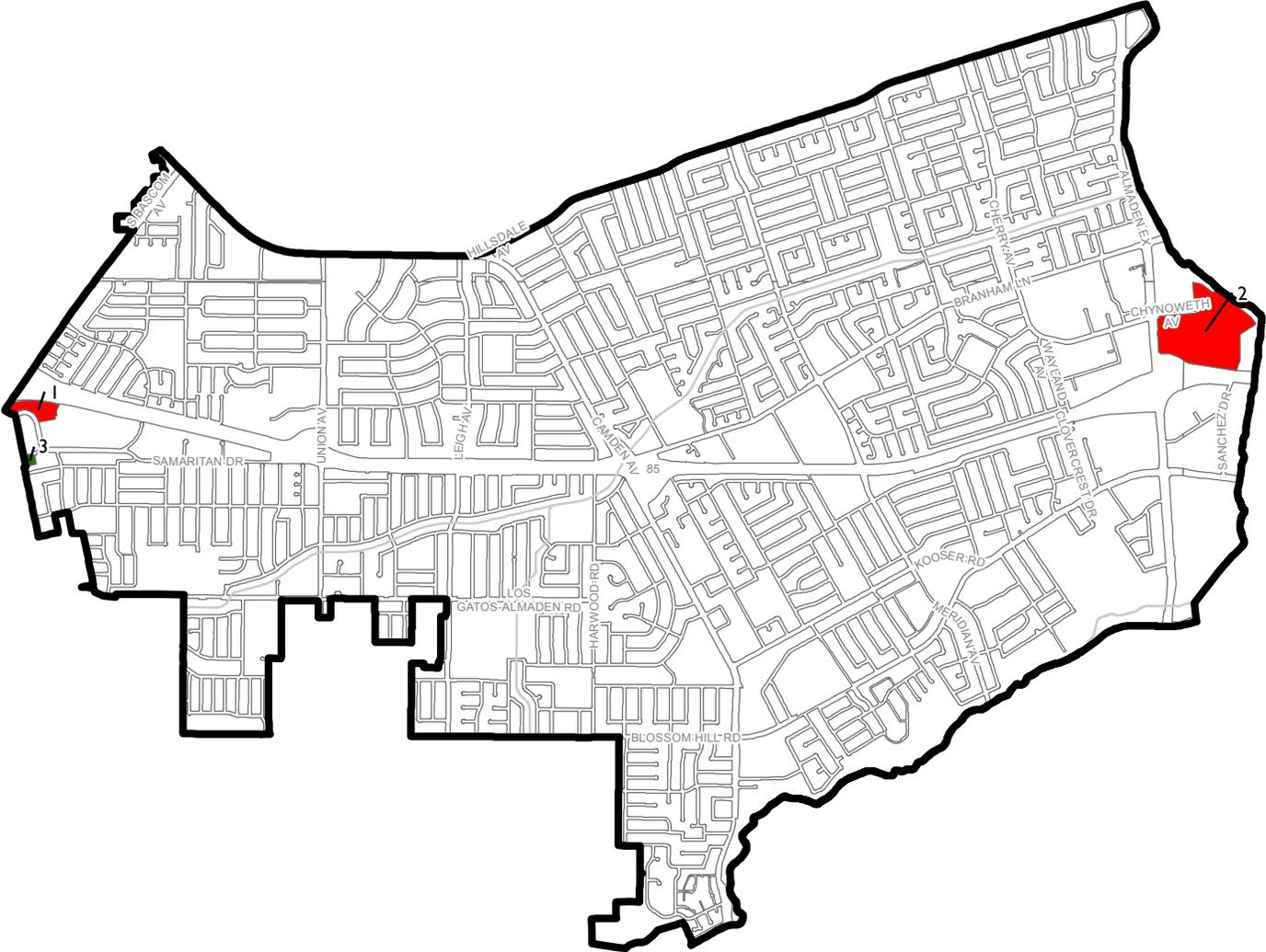
Industrial Projects

- 11 SuperMicro (Phase 1)
- 12 SuperMicro (Phase 2)
- 13 Oakland Rd Storage

Total Industrial Sq. Feet = 1,006,640

Cambrian/Pioneer Planning Area

Major Development Activity



Commercial Projects

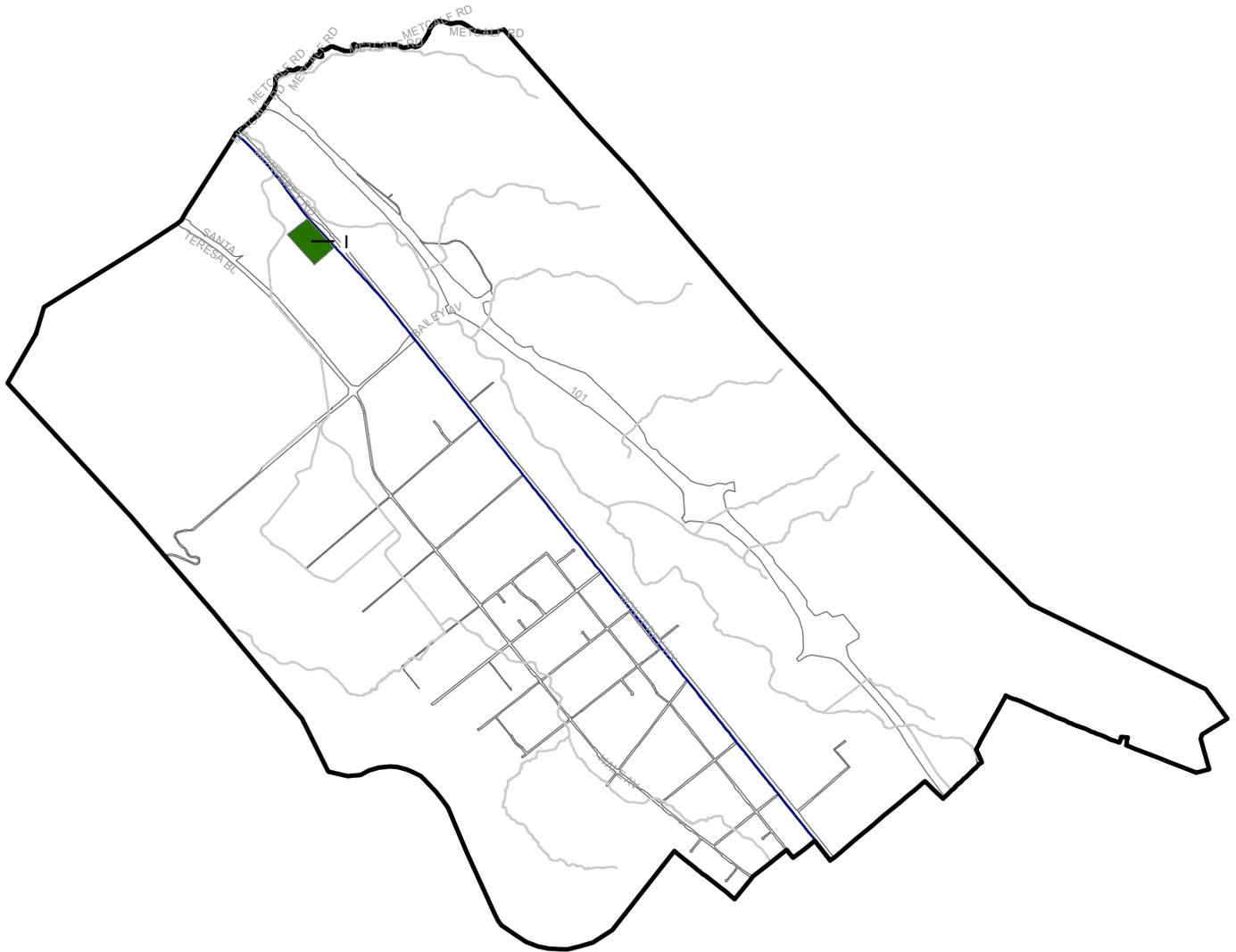
- 1 Samaritan Medical Center
 - 2 Almaden Ranch / Bass Pro
- Total Commercial Sq. Feet = 452,000



Industrial Projects

- 3 Samaritan Court Medical Office
- Total Industrial Sq. Feet = 69,000

Coyote Planning Area Major Development Activity

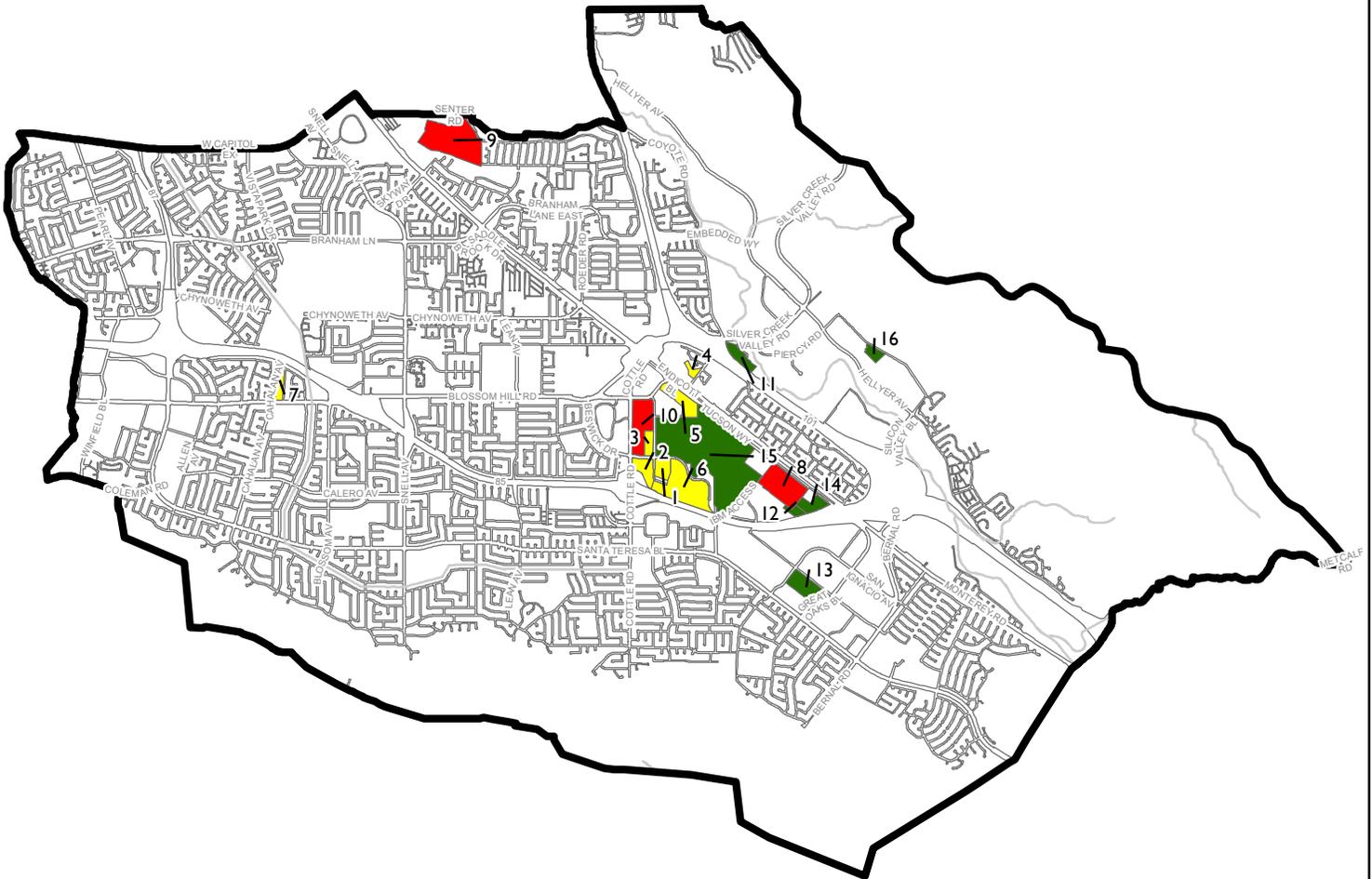


Industrial Projects

1 Panattoni Distribution Center

Total Industrial Sq. Feet = 517,000

Edenvale Planning Area Major Development Activity



Residential Projects

- 1 Anton La Moraga Apts (Hitachi)
- 2 Ascent Apts (Hitachi)
- 3 Cottle Station Mixed Use (Hitachi)
- 4 Ford Apts
- 5 Lexington Luxury Apt
- 6 South Village (Hitachi)
- 7 Westbury Homes

Total Dwelling Units = 2,728



Commercial Projects

- 8 iStar Costco
- 9 Valley Christian Schools
- 10 Village Oaks (Hitachi)

Total Commercial Sq. Feet = 506,000

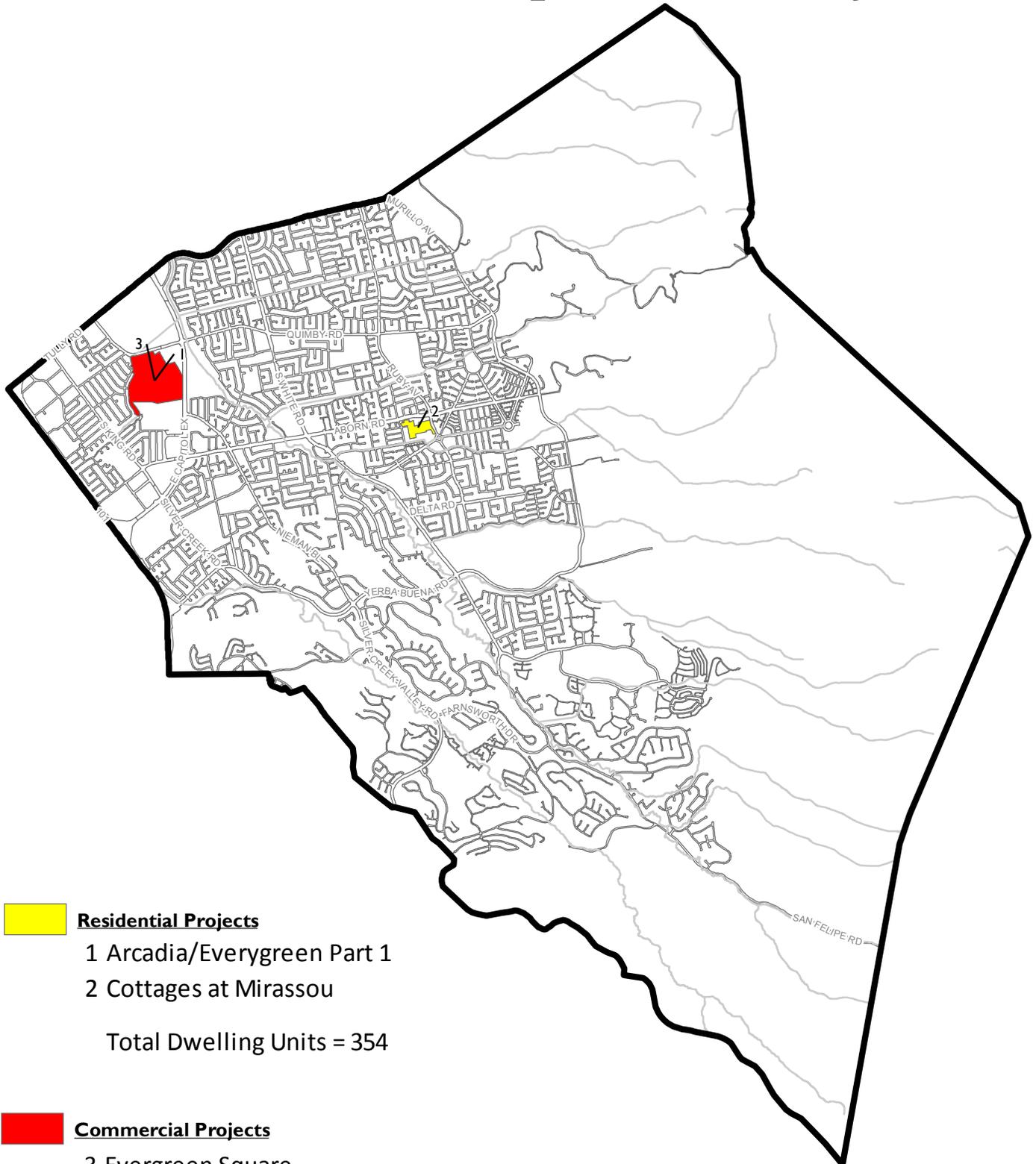


Industrial Projects

- 11 5855 Silver Creek Valley
- 12 Equinix
- 13 Equinix (iStar)
- 14 Equinix (Phase 1)
- 15 HGST Greak Oaks Campus
- 16 Silicon Valley Industrial Center

Total Industrial Sq. Feet = 1,763,000

Evergreen Planning Area Major Development Activity



- Residential Projects**
 - 1 Arcadia/Everygreen Part 1
 - 2 Cottages at MirassouTotal Dwelling Units = 354
- Commercial Projects**
 - 3 Evergreen SquareTotal Commercial Sq. Feet = 310,000

North Planning Area

Major Development Activity

Residential Projects

- 1 121 Tasman Apts
- 2 Century Center Mixed Use
- 3 Crescent Village Apts
- 4 Domain Apts
- 5 Enzo Apts
- 6 Epic Apts
- 7 River Oaks Apts (East)
- 8 River Oaks Apts (West)
- 9 Riverview Apts
- 10 Rosemary Family/Senior Apts
- 11 Tasman Apts
- 12 The Verdant/Latitude Apts

Total Dwelling Units = 7,556

Commercial Projects

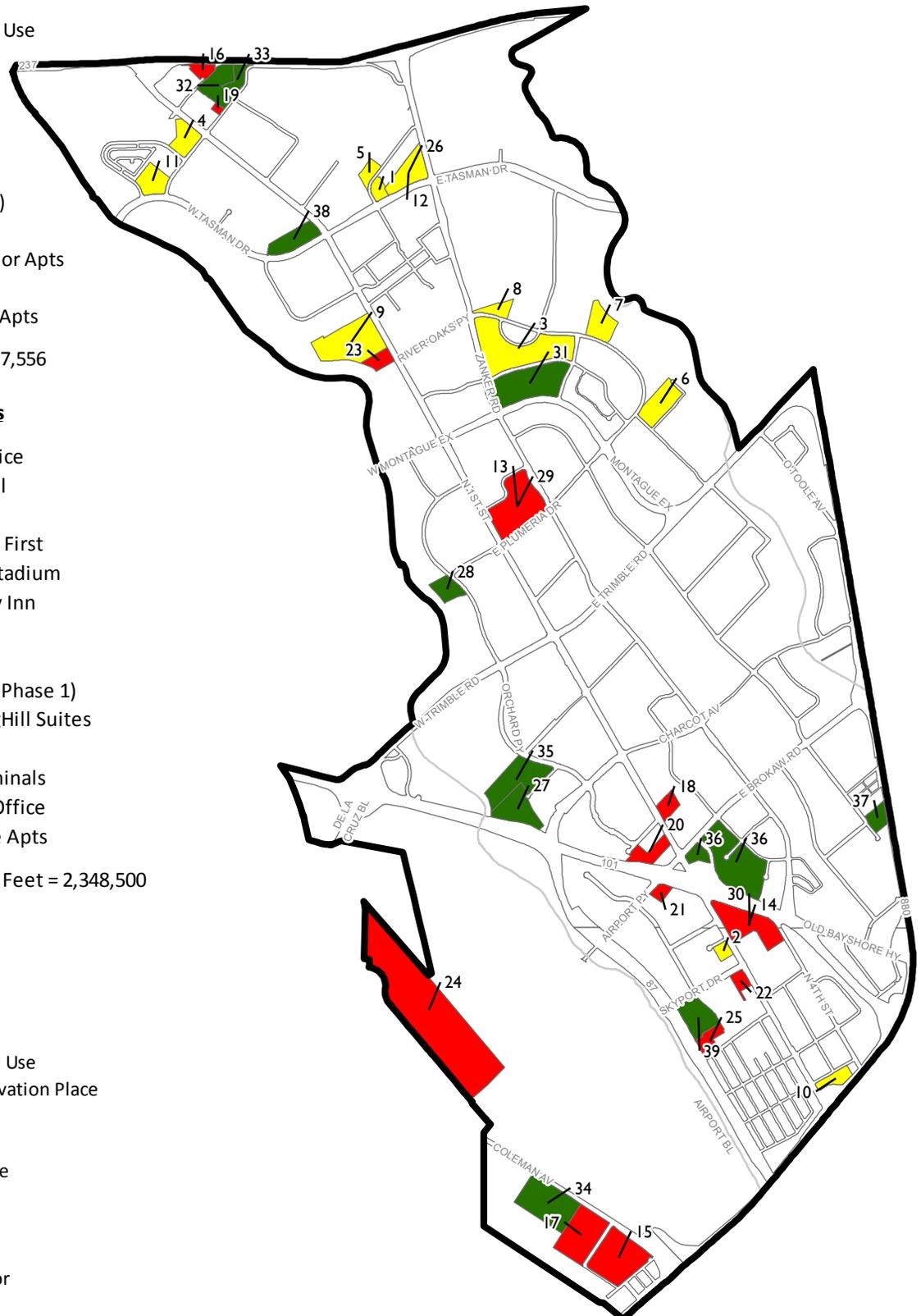
- 13 2890 N. 1st Street Office
- 14 Bay 101 Casino / Hotel
- 15 Coleman Landings
- 16 Courtyard Marriott @ First
- 17 Earthquakes Soccer Stadium
- 18 Hampton Inn/Holiday Inn
- 19 Hyatt House
- 20 Hyatt Place
- 21 M8trix Casino/Hotel (Phase 1)
- 22 Residence Inn/SpringHill Suites
- 23 Riverview Mixed Use
- 24 San Jose Airport Terminals
- 25 Skyport Plaza Hotel/Office
- 26 The Verdant/Latitude Apts

Total Commercial Sq. Feet = 2,348,500

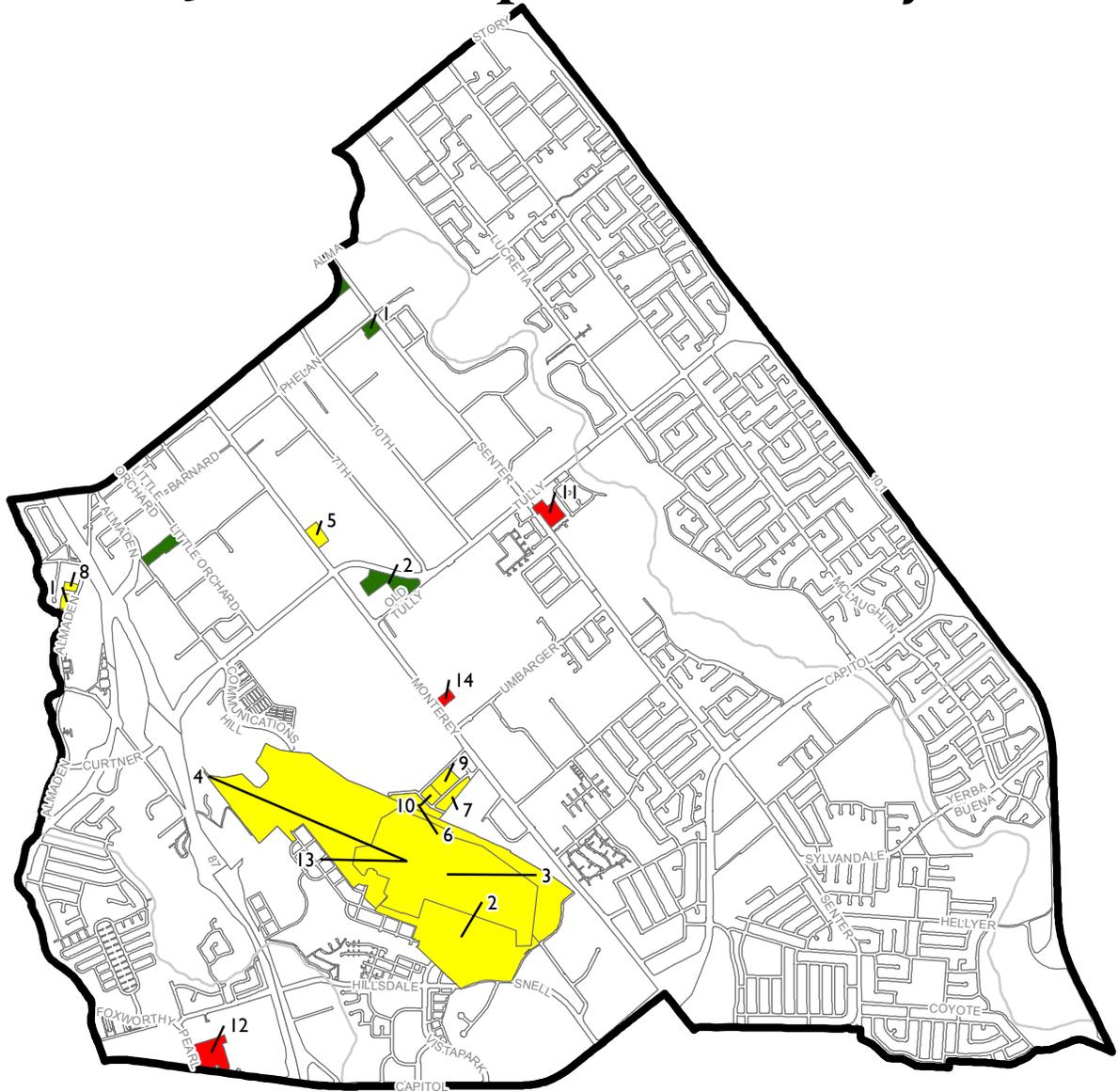
Industrial Projects

- 27 101 Tech
- 28 2701 Orchard Parkway
- 29 2890 North 1st Street
- 30 Bay 101 Casino & Mixed Use
- 31 Boston Properties Innovation Place
- 32 Brocade (Phase 1)
- 33 Brocade (Phase 2)
- 34 Coleman Highline Office
- 35 Legacy on 101 Office
- 36 Peery Arrillaga
- 37 SAF Keep Storage
- 38 Samsung Semiconductor
- 39 Skyport Kaiser

Total Industrial Sq. Feet = 4,737,997



South Planning Area Major Development Activity



Residential Projects

- 1 18007 Almaden Apts
- 2 Communication Hill (Phase 1)
- 3 Communication Hill (Phase 2)
- 4 Communications Hill (Balance)
- 5 Metropolitan Apts
- 6 Murano at Montecito Vista
- 7 Orvieto Family/Senior Apts
- 8 Scotia Apartments
- 9 Verona at Montecito Vista
- 10 Vicenza at Montecito Vista

Total Dwelling Units = 2,555



Commercial Projects

- 11 2500 Senter Road
- 12 Capitol Toyota
- 13 Communications Hill
- 14 Holiday Inn

Total Commercial Sq. Feet = 475,961

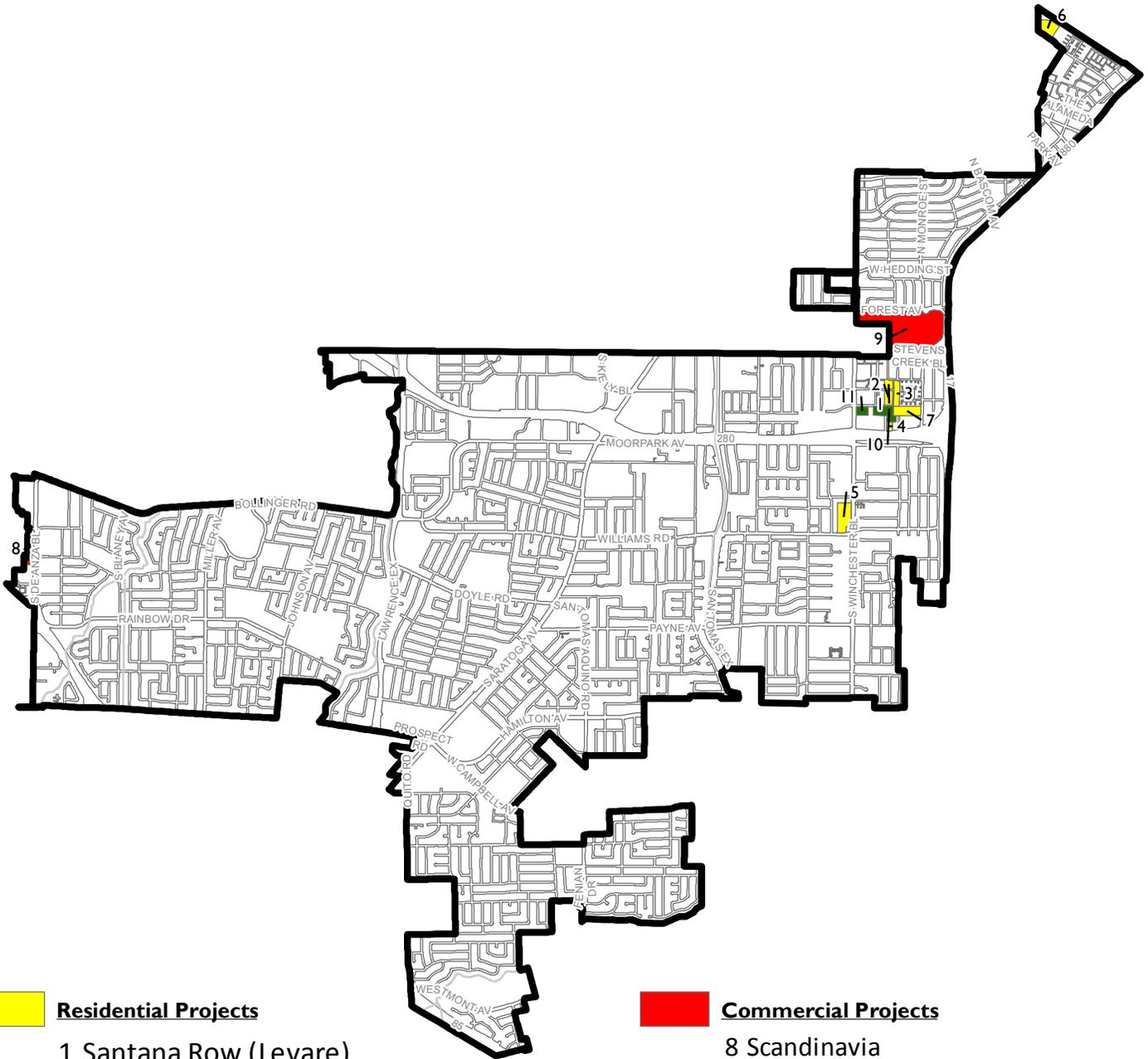


Industrial Projects

- 15 1850 Stone Avenue (Storage)
- 16 A-1 Self Storage
- 17 Public Storage
- 18 Senter/Alma Ministorage

Total Industrial Sq. Feet = 429,693

West Valley Planning Area Major Development Activity



Residential Projects

- 1 Santana Row (Levare)
- 2 Santana Row (Misora)
- 3 Santana Row Lot 12
- 4 Santana Row Lot 17
- 5 The Reserve
- 6 University Villas Apts
- 7 Vicino Townhomes

Total Dwelling Units = 1,660



Commercial Projects

- 8 Scandinavia
- 9 Valley Fair Shopping Center

Total Commercial Sq. Feet = 564,410



Industrial Projects

- 10 Santana Row (balance)
- 11 Splunk at Santana Row

Total Industrial Sq. Feet = 639,000

Willow Glen Planning Area Major Development Activity



Residential Projects

- 1 Fruitdale Station (Phase 2)
- 2 Lee Ave Apartments
- 3 The Meridian at Willow Glen

Total Dwelling Units = 371



Commercial Projects

- 4 Foxworthy Retail
- 5 Fruitdale Station (Phase 2)
- 6 Lincoln Office/Retail
- 7 Oakmont of San Jose

Total Commercial Sq. Feet = 156,000

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 more readily comprehended format. 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 people with a variety of perspectives, 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 Housing Department and Office of Economic Development. 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: the Silicon Valley Business Journal, The Registry Real Estate Journal, the San Jose Mercury News, Joint Venture Silicon Valley Network's *2016 Index of Silicon Valley*, the Association of Bay Area Government's *Regional Housing Need Plan (2014-2022)*, the U.S. Census Bureau's *Census 2010* and *American Community Survey*, Marcus & Millichap's *Market Research Reports*, and Urban Land Institute's *2016 Emerging Trends in Real Estate*.