

# **Development Activity Highlights and Five-Year Forecast (2018-2022)**



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**City of San Jose  
Department of Planning, Building and Code Enforcement  
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**<http://www.sanjoseca.gov/index.aspx?NID=2050>**

# Development Activity Highlights and Five-Year Forecast (2018-2022)

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# **Development Activity Highlights and Five-Year Forecast (2018-2022)**

## **I. PURPOSE**

The *Development Activity Highlights and Five-Year Forecast (2018-2022)* 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**

While new residential development slowed in fiscal year 2015/2016, new industrial development significantly outpaced totals from the prior two fiscal years. New commercial development also remained strong for the third year in succession.

After two historic years of residential development in fiscal years 2013/2014 and 2014/2015, construction of new units in fiscal year 2015/2016 considerably declined. Building permits issued for new residential units in fiscal year 2015/2016 were down approximately 50 percent from the previous fiscal year, and represented a six year low.

New residential units are forecasted to rebound during the forecast period based on building permits issued during the first half of the current fiscal year (2016/2017) and existing project approvals. During the first six months of fiscal year 2016/2017, over 1,400 building permits were issued for new residential units. Additionally, as of February 2017, there were approximately 8,500 new residential units that have received entitlements, but have not yet started construction. The City Council also approved a secondary unit ordinance in November 2016 that loosened existing zoning code regulations and incorporated 2016 changes made to state law, which is expected to lead to an increase in the construction of "granny" units.

Valuation of new commercial construction, \$239 million, in fiscal year 2015/2016 nearly kept pace with the 14 year high reached last fiscal year of \$246 million. Various retail and hotel projects accounted for a strong year of commercial growth.

Retail vacancy rates in San Jose have remained low. As of the third quarter of 2016, the overall retail vacancy rate in San Jose was approximately 5.4%, slightly less than

the San José Metro Area (approximately 5.6%). During the first six months of the current fiscal year (2016/2017) valuation of new commercial construction has reached over \$270 million, and is forecasted to reach \$375 million. Additionally, over 1.2 million square feet of commercial projects have been entitled but have not yet started construction. Due to these factors commercial construction activity is forecasted to remain relatively strong over the next couple fiscal years. Lack of available land for large retail centers and national retail trends, however, may result in a decline in new commercial construction in the future.

New industrial development surpassed a 10 year high with building permits issued for over 2 million square feet of industrial space. This is reflective of overall vacancy rates in Silicon Valley, which are lower than they have been since 2001. Projects breaking ground included the Coleman Highline, a 683,000 square foot office project adjacent to San José International Airport, and Equinix, a 386,000 square foot data center in Edenvale.

The office vacancy rate in San José in the third quarter of 2016 was 12.8%, compared to the overall office vacancy rate of 9.6% in Silicon Valley. Research and development (R&D) vacancy rates were also higher in San José, 15.9%, than the overall Silicon Valley vacancy rate of 9.8%. However, industrial/manufacturing and warehouse vacancy rates remain low in San José, at 2.1% and 2.6%, respectively. As result, new construction of industrial uses is estimated to remain robust over the next couple years.

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 (2018-2022).

### **Residential Development**

- *New residential development significantly declined in fiscal year 2015/2016 (1,692 new units). The trough in 2015/2016 may be attributed to a cycle of projects approved during the economic recession and recovery years beginning construction, while a new wave of projects continue to be processed and entitled.*
- *Following multiple years of steep increases, rents in Silicon Valley have leveled off and began falling. However, residential inventory and vacancy rates still remain low for the Bay Area overall. Currently, there are over 8,500 residential units with approved entitlements in San José that have not yet started construction. Because the market has largely absorbed new homes, it is anticipated that the number of new units and associated valuations will remain relatively strong over the forecast period.*

- *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 incentivize construction of rental projects prior to January 2020. As a result, this may contribute to keeping valuations for new residential construction strong through fiscal year 2018-2019.*

### **Commercial Development**

- *New commercial construction remained strong in fiscal year 2015/2016, accounting for three straight years of producing more than one million square feet of new commercial space. In the last year, construction began on the iStar Costco (148,000 square feet) in Edenvale, Homewood Suites hotel in North San José, and various retail projects, including continued construction at Almaden Ranch (Base Pro) shopping center. Total valuation for new commercial construction in 2015/2016 was \$239 million, compared to the average of \$131 million over the preceding decade. Valuation for new construction in 2016/2017 is estimated to reach \$375 million based on the first six months of the current fiscal year, which have been particularly strong.*
- *Commercial alterations also remained strong in fiscal year 2015-2016, and accounted for approximately half of the total valuation for the year. This reflects the low retail vacancy rates in the south bay, and strong economy overall.*
- *A lack of large vacant sites and the influx of new commercial development could reduce the demand for large commercial shopping centers. 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.*
- *On the national level, demand for retail space is shifting due to competition from online sales, and investors are more focused on smaller retail centers, including lifestyle/entertainment, food/beverage or grocery-anchored, and niche power centers.*
- *The five-year forecast reflects regional and national trends. New commercial construction is estimated to remain above average for the next two fiscal years, and then modestly decline over the last half of the forecast period. Based on approved entitlements, the hotel market will be a primary driver of commercial development over the next five years.*

## **Industrial Development**

- *Industrial construction activity was particularly strong for new construction in fiscal year 2015/2016. Building permits were issued for over 2 million square feet of new industrial space, over double the previous fiscal year. Valuation of new construction reached 300 million, supported by development of new office and warehouse/data center space. For comparison, the average valuation of new industrial construction over the preceding 10 fiscal years was \$105 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. 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. 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 three fiscal years.*
- *New industrial development is forecasted to remain relatively strong over the next couple years compared to historical averages, but is to some degree reliant on the groundbreaking of several large projects. Over 5.5 million square feet of industrial space have entitlements but have not started construction. However, there are some indications that office vacancy rates will rise over the next several years. This would result in fewer new office projects breaking ground.*
- *Based on the first half of the current fiscal year (2016/2017), valuation for industrial alterations are forecasted to reach \$400 million, which would surpass a ten year high. Consistent with previous Development Activity Highlights and Five-Year Forecast reports, industrial valuations are estimated to return closer to historical averages over the remaining forecast period (2017/2018 – 2021/2022).*

### **III. FIVE-YEAR FORECAST (2018-2022)**

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 valuation in fiscal year 2016/2017 is expected to exceed the previous two years, aided by a particularly strong year in new commercial construction and industrial alterations. Future development is predicted to be driven by mixed-use residential projects, and certain commercial and industrial sectors as described above. San José is poised to capitalize on on-going demand for office and warehouse space for expanding companies that has led to low vacancy rates and high rents in neighboring cities.

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 another positive indication for future development in San José.

**Table 1**  
**Construction Valuation: FY 11/12 to FY 21/22**

Fiscal Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22
	<u>Actual Valuation<sup>1</sup> (in millions)</u>					<u>Projected Valuation (in millions)</u>					
<b><u>New Construction</u></b>											
Residential	\$472	\$439	\$774	\$478	\$339	\$466	\$475	\$546	\$518	\$518	\$518
Commercial	82	74	187	246	248	375	250	175	125	125	125
Industrial	12	64	276	195	310	190	190	120	120	120	120
Subtotal	\$566	\$577	\$1237	\$920	\$897	\$1031	\$915	\$841	\$763	\$763	\$763
<b><u>Alterations</u></b>											
Residential	\$93	\$90	\$114	\$123	\$117	\$95	\$95	\$95	\$95	\$95	\$95
Commercial	183	151	236	147	243	220	200	180	175	175	175
Industrial	137	199	210	177	305	400	150	150	150	150	150
Subtotal	\$412	\$439	\$561	\$447	\$665	\$715	\$445	\$425	\$420	\$420	\$420
<b>Grand Total (Taxable)</b>	<b>\$979</b>	<b>\$1016</b>	<b>\$1798</b>	<b>\$1367</b>	<b>\$1562</b>	<b>\$1746</b>	<b>\$1360</b>	<b>\$1266</b>	<b>\$1183</b>	<b>\$1183</b>	<b>\$1183</b>

<sup>1</sup>Valuation figures adjusted to 2016 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 11/12 to FY 21/22**

Fiscal Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22
	<u>Actual<sup>1</sup></u>					<u>Projected</u>					
<b><u>Residential (Units)</u></b>											
Single-Family	140	284	341	254	152	250	300	275	275	275	275
Multi-Family	2,833	2,418	4,383	2,987	1,540	2,200	2,200	2,600	2,450	2,450	2,450
TOTAL	2,973	2,702	4,724	3,241	1,692	2,450	2,500	2,875	2,725	2,725	2,725
<b><u>Non-Residential (sq.ft., in thousands)</u></b>											
Commercial	800	500	1,400	2,000	1,854	2,200	2,000	1,400	1,000	1,000	1,000
Industrial	200	790	1,200	1,000	2,068	1,400	1,400	1,000	1,000	1,000	1,000
TOTAL	1,000	1,290	2,600	3,000	3,922	3,600	3,400	2,400	2,000	2,000	2,000

<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**

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.

#### **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
<b>Projects Completed</b>									
H07-008	2/16/07	Centerra Apts	259-35-007	SW/c N. Almaden & W. St. John	Central	MF	347	MS	12/7/07
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
H13-021	5/28/13	The Pierce Apts	264-32-087	SW/c S. Market & Pierce	Central	MF	234	RB	11/1/13
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
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
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
PD08-001	1/7/08	Pepper Lane Mixed Use	254-15-072	SE/c Berryessa & Jackson	Alum Rock	MF	371	RM	10/10/08
PD08-015	2/11/08	Japantown Senior Apts	249-39-011	W/s N. 6th, 200' sly E. Taylor	Central	MF	85	SZ	5/7/10
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' e ly Monterey	Edenvale	MF	95	LX	7/16/10
PD09-039	11/23/09	Edwards Mixed Use	264-37-060	SW/c Edwards & S. 1st	Central	MF	50	SZ	7/2/10
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' e ly 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
PD11-030 / PD07-091	9/8/11	Tasman Apts	097-52-013	NW/c Vista Montana & W. Tasman	North	MF	554	JH	10/14/11
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
PD12-002	1/17/12	Anton La Moraga Apts (Hitachi)	706-04-013	NE/c Cottle & Hwy 85	Edenvale	MF	275	JB	5/4/12
PD12-007	2/16/12	River Oaks Apts (East)	097-33-102	N/s River Oaks, 200' e ly Research	North	MF	438	LX	5/25/12
PD12-031	7/18/12	Berryessa Crossing (Phase 2)	254-17-052	N/s of Berryessa Road, wly of UP railroad	Berry./Alum Rock	SF	494	LX	3/8/13

**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
PD12-036	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
PD12-039 / PD14-010	10/11/12	South Village (Hitachi)	706-04-013	NE/c Cottle & Hwy 85	Edenvale	SF/MF	845	JB	12/20/12
PD12-040	9/14/12	Orvieto Family/Senior Apts <sup>1</sup>	455-09-064	W/s Monterey, 300' sly Umbarger	South	MF	198	LX	1/11/13
PD13-044	10/25/13	Lexington Luxury Apt	706-04-013	NE/c Cottle & Hwy 85	Edenvale	SF/MF	543	PK	3/12/14
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
PDA04-071-01	9/29/10	Mayfair Court Apts	481-18-013	W/s McCreery, 230' sly Alum Rock	Alum Rock	MF	93	JN	3/15/11
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
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
PDA08-036-01	11/4/08	River Oaks Apts (West)	097-33-036	NE/c Zanker & River Oaks	North	MF	293	MD	12/19/08
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
PDA11-007-02	8/8/12	Orchard Park	237-03-070	SW/c E. Brokaw & Oakland	Berryessa	SF	240	LX	11/20/12
<b>Total</b>							<b>14,765</b>		

**Projects Under Construction**

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
H14-010	2/28/14	Marshall Square	467-21-018	SE/c 1st & E St. John	Central	MF	190	RB	2/25/15
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
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
PD13-023	6/25/13	Newbury Park Mixed Use	254-04-076	NW/c King & Dobbin	Alum Rock	MF	230	EL	1/2/13
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
PD14-022	4/17/14	505 Lincoln	264-09-063	W/s Lincoln 500' sly Auzerais	Central	MF	190	LS	11/5/14
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
PD14-051	10/30/14	777 Park Ave	261-36-062	NE/C Laurel Grove & Park	Central	MF	182	LS	3/18/15
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
PD15-004	2/2/15	Hanover Cannery	249-09-001	NW/c N 10th & E Taylor	Central	MF	403	JP	12/15/15
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
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
PDA14-035-01	8/21/14	Communication Hill (Phase 1)	455-28-017	Comm Hill & CalTrain Railway	South	SF	314	MD	3/18/15
<b>Total</b>							<b>4,582</b>		

**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
<b><u>Approved Projects (Construction Not Yet Commenced)</u></b>									
CPA11-034-01	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
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 btwn Basset & Julian	Central	MF	313	ES	8/5/15
H15-007	1/23/15	Moderata	259-35-042	W/s N San Pedro, 300' nly Santa Clara	Central	MF	204	ES	5/20/15
H15-046	9/25/15	363 Delmas Avenue	264-26-006	Wly/s Delmas, 290' nly Auzerias	Central	MF	120	JP	6/21/16
H15-047	9/28/15	Gateway Tower	264-30-089	NE/c S Market & E William	Central	MF	300	TT	12/6/16
H15-055	11/17/15	6th Street Project	467-19-059	SW/c of N 6th & St. John	Central	MF	126	LS	6/29/16
HA14-023-01	6/9/14	Post & San Pedro Tower	259-40-088	NW/c San Pedro & Post	Central	MF	202	EL	11/9/15
PD12-013	3/29/12	Ohlone Mixed Use (Block A)	264-14-131	SW/c W. San Carlos & Sunol	Central	MF	263	LX	12/16/15
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
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
PD14-054	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
PD14-055	1/13/15	Lee Ave Apartments	284-32-014	SE/c Southwest & Leigh	Willow Glen	MF	64	JP	3/18/15
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 C	264-14-024	W/s Sunol, 340' SW/c W San Carlos & Sunol	Central	MF	253	JT	12/16/15
PD15-042	9/11/15	Montgomery 7	259-47-068	NE/c Int of S Montgomery and W San Carlos	Central	MF	54	JT	6/21/16
PD15-044	9/11/15	Sparta	467-16-076	Nely/c of E. Santa Clara & N 11th	Central	MF	85	LH	9/20/16
PD15-055	11/4/15	Japantown Corp. Yard	249-39-039	Bounded by N 6th, E Taylor, 7th, Jackson	Central	MF	520	LS	5/25/16
PD15-061	12/4/15	Diridon TOD	259-38-036	SW/c of W. Santa Clara & Delmas	Central	MF	325	JT	5/24/16
PD15-066	12/21/15	Santana Row Lot 12	277-40-017	NW/c of Hatton & Olsen	West Valley	MF	258	JT	8/16/16
PD15-067	12/22/15	The Reserve	299-26-059	NW/c of S. Winchester Blvd & Williams Rd	West Valley	MF	640	LH	4/27/2016
PD15-068	12/22/15	Santana Row Lot 17	277-38-003	NE/c of Dudley and Tisch	West Valley	MF	110	JT	5/25/16
PD16-001	1/15/16	Scotia Apartments	455-21-043	W/s of Almaden, 410' s of Willow Glen Wy	South	MF	68	PK	5/17/16
PD16-002	1/21/16	Berryessa Flea Market (KB)	241-04-011	N/s Berryessa Road, W of Railroad Tracks	Berryessa	SF	162	JT	5/18/16
PD16-005	2/4/16	Istar/Great Oaks	706-08-008	W/s of Great Oaks Blvd, 1,000' nwly of Hwy 85	Edenvale	MF	301	RB	5/18/2016
PD16-006	2/5/16	Vespasi @ Diridon (Residential)	259-28-004	NE/s Stockton Ave, 300' N of W Santa Clara St	Central	MF	164	JT	5/25/2016
PD16-013	4/7/16	777 West San Carlos St	261-39-045	E/s Sunol St. 120' N of W San Carlos Street	Central	MF	149	PD	6/21/16
PD16-025	8/16/16	The Orchard (Residential)	254-06-042	SW/c of N. Capitol Ave & Gimelli Way	Alum Rock	MF	188	JT	1/24/17
PDA12-031-01	11/13/15	Berryessa Flea Market (Market Park)	241-04-011	N/s Berryessa Road, W of Railroad Tracks	Berryessa	MF	551	JT	4/13/16
PDA14-035-03	10/2/15	Communication Hill (Phase 2)	455-28-017	Junction Communication Hill and Casselino	South	SF/MF	648	ES	3/16/16
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

**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
SP16-016	3/8/16	Park Delmas	259-46-040	S/s Park Ave, btwn Sonoma St & Delmas Ave	Central	MF	123	TT	6/29/16
<b>Total</b>							<b>8,595</b>		
<b><u>Projects Pending City Approval</u></b>									
H15-062	12/22/15	SJSC Towers	467-20-086	Nwly/c E Santa Clara & N 5th	Central	MF	637	TT	---
H16-017	4/5/16	Rail Yard Place (Residential)	259-23-020	SW/c of Ryland st & Santa Teresa St	Central	MF	476	EL	---
H16-024	6/30/16	Museum Place (Residential)	259-42-023	NW/C of W San Carlos St & S. Market St	Central	MF	334	LS	---
H16-033	9/13/16	Block Three	467-22-160	Sly/s of 3rd St, 410' ely of E San Fernando St	Central	MF	393	LH	---
H16-036	10/4/16	The Graduate	467-46-005	SW/c of S 2nd St & E San Carlos St	Central	MF	260	EL	---
PD15-022	5/19/15	740 W San Carlos	264-15-024	S/s W San Carlos, 500' ely Sunol	Central	MF	95	RBS	---
PD15-059	6/23/16	Volar (Residential)	277-33-003	E/s of S Winchester, 590' sly Stevens Creek	West Valley	MF	330	LS	---
PD16-026	8/11/16	7th & Empire	249-38-042	W/c of N 7th St & Empire St	Central	MF	92	EL	---
PD16-031	9/27/16	750 West San Carlos	264-15-003	S/s of W San Carlos St, 500' E of Sunol St	Central	MF	56	TT	---
SP16-021	4/11/16	Greyhound Residential	259-40-012	SE/c of Post St & S Alamaden Ave	Central	MF	781	LS	---
<b>Total</b>							<b>3,454</b>		
<b>GRAND TOTAL</b>							<b>31,396</b>		

File Number Prefixes: PDC= Planned Development Rezoning; PD= Planned Development Permit; SP= Special Use 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
<b>Projects Completed</b>									
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
CP13-059	08/08/13	Villa Sport	245-05-017	Betwn N Capitol & Hwy 680, 300' nly Berryesa	Berryessa	88,000		KT	5/7/14
CP13-081	11/05/13	Oakmont of San José	282-06-023	W/s Thornton, 260' nly Maywood	Willow Glen	60,000		EL	2/26/14
H13-008	2/20/13	Orchard Supply Hardware	264-15-028	SW/c W. San Carlos & Royal	Central	49,000		RB	5/31/13
H14-011	3/7/14	Homewood Suites	015-39-053	NW/c Hwy 237 & N 1st	Alviso	106,000	145	RB	9/24/14
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
PD07-033	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
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
PD08-054	8/12/08	Samaritan Medical Center	421-37-012	NE/c Samaritan & S. Bascom	Cambrian/Pioneer	75,000		ES	3/24/09
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
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
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
PD11-024	7/20/11	Almaden Ranch / Bass Pro	458-17-018	SE/c Almaden & Chynoweth	Cambrian/Pioneer	377,000		LX	5/19/12
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
PD12-016	6/23/08	Residence Inn/SpringHill Suites	230-29-109	SW/c N. 1st & Skyport	North	216,000	321	JD	2/10/09
PD12-017	4/27/12	Whole Foods Market	261-01-098	NW/c The Alameda & Stockton	Central	33,000		JB	2/26/13
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
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
<b>Total</b>						<b>3,409,000</b>	<b>1,168</b>		

**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
<b><u>Projects Under Construction</u></b>									
H13-039	10/4/13	San José Airport Terminals	230-03-101	Mineta Airport	North	278,500		PK	1/17/14
H14-006	1/22/14	Hyatt Place	101-05-002	Sly term. Karina	North	206,000	329	EL	5/7/14
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
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
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
PD15-002	1/27/15	iStar Costco	706-08-023	W/s Greak Oak 1000' nly Hwy 85	Edenvale	148,000		RB	7/15/15
SP14-032	7/24/14	Capitol Toyota	459-05-019	NE/c Capitol Expy & Pearl	South	261,286		LS	1/28/15
<b>Total</b>						<b>1,693,786</b>	<b>503</b>		
<b><u>Approved Projects (Construction Not Yet Commenced)</u></b>									
CP15-078	11/16/15	2500 Senter Road	497-41-098	Ely Side of Senter, 560' sly Tully	South	98,575		JP	4/27/16
H13-048	12/16/13	Hampton Inn/Holiday Inn	237-17-067	E/s N. 1st, opp. Karina	North	173,000	284	PK	9/3/16
H15-023	5/4/15	Holiday Inn	497-38-013	600' NW/c Monterey & Umbarger	South	48,100	81	JT	7/13/16
H16-010	2/29/16	Boutique Hotel	277-34-014	SE/c of Stevens Creek Blvd & S. Clover Ave	West Valley	173,043	175	RB	12/7/16
PD08-001	1/7/08	Pepper Lane Mixed Use	254-15-072	SE/c Berryessa & Jackson	Alum Rock	30,000		RM	10/10/08
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
PD15-064	12/16/15	Sun Garden (Restaurant)	477-07-018	E/s of Monterey RD, 300' s of E Alma Ave	Central	25,045		PK	1/20/16
PD16-006	2/5/16	Vespaio @ Diridon (Commercial)	259-28-004	NE/s of Stockton Ave, 300' n of W Santa Clara	Central	37,500		JT	5/25/16
PD16-015	4/7/16	Fairfield Inn & Suites	015-45-013	E of nly terminus of American Center Crt	Alviso	161,112	261	LS	6/21/16
PD16-017	5/23/16	Santana Row Commercial (Lot 9)	277-40-030	Sly/s of Olsen Drive	West Valley	30,000		LS	11/9/16
PD16-025	8/16/16	The Orchard (Commercial)	254-06-042	SW/c of N. Capitol Ave & Gimelli Way	Alum Rock	38,000		JT	1/24/17
PDA12-031-01	11/13/15	Berryessa Flea Market (Market Park)	241-04-011	N/s Berryessa Road, W of Railroad Tracks	Berryessa	37,000		JT	4/13/16
<b>Total</b>						<b>1,229,375</b>	<b>801</b>		
<b><u>Projects Pending City Approval</u></b>									
CP16-029	6/16/16	Oakmond Residential Care	659-04-015	Ely/s of San Felipe Road, 360' nly of Folwer Rd	Evergreen	91,714		EL	---
CP16-048	8/31/16	Enzo Behavioral Hospital	678-05-063	NW/s of Enzo Dr & Eden Park PI	Edenvale	80,000		SF	---
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	---
H15-059	12/4/15	Scandinavia	359-34-006	SW/c of S. De Anza & Rollingdell	West Valley	39,410		DF	---

**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
H16-024	6/30/16	Museum Place	259-42-023	NW/c of W San Carlos St and S Market St	Central	150,375	143	LS	---
H16-032	9/7/16	Hampton Inn (De Anza Blvd)	372-25-015	NE/c of Via Vico and S De Anza Blvd	West Valley	51,279	90	RR	---
H16-040	10/17/16	Holiday Inn Express & Suites (Bark Ln)	372-24-033	Nly/s of Bark Lane, 200' e/ly of S De Anza Blvd	West Valley	45,306	86	JT	---
PD15-059	6/23/16	Volar (Commercial)	277-33-003	E/s of S Winchester, 590' sly Stevens Creek	West Valley	49,234		LS	---
PDA14-037-02	8/22/16	Almaden Ranch Hotel	458-17-032	SE/c of Almaden Expyway & Cherry Ave	Cambrian/Pioneer	56,032	115	JP	---
SP16-034	6/28/16	North Hotel	235-09-021	E/s of N 4th St, 320' nly of E Younger Ave	Central	30,612	60	JT	---
<b>Total</b>						<b>727,394</b>	<b>570</b>		
<b>GRAND TOTAL</b>						<b>7,059,555</b>	<b>3,042</b>		

File Number Prefixes: PDC= Planned Development Rezoning; PD= Planned Development Permit; SP= Special Use Permit; H= Site Development Permit; CP= Conditional Use 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
<b><u>Projects Completed</u></b>								
H09-002	1/14/09	Brocade (Phase 1)	097-03-139	SE/c N. 1st & Hwy 237	North	580,000	CB	10/9/09
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
H13-024	6/17/13	A-1 Self Storage (Phelan)	477-49-026	SW/c Phelan & Senter	South	107,000	RB	10/30/13
H14-008	2/14/14	A-1 Self Storage (10th St)	235-16-001	SE/c N 10th Street & Horning	Central	84,000	AA	6/25/14
H14-020	5/20/14	SuperMicro (Phase 1)	237-05-036	SW/c Ridder Park & Schallenberger	Berryessa	182,000	RB	9/13/2014
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
PD12-014	4/4/12	Splunk at Santana Row	277-40-052	SE/c Winchester & Olsen	West Valley	230,000	LX	12/13/12
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
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 (Tully)	477-22-028	SW/c Tully & Old Tully	South	115,000	JB	3/29/12
<b>Total</b>						<b>5,840,760</b>		

**Projects Under Construction**

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
H15-036	8/12/15	2701 Orchard Parkway	101-18-001	Wly/c Orchard and W Plumeria	North	99,000	LS	11/24/16
HA13-040-01	4/23/15	Peery Arrillaga	237-16-071	SE/c Brokaw and N 1st	North	117,440	RB	12/16/15
PD12-019	7/19/12	Coleman Highline Office	230-46-062	NW/c Coleman & Newhall	North	683,000	JB	6/10/13
PD15-031	7/1/15	Equinix (iStar)	706-09-117	W/s Greak Oak, 1000' nwly of HW 85	Edenvale	386,000	RB	3/9/16
PD15-046	9/18/15	Skyport Kaiser	230-29-115	SW/c Technology and Skyport	North	153,112	LS	6/21/16
PD15-063	12/11/15	Oakland Rd Storage	237-03-064	W/s of Oakland, 235' Nwly of McKay	Berryessa	74,640	JP	4/20/16
PDA05-095-02	12/21/15	Veteran Affairs Outpatient Clinic	678-07-040	SW/c of Silver Creek Rd & Silver Creek Pl	Edenvale	95,000	ES	4/6/16
<b>Total</b>						<b>1,952,817</b>		

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

H15-010	2/12/15	SAF Keep Storage	237-08-084	SE terminus of Junction Ct	North	120,432	DF	12/9/15
H15-012	2/17/15	SuperMicro (Phase 2)	237-05-036	Swly/C Ridder Park & Schallenberger	Berryessa	162,500	RB	12/16/15

**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
H15-026	5/29/15	1850 Stone Avenue	455-23-108	E/s Stone, 650' nly Cimino	South	102,000	RS	1/27/16
H15-037	8/25/15	Boston Properties Innovation Place	097-33-116	NE/c Zanker and Montague	North	536,949	RB	2/2/15
H16-013	3/16/16	River Corp Center III	259-24-036	Nwly/c W Julian Street & CA 87 Hwy	Central	191,397	LS	12/7/16
H16-018	4/27/16	335 West San Fernando St	259-39-116	N/s of W San Fernando, 370' wly of Almaden Blvd	Central	700,000	RB	11/9/16
H16-022	6/1/16	Public Storage (Lenfest Rd)	254-02-032	Ely/s of Lenfest Rd, 260' sly of Mabury Rd	Alum Rock	85,386	RS	9/7/16
H16-031	9/10/16	SuperMicro (Phase 3)	237-05-063	Swly/C Ridder Park & Schallenberger	Berryessa	209,320	RB	10/26/16
PD15-061	12/4/15	Diridon TOD (Office)	259-38-036	SW/c of W. Santa Clara & Delmas	Central	1,040,000	JT	5/24/16
PD15-062	12/9/15	Bay 101 Casino & Mixed Use	235-01-020	SE/c N. 1st & Matrix	North	234,192	RB	12/7/16
PD16-016	4/28/16	Winchester Commercial Mixed Use	279-01-017	E/s of S Winchester Blvd, 180' n of Magiocco	West Valley	84,000	JT	11/9/16
PD16-017	4/23/16	Santana Row (Lot 9)	277-40-030	Sly/s of Olsen Drive	West Valley	290,000	LS	11/9/16
PD16-025	8/16/16	The Orchard (Self-Storage)	254-06-042	SW/c of N. Capitol Ave & Gimelli Way	Alum Rock	70,000	JT	1/24/17
PDC13-050	11/13/13	Santana Row (balance)	277-40-015	SE/c Winchester & Stevens Creek	West Valley	654,641	KT	11/15/15
SP15-031	7/1/15	Equinix	706-02-053	W/s Via Del Oro btw San Ignacio and Great Oaks	Edenvale	579,000	RB	1/25/17
<b>Total</b>						<b>5,059,817</b>		

**Projects Pending City Approval**

H15-058	11/23/15	Senter/Alma Ministorage	477-38-014	Senter Btwn E Alma & Phelan	Central/South	91,885	ES	---
H15-061	12/18/15	Panattoni Distribution Center	708-25-005	SW/c of Blanchard Road & Monterey	Coyote	414,000	PK	---
H16-017	4/5/16	Rail Yard Place (Office)	259-23-020	SW/c of Ryland St & Santa Teresa St	Central	226,885	EL	---
H16-024	6/30/16	Museum Place (Office)	259-42-023	NW/c of W San Carlos St and S Market St	Central	213,820	LS	---
H16-029	8/5/16	Self-Storage (Monterey Rd)	455-36-009	SE/c of Monterey Rd & Goble Lane	South	256,600	LS	---
H16-035	9/27/16	Edenvale Self Storage Facility	678-93-005	N of Silver Creek Valley Rd, 210' n of Hellyer	Edenvale	155,550	LS	---
H16-039	10/17/16	Self-Storage (Cinnabar St)	259-27-017	SW/c of Cinnabar St & N Montgomery St	Central	76,955	LS	---
PD14-013	3/4/14	Samaritan Court Medical Office	421-38-007	S/s terminum Samaritan	Cambrian/Pioneer	69,000	LS	---
PD15-053	10/29/15	America Center	015-45-047	NW/c of HW 237 & Gold	Alviso	192,350	LS	---
PD16-023	7/22/16	Samaritan Medical Phase 1	421-37-001	N of Samaritan Dr, 700' e of Bscome Dr	Cambrian/Pioneer	350,000	LS	---
PD16-027	8/29/16	Tropicana	235-18-001	NW/c of Horning St and Oakland Rd	Central	91,875	JT	---
PD16-037	11/29/16	Self-storage (King Rd)	670-12-006	W/s of S King Rd, 840' n of Aborn Rd	Evergreen	198,000	SF	---
SP16-053	11/4/16	Cilkrer	015-31-054	NW of Hwy 237 & McCarthy Blvd	Alviso	426,093	TT	---
<b>Total</b>						<b>2,763,013</b>		

**GRAND TOTAL**

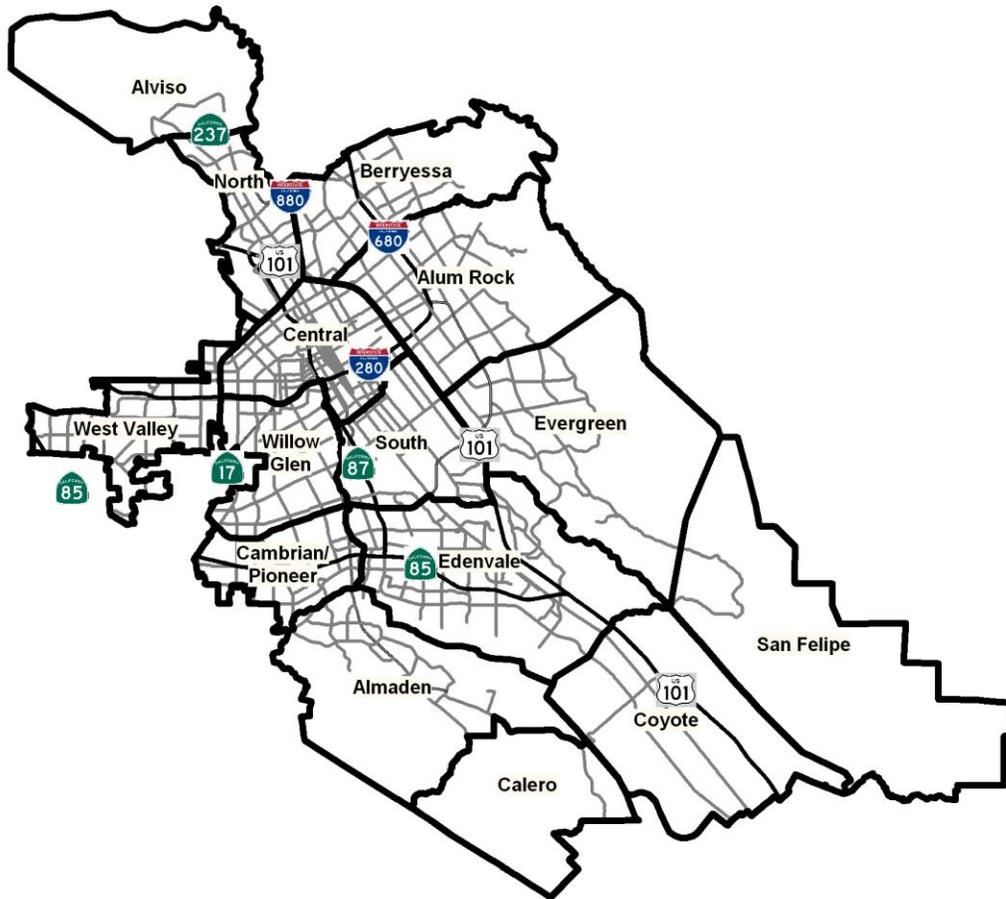
**15,616,407**

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

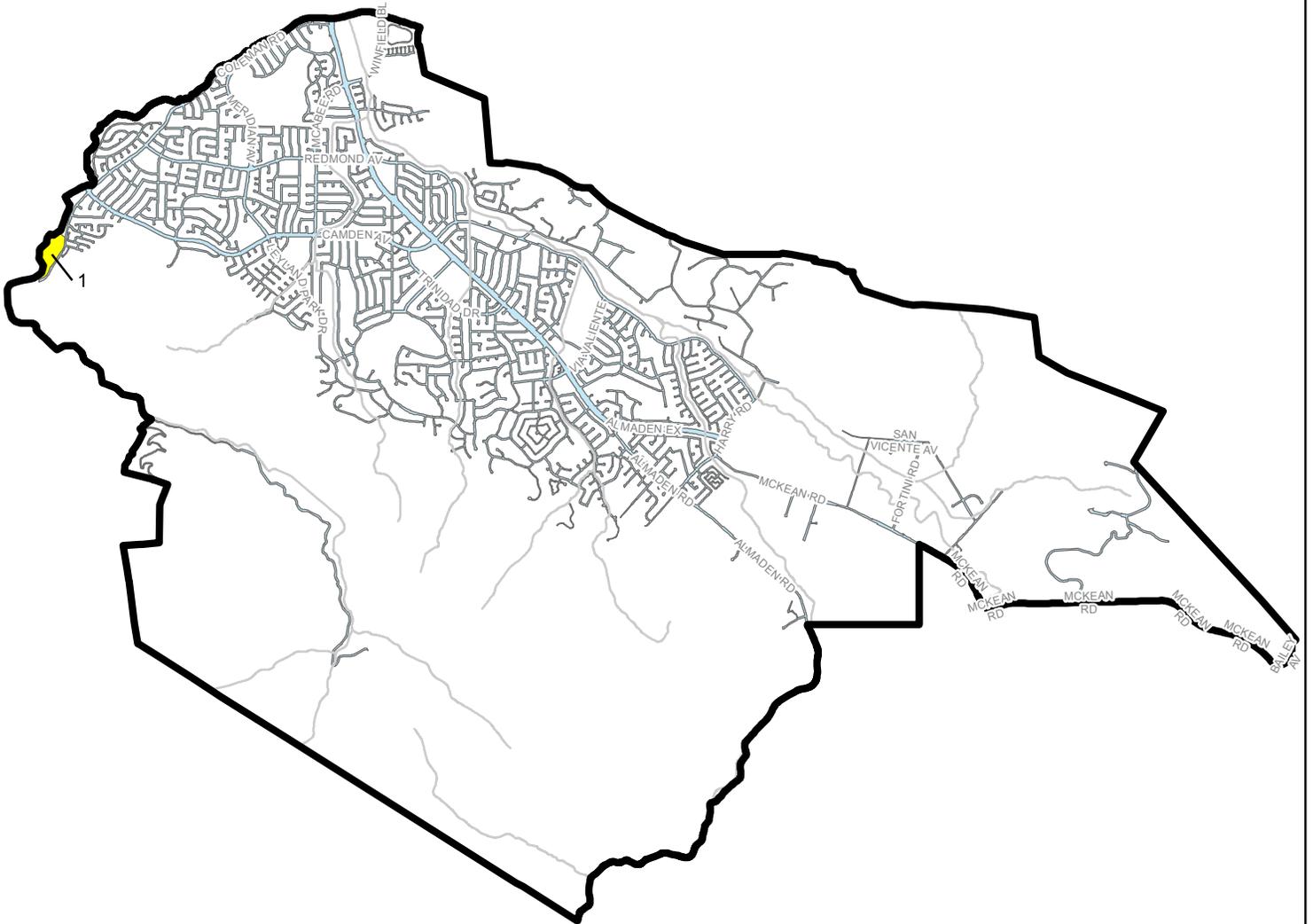
## VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

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

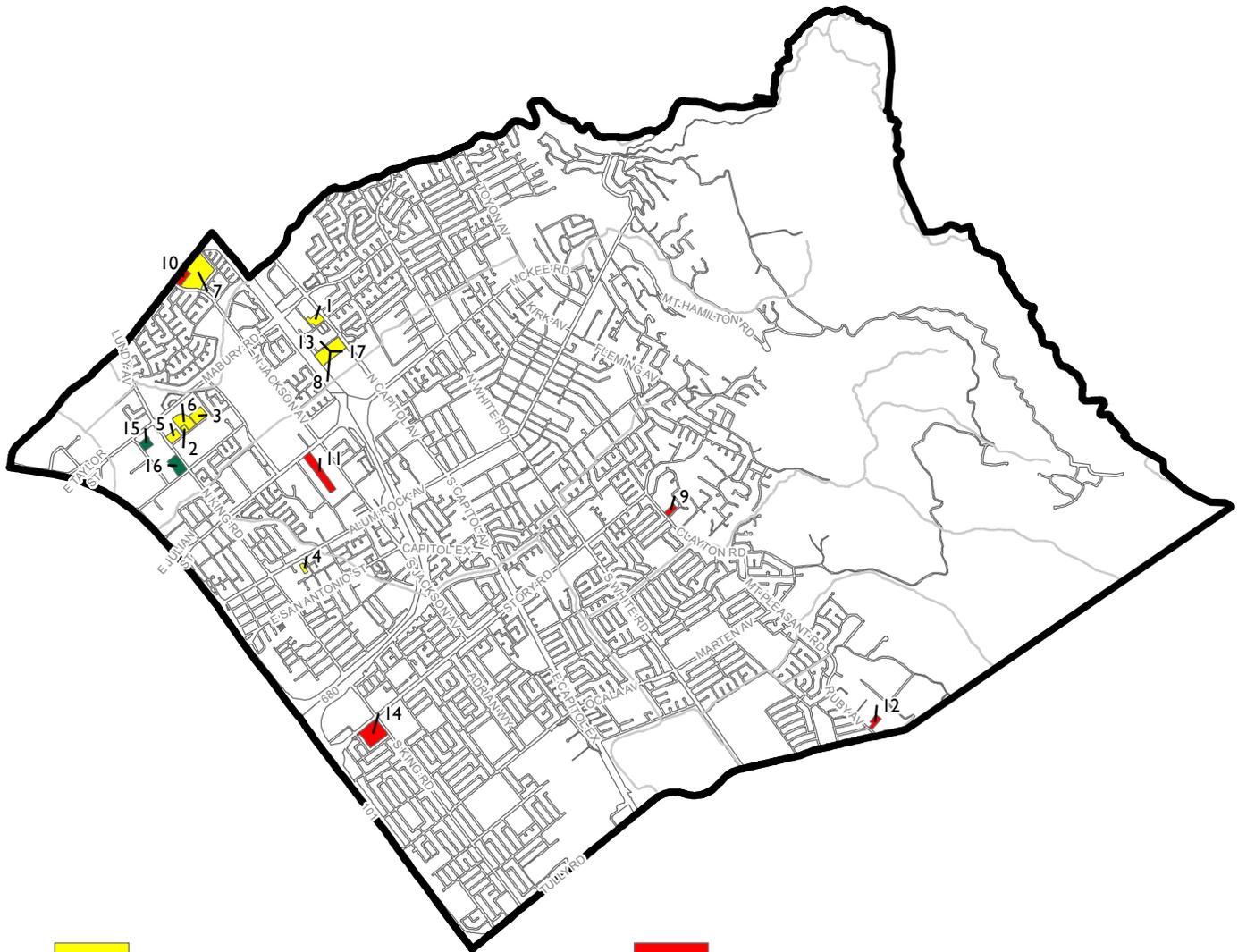


 **Residential Projects**

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
- 8 The Orchard (Residential)

Total Dwelling Units: 1,262



## **Commercial Projects**

- 9 Chinmaya Mission
- 10 Pepper Lane Mixed Use
- 11 Regional Medical Center (Phase 2A)
- 12 SBIA Evergreen Center/Mosque
- 13 The Orchard (Commercial)
- 14 Tropicana Shopping Center

Total Commercial Sq. Feet = 314,744



## **Industrial Projects**

- 15 Public Storage (Lenfest Rd)
- 16 Storage Pro
- 17 The Orchard (Self-Storage)

Total Industrial Sq. Feet = 257,011

# Alviso Planning Area Major Development Activity



## Commercial Projects

- 1 Aloft Hotel
- 2 Fairfield Inn & Suite
- 3 Homewood Suites Hotel

Total Commercial Sq. Feet = 349,112

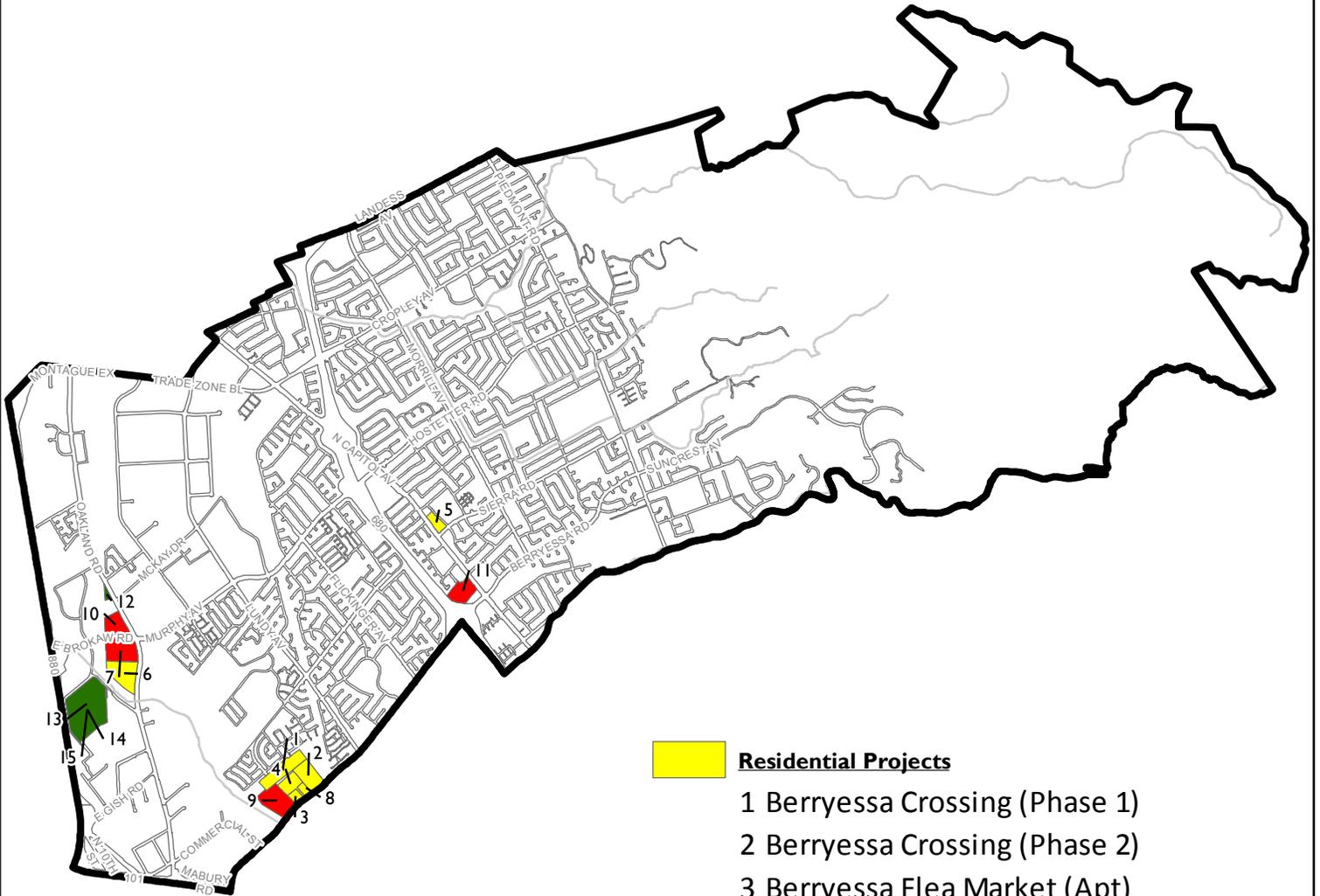


## Industrial Projects

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

Total Industrial Sq. Feet = 2,495,203

# 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 (Market Place)
- 9 Berryessa Crossing Retail (North)
- 10 Brokaw Commons
- 11 Villa Sport

Total Commercial Sq. Feet = 491,000

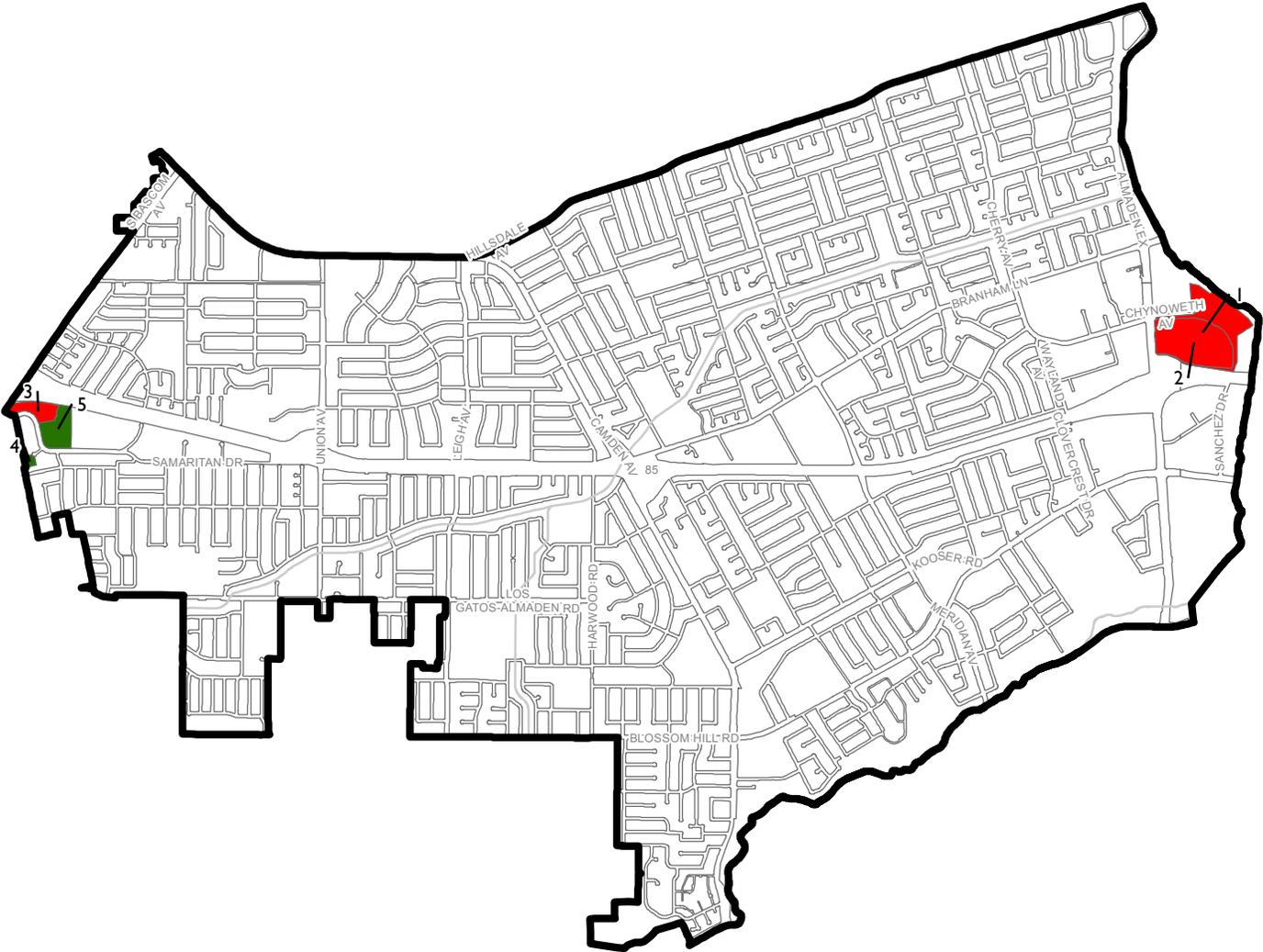
**Industrial Projects**

- 12 Oakland Rd Storage
- 13 SuperMicro (Phase 1)
- 14 SuperMicro (Phase 2)
- 15 SuperMicro (Phase 3)

Total Industrial Sq. Feet = 1,215,960

# Cambrian/Pioneer Planning Area

## Major Development Activity



**Commercial Projects**

- 1 Almaden Ranch / Bass Pro
- 2 Almaden Ranch Hotel
- 3 Samaritan Medical Center

Total Commercial Sq. Feet = 508,032

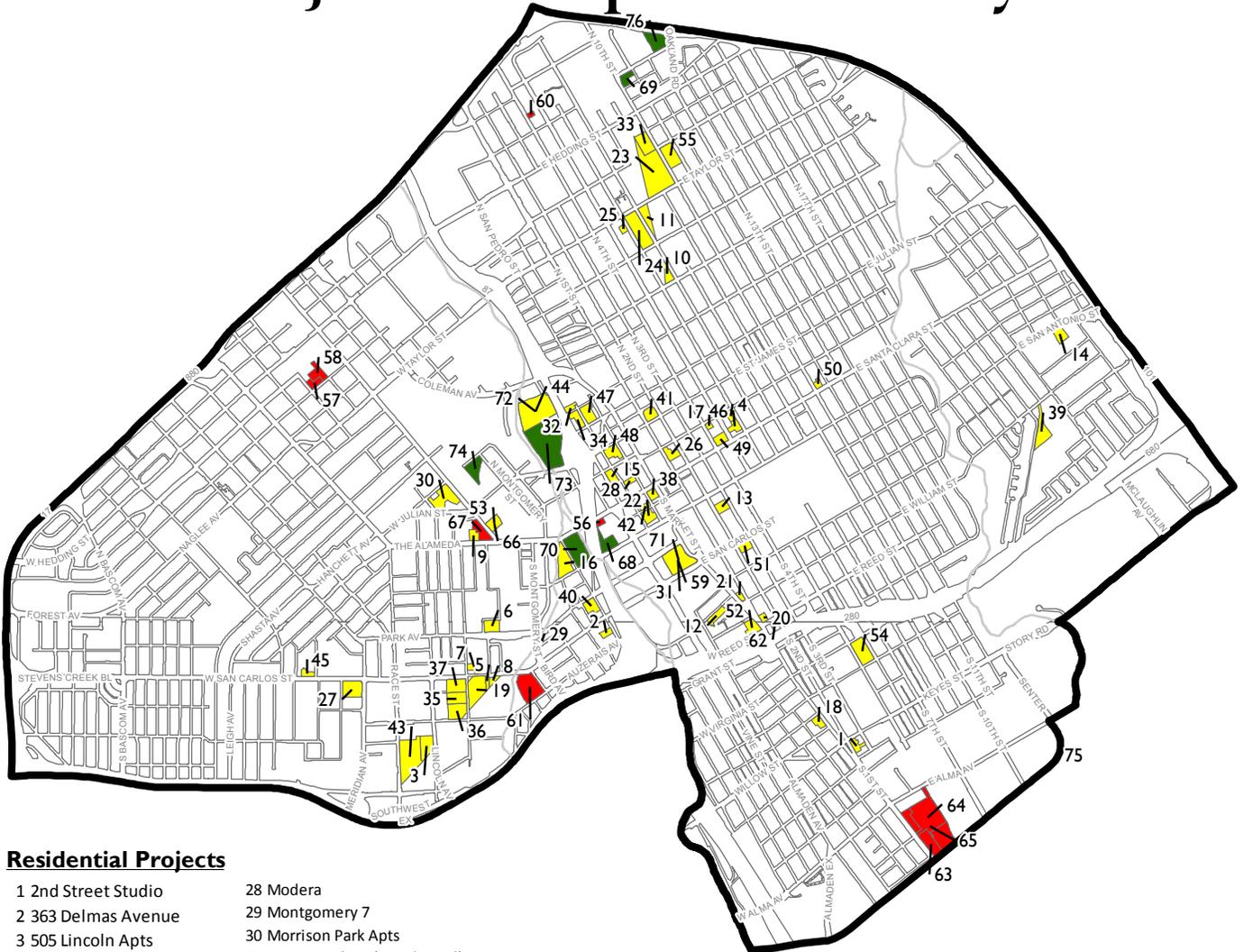


**Industrial Projects**

- 4 Samaritan Court Medical Office
- 5 Samaritan Medical Phase 1

Total Industrial Sq. Feet = 419,000

# Central Planning Area Major Development Activity



## Residential Projects

- |                                 |                                  |
|---------------------------------|----------------------------------|
| 1 2nd Street Studio             | 28 Modera                        |
| 2 363 Delmas Avenue             | 29 Montgomery 7                  |
| 3 505 Lincoln Apts              | 30 Morrison Park Apts            |
| 4 6th Street Project            | 31 Museum Place (Residential)    |
| 5 750 West San Carlos           | 32 North San Pedro Apts          |
| 6 777 Park Ave                  | 33 North Tenth Street Apts       |
| 7 740 W San Carlos St           | 34 NSP3 Tower                    |
| 8 777 W San Carlos St           | 35 Ohlone Block B                |
| 9 787 Modera The Alameda        | 36 Ohlone Block C                |
| 10 7th & Empire                 | 37 Ohlone Mixed Use (Block A)    |
| 11 Ajisai Gardens Apts          | 38 One South Market Apts         |
| 12 Balbach Condos               | 39 Parc 22 Townhomes             |
| 13 Block Three                  | 40 Park Delmas                   |
| 14 Brookwood Terrace Apts       | 41 Park View Towers              |
| 15 Centerra Apts                | 42 Post & San Pedro Tower        |
| 16 Diridon TOD                  | 43 Race Street                   |
| 17 Donner Lofts                 | 44 Rail Yard Place (Residential) |
| 18 Edwards Mixed Use            | 45 San Carlos Senior Apts        |
| 19 Fairfield at West San Carlos | 46 San Jose Student Apts         |
| 20 First and Reed               | 47 San Pedro Square              |
| 21 Gateway Tower                | 48 Silvery Towers Apts           |
| 22 Greyhound Residential        | 49 SJSC Towers                   |
| 23 Hanover Cannery              | 50 Sparta                        |
| 24 Japantown Corp Yard          | 51 The Graduate                  |
| 25 Japantown Senior Apts        | 52 The Pierce Apts               |
| 26 Marshall Squares             | 53 Vespa @ Diridon (Residential) |
| 27 Meridan Mixed Use            | 54 Virginia Terrace Apts         |
|                                 | 55 Westmount Homes               |
- Total Dwelling Units = 12,451

## Commercial Projects

- 56 AC Hotel
- 57 Bellarmine (Academic Building)
- 58 Bellarmine (Life Center/Gym)
- 59 Museum Place (Commercial)
- 60 North Hotel
- 61 Orchard Supply Hardware
- 62 Reed Hotel
- 63 Sun Garden (Restaurant)
- 64 Sun Garden Grocery
- 65 Sun Garden Retail Center
- 66 Vespaio @ Diridon
- 67 Whole Foods Market

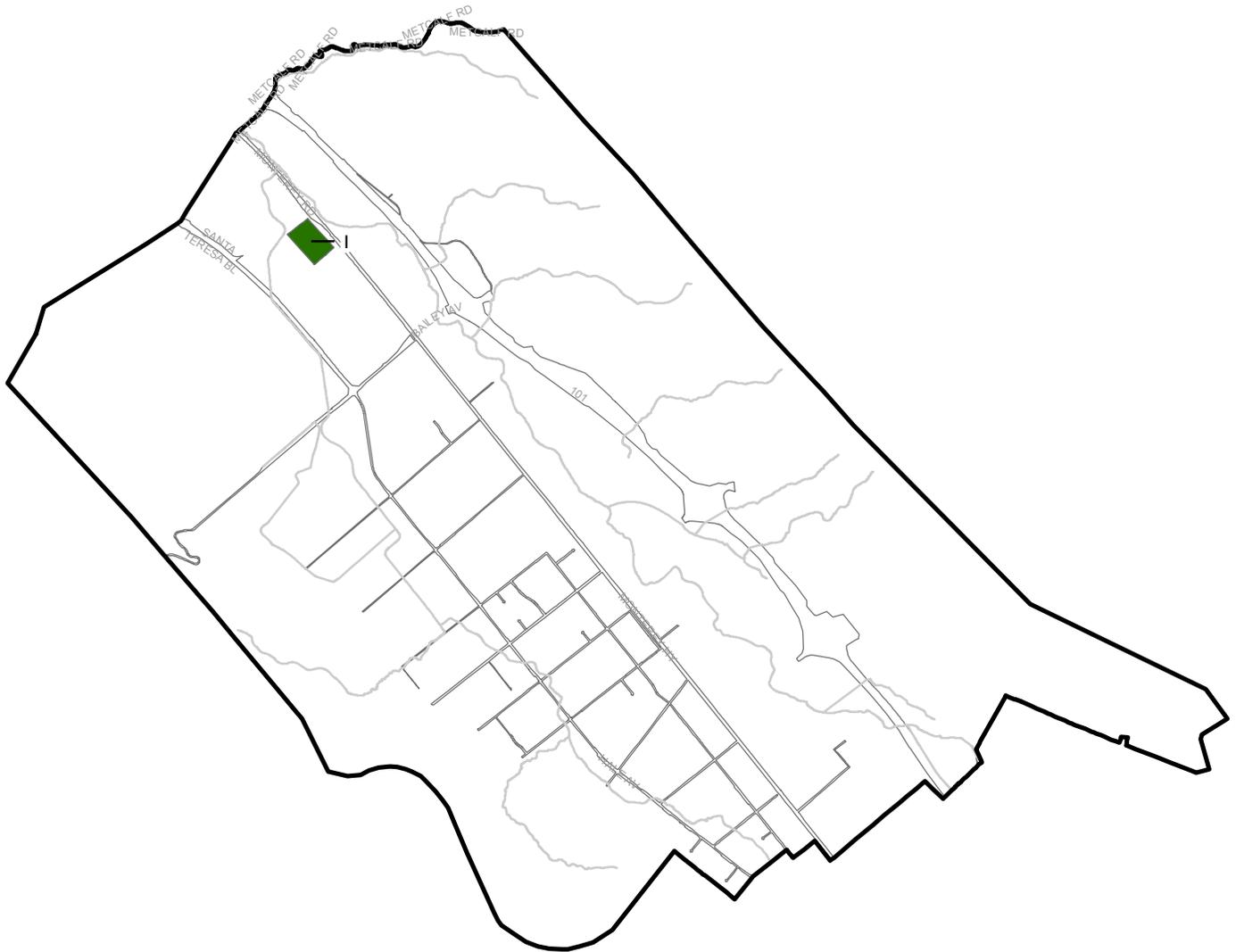
Total Commercial Sq. Feet = 907,220

## Industrial Projects

- 68 335 West San Fernando St
- 69 A-1 Self Storage (10th St)
- 70 Diridon TOD (Office)
- 71 Museum Place (Office)
- 72 Rail Yard Place
- 73 River Corp Center III
- 74 Self Storage (Cinnabar St)
- 75 Senter/Alma Ministorage
- 76 Tropicana

Total Industrial Sq. Feet = 2,716,817

# Coyote Planning Area Major Development Activity

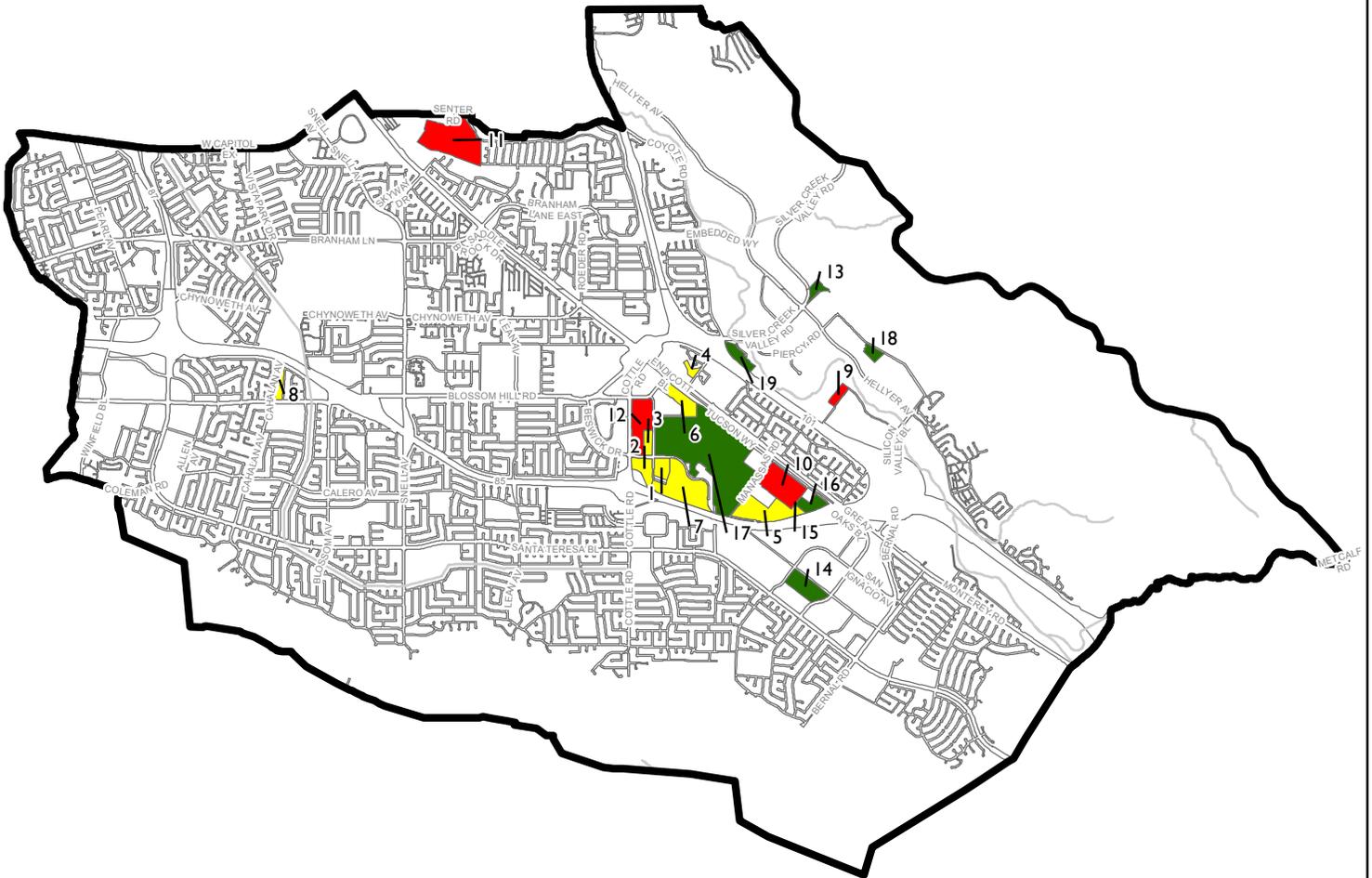


**Industrial Projects**

1 Panattoni Distribution Center

Total Industrial Sq. Feet = 414,000

# 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 Istar / Great Oaks
- 6 Lexington Luxury Apt
- 7 South Village (Hitachi)
- 8 Westbury Homes

Total Dwelling Units = 3,029



## **Commercial Projects**

- 9 Enzo Behavioral Hospital
- 10 iStar Costco
- 11 Valley Christian Schools
- 12 Village Oaks (Hitachi)

Total Commercial Sq. Feet = 586,000

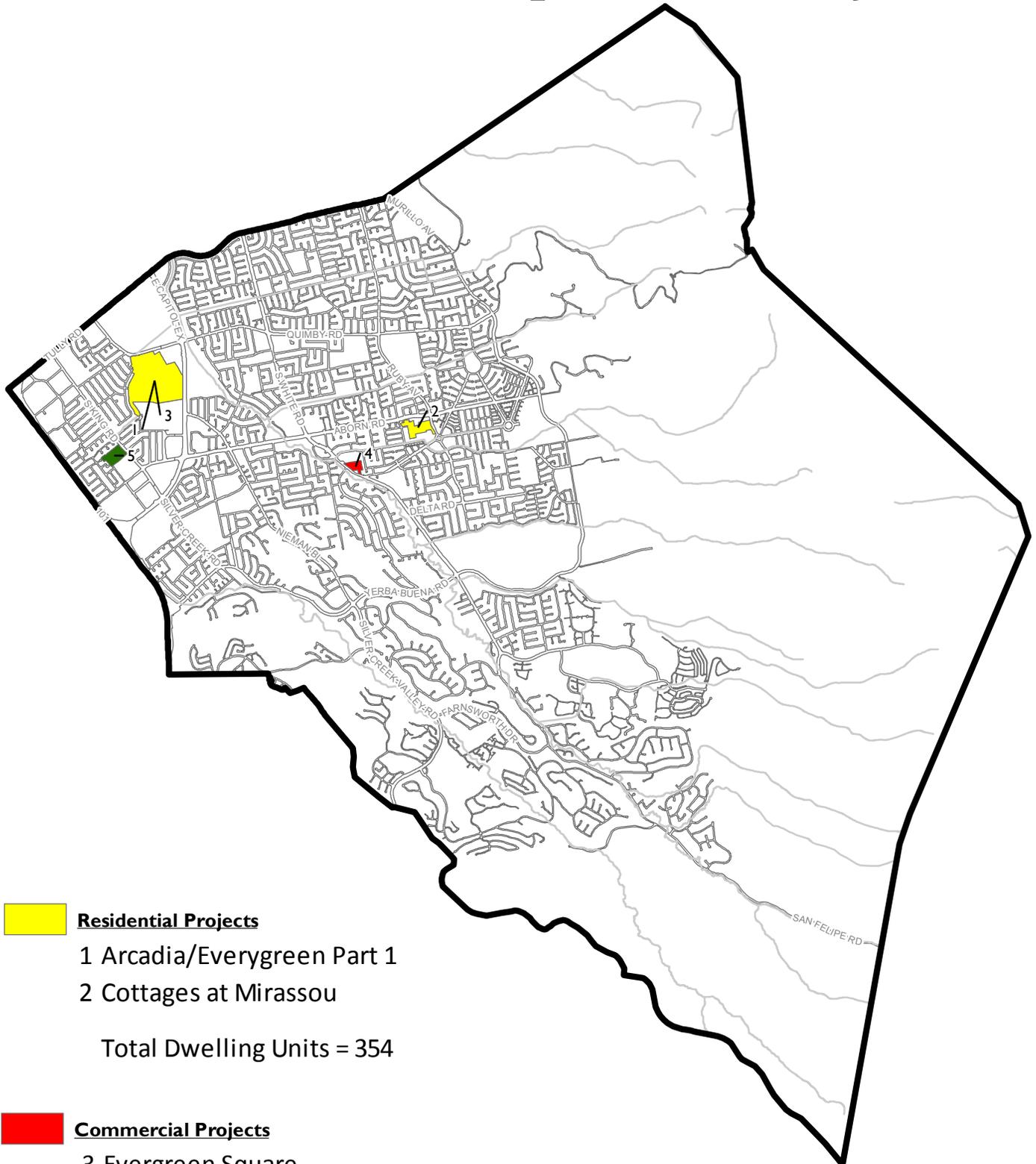


## **Industrial Projects**

- 13 Edenvale Self Storage Facility
- 14 Equinix
- 15 Equinix (iStar)
- 16 Equinix (Phase 1)
- 17 HGST Greak Oaks Campus
- 18 Silicon Valley Industrial Center
- 19 Veteran Affairs Outpatient Clinic

Total Industrial Sq. Feet = 1,918,550

# Evergreen Planning Area Major Development Activity



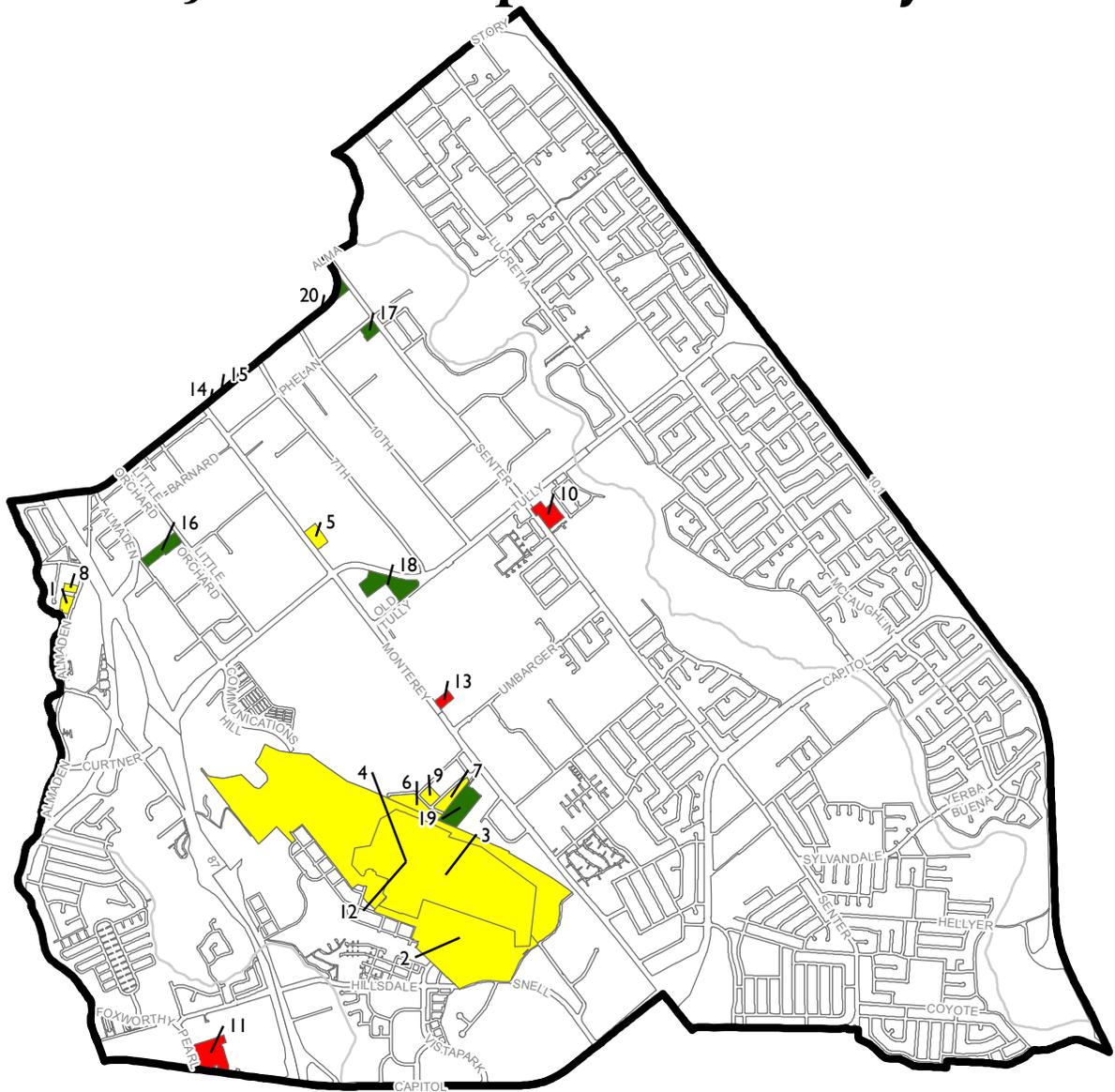
**Residential Projects**  
 1 Arcadia/Everygreen Part 1  
 2 Cottages at Mirassou  
 Total Dwelling Units = 354

**Commercial Projects**  
 3 Evergreen Square  
 4 Oakmond Residential Care  
 Total Commercial Sq. Feet = 401,714

**Industrial Projects**  
 5 Self-Storage (King Rd)  
 Total Industrial Sq. Feet = 198,000



# 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 Vicenza at Montecito Vista

Total Dwelling Units = 2,278



## **Commercial Projects**

- 10 2500 Senter Road
- 11 Capitol Toyota
- 12 Communications Hill
- 13 Holiday Inn
- 14 Sun Garden (Restaurant)
- 15 Sun Garden Retail Center

Total Commercial Sq. Feet = 707,006



## **Industrial Projects**

- 16 1850 Stone Avenue (Storage)
- 17 A-1 Self Storage (Phelan)
- 18 Public Storage (Tully)
- 19 Self-Storage (Monterey Rd)
- 20 Senter/Alma Ministorage

Total Industrial Sq. Feet = 672,545



# 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 contributions 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 *2017 Index of Silicon Valley*, Allen Matikins/UCLA Anderson Forecast *Commercial Real Estate Survey*, Colliers International *Research & Forecast Reports*, and Cushman & Wakefield's *Marketbeat* report.