Development Activity Highlights and Five-Year Forecast (2019-2023)

Prepared by:

City of San Jose
Department of Planning, Building and Code Enforcement
February 2018

Development Activity Highlights and Five-Year Forecast (2019-2023)

For more information, please contact:

City of San José
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

Development Activity Highlights and Five-Year Forecast (2019-2023)

TABLE OF CONTENTS

Section	Title	Page
I	**Purpose**	1
II	**Summary**	1
III	**Five-Year Forecast (2019-2023)**	5
IV	**Construction Taxes and Exemptions**	7
V	**Major Development Activity Data**	8
	Residential	9
	Commercial	12
	Industrial	14
VI	**Major Development Activity Maps (Planning Areas)**	16
	Alum Rock	17
	Alviso	18
	Berryessa	19
	Cambrian/Pioneer	20
	Central	21
	Edenvale	22
	Evergreen	23
	North	24
	South	25
	West Valley	26
	Willow Glen	27
VII	**Appendix: Sources**	28

Development Activity Highlights and Five-Year Forecast (2019-2023)

I. PURPOSE

The *Development Activity Highlights and Five-Year Forecast (2019-2023)* 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 José; and,
3. As a tool for distributing information on major development projects to the public.

II. SUMMARY

New industrial developed significantly slowed in fiscal year 2016/2017, while new residential and new commercial development remained strong. New commercial development has now steadily increased for four consecutive years.

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 but rebounded in fiscal year 2016/2017.

New residential units are forecasted to continue to rebound during the forecast period based on building permits issued during current fiscal year (2017/2018) and existing project approvals. During the first six months of fiscal year 2017/2018, over 1,800 building permits were issued for new residential units. Additionally, as of February 2018, there were approximately 6,000 new residential units that have received entitlements, but have not yet started construction.

New construction of single-family units reached 201 units in 2016/2017, however, many of the new units are secondary "granny" units. In 2016 the City Council approved a secondary unit ordinance that loosed existing zoning code regulations to comply with state law. As a result, more people are able to build secondary units which are classified as single-family units in Table 2 of the Five-Year Forecast.

Valuation of new commercial construction, $399 million, in fiscal year 2016/2017 is a 16-year high with various large hotel and retail project contributing to a strong year of commercial growth.

Retail vacancy rates in San José have remained low. As of the fourth quarter of 2017, the overall retail vacancy rate in San José dropped to approximately 4.1%, slightly less than the San José Metro Area (approximately 4.2%). During the first six months of the current fiscal year (2017/2018) valuation of new commercial construction has reached over $290 million, and is forecasted to reach $400 million. The month of October 2017 was substantially higher than typical at $130 million, buoyed by issuance of building permits for the Valley Fair Shopping Mall expansion. 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 construction activity significantly slowed down in 2016/2017 with $106 million compared to the previous year high of $319 million. New industrial construction incorporates new construction for office buildings and industrial manufacturing and warehouse space. This is reflective of overall vacancy rates in Silicon Valley, as they continued to climb during the fourth quarter of 2017 to 11.4%, an increase from 2016 vacancy rate of 7.5%. However, through the first six months of the current fiscal year (2017/2018) valuation of new industrial construction has reached over $170 million, and is forecasted to reach $300 million.

The office vacancy rate in downtown San José in the fourth quarter of 2017 was 13.2% slightly higher than the 11.4% average. However, out of 1.2 million square feet of available space, only about 480,000 square feet of that is Class A space, in which the vacancy rate is down to 5.8%. Large blocks of space are non-existent, with nothing available over 30,000 square feet. Sublease space is down to normal levels, at 23.9% by year end with large deals involving WeWork, Amazon, Applied Materials and Lyft. Further, Downtown San José had several large investment transactions in the fourth quarter; RiverPark Towers was purchased by Divco/Rockpoint Group, the Towers on 2nd, and the Bank of Italy were also purchased.

North San José, currently has the most R&D space available, at 19.89% in the fourth quarter of 2017 with an average asking rate of $2.24 per foot. Industrial/manufacturing and warehouse vacancy rates remain low in San José but has slightly increased to 3.8% for the same period. As a 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 (2019-2023).

Residential Development

- *New residential development rebounded from a dip in fiscal year 2015/2016 and is forecasted to continue to be strong based on existing project entitlements. The dip in fiscal year 2015/2016 could be a due to a temporary trough in the entitlement and construction cycle, or reflection of lack of labor supply and high construction costs.*

- *Rising rents have spurred calls for action for many Bay Area communities, inciting a constant discussion of displacement, gentrification and affordability. The five-year rental rate growth was 34.1% in Santa Clara County. Following multiple years of steep increases, rents in Silicon Valley have leveled off. San José rents were up 2.9% year-over-year (YOY) from 2016. The median single-family home price in San José reached $1.1 million by the end of 2017, four times the U.S. Figure and up 57% since 2011.*

- *Currently, there are over 5,500 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 2016/2017, accounting for four straight years of producing more than one million square feet of new commercial space. In the last year, construction began on Capitol Toyota (260,000 square feet) in South San José, Fairfield Inn & Suites in Alviso, and various retail projects. Total valuation for new commercial construction in 2016/2017 was $399 million, compared to the average of approximately $175 million over the preceding decade. Valuation for new construction in 2017/2018 is estimated to reach $400 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 2016-2017, and accounted for almost 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 abate over the last half of the forecast period.*

Industrial Development

- *New industrial construction activity significantly slowed down in 2016/2017 but is forecasted to rebound in fiscal year 2017/2018 and remain relatively strong over the forecast period, performing close to historical averages, but is to some degree reliant on the groundbreaking of several large projects. Over 7.3 million square feet of industrial space has been entitled but has not started construction.*

- *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 José 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.*

- *Downtown San José availability of Class A office space is limited with an availability rate of 5.8% as of the fourth quarter 2017. While sublease space is down to normal levels, at 23.9% for the same period.*

- *Further, there have been notable large transactions Downtown that may result in an increase of commercial alterations.*

III. FIVE-YEAR FORECAST (2019-2023)

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 2017/2018 is expected to exceed the previous five-year average, aided by a particularly strong year in new commercial and residential 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 12/13 to FY 22/23

Fiscal Year	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
	Actual Valuation[1] (in millions)					**Projected Valuation (in millions)**					
New Construction											
Residential	$451	$795	$491	$348	$507	$590	$546	$518	$518	$518	$518
Commercial	76	192	253	255	399	400	250	225	175	175	175
Industrial	66	283	201	319	106	300	120	120	120	120	120
Subtotal	$592	$1271	$944	$922	$1012	$1290	$916	$863	$813	$813	$813
Alterations											
Residential	$92	$117	$127	$120	$108	$110	$110	$100	$100	$100	$100
Commercial	155	243	151	249	323	280	200	180	175	175	175
Industrial	204	216	182	314	484	210	190	150	150	150	150
Subtotal	$451	$576	$459	$683	$915	$600	$500	$430	$425	$425	$425
Grand Total (Taxable)	**$1043**	**$1846**	**$1404**	**$1605**	**$1927**	**$1890**	**$1416**	**$1293**	**$1238**	**$1238**	**$1238**

[1]Valuation figures adjusted to 2017 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 12/13 to FY 22/23

Fiscal Year	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
	Actual[1]					**Projected**					
Residential (Units)											
Single-Family	284	341	254	152	201	275	275	275	275	275	275
Multi-Family	2,418	4,383	2,987	1,540	2,511	2,900	2,600	2,450	2,450	2,450	2,450
TOTAL	2,702	4,724	3,241	1,692	2,712	3,175	2,875	2,725	2,725	2,725	2,725
Non-Residential (sq.ft., in thousands)											
Commercial	500	1,400	2,000	1,854	1,911	3,500	2,000	1,800	1,400	1,400	1,400
Industrial	790	1,200	1,000	2,068	1,452	2,400	1,000	1,000	1,000	1,000	1,000
TOTAL	1,290	2,600	3,000	3,922	3,363	5,900	3,000	2,800	2,400	2,400	2,400

[1]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.

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 1/1/14

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
Projects Completed									
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 Rd, 700' nly Tully Rd	South	MF	102	LX	7/15/11
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 Rd & Dobbin Dr	Alum Rock	MF	230	EL	1/2/13
PDA08-029-01	9/13/12	Virginia Terrace Apts	472-18-063	E. Virgina, 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
Total							**1,710**		
Projects Under Construction									
CP15-078	11/16/15	2500 Senter Road	497-41-098	Ely Side of Senter, 560' sly Tully	South	MF	162	JP	4/27/2016
H12-020	1/16/13	San Pedro Square	259-32-044	SE/c Bassett & Terraine	Central	MF	406	BR	2/24/14
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
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
H16-036	10/4/16	The Graduate	467-46-005	SW/c of S 2nd St & E San Carlos St	Central	MF	260	EL	3/22/17
PD12-008	3/1/12	Murano at Montecito Vista	455-09-060	W/s Monterey Rd, 300' sly Umbarger	South	SF	100	JR	6/7/13
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 Ave	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 St & E Taylor	Central	MF	403	JP	12/15/15
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
PD15-067	12/22/15	The Reserve	299-26-059	NW/c of S. Winchester Blvd & Williams Rd	West Valley	MF	640	LH	4/27/2016
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
PDA07-094-01	1/13/15	2nd Street Studio	477-01-082	SE/c S 2nd St & Keyes	Central	MF	135	JP	3/4/15
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
PDA14-035-01	8/21/14	Communication Hill (Phase 1)	455-28-017	Comm Hill & CalTrain Railway	South	SF	314	MD	3/18/15
SPA17-009-01	9/7/17	SJSC Towers	467-20-086	Nwly/c of E Santa Clara St & N 5th St	Central	MF	630	EL	12/13/17
Total							**7,029**		

Major Residential Development Activity
Projects of 50+ Dwelling Units, Submitted Since 1/1/14

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
Approved Projects (Construction Not Yet Commenced)									
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
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
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	12/616
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
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
PDA15-036-01	7/9/15	Ohlone Block B	264-14-024	W/s Sunol, 340' SW/c W San Carlos & Sunol	Central	MF	269	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 St & N 11th St	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
PD15-059	6/23/16	Volar (Residential)	277-33-003	E/s of S Winchester, 590' sly Stevens Creek	West Valley	MF	330	LS	6/13/17
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
PD15-068	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
PD16-013	4/7/16	777 West San Carlos St	261-39-045	E/s Sunol St 120' N of W San Carlos St	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
PD16-026	8/11/16	7th & Empire	249-38-042	W/c of N 7th St & Empire St	Central	MF	92	EL	4/11/17
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
SP16-021	4/11/16	Greyhound Residential	259-40-012	SE/c of Post St & S Alamaden Ave	Central	MF	781	LS	5/23/17
SP17-023	5/17/17	Aviato	259-23-006	NE/c of Bassett St & Terraine St	Central	MF	302	SM	11/17/17
SP17-031	6/30/16	Museum Place (Residential)	259-42-023	NW/C of W San Carlos St & S. Market St	Central	MF	334	LS	7/12/17
Total							**5,905**		

Major Residential Development Activity
Projects of 50+ Dwelling Units, Submitted Since 1/1/14

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
Projects Pending City Approval									
CP17-052	11/17/17	1936 Alum Rock Avenue	481-19-003	S/s of Alum Rock Ave, 420' w of S Sunset Ave	Alum Rock	MF	94	LH	---
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	---
H17-019	4/25/17	Spartan Keyes Senior Housing	472-25-092	NW/C of Virginia St & S 7th St	Central	MF	301	SF	---
H17-022	4/24/17	425 Auzerais Avenue	264-26-017	N/s of Auzerais Ave & W of Delmas Ave	Central	MF	130	TT	---
H17-027	6/5/17	S 1st Street Ross Residential	259-40-043	W/s of S 1st St, 130' sly E Santa Clara St	Central	MF	342	SM	---
H17-050	8/29/17	City View Plaza	259-41-067	NE/c of Park Ave & Almaden Blvd	Central	MF	259	CV	---
H17-063	12/14/17	543 Lorraine Ave Mixed Use	259-47-069	N/s of Lorraine Ave, 140' e of Bird Ave	Central	MF	70	CV	---
HA14-023-02	12/6/17	Post & San Pedro Tower	259-40-088	NW/c of Post St & S San Pedro St	Central	MF	228	RD	---
PD15-022	5/19/15	740 W San Carlos	264-15-024	S/s W San Carlos, 500' ely Sunol	Central	MF	95	RBS	---
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	---
PD17-002	2/6/17	Garden City Signature Project	303-25-044	SE/c of Stevens Creek Blvd & Saratoga Ave	West Valley	MF	871	TT	---
PD17-014	4/25/17	Stevens Creek Lopina Signature Project	296-38-013	Sly side of Stevens Creek & Lopina Wy	West Valley	MF	499	TT	---
PD17-027	12/14/17	Saratoga Ave Mixed Use	299-37-024	E/s of Saratoga Ave, btw Blackford Ave & Manzanita Dr	West Valley	MF	300	CV	---
PD17-028	12/13/17	Dupont St Mixed Use	267-39-035	SE/c of Park Ave & McEvoy Ave	Central	MF	458	NS	---
PD17-029	12/15/17	Julian/Stockton Mixed Use	261-01-030	NW/c of W Julian St & Stockton Ave	Central	MF	228	NS	---
PDA14-035-05	4/10/17	Communication Hill Village Center	455-28-017	Junction Communications Hill	South	MF	490	SF	---
SP17-027	6/26/17	Roosevelt Park Apartments	467-12-001	W/s of 21st St, 250' N of E Santa Clara St	Central	MF	80	CV	---
SP17-037	9/1/17	Page Street Housing	277-20-044	W/s of Page Street, 210' sly of W San Carlos St	Central	MF	82	RR	---
SP18-001	1/9/18	Garden Gate Tower	472-26-090	SE/c of S 1st & E Reed St	Central	MF	285	CV	---
SP18-009	1/31/18	Davidson Plaza Towers	678-93-015	SW /c of W Julian St & Terraine St	Central	MF	653	RC	---
Total							**5,914**		
GRAND TOTAL							**20,558**		

File Number Prefixes: 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 1/1/14

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	Hotel Guest Rooms	Proj Mgr	Approval Date
Projects Completed									
H14-011	3/7/2014	Homewood Suites	015-39-053	NW/c Hwy 237 & N 1st	Alviso	106,000	145	RB	9/24/14
H13-039	10/4/2013	Signature Flight Support Terminals	230-03-101	Mineta Airport	North	278,500		PK	1/17/14
PD13-049	12/13/2013	Bay 101 Casino	235-01-020	NE/c N 1st & Matrix	North	68,652		RB	9/2/15
PD15-002	1/27/2015	iStar Costco	706-08-023	W/s Greak Oak 1000' nly Hwy 85	Edenvale	148,000		RB	7/15/15
PD15-008	2/24/2015	1040 E Brokaw Road	237-03-080	SW/c E Brokaw & Old Oakland	Berryessa	145,000		ES	6/24/15
Total						**746,152**	**145**		
Projects Under Construction									
H13-048	12/16/2013	Hampton Inn/Holiday Inn	237-17-067	E/s N. 1st, opp. Karina	North	173,000	284	PK	9/3/16
H14-006	1/22/2014	Hyatt Place	101-05-002	Sly term. Karina	North	206,000	329	EL	5/7/14
H17-018	3/20/17	Mel Cotton's	264-14-017	SE/c of W San Carlos St & Race St	Central	29,575		JT	6/28/17
HA06-027-02	6/10/2013	Valley Fair Shopping Center	274-43-035	NW/c Hwy 17 & Stevens Creek	West Valley	525,000		RB	10/30/13
PD07-007	1/10/2007	Fruitdale Station (Phase 2)	284-02-008	SE/c Southwest Expwy & Fruitdale	Willow Glen	30,000		SM	3/21/08
PD13-049	12/13/2013	Bay 101 Hotel (Embassy Suites)	235-01-020	NE/c N 1st & Matrix	North	152,266	174	RB	9/2/15
PD15-064	12/16/2015	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	2/5/2016	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	4/7/2016	Fairfield Inn & Suites	015-45-013	E of nly terminus of American Center Crt	Alviso	161,112	261	LS	6/21/16
PD16-017	5/23/2016	Santana Row Commercial (Lot 9)	277-40-030	Sly/s of Olsen Drive	West Valley	30,000		LS	11/9/16
PDA12-031-01	11/13/2015	Berryessa Flea Market (Market Park)	241-04-011	N/s Berryessa Road, W of Railroad Tracks	Berryessa	37,000		JT	4/13/16
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	2/8/17
SP14-032	7/24/2014	Capitol Toyota	459-05-019	NE/c Capitol Expy & Pearl	South	261,286		LS	1/28/15
SP17-009	2/22/17	SJSC Towers	467-20-086	NE/c or E Santa Clara St & N 5th St	Central	39,074		TT	3/15/17
Total						**1,762,890**	**1,163**		
Approved Projects (Construction Not Yet Commenced)									
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	4/26/17
CP16-048	8/31/16	Enzo Behavioral Hospital	678-05-063	NW/s of Enzo Dr & Eden Park Pl	Edenvale	80,000		SF	3/28/17
H15-023	5/4/2015	Holiday Inn	497-38-013	600' NW/c Monterey & Umbarger	South	48,100	81	JT	7/13/16
H16-010	2/29/2016	Boutique Hotel	277-34-014	SE/c of Stevens Creek Blvd & S. Clover Ave	West Valley	173,043	175	RB	12/7/16
SP17-031	6/30/16	Museum Place	259-42-023	NW/c of W San Carlos St and S Market St	Central	81,395	143	LS	8/29/17
PD08-001	1/7/2008	Pepper Lane Mixed Use	254-15-072	SE/c Berryessa & Jackson	Alum Rock	30,000		RM	10/10/08

Major Commercial Development Activity
Projects of 25,000+ Square Feet, Submitted Since 1/1/14

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	Hotel Guest Rooms	Proj Mgr	Approval Date
PD14-035	3/15/2013	Communications Hill	455-09-040	Hill bet Hwy 87 & Monterey, nly Hillsdale	South	68,000		BR	11/21/14
PD15-013	4/3/2015	Evergreen Square	670-29-020	W/s Capitol, 1500' sly Quimby	Evergreen	310,000		LS	11/30/15
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
PD16-034	4/14/17	Top Golf	015-39-026	SE/c of N 1st St & Liberty St	Alviso	182,000	200	JT	12/13/17
PD16-039	1/5/17	Creative Center for the Arts	249-39-044	NE/c of Jackson St and N 7th St	Central	60,000		JP	10/11/17
Total						**1,162,252**	**599**		
Projects Pending City Approval									
CP17-046	10/26/17	Holden Assisted Living on Bascom	282-11-014	W/s of S Bascom Ave, 150' sly of Lindaire Ave	Willow Glen	156,022		RR	---
CP17-047	10/20/17	Williams Rd Residential Care Facility	299-18-147	S/o Williams Rd, 180' E of Oakmont Pl	West Valley	31,801		SF	---
CP17-052	11/17/17	1936 Alum Rock Avenue	481-19-003	S/s of Alum Rock Ave, 420' w of S Sunset Ave	Alum Rock	39,000		LH	---
H15-014	3/30/15	Tropicana Shopping Center	486-10-091	SW/c Story & S King	Alum Rock	31,744		RB	---
H15-059	12/4/15	Scandinavia	359-34-006	SW/c of S. De Anza & Rollingdell	West Valley	39,410		DF	---
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	---
H16-042	10/18/16	Tribute Hotel	259-42-079	W/s of S 1st St, 340' nly of W San Carlos St	Central	186,426	279	JT	---
H17-023	5/18/17	AC Hotel Stevens Creek Blvd	375-12-017	SE/c of Stevens Creek Blvd & Stern Ave	West Valley	62,868	168	RR	---
H17-043	8/18/17	Stockton Ave Hotel	261-07-001	NW/c of Stockton Ave & Schiele Ave	Central	34,698	54	TT	---
H17-044	9/2/17	Hilton Garden Inn	235-03-002	NE/c of E Gish Rd & Kerley Dr	North	91,460	150	TT	---
H17-059	10/28/17	Hotel Clariana Addition	467-23-088	SE/c of E Santa Clara St & S 3rd St	Central	51,573	63		---
H18-002	1/9/18	Silver Creek Valley Rd Hotel	678-93-015	SE/s of Silver Creek Valley Rd 400 ft Swly of Hellyer Ave	Edenvale	73,862	127	RS	---
PD17-002	2/6/17	Signature Project Garden City	303-25-044	SE/c of Stevens Creek Blvd & Saratoga Ave	West Valley	473,043		TT	---
PD17-014	4/25/17	Stevens Creek Promenade / Fortbay	296-38-013	SE/s of Stevens Creek & Lopina Way	West Valley	243,000		TT	---
PD17-029	12/15/17	Julian/Stockton Mixed Use	261-01-030	NW/c of W Julian St & Stockton Ave	Central	26,571		NS	---
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	---
SP18-005	10/17/16	Holiday Inn Express & Suites (Bark Ln)	372-24-033	Nly/s of Bark Lane, 200' ely of S De Anza Blvd	West Valley	45,306	86	JT	---
SP18-008	1/30/18	Presentation High School Master Plan	446-38-035	E/s of Booksin Ave 550 ft Sely of Curtner Ave	Willow Glen	106,248		RC	---
Total						**1,774,923**	**1,077**		
GRAND TOTAL						**5,446,217**	**2,984**		

File Number Prefixes: 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 1/1/14

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	Proj. Mgr	Approval Date
Projects Completed								
H14-008	2/14/2014	A-1 Self Storage (10th St)	235-16-001	SE/c N 10th Street & Horning	Central	84,000	AA	6/25/2014
H14-020	5/20/2014	SuperMicro (Phase 1)	237-05-036	SW/c Ridder Park & Schallenberger	Berryessa	182,000	RB	9/13/2014
H15-026	5/29/2015	1850 Stone Avenue	455-23-108	E/s Stone, 650' nly Cimino	South	102,000	RS	1/27/2016
PD14-005	1/31/2014	HGST Great Oaks Campus	706-07-020	Bound Cottle, Monterey, Hwy 85 & Manassas	Edenvale	335,000	RB	6/4/2014
PD14-007	2/14/2014	Trammel Crow (Manufacture Buildings)	015-44-011	NW/c Nortech & Disk	Alviso	563,760	RB	6/17/2014
Total						**1,266,760**		
Projects Under Construction								
H14-027	7/2/2014	Silicon Valley Industrial Center	678-08-051	W/s Piercy, 2070' nly Silicon Valley	Edenvale	243,000	RB	12/17/2014
H15-005	1/9/2015	Storage Pro	254-02-065	W/c N King & Plumas	Alum Rock	101,625	PK	9/16/2015
H15-010	2/12/2015	SAF Keep Storage	237-08-084	SE terminus of Junction Ct	North	120,432	DF	12/9/2015
H15-012	2/17/2015	SuperMicro (Phase 2)	237-05-036	SW/c Ridder Park & Schallenberger	Berryessa	162,500	RB	12/16/2015
H15-036	8/12/2015	2701 Orchard Parkway	101-18-001	W/c Orchard and W Plumeria	North	99,000	LS	11/24/2016
H16-022	6/1/2016	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	9/10/2016	SuperMicro (Phase 3)	237-05-063	Swly/C Ridder Park & Schallenberger	Berryessa	209,320	RB	10/26/16
H17-005	1/18/2017	Piercy Warehouse	678-08-057	SW/c or Piercy Rd & Hellyer Ave	Edenvale	166,740	LS	9/13/2017
HA13-040-01	4/23/2015	Peery Arrillaga	237-16-071	SE/c Brokaw and N 1st	North	117,440	RB	12/16/2015
PD12-019	7/19/2012	Coleman Highline Office	230-46-062	NW/c Coleman & Newhall	North	683,000	JB	6/10/13
PD15-031	7/1/2015	Equinix (iStar)	706-09-117	W/s Greak Oak, 1000' nwly of HW 85	Edenvale	386,000	RB	3/9/2016
PD15-046	9/18/2015	Skyport Kaiser	230-29-115	SW/c Technology and Skyport	North	153,112	LS	6/21/2016
PD15-063	12/11/2015	Oakland Rd Storage	237-03-064	W/s of Oaklad, 235' Nwly of McKay	Berryessa	74,640	JP	4/20/2016
PD16-017	4/23/2016	Santana Row (Lot 9)	277-40-030	Sly/s of Olsen Drive	West Valley	290,000	LS	11/9/2016
PDA05-095-02	12/21/2015	Veteran Affairs Outpatient Clinic	678-07-040	SW/c of Silver Creek Rd & Silver Creek Pl	Edenvale	95,000	ES	4/6/2016
Total						**2,987,195**		
Approved Projects (Construction Not Yet Commenced)								
H14-029	8/14/2014	2890 North 1st Street Office	101-30-006	Bound N 1st, Daggett, Zanker & Plumeria	North	1,653,731	RB	12/10/2014
H15-037	8/25/2015	Boston Properties Innovation Place	097-33-116	NE/c Zanker and Montague	North	536,949	RB	2/2/2015
H15-058	11/23/2015	Senter/Alma Ministorage	477-38-014	Senter Btwn E Alma & Phelan	Central/South	91,885	ES	3/15/2017
H16-013	3/16/2016	River Corp Center III	259-24-036	Nwly/c W Julian Street & CA 87 Hwy	Central	191,397	LS	12/7/16
H16-018	4/27/2016	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
H16-035	9/27/16	Edenvale Self Storage Facility	678-93-005	N of Silver Creek Valley Rd, 210' n of Hellyer	Edenvale	155,550	LS	5/3/2017
PD13-012	3/20/13	237 @ First Street (balance)	015-39-006	NW/c N. 1st & Hwy 237	Alviso	430,458	RB	12/4/13
PD15-053	10/29/2015	America Center (balance)	015-45-047	NW/c of HW 237 & Gold	Alviso	192,350	LS	1/23/2018

Major Industrial Development Activity
Projects of 75,000+ Square Feet, Submitted Since 1/1/14

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	Proj. Mgr	Approval Date
PD15-061	12/4/2015	Diridon TOD (Office)	259-38-036	SW/c of W. Santa Clara & Delmas	Central	1,040,000	JT	5/24/2016
PD15-062	12/9/2015	Bay 101 Casino & Mixed Use	235-01-020	SE/c N. 1st & Matrix	North	234,192	RB	12/7/2016
PD16-016	4/28/2016	Winchester Commercial Mixed Use	279-01-017	E/s of S Winchester Blvd, 180' n of Magiocco	West Valley	84,000	JT	11/9/2016
PD16-023	7/22/16	Samaritian Medical Phase 1	421-37-001	N of Samaritan Dr, 700' e of Bscome Dr	Cambrian/Pioneer	350,000	LS	8/2/2017
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	4/12/2017
SP15-031	7/1/2015	Equinix	706-02-053	W/s Via Del Oro btw San Ignacio and Great Oaks	Edenvale	579,000	RB	1/25/2017
SP16-053	11/4/16	Cilker	015-31-054	NW of Hwy 237 & McCarthy Blvd	Alviso	426,093	TT	10/24/2017
SP17-031	6/30/16	Museum Place	259-42-023	NW/c of W San Carlos St and S Market St	Central	213,820	LS	8/29/17
Total						**7,077,425**		

Projects Pending City Approval

H17-034	6/29/17	Panattoni Distribution Center	244-23-069	SE/c of Oakland Rd & Calle Artis	Berryessa	83,117	SF	---
H17-040	7/20/17	Monterey Rd Self Storage	456-40-004	W/s of Monterey Rd, 500' sly of Esfahan Dr	South	142,766	SF	---
H17-041	7/21/17	Knox Trojan Storage	481-39-003	S/s of Knox Ave, 650' e of Story Rd	Alum Rock	139,615	RS	---
H17-058	11/2/17	970 McLaughlin Industrial	472-10-109	E/s of McLaughlin Ave, 370' n or Story Rd	Central	223,717	NS	---
H17-064	12/15/17	Akatiff	259-29-104	NW/c of W Julian St & N Autumn St	Central	1,023,000	EL	---
PD16-027	8/29/16	Oakland Rd Self Storage	235-18-001	NW/c of Horning St and Oakland Rd	Central	91,875	JT	---
Total						**1,704,090**		

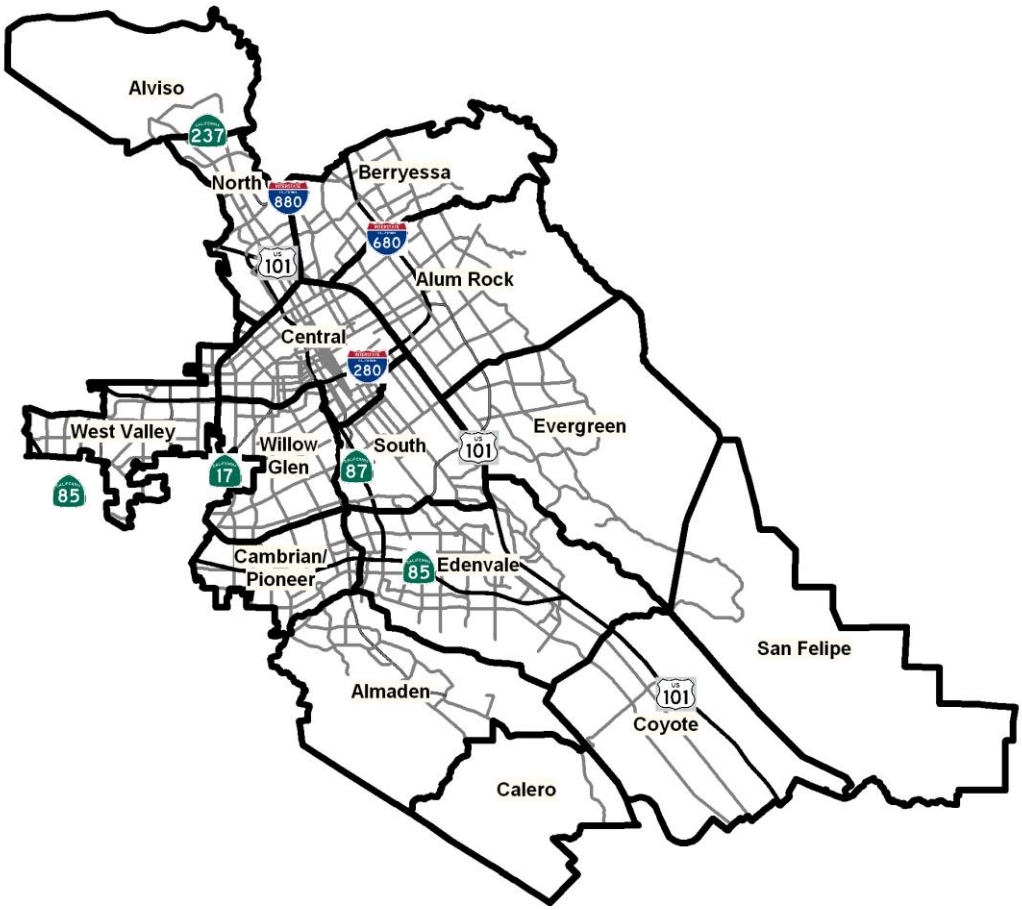
GRAND TOTAL **13,035,470**

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

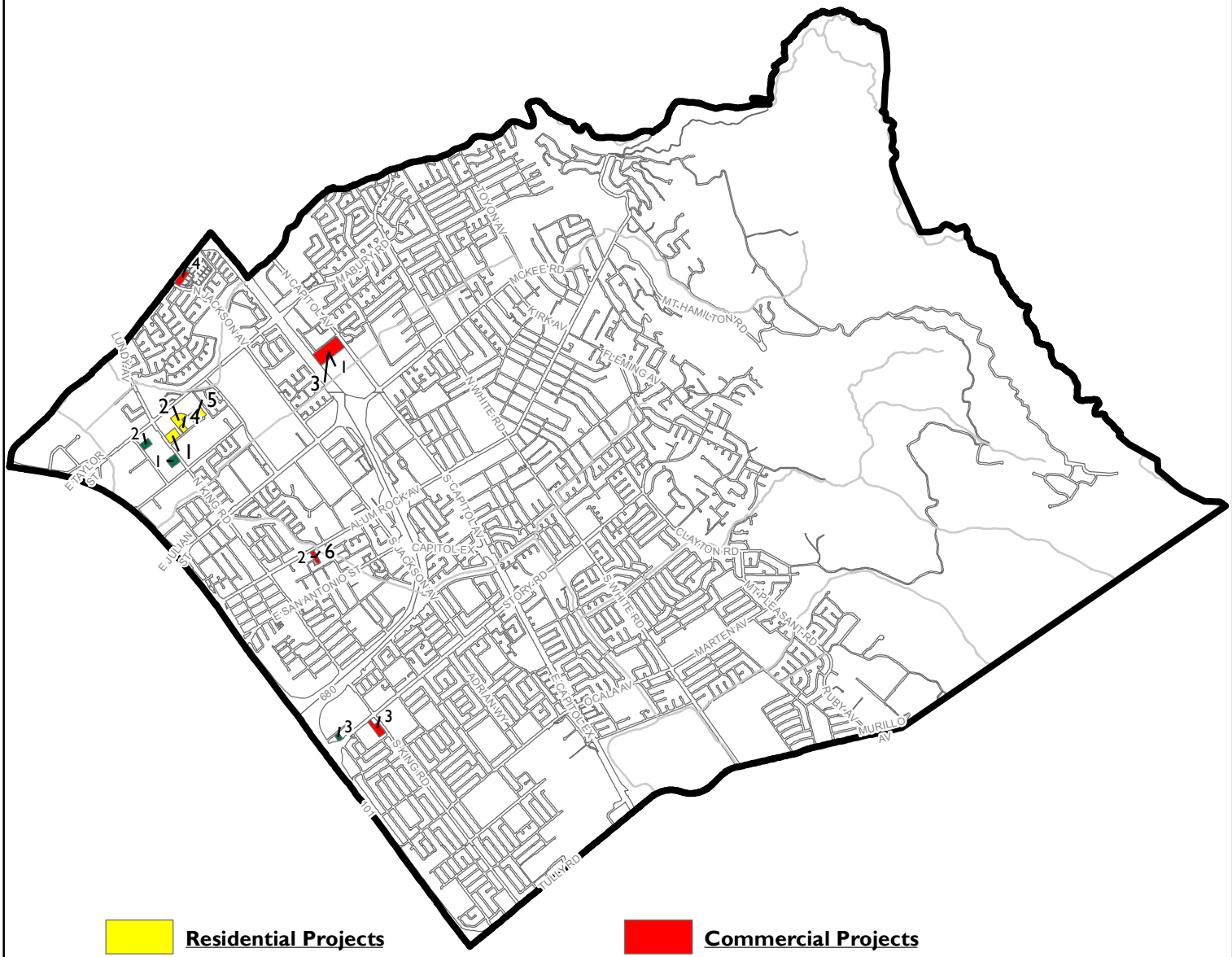
VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

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



Alum Rock Planning Area
Major Development Activity



Residential Projects

1. Newbury Park Mixed Use
2. Onyx
3. The Orchard (Residential)
4. King & Dobbin Transit Vilage Lot E
5. King & Dobbin Transit Vilage Lot H
6. 1936 Alum Rock Avenue

Total Dwelling Units = 815

Commercial Projects

1. The Orchard
2. 1936 Alum Rock Avenue
3. Tropicana Shopping Center
4. Pepper Lane Mixed Use

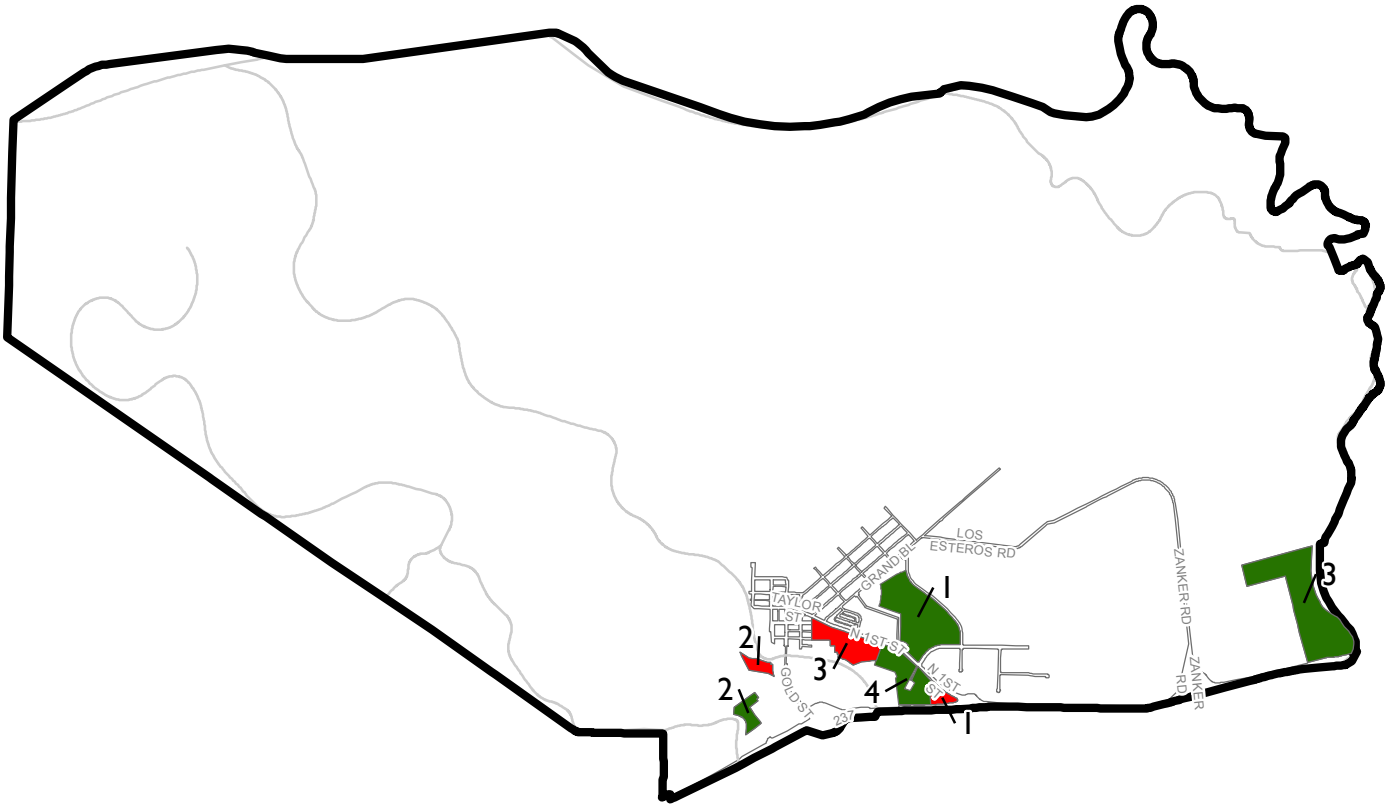
Total Commercial Square Feet = 138,744

Industrial Projects

1. Storage Pro
2. Public Storage (Lenfest Rd)
3. Knox Trojan Storage

Total Industrial Square Feet = 326,626

Alviso Planning Area
Major Development Activity



Commercial Projects

1. Homewood Suites
2. Fairfield Inn & Suites
3. Top Golf

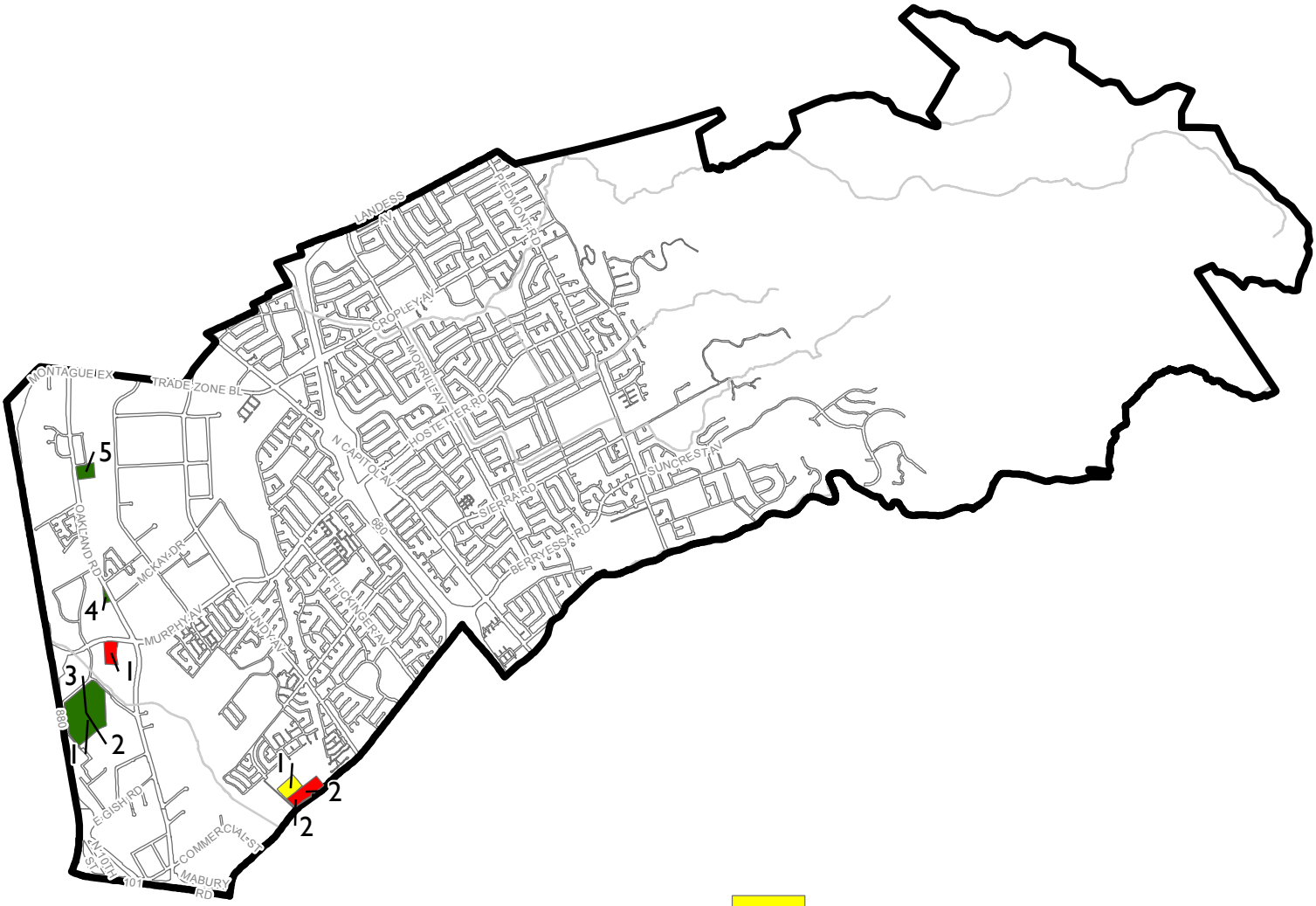
Total Commercial Square Feet = 449,112

Industrial Projects

1. Trammel Crow (Manufacture Buildings)
2. America Center
3. Cilker
4. 237 @ First Street

Total Industrial Square Feet = 1,612,661

Berryessa Planning Area
Major Development Activity



Residential Projects

1. Berryessa Flea Market (KB)
2. Berryessa Flea Market (Market Park)

Total Dwelling Units = 713

Commercial Projects

1. 1040 E. Brokaw Road
2. Berryessa Flea Market (Market Park)

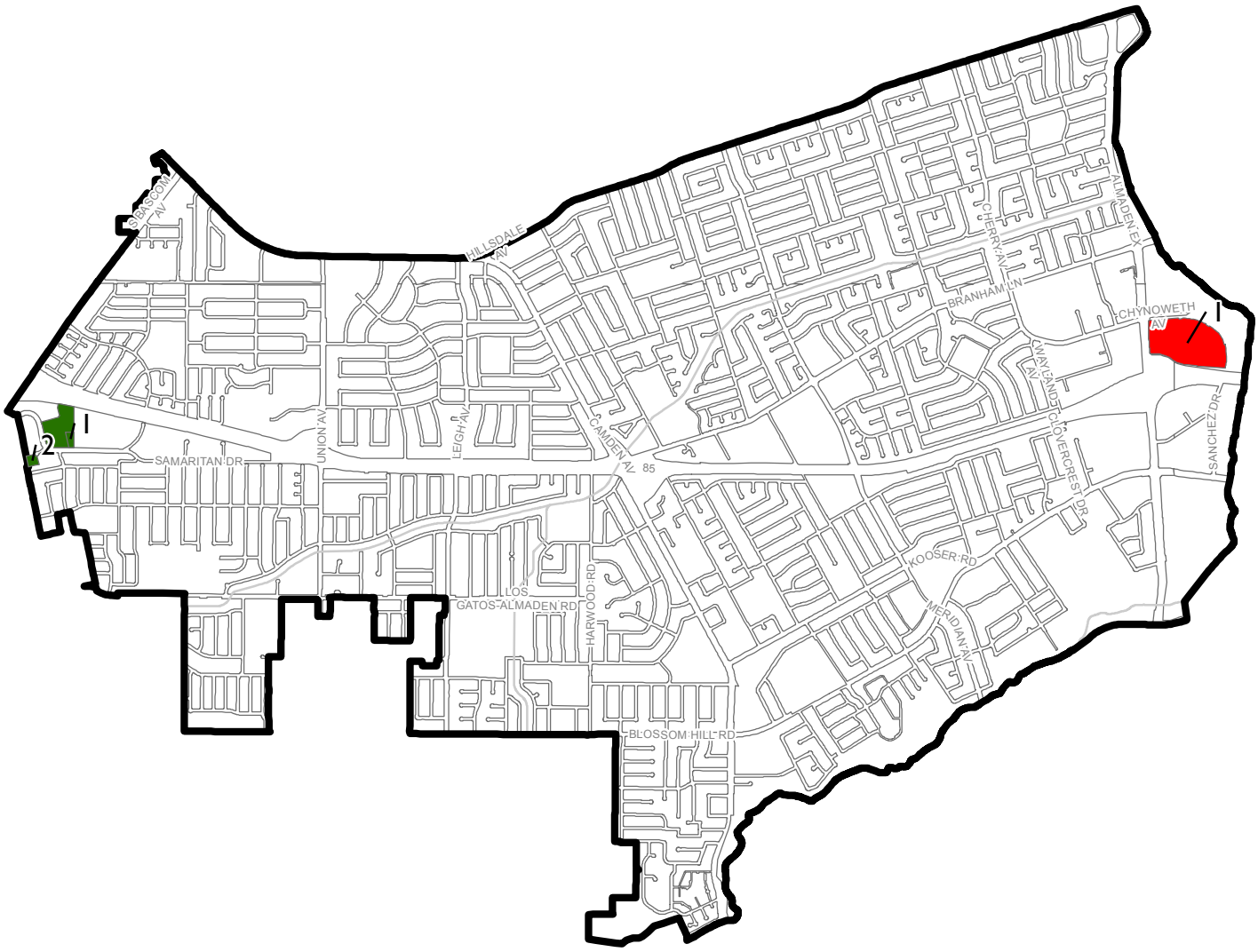
Total Commercial Square Feet = 182,000

Industrial Projects

1. SuperMicro (Phase 1)
2. SuperMicro (Phase 2)
3. SuperMicro (Phase 3)
4. Oakland Rd Storage
5. Panattoni Distribution Center

Total Industrial Square Feet = 711,577

Cambrian/Pioneer Planning Area
Major Development Activity



Commercial Projects

1. Amaden Ranch Hotel

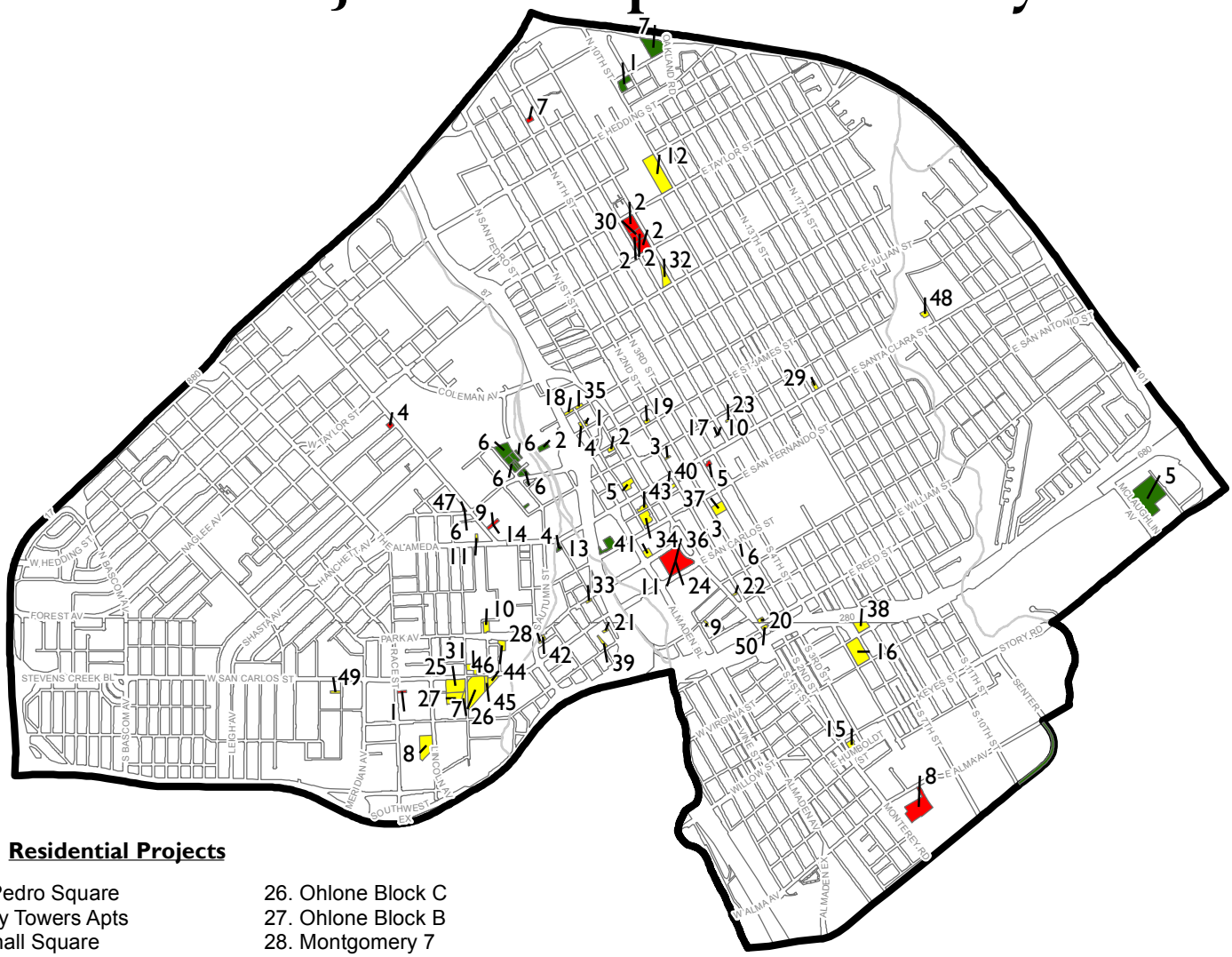
Total Commercial Square Feet = 56,032

Industrial Projects

1. Samaritian Medical Phase 1
2. Samaritian Court Medical Office

Total Industrial Square Feet = 419,000

Central Planning Area
Major Development Activity



Residential Projects

1. San Pedro Square
2. Silvery Towers Apts
3. Marshall Square
4. NSP3 Tower
5. Modera
6. The Graduate
7. Fairfield at West San Carlos
8. 505 Lincoln
9. Balbach Condos
10. 777 Park Ave
11. 787 Modera The Alameda
12. Hanover Cannery
13. Diridon TOD
14. Vespasi @ Diridon (Residential)
15. 2nd Street Studio
16. Virginia Terrace Apts
17. SJSC Towers
18. North San Pedro Apts
19. Parkview Tower
20. First and Reed
21. 363 Delmas Avenue
22. Gateway Tower
23. 6th Street Project
24. Museum Place (Residential)*
25. Ohlone Mixed Use (Block A)
26. Ohlone Block C
27. Ohlone Block B
28. Montgomery 7
29. Sparta
30. Japantown Corp. Yard
31. 777 West San Carlos St
32. 7th & Empire
33. Park Delmas
34. Greyhound Residential
35. Aviato
36. Museum Place (Residential)
37. Block Three
38. Spartan Keyes Senior Housing
39. 425 Auzerais Avenue
40. S 1st Street Ross Residential
41. City View Plaza
42. 543 Lorraine Ave Mixed Use
43. Post & San Pedro Tower
44. 740 W San Carlos
45. 750 West San Carlos
46. Dupont St Mixed Use
47. Julian/Stockton Mixed Use
48. Roosevelt Park Apartments
49. Page Street Housing
50. 1st St and Reed Tower
51. Davidson Plaza Towers

Total Dwelling Units = 13,091

Commercial Projects

1. Mel Cotton's
2. Creative Center for the Arts
3. Tribute Hotel
4. Stockton Ave Hotel
5. Hotel Clariana Addition
6. Julian/Stockton Mixed Use
7. North Hotel
8. Sun Garden (Restaurant)
9. Vespaio @ Diridon (Commercial)
10. SJSC Towers
11. Museum Place *

Total Commercial Square Feet
= 617,449

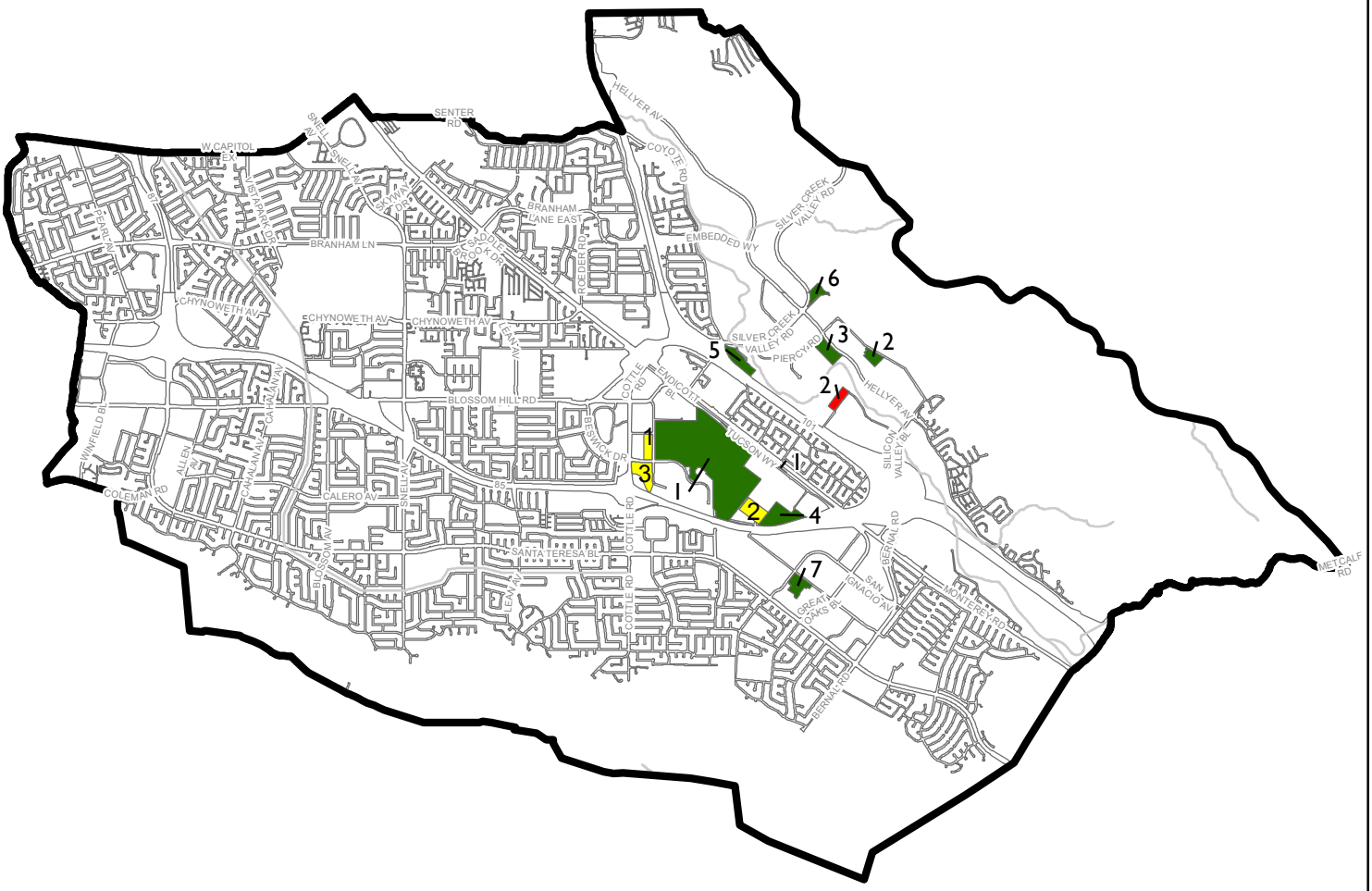
Industrial Projects

1. A-1 Self Storage (10th St)
2. River Corp Center III
3. 335 W. San Fernando St
4. Diridon TOD (Office)
5. 970 McLaughlin Industrial
6. Akatiff
7. Oakland Road Self Storage
8. Museum Park*

Total Industrial Square Feet
= 3,353,989

* This project incorporates all three sectors

Edenvale Planning Area
Major Development Activity



Residential Projects

1. Cottle Station Mixed Use (Hitachi)
2. Istar/Great Oaks
3. Ascent Apts (Hitachi)

Total Dwelling Units = 1,185

Commercial Projects

1. iStar Costco
2. Enzo Behvaior Hospital

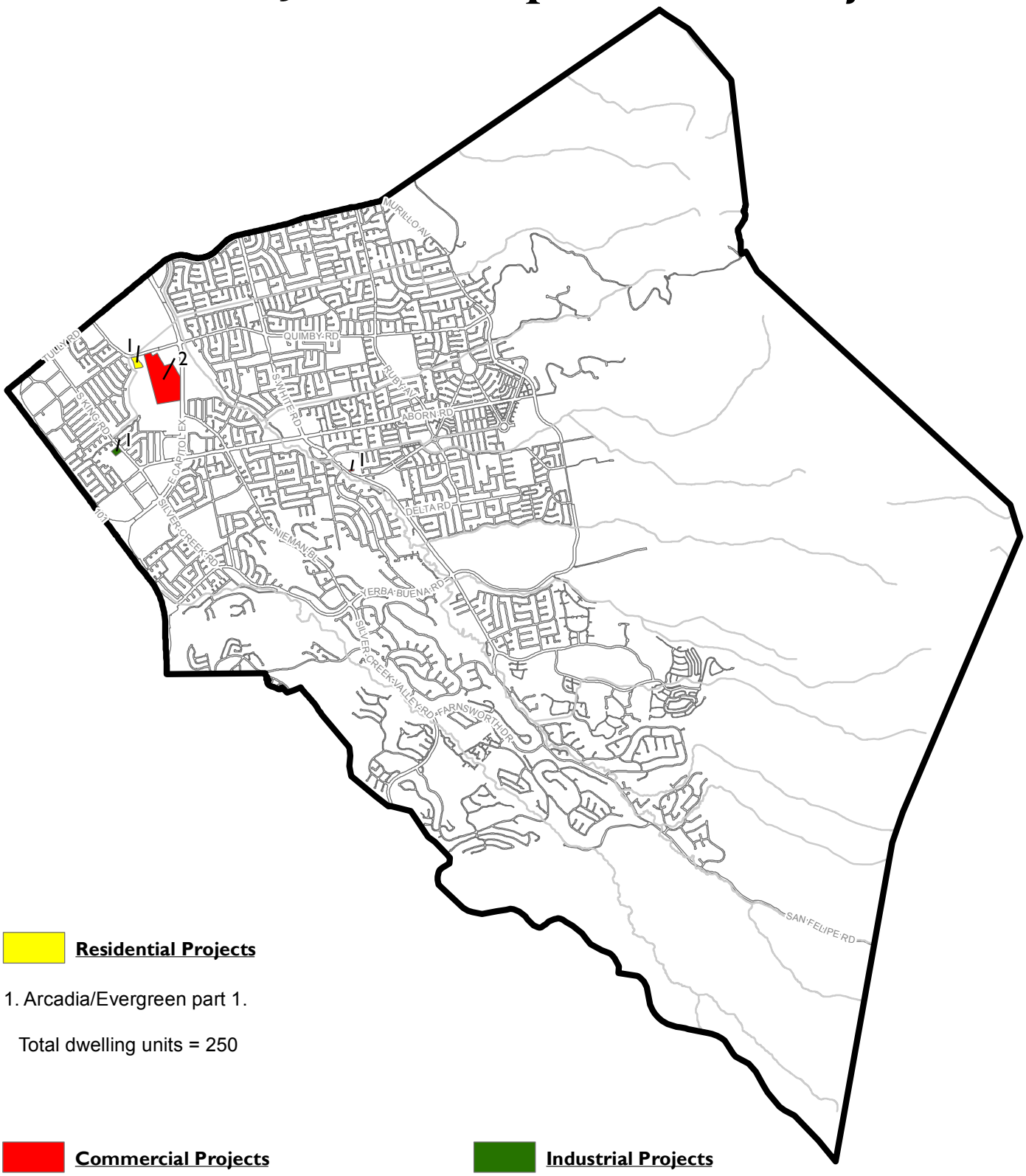
Total Commercial Square Feet = 308,000

Industrial Projects

1. HGST Great Oaks Campus
2. Silicon Valley Industrial Center
3. Piercy Warehouse
4. Equinix (iStar)
5. Veteran Affairs Outpatient Clinic
6. Edenvale Self Storage Facility
7. Equinix

Total Industrial Square Feet = 1,960,290

Evergreen Planning Area
Major Development Activity



Residential Projects

1. Arcadia/Evergreen part 1.

Total dwelling units = 250

Commercial Projects

1. Oakmond Residential Care
2. Evergreen Square

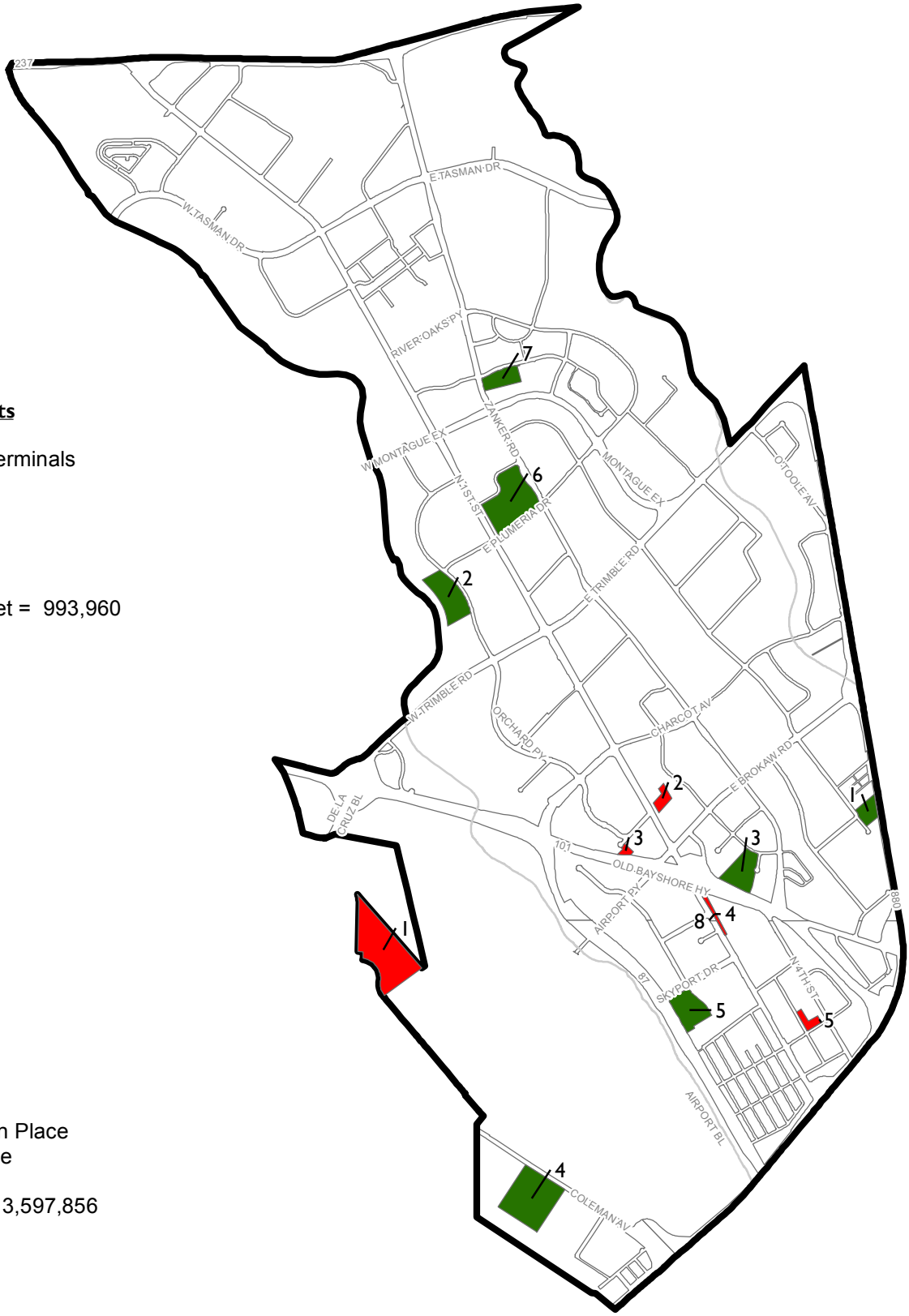
Total Commercial Square Feet = 401,714

Industrial Projects

1. Self-storage (King Rd)

Total Industrial Square Feet = 198,000

North Planning Area
Major Development Activity



Commercial Projects

1. Signature Flight Support Terminals
2. Hampton Inn/Holiday Inn
3. Hyatt Place
4. Bay 101 Casino/Hotel
5. Hilton Garden Inn

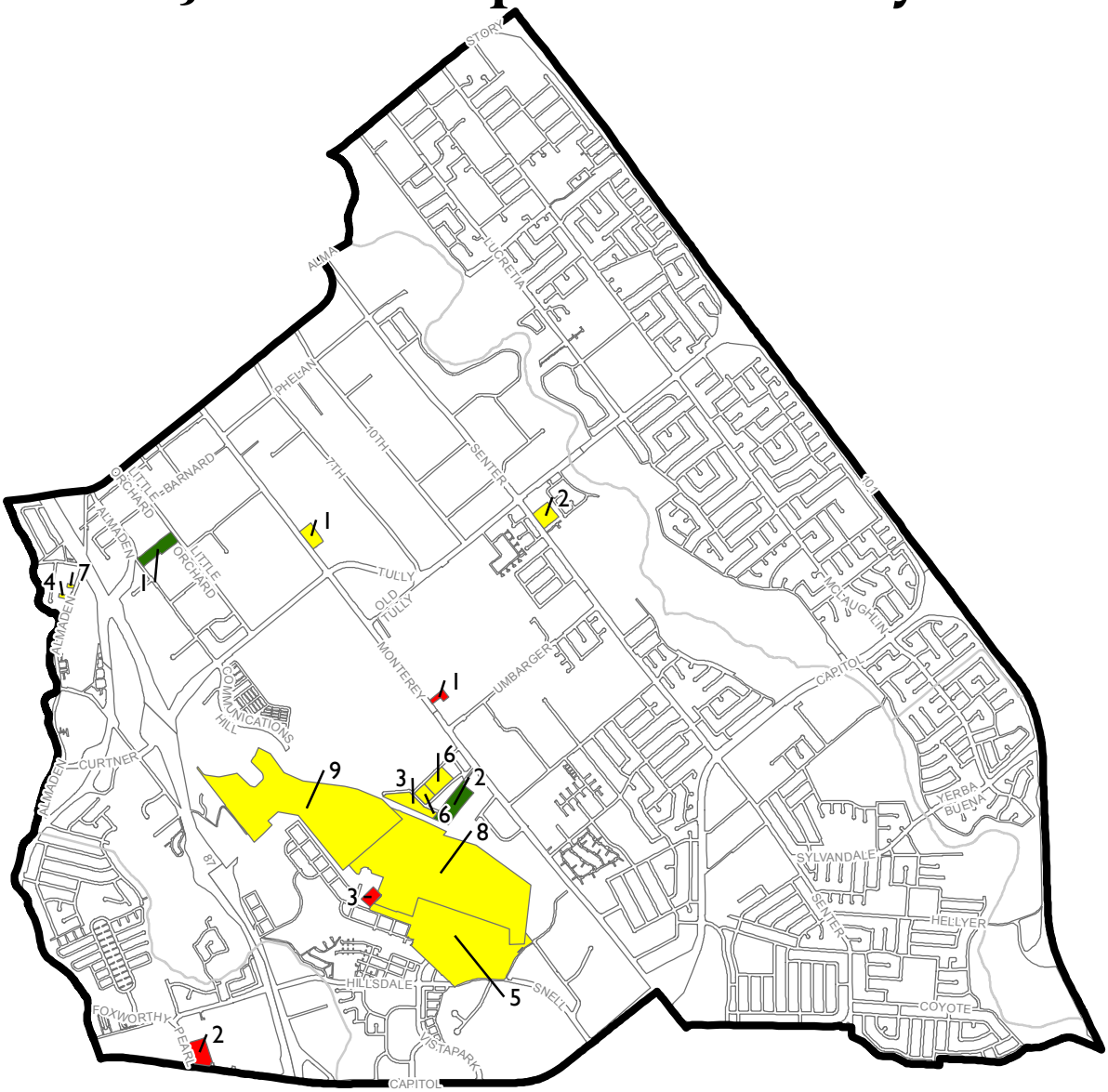
Total Commercial Square Feet = 993,960

Industrial Projects

1. SAF Keep Storage
2. 2701 Orchard Parkway
3. Peery Arrillaga
4. Coleman Highline Office
5. Skyport Kaiser
6. 2890 North 1st Street Office
7. Boston Properties Innovation Place
8. Bay 101 Casino & Mixed Use

Total Industrial Square Feet = 3,597,856

South Planning Area
Major Development Activity



Residential Projects

1. Metropolitan Apts
2. 2500 Senter Road
3. Murano at Montecito Vista
4. 1807 Almaden Rd
5. Communication Hill (Phase 1)
6. Vicenza at Montecito Vista
7. Scotia Apartments
8. Communication Hill (Phase 2)
9. Communication Hill Village Center

Total Dwelling Units = 1,494

Commercial Projects

1. Holiday Inn
2. Capitol Toyota
3. Communication Hill

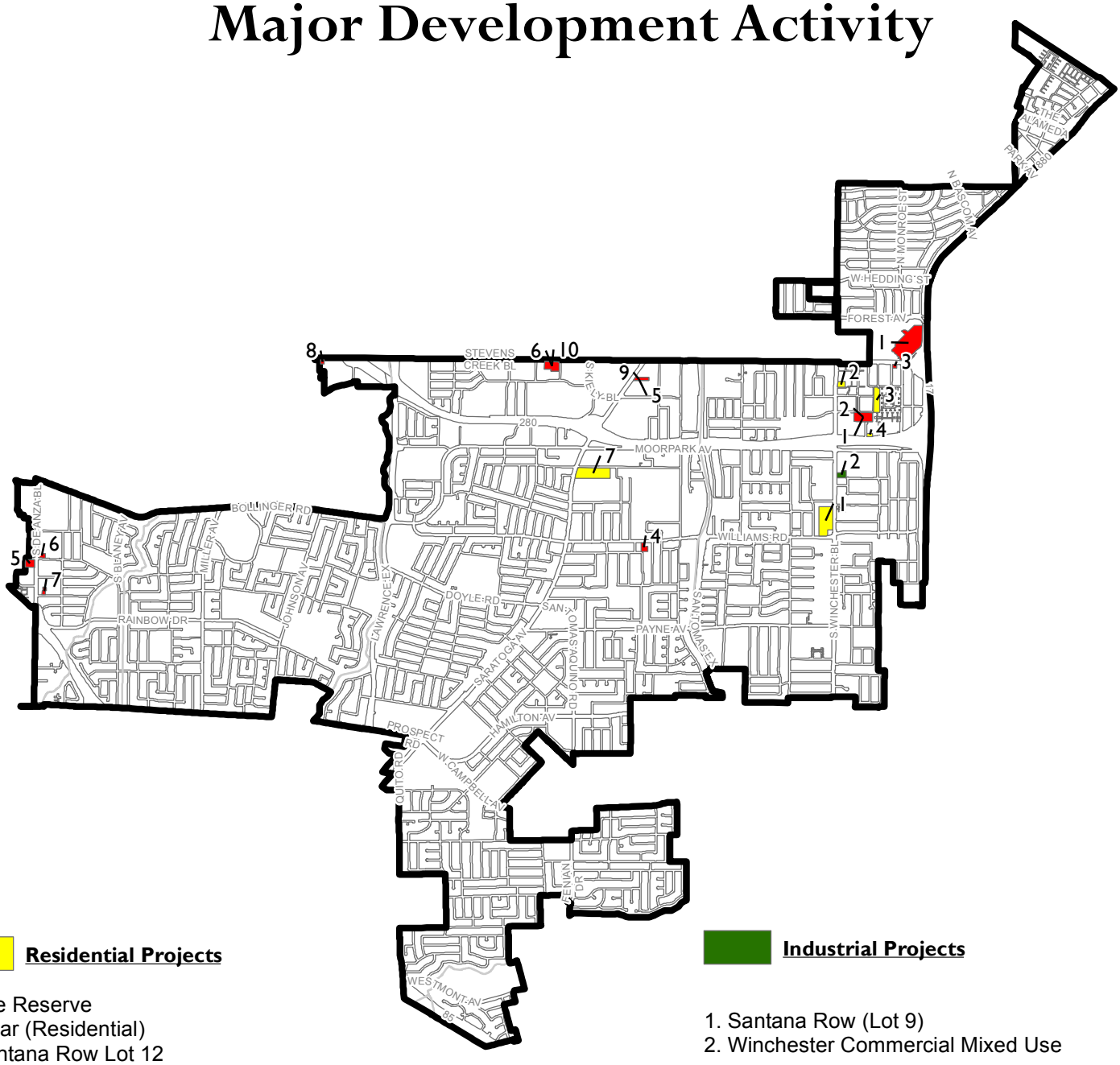
Total Commercial Square Feet = 377,386

Industrial Projects

1. 1850 Stone Avenue
2. Monterey Rd Self Storage

Total Industrial Square Feet = 244,766

West Valley Planning Area
Major Development Activity



Residential Projects

1. The Reserve
2. Volar (Residential)
3. Santana Row Lot 12
4. Santana Row Lot 17
5. Garden City Signature Project
6. Stevens Creek Lopina Signature Project
7. Saratoga Ave Mixed Use

Total Dwelling Units = 3,008

Commercial Projects

1. Valley Fair Shopping Center
2. Santana Row Commercial (Lot 9)
3. Boutique Hotel
4. Williams Rd Residential Care Facility
5. Scandinavia
6. Hampton Inn (De Anza Blvd)
7. Holiday Inn Express & Suites (Bark Ln)
8. AC Hotel Stevens Creek Blvd
9. Signature Project Garden City
10. Stevens Creek Promenade / Fortbay

Total Commercial Square Feet = 1,674,750

Industrial Projects

1. Santana Row (Lot 9)
2. Winchester Commercial Mixed Use

Total Industrial Square Feet = 374,000

Willow Glen Planning Area
Major Development Activity

Residential Projects

1. Fruitdale Station (Phase 2)
2. Lee Ave Apartments

Total Dwelling Units = 320

Commercial Projects

1. Fruitdale Station (Phase 2)
2. Holden Assited Living on Bascom
3. Presentation High School Master Plan

Total Commercial Square Feet = 292,270

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.

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 *2018 Market Forecast Reports*, Kidder Matthews *Real Estate market Review* and Cushman & Wakefield's *Marketbeat* report.