

Development Activity Highlights and Five-Year Forecast (2020-2024)



Prepared by:

**City of San Jose
Department of Planning, Building and Code Enforcement
February 2019**

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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>

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Development Activity Highlights and Five-Year Forecast (2020-2024)

I. PURPOSE

The *Development Activity Highlights and Five-Year Forecast (2020-2024)* 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 development significantly increased in fiscal year 2017/2018, while new residential and commercial development remained strong. However, current trends suggest levels have plateaued and the rate of new development may begin to slowly decline.

Residential Development

After two historic years of residential development in fiscal years 2013/2014 and 2014/2015, construction of new units in fiscal year 2015/2016 declined but rebounded in fiscal year 2016/2017 and fiscal year 2017/2018.

During the first six months of fiscal year 2018/2019, over 1,600 building permits were issued for new residential units. Additionally, as of February 2019, there were approximately 6,000 new residential units that have received entitlements, but have not yet started construction. Overall, new residential units are forecasted to decline during the forecast period based on building permits issued during the current fiscal year (2018/2019) and the current housing market, which has slowed due to increases in the costs associated with new construction, and the flattening of rents relative to these increased costs.

In 2016 the City Council approved a secondary unit ordinance that loosened existing zoning code regulations to comply with state law. The City Council approved additional updates to the Zoning Code in 2018 to further ease requirements for ADUs. As a result, more property owners are able to build secondary units which are classified

as single-family units in Table 2 of the Five-Year Forecast. New construction of single-family units reached 250 units in 2017/2018, of which 153 were ADUs. This represented an approximately 70% increase in building permit issuance for ADUs from the previous fiscal year.

High rents have spurred calls for action for many Bay Area communities, inciting a continued discussion of displacement, gentrification and affordability. Since 2010, rents rose by 53%, averaging \$2,500 per unit per month. Following multiple years of steep increases, rents in Silicon Valley have leveled off. The median single-family home price in San José reached \$1.05 million by the end of 2018, four times the U.S. Figure and up 57% since 2011.

Commercial Development

Large hotel and retail projects contributed to a strong year of commercial growth. Accordingly, valuation of new commercial construction in fiscal year 2017/2018 (\$401 million) nearly kept pace with the 16-year high last fiscal year of \$418 million in fiscal year 2016/2017. Commercial alterations also remained strong in fiscal year 2017/2018. Alterations 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.

Retail vacancy rates in San José have remained low. As of the fourth quarter of 2018, the overall retail vacancy rate in San José dropped to approximately 3.9%, slightly less than the previous year (approximately 4.1%). During the first six months of the current fiscal year (2018/2019) valuation of new commercial construction has reached over \$140 million, and is forecasted to reach \$300 million, approximately \$100 million less than previous fiscal year. Over 1.6 million square feet of commercial projects have been entitled but have not yet started construction.

Commercial activity for fiscal year 2016/2017 and 2017/2018 were buoyed by issuance of building permits for the Valley Fair Shopping Mall expansion and are returning to levels of previous years. Additionally, lack of available land for large retail centers and national retail trends, may result in decline in new commercial construction in the future. 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. In the past year, large retailers like Orchard Supply, Toys-R-Us, and Sears have closed as the retail market evolves.

Due to these factors commercial construction activity is forecasted to slightly decline over the next couple fiscal years. However, hotel development has shown an increase with over 1,700 hotel rooms pending entitlements and over 900 rooms entitled but yet to be constructed.

Industrial/Office Development

New industrial construction incorporates construction for office buildings and industrial manufacturing and warehouse space. Valuation of new industrial construction activity significantly increased in fiscal year 2017/2018 at \$238 million, compared to the previous four-year low of \$111 million. This is reflective of overall office vacancy rates in Silicon Valley, as they declined during the fourth quarter of 2018 to 9.8%, a decrease from the vacancy rate in 2017 of 10.9%. Overall industrial warehouse vacancy rates remain low at 2.6% down from 3.2% in the fourth quarter of 2017. However, through the first six months of the current fiscal year (2018/2019) valuation of new industrial construction has only reached approximately \$60 million, with a forecasted valuation of \$120 million for the year, but is somewhat reliant on the groundbreaking of large projects. Similar to the residential market, high cost of construction and limited availability of workers is a limiting factor for new industrial construction, with over 8 million square feet of industrial development entitled and yet to start construction.

The office availability rate in downtown San José in the fourth quarter of 2018 has dropped from 14.36% at the beginning of 2018 to 12.7%. This equates to a gross absorption of 3.8 million square feet of office space, up 81% from 2017. Downtown San José's most significant investment transaction was Jay Paul's acquisition of CityView Plaza for \$283.5 million. As Downtown San José becomes more competitive other markets are emerging, most notable San José Airport and North San José markets as defined by Colliers International. Gross absorption of office space for the San José Airport market increased 1.2 million square feet, up 140% from 2017, with vacancy rates falling to 4.0% from 21.1% over the same time period.

The availability and vacancy rate for Research & Development (R&D) in the North San José market increased for fiscal year 2017/2018 to 20.2% from 16.6%. However, this can mostly be attributed to a number of large move-outs. Higher asking rates and BART's (Bay Area Rapid Transit) upcoming extension into Milpitas and North San José continues to accelerate demand in the North San José area.

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 large real estate transactions in San José Airport, North San José and Downtown San José submarkets. The most notable being Google's investment and interest to create an 8 million square foot campus Downtown.

III. FIVE-YEAR FORECAST (2020-2024)

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 2018/2019 is expected to decline below the previous five-year average, fueled by a weak year in new commercial and residential construction, and a particular weak year in new industrial construction. 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 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 13/14 to FY 23/24**

Fiscal Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
	<u>Actual Valuation¹ (in millions)</u>					<u>Projected Valuation (in millions)</u>					
<u>New Construction</u>											
Residential	\$918	\$553	\$384	\$544	\$540	\$430	\$420	\$400	\$400	\$400	\$400
Commercial	222	285	280	428	399	300	175	175	175	175	175
Industrial	327	226	351	113	237	120	120	120	120	120	120
Subtotal	\$1468	\$1064	\$1015	\$1085	\$1177	\$850	\$715	\$695	\$695	\$695	\$695
<u>Alterations</u>											
Residential	\$135	\$143	\$132	\$116	\$115	\$110	\$100	\$100	\$100	\$100	\$100
Commercial	280	170	275	346	245	200	180	180	175	175	175
Industrial	250	205	345	519	204	275	150	150	150	150	150
Subtotal	\$665	\$517	\$752	\$981	\$564	\$585	\$430	\$430	\$425	\$425	\$425
Grand Total (Taxable)	\$2132	\$1581	\$1767	\$2066	\$1741	\$1435	\$1145	\$1125	\$1120	\$1120	\$1120

¹Valuation figures adjusted to 2018 dollars, per U.S. Bureau of Labor Statistics Consumer Price Index (CPI), San Francisco-Oakland-Hayward, all items index.

**Table 2
Residential Units and Non-Residential Square Footage: FY 13/14 to FY 23/24**

Fiscal Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
	<u>Actual¹</u>					<u>Projected</u>					
<u>Residential (Units)</u>											
Single-Family	341	254	152	201	250	400	350	350	350	350	350
Multi-Family	4,383	2,987	1,540	2,511	2,991	2,400	2,400	2,375	2,375	2,375	2,375
TOTAL	4,724	3,241	1,692	2,712	3,241	2,800	2,750	2,725	2,725	2,725	2,725
<u>Non-Residential (sq.ft., in thousands)</u>											
Commercial	1,400	2,000	1,854	1,911	3,235	1,900	1,400	1,400	1,400	1,400	1,400
Industrial	1,200	1,000	2,068	1,452	1,584	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL	2,600	3,000	3,922	3,363	4,819	2,900	2,400	2,400	2,400	2,400	2,400

¹NOTE: Data on residential units based on the Building Division's *Permit Fee Activity Report*.
Data on non-residential square footage estimated based on construction valuation in the Building Division's *Permit Fee Activity Report*.

IV. CONSTRUCTION TAXES

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**

File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Housing Type	No. of Units	Approval Date
Projects Completed								
PDA08-029-01	9/13/12	Virginia Terrace Apts	472-18-063	area bounded by E. Virginia Street, Martha Street, S. 5th Street, and S. 6th Street	Central	MF	238	1/14/09
PDA12-035-01	3/18/13	Ascent Apts (Hitachi)	706-04-013	5805 Charlotte Drive	Edenvale	MF	650	5/3/13
PD14-022	4/17/14	The Standard	264-09-063	505 Lincoln Avenue	Central	MF	190	11/5/14
PD14-029	6/23/14	Onyx	254-04-080	1855 Dobbin Drive	Alum Rock	MF	131	1/21/15
PD14-054	11/12/14	King & Dobbin Transit Vilage Lot H	254-55-010	1893 Dobbin Drive	Alum Rock	SF	105	7/29/15
PD15-003	1/27/15	787 Modera The Alameda	261-01-003	785 The Alameda	Central	MF	168	6/23/15
PD15-004	2/2/15	Hanover Cannery	249-09-001	725 N. 10th Street	Central	MF	403	12/15/15
Total							1,885	
Projects Under Construction								
PD12-008	3/1/12	Murano at Montecito Vista	455-09-060	Southwest side of Montecito Vista Way at the western terminus of Esfahan Drive and Montecito Vista Drive	South	SF	100	6/7/13
PD12-039	10/11/12	South Village (Hitachi Condo's)	706-65-020	0 Raleigh Road	Edenvale	MF	83	12/20/12
H12-020	1/16/13	San Pedro Square	259-32-044	195 W. Julian Street	Central	MF	406	2/24/14
PD13-027	7/1/13	Vicenza at Montecito Vista	455-09-062	East side of Montecito Vista Way, between Esfahan Drive and Montecito Vista Drive	South	MF	162	11/22/13
H13-041	10/31/13	Silvery Towers Apts	259-32-004	180 W. St. James Street	Central	MF	643	2/26/14
H14-010	2/28/14	The James	467-21-018	66 N. 1st Street	Central	MF	190	2/25/15
PD14-012	2/28/14	Fairfield at West San Carlos	264-15-062	800 W. San Carlos Street	Central	MF	315	10/28/14
PD14-031	6/27/14	Aura	264-30-067	180 Balbach Street	Central	MF	101	12/27/14
PDA14-035-01	8/21/14	Communication Hill (Phase 1)	455-28-017	Junction of Communications Hill Blvd. and the CalTrain railway to the terminus of Communications Hill Blvd. and Casselino Drive.	South	SF	314	3/18/15
PD14-044	9/3/14	King & Dobbin Transit Vilage Lot E	254-04-079	1745 Dobbin Drive	Alum Rock	MF	67	7/29/15
H14-034	10/2/14	Sparq	472-26-030	598 S. 1st Street	Central	MF	105	10/7/15
PD14-051	10/30/14	777 Park Ave	261-36-062	777 Park Avenue	Central	MF	182	3/18/15
PDA07-094-01	1/13/15	2nd Street Studios	477-01-082	1140 S. 2nd Street	Central	MF	135	3/4/15
H15-007	1/23/15	Modera San Pedro Square	259-35-042	45 N. San Pedro Street	Central	MF	201	5/20/15
PD15-013	4/3/15	Arcadia/Evergreen Part 1	670-29-002	2140 Quimby Road	Evergreen	SF	250	11/30/15
PD15-014	4/16/15	1807 Almaden Rd	455-21-050	1807 Almaden Road	South	MF	96	10/7/15
PD15-024	5/27/15	King & Dobbin Transit Vilage Lot G	254-55-006	1875 Dobbin Drive	Alum Rock	MF	101	11/4/15
PD15-035	7/9/15	Ohlone Block C	264-14-024	345 Sunol Street	Central	MF	268	12/16/15

PDA15-036-01	7/9/15	Ohlone Block B	264-14-024	345 Sunol Street	Central	MF	269	12/16/15	
PD15-055	11/4/15	Shea Homes/ Japantown Corp. Yard	249-39-039	Bounded by N. Sixth Street, E. Taylor Street, N. Seventh Street, and Jackson Street	Central	MF	520	5/25/16	
PDA12-031-01	11/13/15	Platform	241-04-011	North side of Berryessa Road on the southern portion of the parcel just west of Union Pacific Railroad tracks (Flea Market)	Berryessa	MF	551	4/13/16	
CP15-078	11/16/15	Renascent Place	497-41-098	2500 Senter Road	South	MF	162	4/27/2016	
PD15-067	12/22/15	The Reserve	299-26-059	881 S. Winchester Boulevard	West Valley	MF	640	4/27/2016	
PD16-001	1/15/16	Scotia Apartments	455-21-043	1777 Almaden Road	South	MF	55	5/17/16	
PD16-002	1/21/16	Berryessa Flea Market (KB)	241-04-011	North side of Berryessa Road on the northern portion of the parcel just west of Union Pacific Railroad tracks (Flea Market)	Berryessa	SF	162	5/18/16	
PD16-005	2/4/16	Istar/Great Oaks	706-08-008	West side of Great Oaks Blvd approx 1,000 feet northwesterly of Highway 85	Edenvale	MF	301	5/18/2016	
PD16-006	2/5/16	Vespaio @ Diridon (Residential)	259-28-004	138 Stockton Avenue	Central	MF	164	5/25/2016	
CP16-014	4/11/16	Villas on the Park	467-01-121	278 N. 2nd Street	Central	MF	84	2/24/2017	
PD16-025	8/16/16	The Orchard (Residential)	254-06-042	641 N. Capitol Avenue	Alum Rock	MF	188	1/24/17	
H16-036	10/4/16	The Graduate	467-46-005	80 E. San Carlos Street	Central	MF	260	3/22/17	
SPA17-009-01	9/7/17	Miro (formerly SJSJ Towers)	467-20-086	33 N. 5th Street	Central	MF	630	12/13/17	
Total								7,705	

Approved Projects (Construction Not Yet Commenced)

CPA11-034-01	5/10/11	North San Pedro Apts	259-23-016	201 Bassett Street	Central	MF	135	7/23/14
PD12-013	3/29/12	Ohlone Mixed Use (Block A)	264-14-131	southwest corner of West San Carlos Street and Sunol Street	Central	MF	263	12/16/15
H14-009	2/18/14	Parkview Towers	467-01-008	northeast corner of the intersection of 1st Street and St. James Street	Central	MF	220	5/13/15
H14-037	11/5/14	NSP3 Tower	259-24-008	201 W. Julian Street	Central	MF	313	8/5/15
PD14-055	1/13/15	Leigh Ave Apartments	284-32-014	1030 Leigh Avenue	Willow Glen	MF	64	3/18/15
PD15-042	9/11/15	Montgomery 7	259-47-068	565 Lorraine Avenue	Central	MF	54	6/21/16
PD15-044	9/11/15	Sparta	467-16-076	525 E. Santa Clara Street	Central	MF	85	9/20/16
H15-046	9/25/15	363 Delmas Avenue	264-26-006	341 Delmas Avenue	Central	MF	120	6/21/16
H15-047	9/28/15	Gateway Tower	264-30-089	455 S. 1st Street	Central	MF	300	12/6/16
H15-055	11/17/15	6th Street Project	467-19-059	73 N. 6th Street	Central	MF	126	6/29/16
PD15-061	12/4/15	Diridon TOD	259-38-036	402 West Santa Clara	Central	MF	325	5/24/16
PD15-066	12/21/15	Santana Row Lot 12	277-40-017	358 Hatton Street	West Valley	MF	258	8/16/16
PD15-068	12/22/15	Santana Row Lot 17	277-38-003	544 Dudley Avenue	West Valley	MF	110	5/25/16
SP16-016	3/8/16	Park Delmas	259-46-040	201 Delmas Avenue	Central	MF	123	6/29/16
PD16-013	4/7/16	777 West San Carlos St	261-39-045	270 Sunol Street	Central	MF	149	6/21/16
SP16-021	4/11/16	Greyhound Residential	259-40-012	70 South Almaden Avenue	Central	MF	781	5/23/17
PD15-059	6/23/16	Volar (Residential)	277-33-003	350 S. Winchester Boulevard	West Valley	MF	330	6/13/17
PD16-026	8/11/16	7th & Empire	249-38-042	535 N. 7th Street	Central	MF	92	4/11/17
PD16-031	9/27/16	750 West San Carlos	264-15-003	750 W. San Carlos Street	Central	MF	56	12/12/17
PDA14-035-04	4/9/17	Communication Hill Phase II	455-28-016	junction of Communications Hill Blvd. and the CalTrain railway to the terminus of Communications Hill Blvd. and Casselino Drive.	South	MF	486	7/26/17

SP17-016	4/24/17	425 Auzerais Avenue	264-26-017	425 Auzerais Avenue	Central	MF	130	6/19/17
PD17-014	4/25/17	Stevens Creek Promenade	296-38-013	4360 Stevens Creek Boulevard	West Valley	MF	499	2/26/19
SP17-037	9/1/17	Page Street Housing	277-20-044	329 Page Street	Central	MF	82	12/5/18
HA14-023-02	12/6/17	Post & San Pedro Tower	259-40-088	171 Post Street	Central	MF	228	6/9/18
PD17-029	12/15/17	Julian/Stockton Mixed Use	261-01-030	715 W. Julian Street	Central	MF	228	10/23/18
SP18-016	3/29/18	27 West	259-40-043	27 S. 1st Street	Central	MF	374	2/27/19
H18-057	5/3/18	Balbach Affordable Housing	264-31-109	South East corner of Balbach and South Almaden Blvd	Central	MF	87	1/30/19
Total								6,018

Projects Pending City Approval

CP17-052	11/17/17	Alum Rock Mixed Use	481-19-003	1936 Alum Rock Avenue	Alum Rock	MF	94	---
PDA14-035-05	4/10/17	Communication Hill Village Center	455-28-017	junction of Communications Hill Blvd. and the CalTrain railway to the terminus of Communications Hill Blvd. and Casselino Drive.	South	MF	490	
H17-019	4/25/17	Spartan Keyes Senior Housing	472-25-092	295 E. Virginia Street	Central	MF	301	---
SP17-027	6/26/17	Roosevelt Park Apartments	467-12-001	21 N. 21st Street	Central	MF	80	---
H17-050	8/29/17	City View Plaza	259-41-067	170 Park Center Plaza	Central	MF	259	---
SP18-057	12/14/17	543 Lorraine Ave Mixed Use	259-47-069	543 Lorraine Avenue	Central	MF	70	---
PD17-027	12/14/17	Saratoga Ave Mixed Use	299-37-024	700 Saratoga Avenue	West Valley	MF	300	---
SP18-001	1/9/18	Garden Gate Tower	472-26-090	600 S. 1st Street	Central	MF	285	---
SP18-009	1/31/18	Davidson Plaza Towers	678-93-015	255 W. Julian Street	Central	MF	653	---
SP18-059	5/10/18	McEvoy Affordable Housing	261-38-004	north of W. San Carlos Street between McEvoy Street and Dupont Street	Central	MF	358	---
H18-025	6/5/18	Carlisle	259-35-033	51 Notre Dame Avenue	Central	MF	220	---
H18-026	6/7/18	S. Market Mixed Use	264-30-034	477 S. Market Street	Central	MF	130	---
PD18-015	6/19/18	Bascom Gateway Station	282-26-007	1330 S. Bascom Avenue	Willow Glen	MF	590	---
CP18-022	6/26/18	Blossom Hill Affordable Apartments	690-25-021	397 Blossom Hill Road	Edenvale	MF	147	---
CP18-038	6/27/18	Invicta Towers	472-26-001	40 E. William Street	Central	MF	667	---
SP18-033	6/28/18	Mitzi Place	299-16-001	4146 Mitzi Drive	West Valley	MF	50	---
CP18-026	6/29/18	Silicon Sage	481-07-016	north side of Alum Rock Ave 220 feet westerly of Jose Figueres Avenue	Alum Rock	MF	738	---
PD18-016	6/29/18	Little Portugal Gateway	481-12-069	1663 Alum Rock Avenue	East San José	MF	121	---
SPA17-023-01	12/11/18	StarCity	259-23-006	199 Bassett Street	Central	MF	800	---
H19-003	1/30/19	4th Street Housing	467-20-019	100 N. 4th Street	Central	MF	316	---
Total								6,669

GRAND TOTAL

22,277

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**

File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Square Footage (approx.)	Hotel Guest Rooms	Approval Date
<u>Projects Completed</u>								
PD13-049	12/13/2013	Bay 101 Casino	235-01-020	1740 N. 1st Street	North	68,652		9/2/15
PD15-002	1/27/2015	iStar Costco	706-08-023	Great Oaks Boulevard	Edenvalle	148,000		7/15/15
PD15-008	2/24/2015	Sprouts @ Brokaw	237-03-080	1040 E. Brokaw Road	Berryessa	145,000		6/24/15
H17-018	3/20/17	Smart and Final	264-14-017	320 Race Street	Central	29,575		6/28/17
PD07-007	1/10/2007	Fruitdale Station (Mixed Use Retail Component)	284-02-008	southeast corner of Fruitdale Avenue and Southwest Expressway	Willow Glen	30,000		3/21/08
PD15-064	12/16/2015	Sun Garden Center Expansion	477-07-018	1450 Monterey Road	Central	25,045		1/20/16
Total						446,272	-	
<u>Projects Under Construction</u>								
H13-048	12/16/2013	Hampton Inn/Holiday Inn	237-17-067	2088 N. 1st Street	North	173,000	284	9/3/16
HA14-006-01	1/22/2014	Hyatt Place	101-05-002	westerly side of North 1st Street Karina Court,	North	206,000	355	5/7/14
HA06-027-02	6/10/2013	Valley Fair Expansion	274-43-035	2855 Stevens Creek Boulevard	West Valley	525,000		10/30/13
PD13-049	12/13/2013	Bay 101 Hotel (Embassy Suites)	235-01-020	1740 N. 1st Street	North	152,266	174	9/2/15
PD16-006	2/5/2016	Vespaio @ Diridon (Commercial)	259-28-004	130 Stockton Avenue	Central	37,500		5/25/16
PD16-015	4/7/2016	Fairfield Inn & Suites	015-45-013	656 America Center Court	Alviso	161,112	261	6/21/16
PD16-017	5/23/2016	Santana Row Commercial (Lot 9)	277-40-030	3060 Olsen Drive	West Valley	30,000		11/9/16
PDA12-031-01	11/13/2015	Platform (Retail Component)	241-04-011	north side of Berryessa Road on the southern	Berryessa	37,000		4/13/16
PDA14-037-02	8/22/16	Almaden Ranch Hotel	458-17-032	5160 Cherry Avenue	Cambrian/Pioneer	56,032	115	2/8/17
SP14-032	7/24/2014	Capitol Toyota	459-05-019	774 Capitol Ex Auto Mall	South	261,286		1/28/15
SP17-009	2/22/17	Miro	467-20-086	39 N. 5th Street	Central	39,074		3/15/17
H15-023	5/4/2015	Holiday Inn	497-38-013	2660 Monterey Road	South	48,100	81	7/13/16
Total						1,726,370	1,270	
<u>Approved Projects (Construction Not Yet Commenced)</u>								
CP16-029	6/16/16	Oakmond Residential Care	659-04-015	easterly side of San Felipe Road approximately	Evergreen	91,714		4/26/17
CP16-048	8/31/16	Enzo Behavioral Hospital	678-05-063	northwest side of Enzo Drive and Eden Park	Edenvalle	80,000		3/28/17
H16-010	2/29/2016	Boutique Hotel	277-34-014	2850 Stevens Creek Boulevard	West Valley	173,043	175	12/7/16
PD08-001	1/7/2008	Pepper Lane Mixed Use	254-15-072	southeast corner of Berryessa and Jackson	Alum Rock	30,000		10/10/08
PD14-035	3/15/2013	Communications Hill	455-09-040	On the hills from the junction of Communications	South	68,000		11/21/14
PD15-013	4/3/2015	Evergreen Square	670-29-020	2140 Quimby Road	Evergreen	310,000		11/30/15
PD16-025	8/16/16	The Capitol (Formerly Orchard)	254-06-042	641 N. Capitol Avenue	Alum Rock	38,000		1/24/17
PD16-034	4/14/17	Top Golf	015-39-026	4701 N. 1st Street	Alviso	182,000	200	12/13/17
PD16-039	1/5/17	Creative Center for the Arts	249-39-044	bounded by N. Sixth Street, E. Taylor Street, N.	Central	60,000		10/11/17
CP17-046	10/26/17	Holden Assisted Living on Bascom	282-11-014	1015 S. Bascom Avenue	Willow Glen	156,022		9/12/18
CP17-047	10/20/17	Williams Rd Residential Care Facility	299-18-147	3924 Williams Road	West Valley	31,801		11/14/18
H15-059	12/4/15	Scandinavia Designs	359-34-006	1115 S. De Anza Boulevard	West Valley	39,410		10/18/17

H16-032	9/7/16	Hampton Inn (De Anza Blvd)	372-25-015	1090 S. De Anza Boulevard	West Valley	51,279	90	8/14/18
H17-023	5/18/17	AC Hotel Stevens Creek Blvd	375-12-017	5696 Stevens Creek Boulevard	West Valley	62,868	168	1/16/19
H17-044	9/2/17	Hilton Garden Inn	235-03-002	111 E. Gish Road	North	91,460	150	5/7/18
PD17-029	12/15/17	Julian/Stockton Mixed Use	261-01-030	715 W. Julian Street	Central	26,571		10/23/18
SP16-034	6/28/16	North Hotel	235-09-021	1036 N. 4th Street	Central	30,612	60	7/25/18
SP18-016	3/29/18	27 West (Retail Component)	259-40-043	27 South 1st Street	Central	35,712		2/27/18
H18-014	3/27/18	Hotel Baywood	277-34-038	375 South Baywood Avenue	West Valley	123,120	105	2/27/18
Total						1,681,612	948	

Projects Pending City Approval

CP17-052	11/17/17	Alum Rock Mixed Use (Retail Component)	481-19-003	1936 Alum Rock Avenue	Alum Rock	39,000		---
H15-014	3/30/15	Tropicana Shopping Center Expansion	486-10-091	1664 Story Road	Alum Rock	31,744		---
H16-042	10/18/16	Tribute Hotel	259-42-079	211 S. 1st Street	Central	186,426	279	---
SP18-060	8/18/17	Stockton Ave Hotel	261-07-001	615 Stockton Avenue	Central	34,698	54	---
H17-059	10/28/17	Hotel Clariana Addition	467-23-088	10 S. 3rd Street	Central	51,573	63	---
H18-002	1/9/18	Silver Creek Valley Rd Hotel	678-93-015	5952 Silver Creek Valley Road	Edenvale	73,862	127	---
SP18-005	10/17/16	Holiday Inn Express & Suites (Bark Ln)	372-24-033	7285 Bark Lane	West Valley	45,306	86	---
SP18-008	1/30/18	Presentation High School Master Plan	446-38-035	2281 Plummer Avenue	Willow Glen	106,248		---
CP18-026	6/29/18	Sunset at Alum Rock	481-07-016	north side of Alum Rock Ave 220 feet westerly of	Alum Rock	26,500		---
CP18-034	9/4/18	995 Oakland Road Hotel	235-16-011	955 Oakland Road	Central	67,766	116	---
SP18-005	2/1/18	Bark Lane Hotel	372-24-033	7285 Bark Lane	West Valley	45,306	126	---
SP18-012	2/27/18	West San Carlos Hotel	277-20-035	1470 W. San Carlos Street	Central	64,262		---
PD18-010	3/14/18	Mercedes Dealership Expansion	296-38-012	4500 Stevens Creek Boulevard	West Valley	171,351		---
H18-016	4/11/18	Piercy Hotel	678-93-040	469 Piercy Road	Edenvale	119,333	175	---
H18-029	6/20/18	Piercy Hotel	678-93-039	459 Piercy Road	Edenvale	78,370	112	---
CP18-038	6/27/18	Invicta Towers (Retail Component)	472-26-001	40 E. William Street	Central	41,500		---
H18-033	7/24/18	2nd Street Hotel	472-26-070	605 S. 2nd Street	Central	90,263	106	---
PD18-035	8/7/18	Stockton Ave Hotel	259-28-028	292 Stockton Avenue	Central	356,470		---
PDA15-013-02	8/9/18	Evergreen Circle Costco	670-29-024	2140 Quimby Road	Evergreen	153,000		---
H18-038	8/28/18	Almaden Corner Hotel	259-35-055	8 N. Almaden Boulevard	Central	153,275	272	---
PDA08-069-01	9/17/18	Market Park Shopping Center	254-17-084	1590 Berryessa Road	Alum Rock	101,000		---
PDA08-069-01	9/17/18	Market Park North Site/ Retail	254-17-084	1590 Berryessa Road	Alum Rock	101,000		---
PD18-042	10/9/18	Oakland Road Comfort Suites	241-13-019	northeast corner of Oakland Road and Faulstich	Berryessa	38,400	61	---
PDA16-034-02	11/5/18	Shilla Stay Hotel	015-39-026	4701 N. 1st Street	Alviso	109,991	200	---
PDA12-019-04	12/10/18	Coleman Hotel		1125 Coleman Avenue	North	115,392		---
H19-004	1/31/19	South Almaden Office	264-28-023	northwest corner of Almaden Boulevard and Woz	Central	116,480		---
Total						2,518,516	1,777	

GRAND TOTAL

6,372,770 3,995

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/ Office Development Activity
Projects of 75,000+ Square Feet**

File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Square Footage (approx.)	Approval Date
<u>Projects Completed</u>							
H14-027	7/2/2014	Silicon Valley Industrial Center	678-08-051	500 Piercy Road	Edenvale	243,000	12/17/2014
H15-005	1/9/2015	Storage Pro	254-02-065	615 N. King Road	Alum Rock	101,625	9/16/2015
H15-036	8/12/2015	Orchard Corporate Center	101-18-001	2701 Orchard Parkway	North	99,000	11/24/2016
H16-022	6/1/2016	Public Storage (Lenfest Rd)	254-02-032	684 Lenfest Road	Alum Rock	85,386	9/7/2016
PD15-046	9/18/2015	Skypport Kaiser	230-29-115	1721 Technology Drive	North	153,112	6/21/2016
PD15-063	12/11/2015	Oakland Rd Storage	237-03-064	1785 Oakland Road	Berryessa	74,640	4/20/2016
PDA05-095-02	12/21/2015	Veteran Affairs Outpatient Clinic	678-07-040	5855 Silver Creek Valley Place	Edenvale	95,000	4/6/2016
Total						851,763	
<u>Projects Under Construction</u>							
H15-010	2/12/2015	SAF Keep Storage	237-08-084	1750 Junction Court	North	120,432	12/9/2015
H15-012	2/17/2015	SuperMicro (Phase 2)	237-05-036	750 Ridder Park Drive	Berryessa	162,500	12/16/2015
H16-031	9/10/2016	SuperMicro (Phase 3)	237-05-063	750 Ridder Park Drive	Berryessa	209,320	10/26/2016
H17-005	1/18/2017	Piercy Warehouse	678-08-057	448 Piercy Road	Edenvale	166,740	9/13/2017
HA13-040-01	4/23/2015	Peery Arrillaga Brokaw/1st Campus	237-16-071	1801 Bering Drive	North	117,440	12/16/2015
PD12-019	7/19/2012	Coleman Highline Office	230-46-062	1123 Coleman Avenue	North	683,000	6/10/2013
PD15-031	7/1/2015	Equinix (iStar)	706-09-117	7 Great Oaks Boulevard	Edenvale	386,000	3/9/2016
PD16-017	4/23/2016	Santana Row (Lot 9)	277-40-030	3060 Olsen Drive	West Valley	290,000	11/9/2016
H16-013	3/16/2016	River Corp Center III	259-24-036	353 W. Julian Street	Central	191,397	12/7/2016
H15-058	11/23/2015	Senter/Alma Ministorage	477-38-014	Senter Road between E. Alma Avenue and Phelan Avenue	Central/South	91,885	3/15/2017
Total						2,418,714	
<u>Approved Projects (Construction Not Yet Commenced)</u>							
H14-029	8/14/2014	The Station on North First	101-30-006	2890 N. 1st Street	North	1,653,731	12/10/2014
H15-037	8/25/2015	Broadcom expansion/Innovation Place	097-33-116	3130 Zanker Road	North	536,949	12/2/2015

**Major Industrial/ Office Development Activity
Projects of 75,000+ Square Feet**

File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Square Footage (approx.)	Approval Date
H16-018	4/27/2016	335 West San Fernando St	259-39-116	333 W. San Fernando Street	Central	700,000	11/9/2016
H16-035	9/27/16	Edenvale Self Storage Facility	678-93-005	5880 Hellyer Avenue	Edenvale	155,550	5/3/2017
PD13-012	3/20/13	237 @ First Street (balance)	015-39-006	4353 N. 1st Street northwest corner of State	Alviso	430,458	12/4/2013
PD15-053	10/29/2015	America Center (balance)	015-45-047	Highway 237 and Gold Street	Alviso	192,350	1/23/2018
PD15-061	12/4/2015	Diridon TOD (Office)	259-38-036	402 W. Santa Clara Street	Central	1,040,000	5/24/2016
PD15-062	12/9/2015	ay 101 Technology Place office (Phase I	235-01-020	1740 N. 1st Street	North	234,192	12/7/2016
PD16-016	4/28/2016	Winchester ministorage	279-01-017	780 S. Winchester Boulevard north of Samaritan Drive, approximately 700 feet east of	West Valley	84,000	11/9/2016
PD16-023	7/22/16	Samaritan Medical Phase 1	421-37-001	S. Bascom Drive	Cambrian/Pioneer	350,000	8/2/2017
PD16-037	11/29/16	Self-storage (King Rd)	670-12-006	2905 South King Road west side of Via Del Oro between San Ignacio Avenue and Great Oaks Boulevard	Evergreen	198,000	4/12/2017
SP15-031	7/1/2015	Equinix Data Center	706-02-053	1657 Alviso-Milpitas Road	Edenvale	579,000	1/25/2017
SP16-053	11/4/16	Microsoft data center/industrial	015-31-054		Alviso	426,093	10/24/2017
SP18-020	12/15/17	Akatiff/Platform 16	259-29-104	440 W. Julian Street	Central	982,128	5/30/2018
H17-034	6/29/17	Panattoni Distribution Center	244-23-069	0 Oakland Road	Berryessa	83,117	8/8/2018
H17-040	7/20/17	Monterey Rd Self Storage	456-40-004	2829 Monterey Road	South	142,766	3/21/2018
H17-041	7/21/17	Knox Trojan Storage	481-39-003	1025 Knox Avenue	Alum Rock	139,615	2/28/2018
PD16-027	8/29/16	Oakland Rd Self Storage	235-18-001	645 Horning Street	Central	91,875	5/8/2018

**Major Industrial/ Office Development Activity
Projects of 75,000+ Square Feet**

File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Square Footage (approx.)	Approval Date
PDA14-005-10	5/3/18	Western Digital Great Oaks Campus	706-07-020	5601 Great Oaks Parkway	Edenvale	73,400	11/14/2018
PD17-014	4/25/17	Stevens Creek Promenade (Office)	296-38-013	4360 Stevens Creek Boulevard	West Valley	233,000	2/26/2019
Total						8,326,224	

Projects Pending City Approval

H17-058	11/2/17	970 McLaughlin Industrial	472-10-109	970 McLaughlin Avenue	Central	223,717	---
H18-018	4/30/18	475 Tully Road Mini Storage	477-51-004	475 Tully Road	South	219,282	---
H18-024	5/31/18	Winfield Self Storage	694-06-009	5775 Winfield Boulevard	Edenvale	109,527	---
H18-027	6/12/18	2829 Monterey Distribution	456-40-004	2829 Monterey Road	South	81,100	---
PD18-015	6/19/18	South Bascom Gateway Station	282-26-007	1330 S. Bascom Avenue	Willow Glen	213,500	---
H18-037	8/16/18	Adobe North Tower	259-39-116	333 W. San Fernando Street	Central	1,015,200	---
SP18-049	9/5/18	335 Winchester Office	303-39-047	335 S. Winchester Boulevard	West Valley	94,996	---
PD18-039	9/12/18	Cloud 10 Skyport Plaza	230-29-117	1601 Technology Drive	North	350,000	---
H18-045	9/27/18	DiNapolo Office	259-43-076	200 Park Avenue	Central	717,246	---
SP18-054	10/3/18	San Ignacio Data and Office	706-09-023	6320 San Ignacio Avenue	Edenvale	282,000	---
H18-048	10/11/18	231 Capitol Public Storage	462-19-013	231 W. Capitol Expressway	South	359,232	---
PD18-044	10/30/18	1605 Industrial Avenue Warehouse	237-30-015	1605 Industrial Avenue	Berryessa	180,500	---
PD18-045	10/26/18	Santana West Phase 1	303-40-010	3161 Olsen Drive	West Valley	850,000	---
SPA17-031-01	10/31/18	Museum Place (amendment)	259-42-023	180 Park Avenue northwest corner of Almaden	Central	774,000	---
H19-004	1/31/19	South Almaden Office	264-28-023	Boulevard and Woz Way	Central	1,952,045	---
Total						7,422,345	

GRAND TOTAL

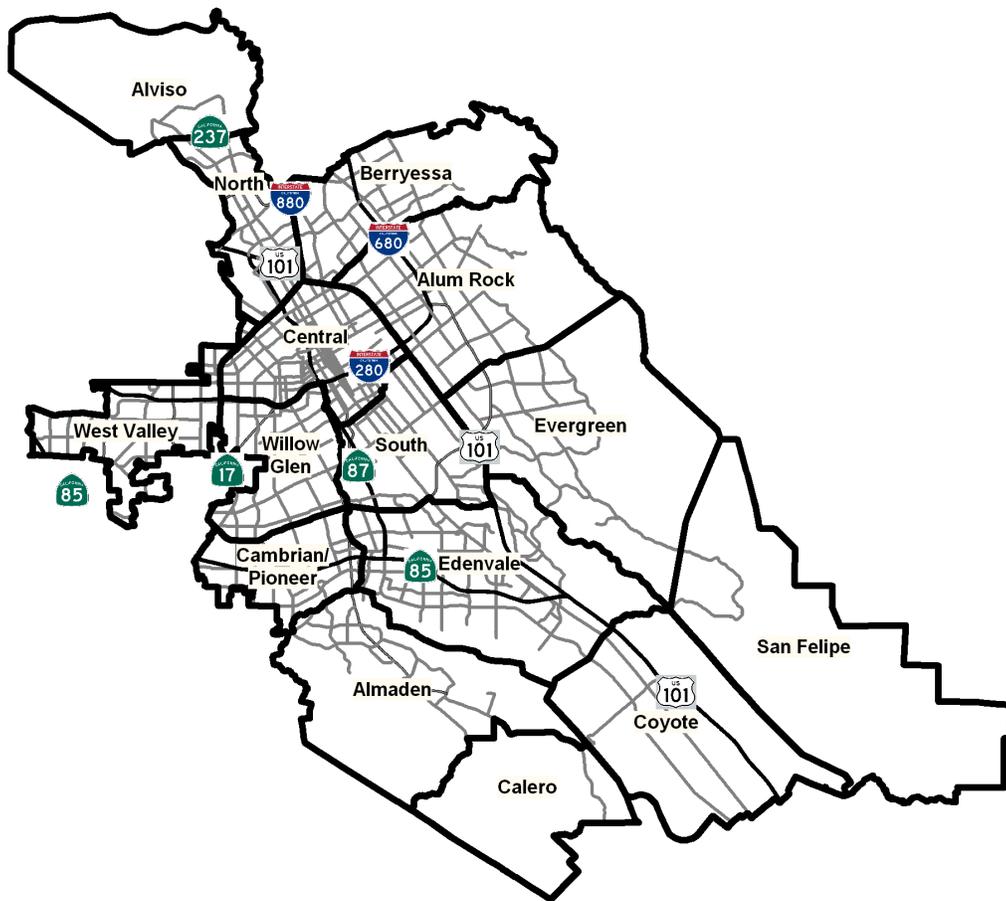
19,019,046

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

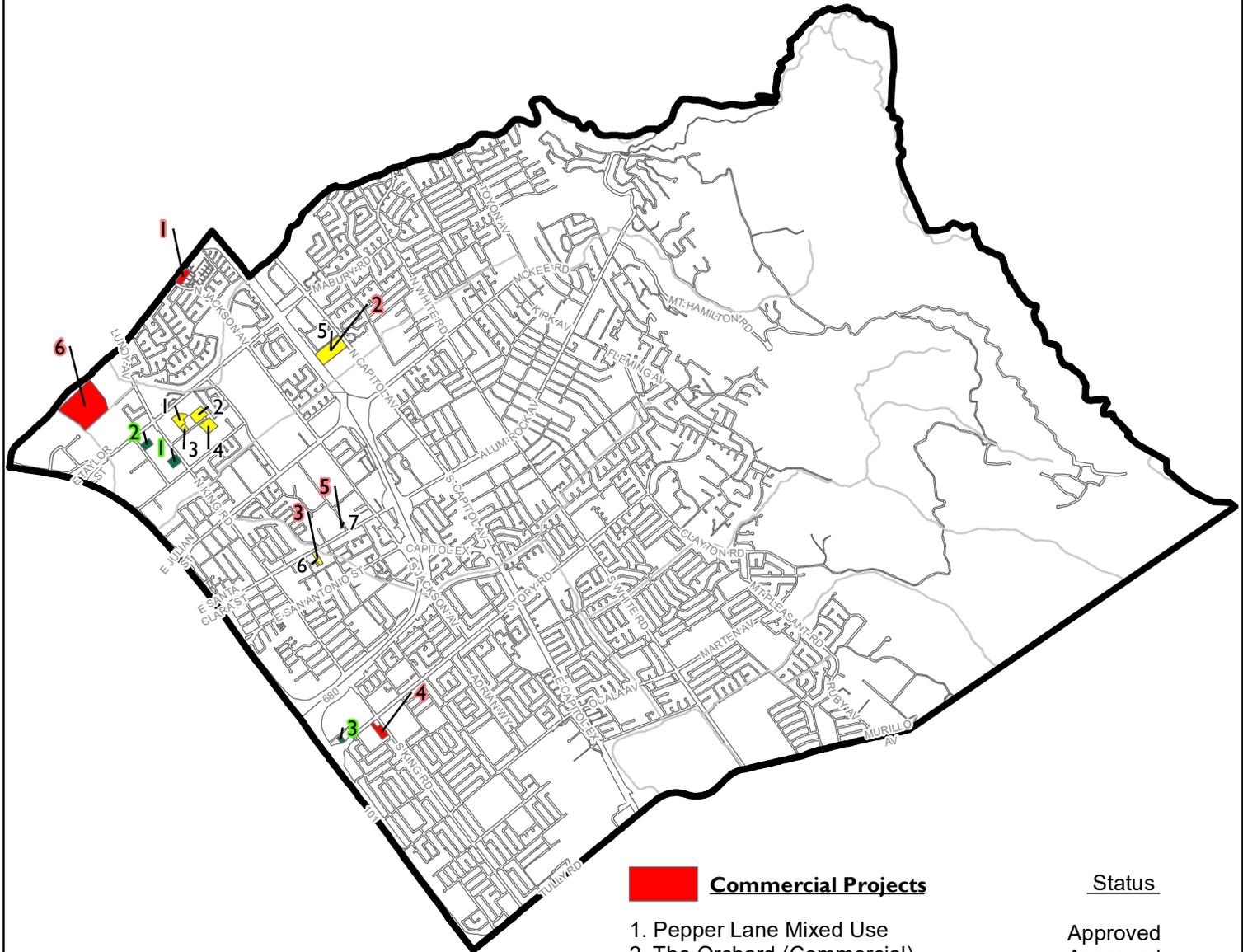
VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

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. 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. Onyx
- 2. King & Dobbin Transit Village Lot H
- 3. King & Dobbin Transit Village Lot E
- 4. King & Dobbin Transit Village Lot G
- 5. The Orchard (Residential)
- 6. Alum Rock Mixed Use
- 7. Sunset at Alum Rock

Total Dwelling Units = 1,424

Status

- Completed
- Completed
- Under Construction
- Under Construction
- Under Construction
- Pending
- Pending

Commercial Projects

- 1. Pepper Lane Mixed Use
- 2. The Orchard (Commercial)
- 3. Alum Rock Mixed Use (Retail)
- 4. Tropicana Shopping Center Expansion
- 5. Sunset at Alum Rock
- 6. Market Park Shopping Center

Total Commercial Square Feet = 266,224

Status

- Approved
- Approved
- Pending
- Pending
- Pending
- Pending

Industrial Projects

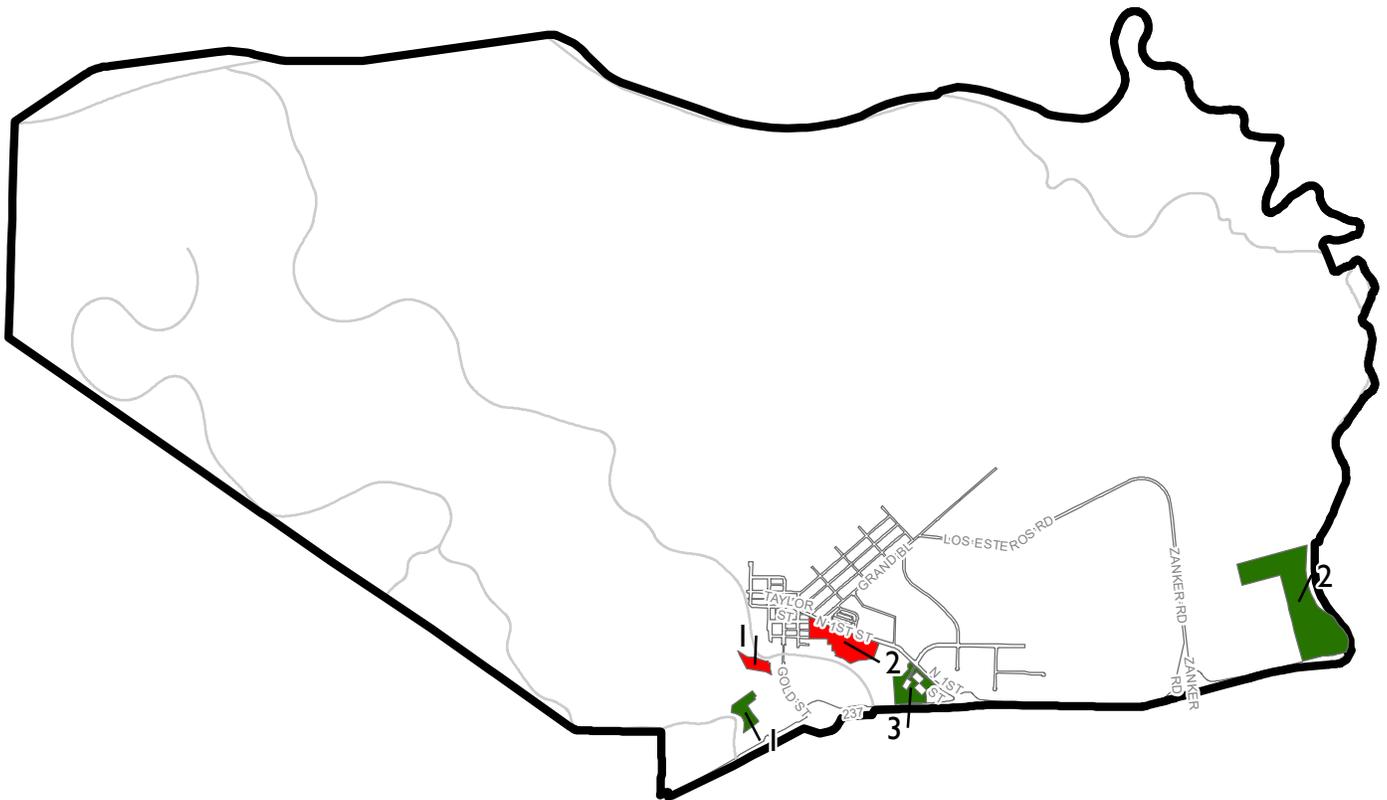
- 1. Storage Pro
- 2. Public Storage (Lenfest Rd)
- 3. Knox Trojan Storage

Total Industrial Square Feet = 326,626

Status

- Complete
- Complete
- Approved

Alviso Planning Area Major Development Activity



Commercial Projects Status

- | | |
|---------------------------|--------------------|
| 1. Fairfield Inn & Suites | Under Construction |
| 2. Top Golf | Approved |
| 3. Shillay Stay Hotel | Pending |

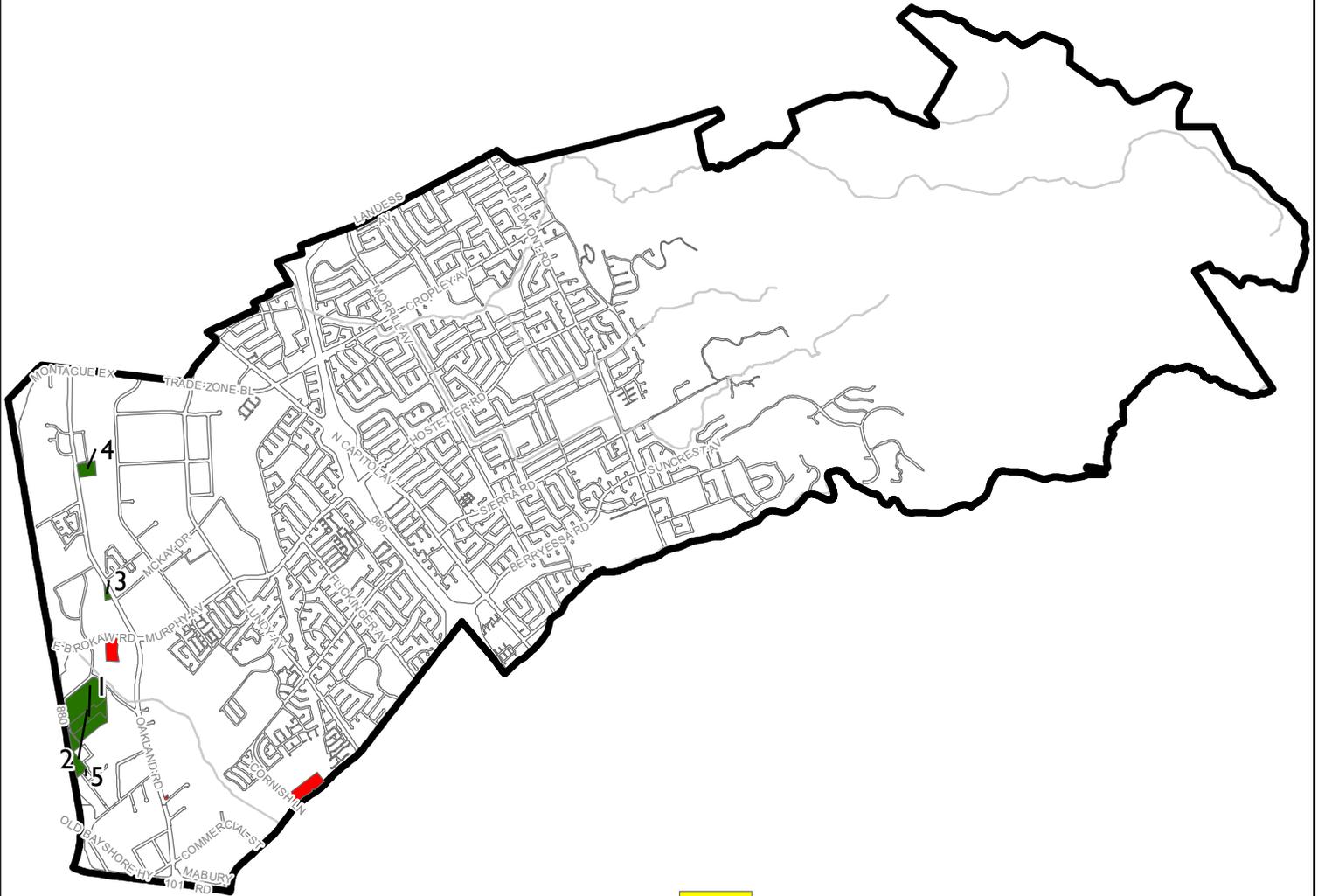
Total Commercial Square Feet = 453,103

Industrial Projects Status

- | | |
|--------------------------|----------|
| 1. America Center | Approved |
| 2. Microsoft Data Center | Approved |
| 3. 237 @ First Street | Approved |

Total Industrial Square Feet = 1,048,901

Berryessa Planning Area Major Development Activity



	Residential Projects	<u>Status</u>
1.	Berryessa Flea Market (KB)	Under Construction
2.	Platform	Under Construction

Status Total Dwelling Units = 713

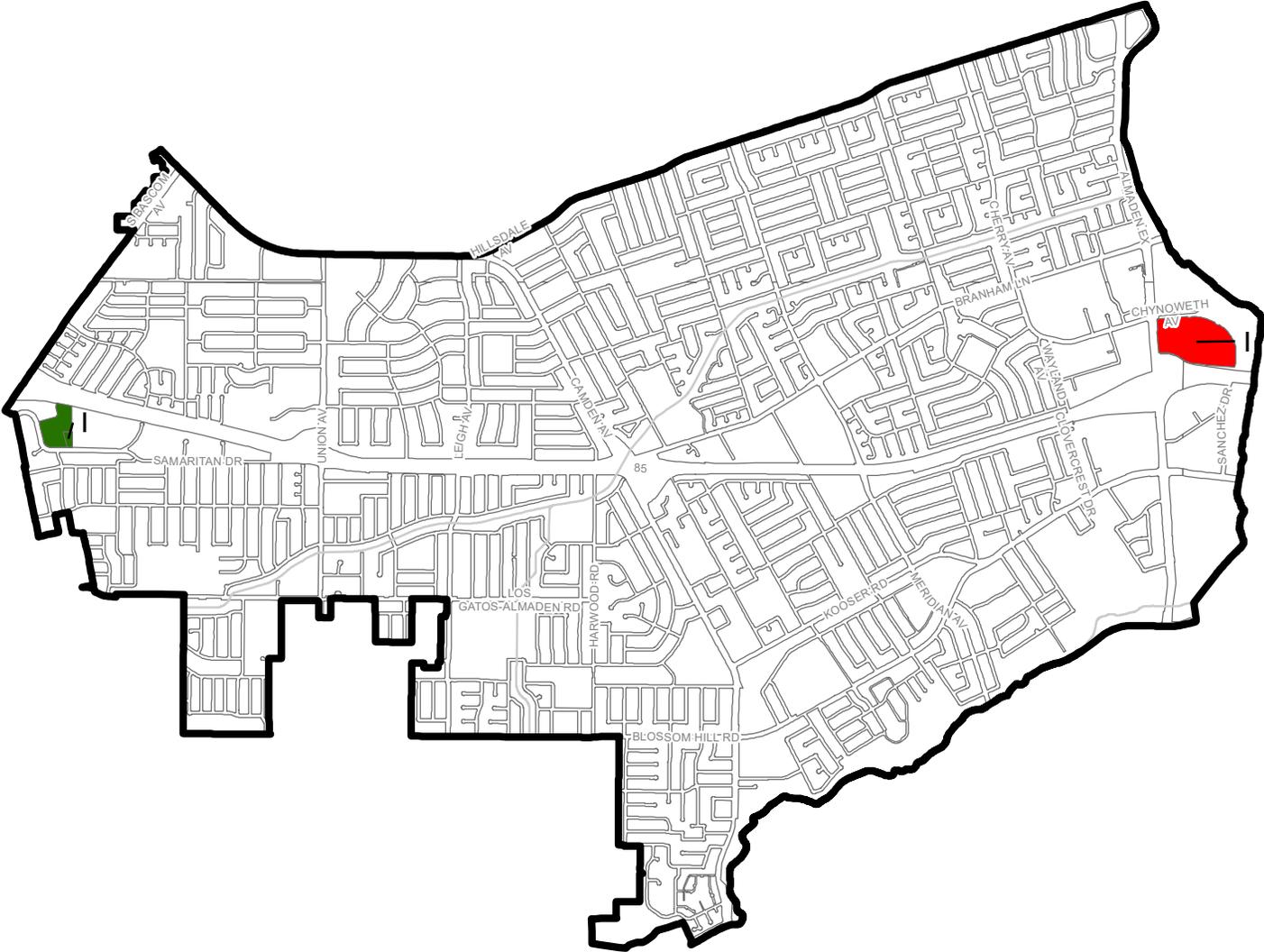
	Commercial Projects	<u>Status</u>
1.	Sprouts at Brokaw	Complete
2.	Berryessa Flea Market (Market Park)	Under Construction
3.	Oakland road Comfort Suites	Pending

Total Commercial Square Feet = 220,400

	Industrial Projects	<u>Status</u>
1.	SuperMicro (Phase 2)	Under Construction
2.	SuperMicro (Phase 3)	Under Construction
3.	Oakland Rd Storage	Complete
4.	Panattoni Distribution Center	Approved
5.	1605 industril Avenue Warehouse	Pending

Total Industrial Square Feet = 710,077

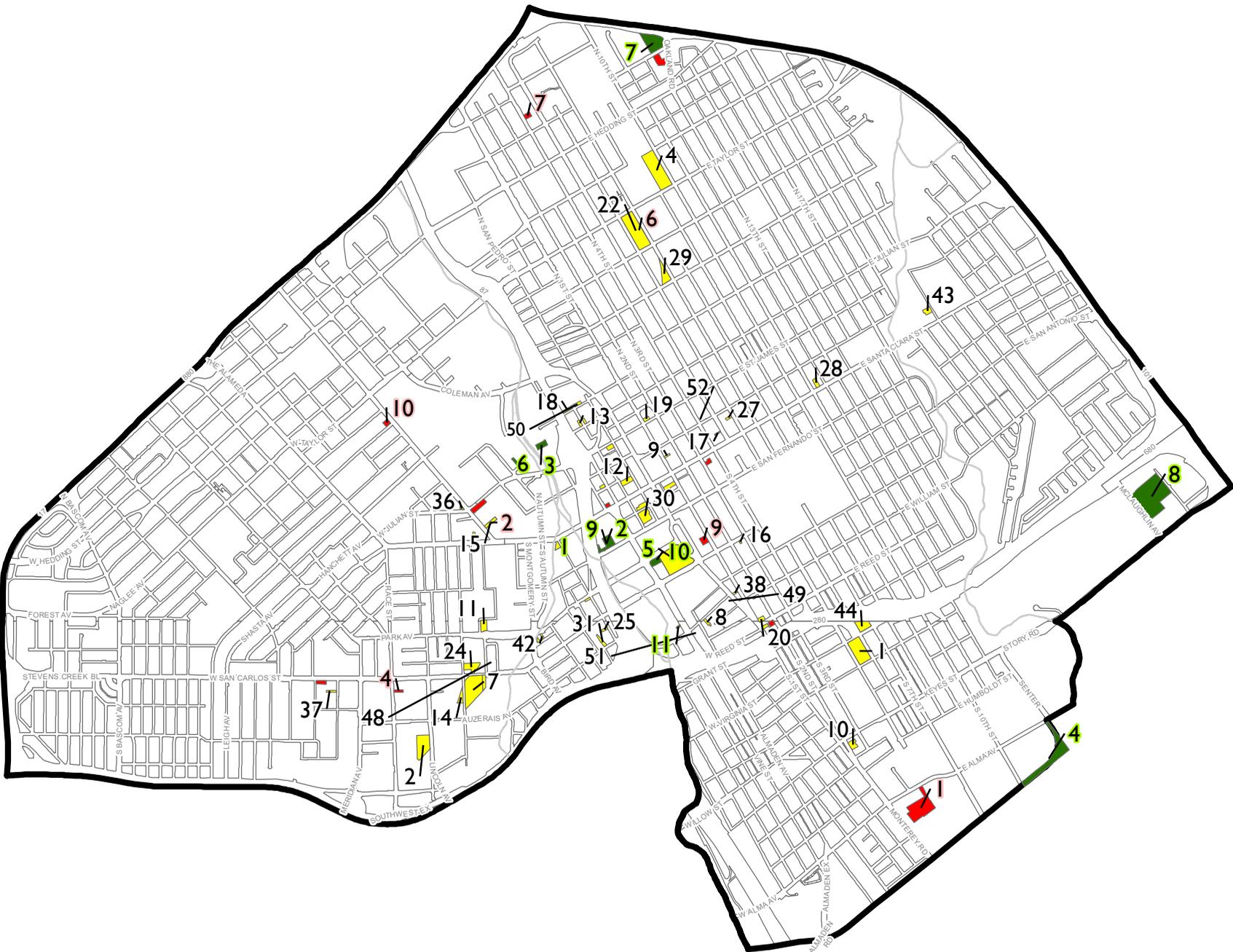
Cambrian/Pioneer Planning Area Major Development Activity



■ Commercial Projects	<u>Status</u>
1. Amaden Ranch Hotel	Under Construction
Total Commercial Square Feet = 56,032	

■ Industrial Projects	<u>Status</u>
1. Samaritan Medical Phase 1	Approved
Total Industrial Square Feet = 350,000	

Central Planning Area Major Development Activity

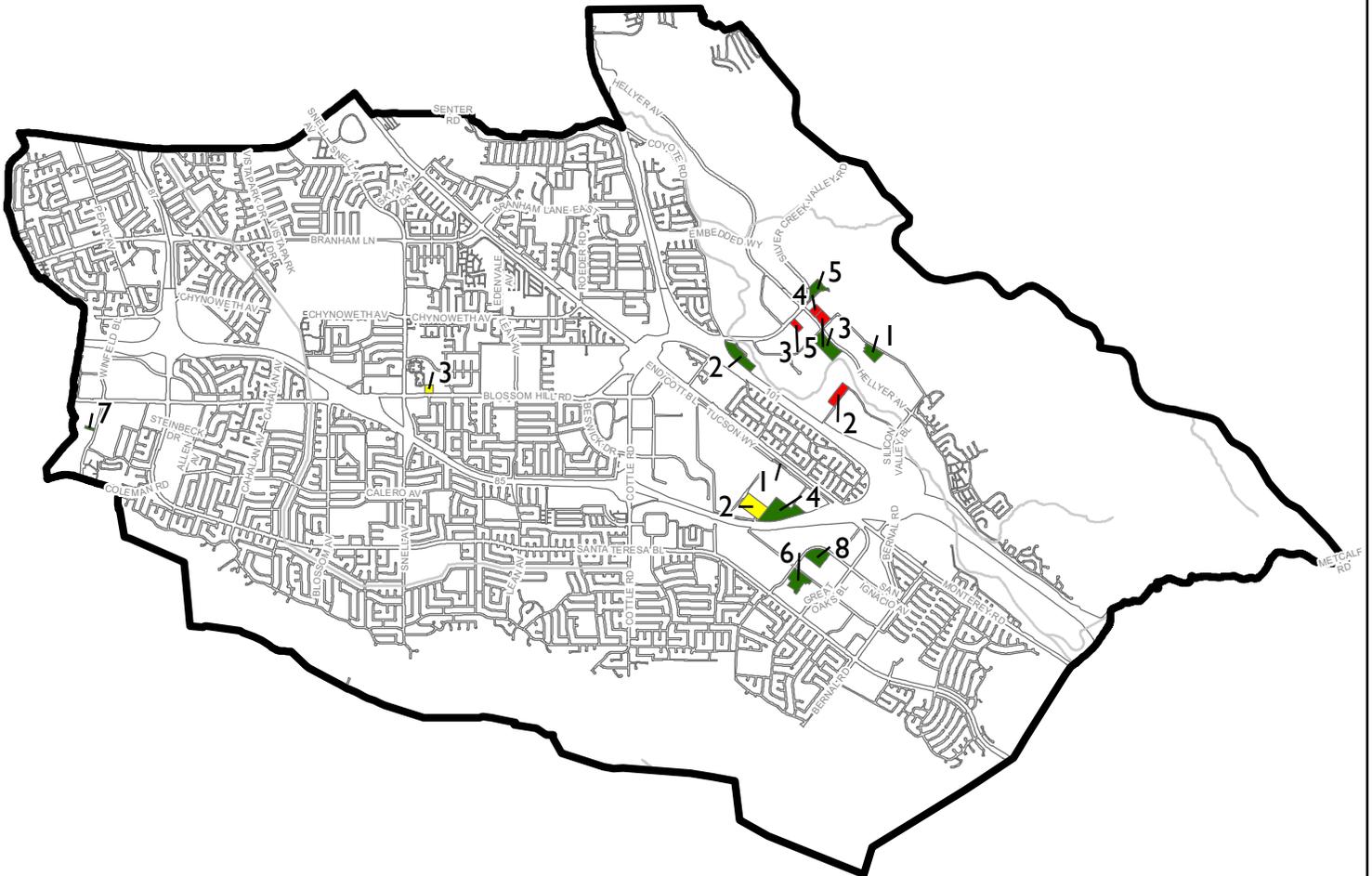


Residential Projects **Industrial Projects**

- | | | | |
|-------------------------------------|----|-----------------------------------|----|
| 1. Virginia Terrace Apts | C | 1. Diridon TOD (Office) | A |
| 2. 505 Lincoln | C | 2. 335 W. San Fernando St | A |
| 3. 787 Modera The Alameda | C | 3. River Corp Center III | A |
| 4. Hanover Cannery | C | 4. Senter/Alma Ministorage | A |
| 5. San Pedro Square | UC | 5. Museum Place (amendment) | UC |
| 6. Silvery Towers Apts | UC | 6. Akatiff | A |
| 7. Fairfield at West San Carlos | UC | 7. Oakland Road Self Storage | A |
| 8. Aura | UC | 8. 970 McLaughlin Industrial | A |
| 9. The James | UC | 9. Adobe North Tower | P |
| 10. 2nd Street Studios | UC | 10. Dinapoli Office | P |
| 11. 777 Park Ave | UC | 11. Boston Properties/Almaden | P |
| 12. Modera | UC | | |
| 13. NSP3 Tower | UC | Total Industrial Square Feet | |
| 14. Ohlone | UC | = 7,779,493 | |
| 15. Vespaio @ Diridon (Residential) | UC | | |
| 16. The Graduate | UC | | |
| 17. Miro | UC | | |
| 18. North San Pedro Apt | A | Commercial Projects | |
| 19. Parkview Towers | A | 1. Sun Garden (Restaurant) | C |
| 20. Sparq | UC | 2. Vespaio @ Diridon (Commercial) | UC |
| 21. Diridon TOD | A | 3. Miro | UC |
| 22. Shea Homes/ Jtown Corp Yard | A | 4. Smart and Final | C |
| 23. Montgomery 7 | A | 5. Museum Place | A |
| 24. 777 West San Carlos St. | A | 6. Creative Center for the Arts | A |
| 25. 363 Delmas Avenue | A | 7. North Hotel | A |
| 26. Park Delmas | A | 8. Julian/Stockton Mixed Use | A |
| 27. 6th Street Project | A | 9. Tribute Hotel | P |
| 28. Sparta | A | 10. Stockton Ave Hotel | P |
| 29. 7th & Empire | A | 11. Hotel Clariana Addition | P |
| 30. Greyhound Residential | A | 12. 995 Oakland Road Hotel | P |
| 31. 425 Auzerais Avenue | A | 13. West San Carlos Hotel | P |
| 32. Museum Place (Residential) | A | 14. Invicta Towers (Retail) | P |
| 33. Aviato | A | 15. 2nd Street Hotel | P |
| 34. 750 West San Carlos | A | 16. Stockton Ave Hotel | P |
| 35. Post & San Pedro Tower | A | 17. Almaden Corner Hotel | P |
| 36. Julian/Stockton Mixed Use | A | 18. 27 West (Retail) | P |
| 37. Page Street Housing | A | | |
| 38. Gateway Tower | A | | |
| 39. Carlisle | P | | |
| 40. S. 1st Street Ross Residential | P | Total Commercial Square Feet | |
| 41. City View Plaza | P | = 1,294,610 | |
| 42. 543 Lorrain Ave Mixed Use | P | | |
| 43. Roosevelt Park Apartments | P | | |
| 44. Spart Keyes Senior Housing | P | | |
| 45. Invicta Towers | P | | |
| 46. Garden Gate Towers | P | | |
| 47. Davidson Plaza Towers | P | | |
| 48. McEvoy Affordable Housing | P | | |
| 49. S. Market Mixed Use | P | | |
| 50. Starcity | P | | |
| 51. Balbach Affordable Housing | P | | |
| 52. 4th Street Housing | P | | |

* This project incorporates all three sectors
 ** C (constructed). UC (under construction),
 A (approved planning permits, P (pending planning permit))

Edenvale Planning Area Major Development Activity



Residential Projects

- | | <u>Status</u> |
|---------------------------------------|--------------------|
| 1. Ascent Apts (Hitachi) | Constructed |
| 2. Istar/Great Oaks | Under Construction |
| 3. Blossom Hill Affordable Apartments | Pending |

Total Dwelling Units = 1,098

Industrial Projects

- | | <u>Status</u> |
|--------------------------------------|--------------------|
| 1. Silicon Valley Industrial Center | Constructed |
| 2. Veteran Affairs Outpatient Clinic | Constructed |
| 3. Piercy Warehouse | Under Construction |
| 4. Equinix(iStar) | Under Construction |
| 5. Ednvale Self Storage Facility | Approved |
| 6. Equinix Data Center | Approved |
| 7. Winfield Self Storage | Pending |
| 8. San Ignacio Data and Office | Pending |

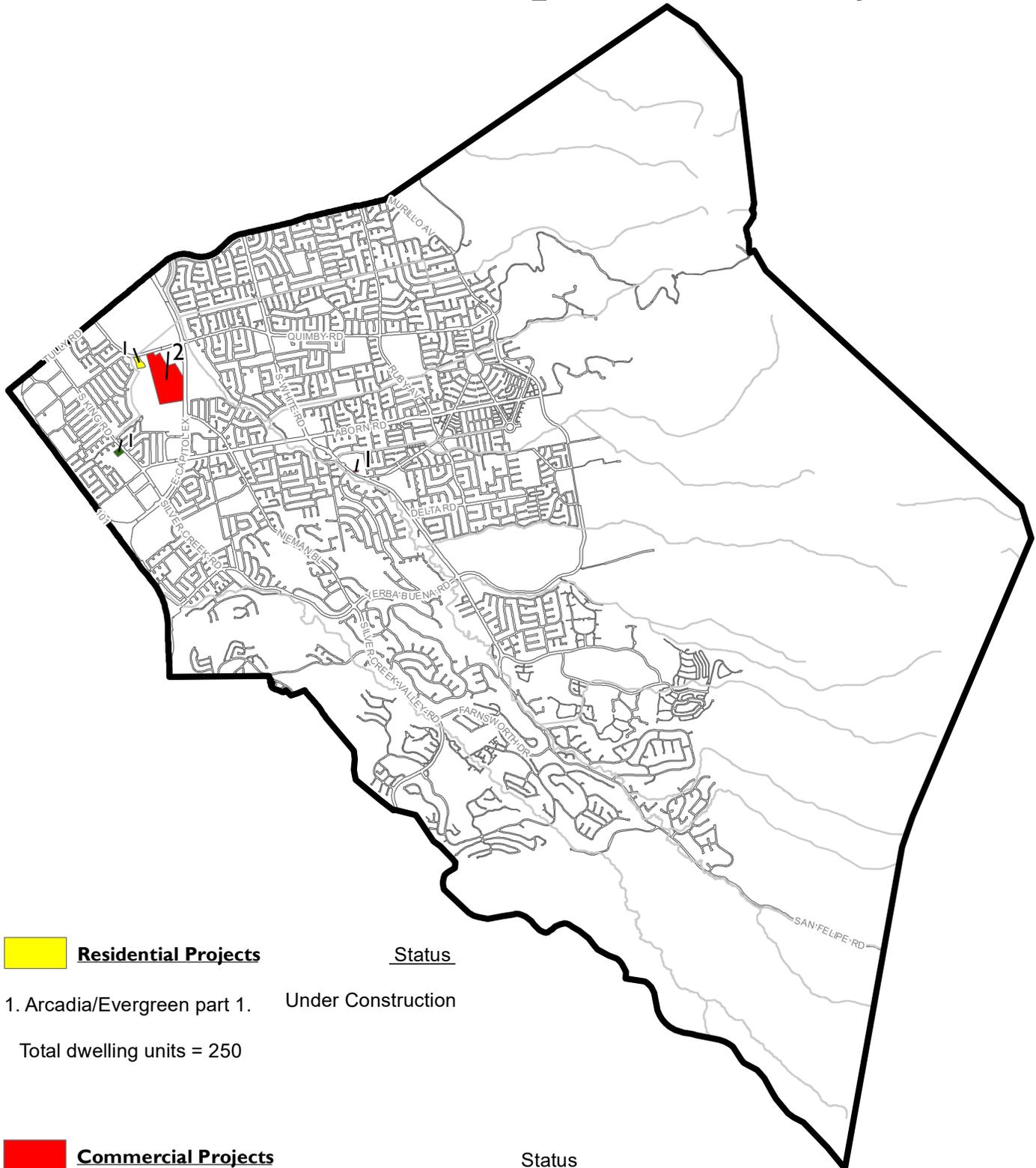
Total Industrial Square Feet = 2,016,817

Commercial Projects

- | | <u>Status</u> |
|-----------------------------------|---------------|
| 1. iStar Costco | Constructed |
| 2. Enzo Behavior Hospital | Approved |
| 3. Silver Creek Valley Road Hotel | Pending |
| 4. Residence Inn | Pending |
| 5. Piercy Hotel | Pending |

Total Commercial Square Feet = 499,565

Evergreen Planning Area Major Development Activity



Residential Projects Status

1. Arcadia/Evergreen part 1. Under Construction

Total dwelling units = 250

Commercial Projects Status

1. Oakmond Residential Care Approved

2. Evergreen Square /Evergreen Circle Costco Approved/Pending

Total Commercial Square Feet = 554,714

Industrial Projects Status

1. Self-storage (King Rd) Approved

Total Industrial Square Feet = 198,000

North Planning Area Major Development Activity



Commercial Projects

1. Bay 101 Casino/Hotel
2. Hampton Inn/Holiday Inn
3. Hyatt Place
4. Bay 101 Casino/Hotel (Embassy Suites)
5. Hilton Garden Inn
6. Coleman Hotel

Status

- Constructed
- Under Construction
- Under Construction
- Under Construction
- Approved
- Planning

Total Commercial Square Feet = 806,770



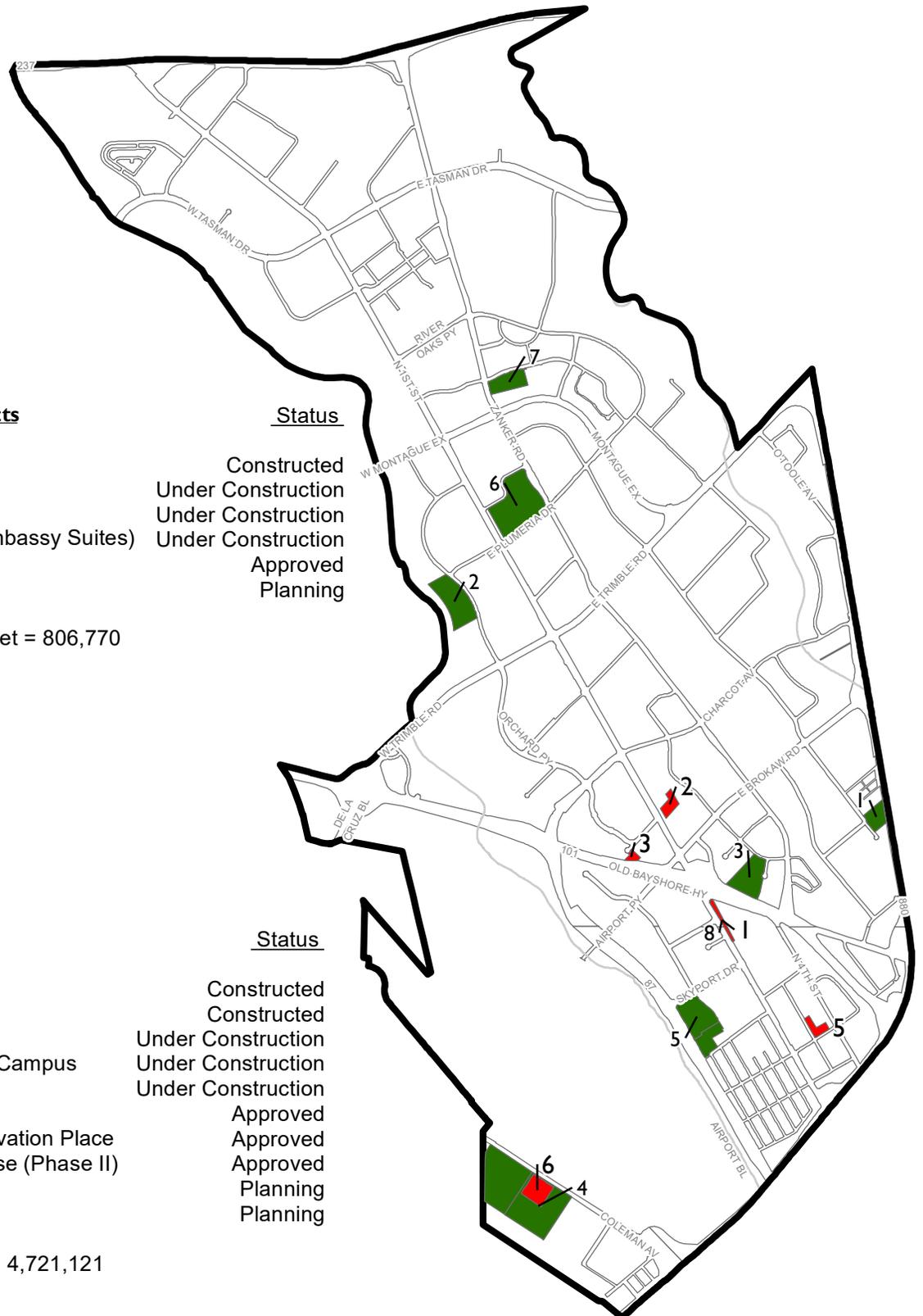
Industrial Projects

1. Orchard Corporate Center
2. Skyport Kaiser
3. SAF Keep Storage
4. Peery Arrillaga Brokaw/1st Campus
5. Coleman Highline Office
6. The Station on N. 1st
7. Broadcom Expansion/ Innovation Place
8. Bay 101 Casino & Mixed Use (Phase II)
9. Coleman Highline Phase 2
10. Cloud 10 Skyport Plaza

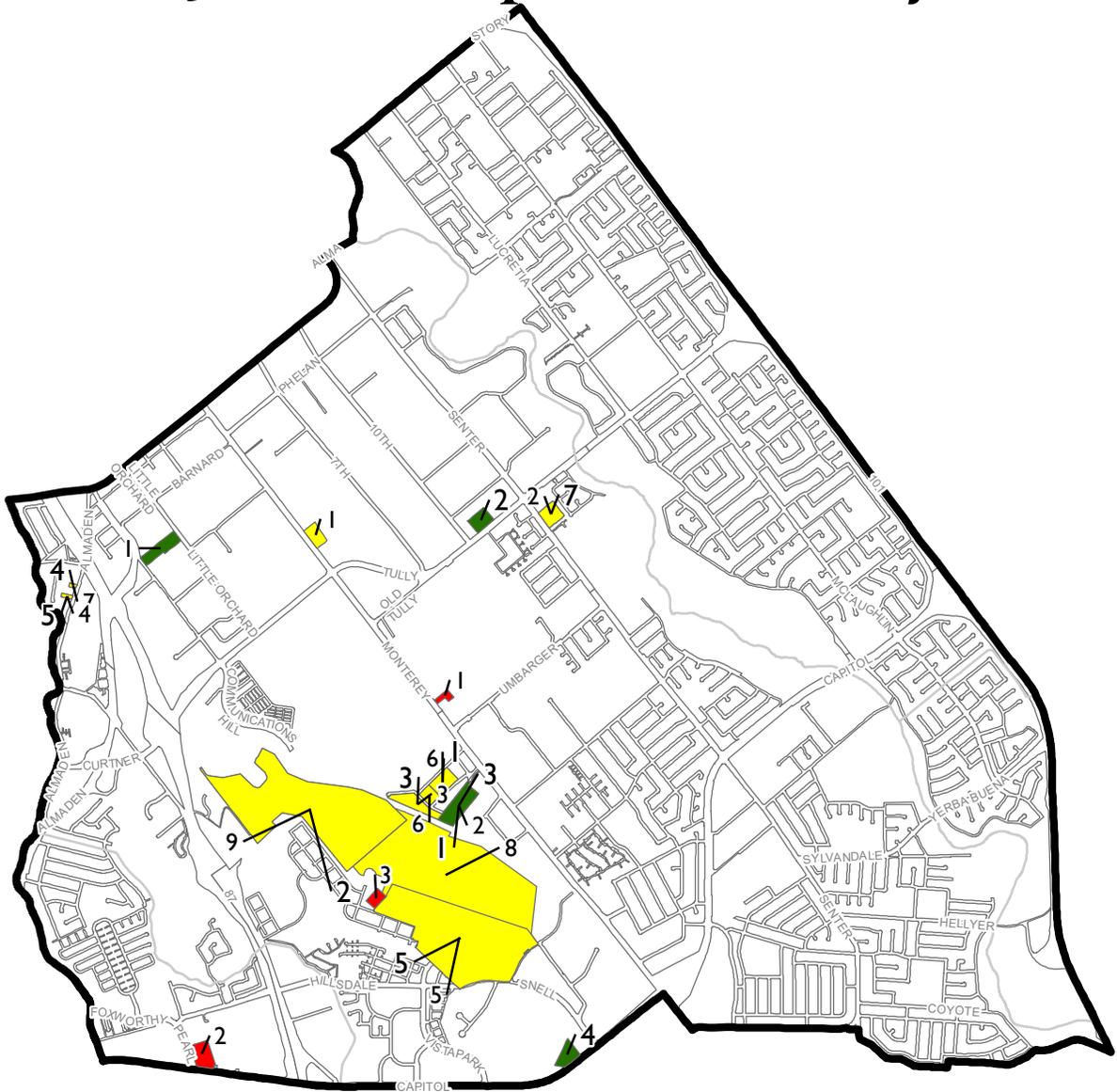
Status

- Constructed
- Constructed
- Under Construction
- Under Construction
- Under Construction
- Approved
- Approved
- Approved
- Planning
- Planning

Total Industrial Square Feet = 4,721,121



South Planning Area Major Development Activity



Residential Projects

	<u>Status</u>
1. Vicenza at Montecito Vista	Under Construction
2. Communication Hill Village Center	Approved
3. Murano at Montecito Vista	Under Construction
4. Scotia Apartments	Under Construction
5. 1807 Almaden Rd	Under Construction
6. Communication Hill (Phase 1)	Under Construction
7. 2500 Senter Road	Under Construction

Total Dwelling Units = 740

Commercial Projects

	<u>Status</u>
1. Holiday Inn	Under Construction
2. Capitol Toyota	Under Construction
3. Communication Hill	Approved

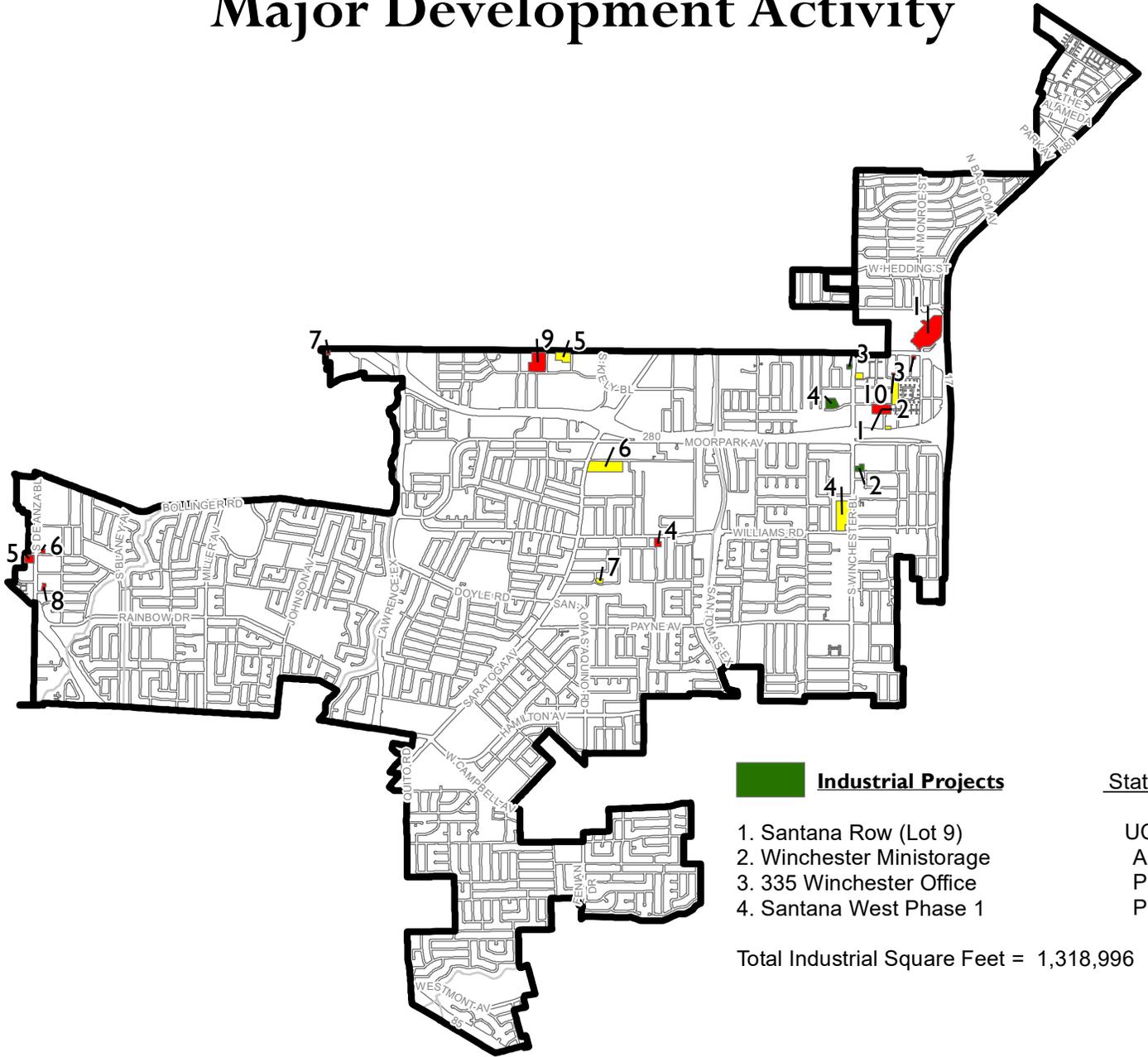
Total Commercial Square Feet = 377,386

Industrial Projects

	<u>Status</u>
1. Monterey Rd Self Storage	Approved
2. 475 Tully Road Mini Storage	Pending
3. 2829 Monterey Distribution	Pending
4. 231 Capitol Public Storage	Pending

Total Industrial Square Feet = 443,148

West Valley Planning Area Major Development Activity

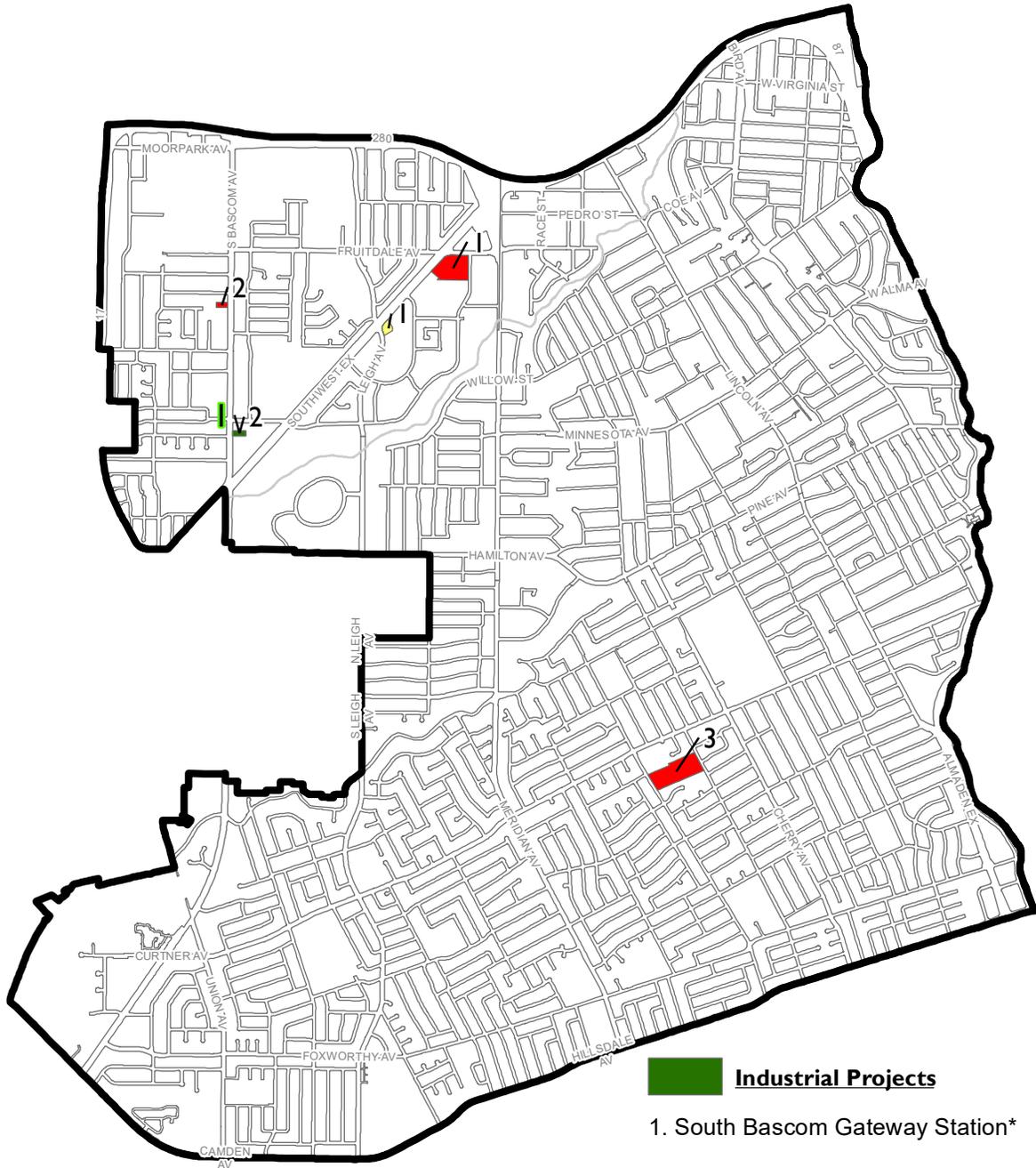


	Industrial Projects	<u>Status</u>
	1. Santana Row (Lot 9)	UC
	2. Winchester Ministorage	A
	3. 335 Winchester Office	P
	4. Santana West Phase 1	P
Total Industrial Square Feet = 1,318,996		

	Residential Projects	<u>Status</u>
	1. Volar (Residential)	A
	2. Santana Row Lot 17	A
	3. Santana Row Lot 12	A
	4. The Reserve	P
	5. Stevens Creek Lopina Signature Project	P
	6. Saratoga Ave Mixed Use	P
	7. Mitzi Place	UC
Total Dwelling Units = 2,187		

	Commercial Projects	<u>Status</u>
	1. Valley Fair Expansion	UC
	2. Santana Row Commercial (Lot 9)	UC
	3. Boutique Hotel	A
	4. Williams Rd Residential Care Facility	A
	5. Scandinavia	A
	6. Hampton Inn (De Anza Blvd)	A
	7. AC Hotel Stevens Creek Blvd	A
	8. Holiday Inn Express & Suites (Bark Ln)	P
	9. Mercedes Dealership Expansion	P
	10. Hotel Baywood	P
Total Commercial Square Feet = 1,253,178 P		

Willow Glen Planning Area Major Development Activity



Industrial Projects Status

- 1. South Bascom Gateway Station* P

Total Industrial Square Feet = 213,500

Commercial Projects Status

- 1. Fruitdale Station Mixed Use (Retail) C
- 2. Holden Assited Living on Bascom A
- 3. Presentation High School Master Plan P

Total Commercial Square Feet = 292,270

Residential Projects Status

- 1. Leigh Ave Apartments A
- 2. Bascom Gateway Station P

Total Dwelling Units = 654

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.