

*Five-Year Economic Forecast
and
Revenue Projections*

2017-2021

Appendix C

Development Activity Highlights

Prepared by the Planning, Building and Code Enforcement Department

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



Prepared by:

**City of San Jose
Department of Planning, Building and Code Enforcement
February 2016**

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

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

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

I. PURPOSE

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

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

II. SUMMARY

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

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

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

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

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

The following summary discusses current development activity and trends for each major land use category (residential, commercial, and industrial), providing some insight as to what may occur over the forecast period (2017-2021).

Residential Development

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

Commercial Development

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

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

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

Industrial Development

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

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

III. FIVE-YEAR FORECAST (2017-2021)

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

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

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

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

¹Valuation figures adjusted to 2015 dollars, per Bureau of Labor Statistics Consumer Price Index (CPI), San Jose-San Francisco-Oakland, all items index.

Table 2
Residential Units and Non-Residential Square Footage: FY 10/11 to FY 20/21

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

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

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

IV. CONSTRUCTION TAXES AND EXEMPTIONS

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

Building and Structure Construction Tax

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

Construction Excise Tax

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

Residential Construction Tax

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

Exemptions

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

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

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

Planning staff estimates that \$100 million in construction valuation will be exempted each year over the forecast period, or approximately 10% to 15% of total valuation during this time (see Table 1 on page 4).

V. MAJOR DEVELOPMENT ACTIVITY DATA

Planning staff has collected a significant amount of data on development activity, which is the foundation for the five-year forecast contained in Section III of this report. This data focuses on recent “major” projects with the highest likelihood to have the most significant impact on the forecast. Major projects are defined as residential projects greater than 50 dwelling units, commercial projects greater than 25,000 square feet, and industrial projects greater than 75,000 square feet. This data collection effort has identified approximately 28,000 dwelling units and approximately 25 million square feet of commercial and industrial space submitted for Planning approval since January 1, 2008 that have been constructed or are likely to develop in the near future.

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

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

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

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

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

Projects Under Construction

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

Approved Projects (Construction Not Yet Commenced)

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

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

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

Projects Pending City Approval

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

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

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

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

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

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

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

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

Approved Projects (Construction Not Yet Commenced)

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

Projects Pending City Approval

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

GRAND TOTAL

6,425,303 2,512

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

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

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

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

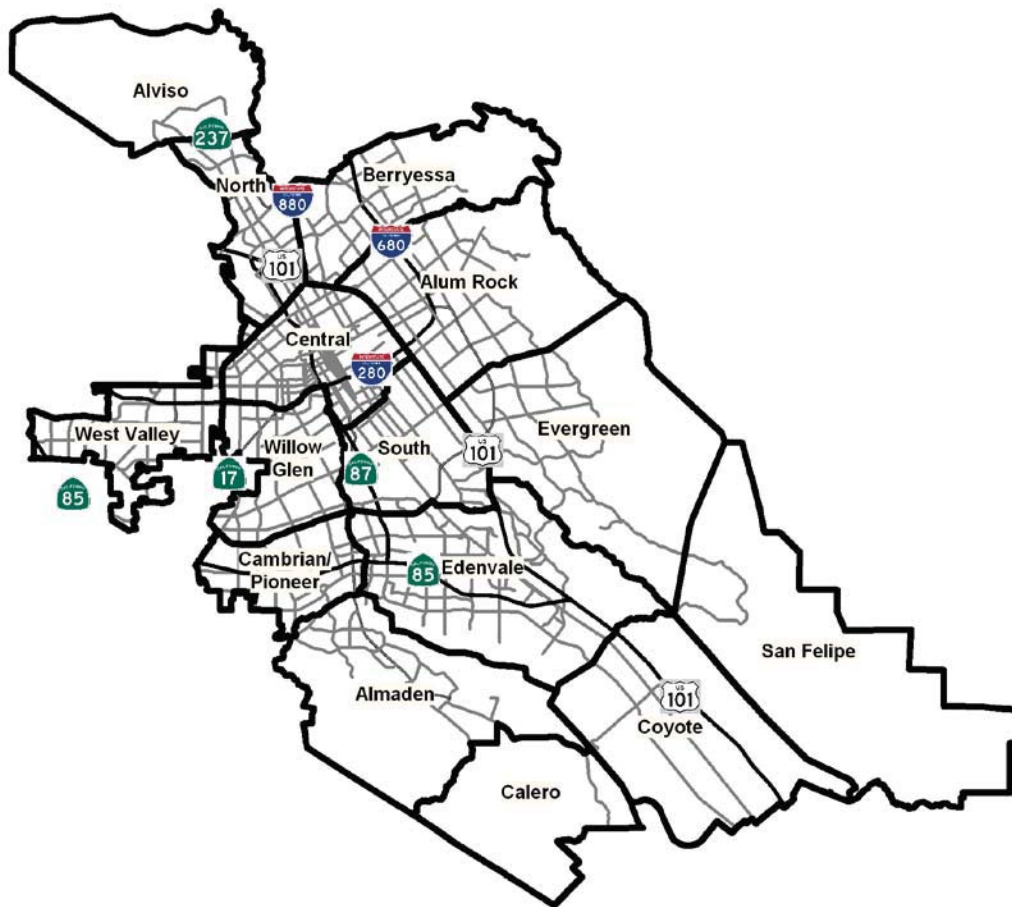
File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	Proj. Mgr	Approval Date
PD12-019	7/19/12	Coleman Highline Office	230-46-062	NW/c Coleman & Newhall	North	683,000	JB	6/10/13
Total						3,063,446		
<u>Projects Pending City Approval</u>								
PD14-013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

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

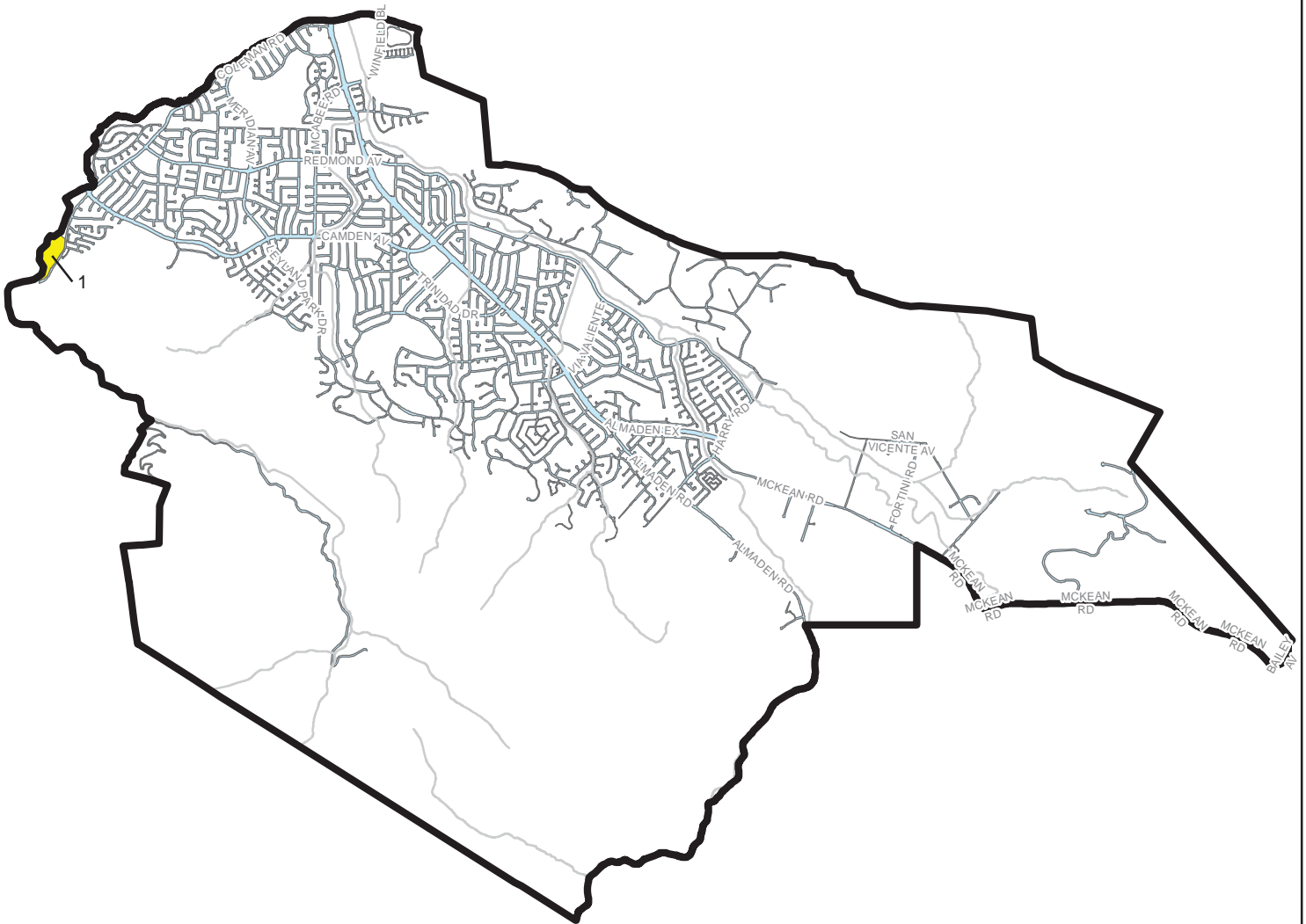
VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

San Jose is divided into a total of fifteen (15) planning areas (see Figure 1, below). The individual planning area maps that follow include projects in all status categories submitted since January 1, 2008. These maps can be used in conjunction with the data contained in Section V of this report to allow closer analysis of the rate, type, and location of major development activity in the City. (Note: map exhibits are not provided for the Calero and San Felipe planning areas, as no major development activity occurred there and/or these areas are outside the City's Urban Service Area and Urban Growth Boundary).

Figure 1: San Jose Planning Areas



Almaden Planning Area Major Development Activity

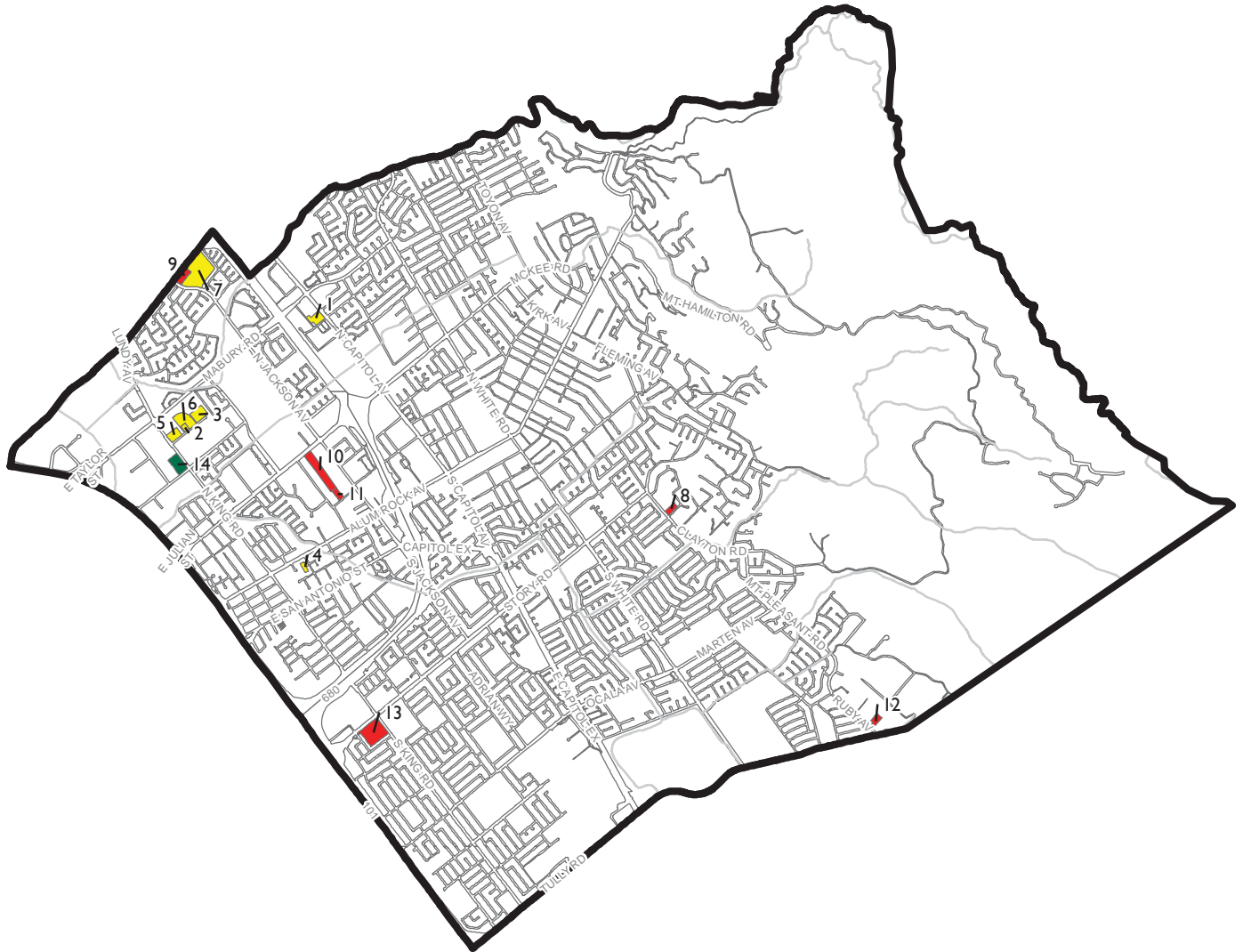


 **Residential Projects**

1 Brookside Home

Total Dwelling Units = 89

Alum Rock Planning Area Major Development Activity



Residential Projects

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

Total Dwelling Units = 1,074



Commercial Projects

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

Total Commercial Sq. Feet = 306,744



Industrial Projects

- 14 Storage Pro

Total Industrial Sq. Feet = 101,625

Alviso Planning Area Major Development Activity



Commercial Projects

- 1 Aloft Hotel
- 2 Homewood Suites Hotel

Total Commercial Sq. Feet = 188,000

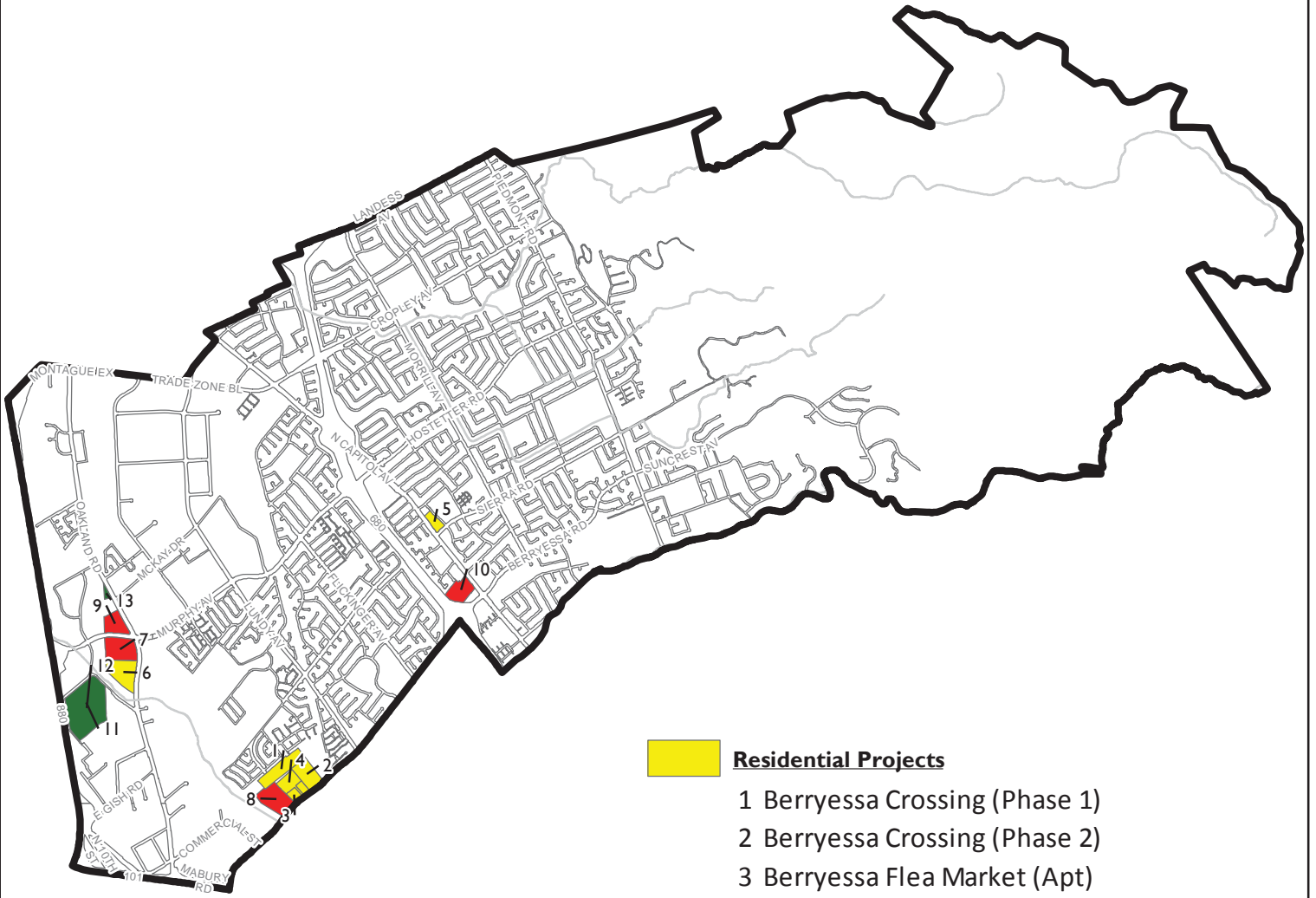


Industrial Projects

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

Total Industrial Sq. Feet= 2,069,110

Berryessa Planning Area Major Development Activity



Residential Projects

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

Total Dwelling Units = 1,783

Commercial Projects

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

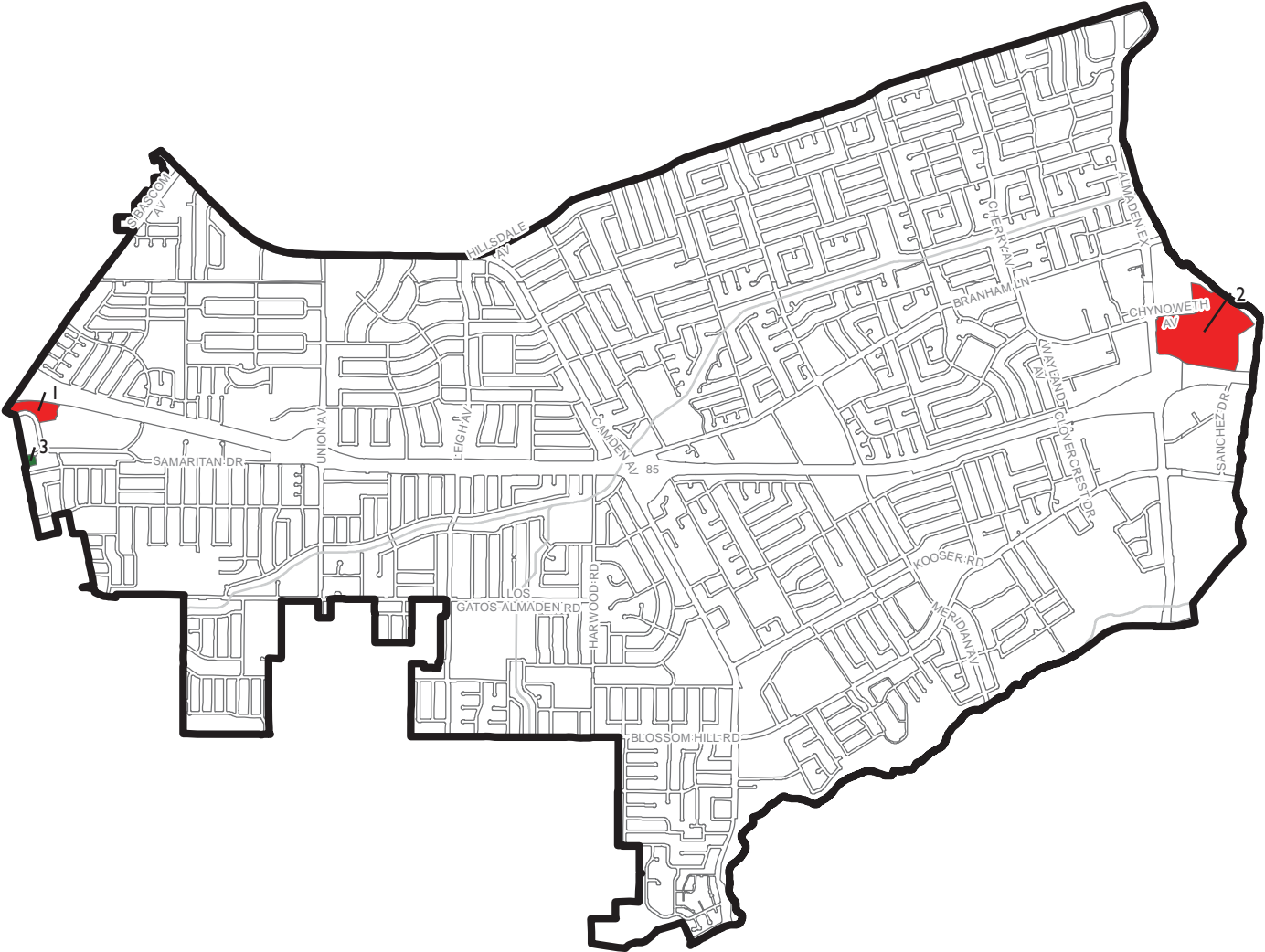
Total Commercial Sq. Feet = 454,000

Industrial Projects

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

Total Industrial Sq. Feet = 1,006,640

Cambrian/Pioneer Planning Area Major Development Activity



Commercial Projects

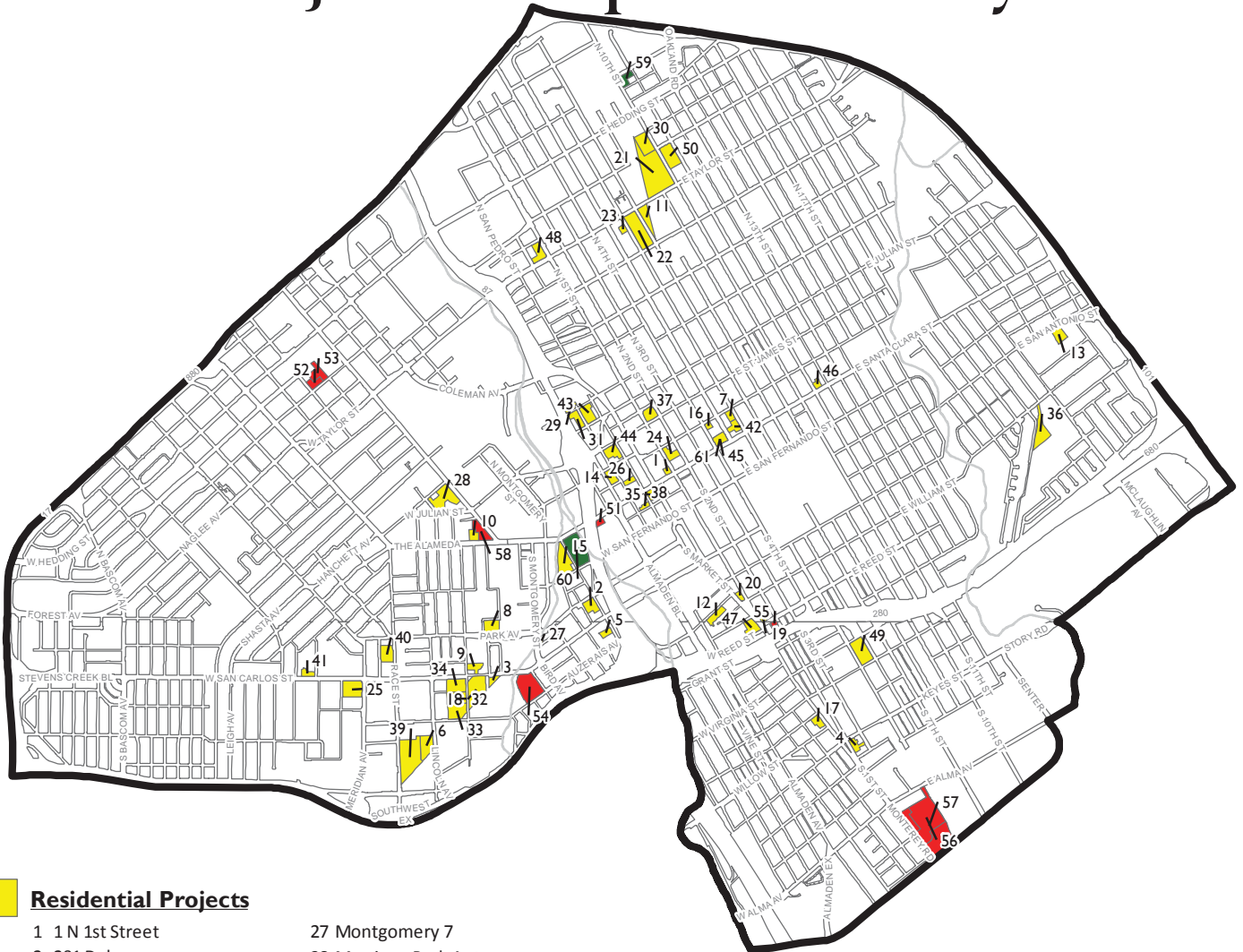
- 1 Samaritan Medical Center
 - 2 Almaden Ranch / Bass Pro
- Total Commercial Sq. Feet = 452,000



Industrial Projects

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

Central Planning Area Major Development Activity



Residential Projects

- 1 1 N 1st Street
 - 2 201 Delmas
 - 3 266 Sunol Street
 - 4 2nd Street Studio
 - 5 363 Delmas Avenue
 - 6 505 Lincoln Apts
 - 7 6th Street Project
 - 8 777 Park
 - 9 777 W San Carlos
 - 10 787 Modera The Alameda
 - 11 Ajsai Gardens Apts
 - 12 Balbach Condos
 - 13 Brookwood Terrace Apts
 - 14 Centerra Apts
 - 15 Diridon TOD
 - 16 Donner Lofts
 - 17 Edwards Mixed Use
 - 18 Fairfield at West San Carlos
 - 19 First and Reed
 - 20 Gateway Tower
 - 21 Hanover Cannery
 - 22 Japantown Corp Yard
 - 23 Japantown Senior Apts
 - 24 Marshall Squares
 - 25 Meridan Mixed Use
 - 26 Modera
 - 27 Montgomery 7
 - 28 Morrison Park Apts
 - 29 North San Pedro Apts
 - 30 North Tenth Street Apts
 - 31 NSP3 Tower
 - 32 Ohlone Block B
 - 33 Ohlone Block C
 - 34 Ohlone Mixed Use (Phase 1)
 - 35 One South Market Apts
 - 36 Parc 22 Townhomes
 - 37 Park View Towers
 - 38 Post & San Pedro Tower
 - 39 Race Street
 - 40 Race Street Terrace
 - 41 San Carlos Senior Apts
 - 42 San Jose Student Apts
 - 43 San Pedro Square
 - 44 Silvery Towers Apts
 - 45 SJSC Towers
 - 46 Sparta
 - 47 The Pierce Apts
 - 48 Vendome Place
 - 49 Virginia Terrace Apts
 - 50 Westmount Homes
- Total Dwelling Units = 10,429

Commercial Projects

- 51 AC Hotel
- 52 Bellarmine (Academic Building)
- 53 Bellarmine (Life Center/Gym)
- 54 Orchard Supply Hardware
- 55 Reed Hotel
- 56 Sun Garden Grocery
- 57 Sun Garden Retail Center
- 58 Whole Foods Market

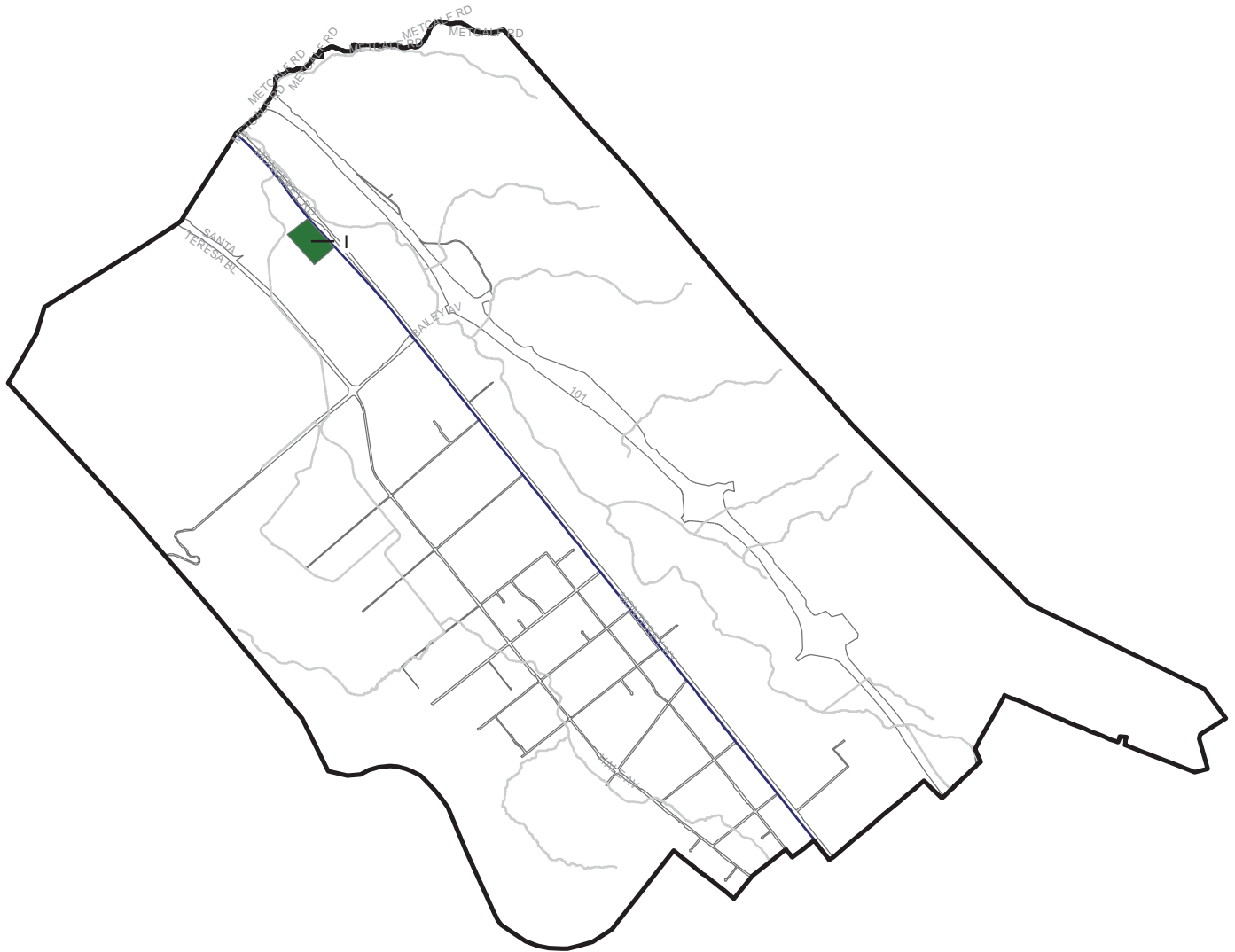
Total Commercial Sq. Feet = 663,688

Industrial Projects

- 59 A-1 Self Storage
- 60 Diridon TOD (Office)
- 61 SJSC Towers

Total Industrial Sq. Feet = 1,504,000

Coyote Planning Area Major Development Activity

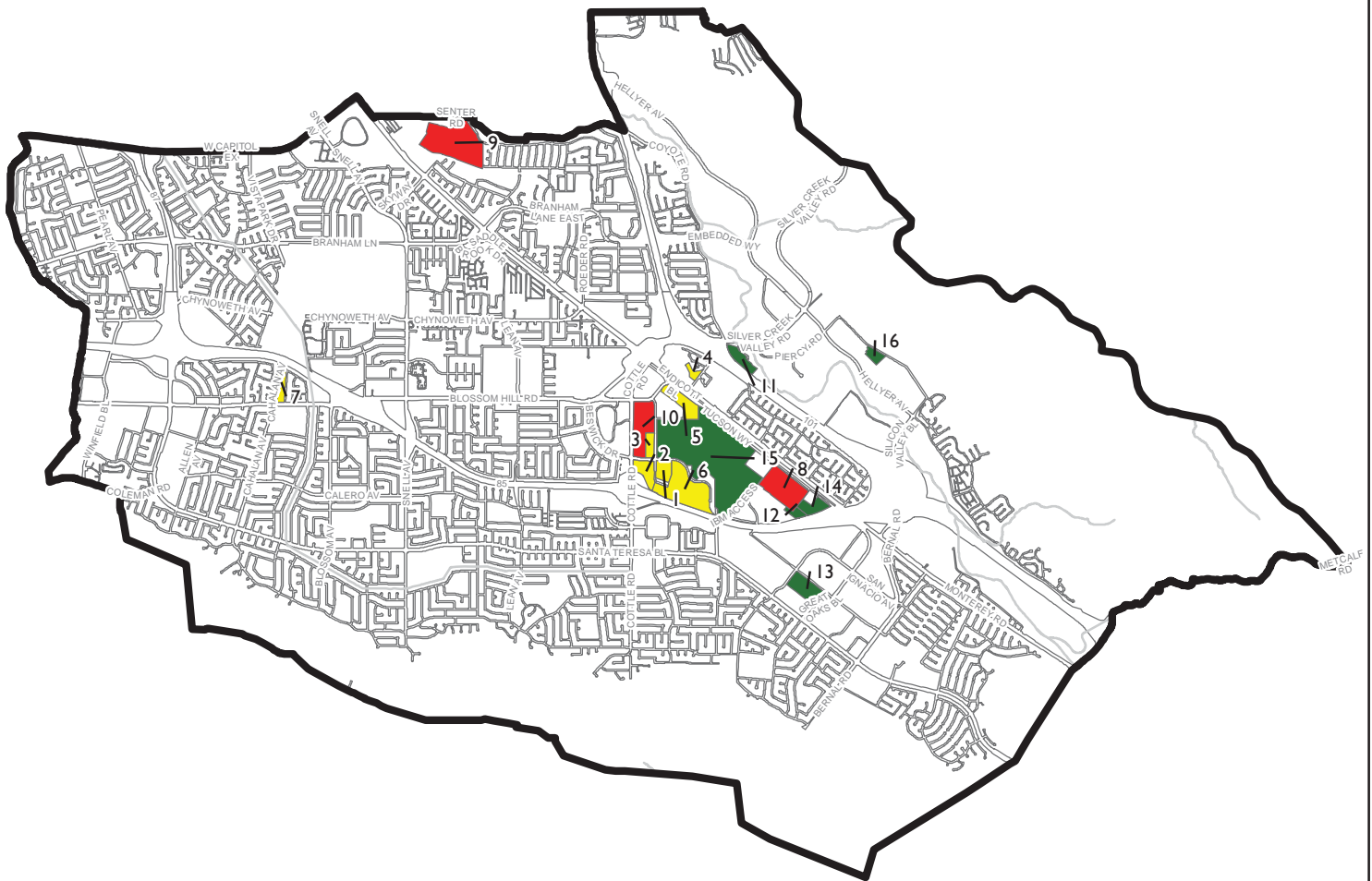


Industrial Projects

1 Panattoni Distribution Center

Total Industrial Sq. Feet = 517,000

Edenvale Planning Area Major Development Activity



Residential Projects

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

Total Dwelling Units = 2,728



Commercial Projects

- 8 iStar Costco
 - 9 Valley Christian Schools
 - 10 Village Oaks (Hitachi)
- Total Commercial Sq. Feet = 506,000

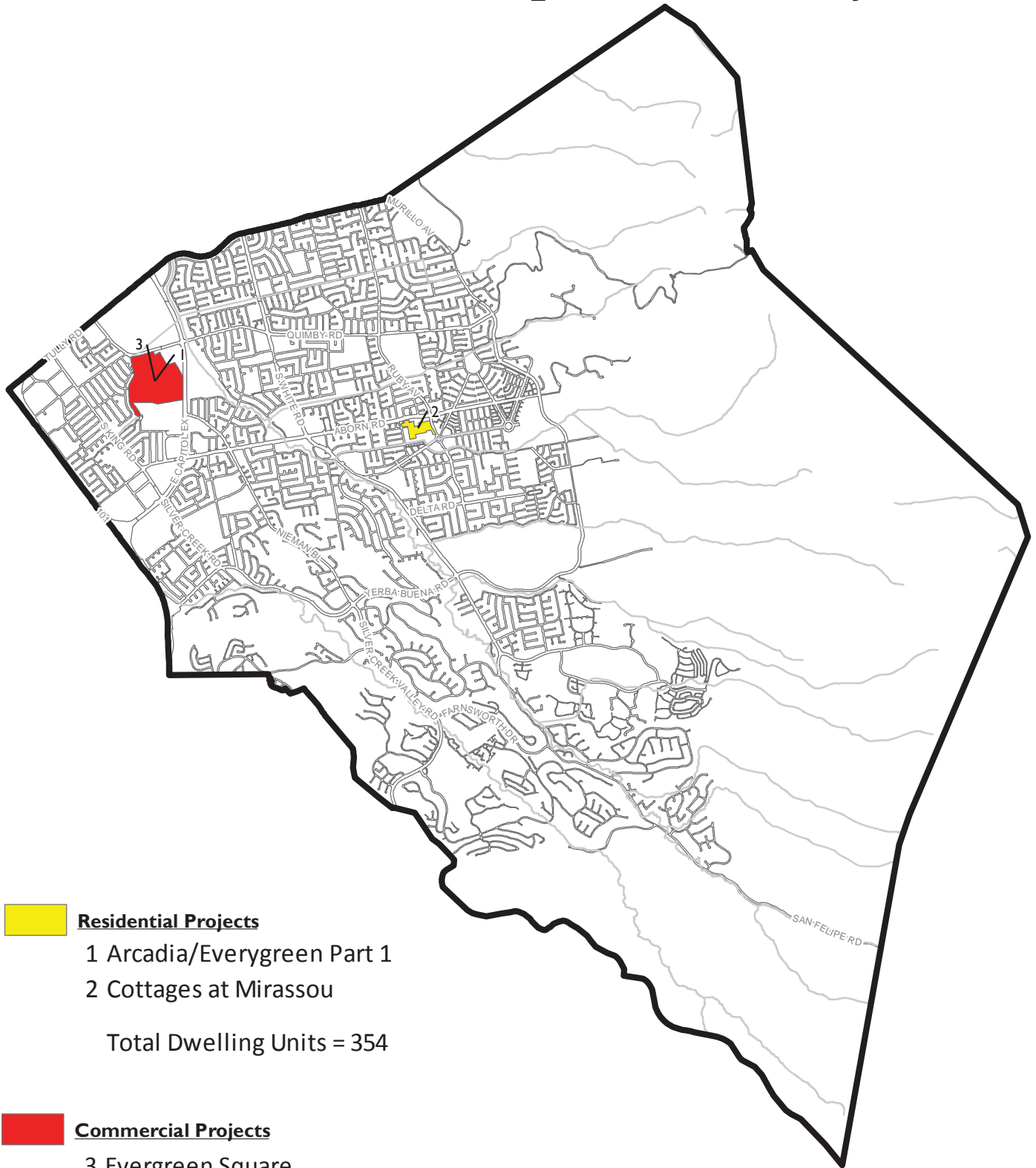


Industrial Projects

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

Total Industrial Sq. Feet = 1,763,000

Evergreen Planning Area Major Development Activity



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

North Planning Area

Major Development Activity

Residential Projects

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

Total Dwelling Units = 7,556

Commercial Projects

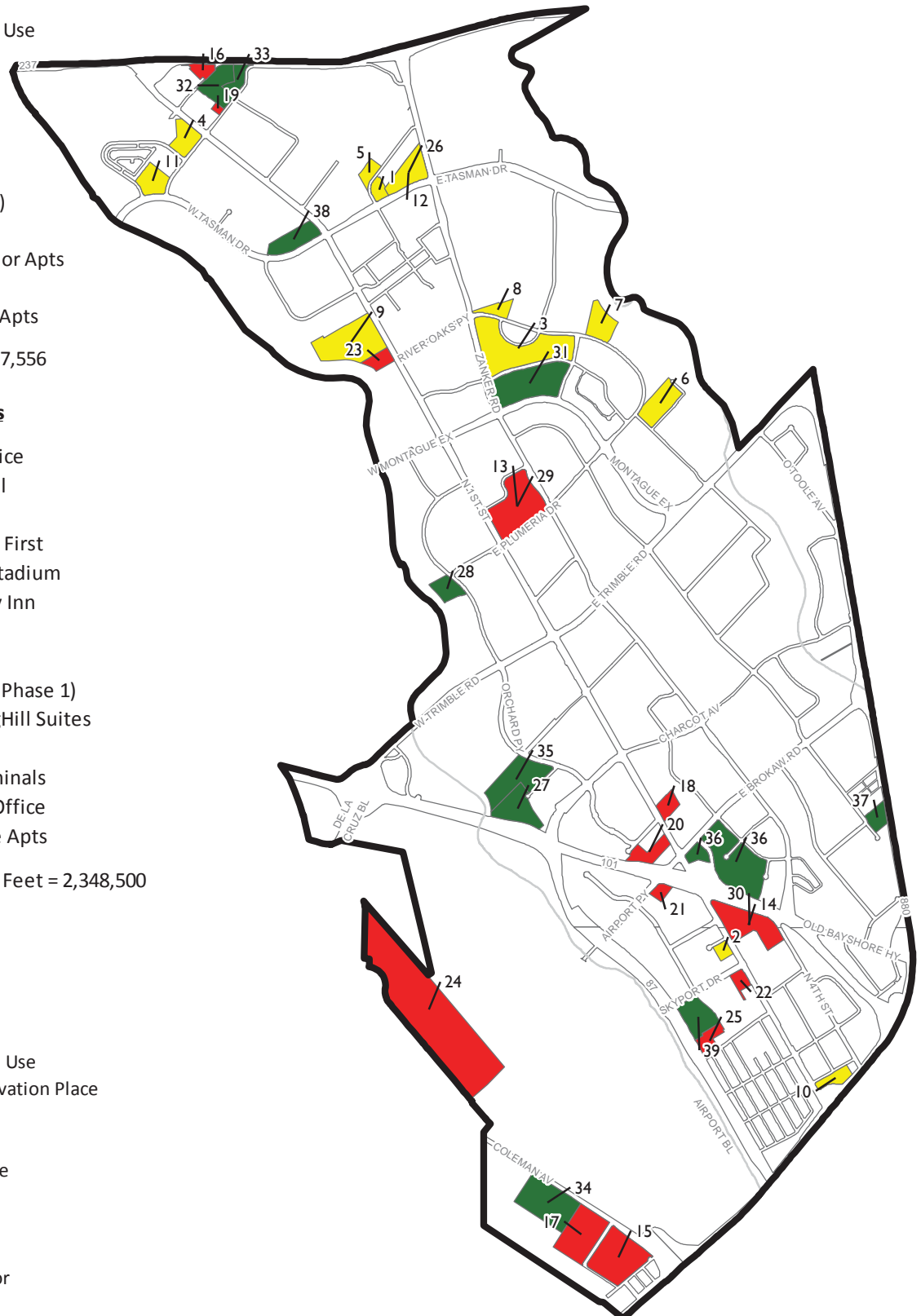
- 13 2890 N. 1st Street Office
- 14 Bay 101 Casino / Hotel
- 15 Coleman Landings
- 16 Courtyard Marriott @ First
- 17 Earthquakes Soccer Stadium
- 18 Hampton Inn/Holiday Inn
- 19 Hyatt House
- 20 Hyatt Place
- 21 M8trix Casino/Hotel (Phase 1)
- 22 Residence Inn/SpringHill Suites
- 23 Riverview Mixed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

Total Commercial Sq. Feet = 2,348,500

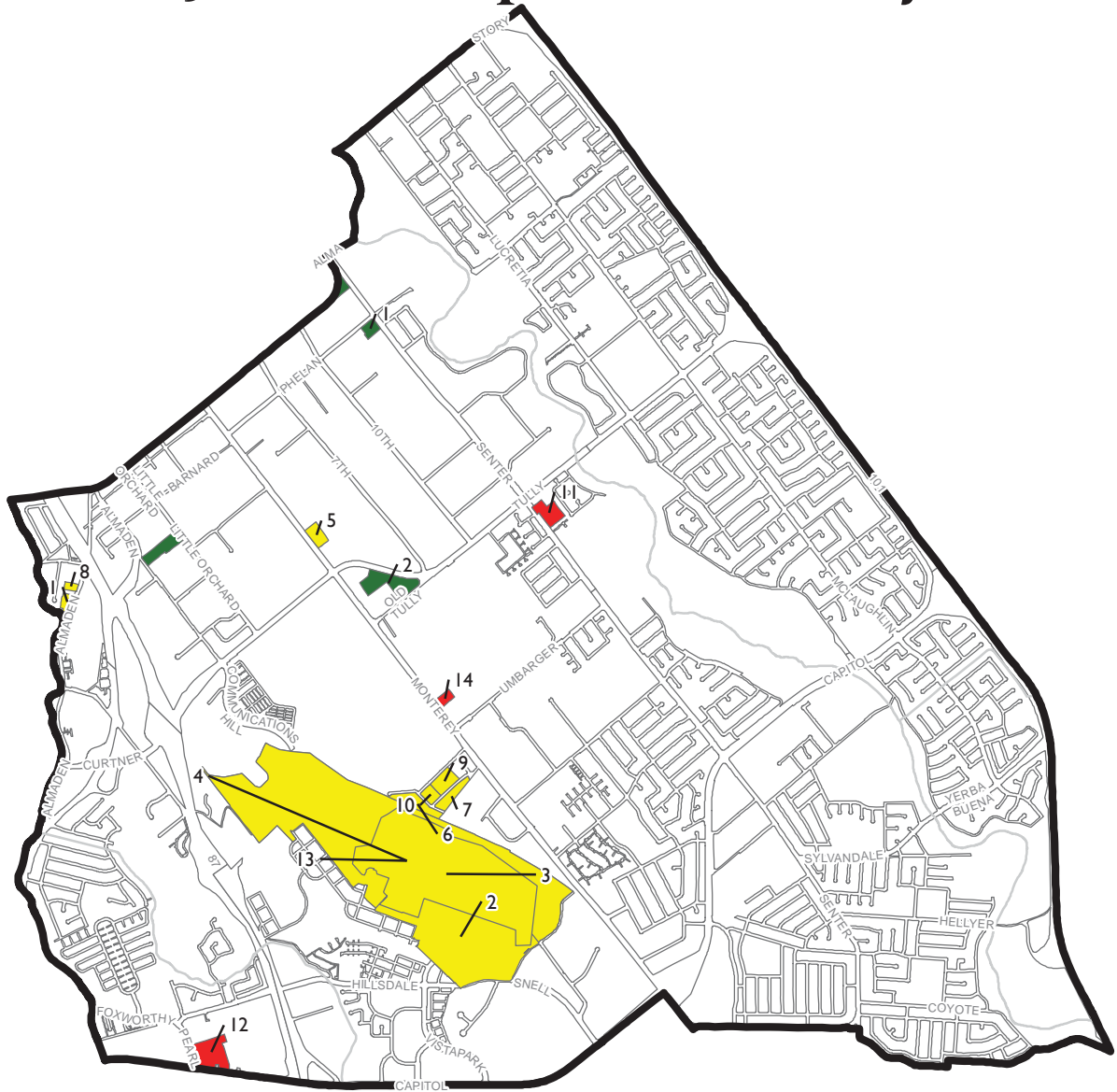
Industrial Projects

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

Total Industrial Sq. Feet = 4,737,997



South Planning Area Major Development Activity



Residential Projects

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

Total Dwelling Units = 2,555



Commercial Projects

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

Total Commercial Sq. Feet = 475,961

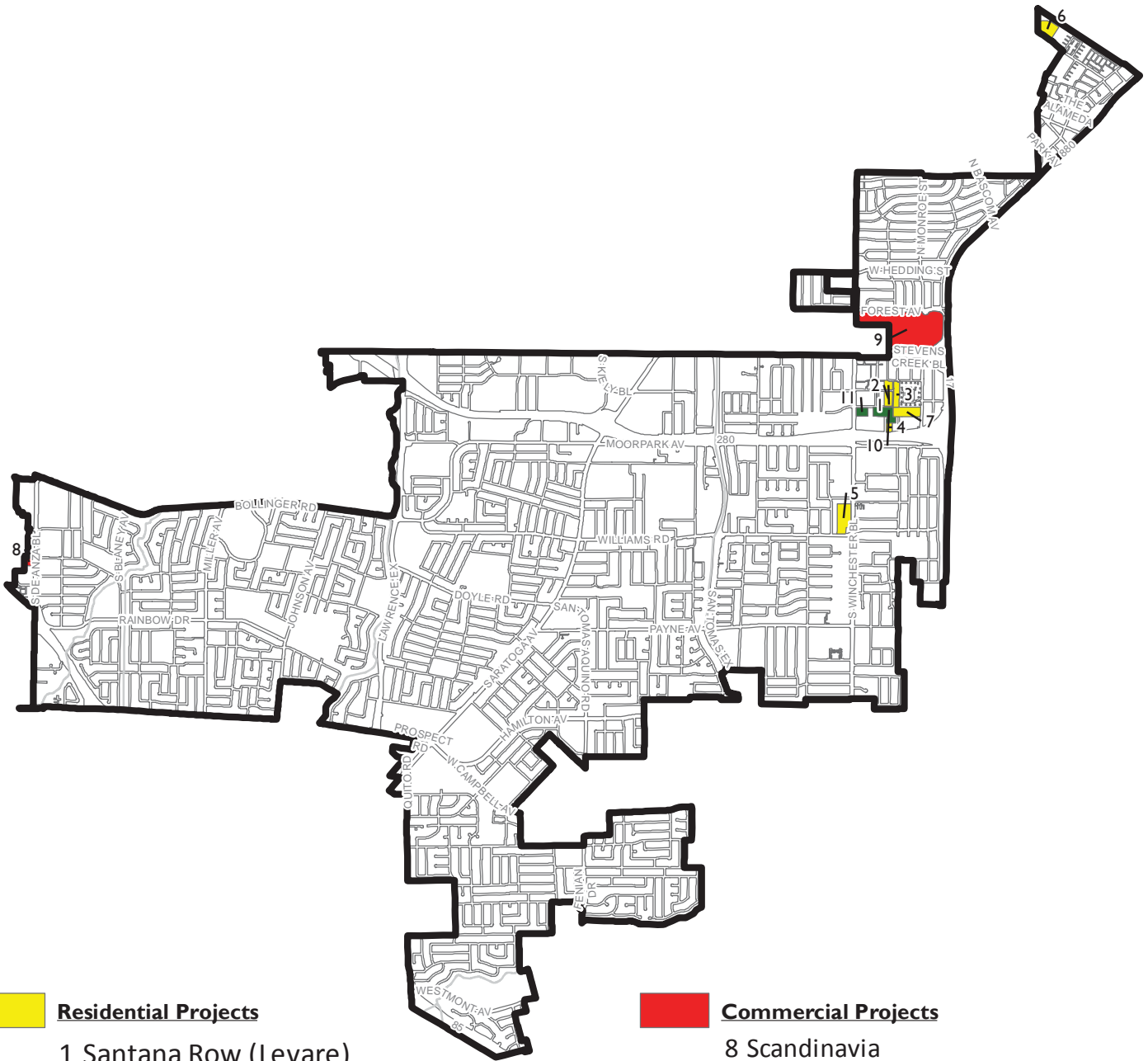


Industrial Projects

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

Total Industrial Sq. Feet = 429,693

West Valley Planning Area Major Development Activity



Residential Projects

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

Total Dwelling Units = 1,660



Commercial Projects

- 8 Scandinavia
- 9 Valley Fair Shopping Center

Total Commercial Sq. Feet = 564,410



Industrial Projects

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

Total Industrial Sq. Feet = 639,000

Willow Glen Planning Area Major Development Activity



Residential Projects

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

Total Dwelling Units = 371



Commercial Projects

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

Total Commercial Sq. Feet = 156,000

VII. APPENDIX: SOURCES

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

Data Collection and Analysis

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

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

Review of Publications

Planning staff consulted several publications that made an important contribution to the preparation of this report, including: the Silicon Valley Business Journal, The Registry Real Estate Journal, the San Jose Mercury News, Joint Venture Silicon Valley Network's *2016 Index of Silicon Valley*, the Association of Bay Area Government's *Regional Housing Need Plan (2014-2022)*, the U.S. Census Bureau's *Census 2010* and *American Community Survey*, Marcus & Millichap's *Market Research Reports*, and Urban Land Institute's *2016 Emerging Trends in Real Estate*.