

Key Economic Projects List

Line	Type	Developer	Project Name	Project Description	Area	Address	Status	CC Dist	Planning File #	Project Data: Units	Project Data: Com SF	Project Data: Office SF	Project Data: Hotel Rooms	Target Opening Date
New Projects														
1	Affordable Housing	Eden Housing	425 Auzerais Apartments	Construct a five-story affordable housing building with 130 residential units	Central	425 Auzerais	Planning Review	3	H19-051	130				
2	Mixed Use	Eric Shoennauer	El Paseo & 1777 Saratoga Ave Mixed Use Village	Planned Development Rezoning to allow up to 800 residential units, 50,000 sf of retail, and up to 450,000 sf office or 450,000 educational facility	West Valley	1312 El Paseo De Saratoga	Planning Review	1	PDC19-049					
Planning Review														
3	Housing	Core Companies	1301 West San Carlos	Planned Development Rezoning and Permit to allow the construction of 230 residential units including 15% affordable units and 3,600 sf of commercial space on a 1.02 acre site	Central	1301 West San Carlos St	Planning Review	6	SP19-067	230	3600			
4	Office	UC Fountain Alley Owner	Fountain Alley	Site Development Permit to allow demolition of Lido Nighclub and construct a six story office building	Downtown	26 South 1st St	Planning Review	3	H19-041 & T19-035			84,404		
5	Office	Google	Google	Planning Development Zoning for approximately 6.5 million sf of office, approximately 3,000-5,000 housing units, approximately 300,000 to 500,000 sf of active uses, approximately 100,000 sf of event space, up to 300 hotel rooms and up to 800 rooms of limited-term corporate housing.	Diridon	450 West Santa Clara St	Planning Review	6	PDC19-039, PD19-029, GP19-009	5,000	500,000	6,500,000	300	
6	Office	Terrascape Ventures LLC	Davidson Building	Site Development Permit to demolish an existing 56,400 sf office building and construct a 14-story office building with 23,402 sf of commercial sf	Downtown	255 West Julian St	Planning Review	3	H19-047		23,402	843678		
7	Affordable Housing	AMG & Associates	Virgina Studio	Site Development Permit to allow construction of a six story affordable housing building with 347 studio units	Central	295 East Virginia St	Planning Review	3	H19-048	347				
8	Office	Cypress Equities	3806 Stevens Creek Boulevard	Conditional Use Permit to allow the demolition of existing commercial buildings and construction of an approximately 270,000 sf office building, 150,000 sf athletic facility, and 15,000sf of ground floor retail on a 6.30 acres site	West Valley	3806 Stevens Creek Boulevard	Planning Review	1	CP19-031		15,000	270,000		
9	Affordable Housing	Eden Housing	Eden @ Gallup	Construction of a 46-unit affordable housing development	Cambrian/Pioneer	5647 Gallup Drive	Planning Review	10	H19-023	46				
10	Office	Lumileds	Building 90	Construction of six industrial/office/R&D buildings with a total of 1.28 million sf	North San Jose	350 West Trimble	Planning Review	4	H19-024			1,280,000		
11	Office	The Sobrato Organization	Block 8	Construction of a 20-story office building with 568,286 sf of office and 16,372 sf ground floor commercial space	Downtown	282 South Market St	Planning Review	3	H19-033		16,372	568,286		
12	Office	SJ Cityview LLC	CityView Plaza	Construction of an approximately 3.4 million sf office development	Downtown	150 Almaden Boulevard	Planning Review	3	H19-016			3,400,000		
13	Housing	Alum Rock Family Housing LP	Alum Rock Family Housing	Construction of an 87-unit residential building with 3,000 sf of commercial space	Alum Rock	2348 Alum Rock Ave	Planning Review	5	CP18-044	87	3,000			
14	Housing	ROEM Corporation	961 Meridian	Construction of 230 residential units	Willow Glen	961 Meridian Ave	Planning Review	6	SP19-064	230	1780			
15	Educational	Avenues Silicon Valley LLC	Avenues School	Rezoning from IP to CIC and construction of 354,332 sf in seven buildings for a school	Central	529 Race St	Planning Review	6	C19-013 & CP19-013					
16	Housing	Holmes Business LLC	259 Meridian Ave	Construction of 241 residential units	Central	259 Meridian	Planning Review	6	PDC18-016 & PD19-011	241				
17	Housing	KB Home	Communications Hill	Planned Development Permit Amendment to allow for the development of Phases 3 and 4 of the Communications Hill project to construct 815 residences	South	0 Curtner	Planning Review	7	PDA14-035-06	815				

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18	Affordable Housing	The Kelsey	The Kelsey	Construction of a six-story co-living, mixed income building with 115 units, including 28 apartments dedicated to the developmentally disabled.	Central	447 North 1st St	Planning Review	3	H19-019	115				
19	Mixed Use	Urban Villas LLC	San Carlos Housing	Construction of a seven-story building with 104 residential units and approximately 12,600sf commercial use	Central	1530 West San Carlos 1510 S DeAnza Boulevard	Planning Review	6	PDC19-014 & PD19-014	104	12,600			
20	Hotel	North Star Development Group	Hotel on DeAnza	Construction of a 124-room hotel	West Valley	4040 Stevens Creek Boulevard	Planning Review	1	H19-017				124	
21	Commercial	Jaguar Land Rover Stevens Creek	Jaguar Expansion	Construction of a showroom addition, additional office, and exterior modifications	West Valley	4040 Stevens Creek Boulevard	Planning Review	1	H19-014		11,476			
22	Affordable Housing	UrbanCo Tamien LLC	Tamien Station TOD	Construction of up to 569 residential units and up to 3,000 sf of commercial space	Central	1197 Lick Avenue	Planning Review	3	PDC18-025					
23	Medical Office	Republic Urban Properties	Evergreen Valley College	Construction of a 103,000 sf medical office building with assisted living facility	Evergreen	4750 San Felipe Road & 3095 Yerba Buena Road	Planning Review	8	PDC17-017					
24	High Rise Residential	Nelly Amas	4th Street Metro Station	Construct an 18-story building with 218 residential units with 1,345 sf ground floor retail and 12,381 sf rooftop eating establishment	Downtown	439 South 4th Street near E. San Salvador St.	Planning Review	3	H17-004	218	13,726			
25	Mixed Use	Weingarten Realty Investors	Cambrian Plaza	Annexation and rezoning to PDC for mixed use with potential for up to 238 hotel rooms, up to 150,000 sf office, up to 115,000 sf retail, up to 280 attached multifamily residential units and 84 townhomes and up to 130,000 sf of convalescent hospital.	Cambrian/Pioneer	14200 Union Avenue	Planning Review	9	PDC17-040 & Cambrian_37					
26	Mixed Use	Museum Place Onwer, LLC	Parkside Hall / Museum Place	Demolish Parkside Hall and construct a 19-story building with 988,203 sf office, retail and museum addition	Downtown	180 Park Avenue	Planning Review	3	SPA17-031-01			988,203		
27	Mixed Use	Berryessa FM Development LLC	Flea Market South	Planned Development Zoning to allow up to 3,450 residential units and 3.4 million sf of commercial sf on a 60.7 gross acre site	Alum Rock	1590 Berryessa	Planning Review	4	PDC17-051					
28	High Rise Residential	First Community Housing	McEvoy Residences	PD Zoning from HI to A(PD) for residential uses and PD Permit for 12-story, 358 unit affordable housing.	Diridon	0 McEvoy	Hearing Process Initiated	6	SP18-059	358				
29	High Rise Residential	Insight Realty	Carlisle	Construction of an 18-story mixed use building with 220 residential units, 4,000 sf of commercial space, and 70,000 sf of office space	Downtown	51 Notre Dame Ave	Planning Review	3	H18-025	220	4,000	70,000		
30	Mixed Use	Silicon Sage Builders	Little Portugal Gateway	Planned Development Rezoning and PD Permit to allow a new 6-story building with 121 residential units and 14,170 sf retail	Alum Rock	1663 Alum Rock Ave	Planning Review	5	PDC18-021 and PD18-016	121	14,170			
31	Housing	Silicon Sage Builders	Sunset Mixed use	Construction of a five-story mixed use building with 33,841 sf retail and 792 residential units	Alum Rock	2101 Alum Rock Ave	Planning Review	5	CP20-001	792	33,841			
32	Hotel	Diridon Hospitality	Stockton Hotel	Construction of a nine-story hotel with 311 hotel units and 19 residential units	Diridon	292 Stockton	Hearing Process Initiated	3	C19-039 & SP19-063	19			303	
33	Office	Boston Properties	South Almaden Offices	Construction of a 15-17 story building with up to 1.8 million square feet of commercial office and parking on a 3.67-gross-acre site	Downtown	Woz Way and Almaden	Planning Review	3	H19-004			1,800,000		
34	Housing	Santa Clara University	Faculty/Staff Housing & Tech Center	Planned Development Rezoning for up to 290 residential units and 26,000 sf commercial office	West Valley	1202 Campbell	Planning Review	3	GP18-015, PDC18-038, & PD19-020	290				

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Planning Approved														
35	Misc	Sharks Ice	Sharks Ice	Allow addition of two additional ice rinks, associated amenities, and medical offices totalling 204,193 sf to an existing ice rink	Central	1500 South 10th St	Approved	7	CP19-024		204,193			
36	Hotel	Khanna Enterprises	Tribute Hotel	Construction of a 24-story, 279 room hotel integrated into a historic building (Montgomery Hotel)	Downtown	211 South 1st Street	Approved	3	H16-042 & HP17-003				279	
37	Office	Hunter Properties	Coleman Highline- Garage	Planned Development Permit Amendment to allow an additional level to an approved garage to increase the number of spaces by 396 spaces	Central	1125 Coleman	Planning Approved	3	PDA19-012-01					
38	Industrial	LBA Realty	1605 Industrial	Construction of approximately 180,500 sf industrial warehouse	Berryessa	1605 Industrial	Planning Approved	3	PD18-044					
39	High Rise Residential	KT Urban	Garden Gate	Construction of a 27-story tower with 285 residential units or co-living with 793 rooms, and 4,840 sf commercial	Downtown	600 South 1st Street	Planning Approved	3	SP18-001	290	4,840			
40	Affordable Housing	Danco Communities	West San Carlos Supportive Housing	Construction of a seven-story building with 80 residential units	Central	750 West San Carlos	Planning Approved	6	H19-028	80				
41	Affordable Housing	Charities Housing	Blossom Hill	Construction of 147 affordable housing units and approximately 16,000 sf commercial	Edenvale	397 Blossom Hill Road	Planning Approved	2	CP18-022	147	16000			
42	Office	Hudson Skyport LLC	Hudson Skyport Phase 2	Construction of a nine-story office building and a one-story industrial office building totaling 350,000 sf	North San Jose	1601 Technology Drive	Planning Approved	3	PDC13-041, PD18-039			350,000		
43	Hotel	KT Urban	Almaden Corner Hotel	Site Development Permit to allow the construction of a 19-story hotel with 272 guest rooms	Downtown	8 North Almaden	Planning Approved	3	H18-038				272	
44	Housing	Pulte Homes	Winchester Ranch	Planned Development Rezoning for up to 688 residential units on a 15.69 gross acre site	West Valley	555 South Winchester	Planning Approved	1	GP18-014, PDC18-037 & PD19-019	687				
45	Housing	Avalon Bay Communities	Avalon Bay West	Planned Development Zoning and PD Permit to demo existing residential amenities and construct 300 residential units and 17,800 sf commercial on a 20 acre site	West Valley	700 Saratoga Ave	PW & Building Review	1	PDC17-056 & PD17-027	300	17,800			
46	Mixed Use	Fortbay	Steven's Creek Promenade	Planned Development to construct a 6-story approximately 300,000 square foot office building, a 6-story parking garage, a 7-story mixed use building containing approximately 10,000 square feet of ground floor commercial and up to 236 residential units, and a 7-story residential building containing up to 263 residential units on a 10.0 gross acre site	West Valley	4300-4360 Steven's Creek Boulevard	Planning Approved	1	PDC16-036 & PD17-014 & PDA17-014-01	499	10,000	300,000		
47	Mixed Use	Bascom Station Owner LLC	Bascom Gateway Station	Planned Development to allow 447 residential units and up to 300,000 sf retail	Willow Glen	1410 S Bascom	PW & Building Review	6	PDC17-047, PD18-015	590		213500		
48	High Rise Residential	KT Urban / Starcity	Aviato	Construction of and 18-story towers with 803 co-living units and 3,800 sf ground floor retail	Downtown	199 Bassett	Planning Approved	3	SP17-023 & SPA17-023-01	803	3,800			
49	Affordable Housing	Satellite Affordable Housing Associates	Balbach Housing	Construction of an eight-story building with 87 residential units	Downtown	0 Balbach St	PW & Building Review	3	H18-057	87				
50	Office	Boston Properties	The Station on North First	Demo of 8 existing industrial buildings totalling 364,854 sf and construction of up to 1,653,761 sf industrial office and commercial support on a 24.3 gross acres	North San Jose	2890 N. First St. between Zanker, N First St and East Plumeria Dr	Planning Approved	4	H14-029 submitted 8/14/14 Approved 12/10/14			1,653,761		
51	Data Center	Cilker Orchards Management Group/ Microsoft	237 Industrial Center - Cilker	Rezoning and permit to demo existing buildings and construct 4 buildings with either Option 1: 1,197,700 SF light industrial; Option 2: 2.35M SF data center up to four stories	North San Jose	1657 Alviso-Milpitas Road, NW Hwy 237 and McCarthy	Planning Approved	4	C15-054 submitted 10/9/15; SP16-053 submitted 11/4/16; Approved at 10/11 PC & 10-24 CC					

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52	Mixed Use	Trammell Crow	Destination DIRIDON	Mixed use development with two office buildings (12 and 13-stories), a 10-story residential building with 325 apts and 30,892 retail throughout the site	Diridon	W. Santa Clara at 87, adjacent to Guadalupe River Trail	Planning Approved	3	PDC15-051, PD15-061, PDA15-061-01	325	30,892	994,108		
53	Mixed Use	Winchester Plaza LLC	Volar	Construction of up to 307 units and 52,167 sf commercial and office uses	West Valley	350 South Winchester	Planning Approved	6	PDC15-065, PD15-059	307		52,167		
54	High Rise Residential	The Core Companies	Gateway Tower	Construction of a 25-story building with 300 residential units and 4,850 sf ground floor retail	Downtown	455-493 S. First St northeast corner of S. Market and E. William	Planning Approved	3	H15-047 & HP15-003	300	4,850			
55	High Rise Residential	Z&L Properties	Greyhound	Construction of a two-tower (23- and 24-stories) building with 708 residential condo units and 13,974 sf ground floor retail	Downtown	70 S. Almaden Ave.	Planning Approved	3	SP16-021	708	13,974			
56	Medical Office	Samaritan Medical Center	Samaritan Drive	Construction of up to 360,000 sf commercial space for medical office	Cambrian/Pioneer	2505 Samaritan Dr.	Planning Approved	9	PDC15-028 & PD16-023			120,000		
57	High Rise Residential	Z&L Properties	Park View Towers	Construction of a two-towered (18- and 12-stories) residential building with 215 residential units, 5 townhomes, and 18,537 sf ground floor retail	Downtown	252 N. 1st Street	Planning Approved	3	HA14-009-02 & HPA14-002-02	221	18,537			
58	High Rise Residential	Simeon Properties	Post and San Pedro Tower	Construction of a 21-story residential tower with 228 residential units and 10,863 sf of ground floor retail	Downtown	171 Post Street	Planning Approved	3	H14-023 to HA14-023-02	228	10,863			
59	High Rise Residential	Z&L Properties	N. San Pedro Tower 3	Construction of an 18-story residential building with 313 residential condos units and, 1,400 sf ground floor retail	Downtown	323 Terraine St.	Planning Approved	3	H14-037 and HA14-037-01	313	1,400			
60	High Rise Residential	Black Sea Gallery Dev LLC, Alterra Worldwide	27 West	Construction of a 22-story mixed use building with 374 units and 35,712 sf retail space	Downtown	27 South 1st Street	Planning Approved	3	SP18-016	374	35,712			
61	Office	Broadcom	Innovation Place	Construction of two office buildings totaling 536,949 sf and a parking garage	North San Jose	3130, 3120, 3110, and 3100 Zanker (new addresses will be 228, 230, 250, 260, 270, 280, 288, and 290 Innovation Dr.	Planning Approved	4	H15-037					
62	Office	South Bay Development	237 at First	Construction of one five-story 153,473 sf office building and one three-story 92,634 sf office building	North San Jose	4503 N. 1st St.	Planning Approved	4	PDC99-054 & PD13-012			246107		
63	Affordable Housing	Abode Services & Charities Housing	Evans Lane	Construction of 61 permanent supportive housing units		0 Evans Lane	Planning Approved	6	GP19-007, PDC16-007 & PD18-007	61				
64	Affordable Housing	First Communities Housing	Roosevelt Park Apartments	Construction of an eight-story building with 80 dwelling units and 10,400 sf commercial space	Central	21 North 21st St	Planning Approved	3	SP17-027	80	10,400			

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Pre Construction City Review														
66	Affordable Housing	Charities Housing	Page Street	Construction of a six-story building with 82 residential units	Central	329 Page St	PW Review	6	SP17-037	82				
67	Office	Western Digital	HGST, Inc.	Construction of two buildings totalling 335,000 sf	Edenvale	5601 Great Oaks Parkway	PW Review	2	PD14-005 approved 6/4/14 PDA14-005-07 submitted 11/1/17, PDA14-005-08 submitted 1/24/18 PDA14-005-10 approved 11/14/18		335,000			
68	Medical Office	Samaritan Medical Center	Samaritan Court	Construction of a 69,250 sf medical office building	Cambrian/Pioneer	South side terminus of Samaritan Ct.	Building Review	9	PDC15-029 & PD14-013			69,250		
69	Hotel	Villa Developers and Investment	Cambria Hotel at Valley Fair Santana Row Area	Construction of a 10-story, 173,043 sf hotel with 175 rooms and a public eating establishment	West Valley	2850 Stevens Creek Blvd. at South Clover Ave.	Building & PW Review	6	H16-010				175	
71	Hotel	Hunter Storm	Coleman Highline- Hotel	Construction of a new five-story hotel with 175 guest rooms	North San Jose	1130 Coleman	Building & PW Review	3	PDA12-019-04				175	
73	Mixed Use	Bumb & Associates	Bay 101	Demolition of an existing building and construction of relocated 68,652sf cardroom with 24 hour use/drinking est/banquet facility, construction of a nine-story 234,192 sf office building, and construction of 151,870 sf hotel with 174 rooms w/ banquet facility	North San Jose	SE corner N. 1st St and Matrix Blvd.	Building Permits Approved and Expiration Extended. Not Under Construction	3	PDC13-017, PD13-049, PDA13-049-01, PD15-062			234,192	174	
Under Construction														
65	Office	Jay Paul	200 Park	Construction of a 1.1 million sf office building	Downtown	200 Park Ave	Under Construction	3	H18-045, AT19-037			717,256		
70	Office	TMG/Boston Properties	Platform 16	Construction of 1 million sf office	Diridon	440 W. Julian St	Under Construction	3	SP18-020, SPA18-020-01, SPA18-020-02			1,000,000		
72	Office	Hunter Storm	Coleman Highline- Office	Construction a 576,892-sf, 8-story office building, two 2-story amenity buildings and a 4-story parking garage	North San Jose	1125 Coleman	Under Construction	3	PD19-012			667,650		
74	Mixed Use	Hunter Storm	Coleman Highline	Construction of a 582,950 sf eight story building and two two-story amenity buildings and a three story parking garage	North San Jose	1125,1143, 1173 Coleman Ave	Under Construction	3	PDC19-007 & PD19-012			582,950		
75	Mixed Use	Federal Realty	Santana West	1 million sf office and retail including ministorage, outdoor theater, and tv/radio station uses on 12.99 gross acres.	West Valley	3161,3162 and 3164 Olsen Dr., 449 South Winchester Boulevard	PW & Building Review	1	PDC14-068, PD18-045			850,000		
76	Affordable Housing	First Community Housing	North San Pedro Apartments	Construction of a residential service facility for 135 residents	Downtown	201 Bassett	Under Construction	3		135				
77	Mixed Use	Adobe	Adobe	Construction of 1,329,231 sf 18 story building	Downtown	333 W. San Fernando	Building Review/ Under Construction	3	H18-037			1,301,512		Q2 2022
78	Office	Peery- Arrillaga	N. First / Brokaw Corporate Campus	Construction of two eight-story office buildings, one four-story building, one five-story office/R&D building, and a three-story parking garage	North San Jose	60 E. Brokaw Rd, betw. N. First Street and Bering Dr.	Under Construction/Building Permit Review	3	H13-040 approved 3/19/14			728,437		
79	Mixed Use	Related California Urban Residences	Japantown Corp Yard Residences	Planned Development Permit to allow the construction of 520 residential units and 19,191 sf commercial space on a 5.25 acre lot	Central	0 North 6th St	Building and PW Review	3	PD15-055	520	19,191			
80	Office	LBA RVI-Company I LP	Lumileds	Planned Development Permit to allow site improvements including reconfiguration of the access road	North San Jose	350 Trimble	Under Construction/Renovation	4	PDA94-016-07 submitted 12/19/17, PD18-009, PDA18-009-01					
81	Mixed Use	The Hanover Company	715 West Julian St	Planned Development Zoning and PD Permit to remove existing buildings and construct a 7-story building with 249 residential units and 26,572 sf commercial space on a 1.22 acre site	Diridon	715 West Julian St	Under Construction/ Building and PW Review	6	PDC17-058 & PD17-029	249	26,585			
82	Mixed Use	Federal Realty	Santana Row Lot 9	Construct an eight-story building with 292,000 sf office, 28,550 sf retail, and a five-story parking structure	West Valley	0 Olsen Drive	Under Construction	6	PD16-017		28,550	292,000		

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83	Office	Sobrato	River Corporate Center	Construction of a 194,178 sf commercial office building on a 12.34 gross acres. (Amendment to increase the sf)	Downtown	353 W. Julian St.	Under construction	3	H16-013, HA16-013-01			194,178		
84	Office	Supermicro	Supermicro	Construct a new 182,000 sf office building and a 209,320 sf light industrial building	North San Jose	750, 708 Ridder Park Dr.	Under Construction	3	H14-020, H15-012, H16-031			344500		
85	Mixed Use	Hunter Storm	Coleman Highline	6 bldgs from 5 to 10 stories, 15K sf retail; 150 room hotel on 30 gross acres	North San Jose	1125, 1143, 1173 Coleman Ave	Under Construction	3	PDC09-004, PD12-019 to PDA12-019-03, PD18-011		14,000	1,488,986		
86	Mixed Use	Topgolf	Topgolf	Construction of a 72K sf indoor/outdoor recreation and entertainment building	North San Jose	4701 N. First Street and 1561 and 1537 Liberty Street	Under Construction	4	PDC16-013, PD16-034, PDA16-034-01, PDA16-034-02		110,000		200	Q1 2020
87	Commercial	Westfield	Westfield Valley Fair Expansion	Construction of 640K sf commercial and 1.5M sf parking, 71 acres (~53 acres in SJ)	West Valley	2855 Stevens Creek Blvd.	Under Construction	6	H06-027 to HA06-027-04		640,000			Spring 2019
88	Mixed Use	Arcadia Development	Evergreen Arcadia	Construct up to 310,000 sf retail and 250 residential units and 17.2 acres parkland on 80.89 acres.	Evergreen	2140 Quimby Rd	Under Construction	8	PDC10-022 & PD15-013	250	314,898			
89	Hotel	KKS Hospitality INV LLC	Hampton Inn + Holiday Inn Express	Consturction of two 5-story buildings totaling 20,052sf: Hampton Inn 144 rooms; Holiday Inn Express 146 rooms	North San Jose	2108 & 2116 N. 1st St.	Under construction	4	H13-048				290	
90	High Rise Residential	Z&L Properties	Silvery Towers	Construction of a two-towered (20- and 22-stories) mixed use building with 643 residential units and 30,228 sqft retail.	Downtown	188 West Saint James St	Under construction	3	H13-041 to HA13-041-03	643	30,288			
91	High Rise Residential	Bayview Development Group	Miro / SJSC Towers	Construction of a two-tower (each 28 stories) building with 630 residential units, 14,381 sf ground floor retail, and up to 24,693 sf flex/office space	Downtown	39 N. 5 St.	Under Construction	3	SP17-009 & SPA17-009-01	630	14,381			Spring 2021
92	High Rise Residential	Amcal Housing	The Grad San Jose	Construction of a 19-story building with 260 residential units (to serve ~1,000 residents) and 14,781 sf ground floor retail	Downtown	East San Carlos St. btw. 2nd and 3rd.	Under Construction	3	H16-036 to HA16-036-02	260	14,781			Target Summer 2020
93	High Rise Residential	Republic Urban Properties	Ohlone Blocks	Construction of 20k-30k sf commercial and 680-800 residential units over three blocks: Block A 263 units, 145 feet height on 2.66 acres; Block C 268 units, 71 feet height on 8.4 acres; Block B 253 units, 84.5 feet height on 8.4 acres	Central	SW corner of West San Carlos St and Sunol St	Under Construction	6	PDC08-061; PDC13-004 ; PD12-013 Block A; PD15-036 Block B; PD15-035 Block C	537				
94	Mixed Use	City Ventures	The Orchard	Construction of 29 three-story residential buildings and commercial buildings	Alum Rock	641 North Capitol Avenue	Under Construction	5	PDC16-002, PD16-025 to PDA16-025-02	188	108,000			Q1 2020
95	Office	South Bay Development	237 at First	Construction of four R&D buildings totalling 614,809 sf	North San Jose	4503 N. 1st St.	Under Construction	4	PDC99-054 & PD13-012			614,809		
96	Mixed use		iStar	iStar Great Oaks mixed use development: Allow up to 418 residential units (6 detached, 358 attached) & Allow construction of 301 multi-family units in two four-story buildings and two six-story parking structures		5855 Monterey Road & 6520 Gamma & 6670 Emergent	Building and PW Review & Under Construction	2	PDC12-028, PD14-023, PD15-033, PDC15-059; PDA15-033-01 & PD16-005	719				
TCO Issued														
97	Mixed Use	Steel Wave	America Center	Construction of remaining six-story office building and expansion of parking garage outstanding	North San Jose	6280 America Center Drive	Under Construction	4	PDC15-058 & PD15-053			536949		
98	Commercial	Hunter Properties and Arcadia Deve	Almaden Ranch	Commercial development to allow up to 400,000 sf commercial uses and modifications to roadway network on 43.5 gross acres	Cambrian/ Pioneer	Between Cherry Ave, Alameda Expy, and 85	Under Construction	9	PDC16-049, PDA14-037-02		74359	11716	115	
99	Hotel	Hyatt	Hyatt House + Hyatt Place	Construction of two hotels in two buildings: Hyatt Place 109,196 sf. and Hyatt House 107,038 sf	North San Jose	2103 N. First St. and 2105 N. First St.	Under Construction, Hyatt Place received TCO	4	H14-006 & HA14-006-01				355	Target July 2019