

# **Development Activity Highlights and Five-Year Forecast (2021-2025)**



**Prepared by:**

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

# Development Activity Highlights and Five-Year Forecast (2021-2025)

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# **Development Activity Highlights and Five-Year Forecast (2021-2025)**

## **I. PURPOSE**

The *Development Activity Highlights and Five-Year Forecast (2021-2025)* 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 decreased in fiscal year 2018/2019, but is projected to significantly increase in fiscal year 2019/2020. New residential and commercial development remained strong and current trends suggest levels will remain strong through the next fiscal year. The rate of new development may begin to slowly decline to historical averages.

### **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. Residential development in fiscal year 2018/2019 returned to the historical average of around 3,000 units, but exceeded the previous 5-year average of approximately 2,775 units.

During the first six months of fiscal year 2019/2020, building permits were issued for approximately 1,300 new residential units. Additionally, as of February 2020, there were approximately 7,400 new residential units that have received entitlements, but have not yet started construction. Overall, new residential units are forecasted to remain at or slightly below the five-year average, at 2,400 units during the forecast period based on the current housing trends, which have 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 an accessory dwelling unit (ADU) ordinance that loosened existing zoning code regulations to comply with state law. The City Council approved additional updates to the Zoning Code in 2018 and 2019 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, noting the first time new construction of ADU's surpassed single-family homes. In 2018/2019 the trend continued as the number of new ADU unit climbed to 296 new units. This represented an approximately 90% increase in building permit issuance for ADUs from the previous fiscal year. ADUs are forecasted to continue their trend upward with 275 new units approved within the first 7 months of fiscal year 2019/2020.

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 55%, averaging \$2,876 per unit per month. Following multiple years of steep increases, rents in Silicon Valley have leveled off. In San José rent growth has plateaued advancing 0.1% year-over-year through November 2019 to \$2,876. For the first time since 2011, the median single-family home price decreased approximately 2.9 percent. From \$1.055 million at the end of 2018 to \$1.022 million by the end of 2019, however the amount is still four times the U.S. Figure and up 57% since 2011.

## **Commercial Development**

Similar to the last two fiscal years, large hotel and retail projects contributed to another strong year of commercial growth with valuation of new commercial construction in fiscal year 2018/2019 at \$362 million, slightly lower than \$411 million in the previous fiscal year 2017/2018, but slightly above the historical 5-year average. Commercial alterations remained strong in fiscal year 2018/2019 approximately 20 million above the 5-year historic average at \$285 million indicative of low retail vacancy rates in the south bay, and a strong economy overall.

As of the fourth quarter of 2019, the overall retail vacancy rate in San José rose to approximately 4.4%, slightly higher than the previous year (approximately 3.9%). This is mostly due to new construction coming online rather than new vacant properties. During the first six months of the current fiscal year (2019/2020) valuation of new commercial construction has reached over \$300 million, and is forecasted to reach \$340 million, slightly below previous fiscal year of \$362 million. Over 1.6 million square feet of commercial projects have been entitled but have not yet started construction.

Commercial activity for 2018/2019 is slightly lower than the two previous fiscal years, 2016/2017 and 2017/2018, which were buoyed by issuance of building permits for the Valley Fair Shopping Mall expansion. Construction activity for the Valley Fair Shopping Mall has begun to slow down, but new commercial construction for Hampton Inn and an expansion of Capitol Toyota has replaced a portion of commercial activity.

Fiscal year 2019/2020 and fiscal year 2020/2021 are projected to remain consistent and return to the 5-year average levels of previous years. 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-U's, Lowe's, and Sears have gone out of business or closed locations 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 1,373 hotel rooms pending entitlements and over 1,600 rooms entitled but not constructed.

### **Industrial/Office Development**

New industrial construction incorporates construction for office buildings and industrial manufacturing and warehouse space. Valuation of new industrial construction activity decreased in fiscal year 2018/2019 at \$152 million, compared to the previous fiscal year of \$244 million. Industrial/Office development can vary largely depending on timeline of large pipeline projects. The demand for office is reflected in the overall office vacancy rates in Silicon Valley, as they continued to decline during the fourth quarter of 2019 to 7.5%, a decrease from the vacancy rate in 2018 of 9.8%. Overall industrial warehouse vacancy rates remain low at 3.0% slightly up from 2.6% in the fourth quarter of 2018. However, through the first six months of the current fiscal year (2019/2020) valuation of new industrial construction surpassed \$300 million, with a forecasted valuation of \$400 million for the year. 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 2019 has remained consistent with a small increase from 12.7% at the beginning of 2019 to 12.9%. Downtown San José's most significant milestone this year is the ground breaking of two high-rise commercial projects, Adobe North Tower and 200 Park Tower. The last office high rise in Downtown San José was the River Park Tower 2, which rose on West San Carlos in 2010. 200 Park Tower a 19-story, 857,000 square-foot office tower and Adobe North Tower a 18-story, 700,00 square-foot office tower in Downtown San José signifying the strength in the economy and competitiveness of Downtown San José.

The availability and vacancy rate for Research & Development (R&D) in the North San José market decreased for fiscal year 2018/2019 to 15.2% from 20.2%. 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.

On October 11, 2019 Google submitted their entitlement application and is proposing to construct approximately 6,500,000 square feet of office (with a maximum of 7,300,000 square feet); approximately 3,000 to 5,000 units of housing (with a maximum of 5,900 units); approximately 300,000 to 500,000 square feet of active uses, which may include retail, cultural, arts, etc.; approximately 100,000 square feet of event space; up to 300 hotel rooms and up to 800 rooms of limited-term corporate accommodations. The proposed project represents approximately 27% of all industrial square footage in the pipeline and 17% of all residential units in the development process.

### **III. FIVE-YEAR FORECAST (2021-2025)**

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 2019/2020 is expected to continue at or slightly below the previous five-year average, fueled by a strong commercial and industrial construction, and a slight slowdown of new residential construction. Although valuations of new residential construction have declined, the number of units remain strong since a high number of ADU's are projected. 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 and growing 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 14/15 to FY 24/25**

Fiscal Year	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
	<b><u>Actual Valuation<sup>1</sup> (in millions)</u></b>					<b><u>Projected Valuation (in millions)</u></b>					
<b><u>New Construction</u></b>											
Residential	\$527	\$374	\$544	\$558	\$447	\$420	\$400	\$400	\$400	\$400	\$400
Commercial	272	273	428	411	362	340	175	175	175	175	175
Industrial	215	342	114	244	152	400	120	120	120	120	120
Subtotal	\$1014	\$989	\$1086	\$1213	\$962	\$1160	\$695	\$695	\$695	\$695	\$695
<b><u>Alterations</u></b>											
Residential	\$136	\$129	\$116	\$118	\$134	\$110	\$100	\$100	\$100	\$100	\$100
Commercial	162	268	346	251	285	210	180	175	175	175	175
Industrial	195	336	520	209	406	250	150	150	150	150	150
Subtotal	\$493	\$733	\$982	\$578	\$825	\$570	\$430	\$425	\$425	\$425	\$425
<b>Grand Total (Taxable)</b>	<b>\$1507</b>	<b>\$1722</b>	<b>\$2068</b>	<b>\$1791</b>	<b>\$1787</b>	<b>\$1730</b>	<b>\$1125</b>	<b>\$1120</b>	<b>\$1120</b>	<b>\$1120</b>	<b>\$1120</b>

<sup>1</sup>Valuation figures adjusted to 2019 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 14/15 to FY 24/25**

Fiscal Year	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
	<b><u>Actual<sup>1</sup></u></b>					<b><u>Projected</u></b>					
<b><u>Residential (Units)</u></b>											
Single-Family	254	152	201	250	495	580	450	375	375	375	375
Multi-Family	2,987	1,540	2,511	2,991	2,490	2,400	2,375	2,375	2,375	2,375	2,375
TOTAL	3,241	1,692	2,712	3,241	2,985	2,980	2,825	2,750	2,750	2,750	2,750
<b><u>Non-Residential (sq.ft., in thousands)</u></b>											
Commercial	2,000	1,854	1,911	3,235	2,397	2,600	1,500	1,400	1,400	1,400	1,400
Industrial	1,000	2,068	1,452	1,584	1,055	1,200	1,000	1,000	1,000	1,000	1,000
TOTAL	3,000	3,922	3,363	4,819	3,452	3,800	2,500	2,400	2,400	2,400	2,400

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



#### **IV. CONSTRUCTION TAXES**

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

##### **Building and Structure Construction Tax**

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

##### **Construction Excise Tax**

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

##### **Residential Construction Tax**

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

## **V. MAJOR DEVELOPMENT ACTIVITY DATA**

Planning staff has collected a significant amount of data on development activity, which is the foundation for the five-year forecast contained in Section III of this report. This data focuses on recent “major” projects with the highest likelihood to have the most significant impact on the forecast. Major projects are defined as residential projects greater than 50 dwelling units, commercial projects greater than 25,000 square feet, and industrial projects greater than 75,000 square feet.

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
<b><u>Projects Completed 2019 to 2020</u></b>								
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	808 West Apartments	264-15-062	800 W. San Carlos Street	Central	MF	315	10/28/14
PD15-024	5/27/15	King & Dobbin Transit Vilage Lot G	254-55-006	1875 Dobbin Drive	Alum Rock	MF	101	11/4/15
PD14-031	6/27/14	Aura	264-30-067	180 Balbach Street	Central	MF	101	12/27/14
PDA07-094-01	1/13/15	2nd Street Studios	477-01-082	1140 S. 2nd Street	Central	MF	135	3/4/15
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
CP15-078	11/16/15	Renascent Place	497-41-098	2500 Senter Road	South	MF	162	4/27/2016
PD16-001	1/15/16	Scotia Apartments	455-21-043	1777 Almaden Road	South	MF	55	5/17/16
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
H16-036	10/4/16	The Graduate	467-46-005	80 E. San Carlos Street	Central	MF	260	3/22/17
<b>Total</b>							<b>1,739</b>	
<b><u>Projects Under Construction</u></b>								
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
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
PD14-051	10/30/14	777 Park Ave	261-36-062	777 Park Avenue	Central	MF	182	3/18/15
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
PD15-035	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	1501 Berryessa Road	Berryessa	MF	551	4/13/16
PD15-067	12/22/15	The Reserve	299-26-059	881 S. Winchester Boulevard	West Valley	MF	640	4/27/2016

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	
PD16-025	8/16/16	The Orchard (Residential)	254-06-042	641 N. Capitol Avenue	Alum Rock	MF	188	1/24/17	
SPA17-009-01	9/7/17	Miro (formerly SJSC Towers)	467-20-086	33 N. 5th Street	Central	MF	630	12/13/17	
PD14-055	1/13/15	Leigh Ave Apartments	284-32-014	1030 Leigh Avenue	Willow Glen	MF	64	3/18/15	
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	
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	
PD17-029	12/15/17	Julian/Stockton Mixed Use	261-01-030	715 W. Julian Street	Central	MF	228	10/23/18	
<b>Total</b>								<b>6,949</b>	

**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
HA14-009-02	6/5/18	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
PD15-042	9/11/15	Montgomery 7	259-47-068	565 Lorraine Avenue	Central	MF	54	6/21/16
H15-047	9/28/15	Gateway Tower	264-30-089	455 S. 1st Street	Central	MF	300	12/6/16
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
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
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
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
H17-019	4/25/17	Spartan Keyes Senior Housing	472-25-092	295 E. Virginia Street	Central	MF	301	1/9/19
CP17-052	11/17/17	Alum Rock Mixed Use	481-19-003	1936 Alum Rock Avenue	Alum Rock	MF	94	3/27/19
SP17-027	6/26/17	Roosevelt Park Apartments	467-12-001	21 N. 21st Street	Central	MF	80	2/6/19
PD17-027	12/14/17	Saratoga Ave Mixed Use	299-37-024	700 Saratoga Avenue	West Valley	MF	300	6/11/19
SP18-001	1/9/18	Garden Gate Tower	472-26-090	600 S. 1st Street	Central	MF	285	11/19/19
H18-026	6/7/18	S. Market Mixed Use	264-30-034	477 S. Market Street	Central	MF	130	5/1/19
PD18-015	6/19/18	Bascom Gateway Station	282-26-007	1330 S. Bascom Avenue	Willow Glen	MF	590	9/10/19

SP18-059	5/10/18	McEvoy Affordable Housing	261-38-004	699 W. San Carlos	Central	MF	365	2/11/20
SPA17-023-01	12/11/18	StarCity (Co-Living)	259-23-006	199 Bassett Street	Central	MF	800	5/29/19
CP18-022	6/26/18	Blossom Hill Affordable Apartments	690-25-021	397 Blossom Hill Road	Edenvale	MF	147	12/11/19
PD19-019	6/4/19	Winchester Ranch	303-38-001	555 S. Winchester Boulevard	West Valley	MF	688	1/14/20
<b>Total</b>							<b>8,127</b>	

**Projects Pending City Approval**

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	
SP18-057	12/14/17	543 Lorraine Ave Mixed Use	259-47-069	543 Lorraine Avenue	Central	MF	70	---
H18-025	6/5/18	Carlisle	259-35-033	51 Notre Dame Avenue	Central	MF	220	---
SP18-033	6/28/18	Mitzi Place	299-16-001	4146 Mitzi Drive	West Valley	MF	50	---
CP20-001	6/29/18	Silicon Sage	481-07-016	north side of Alum Rock Ave 220 feet westerly of Jose Figueres Avenue	Alum Rock	MF	792	---
PD18-016	6/29/18	Little Portugal Gateway	481-12-069	1663 Alum Rock Avenue	East San José	MF	121	---
H19-021	1/30/19	4th Street Housing	467-20-019	100 N. 4th Street	Central	MF	298	---
PDA15-066-01	6/5/18	Santana Row Lot 12	277-40-017	385 Hatton Street	West Valley	MF	300	---
H18-025	6/5/18	Carlisle	259-35-033	51 Notre Dame Avenue	Central	MF	290	---
PD18-043	10/17/18	Race Street Housing	261-42-058	253 Race Street	Central	MF	206	---
CP18-044	12/19/18	Affirmed housing	484-41-165	2348 Alum Rock Avenue	Alum Rock	MF	87	---
SP19-064	2/19/19	Roem Affordable Housing	284-03-015	961 Meridian Avenue	Willow Glen	MF	230	---
PDA14-035-06	4/2/19	Comm Hill Phase 3	455-28-017	0 Curtner Avenue	South	MF	798	---
PD19-011	4/10/19	Meridian Mixed Use	274-14-152	259 Meridian Avenue	Central	MF	241	---
SP20-004	4/29/19	W. San Carlos Mixed Use	277-18-019	1530 West San Carlos	Central	MF	173	---
H19-019	5/6/19	Kelsey Ayer	259-20-015	447 North 1st Street	Central	MF	115	---
PD19-020	6/13/19	Santa Clara University Mixed Use Housing	230-14-004	1202 Campbell Avenue	West Valley	MF	290	---
CP19-021	6/18/19	Bascom Residential Care	412-25-009	2375 South Bascom Avenue	Willow Glen	MF	138	---
H19-028	6/20/19	750 W San Carlos	264-15-003	750 W. San Carlos	Central	MF	80	---
SP19-067	8/30/19	1301 West San Carlos	261-42-059	1301 W. San Carlos Street	Central	MF	230	---
H19-048	10/10/19	Virginia Studios	472-25-092	295 E. Virginia Street	Central	MF	347	---
PD19-029	10/10/19	Google/ Downtown West	259-38-132	450 W. San Carlos	Central	MF	5,000	---
H19-051	11/18/19	Eden Housing	264-26-088	425 Auzerais Avenue	Central	MF	130	---
CP18-025	6/28/19	Union Assisted Living	421-20-010	0 Union Avenue	Cambrian/Pioneer	MF	152	---
SP19-068	12/3/19	Hemlock Mixed Use Project	277-34-051	2881 Hemlock Avenue	West Valley	MF	51	---
H19-054	12/18/19	Moorpark Supportive Housing	282-44-027	1710 Moorpark Avenue	Willow Glen	MF	108	---
H20-001	1/3/20	Dahlia Apartments	467-11-021	1135 E. Santa Clara Street	Central	MF	91	---
SP20-002	1/8/20	S. Winchester Mixed Use	299-25-038	1073 S. Winchester Boulevard	West Valley	MF	61	---
H20-002	1/15/20	4th and Younger Apartments	235-09-020	1020 N. 4th Street	Central	MF	96	---
<b>Total</b>							<b>11,255</b>	

**GRAND TOTAL**

**28,070**

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
<b><u>Projects Completed 2019-2020</u></b>								
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/Hyatt House	101-05-002	82 Karina Court and 2105 N. 1st St.	North	206,000	355	5/7/14
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
PDA14-037-02	8/22/16	Wingate by Windham	458-17-032	5160 Cherry Avenue	Cambrian/Pioneer	56,032	115	2/8/17
SP14-032	7/24/2014	Capitol Toyota	459-05-019	775 Capitol Ex Auto Mall	South	261,286		1/28/15
<b>Total</b>						<b>1,371,202</b>	<b>1,015</b>	
<b><u>Projects Under Construction</u></b>								
HA06-027-02	6/10/2013	Valley Fair Expansion	274-43-035	2855 Stevens Creek Boulevard	West Valley	525,000		10/30/13
PDA12-031-01	11/13/2015	The Platform Retail	241-04-011	north side of Berryessa Road on the southern	Berryessa	37,000		4/13/16
SP17-009	2/22/17	Miro Retail/Office	467-20-086	39 N. 5th Street	Central	39,074		3/15/17
H15-023	5/4/2015	Holiday Inn Expansion	497-38-013	2660 Monterey Road	South	48,100	81	7/13/16
CP16-029	6/16/16	Oakmont Residential Care	659-04-015	easterly side of San Felipe Road approximately	Evergreen	91,714		4/26/17
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	Topgolf	015-39-026	4701 N. 1st Street	Alviso	182,000	200	12/13/17
CP17-046	10/26/17	Holden Assisted Living	282-11-014	1015 S. Bascom Avenue	Willow Glen	156,022		9/12/18
H16-032	9/7/16	Hampton Inn	372-25-015	1090 S. De Anza Boulevard	West Valley	51,279	90	8/14/18
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
PDA08-069-01	9/17/18	Market Park Shopping Center	254-17-084	1590 Berryessa Road	Alum Rock	101,000		5/8/19
<b>Total</b>						<b>1,570,098</b>	<b>755</b>	
<b><u>Approved Projects (Construction Not Yet Commenced)</u></b>								
H16-010	2/29/2016	Cambria 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 On the hills from the junction of Communications Hill Blvd. and the CalTrain railway to the terminus of Communications Hill Blvd. and Casselino Drive.	Alum Rock	30,000		10/10/08
PD14-035	3/15/2013	Communications Hill	455-09-040		South	68,000		11/21/14
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
CP17-047	10/20/17	Williams Rd Residential Care Facility	299-18-147	3924 Williams Road	West Valley	31,801		11/14/18
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
PDA15-013-02	8/9/18	Evergreen Circle Costco	670-29-024	2140 Quimby Road	Evergreen	209,780		2/22/19
SP18-016	3/29/18	27 West (Retail Component)	259-40-043	27 South 1st Street	Central	35,712		2/27/18
SP18-048	3/27/18	Hotel Baywood	277-34-038	375 South Baywood Avenue	West Valley	123,120	105	2/27/18

CP17-052	11/17/17	Alum Rock Mixed Use (Retail Component)	481-19-003	1936 Alum Rock Avenue	Alum Rock	39,000		3/27/19
H18-002	1/9/18	Silver Creek Valley Rd Hotel	678-93-015	5952 Silver Creek Valley Road	Edenvale	73,862	127	5/1/19
SP18-005	2/1/18	Bark Lane Hotel	372-24-033	7285 Bark Lane	West Valley	45,306	126	6/4/19
H18-016	4/11/18	Piercy Hotel	678-93-040	469 Piercy Road	Edenvale	119,333	175	5/29/19
H18-033	7/24/18	2nd Street Hotel	472-26-070	605 S. 2nd Street	Central	90,263	106	10/2/19
PDA16-034-02	11/5/18	Shilla Stay Hotel	015-39-026	4701 N. 1st Street	Alviso	109,991	200	6/19/19
PDA12-019-04	12/10/18	Coleman Hotel		1125 Coleman Avenue	North	115,392	175	6/26/19
H18-038	8/28/18	Almaden Corner Hotel	259-35-055	8 N. Almaden Boulevard	Central	153,275	272	1/14/20
<b>Total</b>						<b>1,540,746</b>	<b>1,629</b>	

**Projects Pending City Approval**

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	---
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	---
SP18-012	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		---
PD18-035	8/7/18	Stockton Ave Hotel	259-28-028	292 Stockton Avenue	Central	356,470		---
PD18-042	10/9/18	Oakland Road Comfort Suites	241-13-019	northeast corner of Oakland Road and Faulstich northwest corner of Almaden Boulevard and	Berryessa	38,400	61	---
H19-004	1/31/19	South Almaden Office (Retail)	264-28-023	Woz Way	Central	65,000		---
H19-047	10/8/19	Davidson Towers	259-31-071	255 W. Julian Street	Central	23,402		
CP19-031	10/10/19	Stevens Creek Fitness	303-25-016	3806 Stevens Creek boulevard	Central	150,000		
PD19-029	10/10/19	Google - Downtown West Mixed Use		West of Downtown	Central	500,000	800	
<b>Total</b>						<b>1,873,840</b>	<b>1,373</b>	

**GRAND TOTAL**

**6,355,886 4,772**

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**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
<b><u>Projects Completed 2019-2020</u></b>							
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	60 E. Brokaw Road	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
<b>Total</b>						<b>3,178,592</b>	
<b><u>Projects Under Construction</u></b>							
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
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	Alviso	430,458	12/4/2013
PD16-016	4/28/2016	Winchester Ministorage	279-01-017	780 S. Winchester Boulevard	West Valley	84,000	11/9/2016
SP15-031	7/1/2015	Equinix Data Center	706-02-053	west side of Via Del Oro between San Ignacio Avenue and Great Oaks Boulevard	Edenvale	579,000	1/25/2017
H17-034	6/29/17	Panattoni Distribution Center	244-23-069	southwest corner of Oakland Road and Calle Artis	Berryessa	83,117	8/8/2018
H18-037	8/16/18	Adobe North Tower	259-39-116	333 W. San Fernando Street	Central	1,015,200	5/29/2019
H17-040	7/20/17	Monterey Rd Self Storage	456-40-004	2829 Monterey Road	South	142,766	3/21/2018
H18-045	9/27/18	DiNapolo Office	259-43-076	200 Park Avenue	Central	717,246	10/9/2019
<b>Total</b>						<b>3,299,222</b>	
<b><u>Approved Projects (Construction Not Yet Commenced)</u></b>							
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
PD15-053	10/29/2015	America Center (balance)	015-45-047	northwest corner of State 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	Bay 101 Technology Place office (Phase II)	235-01-020	1740 N. 1st Street	North	234,192	12/7/2016
PD16-023	7/22/16	Samaritan Medical Phase 1	421-37-001	north of Samaritan Drive, approximately 700 feet east of 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	Evergreen	198,000	4/12/2017
SP16-053	11/4/16	Microsoft data center/industrial	015-31-054	1657 Alviso-Milpitas Road	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
H17-041	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
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
H18-024	5/31/18	Winfield Self Storage	694-06-009	5775 Winfield Boulevard	Edenvale	109,527	9/4/2019
H18-027	6/12/18	2829 Monterey Distribution	456-40-004	2829 Monterey Road	South	81,100	6/12/2019
PD18-015	6/19/18	South Bascom Gateway Station	282-26-007	1330 S. Bascom Avenue	Willow Glen	213,500	9/10/2019
H17-058	11/2/17	970 McLaughlin Industrial	472-10-109	970 McLaughlin Avenue	Central	223,717	3/13/2019
SP18-054	10/3/18	San Ignacio Data and Office	706-09-023	6320 San Ignacio Avenue	Edenvale	282,000	3/27/2019
PD18-045	10/26/18	Santana West Phase 1	303-40-010	3161 Olsen Drive	West Valley	850,000	5/29/2019
PD18-039	9/12/18	Cloud 10 Skyport Plaza	230-29-117	1601 Technology Drive	North	350,000	12/23/2019
<b>Total</b>						<b>8,961,177</b>	
<b><u>Projects Pending City Approval</u></b>							
H18-018	4/30/18	475 Tully Road Mini Storage	477-51-004	475 Tully Road	South	219,282	---
SP18-049	9/5/18	335 Winchester Office	303-39-047	335 S. Winchester Boulevard	West Valley	94,996	---
PD19-029	10/10/19	Google - Downtown West Mixed-Use Plan (Office)			Central	7,300,000	

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

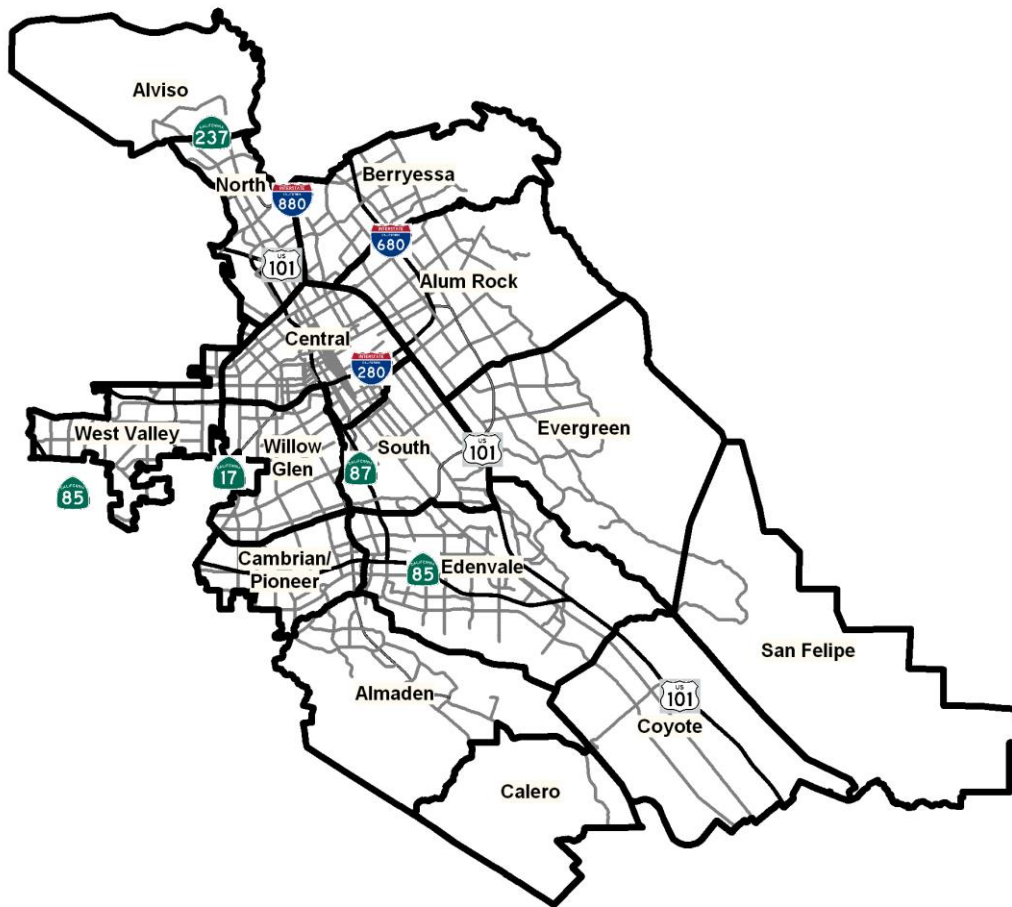
File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Square Footage (approx.)	Approval Date
H18-048	10/11/18	231 Captiol Public Storage	462-19-013	231 W. Capitol Expressway	South	359,232	---
PD18-044	10/30/18	1605 Industrial Avenue Warehouse	237-30-015	1605 Industrial Avenue	Berryessa	180,500	---
SPA17-031-01	10/31/18	Museum Place (amendment)	259-42-023	180 Park Avenue	Central	774,000	---
H19-041	9/19/19	Fountain Alley Office	467-22-002	26 S. 1st Street	Central	90,829	---
H19-004	1/31/19	South Almaden Office	264-28-023	northwest corner of Almaden Boulevard and Woz Way	Central	1,952,045	---
H19-047	10/8/19	Davidson Towers	259-31-071	255 W. Julian Street	Central	666,552	---
CP19-031	10/10/19	Stevens Creek Fitness	303-25-016	3806 Stevens Creek Boulevard	West Valley	260,000	---
H19-016	4/19/19	City View Plaza	259-41-068	150 Almaden Boulevard	Central	960,567	---
<b>Total</b>						<b>12,858,003</b>	
<b>GRAND TOTAL</b>						<b>28,296,994</b>	

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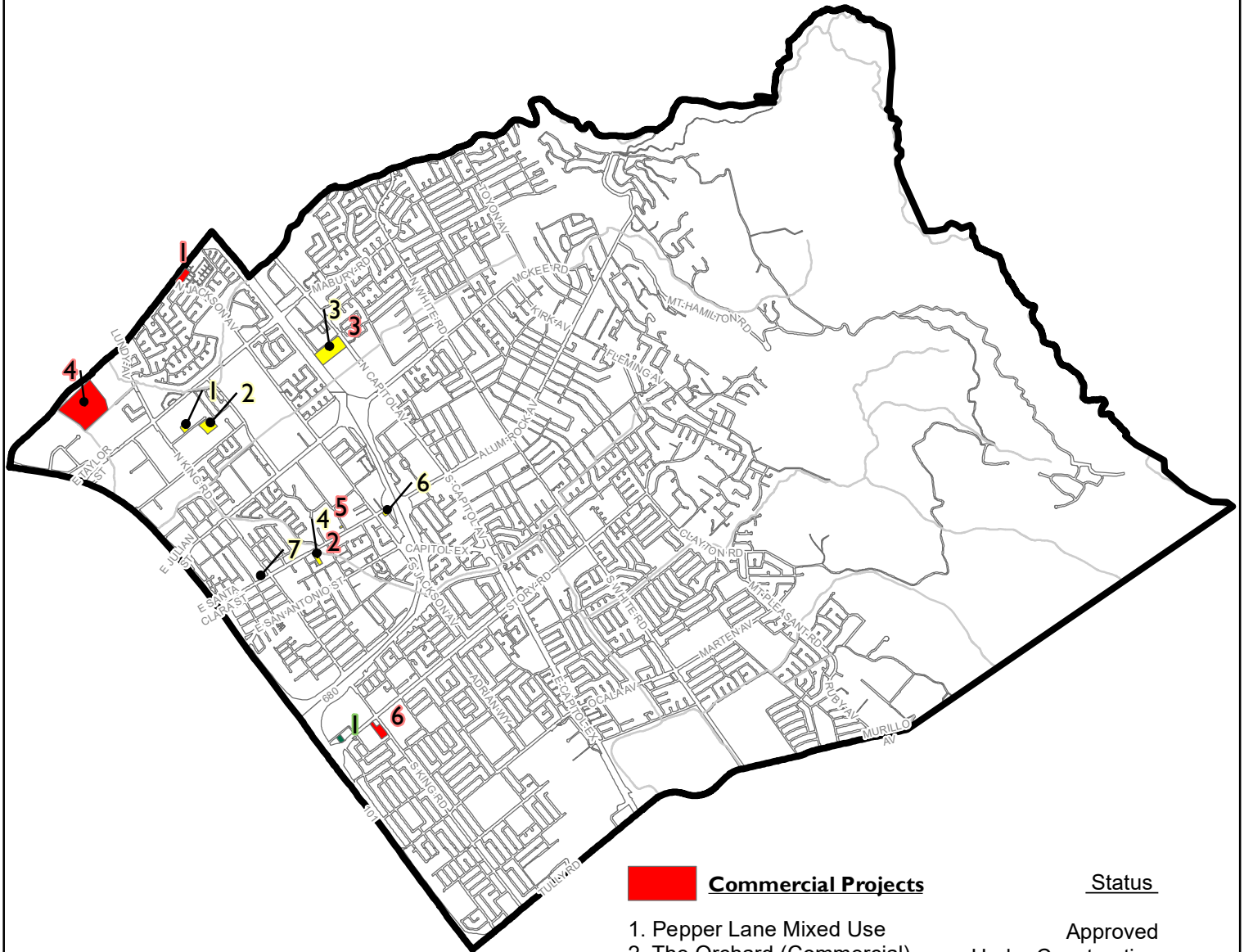
## VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

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. King & Dobbin Transit Village Lot E	Completed
2. King & Dobbin Transit Village Lot G	Completed
3. The Orchard (Residential)	Under Construction
4. Alum Rock Mixed Use	Approved
5. Silicon Sage	Pending
6. Affirmed Housing	Pending
7. Little Portugal Gateway	Pending

Total Dwelling Units = 1,450

**Commercial Projects**

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

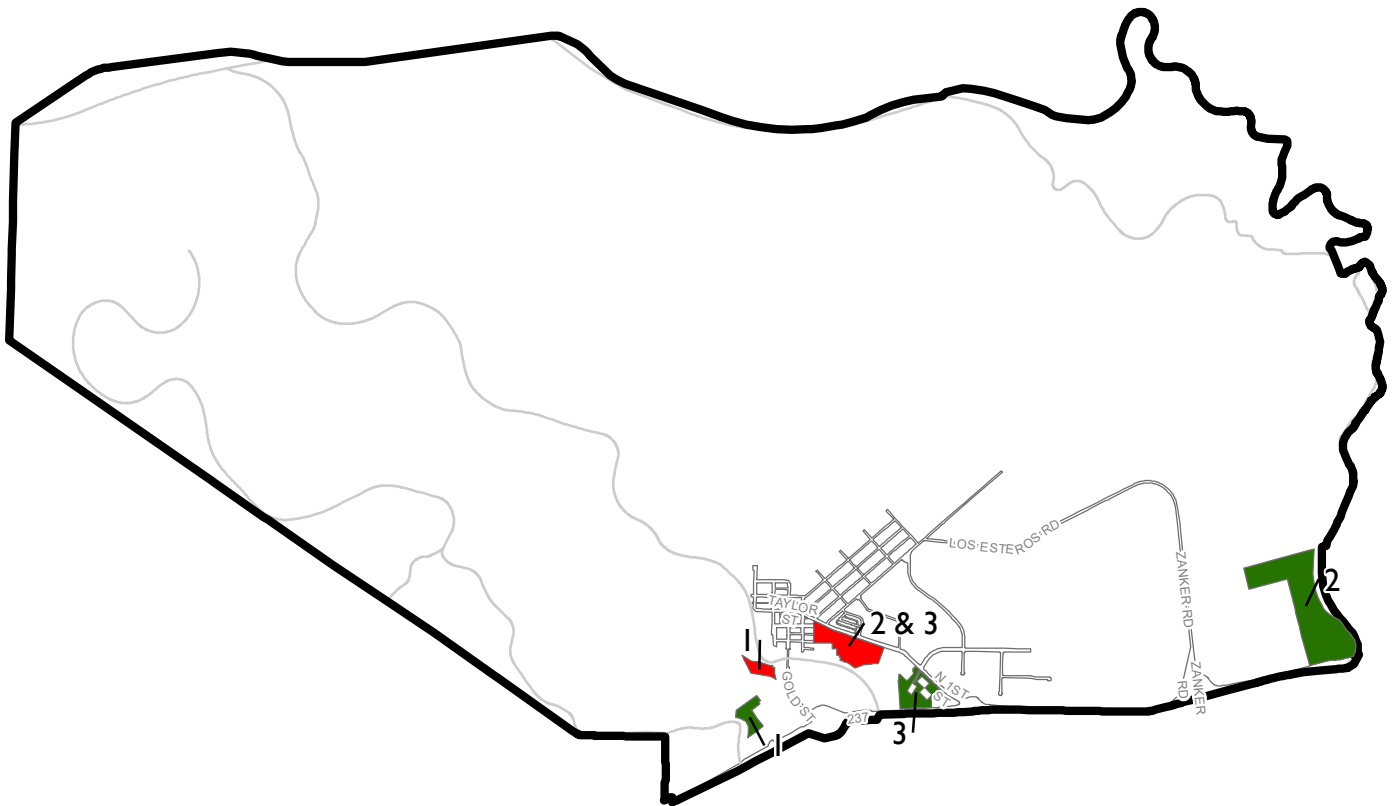
Total Commercial Square Feet = 266,224

**Industrial Projects**

1. Knox Trojan Storage	Approved
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Total Industrial Square Feet = 139,615

# Alviso Planning Area Major Development Activity



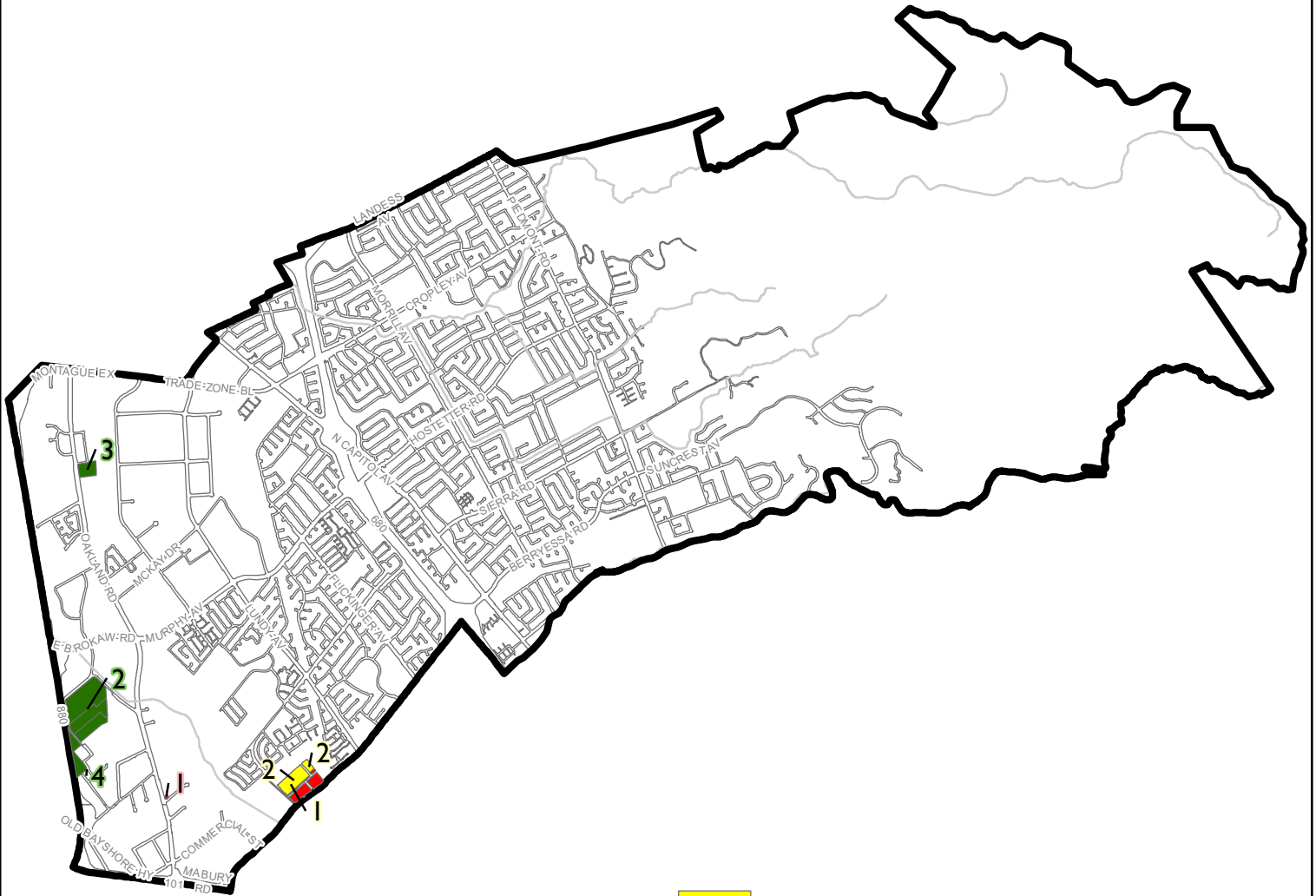
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; margin-right: 5px;"></span> <b>Commercial Projects</b>	<u>Status</u>
1. Fairfield Inn & Suites	Completed
2. Top Golf	Under Construction
3. Shilla Stay Hotel	Approved

Total Commercial Square Feet = 453,103

<span style="display: inline-block; width: 15px; height: 15px; background-color: green; margin-right: 5px;"></span> <b>Industrial Projects</b>	<u>Status</u>
1. America Center	Approved
2. Microsoft Data Center	Approved
3. 237 @ First Street	Under Construction

Total Industrial Square Feet = 1,048,901

# Berryessa Planning Area Major Development Activity



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

Status Total Dwelling Units = 713

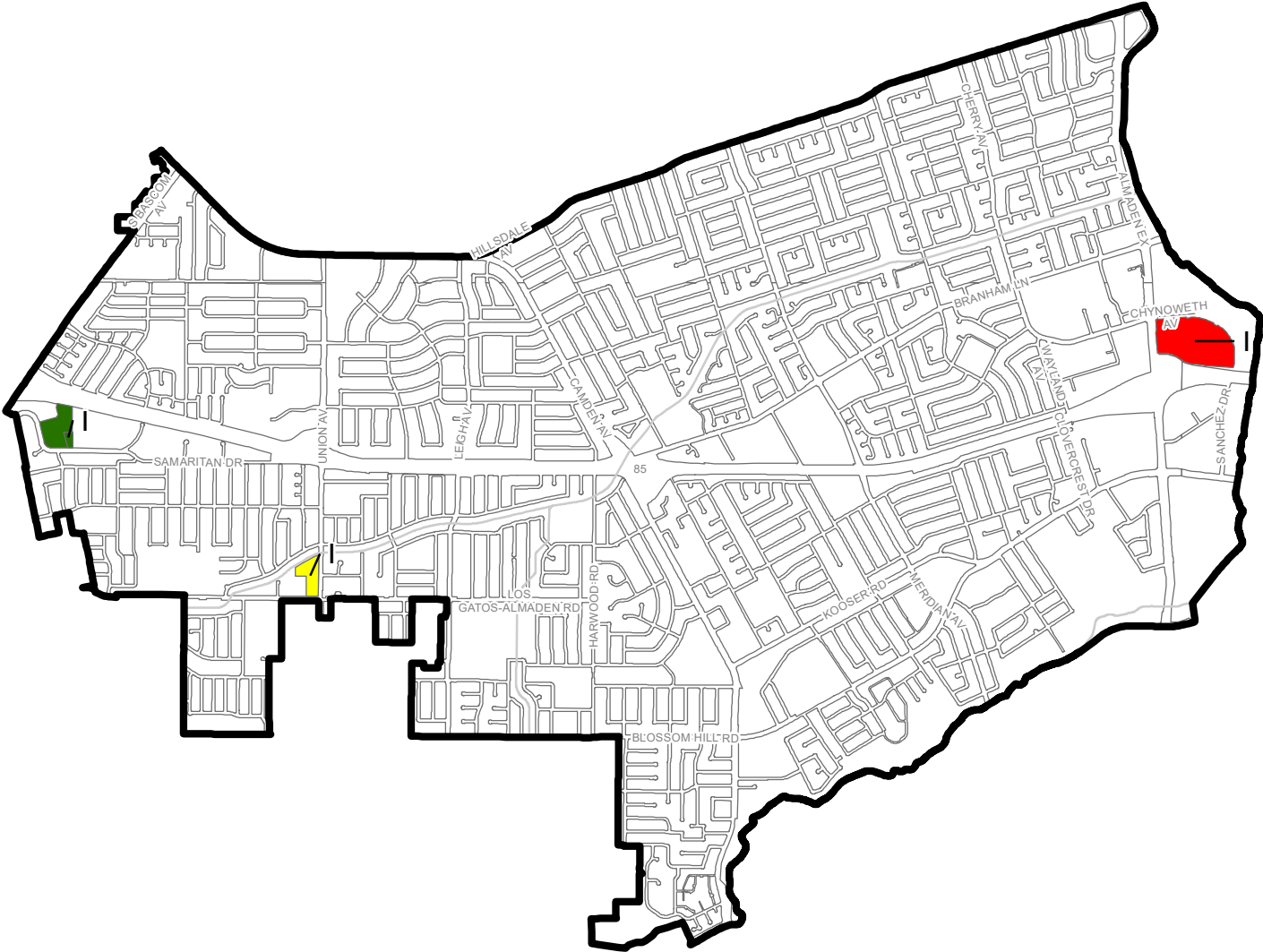
	<b>Commercial Projects</b>	<u>Status</u>
1. Oakland Road Comfort Suites		Pending
2. Platform - Retail		Under Construction

Total Commercial Square Feet = 75,400

	<b>Industrial Projects</b>	<u>Status</u>
1. SuperMicro (Phase 2)		Completed
2. SuperMicro (Phase 3)		Completed
3. Panattoni Distribution Center		Under Construction
4. 1605 Industrial Avenue Warehouse		Pending

Total Industrial Square Feet = 635,437

# Cambrian/Pioneer Planning Area Major Development Activity



**Commercial Projects**      Status

1. Amaden Ranch Hotel      Completed

Total Commercial Square Feet = 56,032

**Industrial Projects**      Status

1. Samaritan Medical Phase 1      Approved

Total Industrial Square Feet = 350,000

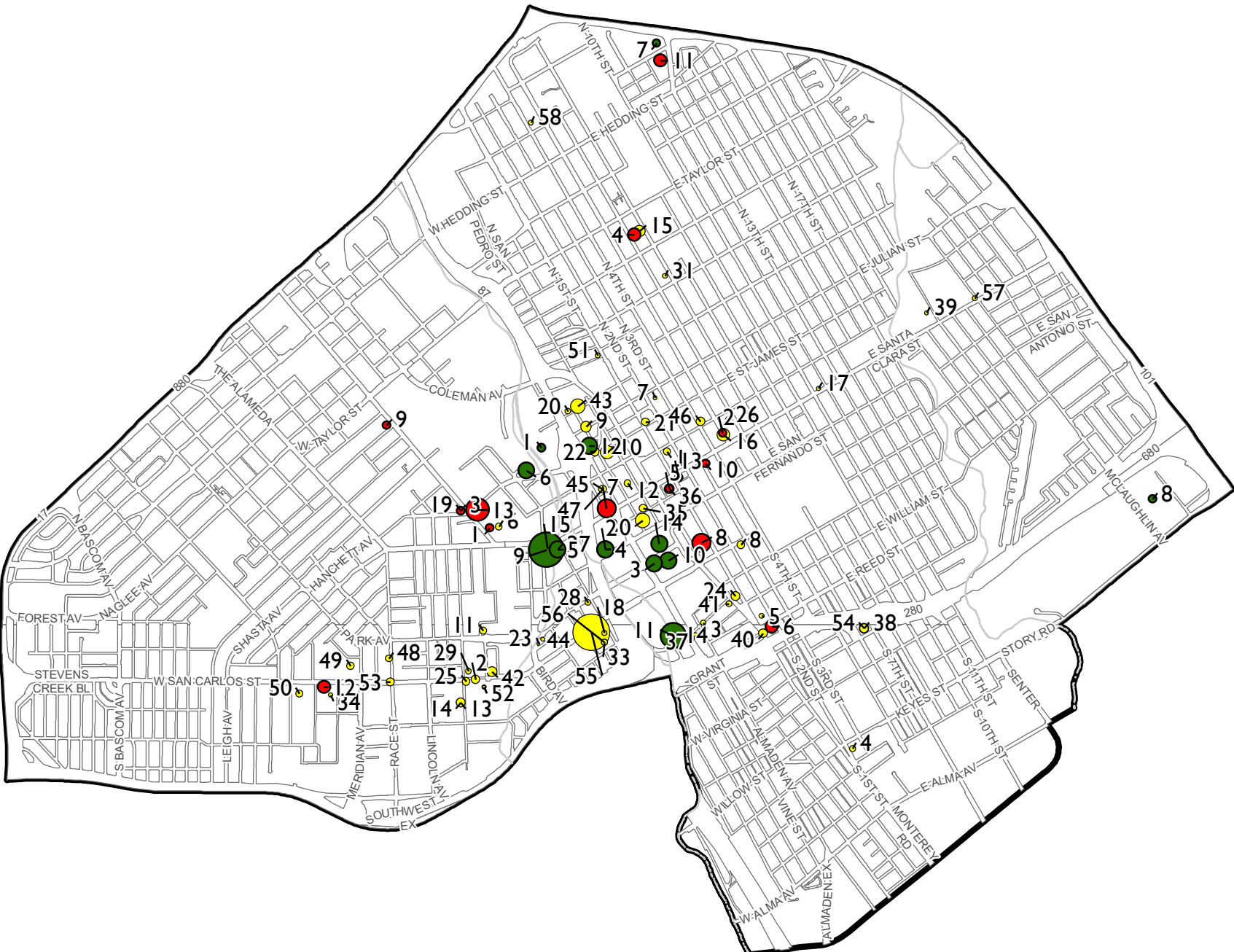
**Residential Projects**      Status

1. Union Assisted Living      Pending

Total Residential Units = 152



# Central Planning Area Major Development Activity



**Residential Projects**

1. The James
2. 808 West Apartments.
3. Aura
4. 2nd Street Studios
5. Sparq
6. Vespaio @ Diridon (Residential)
7. Villas on the Park
8. The Graduate
9. San Pedro Square
10. Silvery Towers Apts
11. 777 Park Ave
12. Modera
13. Ohlone Block C
14. Ohlone Block B.
15. Shea Homes/Japantown Corp Yard
16. Miro
17. Sparta
18. 363 Delmas Avenue
19. Julian/Stockton Mixed Use
20. North San Pedro Apt.
21. Parkview Towers
22. NSP3 Tower
23. Montgomery 7
24. Gateway tower
25. Ohlone Mixed Use (Block A)
26. 6th Street Project
27. Diridon TOD
28. Park Delmas
29. 777 West San Carlos St.
30. Grehound Residential
31. 7th & Empire
32. 750 W. San Carlos St.
33. 425 Auzerais Avenue
34. Page Street Housing
35. Post & San Pedro Tower
36. 27 West
37. Balbach Affordable Housing
38. Spartan Keyes Senior Housing
39. Roosevelt Park Apartments
40. Garden Gate Tower
41. S. Market Mixed Use
42. McEvoy Affordable Housing
43. StarCity (Co-Living)
44. 543 Lorraine Ave Mixed Use
45. Carlisle
46. 4th Street Housing
47. Race Street housing
48. Meridian mixed Use
49. W. San Carlos Mixed use
50. Kelsey Ayer
51. 750 W. San Carlos
52. 1301 West San Carlos.
53. Virginia Studios
54. Google/Downtown West
55. Eden Housing
56. Dahlia apartments
57. 4th an Younger Apartments

**Industrial Projects**

1. River Corp Center III
2. Adobe North Tower
3. DiNapolo Office
4. 335 West San Fernando St
5. Diridon TOD (Office)
6. Akatiff
7. Oakland Rd Self Storage
8. 970 McLaughlin Industrial
9. Google Downtown
10. West Mixed Use Plan (Office)
11. Museum Place (amendment)
12. South Almaden Office
13. Davidson Towers
14. Fountain Alley Office
15. City View Plaza

UC Total Industrial Square Feet = 15,744,989

**Commercial Projects**

1. Vespaio @ Diridon (Commercial)
2. Miro
3. Julian/Stockton Mixed Use
4. Creative Center for the Arts
5. 27 West (Retail)
6. Almaden Corner Hotel
7. Tribute Hotel
8. Stockton Ave Hotel
9. Hotel Clariana Addition
10. 995 Oakland Road Hotel
11. West San Carlos Hotel
12. Stockton Ave Hotel (2)
13. South Almaden Office (retail)
14. Google - Downtown West Mixed Use

Total Commercial Square Feet = 1,768,590

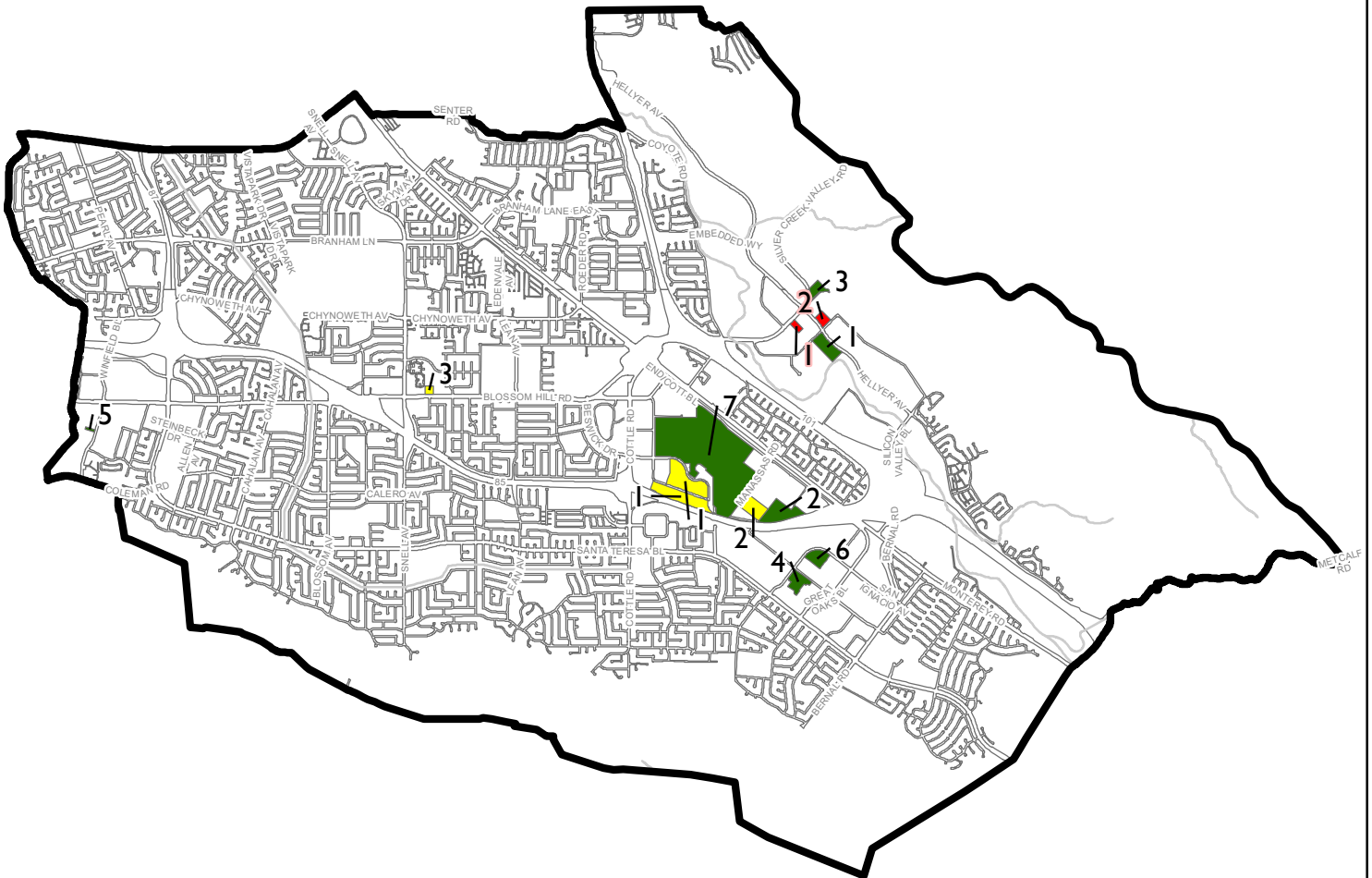
\*\* C (constructed).  
UC (under construction),  
A (approved planning permits),  
P (pending planning permit)

Total Dwelling Units = 18,002

\*Symbol size is related to percentage of total square footage for Industrial and Commercial and total units for Residential.



# Edenvale Planning Area Major Development Activity



**Residential Projects**

- |                                       | <u>Status</u>      |
|---------------------------------------|--------------------|
| 1. South Village (Hitachi)            | Under Construction |
| 2. Istar/Great Oaks                   | Under Construction |
| 3. Blossom Hill Affordable Apartments | Approved           |

Total Dwelling Units = 531

**Industrial Projects**

- |                                      | <u>Status</u>      |
|--------------------------------------|--------------------|
| 1. Piercy Warehouse                  | Completed          |
| 2. Equinix (iStar)                   | Completed          |
| 3. Edenvale Self Storage Facility    | Under Construction |
| 4. Equinix Data Center               | Under Construction |
| 5. Winfield Self Storage             | Approved           |
| 6. San Ignacio Data and Office       | Approved           |
| 7. Western Digital Great Oaks Campus | Approved           |

Total Industrial Square Feet = 1,752,217

**Commercial Projects**

- |                                   | <u>Status</u> |
|-----------------------------------|---------------|
| 1. Silver Creek Valley Road Hotel | Approved      |
| 2. Piercy Hotel                   | Approved      |

Total Commercial Square Feet = 193,195



# North Planning Area Major Development Activity



## Commercial Projects

1. Hampton Inn/Holiday Inn
2. Hyatt Place
3. Hilton Garden Inn
4. Coleman Hotel

Total Commercial Square Feet = 585,852

## Status

- Completed
- Completed
- Under Construction
- Approved



## Industrial Projects

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

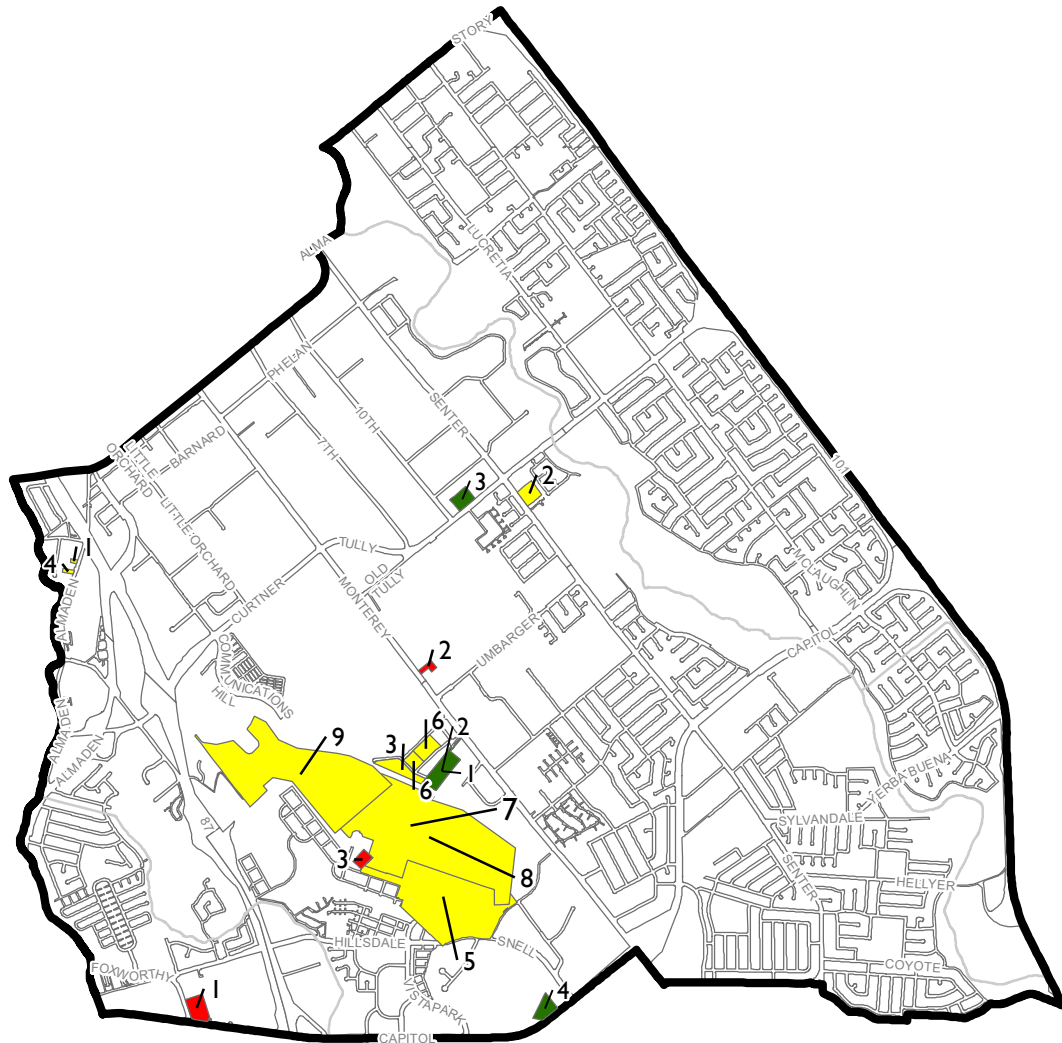
Total Industrial Square Feet = 3,695,744

## Status

- Completed
- Completed
- Completed
- Approved
- Approved
- Approved
- Pending



# South Planning Area Major Development Activity



**Residential Projects**

	<u>Status</u>
1. Scotia Apartments	Constructed
2. Renascent Place	Constructed
3. Murano at Montecito Vista	Under Construction
4. 1807 Almaden Rd	Under Construction
5. Communication Hill (Phase 1)	Under Construction
6. Vicenza at Montecito Vista	Under Construction
7. Communication Hill (Phase 2)	Under Construction
8. Comm Hill Village Center	Under Construction
9. Communication Hill (Phase 3)	Pending

Total Dwelling Units = 2,663

**Commercial Projects**

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

Total Commercial Square Feet = 377,386

**Industrial Projects**

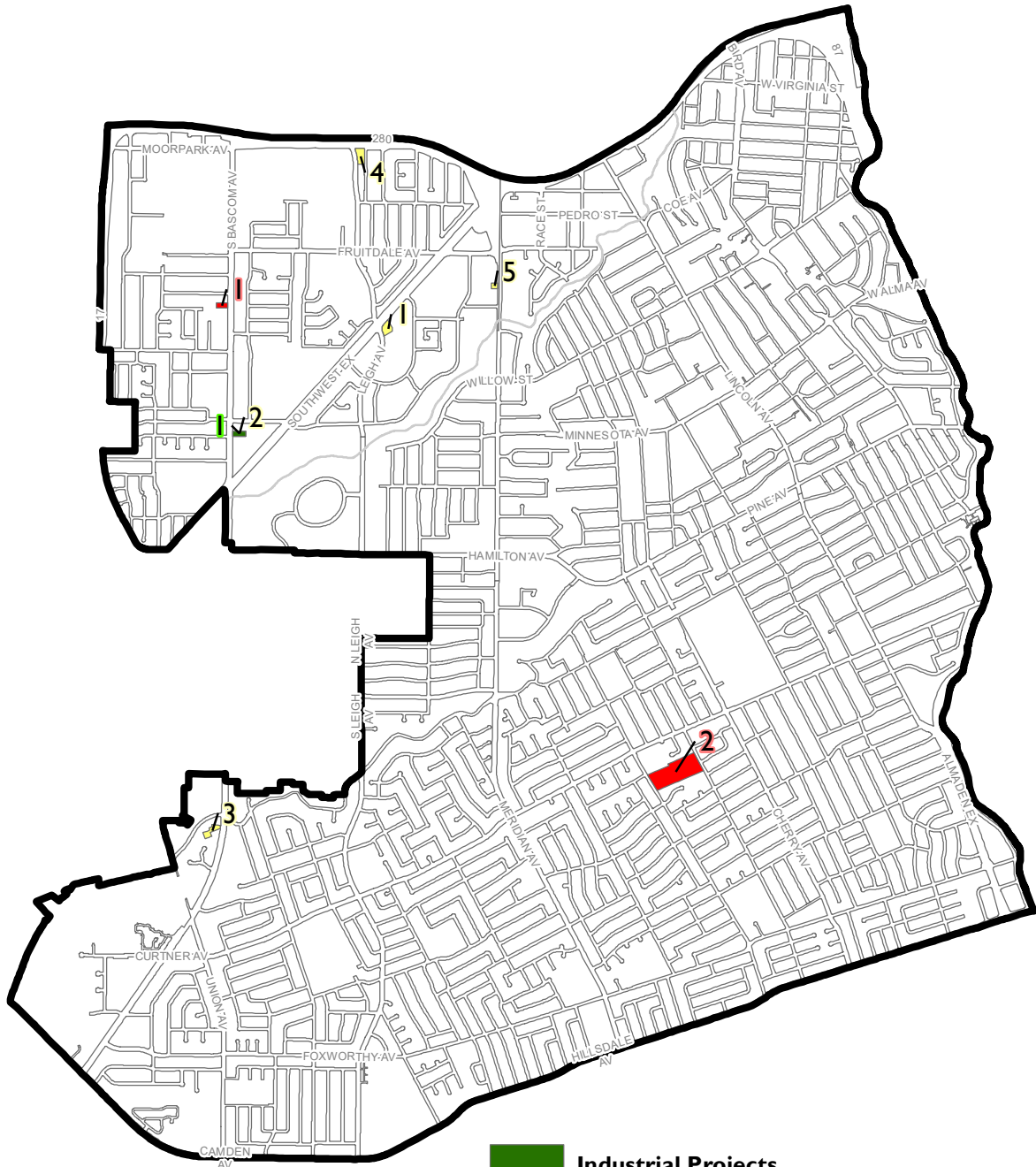
	<u>Status</u>
1. Monterey Rd Self Storage	Under Construction
2. 2829 Monterey Distribution	Approved
3. 475 Tully Road Mini Storage	Pending
4. 231 Capitol Public Storage	Pending

Total Industrial Square Feet = 443,148





# Willow Glen Planning Area Major Development Activity



**Residential Projects** Status

- |                                |                    |
|--------------------------------|--------------------|
| 1. Leigh Ave Apartments        | Under Construction |
| 2. Bascom Gateway Station      | Approved           |
| 3. Bascom Residential Care     | Pending            |
| 4. Moorpark Supportive Housing | Pending            |
| 5. Roem Affordable Housing     | Pending            |

Total Dwelling Units = 1,130

**Industrial Projects** Status

- |                                  |          |
|----------------------------------|----------|
| 1. South Bascom Gateway Station* | Approved |
|----------------------------------|----------|

Total Industrial Square Feet = 213,500

**Commercial Projects** Status

- |   |                    |
|---|--------------------|
| 1. Holden Assisted Living on Bascom     | Under Construction |
| 2. Presentation High School Master Plan | Pending            |

Total Commercial Square Feet = 262,270

## **VII. APPENDIX: SOURCES**

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

### **Data Collection and Analysis**

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

Planning staff conducted and/or participated in a series of interviews/discussions with people with a variety of perspectives, including City staff processing development applications, developers or their representatives, and others working in the development industry or related fields.

### **Review of Publications**

Planning staff consulted several publications that made contributions to the preparation of this report, including: the Yardi Matrix *Multi-family San José Report – Winter 2020*, Colliers *Silicon Valley 2019 Q4*, *2019 Market Forecast Reports*, and Cushman & Wakefield's *Marketbeat* reports.