

*Five-Year Economic Forecast  
and  
Revenue Projections*

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*2021-2025*

Appendix C

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Development Activity Highlights

Prepared by the Planning, Building and Code Enforcement Department

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



**Prepared by:**

**City of San Jose  
Department of Planning, Building and Code Enforcement  
February 2020**

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

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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<br>On the hills from the junction of Communications<br>Hill Blvd. and the CalTrain railway to the<br>terminus of Communications Hill Blvd. and<br>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<br>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**

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



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

| File Number                                | Filing Date | Project Name                      | Tracking APN | Address  | Planning Area | Square Footage (approx.) | Approval Date |
|--|-------------|-----------------------------------|--------------|--|---------------|--------------------------|---------------|
| <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 southwest corner of Oakland | Edenvale      | 579,000                  | 1/25/2017     |
| H17-034                                    | 6/29/17     | Panattoni Distribution Center     | 244-23-069   | 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     |

**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 |
|--|-------------|--|--------------|---|------------------|--------------------------|---------------|
| H18-045  | 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     |
| 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 of Samaritan Drive, approximately 700 feet east of S. Bascom Drive | North            | 234,192                  | 12/7/2016     |
| PD16-023   | 7/22/16     | Samaritan Medical Phase 1                  | 421-37-001   |   | 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      |

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

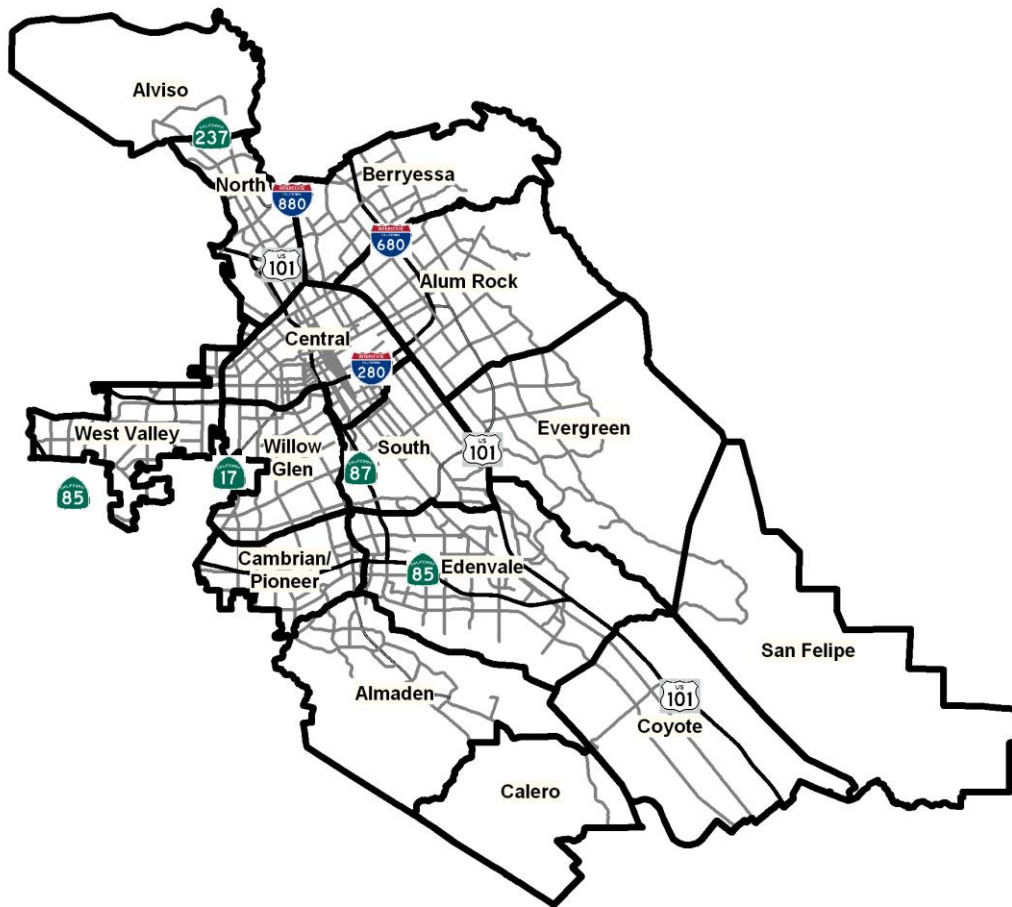
| File Number                                  | Filing Date | Project Name                                   | Tracking APN | Address                      | Planning Area | Square Footage (approx.) | Approval Date |
|--|-------------|--|--------------|------------------------------|---------------|--------------------------|---------------|
| PDA14-005-10                                 | 5/3/18      | Western Digital Great Oaks Campus              | 706-07-020   | 5601 Great Oaks Parkway      | Edenvale      | 73,400                   | 11/14/2018    |
| PD17-014                                     | 4/25/17     | Stevens Creek Promenade (Office)               | 296-38-013   | 4360 Stevens Creek Boulevard | West Valley   | 233,000                  | 2/26/2019     |
| 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                |               |
| 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                   | ---           |
|  |             |  |              | northwest corner of Almaden  |               |                          |               |
| H19-004                                      | 1/31/19     | South Almaden Office                           | 264-28-023   | 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                  |               |
|  |             |  |              | 3806 Stevens Creek           |               |                          |               |
| CP19-031                                     | 10/10/19    | Stevens Creek Fitness                          | 303-25-016   | 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>11,897,436</b>        |               |
| <b>GRAND TOTAL</b>                           |             |  |              |                              |               | <b>27,336,427</b>        |               |

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

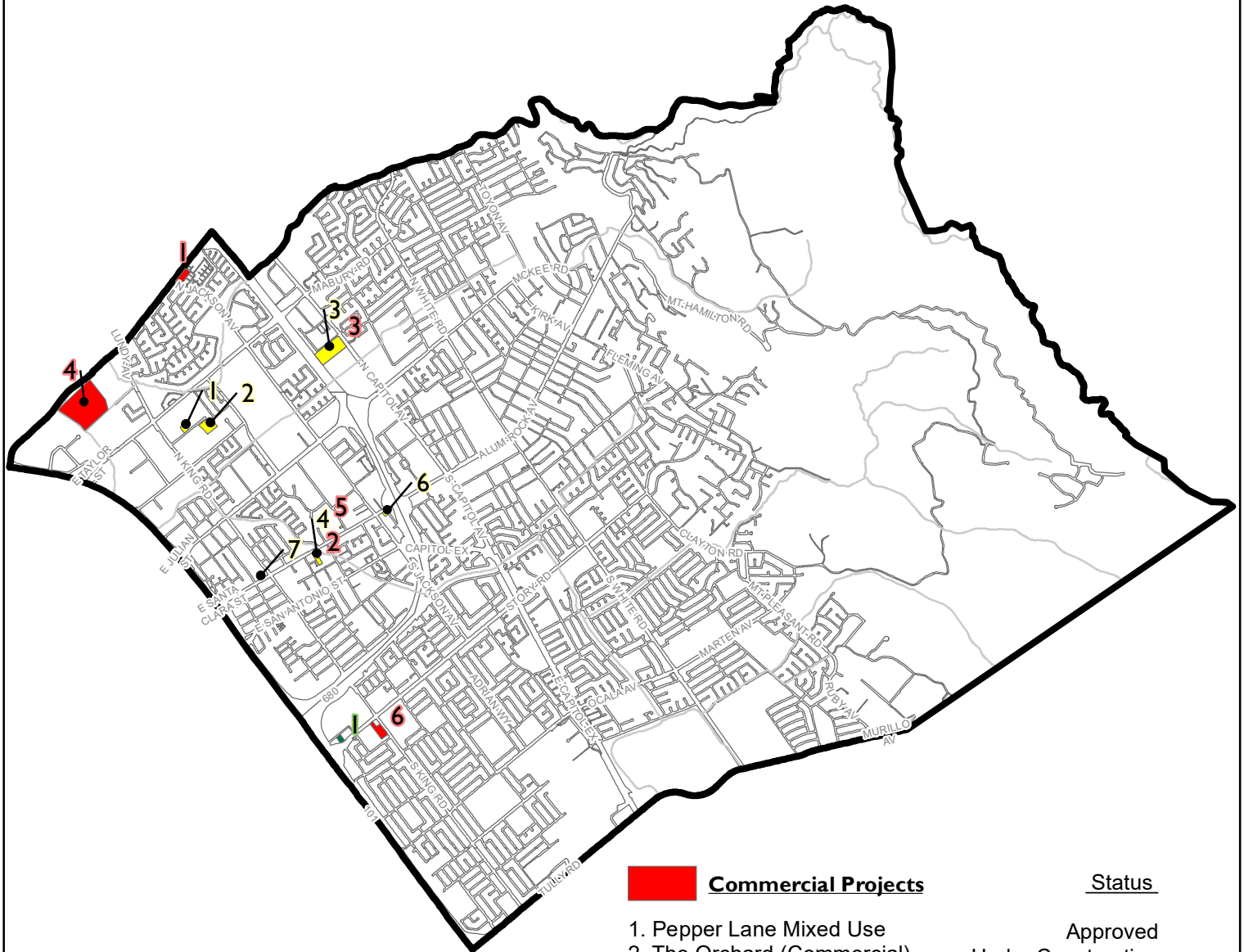
## VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

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

Figure 1: San Jose Planning Areas



# Alum Rock Planning Area Major Development Activity



**Residential Projects**

|  |                    |
|--|--------------------|
| 1. 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 |

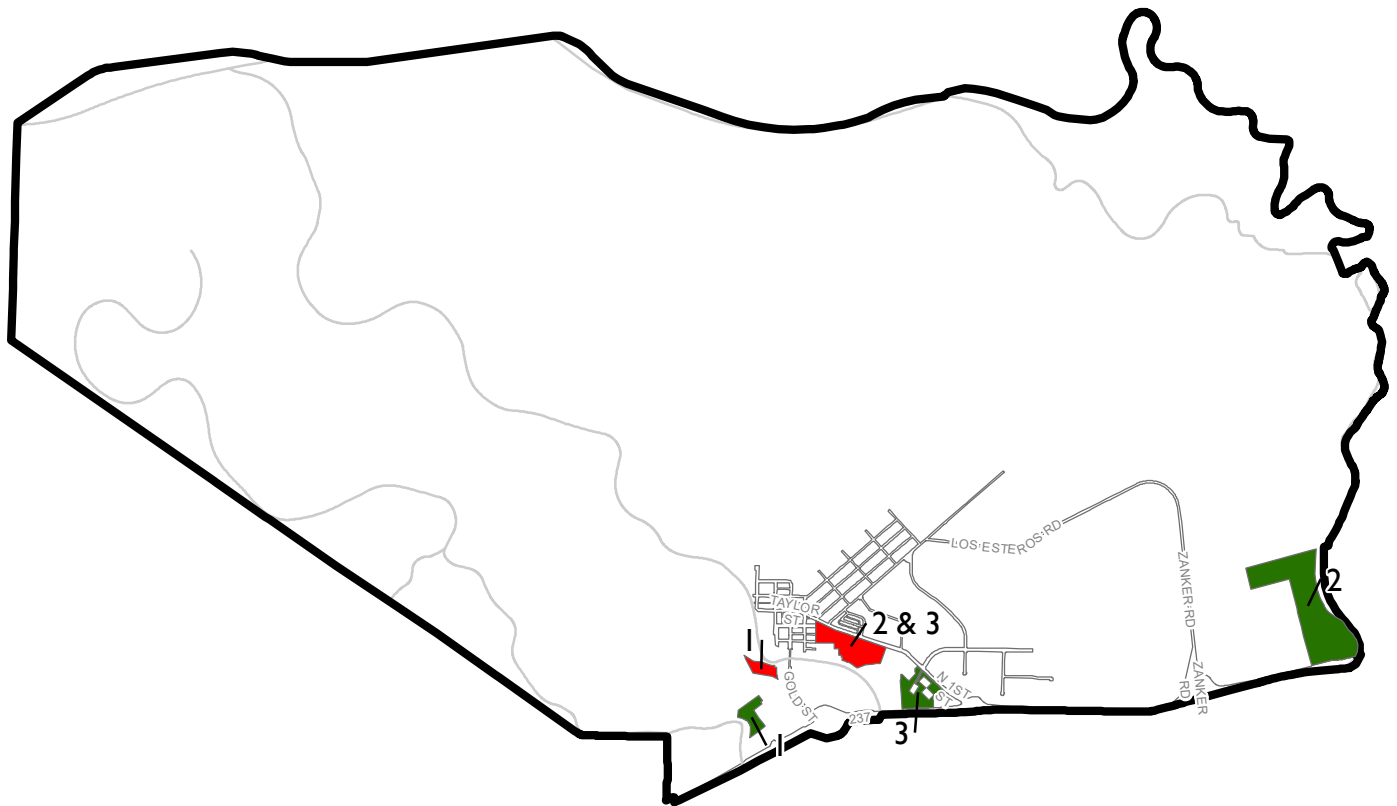
Total Commercial Square Feet = 266,224

**Industrial Projects**

|                        |          |
|------------------------|----------|
| 1. Knox Trojan Storage | Approved |
|------------------------|----------|

Total Industrial Square Feet = 139,615

# Alviso Planning Area Major Development Activity



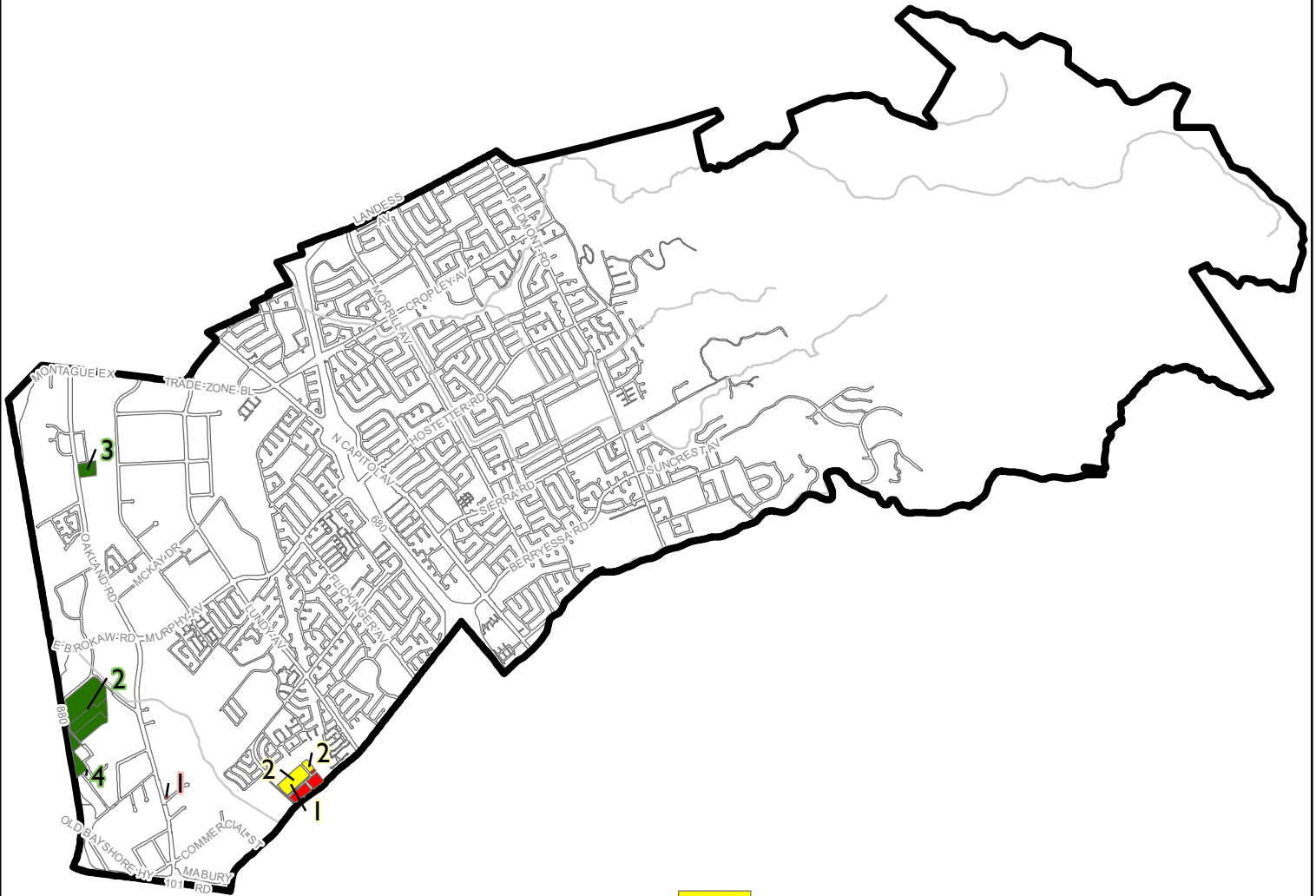
| <span style="color: red;">■</span> <b>Commercial Projects</b> | <u>Status</u>      |
|---|--------------------|
| 1. Fairfield Inn & Suites                                     | Completed          |
| 2. Top Golf   | Under Construction |
| 3. Shilla Stay Hotel  | Approved           |

Total Commercial Square Feet = 453,103

| <span style="color: green;">■</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



**Residential Projects**

Status

- |                               |                    |
|-------------------------------|--------------------|
| 1. Berryessa Flea Market (KB) | Under Construction |
| 2. Platform                   | Under Construction |

Total Dwelling Units = 713

**Commercial Projects**

Status

- |                                |                    |
|--------------------------------|--------------------|
| 1. Oakland Road Comfort Suites | Pending            |
| 2. Platform - Retail           | Under Construction |

Total Commercial Square Feet = 75,400

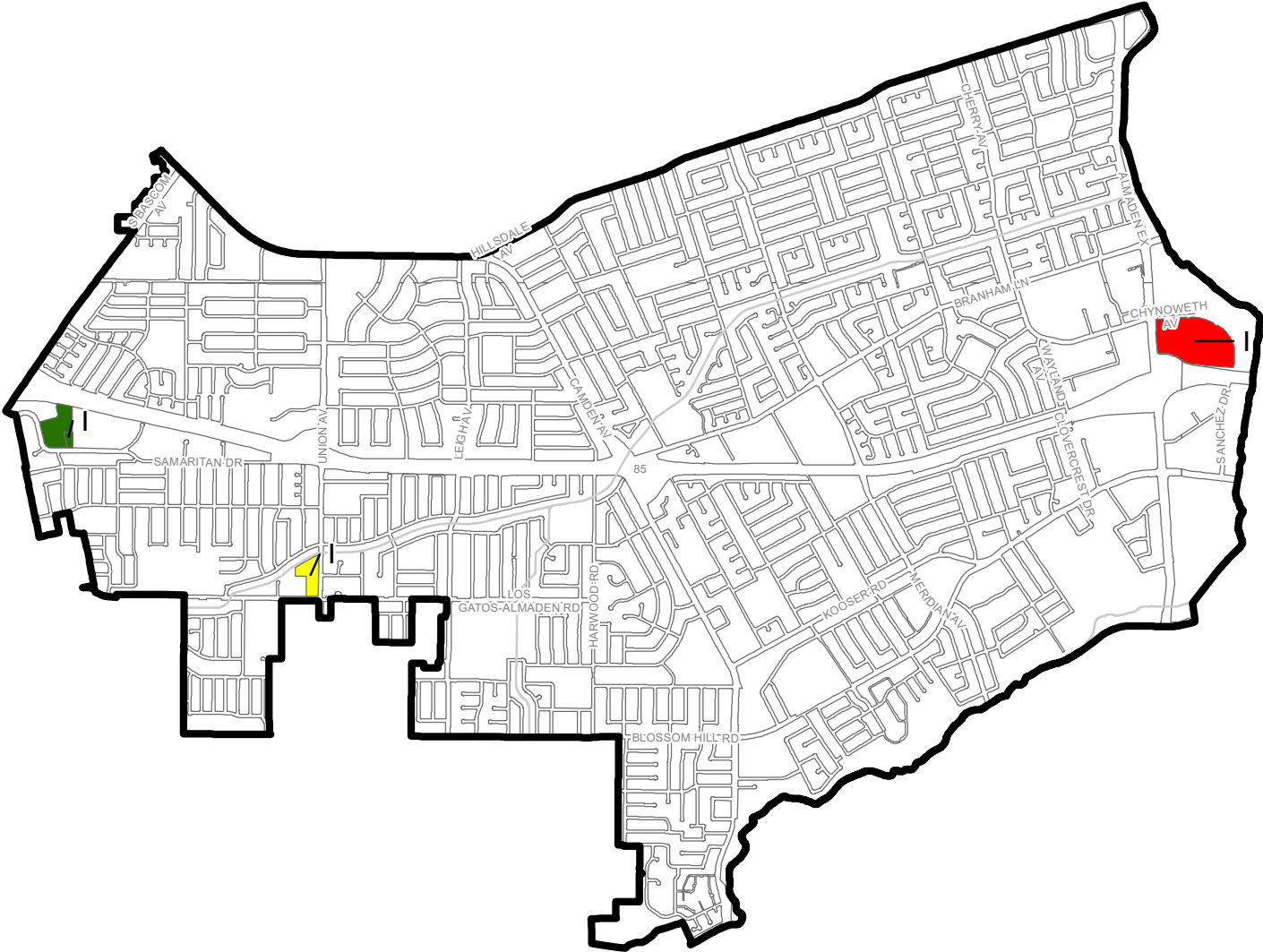
**Industrial Projects**

Status

- |                                     |                    |
|-------------------------------------|--------------------|
| 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

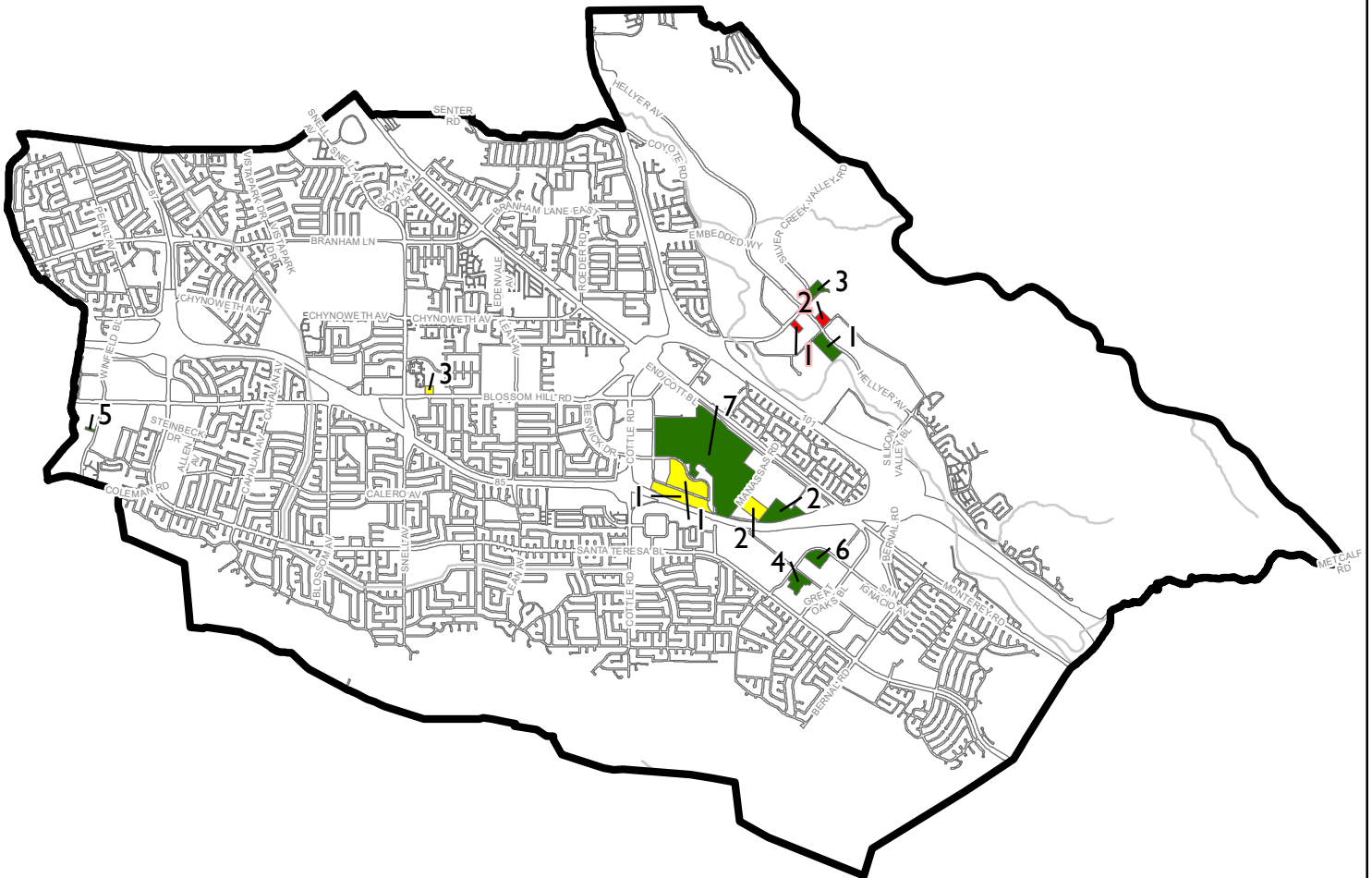
1. Union Assisted Living      Pending

Total Residential Units = 152





# Edenvale Planning Area Major Development Activity



**Residential Projects**

Status

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

Total Dwelling Units = 531

**Commercial Projects**

Status

- |                                   |          |
|-----------------------------------|----------|
| 1. Silver Creek Valley Road Hotel | Approved |
| 2. Piercy Hotel                   | Approved |

Total Commercial Square Feet = 193,195

**Industrial Projects**

Status

- |                                      |                    |
|--------------------------------------|--------------------|
| 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



# 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



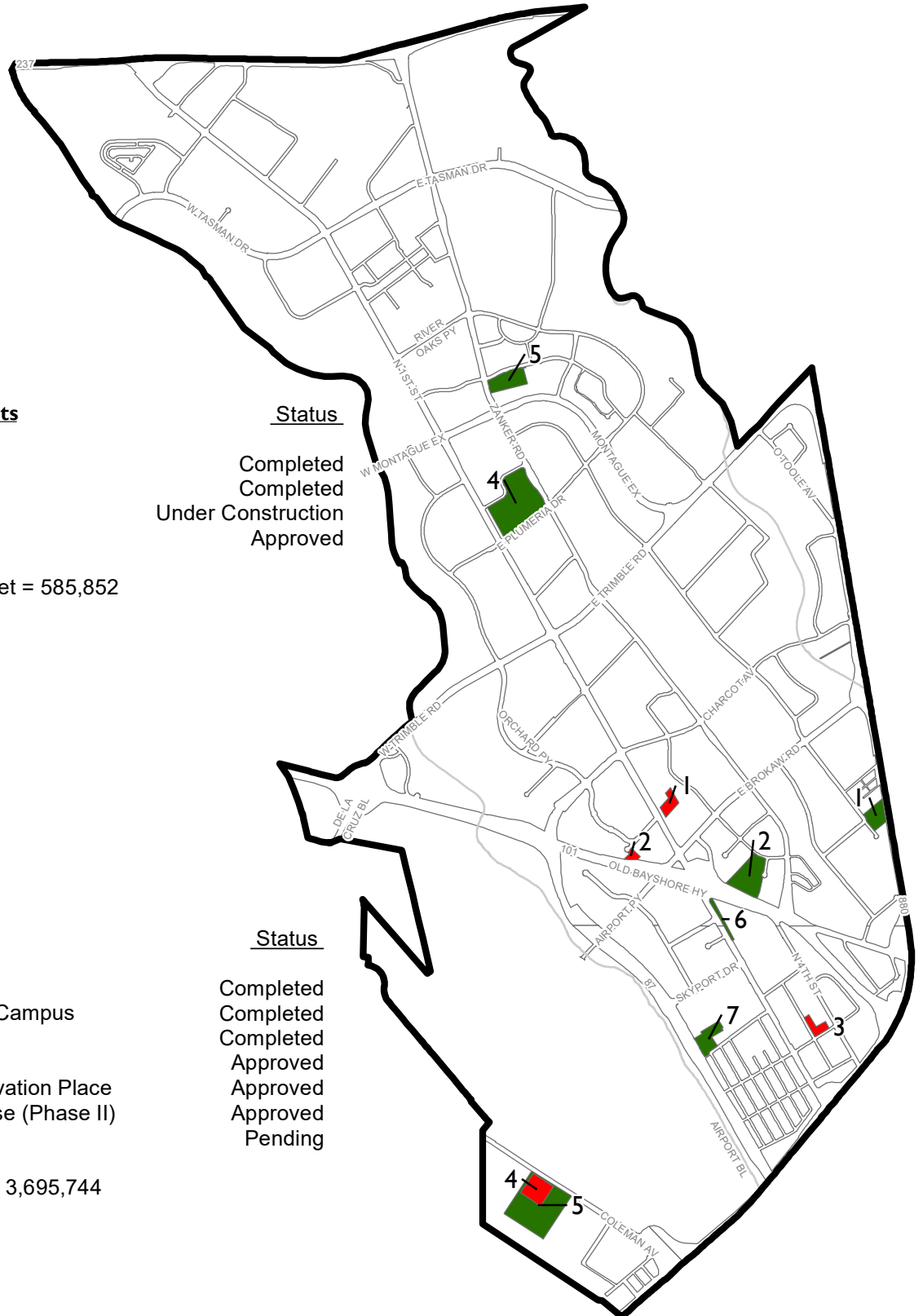
## Industrial Projects

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

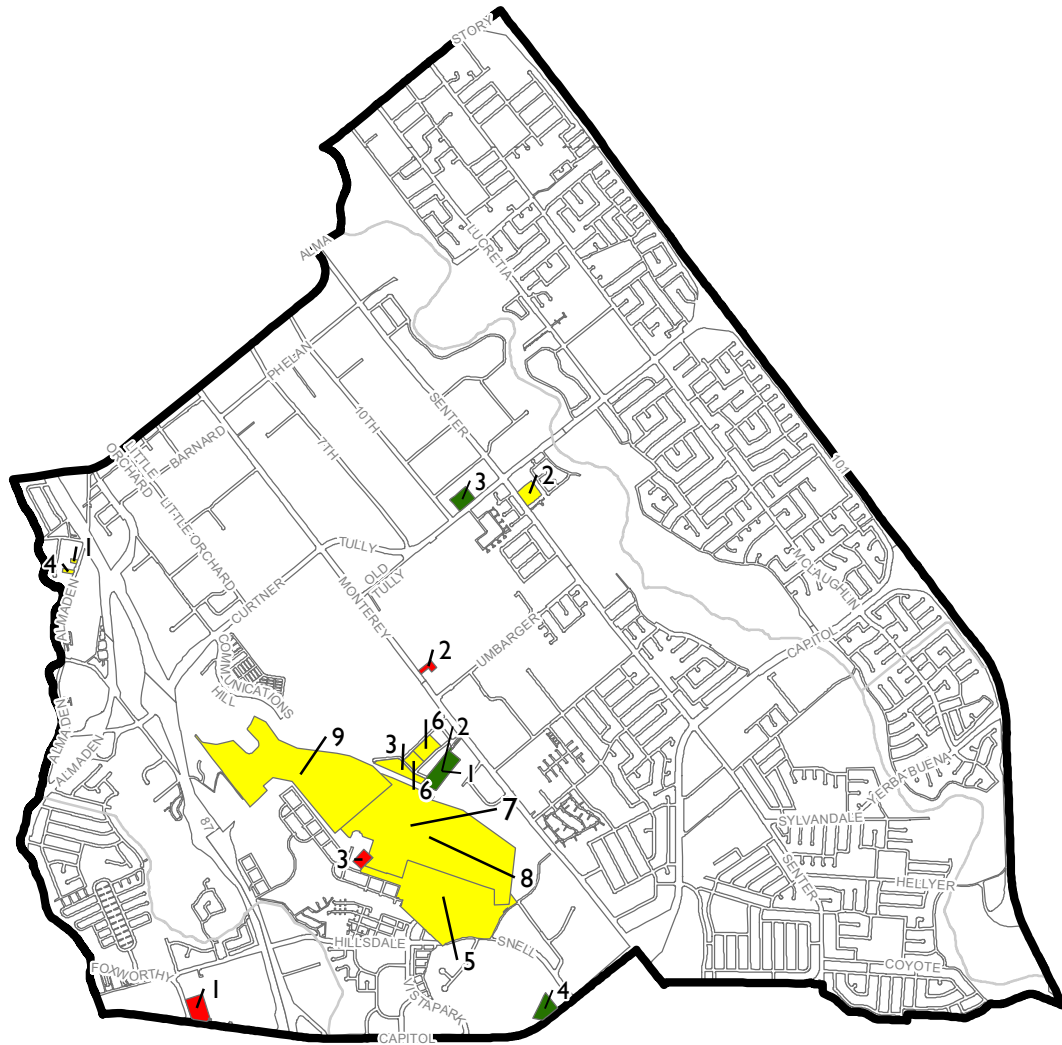
## Status

- 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 Status

|                       |                    |
|-----------------------|--------------------|
| 1. Capitol Toyota     | Constructed        |
| 2. Holiday Inn        | Under Construction |
| 3. Communication Hill | Approved           |

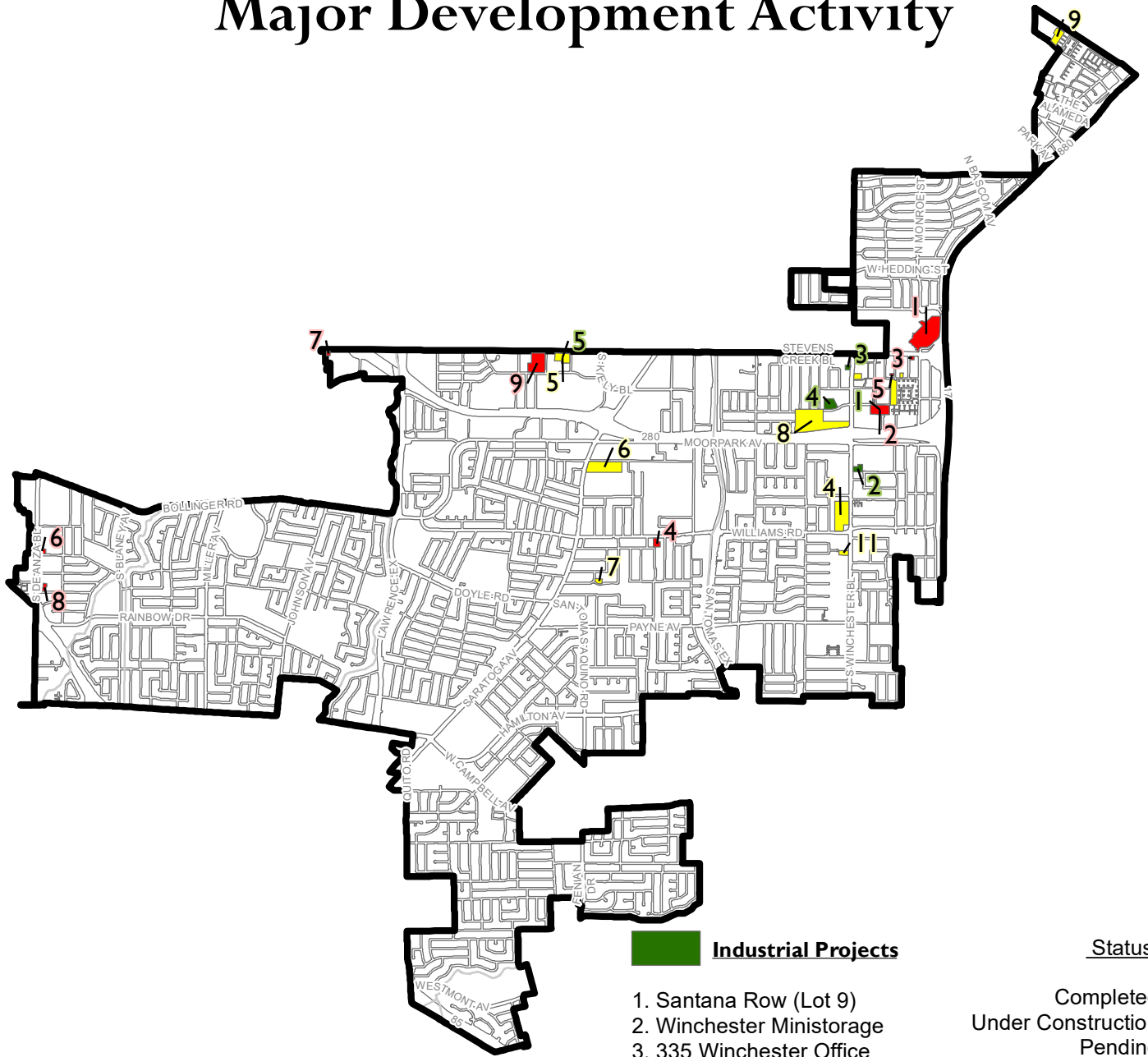
Total Commercial Square Feet = 377,386

## Industrial Projects Status

|                                |                    |
|--------------------------------|--------------------|
| 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

# West Valley Planning Area Major Development Activity



## Residential Projects

| Project Name                                | Status             |
|---|--------------------|
| 1. Volar (Residential)                      | Approved           |
| 2. Santana Row Lot 17                       | Approved           |
| 3. Santana Row Lot 12                       | Approved           |
| 4. The Reserve                              | Under Construction |
| 5. Stevens Creek Lopina Signature Project   | Approved           |
| 6. Saratoga Ave Mixed Use                   | Approved           |
| 7. Mitzi Place                              | Pending            |
| 8. Winchester Ranch                         | Approved           |
| 9. Santa Clara University Mixed Use Housing | Pending            |
| 10. Hemlock Mixed Use                       | Pending            |
| 11. S. Winchester Mixed Use                 | Pending            |

Total Dwelling Units = 3,577

## Industrial Projects

| Project Name               | Status             |
|----------------------------|--------------------|
| 1. Santana Row (Lot 9)     | Completed          |
| 2. Winchester Ministorage  | Under Construction |
| 3. 335 Winchester Office   | Pending            |
| 4. Santana West Phase 1    | Approved           |
| 5. Stevens Creek Promenade | Approved           |

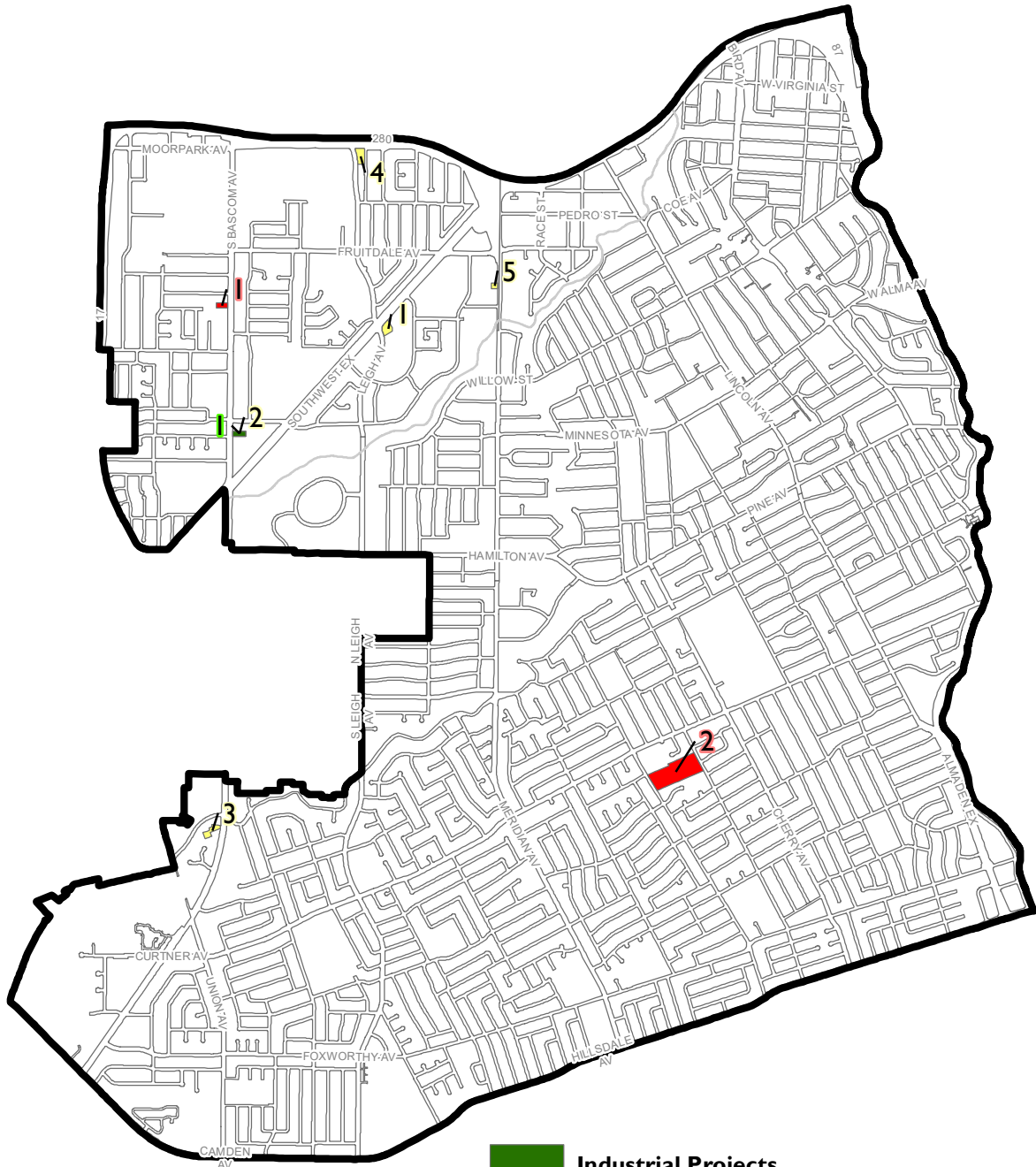
Total Industrial Square Feet = 1,551,996

## Commercial Projects

| Project Name                              | Status             |
|---|--------------------|
| 1. Valley Fair Expansion                  | Under Construction |
| 2. Santana Row Commercial (Lot 9)         | Completed          |
| 3. Boutique Hotel                         | Approved           |
| 4. Williams Rd Residential Care Facility  | Approved           |
| 5. Hotel Baywood                          | Approved           |
| 6. Hampton Inn (De Anza Blvd)             | Under Construction |
| 7. AC Hotel Stevens Creek Blvd            | Approved           |
| 8. Holiday Inn Express & Suites (Bark Ln) | Approved           |
| 9. Mercedes Dealership Expansion          | Pending            |

Total Commercial Square Feet = 1,253,178<sup>25</sup>

# 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.