

*Five-Year Economic Forecast
and
Revenue Projections*

2022-2026

Appendix C

Development Activity Highlights

Prepared by the Planning, Building and Code Enforcement Department

Development Activity Highlights and Five-Year Forecast (2022-2026)



Prepared by:

**City of San José
Department of Planning, Building and Code Enforcement
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Development Activity Highlights & Five-Year Forecast (2022-2026)

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<https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/data-and-maps/development-monitoring/activity-highlights-five-year-forecast>

Development Activity Highlights & Five-Year Forecast (2022-2026)

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Development Activity Highlights & Five-Year Forecast (2022-2026)

I. PURPOSE

The *Development Activity Highlights and Five-Year Forecast (2022-2026)* 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

Soon after the publication of the *Development Activity Highlights and Five-Year Forecast (2021-2025) Report* in February 2020, the COVID-19 global pandemic unfolding in the East reached the United States and its significant impacts on San José continue to unfold. On March 16, 2020 the Santa Clara County Public Health Officer issued a shelter in place order to slow the spread of COVID-19. Except for essential travel and services, (e.g., grocery/supply shopping, health services, financial services and outdoor activities), most other business operations (especially those involving customer interaction) were prohibited. Most construction in San José was prohibited under the shelter-in-place order until May 4, 2020 when the Santa Clara County Health Officer allowed construction to resume under the County's Mandatory Directive for Construction Projects and State of California Industry Guidance. On May 21, 2020, the City Manager signed an Emergency Order to extend construction hours 6:00 a.m. to 8:00 p.m., Mondays through Saturdays, for project sites with an approved development permit or other planning approval that are at least 50,000 square feet of development or at least 50 residential units to make up for the time lost during the original shelter in place directive.

The social and economic impacts of COVID-19 have been widespread, and affected construction and development patterns in fiscal year 2019/2020. The full impact of the COVID-19 global pandemic will not be fully realized for years to come as it continues to transform living preferences and redefine working patterns. In fiscal year 2019/2020 the City of San José saw a sharp decrease in total residential unit production and construction valuation, a pattern that is also expected in fiscal year 2020/2021, though these patterns are anticipated to return to more normal trendlines in several

years. On the contrary, the commercial sector saw an increase in total commercial square footage production and valuation in fiscal year 2019/2020 and is forecasted for an even greater increase in fiscal year 2020/2021. Similarly, in fiscal year 2019/2020, there was an increase in industrial new construction valuation; however, permit records show a decrease in total production of industrial square footage.

While the pandemic led to some interruptions in the local construction sector, the market showed resilience as projects already in progress re-started after the shutdown, and others pulled permits for the first time. The slow roll-out of COVID-19 vaccines in early 2021 gives hope for a return to normalcy, but the pandemic's effects may be long term.

Residential Development

New construction for multi-family residential development in fiscal year 2019/2020 declined from historical trends. Increased supply paired with decreased demand, led to sharp increases in vacancy for Class A rentals. Rents for new, Class A, apartments dropped significantly, compared to older housing stock. This pattern is linked to the uncertainties presented by the global pandemic and has presented challenges for new construction.

During the first six months of fiscal year 2020/2021, building permits were issued for approximately 856 new residential units of which only 585 are multifamily units while 55 were single-family homes, and 216 were accessory dwelling units (ADUs).¹ As new multifamily units decline, single-family new construction remains steady and ADU production continues to increase over time. Since the major update of the City's ADU ordinance in 2016 and subsequent updates in 2018 and 2019, the trend continues in fiscal year 2019/2020 as new ADU units increased to 392 units representing a 32% increase from the previous fiscal year. ADUs are forecasted to continue the trend upward with 213 new units approved within the first 6 months of fiscal year 2020/2021.

Additionally, as of February 2021, there were approximately 11,168 new residential units that have received entitlements, but have not yet started construction. The projects in the pipeline have all been identified as multifamily residential which may be slow to reach construction if the pandemic trends continue. However, more affordable housing projects are seen on this list than past years with the passage of SB 35, AB 2162 and other affordable housing streamlining bills. Overall, new residential units are forecasted to decline below the five-year average at 1,700 units for fiscal year 2020/2021 based on the current housing trends, which have slowed due to lower demand for multifamily residential, and the decrease of rents relative to the lower demand. However, we expect residential new construction to increase over time back

¹ Note that in ADUs are counted under Single-Family in Table 2.

to normal levels by fiscal year 2025/2026 as vaccinations continue to roll-out and the economy begins to return towards pre-pandemic levels.

Despite a decrease in new construction, alternations for residential development remain stable, and are forecasted to continue.

Following multiple years of steep increases, rents in Silicon Valley have declined for the first time since 2010.² Average effective rents fell 7% from 2019 but increased 2.5% over the past five year stretch.³ In Q4 2020, the average effective rent⁴ in San José was \$2,299.⁵ Spurred by the global pandemic San José posted the steepest rent drop among major U.S. metros on a trailing three month basis in September 2020.⁶ However, for many Bay Area communities rents and housing costs are still unaffordable and citywide moratoriums on evictions have protected renters who have been impacted by the pandemic.

Commercial and Industrial/Office Development

The industrial construction category includes office buildings, industrial manufacturing buildings, and warehouse space, while new commercial construction incorporates other commercial types such as hotel and retail space. Building permit data revisions this fiscal year may have resulted in commercial numbers that include industrial or office uses and vice versa. For a better comparison to past fiscal years, this report will combine commercial and industrial/office development production and valuation for fiscal year 2020/2021 and past years. A correction that reclassifies commercial and industrial/office projects correctly may be issued at a later date.

Despite the COVID-19 global pandemic and its economic impact, valuation of combined commercial and industrial/office for new construction activity increased in fiscal year 2019/2020 to \$962 million, compared to the previous fiscal year of \$525 million and higher than the historical 5-year average. Through the first six months of the current fiscal year (2020/2021) valuation of new construction for combined commercial and industrial office was higher than the previous fiscal year at approximately \$1.03 billion, with a forecasted valuation of \$1.25 billion for fiscal year 2020/2021. Although growth is forecasted for the commercial sector, lack of available land for large retail centers and national retail trends, may result in decline in new commercial construction in the future. With the impact of the pandemic impact and the rise of ecommerce, retail demand faces an uncertain future. The combined commercial

²Matrix Multifamily San Jose Report-Fall 2020, Fall 2019 ~ Comparing year over year in the fourth quarter. Rent growth typically follows a seasonal pattern by recording a negative change at the end of the third or beginning of the fourth quarter, and rebounding by the middle of the first quarter of the following year.

³ Costar Q4 2015 – Q4 2020.

⁴ Effective rent is defined as asking rent less rent concessions, such as move-in specials, one month free, etc.

⁵ Costar Q4 2020.

⁶ Matrix Multifamily San Jose Report-Fall 2020.

and industrial/office valuation is forecasted to decrease, but stabilize in the next few years as the decline in new commercial construction will be offset by the growing demand of industrial/office space.

In fiscal year 2019/2020 the combined commercial and industrial/office yielded 4.7 million square feet of new construction, a 1.3 million square-foot increase from the previous fiscal year. The new construction of commercial and industrial/office square footage is projected to increase even further to 5.2 million square feet in fiscal year 2020/2021 and then taper off in the next 2 years to return to the 5-year average levels of previous years. Over 1.4 million square feet of commercial projects and 6.1 million square feet of industrial/office projects have been entitled but have not yet started construction. Hotel development has remained steady with 1,179 hotel rooms pending entitlements and over 1,629 rooms entitled but not constructed.

Comparatively, commercial and industrial/office alterations declined in fiscal year 2019/2020 approximately \$131 million below the 5-year historic average at \$635 million, indicative of lower demand for renovations and remodels during the pandemic.

As of the fourth quarter of 2020, the overall retail vacancy rate in San José rose to approximately 5.9%, one percent higher than the previous year (approximately 4.8%) and well below the national average of 7.2%.⁷ San José and Silicon Valley continue to showcase resiliency and economic strength as unemployment continues to decline.

The pandemic continues to economically challenge Bay Area communities with statewide public health orders requiring many businesses to adapt to remote work or mobile service. The demand for office space is reflected in the increase of overall office vacancy rates in Silicon Valley, rising during the fourth quarter of 2020 to 10.9%, an increase from the vacancy rate in 2019 of 9.2%.⁸ The office vacancy rate in Downtown San José has increased from 12.9% in the fourth quarter of 2019 to 16.2% in the fourth quarter of 2020.⁹ Despite the increased vacancy rates, two high-rise commercial projects, Adobe North Tower, an 18-story 700,000-square-foot office tower, and 200 Park Tower, a 19-story 857,000-square-foot office tower, broke ground in 2019 and continue their construction.

Overall industrial warehouse vacancy rates have remained low but have increased to 3.6% slightly up from 2.8% in the fourth quarter of 2019.¹⁰ There is over 6 million square feet of industrial development entitled and yet to start construction.

The availability and vacancy rate for Research & Development (R&D) in the North San José market slightly increased for the fourth quarter of 2020 to 15.9% from 15.2%

⁷ Marketbeat Silicon Valley 2020, Retail Q4 2020, Cushman & Wakefield.

⁸ Marketbeat Silicon Valley 2020, Office Q4 2020, Cushman & Wakefield.

⁹ Marketbeat Silicon Valley 2020, Office Q4 2020, Cushman & Wakefield.

¹⁰ Marketbeat Silicon Valley 2020, Industrial Q4 2020, Cushman & Wakefield.

in the fourth quarter of 2019.¹¹ A portion of the increase can be contributed to new construction of an 82,260 square foot warehouse underway. Higher asking rates and BART's (Bay Area Rapid Transit) extension into Milpitas and North San José continues to create demand in the North San José area.

The most notable projects underway for commercial and industrial/office is Google's investment and proposed Downtown West Mixed-Use Project that includes construction of 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 30% of all industrial square footage in the pipeline and 15% of all residential units in the development process. The proposed project is anticipated to be entitled in spring 2021. Additionally, in the fourth quarter, Amazon completed a new lease, deciding to take 141,000 square feet at 2256 Junction Avenue in North San José and purchased a 17.8-acre property on 1605 South 7th Street for future redevelopment.

III. FIVE-YEAR FORECAST (2022-2026)

The Department of Planning, Building and Code Enforcement's five-year forecast of development activity is summarized in Tables 1 and 2 (next page). Despite COVID-19 impacts, construction valuation in fiscal year 2021/2022 is expected to increase from fiscal year 2019/2020, fueled by a strong commercial and industrial construction, despite a slowdown of new residential construction. Valuations of new residential construction have halved in fiscal year 2019/2020 compared to pre-COVID-19 numbers, but are expected to recover slightly in fiscal year 2020/2021 and continue to improve in the next five years. Despite the COVID-19 global pandemic and speculation on permanent remote working trends, San José continues to capitalize on the expansion of BART into San José and the continuing entitlement process of Google's Downtown West project despite the economic turmoil from the global pandemic as another positive indication for future development in San José.

¹¹ Marketbeat Silicon Valley 2020, R&D Q4 2020, Cushman & Wakefield.

Table 1
Construction Valuation: FY 15/16 to FY 25/26

Fiscal Year	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
	<u>Actual Valuation¹ (in millions)</u>					<u>Projected Valuation (in millions)</u>					
<u>New Construction</u>											
Residential	\$382	\$555	\$569	\$456	\$234	\$300	\$325	\$350	\$350	\$400	\$400
Commercial	278	437	419	370	567	\$950	300	250	250	250	250
Industrial	349	116	249	155	395	300	200	150	150	150	150
Subtotal	\$1009	\$1108	\$1237	\$981	\$1196	\$1550	\$825	\$750	\$750	\$800	\$800
<u>Alterations</u>											
Residential	\$132	\$118	\$120	\$137	\$126	\$125	\$100	\$100	\$100	\$100	\$100
Commercial	273	353	256	290	233	230	180	180	180	180	180
Industrial	343	530	213	414	271	100	120	150	150	150	150
Subtotal	\$748	\$1002	\$590	\$841	\$630	\$455	\$400	\$430	\$430	\$430	\$430
Grand Total (Taxable)	\$1756	\$2110	\$1826	\$1822	\$1826	\$2005	\$1225	\$1180	\$1180	\$1230	\$1230

¹Valuation figures adjusted to 2020 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 15/16 to FY 25/26

Fiscal Year	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
	<u>Actual¹</u>					<u>Projected</u>					
<u>Residential (Units)</u>											
Single-Family	152	201	250	495	501	500	400	375	375	375	375
Multi-Family	1,540	2,511	2,991	2,490	1,453	1,200	1,500	2,000	2,000	2,000	2,000
TOTAL	1,692	2,712	3,241	2,985	1,954	1,700	1,900	2,375	2,375	2,375	2,375
<u>Non-Residential (sq.ft., in thousands)</u>											
Commercial	1,854	1,911	3,235	2,397	3,982	4,350	1,700	1,500	1,500	1,500	1,500
Industrial	2,068	1,452	1,584	1,055	754	875	1,000	1,000	1,000	1,000	1,000
TOTAL	3,922	3,363	4,819	3,452	4,736	5,225	2,700	2,500	2,500	2,500	2,500

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

IV. CONSTRUCTION TAXES

The City of San José 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 multifamily units or any mobile home lot in the City. This tax is collected and placed in a fund used to reimburse private entities that have constructed a portion of an arterial street that is wider than what is normally required in connection with residential development. The funds are also used to construct median landscaping and other street improvements.

V. MAJOR DEVELOPMENT ACTIVITY DATA

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

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

**Major Residential Development Activity
Projects of 50+ Dwelling Units**

File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Housing Type	No. of Units	Approval Date
Projects Completed 2020 to 2021								
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
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
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	Moderata San Pedro Square	259-35-042	45 N. San Pedro Street	Central	MF	201	5/20/15
PD15-035	7/9/15	Ohlone Block C	264-14-024	345 Sunol Street	Central	MF	268	12/16/15
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
Total							2,266	
Projects Under Construction								
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
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
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
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
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
CPA11-034-01	5/10/11	North San Pedro Apts	259-23-016	201 Bassett Street	Central	MF	135	7/23/14
SP17-037	9/1/17	Page Street Housing	277-20-044	329 Page Street	Central	MF	82	12/5/18
Total							4,900	

**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
Approved Projects (Construction Not Yet Commenced)								
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
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
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
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
PD20-003	5/6/20	Tamien Station TOD	434-13-041	1197 Lick Avenue	Central	MF	569	12/9/20
SP20-020 (prev H18-02)	6/5/18	Carlisle	259-35-033	51 Notre Dame Avenue	Central	MF	220	7/8/20
SP18-033	6/28/18	Mitzi Place	299-16-001	4146 Mitzi Drive	West Valley	MF	50	10/7/20
PD18-016	6/29/18	Little Portugal Gateway	481-12-069	1663 Alum Rock Avenue	East San José	MF	121	11/17/20
PD18-043	10/17/18	Race Street Housing	261-42-058	253 Race Street	Central	MF	206	8/19/20
SP19-064	2/19/19	Roem Affordable Housing	284-03-015	961 Meridian Avenue	Willow Glen	MF	230	12/10/20
PD19-011	4/10/19	Meridian Mixed Use	274-14-152	259 Meridian Avenue	Central	MF	241	6/23/20
CP19-021	6/18/19	Bascom Residential Care	412-25-009	2375 South Bascom Avenue	Willow Glen	MF	138	9/29/20

**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
H19-028	6/20/19	750 W San Carlos	264-15-003	750 W. San Carlos	Central	MF	80	1/13/21
H19-051	11/18/19	Eden Housing	264-26-088	425 Auzerais Avenue	Central	MF	130	9/18/20
CP18-025	6/28/19	Union Assisted Living	421-20-010	0 Union Avenue	Cambrian/Pioneer	MF	152	11/18/19
SP19-068	12/3/19	Hemlock Mixed Use Project	277-34-051	2881 Hemlock Avenue	West Valley	MF	51	2/10/21
H19-054	12/18/19	Moorpark Supportive Housing	282-44-027	1710 Moorpark Avenue	Willow Glen	MF	108	9/11/20
H20-001	1/3/20	Dahlia Apartments	467-11-021	1135 E. Santa Clara Street	Central	MF	91	11/19/20
H20-002	1/15/20	4th and Younger Apartments	235-09-020	1020 N. 4th Street	Central	MF	96	6/30/20
CP18-044	12/19/18	Affirmed housing	484-41-165	2348 Alum Rock Avenue	Alum Rock	MF	87	1/14/20
Total							11,168	
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	---
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	---
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	---
PDA14-035-06	4/2/19	Comm Hill Phase 3	455-28-017	0 Curtner Avenue	South	MF	798	---
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	---
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	---
SP20-002	1/8/20	S. Winchester Mixed Use	299-25-038	1073 S. Winchester Boulevard	West Valley	MF	61	---
SP20-008	2/24/20	Baywood Mixed Use Project	419-48-014	375 South Baywood Ave	West Valley	MF	79	---
H20-007	3/26/20	488 St John Urban Residential Development	467-17-046	95 N 11th St	Central	MF	33	---
SP20-012	4/15/20	VTA Blossom Hill Station TOD	486-41-033	605 Blossom Hill Rd	Edenvale	MF	328	---
SP20-013	4/16/20	Almaden Villas	259-41-070	1747 Almaden Rd	South	MF	62	---
CP20-015	4/30/20	Villa Del Sol Mixed Use Residential	421-07-029	1936 Alum Rock Ave	Alum Rock	MF	194	---
PD20-004	5/20/20	Japantown Mixed Use	684-22-022	653 N 7th St	Central	MF	65	---
H20-013	6/9/20	3090 S Bascom	439-28-007	3090 South Bascom Ave	Willow Glen	MF	90	---
SP20-019	6/29/20	Madera Multifamily	439-05-007	486 West San Carlos	Central	MF	184	---
CP20-017	6/18/20	Alum Rock Multifamily	434-11-081	1860 Alum Rock Ave	Alum Rock	MF	65	---
SP20-021	6/29/20	The Mark	704-35-026	459 S 4th St	Central	MF	222	---
SPA18-001-01	6/29/20	Garden Gate	264-21-066	600 S 1st St	Central	MF	336	---
CP20-020	8/25/20	West San Carlos	442-34-059	17 BOSTON AV	Central	MF	61	---
H20-024	7/15/20	Monterey Mixed Use	684-02-003	4300 Monterey Rd	Edenvale	MF	438	---
H20-026	7/27/20	Eterna Tower	254-32-065	17 East Santa Clara St	Central	MF	96	---
H20-028	8/5/20	605 Affordable	569-14-128	605 S 2nd St	Central	MF	345	---
PD20-006	8/18/20	El Paseo & 1777 Saratoga Ave Mixed Use Village	244-06-002	1312 El Paseo de Saratoga	West Valley	MF	741	---
PD20-007	9/1/20	Cambrian Park Plaza	684-38-022	14200 Union Ave	Cambrian/Pioneer	MF	378	---
H20-030	9/1/20	777 West San Carlos Residential	244-17-048	270 Sunol St	Central	MF	154	---
CP20-025	10/21/20	2880 Alum Rock	481-18-067	2880 Alum Rock Ave	Alum Rock	MF	166	---
H20-037	12/1/20	Fountain Alley	373-08-002	35 S 2nd St	Central	MF	194	---
H20-038	12/2/20	BoTown Residential	676-15-039	409 S 2nd St	Central	MF	520	---

**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
H20-040	11/25/20	North 2nd Affordable Senior Housing	484-02-005	19 N 2nd St	Central	MF	210	---
PD20-011	12/18/20	244 McEvoy	244-23-014	244 McEvoy St	Central	MF	695	---
H20-046	1/8/21	2188 The Alameda Supportive Housing	575-25-043	2188 The Alameda	Central	MF	110	---
H20-049	1/5/21	1050 St Elizabeth	665-63-013	1050 St Elizabeth Dr	Willow Glen	MF	150	---
H21-002	1/29/21	551 Keyes Affordable Housing	447-12-057	551 Keyes St	Central	MF	78	---
Total							<u>15,248</u>	
GRAND TOTAL							<u>33,582</u>	

**Major Commercial Development Activity
Projects of 25,000+ Square Feet**

File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Square Footage (approx.)	Hotel Guest Rooms	Approval Date
<u>Projects Completed 2019-2020</u>								
H13-048	12/16/2013	Hampton Inn/Holiday Inn	237-17-067	2088 N. 1st Street	North	173,000	284	9/3/16
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
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
PD17-029	12/15/17	Julian/Stockton Mixed Use	261-01-030	715 W. Julian Street	Central	26,571		10/23/18
PDA15-013-02	8/9/18	Evergreen Circle Costco	670-29-024	2140 Quimby Road	Evergreen	209,780		2/22/19
Total						1,371,202	1,015	
<u>Projects Under Construction</u>								
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 The 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
PDA08-069-01	9/17/18	Market Park Shopping Center	254-17-084	1590 Berryessa Road	Alum Rock	101,000		5/8/19
Total						1,543,527	755	
<u>Approved Projects (Construction Not Yet Commenced)</u>								
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
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
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

**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
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	230-46-093	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
H17-059	10/28/17	Hotel Clariana Addition	467-23-088	10 S. 3rd Street	Central	51,573	63	3/11/20
SP18-008	1/30/18	Presentation High School Master Plan	446-38-035	2281 Plummer Avenue	Willow Glen	106,248		7/29/20
H16-042	10/18/16	Tribute Hotel	259-42-079	211 S. 1st Street	Central	186,426	279	1/28/20
SP19-063	8/7/18	Stockton Ave Hotel	259-28-028	292 Stockton Avenue	Central	356,470		3/13/20
CP18-034	9/4/18	995 Oakland Road Hotel	235-16-011	955 Oakland Road	Central	67,766	116	12/4/19
Total						1,270,966	1,629	

Projects Pending City Approval

H15-014	3/30/15	Tropicana Shopping Center Expansion	486-10-091	1664 Story Road	Alum Rock	31,744		---
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		---
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		---
PD18-042	10/9/18	Oakland Road Comfort Suites	241-13-019	northeast corner of Oakland Road and Faulstich northwest corner of Almaden Boulevard and Woz Way	Berryessa	38,400	61	---
SP20-005	1/31/19	South Almaden Office (Retail)	264-28-023	Woz Way	Central	65,000		---
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	259-38-132	West of Downtown	Central	500,000	800	---
CP20-001	1/6/20	Sunset Mixed Use Complex	481-07-028	2101 Alum Rock Avenue	Alum Rock	28,690		---
PDA13-049-03	2/21/20	Bay 101 Hotel	235-01-019	1770 North 1st Street	North	94,040	171	---
CP20-008	3/3/20	San Jose Stage/Home 2 Hotel	467-47-098	490 South 1st Street	Central	132,028	144	---
CP20-013	4/8/20	SRM San Jose Assisted Living	451-09-067	3315 Almaden Expressway	Cambrian/Pioneer	195,840	195*	---
H18-025	6/18/20	The Carlisle	259-35-033	51 Notre Dame Avenue	Central	131,082		---
CP20-019	6/26/20	Delmas Senior Living	264-20-088	323 Gifford Avenue	Central	185,054	116*	---
CP20-020	8/25/20	West San Carlos	274-16-070	17 Boston Avenue	Central	107,013	157*	---
PD20-007	9/1/20	Cambrian Park Plaza	419-08-013	14200 Union Avenue	Cambrian/Pioneer	374,170	229	---
H20-040	11/25/20	North 2nd Affordable Senior Housing	467-21-028	19 North 2nd Street	Central	299,135	210*	---
Total						1,497,855	1,176	

* Residential Care Facility

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

File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Square Footage (approx.)	Approval Date
<u>Projects Completed 2020 to 2021</u>							
H15-010	2/12/2015	SAF Keep Storage	237-08-084	1750 Junction Court	North	120,432	12/9/2015
H15-012	2/17/2015	SuperMicro (Phase 2)	237-05-036	750 Ridder Park Drive	Berryessa	162,500	12/16/2015
H16-031	9/10/2016	SuperMicro (Phase 3)	237-05-063	750 Ridder Park Drive	Berryessa	209,320	10/26/2016
H17-005	1/18/2017	Piercy Warehouse	678-08-057	448 Piercy Road	Edenvale	166,740	9/13/2017
HA13-040-01	4/23/2015	Peery Arrillaga Brokaw/1st Campus	237-16-071	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
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
H17-040	7/20/17	Monterey Rd Self Storage	456-40-004	2829 Monterey Road	South	142,766	3/21/2018
H18-027	6/12/18	2829 Monterey Distribution	456-40-004	2829 Monterey Road	South	81,100	6/12/2019
Total						3,178,592	
<u>Projects Under Construction</u>							
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	3/20/2013	237 @ First Street (balance)	015-39-006	4353 N. 1st Street	Alviso	614,809	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
H18-037	8/16/18	Adobe North Tower	259-39-116	333 W. San Fernando Street	Central	1,015,200	5/29/2019
H18-045	9/27/18	DiNapolo Office	259-43-076	200 Park Avenue	Central	717,246	10/9/2019
PD16-037	11/29/16	Self-storage (King Rd)	670-12-006	2905 South King Road	Evergreen	198,000	4/12/2017
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
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	376,250	5/29/2019
Total						3,257,690	
<u>Approved Projects (Construction Not Yet Commenced)</u>							
H14-029	8/14/2014	The Station on North First	101-30-006	2890 N. 1st Street	North	1,653,731	12/10/2014
H15-037	8/25/2015	Broadcom expansion/Innovation Place	097-33-116	3130 Zanker Road	North	536,949	12/2/2015

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

File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Square Footage (approx.)	Approval Date
H16-018	4/27/2016	335 West San Fernando St	259-39-116	333 W. San Fernando Street	Central	700,000	11/9/2016
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
SP16-053	11/4/16	Microsoft data center/industrial	015-31-054	1657 Alviso-Milpitas Road	Alviso	426,093	10/24/2017
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
PD18-015	6/19/18	South Bascom Gateway Station	282-26-007	1330 S. Bascom Avenue	Willow Glen	213,500	9/10/2019
PD18-039	9/12/18	Cloud 10 Skyport Plaza	230-29-117	1601 Technology Drive	North	350,000	12/23/2019
CP20-003	1/21/20	Public Storage - 231 Capitol Expy	442-19-041	3911 Snell Ave		359,232	2/26/2020
PDA18-045-01	3/9/20	Santana West Phase 2	429-09-045	3161 Olsen Drive		376,250	12/9/2020
H19-016	4/19/19	City View Plaza	259-41-068	150 Almaden Boulevard	Central	960,567	6/16/2020
H20-021	6/29/20	Almaden Tower	421-23-041	0		596,750	12/9/2020
PD18-044	10/30/18	1605 Industrial Avenue Warehouse	237-30-015	1605 Industrial Avenue	Berryessa	180,500	8/13/2020
Total						6,112,742	

Projects Pending City Approval

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**

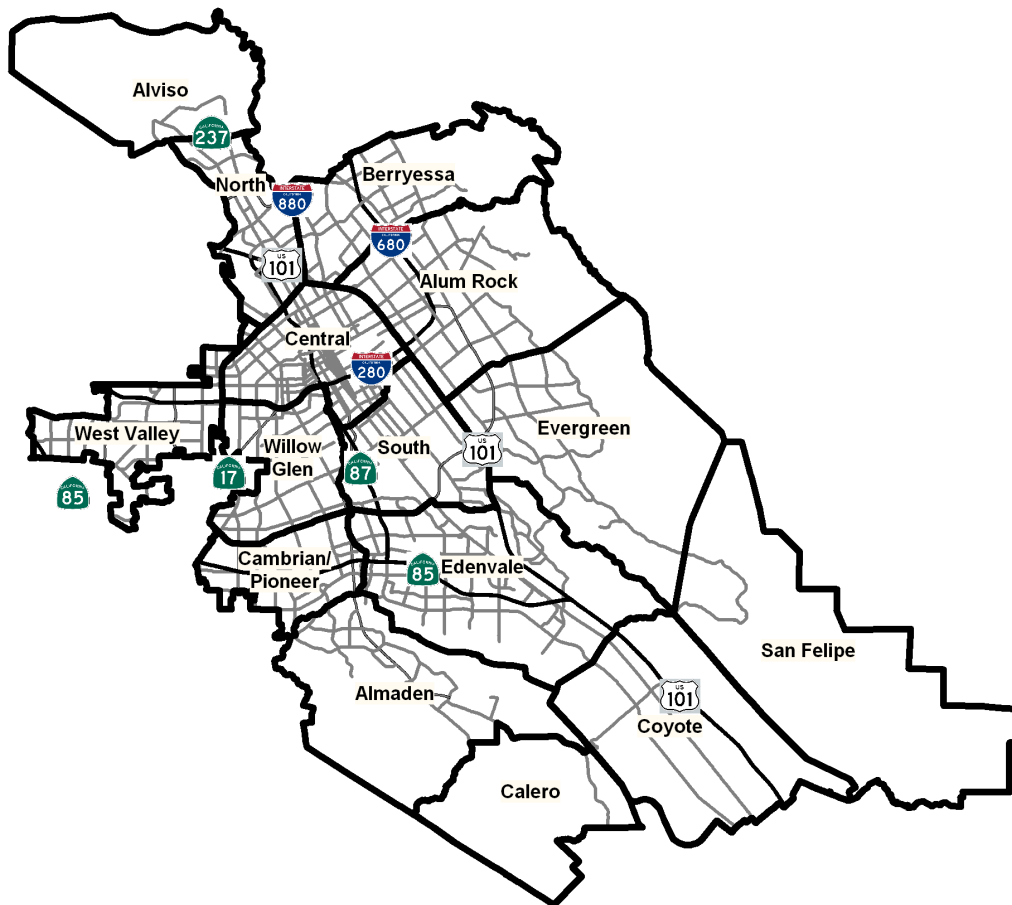
File Number	Filing Date	Project Name	Tracking APN	Address	Planning Area	Square Footage (approx.)	Approval Date
H18-048	10/11/18	231 Captiol Public Storage	462-19-013	231 W. Capitol Expressway	South	359,232	---
SPA17-031-01	10/31/18	Museum Place (amendment)	259-42-023	180 Park Avenue	Central	774,000	---
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	---
PDA16-027-02	1/9/20	645 Horning Self Storage	462-01-016	623 Horning Street		152,512	---
HA13-040-03	4/6/20	Brokaw Rd Office Parcel 3	414-22-028	1801 Bering Drive		1,297,000	---
H20-004	4/9/20	Woz Way		276 Woz Way		1,837,673	---
H20-014	6/19/20	370 Trimble	977-07-061	350 W. Trimble Road		1,280,250	---
H20-015	6/19/20	350 Trimble	977-07-061	350 W. Trimble Road		124,992	---
PD20-006	8/18/20	El Paseo & 1777 Saratoga Ave Mixed Use Village	244-06-002	1312 El Paseo De Saratoga		482,072	---
PDA15-031-01	9/1/20	Bloom Energy at Equinix	647-25-043	5 Great Oaks Boulevard		92,350	---
SP20-032	9/2/20	Park Habitat	654-55-025	180 Park Avenue		1,241,820	---
H20-033	10/13/20	1605 S 7th St	1-25-032, 472-28-	1605 S. 7th Street		94,325	---
H20-037	12/1/20	Fountain Alley	373-08-002	35 S. 2nd Street		437,883	---
H20-036	12/1/20	255 West Julian	299-32-033	255 West Julian Street		512,031	---
H21-003	2/5/21	1953 Concourse	467-47-053	1953 Concourse Drive		126,700	---
Total						11,716,936	
GRAND TOTAL						24,265,960	

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

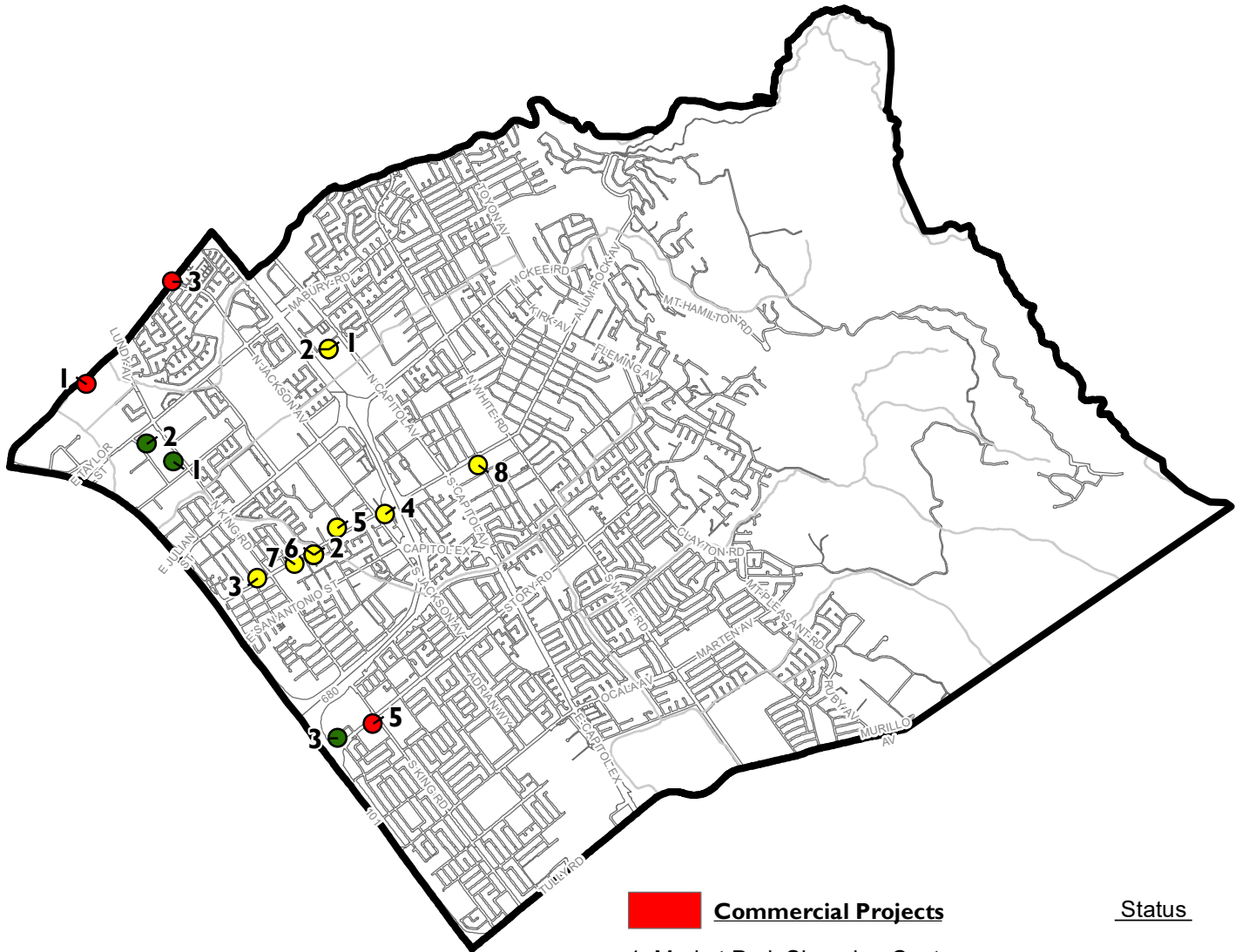
VI. MAJOR DEVELOPMENT ACTIVITY MAPS (PLANNING AREAS)

San José 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 Almaden, Calero, Coyote, 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 José Planning Areas



Alum Rock Planning Area Major Development Activity



Residential Projects

1. The Orchard (Residential)
2. Alum Rock Mixed Use
3. Little Portugal Gateway
4. Affirmed Housing
5. Silicon Sage
6. Villa Del Sol Mixed Use
7. Alum Rock Multifamily
8. 2880 Alum Rock

Total Dwelling Units = 1,707

Status

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

Commercial Projects

- | | <u>Status</u> |
|--|--------------------|
| 1. Market Park Shopping Center | Under Constructoin |
| 2. The Capitol (Commercial) | Under Construction |
| 3. Pepper Lane Mixed Use | Approved |
| 4. Alum Rock Mixed Use (Retail) | Approved |
| 5. Tropicana Shopping Center Expansion | Pending |
| 6. Sunset at Alum Rock | Pending |
| 7. Sunset Mixed Use Complex | Pending |

Total Commercial Square Feet = 294,934

Industrial Projects

- | | <u>Status</u> |
|--------------------------------|--------------------|
| 1. Storage Pro | Complete |
| 2. Public Storage (Lenfest Rd) | Complete |
| 3. Knox Trojan Storage | Under Construction |

Total Industrial Square Feet = 326,626

Alviso Planning Area Major Development Activity



Commercial Projects Status

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

Total Commercial Square Feet = 453,103

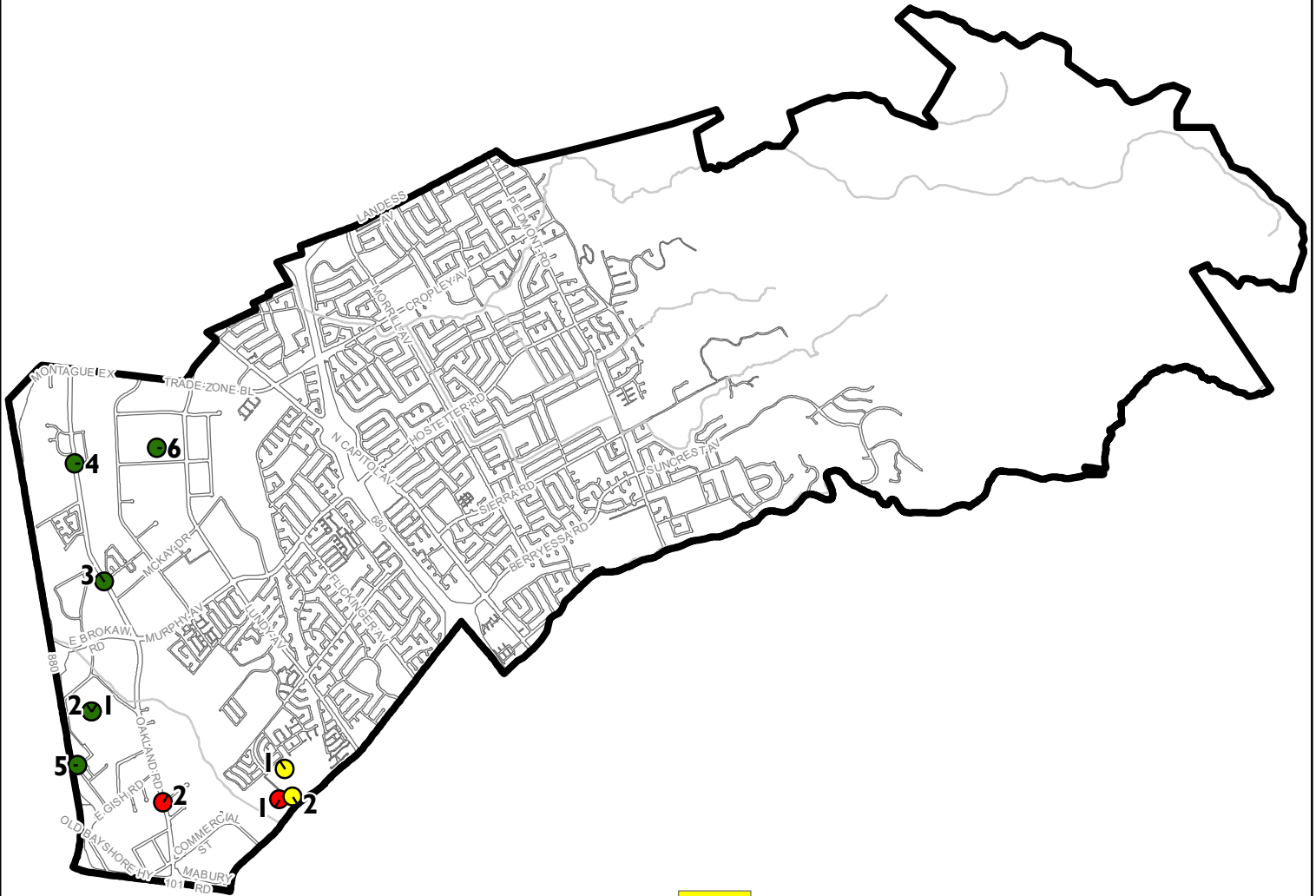
Industrial Projects Status

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

Total Industrial Square Feet = 1,048,901



Berryessa Planning Area Major Development Activity



Residential Projects

Status

- 1. Berryessa Flea Market (KB)
- 2. Platform

Completed
Completed

Total Dwelling Units = 713

Commercial Projects

Status

- 1. Platform (Retail)
- 2. Oakland Road Comfort Suites

Under Construction
Pending

Total Commercial Square Feet = 85,400

Industrial Projects

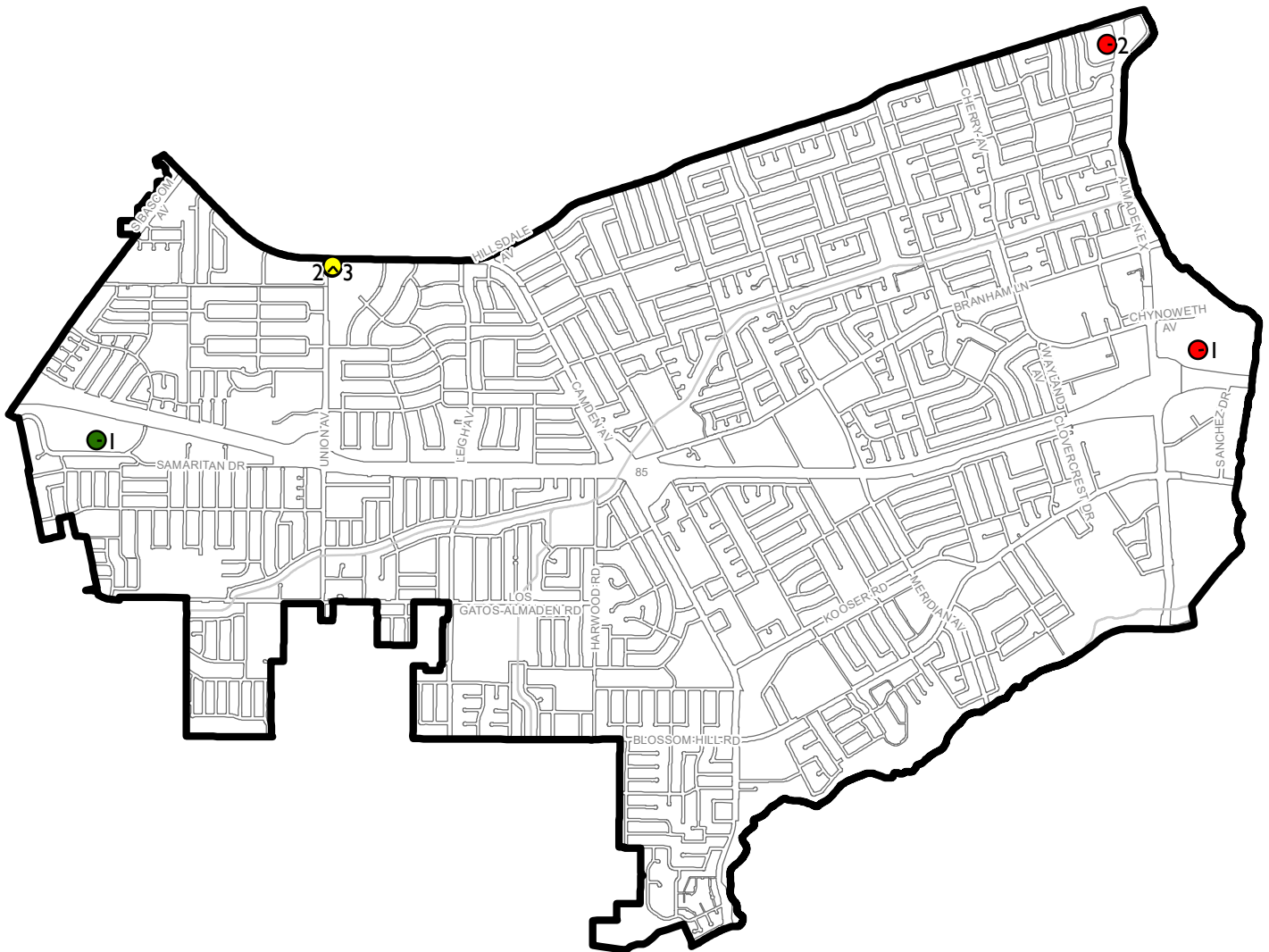
Status

- 1. SuperMicro (Phase 2)
- 2. SuperMicro (Phase 3)
- 3. Oakland Rd Storage
- 4. Panattoni Distribution Center
- 5. 1605 industril Avenue Warehouse
- 6. 1953 Concourse

Complete
Complete
Complete
Complete
Approved
Pending

Total Industrial Square Feet = 826,777

Cambrian/Pioneer Planning Area Major Development Activity



 Commercial Projects	<u>Status</u>
1. Wingate by Windham	Completed
2. SRM San Jose Assisted Living	Pending Approval
3. Cambrian Park Plaza (Commercial)	Pending Approval

Total Commercial Square Feet = 626,042

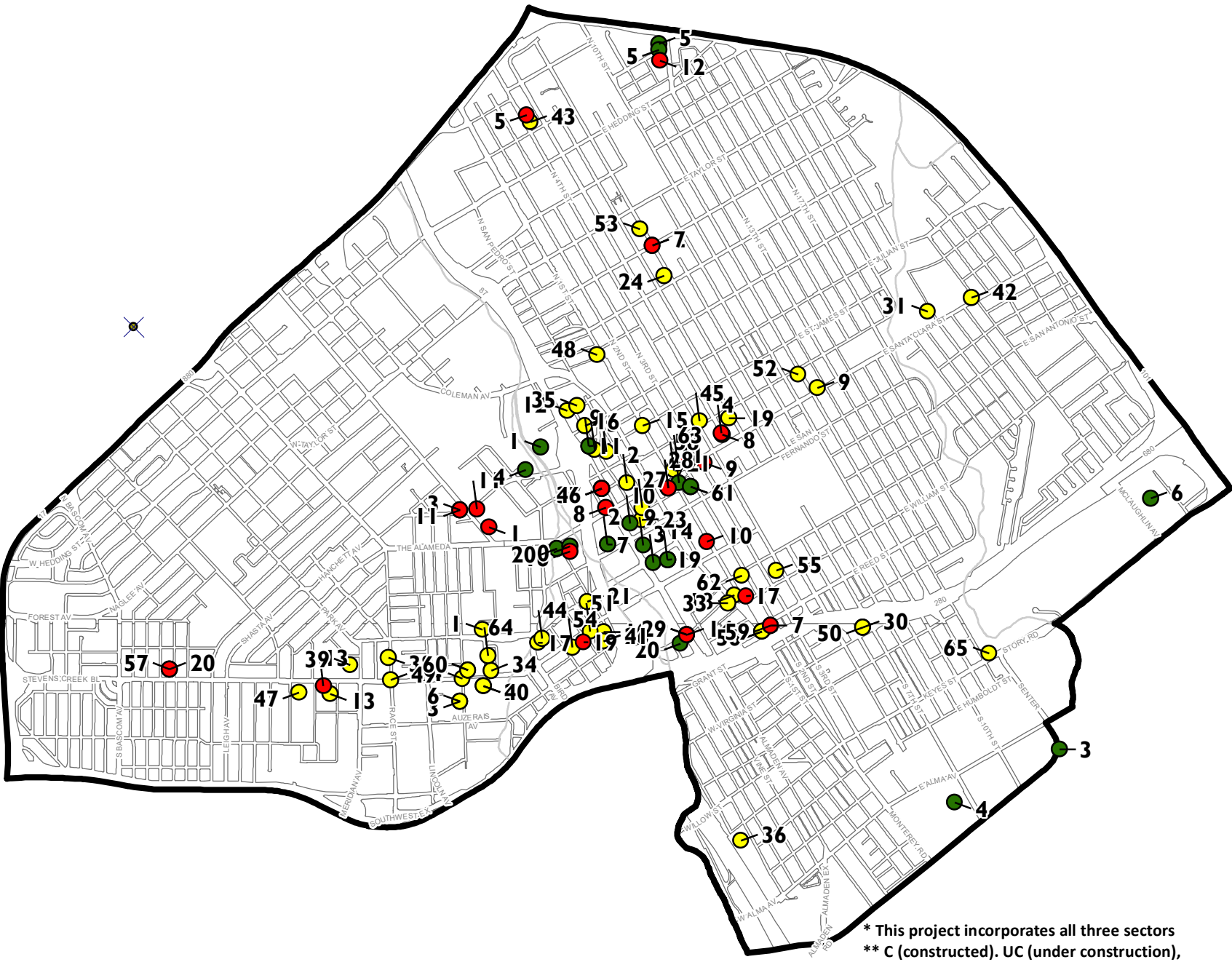
 Industrial Projects	<u>Status</u>
1. Samaritan Medical Phase 1	Approved

Total Industrial Square Feet = 350,000

 Residential Projects	<u>Status</u>
1. Union Assisted Living	Approved
2. Cambrian Park Plaza (Residential)	Pending Approval

Total Units = 540

Central Planning Area Major Development Activity

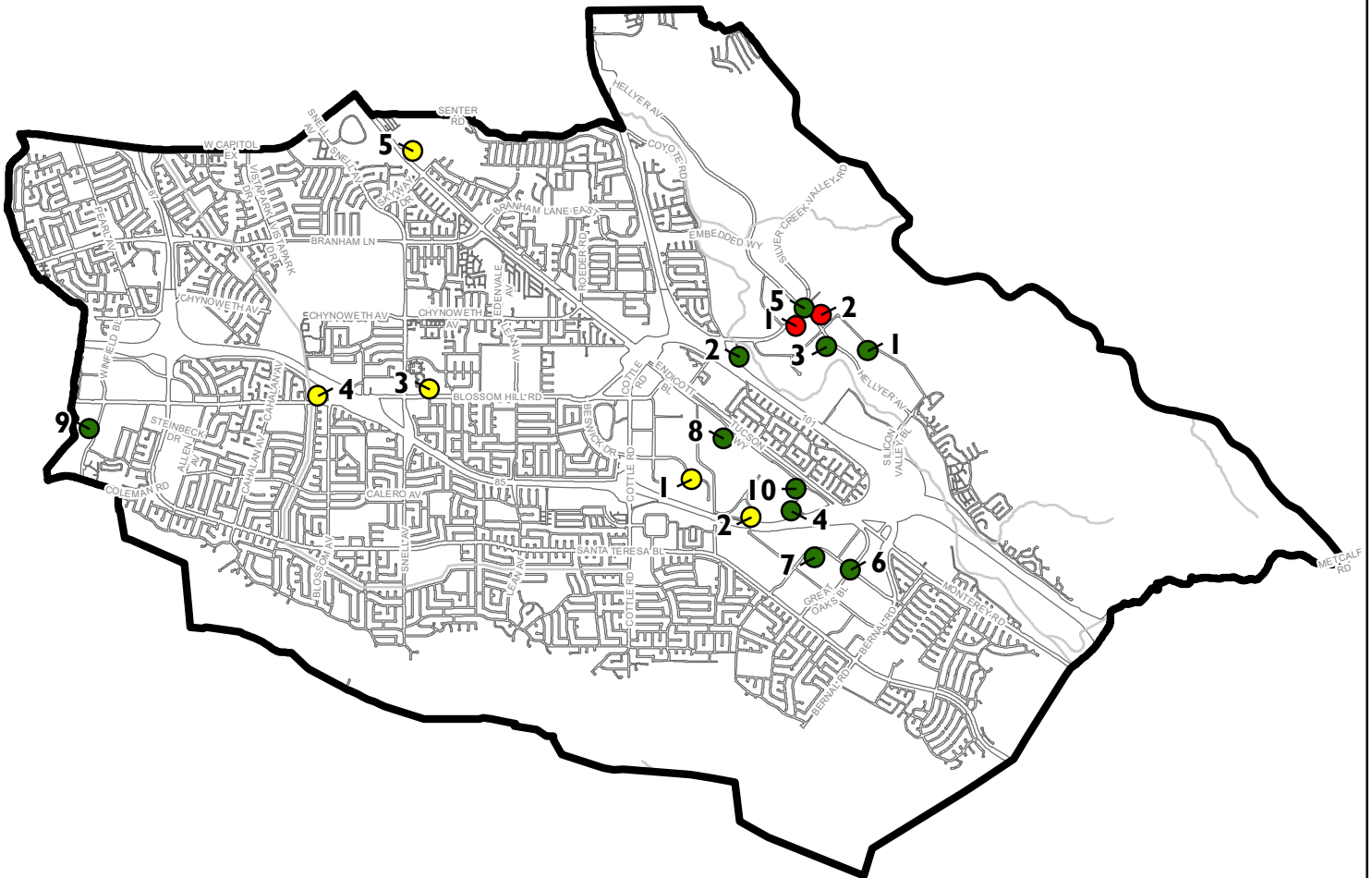


Residential Projects **Industrial Projects**

- | | | | |
|-----------------------------------|----|--|--------------|
| 1. 777 Park Ave | C | 1. River Corp Center III | C |
| 2. Modera San Pedro Square | C | 2. Adobe North Tower | UC |
| 3. Ohlone Block C | C | 3. DiNapolo Office | UC |
| 4. San Pedro Square | UC | 4. Akatiff/Platform 16 | UC |
| 5. Silvery Towers Apts | UC | 5. Oakland Rd Self Storage | UC |
| 6. Ohlone Block B | UC | 6. 970 McLaughlin Industrial | UC |
| 7. Shea Homes/ Japantown | UC | 7. 335 West San Fernando St | A |
| 8. Miro (formerly SJSJ Towers) | UC | 8. Diridon TOD (Office) | A |
| 9. Sparta | UC | 9. City View Plaza | A |
| 10. 363 Delmas Avenue | UC | 10. Almaden Tower | A |
| 11. Julian/Stockton Mixed Use | UC | 11. Google - Downtown West (Office) | P |
| 12. North San Pedro Apts | UC | 12. Museum Place (amendment) | P |
| 13. Page Street Housing | UC | 13. Fountain Alley Office | P |
| 14. Ohlone Mixed Use (Block A) | A | 14. South Almaden Office | P |
| 15. Parkview Towers | A | 15. Davidson Towers | P |
| 16. NSP3 Tower | A | 16. 645 Horning Self Storage | P |
| 17. Montgomery 7 | A | 17. Woz Way | P |
| 18. Gateway Tower | A | 18. Park Habitat | P |
| 19. 6th Street Project | A | 19. 1605 S. 7th st | P |
| 20. Diridon TOD | A | 20. Fountain Alley | P |
| 21. Park Delmas | A | 21. 255 W. Julian | P |
| 22. 777 West San Carlos St | A | 22. Senter/Alma Ministorage | P |
| 23. Greyhound Residential | A | | |
| 24. 7th & Empire | A | Total Industrial Square Feet | = 21,670,435 |
| 25. 750 West San Carlos | A | Commercial Projects | |
| 26. 425 Auzerais Avenue | A | 1. Vespaio @ Diridon (Commercial) | C |
| 27. Post & San Pedro Tower | A | 2. Creative Center for the Arts | C |
| 28. 27 West | A | 3. Julian/Stockton Mixed Use | C |
| 29. Balbach Affordable Housing | A | 4. Miro Retail/Office | UC |
| 30. Spartan Keyes Senior Housing | A | 5. North Hotel | UC |
| 31. Roosevelt Park Apartments | A | 6. 27 West (Retail Component) | A |
| 32. Garden Gate Tower | A | 7. 2nd Street Hotel | A |
| 33. S. Market Mixed Use | A | 8. Almaden Corner Hotel | A |
| 34. McEvoy Affordable Housing | A | 9. Hotel Clariana Addition | A |
| 35. StarCity (Co-Living) | A | 10. Tribute Hotel | A |
| 36. Tamien Station TOD | A | 11. Stockton Ave Hotel | A |
| 37. Carllysle | A | 12. 995 Oakland Road Hotel | A |
| 38. Race Street Housing | A | 13. West San Carlos Hotel | P |
| 39. Meridian Mixed Use | A | 14. South Almaden Office (Retail) | P |
| 40. 750 W San Carlos | A | 15. Stevens Creek Fitness | P |
| 41. Eden Housing | A | 16. Google - Downtown West Mixed Use | P |
| 42. Dahlia Apartments | A | 17. San Jose Stage/Home 2 Hotel | P |
| 43. 4th and Younger Apartments | A | 18. The Carllysle | P |
| 44. 543 Lorraine Ave Mixed Use | P | 19. Delmas Senior Living | P |
| 45. 4th Street Housing | P | 20. West San Carlos | P |
| 46. Carllysle | P | 21. N. 2nd Affordable Senior Housing | P |
| 47. W. San Carlos Mixed Use | P | Total Commercial Square Feet | = 2,768,816 |
| 48. Kelsey Ayer | P | 61. Fountain Alley | P |
| 49. 1301 West San Carlos | P | 62. BoTown Residential | P |
| 50. Virginia Studios | P | 63. North 2nd Affordable Senior Housing | P |
| 51. Google/ Downtown West | P | 64. 244 McEvoy | P |
| 52. 488 St John Urban Residential | P | 65. 551 Keyes Affordable Housing | P |
| 53. Japantown Mixed Use | P | Total Residential Units | = 20,732 |
| 54. Madera Multifamily | P | | |
| 55. The Mark | P | | |
| 56. Garden Gate | P | | |
| 57. West San Carlos | P | | |
| 58. Eterna Tower | P | | |
| 59. 605 Affordable | P | | |
| 60. 777 West San Carlos Res | P | | |

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

Edenvale Planning Area Major Development Activity



Residential Projects	<u>Status</u>
1. South Village (Hitachi)	Under Construction
2. Istar/Great Oaks	Under Construction
3. Blossom Hill Affordable Apartments	Approved
4. VTA Blossom Hill TOD	Pending
5. Monterey Mixed use	Pending

Total Dwelling Units = 1,297

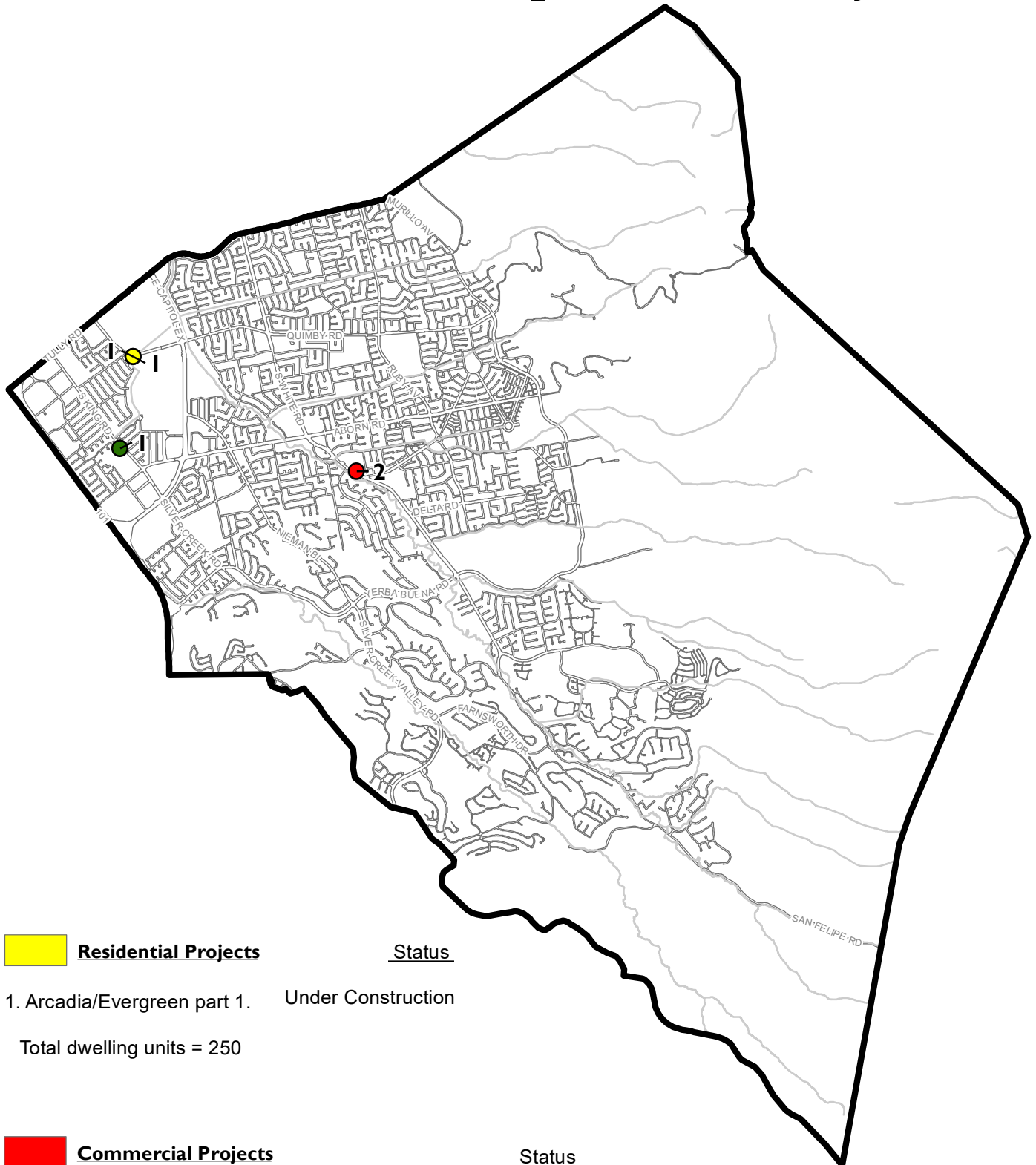
Commercial Projects	<u>Status</u>
1. Silver Creek Valley Road Hotel	Approved
2. Piercy Hotel	Approved

Total Commercial Square Feet = 193,195

Industrial Projects	<u>Status</u>
1. Silicon Valley Industrial Center	Completed
2. Veteran Affairs Outpatient Clinic	Completed
3. Piercy Warehouse	Completed
4. Equinix(iStar)	Completed
5. Ednvale Self Storage Facility	Under Construction
6. Equinix Data Center	Under Construction
7. San Iganacio Data and Office	Under Construction
8. Western Digital Great Oaks Campus	Approved
9. Winfield Self Storage	Approved
10. Bloom Energy at Equinix	Pending

Total Industrial Square Feet = 2,182,567

Evergreen Planning Area Major Development Activity



Residential Projects Status

1. Arcadia/Evergreen part 1. Under Construction

Total dwelling units = 250

Commercial Projects Status

1. Evergreen Square /Evergreen Circle Costco Completed

2. Oakmond Residential Care Under Construction

Industrial Projects Status

1. Self-storage (King Rd) Under Construction

Total Industrial Square Feet = 198,000

Total Commercial Square Feet = 554,714

North Planning Area Major Development Activity



Commercial Projects

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

Total Commercial Square Feet = 676,458

Status

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



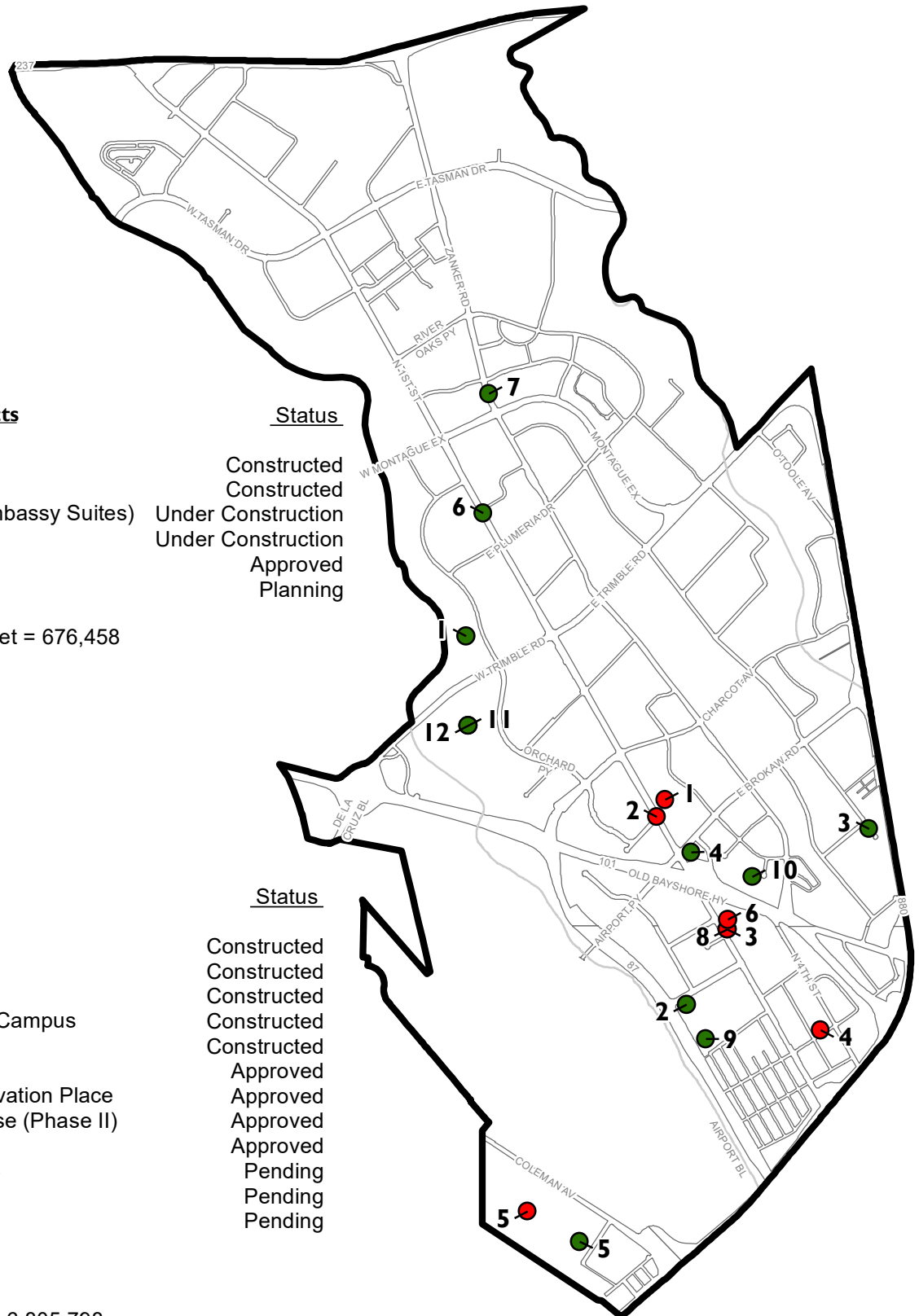
Industrial Projects

1. Orchard Corporate Center
2. Skyport Kaiser
3. SAF Keep Storage
4. Peery Arrillaga Brokaw/1st Campus
5. Coleman Highline Office
6. The Station on N. 1st
7. Broadcom Expansion/ Innovation Place
8. Bay 101 Casino & Mixed Use (Phase II)
9. Cloud 10 Skyport Plaza
10. Brokaw Rd Office Parcel 3
11. 370 Trimble
12. 350 Trimble
9. Coleman Highline Phase 2
10. Cloud 10 Skyport Plaza

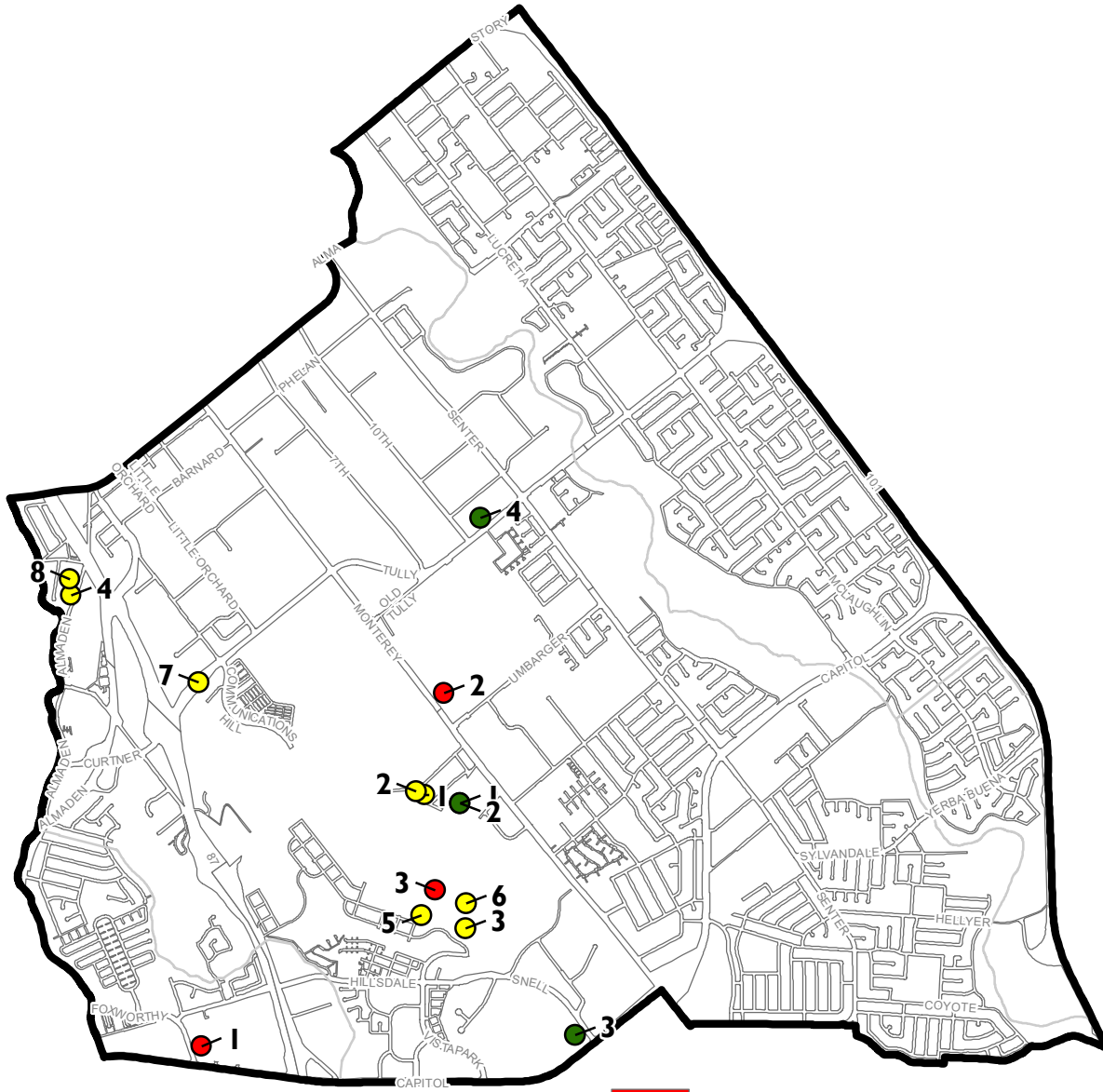
Total Industrial Square Feet = 6,805,798

Status

- Constructed
- Constructed
- Constructed
- Constructed
- Constructed
- Approved
- Approved
- Approved
- Approved
- Pending
- Pending
- Pending



South Planning Area Major Development Activity



Residential Projects

- | | |
|---------------------------------------|--------------------|
| 1. Murano at Montecito Vista | Constructed |
| 2. Vicenza at Montecito Vista | Constructed |
| 3. Communication Hill Village Center. | Under Construction |
| 4. 1807 Almaden Rd | Under Construction |
| 5. Communication Hill (Phase 1) | Under Construction |
| 6. Communication Hill Village Center | Pending |
| 7. Comm Hill Phase 3 | Pending |
| 8. Almaden Villas | Pending |

Total Dwelling Units = 2,508

Status

Commercial Projects

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

Total Commercial Square Feet = 377,386

Status

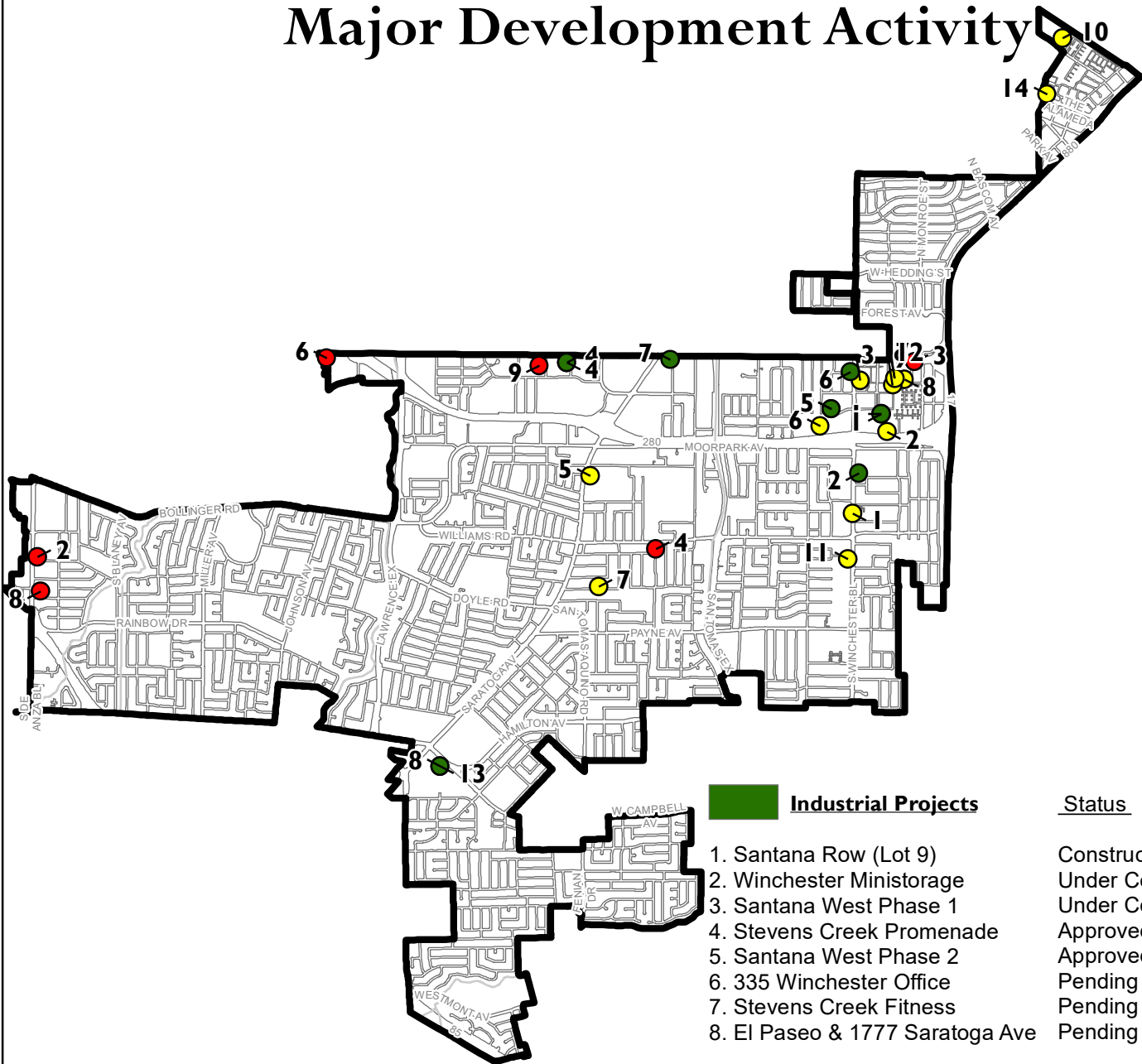
Industrial Projects

- | | |
|--------------------------------|-------------|
| 1. Monterey Rd Self Storage | Constructed |
| 2. 2829 Monterey Distribution | Constructed |
| 3. 231 Captiol Public Storage | Approved |
| 4. 475 Tully Road Mini Storage | Pending |
| 3. 2829 Monterey Distribution | Pending |

Status

Total Industrial Square Feet = 802,380

West Valley Planning Area Major Development Activity



Industrial Projects	Status
1. Santana Row (Lot 9)	Constructed
2. Winchester Ministorage	Under Construction
3. Santana West Phase 1	Under Construction
4. Stevens Creek Promenade	Approved
5. Santana West Phase 2	Approved
6. 335 Winchester Office	Pending
7. Stevens Creek Fitness	Pending
8. El Paseo & 1777 Saratoga Ave	Pending

Total Industrial Square Feet = 2,196,568

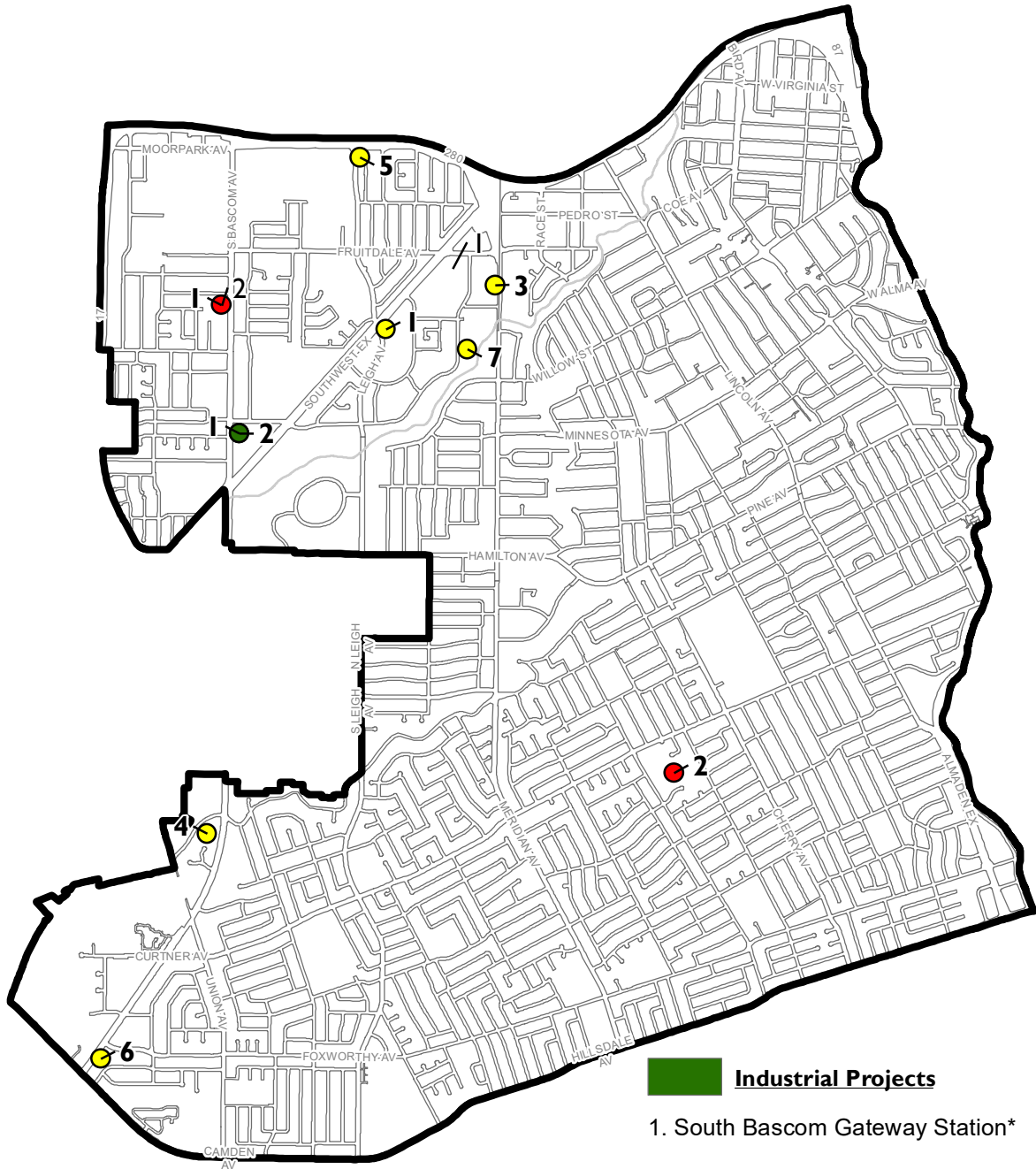
Residential Projects	Status
1. The Reserve	Constructed
2. Santana Row Lot 17	Approved
3. Volar (Residential)	Approved
4. Stevens Creek Promenade	Approved
5. Saratoga Ave Mixed Use	Approved
6. Winchester ranch	Approved
7. Mitzi Place	Approved
8. Hemlock Mixed use Project	Approved
9. Santana Row Lot 12	Approved
10. Santa Claray University Mixed Use	Pending
11. S. Winchester Mixed Use	Pending
12. Baywood Mixed Use	Pending
13. El Paseo & Saratoga Mixed use	Pending
14. 2188 Supportive Housing	Pending

Total Dwelling Units = 4,249

Commercial Projects	Status
1. Santana Row Commercial (Lot 9)	Constructed
2. Hampton Inn	Under Construction
3. Cambria Hotel	Approved
4. Williams Rd Residential Care Facility	Approved
5. AC Hotel Stevens Creek Blvd	Approved
6. Hotel Baywood	Approved
7. Bark Lane Hotel	Approved
8. Mercedes Dealership Expansion	Pending

Total Commercial Square Feet = 688,768

Willow Glen Planning Area Major Development Activity



Residential Projects	Status
1. Leigh Ave Apartments	Under Construction
2. Bascom Gateway Station	Approved
3. Roem Affordable Housing	Approved
4. Bascom Residential Care	Approved
5. Moorpark Supportive Housing	Approved
6. 3090 S. Bascom	Pending
7. 1050 St. Elizabeth	Pending

Total Dwelling Units = 1,370

Industrial Projects	Status
1. South Bascom Gateway Station*	Approved

Total Industrial Square Feet = 213,500

Commercial Projects	Status
1. Holden Assited Living on Bascom	Under Construction
2. Presentation High School Master Plan	Approved

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 – Fall 2020, Colliers Silicon Valley 2020 Q4, CoStar Q4 2020, and Cushman & Wakefield's 2020 Q4 Marketbeat reports.