

## **APPENDIX D**

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### **Development Activity Trends and Five-Year Forecast (2024-2028)**

Prepared by the Department of Planning, Building and Code  
Enforcement

# DEVELOPMENT ACTIVITY TRENDS AND FIVE-YEAR FORECAST (2024-2028)



CITY OF  
**SAN JOSE**  
CAPITAL OF SILICON VALLEY

*Planning, Building and  
Code Enforcement*

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# Development Activity Trends & Five-Year Forecast (2024-2028)

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**Date: February 22, 2023**

*This report can be found  
on the Planning Division website at:  
<http://bit.ly/3S0WNjx>*

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## I. PURPOSE

The *Development Activity Trends and Five-Year Forecast (2024-2028)* 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<sup>1</sup> 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. Distributes information on major development projects to the public.

## II. SUMMARY

The City of San José experienced a decline in the valuation of new construction permits issued in the fiscal year 2021/2022, particularly within the commercial sector. The reasons for this decline likely include the impact of COVID-19-related supply-chain disruption, construction cost increases, and a more measured approach to capital investment decisions due to uncertainty about the future of workspace needs. In addition, the valuation of residential construction permits also experienced a decrease in all three types of residential building permits, including single-family/duplex units, accessory dwelling units, and multi-family units.

The total number of residential permits issued decreased slightly in the fiscal year 2021/2022. Though the total number of residential units permitted has been relatively stable over the last few years, the mix of residential units has changed considerably, with a significant decrease in single-family permits and an increase in accessory dwelling units.

The commercial new construction activity decreased significantly in the fiscal year 2021/2022. In contrast, commercial alterations activity increased significantly. Industrial new construction activity also decreased significantly in the fiscal year 2021/2022.

The five-year forecast predicts that for the next few years the total permit valuation of building permits will remain lower than the City's average permit valuation of the last few years due to uncertainty around the office and capital markets. However, the Silicon Valley innovation ecosystem will likely drive commercial and industrial construction recovery. Single-family unit production is expected to stay lower than the average, while accessory dwelling unit (ADU) production is anticipated to grow. Multi-family unit production is expected to increase in the fiscal year 2024/2025. New construction square footage for commercial and industrial development is expected to remain lower than average for several years but is expected to increase in the fiscal year 2024/2025 and

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<sup>1</sup> See Section IV for details of constructions taxes in San José.

thereafter. The square footage for alteration in both commercial and industrial development is likely to decrease as new construction development increases.

### III. PERMIT ACTIVITY TRENDS

Table 1 below shows the construction valuation of the projects for which building permits were issued in San José in the past five fiscal years. Fiscal year 2021/2022 saw a significant drop-off in the valuation of new construction, particularly within the commercial building sector, which includes retail and office, and the industrial sector. This followed a period of relative stability at a high level of construction valuation overall in the four years prior. The reasons for this decline are varied but include the impact of COVID-19-related supply-chain disruption, construction cost increases, and a more measured approach to capital investment decisions due to uncertainty about the future of workspace needs.

**Table 1 - Construction Valuation of Building Permits Issued: FY 17/18 to FY 21/22**

Fiscal Year	17/18	18/19	19/20	20/21	21/22
<b>Actual Valuation<sup>1</sup> (in millions)</b>					
<b><u>New Construction</u></b>					
Residential	\$597	\$488	\$252	\$290	\$212
Commercial	\$439	\$395	\$609	\$888	\$263
Industrial	\$261	\$166	\$424	\$271	\$27
Subtotal	\$1298	\$1049	\$1286	\$1449	\$502
<b><u>Alterations</u></b>					
Residential	\$126	\$147	\$135	\$119	\$155
Commercial	\$269	\$311	\$251	\$295	\$559
Industrial	\$224	\$442	\$291	\$135	\$299
Subtotal	\$619	\$900	\$677	\$549	\$1013
<b>Total</b>	<b>\$1916</b>	<b>\$1949</b>	<b>\$1962</b>	<b>\$1998</b>	<b>\$1515</b>

<sup>1</sup>Valuation figures adjusted to 2022 dollars, per U.S. Bureau of Labor Statistics Consumer Price Index (San Francisco-Oakland-Hayward, all items index) except for fiscal year 21/22.

Table 2 below shows residential building permits issued for the past five fiscal years. Overall residential unit production sharply decreased in fiscal year 2019/2020 from pre-Covid fiscal years' levels but has remained relatively stable at this lower level of production since then.

**Table 2 - Residential Units  
 Permitted: FY 17/18 to FY21/22**

Fiscal Year	17/18	18/19	19/20	20/21	21/22
<b><u>Actual Residential Units<sup>1</sup></u></b>					
Single-Family/Duplex	97	199	109	113	68
ADU	153	296	392	464	540
Multi-Family	2,991	2,387	1,453	1,398	1,279
<b>Total</b>	<b>3,241</b>	<b>2,882</b>	<b>1,954</b>	<b>1,975</b>	<b>1,887</b>

<sup>1</sup>Data on residential units based on the Building Division's *Permit Activity Report*.

Overall square footage of the commercial and industrial projects for which building permits were issued in San José decreased slightly in fiscal year 2019/2020 from pre-Covid levels and continued to decrease slightly in fiscal year 2021/2022. This was mostly driven by declines on the new-construction side of the ledger; alterations remained strong as developers and tenants readied their buildings for new uses and workplace strategies.

**Table 3 - Non-Residential Square  
 Footage Permitted: FY17/18 to FY21/22**

Fiscal Year	17/18	18/19	19/20	20/21	21/22
<b><u>Actual Square Footage<sup>1</sup> (In thousands)</u></b>					
<b><u>New Construction</u></b>					
Commercial	3,235	2,397	3,982	4,118	1,377
Industrial	1,584	1,055	754	875	247
Subtotal	4,820	3,452	4,736	4,993	1,624
<b><u>Alterations</u></b>					
Commercial	2,818	2,676	2,140	1,821	2,332
Industrial	1,646	2,253	2,377	806	2,985
Subtotal	4,464	4,929	4,517	2,627	5,317
<b>Total</b>	<b>9,284</b>	<b>8,381</b>	<b>9,253</b>	<b>7,620</b>	<b>6,941</b>

<sup>1</sup>Non-residential square footage data based on the Building Division's *Permit Activity Report*.

## Residential Construction Permit Activity

The residential construction category includes three types of development: single-family and duplex units, accessory dwelling units (ADUs), and multi-family units. Although permit totals for single-family and duplex units are combined, this category is almost completely single-family units. Within each category, valuation trends are analyzed by permits for new construction, and additions/alteration separately.

### New Construction



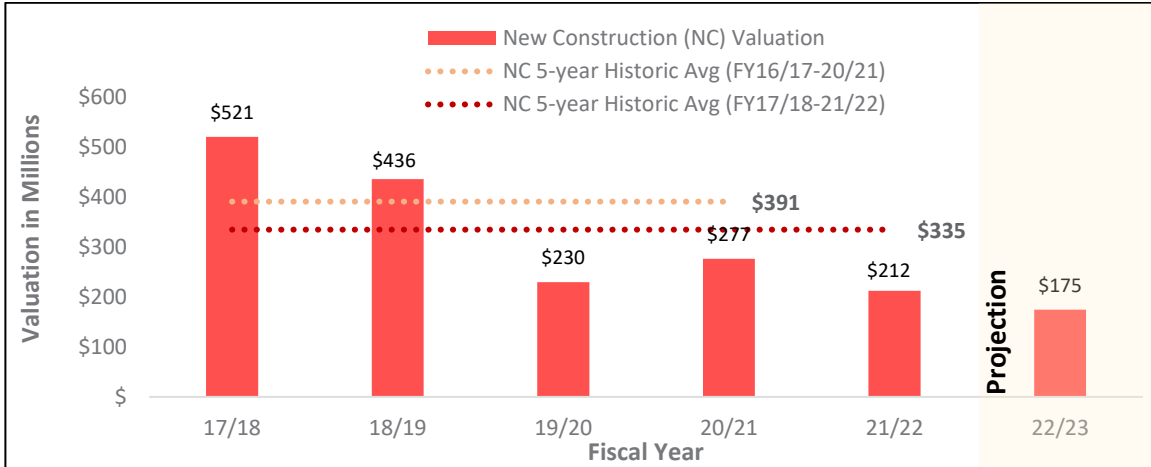


Figure 1 - Residential New Construction Valuation, Fiscal Year 2017/2018 to 2022/2023

The combined valuation of all three types of residential building permits for new construction decreased slightly in the fiscal year 2021/2022 to \$212 million, compared to the previous fiscal year of \$290 million (see Figure 1). This is a decrease of 27% from the previous year and is 51% below the 5-year (FY16/17-20/21) historical average of \$439 million. Valuation of residential construction has remained at this lower level since the start of the Covid-19 pandemic. In the first six months of the fiscal year 2022/2023, valuation of residential construction is trending significantly lower than the same time period of the previous fiscal year. Based on the current pipeline and construction trends, staff anticipates a combined valuation of \$175 million for all residential new construction for the fiscal year 2022/2023. This would represent a 17% decrease from the previous fiscal year and 60% below the five-year (FY17/18-21/22) historical average of \$367 million. This is in line with a slight decrease in residential valuation each year since fiscal year 2019/2020.

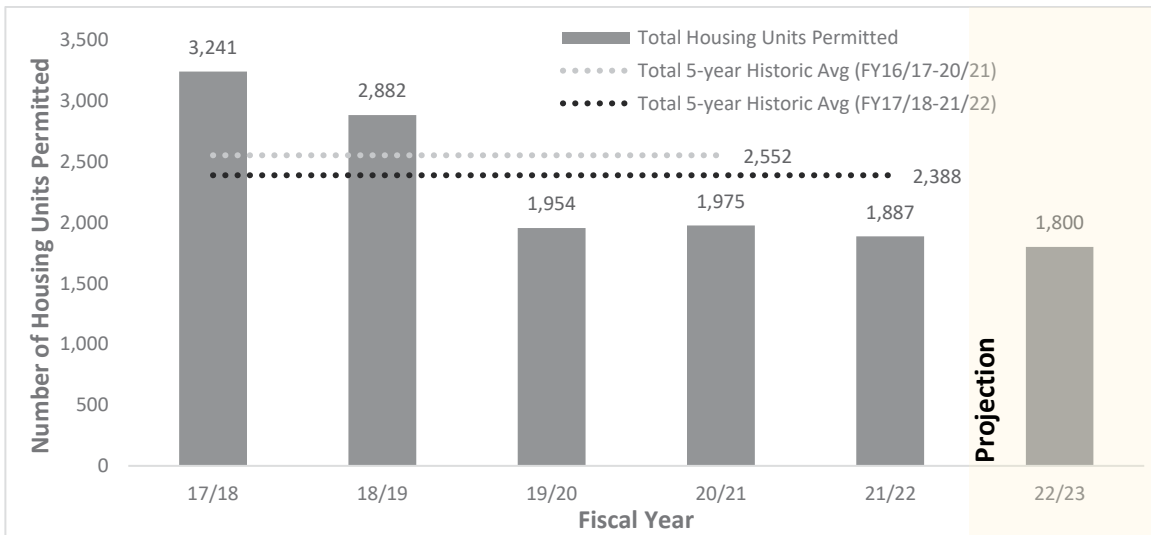


Figure 2 - Residential Units Permitted, Fiscal year 2017/2018 to 2022/2023

The combined totals of all three types of residential permits issued decreased slightly in the fiscal year 2021/2022 to 1,887 units compared to the previous fiscal year with 1,975 units (see figure 2). This is a decrease of 4% from the prior year and is 26% below the five-year (FY16/17-20/21) historical average of 2,552 units. Residential permit totals dropped significantly at the start of the Covid-19 pandemic in fiscal year 2019/2020 but have remained stable at this level since then. In the first six months of this fiscal year, residential permit totals are trending similarly to the previous fiscal year. Staff anticipates combined residential permit total for the fiscal year 2022/2023 at 1,800 units. This is a 6% decrease from the previous fiscal year and 24% below the five-year (FY17/18-21/22) historical average of 2,388 units.

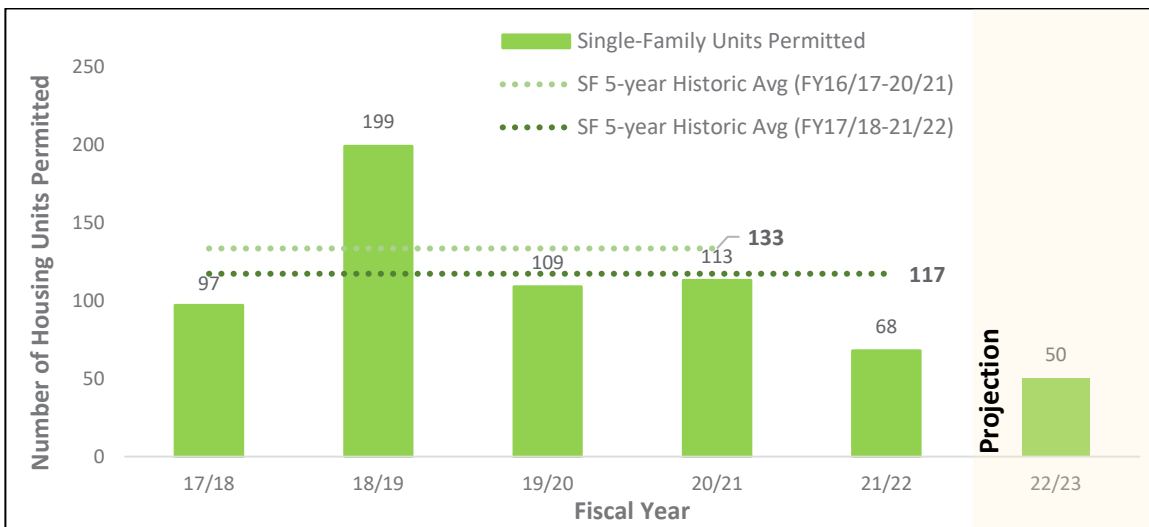


Figure 3 - Single-family Permitted Units, Fiscal Year 2017/2018 to 2022/2023

Though the total number of residential units permitted has been relatively stable over the last few years, the mix of residential units has changed considerably during this time. Single-family/duplex permits significantly decreased in fiscal year 2021/2022, with permits issued for 68 units compared to 113 units in the previous fiscal year (see figure 3). This is a 60% decrease from the previous fiscal year and is 49% below the 5-year (FY16/17-20-21) historical average of 133 units. While single-family/duplex permits slightly increased in the fiscal year 2020/2021 with 113 units compared to 109 units in the previous year, units significantly decreased in the fiscal year 2019/2020 with 109 units compared to 199 units in the previous fiscal year. These numbers show an overall downward trend for single-family/duplex units, which is not unexpected given the City's overall shift away from single-family development typology toward a more dense approach in line with the Envision 2040 General Plan. In the first six months of the fiscal year 2022/2023, only three single-family/duplex permits were issued which puts it on track for significantly lower units for the full fiscal year. Based on these trends, seasonal variation in permitting activity during last few years and considering the pipeline permits in January of 2023, staff anticipates single-family/duplex permits issued for fiscal year 2022/2023 at 50 units. This is a 26% decrease from the previous fiscal year and 57% below the 5-year (FY17/18-21/22) historical average of 117 units.

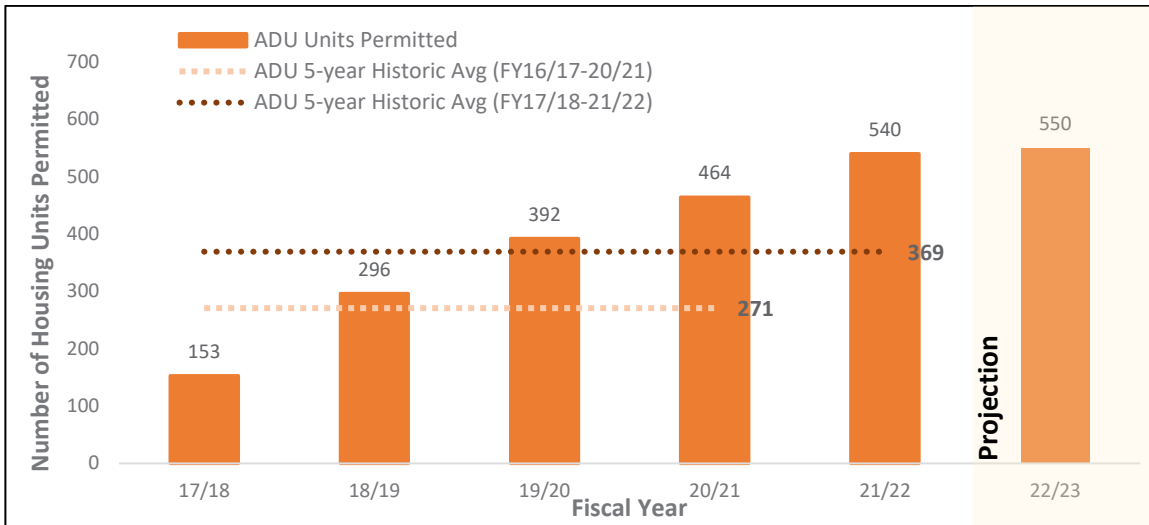


Figure 4 - Accessory Dwelling Units Permitted, Fiscal Year 2017/2018 to 2022/2023

While the number of single-family permits declined, permit activity for accessory dwelling units (ADUs) significantly increased in fiscal year 2021/2022, with 540 permits issued compared to 464 permits issued in the previous fiscal year (see Figure 4). This is an increase of 16% from the previous fiscal year and is significantly above the five-year (FY16/17-20/21) historical average of 271 units. Unlike many other types of new construction, ADU permitting data shows a continuous upward trend from fiscal year 2016/2017 onwards. In the first six months of the fiscal year 2022/2023, data for ADU permits issued is trending similarly to the previous year. Therefore, staff anticipates the number of ADU units permitted for fiscal year 2022/2023 at 550. This is an increase of 2% over the prior year and is 49% higher than the five-year (FY17/18-21/22) historical average of 369 units.

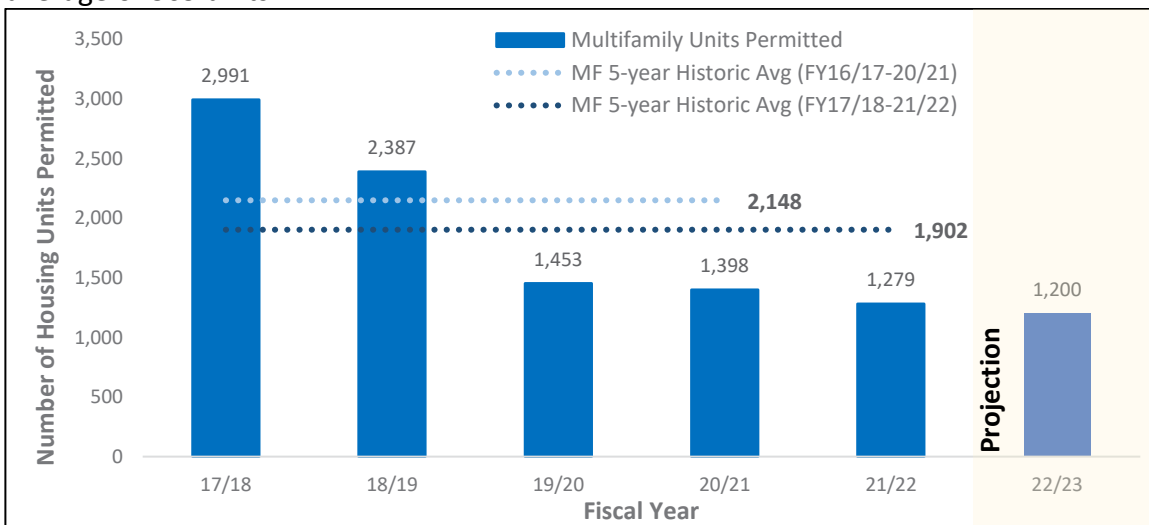


Figure 5 - Multi-family Units Permitted, Fiscal Year 2017/2018 to 2022/2023

The number of permits issued for multi-family units has remained relatively stable over the last three fiscal years after a significant decrease in fiscal year 2019/2020. In

2021/2022, the City permitted 1,279 units compared to 1,398 units (see figure 5) the previous year. This is a decrease of 9%, and it is 40% below the five-year (FY16/17-20/21) historical average of 2,148 units. In the first six months of the fiscal year 2022/2023, multi-family unit permit numbers are trending similarly to the previous fiscal year. Staff anticipates number of permits issued for multi-family units during the fiscal year 2022/2023 is 1,200 units. This is a 6% decrease from the previous fiscal year and 40% below the five-year (FY17/18-21/22) historical average of 1,902 units. This trend is comparable to that of the last few years, with multi-family permits issued decreasing slightly year over year and well below the five-year historical average.

**Alterations**

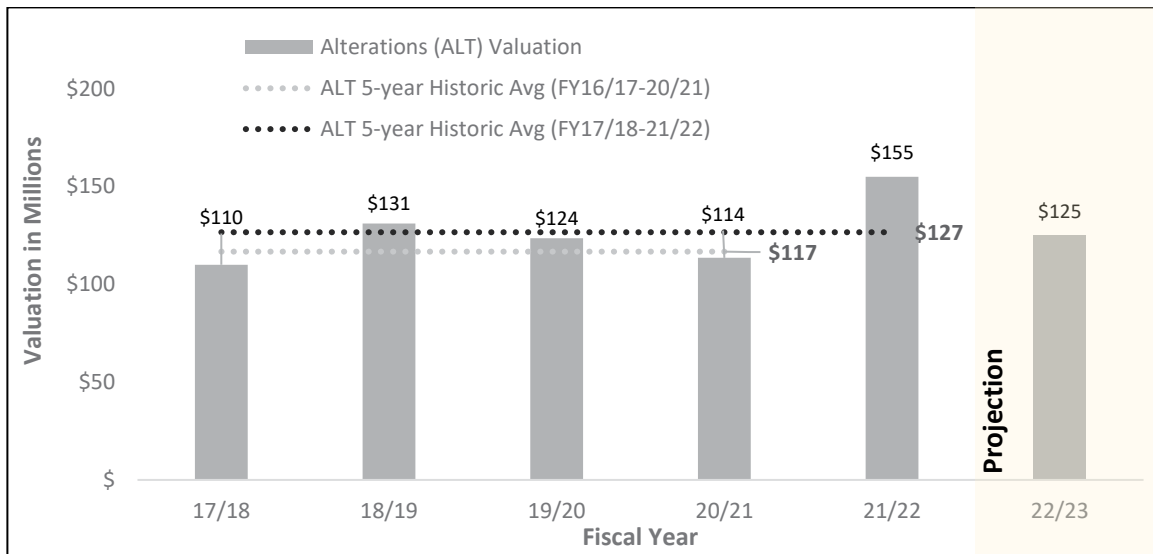


Figure 6 - Residential Alteration Valuation, Fiscal Year 2017/2018 to 2022/2023

Residential alteration category includes additions and alterations of all residential types. The valuation of all permits issued for residential alterations has remained relatively stable for the last five years and seems to be mostly unaffected by the Covid-19 pandemic. The valuation of residential alterations increased in fiscal year 2021/2022 to \$155 million compared to \$119 million in the previous fiscal year (see figure 6). This is a 30% increase and 19% above the five-year (FY16/17-20/21) historical average of \$130 million. In the first six months of fiscal year 2022/2023, residential alteration valuation is trending slightly less than the previous fiscal year. Staff anticipates valuation of residential alterations for fiscal year 2022/2023 will be \$125 million. This is a decrease of 19% from the previous fiscal year and 8% below the five-year (FY17/18-21/22) historical average of \$136 million. While this is lower than the previous fiscal year, this is in line with the relatively stable range of valuations over the last five fiscal years.

**Multi-family Residential Rents in San José**

Following years of steady increases since 2010, San José residential rents had declined during the start of the COVID-19 pandemic; however, in more recent quarters the City’s rents have returned to positive growth. According to Matrix Multifamily San José Report

of Fall 2021, in 2021, the average effective rents rose to 9.4% to \$2,515 while the average vacancy rate in San José declined from 8.7% in 2020 to 6.1% in 2021.

According to CoStar's fourth quarter 2022 report, metro-wide average asking rent in San José metro area increased by approximately 10% year-over-year, reaching \$2,902/month on average. The metro-wide rent is slightly higher than rent in San José. As of fourth quarter of 2022, the average rent per square foot for multifamily properties in San José was \$3.40, according to the same report. The high demand for rental housing in San José, driven by the city's thriving tech industry and strong job growth, has contributed to the rising rents. Additionally, the vacancy rate decreased to 4.6%, down from 5.1% the previous year.

The increase in average rent and decrease in vacancy is a positive indicator for demand for residential development in San José, however, for many Bay Area communities as well as in San José, rents and housing costs are still unaffordable. Based on the City of San José's Housing Market Update Quarter 3, the median income required for renters to afford the average effective monthly rent for a 2-bedroom apartment is \$58 per hour (\$120,640/year) and buyers must earn \$160 per hour (\$333,494/year) to afford a median-priced single-family home.

## Commercial Construction Permit Activity

The commercial construction category includes offices and all other commercial types that are not considered industrial, such as hotels and retail spaces.

### New construction

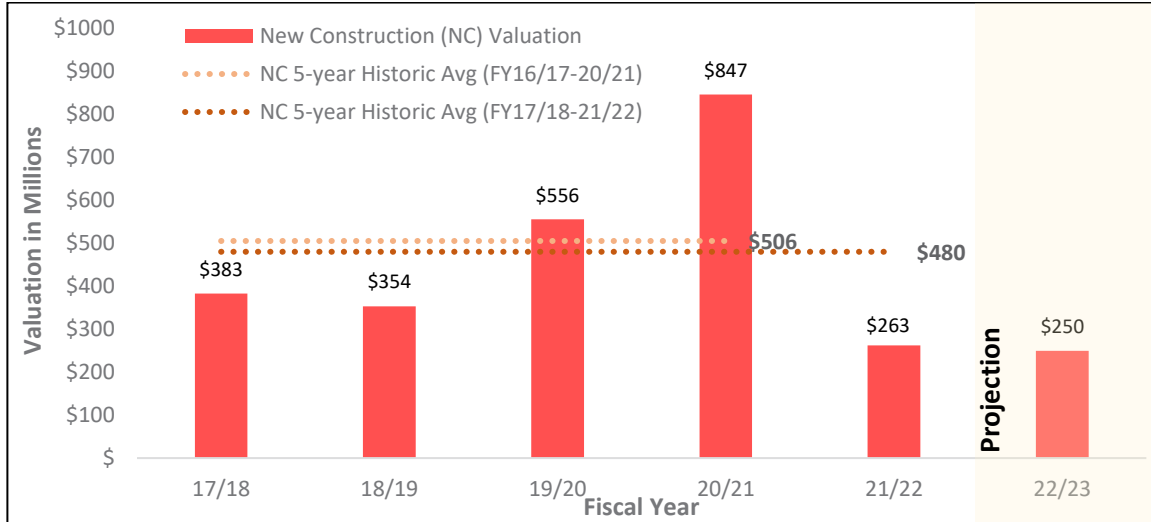


Figure 7 - Commercial New Construction Valuation, Fiscal Year 2017/2018 to 2022/2023

The valuation of building permits for new construction of commercial projects significantly decreased in fiscal year 2021/2022 to \$263 million compared to the previous fiscal year of \$847 million (see figure 7). This is a decrease of 70% from the previous year and is 52% below the five-year (FY16/17-20/21) historical average of \$506 million. In the first six months of fiscal year 2022/2023, valuation of permits for commercial new construction is trending about the same as the previous fiscal year. Staff anticipates valuation of commercial new construction permitted for the current fiscal year 2022/2023 will come in at \$250 million. This represents a decrease of 5% from the previous fiscal year and is 52% below the five-year (FY17/18-21/22) historical average of \$519 million.

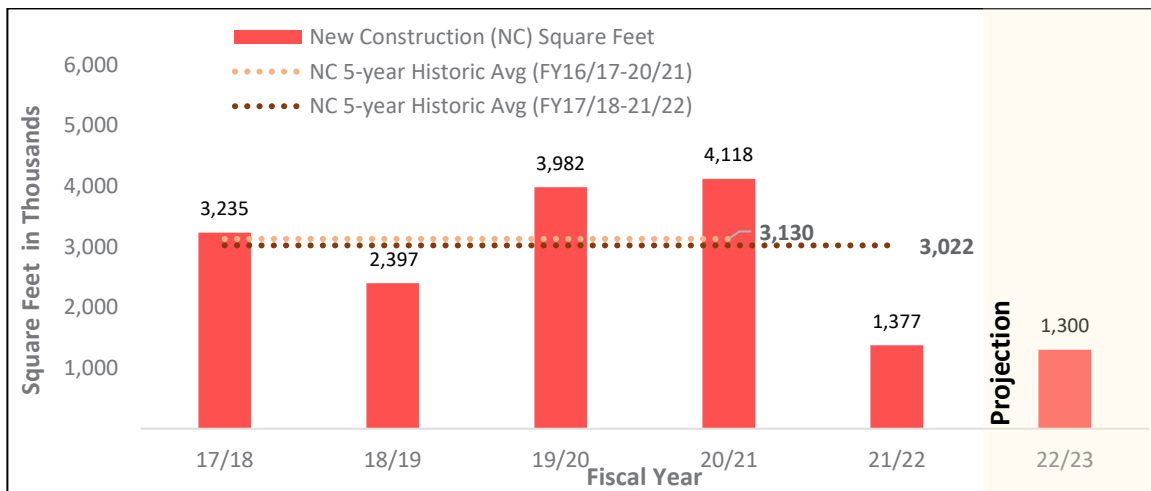


Figure 8 - Commercial New Construction Valuation, Fiscal Year 2017/2018 to 2022/2023

From a square footage standpoint, building permits issued for commercial new construction yielded 1.37 million square feet of commercial development during FY 21/22 compared to 4.11 million square feet the year prior (see figure 8). This is a decrease of 66% from the previous year and is 56% below the 5-year (FY16/17-20/21) historical average of 3.12 million square feet. This trend tracks the decline in permit valuation of commercial new construction. In the first six months of fiscal year 2022/2023, square footage for new commercial construction is trending the same as the last fiscal year. Staff anticipates 1.3 million square feet of commercial development to be permitted in fiscal year 2022/2023. This is a decrease of 5% from the previous fiscal year and 57% below the 5-year (FY17/18-21/22) historical average of 3.02 million square feet.

### Alterations

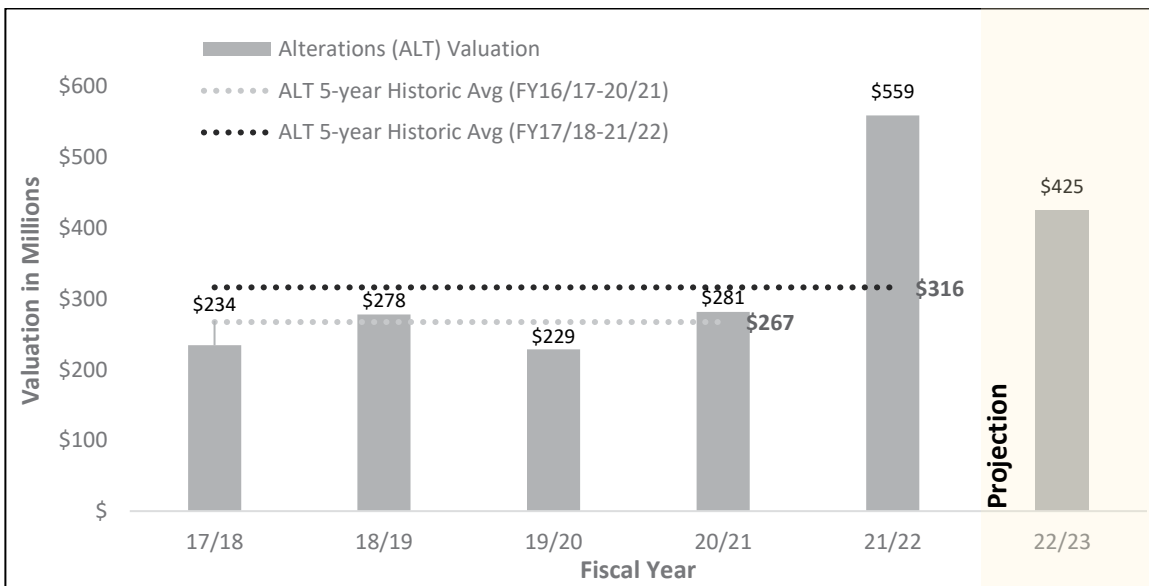


Figure 9 - Commercial Alteration Valuation, Fiscal Year 2017/2018 to 2022/2023

The valuation of building permits issued for commercial alterations activity for the fiscal year 2021/2022 significantly increased to \$559 million compared to the previous fiscal year of \$295 million (see figure 9). This is an increase of 89% and is 88% above the 5-year (FY16/17-20/21) historical average of \$297 million. This is the first significant increase in commercial alterations in many years. In the first six months of the fiscal year 2022/2023, permit valuation of commercial alterations is trending slightly less than the previous fiscal year. Therefore, the anticipated permit valuation of commercial alterations in the fiscal year 2022/2023 is \$425 million. This is a decrease of 24% but is still 26% above the 5-year (FY17/18-21/22) historical average of \$337 million.

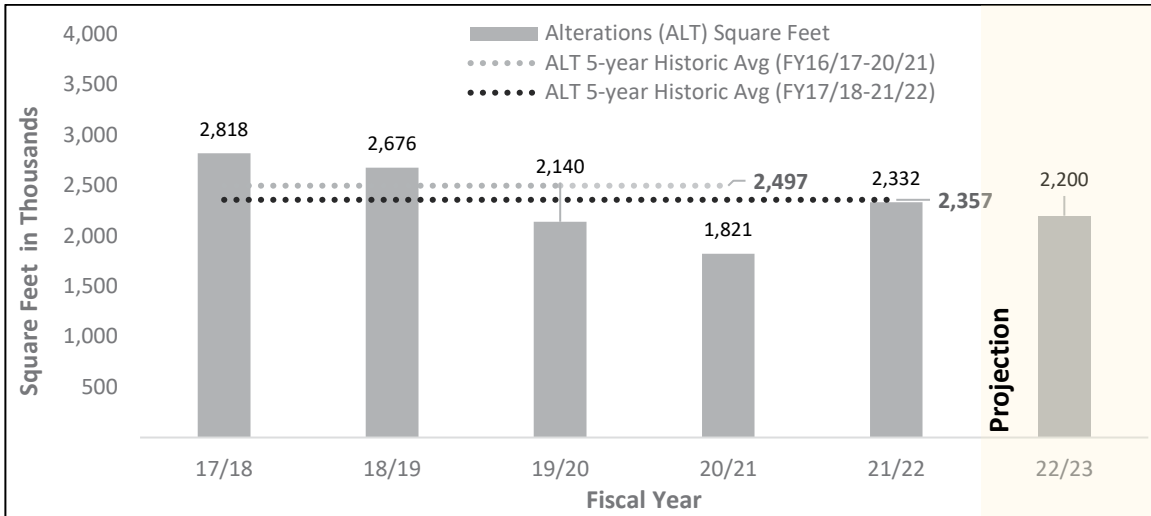


Figure 10 - Commercial Alteration Square Footage, Fiscal Year 2017/2018 to 2022/2023

Building permits issued for commercial alterations for fiscal year 2021/2022 yielded 2.33 million square feet of commercial alterations compared to the previous fiscal year which yielded 1.82 million square feet. This is an increase of 28% from the previous year and 6% below the 5-year (FY16/17-20/21) historical average of 2.49 million square feet. This is in line with the significant increase in the permit valuation for commercial alterations. In the first six months of fiscal year 2022/2023, square footage for commercial alterations is trending similar to the previous fiscal year. Therefore, in fiscal year 2022/2023 commercial alterations square footage is anticipated to yield 2.20 million square feet. This is a decrease of 5% and 6% below the 5-year (FY17/18-21/22) historical average of 2.35 million square feet. This is also in line with commercial alterations valuation, where there seems to be a stabilizing of permit activity. While the demand and rents have dropped for commercial spaces, property owners are investing in their existing buildings as opposed to building new, to retain or attract new tenants.



## Industrial Construction Permit Activity

The industrial construction category includes manufacturing buildings, industrial plants, research and development spaces, data centers, and warehouse space.

### New Construction

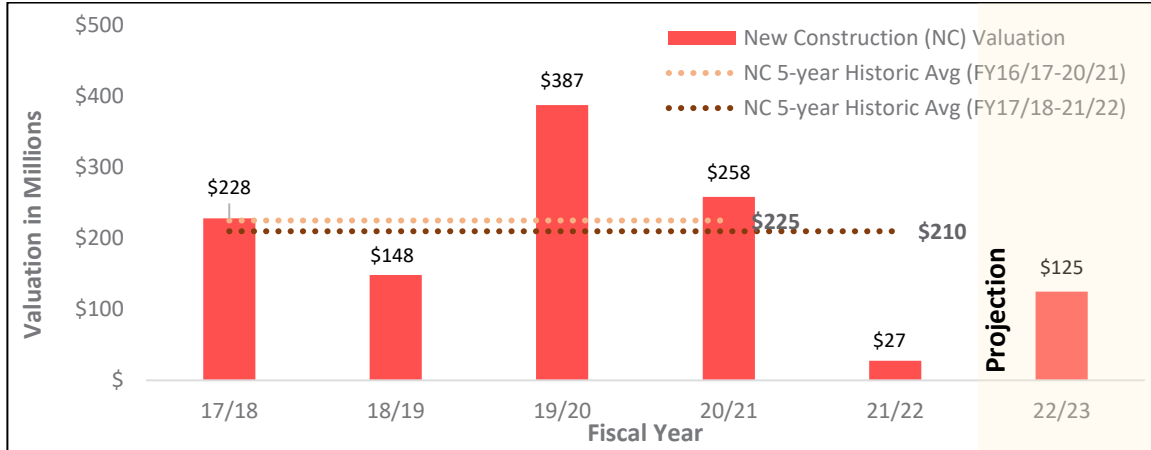


Figure 11 - Industrial New Construction Valuation, Fiscal Year 2017/2018 to 2022/2023

The valuation of building permits issued for industrial new construction activity significantly decreased in the fiscal year 2021/2022 to \$27 million compared to the previous fiscal year of \$271 million (see figure 11). This is a decrease of 90% from the previous year and 89% below the 5-year (FY16/17-20/21) historical average of \$248 million. Permit valuation of industrial new construction projects has been observed to vary greatly year over year, but this is the first decrease of this magnitude for many years. In the first six months of fiscal year 2022/2023, valuation of industrial new construction permits is already double that of the previous fiscal year. Based on this, the anticipated permit valuation of commercial new construction for fiscal year 2022/2023 is \$125 million. This projected number is an increase of 362% from the previous fiscal year but still 45% below the 5-year (FY17/18-21/22) historical average of \$230 million. This indicates that the significant dip in permit valuation in 2021/2022 may not be a continuing trend.

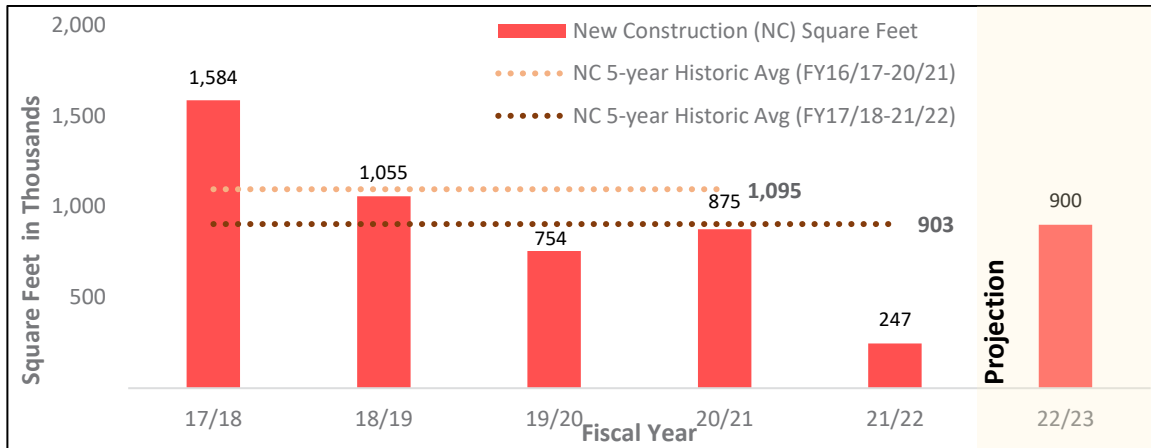


Figure 12 - Industrial New Construction Square Footage, Fiscal year 2017/2018 to 2022/2022

During fiscal year 2021/2022, building permits issued for new construction industrial projects yielded 247 thousand square feet of new construction compared to the previous fiscal year which yielded 875 thousand square feet (see figure 12). This is a decrease of 71% from the previous year and 77% below the 5-year (FY16/17-20/21) historical average of 1.09 million square feet. This is in line with the significant decrease in industrial new construction valuation. In the first six months of fiscal year 2022/2023, square footage for industrial new construction is trending significantly higher than the previous fiscal year. Therefore, industrial new construction square footage is anticipated yield 900 thousand square feet. This is an increase of 72% and less than 1% below the 5-year (FY17/18-21/22) historical average of 903 thousand square feet. This is also in line with the industrial new construction valuation, where there seems to be a rebounding of industrial new construction square footage close to the historical average.

### Alterations

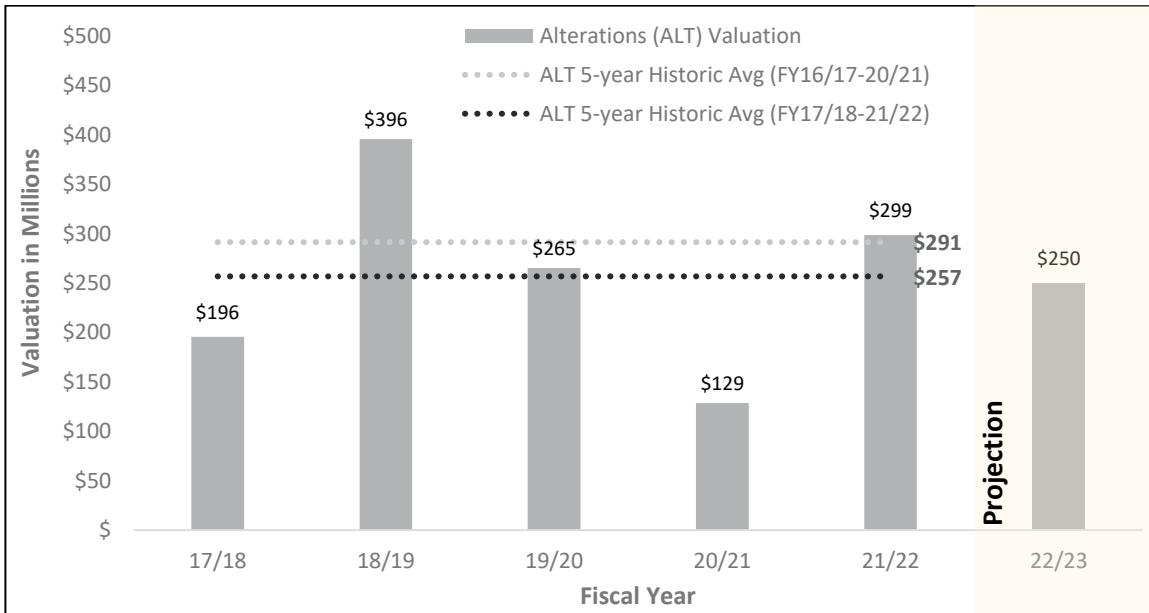


Figure 13 - Industrial Alteration Valuation, Fiscal Year 2017/2018 to 2022/2023

The valuation of industrial alterations activity for fiscal year 2021/2022 significantly increased to \$299 million compared to the previous fiscal year of \$135 million (See figure 13). This is an increase of 121% and 2% above the 5-year (FY16/17-20/21) historical average of \$291 million. This significant increase in the valuation of industrial alterations indicates a return to average alteration activity after a dip in the previous year's activity. In the first six months of fiscal year 2022/2023, valuation of industrial alterations is trending slightly less than the previous fiscal year. Therefore, the anticipated valuation of industrial alterations in fiscal year 2022/2023 is \$250 million. This is a decrease of 16% and 2% below the 5-year (FY17/18-21/22) historical average of \$257 million. This level of industrial alterations seems to be remaining relatively stable but with a slight decline from the previous year.

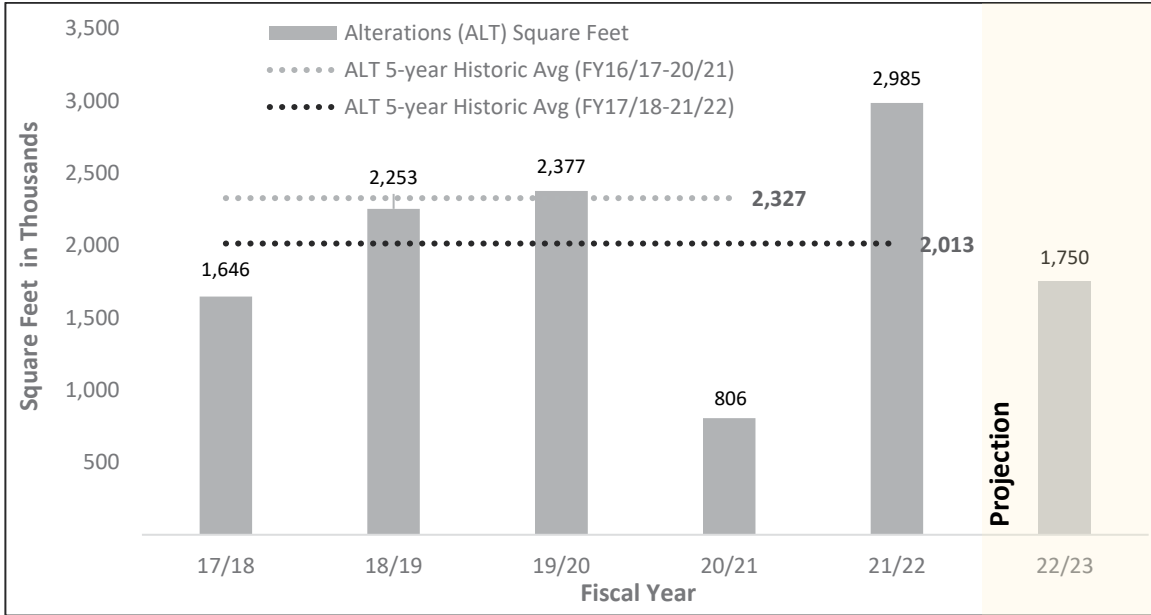


Figure 14 - Industrial Alteration Square Footage, Fiscal Year 2017/2018 to 2022/2023

The industrial alterations square footage for fiscal year 2021/2022 yielded 2.98 million square feet of industrial alterations compared to the previous fiscal year which yielded 806 thousand square feet (see figure 14). This is an increase of 270% from the previous year and 28% above the 5-year (FY16/17-20/21) historical average of 2.32 million square feet. This is in line with the significant increase in industrial alteration valuation. In the first six months of fiscal year 2022/2023, square footage for industrial valuation is trending significantly less than the previous fiscal year, therefore industrial alterations square footage is anticipated to yield 1.75 million square feet. This is a decrease of 40% from the previous fiscal year and 13% below the 5-year (FY17/18-21/22) historical average of 2.01 million square feet. This decrease in square footage is also in line with the decrease of industrial alterations valuation from the previous fiscal year.

**Commercial and Industrial Rents and Vacancy**

Following the initial economic shock of the Covid-19 pandemic, the regional economy has recovered strongly over the past three years as unemployment continued to decline. As of December 2022, the unemployment rate for both Silicon Valley and San José stood at a remarkably low 2.1%, according to the California Employment Development Department. However, shifting workplace trends including corporate work-from-home policies have resulted in a mixed bag for commercial real estate: In general, office vacancies remain stubbornly high, while industrial/R&D space has shown continued strength. In San José, R&D represents the largest slice of the City’s building base at roughly 46 million square feet with industrial close behind at approximately 44 million square feet. Office space represents about 30 million square feet.

Cushman & Wakefield's fourth-quarter report showed office vacancy in San José at nearly 20%, nearly double its pre-pandemic level. However, average asking rents remained relatively stable over the last several quarters and were reported at roughly \$4 per square foot per month, according to the brokerage.

On the other hand, R&D space – including facilities containing labs or pilot production space that cannot be safely implemented at home – sat at roughly 12% vacancy at the end of 2022, a rate slightly tighter than it was at the end of 2019. Average asking rents were \$2.46 per square foot per month, up slightly from \$2.35 per square foot per month for the same period at the end of 2019.

Industrial space has been at very low vacancy for several years, reflecting strong demand from both warehouse/logistics and advanced manufacturing tenants. In San José, vacancy for this type of space was 3.2% at the end of 2022, while average asking rents sat at \$1.28 per square foot per month, up slightly from 2019.

Retail space by city is not separately tracked by Cushman & Wakefield in Silicon Valley, but CoStar, the commercial real estate information service, shows San José with a roughly 5.5% retail vacancy rate at the end of 2022. This is up about 100 basis points from late 2019.

### III. FIVE-YEAR FORECAST (2024-2028)

The Department of Planning, Building and Code Enforcement’s five-year forecast of development activity is summarized in Tables 4, 5, and 6 below.

**Table 4 - Construction Valuation of Building Permits Issued: FY 22/23 to FY 27/28**

Fiscal Year	22/23	23/24	24/25	25/26	26/27	27/28
<b>Projected Valuation (in millions)</b>						
<b><u>New Construction</u></b>						
Residential	\$175	\$200	\$250	\$325	\$325	\$375
Commercial	\$250	\$275	\$325	\$450	\$450	\$500
Industrial	\$125	\$175	\$200	\$200	\$250	\$250
<b>Subtotal</b>	<b>\$550</b>	<b>\$650</b>	<b>\$775</b>	<b>\$975</b>	<b>\$1,025</b>	<b>\$1,125</b>
<b><u>Alterations</u></b>						
Residential	\$125	\$125	\$125	\$125	\$125	\$125
Commercial	\$425	\$400	\$400	\$300	\$300	\$300
Industrial	\$250	\$250	\$250	\$250	\$250	\$250
<b>Subtotal</b>	<b>\$800</b>	<b>\$775</b>	<b>\$775</b>	<b>\$675</b>	<b>\$675</b>	<b>\$675</b>
<b>Total</b>	<b>\$1,350</b>	<b>\$1,425</b>	<b>\$1,550</b>	<b>\$1,650</b>	<b>\$1,700</b>	<b>\$1,800</b>

The grand total of all permit valuation is anticipated to remain at the lower levels seen during the last two fiscal years (FY21/22-22/23) for the next few years as uncertainty around the office market and capital markets continues. Still, resilience in the Silicon Valley innovation ecosystem will drive recovery within the construction sector across all asset classes. Overall permit valuation is anticipated to approach pre-pandemic levels further out, though certain sub-sectors will recover more slowly than others.

**Table 5 - Residential Units Permitted: FY 22/23 to FY27/28**

Fiscal Year	22/23	23/24	24/25	25/26	26/27	27/28
<b>Projected Residential Units</b>						
Single-Family/Duplex	50	75	75	75	75	100
ADU	550	600	650	700	750	800
Multi-Family	1,200	1,200	1,400	1,800	1,800	2,100
<b>Total</b>	<b>1,800</b>	<b>1,875</b>	<b>2,125</b>	<b>2,575</b>	<b>2,625</b>	<b>3,000</b>

Single-family unit production is anticipated to stay low for the next few fiscal years with modest increases expected in the distant future. On the other hand, ADU production is anticipated to grow year after year, continuing the growth trend since fiscal year 2016/2017. Multi-family unit production is anticipated to stay lower than average with

increases in units produced starting in fiscal year 2024/2025 as larger projects become more financially feasible.

**Table 6 - Non-Residential Square Footage Permitted: FY22/23 to FY27/28**

Fiscal Year	22/23	23/24	24/25	25/26	26/27	27/28
<b><u>Projected Square Footage (in thousands)</u></b>						
<b><u>New Construction</u></b>						
Commercial	1,300	1,300	1,700	2,500	2,500	3,000
Industrial	900	900	1,000	1,000	1,200	1,200
Subtotal	2,200	2,200	2,700	3,500	3,700	4,200
<b><u>Alterations</u></b>						
Commercial	2,200	2,300	2,300	2,500	2,500	2,500
Industrial	1,750	1,500	1,500	1,500	1,750	1,750
Subtotal	3,950	3,800	3,800	4,000	4,250	4,250
<b>Total</b>	<b>6,150</b>	<b>6,000</b>	<b>6,500</b>	<b>7,500</b>	<b>7,950</b>	<b>8,450</b>

New construction square footage for commercial and industrial development is anticipated to remain at low levels for several year and increase more significantly in fiscal year 2024/2025 and for the several years thereafter. On the other hand, alteration square footage for both commercial and industrial development is anticipated to decrease as new construction development begins increasing. This mirrors the trends of the associated construction valuation.

## **IV. CONSTRUCTION TAXES**

As identified in Section I of this report, one purpose of this report is to assist the Office of the City Manager in estimating future construction-related tax revenues that generate funds for the City's Capital Improvement Program. 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 construction of new ownership housing such as single-family detached or townhouse/duplex, is not expected to result in a significant impact. However, there is a surge in ministerial permits for affordable housing projects, and newer large mixed-use developments (e.g. Google, Diridon and Greyhound transit-oriented residential projects). Multi-family residential construction activity could result in approximately 9,000 units over the next few years. The commercial development activity includes new construction proposals such as the Montgomery office, Brokaw project, and Stockton development and smaller hotels. Future activity is expected to be limited to high and mid-rise office developments and hotel projects. The activity levels for industrial construction will likely remain low with fewer major developments that include the Microsoft data center and industrial warehouses.

The development activity data on the following pages is first divided into three major land use categories — residential, commercial, and industrial. Then, individual categories are divided into four subcategories based on project status — projects completed (building construction complete), projects under construction (building permits issued), projects approved (Planning entitlements approved), and projects pending (Planning entitlements pending). Planning department's file number prefixes are as follows: 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 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>Projects Completed 2021 to 2022</b>								
H12-020	1/16/2013	San Pedro Square	259-32-044	195 W. Julian Street	Central	MF	406	2/24/2014
PD15-013	4/3/2015	Arcadia/Evergreen Part 1	670-29-002	2140 Quimby Road	Evergreen	SF	250	11/30/2015
PD16-005	2/4/2016	Istar/Great Oaks	706-08-008	West side of Great Oaks Blvd approximately 1,000 feet northwesterly of Highway 85	Edenvale	MF	301	5/18/2016
PD16-026	8/11/2016	7th & Empire	249-38-042	535 N. 7th Street	Central	MF	92	4/11/2017
PD15-066	12/21/2015	Santana Row Lot 12	277-40-017	358 Hatton Street	West Valley	MF	258	8/16/2016
H18-026	6/7/2018	S. Market Mixed Use	264-30-034	477 S. Market Street	Central	MF	130	5/1/2019
H19-028	6/20/2019	750 W San Carlos	264-15-003	750 W. San Carlos	Central	MF	80	1/13/2021
						<b>Total</b>	<b>1,517</b>	
<b>Projects Under Construction</b>								
PD15-014	4/16/2015	1807 Almaden Rd	455-21-050	1807 Almaden Road	South	MF	96	10/7/2015
H15-046	9/25/2015	363 Delmas Avenue	264-26-006	341 Delmas Avenue	Central	MF	120	6/21/2016
PD15-055	11/4/2015	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	5/25/2016
PD15-068	12/22/2015	Santana Row Lot 17	277-38-003	544 Dudley Avenue	West Valley	MF	110	5/25/2016
PD16-005	2/4/2016	Istar/Great Oaks	706-08-008	West side of Great Oaks Blvd approximately 1,000 feet northwesterly of Highway 85	Edenvale	MF	301	5/18/2016
PD16-026	8/11/2016	7th & Empire	249-38-042	535 N. 7th Street	Central	MF	92	4/11/2017
PDA14-035-04	4/9/2017	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	7/26/2017
SP17-016	4/24/2017	425 Auzerais Avenue	264-26-017	425 Auzerais Avenue	Central	MF	130	6/19/2017
H17-019	4/25/2017	Spartan Keyes Senior Housing	472-25-092	295 E. Virginia Street	Central	MF	301	1/9/2019

SP17-027	6/26/2017	Roosevelt Park Apartments	467-12-001	21 N. 21st Street	Central	MF	80	2/6/2019
SP17-037	9/1/2017	Page Street Housing	277-20-044	329 Page Street	Central	MF	82	12/5/2018
HA14-023-02	12/6/2017	Post & San Pedro Tower	259-40-088	171 Post Street	Central	MF	228	6/9/2018
H18-057	5/3/2018	Balbach Affordable Housing	264-31-109	South East corner of Balbach and South Almaden Blvd	Central	MF	87	1/30/2019
CP18-022	6/26/2018	Blossom Hill Affordable Apartments	690-25-021	397 Blossom Hill Road	Edenvale	MF	147	12/11/2019
SP18-033	6/28/2018	Mitzi Place	299-16-001	4146 Mitzi Drive	West Valley	MF	50	10/7/2020
PD18-043	10/17/2018	Race Street Housing	261-42-058	253 Race Street	Central	MF	206	8/19/2020
CP18-044	12/19/2018	Affirmed housing	484-41-165	2348 Alum Rock Avenue	Alum Rock	MF	87	1/14/2020
CP19-021	6/18/2019	Bascom Residential Care	412-25-009	2375 South Bascom Avenue	Willow Glen	MF	138	9/29/2020
CP18-025	6/28/2019	Union Assisted Living	421-20-010	0 Union Avenue	Cambrian/ Pioneer	MF	152	11/18/2019
H19-051	11/18/2019	Eden Housing	264-26-088	425 Auzerais Avenue	Central	MF	130	9/18/2020
H19-054	12/18/2019	Moorpark Supportive Housing	282-44-027	1710 Moorpark Avenue	Willow Glen	MF	108	9/11/2020
H20-002	1/15/2020	4th and Younger Apartments	235-09-020	1020 N. 4th Street	Central	MF	96	6/30/2020
						<b>Total</b>	<b>3,747</b>	
<b>Approved Projects (Construction Not Yet Commenced)</b>								
PD12-013	3/29/2012	Ohlone Mixed Use (Block A)	26414131	southwest corner of West San Carlos Street and Sunol Street	Central	MF	263	12/16/2015
H14-037	11/5/2014	NSP3 Tower	259-24-008	201 W. Julian Street	Central	MF	313	8/5/2015
PD15-042	9/11/2015	Montgomery 7	259-47-068	565 Lorraine Avenue	Central	MF	54	6/21/2016
H15-047	9/28/2015	Gateway Tower	264-30-089	455 S. 1st Street	Central	MF	300	12/6/2016
H15-055	11/17/2015	6th Street Project	467-19-059	73 N. 6th Street	Central	MF	126	6/29/2016
PD15-061	12/4/2015	Diridon TOD	259-38-036	402 West Santa Clara	Central	MF	325	5/24/2016
SP16-016	3/8/2016	Park Delmas	259-46-040	201 Delmas Avenue	Central	MF	123	6/29/2016
PD16-013	4/7/2016	777 W San Carlos St	261-39-045	270 Sunol Street	Central	MF	149	6/21/2016
SP16-021	4/11/2016	Greyhound Residential	259-40-012	70 South Almaden Avenue	Central	MF	781	5/23/2017

PD15-059	6/23/2016	Volar (Residential)	277-33-003	350 S. Winchester Boulevard	West Valley	MF	330	6/13/2017
PD16-031	9/27/2016	750 West San Carlos	264-15-003	750 W. San Carlos Street	Central	MF	56	12/12/2017
PD17-014	4/25/2017	Stevens Creek Promenade	296-38-013	4360 Stevens Creek Boulevard	West Valley	MF	499	2/26/2019
CP17-052	11/17/2017	Alum Rock Mixed Use	481-19-003	1936 Alum Rock Avenue	Alum Rock	MF	94	3/27/2019
PD17-027	12/14/2017	Saratoga Ave Mixed Use	299-37-024	700 Saratoga Avenue	West Valley	MF	300	6/11/2019
SP18-001	1/9/2018	Garden Gate Tower	472-26-090	600 S. 1st Street	Central	MF	285	11/19/2019
SP18-016	3/29/2018	27 West	259-40-043	27 S. 1st Street	Central	MF	374	2/27/2019
SP18-059	5/10/2018	McEvoy Affordable Housing	261-38-004	699 W. San Carlos	Central	MF	365	2/11/2020
HA14-009-02	6/5/2018	Parkview Towers	467-01-008	northeast corner of the intersection of 1st Street and St. James Street	Central	MF	220	5/13/2015
SP20-020	6/5/2018	Carlisle	259-35-033	51 Notre Dame Avenue	Central	MF	220	7/8/2020
PD18-015	6/19/2018	Bascom Gateway Station	282-26-007	1330 S. Bascom Avenue	Willow Glen	MF	590	9/10/2019
PD18-016	6/29/2018	Little Portugal Gateway	481-12-069	1663 Alum Rock Avenue	East San José	MF	121	11/17/2020
SPA17-023-01	12/11/2018	StarCity (Co-Living)	259-23-006	199 Bassett Street	Central	MF	800	5/29/2019
SP19-064	2/19/2019	Roem Affordable Housing	284-03-015	961 Meridian Avenue	Willow Glen	MF	230	12/10/2020
PD19-011	4/10/2019	Meridian Mixed Use	274-14-152	259 Meridian Avenue	Central	MF	241	6/23/2020
SP20-004	4/29/2019	W. San Carlos Mixed Use	277-18-019	1530 West San Carlos	Central	MF	173	8/24/2021
PD19-019	6/4/2019	Winchester Ranch	303-38-001	555 S. Winchester Boulevard	West Valley	MF	688	1/14/2020
PD19-029	10/10/2019	Google/ Downtown West	259-38-132	450 W. San Carlos	Central	MF	5,000	1/4/2023
SP19-068	12/3/2019	Hemlock Mixed Use Project	277-34-051	2881 Hemlock Avenue	West Valley	MF	51	2/10/2021
H20-001	1/3/2020	Dahlia Apartments	467-11-021	1135 E. Santa Clara Street	Central	MF	91	11/19/2020
SP20-002	1/8/2020	S. Winchester Mixed Use	299-25-038	1073 S. Winchester Boulevard	West Valley	MF	61	8/25/2021
SP20-008	2/24/2020	Baywood Mixed Use Project	419-48-014	375 South Baywood Ave	West Valley	MF	79	6/23/2021
H20-007	3/26/2020	488 St John Urban Residential Development	467-17-046	95 N 11th St	Central	MF	33	10/11/2021
SP20-013	4/16/2020	Almaden Villas	259-41-070	1747 Almaden Rd	South	MF	62	8/25/2021

CP20-015	4/30/2020	Villa Del Sol Mixed Use Residential	421-07-029	1936 Alum Rock Ave	Alum Rock	MF	194	4/14/2021
PD20-003	5/6/2020	Tamien Station TOD	434-13-041	1197 Lick Avenue	Central	MF	569	12/9/2020
H20-013	6/9/2020	3090 S Bascom	439-28-007	3090 South Bascom Ave	Willow Glen	MF	90	9/9/2021
CP20-017	6/18/2020	Alum Rock Multifamily	434-11-081	1860 Alum Rock Ave	Alum Rock	MF	65	9/9/2021
SP20-019	6/29/2020	Madera Multifamily	439-05-007	486 West San Carlos	Central	MF	184	3/17/2021
SP20-021	6/29/2020	The Mark	704-35-026	459 S 4th St	Central	MF	222	10/13/2021
SPA18-001-01	6/29/2020	Garden Gate	264-21-066	600 S 1st St	Central	MF	336	4/28/2021
H20-024	7/15/2020	Monterey Mixed Use	684-02-003	4300 Monterey Rd	Edenvale	MF	438	12/17/2021
H20-026	7/27/2020	Eterna Tower	254-32-065	17 East Santa Clara St	Central	MF	96	08/24/2022
H20-028	8/5/2020	605 Affordable	569-14-128	605 S 2nd St	Central	MF	345	12/21/2021
PD20-006	8/18/2020	El Paseo & 1777 Saratoga Ave Mixed Use Village	244-06-002	1312 El Paseo de Saratoga	West Valley	MF	741	9/8/2022
H20-030	9/1/2020	777 West San Carlos Residential	244-17-048	270 Sunol St	Central	MF	154	8/16/2022
CP20-025	10/21/2020	2880 Alum Rock	481-18-067	2880 Alum Rock Ave	Alum Rock	MF	166	12/6/2021
PD20-011	12/18/2020	244 McEvoy	244-23-014	244 McEvoy St	Central	MF	695	6/9/2022
H21-002	1/29/2021	551 Keyes Affordable Housing	447-12-057	551 Keyes St	Central	MF	78	6/1/2021
H21-004	2/10/2021	2350 South Bascom Avenue	2880-50-45	2350 South Bascom Avenue	Central	MF	123	2/4/2022
SP21-006	3/18/2021	S. Winchester Mixed Use	299-25-037	1065 South Winchester Blvd	West Valley	MF	61	10/25/2022
H21-015	4/27/2021	North Capitol Residential Tower	254-29-028	905 North Capitol Ave	Berryessa	MF	383	6/29/2022
SP21-019	6/18/2021	2nd Street Mixed Use	467-47-024	420 South 2nd Street	Central	MF	254	12/14/2022
SP21-031	7/23/2021	Urban Catalyst Icon/Echo	467-20-079	147 East Santa Clara St	Central	MF	415	11/29/2022
H21-044	10/12/2021	W. Julian Affordable	261-02-062	950 West Julian Street	Central	MF	300	8/17/2022
						<b>Total</b>	<b>19,306</b>	
<b>Projects Pending Planning Approval</b>								
PDA14-035-05	4/10/2017	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	---

PDA15-066-01	6/5/2018	Santana Row Lot 12	277-40-017	385 Hatton Street	West Valley	MF	300	---
H19-021	1/30/2019	4th Street Housing	467-20-019	100 N. 4th Street	Central	MF	298	---
PDA14-035-06	4/2/2019	Comm Hill Phase 3	455-28-017	0 Curtner Avenue	South	MF	798	---
PD19-020	6/13/2019	Santa Clara University Mixed Use Housing	230-14-004	1202 Campbell Avenue	West Valley	MF	290	---
SP20-012	4/15/2020	VTA Blossom Hill Station TOD	486-41-033	605 Blossom Hill Rd	Edenvale	MF	328	---
PD20-004	5/20/2020	Japantown Mixed Use	684-22-022	653 N 7th St	Central	MF	65	---
CP20-020	8/25/2020	West San Carlos	442-34-059	17 Boston Avenue	Central	MF	61	---
PD20-007	9/1/2020	Cambrian Park Plaza	684-38-022	14200 Union Ave	Cambrian/Pioneer	MF	378	---
SP21-044	11/25/2020	North 2nd Affordable Senior Housing	484-02-005	19 N 2nd St	Central	MF	210	---
H20-037	12/1/2020	Fountain Alley	373-08-002	35 S 2nd St	Central	MF	194	---
H20-038	12/2/2020	BoTown Residential	676-15-039	409 S 2nd St	Central	MF	520	---
H20-049	1/5/2021	1050 St Elizabeth	665-63-013	1050 St Elizabeth Dr	Willow Glen	MF	150	---
H20-046	1/8/2021	2188 The Alameda Supportive Housing	575-25-043	2188 The Alameda	Central	MF	110	---
SP21-007	3/19/2021	1520 W. San Carlos Mixed Use	277-18-021	1520 West San Carlos St	Central	MF	202	---
PDA12-013-02	3/29/2021	Auzerais Mixed Use	264-14-110	0 Auzerais Ave	Central	MF	263	---
H21-014	4/9/2021	East Alma Residences	477-05-005	0 East Alma Ave	Central	MF	88	---
SP21-020	6/18/2021	3rd Street Mixed Use	467-47-048	420 South 3rd	Central	MF	152	---
H21-027	7/14/2021	Lorraine Residential Towers	259-47-068	565 Lorraine Ave	Central	MF	126	---
H21-028	7/15/2021	Lorraine Residential Towers	259-47-069	543 Lorraine Ave	Central	MF	264	---
H21-031	7/19/2021	Affordable Tripp	249-66-051	1319 Tripp Ave	Central	MF	51	---
PD21-011	8/11/2021	S. 1st Mixed Use	472-17-006	802 S. 1st	Central	MF	246	---
PD21-015	8/19/2021	Bark Residential	372-24-011	7201 Bark Lane	West Valley	MF	85	---
SP21-045	1/6/2022	West Bank Terraine	259-24-041	323 Terraine St	Central	MF	319	---
PD22-002	1/21/2022	Seely Mixed Use	097-15-033	0 Seely Ave	North	MF	1,480	---
H21-050	2/13/2022	1298 Tripp Avenue	249-66-040	1298 Tripp Avenue	Central	MF	235	---

H22-005	2/23/2022	650 E Santa Clara Street	467-27-039	650 E Santa Clara Street	Central	MF	45	---
H22-001	3/1/2022	1347 E Julian St	249-65-060	1347 E Julian St	Central	MF	45	---
SP22-004	3/21/2022	70 N 27th St	467-09-076	70 N 27th St	Central	MF	198	---
H22-012	3/29/2022	1325 E Julian St	249-65-061	1325 E Julian St	Central	MF	633	---
H22-034	7/26/2022	1271 E Julian St	249-66-010	1271 E Julian St	Central	MF	140	---
H22-033	8/10/2022	1530 San Carlos St	277-18-019	1530 San Carlos St	Central	MF	237	---
SP22-031	11/17/2022	Maple Wood Plaza	412-22-022	2628 Union Avenue	Central	MF	260	---
PD21-015	8/19/2021	Bark Residential	372-24-011	7201 Bark Lane	West Valley	MF	85	---
H19-019	5/6/2019	Kelsey Ayer	259-20-015	447 North 1 <sup>st</sup> Street	Central	MF	115	---
SP21-044	11/25/2020	Affordable Senior	467-21-028	19 North 2 <sup>nd</sup> Street	Central	299,135	220	---
						<b>Total</b>	<b>9,681</b>	
						<b>GRAND TOTAL</b>	<b>34,251</b>	

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>Projects Completed 2021-2022</b>								
H13-048	12/16/2013	Hampton Inn	237-17-063	2116 N 1st St	Central	182,577	210	8/15/2016
H14-021	5/29/2014	William Plaza	472-04-125	1162 Williams Ct	South	20,000		9/14/2015
H15-023	5/4/2015	Holiday Inn Expansion	497-38-013	2660 Monterey Road	South	48,100	81	7/13/2016
HA06-027-04	7/31/2015	Valley Fair Expansion	274-43-035	2855 Stevens Creek Boulevard	West Valley	684,550		6/5/2016
PDA12-031-01	11/13/2015	The Platform Retail	241-04-011	North side of Berryessa Road on the southern portion of the parcel just west of Union Pacific Railroad tracks (Flea Market)	Berryessa	37,000		4/13/2016
PD15-067	12/22/2015	The Reserve	299-26-059	877/919 S Winchester Boulevard	West Valley	22,104		4/27/2016
CP16-029	6/16/2016	Oakmont Residential Care	659-04-015	Easterly side of San Felipe Road approximately 360 feet northerly of Fowler Road	Evergreen	91,714		4/26/2017
SP17-009	2/22/2017	Miro Retail/Office	467-20-086	39 N. 5th Street	Central	39,074		3/15/2017
PD16-034	4/14/2017	Topgolf	015-39-026	4701 N. 1st Street	Alviso	71,182		12/13/2017
H18-037	8/16/2018	Adobe North Tower	259-39-127	333 W San Fernando Street	Central	1,315,000		5/29/2019
PDA08-069-01	9/17/2018	Market Park Shopping Center	254-17-084	1590 Berryessa Road	Berryessa	101,000		5/8/2019
SP18-054	10/3/2018	China Mobile	706-09-023	6320 San Ignacio Avenue	Edenvale	67,265		3/27/2019
PDA12-019-04	12/10/2018	Coleman Hotel	230-46-093	1125 Coleman Avenue	North	115,392	175	6/26/2019
PDA18-045-01	3/9/2020	Santana West Phase 2	429-09-045	3161 Olsen Drive	Central	376,250		12/9/2020
					<b>Total</b>	<b>3,171,208</b>	<b>466</b>	
<b>Projects Under Construction</b>								
PD08-001	1/7/2008	Pepper Lane Mixed Use	254-15-072	southeast corner of Berryessa and Jackson Avenue	Alum Rock	30,000		10/10/2008

PD14-035	3/15/2013	Communications Hill	455-09-040	On the hills from the junction of Communications Hill Blvd. and the CalTrain railway to the terminus of Communications Hill Blvd. and Casselino Drive.	South	68,000		11/21/2014
PD16-025	8/16/2016	The Capitol (Formerly The Orchard)	254-06-042	641 N. Capitol Avenue	Alum Rock	38,000		1/24/2017
H17-044	8/2/2017	Hilton Garden Inn Hotel	235-03-002	111 E Gish Road	Central	96,260	150	3/19/2018
CP17-047	10/20/2017	Williams Rd Residential Care Facility	299-18-147	3924 Williams Road	West Valley	31,801		11/14/2018
H18-002	1/9/2018	Silver Creek Valley Rd Hotel	678-93-015	5952 Silver Creek Valley Road	Edenvale	73,862	127	5/1/2019
PD18-015	6/19/2018	South Bascom Gateway Station	282-26-007	1330 S. Bascom Avenue	Willow Glen	213,500		9/10/2019
H18-045	9/27/2018	DiNapolo Office	259-43-076	200 Park Avenue	Central	717,246		10/9/2019
SP20-032	10/31/2018	Park habitat formerly Museum Place	259-42-023	180 Park Avenue	Central	1,241,820		11/1/2021
					<b>Total</b>	<b>2,510,489</b>	<b>277</b>	
<b>Approved Projects (Construction Not Yet Commenced)</b>								
H15-014	3/30/2015	Tropicana Shopping Center Expansion	486-10-091	1664 Story Road	Alum Rock	31,744		8/17/2021
PD15-053	10/29/2015	America Center	015-45-047	6250 America Center Drive	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
H16-010	2/29/2016	Cambria Hotel	277-34-014	2850 Stevens Creek Boulevard	West Valley	173,043	175	12/7/2016
H16-032	9/7/2016	Hampton Inn	372-25-015	1090 S. De Anza Boulevard	West Valley	51,279	90	8/14/2018
H16-042	10/18/2016	Tribute Hotel	259-42-079	211 S. 1st Street	Central	186,426	279	1/28/2020
H17-023	5/18/2017	AC Hotel Stevens Creek Blvd	375-12-017	5696 Stevens Creek Boulevard	West Valley	62,868	168	1/16/2019
CP17-046	10/26/2017	Holden Assisted Living	282-11-014	1015 S. Bascom Avenue	Willow Glen	156,022		9/12/2018
H17-059	10/28/2017	Hotel Clariana Addition	467-23-088	10 S. 3rd Street	Central	51,573	63	3/11/2020
CP17-052	11/17/2017	Alum Rock Mixed Use (Retail Component)	481-19-003	1936 Alum Rock Avenue	Alum Rock	39,000		3/27/2019
SP18-008	1/30/2018	Presentation High School Master Plan	446-38-035	2281 Plummer Avenue	Willow Glen	106,248		7/29/2020
SP18-005	2/1/2018	Bark Lane Hotel	372-24-033	7285 Bark Lane	West Valley	45,306	126	6/4/2019



SP18-012	2/27/2018	West San Carlos Hotel	277-20-035	1470 W. San Carlos Street	Central	64,262		4/24/2021
SP18-048	3/27/2018	Hotel Baywood	277-34-038	375 South Baywood Avenue	West Valley	123,120	105	2/27/2018
SP18-016	3/29/2018	27 West (Retail Component)	259-40-043	27 South 1st Street	Central	35,712		2/27/2018
H18-016	4/11/18	Piercy Hotel	678-93-040	469 Piercy Road	Edenvale	119,333	175	5/29/2019
H18-033	7/24/2018	2nd Street Hotel	472-26-070	605 S. 2nd Street	Central	90,263	106	10/2/2019
SP19-063	8/7/2018	Stockton Ave Hotel	259-28-028	292 Stockton Avenue	Central	356,470		3/13/2020
H18-038	8/28/2018	Almaden Corner Hotel	259-35-055	8 N. Almaden Boulevard	Central	153,275	272	1/14/2020
CP18-034	9/4/2018	995 Oakland Road Hotel & Carwash	235-16-011	955 Oakland Road	Central	67,766	116	12/4/2019
SP18-049	9/5/2018	335 Winchester Office	303-39-047	335 S. Winchester Boulevard	West Valley	94,996		11/19/2019
PD18-042	10/9/2018	Oakland Road Comfort Suites	241-13-019	Northeast corner of Oakland Road and Faulstich Court	Berryessa	38,400	61	3/1/2022
PDA16-034-02	11/5/2018	Shilla Stay Hotel	015-39-026	4701 N. 1st Street	Alviso	109,991	200	6/19/2019
SP20-005	1/31/2019	South Almaden Office	264-28-023	Northwest corner of Almaden Boulevard and Woz Way	Central	1,952,045		9/14/2021
H19-016	4/19/2019	City View Plaza	259-41-068	150 Almaden Boulevard	Central	3,640,033		6/16/2020
H19-041	9/19/2019	Fountain Alley Office	467-22-002	26 S. 1st Street	Central	90,829		8/12/2020
CP19-031	10/10/2019	Stevens Creek Fitness	303-25-016	3806 Stevens Creek Boulevard	Central	150,000		3/9/2021
PD19-029	10/10/2019	Google - Downtown West Mixed Use	259-38-132	West of Downtown	Central	500,000	800	5/21/2021
PDA13-049-03	2/21/2020	Bay 101 Hotel	235-01-019	1770 North 1st Street	North	94,040	171	2/23/2022
HA13-040-03	4/6/2020	Brokaw Rd Office Parcel 3	414-22-028	1801 Bering Drive	North	1,297,000		11/18/2020
CP20-013	4/8/2020	SRM San José Assisted Living	451-09-067	3315 Almaden Expressway	Cambrian/ Pioneer	195,840	195*	5/12/2021
H20-004	4/9/2020	Woz Way	264-31-067	276 Woz Way	Central	1,837,673		6/29/2021
SP20-020	6/18/2020	The Carlyse	259-35-033	51 Notre Dame Avenue	Central	131,082		7/8/2020
CP20-019	6/26/2020	Delmas Senior Living	264-20-088	323 Gifford Avenue	Central	185,054	116*	1/26/2021
H20-021	6/29/2020	Almaden Tower	421-23-041	Southwest corner of S Almaden Avenue & Post Street	Central	596,750		12/9/2020

PD20-007	9/1/2020	Cambrian Park Plaza	419-08-013	14200 Union Avenue	Cambrian/ Pioneer	374,170	157*	11/14/2022
SP21-037	12/1/2020	Westbank's The Arbor	299-32-033	255 West Julian Street	Central	512,031		11/21/2021
H20-037	12/1/2020	Fountain Alley	373-08-002	35 S. 2nd Street	Central	437,883		12/22/2022
PD20-012	1/8/2021	Stevens Creek Hotel	296-40-009	4300 Stevens Creek Boulevard	West Valley	161,430	250	8/30/2022
					<b>Total</b>	<b>15,779,499</b>	<b>3,625</b>	
<b>Projects Pending Planning Approval</b>								
CP20-001	1/6/2020	Sunset Mixed Use Complex	481-07-028	2101 Alum Rock Avenue	Alum Rock	28,690		---
CP20-008	3/30/2020	Hotel	467-47-098	490 S 1st Street	Central	131,600	144	---
CP20-020	8/25/2020	West San Carlos	274-16-070	17 Boston Avenue	Central	107,013		---
H21-005	3/18/2021	Office Buildings	237-08-079	550 E Brokaw Road	Central	1,647,920		---
H20-047	11/12/2021	Hotel	261-07-001	615 Stockton Ave	Central	58,198	64	---
CP21-022	11/17/2021	Prospect Rd Costco	381-36-021	5287 Prospect Rd	West Valley	166,058	210*	---
H21-052	12/15/2021	High Rise Office Building	259-28-024	250 Stockton Ave	Central	1,328,970		---
PD22-010	12/22/2021	Hotel	456-02-019	1669 Monterey Road	South	60,716	120	---
PD22-002	1/21/2022	Seely Mixed Use	097-15-033	0 Seely Avenue	North	54,000		---
PD22-004	1/31/2022	Coleman Highline	230-46-072	1185 Coleman Ave	North	288,419		---
H22-031	8/16/2022	Commercial Space	261-34-012	33 S Montgomery Street	Central	1,200,000		---
PD22-026	10/10/2022	Samaritan Medical Phase 1	421-38-006	2512 Samaritan Drive	Cambrian/ Pioneer	46,000		---
H22-039	10/20/2022	Medical Office Building	282-10-074	951 S Bascom Avenue	West Valley	53,481		---
PD22-027	11/9/2022	Samaritan Medical Phase 1	421-37-001	2505 Samaritan Drive	Cambrian/Pioneer	350,000		---
PD22-030	12/2/2022	Academic Building	261-12-087	960 W Hedding Street	Central	44,698		---
CP22-028	12/6/2022	Memory Care Facility	414-21-062	0 Union Avenue	West	48,051	94*	---
H22-047	12/23/2022	Kia Auto Sales Office	303-29-022	3566 Stevens Creek Boulevard	West Valley	34,420		---
					<b>Total</b>	<b>5,648,234</b>	<b>632</b>	
* Residential Care Facility					<b>GRAND TOTAL</b>	<b>27,109,430</b>	<b>5,000</b>	

Major Industrial 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>Projects Completed 2021-2022</b>							
PD13-012	3/20/2013	237 @ First Street (balance)	015-39-006	4353 N. 1st Street	Alviso	368,702	12/4/2013
PD16-037	11/29/2016	Self-storage (King Rd)	670-12-006	2905 South King Road	Evergreen	198,000	4/12/2017
PD16-027	8/29/2016	Oakland Rd Self Storage	235-18-001	645 Horning Street	Central	91,875	5/8/2018
SP18-054	10/3/2018	China Mobile	706-09-023	6320 San Ignacio Avenue	Edenvale	238,322	3/27/2019
PDA15-031-01	9/1/2020	Bloom Energy at Equinix	647-25-043	5 Great Oaks Boulevard	Edenvale	92,350	5/26/2021
					<b>Total</b>	<b>989,249</b>	
<b>Projects Under Construction</b>							
H15-037	8/25/2015	Broadcom /Innovation Place	097-33-116	3130 Zanker Road	North	536,949	12/2/2015
PD16-016	4/28/2016	Winchester Ministorage	279-01-017	780 S. Winchester Boulevard	West Valley	84,000	11/9/2016
H16-035	9/27/2016	Edenvale Self Storage	678-93-005	5880 Hellyer Avenue	Edenvale	149,301	5/3/2017
SP18-020	12/15/2017	Akatiff/Platform 16	259-29-104	440 W. Julian Street	Central	982,128	5/30/2018
H18-024	5/31/2018	Winfield Self Storage	694-06-009	5775 Winfield Boulevard	Edenvale	109,527	9/4/2019
SPA15-031-01	7/1/2015	Equinix Data Center	706-02-053	123 Great Oaks Blvd	Edenvale	547,050	3/3/2020
PDA16-027-02	1/9/2020	645 Horning Self Storage	462-01-016	623 Horning Street	Central	152,512	3/10/2021
PDA15-031-01	9/1/2020	Bloom Energy at Equinix	647-25-043	5 Great Oaks Boulevard	Edenvale	92,350	5/26/2021
					<b>Total</b>	<b>2,653,817</b>	
<b>Approved Projects (Construction Not Yet Commenced)</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
PDA16-025-03	8/16/2016	Self-Storage	254-06-042	641 N Capitol Avenue	Alum Rock	111,000	2/13/2016
SP16-053	11/4/2016	Microsoft Data Center	015-31-054	1657 Alviso-Milpitas Road	Alviso	376,519	10/24/2017
PDA14-005-10	5/3/2018	Western Digital Great Oaks	706-07-020	5601 Great Oaks Parkway	Edenvale	73,400	11/14/2018
PD18-039	9/12/2018	Cloud 10 Skyport Plaza	230-29-117	1601 Technology Drive	North	350,000	12/23/2019

CP20-003	10/11/2018	Capitol Public Storage	462-19-013	231 W. Capitol Expressway	South	179,916	2/26/2020
H21-003	2/5/2021	1953 Concourse	467-47-053	1953 Concourse Drive	Berryessa	126,700	4/29/2022
PD21-016	8/20/2021	Second Harvest	015-39-056	4553 North 1st. Street	Alviso	249,320	8/9/2022
					<b>Total</b>	<b>3,120,586</b>	
<b>Projects Pending Planning Approval</b>							
SP19-066	11/11/2019	Microsoft Data Center/Industrial	015-31-054	1657 Alviso-Milpitas Road	Alviso	397,205	---
H20-033	10/13/2020	Warehouse	477-08-037	1605 S 7th Street	Central	94,325	---
H20-045	12/17/2020	Warehouse	237-28-034	2237 Junction Avenue	Edenvale	26,000	---
PD20-013	1/11/2021	Granite Rock	462-17-024	120 Granite Rock Way	Edenvale	40,000	---
PDA14-005-012	11/4/2021	Western Digital	706-07-020	5601 Great Oaks Pkwy Building 1	Edenvale	580,000	---
H21-040	9/23/2021	Industrial Warehouse	244-15-030	2222 Qume Drive	Berryessa	714,419	---
PD22-028	5/4/2022	370 W Trimble Road	101-02-018	370 W Trimble Road	North	208,000	---
H22-014	3/28/2022	Xebec Warehouse	678-93-040	469 Piercy Road	Edenvale	132,790	---
H22-015	4/22/2022	Industrial building	678-08-043	550 Piercy Road	Edenvale	422,670	---
H22-022	5/3/2022	Industrial Tilt Up	679-01-020	0 Hellyer Avenue	Edenvale	121,400	---
H22-026	6/17/2022	Industrial Warehouse	477-11-023	750 Story Road	Evergreen	70,938	---
H22-028	6/27/2022	Industrial Building	244-18-007	2105 Lundy Avenue	Berryessa	96,256	---
H22-035	8/24/2022	Industrial Building	678-08-055	0 Piercy Road	Edenvale	216,244	---
SP22-029	11/15/2022	Data Center	101-02-020	370 W Trimble Road Building 91	Central	631,542	---
PD22-009	3/28/2022	Warehouse	670-12-015	2919 S King Road Building 1	Evergreen	93,000	---
PD22-001	2/17/2022	Data Center	244-17-009	1849 Fortune Drive	Edenvale	522,194	---
					<b>Total</b>	<b>4,366,983</b>	
					<b>GRAND TOTAL</b>	<b>11,130,635</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 José is divided into a total of fifteen (15) planning areas (see Figure 15, below). The individual planning area maps at the end of this report 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 have occurred there and/or these areas are outside the City's Urban Service Area and Urban Growth Boundary.

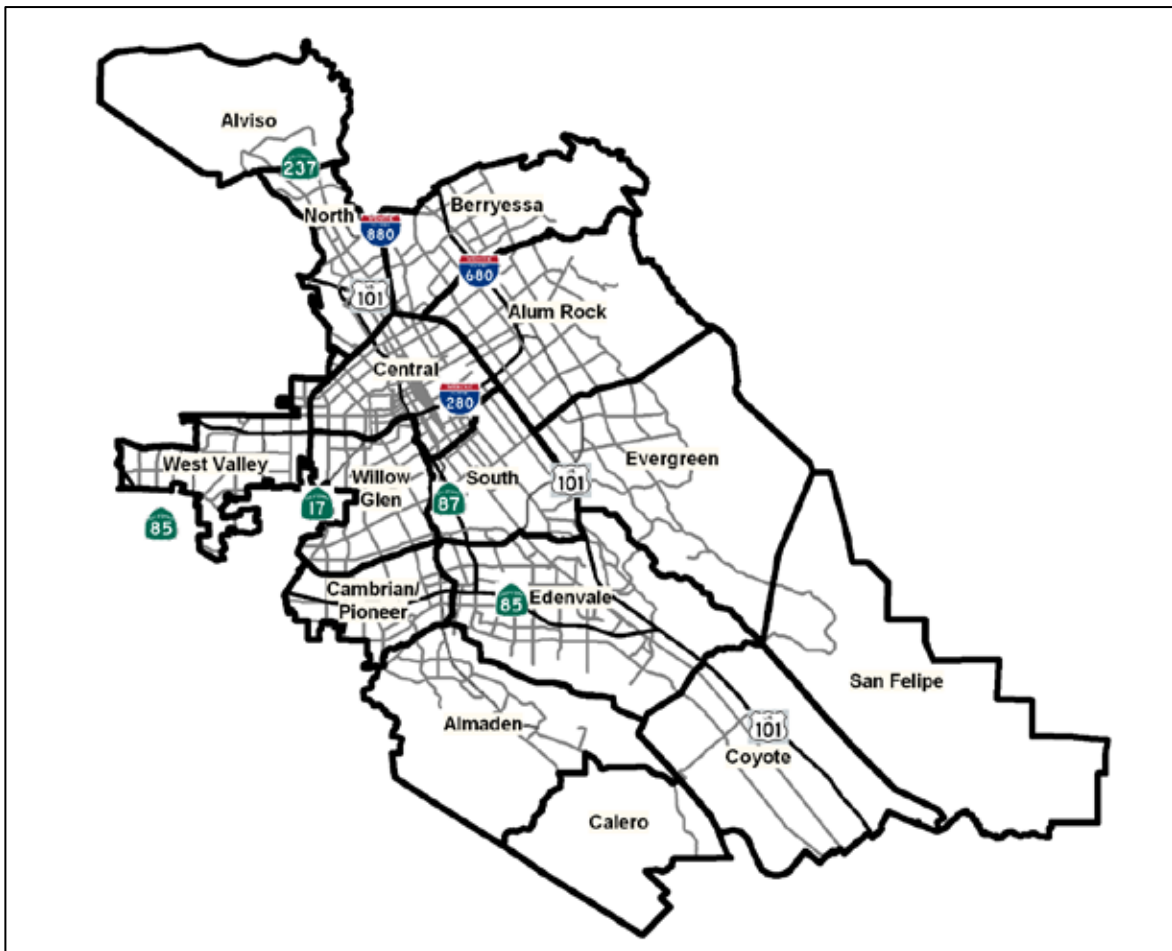


Figure 15 - San José Planning Areas

## **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.

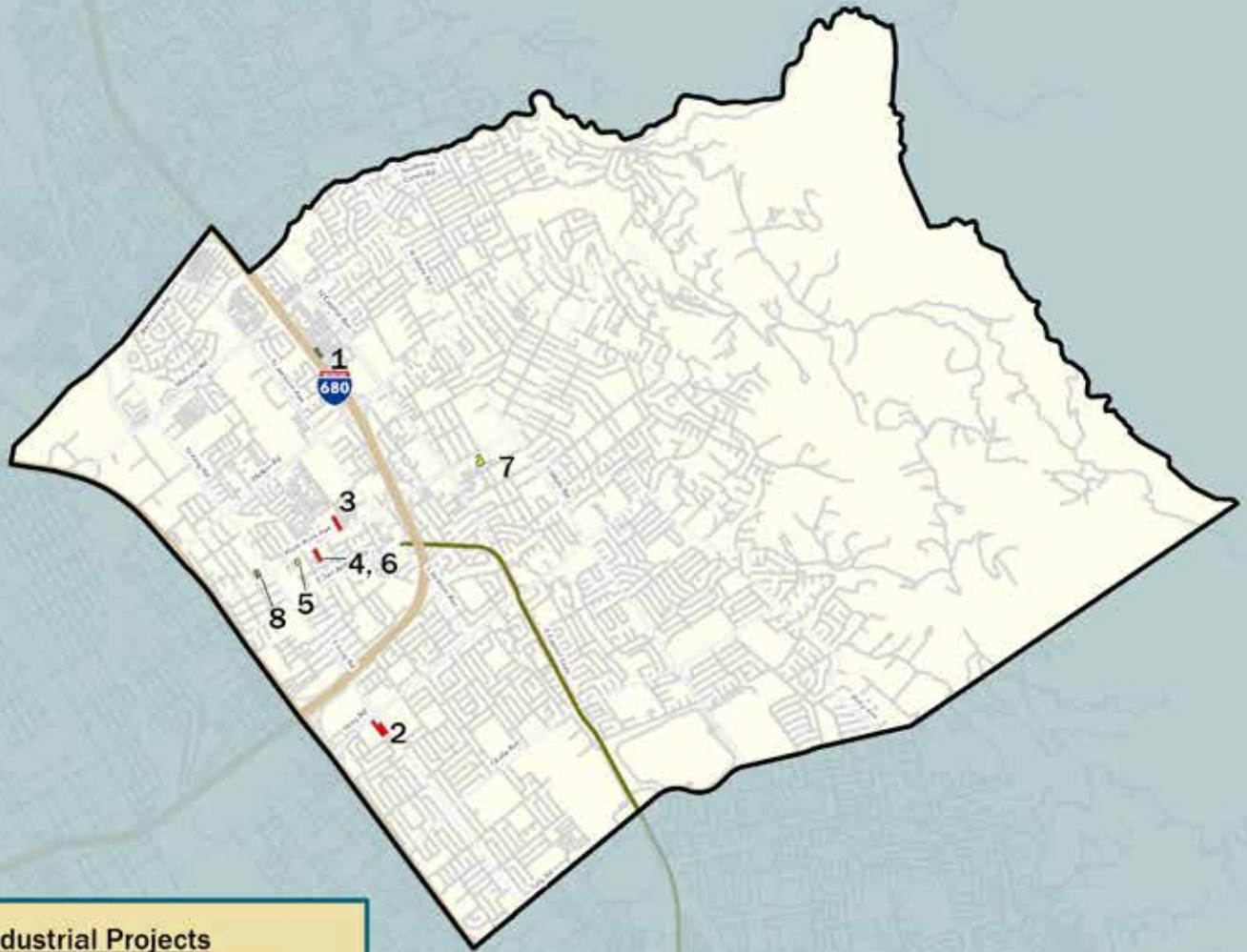
### **Data Collection and Analysis**

The Department's Planning entitlement application and building permit database is the primary initial resource for information on applications submitted to the City. Architectural drawings, GIS tools, aerial photographs, and Google Street View were 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 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.

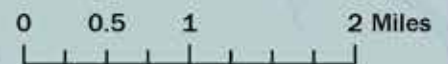
### **Review of Publications**

Planning staff consulted several publications that made contributions to the preparation of this report, including: the Yardi Matrix Multi-family San José Report – Fall 2022, Colliers Silicon Valley 2022 Q4, CoStar Q4 2022, and Cushman & Wakefield's 2022Q4 MarketBeat reports.

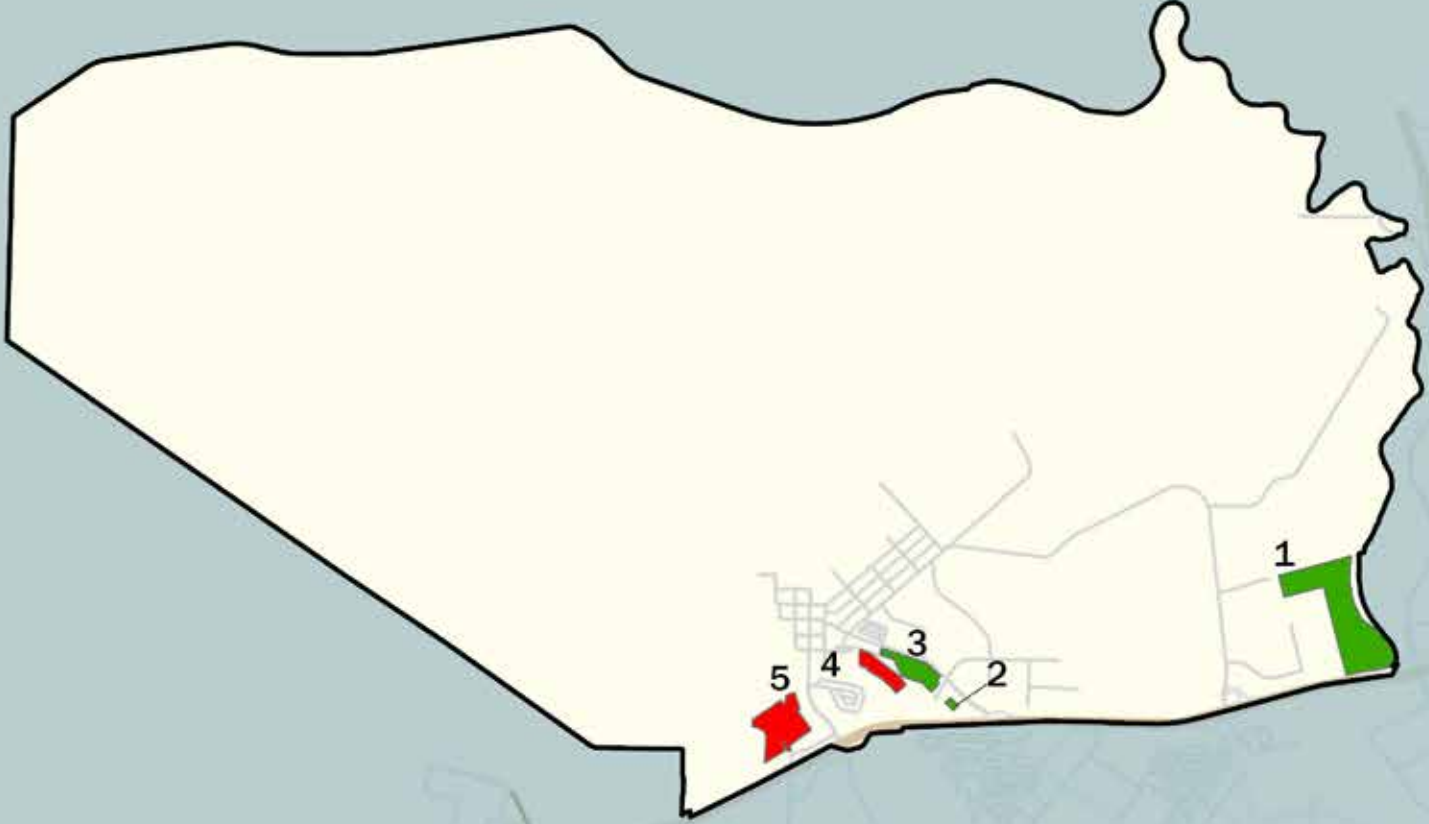
# Alum Rock Planning Area Major Development Activity



- Industrial Projects**
  1. Oakland Rd Self StorageTotal Industrial Sq. Feet = 187,011
- Commercial Projects**
  2. Tropicana Shopping Center Expansion
  3. Sunset Mixed Use Complex
  4. Alum Rock Mixed Use (Retail Component)Total Commercial Sq. Feet = 239,744
- Residential Projects**
  5. Alum Rock Multifamily
  6. 7144 Webb Canyon Dr
  7. 2880 Alum Rock Ave
  8. Little Portugal GatewayTotal Dwelling Units = 546



# Alviso Planning Area Major Development Activity



**Industrial Projects**

- 1. Microsoft data center/industrial
- 2. 237 @ First Street (balance)
- 3. Second Harvest

Total Industrial Sq. Feet = 1,290,222

**Commercial Projects**

- 4. Shilla Stay Hotel
- 5. American Center (America Center (balance))


Total Commercial Sq. Feet = 109,991

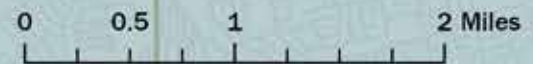




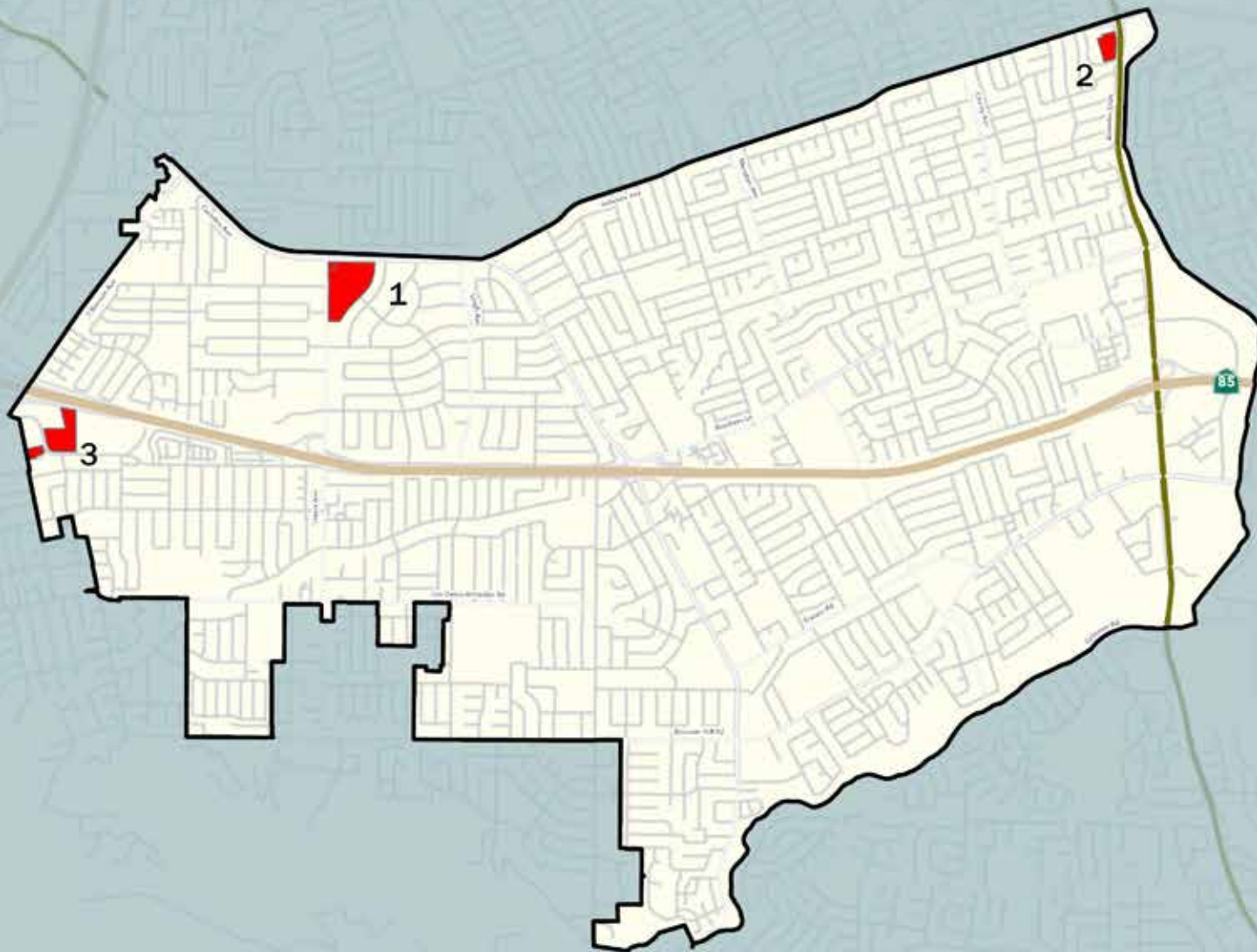
# Berryessa Planning Area Major Development Activity



	<b>Commercial Projects</b>		<b>Industrial Projects</b>
1. Oakland Road Comfort Suites		3. 1953 Concourse Dr.	
Total Commercial Sq. Feet = 38,400		4. 2222 Qume Dr	
		5. Data Center	
		6. Industrial Warehouse	
	<b>Residential Projects</b>		Total Industrial Sq. Feet = 1,434,251
2. North Capitol Residential			
Total Dwelling Units = 383			



# Cambrian/Pioneer Planning Area Major Development Activity



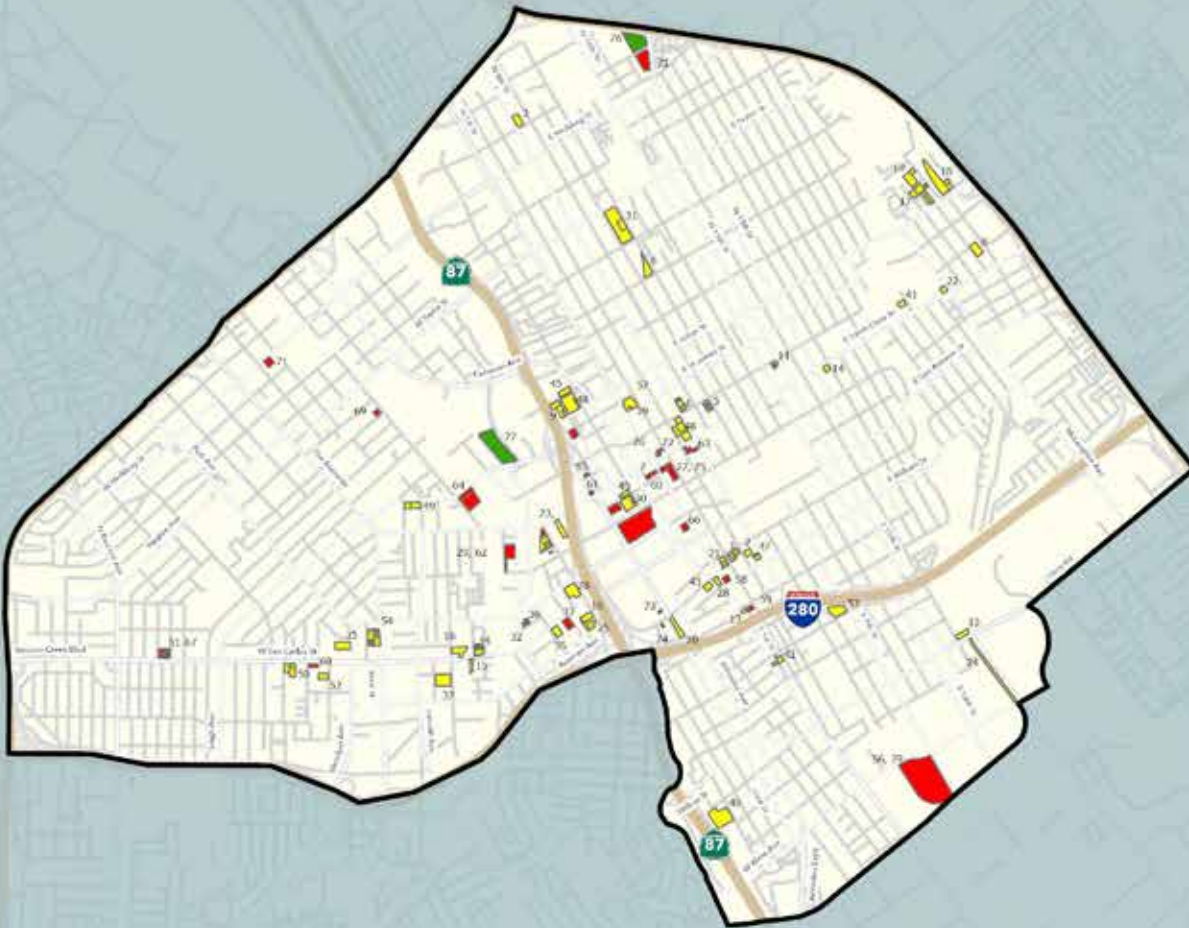
## Commercial Projects

1. Cambrian Park Plaza
2. SRM San Jose Assisted Living
3. Samaritan Medical

Total Commercial Sq. Feet = 770,170

0 0.5 1 Miles

# Central Planning Area Major Development Activity



## Residential Projects

1. 2nd Street Mixed Use
2. 3rd Street Mixed Use
3. 4th and Younger Apartments
4. 4th Street Housing
5. 6th Street Project
6. 7th & Empire
7. 27 West
8. 70 N 27th St
9. 323 Terraine St
10. 363 Delmas Avenue
11. 488 St John Urban Residential Development
12. 551 Keyes Affordable Housing
13. Garden Gate Tower
14. 650 E Santa Clara Street
15. 750 W San Carlos
16. 777 West San Carlos St
17. 1298 Tripp Avenue
18. 1325 E Julian St
19. Affordable Tripp
20. Balbach Affordable Housing
21. BoTown Residential
22. Dahlia Apartments
23. Diridon TOD
24. East Alma Residences
25. Eden Housing
26. Eterna Tower
27. Fountain Alley
28. Gateway Tower
29. Google/ Downtown West
30. Greyhound Residential

Total Dwelling Units = 34,401

31. Japantown Mixed Use
32. Lorraine Residential Towers
33. Madera Multifamily
34. McEvoy Affordable Housing
35. Meridian Mixed Use
36. Montgomery 7
37. Ohlone Mixed Use (Block A)
38. Park Delmas
39. Parkview Towers
40. Post & San Pedro Tower
41. Roosevelt Park Apartments
42. S. 1st Mixed Use
43. S. Market Mixed Use
44. San Pedro Square
45. StarCity (Co-Living)
46. Tamien Station TOD
47. The Mark
48. Urban Catalyst Icon/ Echo
49. W. Julian Affordable
50. W. San Carlos Mixed Use
51. West San Carlos
52. Page Street Housing
53. Spartan Keyes Senior Housing
54. Race Street Housing
55. Madera Multifamily

## Commercial Projects

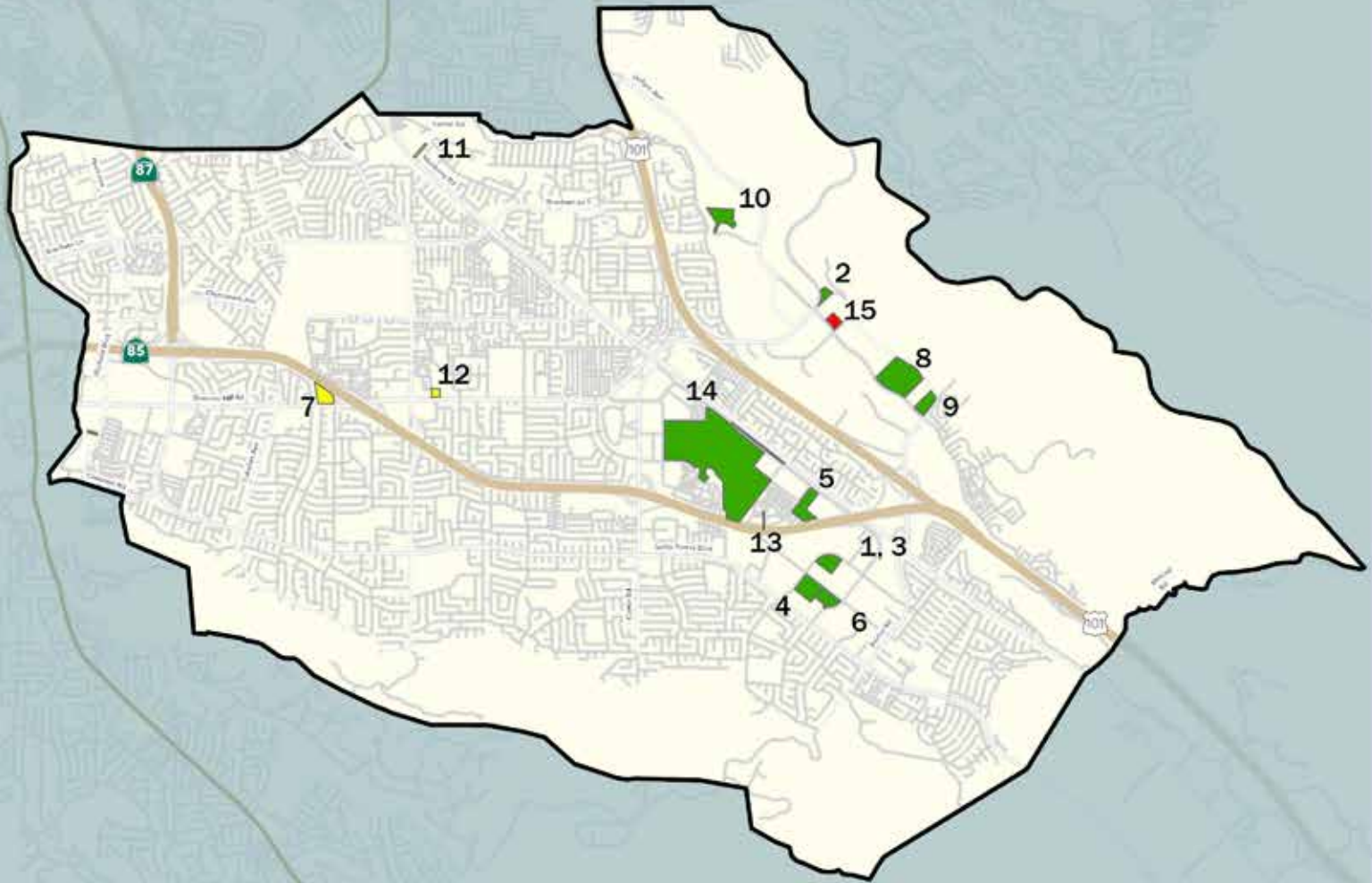
56. 1605 S 7th St
  57. 240 2nd St
  58. Hotel
  59. 2nd Street Hotel
  60. 27 West (Retail Component)
  61. Almaden Corner Hotel
  62. Google - Downtown West Mixed Use
  63. Hotel Clariana Addition
  64. Stockton Ave Hotel
  65. The Carlisle
  66. Tribute Hotel
  67. West San Carlos
  68. West San Carlos Hotel
  69. Hotel
  70. Academic Building
  71. 995 Oakland Road Hotel & Carwash
  72. North 2nd Affordable Senior Housing
  73. South Almaden Office
  74. Woz Way
  75. Fountain Alley
- Total Commercial Sq. Feet = 21,514,628

## Industrial Projects

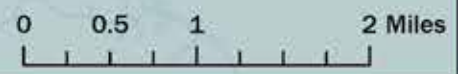
76. 645 Horning Self Storage
  77. Akatiff/ Platform 16
  78. Oakland Rd Self Storage
  79. Warehouse
- Total Industrial Sq. Feet = 1,226,515

0 0.75 1.5 Miles

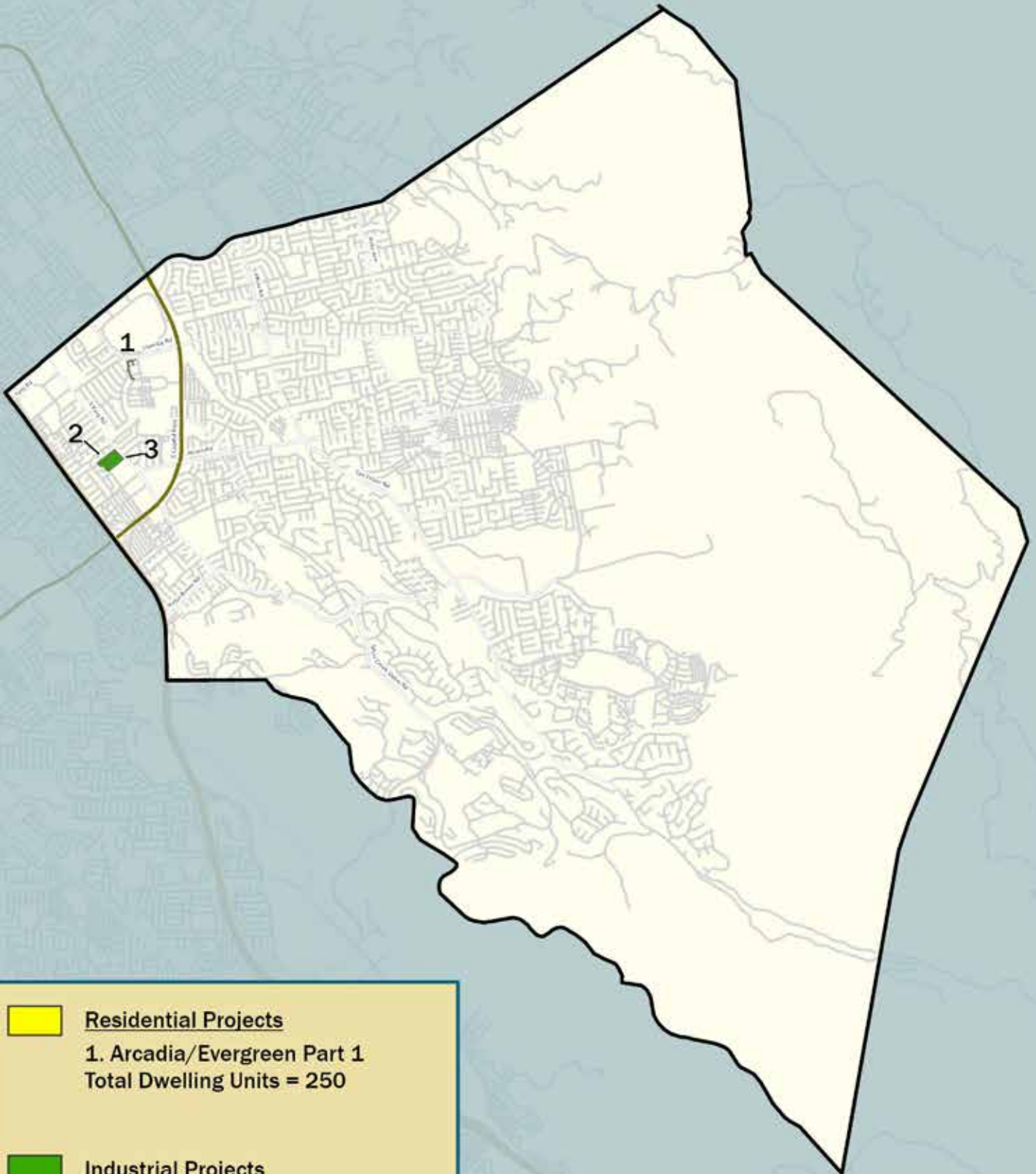
# Edenvale Planning Area Major Development Activity



	<b>Industrial Projects</b>		<b>Residential Projects</b>
1. Bloom Energy at Equinix		11. Monterey Mixed Use	
2. Edenvale Self Storage Facility		12. VTA Blossom Hill Station	
3. Equinix (iStar)		13. Istar/Great Oaks	
4. Equinix Data Center		14. Blossom Hill Affordable Apartments	
5. Western Digital		Total Dwelling Units = 1,214	
6. China Mobile			
7. Winfield Self Storage			<b>Commercial Projects</b>
8. Industrial Building		15. Piercy Hotel	
9. Industrial Building		Total Commercial Sq. Feet = 119,333	
10. Industrial Tilt Up			
Total Industrial Sq. Feet = 7,851,577			



# Evergreen Planning Area Major Development Activity



## Residential Projects

1. Arcadia/Evergreen Part 1  
Total Dwelling Units = 250

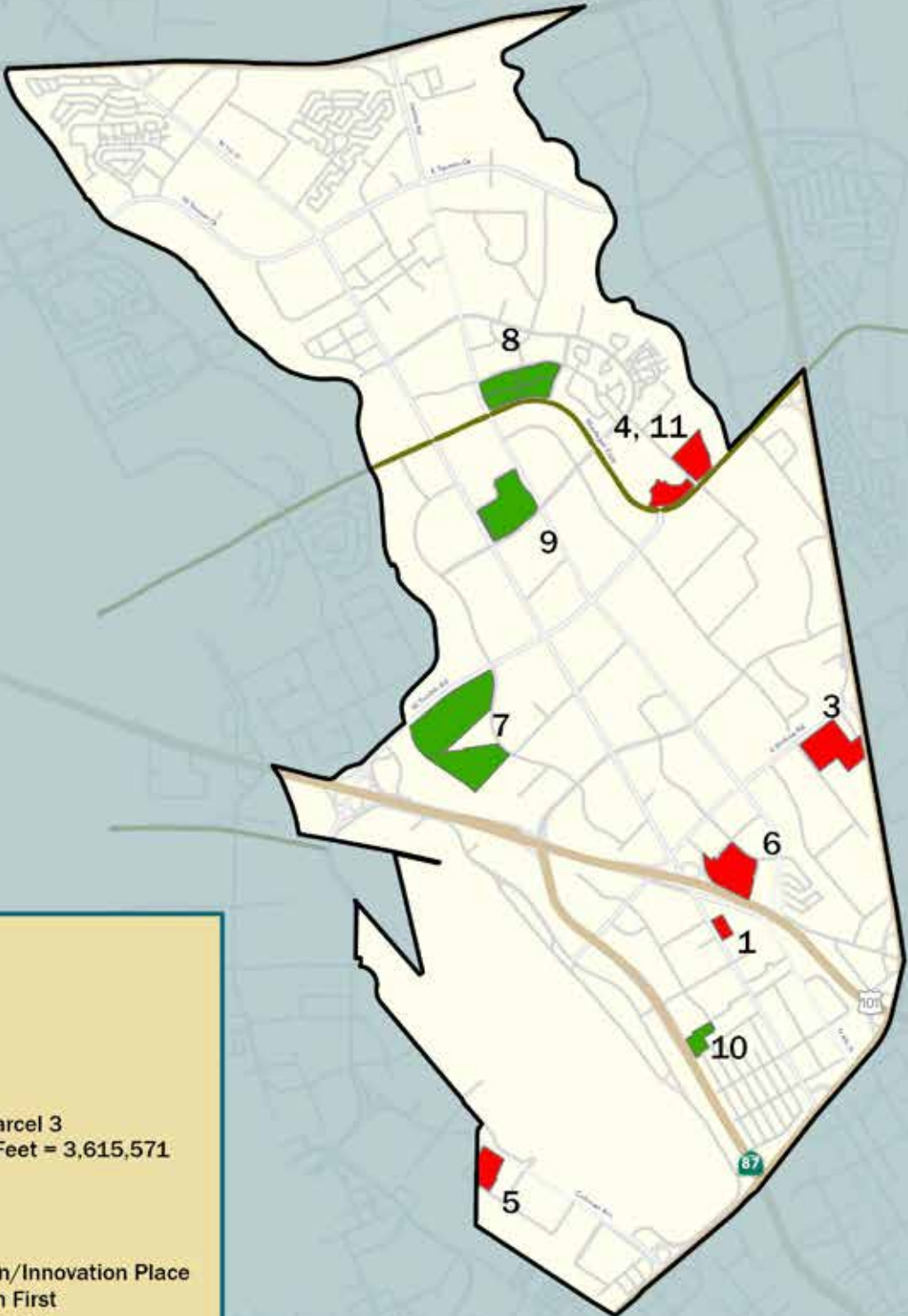



## Industrial Projects

2. Self-storage (King Rd)  
3. Ware House  
Total Industrial Sq. Feet = 291,000



# North Planning Area Major Development Activity

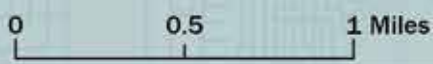


	<b>Commercial Projects</b> 1. Bay 101 2. 370 Trimble Rd 3. Office Buildings 4. Seely Mixed Use 5. Coleman Highline 6. Brokaw Rd Office Parcel 3 Total Commercial Sq. Feet = 3,615,571
	<b>Industrial Projects</b> 7. 370 Trimble Rd 8. Broadcom expansion/Innovation Place 9. The Station on North First 10. Cloud 10 Skyport Plaza Total Industrial Sq. Feet = 2,748,680
	<b>Residential Projects</b> 11. Seely Mixed Use Total Dwelling Units = 1,480

# South Planning Area Major Development Activity

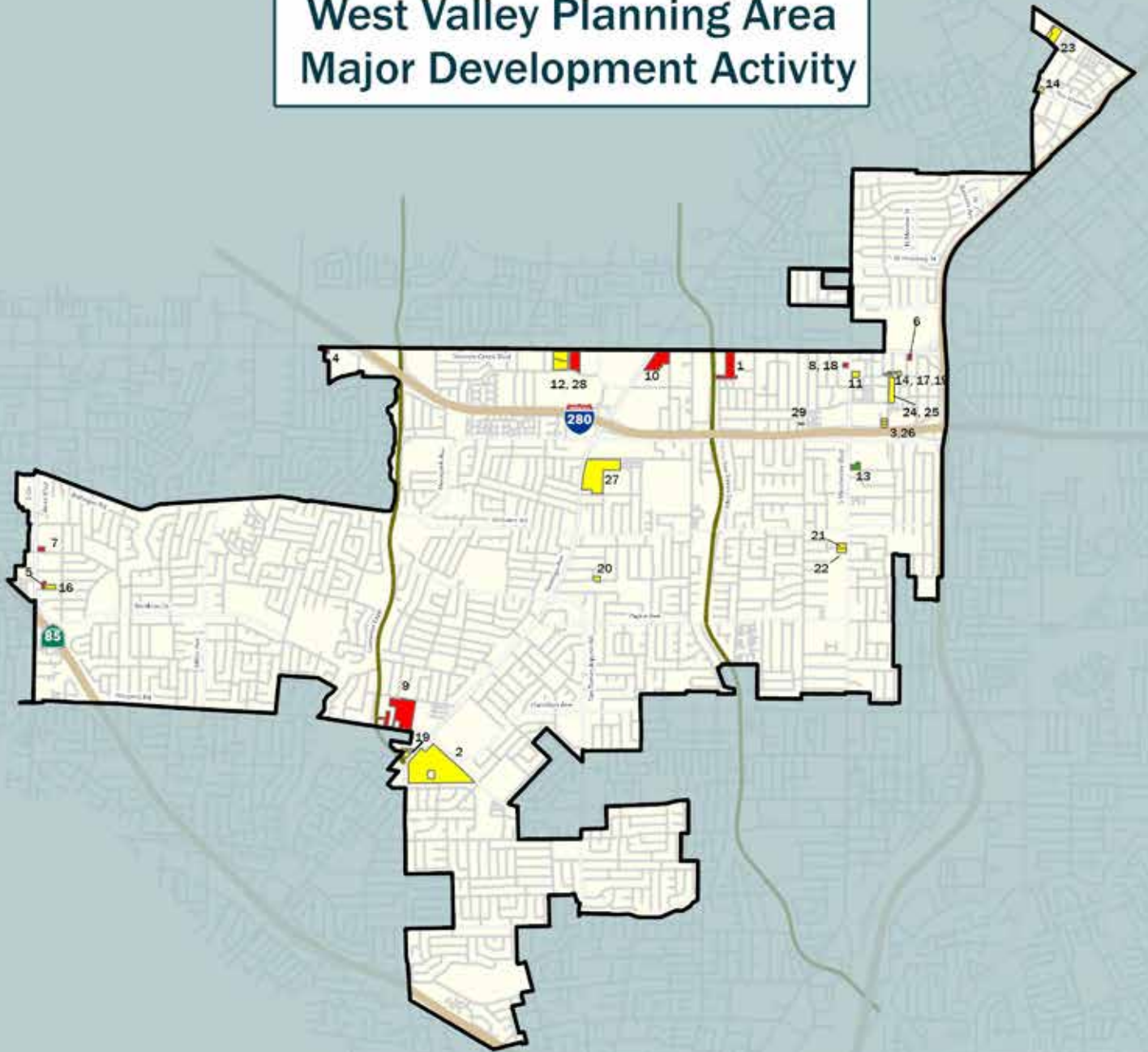


<p><b>Commercial Projects</b></p> <p>1. 1669 Monterey Rd Total Commercial Sq. Feet = 60,716</p>	<p><b>Industrial Projects</b></p> <p>7. 231 Capitol Public Storage 8. Industrial Warehouse Total Industrial Sq. Feet = 276,172</p>
<p><b>Residential Projects</b></p> <p>2. 1807 Almaden Rd 3. Communication Hill Village Center 4. Almaden Villas 5. Comm Hill Phase 3 6. Communication Hill Total Dwelling Units = 1,932</p>	





# West Valley Planning Area Major Development Activity



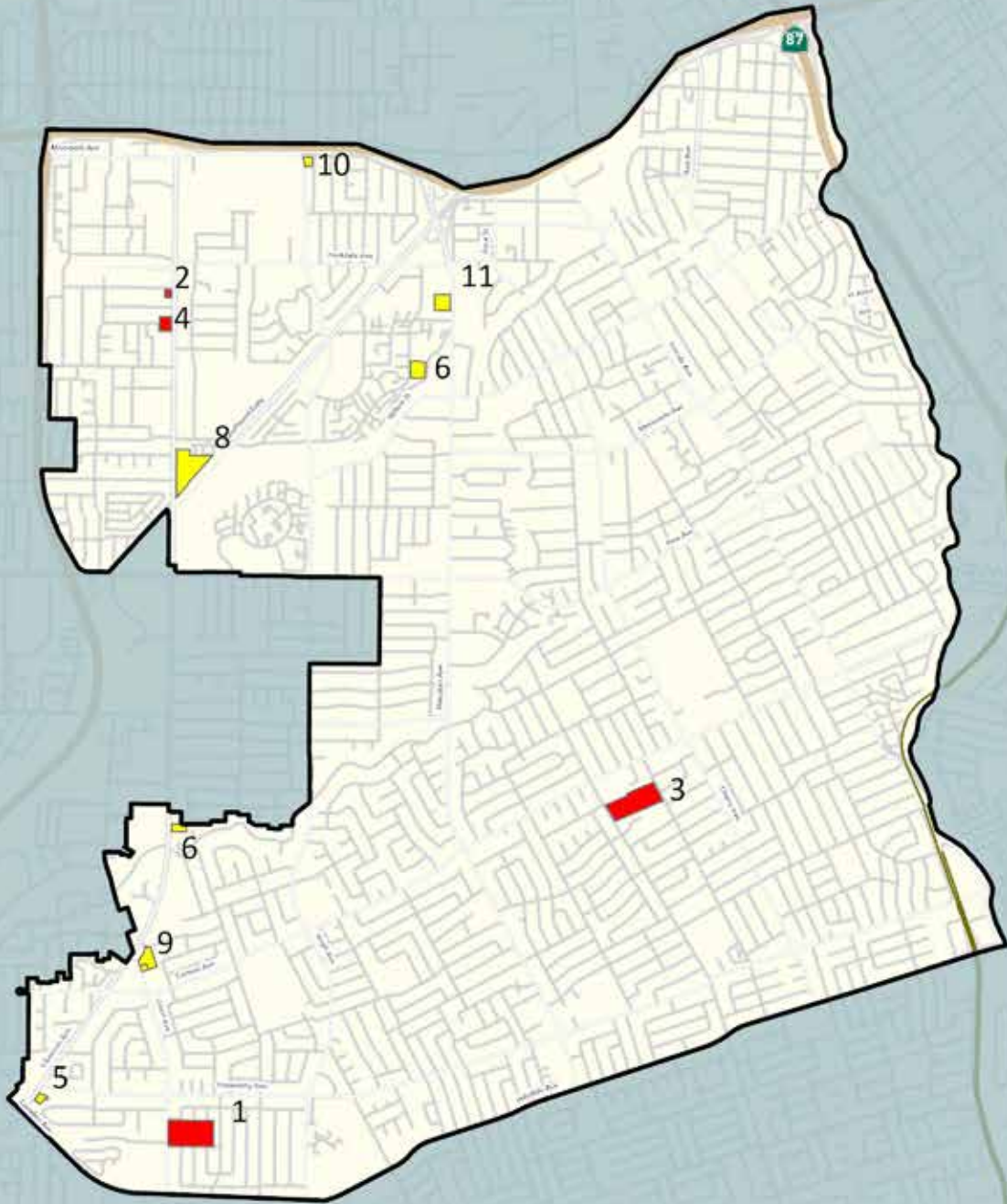
	<b>Commercial Projects</b>		<b>Residential Projects</b>
	1. Stevens Creek Fitness		13. Winchester Ranch
	2. 1200 El Paseo De Saratoga		14. 2188 The Alameda Supportive Housing
	3. AC Hotel Stevens Creek Blvd		15. 2881 Hemlock Ave
	4. Bark Lane Hotel		16. Bark Residential
	5. Cambria Hotel		17. Baywood Mixed Use Project
	6. Hampton Inn		18. El Paseo & 1777 Saratoga Ave Mixed Use
	7. Hotel Baywood		19. Hemlock Mixed Use Project
	8. Prospect Rd Costco		20. Mitzi Place
	9. 355 Winchester Office		21. S. Winchester Mixed Use
	10. Kia Auto Sales Office		22. S. Winchester Mixed Use
	11. Stevens Creek Promenade (Hotel)		23. Santa Clara University Mixed Use Housing
	Total Commercial Sq. Feet = 912,520		24. Santana Row Lot 12
			25. Santana Row Lot 12
			26. Santana Row Lot 17
			27. Saratoga Ave Mixed Use
			28. Stevens Creek Promenade
			29. Volar (Residential)
			Total Dwelling Units = 3,988
	<b>Industrial Projects</b>		
	12. Winchester Ministorage		
	Total Industrial Sq. Feet = 84,000		







# Willow Glen Planning Area Major Development Activity



Commercial Projects	Residential Projects
1. Silverado Memory Care	5. 3090 S Bascom
2. Medical Office Building   951 Bascom Ave	6. 1050 St. Elizabeth
3. Presentation High School Master Plan	7. 1240 South Bascom Ave
4. Holden Assisted Living	8. Bascom Gateway Station
Total Commercial Sq. Feet = 363,802	9. Maple Wood Plaza
	10. Moorpark Supportive Housing
	11. Roem Affordable Housing
	Total Dwelling Units = 1,306

