

# **Development Activity Highlights and Five-Year Forecast (2008-2013)**



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**City of San Jose  
Department of Planning, Building and Code Enforcement  
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# Development Activity Highlights and Five-Year Forecast (2008-2013)

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# Development Activity Highlights and Five-Year Forecast (2008-2013)

## I. PURPOSE

The *Development Activity Highlights and Five-Year Forecast (2008-2013)* is a report issued annually by the Department of Planning, Building and Code Enforcement. The report serves several functions. First, the report assists the Office of the City Manager in estimating future construction-related tax revenues that generate funds for the City's Capital Improvement Program. Second, the report provides City policymakers and staff with key data for periodic assessment of the rate, type, and location of development activity in San Jose. Lastly, the report is a tool for distributing information on major development projects to members of the general public.

## II. SUMMARY

Development activity levels are presently undergoing a sharp reversal of the trends that had held throughout this decade. Residential construction levels, which remained steady during and beyond the last recession in 2001, are faltering in the face of economic challenges more specific to the housing sector and potentially more severe and widespread than those experienced during the "dot com bust". In contrast, non-residential construction is now rebounding to levels not seen since that time. In the short term, this concurrent "rise and fall" of activity should yield an overall flat building permit valuation of \$875 million in fiscal year 2007/08—a dip of just 3% from the prior year. However, due to expectations for modest improvement in residential activity in the years ahead, permit valuation is forecast to rise and hover around the \$1 billion mark over the remainder of the five-year forecast period. The following summary discusses current development activity and trends for each major land use category (residential, commercial, and industrial), providing some insight as to what may occur over the forecast period (2008-2013).

### **Residential Development**

- *New housing production in San Jose exceeded 4,000 dwelling units per year during the late-1990's, and then declined to an average of 3,000 units per year from 2001-2007. However, production by unit type (i.e., single-family vs. multi-family) varied considerably over this time. Most recently, single-family construction fell 33% to a 17-year low during fiscal year 2006/07, whereas multi-family activity surged over 50% to a 4-year high. In total, building permits were issued for 3,214 units, just above the staff forecast (3,000 units).*
- *Staff forecasts that residential construction activity will rapidly decelerate in the near term, as declining home prices, rising unsold inventory, the ongoing*

*“credit crunch”, and a growing threat of recession all weigh heavily on the housing industry. As such, the number of new dwelling units is expected to reach just 1,750 units in fiscal year 2007/08—a 45% year-over-year decline and a 15-year low.*

- *Following a short-term slowdown, staff anticipates that residential construction activity in San Jose will return to more normal, long-term levels, reaching a moderate rate of 2,750 units per year over the five-year forecast period. This forecast improvement is based on a significant unmet regional demand for housing, as evidenced by extraordinary strength in current development application and entitlement activity, which has already set a 10-year high in fiscal year 2007/08. Future development will consist primarily of higher density housing in strategic infill locations, including the Greater Downtown area, North San Jose, and Specific Plan areas. The development trend of mid-rise or high-rise housing in Downtown and North San Jose is well underway, with more than half a dozen projects in each area currently under review or construction.*

### **Commercial Development**

- *After a five-year-long boom in commercial construction activity that spanned the late-1990's to early 2000's, at which time total permit valuation averaged over \$500 million per year, activity since 2003 has consistently amounted to less than half that level. Further, activity in recent years has been comprised almost exclusively of retail projects, including major renovation/expansion of the Oakridge and Eastridge shopping centers, redevelopment of Plaza de San Jose (at Story and King Roads), and construction of San Jose Marketcenter (at Coleman Avenue and West Taylor Street). In fiscal year 2006/07, commercial permit valuation amounted to just \$214 million, well below the staff forecast of \$275 million.*
- *Staff forecasts that commercial construction activity will reach a 6-year high during fiscal year 2007/08, with total permit valuation amounting to \$350 million. In contrast to the past dominance of retail (noted above), this activity level will be driven by resurgence in office construction. Specifically, Legacy Partners' recent groundbreakings on its Riverpark Towers and America Center projects (in Downtown and along Highway 237, respectively), coupled with BEA Systems' occupancy of the long-vacant “Sobrato building”, have in fact already pushed year-to-date valuation to over three-quarters of this forecast figure.*
- *For the five-year forecast period, overall commercial construction activity is expected to be moderate and stable. A prime example of the continuing health of retail is the recently approved major expansion of Valley Fair Shopping*

*Center that would make it the largest shopping mall in the Bay Area. Additional development is expected in Greater Downtown and North San Jose in support of new housing growth in these areas. This trend is evidenced by a Whole Foods Market planned immediately adjacent to residential redevelopment (per the Midtown Specific Plan) along The Alameda.*

### **Industrial Development**

- *Like its commercial counterpart, industrial construction activity nearly reached an astonishing \$500 million per year in permit valuation over the five-year period of 1997-2001. Since that time, however, activity has registered just a small fraction of that figure, reaching a low point under \$100 million per year in the two years immediately following the dot com bust. By comparison, the activity in fiscal year 2006/07, totaling \$235 million, fell in a relatively moderate range in-line with the staff forecast (\$225 million). At the same time, tenant improvements were quite robust, eclipsing last year's respectable total by 13% and setting a 6-year high, double the level just a few years earlier.*
- *Staff forecasts that industrial construction activity will remain moderate during fiscal year 2007/08, with total permit valuation once again estimated to reach \$225 million. Most notably, Cadence Design Systems is in the midst of construction of a five-story, 208,000-square foot building at its headquarters on Montague Expressway. And just about 1.5 miles due east of Cadence, within the International Business Park, several major tenant improvement projects are underway, including the complete renovation and seismic upgrade of an 80,000-square foot BD Biosciences facility on Qume Drive.*
- *Activity levels for industrial construction will likely remain modest over the forecast period. Various concerns, including slowing employment growth, high energy costs, and waning business and consumer confidence have placed a cloud of uncertainty over the prospects for near-term expansion of industrial space. Until this cloud begins to dissipate, property owners are unlikely to venture much beyond relatively limited investments in existing buildings.*

### **III. FIVE-YEAR FORECAST (2008-2013)**

The Department of Planning, Building and Code Enforcement's five-year forecast of development activity is summarized in Tables 1 and 2 (next page). Construction is expected to remain flat during fiscal year 2007/08 at \$875 million in total permit valuation, and then rise modestly to approximately \$1 billion in future forecast years.

**Table 1**  
**Construction Valuation: FY 02/03 to FY 12/13**

Fiscal Year	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13
	<u>Actual Valuation<sup>1</sup> (in millions)</u>					<u>Projected Valuation (in millions)</u>					
<b><u>New Construction</u></b>											
Residential	\$437	\$405	\$443	\$345	\$364	\$200	\$325	\$350	\$400	\$350	\$325
Commercial	\$175	\$79	\$83	\$101	\$83	\$200	\$200	\$200	\$200	\$200	\$200
Industrial	\$3	\$23	\$33	\$24	\$89	\$100	\$100	\$100	\$100	\$100	\$100
Subtotal	\$615	\$508	\$559	\$470	\$536	\$500	\$625	\$650	\$700	\$650	\$625
<b><u>Alterations</u></b>											
Residential	\$122	\$88	\$93	\$89	\$88	\$100	\$100	\$100	\$100	\$100	\$100
Commercial	\$146	\$136	\$138	\$110	\$131	\$150	\$150	\$125	\$125	\$125	\$125
Industrial	\$79	\$64	\$113	\$129	\$146	\$125	\$125	\$125	\$125	\$125	\$125
Subtotal	\$346	\$288	\$343	\$327	\$365	\$375	\$375	\$350	\$350	\$350	\$350
<b>GRAND TOTAL</b>	<b>\$961</b>	<b>\$796</b>	<b>\$903</b>	<b>\$797</b>	<b>\$901</b>	<b>\$875</b>	<b>\$1000</b>	<b>\$1000</b>	<b>\$1050</b>	<b>\$1000</b>	<b>\$975</b>
<b><u>Tax Exemptions</u></b>											
Residential	*	*	*	*	*	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)	\$(50)
Commercial	*	*	*	*	*	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)
Industrial	*	*	*	*	*	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)	\$(25)
<b>Net Total (Taxable)</b>						<b>\$775</b>	<b>\$900</b>	<b>\$900</b>	<b>\$950</b>	<b>\$900</b>	<b>\$875</b>

\*Note: Data on actual tax exemptions not available at the time of this report.

<sup>1</sup>Valuation figures adjusted to 2007 dollars, per Bureau of Labor Statistics Consumer Price Index (CPI), San Jose-San Francisco-Oakland, all items index.

**Table 2**  
**Residential Units and Non-Residential Square Footage: FY 02/03 to FY 12/13**

Fiscal Year	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13
	<u>Actual<sup>1</sup></u>					<u>Projected</u>					
<b><u>Residential (Units)</u></b>											
Single-Family	736	782	962	814	545	250	250	500	500	500	250
Multi-Family	2,910	1,927	2,331	1,701	2,669	1,500	2,250	2,500	3,000	2,500	2,250
TOTAL	3,646	2,709	3,293	2,515	3,214	1,750	2,500	3,000	3,500	3,000	2,500
<b><u>Non-Residential (sq.ft., in thousands)</u></b>											
Commercial	500	500	750	750	1,000	1,250	1,500	1,500	1,500	1,500	1,500
Industrial	0	150	250	250	250	500	750	750	750	750	750
TOTAL	500	650	1,000	1,000	1,250	1,750	2,250	2,250	2,250	2,250	2,250

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

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

## **IV. CONSTRUCTION TAXES AND EXEMPTIONS**

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

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

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

### **Construction Excise Tax**

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

### **Residential Construction Tax**

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

### **Exemptions**

Certain construction-related tax exemptions are provided in San Jose. These exemptions apply only in certain areas and/or to certain types of land uses, and are generally designed to accomplish one of the following objectives:

1. Reduce the economic constraints involved in the development of housing in high risk areas and/or housing for very-low income households;

2. Implement a separately administered funding arrangement that finances infrastructure and public service needs in an area only with revenue generated by development in such area (e.g., Evergreen Specific Plan Area); and,
3. Provide exemptions required by State or Federal law (e.g., hospitals, churches).

Planning staff estimates that \$100 million in construction valuation will be exempted each year over the forecast period, or approximately 10% of total valuation during this time (see Table 1 on page 4).

## **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. These data focus 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. This data collection effort has identified approximately 35,000 dwelling units and 17 million square feet of non-residential space submitted for Planning approval since January 1, 2004.

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, Submitted Since 1/1/04\***

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
<b><u>Projects Completed</u></b>									
PDA01-101-02	5/12/06	Santana Row (Parcel 7)	277-40-012	SE/c Winchester & Stevens Creek	West Valley	SF/MF	259	EM	6/23/06
PD05-011	2/4/05	Altura Townhomes	230-14-031	NE/c Newhall & Campbell	West Valley	SF	220	JR	6/9/05
PD05-005	1/25/05	Del Rosa at Miramonte	678-01-016	Nly side Metcalf, eby Hwy 101	Edenvale	SF	213	JR	12/8/05
PD04-001	1/7/04	Art Ark Apts	472-14-029	NE/c S. 5th & Keyes	Central	MF	148	LX	4/14/04
PD04-029	4/28/04	Chianti at Tuscany Hills	455-59-001	N/s Hillsdale, opp term Vista Park	South	SF	126	JB	9/10/04
PD04-038	5/20/04	Creeside Condos	254-29-012	W/s N. Capitol, 1500' sly Berryessa	Berryessa	MF	113	MM	10/29/04
PD05-013	2/8/05	Encanto Homes	230-14-007	N/s Campbell, 1000' wly Newhall	West Valley	SF	104	JR	9/6/05
PD04-027	4/20/04	Viridian at Bernal Park Townhomes	249-06-007	SE/c N. 8th & Hedding	Central	SF	100	LB	9/10/04
PDA05-015-01	8/17/05	Montclair Townhomes	254-17-077	NW/c King & Mabury	Alum Rock	SF	91	SM	2/23/06
PD04-065	8/27/04	Bella Castello at Kelley Park Apts	477-04-029	SE/c Keyes & S. 12th	Central	MF	88	LX	10/27/04
PD04-011	2/23/04	Carrara at Tuscany Hills	455-09-049	N/s Hillsdale, opp term Vista Park	South	MF	86	DM	5/28/04
PD05-006	1/27/05	Autumn Terrace at Bonita	472-06-034	W/s Hwy 101, sly San Antonio	Central	SF	80	LX	6/15/05
HA03-002-01	2/8/06	The Globe Condos	467-22-134	Bet. S. 2nd & 3rd, 110' sly Santa Clara	Central	MF	76	LX	9/9/03
PD04-083	11/22/04	Marburg Place Townhomes	254-12-013	NE/c Hwy 101 & McKee	Alum Rock	SF	57	LX	6/9/05
PD03-061	10/14/04	WoodGlen	403-02-046	SW/c Woodglen & Campbell	West Valley	SF	56	LM	9/24/04
PD04-089	12/8/04	Autumn Terrace at College	472-21-034	SE/c S. 12th & Orvis	Central	SF	46	LB	4/15/05
PD05-074	10/20/05	Grandview Terrace Condos	592-06-020	NE/c N. Capitol & Grandview	Alum Rock	MF	45	SM	9/22/06

**Total**

**1,908**

**Projects Under Construction**

PD06-062	11/2/06	Montecito Vista Mixed Use <sup>1</sup>	455-09-030	W/s Monterey, 300' sly Umbarger	South	SF	836	LM	7/3/06
HA04-038-01	7/18/05	The 88 Condos	467-22-133	S/s E. San Fernando bet S. 2nd & S. 3rd	Central	MF	401	LX	9/7/05
PD03-079	12/17/03	Monte Vista Condos	264-15-005	NE/c Auzerais & Sunol	Central	SF/MF	383	EM	2/15/06
H04-050	10/6/04	Axis Condos	259-35-024	SW/c Carlysle & Notre Dame	Central	MF	330	LB	11/15/05
PD04-074	9/29/04	The Villas/Courtyards Condos	244-20-025	SW/c Lundy & McKay	Berryessa	MF	304	MM	2/4/05
PD04-085	11/24/04	Fifty One Condos	261-33-038	SE/c The Alameda & Bush	Central	MF	265	EM	3/25/05
PD05-041	6/7/05	Willow Glen Place <sup>2</sup>	442-44-018	W/s Meridian, both sides Foxworthy	Willow Glen	MF	261	RB	9/19/05
PD04-021	4/1/04	Skyline at Tamien Station Condos	434-13-015	NE/c W. Alma & Hwy 87	Central	MF	240	CH	8/13/04
PD04-084	11/24/04	Paseo Senter Family Apts	477-20-050	E/s Senter, 600' sly Needles	South	MF	218	LM	3/18/05
HA05-037-01	9/27/06	Three Sixty Condos	264-29-053	NE/c Market & San Salvador	Central	MF	213	LX	11/22/06
PD05-082	11/2/05	Parkwood Homes	421-07-021	Bet. Hwy 85 & Samaritan, 1000' wly Union	Cambrian/Pioneer	SF/MF	202	SS	6/23/06
PD05-032	5/2/05	Modern Ice Townhomes	249-68-001	NE/c Berryessa & Oakland	Central	SF	200	LX	7/27/05
PD05-075	10/20/05	Plaza at Messina Gardens <sup>3</sup>	254-06-037	SW/c N. Capitol & Mabury	Alum Rock	MF	199	SM	7/21/06

**Major Residential Development Activity  
Projects of 50+ Dwelling Units, Submitted Since 1/1/04\***

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
PD04-024	4/14/04	Venetian Terrace Condos	455-32-012	E/s Almaden Expwy, 500' sly Curtner	South	MF	170	EM	2/25/05
PD04-008	2/9/04	Jackson Square Condos	484-02-010	SE/c S. Jackson & Madden	Alum Rock	MF	159	DC	8/13/04
PD04-103	5/10/04	Fiesta Senior Apts	274-14-142	NE/c W. San Carlos & Buena Vista	Central	SF/MF	127	EM	8/25/04
PD05-084	11/14/05	Autumnvale Townhomes	244-31-011	SW/c N. Capitol & Autumnvale	Berryessa	SF	104	JR	3/1/06
PD05-044	6/16/05	Hampton Park Townhomes	237-01-022	NW/c Oakland & Rock	Berryessa	SF	98	SM	12/22/05
PD06-070	12/15/06	Merrill Gardens Assisted Living	284-03-020	SW/c Meridian & Curci	Willow Glen	MF	98	RR	4/24/07
PD06-042	8/15/06	Village Square Condos	274-14-077	N/s W. San Carlos, 650' wly Meridian	Central	MF	95	SM	10/27/06
PD06-016	2/9/06	Fruitdale Apts	284-01-005	NE/c Southwest Expwy & Fruitdale	Willow Glen	MF	91	EM	9/1/06
PD05-078	10/24/05	Fairways at San Antonio Apts	481-46-010	E/s Hwy 101, wly term San Antonio	Alum Rock	MF	86	CH	6/29/06
PD05-056	7/27/05	Lewis Townhomes	497-31-001	N/s Lewis, 1500' e ly Monterey	South	SF	80	LM	5/3/06
PD06-047	9/11/06	Casa Feliz SRO	472-28-101	W/s S. 9th, 90' sly E. William	Central	MF	60	RE	11/14/06
PD05-094	12/19/05	Almaden Walk Townhomes	455-31-023	E/s Almaden, opp Malone	South	SF	56	RR	6/7/06
PD05-089	11/28/05	Oakland Road Condos	237-01-011	W/s Oakland, 550' nly Rock	Berryessa	MF	53	SM	8/18/06

**Total**

**5,329**

**Approved Projects (Construction Not Yet Commenced)**

PD05-087	11/18/05	Hitachi Site Mixed Use	706-04-013	NE/c Cottle & Hwy 85	Edenvale	SF/MF	2,930	JR	6/2/06
PDC03-108	12/23/03	Flea Market Mixed Use	254-17-084	Both sides Berryessa, wly UP railroad	Berry./Alum Rock	SF/MF	2,818	RB	8/14/07
PD07-006	1/21/07	Crescent Park Apts	097-33-094	SE/c Zanker & River Oaks	North	MF	1,900	JB	12/7/07
PDC07-015	2/15/07	Newbury Park Mixed Use	254-04-076	NE/c N. King & Dobbin	Alum Rock	SF/MF	1,287	AB	12/18/07
PD07-033	4/13/07	Northpointe Mixed Use	097-07-086	NW/c Zanker & Tasman	North	SF/MF	704	JB	11/30/07
PDA06-048-01	11/8/07	Hyundai Site Mixed Use <sup>4</sup>	097-06-055	N/s Montague, 550' wly N. 1st	North	SF	528	JB	12/14/07
PDC05-114	11/16/05	Century Center Mixed Use	230-29-022	SW/c N. 1st & Century Center	North	SF	460	CB	9/25/07
PD07-025	3/26/07	Race Street Housing (North)	264-09-043	NE/c & SE/c Race & Parkmoor	Central	MF	385	RO	7/23/07
H07-008	2/16/07	The Carlyle Condos	259-35-006	SW/c N. Almaden & W. St. John	Central	MF	347	MS	12/7/07
PDC07-035	5/17/07	Virginia Terrace Condos	472-18-051	SW/c E. Virginia & S. 6th	Central	MF	258	RM	12/18/07
PD07-026	3/26/07	Race Street Housing (South)	264-09-051	E/s Race, nly UPRR tracks	Central	MF	242	RO	7/23/07
PD05-066	9/19/05	Santana Row (Parcel 8B)	277-46-001	SE/c Winchester & Stevens Creek	West Valley	SF/MF	238	EM	1/31/07
PDA03-006-01	5/23/07	Fairgrounds Senior Apts	497-38-020	S/s Tully, 750' wly Senter	South	MF	201	MD	11/30/07
PD07-036	4/13/07	Baypointe Housing	097-07-031	W/s Baypointe, 370' nly Tasman	North	SF	182	JB	11/30/07
PD04-076	10/8/04	Ajisai Gardens Condos	249-37-006	SE/c E. Taylor & N. 7th	Central	MF	143	LB	5/4/05
PD06-011	4/11/06	Fourth Street Apts	235-04-005	E/s N. 4th, 600' nly Gish	North	MF	100	CB	6/29/07
PD05-045	6/22/05	Oakwood Apts (annex)	299-37-031	SE/c Saratoga & Blackford	West Valley	MF	84	RR	9/28/05
PD06-001	1/3/06	Trumark Homes	497-33-001	E/s Monterey, 600' sly Umbarger	South	SF	72	LM	4/12/06
PD07-013	2/9/07	22nd & William Housing	472-01-021	S/s William, 350' wly S. 24th	Central	SF	67	MS	6/29/07

**Major Residential Development Activity  
Projects of 50+ Dwelling Units, Submitted Since 1/1/04\***

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
PD07-042	5/1/07	Kentwood Townhomes	359-35-008	NW/c S. De Anza & Hwy 85	West Valley	SF	57	MD	6/29/07
<b>Total</b>							<b>13,003</b>		
<b><u>Projects Pending City Approval</u></b>									
PDC07-057	8/1/07	Riverview Mixed Use	097-06-038	W/s N. 1st, 450' sly Rio Robles	North	SF/MF	1,644	JB	---
PDC07-098	11/21/07	iStar Site Housing	706-08-008	NW/c Monterey & Hwy 85	Edenvale	SF/MF	1,500	AT	---
PDC06-067	6/21/06	Seeley Housing	097-15-026	SE/c River Oaks & Seeley	North	SF	880	JB	---
PDC07-010	1/25/07	Markovits & Fox Mixed Use	237-03-070	SW/c E. Brokaw & Oakland	Berryessa	SF	750	CB	---
PDC07-073	9/12/07	Corp Yard Mixed Use	249-39-039	NE/c Jackson & N. 6th	Central	SF	600	RE	---
PDC06-130	12/1/06	Airport Parkway Condos	230-29-065	SE/c Airport & Hwy 101	North	MF	600	CB	---
PD07-091	10/11/07	Vista Montana Park (South)	097-52-013	B/s Vista Montana, bet Tasman & N. 1st	North	SF	554	JB	---
PDC07-060	8/8/07	River Oaks Condos	097-33-102	N/s River Oaks, 200' ely Research	North	MF	490	JB	---
PDC07-095	11/9/07	Santana Row	277-33-004	SE/c Winchester & Stevens Creek	West Valley	SF/MF	487	SM	---
PD07-082	9/20/07	Vista Montana Park (North)	097-52-028	B/s Vista Montana, bet Tasman & N. 1st	North	SF	444	JB	---
PDC05-101	10/14/05	Vendome Place	259-05-024	NW/c N. 1st & Taylor	Central	MF	433	MS	---
PDC06-023	4/13/06	Goodwill Housing (West)	235-14-001	E/s N. 7th, bet Commercial & Hedding	Central	SF	415	LB	---
H06-040	8/29/06	City Front Square Condos	259-42-080	NE/c S. Market & E. San Carlos	Central	MF	414	RE	---
PDC07-033	5/10/07	Green Acres Mixed Use	254-15-072	SE/c Berryessa & Jackson	Alum Rock	SF	383	RM	---
PDC06-029	4/27/06	Goodwill Housing (East)	235-14-011	W/s N. 10th, bet Commercial & Hedding	Central	SF	372	LB	---
H06-082	10/23/06	Market Street Mixed Use	259-40-093	SW/c Market & Santa Clara	Central	MF	309	LX	---
PDC06-011	2/24/06	Sonora Townhomes	230-29-117	NE/c Sonora & Hwy 87	North	SF	302	SM	---
PDC07-102	12/6/07	River Oaks Housing	097-33-036	NE/c Zanker & River Oaks	North	MF	300	JB	---
PDC07-101	12/5/07	Rosemary Housing	235-05-012	SE/c N. 1st & Rosemary	North	MF	290	JB	---
PDC06-116	10/25/06	Renaissance Housing	097-52-027	SW/c Renaissance & Vista Montana	North	SF	263	JB	---
PDC06-094	8/23/06	Morrison Park Townhomes	261-01-054	SW/c Cinnabar & Stockton	Central	SF	250	LX	---
PDC07-081	10/9/07	Campbell Avenue Housing	230-14-026	E/s Campbell, 2000' nwly Newhall	West Valley	SF/MF	248	JH	---
PDC07-080	10/5/07	Baypointe Mixed Use	097-07-072	NE/c Baypointe & Tasman	North	SF	240	JB	---
H05-029	6/21/05	Park View Towers	467-01-118	N/s St. James, bet N. 1st & N. 2nd	Central	MF	208	LB	---
PDC07-096	11/13/07	San Carlos Mixed Use	277-20-006	SW/c W. San Carlos & Meridian	Central	SF	198	ES	---
PD07-007	1/10/07	Fruitdale Station (Phase 2)	284-02-008	SE/c Southwest Expwy & Fruitdale	Willow Glen	MF	197	SM	---
PDC07-043	6/15/07	Monroe Townhomes	277-38-006	W/s S. Monroe, 450' nly Hwy 280	West Valley	SF	140	LM	---
PDC07-086	10/23/07	South 2nd Mixed Use	477-01-082	SE/c S. 2nd & Keyes	Central	MF	139	ES	---
PDC06-069	6/29/06	North Tenth Street Housing	249-08-004	W/s N. 10th, bet Vestal & E. Mission	Central	SF	137	LB	---
PDA05-057-01	12/19/07	Park Avenue Lofts	261-36-062	N/s Park, 450' ely Sunol	Central	SF	125	RM	---
PD05-063	9/1/05	Westmount Square Apts	249-09-009	SE/c E. Mission & N. 10th	Central	SF/MF	119	LB	---

**Major Residential Development Activity  
Projects of 50+ Dwelling Units, Submitted Since 1/1/04\***

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Housing Type	No. of Units	Proj. Mgr	Approval Date
PDC06-117	10/31/06	Riverpark Condos	259-43-072	NE/c W. San Carlos & Hwy 87	Central	MF	99	LM	---
PDC06-121	11/3/06	Las Brisas Condos	481-19-003	S/s Alum Rock, 350' e/ly McCreery	Alum Rock	MF	79	AT	---
PD04-071	11/17/04	Blackwell Condos	481-18-013	W/s McCreery, 230' s/ly Alum Rock	Alum Rock	MF	78	SM	---
PDC06-125	11/14/06	Delmas Place Condos	264-26-006	W/s Delmas, 300' s/ly W. San Carlos	Central	MF	72	MS	---
CP07-101	12/6/07	Bascom Senior Assisted Living	412-24-009	SW/c Bascom & Surrey	Willow Glen	MF	69	MD	---
PDC07-083	10/10/07	Leigh Senior Housing	284-32-014	SE/c Southwest Expwy & Leigh	Willow Glen	MF	64	MD	---
PD07-097	11/13/07	Tenth & Hedding Condos	249-08-002	SW/c N. 10th & E. Hedding	Central	MF	53	MS	---
<b>Total</b>							<b>13,945</b>		
<b>GRAND TOTAL</b>							<b>34,185</b>		

Footnotes: (1) Includes PDA06-062-01 (743 units)  
(2) Includes PD03-038 (55 units)  
(3) Includes PD06-029 (110 units)  
(4) Includes PD06-051 (104 units), PD06-052 (50 units), and PD06-068 (127 units).

File Number Prefixes: PDC= Planned Development Rezoning; PD= Planned Development Permit; H= Site Development Permit; CP= Conditional Use Permit

\*Note: Minimum project size criteria modified (from 100+ dwelling units) in May, 2003

**Major Commercial Development Activity  
Projects of 25,000+ Square Feet, Submitted Since 1/1/04**

<b>File Number</b>	<b>Filing Date</b>	<b>Project Name</b>	<b>Tracking APN</b>	<b>Street Location</b>	<b>Planning Area</b>	<b>Square Footage (approx.)</b>	<b># of New Guest Rooms</b>	<b>Proj. Mgr</b>	<b>Approval Date</b>
<b><u>Projects Completed</u></b>									
PD04-077	10/13/04	San Jose Marketcenter	259-13-065	SW/c Coleman & W. Taylor	Central	356,000		LX	12/10/04
CP05-046	7/29/05	Costco Wholesale	244-14-014	NW/c Hostetter & Automation	Berryessa	147,000		JR	5/24/06
PD04-057	7/30/04	Paloma Centre <sup>1</sup>	670-15-012	SW/c Silver Creek & Aborn	Evergreen	107,000		JB	10/1/04
CP04-014	2/25/04	Stevens Creek Volkswagen	296-38-010	SE/c Stevens Creek & Palace	West Valley	41,000		RR	4/27/05
PD05-024	3/21/05	Gold Street Office	015-34-063	SW/c Gold & Guadalupe River	Alviso	24,000		SM	7/6/05
H04-015	3/26/04	West Tully Center	477-22-032	S/s Tully, 250' ely Monterey	South	22,000		ES	11/19/04
<b>Total</b>						<b>697,000</b>	<b>-</b>		
<b><u>Projects Under Construction</u></b>									
PD07-060	6/20/07	America Center	015-45-026	NW/c Hwy 237 & Gold	Alviso	981,000	176	CB	11/8/07
PD05-058	8/4/05	The Plant Shopping Center	455-05-011	NW/c Curtner & Monterey	South	646,000		RM	6/7/06
PD05-016	2/14/05	Vietnam Town Shopping Center	472-11-065	N/s Story, 700' swly McLaughlin	Central	300,000		LM	9/5/06
PD84-123	11/13/84	Riverpark Towers II	259-43-074	SE/c Park & Hwy 87	Central	293,000		JW	2/6/85
PD04-090	12/8/04	Regional Medical Center (Phase 1)	481-05-021	SW/c McKee & N. Jackson	Alum Rock	256,000		RB	4/15/05
CPA02-048-01	11/16/06	Harker School (Upper Campus)	303-25-001	NE/c Saratoga & Hwy 280	West Valley	169,000		AB	4/11/07
CP05-034	6/9/05	The Home Depot	484-33-057	NE/c Story & McGinness	Alum Rock	149,000		HL	3/22/06
HA04-038-01	7/18/05	The 88 Condos	467-22-133	S/s E. San Fernando bet S. 2nd & S. 3rd	Central	68,000		LX	9/7/05
CP06-011	2/7/06	Tully/Monterey Retail	477-22-017	NE/c Old Tully & Monterey	South	40,000		LM	9/13/06
CP06-062	11/9/06	Beshoff MotorCars	491-04-046	SW/c Capitol & Tully	Evergreen	35,000		RM	2/12/07
PD05-065	9/9/05	Senter/Quinn Retail	477-73-039	E/s Senter, 200' nly Quinn	South	34,000		LM	6/9/06
PD06-060	11/1/06	Silver Creek Valley Retail	678-93-016	S/s Silver Creek Valley, 750' sly Hellyer	Edenvale	24,000		JR	4/27/07
<b>Total</b>						<b>2,995,000</b>	<b>176</b>		
<b><u>Approved Projects (Construction Not Yet Commenced)</u></b>									
PDC02-046	5/14/02	Adobe Systems	259-38-131	NE/c San Fernando & Delmas	Central	1,009,000		AD	2/3/04
PDC03-093	11/7/03	Regional Medical Center	481-05-021	SW/c McKee & N. Jackson	Alum Rock	774,000		RB	1/25/05
H06-027	5/10/06	Valley Fair Shopping Center	274-43-035	NW/c Hwy 17 & Stevens Creek	West Valley	525,000		AB	11/19/07
PD05-087	11/18/05	Hitachi Site Mixed Use	706-04-013	NE/c Cottle & Hwy 85	Edenvale	460,000		JR	6/2/06
PDC03-108	12/23/03	Flea Market Mixed Use	254-17-084	Both sides Berryessa, wly UP railroad	Berry./Alum Rock	366,000		RB	8/14/07

**Major Commercial Development Activity  
Projects of 25,000+ Square Feet, Submitted Since 1/1/04**

File Number	Filing Date	Project Name	Tracking APN	Street Location	Planning Area	Square Footage (approx.)	# of New Guest Rooms	Proj. Mgr	Approval Date
PD05-095	12/22/05	Calif. Center for Health Care	678-07-029	SE/c Silver Creek Valley & Hwy 101	Edenvale	178,000		SS	9/21/07
PD07-001	1/3/07	Smythe European	296-38-012	SW/c Stevens Creek & Palace	West Valley	170,000		RR	6/15/07
PD04-019	3/19/04	Bay Area Self Storage	670-12-005	W/s S. King, 200' nwly Aborn	Evergreen	159,000		RM	3/3/05
PDC06-059	5/31/06	Aborn Storage Center	670-13-002	NW/c Aborn & King	Evergreen	104,000		RM	1/9/07
PDC06-019	3/16/06	Public Storage	462-19-013	N/s Capitol, 200' w Snell	South	83,000		LX	10/3/06
H06-035	7/18/06	Mabury Storage	254-02-037	SW/c Mabury & Lenfest	Alum Rock	60,000		LB	5/10/07
PD07-071	8/21/07	Senter Office/Retail	477-73-043	E/s Senter, 1200' nly Tully	South	60,000		MD	11/30/07
PD07-039	4/25/07	Whole Foods Market	261-01-098	NW/c The Alameda & Stockton	Central	44,000		HL	9/28/07
H05-006	2/7/05	Westgate West Shopping Center	381-36-012	NE/c Prospect & Lawrence	West Valley	42,000		RM	9/27/06
PD06-036	7/24/06	Evergreen Village Square	659-56-002	SW/c Ruby & Classico	Evergreen	37,000		RM	1/12/07
PDC07-015	2/15/07	Newbury Park Mixed Use	254-04-076	NE/c N. King & Dobbin	Alum Rock	25,000		AB	12/18/07
<b>Total</b>						<b>4,096,000</b>	<b>-</b>		

**Projects Pending City Approval**

PDC04-041	5/3/04	Heritage Oaks Cemetery	712-03-090	S/s Bailey, 3300' wly Santa Teresa	Coyote	380,000		JR	---
PD07-063	7/10/07	Lowe's Home Improvement	706-06-015	SE/c Monterey & Cottle	Edenvale	205,000		SS	---
H07-025	7/2/07	Lowe's Home Improvement	237-05-053	SE/c Hwy 880 & Brokaw	Berryessa	199,000		JB	---
PDC07-095	11/9/07	Santana Row	277-33-004	SE/c Winchester & Stevens Creek	West Valley	198,000		SM	---
CP07-038	5/25/07	Hotel Sierra/Retail @ First	097-03-079	NE/c N. First & Headquarters	North	187,000	170	CB	---
CP07-070	9/7/07	Target Stores	097-03-101	NE/c N. First & Holger	North	165,000		CB	---
PDC07-072	9/7/07	Bellarmine College Preparatory	261-11-005	NE/c Elm & Emory	Central	136,000		ES	---
H07-030	8/2/07	Extra Space Storage	455-07-012	NW/c Curtner & Stone	South	133,000		CB	---
PDC06-089	8/9/06	Public Storage	670-41-007	SW/c E. Capitol & Quimby	Evergreen	128,000		RM	---
PD07-100	11/19/07	Santana Row (Parcel 2)	277-33-004	SE/c Winchester & Stevens Creek	West Valley	76,000		SM	---
CP07-072	9/18/07	Whole Foods Market	567-50-012	SW/c Blossom Hill & Almaden	Cambrian/Pioneer	73,000		ES	---
PD07-085	10/1/07	Silicon Valley Club	015-34-059	W/s Gold term El Dorado	Alviso	60,000		CB	---
PDC07-010	1/25/07	Markovits & Fox Mixed Use	237-03-070	SW/c E. Brokaw & Oakland	Berryessa	56,000		CB	---
PDC07-057	8/1/07	Riverview Mixed Use	097-06-038	W/s N. 1st, 450' sly Rio Robles	North	52,000		JB	---
H06-040	8/29/06	City Front Square Condos	259-42-080	NE/c S. Market & E. San Carlos	Central	33,000		RE	---
C07-084	10/22/07	Morrill/Landess Commercial	092-20-008	SE/c Morrill & Landess	Berryessa	31,000		SM	---
PDC07-073	9/12/07	Corp Yard Mixed Use	249-39-039	NE/c Jackson & N. 6th	Central	30,000		RE	---
PD07-006	1/21/07	Crescent Park Apts	097-33-094	SE/c Zanker & River Oaks	North	30,000		JB	---
H07-045	11/6/07	Monterey/Umberger Commercial	497-38-002	NE/c Monterey & Umberger	South	29,000		ES	---
H07-049	12/4/07	Eastgate Commercial	481-09-027	NW/c Alum Rock & Eastgate	Alum Rock	28,000		SM	---

**Major Commercial Development Activity  
Projects of 25,000+ Square Feet, Submitted Since 1/1/04**

<b>File Number</b>	<b>Filing Date</b>	<b>Project Name</b>	<b>Tracking APN</b>	<b>Street Location</b>	<b>Planning Area</b>	<b>Square Footage (approx.)</b>	<b># of New Guest Rooms</b>	<b>Proj. Mgr</b>	<b>Approval Date</b>
PDC07-033	5/10/07	Green Acres Mixed Use	254-15-072	SE/c Berryessa & Jackson	Alum Rock	28,000		RM	---
CPA92-007-01	5/17/06	Christian Community Church	244-24-007	SW/c Trimble & Ringwood	Berryessa	26,000		SM	---
PD07-033	4/13/07	Northpointe Mixed Use	097-07-086	NW/c Zanker & Tasman	North	25,000		JB	---
<b>Total</b>						<b>2,308,000</b>	<b>170</b>		
<b>GRAND TOTAL</b>						<b>10,096,000</b>	<b>346</b>		

Footnotes: (1) Includes PD04-067 (37,000 sq.ft.)

File Number Prefixes: H= Site Development Permit; CP= Conditional Use Permit; PDC= Planned Development Rezoning; PD= Planned Development Permit

**Major Industrial Development Activity  
Projects of 75,000+ Square Feet, Submitted Since 1/1/04**

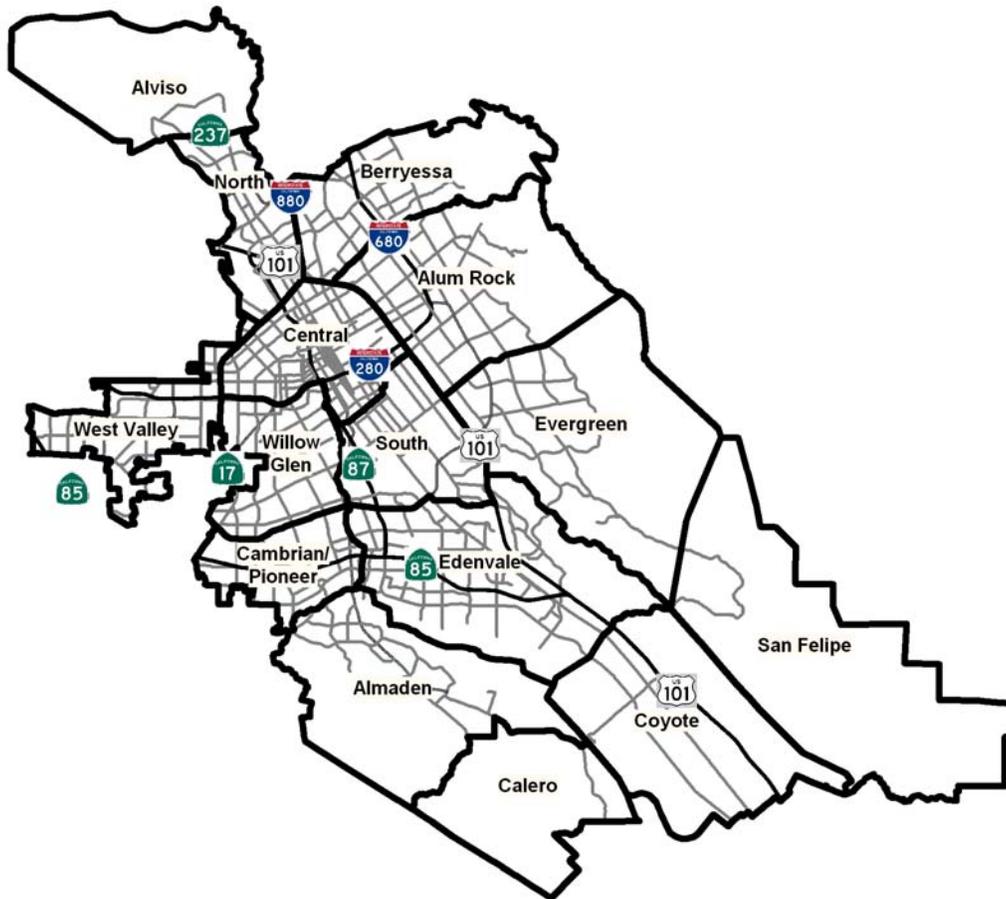
<b>File Number</b>	<b>Filing Date</b>	<b>Project Name</b>	<b>Tracking APN</b>	<b>Street Location</b>	<b>Planning Area</b>	<b>Square Footage (approx.)</b>	<b>Proj. Mgr</b>	<b>Approval Date</b>
<b><u>Projects Completed</u></b>								
H03-039	7/3/03	eBay (Building 17)	101-04-005	SW/c N. 1st & Charcot	North	187,000	MM	12/12/03
H04-041	8/31/04	Silver Creek Business Center	678-08-046	S/s Piercy, 600' swly Hellyer	Edenvale	113,000	JR	11/24/04
SPA04-064-01	4/27/05	Hellyer Commons	678-08-038	SE/c Piercy & Hellyer	Edenvale	98,000	JR	7/1/05
H04-019	4/22/04	Venture Commerce Center (South)	678-93-012	N/s Piercy, 500' wly Hellyer	Edenvale	<u>68,000</u>	JR	8/13/04
<b>Total</b>						<b>466,000</b>		
<b><u>Projects Under Construction</u></b>								
H05-053	10/28/05	Cadence Design Systems	097-66-005	N/s Montague at Trimble	North	208,000	JR	10/13/06
HA02-040-01	3/19/07	ACM Aviation Hangar/Office	230-46-042	SE/c Coleman & Aviation	North	<u>78,000</u>	CB	6/22/07
<b>Total</b>						<b>286,000</b>		
<b><u>Approved Projects (Construction Not Yet Commenced)</u></b>								
PD04-059	8/4/04	Campus @ North First	101-02-011	SW/c N. 1st & Component	North	2,068,000	MM	10/22/04
H03-039	7/3/03	eBay	101-04-005	SW/c N. 1st & Charcot	North	1,279,000	MM	12/12/03
H07-018	5/3/07	The Offices @ First	097-03-066	S/s Hwy 237, bet Holger & Headquarters	North	889,000	CB	10/19/07
PD03-034	6/18/03	Skyport Plaza (Phase 2)	230-29-056	W/s N. 1st bet Skyport & Sonora	North	558,000	MM	1/16/04
PD07-081	9/18/07	Legacy on 101 Office	101-02-010	W/s Orchard, 750' nly Charcot	North	<u>397,000</u>	JB	12/21/07
<b>Total</b>						<b>5,191,000</b>		
<b><u>Projects Pending City Approval</u></b>								
PD07-087	10/5/07	Campus @ North First (Phase 1)	101-02-011	SW/c N. 1st & Component	North	732,000	JB	---
PD07-049	5/21/07	FMC Site	230-46-064	NW/c Coleman & Newhall	North	<u>274,000</u>	JB	---
<b>Total</b>						<b>1,006,000</b>		
<b>GRAND TOTAL</b>						<b>6,949,000</b>		

File Number Prefixes: H= Site Development Permit; CP= Conditional Use Permit; PDC= Planned Development Rezoning; PD= Planned Development Permit

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

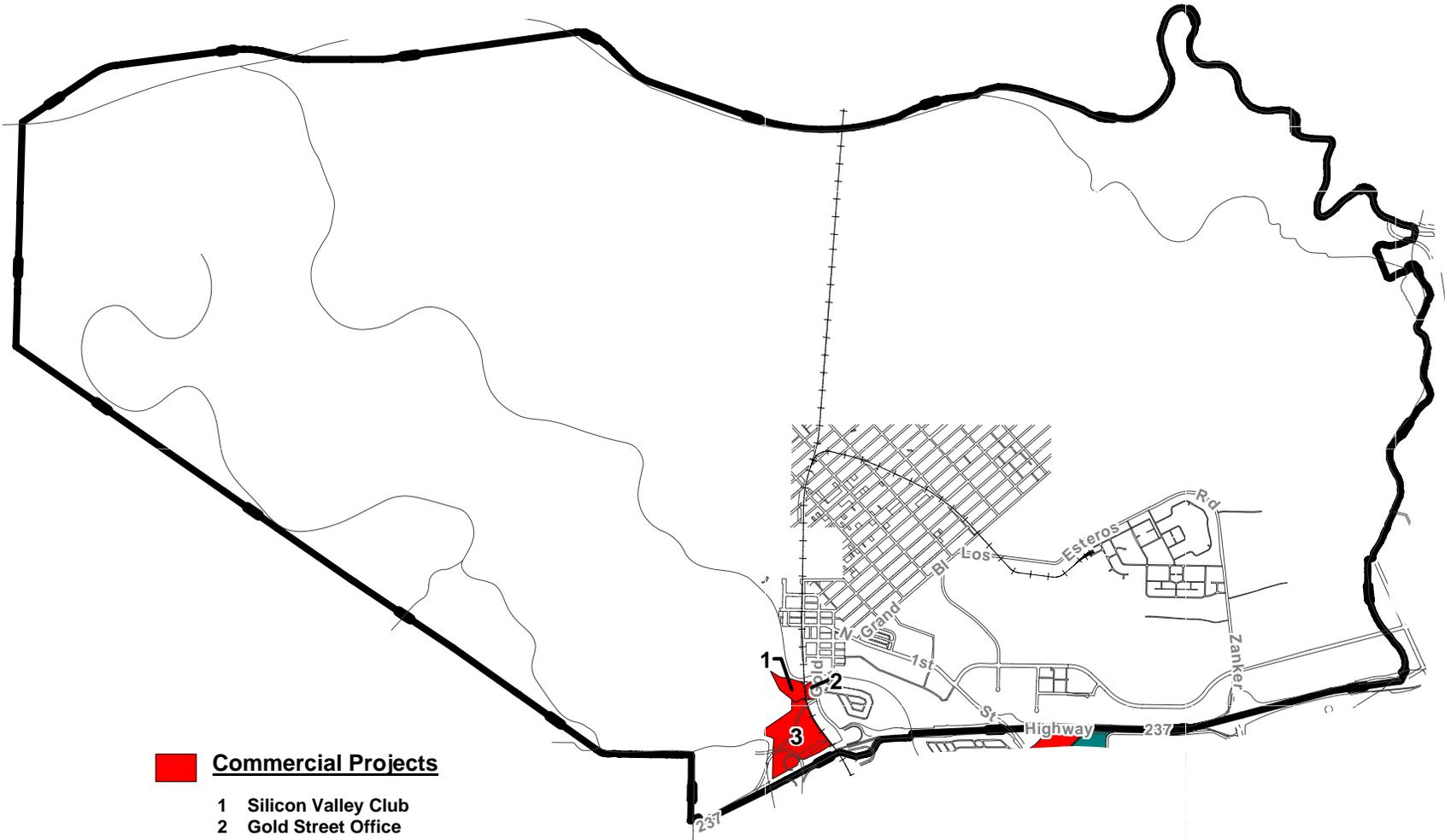
San Jose is divided into a total of fifteen (15) planning areas (see Figure 1, below). The individual planning area maps that follow include projects in all status categories submitted since January 1, 2004. These maps can be used in conjunction with the data contained in Section V of this report to 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, San Felipe, or Calero planning areas as no major development activity occurred there and/or these areas are outside the City's Urban Service Area and Urban Growth Boundary).

Figure 1: San Jose Planning Areas



# Alviso Planning Area Major Development Activity

16

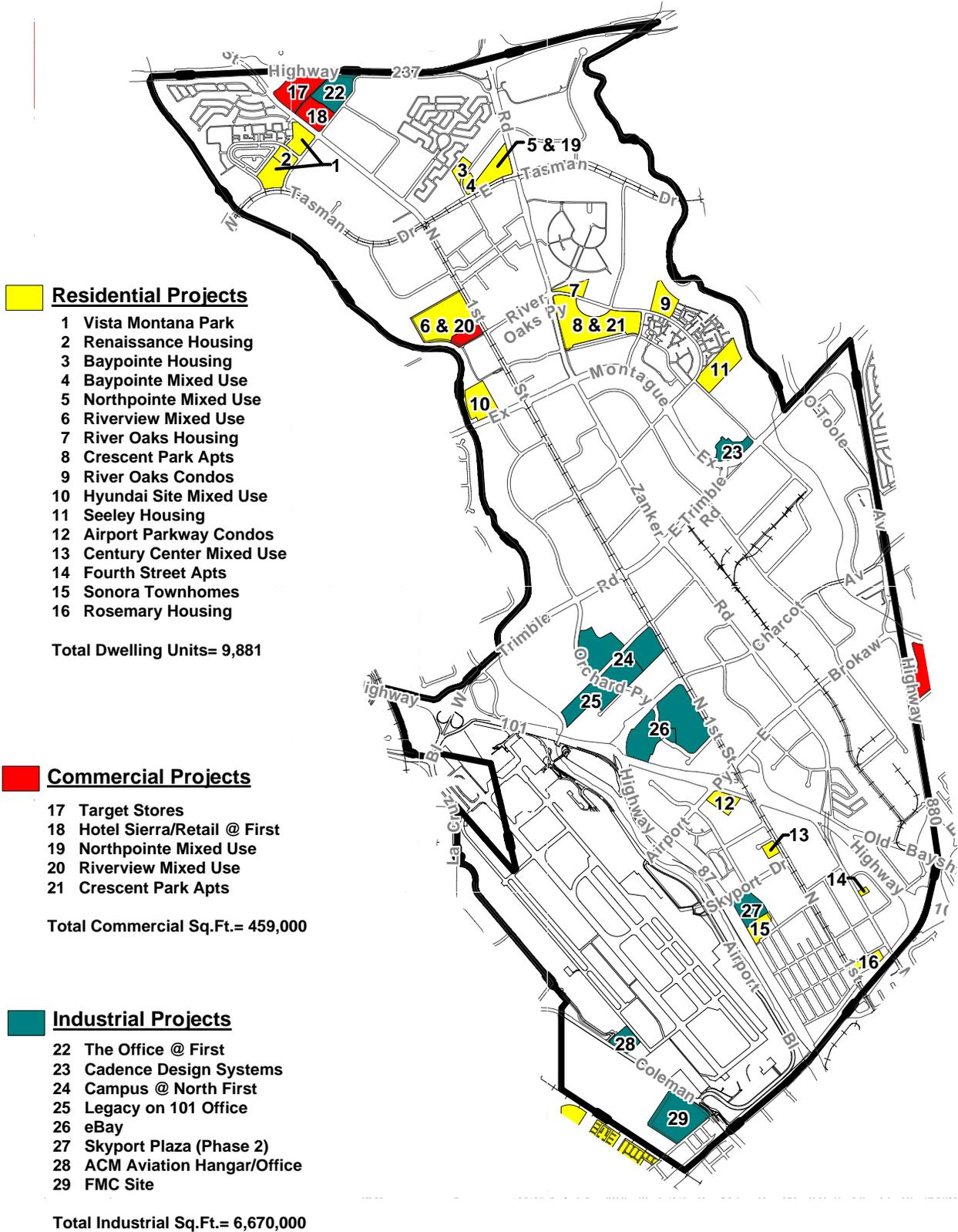


**Commercial Projects**

- 1 Silicon Valley Club
- 2 Gold Street Office
- 3 America Center

Total Commercial Sq.Ft.= 1,065,000

# North Planning Area Major Development Activity



## Residential Projects

- 1 Vista Montana Park
- 2 Renaissance Housing
- 3 Baypointe Housing
- 4 Baypointe Mixed Use
- 5 Northpointe Mixed Use
- 6 Riverview Mixed Use
- 7 River Oaks Housing
- 8 Crescent Park Apts
- 9 River Oaks Condos
- 10 Hyundai Site Mixed Use
- 11 Seeley Housing
- 12 Airport Parkway Condos
- 13 Century Center Mixed Use
- 14 Fourth Street Apts
- 15 Sonora Townhomes
- 16 Rosemary Housing

Total Dwelling Units= 9,881

## Commercial Projects

- 17 Target Stores
- 18 Hotel Sierra/Retail @ First
- 19 Northpointe Mixed Use
- 20 Riverview Mixed Use
- 21 Crescent Park Apts

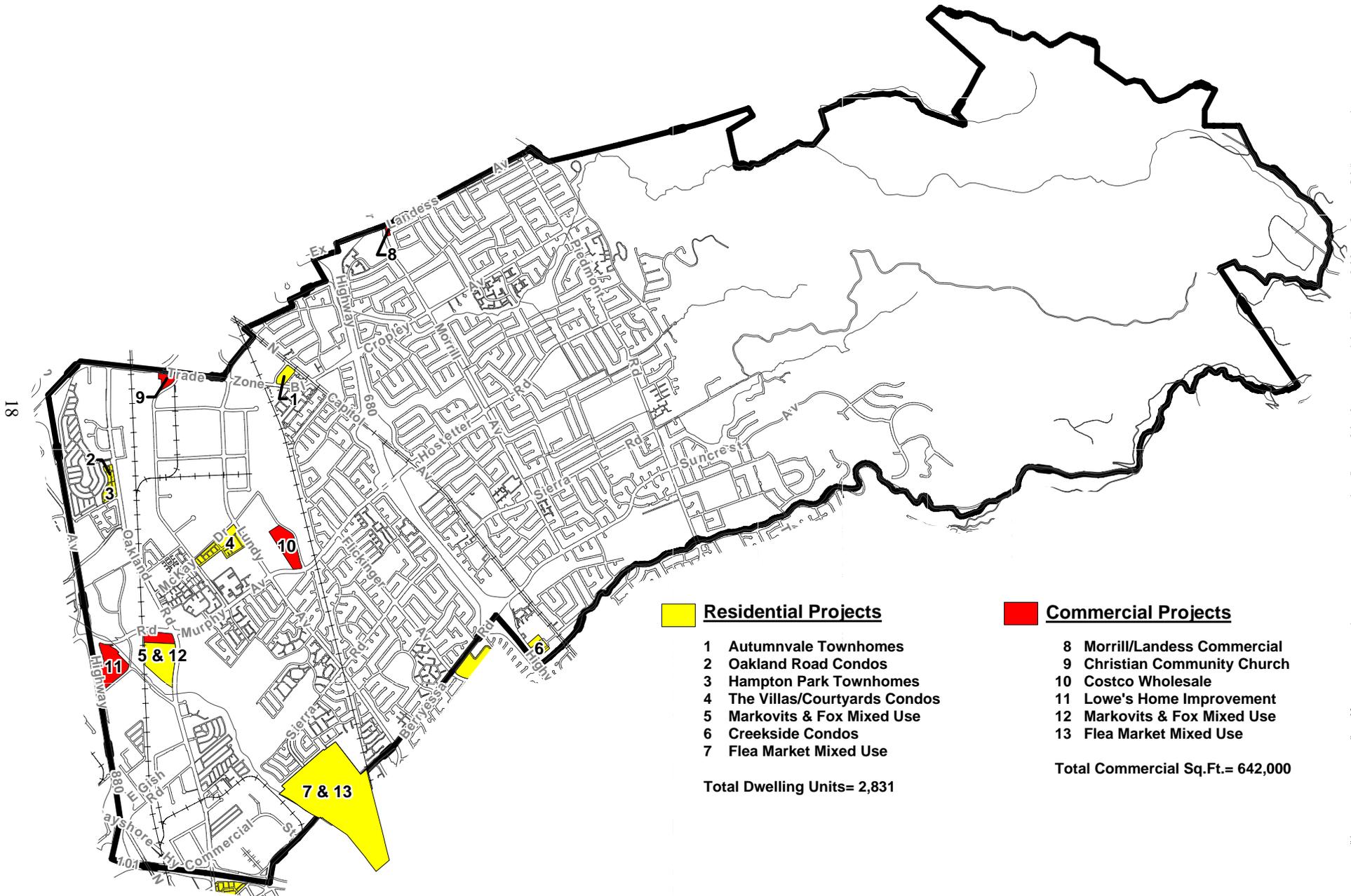
Total Commercial Sq.Ft.= 459,000

## Industrial Projects

- 22 The Office @ First
- 23 Cadence Design Systems
- 24 Campus @ North First
- 25 Legacy on 101 Office
- 26 eBay
- 27 Skyport Plaza (Phase 2)
- 28 ACM Aviation Hangar/Office
- 29 FMC Site

Total Industrial Sq.Ft.= 6,670,000

# Berryessa Planning Area Major Development Activity



**Residential Projects**

- 1 Autumnvale Townhomes
- 2 Oakland Road Condos
- 3 Hampton Park Townhomes
- 4 The Villas/Courtyards Condos
- 5 Markovits & Fox Mixed Use
- 6 Creekside Condos
- 7 Flea Market Mixed Use

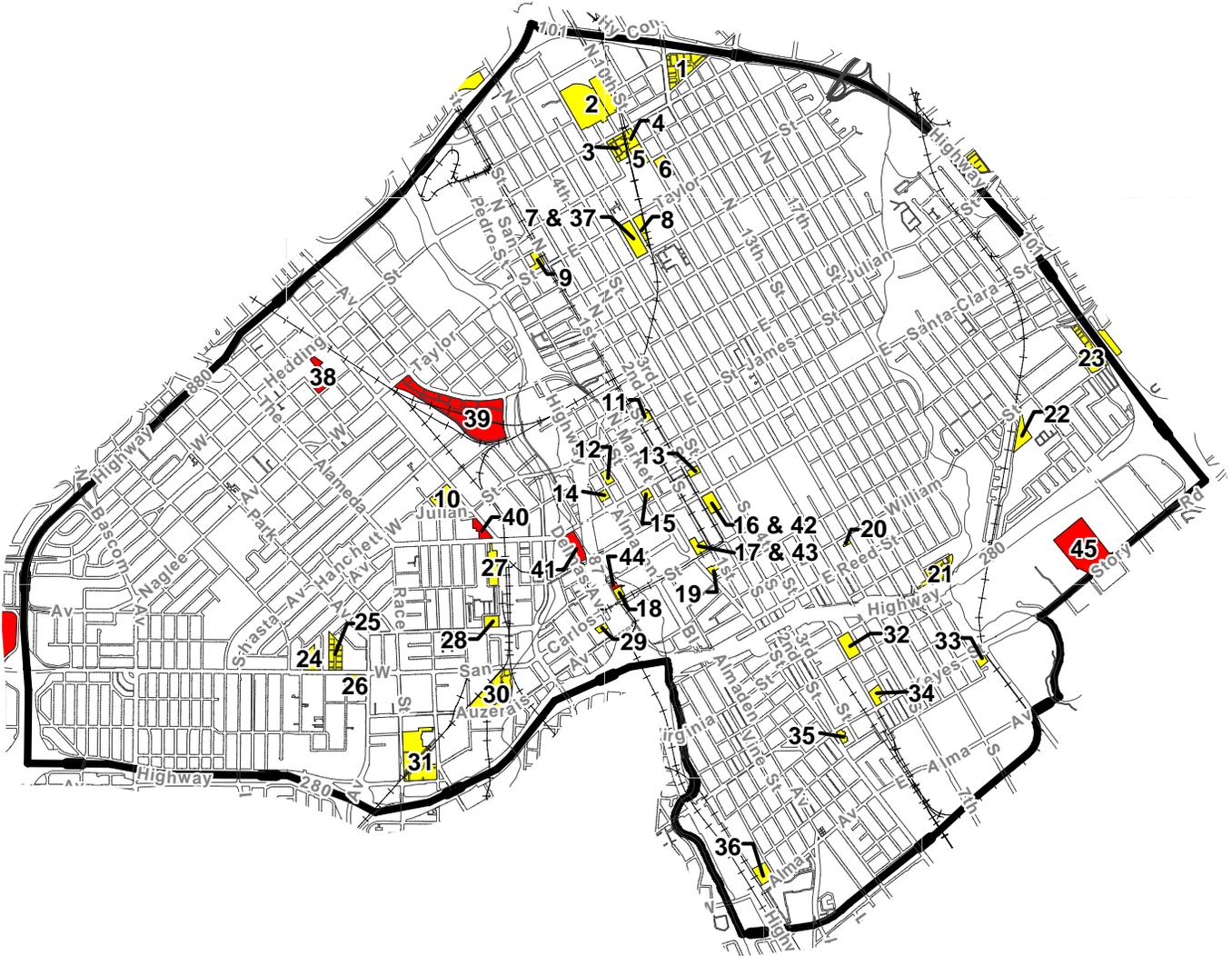
Total Dwelling Units= 2,831

**Commercial Projects**

- 8 Morrill/Landess Commercial
- 9 Christian Community Church
- 10 Costco Wholesale
- 11 Lowe's Home Improvement
- 12 Markovits & Fox Mixed Use
- 13 Flea Market Mixed Use

Total Commercial Sq.Ft.= 642,000

# Central Planning Area Major Development Activity



**Residential Projects**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>1 Modern Ice Townhomes</li> <li>2 Goodwill Housing</li> <li>3 Viridian at Bernal Park</li> <li>4 Tenth &amp; Hedding Condos</li> <li>5 North Tenth Street Housing</li> <li>6 Westmount Square Apts</li> <li>7 Corp Yard Mixed Use</li> <li>8 Ajisai Gardens Condos</li> <li>9 Vendome Place</li> <li>10 Morrison Park Condos</li> <li>11 Park View Towers</li> <li>12 The Carlysle Condos</li> <li>13 The Globe Condos</li> <li>14 Axis Condos</li> <li>15 Market Street Mixed Use</li> <li>16 The 88 Condos</li> <li>17 City Front Square Condos</li> <li>18 Riverpark Condos</li> <li>19 Three Sixty Condos</li> </ul> | <ul style="list-style-type: none"> <li>20 Casa Feliz SRO</li> <li>21 Autumn Terrace at College</li> <li>22 22nd &amp; William Housing</li> <li>23 Autumn Terrace at Bonita</li> <li>24 Fiesta Senior Apts</li> <li>25 Village Square Condos</li> <li>26 San Carlos Mixed Use</li> <li>27 Fifty One Condos</li> <li>28 Park Avenue Lofts</li> <li>29 Delmas Place Condos</li> <li>30 Monte Vista Condos</li> <li>31 Race Street Housing</li> <li>32 Virginia Terrace Condos</li> <li>33 Bella Castello at Kelley Park Apts</li> <li>34 Art Ark Apts</li> <li>35 South 2nd Mixed Use</li> <li>36 Skyline at Tamien Station Condos</li> </ul> |
|---|--|

Total Dwelling Units= 8,237

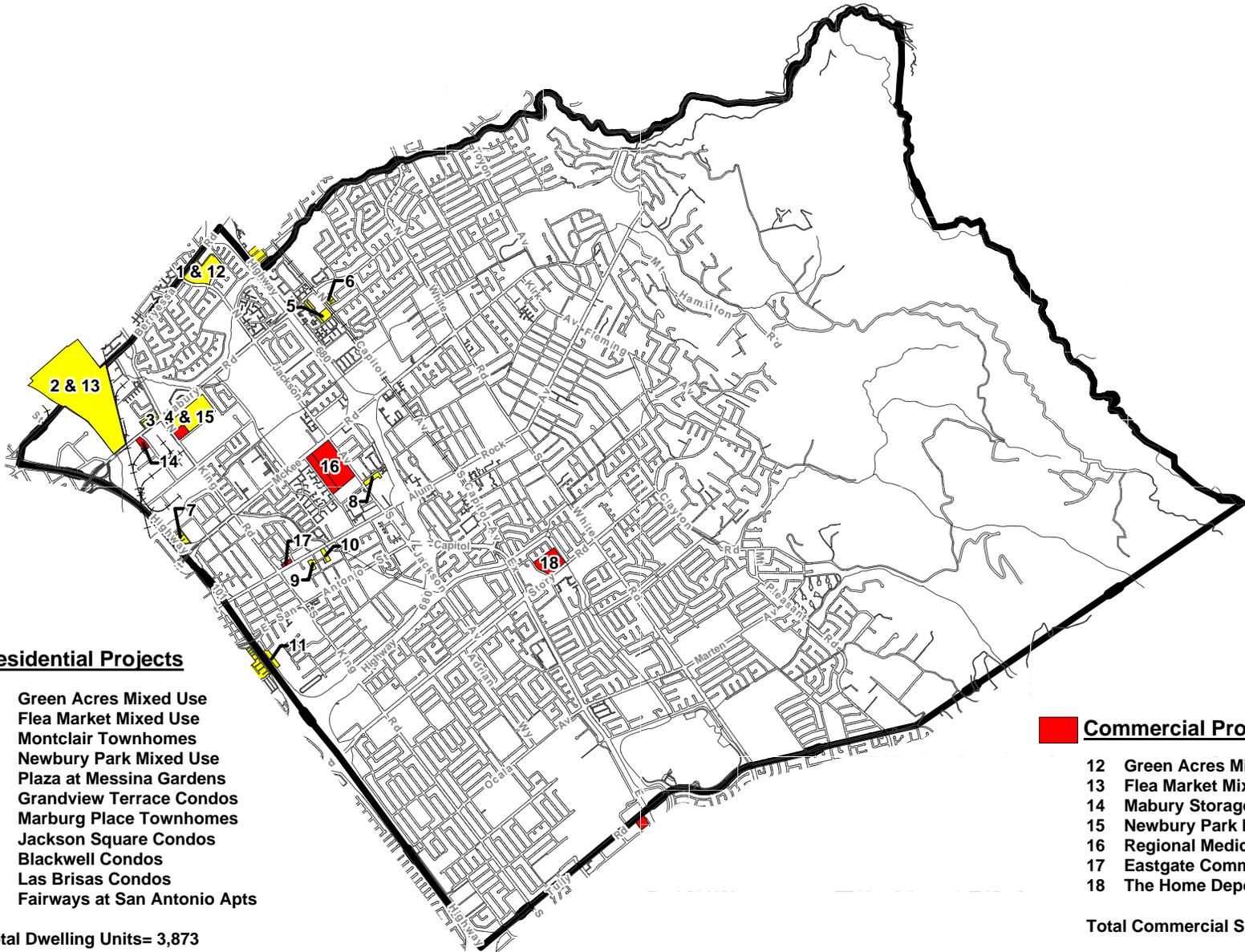
**Commercial Projects**

- 37 Corp Yard Mixed Use
- 38 Bellarmine College Preparatory
- 39 San Jose Marketcenter
- 40 Whole Foods Market
- 41 Adobe Systems
- 42 The 88 Condos
- 43 City Front Square Condos
- 44 Riverpark Towers II
- 45 Vietnam Town Shopping Center

Total Commercial Sq.Ft.= 2,269,000

# Alum Rock Planning Area Major Development Activity

20



**Residential Projects**

- 1 Green Acres Mixed Use
- 2 Flea Market Mixed Use
- 3 Montclair Townhomes
- 4 Newbury Park Mixed Use
- 5 Plaza at Messina Gardens
- 6 Grandview Terrace Condos
- 7 Marburg Place Townhomes
- 8 Jackson Square Condos
- 9 Blackwell Condos
- 10 Las Brisas Condos
- 11 Fairways at San Antonio Apts

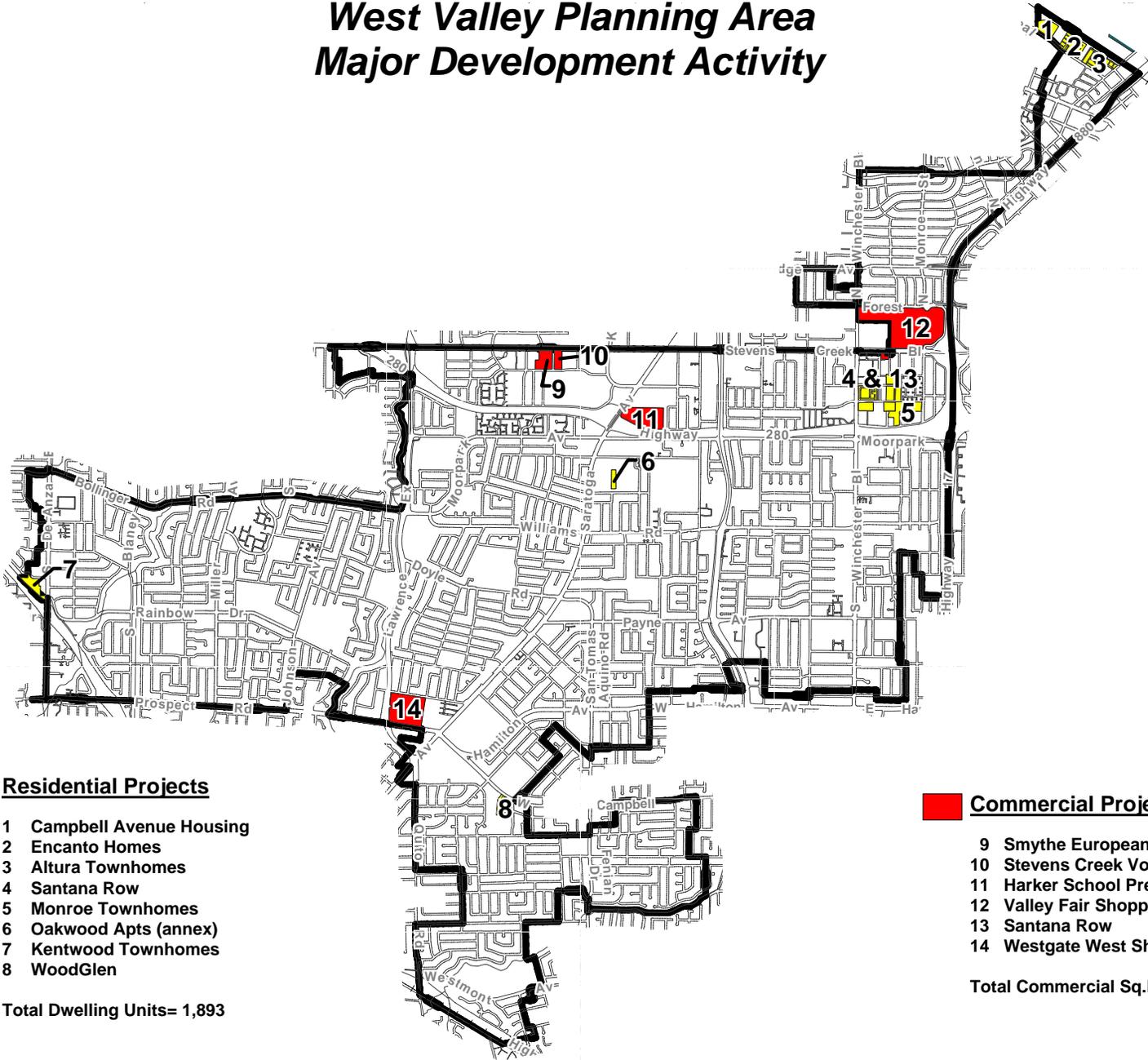
Total Dwelling Units= 3,873

**Commercial Projects**

- 12 Green Acres Mixed Use
- 13 Flea Market Mixed Use
- 14 Mabury Storage
- 15 Newbury Park Mixed Use
- 16 Regional Medical Center
- 17 Eastgate Commercial
- 18 The Home Depot

Total Commercial Sq.Ft.= 1,503,000

# West Valley Planning Area Major Development Activity



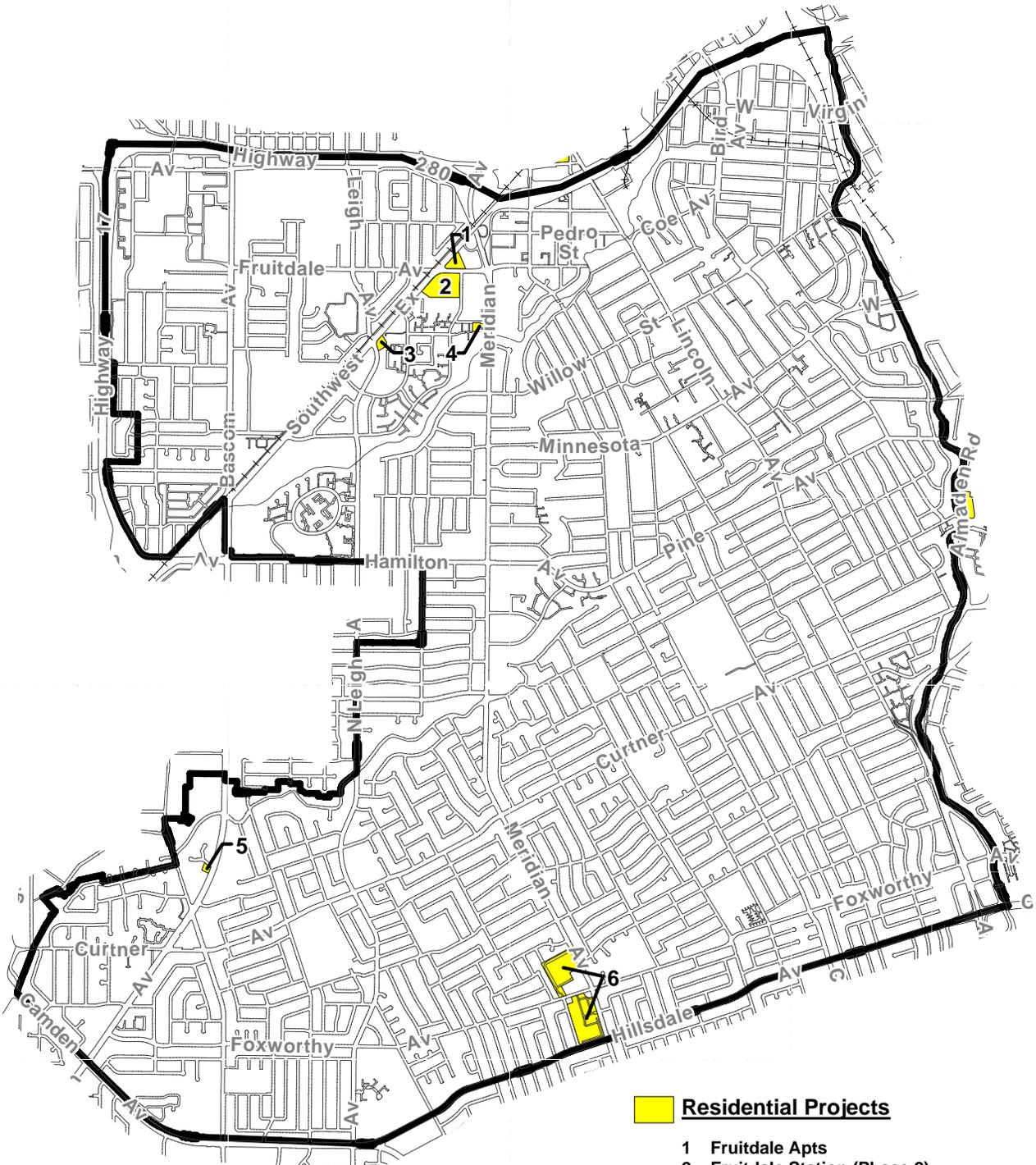
- Residential Projects**
- 1 Campbell Avenue Housing
  - 2 Encanto Homes
  - 3 Altura Townhomes
  - 4 Santana Row
  - 5 Monroe Townhomes
  - 6 Oakwood Apts (annex)
  - 7 Kentwood Townhomes
  - 8 WoodGlen

Total Dwelling Units= 1,893

- Commercial Projects**
- 9 Smythe European
  - 10 Stevens Creek Volkswagen
  - 11 Harker School Preparatory
  - 12 Valley Fair Shopping Center
  - 13 Santana Row
  - 14 Westgate West Shopping Center

Total Commercial Sq.Ft.= 1,221,000

# Willow Glen Planning Area Major Development Activity

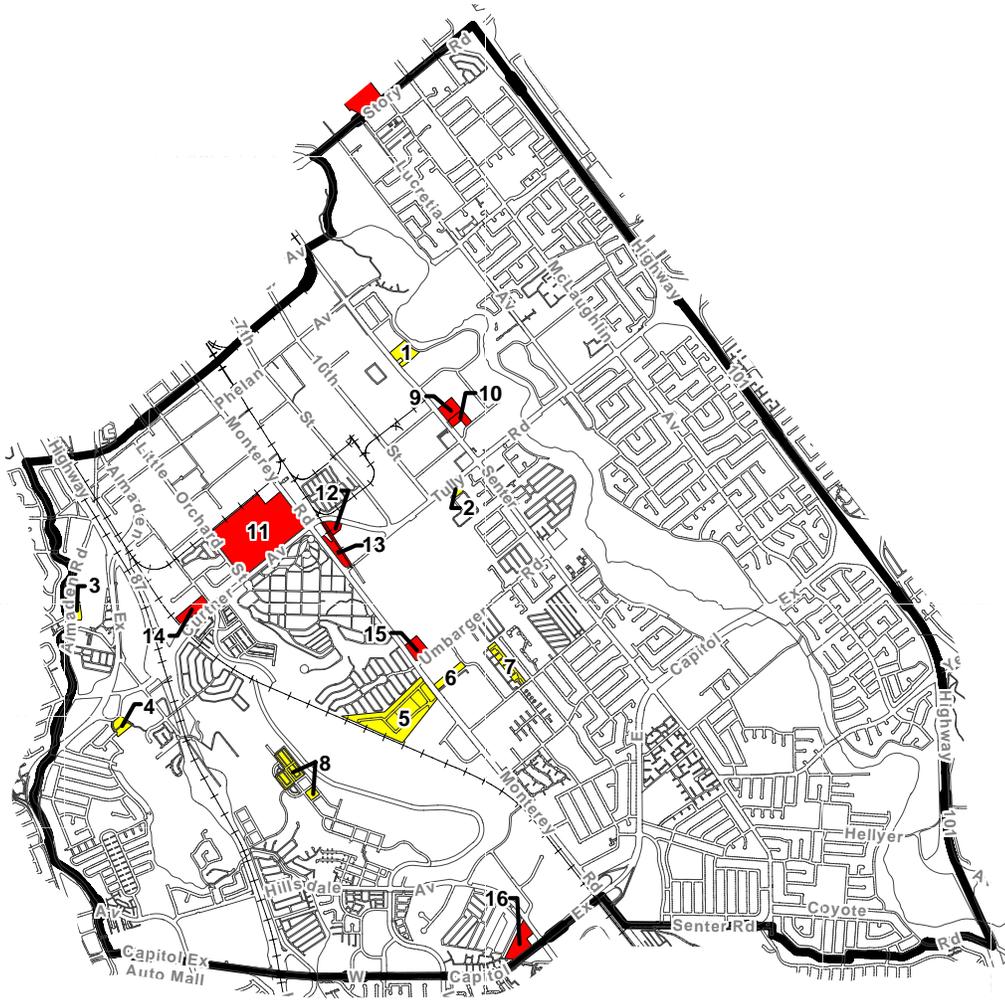


**Residential Projects**

- 1 Fruitdale Apts
- 2 Fruitdale Station (Phase 2)
- 3 Leigh Senior Housing
- 4 Merrill Gardens Assisted Living
- 5 Bascom Senior Assisted Living
- 6 Willow Glen Place

Total Dwelling Units= 780

# South Planning Area Major Development Activity



**Residential Projects**

- 1 Paseo Senter Family Apts
- 2 Fairgrounds Senior Apts
- 3 Almaden Walk Townhomes
- 4 Venetian Terrace Condos
- 5 Montecito Vista Mixed Use
- 6 Trumark Homes
- 7 Lewis Townhomes
- 8 Tuscany Hills

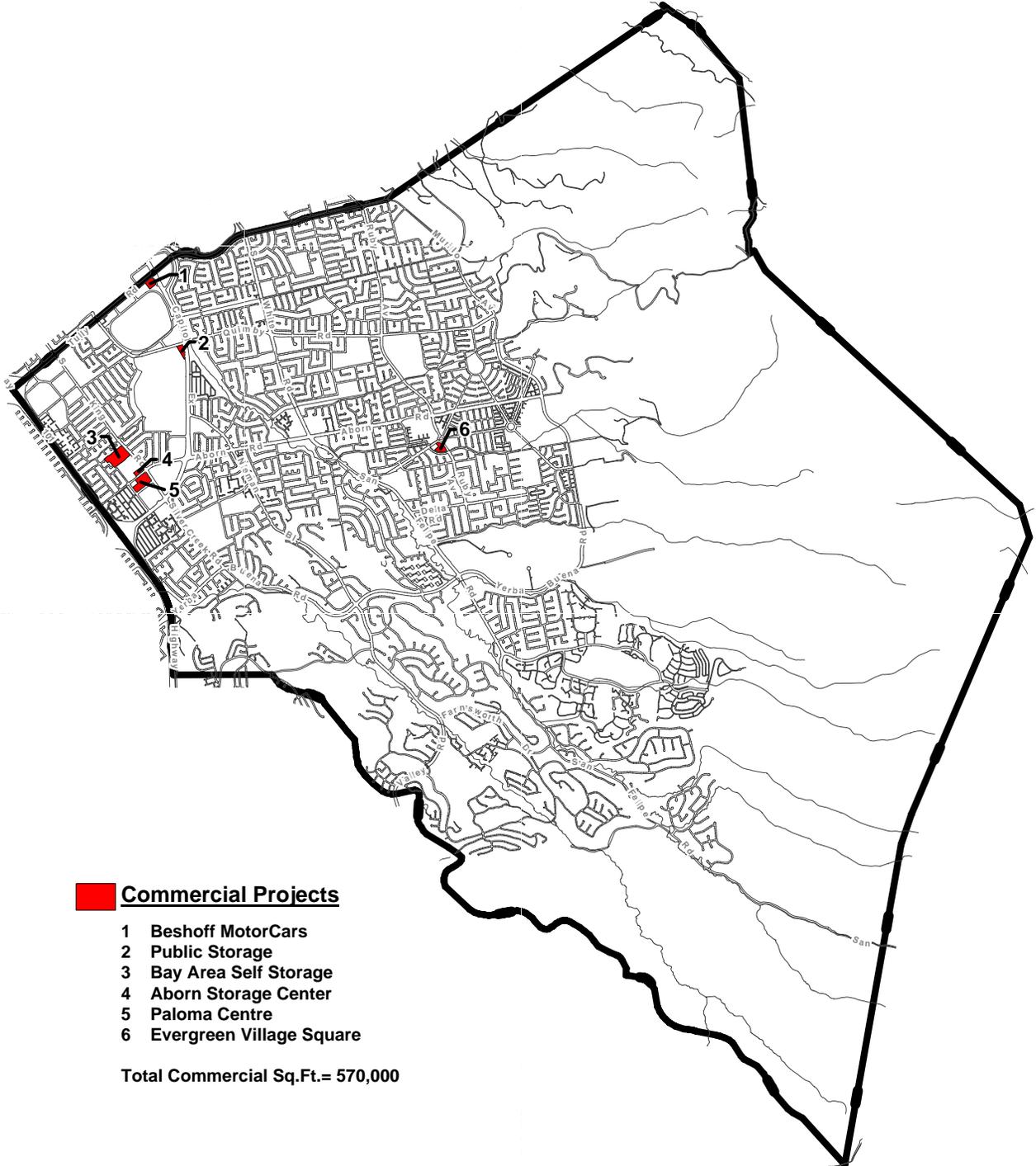
Total Dwelling Units= 1,845

**Commercial Projects**

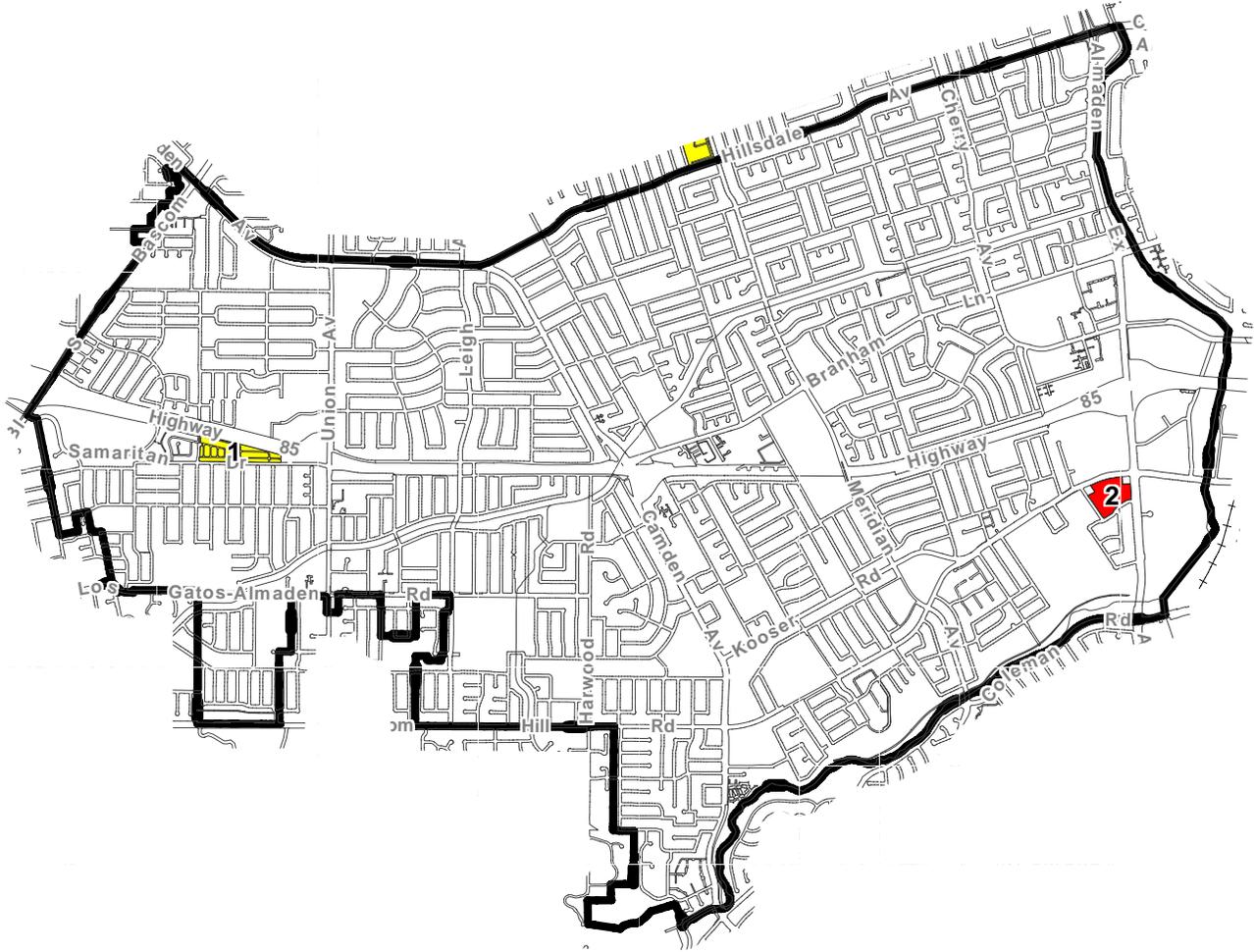
- 9 Senter Office/Retail
- 10 Senter/Quinn Retail
- 11 The Plant Shopping Center
- 12 West Tully Center
- 13 Tully/Monterey Retail
- 14 Extra Space Storage
- 15 Monterey/Umbarger Commercial
- 16 Public Storage

Total Commercial Sq.Ft.= 1,047,000

# Evergreen Planning Area Major Development Activity



# Cambrian/Pioneer Planning Area Major Development Activity



**Residential Projects**

1 Parkwood Homes

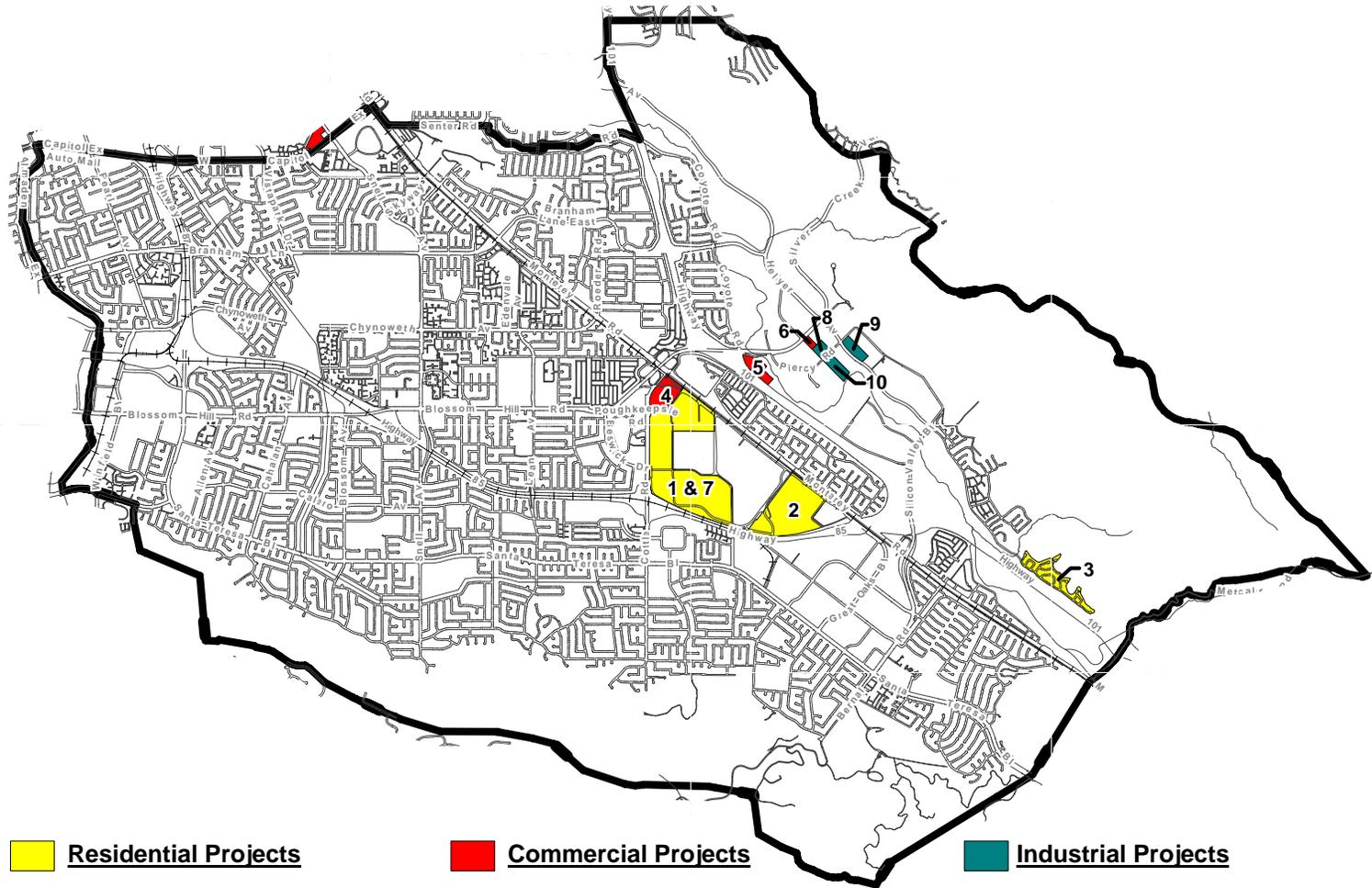
Total Dwelling Units= 202

**Commercial Projects**

2 Whole Foods Market

Total Commercial Sq.Ft.= 73,000

# Edenvale Planning Area Major Development Activity



**Residential Projects**

- 1 Hitachi Site Mixed Use
- 2 iStar Site Housing
- 3 Del Rosa at Miramonte

Total Dwelling Units= 4,643

**Commercial Projects**

- 4 Lowe's Home Improvement
- 5 Calif. Center for Health Care
- 6 Silver Creek Valley Retail
- 7 Hitachi Site Mixed Use

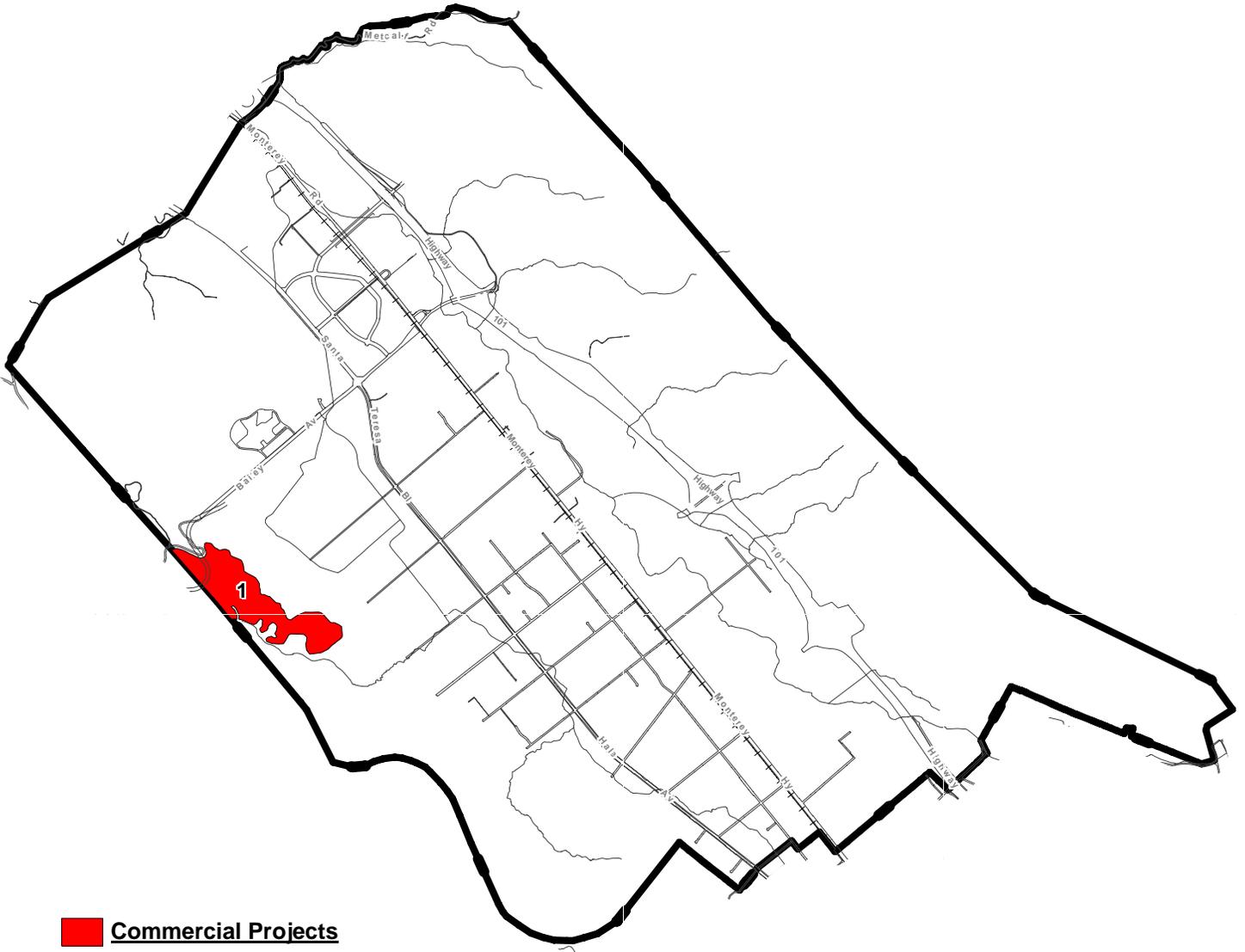
Total Commercial Sq.Ft.= 867,000

**Industrial Projects**

- 8 Venture Commerce Center (South)
- 9 Hellyer Commons
- 10 Silver Creek Business Center

Total Industrial Sq.Ft.= 279,000

# Coyote Planning Area Major Development Activity



**Commercial Projects**

- 1 Heritage Oaks Cemetery

Total Commercial Sq.Ft.= 380,000

## **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 format that was more readily comprehended. 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 a variety of persons, including City staff processing development applications, developers or their representatives, and others working in the development industry or related fields, such as the City's Office of Economic Development and Redevelopment Agency. These discussions surfaced important information on specific development projects as well as provided a forum for review of the economic assumptions underlying the report's five-year forecast.

### **Review of Publications**

Planning staff consulted several publications that made an important contribution to the preparation of this report, including: San Jose Business Journal and San Jose Mercury News (various articles), the Silicon Valley Leadership Group's *Projections 2008*, Joint Venture Silicon Valley Network's *2008 Index of Silicon Valley*, the Association of Bay Area Governments' (ABAG) *Projections 2007* and *Regional Economic Outlook 2008-09*, Marcus & Millichap's *Market Research Reports* (periodic), RealFacts' *Residential Market Reports* (periodic), and Commercial Property Service's (CPS) *RealNews* (quarterly).