North San Jose Residential

Information as of 1/30/2008. Subject to change.

							Criteria for Prioritization															Units by Type				
Approved Permits and/or Development Agreement	Zoning (date)	PD Zoning Units	Gross Ac	Net Ac	Net Density	PD Permit (date)	1	2	3	4	5	6	7	8	Park Acreage	PD Permit Expiration	PD Permit Extended	PD Permit Units	Affordable Units	Market Rate	Mapped for Condos	Building Permit	Studio	1 Bed	2 Bed	3 Bed	School District
Legacy Hyundai Riverview	PDC05-099 (4/17/07)	575	11.19	8.74	65.79			x		x		x	x		1.00				106	422							
Block C and D						PD06-048/PDA06-048-01 (12/14/07)										12/14/09	no	247			Yes	plan check	2	97	137	11	SCUSD
Block B						PD06-051 (6/22/07)										6/22/09	1/29/10	104			Yes	plan check	0	88	16	0	SCUSD
Block E						PD06-052 (6/22/07)										6/22/09	1/29/10	50			Yes	n/a	0	0	50	0	SCUSD
Block A						PD06-068 (6/22/07)										6/22/09	1/29/10	127			Yes	n/a	0	61	62	4	SCUSD
First Community Housing	PDC06-022 (3/13/07)	100	0.75	0.75	133.33	PD06-011 (6/29/07)							x	x	0.00	12/29/09	no	100	100	0	No	plan check	0	33	37	30	San José USD
Irvine Sony Crescent Park	PDC06-038 (8/28/07)	1,900	38.70	25.45	74.66	PD07-006 (12/7/07)		x				x	x		5.00	12/7/09	pending	1,900	0	1,900	Yes	plan check	110	951	720	0	SCUSD
Parcel 2 and 3						PDA07-006-01 (10/24/08)										10/24/10							107	307	285	0	
Parcel 1						PDA07-006-02 (pend)																	59	156	149	0	
						PDA07-006-03 (1/15/09)												-150		-150							
						PDA07-006-04 (pend)																					
Baypointe - Fairfield	PDC06-061 (9/25/07)	183	3.16	2.97	61.62	PD07-036 (11/30/07)					x		x		0.00	11/30/09	1/30/10	183	0	183	Yes	plan check	20	70	93	0	SCUSD
Seely - Cadence/Essex	PDC06-067 (6/17/08)	777	14.50	10.48	74.14	PD08-056 (1/23/09)	x	x			x				2.58	1/23/11	no	769	0	769		n/a	0	350	407	20	SCUSD
Kerley Charities	PDC06-085 (5/15/07)	42	0.66	0.65	64.62	PD07-19 (6/29/07)				x			x		0.00	12/5/10	no	42	42	0	Yes	n/a	0	0	42	0	Orchard/ESUHSD
Fairfield Northpointe	PDC06-093 (9/25/07)	706	10.01	9.34	75.59	PD07-033 (11/30/07)		x		x		x	x		2.35	11/30/09	1/31/10	704	141	563	Yes	plan check	0	347	320	37	SCUSD
Foster Towers	PDC06-130 (2/26/08)	600	6.08	4.81	124.74	PD07-043 (4/22/08)							x	x	0.74	10/22/10	no	528	0	528	Yes	n/a	0	241	269	18	Orchard/ESUHSD
Vista Montana - Castle	PDC07-054 (10/16/07)	444	12.10	6.94	63.98	PD07-082 (3/21/08)	x	x			x				5.00	3/21/10	DA +2yrs	444	0	444	Yes	plan check	0	203	179	62	SCUSD
Vista Montana - Castle	PDC07-055 (10/16/07)	554	8.70	6.96	79.60	PD07-091 (10/24/08)	x	x			x				1.00	4/24/11	DA +2yrs	554	0	554	Yes	n/a	0	246	237	71	SCUSD
Thompson Dorfman Wyse	PDC07-057 (2/26/08)	1,700	32.60	18.60	91.40	PD07-090 (4/4/08)		x				x	x	x	5.10	4/4/10	no	1,579	0	1,579	Yes	n/a	0	736	716	127	SCUSD
Baypointe - Trammell Crow	PDC07-080 (4/22/08)	239	2.86	2.86	83.57	PD08-023 (8/1/08)						x	x		0.00	8/1/10	no	229	45	184	Yes	n/a	0	114	115	0	SCUSD
Brokaw - Oyama	PDC07-088 (6/3/08)	34	2.99	2.99	11.37	PD08-063					x				0.00	8/2/11	no	3	0	3		n/a					Orchard/ESUHSD
Rosemary - ROEM	PDC07-101 (8/26/08)	290	4.00	4.00	72.50	PD08-053				x			x		TBD	7/30/11	no	290	290	0		n/a	0	144	110	36	San José USD
River Oaks - BRE	PDC07-102 (8/12/08)	300	3.69	3.27	91.74	PDA08-036-01 (12/10/08)						x	x	x	0.00	12/10/10	no	293	0	293	No	n/a	67	134	96	0	SCUSD
Total Approved		8,444	151.99	108.81	77.60										22.77			7,996	724	7,272			199	4,122	3,891	416	

							Criteria for Prioritization															Units by Type				
Pending Projects	Zoning (date)	PD Zoning Units	Gross Ac	Net Ac	Net Density	PD Permit (date)	1	2	3	4	5	6	7	8	Park Acreage	PD Permit Expiration		PD Permit Units	Affordable Units	Market Rate	Mapped for Condos	Building Permit	Studio	1 Bed	2 Bed	3 Bed	School District
Century Ctr - BRE/Swenson	PDC05-114 (9/25/07)	460	2.37	2.37	194.09	PD08-046 (pend)						x	x	x	0.00			460	0	460		n/a					Orchard/ESUHSD
Vista Montana - Sobrato	PDC06-116 (pend)	263	4.20								x				TBD				0	0		n/a					SCUSD
Oakland Rd - Fox/Markovitz	PDC07-010 (pend)	750	29.85												TBD				0	0		n/a					Orchard/ESUHSD
Orchard Pkwy - Emri	PDC07-060 (pend)	490	8.10					x			x				TBD				0	0		n/a					SCUSD
Total Pending		1,963	44.52	2.37	644.30													460	0	460			0	0	0	0	
Total Approved and Pending		10,407	197	111	89.68													8,456	724	7,732			199	4,122	3,891	416	

Criteria for prioritization of proposed residential conversions:

1. The residential project will directly facilitate or enable the construction of a specific, related industrial development.
2. The proposed project includes on-site parklands that meet or exceed parkland dedication requirements and other applicable City standards or regulations.
3. The proposed project provides for a new school site.
4. The project includes a significant amount of affordable housing units (at least 15%) as defined by City policy.
5. The proposed conversion site is adjacent to existing residential use.
6. The proposed project constitutes a vertically mixed-use project incorporating neighborhood serving commercial uses.
7. The proposed project reflects and incorporates strong transit-oriented design elements.
8. The proposed project exceeds the minimum density requirements.

SCUSD = Santa Clara Unified School District
Orchard = Orchard Elementary School District
ESUHSD = East Side Union High School District
San José USD = San José Unified School District

Questions/Comments?
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