

Land Use by Development Area

Land Use Development Table Project (Option A)

MISSION POINT PROJECT INFORMATION - GENERAL SUMMARY TABLE										
AREA	ACREAGE*	BUILT COVERAGE	LAND USE	SQUARE FOOTAGE	OPEN SPACE	ACREAGE	PARKING AREA	STALL COUNT	RATIO/1,000 SF	% OF TOTAL
A	Approx. 13.3 acres	Approx. 48%	Office Retail Total	Max. 1,179,000 gsf Approx. 30,000 gsf Approx. 1,209,000 gsf	Accessible L1 Open Space Private Open Space	Approx. 2.8 acres Approx. 3.3 acres	1,454,000 sq. ft.	Approx. 3,330	2.8	35%
B	Approx. 8.9 acres	Approx. 44%	Office Retail Total	Max. 1,034,000 gsf Approx. 43,000 gsf Approx. 1,077,000 gsf	Accessible L1 Open Space Private Open Space	Approx. 2.7 acres Approx. 1.7 acres	990,000 sq. ft.	Approx. 2,440	2.3	26%
C	Approx. 12.7 acres	Approx. 33%	Office Retail Total	Max. 790,000 gsf Approx. 19,000 gsf Approx. 809,000 gsf	Accessible L1 Open Space Private Open Space	Approx. 4.6 acres Approx. 2.5 acres	762,000 sq. ft.	Approx. 1,760	2.2	19%
D	Approx. 13.7 acres	Approx. 50%	Residential Retail Childcare Total	Approx. 1,800,000 gsf (Max. 1,800 units) Approx. 8,000 gsf Approx. 10,000 gsf Approx. 1,818,000 gsf	Accessible L1 Open Space Private Open Space	Approx. 2.7 acres Approx. 4.8 acres	812,000 sq. ft.	Approx. 1,870	1.0	20%
							Total	Approx. 9,400		100%

*ACREAGE AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON DEVELOPMENT PLANS

LAND USE	PROJECT TOTAL
Office	Max. 3,000,000 gsf
Retail	Approx. 100,000 gsf
Residential	Approx. 1,800,000 gsf (Max. 1,800 units)
Childcare	Approx. 10,000 gsf
TOTAL	Approx. 4,913,000 gsf

CAR PARKING	RATIO PROVIDED	% OF CODE*
Office	0.7 / 300 sq. ft.	73%
Retail	0.9 / 200 sq. ft.	86%
Residential	1.0 / unit	59%
Childcare	1.0 / 300 sq. ft.	100%
Parks/Open Space	-	NA

*APPROX. PER CITY OF SANTA CLARA PARKING REGULATIONS.

DENSITY & INTENSITY		
	METHOD OF CALCULATION*	ILLUSTRATIVE PLAN CALCULATION**
Residential Density	DU/a = housing units per gross acre	Area D = 130 DU/a (1,800/13.9) Total Site Area = 37 DU/a (1,800/48.6)
Floor Area Ratio (FAR)	FAR = *FAR is applied on a parcel-by-parcel basis or as an average for an entire site under a single development proposal.*	Total Project FAR = 2.3 FAR excluding residential = 1.5

* THE METHOD OF CALCULATION FOLLOWS THE GENERAL PLAN'S METHODOLOGY AND DEFINITIONS FOR FAR AND DENSITY. MISSION POINT'S PROPOSED URBAN CENTER MIXED USE DESIGNATION ALLOWS A MAXIMUM DENSITY OF UP TO 250 DWELLING UNITS PER ACRE. MISSION POINT PROPOSED URBAN CENTER MISSION POINT DESIGNATION ALLOWS A MINIMUM FAR OF 1.5.

** THE CALCULATION IS PROVIDED TO ILLUSTRATE MISSION POINT'S POTENTIAL DENSITY AND FAR, WHICH WILL BE FINALIZED AS PART OF THE DESIGN REVIEW PROCESS.

*** SEE ADDITIONAL LIMITATIONS IN SECTION 05.13 RESIDENTIAL DESIGN.

OPEN SPACE	PROJECT TOTAL
Private Open Spaces & Parkland	Approx. 25.1 acres

SITE LAND AREA
48.6 Acres

Figure 02-7_01: Program Area Tables

Development Transfer

To provide flexibility in responding to changing market demands and ensure ongoing feasibility through a sequenced development process, density transfers of nonresidential maximum floor area are allowed among Program Areas A, B, C, and D (See Figure 02-7_02* for Area identification). The developer may elect to transfer up to 5 percent of the maximum

allowed floor area of each of the individual Areas to one or more of the other Areas. As a result, the total amount of development in these Areas could increase or decrease proportionally, while not exceeding the maximum build-out for the entire project.

* Note that Figure 02-7_02 demarcated areas are approximate and subject to change based on development plans.

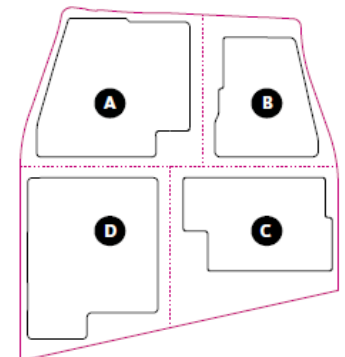


Figure 02-7_02*: Program Area key

Land Use by Development Area

Land Use Development Table Revised Project (Option B)

MISSION POINT PROJECT INFORMATION - GENERAL SUMMARY TABLE										
AREA	ACREAGE*	BUILT COVERAGE	LAND USE	SQUARE FOOTAGE	OPEN SPACE	ACREAGE	PARKING AREA	STALL COUNT	RATIO/1,000 SF	% OF TOTAL
"A"	Approx. 13.3 acres	Approx. 48%	Office Retail Total	Max. 1,179,000 gsf Approx. 30,000 gsf Approx. 1,209,000 gsf	Accessible L1 Open Space Private Open Space	Approx. 2.8 acres Approx. 3.3 acres	1,454,000 sq. ft.	Approx. 3,330	2.8	35%
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"D"	Approx. 13.7 acres	Approx. 50%	Residential Retail Childcare Total	Approx. 1,800,000 gsf (Max. 1,800 units) Approx. 8,000 gsf Approx. 10,000 gsf Approx. 1,818,000 gsf	Accessible L1 Open Space Private Open Space	Approx. 2.7 acres Approx. 4.8 acres	812,000 sq. ft.	Approx. 1,870	1.0	20%
							Total	Approx. 9,400		100%

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[△]SUBJECT TO CHANGE WITH OFFICE/R&D RESIDENTIAL-FLEX OPTION

LAND USE	PROJECT TOTAL
Office	Max. 3,000,000 gsf
Retail	Approx. 100,000 gsf
Residential	Approx. 1,800,000 gsf (Max. 1,800 units) [△]
Childcare	Approx. 10,000 gsf
TOTAL	Approx. 4,913,000 gsf

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[△] Office/R&D – Residential Flex: Area C may be developed with up to a maximum of 800 residential units, or a mix of uses with a corresponding reduction in square footage of office/R&D uses. If exercised the Office/R&D Residential Flex option results in up to a maximum of 2,600 residential units in Area C and D.

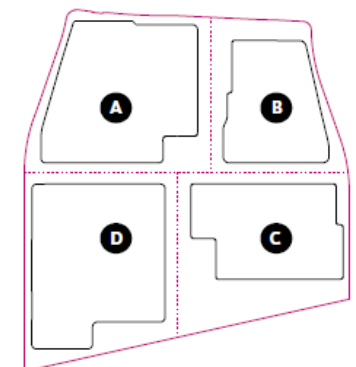


Figure 02-7_02*: Program Area key