

ATTACHMENT 10 – STAFF REPORT TABLES

RTC 20-628

Related Santa Clara Development Area Plan (DAP) 2

Table 1: Program of Use & Proposed Square Footage

Program	Proposed (SF)	Permitted Use (MCP Pg. 37)
Office	435,000	Yes
Retail	405,000	Yes
Food & Beverage	150,000	Yes
Hotel	180,000	Yes
Residential	530,000	Yes
Entertainment	50,000	Yes
Total	1,750,000	

Table 2: Cumulative Buildout DAP 1 & DAP 2

Program	Approved DAP 1 (SF)	Proposed DAP 2 (SF)	Approved & Proposed DAP 1 & 2 (SF)
Office	440,000	435,000	875,000
Retail	21,400	405,000	426,400
Food & Beverage	29,600	150,000	179,600
Hotel	381,000	180,000	561,000
Residential	175,000	530,000	705,000
Entertainment	0	50,000	50,000
Total	1,047,000	1,750,000	2,797,000

Table 3: Summary of Development Obligations

Minimum Initial Building (MIB) Phase 2 (DDA 5.3.2)				
Program	Phase 2 Min Required (SF/Keys/Units)	Phase 2 Proposed (SF/Keys/Units)	Applied to Phase 2 MIB Requirements	Applied to Phase 2 Additional Initial Building (AIB) Requirements
Office	200,000 ¹	435,000	200,000	235,000
Retail/Food & Beverage/ Entertainment	500,000	605,000	500,000	105,000
Residential	200 units in Phase 1 & 2 ²	530,000 SF / 500 units	200 Unit min met with Phase 1 application	530,000 SF / 500 units
Hotel	300 keys and/or Office min above	180,000 SF / 220 Keys	Requirement met with Office Development above	No requirement

Minimum	700,000	1,570,000	700,000	870,000	
Additional Initial Building (AIB) Phase 2 (DDA 5.3.3)					
Program	Best Effort Target (SF)	Phase 2 Proposed (SF)	Applied to Phase 2 MIB Requirements	Applied to Phase 2 AIB Requirements	AIB in Excess of Requirements
Office	-	435,000	200,000	235,000	
Retail/Food & Beverage/ Entertainment	-	605,000	500,000	105,000	
Residential	-	530,000	0	530,000	
Additional Requirement	230,000				
Total	230,000	1,570,000	700,000	870,000	640,000
Minimum Retail (DDA 5.3.4)					
Required Phase 1 (SF)	Approved Phase 1 (SF)	Aggregate Min for Phases 2 & 3 combined (SF)	Phase 2 Proposed (SF)	Minimum Balance for Phase 3 (SF)	
50,000	51,000	750,000	605,000	145,000	
Additional Retail Buildings (Applicable to Phases 2 and 3 – DDA 5.3.5)					
Program	Phase 2 & 3 (SF) Best Efforts	Phase 2 (SF) Proposed	Best Efforts Balance for Phase 3		
Retail	1,500,000	405,000			
Food & Beverage		150,000			
Entertainment		50,000			
Total	1,500,000	605,000	895,000		

1: Requirement can be fulfilled with either 200,000 SF of office or a 300 key hotel.

2: Residential minimum number of units to be met under Phase 1 or Phase 2. Requirement fulfilled in Phase 1.

Table 4: Anticipated Building Heights

Location	MCP Max. (FT)	Estimated Ground Floor Elevation (FT)	Anticipated Height (FT)	Total Height (Above El. 0'=0') (FT)	Comment
Block 4B	219	34	108	142	Complies
Block 4D	219	39.5	118	157.5	Complies
Block 4D	219	38	118	156	Complies
Block 4E/F	219	38	107	145	Complies
Block 4E/F	219	39	165	204	Complies
Block 4H	219	41	100	141	Complies

Table 5: Summary of Required Parking

Use	Size (SF / Units / Rooms)	Parking Ratio	Parking required
Retail	405,000	4.5 per 1,000 SF	1,823
Food & Beverage	150,000	1.5 per 1,000 SF	225
Entertainment	50,000	2.5 per 1,000 SF	125
Office	435,000	3.0 per 1,000 SF	1,305
Hotel	220 guestrooms	1.0 per room	220
Residential	500 units	1.5 per unit	750
Total			4,448 spaces

Table 6: Summary of Proposed Parking

Use	Size (SF / Units / Rooms)	Parking Ratio	Parking Provided
Retail	405,000	3.9 per 1,000 SF	1,580
Food & Beverage	150,000	1.5 per 1,000 SF	225
Entertainment	50,000	2.5 per 1,000 SF	125
Office	435,000	3.0 per 1,000 SF	1,305
Hotel	220 guestrooms	<i>0.5 per room</i>	110
Residential	500 units	1.0 per unit	500
Total			3,845

Italicized number = Modified from MCP

Table 7: Summary of Open Space

Phase	Residential Units	Required Acres of Park	Acres Provided	Comments
1	200	1.21	0	Deferred to Phase 2
2	500	3.04	4.25	Composed of 3.9 acres at City Center East + 0.75 acres on Block 4D rooftop counted at 50% (0.38 acres)
Total		4.25	4.25	Complies