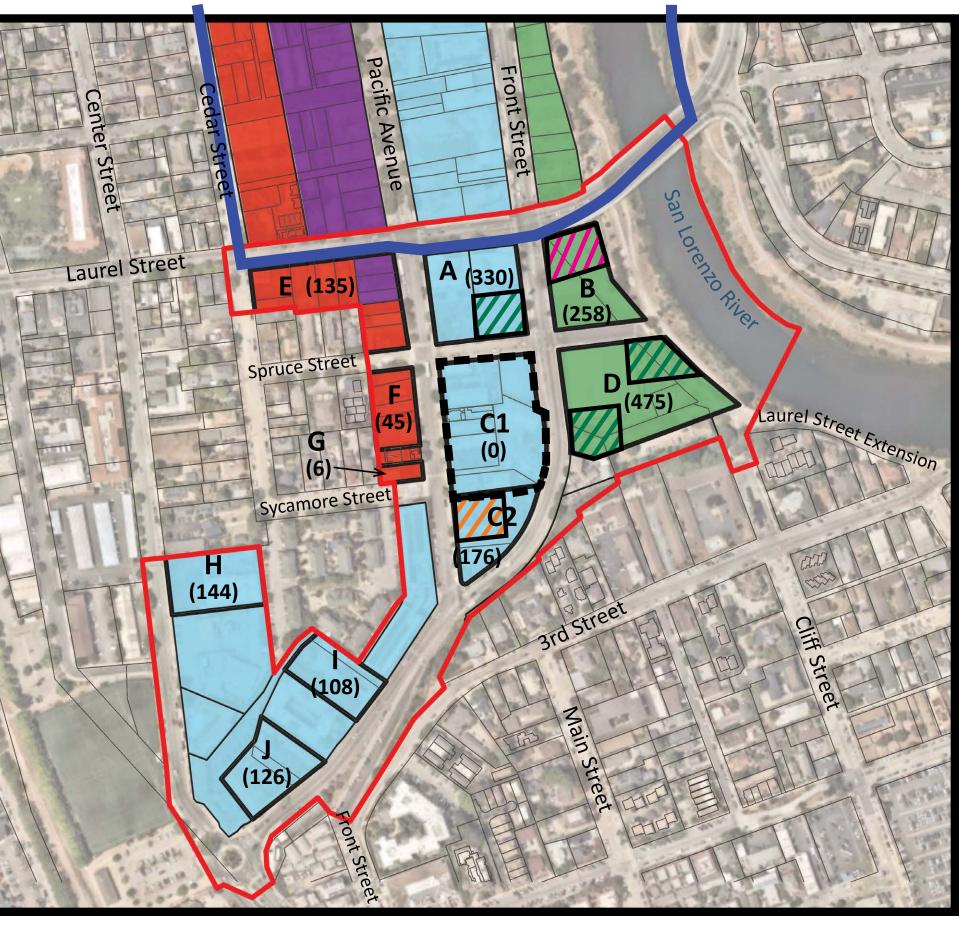


ALTERNATIVE DEVELOPMENT SCENARIOS

SANTA CRUZ DOWNTOWN PLAN EXPANSION



Scenario 3.1

	All Parcels	
		Scenario 3.1
Total Gross Floor Area:	(square feet)	2,116,000
Total Commercial Area:	(square feet)	59,000
Total Net Residential Area:	(square feet)	1,387,000
Total Unit Count:	(units)	1,803
Overall Density:	(units / acre)	168.7
Overall FAR:		4.55

	Parcels A-D		
		Scenario 3.1	
Total Gross Floor Area:	(square feet)	1,441,000	
Total Commercial Area:	(square feet)	39,000	
Total Net Residential Area:	(square feet)	951,000	
Total Unit Count:	(units)	1,239	
Overall Density:	(units / acre)	184.8	
Overall FAR:		4.93	

	Parcels E-J	
		Scenario 3.1
Total Gross Floor Area:	(square feet)	675,000
Total Commercial Area:	(square feet)	20,000
Total Net Residential Area:	(square feet)	436,000
Total Unit Count:	(units)	564
Overall Density:	(units / acre)	141.6
Overall FAR:		3.89

Notes:

- 1. "Total Gross Floor Area" includes all building area above grade, including parking.
- 2. "Total Net Residential Area" assumes 80% efficiency for residential floors.
- 3. Baseline Scenario Assumptions:
 - Commercially-zoned parcels to be developed at 3.5 FAR
 - Residentially-zoned parcels to be developed at 40 (R-M) to 55 (R-H) units per acre

4. Development Scenario Assumptions: +/-750 sf average unit size

- residential lobby, support, mechanical, and utility space

 40' deep ground level building area surrounds at-grade parking 40% of ground level building area to be Commercial uses; the remainder will be



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