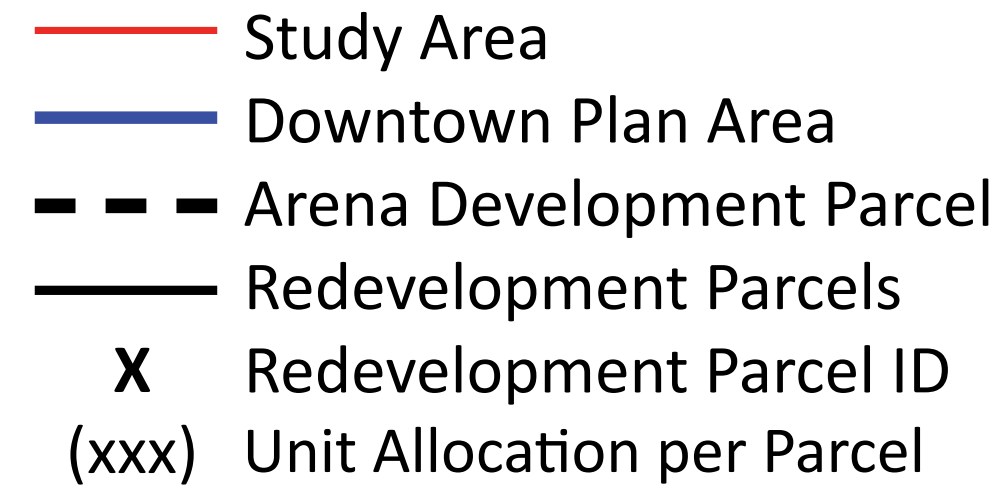


Proposed Building Height Limit for Development Scenario Analysis (Feet)



All Parcels

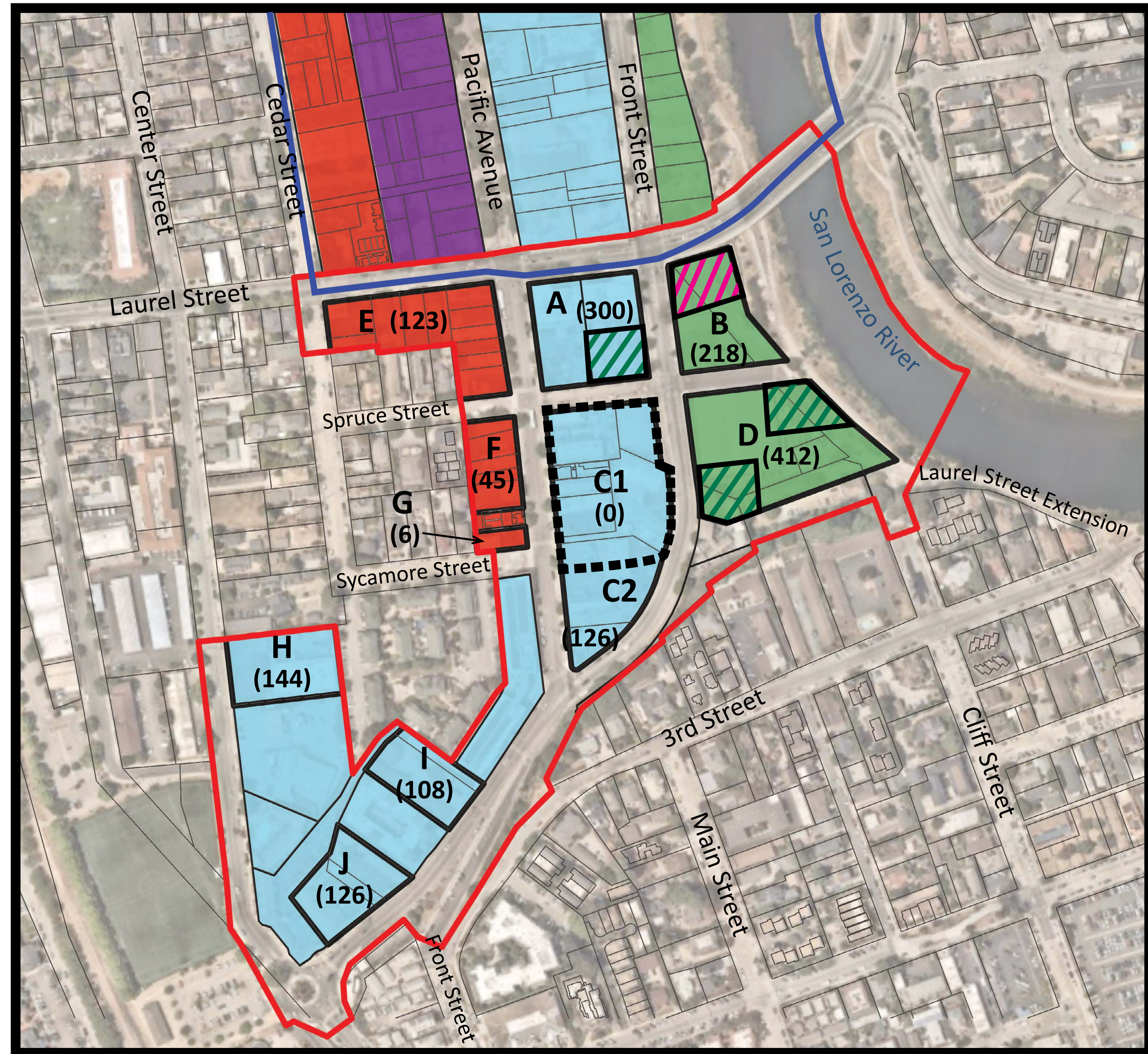
Total Gross Floor Area:	(square feet)	1,923,000
Total Commercial Area:	(square feet)	59,000
Total Net Residential Area:	(square feet)	1,233,000
Total Unit Count:	(units)	1,608
Overall Density:	(units / acre)	150.5
Overall FAR:		4.13

Parcels A-D

Total Gross Floor Area:	(square feet)	1,261,000
Total Commercial Area:	(square feet)	39,000
Total Net Residential Area:	(square feet)	807,000
Total Unit Count:	(units)	1,056
Overall Density:	(units / acre)	157.5
Overall FAR:		4.32

Parcels E-J

Total Gross Floor Area:	(square feet)	662,000
Total Commercial Area:	(square feet)	20,000
Total Net Residential Area:	(square feet)	426,000
Total Unit Count:	(units)	552
Overall Density:	(units / acre)	138.6
Overall FAR:		3.82



ALTERNATIVE DEVELOPMENT SCENARIO 'CC'
SANTA CRUZ DOWNTOWN PLAN EXPANSION

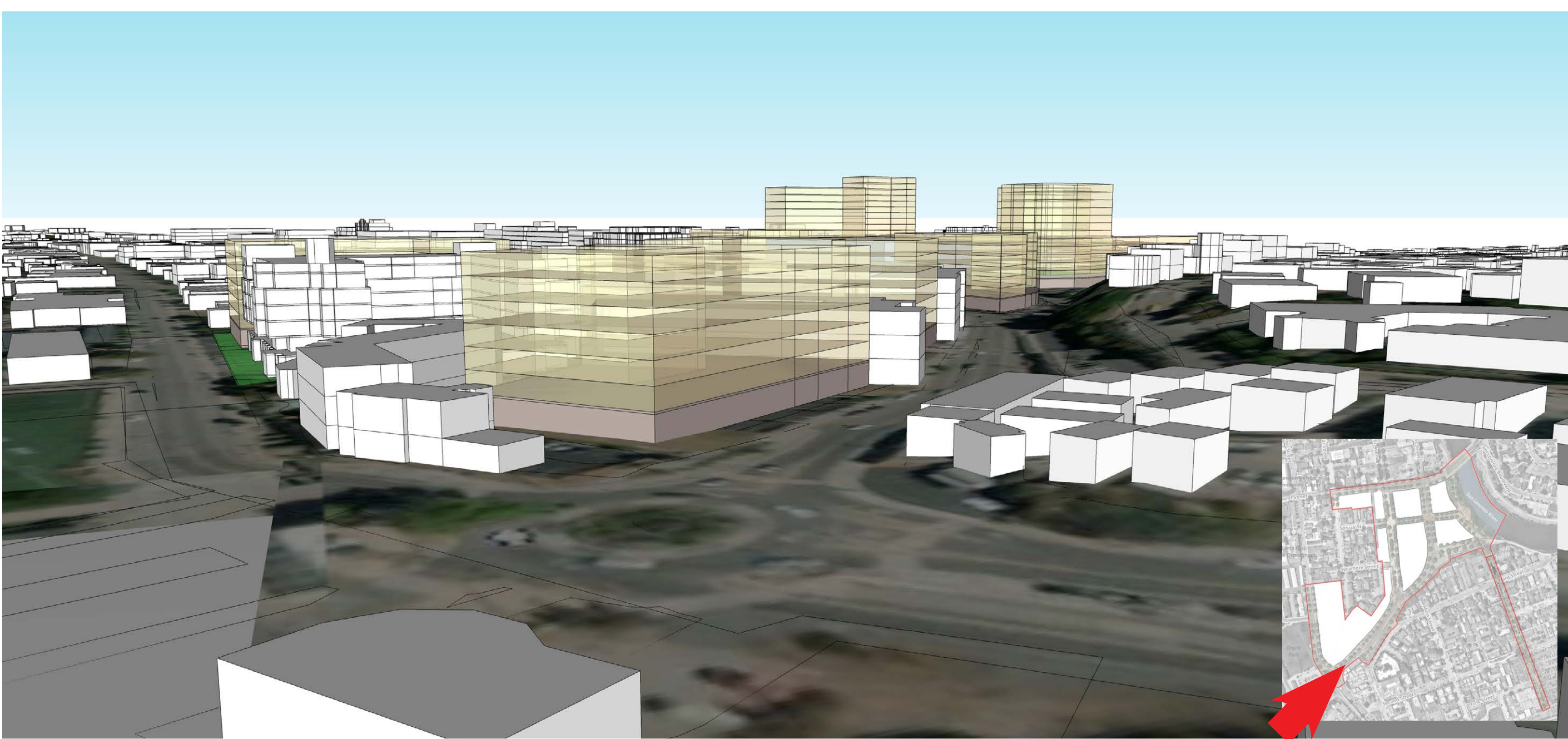
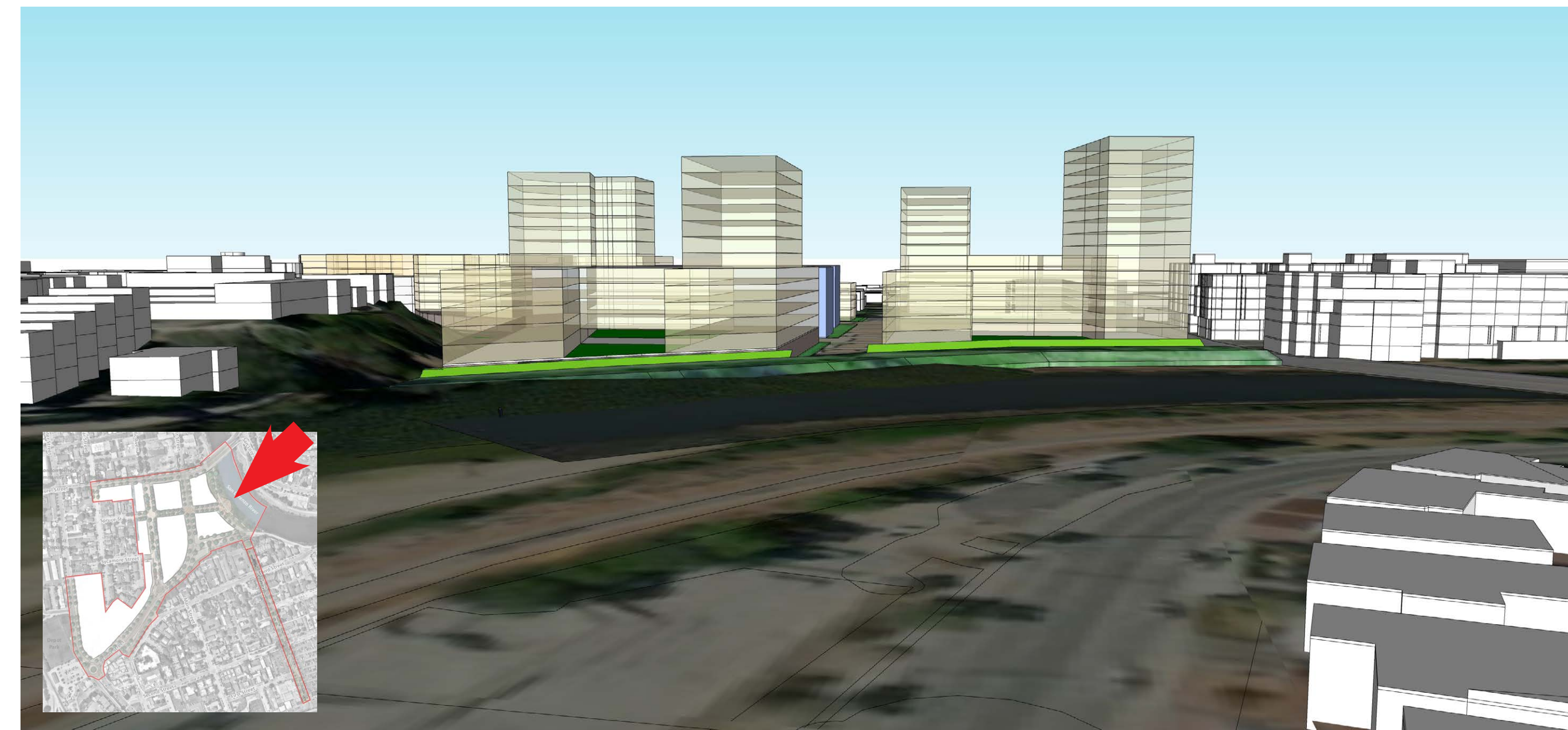
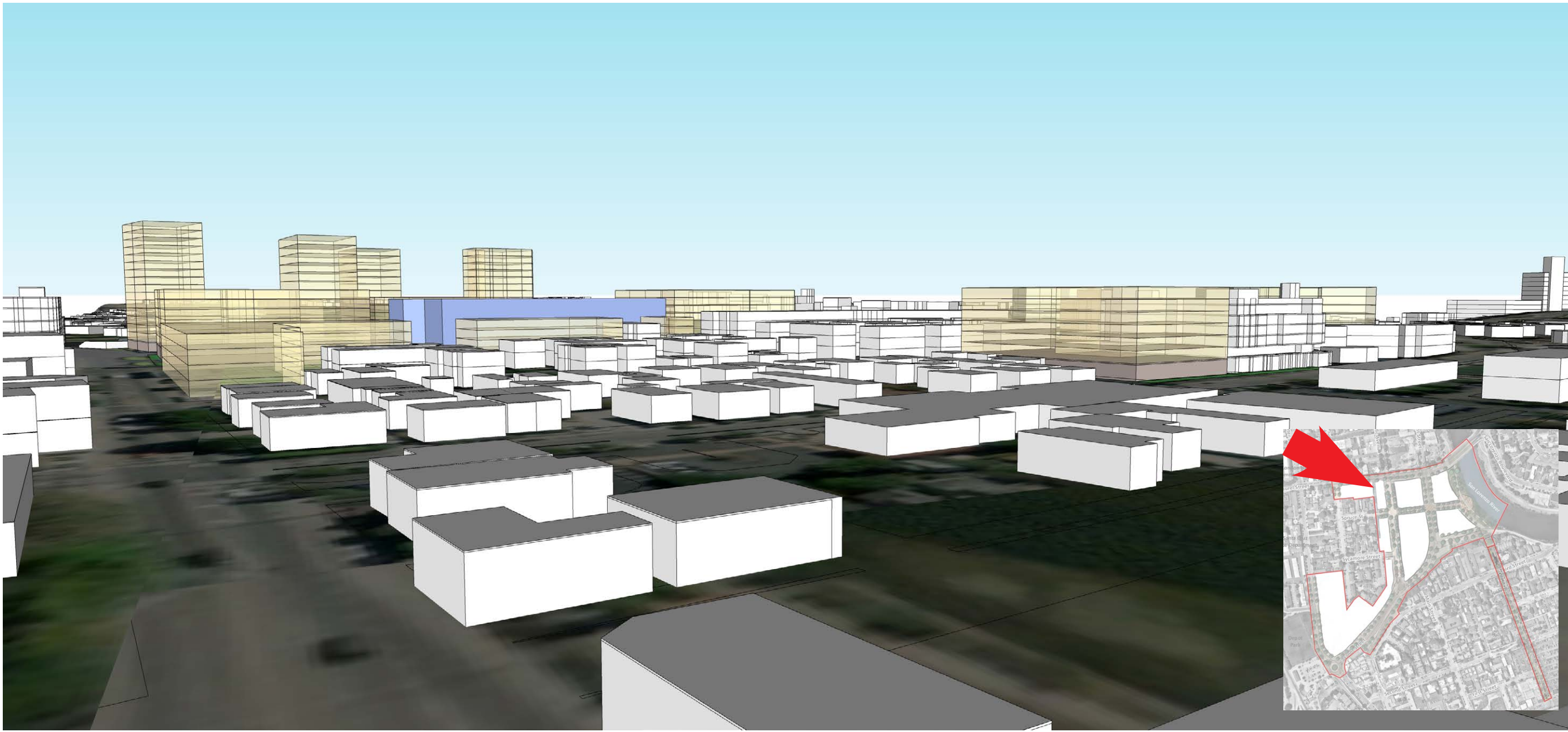
Notes:

- "Total Gross Floor Area" includes all building area above grade, including parking.
- "Total Net Residential Area" assumes 80% efficiency for residential floors.
- 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
- Development Scenario Assumptions:
 - +/-750 sf average unit size
 - 40' deep ground level building area surrounds at-grade parking
 - 40% of ground level building area to be Commercial uses; the remainder will be residential lobby, support, mechanical, and utility space



JOB NO. 1680.001
DATE 07-12-2022
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200





ALTERNATIVE DEVELOPMENT SCENARIO 'CC'
SANTA CRUZ DOWNTOWN PLAN EXPANSION

DAHLIN

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