Homestead Special Area

Primary Uses

Commercial, Office and Residential Maximum Residential Density Up to 35 units per acre Maximum Height

Development Allocation

Commercial	250,000 s.f.
Office	50,000 s.f.
Hotel	300 rooms
Residential	530 units

30 feet, or 45 feet (south side between De Anza and Stelling)

North Vallco park Special Area

Primary Uses

Commercial, Office and Residential Maximum Residential Density 25 units per acre Maximum Height 60 feet

Development Allocation Commercial. .100,000 s.f. ...90,000 s.f. Office.. Hotel. ..300 rooms Residential. ..825 units

Heart of the City Special Area

Primary Uses

Commercial, Office and Residential Maximum Residential Density 25 or 35 (South Vallco) units per acre Maximum Height 45 feet

Development Allocation .750,000 s.f. Commercial. ..2,700,000 s.f. Office.. Hotel. .639 rooms Residential. ..2,100 units

North De Anza Special Area

Primary Uses Office Maximum Residential Density 25 units per acre Maximum Height 75 feet

Development Allocation .25,000 s.f. Commercial. Office.. .400,000 s.f. .100 rooms Hotel. .170 units Residential.

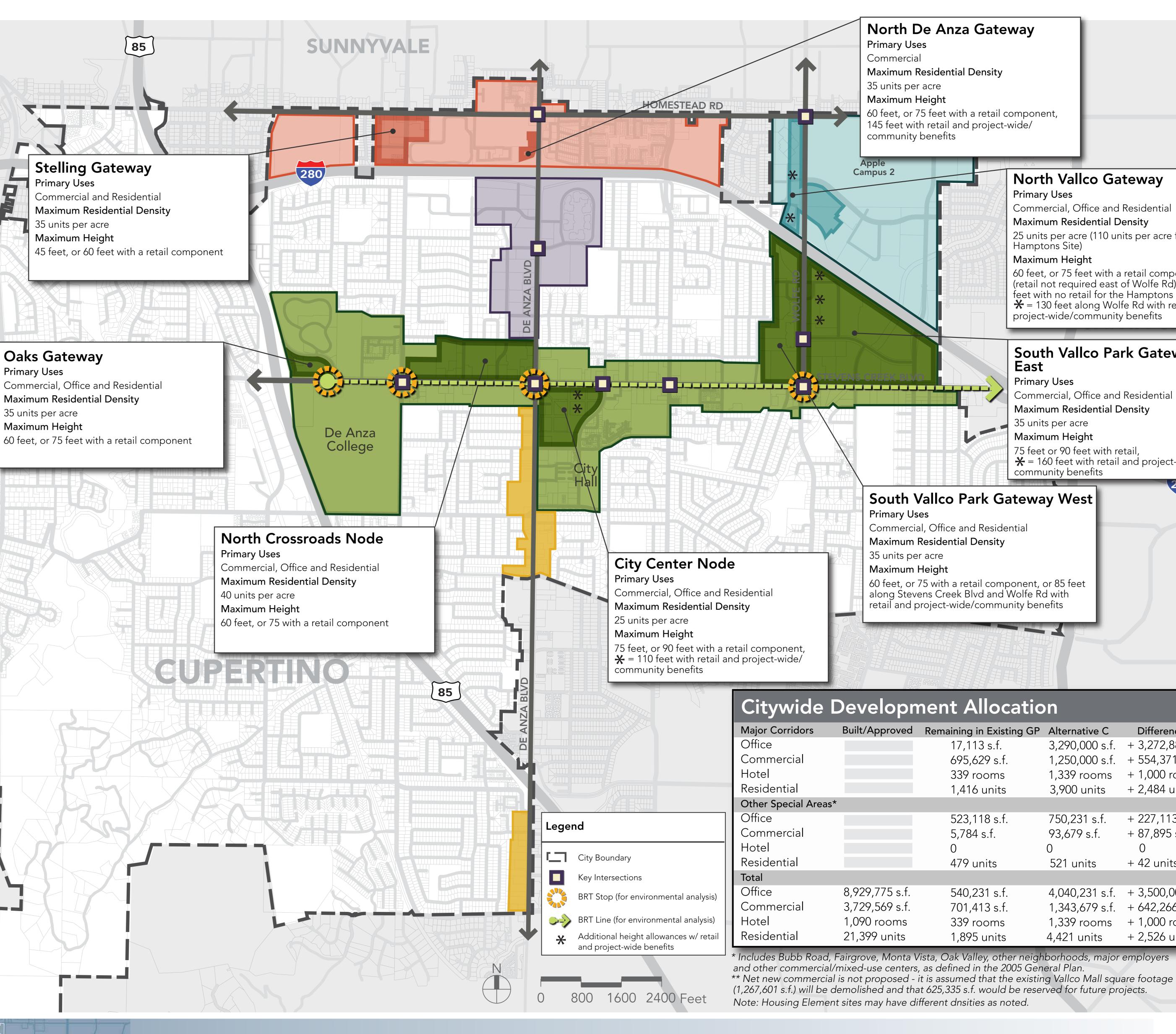
South De Anza Special Area

Primary Uses Office Maximum Residential Density 25 units per acre Maximum Height 30 feet

Development Allocation Commercial .125,000 s.f. .50,000 s.f. Office. Hotel. .none ..275 units Residential







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North Vallco Gateway

Commercial, Office and Residential

25 units per acre (110 units per acre for

60 feet, or 75 feet with a retail component (retail not required east of Wolfe Rd), or 85 feet with no retail for the Hamptons $\ddot{\star}$ = 130 feet along Wolfe Rd with retail and project-wide/community benefits

South Vallco Park Gateway

Commercial, Office and Residential

- Maximum Residential Density
- 75 feet or 90 feet with retail, $\mathbf{X} = 160$ feet with retail and project-wide/

280

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GP Alternative C	Difference
3,290,000 s.f.	+ 3,272,887 s.f.
1,250,000 s.f.	+ 554,371 s.f.
1,339 rooms	+ 1,000 rooms
3,900 units	+ 2,484 units
750,231 s.f.	+ 227,113 s.f.
93,679 s.f.	+ 87,895 s.f.
0	0
521 units	+ 42 units
4,040,231 s.f.	+ 3,500,000 s.f.
1,343,679 s.f.	-
1,339 rooms	+ 1,000 rooms
4,421 units	+ 2,526 units
ighborhoods, major	employers
ieneral Plan. sting Vallco Mall squ	ara faataga



Homestead Special Area

Primary Uses

Commercial, Office and Residential **Maximum Residential Density** Up to 35 units per acre **Maximum Height** 30 feet, or 45 feet (south side between De An

Development Allocation

Commercial	250,000 s.f.
Office	25,000 s.f.
Hotel	150 rooms
Residential	400 units

30 feet, or 45 feet (south side between De Anza and Stelling)

North Vallco Park Special Area

Primary Uses

Commercial, Office, Residential **Maximum Residential Density** 25 or 65 (*Hamptons site*) units per acre **Maximum Height** 60 feet

Development Allocation Commercial......100,000 s.f. Office......75,000 s.f. Hotel......150 rooms

..350 units

Residential.

Heart of the City Special Area

Primary Uses

Commercial, Office and Residential Maximum Residential Density 25 or 35 (Vallco, Stevens Creek Office Center,

Marina Foods, and the Oaks) units per acre Maximum Height

45 feet

Development Allocation

Commercial......750,000 s.f. Office......1,500,000 s.f. Hotel......439 rooms Residential......1,700 units

North De Anza Special Area

Primary Uses
Commercial, Office and Residential
Maximum Residential Density
25 units per acre
Maximum Height
60 feet

Development Allocation Commercial......25,000 s.f. Office......200,000 s.f. Hotel......100 rooms Residential......170 units

South De Anza Special Area

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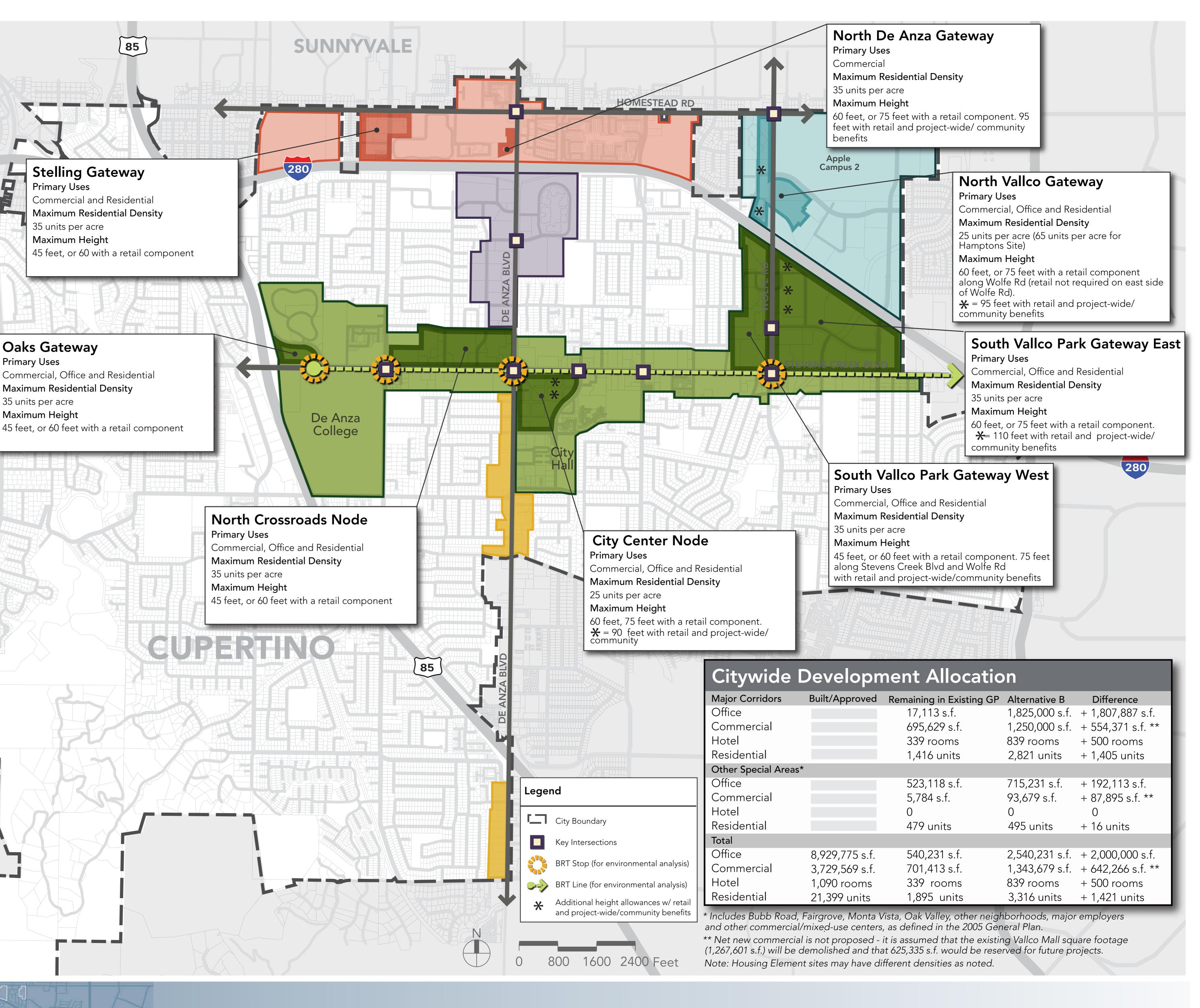
general plan amendment

Primary Uses
Commercial, Office and Residential
Maximum Residential Density
25 units per acre
Maximum Height
30 feet

Development Allocation Commercial......125,000 s.f. Office......25,000 s.f. Hotel.....none Residential......201 units

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Homestead Special Area

Primary Uses

Commercial, Office and Residential Maximum Residential Density

10 (between Blaney and Blue Jay), 20 (between Blue Hotel. Jay and De Anza, and north side of Homestead between Residential... De Anza and Franco), 35 (south side of Homestead between De Anza and Stelling) and 15 (between Stelling and

Sunnyvale) units per acre

Maximum Height

30 feet, or 45 feet (south side between De Anza and Stelling)

North Vallco Park Special Area

Primary Uses

Commercial, Office and Residential Maximum Residential Density 25 units per acre Maximum Height 60 feet

Development Allocation		
Commercial	50,000 s.f.	
Office	30,000 s.f.	
Hotel	100 rooms	
Residential	100 units	

Development Allocation

.70,000 s.f.

...10,000 s.f.

.125 rooms

..200 units

Commercial.

Office..

Heart of the City Special Area

Primary Uses

Commercial, Office and Residential Maximum Residential Density 25 or 35 (South Vallco) units per acre Maximum Height 45 feet

Development Allocation ..500,000 s.f. Commercial. ..315,000 s.f. Office.. Hotel. .375 rooms .1,000 units Residential.

North De Anza Special Area

Primary Uses

Commercial, Office and Residential Maximum Residential Density 25 units per acre Maximum Height 45 feet

Development Allocation ..10,000 s.f. Commercial. Office.. ..25,000 s.f. Hotel. ..none .170 units Residential.

South De Anza Special Area

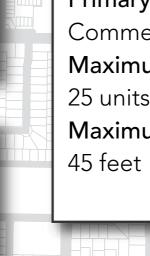
Primary Uses Commercial, Office and Residential Maximum Residential Density 25 units per acre Maximum Height 30 feet

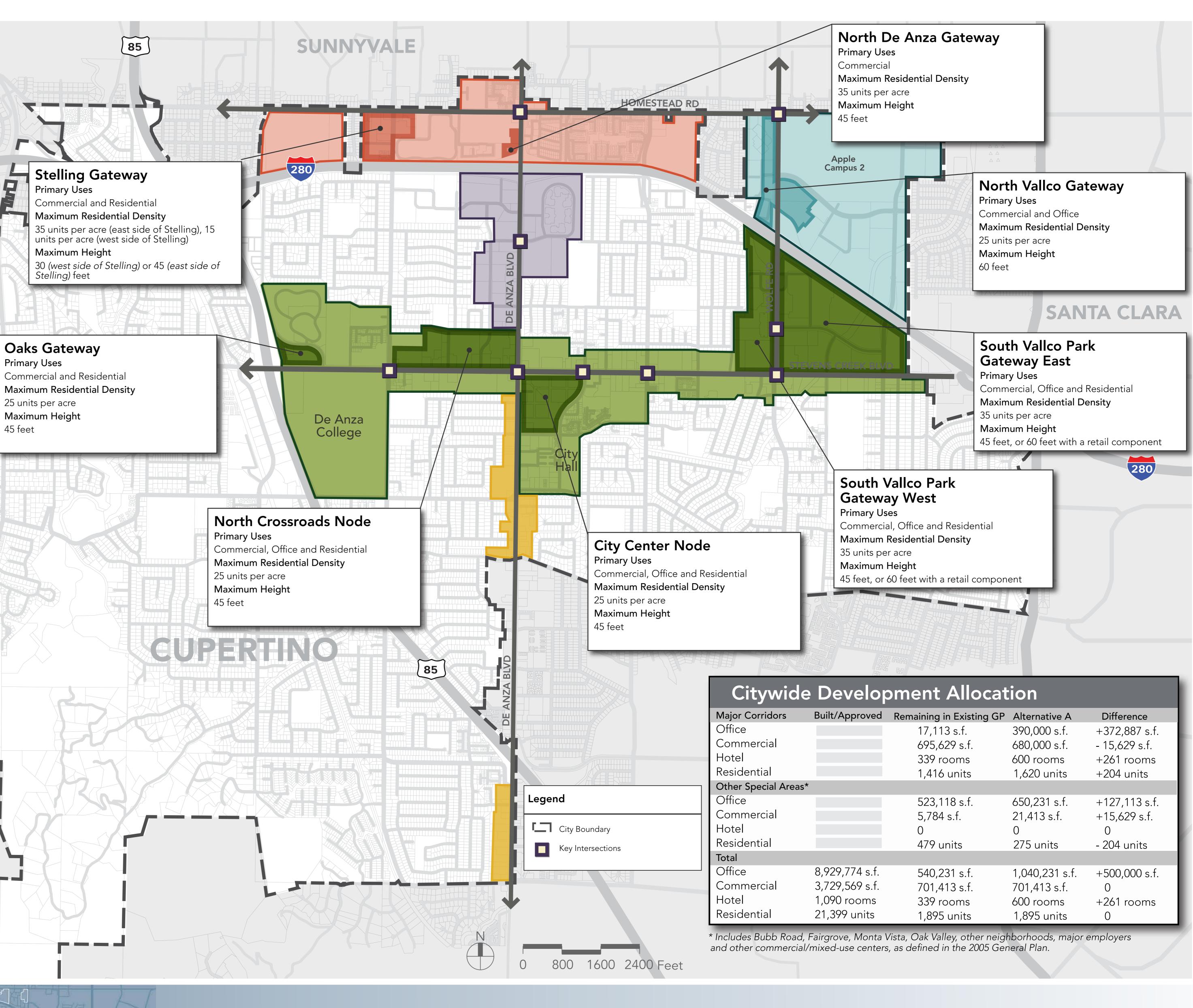
Development Allocation .50,000 s.f. Commercial .10,000 s.f. Office.. Hotel. .none Residential

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GΡ	Alternative A	Difference	
	390,000 s.f.	+372,887 s.f.	L
	680,000 s.f.	- 15,629 s.f.	
	600 rooms	+261 rooms	
	1,620 units	+204 units	
	650,231 s.f.	+127,113 s.f.	
	21,413 s.f.	+15,629 s.f.	
	0	0	
	275 units	- 204 units	
	1,040,231 s.f.	+500,000 s.f.	
	701,413 s.f.	0	
	600 rooms	+261 rooms	
	1,895 units	0	
<u> </u>	nborhoods, major e neral Plan.	mployers	

