

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 Anza and Stelling)

Development Allocation

Commercial.....250,000 s.f.

Office.....50,000 s.f.

Hotel.....300 rooms

Residential.....530 units

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.

Office.....90,000 s.f.

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

Commercial.....750,000 s.f.

Office.....2,700,000 s.f.

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

Commercial.....25,000 s.f.

Office.....400,000 s.f.

Hotel.....100 rooms

Residential.....170 units

South De Anza Special Area

Primary Uses

Office

Maximum Residential Density

25 units per acre

Maximum Height

30 feet

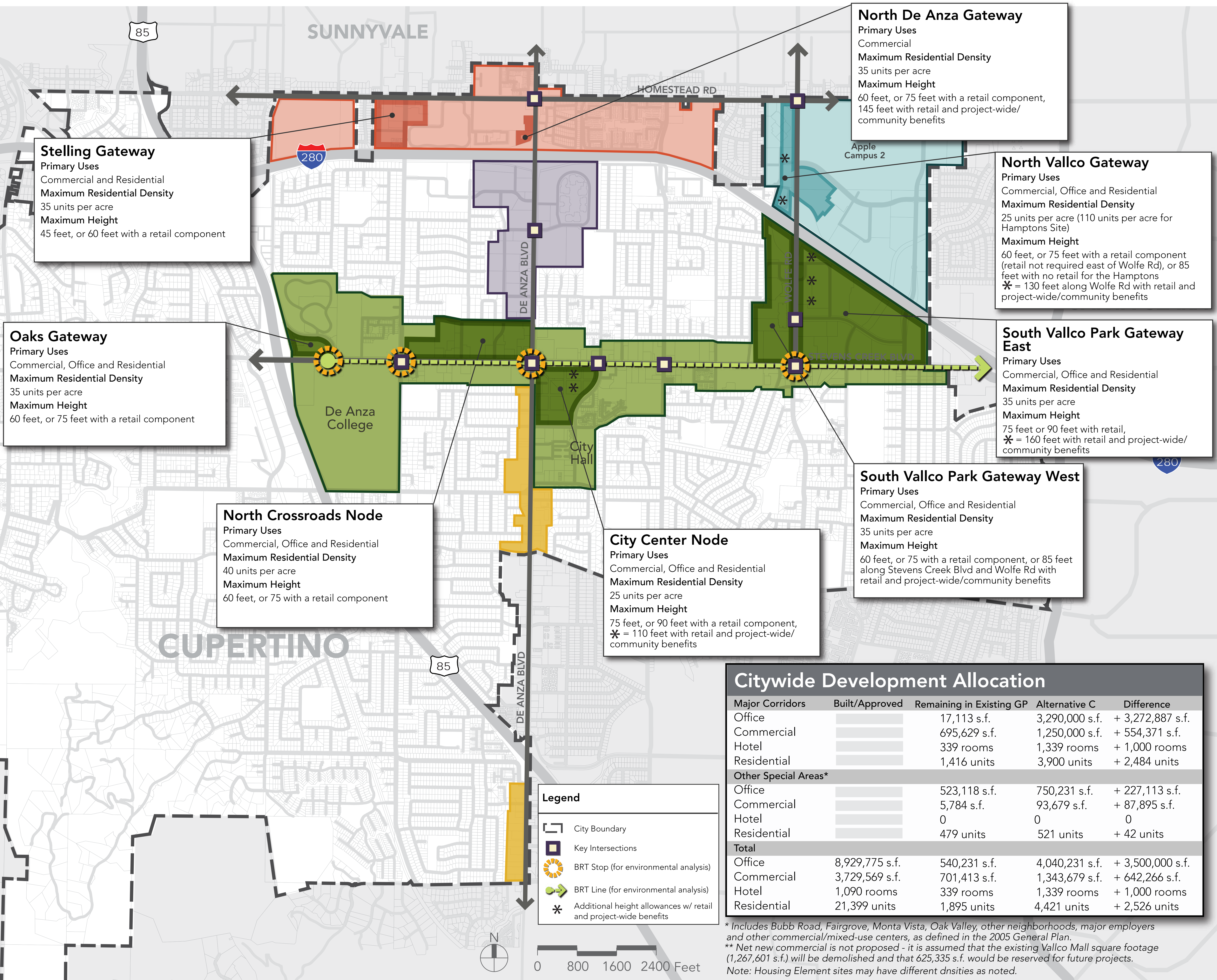
Development Allocation

Commercial.....125,000 s.f.

Office.....50,000 s.f.

Hotel.....none

Residential.....275 units



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 Anza and Stelling)

Development Allocation

Commercial.....250,000 s.f.

Office.....25,000 s.f.

Hotel.....150 rooms

Residential.....400 units

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

Residential.....350 units

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

Primary Uses

Commercial, Office and Residential

Maximum Residential Density

25 units per acre

Maximum Height

30 feet

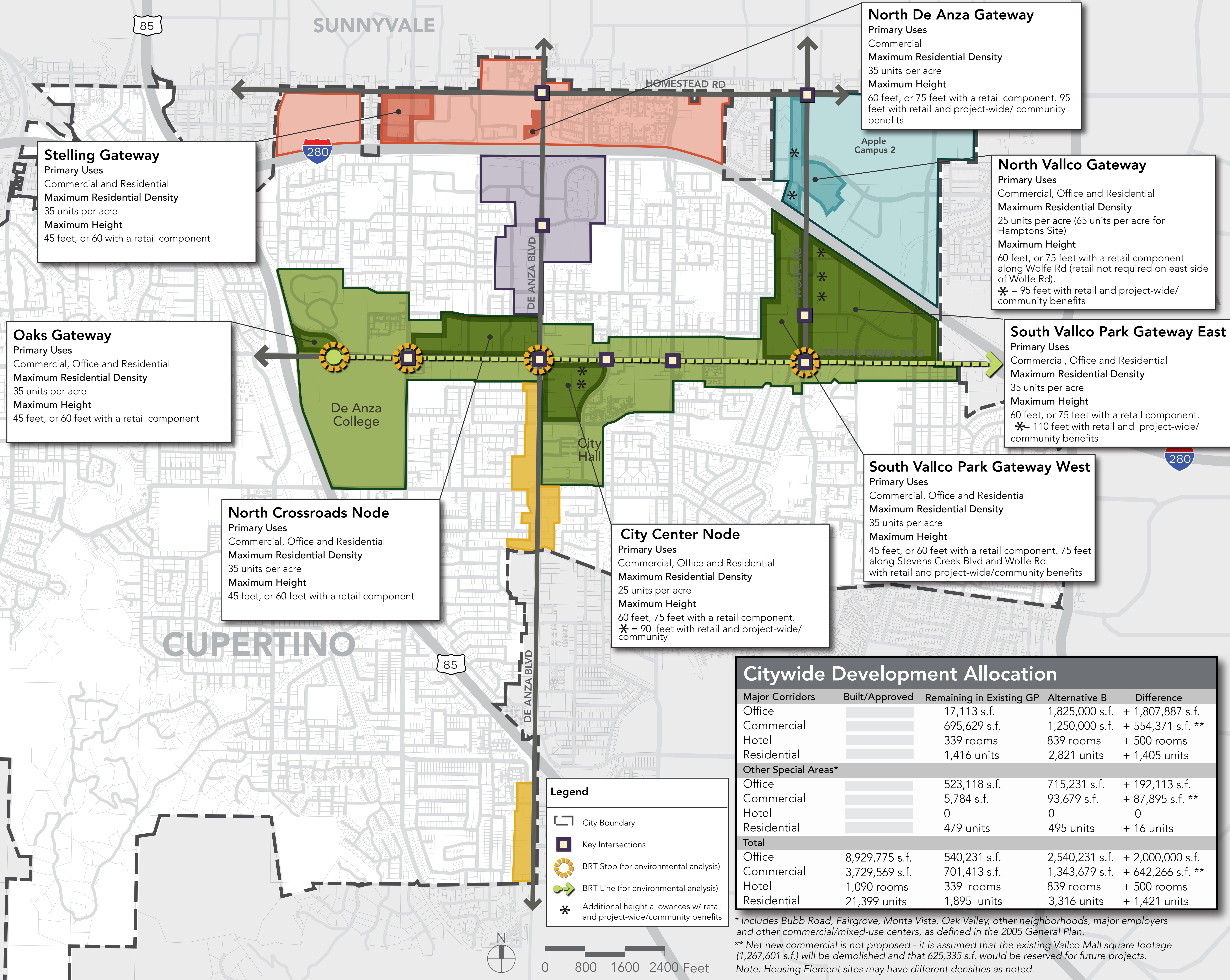
Development Allocation

Commercial.....125,000 s.f.

Office.....25,000 s.f.

Hotel.....none

Residential.....201 units



Homestead Special Area

Primary Uses

Commercial, Office and Residential

Maximum Residential Density

10 (between Blaney and Blue Jay), 20 (between Blue Jay and De Anza, and north side of Homestead between 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)

Development Allocation

Commercial.....70,000 s.f.

Office.....10,000 s.f.

Hotel.....125 rooms

Residential.....200 units

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

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

Commercial.....500,000 s.f.

Office.....315,000 s.f.

Hotel.....375 rooms

Residential.....1,000 units

North De Anza Special Area

Primary Uses

Commercial, Office and Residential

Maximum Residential Density

25 units per acre

Maximum Height

45 feet

Development Allocation

Commercial.....10,000 s.f.

Office.....25,000 s.f.

Hotel.....none

Residential.....170 units

South De Anza Special Area

Primary Uses

Commercial, Office and Residential

Maximum Residential Density

25 units per acre

Maximum Height

30 feet

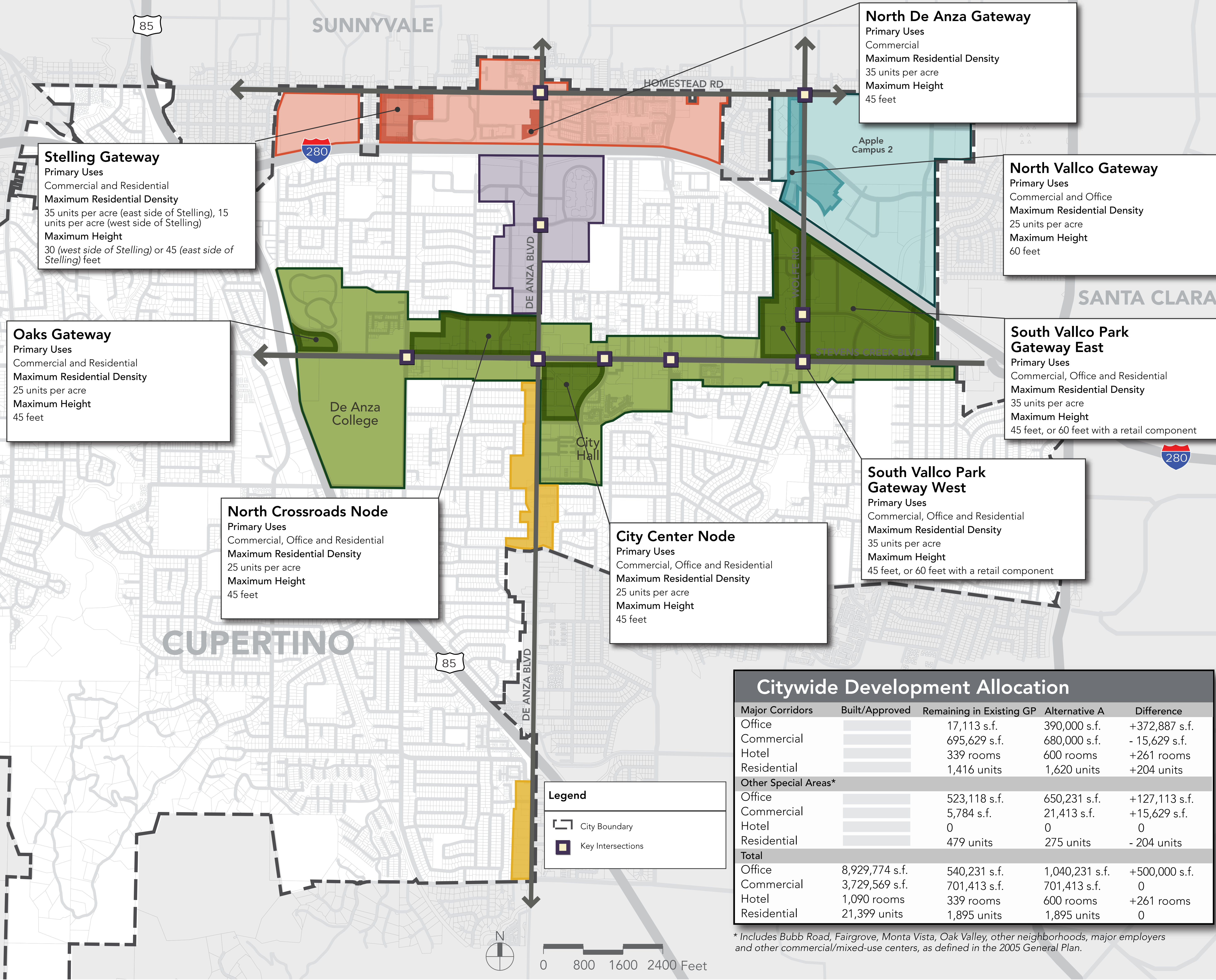
Development Allocation

Commercial.....50,000 s.f.

Office.....10,000 s.f.

Hotel.....none

Residential.....150 units



Citywide Development Allocation				
Major Corridors	Built/Approved	Remaining in Existing GP	Alternative A	Difference
Office		17,113 s.f.	390,000 s.f.	+372,887 s.f.
Commercial		695,629 s.f.	680,000 s.f.	- 15,629 s.f.
Hotel		339 rooms	600 rooms	+261 rooms
Residential		1,416 units	1,620 units	+204 units
Other Special Areas*				
Office		523,118 s.f.	650,231 s.f.	+127,113 s.f.
Commercial		5,784 s.f.	21,413 s.f.	+15,629 s.f.
Hotel		0	0	0
Residential		479 units	275 units	- 204 units
Total				
Office	8,929,774 s.f.	540,231 s.f.	1,040,231 s.f.	+500,000 s.f.
Commercial	3,729,569 s.f.	701,413 s.f.	701,413 s.f.	0
Hotel	1,090 rooms	339 rooms	600 rooms	+261 rooms
Residential	21,399 units	1,895 units	1,895 units	0

* Includes Bubb Road, Fairgrove, Monta Vista, Oak Valley, other neighborhoods, major employers and other commercial/mixed-use centers, as defined in the 2005 General Plan.