

Specific Plan	Open Space/Parkland Requirements
Winchester Urban Village Plan (City of San Jose)	Park Impact Ordinance (PIO - SJMC 1.25) and Parkland Dedication Ordinance (PDO - SJMC 19.38) provides funding for land acquisition and park development
Stevens Creek Boulevard Urban Village (City of San Jose)	<p>PDO/PIO requires new residential or mixed-use residential dedicate land for public parks, pay a fee in lieu of parkland dedication, construct new park facilities, or a combination of these. Total obligation based on number of type of new residential units built.</p> <p>This plan requires dedication of land or construction of privately owned and publicly accessible plaza by a residential developer to receive parkland credits as part of obligation under PDO/PIO.</p>
El Camino Real Precise Plan (City of Mountain View)	<p>Park Land Dedication/In-Lieu Fees per Chapter 41 of MV Municipal Code</p> <p><u>Minimum Open Area:</u></p> <p>Village Centers: 40%</p> <p>Castro/Miramonte: 35% to 40%</p> <p>Medium-Intensity Corridor: 40%</p> <p>Low-Intensity: 35%</p> <p>Minimum 175 SF/unit of common usable open area for residential projects; 150 SF per unit in Low Intensity Area and Castro/Miramonte</p> <p>Setback areas min. 20'-0" wide to be considered usable open area</p>

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San Antonio Precise Plan (City of Mountain View)	<p>Park Land Dedication/In-Lieu Fees per City's Park Land Dedication or Fees In Lieu Thereof (Chapter 41)</p> <p><u>Minimum Open Area/Landscaping:</u></p> <p>Mixed Use Corridor: 15% non-residential 40% Mixed Use/Residential/Hotel 175 SF/unit minimum of common usable open area</p> <p>Mixed Use Center: 15% of total parcel area, consolidated in major, publicly-accessible location 175 SF/unit minimum of common usable open area</p> <p>Setback areas min. 25'-0" wide to be considered usable open area</p>
El Camino Real Specific Plan (public review draft) (City of Santa Clara)	<p>Parkland required per City's Park and Recreational Land Ordinance (17.35), and:</p> <p>New development or substantial renovation of Activity Centers require publicly-accessible private open space</p> <p>Regional Commercial MU: 60 sq. ft./unit personal open space, & 80 sq. ft./unit common usable open space, & 10% of lot area Publicly-Accessible Open Space</p> <p>Corridor MU: 80 sq. ft./unit personal open space, & 100 sq. ft./unit common usable open space, & N/A - Publicly-Accessible Open Space</p> <p>Corridor Residential: 100 sq. ft./unit personal open space, & 100 sq. ft./unit common usable open space, & N/A - Publicly-Accessible Open Space</p>

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Heart of the City (City of Cupertino)	Parkland dedication/fee per CMC Chapter 13.08 Park Land Dedication Fee, and: 150 sq. ft. common outdoor space/unit, & 60 sq. ft. private outdoor space/unit