

TABLE 1: PHASING PLAN

	DEMOLISH		CONSTRUCT ¹		PARK LAND	OFF-SITE IMPROVEMENTS ²		
	(E) Site Address	(E) Office SF	Residential Units, GSF	Office	Active Uses GSF	Acreage or Credit		
PHASE 1	500 E. Middlefield Rd	136,377	R1	400 units, 320,000 GSF	18,308 GSF	Gateway Park: 0.5 ac	<ul style="list-style-type: none"> • Install VTA bus stop modifications on Middlefield Road & midblock crossing improvements • Sidewalk and bike lane improvements on Middlefield Rd 	
	885 Maude Ave	16,000	R2	450 units, 363,000 GSF				12,634 GSF
	891 Maude Ave	9,570	R4a	Deliver 1.28 acre site				POPA Open Space: 1,000 GSF
	830 Maude Ave	17,415						
	840-850 Maude Ave	35,755	R6	Deliver 1.12 acre site		Ellis POPA: Approx. 1.94 ac		
	440 Logue Ave	12,960						
	Phase 1 Subtotals	228,077	850 units 683,000 GSF			31,942 GSF		0.5 ac Park 1.36 ac Offer 1.94 ac POPA
PHASE 2	DEMOLISH		CONSTRUCT		PARK LAND	OFF-SITE IMPROVEMENTS		
	(E) Site Address	(E) Office SF	Residential	Office GSF,	Active Uses	Acreage or Credit	<ul style="list-style-type: none"> • Ellis St. sidewalk and bike lanes • Ellis St. midblock improvements • Ellis St. traffic signal at O1/R2 service street 	
	401 Ellis St	100,842		O1	441,939 GSF	Central Plant: 45,000 GSF		Bridge Open Space: 1.36 ac
	433 Clyde Ave	18,042		O2	190,000 GSF			
	500-520 Logue Ave	66,209				Ellis POPA: Approx. 0.93 ac		
	441 Logue Ave	33,300						
	440-450 Clyde Ave	46,488						
Phase 2 Subtotals	264,881	631,939 GSF (excl. 45,000 exempt GSF)				1.36 ac Park 0.93 ac POPA		

¹ All residential units and square footages listed are expressed as maximums. Residential includes market-rate residential units only.

² Off-site improvements are from the Master Plan Multimodal Transportation Analysis prepared for the project Supplemental Environmental Impact Report.

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PHASE 3	DEMOLISH		CONSTRUCT		PARK LAND	OFF-SITE IMPROVEMENTS
	(E) Site Address	(E) Office SF	Residential Units, GSF	Office	Active Uses GSF	Acreage or Credit
	800 Maude Ave	17,820	R3 270 units, 263,000 GSF		4,543 GSF	Maude Park: 5.11 ac
	420 Clyde Ave	20,758	R4b 90 units, 95,000 GSF		3,621 GSF	
	880 Maude Ave	20,114	R5 310 units, 340,000 GSF		5,894 GSF	
	Phase 3 Subtotals	58,692	670 units 698,000 GSF		14,058 GSF	5.11 ac Park
PHASE 4	DEMOLISH		CONSTRUCT		PARK LAND	OFF-SITE IMPROVEMENTS
	(E) Site Address	(E) Office SF	Residential	Office GSF (Parking AGSF)	Active Uses GSF	Acreage or Credit
	485 Clyde Ave	47,482		O3 310,000 (48,000 GSF)		None
	495 Clyde Ave	16,444		O4 292,212 (40,504 GSF)		
	530 Logue Ave	17,262		O5/ P1 82,849 202,124 AGSF		
	500-526 Clyde Ave	51,807		P2 95,780 AGSF		
	Phase 4 Subtotals	132,995		685,061 GSF (386,408 Parking GSF)	4,000 GSF	
TOTALS		684,645 GSF	1,520 units 1,381,000 GSF	1,317,000 GSF	50,000 GSF	6.97 ac Parks 2.87 ac POPA

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TABLE 2: JOBS-HOUSING COMPLIANCE STRATEGY

Minimum Requirement: 3 residential units required per 1,000 net new office square foot							
Phase	Office				Housing		Job-Housing Linkage Program Compliant
	Demolished	Proposed	Rebuilt	Net New	Required	Proposed	
PHASE 1	228,077 SF	None			None	850 units + <u>380 unit BMR credit</u> 1,230 units	YES Surplus 1,230 units
PHASE 2	264,881 SF	631,939 SF	492,958 SF	138,981 SF	417 units	None	YES Surplus of 813 units
PHASE 3	58,692 SF	None			None	670 units	YES Surplus of 1,483 units
PHASE 4	132,995 SF	685,061 SF	191,687 SF	493,373 SF	1,480 units	None	YES (1,480 < 1,483)
TOTALS	684,645 SF	1,317,000 SF	684,645 SF	632,354 SF	1,897 units	1,900 units	YES

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TABLE 3: COMMUNITY & PUBLIC BENEFITS COMPLIANCE STRATEGY

PHASE	FAR			COMMUNITY BENEFIT		PUBLIC BENEFIT	
	Character Subarea	Base	Proposed	Bonus	Required		Proposed
PRE-DEVELOPMENT						<ul style="list-style-type: none"> Pay \$500,000 People Centric Funds in 90 days 	<ul style="list-style-type: none"> Expended \$250,000 on Bridge Feasibility Study
PHASE 1	High Intensity (Residential)	472,759 SF	757,999 SF	285,240 SF	285,240 SF x \$5.45/SF = \$1,554,558	<ul style="list-style-type: none"> Initiate Small Business Diversification and Nonprofit Inclusion Program Total: \$18,643,457 	<ul style="list-style-type: none"> Set up Tax Point of Sale Designation Execute POPA Agreement for City use of plaza and Community Pavilion
	Medium Intensity (Residential, Affordable)	1,055,304 SF	385,400 SF	None	None		
PHASE 2	High Intensity (Office)	189,104 SF	441,939 SF	252,835 SF	252,835 SF x \$27.25/SF = \$6,889,754	<ul style="list-style-type: none"> Continue Small Business Diversification and Nonprofit Inclusion Program 	<ul style="list-style-type: none"> Pay \$1 Million People Centric Funds Deliver \$1 Million Public Art Pay \$9 Million Maude Park Funding Execute Shared Parking Agreement for public use of parking
	Medium Intensity (Office)	422,122 SF	190,000 SF	None	None		
PHASE 3	Medium Intensity (Residential)	1,055,304 SF	782,600 SF + 385,400 SF 1,168,000 SF	112,696 SF	112,696 SF x \$5.45/SF = \$614,193		
PHASE 4	Medium Intensity (Office)	422,122 SF	602,212 SF + 190,000 SF 792,212 SF	370,090 SF	370,090 SF x \$27.25/SF = \$10,084,952		
	Low Intensity (Office)	82,849 SF	82,849 SF	None	None		
TOTAL		Residential	1,926,000 SF	397,936 SF	\$2,168,751	\$19,143,457	\$11,250,000
		Office	1,317,000 SF	622,925 SF	\$16,974,706		
		Total	3,243,000 SF	1,020,861 SF	\$19,143,457		

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TABLE 4: PARKLAND DELIVERY STRATEGY

Development Phase	Park Land Requirement (in ac)	Park Land Delivery Schedule				
		Land Delivery	To Be Constructed	Irrevocable Offer of Dedication	Parkland Owed (in ac)	Letter of Credit ³
Phase 1	5.1 ac	Gateway Park: 0.5 ac	Ellis POPA Open Space Credit: 1.455 ac	Bridge Open Space: 1.36 ac	1.785 ac	3.24 ac ⁴ x \$10,500,000
Subtotal		0.5 ac	1.455 ac	1.36 ac		\$34,020,000
Phase 2	1.785 ac	Bridge Open Space: 1.36 ac	Ellis POPA Open Space Credit: 0.697 ac	None	1.088 ac	1.785 ac ⁵ x \$10,500,000
Subtotal		Incl. In Phase 1	0.697 ac	None		\$18,742,500
Phase 3	5.11 ac	Maude Park: 5.11 ac	None	None	0	None
Subtotal		5.11 ac	None	None		None
Phase 4	None	None	None	None	0	None
Subtotal		None	None	None		None

³ Calculated prior to building permit issuance when park land is owed and reissued annually.

⁴ 3.24 acres for Letter of Credit includes 1.785 acres owed and 1.455 acres of POPA Open Space under construction in Phase 1.

⁵ 1.785 acres for Letter of Credit includes remaining POPA Open Space under construction in Phase 2 (excluding Phase 1 POPA Open Space, which is assumed to be completed).