

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
Subject: FW: Preliminary Draft: Exhibit C3
Date: Tuesday, April 6, 2021 3:18:19 PM
Attachments: [Exhibit C3 Transit Project Buffer Zone-c.pdf](#)

From: Phan, Johnny
Sent: Monday, March 29, 2021 9:36 AM
To: Straka, Stephanie <SStraka@coblentzlaw.com>; Miller, J. Gregg <gmler@coblentzlaw.com>
Subject: Preliminary Draft: Exhibit C3

This is final. Exhibit C3. Thanks. Johnny

Johnny V. Phan

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From: Straka, Stephanie <SStraka@coblentzlaw.com>
Sent: Sunday, March 28, 2021 11:53 AM
To: Phan, Johnny <Johnny.Phan@sanjoseca.gov>
Cc: Miller, Gregg <gmler@coblentzlaw.com>
Subject: Exhibit C3

[External Email]

Johnny,
Here is Exhibit C3 (Transit Buffer) with the Office Yield table included as an Appendix (instead of including in the body of the DA). The diagram remains unchanged from Friday. Thanks.

Stephanie R. Straka | Special Counsel

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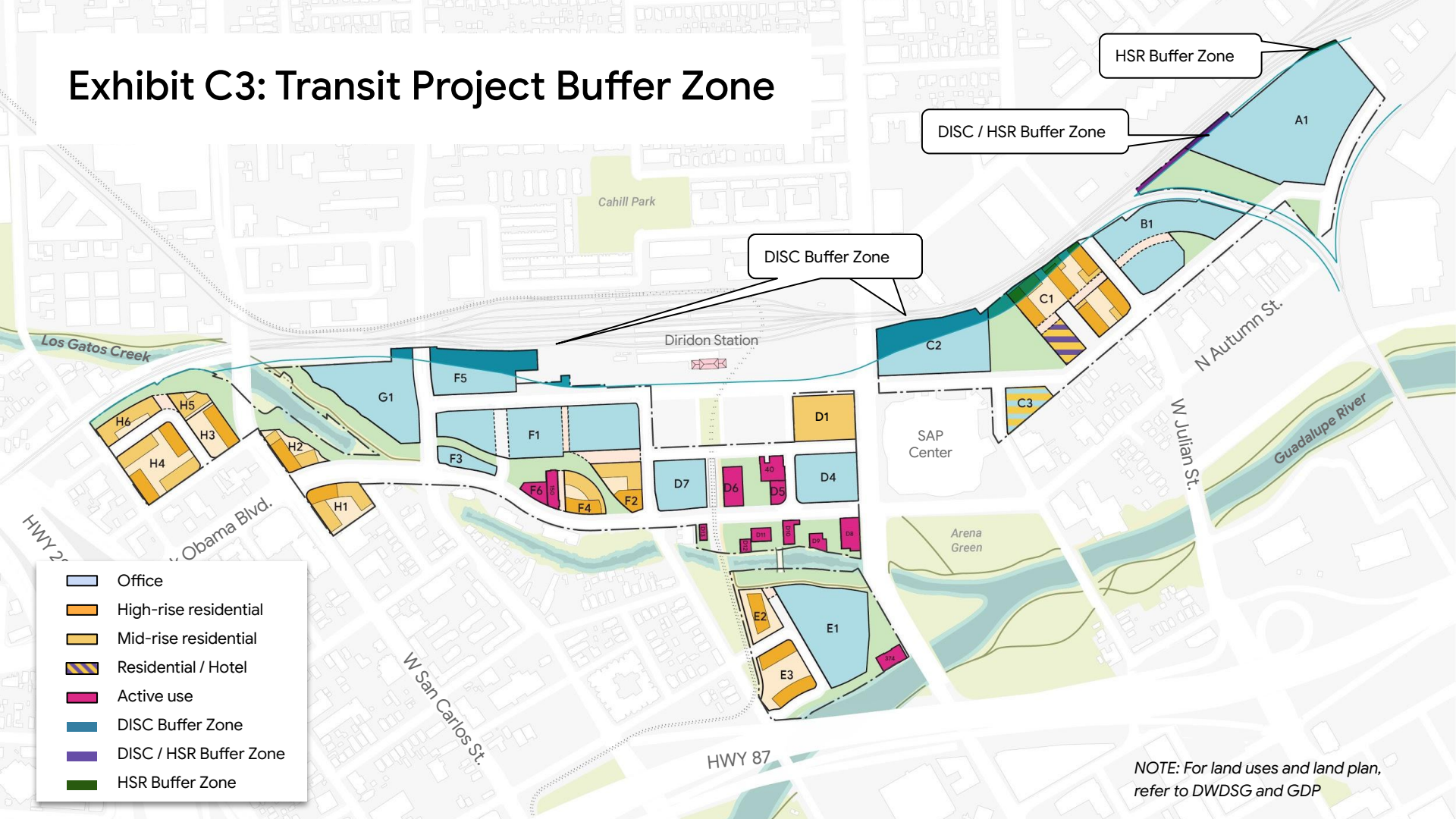
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Exhibit C3: Transit Project Buffer Zone



-  Office
-  High-rise residential
-  Mid-rise residential
-  Residential / Hotel
-  Active use
-  DISC Buffer Zone
-  DISC / HSR Buffer Zone
-  HSR Buffer Zone

NOTE: For land uses and land plan, refer to DWDSG and GDP

Appendix A

Community Benefits Adjustment: Office Parcel Yield

Office Parcels	Office Parcel Yield PSF
South of Santa Clara	
G1	7.48
F1	10.00
F3	1.68
D7	10.47
E1	7.88
D4	11.35
North of Santa Clara	
C2	8.13
B1	4.06
A1	4.18