

Table 1: Land Use Development Potential by Alternative

Land Use Alternative A (Market Potential)

TOTAL Landuse	Acres	Floor Area Ratio ¹	Employment Sq. Ft.	Potential Number of Units ²		
				Low	Avg.	High
				Rural Estate Density Residential	0.0	
Suburban Density Residential	21.6		0	19	51	
Low Density Residential	65.0		0	251	380	
Limited Medium Density Residential	0.0		0	0	0	
Medium Density Residential	33.8		0	270	398	
High Density Residential	30.9		0	484	726	
Sustainable Mixed Use	26.16	0.01	11395.296	654	942	
Mission Blvd. Density Residential	10.8		0	338	436	
Station Area Density Residential	0.6		0	41	47	
Commercial/High Density Residential	11.5	0.1	51,522	124	179	
General Commercial	12.4	0.25	134,818	0	0	
Retail & Office Commercial	4.0	0.45	78,514	0	0	
Public & Quasi-Public	22.9		0	0	0	
Limited Open Space	74.8		0	0	0	
Parks & Recreation Open Space	27.5		0	0	0	
TOTAL	341.7		276,250	2,181	3,160	

NOTES:
 1) Floor Area Ratio is the total building square footage (building area) divided by the site size square footage (site area). The F.A.R.s for the non-residential uses were established in conjunction with the exiting market trends, retail capacity and location of the parcels.
 2) Number of Units calculated on the basis of Net Acres. Net Acres are 10% less than Gross Acres to account for land utilized in providing access and utilities. Typically Net Acres are 20% less than Gross Acres, however in this project most properties are small and have established access and utilities.

Land Use Alternative B (Community Sentiment)

TOTAL Landuse	Acres	Floor Area Ratio ¹	Employment Sq. Ft.	Potential Number of Units ²		
				Low	Avg.	High
				Rural Estate Density Residential	38.6	
Suburban Density Residential	2.1		0	8	12	
Low Density Residential	33.2		0	129	194	
Preservation Park	3.86		0	15	23	
Limited Medium Density Residential	53.3		0	418	497	
Medium Density Residential	5.6		0	44	60	
High Density Residential	7.9		0	123	185	
Mission Blvd. Density Residential	0.0		0	0	0	
Station Area Density Residential	0.0		0	0	0	
Commercial/High Density Residential	11.1	0.1	49,992	120	174	
General Commercial	6.4	0.25	69,369	0	0	
Retail & Office Commercial	5.1	0.45	100,558	0	0	
Public & Quasi-Public	23.5		0	0	0	
Limited Open Space	102.0		0	0	0	
Parks & Recreation Open Space	48.8		0	0	0	
TOTAL	341.5		219,920	863	1,166	

Land Use Alternative C (Public Agencies)

TOTAL Landuse	Acres	Floor Area Ratio ¹	Employment Sq. Ft.	Potential Number of Units ²		
				Low	Avg.	High
				Eden Low-Medium Density Residential	0.40	
Eden High Density Residential	1.40		0	54	81	
Eden General Commercial	0.57		6,207	0	0	
Eden Public & Quasi-Public	21.01		0	0	0	
Castro Valley Single Family Residential	0.46		0	2	3	
Castro Valley Small Dwelling Residential	1.47		0	11	17	
Castro Valley Low Density Multifamily Residential	1.37		0	27	30	
Castro Valley Medium Density Multifamily Residential	8.60		0	178	197	
Castro Valley Neighborhood Commercial Mixed-Use	0.84		2,195	13	20	
Rural Estate Density Residential	0.00		0	0	0	
Suburban Density Residential	27.74		0	25	66	
Low Density Residential	26.37		0	102	154	
Limited Medium Density Residential	3.83		0	30	36	
Medium Density Residential	57.70		0	208	301	
High Density Residential	28.99		0	454	681	
Mission Blvd. Density Residential	6.58		0	206	266	
Station Area Density Residential	0.00		0	0	0	
Commercial/High Density Residential	7.58	0.1	34,108	82	119	
General Commercial	6.81	0.25	74,161	0	0	
Retail & Office Commercial	6.31	0.45	123,689	0	0	
Public & Quasi-Public	26.03		0	0	0	
Limited Open Space	75.38		0	0	0	
Parks & Recreation Open Space	31.73		0	0	0	
TOTAL	341.17		240,360	1,395	1,975	