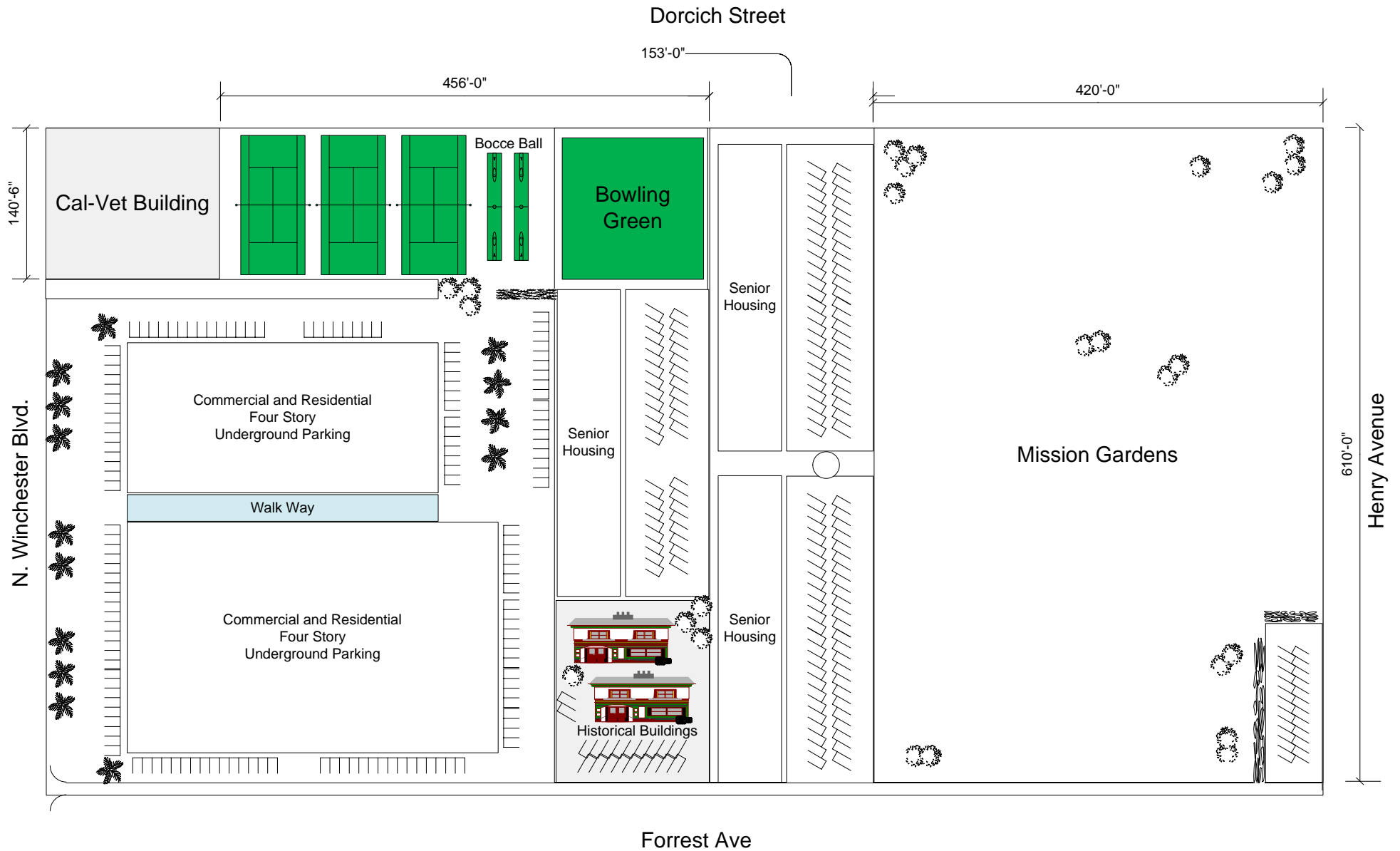


Mission City Gardens Proposal

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Mission City Gardens



Scale: 1/1440 : 1

Senior Citizen Housing 3 Acres

Two (2) Story Buildings and one (1) three story building. Parking Lots on front side each with proper paths for emergency vehicles. Each includes elevator, stairwell, dining room and linen closet.

Total Senior Citizen Housing Area:

$$3 \text{ acres} \times \frac{4840 \text{ yd}^2}{1 \text{ acre}} \times \frac{(3 \text{ ft})^2}{(1 \text{ yd})^2} = 130680 \text{ ft}^2$$

Total Senior Citizen Housing including parking:

$$3 \text{ (units)} \times 144 \text{ ft} \times 286 \text{ ft} = 123552 \text{ ft}^2$$

Total Number of Units: 118 units

Dimensions of Each Unit:

$$28 \text{ ft} \times 28 \text{ ft} = 784 \text{ ft}^2$$

Dimensions of Each Building:

$$286 \text{ ft} \times 59 \text{ ft} = 16874 \text{ ft}^2$$

Total Parking Area In Front of Each Building:

$$80 \text{ ft} \times 286 \text{ ft} = 22,880 \text{ ft}^2$$

Total Number of Parking Spaces:

135

Residential and Commercial Area 2.64 Acre

Two (2) buildings at 4 stories high with personal underground parking, private mezzanine entrance, stairwell and elevator. All commercial on the ground floor.

Small Building Total Area:

$$290 \text{ ft} \times 140 \text{ ft} = 40,600 \text{ ft}^2$$

Large Building Total Area:

$$346 \text{ ft} \times 215 \text{ ft} = 74,390 \text{ ft}^2$$

Total Area:

$$40,600 \text{ ft}^2 + 74,390 \text{ ft}^2 = 114,990 \text{ ft}^2$$

Sufficient parking on three perimeters of both buildings:

Total Area in Acreage

$$114,990 \text{ ft}^2 \times \frac{(1\text{yd})^2}{(3 \text{ ft})^2} \times \frac{1 \text{ acre}}{4840 \text{ yd}^2} = 2.64 \text{ acres}$$

Commercial Area: 1st Floor

$$114,990 \text{ ft}^2$$

Number of Possible Retail Stores:

$$114 @ 1150 \text{ ft}^2$$

Number of Possible Residential Units for three (3) floors:

$$200 \text{ to } 225 \text{ units @ } 900 \text{ ft}^2 \text{ to } 1200 \text{ ft}^2$$

Historical Homes Area .5 Acre

Two (2) buildings preserved on a .5 acre lot with parking

Each building 1500 square feet

$$24310 \text{ ft}^2 \times \frac{(1 \text{ yd})^2}{(3 \text{ ft})^2} \times \frac{1 \text{ acre}}{4840 \text{ yd}^2} = .55 \text{ acre}$$

Parking and garden included

Mission Gardens 5.74 Acres

$$5.74 \text{ acres} \times \frac{4840 \text{ acres}}{1 \text{ acre}} = 27,782 \text{ yd}^2$$

Parking Pattern @ 60° with Two-way traffic yields 22 parking spaces

Curb length per car:

$$10 \text{ spaces} \times 10.4 \text{ ft} = 104 \text{ ft}$$

Wall to Wall Width for Double Aisle:

60 ft

Total Parking Space Required:

$$53 \text{ ft} \times 148 \text{ ft} = 7844 \text{ ft}^2$$

Total Mission Gardens Area

$$420 \text{ ft} \times 610 \text{ ft} = 216,720 \text{ ft}^2$$

$$(256,200 \text{ ft}^2 - 7844 \text{ ft}^2 \text{ (parking)}) \times \frac{1 \text{ yd}^2}{(3 \text{ ft})^2} \times \frac{1 \text{ acre}}{4840 \text{ yd}^2} = \underline{5.70 \text{ acres!!!}}$$

53 ft x 148 ft parking area located in lower right hand side of Mission Gardens

Sports Area 1.47 Acres

Three (3) tennis courts, one (1) Bowling Green and two (2) bocce ball courts.

Dimensions of Sports Area:

$$140.5 \text{ ft} \times 456 \text{ ft} = 64068 \text{ ft}^2$$

Total Number of Tennis Courts: 3

Dimensions of Each Court:

$$120 \text{ ft} \times 60 \text{ ft} = 7200 \text{ ft}^2$$

Total Contribution:

$$3 \times 7200 \text{ ft}^2 = 21,600 \text{ ft}^2$$

Separation Between Each Court:

$$3 \text{ ft} \times 143 \text{ ft} = 429 \text{ ft}^2$$

$$2 \text{ (courts)} \times 429 \text{ ft}^2 = 858 \text{ ft}^2$$

Separation Between Tennis Courts and Bowling Green:

$$5 \text{ ft} \times 143 \text{ ft} = 715 \text{ ft}^2$$

Dimensions of Bowling Green:

$$132 \text{ ft} \times 132 \text{ ft} = 17424 \text{ ft}^2$$

Separation Between Bowling Green and Bocce Ball Court:

$$5 \text{ ft} \times 143 \text{ ft} = 715 \text{ ft}^2$$

Total Number of Bocce Ball Courts: 2

Dimensions of Each Court:

$$13 \text{ ft} \times 10 \text{ ft} = 1300 \text{ ft}^2$$

Total Contribution:

$$2 \times 1300 \text{ ft}^2 = 2600 \text{ ft}^2$$

Separation Between Each Court:

$$3 \text{ ft} \times 143 \text{ ft} = 429 \text{ ft}^2$$

Total Sports Area:

$$64,068 \text{ ft}^2 \times \frac{(1\text{yd})^2}{(3 \text{ ft})^2} \times \frac{1 \text{ acre}}{4840 \text{ yds}} = 1.47 \text{ acre}$$

Winners

- State of California:** Efficient use of land, receives both sales and property tax monies.
- SummerHill Homes:** Receives credit for compromise, public good will, \$110,000,000 for 128 units at \$860K each instead of \$108,900,000 per old plan of 121 single family homes. Recovers 1,100,000 for loss revenue.
- Senior Citizens:** Dream area; garden, bowling green, easy access to light commercial; coffee shop, shoe shop, hair salon drugs store, etc.
- Local Residents:** Beautiful surrounding garden, easy access to sports facility area and Valley Fair. No serious traffic issues with Winchester Boulevard
- BAREC:** Receives 6 acres of prime land on landlocked side. City helps in moving historic buildings to their site.
- Valley Fair:** Cross-bridge passing over and across Winchester Blvd. connecting area to Valley Fair without affecting traffic. Paid for by Valley Fair, RDA funds and Summerhill. Beautiful symmetric building accentuates existing Valley Fair and Santana Row infrastructure.
- City of Santa Clara:** Biggest winner of all. Resolves both Summerhill and BAREC issues in an amicable way, builds necessary senior housing in a luxurious environment and receives both sales and property tax monies. Does not have to deal with EIR or traffic patterns on Winchester Boulevard like old plan. Creates new jobs for retail area on bottom floor.

