

2017-8042
360 Caribbean Drive

Floor Area Ratio and Development Reserve Calculations

Table 1 (below) illustrates FAR calculations for the project site by Assessor Parcel Number and includes the lot size and FAR calculations and average over the project site for 100 W. Caribbean Avenue. The 100 W. Caribbean Avenue site could accommodate up to 536,754 square feet based on the maximum allowed and the Green Building allowance. The 200 W. Caribbean Avenue site could accommodate up to 606,179 square feet.

Table 2 provides a breakdown of the proposed floor area for each site and the amount of floor area needed from the Moffett Park Development Reserve. The total proposed floor area over the standard FAR is 360,851 square feet which would be deducted from the development reserve, leaving 135,733 square feet in the development reserve for other projects currently under review.

Table 1 – FAR Calculations									
100 W. Caribbean									
Parcel Information				Standard Floor Area		Max Floor Area		Green Building Bonus Floor Area	
Assessors Parcel Number (ACN):	Zoning District	Lot Size (acres)	Lot Size Sq.ft.	Standard Floor Area Ratio (FAR)	Standard FAR Sq.Ft.	Max Floor Area Ratio (FAR)	FAR Sq.Ft.	Max Floor Area (FAR) + 10% Bonus	Total Allowed FAR Sq.Ft.
110-26-027	MP-I	4.50	195,889	0.35	68,561	0.50	97,945	0.60	117,533
110-26-028	MP-I	2.88	125,577	0.35	43,952	0.50	62,789	0.60	75,346
110-26-029	MP-TOD	2.63	114,464	0.50	57,232	0.70	80,125	0.80	91,571
110-26-030	MP-TOD	3.61	157,130	0.50	78,565	0.70	109,991	0.80	125,704
110-26-031	MP-TOD	3.63	158,249	0.50	79,125	0.70	110,774	0.80	126,599
		17.25	751,309	0.436	327,435	0.614	461,623	0.714	536,754
				<i>average</i>		<i>average</i>		<i>blended average</i>	
200 W. Caribbean									
Parcel Information				Standard Floor Area		Max Floor Area		Green Building Bonus Floor Area	
Assessors Parcel Number (ACN):	Zoning District	Lot Size (acres)	Lot Size Sq.ft.	Standard Floor Area Ratio (FAR)	Standard FAR Sq.Ft.	Max Floor Area Ratio (FAR)	FAR Sq.Ft.	Max Floor Area (FAR) + 10% Bonus	Total Allowed FAR Sq.Ft.
110-26-023	MP-I	3.491	152,023	0.35	53,208	0.50	76,012	0.60	91,214
110-26-022	MP-I	2.912	126,805	0.35	44,382	0.50	63,403	0.60	76,083
110-26-021	MP-I	2.954	128,653	0.35	45,029	0.50	64,327	0.60	77,192
110-26-020	MP-I	4.580	199,459	0.35	69,811	0.50	99,730	0.60	119,675
110-26-025	MP-I	9.260	403,358	0.35	141,175	0.50	201,679	0.60	242,015
		23.197	1,010,298	0.350	353,604	0.500	505,149	0.600	606,179
				<i>average</i>		<i>average</i>		<i>blended average</i>	

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Table 2 - Development Reserve				
Site	Standard FAR Allowed	Total Max FAR + Green Building	Proposed Floor Area	Development Reserve Needed
100 W. Caribbean	327,435	536,754	536,750	209,315
200 W. Caribbean	353,604	606,179	505,140	151,536
Total			1,041,890	360,851
Current Development Reserve				496,584
Remaining Development Reserve*				135,733

* Includes proposed development reserve access for two project under review.