

				Agoura Village Development Summary (Project)					
Project Zone	Total Zone Area (s.f.)	Developable Envelope (s.f.) ¹	Land Uses within each Zone	Existing	New Development Potential			Full Allowable Buildout	
				s.f.	s.f. ²	DU (base)	DU (bonus) ⁷	s.f.	DU
A South	600,000	340,000	Retail / Office / Restaurant / Community Center/ Hotel ⁴	-	119,000			119,000	
			Residential over Retail	-		20			20
			Stand Alone Residential	-		75			75
							23		23
				Subtotal			119,000	118	
A North	250,000	250,000	Retail / Office / Restaurant	58,192 ³	29,308			87,500	
			Residential over Retail	-		15			15
							4	4	
				Subtotal			87,500	19	
B	700,000	350,000	Retail / Office / Restaurant/Hotel ⁸	-	122,500	50		122,500	50
			Residential over Retail	-		15			15
			Stand Alone Residential	-		25			25
							22	22	
				Subtotal			122,500	112	
C	135,000	135,000	Service Commercial / Office	43,750 ⁵	3,500			47,250	
				Subtotal			47,250		
D West	210,000	210,000	Retail / Office / Restaurant	36,900 ⁶	36,600			73,500	
				Subtotal			73,500		
D East	1,100,000	890,000	Retail / Office / Restaurant	233,200 ³	78,300			311,500	
				Subtotal			311,500		
E	320,000	320,000	Office / Restaurant	-	112,000			112,000	
			Residential over Retail	-		15			15
			Stand Alone Residential	-		20			20
							9	9	
				Subtotal			112,000	44	
F	315,000	215,000	Office	-	75,250			75,250	
				Subtotal			75,250		

¹ Developable envelope depicts only the buildable area within each zone. Does not include designated open space areas.

² Based on a FAR = .35 (net) ³ Currently at a FAR of .25 (approx.) ⁴ Total s.f. includes 100-120 room approx. 70K s.f. hotel.

⁵ Currently at a FAR of .30 (approx.) ⁶ Currently at a FAR of .20 (approx.)

⁷ 25% density bonus for contributions to transportation improvement, Agoura Village shared improvement, and/or in-lieu parking fees.

⁸ Option to locate 50 stand alone residential units in place of 100 -120 room approx. 70,000 s.f. hotel.

Subtotal (Existing)	372,042	0
Subtotal (New)	576,458	293

TOTAL = 948,500 293