

TABULATION OF DEVELOPMENT DATA

Lot Area: 187,958 square feet

	<u>M Zoning Requirements</u>	<u>C-3-C Zoning Requirements</u>	<u>C-3-C PUD Guidelines</u>	<u>Project Design</u>
Floor Area Ratio ("FAR")	6.0 (commercial only)	6.5 residential or non-residential	8.0 residential or non-residential	Approximately 735,880 square feet of residential and 9,730 square feet of retail TOTAL - 745,610 square feet FAR – 4.00
Building Height	90 feet	90 feet	130 feet	110 feet
Lot Occupancy (for residential uses)	N/A	100%	100%	48%
Rear Yard	2 ½ inches per foot of height but not less than 12 feet	2 ½ inches per foot of height but not less than 12 feet	2 ½ inches per foot of height but not less than 12 feet	40 feet to 52 feet 2 inches
Residential Recreation Space	N/A	10% of gross floor area devoted to residential use	10% of gross floor area devoted to residential use	89,642 square feet (12%)
Parking (Residential Use)	N/A	1 for each 4 dwelling units <u>175 spaces</u>	1 for each 4 dwelling units <u>175 spaces</u>	Approx. 764 spaces for Residents and Guests 808 total parking spaces
Parking (Retail Use)	In excess of 3,000 square feet, 1 space for each additional 300 square feet of GFA	In excess of 3,000 square feet, 1 space for each additional 750 square feet of GFA	In excess of 3,000 square feet, 1 space for each additional 750 square feet of GFA <u>17 spaces</u>	Approx. 44 spaces for retail uses.

	<u>M Zoning Requirements</u>	<u>C-3-C Zoning Requirements</u>	<u>C-3-C PUD Guidelines</u>	<u>Project Design</u>
Loading Berths (Retail Use)	1 loading berth at 30 feet deep, and 1 loading platform at 100 square feet	1 loading berth at 30 feet deep, 1 loading platform at 100 square feet, and 1 delivery/service space at 20 feet deep	1 loading berth at 30 feet deep, 1 loading platform at 100 square feet, and 1 delivery/service space at 20 feet deep	Loading from Street – Applicant Requests Flexibility
Loading Berths (Residential Use)	N/A	1 loading berth at 55 feet deep, 1 loading platform at 200 square feet, and 1 delivery/service space at 20 feet deep	1 loading berth at 55 feet deep, 1 loading platform at 200 square feet, and 1 delivery/service space at 20 feet deep	1 loading berth at 55 feet deep, 1 loading platform at 200 square feet, and 1 delivery/service space at 20 feet deep