

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 738,702 s.f. of residential (approx. 625-675 units) and 15,084 s.f. of retail TOTAL - 753,786 s.f. FAR - 4.01
Building Height	90 feet	90 feet	130 feet	Varies - maximum of 110 feet
Lot Occupancy (for residential uses)	N/A	100%	100%	47.43% (includes proposed streets)
Parking (Residential Use)	N/A	1 for each 4 dwelling units <u>160 spaces</u>	1 for each 4 dwelling units <u>160 spaces</u>	Approx. 700 - 750 spaces for Residents and Guests
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>16 spaces</u>	Approx. 46 spaces for retail uses.
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

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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	Each non-townhome-building satisfies the C-3-C loading requirements. The townhome buildings provide a private alley for loading.
Roof Structures	All penthouse and mechanical equipment to be placed in one enclosure	All penthouse and mechanical equipment to be placed in one enclosure	All penthouse and mechanical equipment to be placed in one enclosure	Applicant requests flexibility to have more than one roof structure on a particular roof level.
Recreation Space	N/A	10% of gross floor area designated to residential use (excluding single family homes)	10% of gross floor area devoted to residential use (excluding single family homes)	12,446 s.f. of indoor space; 49,037 s.f. of outdoor space; Total: 61,483 s.f.