

SEFC OFFICE USE

EXISTING ZONING - THEORETICAL

Zoning	Parcel	Lot Area	Height*	FAR*		Commercial Office	Retail	Residential	Total	
				Total	Nonresidential					
SEFC-1	Parcel A	129,962	110	6.00	3.00	357,396	32,491	389,886	779,772	
	Parcel F	45,063	110	6.00	3.00	123,923	11,266	135,189	270,378	
	Parcel G	39,653	110	6.00	3.00	109,046	9,913	118,959	237,918	
	Parcel H	55,041	110	6.00	3.00	151,363	13,760	165,123	330,246	
	Parcel I	55,041	110	6.00	3.00	151,363	13,760	165,123	330,246	
	Parcel K	46,443	existing	6.00	3.00	139,329	0	139,329	278,658	
	Parcel D	101,376	110	6.00	3.00	278,784	25,344	304,128	608,256	
	Parcel E1	107,321	varies	6.00	3.00	321,963		321,963	643,926	
	Parcels E2-E4	145,778	varies	6.00	3.00	437,334		437,334	874,668	
	Totals (SEFC-1)		725,678							
						GFA Totals	2,070,500	106,534	2,177,034	4,354,068
						FAR Totals	2.85	0.15	3.00	6.00
						FC Office	2,070,500			
SEFC-2	Parcels L, M, N, O	245,640					198,294	1,186,411	1,384,705	
SEFC-3	Parcel Q	69,197					23,575	165,028	188,603	
SEFC-4	Parcels P1-P3	250,788				17,435	62,447		79,882	
Total (all zones)		1,291,303				2,087,935	390,850	3,528,473	6,007,258	

Zoning Process

Design Review
Matter of Right
Matter of Right
Matter of Right
Matter of Right
Matter of Right
Design Review
Design Review
Design Review

*NOTE: EXISTING ZONING ALLOWS 1.0 FAR BONUS AND 130 FEET FOR RESIDENTIAL USE ONLY WITH DESIGN REVIEW

EXISTING ZONING - ACTUAL

Zoning	Parcel	Lot Area	Height*	FAR*		Commercial Office	Retail/Cultural	Residential	Total	
				Total	Nonresidential					
SEFC-1	Parcel A	129,962	130	6.00	3.00	324,905	64,981	0	389,886	
	Parcel F	45,063	110	6.00	3.00	112,658	22,532	0	135,189	
	Parcel G	39,653	110	6.00	3.00	99,133	19,827	0	118,959	
	Parcel H	55,041	130	7.00	3.00	137,603	27,521	220,164	385,287	
	Parcel I	55,041	110	6.00	3.00	0	27,521	302,726	330,246	
	Parcel K	46,443	existing	0.99	0.99	11,000	35,000	0	46,000	
	Parcel D	101,376	110	3.70	1.23	0	125,000	250,000	375,000	
	Parcel E1	107,321	varies	3.00	3.00	321,963		0	321,963	
	Parcels E2-E4	145,778	varies	3.00	3.00	237,334	200,000	0	437,334	
	Total (SEFC-1)		725,678							
						GFA Totals	1,244,595	522,380	772,890	2,539,864
						FAR Totals	1.72	0.72	1.07	3.50
						FC Office	1,007,261			
SEFC-2	Parcels L, M, N, O	245,640					198,294	1,186,411	1,384,705	
SEFC-3	Parcel Q	69,197					23,575	165,028	188,603	
SEFC-4	Parcels P1-P3	250,788				17,435	62,447		79,882	
Total (all zones)		1,291,303				1,262,030	806,696	2,124,329	4,193,054	

Zoning Process

Design Review
Matter of Right
Matter of Right
Design Review
Matter of Right
Matter of Right
Design Review
Design Review
Design Review

	Available CLDs	Office with CLDs	Total with CLDs
	0		
	0		
	0		
	0		
	137,603		
	93,329		
	179,128		
	0		
	0		
GFA w CLDs		410,060	1,654,654
FAR w CLDs		0.57	2.28
FC Office with CLDs			1,417,320
Total (all w CLDs)			4,603,114

*NOTE: EXISTING ZONING ALLOWS 1.0 FAR BONUS AND 130 FEET FOR RESIDENTIAL USE ONLY WITH DESIGN REVIEW

SEFC OFFICE USE

NEW ZONING - MATTER OF RIGHT

Zoning	Parcel	Lot Area	Height*	FAR*		Commercial Office	Retail/Cultural	Residential	Total	Zoning Process
				Total	Nonresidential					
SEFC-1	Parcel A	129,962	130	6.00	6.00	714,791	64,981	0	779,772	Design Review
	Parcel F	45,063	110	6.00	6.00	247,847	22,532	0	270,378	Matter of Right
	Parcel G	39,653	110	6.00	6.00	218,092	19,827	0	237,918	Matter of Right
	Parcel H	55,041	110	6.00	3.00	137,603	27,521	165,123	330,246	Matter of Right
	Parcel I	55,041	110	6.00	3.00	0	27,521	302,726	330,246	Matter of Right
	Parcel K	46,443	existing	0.99	0.99	11,000	35,000	0	46,000	Matter of Right
	Parcel D	101,376	110	3.70	1.23	0	125,000	250,000	375,000	Design Review
	Parcel E1	107,321	varies	6.00	3.00	321,963	0	0	321,963	Design Review
	Parcels E2-E4	145,778	varies	6.00	3.00	237,334	200,000	0	437,334	Design Review
Total (SEFC-1)		725,678				GFA Totals 1,888,629	522,380	717,849	3,128,857	
						FAR Totals 2.60	0.72	0.99	4.31	
						FC Office 1,651,295				
SEFC-2	Parcels L, M, N, O	245,640					198,294	1,186,411	1,384,705	
SEFC-3	Parcel Q	69,197					23,575	165,028	188,603	
SEFC-4	Parcels P1-P3	250,788				17,435	62,447		79,882	
Total (all zones)		1,291,303				Totals (all zones) 1,906,064	806,696	2,069,288	4,782,047	

*NOTE: PROPOSED ZONING ALLOWS 1.0 FAR BONUS AND 130 FEET WITH DESIGN REVIEW

NEW ZONING - WITH HEIGHT / DENSITY BONUS

Zoning	Parcel	Lot Area	Height*	FAR*		Commercial Office	Retail/Cultural	Residential	Total	Zoning Process
				Total	Nonresidential					
SEFC-1	Parcel A	129,962	130	7.00	7.00	844,753	64,981	0	909,734	Design Review
	Parcel F	45,063	130	7.00	7.00	292,910	22,532	0	315,441	Design Review
	Parcel G	39,653	130	7.00	7.00	257,745	19,827	0	277,571	Design Review
	Parcel H	55,041	130	7.00	3.00	137,603	27,521	220,164	385,287	Design Review
	Parcel I	55,041	110	7.00	3.00	0	27,521	357,767	385,287	Design Review
	Parcel K	46,443	existing	0.99	0.99	11,000	35,000	0	46,000	Matter of Right
	Parcel D	101,376	110	3.70	1.23	0	125,000	250,000	375,000	Design Review
	Parcel E1	107,321	varies	3.00	3.00	321,963	0	0	321,963	Design Review
	Parcels E2-E4	145,778	varies	3.00	3.00	237,334	200,000	0	437,334	Design Review
Total (SEFC-1)		725,678				GFA Totals 2,103,307	522,380	827,931	3,453,617	
						FAR Totals 2.90	0.72	1.14	4.76	
						FC Office 1,865,973				
SEFC-2	Parcels L, M, N, O	245,640					198,294	1,186,411	1,384,705	
SEFC-3	Parcel Q	69,197					23,575	165,028	188,603	
SEFC-4	Parcels P1-P3	250,788				17,435	62,447		79,882	
Total (all zones)		1,291,303				Totals (all zones) 2,120,742	806,696	2,179,370	5,106,807	

*NOTE: PROPOSED ZONING ALLOWS 1.0 FAR BONUS AND 130 FEET WITH DESIGN REVIEW