

Exhibit D

ZONING SUMMARY

LOT AREA: 38,452 SF	EXISTING ZONE / PROPOSED PUD ZONING (C-M-1) / (C-3-C)			
FAR	RESIDENTIAL	RETAIL	SHARED	TOTAL MAX
	4.1	0.7	0.2	5.0
HEIGHT	PUD STANDARD	MAX HEIGHT		
	C-3-C	130'-0"		
	Provided	79'-1"		
		FAR	PUD STANDARD	
			8.0	
* PARKING (based 188 dwellings)	PUD STANDARD	RESIDENTIAL	RETAIL	TOTAL
	C-3-C	1 space : 4 units * (47 spaces)	1 space : 750 SF over 3,000 (33 spaces for 24,410 sf over)	80 spaces min. required
	PROVIDED	108 spaces	107 spaces	215 spaces provided
LOT OCCUPANCY	Ground & 1st Levels	100.00%		
	Typ. Floor	79.00%		

SIDE YARD	NONE REQUIRED, NONE PROVIDED
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REAR YARD	C-3-C REQUIRED	PUD PROVIDED
	12'-0" Min.	1/2 of street

COURT	C-3-C REQUIRED	PUD PROVIDED
	17.2' Min. > 591.7 sf	56'-1" min. and 7,951 sf

LOADING SUMMARY (total loading; relief was previously approved)			
	LOADING BERTHS	SERVICE / DELIVERY	PLATFORMS
REQUIRED RESIDENTIAL	1 @ 55'	1 @ 20'	1 @ 200 SF
REQUIRED RETAIL	1 @ 30'	none less < 20,000 sf	1 @ 100 SF
REQUIRED GROCERY	1 @ 30'	1 @ 20'	1 @ 100 SF
TOTAL REQUIRED	1 @ 55' 3 @ 30'	3 @ 20'	600 SF
PROVIDED	1 @ 55' and 1 @30'	NONE	400 SF

ABOVE GRADE BUILDING AREA SUMMARY

	Floor	Residential	Loading / Service	Community Room	Retail	Total	# of Units
Residential	6	29,235				29,235	38
	5	30,265				30,265	38
	4	30,265				30,265	38
	3	30,265				30,265	38
	2	30,336				30,336	36
	1	2,944	5,894	2,422	14,262	25,522	
	Ground				13,148	13,148	
	Total	153,310	5,894	2,422	27,410	189,036	188

Notes:
1. Applicant may allocate the use of the provided parking spaces between residential and retail uses as market conditions warrant.
2. Applicant is proposing a residential unit range of 170-216 residential units. Applicant requests flexibility to construct a residential unit count within such range and the flexibility for the unit types and configurations that would entail.

UNIT SUMMARY			
Unit Type	Percentage		
Studio	10%	to	15%
1-Bedroom (junior)	25%	to	35%
1-Bedroom	30%	to	35%
1-Bedroom/Den	0%	to	5%
2-Bedroom	20%	to	25%

AFFORDABLE HOUSING UNIT SUMMARY	
PHASE	GROSS SF
Affordable Gross SF	30,662
Project Residential GSF	153,310
Affordable Gross as % of Total GSF	20.00%
*Gross of amenity spaces, hallways & stairwells	