

DEVELOPMENT DATA													
Total PUD Area		579,835 SF											
BREAKDOWN BY BLOCK													
	MATTER OF RIGHT C3-A	C-3-A PUD	PROPOSED PUD	Blocks 1A	Blocks 1B	Block 2A	Block 2B	Block 3	Block 4	Block 5A	Block 5B	Block 6	
Zone	C-3-A	C-3-A	PUD / C-3-A										
FAR Residential	4.8	4.8	2.78	2.31	2.60	3.79		2.73	3.47	3.99	2.93	2.59	
FAR Residential Range	-	-	2.66 to 2.83	2.15 to 2.31				2.52 to 2.73	3.40 to 3.47	3.60 to 3.99	2.93 to 3.55	2.30 to 2.59	
Residential GFA	-	-	1,279,625 to 1,362,149	171,956 to 185,252	122,572	282,322		288,243 to 312,225	124,569 to 127,033	114,984 to 127,319	99,093 to 119,997	75,886 to 85,429	
FAR Commercial	2.5	2.5	0.65	0.09	0.96	0.40	1.87	0.72	0.53	0.55	0.38	0.268	
FAR Commercial Range	-	-	0.53 to 0.65	0.09 to 0.29			1.87 to 1.97	-	-	-	0.15 to 0.84	-	
Commercial GFA (min. / max.)	-	-	257,757 to 312,528	7,400 to 20,156	45,237	14,473 to 30,106	56,868 to 60,000	82,558	19,595	17,685	5,113 to 28,363	8,828	
Parking GFA	-	-	65,930 to 81,563			30,824 to 46,457	9,600	7,400	3,613		14,493		
FAR Parking	-	-	0.14 to 0.17			0.41 to 0.62	0.32	0.06	0.10		0.43		
FAR Total **	4.8	4.8	3.33 to 3.64	2.24 to 2.60	3.56	0.61 to 0.62	2.18 to 2.29	3.31 to 3.52	4.03 to 4.10	4.15 to 4.54	3.51	2.57 to 2.86	
Number of Dwelling Units	-	-	1,461 to 1,631	212	133	311		343	138	139	106	91	
Range	-	-		200 to 212	133 to 141	311 to 336		343 to 368	138 to 163	139 to 164	106 to 131	91 to 116	
Building Height	65 feet	90 feet	90'	90'	90'	90'	90'	90'	90'	90'	90'	90'	90'
Lot Occupancy **	80% (residential), 100% (commercial)	80% (residential), 100% (commercial)	48.65% , 65.96%	35.08% , 36.15%	51.86% , 69.74%	62.54% , 82.44%	0.00% , 72.00%	54.80% , 71.54%	56.67% , 70.08%	65.15% , 74.41%	57.52% , 77.22%	41.51% , 46.51%	
Side Yard (none required)	if provided 3" per ft. of height or 8' min.	if provided 3" per ft. of height or 8' min.	see breakdown	21'-8" and varies	13'-3" and 25'-8"	15'-0" and 29'-0"	11' and 23'-0"	52'-0" and 43'-0"	0 and 34'-0"	0 and 32'-0"	0 and 32'-0"	29'-0"	
Rear Yard (Residential) / to property line	2.5" per ft of height or 12' min.	18.75'	see breakdown	50'-0"	30'-8"	18'	0'	29'-9"	28'-9"	varies	28'-0"	varies	
Rear Yard (Commercial) / to center of alley	2.5" per ft of height or 12' min.	18.75'	see breakdown	59'-10"	30'-8"	0'	0'	29'-9"	28'-9"	0'	28'-0"	0	
Parking Residential Use [parking/unit]	0.5	0.5	-	-	-	-	-	-	-	-	-	-	
Parking Retail Use [parking/sf if >3,000sf]	1/300 sf > 3,000sf	1/300 sf > 3,000sf	-	-	-	-	-	-	-	-	-	-	
Total Residential parking required	-	780	736	106	67	155	0	172	69	69	53	46	
Total Retail Parking Required	-	620	688	15	141	38	98	265	55	49	7	19	
Total Combined Parking Required	-	1,400	1,424	121	207	194	98	437	125	118	60	65	
Bike Parking			502	72	48	104	5	114	46	46	37	30	
Total Residential Parking Provided per phase	Parking Range	-	870	127 ***	80 ***	186	0	206	69	83	63	55	
Total Retail Parking Provided per phase	Parking Range	-	714 to 1,240	(shared with 1B)	156 to 291	38 to 78	142	265 to 480	55	17 to 67	7 to 93	33	
Total Combined Parking provided	Parking Range	-	1,583 to 2,069	127	236 to 371	225 to 265	142 plus Block2A	471 to 646	125	100 to 150	70 to 156	88	
Loading Berths Residential Use	1@55' 1@ 20' 1@200sf	8@55' 8@ 20' 8@200sf	Shared with Retail	(Shared with Retail)	(Shared with Retail)		(Shared with Retail)	1@40' 1@ 20' 1@200sf	(Shared with Retail)	(Shared with Retail)	(Shared with Retail)	(Shared with Block 5)	
Loading Berths Retail Use	loading varies per size of retail 1@ 20' delivery platform varies per size of retail	2@55' 11@ 30' 11@100sf / 2@200sf	3@55' / 6@40' 5@ 20' 6@200sf	1@40' 1@ 20' 1@200sf	1@40' 1@ 20' 1@200sf	1@40' 1@ 20' 1@200sf	1@40' --- 1@200sf	-	1@40' 1@200sf	1@40' 1@ 20' 1@200sf	1@40' ---' 1@200sf	1@40' 1@ 20' 1@200sf	
Loading Berths Grocery Use	varies per size of grocery	1@55' 1@ 30' 1@200sf	see breakdown	-	-	-	-	3@55' 1@ 20' 1@200sf	-	-	-	-	
lot size **			481,915	80,034	47,187	74,507	30,449	114,382	36,638	31,940	33,784	32,994	
** excluding roadways and bikeways													
*** blocks 1A and 1B share garage structure													
NOTE: For GAR (See Landscape)													