				1			1								T				·	
PROPOSED ZONING	PROPOSED AREA	EFFECTIVE AREA SF	PROPOSED USE	PROPOSED BUILDING         MAXIMUM BUILDABLE         PROPOSED BUILDING           FOOTPRINT AREA         AREA         FOOTPRINT			EFFECTIVE BUILDING FOOTPRINT	GROSS FLOOR AREA	REA	PERMITTED FAR	PROPOSED FAR			MAXIMUM PROPOSED GREGATE FAR PER AGGREGATE FAR PER		EFFECTIVE FAR *	MAXIMUM BUILDING HEIGHT	PROPOSED BUILDING HEIGHT		
	SF			SF	%	%	%	SF (PUD GUIDE	(PUD GUIDELINES)		SF			ZONING DISTRICT		FT	FT	STORIES		
	214,555	158,547	OFFICE	115,800	100%	54%	73%	860,000	MAX	8.0 MAX	4.01	875,000		8 O	4.08	5.42 0.09	130	130	NO LIMIT	10
0-3-0			RETAIL					15,000	MIN		0.07			0.0						
ARCEL 2 UTURE) ARCEL 3	66,989	- - N/A	FUTURE RETAIL	42.000	100%	66%		23,250	MIN	4.0 - NON-RESIDENTIAL	0.35	- 334,950			2.62 N/ 0.07 0.07		110	110		8
			FUTURE RESIDENTIAL	43,900	100%	00%		311,700	MAX	8.0 RESIDENTIAL / MAX	4.65									
	33,311		FUTURE RETAIL	20,500	100%			3,000	MIN	4.0 NON-RESIDENTIAL	0.09	172.000					110	110		8
			FUTURE OFFICE	20,500				170,000	MAX		5.10	173,000				N/A				
CEL 4 (Y/RESID) EL 5 ** ENTIAL) CEL 6	95,984		RETAIL	00.000	100%	55%		52,920	MIN	4.0 NON-RESIDENTIAL	0.55	208 150	MAX	1			110	78 42		6
			RESIDENTIAL	09,900	75%	18%	NI/A	255,230	MAX	8.0 RESIDENTIAL / MAX	2.66			0.0						
	251,281	N/A	RESIDENTIAL	87,446	75%	35%		356,800	8.01	8.0 RESIDENTIAL / MAX	1.42	356,800		0.0			110			4
	328,059	-		16,300				22,000		4.0 NON-RESIDENTIAL	0.07	23,800					110	26	•	2
			SAND BIN - RETAIL	1,800	20%	6%		1,800			0.01							EX HISTORIC STRUCTURES		EX HISTORIC STRUCTURE
RCEL 7	05.477			4,500	4000/			4,500		4.0 NON-RESIDENTIAL	0.05						110	EX HISTORIC STRUCTURES	6	EX HISTORIC
	85,177		SAND BIN - RETAIL	1,800	100%	7%		1,800			0.02	6,300								STRUCTURES
	1 075 256			353 946				2 060 000				2 074 700							·	
	C-3-C	PROPOSED ZONING         SF           C-3-C         214,555           66,989         33,311           95,984         95,984           CR         251,281	PROPOSED ZONING         SF           C-3-C         214,555         158,547           66,989         33,311            95,984         N/A         251,281           328,059         85,177	PROPOSED ZONINGSFSFUSEUSEC-3-C $214,555$ $158,547$ OFFICEFUTURE RETAILFUTURE RETAILFUTURE RESIDENTIALFUTURE RESIDENTIALFUTURE RESIDENTIALFUTURE RESIDENTIALFUTURE RESIDENTIALRETAIL33,311FUTURE OFFICE95,984RETAIL95,984RESIDENTIALPARK/ HISTORIC STRUCURES /COMMUNITY CENTER328,05985,177PARK/ HISTORIC STRUCURES /COMMUNITY CENTER SAND BIN - RETAILPUBLIC SPACE / HISTORIC STRUCTURES SAND BIN - RETAIL	PROPOSED ZONING         SF         USE         POOTPRINT AREA           SF         SF         USE         SF         SF           C-3-C         214,555         158,547         OFFICE         115,800           RETAIL         POOTPRINT AREA         FUTURE RETAIL         43,900 $RETAIL         FUTURE RESIDENTIAL         43,900         FUTURE RESIDENTIAL           33,311 FUTURE RESIDENTIAL 20,500         FUTURE OFFICE           95,984         N/A         RETAIL         69,900 RESIDENTIAL 328,059 328,059         PARK/ HISTORIC STRUCURES         16,300 85,177         SAND BIN - RETAIL         1,800 $	PROPOSED ZONING         SF         SF         USE         POOTPRINT AREA         AREA           C-3-C         214,555         158,547         OFFICE         115,800         100%           C-3-C         214,555         158,547         OFFICE         115,800         100%           RETAIL          43,900         100%         100%           N/A         FUTURE RESIDENTIAL         43,900         100%           FUTURE RESIDENTIAL         FUTURE RESIDENTIAL         20,500         100%           95,984         N/A         RESIDENTIAL         89,900         100%           RESIDENTIAL         87,446         75%         75%           328,059         328,059         N/A         RESIDENTIAL         16,300           NOMUNITY CENTER         16,300         20%         20%           SAND BIN - RETAIL         1,800         100%         100%	PROPOSED ZONING         SF         SF         USE         FOOTPRINT AREA         AREA         POOTPRINT           C-3-C         214,555         158,547         OFFICE         115,800         100%         54%           C-3-C         214,555         158,547         OFFICE         115,800         100%         54%           RETAIL         RETAIL         43,900         100%         66%           33,311         FUTURE RESIDENTIAL         FUTURE RETAIL         43,900         100%         66%           95,984         N/A         FUTURE RESIDENTIAL         20,500         100%         55%           251,281         N/A         RESIDENTIAL         87,446         75%         38%           328,059         PARK/ HISTORIC STRUCURES (COMMUNITY CENTER         16,300         20%         6%           85,177         MAND BIN - RETAIL         1,800         100%         7%	$\begin{array}{ c c c c c c c } \hline \begin{tabular}{ c c c c c c } \hline POOTRINT AREA AREA POOTRINT POOTRINT POOTRINT NATEA AREA POOTRINT POOTRINT POOTRINT POOTRINT NATEA AREA POOTRINT POOTR$	PROPOSED ZONINGSFSFFOOTPRINTPOO	PROPOSED ZONING FOR C-3-CSFSFUSEPROPRINT SFROTPRINT SFPROPRINT SFPROPRINT SFPROPRINT SFPROPRINT SFPROPRINT SFPROPRINT SFS	$ \frac{1}{100\%} \frac{1}{100$	$ \begin{array}{  c                                  $	$ \frac{1}{1000\%} \frac{1}{100\%} \frac{1}{100\%} \frac{1}{100\%} \frac{1}{100\%} \frac{1}{100\%} \frac{1}{1} $	$ \begin{array}{                                    $	$ \begin{array}{                                    $	$ \begin{tabular}{                                      $	$ \begin{array}{                                      $	$ \begin{array}{                                      $		

ZONING COMMISSION