

**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Transit Mixed Use	Same	N/A
<b>Zoning District</b>	MXD-I	Same	N/A
<b>Design Guideline Subarea</b>	Transit Core West	Same	N/A
<b>Lot Size (s.f.)</b>	1150 Kifer – 114,094 1170 Kifer - 139,608 253,702 total	87,156 – res. lot 166,546 – office lot 253,702 total	22,500 min.
<b>Lot Width</b>	1150 Kifer - 200' 1170 Kifer - 300'	<b>188' – res. lot</b> 422' – office lot	200' min.
<b>Gross Floor Area (s.f.)</b>	1150 Kifer – 46,849 1170 Kifer – 57,849	Residential – 356,528 Office – No change in area, but FAR increases to 63% due to parcel reconfiguration	Per SDP
<b>Lot Coverage (%)</b>	Office – 20%	Residential – 65% Office – 31%	80% max.
<b>Nonresidential Floor Area Ratio (FAR)</b>	1150 Kifer – 41% 1170 Kifer – 41%	Office – 63% due to parcel reconfiguration, but no change to floor area	35% base max.;
<b>No. of Units</b>	N/A	225	Base max. 90 + 30 LSAP Incentive Pts 150 + 50% Density Bonus = 226
<b>Density (units/acre)</b>	N/A	112.5	Base max. 45 + 30 LSAP Incentive Pts 75 + 50% Density Bonus = 113
<b>Meets 85% min?</b>	N/A	Yes	Min. of 77 units at 85% of base max. density
<b>Avg. Unit Sizes (s.f.)</b>	N/A	Studio – 591 1 Bdrm – 735 2 Bdrm – 1,092 3 Bdrm – 1,359	N/A



	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>Building Height (ft.)</b>	1150 & 1170 Kifer – 41'	Residential – 92'-2" Offices – No change	100'
<b>No. of Stories</b>	Offices - Two	Residential – Eight Offices – No change	N/A
<b>No. of Buildings Onsite</b>	Offices - Two	Residential – One Offices – No change	N/A
<b>Setback Between Main Buildings on the same lot</b>	N/A	Residential – N/A Offices – 38'-4" (Resulting from lot line adjustment - no change to setbacks)	20' min.
<b>Setback to Secondary Shared-Use Path</b>	N/A	<b>6'</b>	10' min.
<b>Lockable Storage</b>	N/A	200 cu. ft. min. for studio/1 bed and 300 cu. ft. min. for all others	200 cu. ft. min. for studio/1 bed and 300 cu. ft. min. for all others
<b>Office Parcel Setbacks</b>			
<b>Front (Kifer) (ft.)</b>	1150 Kifer – 87'-8" 1170 Kifer – 87'-6"	87'-6"	15'
<b>Front (San Zeno) (ft.)</b>	1150 Kifer – N/A 1170 Kifer – 75'-7"	75'-7"	15'
<b>Right Side (West) (ft.)</b>	1150 Kifer – 55'-4" 1170 Kifer – N/A	55'-4"	10'
<b>Rear (South) (ft.)</b>	1150 Kifer – 42'-6" 1170 Kifer – 43'-4"	42'-6"	10'
<b>Residential Parcel Setbacks</b>			
<b>Front (San Zeno) (ft.)</b>	N/A	24'	15'
<b>Left Side (South) (ft.)</b>	N/A	21'-9"	10'
<b>Right Side (North) (ft.)</b>	N/A	18'-9"	10'
<b>Rear (ft.)</b>	N/A	36'-3"	10'
<b>Landscaping</b>			
<b>Total Landscaping (%)</b>	Office – 29%	Office – 28% Residential – 40.5%	20% min. of lot area
<b>Usable Open Space/Residential Unit (s.f.)</b>	N/A	Residential – 86	50 min.



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>Recreation Building (s.f.)</b>	N/A	2,188	450 min.
<b>Frontage Width (ft.)</b>	N/A	Residential – 20'	15' min.
<b>Parking Lot Landscaping (%)</b>	Unknown	Office – No change Residential – N/A, no surface lot	20% min. of parking lot area
<b>Water-Efficient Landscaping Compliance</b>	N/A	Office – Water Budget Residential – Water Budget	Water Budget or no turf area and 80% water-conserving plants
<b>Parking (EV parking follows Reach Codes; Carshare follows Building Code; Tandem &amp; Compact for Res and Parking lot dimensions follows Chapter 19.46)</b>			
<b>Total Spaces</b>	394	Office – 301 Residential – 113 Total - 414	Office – 288 min.; 418 max. Residential – 113 min. (State density bonus reduced parking)
<b>Bicycle Parking</b>	Office – 15 Class I; 29 Class II	Office – No change Residential – 357 Class I; 22 Class II Total - 379	Office – (14) Class I/(4) Class II Residential – (57) Class I/(15) Class II
<b>Impervious Surface Area (s.f.)</b>	96,637	100,363	No max.
<b>Impervious Surface (%)</b>	38%	40%	No max.

 INDICATES A STATE DENSITY BONUS DEVELOPMENT STANDARD WAIVER