

PROJECT DATA TABLE

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



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



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

 INDICATES A STATE DENSITY BONUS DEVELOPMENT STANDARD WAIVER