

## PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>General Plan</b>	MP	same	
<b>Zoning District</b>	MP-R	same	
<b>Lot Size</b>	86,038 sf/1.975 acre (gross)	86,038 sf/1.975 acre (gross) 60,575 sf/1.39 acre (net)	-
<b>Gross Floor Area</b>	25,820 SF (as office use)	297,298 SF	No maximum
<b>Floor Area Ratio (FAR)</b>		3.71	No maximum
<b>Building Mass Coverage</b>		67.3%	70% maximum
<b>Building Height</b>		90'-3"	160 ft.
<b>No. of Stories</b>		8 (levels 1-2 combined)	-
<b>Density (units/acre)</b>		144.8 DU/AC	70 DU/AC min.; no max.
<b>Number of Units</b>	-	265	128 min.
<b>Bedrooms/Unit</b>		Studio: 64 (24%) 1 BR: 160 (60%) 2 BR: 41 (15%)	-
<b>Affordable Units</b>		27 low-income <u>13 very low-income</u> 40 total	27 low-income (10%) <u>13 very low-income (5%)</u> 40 total (15% min.)
<b>Lockable Storage/Unit</b>		0	125 cu. ft/unit
<b>Setbacks</b>			
<b>North: (Park)</b>		0 feet; encroaches into park	60% of building must be within 10' (min) to 25' (max)
<b>South: (5<sup>th</sup> Ave.)</b>		7 feet	60% of building must be within 18' (min) to 25' (max)
<b>East: (Bordeaux Dr.)</b>		5'-3"	60% of building must be within 18' (min) to 25' (max)
<b>West: (Office) (Laneway)</b>		9'-10"	60% of building must be within 10' (min) to 25' (max)
<b>Vehicular Parking</b>		217 (212 mechanical; 5 typical)	No minimum
<b>Bicycle Parking</b>		268 long-term, 28 short-term	265 long-term, 27 short-term
<b>Loading Zone – Type A</b>		10'W x 70'L dual-use street loading zone	12'W x 40'L minimum off- street
<b>Loading Zone – Type C</b>		10'W x 18'L	10'W x 18'L minimum
<b>Bordeaux Neighborhood Park dedication</b>		70 ft. W x 210 ft. L	80 ft. W X 210 ft. L
<b>Green Roof</b>		0	20%
<b>Landscape Area</b>		16,940 SF	12,115 SF (20%)
<b>Usable Open Space</b>		28,463 SF (11,938 SF private, 16,525 SF common)	13,250 SF