

PROJECT DATA TABLE

	EXISTING (Prev. 204-unit approval)	PROPOSED (Overall Project)	REQUIRED/ PERMITTED
General Plan	Industrial to Residential Medium Density	Same	Industrial to Residential Medium Density
Zoning District	M-3/ITR/R-3/PD	Same	M-3/ITR/R-3/PD
Lot Size (s.f.)	481,265	497,233 (addition of 711 E Evelyn parcel)	8,000 min.
Gross Floor Area (s.f.)	460,061	487,212	No max.
Lot Coverage (%)	33%	34%	40% max.
Floor Area Ratio (FAR)	95.6%	98%	No max.
No. of Units	204	215	273 max.
Density (units/acre)	18.5	18.8	24 max.
Meets 75% min?	Yes	Yes	204 min.
Bedrooms/Unit	2-4/unit	2-4/unit (66) 2 bdrm (113) 3 bdrm (36) 4 bdrm	---
Unit Sizes (s.f.)	1,250-2,016	1,842-2,571	N/A
Building Height (ft.)	39'	35'11" to 39'11" w/ green building	35' max. 40' green building
Lockable Storage/Unit	300 cu. ft.	300 cu. ft.	300 cu. ft.
No. of Stories	3	3	3 max.
Solar Shading	2.7%	0%	10% max.
Distance Between Buildings	Varies 9' to 24'	Varies 10' to 47'	26' min.
Setbacks			
Front (ft.)	15' min. 25' avg.	15' min. 18.9' avg.	15' min. 20' avg.
Left Side (ft.)	90'	94'6"	15' min.
Right Side (ft.)	46'	12'10"	12' min.
Rear (ft.)	34'	Same	20' min.
Total Landscaping	149,855 (31%)	150,734 (30%)	99,447 (20% min.)
Landscaping/Unit	735	701	425 min.
Usable Open Space/Unit	544	556	400 min.
Parking Lot Shading (%)	61.7%	51%	50% min. in 15 years
Water Conserving Plants	80%	Same	80% min.
Parking			
Total Spaces	568	599	536 min.
Assigned/ Covered Spaces	408	430	430 min.

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Unassigned	160	169	106 min. (26 for 2 bdrms, 57 for 3 bdrms, 23 for 4 bdrms)
Compact/% of total	21/4%	14/8%	17/10% max
Accessible	8	10	Per CBC
Aisle Width (ft.)	20'-26'	20'-26'	20'-26' min.
Bicycle Parking	204 secured 76 racks	215 secured 80 racks	54 secured min.
Impervious Surface Area (sq. ft.)	349,443	380,564	No max.
Impervious Surface (%)	65%	77%	No max.



Starred items indicate deviations from Sunnyvale Municipal Code requirements.