

PROJECT DATA TABLE – 1155-1175 ASTER AVENUE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Transit Mixed Use	Same	Transit Mixed Use
Zoning District	MXD-III	Same	MXD-III
Lot Size (s.f.)	732,694 (16.82 ac)	Lot 1 – 372,509 Lot 2 – 138,263 Lot 3 – 221,922	22,500 min.
Gross Floor Area (s.f.)	55,010 (industrial) 10,685 (retail)	998,325 (residential) 23,067 (amenity areas) 1,650 (retail)	No max.
Lot Coverage (%)	9%	49%	No max.
Floor Area Ratio (FAR)	9%	140%	No max.
No. of Units	N/A	<i>Apartments</i> Studio - 50 1 Bed- 212 2 Bed- 150 Subtotal- 412 <i>Condominiums</i> 1 Bed- 74 2 Bed- 72 3 Bed- 43 Subtotal- 189 <i>Townhomes</i> 2 Bed- 41 3 Bed- 65 4 Bed- 34 Subtotal- 140 Total - 741	Minimum density at 24 du/ac (403) + 22 du/ac incentive points proposed = <u>773 max.</u>
Density (units/acre)	N/A	44 (w/ incentives)	24 du/ac min. 36 du/ac max. or 54 du/ac (with incentives)
Meets 75% max?	N/A	Yes	579 min.



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Unit Sizes (s.f.)	N/A	<i>Apartments</i> (536 – 1,398; 880 avg.) <i>Condominiums</i> (800 – 1,679; 1,118 avg.) <i>Townhomes</i> (1,441 – 2,150; 1,738 avg.)	N/A
Building Height (ft.)	Unknown	<i>Apartments:</i> 34' - 72'-9" (77' to clubhouse) <i>Condos:</i> 27' - 85' <i>Townhomes:</i> 40'	55'
No. of Stories	1	<i>Apartments:</i> 3-5 (club room is on top of garage) <i>Apartment Parking Garage</i> – 7 (6 above grade) <i>Condos:</i> 2-7 <i>Townhomes:</i> 2-3	No max.
No. of Buildings Onsite	9	<i>Apartments:</i> 1 <i>Condos:</i> 2 <i>Townhomes:</i> 20	N/A
Distance Between Buildings	Unknown	<i>Apartments and Condos:</i> 66' <i>Condos and Townhomes:</i> 40' <i>Townhomes:</i> 18' - 34'	<i>Apartments and Condos:</i> 38' min. <i>Condos and Townhomes:</i> 38' min. <i>Townhomes:</i> 26' min.
Solar Shading	N/A	0%	10% max.
Lockable Storage	N/A	200 cu. ft. min. for studio/1 bed and 300 cu. ft. min. for all other	200 cu. ft. min. for studio/1 bed and 300 cu. ft. min. for all other



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Setbacks			
Front (ft.) – Aster Ave.	Approx. 40'	<i>Apartments: 15'-5"</i> <i>Condos: 15'-7"</i> <i>Townhomes: 68'-9"</i>	15' min.
Front (ft.) – Willow Ave.	Approx. 255'	<i>Apartments: 10'-4"</i>	10' min.
Left Side (ft.) – West	Approx. 280'	<i>Townhomes: 38'-5"</i>	20' min.
Rear (ft.) – North	Approx. 20'	<i>Apartments: 58'-3"</i> <i>Condos: 47'-2"</i> <i>Townhomes: 50'</i>	10' min.
Landscaping			
Total Landscaping (s.f.)	2,970	206,983/28%	146,539/20% min. of lot area
Usable Open Space/Unit (s.f.)	N/A	221	50 min.
Frontage Width (ft.) (Aster Avenue only)	N/A	15	15 min.
Parking Lot Shading (%)	Unknown	50	50% min. in 15 years
Water Conserving Plants	Unknown	82%	80% min. or Water Budget
Recreation Building (s.f.)	N/A	<i>Apartments: 4,695</i> <i>Condos: 1,600 and 1,560</i> <i>Townhomes: 450</i>	450 min.
Parking			
Total Spaces	Unknown	<i>Apartments: 572</i> <i>Retail/ Shared: 40</i> <i>Condos: 304</i> <i>Townhomes: 280</i> Total: 1,196	<i>Townhomes: 220</i> <i>min.; 280 max.</i> <i>Condos: 238 min.;</i> <i>341 max.</i> <i>Apartments: 450</i> <i>min.; 693 max.</i> <i>Retail: 3 min.; 6</i> <i>max.</i> Total: 911
Tandem % of required covered	0	<i>Apartments: N/A</i> <i>Condos: 49%</i> <i>Townhomes: 29%</i>	Up to 50% of the units
Driveway Width	Unknown	26'-28'	20' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Parking Lot Aisle Width	Unknown	24'-26'	24' min.
Bicycle Parking	Unknown	<i>Apartments: 103 Retail: 4 Class II Condos: 48 Class I; 26 Class II Class I; 52 Class II</i>	<i>Condos and Apartments: 151 min. secured (Class I); 41 min. rack (Class II) Retail: 4 min. rack (Class II)</i>
Impervious Surface Area (s.f.)	729,724	556,424	No max.
Impervious Surface (%)	99%	76%	No max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.