

SITE DATA

Zoning	PRC
Gross Site Area	1,246,149.70 SF 28.61 Acres
Net Site Area	1,024,555.00 SF 23.52 Acres
Open Space Required = 20% max. of Net Site Area (1,024,555 x .20)	204,911 SF
Open Space Provided	226,636 SF
Frontage Open Space Required = 25% of Req'd Open Space (204,911 x .25)	51,228 SF
Frontage Open Space Provided	62,250 SF
Parking Lot Landscape Req'd (15% x 3268)	490 SF
Parking Lot Landscape Provided	873 SF
Building Height Allowed	60' max
Building Setback	30' at all streets
FAR Allowed (w/o residential)	0.8 (819,644 SF)
FAR Proposed	0.8 (819,644 SF)
Office Allowed (40% of Commercial)	(819,644 x .40) 327,858 SF
Office Provided	178,238 SF
Residential Allowed (50% of Commercial)	(819,644 x .50) 409,822 SF
Residential Proposed	238 Units / 409,822 SF

VOLUME CALC =

16' x NET SITE : 16,392,880

A- 254,848	G- 98,520
B- 1,722,768	H- 2,259,420
C- 1,358,280	J- 2,946,200
D- 215,842	K- 4,465,320
E- 3,457,980	L- 4,571,820
F- 3,559,200	M- 4,231,860

37-UP-2010
1st: 11/8/10

TABULATIONS

BUILDING A

LEVEL 1 (RESTAURANT)	7,889 SF
PATIO	1,896 SF

BUILDING B

LEVEL 1 (RETAIL)	34,169 SF
LEVEL 1 (NON LEASABLE)	3,275 SF
LEVEL 2 (RETAIL)	8,776 SF
LEVEL 2 (OFFICE)	19,566 SF
LEVEL 2 (NON LEASABLE)	2,858 SF
LEVEL 3 (OFFICE)	17,489 SF
LEVEL 3 (NON LEASABLE)	2,381 SF
LEVEL 4 (OFFICE)	16,081 SF
LEVEL 4 (NON LEASABLE)	2,374 SF
TOTAL	106,969 SF
PATIO	0 SF

BUILDING C

LEVEL 1 (RETAIL)	30,881 SF
LEVEL 1 (RESTAURANT)	7,721 SF
LEVEL 1 (NON LEASABLE)	2,265 SF
LEVEL 2 (RETAIL)	20,426 SF
LEVEL 2 (NON LEASABLE)	2,252 SF
LEVEL 3 (OFFICE)	19,837 SF
LEVEL 3 (NON LEASABLE)	2,797 SF
LEVEL 4 (OFFICE)	18,606 SF
LEVEL 4 (NON LEASABLE)	2,797 SF
TOTAL	107,582 SF

BUILDING D

LEVEL 1 (GROCERY)	6,840 SF
TOTAL	6,840 SF
PATIO	1,517 SF

BUILDING E

LEVEL 1 (RETAIL)	15,046 SF
LEVEL 1 (RESTAURANT)	24,263 SF
LEVEL 1 (NON LEASEABLE)	2,095 SF
TOTAL	41,404 SF
PATIO	3,131 SF

BUILDING F

LEVEL 1 (RETAIL)	57,656 SF
LEVEL 1 (NON LEASEABLE)	5,602 SF
LEVEL 2 (THEATER)	37,155 SF
LEVEL 2 (RESTAURANT)	12,938 SF
LEVEL 2 (NON LEASABLE)	9,625 SF
TOTAL	122,976 SF
PATIO	1,098 SF

BUILDING G1,G2,G3

G1 (RESTAURANT)	4,058 SF
G1 (NON LEASEABLE)	102 SF
KIOSKS	1220 SF
TOTAL	5,380 SF
PATIO	4,478 SF

BUILDING H

LEVEL 1 (RETAIL)	36,456 SF
LEVEL 1 (RESTAURANT)	10,175 SF
LEVEL 1 (NON LEASEABLE)	6,207 SF
LEVEL 2 (RETAIL)	9,743 SF
LEVEL 2 (OFFICE)	38,512 SF
LEVEL 2 (NON LEASEABLE)	3,135 SF
LEVEL 3 (OFFICE)	23,600 SF
LEVEL 3 (NON LEASEABLE)	5,953 SF
TOTAL	133,781 SF
PATIO	3,276 SF

BUILDING J

LEVEL 1 (RETAIL)	18,166 SF
LEVEL 1 (RESTAURANT)	15,863 SF
LEVEL 1 (NON LEASEABLE)	5,318 SF
TOTAL	39,347 SF
PATIO	1,678 SF

BUILDING K1, K2

LEVEL 1 (RETAIL)	10,787 SF
LEVEL 1 (RESTAURANT)	11,028 SF
LEVEL 1-5 (RESIDENTIAL)	268,203 SF (134 UNITS)
TOTAL	290,018 SF
PATIO	0 SF

BUILDING L1, L2, L3

LEVEL 1 (RETAIL)	29,340 SF
LEVEL 1-5 (HOTEL)	173,325 SF (184 KEYS)
TOTAL	202,665 SF
PATIO	0 SF

BUILDING M1, M2

LEVEL 1 (RETAIL)	22,996 SF
LEVEL 1-5 (RESIDENTIAL)	141,619 SF (148 UNITS)
TOTAL	164,615 SF
PATIO	0 SF

GRAND TOTAL 1,229,466 SF

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PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT = 282 DU @ 2 SPACES/DU = 564 SPACES
 - HOTEL PARKING REQUIREMENT = 184 ROOMS @ 1 SPACE/ROOM = 184 SPACES
 - TOTAL RESIDENTIAL/HOTEL PARKING REQUIREMENT = 748 SPACES
 - TOTAL RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 748 SPACES
 - MIXED USE COMMERCIAL CENTER (MUCC) PARKING REQUIREMENT = 637,785 SF @ 1 SPACE/300 SF = 2,126 SPACES
 - SUITE J1-100 (PRIMEBAR) PARKING REQUIREMENT = 113 SPACES (SEE SUITE J-1-100 NOTE, BELOW)
 - TOTAL MUCC/PRIMEBAR PARKING REQUIREMENT = 2,239 SPACES
 - TOTAL MUC/PRIMEBAR PARKING PROVIDED (ON-STREET AND IN E, J GARAGES) = 2,452 SPACES
 - TOTAL PARKING REQUIRED = 2,987 SPACES
 - TOTAL PARKING PROVIDED = 3,200 SPACES
 - ACCESSIBLE RESIDENTIAL/HOTEL PARKING REQUIRED = 2% OF TOTAL PROVIDED = .02 X 748 SPACES = 15 SPACES
 - ACCESSIBLE RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 15 SPACES
 - ACCESSIBLE MUCC/PRIMEBAR PARKING REQUIRED = 2% OF TOTAL PROVIDED = .02 X 2,452 SPACES = 49 SPACES
 - ACCESSIBLE MUCC/PRIMEBAR PARKING PROVIDED (ON-STREET AND IN E, J GARAGES) = 49 SPACES
- SUITE J-1-100 Note: Parking required for Suite J-1 (Primebar) determined through City Council approval of 15-UP-2008 #2 AND 16-UP-2008#2

BICYCLE PARKING REQUIREMENTS

- BICYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES.
- BICYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 146 SPACES
- BICYCLE PARKING REQUIRED FOR PHASE 3 (BUILDINGS K, L, M) = 101 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 3 (BUILDINGS K, L, M) = 102 SPACES.
- BICYCLE PARKING SPACES TO BE LOCATED IN ACCORDANCE WITH CURRENT MASTER BICYCLE PARKING PLAN, OR AS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR.