

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	204,911 SF
= 20% max. of Net Site Area (1,024,555 x .20)	
Open Space Provided	226,636 SF
Frontage Open Space Required	51,228 SF
= 25% of Req'd Open Space (204,911 x .25)	
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

TABULATIONS

BUILDING A

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

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/PRIMEABAR 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 MUC/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.