

Broad/Greyrock - Zoning Data

MP Category 11, Downtown

Zoning District C-G

Standard	Req/Allowed	Proposed	Notes
Zoning District	C-G		Pursuant to companion Zone Change application
Lot Area	Min. 4000 SF	56,331	Assumes future lot consolidation
Frontage	Min. 40'	450'±	Broad Street, Greyrock Place
Building Coverage	Max. 90%	74%±	Per Appendix B, Table IV
Commercial FAR	Base: 1.8 (101,395) Premium: 2.2 (123,928)	Base: 101.395 Office: -8,000 Trade-In: -75,000 Remaining: 18,395	Pursuant to pending Text Change application #221-11 submitted by the Land Use Bureau
Building Height	Base: 100'	86'±	Per Appendix B, Table IV
Density (DU)	Base Residential: 400SF/DU Trade-In: 1 per 1,500sf BMR Bonus: 2 per BMR	228	Pursuant to Footnote 4 and Section 7-S and pending Text Change application #221-11; See calculations below.
BMR Requirement	10% (excluding bonus units)	19 Units (10% of 190)	Pursuant to Section 7.4 and Appendix B, Footnote 4
Minimum Setbacks			
Front	10'-15' (from Curb Line)	Greyrock: 10' Broad (retail street): 15'	Pursuant to companion Text Change application
Side	0' / 15'	0' / 15'	Pursuant to companion Text Change application
Rear	0' / 15'	0' / 15'	Pursuant to companion Text Change application
Open Space	per ZB	10,600±	Includes courtyard, rooftop, and ground level public access areas; Indoor tenant amenities total an additional 17,000 sf;
Parking	228 Residential (1 per DU)	238	Includes 10 surface spaces available for daytime use; Office parking to be satisfied through shared parking agreement;

<u>Density Calculation</u>	
Residential Density:	$56,331 \div 400 = 140$
Commercial Trade-in:	$75,000 \div 1,500 = 50$
Subtotal Units:	$140 + 50 = 190$
<i>BMR Requirement:</i>	$190 \times 10\% = 19$
BMR Bonus:	$19 \times 2 = 38$
Total Units:	$190 + 38 = 228$