

Schedule E
Zoning Data Charts

BREAKDOWN OF FULL DEVELOPMENT

Mixed-Use Residential Community – C-D Zone			
	Required/Allowed	Proposed	Notes
Lot Area	15 acres	25.26 acres	Complies
Building Coverage	10%	9.51% (104,665 sf)*	Complies
Lot Coverage	35%	34.97%	Complies
FAR	0.40	0.389	Complies
Density	354 units (14 units / acre)	354 units (14 units / acre)	Complies
BMR	35.4 units (10% of 354)	35 units (10% of 354)**	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-8"	Complies
Street Line Setback	50'	550'+	Complies
All Other Setbacks	50'	> 50'	Complies
Single-Family Setback	100'	100'	Complies
Usable Open Space	26,550 sf	64,653 sf	Complies
PAAS	55,016 sf (5%)	55,657 sf (5%)	Complies

*Excludes amenity terrace.

**The fractional (0.4) unit will be satisfied with a fee-in-lieu payment.

BREAKDOWN BY BUILDING

Total Lot Area: 25.26 Acres (15 acres is minimum required)
Total Usable Open Space: 64,653 sf (55,016 sf is minimum required)
Total Lot Coverage: 34.97% (35% is maximum allowed)

BUILDING 1

	Required/Allowed	Proposed	Notes
Building Coverage	10%	2.38% (26,189 sf)	Complies
FAR	0.40	0.104 (114,150 sf)	Complies
Density	354 units (14 units / acre)	87 units	Complies
BMR	8.7 units (10% of 87)	9 units*	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-8"	Complies
Street Line Setback	50'	550'+	Complies
All Other Setbacks	50'	> 50'	Complies
Single-Family Setback	100'	> 100'	Complies

*The breakdown and locations of the 35 total BMR units across the four (4) buildings are subject to change.

UNIT MIX – BUILDING 1			
Bedrooms	Average SF	Count	%
1BR (Market)	688	41	47.1
2BR (Market)	1,137	34	39.1
3BR (Market)	1,385	3	3.4
1BR (BMR)	688	5	5.7
2BR (BMR)	1,137	4	4.6
3BR (BMR)	1,385	0	0.0
TOTAL		87	

BUILDING 2

BUILDING 2	Required/Allowed	Proposed	Notes
Building Coverage	10%	2.38% (26,192 sf)	Complies
FAR	0.40	0.095 (104,768 sf)	Complies
Density	354 units (14 units / acre)	87 units	Complies
BMR	8.7 units (10% of 87)	8 units*	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-8"	Complies
Street Line Setback	50'	550'+	Complies
All Other Setbacks	50'	> 50'	Complies
Single-Family Setback	100'	> 100'	Complies

*The breakdown and locations of the 35 total BMR units across the four (4) buildings are subject to change. A total of 35 BMR units will be provided where 35.4 are required. The fractional 0.4 will be satisfied with a fee-in-lieu payment.

UNIT MIX – BUILDING 2			
Bedrooms	Average SF	Count	%
1BR (Market)	688	42	48.3
2BR (Market)	1,137	34	39.1
3BR (Market)	1,385	3	3.4
1BR (BMR)	688	4	4.6
2BR (BMR)	1,137	4	4.6
3BR (BMR)	1,385	0	0.0
TOTAL		87	

BUILDING 3

	Required/Allowed	Proposed	Notes
Building Coverage	10%	2.38% (26,142 sf)	Complies
FAR	0.40	0.095 (104,566 sf)	Complies
Density	354 units (14 units / acre)	90 units	Complies
BMR	9 units (10% of 90)	9 units*	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-3"	Complies
Street Line Setback	50'	550'+	Complies
All Other Setbacks	50'	> 50'	Complies
Single-Family Setback	100'	100'	Complies

*The breakdown and locations of the 35 total BMR units across the four (4) buildings are subject to change.

UNIT MIX – BUILDING 3			
Bedrooms	Average SF	Count	%
1BR (Market)	688	43	47.8
2BR (Market)	1,137	32	35.6
3BR (Market)	1,385	6	6.7
1BR (BMR)	688	4	4.4
2BR (BMR)	1,137	4	4.4
3BR (BMR)	1,385	1	1.1
TOTAL		90	

BUILDING 4

	Required/Allowed	Proposed	Notes
Building Coverage	10%	2.38% (26,142 sf)	Complies
FAR	0.40	0.095 (104,566 sf)	Complies
Density	354 units (14 units / acre)	90 units	Complies
BMR	9 units (10% of 90)	9 units*	Complies
Building Stories	4	4	Complies
Building Height	60'	47'-3"	Complies
Street Line Setback	50'	550'+	Complies
All Other Setbacks	50'	> 50'	Complies
Single-Family Setback	100'	> 100'	Complies

*The breakdown and locations of the 35 total BMR units across the four (4) buildings are subject to change.

UNIT MIX – BUILDING 4			
Bedrooms	Average SF	Count	%
1BR (Market)	688	42	46.7
2BR (Market)	1,137	33	36.7
3BR (Market)	1,385	6	6.7
1BR (BMR)	688	5	5.6
2BR (BMR)	1,137	3	3.3
3BR (BMR)	1,385	1	1.1
TOTAL		90	

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OVERALL UNIT BREAKDOWN			
Bedrooms	Average SF	Count	%
1BR (Market)	688	168	47.5
2BR (Market)	1,137	133	37.6
3BR (Market)	1,385	18	5.1
1BR (BMR)	688	18	5.1
2BR (BMR)	1,137	15	4.2
3BR (BMR)	1,385	2	0.6
TOTAL		354	

RESIDENTIAL FLOOR AREA	
Building 1	104,756 sf
Building 2	104,768 sf
Building 3	104,566 sf
Building 4	104,566 sf
TOTAL	418,656 sf

COMMERCIAL FLOOR AREA	
Building 1	9,394 sf

TOTAL FAR	
Lot Area	1,100,325 sf
Total Floor Area	428,050 sf
FAR	0.389

PARKING BREAKDOWN

Vehicle Parking

Residential	Number	Rate	Required	Provided
1BR (market)	168	1.50	252.00	-
2BR (market)	133	1.75	232.75	-
3BR (market)	18	2.00	36.00	-
1BR (BMR)	18	1.25	22.50	-
2BR (BMR)	15	1.50	22.50	-
3BR (BMR)	2	1.50	3.00	-
Total:	354	-	568.75	569
Commercial	Number	Rate	Required	Provided
	9,394 sf	1.75 / 1,500 sf*	11	38
PAAS	Number	Rate	Required	Provided
	55,657 sf	1 / 10,000 sf	6	6
Total Spaces for All Uses			Required	Provided
			586	613
EV Spaces*	Number	Rate	Required	Provided
	613 total spaces	10% of # provided	62	65**
Total Indoor Spaces: 348		Total Outdoor Spaces: 270		

*Per § 12.D.1.f. of the Zoning Regulations, for uses of 10 percent or less of the Gross Floor Area, the parking ratio for the principal use shall be applied to the whole floor area. Following discussions with staff, it is the Applicant's understanding that the parking ratio for 2BR units should be applied for the proposed retail space because the principal use of the Property is residential.

**The 65 EV spaces provided are included in the total parking count of 618 spaces.

Bicycle Parking

	Class A Required	Class A Provided	Class B Required	Class B Provided	Notes
Residential (354 Units)	42 <i>(1 per 5 units for first 60 units, 1 per 10 units for remaining)</i>	68	36 <i>(1 per 10 units)</i>	48	Complies
Commercial (9,394 sf)	2 <i>(1 per 5,000 sf)</i>	3	5 <i>(1 per 2,000 sf)</i>	8	Complies
Total:	44	71	41	56	Complies