

**SUMMARY OF PROGRAM, OPEN SPACE, AND PARKING
SCHEME 1: WITH CINEMAS**

Land Use Summary	
Site Area	34,800 sq. ft.
Total Gross Floor Area	356,173 sq. ft.
Floor Area Ratio	10.23
Residential Space	
Total Dwellings	298 units
3 Bedroom	3 units
2 Bedroom	75 units
1 Bedroom	153 units
Studio	67 units
Total Res. Gross Area (1)	222,148 sq. ft.
Average unit size (GSF)	745 sq. ft.
Commercial Space	
Total Gross Area	31,729 sq. ft.
Retail / Restaruant (2)	11,384 sq. ft.
Cinema	20,345 sq. ft.
Other Non-residential Area	
All other (excluding garage)	76,586 sq. ft.
Community Space	
Total Gross Area	17,435 sq. ft.
Community Rooms	2,157 sq. ft.
Corner Plaza & Alley (3)	3,914 sq. ft.
Shared Roof Terraces (3)	11,364 sq. ft.

Open Space Summary	
Total Open Space Required	24,475 sq. ft.
OS Requirement by Use	
Residential Dwellings	298 80
Commercial Space (GSF)	31,729 2%
Total Open Space Provided	
Corner plaza & Alley x 2 -public access (4)	3,914 sq. ft.
Shared Roof Terraces	11,364 sq. ft.
Private Balconies & Terraces	10,432 sq. ft.

Subterranean Garage	
P-3	26,949 sq. ft.
P-2	27,332 sq. ft.
P-1	24,575 sq. ft.
TOTAL	78,856 sq. ft.

Landscaping Required	5,617 sq. ft.
Exempted Open Space (5)	10,432 sq. ft.
Non-Exempt Requirement	14,043 sq. ft.
Total Landscaping Provided	sq. ft.

**SUMMARY OF PROGRAM, OPEN SPACE, AND PARKING
SCHEME 2: WITH PLAZA**

Land Use Summary	
Site Area	34,800 sq. ft.
Total Gross Floor Area	334,244 sq. ft.
Floor Area Ratio	9.60
Residential Space	
Total Dwellings	302 units
3 Bedroom	4 units
2 Bedroom	76 units
1 Bedroom	153 units
Studio	69 units
Total Res. Gross Area (1)	225,193 sq. ft.
Average unit size (GSF)	746 sq. ft.
Commercial Space	
Total Gross Area (2)	11,384 sq. ft.
Retail / Restaruant	11,384 sq. ft.
Other Non-residential Area	
All other (excluding garage)	65,240 sq. ft.
Community Space	
Total Gross Area	26,481 sq. ft.
Community Rooms	3,439 sq. ft.
Corner & Central Plazas & Alley (3)	11,678 sq. ft.
Shared Roof Terraces (3)	11,364 sq. ft.

Open Space Summary	
Total Open Space Required	24,388 sq. ft.
OS Requirement by Use	Factor
Residential Dwellings	302 80
Commercial Space (GSF)	11,384 2%
Total Open Space Provided	
Corner plaza & Center plaza & alley x 2 -public access (4)	11,678 sq. ft.
Shared Roof Terraces	11,364 sq. ft.
Private Balconies & Terraces	9,385 sq. ft.

Subterranean Garage	
P-3	26,949 sq. ft.
P-2	27,332 sq. ft.
P-1	24,575 sq. ft.
TOTAL	78,856 sq. ft.

Landscaping Required	6,001 sq. ft.
Exempted Open Space (5)	9,385 sq. ft.
Non-Exempt Requirement	15,003 sq. ft.
Total Landscaping Provided	sq. ft.

See ## for summary of open space.

See ## for summary of parking and TDM features.

(1) Gross area incl. circulation areas: corridors, lobby, stairs, etc.

(2) Does not include commercial space below Shattuck Hotel.

(3) See Summary of Open Space for more information.

(4) Per C-DMU zoning, publicly accessible open space counts double toward open space requirement.

(5) Private open space need not comply with landscaping requirement.

Required
per unit 23,840 sq. ft.
of area 635 sq. ft.
as percent of requirement
105%
32%
46%
43%

Parking Summary	
Total Parking Required	150
(appr. 78 spaces available to public)	
Carshare Spaces	5 spaces
Standard Spaces	135 spaces
Small Car Spaces	53 spaces
ADA spaces	6
Total Parking Provided	199 spaces

Bicycle Storage 2000 sq. ft.

78 stalls
78 stalls
43 stalls
199 stalls

Required
per unit 24,160 sq. ft.
of area 228 sq. ft.
as percent of requirement
132%
95%
46%
38%

78 stalls
78 stalls
43 stalls
199 stalls

Parking Summary	
Total Parking Required	123
(appr. 78 spaces available to public)	
Carshare Spaces	5 spaces
Standard Spaces	135 spaces
Small Car Spaces	53 spaces
ADA spaces	6
Total Parking Provided	199 spaces

Bicycle Storage 2000 sq. ft.