

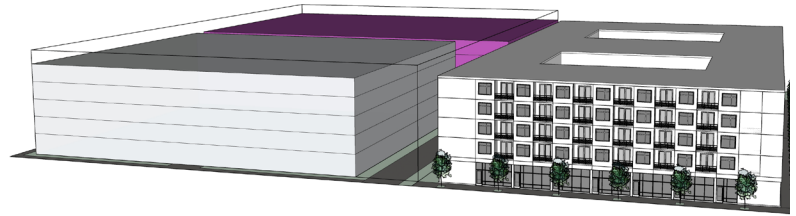
CS

Lot Size: 90,650 sf (370' x 245')

- Parking
- Driveway / Sidewalk
- Water Quality

Current Zoning

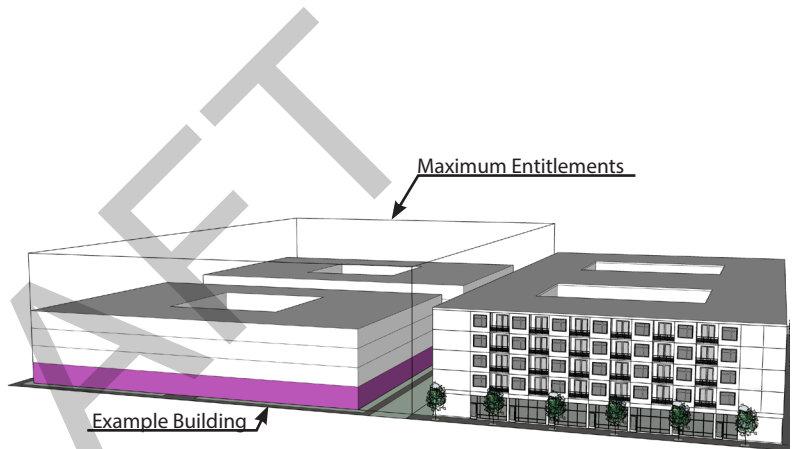
Specifications	Maximum Entitlements	Example Building*
Height	60'	52'
FAR (GFA)	2:1 (181,300 sf)	1.98:1(180,000 sf)
Building Cover	95% (86,117 sf)	83% (75,950 sf)
Impervious Cover	95% (86,117 sf)	91% (82,488 sf)
Units	0	0
Parking	(dependent on use)	654
Setbacks (F/ S, S / R)	10' / 10'; 0' / 0'	10' / 10'; 0' / 0'



*The example building shown above is an office use. Under current code, residential uses are not permitted in the CS zone without a zone change.

Affordability Unlocked: Type 1

Specifications	Maximum Entitlements	Example Building
Height	75'	42'
FAR (GFA)	No Limit	1.65:1 (149,790 sf)
Building Cover	95% (86,117 sf)	55% (49,930 sf)
Impervious Cover	95% (86,117 sf)	66% (59,418 sf)
Units	1.5x base zone limit	128
Parking	None Required	166
Setbacks (F/ S, S/ R)	5' / 10'; 0' / 0'	10' / 10'; 20' / 30'



MFI	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	0	0	0	0	0
50%	19	7	0	0	26
60%	0	22	16	0	38
MR	0	23	22	19	64
TOTAL	19	52	38	19	128

Affordability Unlocked: Type 2

Specifications	Maximum Entitlements	Example Building
Height	90'	52'
FAR (GFA)	No Limit	2.2:1 (199,720 sf)
Building Cover	95% (86,117 sf)	66% (59,450 sf)
Impervious Cover	95% (86,117 sf)	76% (68,939 sf)
Units	2x base zone limit	170
Parking	None Required	198
Setbacks (F/ S, S/ R)	5' / 10'; 0' / 0'	10' / 10'; 20' / 30'



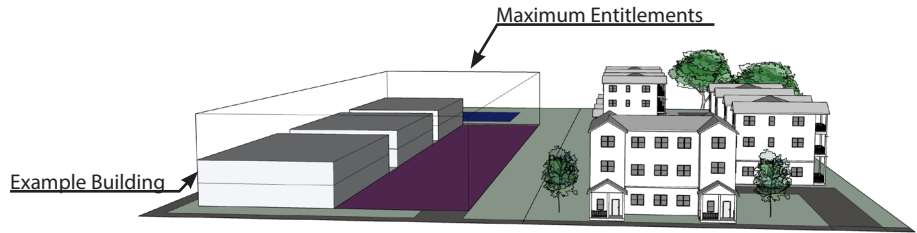
MFI	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	13	0	0	0	13
50%	13	8	0	0	21
60%	0	43	50	14	107
MR	0	17	0	12	29
TOTAL	26	68	50	26	170

MF2

Lot Size: 83,740 sf (530' x 158')

- Parking
- Driveway / Sidewalk
- Water Quality

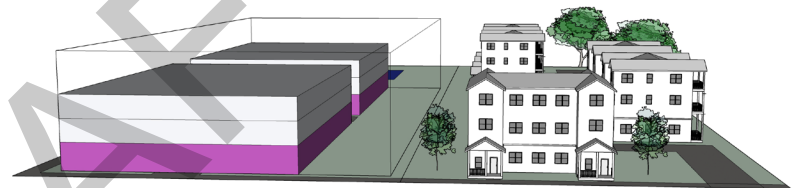
Current Zoning



Specifications	Maximum Entitlements	Example Building
Height	40'	20'
FAR (GFA)	No Limit	0.45:1 (37,320 sf)
Building Cover	55% (46,057 sf)	22% (18,660 sf)
Impervious Cover	60% (50,244 sf)	54% (45,003 sf)
Units	39	39
Parking	68	68
Setbacks (F/ S/ S / R)	25' / 15'; 5' / 10'	25' / 15'; 83' / 194'

MFI	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	0	0	0	0	0
50%	0	0	0	0	0
60%	0	0	0	0	0
MR	5	16	12	6	39
TOTAL	5	16	12	6	39

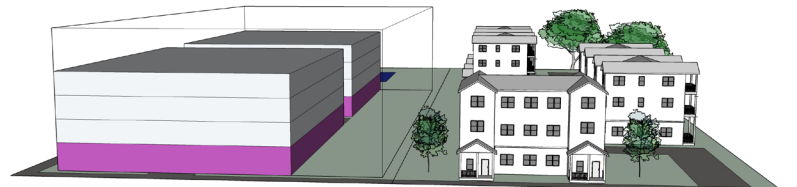
Affordability Unlocked: Type 1



Specifications	Maximum Entitlements	Example Building
Height	50'	32'
FAR (GFA)	No Limit	0.72:1 (60,000 sf)
Building Cover	55% (46,057 sf)	36% (30,000 sf)
Impervious Cover	60% (50,244 sf)	46% (38,182 sf)
Units	1.5x base zone limit	60
Parking	None Required	78
Setbacks (F/ S/ R)	12.5' / 15'; 5' / 5'	12.5' / 15'; 43' / 185'

MFI	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	0	0	0	0	0
50%	9	3	0	0	12
60%	0	10	8	0	18
MR	3	11	9	7	30
TOTAL	12	24	17	7	60

Affordability Unlocked: Type 2



Specifications	Maximum Entitlements	Example Building
Height	60'	42'
FAR (GFA)	No Limit	1.1:1 (90,000 sf)
Building Cover	55% (46,057 sf)	36% (30,000 sf)
Impervious Cover	60% (50,244 sf)	46% (38,182 sf)
Units	2x base zone limit	76
Parking	None Required	94
Setbacks (F/ S/ R)	12.5' / 15'; 5' / 5'	12.5' / 15'; 43' / 185'

MFI	Eff.	1 Bdrm	2 Bdrm	3 Bdrm	Total
30%	6	0	0	0	6
50%	2	8	0	0	10
60%	0	12	19	10	41
MR	0	10	0	9	19
TOTAL	8	30	19	19	76