

MIXED-USE DATA FORM				
PA NAME: 406 E. 3 rd Ave. Mixed-Use SPAR + SDPA + Tentative Parcel Map	PA: PA-2018-043		ADDRESSES: 406 E. 3 rd Ave; 304, 306, 308, 310, & 314 S. Claremont St.	
LAND AREA: 38,516 SF (0.88 acre)	ZONING: CBD/S (Central Business District Support) LAND USE: Downtown Retail Core Support		APNs: 034-182-150 034-182-020 034-182-030 034-182-040	
	PROPOSED:		MAXIMUM ALLOWED:	
FLOOR AREA: First Floor (Office): Second Floor (Office): Third Floor (Office): Fourth Floor (Office): Fourth Floor (Residential): TOTAL FLOOR AREA: <i>Basement (Parking Garage)</i>	34,169 sq. ft. 34,095 sq. ft. 32,400 sq. ft. 3,067 sq. ft. <u>15,874 sq. ft.</u> 119,605 sq. ft. ¹ 64,496 sq. ft. ²		- - - - - 115,548 sq. ft. -	
FLOOR AREA RATIO:	3.1 ¹		3.0	
RESIDENTIAL DENSITY:	28.3 units/acre		50 units/acre	
RESIDENTIAL UNITS:	25		44 + Density Bonus	
BUILDING HEIGHT:	55'-0"		55'-0"	
STORIES:	4		None Specified	
	PROPOSED:		MINIMUM REQUIRED:	
SETBACKS: Front: Left Side: Right Side: Rear:	0'-0" 0'-0" 0'-0" 0'-0"		0'-0" 0'-0" 0'-0" 0'-0"	
PARKING: Office: Residential: TOTAL PARKING:	163 Spaces <u>13 Spaces</u> 176 Spaces ³		270 Spaces (2.6/1,000 sq. ft.) <u>13 Spaces (0.5/bedroom)</u> 283 Spaces	
LOADING:	1x 10'x25' (S. Claremont St.)		1x 10' x 25'	
BICYCLE PARKING: Office: Residential: TOTAL BICYCLE PARKING:	Short-Term 8 Spaces	Long-Term 39 Spaces	Short-term 5 (1/20,000 sf) <u>1 (0.05/unit)</u> 6 Spaces	Long-term 10 (1/10,000 sf) <u>25 (1.0/unit)</u> 35 Spaces
OPEN SPACE: Commercial: Residential: Private: Common:	1,318 sq. ft. 2,101 sq. ft. ⁴ 4,382 sq. ft. ⁴		1,037 sq. ft (1% of 103,731 sq. ft.) 2,000 sq. ft. (80 sq. ft./unit) 3,000 sq. ft. [(150%)(80 sq. ft./unit)]	

¹ The project requests an incentive or concession for floor area pursuant to State Density Bonus law.

² The proposed parking garage is in a below-grade, basement level. A basement level is counted as a story and floor area if, per SMMC 27.04.055, more than one-half of the outermost walls of the basement story is above finished or pre-existing grade. Because the outermost walls of the proposed basement are not above grade, the basement level is excluded from floor area.

³ The project requests payment of CPID Parking In-Lieu Fees for required parking spaces that are not provided on-site.

⁴ SMMC 27.38.130 allows projects to provide 80 sq. ft. per unit as private usable open space, common usable open space of at least 150% of the private usable open space requirement, or a combination of both. The project provides private open space for 13 of the 25 units and provides the remainder as common usable open space.