

MULTI-FAMILY RESIDENTIAL DATA FORM			
NAME: Peninsula Heights Pre-App		PA: PA-2019-028	ADDRESS: 2800 and 2988 Campus Drive (Northern) 2655 and 2755 Campus Drive (Southern)
LOT SIZE: Northern Parcel: 7.04 acres (306,609 sq. ft.) Southern Parcel: 8.41 acres (366,353 sq. ft.) TOTAL: 15.45 acres (672,962 sq. ft.)		ZONING: E1-1 (Executive Office)	APN: 041-521-010, -020 (Northern) 041-522-010, -020 (Southern)
FLOOR AREA:		PROPOSED	MAXIMUM ALLOWED
Northern Parcel:		266,799 sq. ft.	306,609 sq. ft.
Southern Parcel:		339,765 sq. ft.	366,353 sq. ft.
TOTAL:		606,564 sq. ft.	672,962 sq. ft.
F.A.R.:			
Northern Parcel:		0.87	1.0
Southern Parcel:		0.93	1.0
TOTAL/AVG:		0.90	1.0
RESIDENTIAL DENSITY:			
Northern Parcel:		18.18 units/acre	34.84 units/acre
Southern Parcel:		19.38 units/acre	34.84 units/acre
BLDG. HEIGHT:			
Northern Parcel:		41'-0"	55'-0"
Southern Parcel:		41'-0"	55'-0"
STORIES:		3 + Roof Decks	-
UNITS:			
Northern Parcel:		128	293
Southern Parcel:		163	245
TOTAL:		291	538
UNIT TYPE	NO.	PROPOSED SIZE	MINIMUM SIZE
2-Bedroom:	89	1,446 sq. ft. to 1,498 sq. ft.	-
3-Bedroom+:	202	1,498 sq. ft. to 1,937 sq. ft.	-
TOTAL:	291	-	-
SETBACKS/BUFFERS:		PROPOSED (Not Shown)	MINIMUM REQUIRED
Northern Parcel			
Front (Campus Dr.):		17'-0" to 32'-1"	15'-0"
Left Side (Live Oak Dr.):		15'-0"	15'-0"
Right Side:		64'-4"	0'-0"
Rear:		15'-6" to 19'-6"	15'-0" OR 1/2 Building Height <sup>1</sup>
Southern Parcel			
Front (Campus Dr.):		24'-7" to 55'-9"	15'-0"
Left Side:		20'-4" to 29'-3"	15'-0" OR 1/2 Building Height <sup>1</sup>
Right Side:		15'-0"	0'-0"
Rear:		15'-0" to 36'-9"	15'-0" OR 1/2 Building Height <sup>1</sup>

<b>PARKING:</b>	<b>PROPOSED</b>	<b>MINIMUM REQUIRED</b>
Northern Parcel:	256	256 (2.0/unit)
Southern Parcel:	326	326 (2.0/unit)
Visitor (Northern Parcel):	27	27 (0.2/unit)
Visitor (Southern Parcel):	32	32 (0.2/unit)
<b>TOTAL:</b>	<b>641</b>	<b>641</b>
<b>COVERED PARKING:</b>	<b>582</b>	<b>291 (1/unit)</b>
<b>LOADING SPACES:</b>		
Northern Parcel:	1	1
Southern Parcel:	1	1
<b>BICYCLE PARKING</b>		
Long-Term (Northern Parcel):	192	192
Long-Term (Southern Parcel):	<u>245</u>	<u>245</u>
Long-Term TOTAL:	437	437 (1.5/unit) <sup>2</sup>
Short-Term (Northern Parcel):	19	19
Short-Term (Southern Parcel):	<u>24</u>	<u>24</u>
Short-Term TOTAL:	43	43 (0.15/unit) <sup>2</sup>
<b>OPEN SPACE</b>		
Northern Parcel:	137,394 sq. ft. (51%)	107,313 sq. ft. (35%)
Southern Parcel:	145,306 sq. ft. (42%)	128,224 sq. ft. (35%)
<b>FOOTNOTES:</b>		
<ol style="list-style-type: none"> <li>1. Setbacks along interior lot lines shall be ½ the height of the building or 15 ft., whichever is greater, when adjacent to any residential district.</li> <li>2. Required for three or more-bedroom units, and any unit over 1,400 sq. ft. in floor area.</li> </ol>		