

COMMERCIAL DATA FORM				
NAME: 180 E. 3 rd Ave., SPAR + SDPA		PA: PA-2019-002		ADDRESS: 180 East 3 rd Avenue
LAND AREA: 7,038 SF (0.16 acre)		ZONING: CBD (Central Business District)		APN: 034-172-080
		PROPOSED:		MAXIMUM ALLOWED:
FLOOR AREA				
1 st Floor (Retail):		3,412 SF		-
1 st Floor (Office):		2,634 SF		-
2 nd Floor (Office):		5,756 SF		-
3 rd Floor (Office):		<u>5,235 SF</u>		-
Roof Level (Office):		<u>182</u>		-
TOTAL FLOOR AREA:		17,187 SF		21,114 SF
Basement (Office):		5801 SF (Excluded) ¹		-
FLOOR AREA RATIO (F.A.R.):		2.42		3.0
BUILDING HEIGHT:		55'-0" ²		55'-0"
STORIES:				
Above Grade:		4 + Roof Terrace		-
Below Grade:		1		-
PARCEL COVERAGE:		85.4%		100%
		PROPOSED:		MINIMUM REQUIRED:
SETBACKS:				
Front:		0'-0"		None Required
Left Side:		0'-0"		None Required
Right Side:		0'-0"		None Required
Rear:		0'-0"		None Required
PARKING:				
Retail Stores (3,412 SF):				6.4 Spaces (1.9/1,000 SF)
General Office (19,608 SF) ³ :				<u>50.9 Spaces (2.6/1,000 SF)</u>
TOTAL PARKING:		0 ⁴		58 Spaces ⁵
LOADING:		N/A		None Required
BICYCLE:		Short-term	Long-term	Short-term Long-term
Retail:				1.69 (1/2,000 sf) 0.28 (1/12,000 sf)
Office:				<u>.98 (1/20,000 sf)</u> <u>1.96 (1/10,000 sf)</u>
TOTAL BICYCLE PARKING:		4	18	3 spaces ⁶ 2 spaces ⁶
OPEN SPACE:		N/A		None Required (<200 SF)
<p>¹ 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.</p> <p>² SMMC 27.04.080 defines "building height" as the vertical distance from existing grade to the highest plateline of the structure. SMMC 27.04.386 defines "plateline" as the line established the</p>				

horizontal girder which supports the trusses or rafters of a roof. The CBD zoning district does not have an explicit limit on the number of stories

³ Floor area for determining off-street parking requirements is based on gross square feet of floor area per SMMC 27.64.100(a)(1). The gross floor area devoted to office uses including the office area within the basement level is counted toward the floor area for off-street parking requirements regardless of whether this area counts toward the maximum floor area of the zoning plot.

⁴ CPID Parking In-Lieu fee payment for all required off-street parking is requested.

⁵ For the purposes of required parking spaces to be paid for through CPID parking in-lieu fees, standard CPID parking ratios are used. For the purposes of assessing capacity of CPID garage facilities, a Parking Analysis was conducted for real-time usage of garage facilities by office users.

⁶ When computing the required number of bicycle parking spaces, a fractional space of 0.5 or more shall be deemed a full space.