

COMMERCIAL DATA FORM									
PA Name: Bay Meadows Phase II SPAR #1 MU2 and MU3 Modification Pre-Application									
PA #: PA-2020-016 (Modification of PA07-054)									
Addresses: To be assigned									
Zoning: BMSP (Bay Meadows Specific Plan)									
	MIXED USE BLOCK 2 (MU2) COMMERCIAL PROGRAM			MIXED USE BLOCK 3 (MU3) COMMERCIAL PROGRAM			MIXED USE BLOCK 3 (MU3) RESIDENTIAL PROGRAM		
APNs	040-031-210, -220			040-031-230, -240			040-031-230, -240		
Land Area (Current Proposal)	76,578 SF			42,000 SF			23,819 SF		
	Original Approval (PA07-054)	Proposed (PA20-016)	Maximum Permitted or Minimum Required	Original Approval (PA07-054)	Proposed (PA20-016)	Maximum Permitted or Minimum Required	Original Approval (PA07-054)	Proposed (PA20-016)	Maximum Permitted or Minimum Required
Floor Area									
1st Floor Retail	11,814 SF	7,425 SF	Req'd Along S. Delaware	12,361 SF	5,122 SF	Req'd Along S. Delaware	-		
1st Floor Restaurant	3,000 SF	-		-	-		-		
Office	15,509 SF	184,020 SF		12,906 SF	120,878 SF		-		
Residential	-	-		-	-		110,599 SF	61,740 SF	
Garage (Excluded)	-	-		-	-		50,700 SF	-	
Total	30,023 SF	191,445 SF	191,445 SF	25,267 SF	126,000 SF	126,000 SF	164,731 SF	61,740 SF	71,457 SF
Floor Area Ratio	1.8	2.5	2.5	1.7	3.0	3.0	2.2	2.6	3.0
Residential Units	-	-	-	-	-	-	76	57	Density defined by FAR if block is developed as mixed-use; 50 du/acre if block is developed as residential only
Residential Density	-	-	-	-	-	-	50 du/acre	NA	Density defined by FAR if block is developed as mixed-use; 50 du/acre if block is developed as residential only
Building Plateline Height	41'-6"	Varies (up to 55')	55'-0"	40'-6"	55'-0"	55'-0"	54'-6"	53'-8"	55'-0"
Stories	2 + Mezzanine	4 stories	None Specified	2 + Mezzanine	4 stories	None Specified	2 to 5	4 stories w/ loft	None Specified
Setbacks									
Front	0	Varies, as shown on site plan	0' (Delaware St.)	0	Varies, as shown on site plan	0' (Delaware St.)	10'	10'	10' (Kyne St.)
N. Street Side	1'-11"	Varies, as shown on site plan	0'-10' (28th Ave.)	0	Varies, as shown on site plan	0'-10' (Derby Ave.)	10'	10'	10' (Derby Ave.)
S. Street Side	0	Varies, as shown on site plan	0'-10' (Derby Ave.)	0	Varies, as shown on site plan	0'-10' (Landing Ave.)	10'	10'	10' (Landing Ave.)
Rear	0	Varies, as shown on site plan	10' (Kyne St.)	0	Varies, as shown on site plan	NA (no street at rear)	7'	Varies, as shown on site plan	NA (no street at rear)
Parking	None Specified	2.94/1,000 SF	Minimum requirements will be analyzed in Parking Management Plan	None Specified	1.52/1,000 SF	Minimum requirements will be analyzed in Parking Management Plan		(1 stall/bedroom)	Minimum requirements will be analyzed in Parking Management Plan
Standard		379			160		78	47	
Standard Tandem							27	9	
Compact		168			25		28	8	
Accessible		16			7		4	4	
Visitor							On street	On street	
Parking Total		563			192		285 provided (287 required for block uses, at 2.75 stalls per 1000 SF office & 4 stalls per 1000 SF Comm.)	68	
Loading	25' Loading Zone 7 am to 9 am on Derby Ave.	(2) 10' x 25' enclosed loading stalls	(2) 10' x 25' loading stalls	25' Loading Zone 7 am to 5 pm on Kyne St.	(2) 10' x 25' enclosed loading stalls	(2) 10' x 25' loading stalls	(1) 12.5' x 30' loading berth	On-street loading	(1) 10' x 25' loading stall
Bicycle Parking									
Short-Term	None Specified	26	13	None Specified	12	9	500 SF	4	0.5 to 0.15 per unit
Long-Term	None Specified	20	19	475 SF Area	14	13	(no total number of racks specified)	59	1.0 to 1.5 per unit