

FACTUAL DATA SHEET

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| PLANNING APPLICATION NAME Concar Passage Mixed Use Project | PLANNING APPLICATION # PA-2018-052 | ADDRESSES 640, 666, 678, 690 Concar Dr., 1820, 1850, 1880 S. Grant St., 1855 S. Delaware St. |
| SITE AREA 631,855 square feet (14.505 acres) | ZONING TOD (Transit-Oriented Development) | APNs 035-242-090, -140, -160, -170, - 190, -200, -210, -220 |
| | PROPOSED | MAXIMUM |
| FLOOR AREA BY BUILDING | | |
| Building 1 | 251,390 sq. ft. | - |
| Building 2 | 462,510 sq. ft. | - |
| Building 3 | 219,390 sq. ft. | - |
| Building 4 | 366,590 sq. ft. | - |
| Building 5 | <u>104,040 sq. ft.</u> | - |
| TOTAL | 1,403,920 sq. ft. | 1,895,565 sq. ft. |
| FLOOR AREA BY LAND USE | | |
| Residential Units | 781,610 sq. ft. | - |
| Residential Amenities | 29,300 sq. ft. | - |
| Commercial | 41,420 sq. ft. | - |
| Above-Grade Parking | 262,050 sq. ft. | - |
| Circulation, Storage, Mech. Rooms | <u>289,540 sq. ft.</u> | - |
| TOTAL | 1,403,920 sq. ft. | 1,895,565 sq. ft. |
| <i>Below Grade Parking (Excluded):</i> | <i>420,260 sq. ft.</i> | - |
| F.A.R. | 2.22 | 3.00 |
| RESIDENTIAL DENSITY | 66.2 du/acre ¹ | 66.2 du/acre ² |
| BLDG. HEIGHT | | |
| Portion of Site Along Concar Dr. | 34'-6" | 35'-0" |
| Remainder of Site | 54'-6" | 55'-0" |
| STORIES | 5 | None |
| UNITS | | |
| Building 1 | 155 | - |
| Building 2 | 303 | - |
| Building 3 | 156 | - |
| Building 4 | 274 | - |
| Building 5 | 73 | - |
| TOTAL | 961 ¹ | 961 ² |
| | PROPOSED | MINIMUM |
| SETBACKS ³ | | |
| Concar Drive | - | None |
| <i>Building 2</i> | 8'-2" | - |
| <i>Building 4</i> | 9'-3" | - |
| <i>7-Eleven</i> | 3'-2" | - |
| S. Grant Street | - | None |
| <i>7-Eleven</i> | 10'-8" | - |
| <i>Building 4</i> | 5'-11" | - |
| <i>Building 5</i> | 6'-3" | - |
| Hwy 92 | - | None |
| <i>Building 5</i> | 52'-0" | - |
| <i>Building 3</i> | 51'-9" | - |
| <i>Building 1</i> | 44'-0" | - |
| S. Delaware Street | - | None |
| <i>Building 1</i> | 5'-1" | - |
| <i>Building 2</i> | 11'-2" | - |

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| VEHICLE PARKING SPACES ⁴ | | |
| Resident: | 1,229 | - |
| Visitor: | 99 | - |
| Commercial/Retail: | <u>244</u> | - |
| TOTAL: | 1,572 | 1,205 |
| BICYCLE PARKING SPACES | | |
| Residential Long Term | 1,041 | 1,029 |
| Commercial Long Term | <u>51</u> | <u>5</u> |
| TOTAL LONG TERM | 1,092 | 1,034 |
| Residential Short Term | 74 | 62 |
| Commercial Short Term | <u>88</u> | <u>15</u> |
| TOTAL SHORT TERM | 162 | 77 |
| PUBLIC OPEN SPACE ⁵ | | |
| Arts Plaza and Passage Park | 4.67 acres | None |
| PRIVATE OPEN SPACE ⁵ | | |
| Residential | 2.16 acres | None |
| FOOTNOTES: | | |
| <ol style="list-style-type: none"> 1. Includes density bonus allowed under State Density Bonus Law in Gov. Code 65915. 2. Under the Rail Corridor Plan, the base density limit is 50 du/acre, and minimum of 35 du/acre. Includes density bonus allowed under State Density Bonus Law in Gov. Code 65915. 3. The Rail Corridor Plan provides Design Guidelines encouraging reduced or no setbacks. Some setbacks may be provided if they contribute to the pedestrian interest. 4. Projects subject to the Rail Corridor Plan are required to conduct a parking analysis to determine parking requirements. See the parking demand analysis prepared in the TDM Plan by Nelson/Nygaard dated March 2020. 5. The Rail Corridor Plan does not provide a minimum open space area for this project site. Rather, the Plan provides a Corridor-wide goal of 15 acres of public open space. Also, Policy 5.10 calls for providing publicly accessible open space areas within the Hayward Park Station TOD Zone. | | |