

MULTI-FAMILY RESIDENTIAL DATA FORM

NAME: 222 E. 4 th Ave. Office, Retail and Residential Pre-Application	PA: PA 20-025	ADDRESS: 222 East 4 th Avenue	
LOT SIZE: 49,478 SF (1.13 acre)	ZONING: CBD/R (Central Business District/Residential Mixed-Use Overlay)	APN: 034-176-050, -070, -080, -090	
FLOOR AREA Office: Retail: Residential: Common Area/Other ¹ : TOTAL FLOOR AREA: <i>Underground Parking:</i>	PROPOSED 104,755 SF 17,658 SF 8,938 SF <u>21,696 SF</u> 153,047 SF <i>80,519 SF (Excluded)</i>	MAXIMUM ALLOWED 148,434 SF	
FLOOR AREA RATIO (F.A.R.):	3.1	3.0	
BUILDING HEIGHT:	72'	88' (AB 1743) 55' – 75' (General Plan)	
SETBACKS/BUILD-TO LINE: North Side (4 th Ave): CBD South Side (5 th Ave): R6-D East Side (B St.): CBD/R* West Side (Ellsworth): CBD/R* <small>*/R overlay is not considered residential</small>	PROPOSED 6'-10" 1'-0" 6'-0" 6'-0"	REQUIRED BY ZONING CODE* SB: 0' SB: 0' SB: 0' SB: 0' *PMP requires larger sidewalks	
PARKING: Office/Retail: Residential: In-Lieu Fees: TOTAL PARKING:	PROPOSED 239 spaces 0 spaces <u>14 spaces</u> 239 spaces	MINIMUM REQUIRED TBD after parking demand study 0 spaces <u>14 spaces</u> TBD	
LOADING SPACES:	(1) 10' x 105' loading zone	(3) 10'x25' on-site spaces	
BICYCLE PARKING Office: Retail: Residential: TOTAL BICYCLE PARKING:	Short Term 5 9 <u>1</u> 15	Long Term 10 1 <u>10</u> 21	Short Term 5.23 (1/20,000 sf) 8.82 (1/2,000 sf) <u>0.5 (0.05/unit)</u> 15
			Long Term 10.47 (1/10,000 sf) 1.47 (1/12,000 sf) <u>10 (1.0/unit)</u> 21
OPEN SPACE - PUBLIC	PROPOSED 2,070 SF	MINIMUM REQUIRED 1,477 SF	
COMMON USABLE OPEN SPACE - RESIDENTIAL	1,515 SF	1,200 SF	
FOOTNOTES: 1. Includes ground-floor parking, lobby, mechanical rooms, trash rooms, enclosed covered corridors, storage areas.			