

MIXED-USE DATA FORM				
PA NAME: Block 21 Pre App	PA: PA-2021-012		ADDRESSES: 500 E. 3 <sup>rd</sup> Ave. 300, 312, 318, 320 S. Delaware St. 511, 525 E. 4 <sup>th</sup> Ave. 307, 311, 315, 373 S. Claremont St.	
LAND AREA: 65,888 sq. ft. (1.51 acres)	ZONING: CBD/S LAND USE: Downtown Retail Core Support		APNs: 034-185-030, -040, -050, -110, -120, -140, -150, -160, -170, -190, -200	
	PROPOSED:		MAXIMUM ALLOWED:	
FLOOR AREA:				
Office	182,242 sq. ft.		-	
Residential	54,868 sq. ft.		-	
TOTAL FLOOR AREA:	237,110 sq. ft. <sup>1</sup>		197,664	
Basement (Parking Garage)	128,692 sq. ft. <sup>2</sup>		-	
FLOOR AREA RATIO:	3.6 <sup>1</sup>		3.0	
RESIDENTIAL UNITS:				
Base Density	-		76 units (50 units/acre)	
Density Bonus	-		38 units (50% Density Bonus)	
TOTAL	68 Units		114 Units	
RESIDENTIAL UNIT MIX:				
Studios	28 Units		-	
1 Bedroom	40 Units		-	
2 Bedrooms	-		-	
3 or more Bedrooms	-		-	
BUILDING HEIGHT:	57'-8" <sup>3</sup>		55'-0"	
STORIES:				
Below Grade	2		-	
Above Grade	5		-	
SETBACKS:				
S. Claremont St.	0'-6"		10'-0"	
E. 3 <sup>rd</sup> Ave.	3'-5"		10'-0"	
S. Delaware St.	5'-11"		10'-0"	
E. 4 <sup>th</sup> Ave.	0'-6"		10'-0"	
	PROPOSED:		MINIMUM REQUIRED:	
PARKING:				
Office:	356 Spaces		To be evaluated through a Parking Demand Study (SMMC 27.64.100(a)(1))	
Residential:	<u>34 Spaces</u>			
TOTAL PARKING:	390 Spaces			
LOADING:	2x 10'x25' (S. Claremont St.)		2 x 10' x 25'	
BICYCLE PARKING:	Short-Term	Long-Term	Short-term	Long-term
Office:			9 (1/20,000 sf)	18 (1/10,000 sf)
Residential:			<u>4 (0.05/unit)</u>	<u>68 (1.0/unit)</u>
TOTAL BICYCLE PARKING:	14 Spaces	89 Spaces	13 Spaces	86 Spaces
OPEN SPACE:				
Commercial:	5,713 sq. ft.		1,822 (1% of commercial floor area)	
Residential:				
Private:	70-805 sq. ft./unit <sup>4</sup>		80 sq. ft./unit	
Common:	3,504 sq. ft.		150% of the Private Open Space	

<sup>1</sup> The project requests an Incentive or Concession to exceed floor area limits pursuant to State Density Bonus law.  
<sup>2</sup> The proposed parking garage is in a below-grade, basement level. In accordance with SMMC 27.04.055, the basement level is excluded from floor area.  
<sup>3</sup> The project requests an Incentive or Concession for building height pursuant to State Density Bonus law.  
<sup>4</sup> SMMC 27.38.130 allows projects to provide 80 sq. ft. per unit as private usable open space, common usable open space of at least 150% of the private usable open space requirement, or a combination of both. The project has requested a Waiver through State Density Bonus Law to reduce the Private Open Space requirement.