

MIXED-USE DATA FORM				
PA NAME: Block 21	PA: PA-2021-063		ADDRESSES: 500 E. 3 rd Ave. 300, 312, 318, 320 S. Delaware St. 511, 525 E. 4 th 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	179,560 sq. ft.		-	
Residential	89,378 sq. ft.		-	
TOTAL FLOOR AREA:	268,938 sq. ft. ¹		197,664	
Basement Level	128,692 sq. ft. ²		-	
FLOOR AREA RATIO:	4.1 ¹		3.00	
RESIDENTIAL UNITS:				
Base Density	76		76 units (50 units/acre)	
Density Bonus	35		38 units (50% Density Bonus)	
TOTAL	111 Units		114 Units	
Below-Market-Rate	12 Units (15% Very Low)		-	
RESIDENTIAL UNIT MIX:				
Studios	53 Units		-	
1 Bedroom	58 Units		-	
2 or more Bedrooms	-		-	
BUILDING HEIGHT:	74'-2" ³		55'-0"	
STORIES:				
Below Grade	2		-	
Above Grade	6		-	
SETBACKS:				
S. Claremont St.	0'-6"		10'-0"	
E. 3 rd Ave.	3'-5"		10'-0"	
S. Delaware St.	5'-11"		10'-0"	
E. 4 th Ave.	0'-6"		10'-0"	
	PROPOSED:		MINIMUM REQUIRED:	
PARKING:				
Office:	346 Spaces		354 Spaces (1.94/1000 sq. ft.)	
Residential:	<u>56 Spaces</u>		<u>56 Spaces (0.5/Unit)</u>	
TOTAL PARKING:	402 Spaces		410 Spaces	
LOADING:	(2) 10'x25' (S. Claremont St.)		(2) 10'x 25'	
BICYCLE PARKING:	Short-Term	Long-Term	Short-Term	Long-Term
Office:			9 (1/20,000 sq. ft.)	18 (1/10,000 sq. ft.)
Residential:			<u>6 (0.05/unit)</u>	<u>111 (1.0/unit)</u>
TOTAL BICYCLE PARKING:	22 Spaces	129 Spaces	15 Spaces	129 Spaces
OPEN SPACE:				
Commercial:	5,713 sq. ft.		1,796 sq. ft. (1% of commercial floor area)	
Residential:				
Private (Proposed for 57 Units):	72-346 sq. ft./unit ⁴		80 sq. ft./unit	
Common (Proposed for 54 Units):	4,615 sq. ft.		6,840 sq. ft. (150% of Private Open Space)	
¹ The project requests a Concession to exceed floor area limits pursuant to State Density Bonus law. ² 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. ³ The project requests a Concession for building height pursuant to State Density Bonus law. ⁴ 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.				