

MIXED-USE DATA FORM		
PA NAME: 500 E. 4 <sup>th</sup> Ave., Block 20 Pre App	PA: PA-2022-071	ADDRESSES: 500 E. 4 <sup>th</sup> Ave. 402 S. Delaware St. 503-521 E. 5 <sup>th</sup> Ave. 411-415 S. Claremont St.
LAND AREA: 50,499 sq. ft. (1.16 acres)	ZONING: CBD/S GP: Downtown Retail Core Support	APNs: 034-186-060, -070, -080, -090, -110
	PROPOSED:	MAXIMUM ALLOWED:
FLOOR AREA: Office Residential TOTAL FLOOR AREA: Basement Level	142,046 sq. ft. 74,255 sq. ft. 216,301 sq. ft. <sup>1</sup> 96,444 sq. ft. <sup>2</sup>	- - 197,664 -
FLOOR AREA RATIO:	4.28 <sup>1</sup>	3.00
RESIDENTIAL UNITS: Base Density Density Bonus TOTAL Below-Market-Rate	58 28 86 Units 9 Units (15% Very Low)	58 units (50 units/acre) 29 units (50% Density Bonus) 87 Units -
RESIDENTIAL UNIT MIX: Studios 1 Bedroom 2 Bedrooms	41 Units 35 Units 10 Units	- - -
BUILDING HEIGHT: Plateline Roof Peak	75'-0" <sup>3</sup> 86'-2"	55'-0" -
STORIES: Below Grade Above Grade	2 6	- -
SETBACKS: S. Claremont St. E. 4 <sup>th</sup> Ave. S. Delaware St. E. 5 <sup>th</sup> Ave.	0'-0" to 10'-0" 0'-0" to 10'-0" 0'-0" 0'-0"	10'-0" 10'-0" 10'-0" 10'-0"
	PROPOSED:	MINIMUM REQUIRED:
PARKING: Office: Residential: TOTAL PARKING:	226 Spaces <u>43 Spaces</u> 269 Spaces	- - Evaluated through a Parking Demand Study
LOADING:	None Shown	(2) 10'x 25'
OPEN SPACE: Commercial: Residential: Private (Proposed for 29 Units): Common (Proposed for 57 Units):	7,058 sq. ft.  57 sq. ft./unit <sup>4</sup> 3,698 sq. ft.	1,420 sq. ft. (1% of commercial floor area)  80 sq. ft./unit 6,840 sq. ft. (150% of Private Open Space)
<sup>1</sup> The project requests a 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 a 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.		