



SITE INFORMATION

PROPOSED BUILDING USES:
MIXED USE

BUILDING MEETS THE DEFINITION OF MIXED USE BUILDING PER SECTION 20.100.010
PER SECTION 20.40.090.A.4 MULTI-DWELLING STANDARDS DO NOT APPLY TO MIXED USE BUILDINGS.

RESIDENTIAL AREAS - 100 WORK FORCE RESIDENTIAL APARTMENTS AND 30 PERMANENT SUPPORTIVE HOUSING APARTMENTS

NON-RESIDENTIAL AREAS - NAVIGATION CENTER INCLUDING HEALTH CLINIC AND COUNSELING/SOCIAL SERVICES AS WELL AS COMMUNITY ROOM THAT CAN BE UTILIZED AS EXTREME WEATHER HOMELESS SHELTER

NUMBER OF DWELLINGS:

- (70) ONE-BEDROOM WORKFORCE RESIDENCES
- (23) TWO-BEDROOM WORKFORCE RESIDENCES
- (5) THREE-BEDROOM WORKFORCE RESIDENCES
- (2) FOUR-BEDROOM WORK FORCE RESIDENCES
- (30) ONE-BEDROOM PERMANENT SUPPORTIVE RESIDENCES
- TOTAL: 130 RESIDENCES

PARKING:

DWELLINGS:
DWELLINGS LESS THAN 850 SF: 123 x 1 = 123 SPACES REQUIRED
DWELLINGS 850 - 1999 SF: 7 x 1.5 = 10.5 SPACES REQUIRED
TOTAL REQUIRED (DWELLINGS): 134 SPACES

NAVIGATION CENTER:

4,000 S.F. MEDICAL OFFICE AREA 1 PER 240 S.F. = 16.7 SPACES
7,000 S.F. PERSONAL IMPROVEMENT SERVICES 1 PER 360 S.F. = 19.4 SPACES
400 S.F. PERSONAL SERVICES 1 PER 480 S.F. = 8 SPACES
TOTAL REQUIRED FOR NAVIGATION CENTER: 37 SPACES

TOTAL REQUIRED ON SITE: 171 SPACES
TOTAL PROVIDED ON SITE: 218 SPACES
TOTAL SURPLUS PARKING: 47 SPACES

LANDSCAPED AREA:

TOTAL SITE AREA: 4.95 ACRES
TOTAL LANDSCAPING REQUIRED: 15% OF SITE
(4.95 AC = 215,622 S.F. X .15 = 32,343 S.F.)
TOTAL LANDSCAPING AREA ON SITE: 81,460 S.F.
TOTAL LANDSCAPING AREA ON SITE NOT INCLUDING OPEN SPACES: 47,500 S.F.

ACTIVITY AREA REQUIREMENTS:

(PER SECTION 20.65.020.C ACTIVITY AREA REQUIREMENTS DO NOT APPLY TO MIXED USE BUILDINGS)

FOR ILLUSTRATION PURPOSES IF ACTIVITY AREAS DID APPLY TO THIS BUILDING WE ARE INCLUDING THE FOLLOWING CALCULATIONS:

TOTAL SITE AREA: 4.95 ACRES
TOTAL ACTIVITY AREA (IF REQUIRED): 20% OF SITE
(4.95 AC = 215,622 S.F. X .20 = 43,124 S.F.)
ACTIVITY AREA PROVIDED ON SITE (AREAS LABELED AS "OPEN SPACE")
NORTH OPEN SPACE: 18,248
SOUTH OPEN SPACE: 16,693
TOTAL: 34,941

UPPER LEVEL BALCONIES (1.5 MULTIPLIER): 8,490 S.F.
GROUND LEVEL PATIOS: (1.0 MULTIPLIER): 1,725 S.F.

TOTAL OPEN SPACE PLUS BALCONIES AND PATIOS: 45,157 S.F.
SURPLUS IF ACTIVITY AREA REQUIRED: 2,032 S.F.

SITE AND BUILDING LAYOUT SHOWN PRELIMINARILY AND IS SUBJECT TO CHANGE

KEY

- PERMANENT SUPPORTIVE HOUSING
- NAVIGATION CENTER
- WORKFORCE HOUSING

LINE TYPES

- G-G GAS LINE
- SS-SS SEWER LINE
- W-W WATER LINE
- E-E ELECTRICAL LINE