

DEVELOPMENT SUMMARY

OPEN SPACE:

PARK: 24,390 SF

MULTI-USE COMMONS: 46,040 SF

PEACE SIGN PLAZA: 11,376 SF

FARM: 43,089 SF

TOTAL = 124,895 SF

= 2.87 ACRES

= 22% OF TOTAL SITE AREA

PHASE 1

12 DETACHED SINGLE-FAMILY RESIDENCES: 11 W/ 1 ADU + 1 w/ 2 ADUs:

(INCLUDING FARMHOUSE and RETAINED "WOOD GARAGE")

LOT AREA: VARIES: 4,000 - 5000 SF

HOUSE FOOTPRINT: 1100 SF

HOUSE FLOOR AREA: 2200 SF

PARKING REQUIRED: 22 OFF-STREET SPACES

18 ON-SITE PARKING SPACES PROVIDED (SEE

RESIDENTIAL PARKING SUMMARY BELOW)

TOTAL FOOTPRINT INCLUDING ADU: 1600 SF

LOT COVERAGE: 40% +/-

16 ZERO-LOT-LINE SINGLE-FAMILY RESIDENCES W/ ADU:

LOT AREA 2500 SF

HOUSE FOOTPRINT = 800 SF

HOUSE FLOOR AREA: 2000 SF

PARKING REQUIRED: 1 SPACE/UNIT FOR DUPLEXES = 16

8 ON-SITE PARKING SPACES PROVIDED (SEE RESIDENTIAL PARKING SUMMARY BELOW)

TOTAL FOOTPRINT INCLUDING ADU: 1240 SF

LOT COVERAGE: 50%

29 ADU ON SINGLE-FAMILY LOTS:

ADU FOOTPRINT: 440 - 500 SF

PARKING REQUIRED = 0

8 COTTAGES ON SMALL LOTS:

TYP LOT AREA: 2,000 SF

COTTAGE FOOTPRINT: 600 SF

PARKING REQUIRED: 10 ON-SITE PARKING SPACES

10 ON-SITE SPACE PROVIDED IN ON-SITE PARKING LOT

LOT COVERAGE: 30%

CO-HOUSING LOT: 16 UNIT CONDOMINIUM:

LOT AREA: 33,239 SF

BUILDING FOOTPRINT: 10,900 SF

PARKING REQUIRED: 16 ON-SITE PARKING SPACES

10 ON-SITE PARKING SPACES PROVIDED + 6 SPACES IN FARM LOT

LOT COVERAGE: 33%

PARKING IN RESIDENTIAL AREA:

REQUIRED:

SFR OVER 1200 SF: 28 X 2 SPACES/ UNIT = 56 ON-SITE

COTTAGES + COHOUSING UNDER 1200 SF:

24 X 1 SPACE /UNIT = 24 ON-SITE SPACES

27 ADUs: 0 SPACES REQUIRED

TOTAL STREET PARKING REQUIRED = 0

TOTAL ON-SITE SPACES REQUIRED = 80

PROVIDED:

ON-SITE PARKING: 18 + 8 + 10 + 16 = 52 SPACES

STREET PARKING: 37 SPACES

TOTAL PARKING SPACES = 89 SPACES

BUILDING 8:

LOT AREA: 10,496 SF

BUILDING FOOTPRINT: 5,000 SF

8 PARKING SPACES

LOT COVERAGE: 48%

(4) LIVE/WORK TOWNHOUSES

FIRST FLOOR STUDIOS: 1,250 SF EACH

SECOND FLOOR LIVING UNITS: 1,000 SF EACH

PARKING REQUIRED:

1 ON-SITE SPACE/ UNIT = 4 SPACES

ON-SITE PARKING PROVIDED: 0 SPACES

STREET PARKING PROVIDED: 8 SPACES (4 EXTRA = GUEST SPACES FOR BUILDING 7)

COMMON HOUSE LOT:

LOT AREA: 4,832 SF

BUILDING FOOTPRINT: 1,600 SF

LOT COVERAGE: 33%

FOR USE BY RESIDENTS WITHIN WALKING DISTANCE;

STREET SPACES AVAILABLE FOR GUESTS

4-SPACE LOADING ZONE FOR MAIL AND DELIVERIES

FARM LOT:

LOT AREA: 43,089 SF

FARMHOUSE FOOTPRINT: 1,180 SF

(FARMHOUSE AND ADU ARE INCLUDED IN 11 SINGLE-FAMILY RESIDENCES W/ ADU ABOVE)

GARAGE/ADU FOOTPRINT: 1,350 SF

LOT COVERAGE: 3%

PARKING REQUIRED:

FARM EMPLOYEES = 5

ON-SITE PARKING PROVIDED = 5 SPACES

FARMHOUSE: 2 SPACES REQUIRED

ADU: 0 SPACES REQUIRED

ON-SITE PARKING PROVIDED = 4 SPACES (2 IN GARAGE)

(THESE SPACES ARE INCLUDED IN RESIDENTIAL PARKING SUMMARY ABOVE)

PHASE 2A

NO BUILDINGS

35 STREET PARKING SPACES PROVIDED ON PEACE HILL COMMON

PHASE 2B

BUILDING 7:

LOT AREA: 31,533 SF

BUILDING FOOTPRINT: 15,440 SF

COVERED PORCH: 1,760 SF

LOT COVERAGE: 54.51%

FLOOR AREA RATIO: 102%

BASEMENT (COMMONS GRADE):

47 PARKING SPACES + 4,833 SF RETAIL

1ST FLOOR (ENTRY STREET GRADE):

4716 SF RETAIL, 1425 SF CLINIC, 1958 SF ELDER CARE, 4432 SF CHILD CARE CENTER

2ND & 3RD FLOORS:

22,200 SF ELDER HOUSING (45 UNITS)

PARKING REQUIRED:

RETAIL: 4,833 SF + 4716 @ 1/400 = 23 ON-SITE SPACES

CARE CENTERS + CLINIC: 1/ STAFF = 9 ON-SITE SPACES + DROP-OFF

RESIDENTIAL @ 0.5 SPACES/ UNIT = 45/2 = 23 SPACES

TOTAL PARKING REQUIRED = 55 ON-SITE SPACES + 1 DROP-OFF

REDUCTION FOR 8 STREET PARKING SPACES FOR BUILDINGS 9 AND 10 = 8 SPACES

ON-SITE PARKING REQUIRED: 47 ON-SITE SPACES + 1 DROP-OFF

ON-SITE PARKING PROVIDED: 47 IN GARAGE + 4 DROP-OFF @ BUILDING ENTRY

STREET PARKING PROVIDED: 4 GUEST SPACES @ BUILDING 8

PHASE 2C

BUILDING 9:

LOT AREA: 12,798 SF

BUILDING FOOTPRINT: 5,000 SF

LOT COVERAGE: 39%

LIVE/WORK: TOWNHOUSES

FIRST FLOOR STUDIOS: 1,250 SF EACH

SECOND FLOOR LIVING UNITS: 1,000 SF EACH

PARKING REQUIRED:

1 ON-SITE SPACE/ UNIT REQUIRED = 4 SPACES

STREET PARKING PROVIDED IN PHASE 2A = 4 SPACES

ON-SITE PARKING REDUCTION = $(4 \times 2) = 8$ SPACES (4 EXTRA FOR BUILDING 7)

ON-SITE PARKING REQUIRED W/ REDUCTION = 0

ON-SITE SPACES PROVIDED: 0 SPACES

BUILDING 10:

LOT AREA: 15,401 SF

BUILDING FOOTPRINT: 5,000 SF

LOT COVERAGE: 32%

LIVE/WORK: TOWNHOUSES

FIRST FLOOR STUDIOS: 1,250 SF EACH

SECOND FLOOR LIVING UNITS: 1,000 SF EACH

PARKING REQUIRED:

1 ON-SITE SPACE/ UNIT REQUIRED = 4 SPACES

STREET PARKING PROVIDED IN PHASE 2A = 4 SPACES

ON-SITE PARKING REDUCTION = $(4 \times 2) = 8$ SPACES (4 EXTRA FOR BUILDING 7)

ON-SITE PARKING REQUIRED W/ REDUCTION = 0

ON-SITE SPACES PROVIDED: 0 SPACES

PHASE 2D

BUILDING 1:

LOT AREA 14,443 SF

BUILDING FOOTPRINT: 4,200 SF

COVERED PORCHES: 1,040 SF

LOT COVERAGE: 36.2%

FLOOR AREA RATIO: 73%

1ST FLOOR: 4,200 SF RETAIL/CAFE

2ND + 3RD FLOOR: 6,300 SF HOUSING (8 UNITS)

PARKING REQUIRED:

RETAIL: 4200 SF @ $1/400 = 10$ ON-SITE SPACES

RESIDENTIAL: 8 UNITS X 1 SPACE/ UNIT = 8 ON-SITE SPACES

TOTAL 18 ON-SITE SPACES

PARKING PROVIDED UNDER PHASE 2A = 9 STREET SPACES

ON-SITE PARKING REDUCTION = $(9 \times 2) = 18$ SPACES

ON-SITE PARKING REQUIRED = 0 SPACES

ON-SITE PARKING PROVIDED = 0 SPACES

BUILDING 2:

LOT AREA: 10,121 SF

BUILDING FOOTPRINT: 3,840 SF

COVERED PORCHES: 1,088 SF
LOT COVERAGE: 49%
FLOOR AREA RATIO: 95%
1ST FLOOR: 3,840 SF RETAIL/PUB
2ND + 3RD FLOOR: 5,760 SF HOUSING (6 UNITS)

PARKING REQUIRED:

RETAIL: 3840 SF @ 1/400 = 10 ON-SITE SPACES
RESIDENTIAL: 6 UNITS X 1 SPACE/ UNIT = 6 ON-SITE SPACES
TOTAL 16 ON-SITE SPACES
PARKING PROVIDED UNDER PHASE 2A = 8 STREET SPACES
ON-SITE PARKING REDUCTION = (8 X 2) = 16 SPACES
ON-SITE PARKING REQUIRED = 0 SPACES
ON-SITE PARKING PROVIDED = 0 SPACES

PHASE 2E

BUILDING 3:

LOT AREA: 11,038 SF
BUILDING FOOTPRINT: 6,720 SF
COVERED PORCH: 1,120 SF
LOT COVERAGE: 71%
FLOOR AREA RATIO: 182%
1ST FLOOR: 6,720 RETAIL/OFFICE
2ND + 3RD FLOOR: 14,400 SF HOUSING (30 STUDIO APARTMENTS)

PARKING REQUIRED:

RETAIL: 6720 SF @ 1/400 = 16 OFF-STREET SPACES
RESIDENTIAL: 30 UNITS X 1 SPACE/ UNIT = 30 OFF-STREET SPACES
TOTAL 46 ON-SITE SPACES
PARKING PROVIDED UNDER PHASE 2A = 10 STREET SPACES
PARKING PROVIDED BY FUTURE DEVELOPMENT OF
SAN JUAN AVENUE, PHASE 2E = 13 STREET SPACES
OFF-STREET PARKING REDUCTION = (23 X 2) = 46 SPACES
OFF-STREET PARKING REQUIRED = 0 SPACES
OFF-STREET PARKING PROVIDED = 0 SPACES

PHASE 2F

BUILDING 4:

LOT AREA: 13,713 SF
BUILDING FOOTPRINT: 5,760 SF
COVERED PORCH: 960 SF
LOT COVERAGE: 49%
FLOOR AREA RATIO: 126%
BASEMENT: 23 OFF-STREET PARKING SPACES
1ST FLOOR (SAN JUAN GRADE): 4,320 SF HOUSING (5 UNITS)
1,440 SF MECHANICAL/STORAGE

2ND FLOOR (FARM GRADE): 5,000 SF CULINARY/FARM INSTITUTE + 760 SF CIRCULATION

3RD FLOOR: 5,760 SF HOUSING (8 UNITS)

PARKING REQUIRED:

CULINARY INSTITUTE: 5,760 SF @ 1/600 = 10 ON-SITE SPACES

RESIDENTIAL: 13 UNITS X 1 SPACE/ UNIT = 13 ON-SITE SPACES

TOTAL 23 ON-SITE SPACES

ON-SITE PARKING PROVIDED = 23 SPACES IN GARAGE

BUILDING 5:

LOT AREA: 11,755 SF

BUILDING FOOTPRINT: 5,760 SF

COVERED PORCH: 960 SF

LOT COVERAGE: 57%

FLOOR AREA RATIO: 147%

1ST FLOOR (SAN JUAN GRADE): 4,320 SF HOUSING (5 UNITS)

1,440 SF MECHANICAL/STORAGE

2ND FLOOR (FARM GRADE): 5,000 SF COMMUNITY ARTS INSTITUTE + 760 SF CIRCULATION

3RD FLOOR: 5,760 SF HOUSING (8 UNITS)

PARKING REQUIRED:

COMMUNITY ARTS: 5,760 SF @ 1/600 = 10 ON-SITE SPACES

RESIDENTIAL: 13 UNITS X 1 SPACE/ UNIT = 13 ON-SITE SPACES

TOTAL 23 ON-SITE SPACES

PARKING PROVIDED BY FUTURE DEVELOPMENT OF

SAN JUAN AVENUE (PHASE 2F) = 12 STREET SPACES

ON-SITE PARKING REDUCTION = (12X2) = 24 SPACES (ONE EXTRA CREDIT)

ON-SITE PARKING REQUIRED = 0 SPACES

ON-SITE PARKING PROVIDED = 0 SPACES