



Overall Site Data:		Site A	Site B1	Site B2	Site C	Site D	Development Totals
Site Area							
Development Total:		5.21 Acres	0.75 Acres	0.52 Acres	1.48 Acres	1.03 Acres	5.21 Acres
Roadway:		1.26 Acres					
Open Space:		2.08 Acres					
Overall Total:		8.55 Acres					
Gross Building Area:							Building Totals
Gross Office Area (SF):		74,000 SF	- SF	- SF	- SF	- SF	74,000 SF
Community Meeting / Gallery Area		- SF	- SF	2,000 SF	- SF	- SF	2,000 SF
Ground Floor Commercial Area:		- SF	4,000 SF	4,000 SF	- SF	- SF	8,000 SF
Gross Residential Area (SF):		- SF	101,700 SF	176,900 SF	146,400 SF	183,000 SF	608,000 SF
Total Gross FAR Area (SF):		74,000 SF	105,700 SF	182,900 SF	146,400 SF	183,000 SF	692,000 SF
Total Number of Units:		- Units	85 Units	145 Units	120 Units	150 Units	500 Units
Proposed Density:		- Units/Acre	163 Units/Acre	98 Units/Acre	117 Units/Acre	105 Units/Acre	96 Units/Acre
Proposed FAR:		2.3	4.7	2.8	3.3	2.9	
Gross Area per Unit:			1,220 SF	1,220 SF	1,220 SF	1,220 SF	
Parking Required:		Estimated Parking Demand		Min. Parking Required		Maximum Parking Allowed	
Non-Residential Uses:							
Office:		2.4 per 1000 SF		1.61 per 1000 SF		2.64 per 1000 SF	
Community Gallery Area:		1 per 1000 SF		0.67 per 1000 SF		1.10 per 1000 SF	
Ground Floor Commercial:		3.0 per 1000 SF		2.01 per 1000 SF		3.30 per 1000 SF	
Car Share		10.0 Spaces		10.0 Spaces		10.0 Spaces	
Residential Guest (Shared with Commercial):		0.2 per Unit		0.13 per Unit		0.22 per Unit	
Residential Uses:				207 Spaces		333 Spaces	
Residential Unit:		1.0 per Unit		0.67 per Unit		1.00 per Unit	
				335 Spaces		500 Spaces	
				542 Spaces		833 Spaces	
Estimated Parking Provided:		Site A	Site B1	Site B2	Site C	Site D	Development Totals
Standard Spaces:							
Minimum Parking:			- Spaces	361 Spaces	80 Spaces	101 Spaces	542 Spaces
Maximum Parking:			- Spaces	527 Spaces	136 Spaces	170 Spaces	833 Spaces
Street Parking:							28 Spaces
Minimum Bicycle Parking Required and Provided:						Min. Req'd	Max. Req'd
Commercial:		1 Long-term and 1 short-term space per 10 parking spaces				108 Spaces	167 Spaces
Residential:		1 Long-term space per unit + 1 per 4 req'd guest parking spaces				500 Spaces	500 Spaces
						608 Spaces	667 Spaces

- Notes:
1. Final number of units and area per building may differ from these values, but will not exceed the overall maximum allowable development totals.
 2. Ground Floor Commercial Area may be distributed throughout the site and may include retail, restaurant, gallery, office, professional service, and other commercial uses allowed in the City of Emeryville Zoning Ordinance. The total amount of Ground Floor Commercial Area may range from a minimum of 2,000 SF to a maximum of 8,000 SF. Live/work units are calculated as part of the number of residential units.
 3. The final parking provided per building may differ from the estimated parking shown above. The total combined parking provided shall not be less than the overall minimum totals, or more than the overall maximum totals for the entire project shown above.
 4. No parking is required for the first 1500 SF of any non-residential use.
 5. Ground floor commercial parking assumes a parking demand based on retail uses.
 6. Building A area currently includes the pedestrian / bicycle passage way. Actual building area will be less.
 7. Residential guest parking will be shared with commercial parking.

LAND USE DIAGRAM

