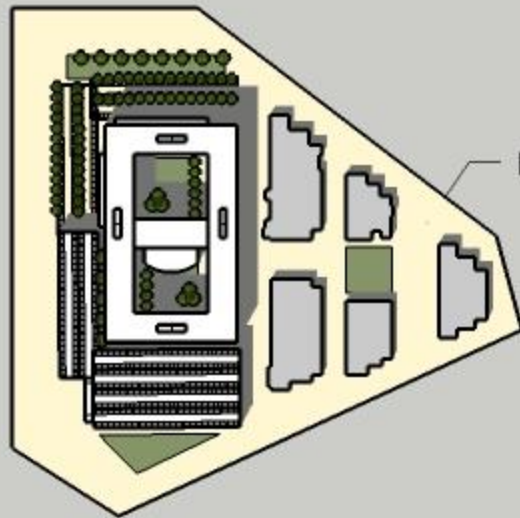
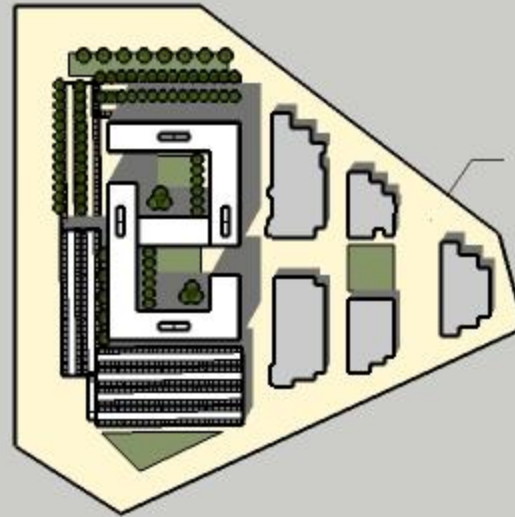




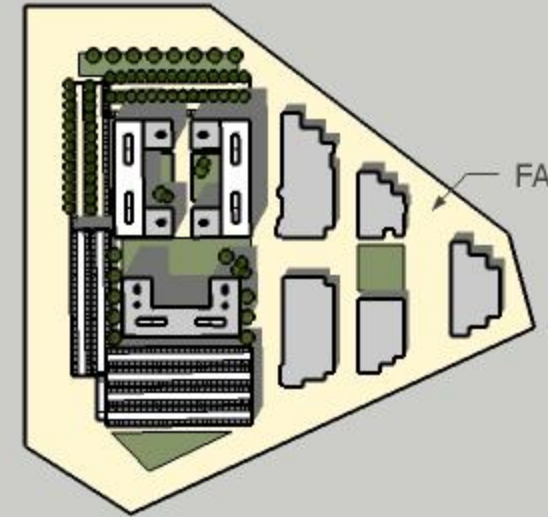
Density Scenarios



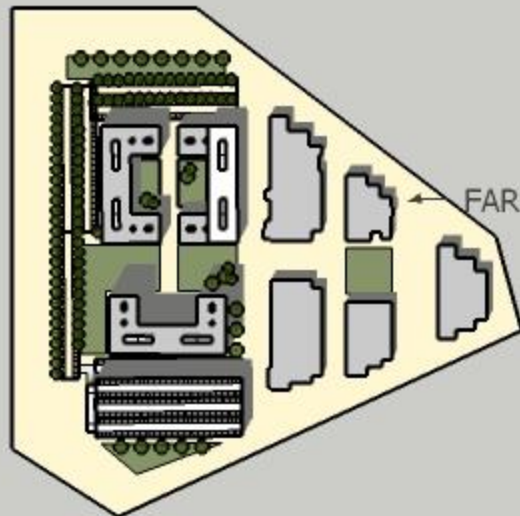
FAR 1.35



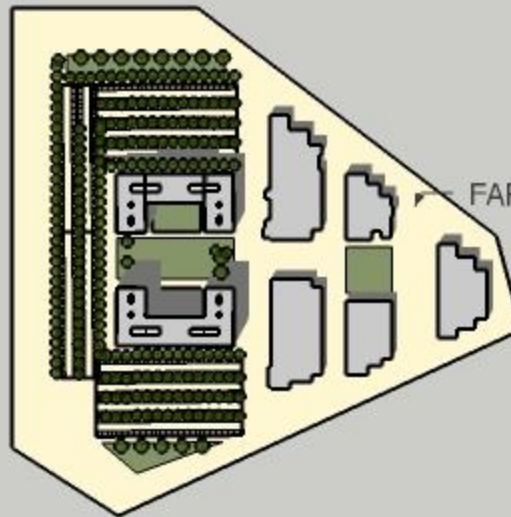
FAR 1.15



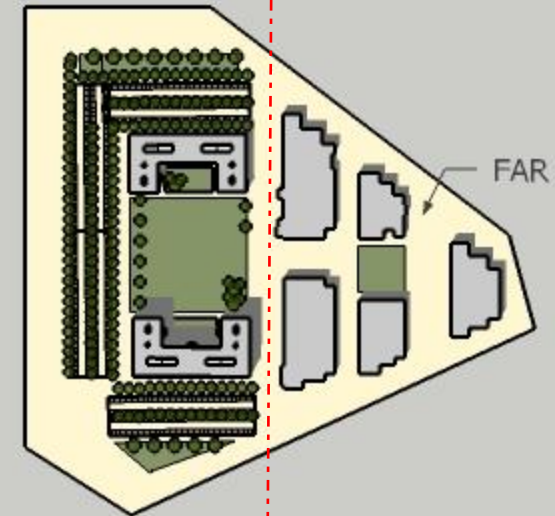
FAR 1.0



FAR .75



FAR 0.5



FAR 0.35

Subject property

Neighbor property

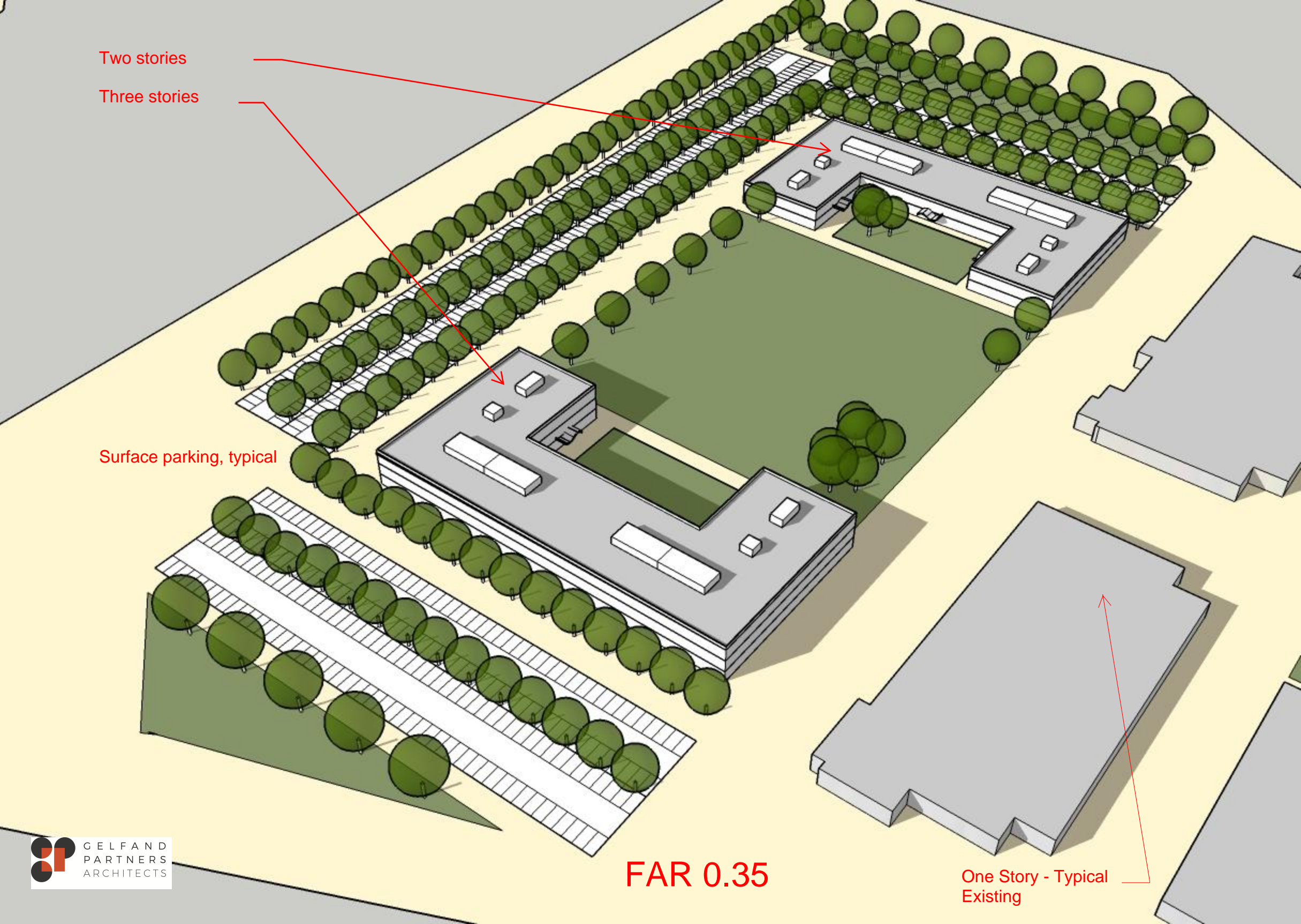
Two stories

Three stories

Surface parking, typical

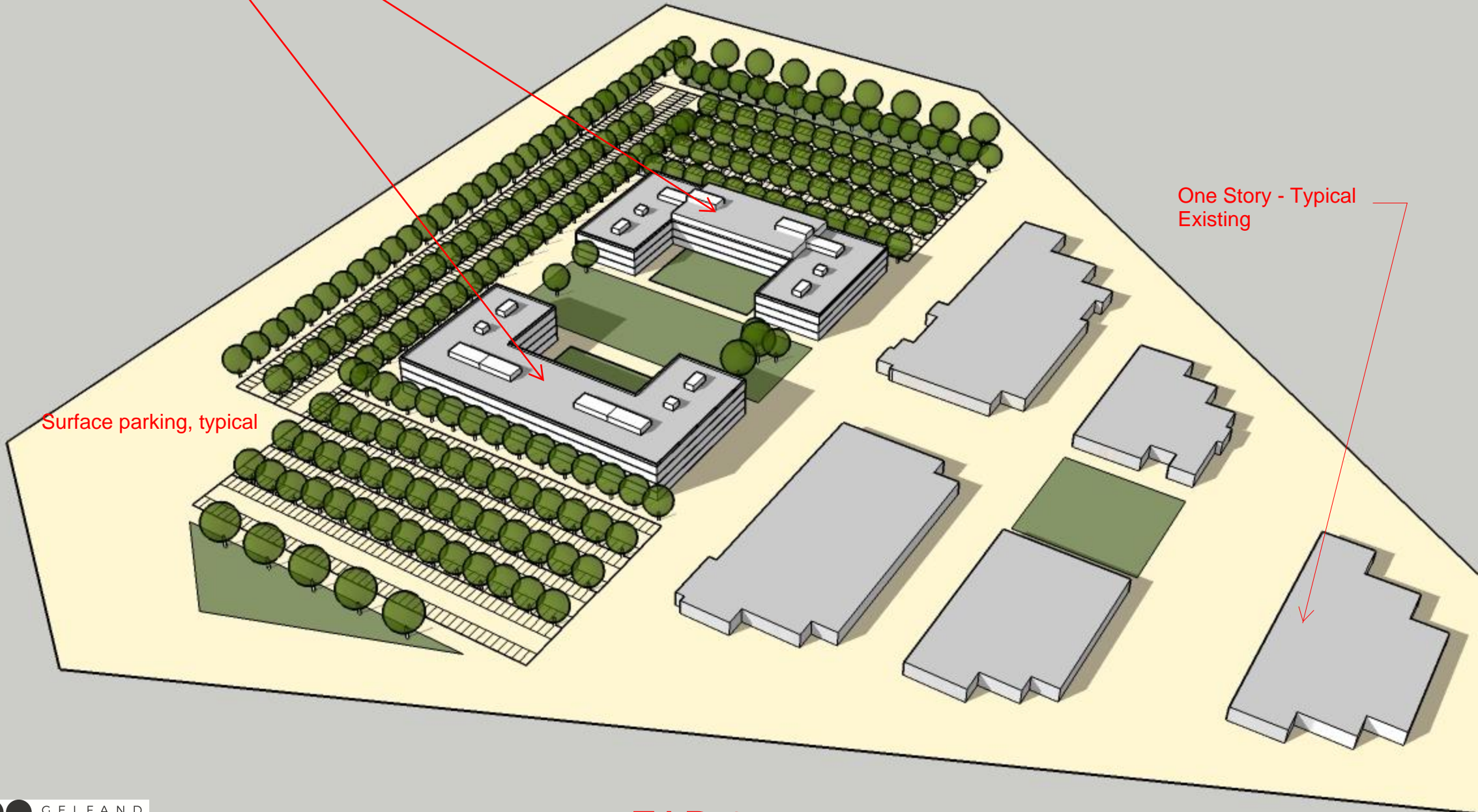
FAR 0.35

One Story - Typical Existing



Four stories max

Four stories



One Story - Typical Existing

Surface parking, typical

FAR 0.5

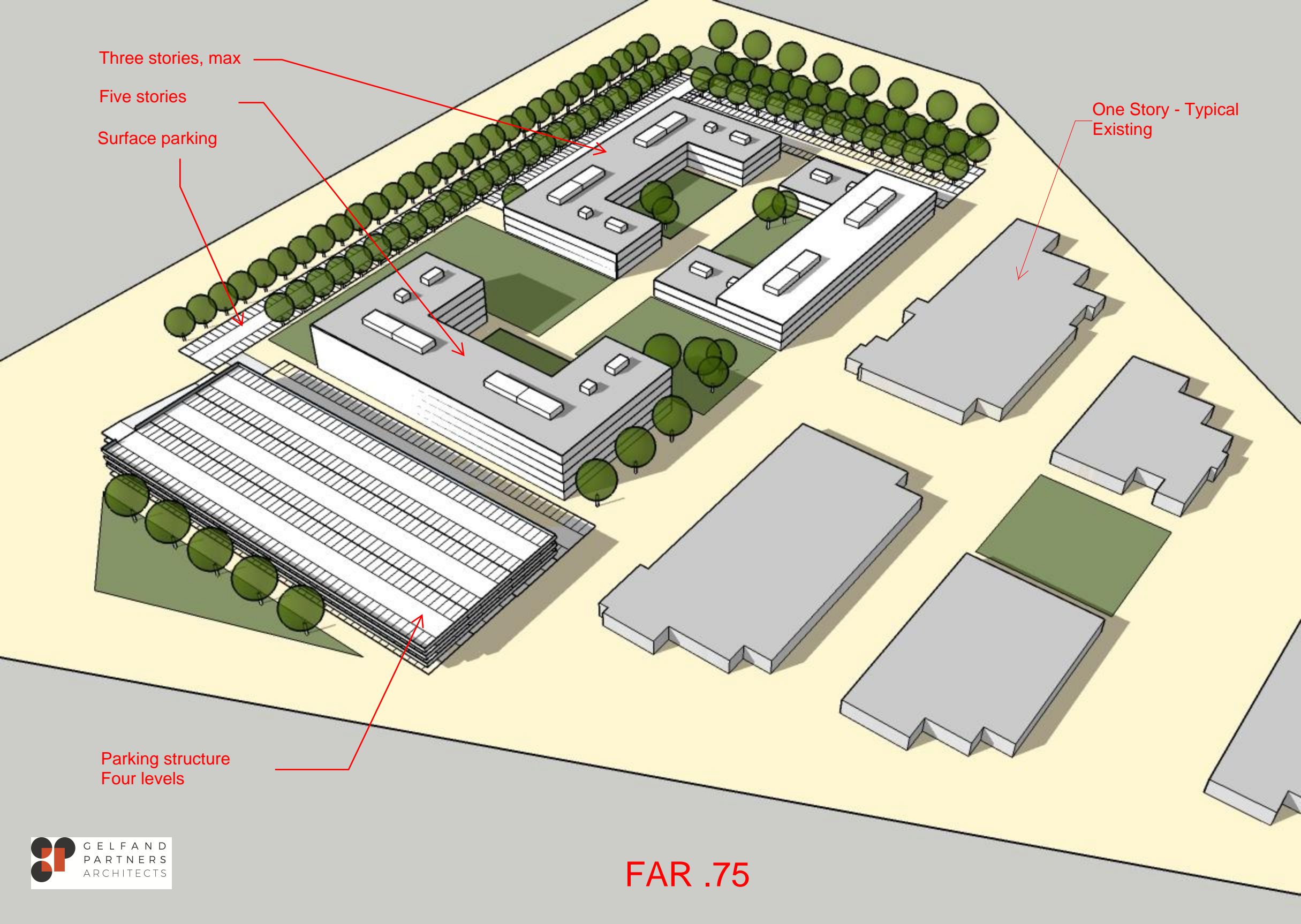
Three stories, max

Five stories

Surface parking

One Story - Typical Existing

Parking structure  
Four levels



Five stories, max

Five stories

Parking structure,  
Three levels

Surface parking

One Story - Typical  
Existing

Parking structure  
Four levels

FAR 1.00

Five stories

Four stories

Five stories

Surface parking

One Story - Typical Existing

Parking structure  
Three levels

Parking structure  
Four levels

FAR 1.15

Surface parking

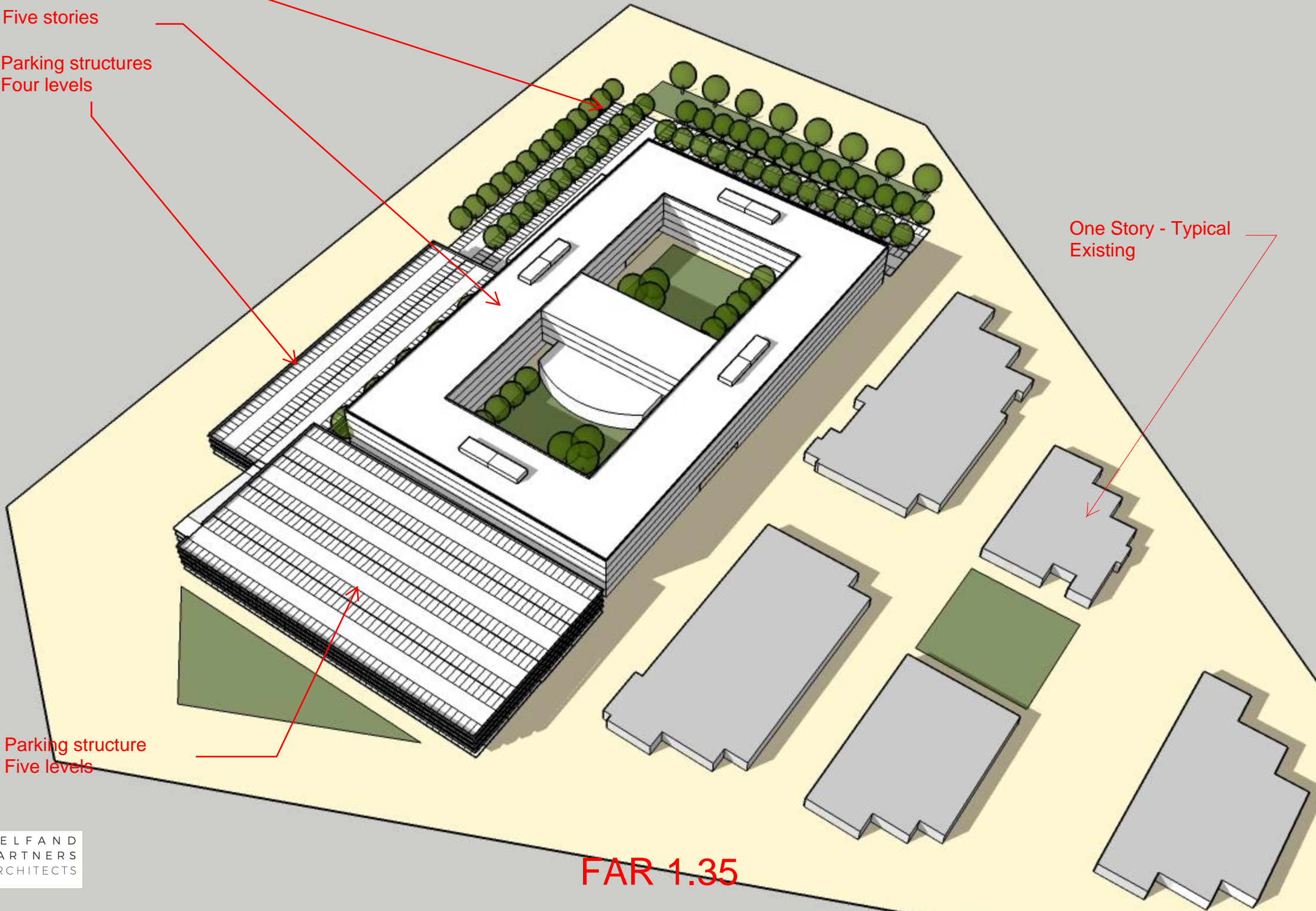
Five stories

Parking structures  
Four levels

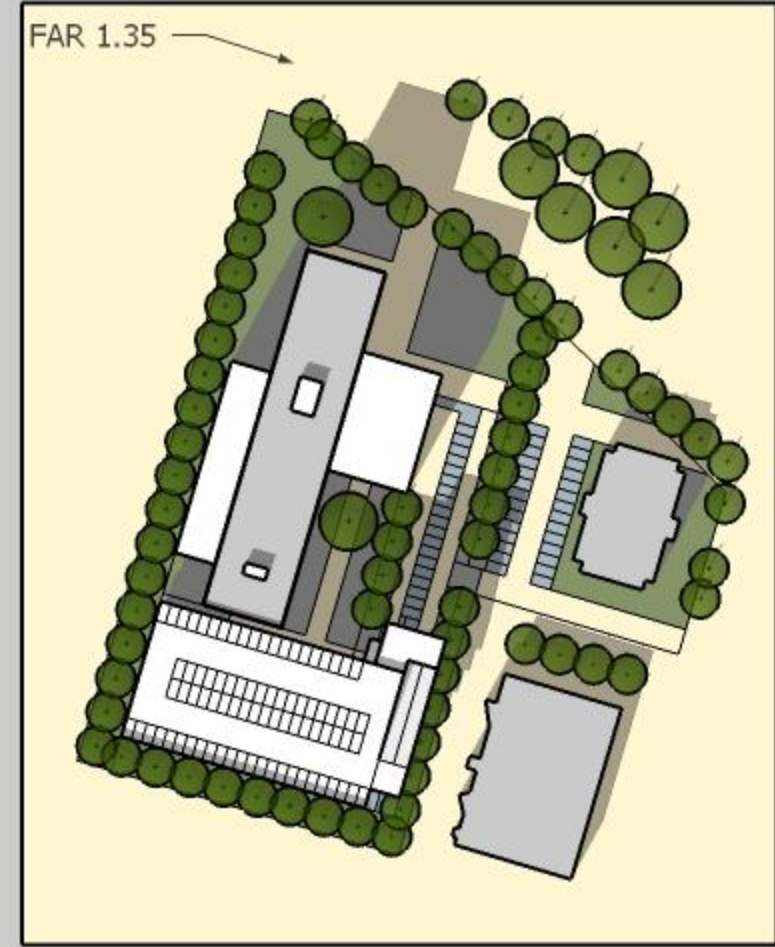
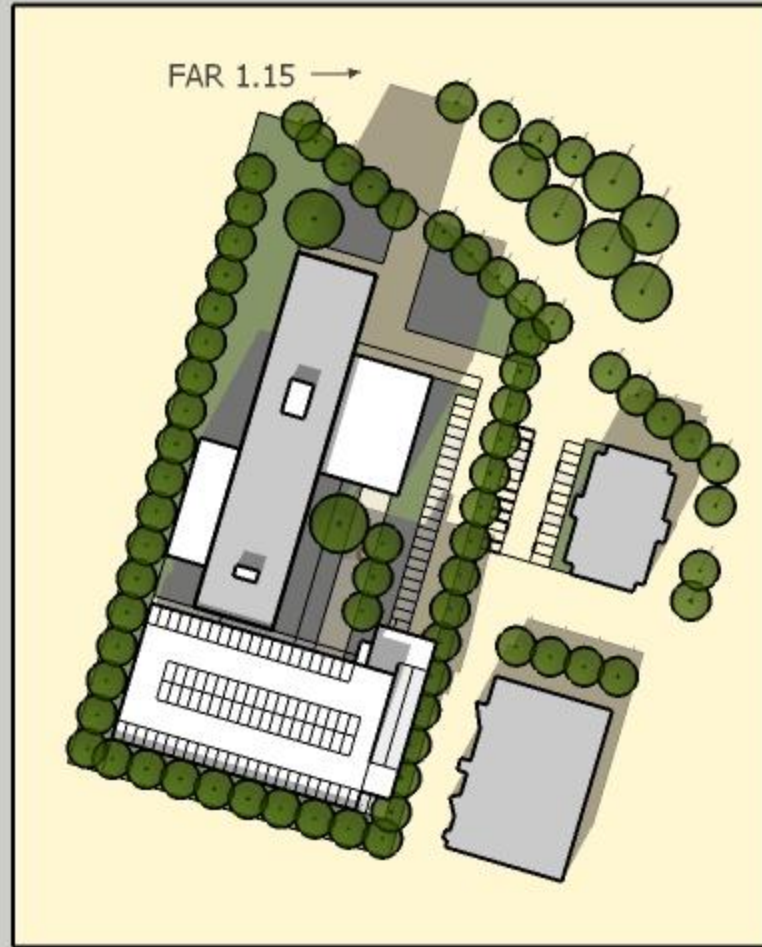
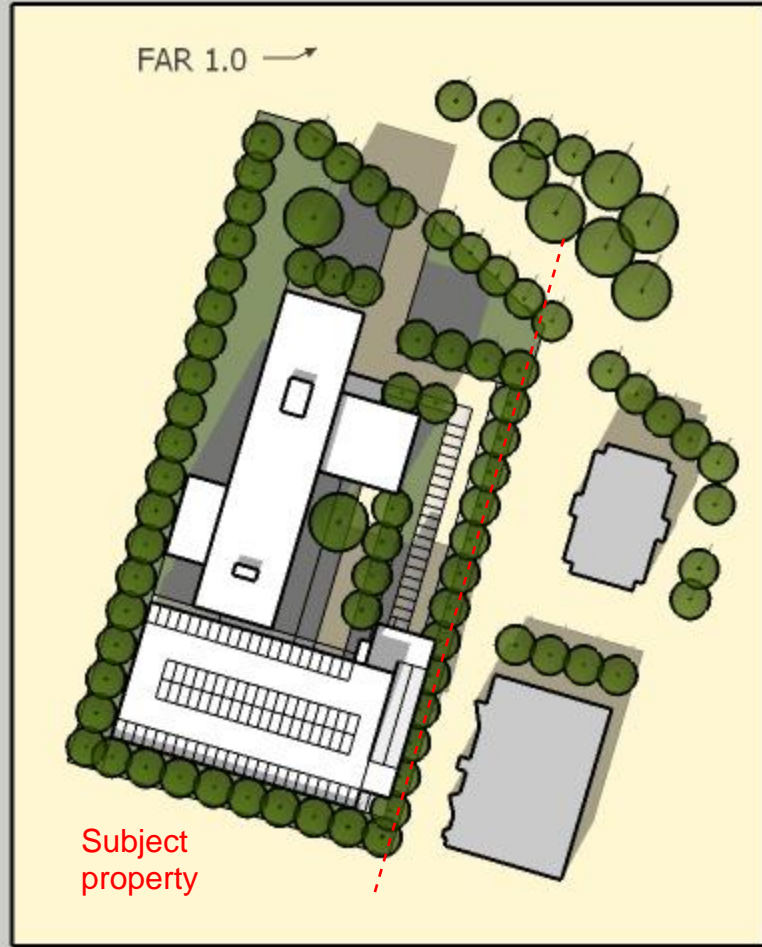
One Story - Typical  
Existing

Parking structure  
Five levels

FAR 1.35







Parcel Two Density Diagrams

Three Story -  
Typical Existing

Parking structure  
Six levels

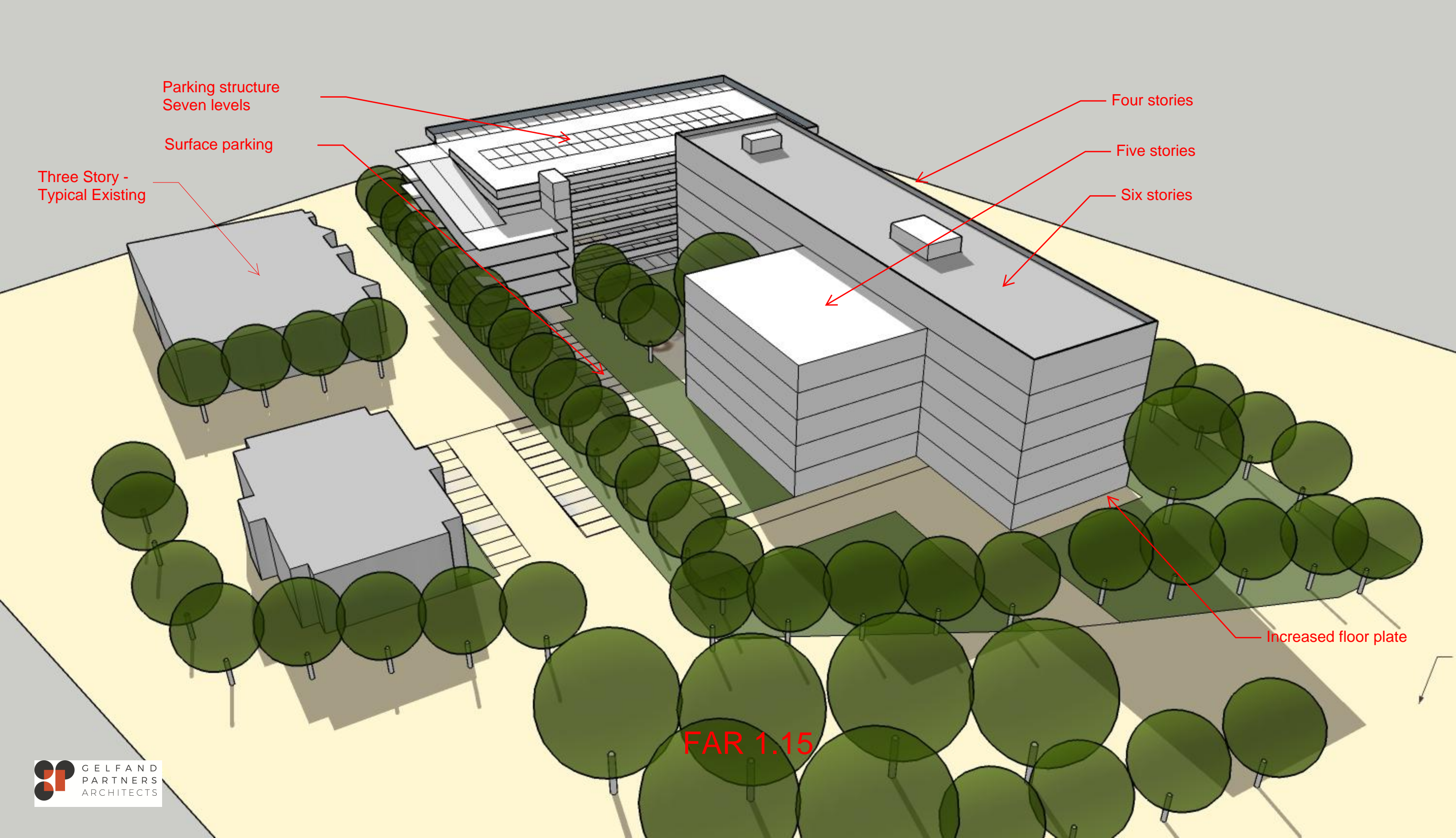
Surface parking

Five Stories

Five stories

Six Stories

FAR 1.00



Parking structure  
Seven levels

Surface parking

Three Story -  
Typical Existing

Four stories

Five stories

Six stories

Increased floor plate

FAR 1.15

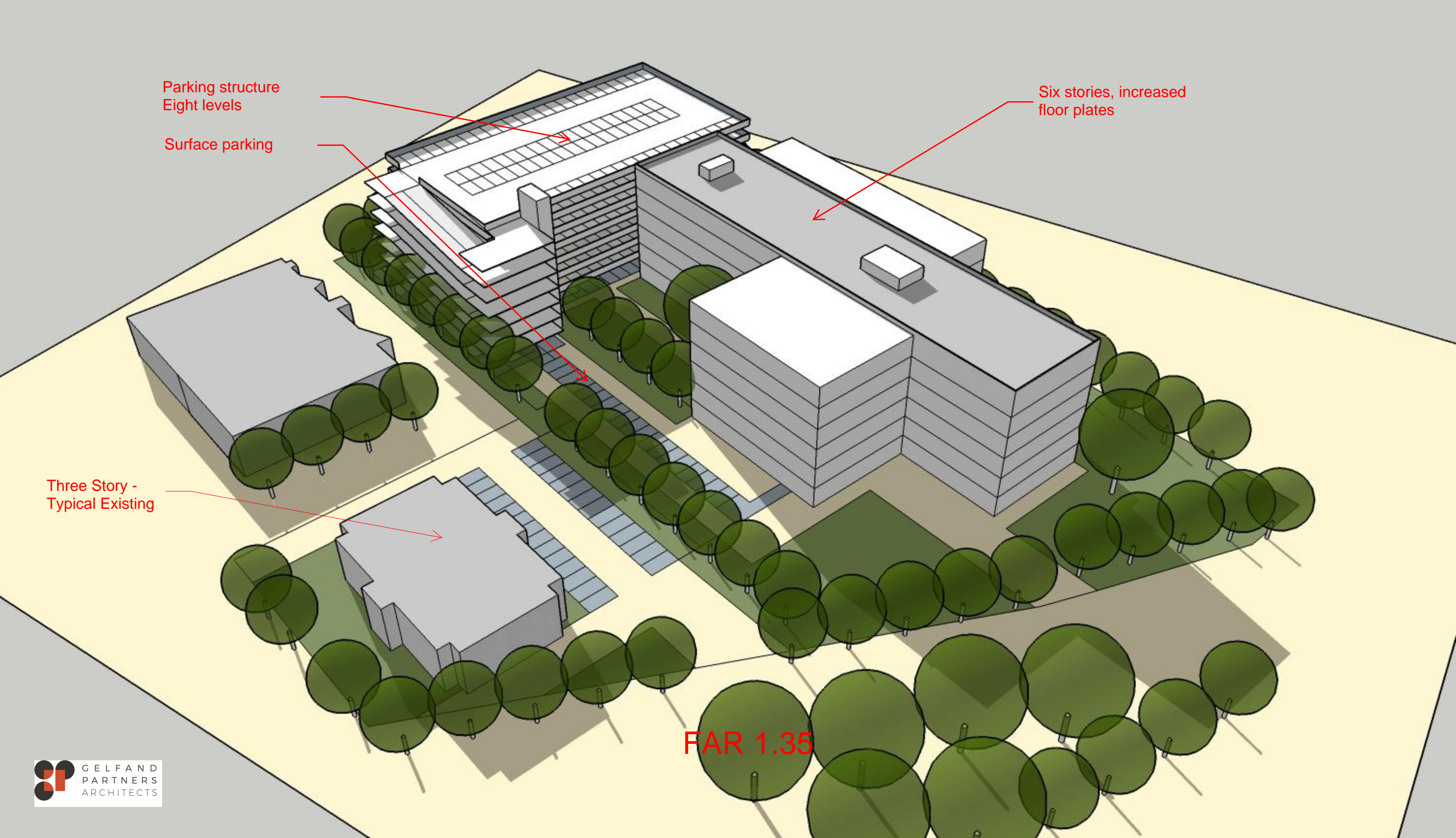
Parking structure  
Eight levels

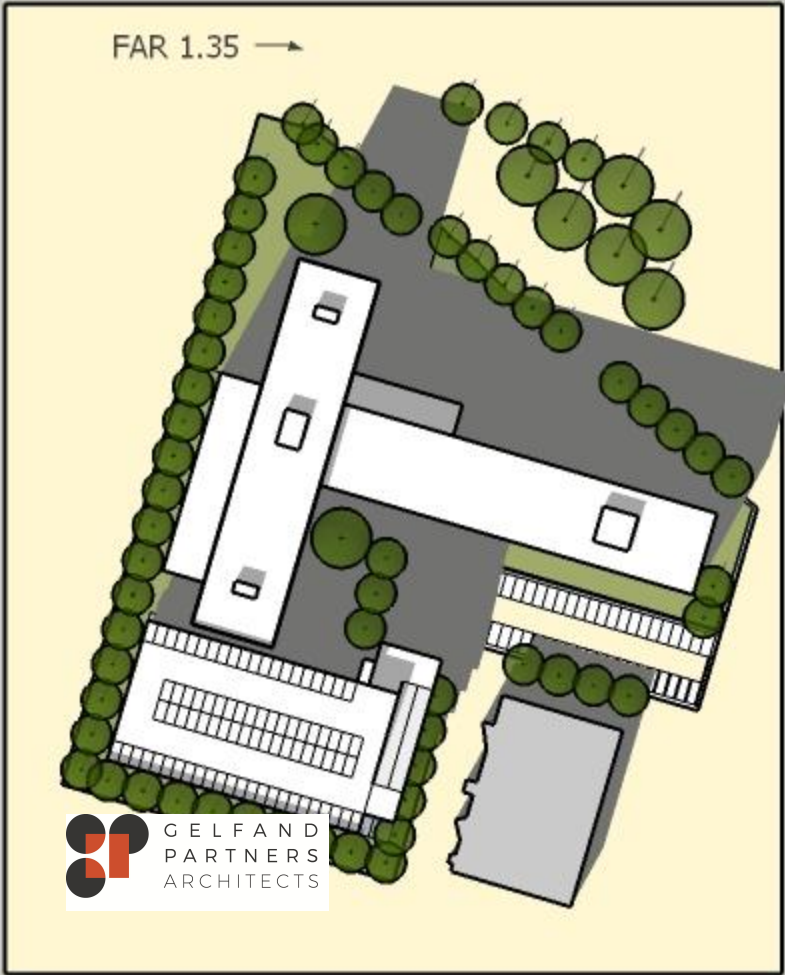
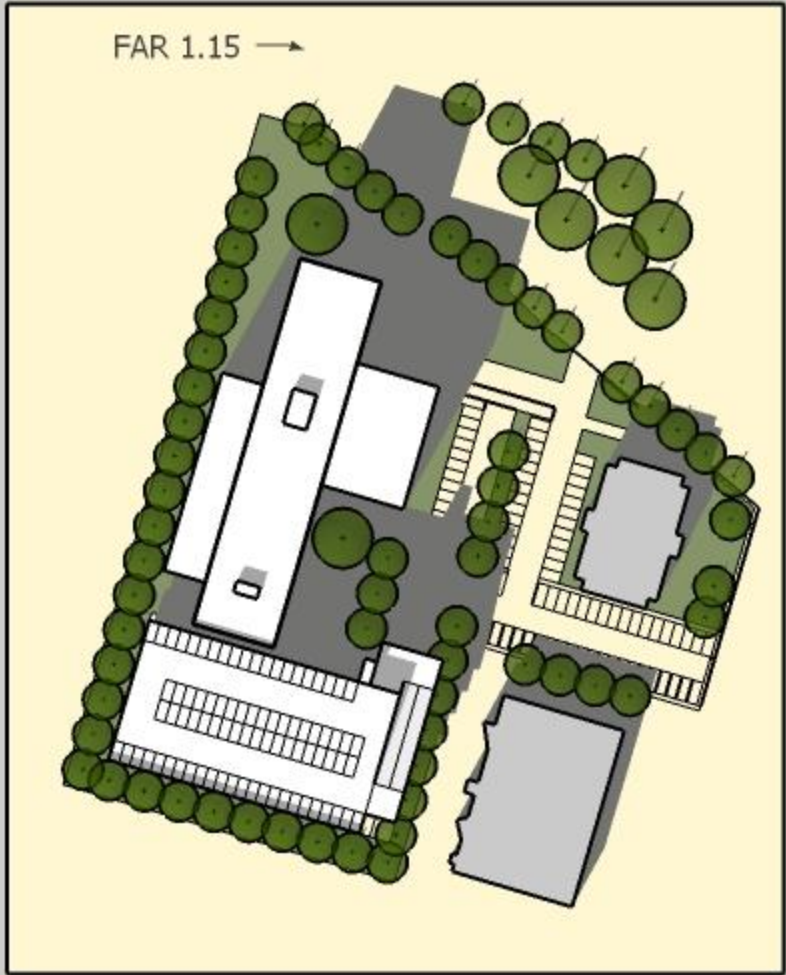
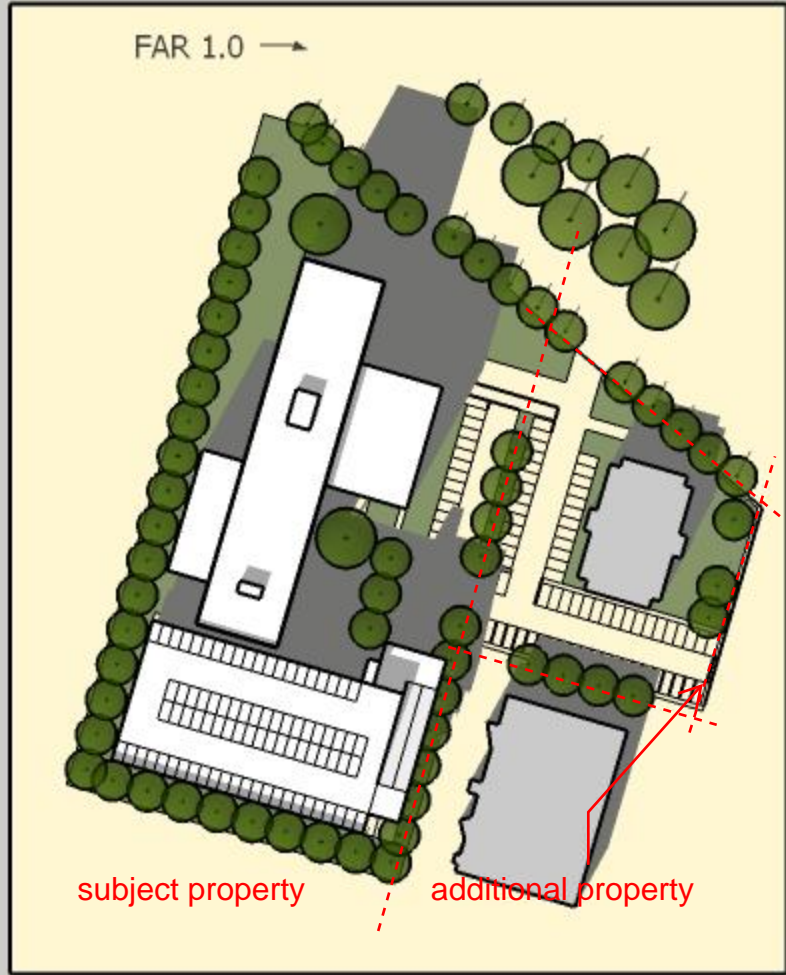
Surface parking

Six stories, increased  
floor plates

Three Story -  
Typical Existing

FAR 1.35





# Parcel Two with Adjacent Parcel Density Diagrams

Parking structure  
Seven levels

Surface parking

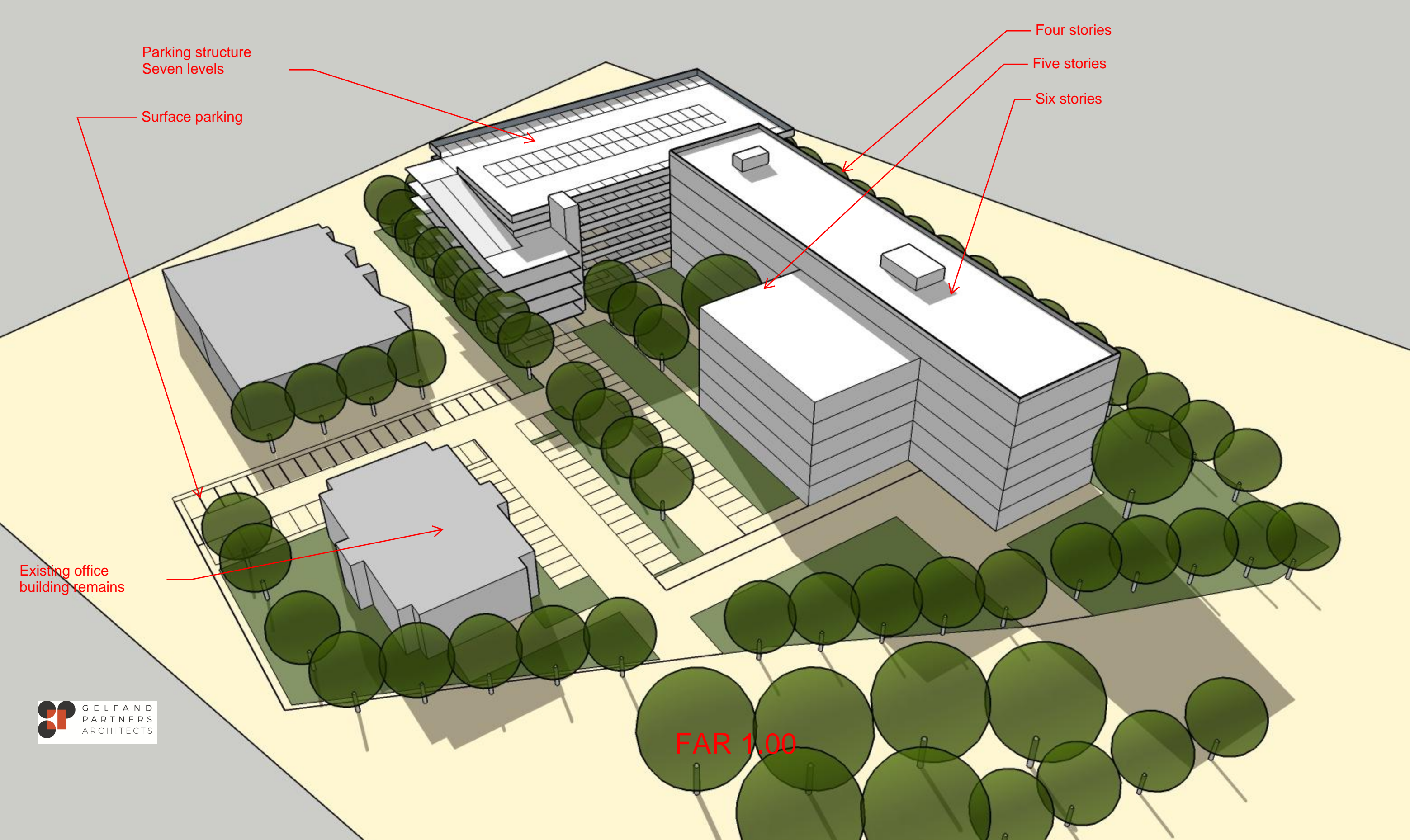
Four stories

Five stories

Six stories

Existing office  
building remains

FAR 1.00



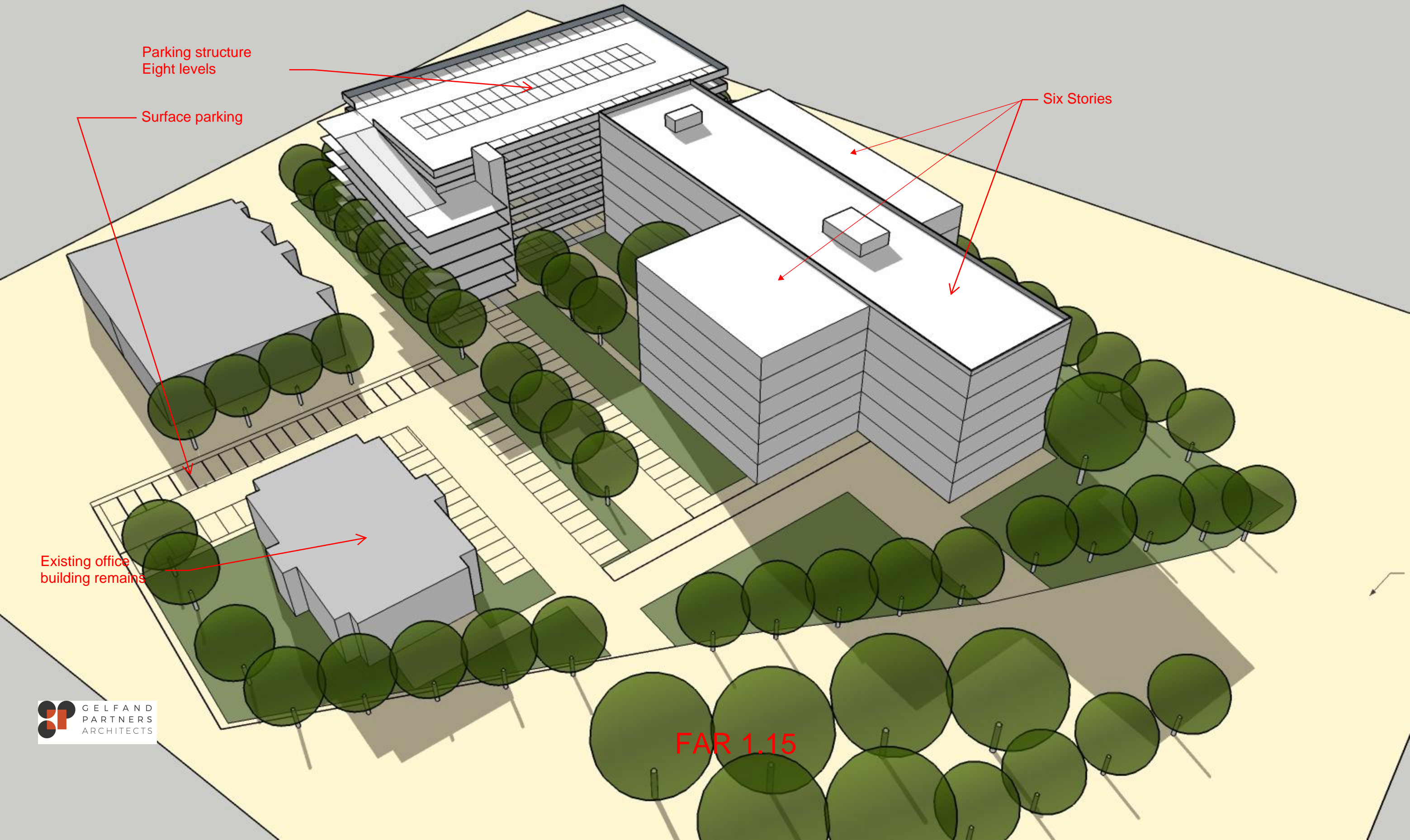
Parking structure  
Eight levels

Surface parking

Six Stories

Existing office  
building remains

FAR 1.15



Parking structure  
Eight levels

Surface parking

Five Stories

Six Stories

FAR 1.35



Precise Plan increases

Parcel One, Medium-Intensity Office, 4-5 stories, Draft Preferred Precise Plan Alternative = 0.5 FAR

<b>ML Zoning</b>	<b>present at FAR .35</b>	<b>increase FAR to .5</b>	<b>increase FAR to .75</b>	<b>increase FAR to 1</b>	<b>increase FAR to 1.15</b>	<b>increase FAR to 1.35</b>
gross site area	693,083	693,083	693,083	693,083	693,083	693,083
office area	242,579	346,542	519,812	693,083	797,046	935,662
landscaping requirement @.20	138,617	138,617	138,617	138,617	138,617	138,617
parking requirement@1/300 sf of office	809	1,155	1,733	2,310	2,657	3,119
parking at 300 sf/car	242,579	346,542	519,812	693,083	797,046	935,662
remaining site area	263,371.60	138,616.63	(69,308.32)	(277,233.26)	(401,988.23)	(568,328.19)
			requires parking structure	requires parking structure	requires parking structure	requires parking structure

Parcel Two, Higher-Intensity Office, 5-6 stories, Draft Preferred Precise Plan Alternative = 1.0 FAR

<b>ML Zoning</b>	<b>present at FAR .35</b>	<b>increase FAR to 1</b>	<b>increase FAR to 1.15</b>	<b>increase FAR to 1.35</b>
gross site area	151,632	151,632	151,632	151,632
office area	53,071	151,632	174,377	204,703
landscaping requirement @.20	30,326	30,326	30,326	30,326
parking requirement@1/300 sf of office	177	505	581	682
parking at 300 sf/car	53,071	151,632	174,377	204,703
remaining site area	57,620.11	(60,652.75)	(87,946.49)	(124,338.14)
		requires parking structure	requires parking structure	requires parking structure

Parcel Two Plus, Higher-Intensity Office, 5-6 stories, Draft Preferred Precise Plan Alternative = 1.0 FAR

<b>ML Zoning</b>	<b>present at FAR .35</b>	<b>increase FAR to 1</b>	<b>increase FAR to 1.15</b>	<b>increase FAR to 1.35</b>
gross site area	192,535	192,535	192,535	192,535
office area	67,387	192,535	221,415	259,922
landscaping requirement @.20	38,507	38,507	38,507	38,507
parking requirement@1/300 sf of office	225	642	738	866
parking at 300 sf/car	67,387	192,535	221,415	259,922
remaining site area	73,163.30	(77,014.00)	(111,670.30)	(157,878.70)
		requires parking structure	requires parking structure	requires parking structure and two levels down

existing office building

16000