

**FRIENDSHIP NEIGHBORHOOD CENTER**

**ZONING TABULATIONS**

**Combined Parcels (178,236 s.f.)**

<b>Requirement</b>	<b>Existing Zoning (MW/C-1)</b>	<b>Proposed Zoning (C-2-A)</b>	<b>Project Design (C-2-A)</b>
Gross Floor Area (total/commercial)	178,236 s.f. (PUD) 178,236 s.f. / 172,887 s.f. (MOR)	483,932 s.f. / 305,696 s.f. (PUD) 404,969 s.f. / 229,272 s.f. (MOR)	354,820 s.f. (total) 190,022 s.f. (commercial)
FAR <sup>1</sup> (total/commercial)	1.0/1.0 (PUD) 1.0/0.97 (MOR)	2.72/1.72 (PUD) 2.27/1.29 (MOR)	<u>1.99 (total)</u> 1.07 (commercial)
Lot Occupancy	n/a	n/a	<b><u>69% (residential)</u></b>
Parking	<p><b><u>Requirements:</u></b></p> <ul style="list-style-type: none"> <li>• <u>Retail:</u> in excess of 3,000 s.f., 1 per 300 s.f. GFA and CFA</li> <li>• <u>Multi-Family Dwelling:</u> 1 per 2 dwelling units</li> <li>• <u>One-Family Dwelling:</u> 1 space per dwelling unit</li> </ul>	<p><b><u>Total: 512 spaces</u></b></p> <ul style="list-style-type: none"> <li>• North Parcel: 155 total spaces               <ul style="list-style-type: none"> <li>○ 30,799 s.f. retail = 93 spcs</li> <li>○ 124 units = 62 spaces</li> </ul> </li> <li>• South Parcel: 349 total spaces               <ul style="list-style-type: none"> <li>○ 105,685 s.f. retail = 342 spaces</li> <li>○ 14 units = 7 spaces</li> </ul> </li> <li>• Townhouse Parcel: 8 spaces               <ul style="list-style-type: none"> <li>○ 8 townhouses = 8 spaces</li> </ul> </li> </ul>	<p><b><u>Total: 535 spaces</u></b></p> <ul style="list-style-type: none"> <li>• North Parcel: 124 spaces (residential)</li> <li>• South Parcel: 395 spaces               <ul style="list-style-type: none"> <li>○ 7 spaces (residential)</li> <li>○ 388 spaces (retail)</li> </ul> </li> <li>• Townhouse Parcel: 16 spaces</li> </ul>

<sup>1</sup> Per 2405.2, the floor area ratio of all buildings shall not exceed the aggregate of the floor area ratios permitted in the several zone districts within the project area.

**North Parcel = 41,128 s.f.**

<b>Requirement</b>	<b>Existing Zoning (MW/C-1)</b>	<b>Proposed Zoning (C-2-A)</b>	<b>Project Design (C-2-A)</b>
Height	40 feet / 3 stories	65 feet (PUD) / 50 feet (MOR)	61 feet / 5 stories
FAR (total/commercial)	1.0/1.0	3.0/2.0 (PUD) 2.5/1.5 (MOR)	3.81 FAR (total) 0.75 FAR (commercial)
Gross Floor Area (total/commercial)	41,128 s.f.	123,384 s.f. / 82,256 s.f. (PUD) 102,820 s.f. / 61,692 s.f. (MOR)	156,800 s.f. (total) 30,799 s.f. (commercial)
Lot Occupancy	60% (residential only)	60% (MOR - residential only) 75% (IZ – residential only)	74% (residential) (relief requested)
Rear Yard	20 feet	15 feet	Minimum of 60 feet
Side Yard	None Required	Same	None provided
Court Width	Nonresidential Use: 3 in./ft. height, not less than 12 ft.  Residential Use: 4 in./ft. height, not less than 15 feet	Same	Court 1 – 35 ft. Court 2 – 84 ft. (see Plan A111)
Roof Structures	Per Section 411	Same	Relief Requested
Parking	<u>Requirements:</u> <ul style="list-style-type: none"> <li><u>Retail:</u> in excess of 3,000 s.f., 1 per 300 s.f. GFA and CFA</li> <li><u>Multi-Family Dwelling:</u> 1 per 2 dwelling units</li> </ul>	Same Required = <u>155 total spaces</u> <ul style="list-style-type: none"> <li>30,799 s.f. retail = 93 spaces</li> <li>124 units = 62 spaces</li> </ul>	Provided - <u>124 total spaces</u> <ul style="list-style-type: none"> <li>124 spaces (residential)</li> <li>0 spaces (retail)</li> </ul> (relief requested to locate retail on South Parcel)
Loading	<u>Retail Space (30k – 100k s.f.)</u> <ul style="list-style-type: none"> <li>1 Berth @ 30 ft. deep</li> <li>1 Berth @ 55 ft. deep</li> <li>1 Platform @ 100 s.f.</li> <li>1 Platform @ 200 s.f.</li> <li>1 Space @ 20 ft. deep</li> </ul> <u>Multi-Family Dwelling (50+)</u> <ul style="list-style-type: none"> <li>1 Berth @ 55 ft. deep</li> <li>1 Platform @ 200 s.f.</li> <li>1 Space @ 20 ft. deep</li> </ul>	Same	2 berths @ 30 ft. deep 1 platform @ 200 s.f. 2 platforms @ 100 s.f.  (relief requested)

**South Parcel (137,108 s.f.)**

NOTE: The South Parcel will be a single split-zoned record lot.

**South Parcel – Commercially-Zoned Property**

<b>Requirement</b>	<b>Existing Zoning (MW/C-1) (Lot Area = 83,603 s.f.)</b>	<b>Proposed Zoning (C-2-A) (Lot Area = 111,720 s.f.)</b>	<b>Project Design (C-2-A) (Lot Area = 111,720 s.f.)</b>
Height	40 feet / 3 stories	65 feet (PUD) / 50 feet (MOR)	37 feet / 2 stories
FAR (total/commercial)	1.0/1.0	3.0/2.0 (PUD) 2.5/1.5 (MOR)	1.56 FAR (total) 1.43 FAR (commercial)
Gross Floor Area (total/commercial)	83,603 s.f.	335,160 s.f. / 223,440 s.f. (PUD) 279,300 s.f. / 167,580 s.f. (MOR)	174,008 s.f. (total) 159,224 s.f. (commercial)
Lot Occupancy	60% (residential only)	60% (MOR - residential only) 75% (IZ – residential only)	75.5% (residential)
Rear Yard	20 feet	15 feet	Minimum of 60 feet
Side Yard	None Required	Same	None provided
Court Width	Nonresidential Use: 3 in./ft. height, not less than 12 ft.  Residential Use: 4 in./ft. height, not less than 15 feet	Same	Court 1 – 37 ft. Court 2 – 135 ft. Court 3 – 145 ft. Court 4 – 35 ft. (see Plan A111)
Closed Court Area	Residential Use: twice square of the width, not less than 350 s.f.	Same	Court 4 – 3,490 s.f.
Roof Structures	Per Section 411	Same	Relief Requested
Parking	<u>Requirements:</u> <ul style="list-style-type: none"> <li>• <u>Retail:</u> in excess of 3,000 s.f., 1 per 300 s.f. GFA/CFA</li> <li>• <u>Multi-Family Dwelling:</u> 1 per 2 dwelling units</li> </ul>	Same Required = <u>349 total spaces</u> <ul style="list-style-type: none"> <li>• 105,685 s.f. retail = 342 spcs</li> <li>• 14 units = 7 spaces</li> </ul>	Provided - <u>395 total spaces</u> <ul style="list-style-type: none"> <li>• 7 spaces (residential)</li> <li>• 388 spaces (retail)</li> </ul> (Relief requested for amount of combined retail parking)
Loading	<u>Grocery (20k – 100k)</u> 1 Berth @ 30 ft. deep 1 Berth @ 55 ft. deep 1 Platform @ 100 s.f. 1 Platform @ 200 s.f. 1 Space @ 20 ft. deep  <u>Retail Space (30k – 100k s.f.)</u> 1 Berth @ 30 ft. deep 1 Berth @ 55 ft. deep 1 Platform @ 100 s.f. 1 Platform @ 200 s.f. 1 Space @ 20 ft. deep	Same	2 Berths @ 55 ft. deep 3 Berths @ 30 ft. deep 2 Platforms @ 200 s.f. 3 Platforms @ 100 s.f.

**South Parcel – Townhouses**

<b>Requirement</b>	<b>Existing Zoning (R-5-A) (Lot Area = 53,493 s.f.)</b>	<b>Proposed Zoning (R-5-A) (Lot Area = 25,388 s.f.)</b>	<b>Project Design (R-5-A) (Lot Area = 25,388 s.f.)</b>
Height	60 feet (PUD) 40 feet (MOR)	60 feet (PUD) 40 feet (MOR)	40-43 feet (curb to top of roof) 32 feet (f.f.g. to ceiling top story)
FAR (residential only)	1.0 (PUD) 0.9 (MOR)	1.0 (PUD) 0.9 (MOR)	0.95 FAR
Gross Floor Area (residential only)	53,493 s.f. (PUD) 48,144 s.f. (MOR)	25,388 s.f. (PUD) 22,849 s.f. (MOR)	24,012 s.f.
Minimum Lot Size	1,800 s.f. of lot area per unit	1,800 s.f. of lot area per unit	25,388 s.f. (minimum)
Lot Occupancy	40%	40%	30%
Rear Yard	20 feet	15 feet	Minimum of 60 feet
Side Yard	3 in. per ft. of height, not less than 8 ft.	Same	South side yard = > 8 ft. <sup>2</sup>
Court Width	Nonresidential Use: 3 in./ft. height, not less than 12 ft.  Residential Use: 4 in./ft. height, not less than 15 feet	Same	See above
Roof Structures	Per Section 411	Same	Complies
Parking	<u>Requirements:</u> <ul style="list-style-type: none"> <li>• <u>One-Family Dwelling:</u> 1 space per dwelling unit</li> </ul>	Same Required = <u>8 total spaces</u> <ul style="list-style-type: none"> <li>• 8 townhouses = 8 spaces</li> </ul>	Provided - <u>16 spaces</u>
Loading	None	None	None

<sup>2</sup> Per 405.3, a side yard is only required for free-standing side walls. Further, per 405.5, a side yard is not required along a side street abutting a corner lot in a residence district.