Lady Bird

11/28/2018

		Building Area						Inclusionary Zoning (IZ)					Residential NSF and Unit Mix								Parking Spaces			Open Space (Lot 807 only)	
		FAR	Above Grade (GFA)	Penthouse	Bays	Below Grade	Total (GSF)	IZ GSF	IZ % of Res GFA	IZ % of Res GSF	IZ 3BR Units	IZ # Units	Res NSF	NSF/Unit	STUDIO	1BR	2BR*	3BR	# Units		# per Zoning		# per AU agreement	Lot Occupancy	Public Open Space (sf)**
PREVIOUS	**12/1/2017**																								
	Retail	0.25	19,692	0	0	0	19,692													Ret	49		90		
	Residential	3.17	252,485	27,216	2,137	7,546	289,384	28,671	11.4%	9.9%	3	23	231,835	1,059	2	49	140	28	219	Res	85		224	69.62%	8,580
	Garage	0.06	5,101	0	0	0	5,101													AU	236		56		
	Total	**3.48**	**277,278**	27,216	2,137	7,546	**314,177**													Total	370		370		
CURRENT	**10/1/2018**																								
	Retail	0.26	20,535	0	0	0	20,535													Ret	62		86		
	Residential	2.69	214,094	29,962	1,719	26,050	271,825	27,440	12.8%	10.1%	3	25	227,229	1,038	13	55	115	36	219	Res	72		228	67.86%	11,244
	Total	**2.95**	**234,629**	29,962	1,719	26,050	**292,360**													AU	236		56		
																				Total	370		370		
	Delta	**-0.54**	-42,649	2,746	-418	18,504	-21,817	-1,231	1.5%	0.2%	0	2	-4,606	-21	11	6	-25	8	0		0		0	1.75%	-2,664

* 2BR includes JR2BR, 2BR, and 2BR+Den Units

** NW Plaza, Windom Walk/Park, and portion of alley/sidewalk on our site