

PROJECT DATA SUMMARY

| | |
|------------------------------------|---|
| ADDRESS: | 130 CENTER STREET, SANTA CRUZ, CA 95060 |
| APN: | 007-023-26 |
| GENERAL PLAN LAND USE DESIGNATION: | RVC - REGIONAL VISITOR COMMERCIAL |
| SPECIFIC PLAN | SOUTH OF LAUREL |
| DENSITY (DWELLING UNITS / ACRE): | CURRENTLY: 195.8 |
| ZONING: | RTC - TOURIST BEACH COMMERCIAL |
| FLOOD ZONE (SEC 24.14.500): | A-99 |

SITE AREA SUMMARY

| ACCESSOR PARCEL NUMBER | SQUARE FEET | ACRES |
|------------------------|---------------|-------------|
| 007-023-26 | 51,692 | 1.19 |
| TOTAL | 51,692 | 1.19 |

PROPOSED UNIT SIZE / PERCENTAGE / COUNT

| CONFIGURATION | UNIT TYPE | PROPOSED UNIT AREA (SF) | 1st FLOOR | 2nd FLOOR | 3rd FLOOR | 4th FLOOR | 5th FLOOR | 6th FLOOR | TOTAL | PROPOSED PERCENTAGE |
|-----------------|---------------------------------------|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|---------------------|
| MICRO | | | | | | | | | | |
| | A1 | 295 | 1 | 16 | 16 | 16 | 18 | 11 | 78 | |
| | AVERAGE | 295 | | | | | | | SUB-TOTAL 78 | 33.5% |
| STANDARD | | | | | | | | | | |
| | B1 | 328 | 0 | 11 | 17 | 17 | 15 | 5 | 65 | |
| | AVERAGE | 328 | | | | | | | SUB-TOTAL 65 | 27.9% |
| EXTENDED | | | | | | | | | | |
| | C1 | 400 | 8 | 18 | 15 | 15 | 15 | 19 | 90 | |
| | AVERAGE | 400 | | | | | | | SUB-TOTAL 90 | 38.6% |
| TOTAL | AVERAGE | 345 | 9 | 45 | 48 | 48 | 48 | 48 | 233 | 100% |
| | HEIGHT OF FLOOR AT FLOOR LEVEL (FT) | | 15 | 25 | 35 | 45 | 55 | 65 | | |
| | HEIGHT OF CEILING AT FLOOR LEVEL (FT) | | 24 | 34 | 44 | 54 | 64 | 74 | | |
| | NOMINAL HEIGHT OF CEILING (FT) | | 12 | 9 | 9 | 9 | 9 | 9 | | |

PROPOSED FOOD / FLEX COMMERCIAL & RESTAURANT SPACE

| LEVEL | USE | COMMERICAL AREA (SF) |
|--------------|------------------------|----------------------|
| 1ST FLOOR | RETAIL / COMMERICAL #1 | 1,352 |
| | RETAIL / COMMERICAL #2 | 1,266 |
| TOTAL | | 2,618 |

REQ. RESIDENTIAL PARKING

SCMC 24.12.240 - SECTION w.

| | | | | PARKING STALLS |
|---|-----------|------------|--------|----------------|
| MARKET TYPE | UNIT TYPE | UNIT COUNT | FACTOR | TOTAL |
| SRO | MICRO | 78 | 0.75 | 58.5 |
| SRO | STANDARD | 65 | 1 | 65.0 |
| SRO | EXTENDED | 90 | 1 | 90.0 |
| TOTAL REQUIRED (W/OUT DENSITY BONUS) | | | | 214 |

DENSITY BONUS (DB) QUALIFIER

| 6-STORY PARKING ALLOCATION BASED ON DENSITY BONUS AND 0.5 MILES FROM TRANSIT STATION (0.5 SPACES/UNIT) | | | | |
|--|--|------------|--------|----------------|
| | | | | PARKING STALLS |
| UNIT TYPE | | UNIT COUNT | FACTOR | TOTAL |
| MICRO | | 78 | 0.5 | 39.0 |
| STANDARD | | 65 | 0.5 | 32.5 |
| EXTENDED | | 90 | 0.5 | 45.0 |
| TOTAL REQUIRED (W/ DENSITY BONUS) | | | | 117 |

REQ. COMMERCIAL PARKING

SCMC 24.12.240 - SECTION X.

| LEVEL | TYPE | | | PARKING STALLS |
|-----------------------|-------|-------------|---------------------------|----------------|
| | AREA | AREA AT 85% | 1 / 120 SF OF FLOOR SPACE | |
| COMMERCIAL | 2,618 | 2,225.3 | 18.5 | 19 |
| TOTAL REQUIRED | | | | 19 |

PROPOSED ON SITE PARKING

| LEVEL | TYPE | | | | PARKING STALLS |
|---------------------------|----------------------------------|--------------------------------|---------------|-----------|----------------|
| | (8'-6" x 19'-0") (ACCESSIBLE) | (8'-6" x 19'-0") (STANDARD) | PUZZLE LIFTS) | | |
| | | | (2 LEVEL) | (3 LEVEL) | |
| BASEMENT | 0 | 13 | 72 | 68 | 153 |
| 1ST FLOOR | 8 | 26 | 22 | | 56 |
| TOTAL PROVIDED | | | | | 209 |
| TOTAL CAR STALLS | | | | | 209 |
| TOTAL REQUIRED (W/OUT DB) | | | | | 214 |
| TOTAL REQUIRED (W/ DB) | | | | | 136 |
| SURPLUS (W/OUT DB) | | | | | 5 |
| SURPLUS (W/ DB) | | | | | 73 |

ELECTRIC VEHICLE PARKING SUMMARY

SCMC 24.12.241 - SECTION 3a. & 3b.

| | PROVIDED STALLS | FACTOR | PARKING STALLS |
|----------------|-----------------|--------|----------------|
| RESIDENTIAL | 209 | 12% | 25 |
| COMMERCIAL | 19 | N/A | 1 |
| TOTAL REQUIRED | | | 26 |
| TOTAL PROVIDED | | | 139 |

REQUIRED RESIDENTIAL BICYCLE PARKING

SCMC 24.12.250 - SECTION 2c.

| | UNITS | REQUIRED PARKING | FACTOR | PARKING STALLS |
|----------------|---|------------------|------------|----------------|
| RESIDENTIAL | 233 | N/A | 1 PER UNIT | 233 |
| TOTAL REQUIRED | | | | 233 |
| TOTAL PROVIDED | <i>(SEE PRIVATE STORAGE AND PRIVATE BICYCLE STORAGE ROOM BELOW)</i> | | | 300 |

PRIVATE STORAGE

(HOOK PROVIDED IN EACH STORAGE UNIT FOR VERTICAL BICYCLE STORAGE - CLASS 1 BICYCLE PARKING)

| LEVEL | APPROXIMATE SIZE | | | TOTAL |
|-----------|--|---|--|------------|
| | SMALL LOCKER 11 SF (3'-5" x 3'-2") | MEDIUM LOCKER 19 SF (3'-5" x 5'-5") | LARGE LOCKER 25 SF (4'-6" x 5'-6") | |
| BASEMENT | | | 177 | 177 |
| 1ST FLOOR | | | 51 | 51 |
| 2ND FLOOR | | | | 0 |
| 3RD FLOOR | | | | 0 |
| 4TH FLOOR | | | | 0 |
| 5TH FLOOR | | | | 0 |
| TOTAL | 0 | 0 | 228 | 228 |
| | | | | SURPLUS -5 |

PRIVATE BICYCLE STORAGE ROOM

(SECURE FACILITY FOR TENANTS TO STORE AND WORK ON THEIR BICYCLES - CLASS 1 BICYCLE PARKING)

| LEVEL | LOCATION | SIZE | STALLS | TOTAL |
|-----------|-----------|---------|--------|-------|
| 1ST FLOOR | BIKE CAFÉ | 1132 SF | 72 | 72 |
| TOTAL | | | | 72 |

TOTAL PRIVATE BICYCLE STORAGE

(COMBINED LOCATIONS)

| SIZE / TYPE | | | | | TOTAL |
|-------------------------|--------------|---------------|--------------|-----------|------------|
| | SMALL LOCKER | MEDIUM LOCKER | LARGE LOCKER | BIKE CAFÉ | |
| TOTAL | 0 | 0 | 228 | 72 | 300 |
| TOTAL BICYCLE STORAGE | | | | | 300 |
| TOTAL RESIDENTIAL UNITS | | | | | 233 |
| SURPLUS BICYCLE STORAGE | | | | | 67 |

REQUIRED COMMERCIAL BICYCLE PARKING

SCMC 24.12.250 - SECTION 2c.

| | REQUIRED PARKING | FACTOR | PARKING STALLS |
|----------------|------------------|---------|----------------|
| COMMERCIAL | 19 | 2 + 15% | 5 |
| TOTAL REQUIRED | | | 5 |
| TOTAL PROVIDED | | | 6 |

GROSS BUILDING AREA SUMMARY

| LEVEL | USE | AREA (SF) | SUBTOTAL | TOTAL |
|------------------|--|-----------|----------|----------------|
| BASEMENT | | | | |
| | CIRCULATION (STAIRS / ELEVATORS/RAMP) | 1,804 | | |
| | UTIL. | 661 | | |
| | GARAGE | 27,564 | | |
| | STORAGE | 7,871 | | 37,900 |
| 1ST FLOOR | | | | |
| | BIKE CAFÉ | 1,132 | | |
| | BUILDING SERVICES (TRASH RM & ELEC RM) | 772 | | |
| | COMMERCIAL | 2,618 | | |
| | GARAGE | 16,234 | | |
| | RESIDENTIAL | 3,495 | | |
| | PVT. PATIO | 642 | | |
| | SPA | 245 | | |
| | SPA DECK | 1,440 | | |
| | RESIDENTIAL LOBBY | 1,794 | | |
| | STORAGE | 1,909 | | 30,281 |
| 2ND FLOOR | | | | |
| | PODIUM | 10,475 | | NOT INCLUDED |
| | RESIDENTIAL | 23,896 | | |
| | PVT. PATIO | 2,489 | | |
| | GAME ROOM | 856 | | |
| | FITNESS | 1,077 | | 28,318 |
| 3RD FLOOR | | | | |
| | RESIDENTIAL | 23,509 | | |
| | PVT. PATIO | 1,429 | | 24,938 |
| 4TH FLOOR | | | | |
| | RESIDENTIAL | 23,509 | | |
| | PVT. PATIO | 876 | | 24,385 |
| 5TH FLOOR | | | | |
| | RESIDENTIAL | 23,509 | | |
| | PVT. PATIO | 876 | | 24,385 |
| 6TH FLOOR | | | | |
| | REC. DECK | 2,692 | | NOT INCLUDED |
| | COMMUNITY ROOM | 1,054 | | |
| | RESIDENTIAL | 19,103 | | |
| | PVT. PATIO | 672 | | 19,775 |
| TOTAL | | | | 189,982 |

