

Site ID	Land Area (SF)	Table 1: Development Matrix					Final FAR	Project Breakdown							Project Description	Comments/Other
		Proposed Use(s)	Floor Count	Building Height (Feet)	Gross Floor Area (SF)	Residential Units		Net Residential (SF)	Net Retail (SF)	Net Office (SF)	Hotel Rooms	Parking Spaces				
						1 Bed							2 Bed			
0	18,750	Office, Residential	20	250	280,078	15.1	72	48	118,800	7,969	95,625	-	434	Luxury condos on top of 6 floors of office		
1	21,875	Office, Residential	25	304	433,125	20.1	160	112	270,400	9,297	55,781	-	504	Residential Apartments with above 3 floors of Office		
2	22,027	Office, Residential	25	304	436,135	20.1	176	112	284,000	9,361	56,168	-	511	Primarily Luxury Residential Apartments with small Flex-Space Office component		
3	15,625	Residential, Office, Hotel, Retail	24	291	281,250	18.1	63	45	107,550	6,641	53,125	172	312	Condos on top floors with ground-floor retail and four floors each of hotel and office.		
5	17,257	Residential	14	170	189,827	12.1	88	66	154,000	7,334	-	-	228	Luxury Residential Building	Decided a Residential building was the best use for the area, though the lot was not completely maxed out	
6	12,563	Residential	13	158	133,482	11.1	60	40	99,000	-	-	-	164	Luxury Residential Building		
7	15,095	Office, Ground Floor Retail	18	233	181,140	12.1	-	-	-	6,415	141,138	-	400	Office Building with Ground Floor Retail		
8	23,224	Residential Condos, Ground Floor Retail	14	170	278,688	12.1	121	850	208,450	9,870	-	-	308	Residential Building with Ground Floor Spa and Health Center		
9	54,905	Residential, Hotel, Office, Retail	32	390	760,948	14.6.1	165	110	272,250	80,589	153,000	504	1,647	High-end condos with small Hotel component with some office and a small retail component (Whole Foods)	Residential floors reduced to 30,000 sf-Residential was limited by building height and FAR	
10	40,747	Office, Residential, Retail	22	278	611,205	15.1	60	42	101,400	21,885	380,984	-	1,215	Office building with top-floor residential floors and ground-floor retail.	Parcel size is greater than 30,000 sf but is a rectangular shape.	
11	15,500	Residential, Office, Retail	24	294	294,500	19.1	98	70	167,300	6,588	52,700	-	357	Rental apartment building with offices on lower floors and ground-floor retail.		
12	31,309	Hotel, Residential, Office, Retail	20	240	452,618	14.5.1	75	50	123,750	13,863	26,613	672	728	Hotel with condos on top floors, ground-floor retail and second floor office space.	Hotel and residential floors reduced to 30,000 sf floorplates due to large lot size.	
13	31,238	Office, Residential	24	302	463,313	16.4.1	75	50	123,750	13,276	255,000	-	936	Live/Work units - with large studios and offices with living units above street level retail and 10 floors of office	Residential floors reduced to 30,000 sf-floors of office	
14	12,563	Office, Residential	25	304	249,219	20.1	96	64	158,400	5,339	32,036	-	287	Small office component with Residential suites		
15	12,563	Office, Residential	25	304	249,219	20.1	96	64	158,400	5,339	32,036	-	287	Small office component with Residential suites		
16	18,750	Hotel, Retail	16	190	199,219	11.1	-	-	-	7,969	-	520	434	Hotel building with salon and dayspa	Decided a Hotel building was the best use for the area, though the lot was not completely maxed out	
17	18,750	Hotel, Residential, Retail	25	298	364,172	20.1	135	90	222,750	7,969	-	208	434	Boutique Hotel building with High-end Residential Apartments		
18	37,500	Residential, Office, Retail	30	365	735,000	19.6.1	270	180	445,500	19,125	133,875	-	1,000	Condos with ground-floor retail and office on lower building floors.	Residential and office (above the 2nd floor) floors reduced to 30,000 sf floorplates due to large lot size	
19	31,883	Business Offices, Live/Work Suites, Child Care	15	195	333,766	11.1	45	30	74,250	14,351	180,101	-	636	Business Offices with 20% Designated as Live/Work Suites		
20	12,563	Residential	22	260	216,712	18.1	102	68	168,300	5,339	-	-	246	Upscale Residential Suites		
21	12,538	Office, Residential	25	302	255,211	20.1	102	68	168,300	5,329	21,315	-	287	Small Live/Work space with Residential suites above		
22	17,858	Hotel, Retail	15	181	196,438	11.1	-	-	-	7,590	-	500	354	Hotel with Ground Floor Retail		
23	12,500	Residential, Office, Retail	14	170	137,500	11.1	66	44	108,900	5,313	-	-	164	Residential Building with Graduate Student Housing component and coffee/deli shop retail component		
24	50,212	Commercial Offices, Ground Floor Retail	24	317	580,424	11.6	-	-	-	29,930	450,680	-	1,336	Commercial Office Building with Ground Floor Retail	Ground Floor Retail, 2nd floor and above reduced to 30,000 sf floorplates due to large lot size	
25	12,500	Residential, Office, Retail	13	158	132,813	12.1	60	40	99,000	5,313	-	-	164	Residential Building with Graduate Student Housing component with book store or small venue for bands		
26	26,600	Residential, Office	22	270	458,850	17.1	156	108	262,200	11,305	90,440	-	616	University Student Residential Building with a University Office component and deli shop		
27	15,312	Residential, Office, Retail	25	309	290,928	19.1	77	55	131,450	6,508	91,106	-	408	Condos with ground-floor retail and office on lower building floors.		
28	26,600	Residential, Office	22	270	458,850	17.1	156	108	262,200	11,305	90,440	-	616	University Student Residential Building with a University Office component and deli shop		
29	26,600	Residential, Hotel	15	181	282,625	11.1	26	18	43,700	11,305	-	592	528	Hotel building with Residential component for visiting professors and keynote speakers for the area and supporting Retail		
30	26,600	Office, Residential	23	292	436,240	16.1	39	27	65,550	11,305	271,320	-	792	University Building for Planning Department and small Residential component for staff of the University and ground floor daycare		
31	18,750	Office, Residential	25	302	381,656	20.1	153	102	252,450	7,969	31,875	-	434	Small office space for professional medical services with Residential suites above the offices		
32	12,500	Office, Residential	26	322	242,781	19.1	54	36	89,100	5,313	95,625	-	369	(Live/Work Units) for artists or professionals (designers, medical professionals) with a small restaurant space		
33	12,500	Office, Hotel, Retail	16	200	137,500	11.1	-	-	-	5,313	53,125	175	287	Office building with top floor hotel rooms, and ground-floor retail		
34	15,625	Office, Residential, Hotel, Retail	24	288	273,828	17.1	35	25	59,750	6,641	53,125	301	468	Boutique Hotel with Residential Suites and Office uses and ground floor retail		
35	40,625	Ground Floor Retail, Commercial Offices	21	275	471,250	11.6	-	-	-	21,781	366,031	-	1,080	Office Building with Pharmacy on Ground Floor	Ground Floor Pharmacy, 2nd floor and above reduced to 30,000 sf floorplates due to large lot size	
36	10,552	Residential, Hotel, Retail	25	295	200,488	19.1	50	30	78,500	4,485	-	232	280	Condos with ground-floor retail and hotel rooms on lower floors.		
37	22,331	Office, Residential	24	298	372,090	17.1	77	49	124,250	9,491	170,832	-	666	Primarily Office with Residential Apartments		
38	10,490	Residential, Office, Retail	14	178	115,390	11.1	35	21	54,950	4,458	26,750	-	170	40 - 60 Split of Office and Residential	Large Live Work/Lofts for artists	
39	17,756	Hotel, Retail	17	202	213,072	12.1	-	-	-	7,546	-	539	413	Hotel with Ground Floor Retail		
40	25,047	Residential, Office, Retail	23	282	450,846	18.1	156	104	257,400	10,645	85,160	-	581	Apartments with ground-floor retail and office space on lower floors.		
41	33,250	Residential, Office, Retail	29	358	666,500	20.1	180	120	297,000	15,513	232,263	-	990	Condos with ground-floor retail, 2nd floor office space and additional office space on lower floors (above "above-ground" parking).	Residential and office (above the 2nd floor) floors reduced to 30,000 sf floorplates due to large lot size	
42	33,250	Residential, Office, Retail	29	358	666,600	20.1	180	120	297,000	15,513	232,263	-	990	Condos with ground-floor retail, 2nd floor office space and additional office space on lower floors (above "above-ground" parking).	Residential and office (above the 2nd floor) floors reduced to 30,000 sf floorplates due to large lot size	
43	15,625	Residential	14	170	171,875	12.1	77	55	131,450	6,641	-	-	208	Mixture of affordable and market rate residential units with nursery school and deli		
44	18,750	Office, Residential	24	284	360,937	20.1	171	114	282,150	7,969	-	-	372	Luxury Residential with Salon Services		
45	12,500	Office	18	233	137,500	12.1	-	-	-	5,313	116,875	-	328	Professional Officewith a small day care and small restaurant		
46	53,125	Residential, Office, Retail	22	285	586,250	11.1	105	70	173,250	32,406	274,656	-	1,062	50 -50 split of office and residential. Ground Floor Restaurant	Ground Floor Restaurant, 2nd floor and above reduced to 30,000 sf floorplates due to large lot size	
47	25,000	Ground Floor Restaurant, Business Offices	18	233	300,000	12.1	-	-	-	10,625	233,750	-	664	Ground Floor Restaurant, Business Offices		
48	21,875	Retail, Offices, Penthouse Residential Suites	17	220	262,500	12.1	20	14	33,800	9,297	167,344	-	504	Ground Floor Retail, Offices, Top Two Floors are Premier Penthouse Residential Suites		
49	27,880	Retail, Commercial Offices	18	233	334,560	12.1	-	-	-	11,849	260,678	-	736	Ground Floor Retail, Business Offices		
50	12,032	Medical Offices, Residential	13	158	132,352	11.1	60	40	99,000	5,114	-	-	160	Senior Assisted Living Facility with Medical Supply Store on the Ground Floor		
51	15,625	Retail, Commercial Offices	18	233	187,500	12.1	-	-	-	6,641	146,094	-	416	Ground Floor Retail, Commercial Offices for Technology Firms		
52	53,200	Retail, Commercial Offices	25	331	616,400	11.6	-	-	-	32,470	478,720	-	1,416	Ground Floor Retail, Commercial Offices for Technology Firms		
53	66,638	Office, Residential, Retail	39	508	1,033,276	15.5.1	105	70	173,250	100,535	643,142	-	2,220	Office tower with 2nd floor educational institution, top floor condos, and ground-floor retail	Office and residential floors reduced to 30,000 sf floorplates due to large lot size.	
54	23,294	Residential, Office	18	228	293,504	12.1	55	40	94,750	9,900	138,599	-	539	Office building with ground floor day-care , condos, and penthouse residential space	Since the project was located within the Non-core Area, the residential space was reduced in order to not exceed the FAR	
55	25,000	Office, Residential	24	301	395,000	16.1	36	24	59,400	10,625	255,000	-	830	Office building with some Residential apartments and ground floor daycare		
56	18,750	Hotel	16	190	199,219	11.1	-	-	-	7,969	-	520	434	Hotel with ground floor day spa		
57	18,750	Hotel, Residential	22	259	296,250	16.1	54	36	89,100	7,969	-	468	496	Hotel with for sale Residential units and ground floor retail		
Total	1,352,727				19,872,618		4,242	3,629	7,046,100	743,709	6,725,389	4,883	33,446			