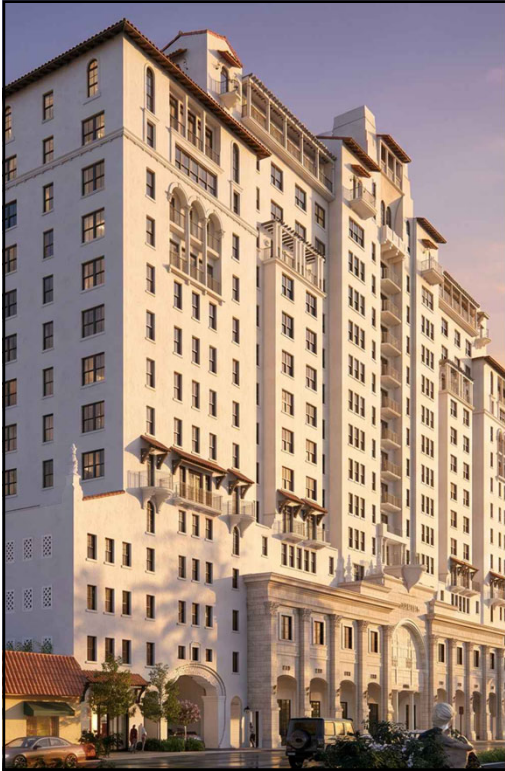




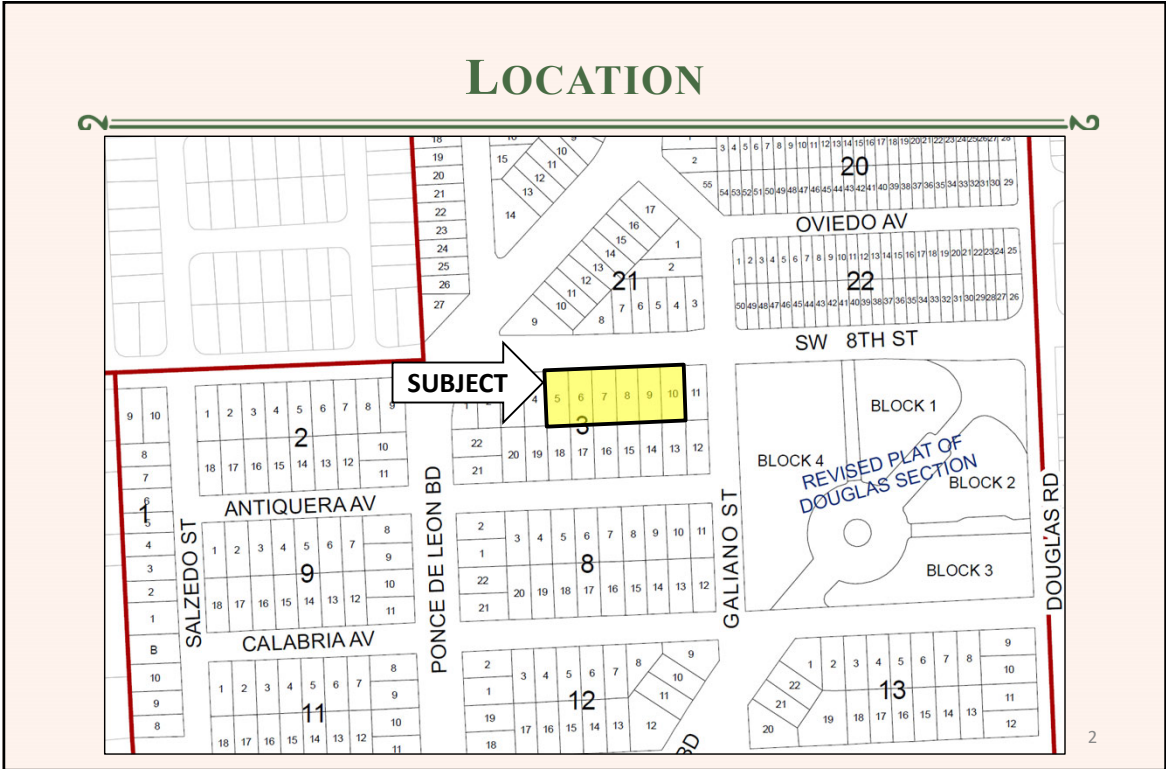
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MIXED-USE PROJECT

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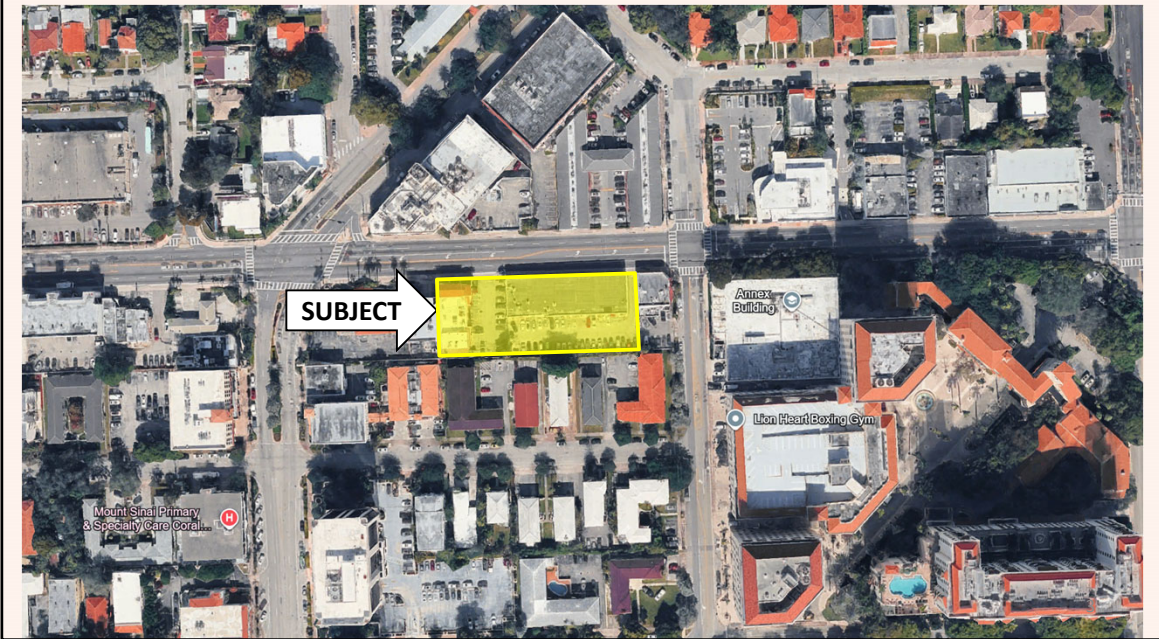


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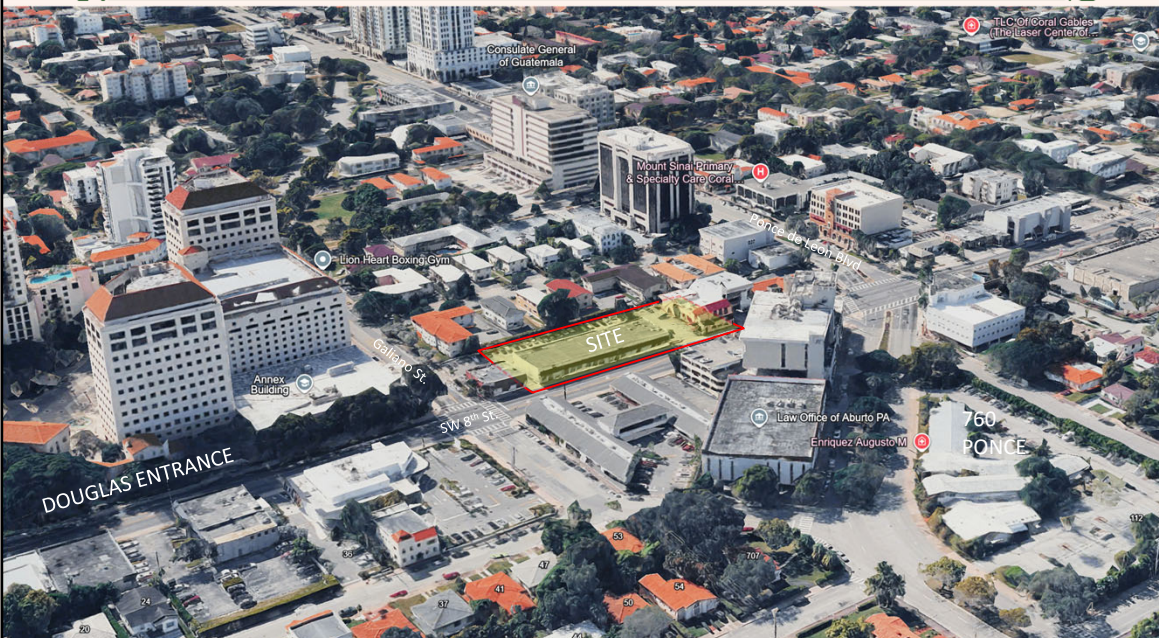
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LOCATION



3

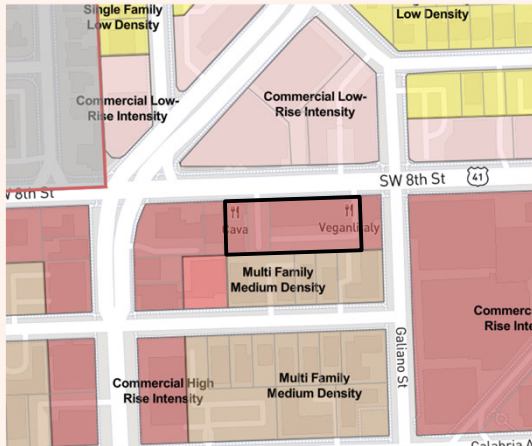
EXISTING CONDITIONS



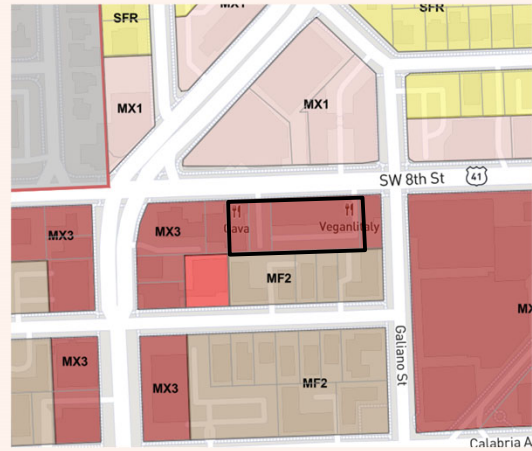
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EXISTING CONDITIONS

Future Land Use: Commercial High-Rise Intensity

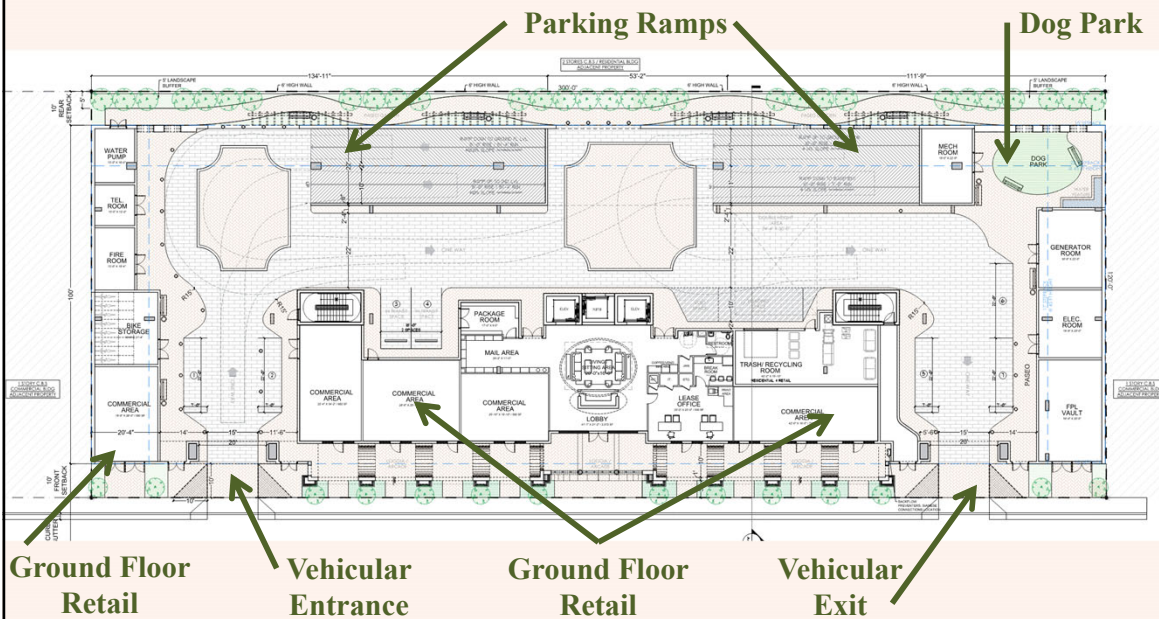


Zoning Map: Mixed-Use 3 (MX3)



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MIXED-USE SITE PLAN



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“PONCE 8”

Standard	Current/Allowed/Required	Proposed
Lot Area	20,000 sq. ft.	36,000 sqft. (0.83 Acres)
Zoning	Mixed-Use 3 (MX3)	Mixed-Use 3 (MX3)
Land Use	Commercial High-Rise Intensity	Commercial High-Rise Intensity
Total FAR	5.0 (3.5 + 1.5) 180,000 SF	5.0 179,842 SF
Building height	190'-6" / 16 stories (w/. Med Bonus)	175'-0" / 16 stories (w/. Med Bonus)
Proposed Uses:		
Residential	Unlimited	200 units (242 DU/Acre)
Commercial	10% max. of non-residential	10% Approx. 18,000 SF
Parking		
Total Parking w/. Live Local Act Reduction	300 x 15% reduction 255 spaces required	294 spaces provided
Open Space	3,600 sf (10%)	6,228 sf (17.3%)

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“PONCE 8”



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“PONCE 8”



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“PONCE 8”



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“PONCE 8”



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“PONCE 8”



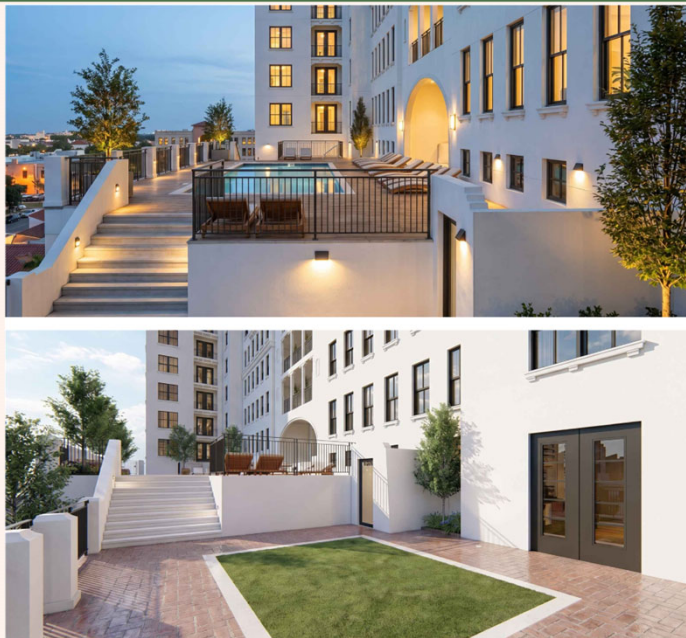
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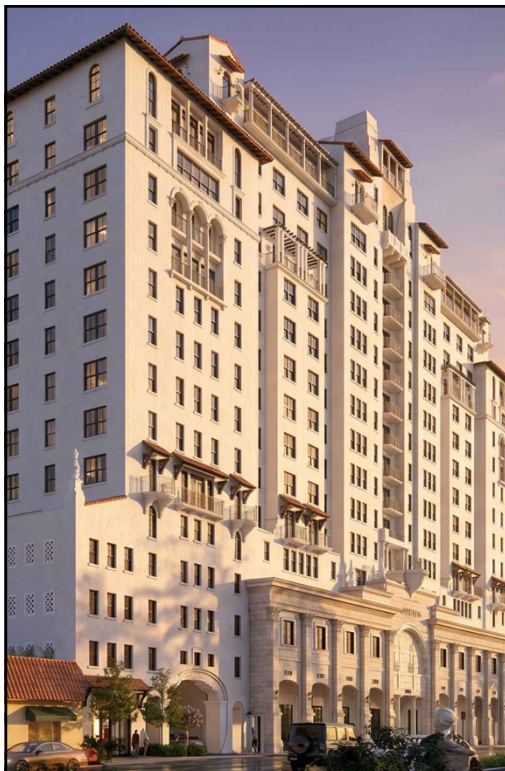
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