

Requirement	6/21/10 Proposal	10/14/11 Proposal
Public Benefit	Expansion of the supply of affordable housing; preservation of historic resources	Expansion of the supply of affordable housing; innovation in land use and variety of design; use and reuse of homes that contribute to an established neighborhood
Rear Setback	10-13 feet minimum	10 feet minimum
Height (new buildings)	37.375 (east elevation) ft. max. 39.625 (west elevation) ft. max.	39.625 feet maximum
Height (existing buildings)	38.875 ft. maximum	38.875 ft. maximum; exceptions allowed if required by building code
Phasing	Single phase	Option for multiple phases
Floor Area Ratio	133% maximum	150% maximum
Density	82 dwelling units containing 163 bedrooms maximum	85 dwelling units containing 180 bedrooms maximum
Unit Mix	1, 2, 3 and units; one 5-bedroom unit	1, 2, 3, 4 and 5 bedroom; maximum of 20% 4 and 5 bedroom units
Off-street vehicular parking	60 spaces minimum	0 spaces minimum (monthly parking permits in the city structures to be incorporated into development agreement)
Off-street bicycle parking	112 Class A 6 Class B 28 Class C	85 Class B & C
Open Space	53 % minimum with required plaza	30% minimum with optional plaza
Environmental certification	Energy Star	Society of Environmental Responsible Facilities; Energy Star appliances
Renewable energy source	Geothermal on-site or purchase off-site	None
Affordable housing for lower income households	18% of 82 units (14.76)	17% of 85 units (14.45)
Architectural standards for existing houses	7 houses preserved and restored using Secretary of Interior standards	7 houses renovated or reconstructed