

DEVELOPMENT PROGRAM COMPARISON

Scope of Development	RFQ/P Guidelines	Selected Developer RFQ/P Proposal March 19, 2007 (ENA)	Preliminary Design Review Drawings October 5, 2007	DDA Basic Concept/ Schematic Drawings April 2, 2008	Comments
Public Parking	Minimum 650 spaces	650 spaces	637 spaces	630 spaces	-- Decrease in number of spaces (approx. 3% of total) due to: <ul style="list-style-type: none"> design refinement to provide better circulation of vehicles and enhance the public driving experience, as requested by Corporation staff; relocation and better accessibility for motorcycles and bicycles, including increasing the number of motorcycle stalls and bicycle spaces to 32 each; and core enlargement and structural column movement to accommodate overall project, as Developer's drawings have evolved during Corporation's design review and City Development Services Department's preliminary design review -- Number of lanes for Eighth Avenue entrance expanded from 2 to 3 lanes
Housing					
Total Units	Minimum 250 units	418 units	330 units	364 units	-- Developer reduced original number of total units due to need to re-allocate project floor area for internal support services for both residential and hotels uses, including additional elevators, to improve access, efficiencies and operations of building (input provided by elevator consultant and potential hotel operators); some hotel back-of-house areas moved to below-ground levels, which had impact of adding a 4 th level of below-ground private parking -- Total units still exceed RFQ/P minimum
Affordable	20% of all units	20% (84 units)	20% (66 units)	20% (73 units)	-- Number of affordable units reduced from RFQ/P proposal, but still equals 20% of total units -- Parking space included with each affordable unit at no extra charge to rent -- Per unit subsidy in line with recent Agency loans for downtown projects; Agency subsidy does not cover entire affordability gap (Developer will cover balance of gap)
For-sale affordable	None (up to developer)	20 units	0 units	0 units	-- For-sale affordable units deleted from project due to market conditions (drastic changes in credit availability for homebuyers) and potentially high subsidy requirement; better to offer all affordable units as rental, Corporation Board indicated acquiescence last Oct. 17
Affordable three-br	None (up to developer)	6 units	0 units	0 units	-- Affordable three-bedroom units deleted from project due to entire rental residential component being re-formatted as an urban product without any three-bedroom units, and potentially high subsidy requirement; increasing unit sizes would require combining smaller units, therefore decreasing the overall number of units, including affordable units; Corporation Board indicated acquiescence last Oct. 17
Above-affordable (120-200% AMI)	10% of all units	10% (42 units)	10% (33 units)	10% (37 units)	-- Number of above-affordable units reduced from RFQ/P proposal, but still equals 10% of total units
Police Storefront w/ public restrooms	1,250 SF	1,250 SF	1,000 SF + two public restrooms (M, W)	370 SF Police Bicycle Storage + two 70 SF public restrooms (M, W)	-- Police storefront deleted from project as requested by Police Department; Corporation staff requested that space be reallocated to a police bicycle storage area, two public restrooms (now located within the Public Parking Parcel), and the Cultural Use (all reallocated space costs to be paid by Developer)
Cultural Use	3,000 – 5,000 SF	6,000 SF	8,545 SF	9,030 SF (DDA requires min. 4,500 GFA of covered space)	-- Exceeds RFQ/P and DDA minimums if built per April 2, 2008 Drawings; otherwise DDA minimum 4,500 GFA of covered space is consistent with RFQ/P; March 2007 figure includes 3,500 SF covered space & 2,500 outdoor terrace space
Public Plaza	Minimum 500 SF	500 SF +	500 SF +	571 SF	-- Exceeds RFQ/P minimum
Hotel	None	220 rooms	183 rooms	224 rooms	-- Number of hotel rooms increased slightly from RFQ/P proposal
Net FAR	None	10.6	10.36	11.79	-- Exceeds RFQ/P minimum; dip in Oct. 2007 due to loss of 3-bedroom FAR bonus; increase in April 2008 due to purchase of TDR GFA