

**Zoning Data (cont.)
Pacific Street - Zoning Lot**

Parking Calculation

Residential (by unit)		Req. per Unit	(total req)	Provided	Notes
Studio (BMR)	2	0.50	1.00	73	Complies. Per §12.D.2, Table 12.7; Overall residential ratio of 1.22 striped spaces per DU. Technically 71 spaces as 5 required EV charging spaces count as 50% each. (73 - 2.5 = 71.5 ≈ 71 "spaces").
1-BR (BMR)	3	0.75	2.25		
2-BR (BMR)	2	1.00	2.00		
Studio (market)	10	0.75	7.50		
1-BR (market)	29	1.00	29.00		
2-BR (market)	15	1.25	18.75		
171 Henry	<u>2</u>	2.00	<u>4.00</u>		
SUBTOTAL	63	-	64.5		
Non-Residential Spaces		Req. per SF	(total req)	Provided	
Church	6,150	n/a	9.0	9	Existing nonconformng parking to remain.
Firehouse 1	2,430	3,100 (excludes 2,000sf per business)	1.3	4	Complies. Commercial tenants may have the opportunity to share parking with residential depending on the relationship of demand periods. Sharing may be approved administratively by the ZB pursuant to Section 12-I of the Zoning Regulations once specific tenants are identified.
Firehouse 2	2,400		1.2		
New Bldg 1	2,130		0.4	1	
New Bldg 2	993		0.0		
TOTAL				76.4	

BMR Calculation

Total Units		Affordability Level (AMI)	Conversion Rate (per §7.4)	Required BMR		Proposed BMR		Notes	
				Number of Units	Equivalency Units	Number of Units	Equivalency Units		
Studio	12	50%	0.33	6%	0.72	0.24	2	0.67	Complies. Special Permit Request per §7.4.C.1 subsections (g) and (k)
		65%	0.20	6%	0.72	0.14	0	0.00	
1BR	32	50%	0.50	6%	1.92	0.96	2	1.00	
		65%	0.30	6%	1.92	0.58	1	0.30	
2BR	17	50%	1.00	6%	1.02	1.02	1	1.00	
		65%	0.60	6%	1.02	0.61	1	0.60	
TOTAL	61				7.32	3.55	7	3.57	