

LUMINOUS



Davidson Development Partners, LLC



Development Data

NEIGHBORHOOD CENTER I

Commercial Development

R1	Street Level Storefront Retail/Restaurant	28,052 SF
R2		
R3		

E1	Educational	21,828 SF
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• 1 story of Educational above R3, E1 2 stories Educational

H	Boutique Hotel	100 Rooms	69,348 SF
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• 2 stories of Hotel above R1, 3 stories of single loaded corridor Hotel above R2

Residential Development

C1	Multi-Family	21 DU	48,320 SF
C2	Multi-Family	21 DU	48,320 SF
C3	Multi-Family	21 DU	48,320 SF
C4	Multi-Family	36 DU	83,200 SF
C5	Multi-Family	33 DU	57,600 SF

• C1 thru C4 3 stories residential over basement parking, C5 3 stories residential slab on grade, 1410 SF average unit size with 80% efficiency

Parking

D1	Parking Deck	4.5 Levels	91,800 SF
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• Commercial 225 Minimum - 241 Provided
 • Residential 132 Minimum - 216 Provided
 • 58 reserved parking spaces provided in Parking Deck for C5

VILLAGE INFILL

Residential Development

T1	Townhomes - 21 Units Affordable	21 DU
T2		
BC	Villas	11 DU

AFFORDABLE HOUSING

• 164 Total Units - 21 Provided 12.5% Minimum - 12.5% Provided

BUILDING TYPE RESTRICTIONS

Neighborhood Center I

• Multi-Family Land Area:	25% Maximum - 11% Actual
• Storefront Area:	85% Maximum - 09% Actual

WATERSHED AREAS

WS-IV-CA Critical Area High Density Option

• Maximum Built-Upon Ratio:	50% Maximum - 41% Actual
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PARKS & OPEN SPACE

Neighborhood Center I

Open Space Required:	10% Minimum - 59% Provided
Tree Coverage Preservation:	20% Minimum - 31% Provided

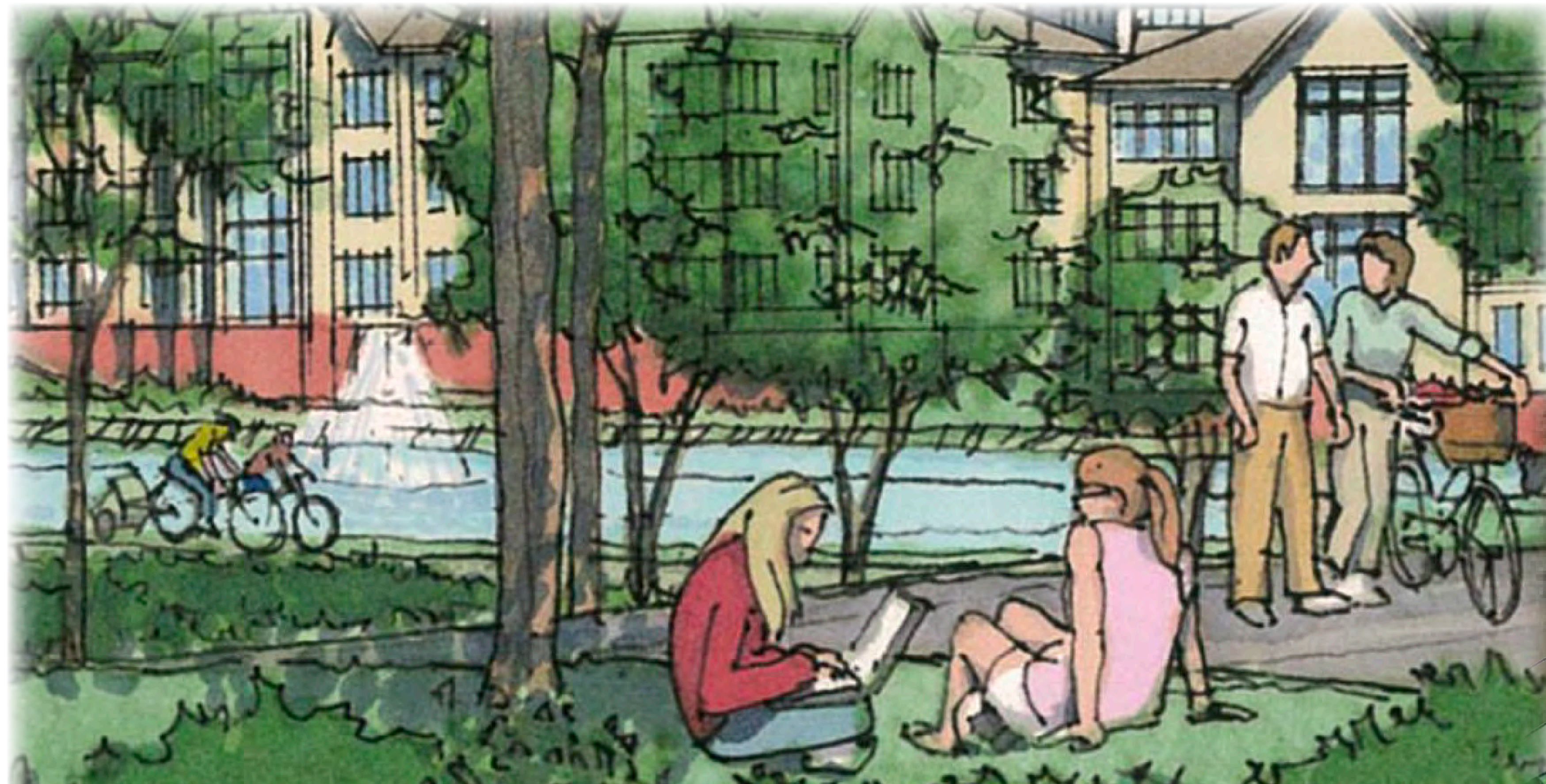


Davidson Walks & Rolls Legend

- Intersection Improvements
- Pedestrian Facilities Off Site Future
- Pedestrian Facilities Off Site Existing
- Bike Facilities Off Site Existing

Project Legend

- Crosswalk Improvements
- Pedestrian Facilities On Site Proposed
- Shared Pedestrian Bike Facilities On Site Proposed
- Bike Facilities Off Site Proposed



View from Beaty Street



Internal Trails



The Park





View of The Square



Streetcape



Luminous Square

