**PROJECT NARRATIVE:**

**EXISTING SITE CONDITIONS:**
The existing site contains five multi-story buildings for commercial/retail/mixed use, an above ground parking garage, parking lots, and interconnecting roadways. An area to the east is heavily vegetated with steep slopes. The majority of the site is impervious and generally slopes from west to east. Above ground and below ground utilities, and associated infrastructure are contained within the site.

**DESCRIPTION OF DEVELOPMENT:**
The site is bordered to the north by an existing parking garage, to the west by future blocks G, N and public road, to the south by future open space, and to the east by a public road.

The purpose for the redevelopment of block I is to allow for a range of uses across the site. These uses would include retail and residential. These uses may be implemented anywhere on the site, subject to capacity and infrastructure.

**SPECIAL AMENITIES:**
As part of the overall proposed development for the site, the applicant proposes to provide special amenities including a minimum of 3.5 acres of open space network to include a central park, paseo, and terrace park, as well as neighborhood parks. Collectively, these parks will provide a mix of active and passive uses, as well as a combination of landscape and hardscape areas, for residents and visitors alike.

In addition to the parks, the site shall also feature a fire station and a centrally-located transit hub to provide bus transit services to both residents and the surrounding community.

**LIST OF EXISTING APPROVALS:**

- CDD CONCEPTUAL DESIGN PLAN
- TRIP GENERATION
LANDMARK VALLEYS DEVELOPMENT
PHASE C-CONCEPT - BLOCK I

CONCEPT PLAN
LOT LINES
ENGINEERING COMPANY

INSET (SCALE: 1=30')
OPEN SPACE CALCULATION:

BLOCK G SITE AREA: 2.58 AC.
AT-GRADE OPEN SPACE: 6,249 SF
ABOVE-GRADE OPEN SPACE: 29,034 SF
TOTAL OPEN SPACE PROVIDED: .80 AC. OR 35,279 SF (31.3%)
### FAR Calculations

<table>
<thead>
<tr>
<th>Area Type</th>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
<th>Column 4</th>
<th>Column 5</th>
<th>Column 6</th>
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<tr>
<td>Exclusions</td>
<td>CII/IV</td>
<td>E</td>
<td>M</td>
<td>S</td>
<td>CII/IV</td>
<td>E</td>
<td>M</td>
<td>S</td>
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<td>stadiums/venues deduction</td>
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<td>1,166</td>
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<td>lighting/bath deduction</td>
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<td>Total Floor Area (A2)</td>
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<td>62,777</td>
<td>58,820</td>
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### Diagrams

- **B2**: FAR Area Plan - Level 07
- **B1**: FAR Area Plan - Level 02
- **A2**: FAR Area Plan - Level 03-06 (Typ.)
- **A1**: FAR Area Plan - Level 01

### Far Area Legend

- **GFA**: Gross Floor Area
- **Deduct**: Deducted Area
### GARAGE PARKING MATRIX

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<td><strong>510</strong></td>
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Diagrams showing parking layouts for different levels of the garage.