

APPENDIX D

Preliminary Development Regulations

PREFERRED ALTERNATIVE DEVELOPMENT REGULATIONS

This document summarizes a preliminary list of development regulations to be included as part of the **Preferred Alternative** within the Supplemental to the Draft Environmental Impact Statement (SDEIS).

Marine Trades Area (MT)

Types of Uses: Marine and other industrial activities, including manufacturing, assembly warehousing and institutional (including colleges, universities and aquariums) and limited office and accessory use residential will be allowed in a portion of the area and in a separate portion residential, office, service businesses, institutions (including colleges and universities), retail and restaurants will be allowed.

Project Density: The maximum Floor Area Ratio (FAR)¹ allowed will be between a base FAR of two (2) and a maximum FAR of four (4)³.

Building Height²: Maximum 100' (outside of the shoreline zone).

Notes

1. Floor Area Ratio (FAR) excludes parking and park area, and is calculated on gross square footage of usable building area.
2. Building or structure height shall be measured from the average grade of the finished grade, to the highest point of the coping of a flat roof.
3. Building Height and FAR allowed beyond base will be allowed by providing community amenities (i.e. public open space, street retail, parks, community spaces, etc.).

General Standards

1. Parking Requirements:

a. Residential	1.5 spaces per unit.
b. Office	3.0 spaces per 1,000 gsf
c. Institutional	2.0 spaces per 1,000 gsf
d. Retail	2.0 spaces per 1,000 gsf
e. Industrial/Manufacturing	1.0 space per 2,000 gsf
f. Marina	1.0 space per 2 boat slips
2. Shoreline Setbacks (allowed uses as described in Shoreline Master Program)
3. View Corridors:
 - a. "C" Street (15' setback above base height of 45').
 - b. "F" Street (15' setback above base height of 45').
4. Landscaping Requirements as appropriate for street type.
5. Street Level Uses as appropriate for street type.

The Downtown Waterfront Area (DW)

Types of Uses: Residential (including hotels), office, service businesses, institutions (including Colleges and Universities), retail and restaurants.

Project Density: The maximum Floor Area Ratio (FAR)¹ allowed will be between a base FAR of three (3) and a maximum FAR of five (5)⁴.

Building Height²: Minimum 45' (outside of the shoreline zone).
Maximum 150'-200'³ depending on location within the area.

Notes

1. Floor Area Ratio (FAR) excludes parking and park area, and is calculated on gross square footage of usable building area.
2. Building or structure height shall be measured from the average grade of the finished grade, to the highest point of the coping of a flat roof.
3. Building articulation/modulation required above 100' hgt.
4. Building Height and FAR allowed beyond base will be allowed by providing community amenities (i.e. public open space, street retail, parks, community spaces, etc.).

General Standards

2. Above base building height of 100', minimum spacing between building facades of 80' is required.
3. Parking Requirements:

a. Residential	1.5 spaces per unit.
b. Office	3.0 spaces per 1,000 gsf
c. Institutional	2.0 spaces per 1,000 gsf
d. Retail	2.0 spaces per 1,000 gsf
4. Shoreline Setbacks (allowed uses as described in Shoreline Master Program).
5. View Corridors:
 - a. Bay Street (15' setback above base height of 45').
 - b. Commercial Street (no restrictions along ROW or open space).
 - c. View Corridor from existing Commercial through to Paper Avenue (maximum 35' building height and 15' setback above base height of 45' within defined view corridor).
6. Landscaping Requirements as appropriate for street type.
7. Street Level Uses as appropriate for street type.

Log Pond Area (LP)

Types of Uses: Residential (including hotels), office, service businesses, institutions (including colleges and universities), retail and restaurants.

Project Density: The maximum Floor Area Ratio (FAR)¹ allowed will be between a base FAR of three (3) and a maximum FAR of four (4)³.

Building Height²: Maximum 100' (outside of shoreline zone).

Notes

1. Floor Area Ratio (FAR) excludes parking and park area, and is calculated on gross square footage of usable building area.
2. Building or structure height shall be measured from the average grade of the finished grade, to the highest point of the coping of a flat roof.
3. Building Height and FAR allowed beyond base will be allowed by providing community amenities (i.e. public open space, street retail, parks, community spaces, etc.).

General Standards

1. Parking Requirements:

a. Residential	1.5 spaces per unit.
b. Office	3.0 spaces per 1,000 gsf
c. Institutional	2.0 spaces per 1,000 gsf
d. Retail	2.0 spaces per 1,000 gsf
2. Shoreline Setbacks (allowed uses as described in Shoreline Master Program)
3. View Corridors:
 - a. Oak Street (15' setback above base height of 45')
 - b. View Corridor at Paper Avenue (maximum 35' building height in the area defined by the extension of the Commercial Street right of way to the west.
 - c. Log Pond Drive (15' setback above base height of 45').
4. Landscaping Requirements as appropriate for street type.
5. Street Level Uses as appropriate for street type.

Shipping Terminal Area (ST)

Types of Uses: Marine and other industrial activities, including manufacturing, assembly warehousing, docks for commercial moorage, institutional (including colleges and universities). Also office, residential, and retail uses which maintain the industrial character of the area will be allowed.

Project Density: The maximum Floor Area Ratio (FAR)¹ allowed will be between a base FAR of two (2) and a maximum FAR of three (3)³.

Building Height²: Maximum 100' (outside of shoreline zone).

Notes

1. Floor Area Ratio (FAR) excludes parking and park area, and is calculated on gross square footage of usable building area.
2. Building or structure height shall be measured from the average grade of the finished grade, to the highest point of the coping of a flat roof.
3. Building Height and FAR allowed beyond base will be allowed by providing community amenities (i.e. public open space, street retail, parks, community spaces, etc.).

General Standards

1. Parking Requirements:

a. Residential	1.5 spaces per unit.
b. Office	3.0 spaces per 1,000 gsf
c. Institutional	2.0 spaces per 1,000 gsf
d. Retail	2.0 spaces per 1,000 gsf
e. Industrial/Manufacturing	1.0 space per 2,000 gsf
f. Commercial boat moorage	1.0 space per 2 boat slips (verify with Port)
2. Shoreline Setbacks (allowed uses as described in Shoreline Master Program)
3. View Corridors:
 - a. Oak Street (15' setback above base height of 45').
 - b. View Corridor at Paper Avenue (maximum 35' building height in the area defined by the extension of the Commercial Street right of way to the west.
4. Landscaping Requirements as appropriate for street type.
5. Street Level Uses as appropriate for street type.

Cornwall Beach Area (CB)

Types of Uses: Residential, limited retail and restaurants.

Project Density: The maximum Floor Area Ratio (FAR)¹ allowed will be between a base FAR of three (3) and a maximum FAR of four (4)³.

Building Height²: Maximum 100' (outside of shoreline zone).

Notes

1. Floor Area Ratio (FAR) excludes parking and park area, and is calculated on gross square footage of usable building area.
2. Building or structure height shall be measured from the average grade of the finished grade, to the highest point of the coping of a flat roof.
3. Building Height and FAR allowed beyond base will be allowed by providing community amenities (i.e. public open space, street retail, parks, community spaces, etc.).

General Standards

1. Parking Requirements:
 - a. Residential 1.5 spaces per unit.
 - b. Office 3.0 spaces per 1,000 gsf
 - c. Institutional 2.0 spaces per 1,000 gsf
 - d. Retail 2.0 spaces per 1,000 gsf
2. Shoreline Setbacks (allowed uses as described in Shoreline Master Program).
3. View Corridors:
 - a. View Corridor at Cornwall Avenue (maximum 35' building height in the area defined by the extension of the existing Cornwall Street right of way to the west.
4. Landscaping Requirements as appropriate for street type.
5. Street Level Uses as appropriate for street type.