

Steering Committee Proposals (V2)

	PD 15 (no subareas)	PD 15 with Subareas					
		Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4	Athena Subarea 5	Preston Tower Subarea 6
Site acreage	approx. 12.6 developable acres	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
NW Hwy setback	Open to amend 100' setback						
Pickwick and Baltimore setback	15'-20' setback (room for sidewalk)						
Alley north of PD 15 setback							
Interior setbacks							
Dwelling unit density							
Dwelling units per acre							
Floor area ratio (FAR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Height	Taller along NW Hwy						
RPS (Residential Proximity Slope)	Taller along NW Hwy *Only SF RPS applies						
Lot coverage (residential structures)							
Lot size	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stories	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Off-street parking - Number of spaces - % surface parking - Underground parking - Parking structures - Facade treatment - Wrapped parking	-Follow CH. 51(A) standards -Underground parking is preferred -Above ground parking structures must be wrapped or include facade treatment						
Landscaping/open space - Trees - Planting areas - Water wise planting - Pedestrian amenities - Sidewalks							
Miscellaneous - Designated loading areas - Pick up/drop off areas - Designated dumpster areas							