



	Tier 1	Tier 2	Tier 3
Min. Density	20 du/ac	20 du/ac	20 du/ac
Max. Density	48 du/ac	53 du/ac	53 du/ac
Affordability	20%	20%	20%
Hotel	N/A	120 rooms	N/A
Meeting space	N/A	4,000	N/A
New Commercial	0	35,000 sf.	200,000 sf
Height			
Perimeter	55	75*	55
Core	75	85	85
FAR	2.0	2.0	2.0

* Reduce Perimeter for Tier 2 to 75 feet on 41st Avenue and Capitola Road.
Hotel can be 85 feet in Perimeter for Tier 2
FAR excludes parking garages and hotels in all tiers and rooftop decks in Tier 2