

2021 Civic Block - Proposal Summaries

	River Caddis Development	Pacific Companies & Novembrewisky	LCSG Development
Project Summary	349,900sf 8 stories \$62M	138,000sf / 148,920sf Bldg A - 3 stories, Bldg B - 4 stories \$34M	200,000sf 7 stories, could add 2 in future \$58M
Community Center	20,000sf	N/A	<i>"More than 20,000sf ...includes a commercial kitchen and daycare in addition to other multi-use spaces"</i>
Residential Units	173 Micro/Studio - 58, 1 BDR-71, 2 BDR-40, 3 BDR - 4 <i>10% workforce - 80-120% AMI</i>	124 in Building B 1 BDR - 62, 2 BDR - 62	132 82 apartments, 50 condos <i>"...efficiency suites to 4-bedroom working family homes & luxury condos"</i>
Residential Parking Stalls	173	124	<i>See Net Parking below</i>
Commercial Square Footage	0 sf	15,000sf - Building A Professional Office	<i>"More than 14,000sf" 4,030sf for purchase (condo) Business services and incubator, healthcare, restaurants, food markets</i>
Commercial Parking Stalls	N/A	<i>"shared use during business hours for commercial office tenants"</i>	<i>See Net Parking below</i>
Net Parking Above/Below Requirement	+ 71 <i>Total Proposed: 414 Required: 343</i>	- 15 <i>Total Proposed: 124 Required: 139</i>	- 39 <i>Proposed: 256 stacked + 21 = 277 Required: 132 + 170 + 14 = 316)</i>
Unique Features	2nd "Festival" Street		Outdoor plaza and amphitheater, rooftop gardens
Uncertainties	Community Center ownership Parking revenue sources		Community Center ownership Parking revenue sources
			CC to include daycare, full commercial kitchen
Final Delivery	Q3/Q4 2024	Q2 2024	Q4 2023