

ATTACHMENT 15
Physical & Operational Aspects of the Project

<p align="center">Primary Project Elements</p>	<ul style="list-style-type: none"> • 7.08 (including land dedications and acquisitions) • 573 residential units (81 du/acre) (12 percent of the units deed restricted affordable to eligible moderate income households; • 1,067 square feet of retail space; • 307-room hotel; • Parking within each building; • Total of three buildings (two residential and one hotel)
<p align="center">Site Access</p>	<ul style="list-style-type: none"> • Vehicular access to the residential portions of the Project provided by two driveways along Front Street (westerly) and two secondary driveways along the proposed fire access lane (easterly). • Vehicular access to the hotel portion of the Project is provided by two driveways along Front Street (westerly) and one driveway along the fire access lane (easterly). • A 21'-0" wide pedestrian area will be provided along the easterly side of Front Street that contains an 8'-0" two-way raised bicycle lane with 3'-0" buffer between street and bicycle lanes; a 4'-0" landscape area which contains shade trees and street furniture with a pedestrian sidewalk that ranges from minimum 6'-0" to maximum 10'-0" to accommodate tree wells/landscape planters along the length of the pedestrian area.
<p align="center">Parking</p>	<ul style="list-style-type: none"> • 1,168 total parking spaces for the Project: <ul style="list-style-type: none"> -- 787 total parking spaces for 573 residential units; -- 70 total parking spaces for guest parking; -- 307 total parking spaces for 307 hotel rooms; -- 4 total parking spaces for commercial retail space
<p align="center">Landscaping & Amenities</p>	<ul style="list-style-type: none"> • Residential buildings contain six interior common courtyard spaces (three per residential building) and one roof-top open space (over parking structure); • Hotel building contains one courtyard space and two rooftop decks; • Residential courtyards and rooftops include planting areas, gardens, built-in seating, BBQs, outdoor dining areas, and recreational areas; • Two swimming pools, one fitness center, and one business center is provided for the residential portion of the Project; • Hotel will provide restaurant/bar, meeting rooms, lounge areas, swimming pool, fitness center, and business center;

	<ul style="list-style-type: none">• Landscaping and shade trees: No less than 80 shade trees, including on-site, along the adjacent Front Street parkway area and within the open space area.• Drought-tolerant landscaping and the use of recycled water for irrigation;• Implementation of the City's green streets policy design features along the adjacent parkway; similar drought tolerant plantings and landscape design features to be incorporated into the proposed, approximate 28,000 square foot public accessible open space adjacent to the hotel.
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