

Table 3.3
PROPOSED DENSITY AND FLOOR AREA RATIO

<u>Proposed Land Use</u>	<u>Net Area in Acres (excluding water)</u>	<u>Quantity</u>	<u>Density</u>
Peninsula Marina Property:			
Residential	19.32	1,297 units	67.13 units/acre
Commercial	10.12	312,000 sq.ft. ¹	0.71 FAR ²
Office	--	(300,000 sq.ft.)	--
Retail	--	(12,000 sq.ft.)	--
Subtotals:	29.44	--	--
Pete's Harbor Property:			
Residential	11.55	633 units	54.81 units/acre
Subtotals:	11.55	633 units	--
TOTALS			
Residential	40.99	--	--
Commercial	30.87	1,930 units (2,890,210 sq.ft.)	62.52 units/acre
Commercial	10.12	312,000 sq.ft.	0.71 FAR
Combined	40.99	3,202,210 sq. ft.	1.79 FAR

SOURCE: Sandy & Babcock International, April 2002; and the Redwood City Planning Department, December 17, 2001.

¹ sq.ft. = square feet

² FAR = floor area ratio: the ratio of building floor area square footage to site square footage; e.g., a 50,000-square-foot building on a 100,000-square-foot site (2.3 acres) would represent an FAR of 0.5. Section 31 (revision to section 15.12) of the Redwood City Zoning Ordinance notes, "The calculation of floor area ratio shall include the commercial space and any portion of space for structured parking which extends more than 5 feet above grade when the parking is attributable to the commercial use." Because the proposed project would include three-story aboveground office parking structures in addition to the 312,000 square feet of commercial floor area, the commercial FAR would be greater than 0.71.