

University Research Park

Amended Project Description

September 12, 2018

Planned for the final vacant parcel in the University Research Park is a residential project of rental apartments over ground-floor tech space. The project will encompass 160 apartment units situated in four buildings with an additional 26,912 square feet of open-plan tech space. This project will sit on a re-configured parcel approximately 4.5 acres in size. The following matrix shows the project’s unit mix:

	Unit Information			
	Unit Type	No. of Units	Bedrooms	Square Feet
Residential	Studio	32	32	
	1 BR	96	96	
	2 BR	32	64	
	Total	160	192	138,431
Tech Space				26,912
Total				165,343

To service the apartments and tech space, the site will contain 214 parking spaces and 216 bike parking spaces – 148 long-term spaces within the buildings and 68 short-term spaces scattered throughout the site. Finally, there will be 40,100 square feet of open space within the project.

The site currently has a General Plan land-use designation of General Commercial which will be amended to University-Related Research Park. The existing PD for the property will also be amended to allow the uses and densities proposed for the project.

The project will be entitled under the provisions of SB-375, legislation enacted by the State Legislature in an effort to increase the supply of housing units within the State. That legislation requires an affordable housing set-aside and it is the project's goal to set aside 5% of the units for very low income individuals.