

**COMPARISON of QCL’s Jan. 2017 and Nov. 2019 Projects with Green Code/UDO Standards**

	<b><u>Project approved 01/03/17<sup>i</sup></u></b>	<b><u>Project proposed 11/19</u></b>	<b><u>Green Code/UDO (N-1S)</u></b>
<b>Number of stories:</b>	<b>23-story tower + 3-story garage</b>	<b>20-story tower [3.333 x UDO max]</b>	<b>6-story max. (for “loft”)</b>
<b>Height (in feet):</b>	<b>305’</b>	<b>240’ [2.666 x UDO max]</b>	<b>90’ max. (for “loft”)</b>
<b>Building Type:</b>	<b>Tower (w/ standalone garage)</b>	<b>Tower disguised as “Loft”<sup>ii</sup></b>	<b>Tower not a permitted type</b>
<b>Footprint of “Tower”:</b>	<b>W92’ x L190’ = 17,480 sf</b>	<b>W120’ x L290’ = 34,800 sf<sup>iii</sup> [Footprint = 1.99 x 2017 tower]<sup>iv</sup></b>	
<b>Total sq. ft. of tower:</b>	<b>403,000 sq. ft.</b>	<b>470,444 sq. ft. [1.17 x mass of 2017 tower]</b>	
<b>No. of Residential Units</b>	<b>@ 198 apts.</b>	<b>@ 206 apts./condos [4% increase]</b>	
<b>Non-residential space:</b>	<b>16,615 sq. ft. [11/22/16 LOI]</b>	<b>54,000 sq. ft. [12/4/19 LOI] [3.25 x area in 2017 tower]</b> [Ground fl. 35,000 sf; 6 <sup>th</sup> fl. 19,000 sf restaurant/banquet space]	
<b>Parking spaces:</b>	<b>Total: 355 [11/22/16 LOI]</b> - Covered 244; Surface 111	<b>Total: 572 [11/13/19 FEAF] [61% increase]</b> - Covered 350 [43% increase]; Surface 222 <sup>v</sup> [100% increase]	
<b>Total site area:</b>	<b>7.7 AC land, 1.1 AC water</b>	<b>7.7 AC land, 1.1 AC water</b>	
<b>Impervious area:</b>	<b>3.6 AC [11/21/16 FEAF] or 3.88 AC [11/13/19 FEAF]</b>	<b>3.85 AC [Site plan 11/2019] or 3.74 AC [11/13/19 FEAF]</b> - impervious area increased up to .25AC or decreased up to .14AC	
<b>Greenspace/pervious areas:</b>	<b>4.92 AC [11/13/19 FEAF]</b>	<b>5.06 AC [11/13/19 FEAF] [Increase of 0.14 AC or 2.8%]</b>	
<b>Boat slips:</b>	<b>300’ in length [11/21/16 FEAF]</b>	<b>300’ in length [11/13/19 FEAF] [not new]</b>	
<b>Public access:</b>	<b>Connection to Bike/Walk path</b>	<b>Connection to Bike/Walk path [not new]</b>	

<sup>i</sup> Approved under former Zoning Ordinance, City Code Chapter 511. Pursuant to **Section 511-151, Limitations on approval**, amended site plan invalidated due to failure to obtain building permit and begin construction within one year. Pursuant to UDO Section 1.3.3B, **Previous Granted Approvals**, 01/02/2017 site plan approval revoked, and provisions of UDO now “govern.”

<sup>ii</sup> UDO’s PUD provisions do not allow waiver of “building type” restrictions. QCL’s proposal would unlawfully transform a permitted 6-story, 90-ft. “loft building” with story heights of 13 feet into a prohibited 20-story, 240-foot “tower” with 10’ to 12’ floor heights. QCL’s so-called “loft” would lack the typical loft features described at UDO §3.2.8A : “often naturally lit with tall ceilings, expansive windows, & light wells.”

<sup>iii</sup> QCL’s claim of “reduction in building footprint of approx. 20,000 sq. ft.” is not based on a comparison of the 2017 and 2019 tower footprints, but on a comparison of the 2019 tower’s footprint with the combined footprints of the 2017’s 23-story tower & 3-story garage. The tower’s footprint has nearly doubled.

<sup>iv</sup> The 100-foot increase in tower length (from 190’ to 290’) significantly increases threat to migrating birds and diminishes quality of scenic waterfront views.

<sup>v</sup> The proposed surface parking lot covers 1.55 acres, or approximately one-fifth of the 7.7 acres of the project site’s non-submerged land.