

## 1601 Mariposa Project Description

The proposed development is planned for approximately 247,500 net residential square feet (320 rental units) and approx. 9,000 square feet of ground floor retail. The development consists of two separate, newly-constructed buildings. Twenty percent (20%) of the 320 units, equaling 64 units, will be offered at or under rental rates equal to 50% AMI using those limits required by the Mayor's Office of Housing.

The planning code requires a mid-block, pedestrian crossing that will bisect the site. This mid-block crossing is designed to function as an enhanced outdoor respite for the new residential community. The crossing also follows an existing sewer easement that runs through the site. The property is already graded into the hillside and the new buildings are proposed to be on said grade. Both buildings are Type V wood structures with a 40' height limit – the eastern building is planned on a 2½ level concrete parking podium.

The 3.36 acre site covers the majority of the block and will have frontage on all four bordering streets – Mariposa Street, Arkansas Street, 18th Street, and Carolina Street. There are two buildings on the same block adjacent to the Project site. The first building contains commercial space and the Live Oak School (a private elementary school) and is located at the corner of Arkansas Street and Mariposa Street. The second building consists of miscellaneous commercial uses on the first floor and residential space on the second floor. It is located at the corner of 18th Street and Carolina Street.