

# Uptown Community Plan Update



Density of Existing Development Projects  
Constructed or Approved  
JULY 2012



Development Services Department

# Existing Project Densities

Constructed or Approved Within the Uptown Community

The following slides depict development projects within the community and their associated residential densities.

## DENSITY

Residential density is dwelling units per acre. It is determined by dividing the number of dwelling units (DU's) by the total area of a project site in acres (AC):

$$\frac{\text{Number of Dwelling Units (DU's)}}{\text{Site Area (AC)}} = \text{DU/AC}$$

Building materials, Floor Area Ratio, building height, setbacks, design guidelines, etc. are other factors that will influence how a development project will look.



3<sup>rd</sup> Avenue/Redwood Street

**13 DU/AC**

7 dwelling units

0.55 acres



1068 Lincoln Avenue

**29 DU/AC**

7 dwelling units

0.23 acres

(includes 2-story building to the rear)



4703 Park Boulevard

**29 DU/AC**

4 dwelling units

0.14 acres



Brant Street/Juniper Street

**33 DU/AC**

4 dwelling units

0.12 acres



3753 Herbert Street

**33 DU/AC**

3 dwelling units

0.09 acres



1540 Robinson Avenue

**36 DU/AC**

4 dwelling units

0.11 acres



1540 Robinson Avenue

**40 DU/AC**

20 dwelling units

0.50 acres



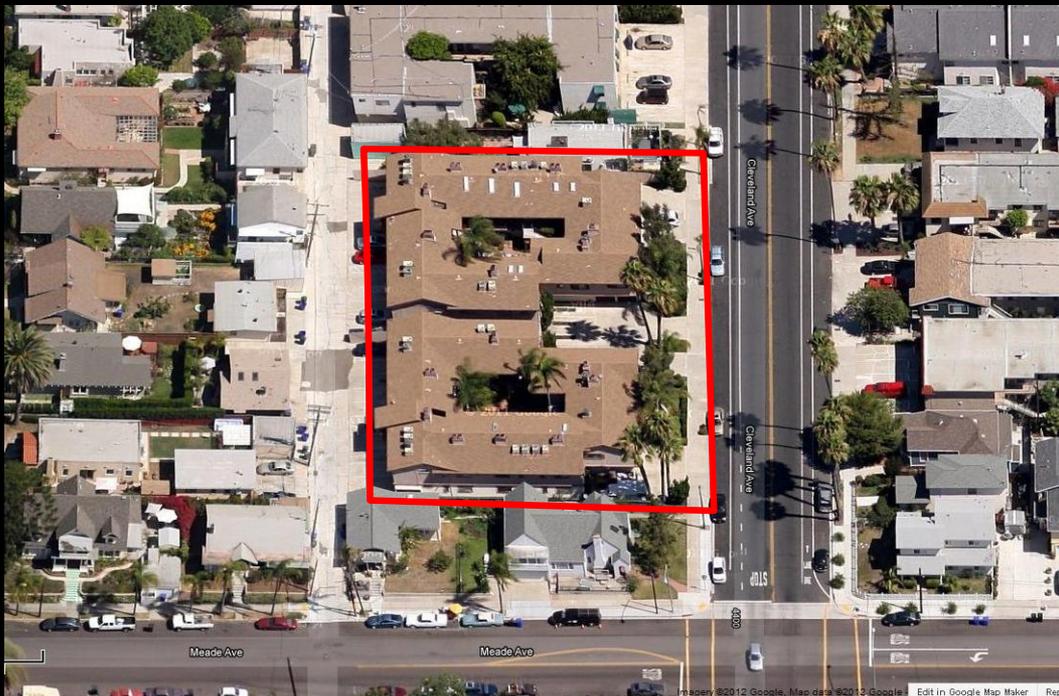
4638 North Avenue

**42 DU/AC**

10 dwelling units

0.24 acres





4420 Cleveland Avenue

**44 DU/AC**

28 dwelling units

0.64 acres



4180 Cleveland Avenue

**44 DU/AC**

15 dwelling units

0.34 acres

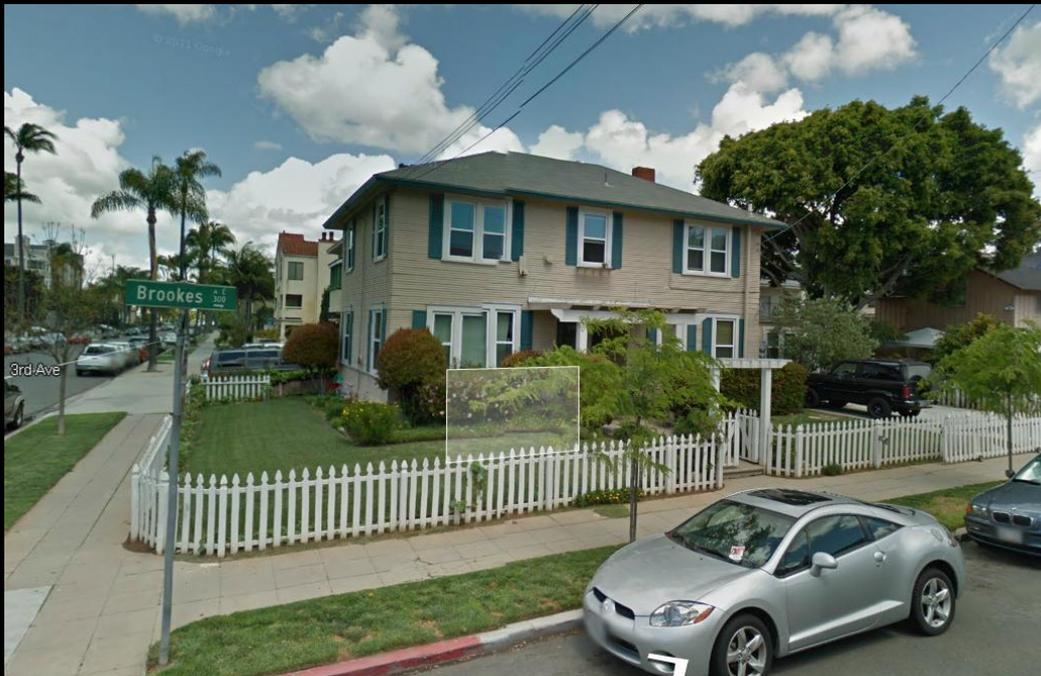


4578 Park Boulevard

**44 DU/AC**

7 dwelling units

0.16 acres



312 Brookes Avenue

**44 DU/AC**

4 dwelling units

0.09 acres



error: a problem Image Date: April 2011

One Mission

**52 DU/AC**

61 dwelling units

1.17 acres



Centre Street Lofts

**55 DU/AC**

22 dwelling units

0.40 acres



Cairo

**58 DU/AC**

18 dwelling units

0.31 acres



Mi Arbolito

**58 DU/AC**

14 dwelling units

0.24 acres



Front view (Washington St/Falcon St)



Rear view (Falcon St/Fort Stockton Dr)

Mission Hills Commons

**61 DU/AC**

65 dwelling units

1.07 acres



Merrill Gardens

**61 DU/AC**

84 dwelling units

1.38 acres



Hester-Solomon Building

**63 DU/AC**

31 dwelling units

0.49 acres



St. Paul's Cathedral  
Mixed-Use (Approved)

**63 DU/AC**

110 dwelling units

1.76 acres

Nutmeg Site

98 DU/AC

45 dwelling units

0.46 acres

Olive Site

171 DU/AC

65 dwelling units

0.38 acres



First and Robinson

**64 DU/AC**

25 dwelling units

0.39 acres



Park Laurel

**70 DU/AC**

94 dwelling units

1.34 acres



Deca

**73 DU/AC**

37 dwelling units

0.51 acres



Park Equity Mixed-use  
(Approved)

**90 DU/AC**

75 dwelling units  
0.83 acres



Le Moderne Apartments

**90 DU/AC**

18 dwelling units  
0.20 acres



Alicante

**92 DU/AC**

95 dwelling units

1.03 acres



666 Upas

**92 DU/AC**

66 dwelling units

0.72 acres



Atlas Hillcrest

**94 DU/AC**

145 dwelling units

1.55 acres

(Does not include single and 2-story building in the foreground)



The Egyptian

**100 DU/AC**

80 dwelling units

0.80 acres



5<sup>th</sup> and Thorn (Approved)

**108 DU/AC**

100 dwelling units

0.93 acres



Laurel Bay

**109 DU/AC**

150 dwelling units

1.38 acres



Park at Sixth (under construction)

**109 DU/AC**

37 dwelling units

0.34 acres