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SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
Name of Project:		Park Plaza II Apartment Homes	
		Current Code	B-3
		Proposed Code	R-4A
Project Development Category (drop down menu, select one)		Low-to-Medium Rise Building (up to 75 feet in height), two parking levels under the building	
Proposed Building Footprint		15,150 square feet	19,725 square feet
<i>To be altered and tested by user for largest building possible.</i>			
Maximum Allowable Stories		6.00	6.00
<i>Effective number of stories (if greater than proposed, attic area may be too large)</i>		<i>6.00</i>	<i>6.00</i>
<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>			
Amount of Site Area Utilized		54,818 square feet	54,910 square feet
Percent of Site Area Utilized		99.7% <i>Increase the size of the footprint or number of stories.</i>	99.8% <i>Increase the size of the footprint or number of stories.</i>
Maximum Possible Building Size		147,050 square feet	178,800 square feet
Maximum Possible Floor Area Ratio		1.93	2.51

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Summary Site Area Requirements Including Building Footprint			
Land Area in Square Feet	Current Code B-3		Proposed Code R-4A
Building Footprint (from line 4, above)	15,150 square feet		19,725 square feet
Parking	26,400 square feet		10,000 square feet
Setbacks and Perimeter Landscaping	5,198 square feet		9,187 square feet
Parking Interior Lot Landscaping	1,320 square feet		500 square feet
Loading Area	400 square feet		400 square feet
Lighting	Same as Parking square feet		Same as Parking square feet
Private Open Space	6,350 square feet		12,253 square feet
Snow Storage	- square feet		- square feet
Pedestrian Connections	- square feet		2,845 square feet
Other Facilities	- square feet		- square feet
TOTAL	54,818 square feet		54,910 square feet
Total Site Area	55,000 square feet		55,000 square feet
Summary of Building Size Parameters and Calculations			
Height per Story	10 feet		10 feet
Maximum Building Height Allowed by Zoning	Unlimited feet		90 feet
Maximum Building Height in the Project DevelopmentCategory	75 feet		75 feet
Maximum Possible Stories	7 stories		7 stories
Maximum Possible Stories - accounting for attic or sloping roof	6 stories		6 stories
Optional Cantilevered Space Ratio - Upper Floors	20%		20%
Maximum Possible Floor Area of Building above grade	106,050 square feet		138,075 square feet
Basement Floor Area Assumption (one basement level)	41,000 square feet		41,000 square feet
Basement Floor Area - underground parking only	41,000 square feet		41,000 square feet
Largest Building Possible (gross floor area above and below grade)	147,050 square feet		179,075 square feet
Largest Building Possible, accounting for any specific FAR limitations in the district	147,050 square feet		178,800 square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)	1.93		2.51
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	1.76		2.30
Actual Existing Building Size (approximate): Park Plaza II Apartment Homes			
Planned Floor Area above grade	103,800 square feet		103,800 square feet
Planned Floor Area below grade	41,000 square feet		41,000 square feet
Planned Floor Area below grade - underground parking only	41,000 square feet		41,000 square feet
Planned Building Size (gross floor area above and below grade)	144,800 square feet		144,800 square feet
Planned Floor Area Ratio (FAR) (FAR does not include underground parking areas)	1.89		1.89

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FOR USE WITH DETERMINING LARGEST BUILDING POSSIBLE ONLY. DO NOT MAKE ALTERATIONS BELOW.

Proposed Uses on the Site					
RESIDENTIAL					
		Current Code	Square Feet	Square Feet GFA per Dwelling Unit	Proposed Code
	Dwellings, Multifamily or Mixed-use - Efficiency	30	17,706	600	39
	Dwellings, Multifamily or Mixed-use - 1 Bedroom	61	49,032	800	80
	Dwellings, Multifamily or Mixed-use - 2 Bedroom	23	22,700	1,000	30
	Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400	-
	<i>Total Dwelling Units</i>	<i>114</i>	<i>89,438</i>	<i>117,018</i>	<i>149</i>
	Bonus Potential: Affordable Housing			Square Feet in ea. Affordable Unit	
	Dwellings from above that are qualified as Affordable Housing				
	Efficiency	10	6,093		
	1 Bedroom	5	3,554	600	6
	2 Bedroom	5	4,062	700	6
	3 Bedroom	-	-	800	-
	TOTAL Affordable Units	20	13,710	1,100	25
	<i>Added building floor area allowed (up to 0.5 added FAR)</i>			<i>3 sq. ft. per affordable housing sq. ft.</i>	
	Bonus Potential: Housing Square Feet			<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>	
				<i>27,500</i>	
				<i>27,500</i>	
				<i>2 sq. ft. per housing sq. ft.</i>	
HOTEL					
		Current Code	Square Feet GFA per hotel room		Proposed Code
	<i>Total Hotel Rooms</i>	-	1,000		-
		-	-		-
COMMERCIAL USES					
			Square Feet		
	Office - business, professional and financial		1,703		2,228
	Office - health and medical		-		-
	Health Club, Fitness		5,675		7,425
	Restaurant		-		-
	Retail, grocery		-		-
	Retail, general - general, convenience store, building materials		-		-
	Retail, other - pharmacy, video rental, liquor store, wholesale,		-		-
	Retail, large goods - furniture, home appliance, flooring		-		-
	Retail, large shopping mall		-		-
	Manufacturing, small		-		-
	Manufacturing, large		-		-
	Warehouse, small		-		-
	Warehouse, large		-		-
	Accessory storage/mechanical area		-		-
	<i>Total Commercial Square Feet</i>		<i>7,378</i>		<i>9,653</i>
	STRUCTURED PARKING				
	Parking, above grade in the building or a separate structure		11,200		11,200
	Structured parking below grade or in the basement		41,000		41,000
	<i>Total Square Feet</i>		<i>149,016</i>		<i>178,871</i>

Proposed Building Dimensions				Proposed Code		
FLOORS	Number of Floors		Floor Height (ft)	Floorplate Size	No. of Floors	Floorplate Size
	First Floor	1	10	15,150 square feet	1	19,725
	Second Floor and/or Mezzanine	1	10	18,180 square feet	1	23,670
	Third Floor	1	10	18,180 square feet	1	23,670
	Fourth Floor	1	10	18,180 square feet	1	23,670
	Fifth Floor	1	10	18,180 square feet	1	23,670
	Number of Additional Floors	1	10	18,180 square feet	1	23,670
	Mechanical Storage Penthouse	-	0	- square feet	-	-
	Attic or Sloping Roof (Above Eave)	-	8		8	
	<i>Total Floors Above Grade</i>		6		6	
	Basement Floors (Below Grade)	1	0	41,000 square feet	1	41,000
GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)		147,050	square feet	179,075	square feet
	Gross Floor Area of proposed uses (from previous page)		149,016	square feet	178,871	square feet
	Gross Floor Area excluding below grade structured parking		108,016	square feet	137,871	square feet
	Gross Floor Area excluding all structured parking		96,816	square feet	126,671	square feet
	Net Floor Area (useable or leasable) excluding parking		82,293	square feet		
	Floor Area Efficiency		85%			
BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		68	feet	68	feet
	Allowable Height	Current code	B-3	Unlimited		
		Proposed Code	R-4A	90		
LOT COVERAGE	Gross Building Footprint		15,150	square feet		
	Minimum Building Footprint Requirement		5,000	square feet		
	Gross Footprint as Percent of Site Area		27.5%			
	Maximum Allowed Lot Coverage	B-3	Unrestricted			
		R-4A	Unrestricted			
BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code		
	Near Front Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line abuts a street and has the primary front setback	
	Length of Façade near Front Lot Line		123	140	feet	
	Near Side Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line is located clockwise from the "Front Lot Line"	
	Length of Façade near Side Lot Line		123	140	feet	
	Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line"	
Length of Façade near Other Side Lot Line		0	0	feet		
Near Rear Lot Line, not set back behind vehicle area?		No	No	This lot line is located opposite from the "Front Lot Line"		
Length of Façade near Rear Lot Line		0	0	feet		
FLOOR AREA RATIO (FAR)	Current Code		B-3			
	Maximum FAR Allowed		2.00	Maximum Floor Area Allowed:	110,000	sq. ft.
	Proposed FAR		1.96	Proposed Floor Area	108,016	sq. ft.
	Proposed Code		R-4A			
	Maximum FAR By right		1.00	Maximum Floor Area By right:	55,000	sq. ft.
	Maximum FAR with bonuses		3.00	Maximum Floor Area with Bonuses:	165,000	sq. ft.
	Allowable FAR with bonuses proposed		2.51	Allowable floor area in this case:	137,800	sq. ft.
Proposed FAR		2.51	Proposed floor area:	137,871	sq. ft.	
WARNING: Proposed FAR exceeds allowable FAR.						

150	How many public streets border this property?						
151	Three, two corners, no rear street						
152							
153	Types of Streets along Boundaries			Street Name	Driveways	Driveway Width	
154	Primary front lot line	Collector Street		East 16th Avenue	1	24	feet
155	Secondary street frontage 1	Arterial Street		A Street	-	-	feet
156	Secondary street frontage 2	Local Street		East 15th Avenue	1	24	feet
157	Not Applicable	Not Applicable		None	-	-	feet
158							
159	Lot Dimensions in Feet	Front lot line	275	feet	This lot line abuts a street and has the primary front setback		
160		Side lot line	200	feet	This lot line is located clockwise from the "Front Lot Line"		
161		Other side lot line	200	feet	This is located counter-clockwise from the "Front Lot Line"		
162		Lot line opposite front line (rear)	275	feet	This lot line is located opposite from the "Front Lot Line"		
163		Other		feet	This is an additional lot line for testing irregular shaped lots.		
164							
165	Estimated land area		55,000	square feet			
166	<i>(accept the calculation or enter exact)</i>		1.26	acres			
167							
168	Adjacent and Abutting Properties			Zoning		Land Use	District
169				Current Code	Proposed Code		
170	Front lot line	Adjacent	PLI-p	PR	Non-Residential	Non-Residential	
171	Side lot line	Adjacent	R-O	R-O	Non-Residential	Non-Residential	
172	Other side lot line	Adjacent	R-4	R-4	Residential	Residential	
173	Lot line opposite front line (rear)	Abutting	R-4	R-4	Residential	Residential	
174							

175 Parking Requirements and Land Utilization for Parking			
176 Current Title 21	B-3	General Business	
177	Dwellings, Multifamily or Mixed-use - Efficiency		1.40 spaces per dwelling unit
178	Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.68 spaces per dwelling unit
179	Dwellings, Multifamily or Mixed-use - 2 Bedroom		2.00 spaces per dwelling unit
180	Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.80 spaces per dwelling unit
181	Hotel Visitor Accommodations		1.00 space per room
182	Office - business, professional and financial		3.33 spaces per 1,000 gross square feet
183	Office - health and medical		4.00 spaces per 1,000 gross square feet
184	Health Club, Fitness		3.33 spaces per 1,000 gross square feet
185	Restaurant		13.33 spaces per 1,000 gross square feet
186	Retail, grocery		5.00 spaces per 1,000 gross square feet
187	Retail, general - general, convenience store, building materials		3.33 spaces per 1,000 gross square feet
188	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores		3.33 spaces per 1,000 gross square feet
189	Retail, large goods - furniture, home appliance, flooring		3.33 spaces per 1,000 gross square feet
190	Retail, large shopping mall		4.00 spaces per 1,000 gross square feet
191	Manufacturing, small		2.50 spaces per 1,000 gross square feet
192	Manufacturing, large		2.50 spaces per 1,000 gross square feet
193	Warehouse, small		1.00 space per 1,000 gross square feet
194	Warehouse, large		1.00 space per 1,000 gross square feet
195	Accessory storage/mechanical area		1.00 space per 1,000 gross square feet
196	Total parking required		215 spaces
197			
198	Parking space distribution		
199	Surface parking		
200	Within building, above ground	Number of levels: 1	66 34.9% 400 square feet
201	Within building, below ground	Number of levels: 1	32 16.9% - square feet
202	Above grade structure	Number of levels: 1	117 62.0% - square feet
203	Below grade structure	Number of levels: 1	- 0.0% - square feet
204	Off-site		- 0.0% - square feet
205	TOTAL		215 113.8% 123 square feet
206	Total Land Area Requirement	26,400 square feet	
207		0.61 acres	
208	Percent of Gross Site Area	48%	

210	Parking Requirements and Land Utilization Proposed Title 21	required per 1,000 GSF (non-resid.) or per dwelling or per hotel room	40% Reduction in parking requirement for Downtown vicinity Residential		10% Reduction in parking requirement for Central City Residential		10% Reduction in parking requirement in Mixed-use Zones - NMU, CMU, RMU or R-4A		5% Reduction in parking requirement for Uses Adjacent to Transit Service		Reduction in parking requirement for Shared Parking		10% Reduction for Transit Pass Benefits or Parking Cash-out		Total Parking Spaces Required (with Reductions)
			No	Yes	Yes	Yes	Yes	No	No						
211	The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.														
212	Dwellings, Multifamily Efficiency	1.00	100%	90%	90%	90%	95%	100%	100%	100%	100%	100%	100%	100%	29.71
213	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	90%	90%	95%	100%	100%	100%	100%	100%	100%	100%	74.05
214	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	90%	90%	95%	100%	100%	100%	100%	100%	100%	100%	36.57
215	Dwellings, Multifamily 3 Bedroom	2.10	100%	90%	90%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
216	Hotel	0.90	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
217	Office, business, professional and financial	2.86	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	5.44
218	Office, health and medical	4.00	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
219	Health Club, Fitness	4.44	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	28.22
220	Restaurant	10.00	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
221	Retail, grocery	4.00	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
222	Retail, general	3.33	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
223	Retail, other	2.50	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
224	Retail, large goods	1.25	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
225	Retail, large shopping mall	3.33	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
226	Manufacturing, small	1.00	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
227	Manufacturing, large	0.67	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
228	Warehouse, small	0.80	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
229	Warehouse, large	0.67	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
230	Accessory storage/mechanical area	0.80	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	100%	-
231	Total parking required														174
232															
233	Parking space distribution														
234	Surface parking														
235	Within building				Number of levels:	1									
236	Within building, below ground				Number of levels:	1									
237	Above grade structure				Number of levels:	1									
238	Below grade structure				Number of levels:	1									
239	Off-site														
240	TOTAL														
241	Total Land Area Requirement	10,000	square feet												
242		0.23	acres												
243	Percent of Gross Site Area	18.2%													
244															
245	Bonus Potential: Below Ground Parking														
246	Number of Below Ground Spaces														
247	Square feet of below ground parking														
248	Added building floor area allowed at														
249															

Gross Land Area per Space			
25	21%	400	square feet
32	27%	-	square feet
117	99%	-	square feet
-	0%	1	square feet
-	0%	-	square feet
-	0%	-	square feet
174	147%	123	square feet

250	Minimum Setback Requirements		Current Code B-3	Proposed Code R-4A
251	<i>Types of Streets along Boundaries</i>			
252	Collector Street	Front lot line	10 feet	10 feet
253	Arterial Street	Side lot line	5 feet	5 feet
254	Local Street	Other side lot line	10 feet	5 feet
255	Not Applicable	Lot line opposite front line (rear)	5 feet	5 feet

257	Site Perimeter Utility Easements		Current Code B-3	Proposed Code R-4A
258	<i>Linear utility easements along perimeter of site.</i>			
259		Front lot line	0 feet	0 feet
260		Side lot line	0 feet	0 feet
261		Other side lot line	0 feet	0 feet
262		Lot line opposite front line (rear)	10 feet	10 feet

263	Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code B-3	Proposed Code R-4A				
264		Adjacent Uses	Adjacent Zoning	Minimum Perimeter Landscaping Width (feet)	Adjacent Zoning	Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement
265	Front lot line	Collector Street	PLI-p	6	PR	L2	8	8
266	Side lot line	Arterial Street	R-O	6	R-O	L3	15	15
267	Other side lot line	Residential	R-4	10	R-4	None	0	0
268	Lot line opposite front line (rear)	Local Street	R-4	0	R-4	L2	8	14

270	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code B-3		Proposed Code R-4A				
271		Adjacent Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Parking Landscaping Width (feet)	Parking Landscaping Length (feet)	Landscaping Width with Utility Easement
272	Front lot line	PLI-p	6	162	PR	L2	8	100	8
273	Side lot line	R-O	6	0	R-O	L2	8	0	0
274	Other side lot line	R-4	10	0	R-4	L2	8	0	0
275	Lot line opposite front line (rear)	R-4	10	0	R-4	L2	8	0	0

277	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code B-3		Proposed Code R-4A			
278			Landscaping	Building Setback	Landscaping... ..with easements	Building Setback		
279	Front lot line		6	10	8	8	10	feet
280	Side lot line		6	6	15	15	15	feet
281	Other side lot line		10	10	0	0	5	feet
282	Lot line opposite front line (rear)		0	10	8	14	14	feet

284	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code B-3	Proposed Code R-4A
285	Front lot line		1,998 square feet	2,337 square feet
286	Side lot line		1,200 square feet	3,000 square feet
287	Other side lot line		2,000 square feet	0 square feet
288	Lot line opposite front line (rear)		0 square feet	3,850 square feet
289		TOTAL	5,198 square feet	9,187 square feet

291	Parking Interior Lot Landscaping Requirements	Current Code B-3	Proposed Code R-4A
292	Number of surface parking spaces	66 spaces	25 spaces
293	Surface parking land area	26,400 square feet	10,000 square feet
294	Percent of parking area for landscaping	5%	5%
295	Required Landscaping Area (in addition to surface parking area)	1,320 square feet	500 square feet
296			
297	Loading Area Requirements	Current Code B-3	Proposed Code R-4A
298	Berth Type	B	B
299	Number of Berths Required	1	1
300	Land Area per Berth	400 square feet	400 square feet
301	Total Loading Area Land Area Requirement	400 square feet	400 square feet
302			
303	Lighting Requirements	Current Code B-3	Proposed Code R-4A
304	Surface parking land area	26,400 square feet	10,000 square feet
305			
306			
307			
308			
309	Private Open Space Requirements	Current Code B-3	Proposed Code R-4A
310	Required for Residential Dwellings	11,350 square feet	14,850 square feet
311	Required for Non-residential Uses	- square feet	483 square feet
312	Required in return for Parking Reductions	- square feet	1,920 square feet
313	Total Required Private Open Space	11,350 square feet	17,253 square feet
314	Amount provided on or in the building(s)	5,000	5,000 sq. ft.
315	Amount provided on the land	6,350	12,253 sq. ft.
316	Total Private Open Space Provided		17,253 sq. ft.
317	<i>Acres</i>		0.28 acres
318	<i>Percent of Site</i>		22.3%
319	Excess Private Open Space Provided (R-4)		- sq. ft.
320	Bonus floor area allowed:		
321	1 sq. ft. of floor area per 1 sq. ft. of excess private open space		- sq. ft. of added floor area
322			
323			
324	Snow Storage Area Requirement	Current Code B-3	Proposed Code R-4A
325	20% of multi-family surface parking requirements less	No Requirement	- square feet less
326			
327	25% of private open space provided on the land		- square feet
328	Total Snow Storage Requirement		- square feet
329			- acres
330	<i>Percent of Site</i>		0.0%
331			
332			

333	Pedestrian Connections Requirements		Current Code B-3	Proposed Code R-4A	
334	Required Walkways		No Pedestrian Requirements		137.5
335	Bus Stop (may be required for transit-related parking reduction)			825 square feet	
336	<i>Required in return for a Parking Reduction?</i>		Yes	900 square feet	
337	<i>Is it located along an Arterial class street?</i>		Yes		
338	<i>Additional area for on-site transit facilities</i>		600	square feet	
339	Primary Pedestrian Walkways			160	linear feet of primary pedestrian walkway
340				1,920	square feet of primary pedestrian walkway
341	Bonus floor area allowed at		5 square feet per lin. ft.	800	square feet of bonus floor area
342					
343	<i>Pedestrian Connections Square Feet</i>			2,845	square feet
344	<i>Pedestrian Connections in Acres</i>			0.07	acres
345	<i>Percent of Site</i>			5.2%	
346					
347					
348	Other Facilities or Undeveloped Areas (Optional)		Area (sf) - Current Code	Area (sf) - Proposed Code	Brief Description of Facility
349	Area of site encumbered by other facilities not necessarily required by the zoning ordinance		-	-	0
350	but needed by the use type. Such areas may include, for example, portions of the site left		-	-	0
351	undeveloped, storage areas, trailer parking and storage, loading areas or fleet parking areas.		-	-	0
352	The model provides the option to account for such areas to avoid unnecessarily counting		-	-	0
353	them toward required site enhancement landscaping costs.		-	-	Total Area in Square Feet
354					

355 Summary Site Area Requirements		356 Current Code B-3		357 Proposed Code R-4A		
356	Land Area in Square Feet					
357	Building Footprint	15,150	square feet	19,725	square feet	
358	Parking	26,400	square feet	10,000	square feet	
359	Setbacks, Easements and Perimeter Landscaping	5,198	square feet	9,187	square feet	
360	Parking Lot Interior Landscaping	1,320	square feet	500	square feet	
361	Loading Area	400	square feet	400	square feet	
362	Lighting	Same as Parking	square feet	Same as Parking	square feet	
363	Private Open Space	6,350	square feet	12,253	square feet	
364	Snow Storage	-	square feet	-	square feet	
365	Pedestrian Connections	-	square feet	2,845	square feet	
366	TOTAL	54,818	square feet	54,910	square feet	0% higher
367	Total Site Area	55,000	square feet	55,000	square feet	
368	Percent of Total Site Area					
369	Building Footprint	27.5%		35.9%		
370	Parking	48.0%		18.2%		
371	Setbacks, Easements and Perimeter Landscaping	9.5%		16.7%		
372	Parking Lot Interior Landscaping	2.4%		0.9%		
373	Loading Area	0.7%		0.7%		
374	Lighting	NA		NA		
375	Private Open Space	11.5%		22.3%		
376	Snow Storage	0.0%		0.0%		
377	Pedestrian Connections	0.0%		5.2%		
378	TOTAL	99.7%		99.8%		
379	Total Site Area	100.0%		100.0%		
380						

381 Summary Cost Requirements		Current Code B-3	Proposed Code R-4A	
382	Parking Construction			Pct. of Current
383	<i>Surface parking</i>	\$8,000 per space	\$528,000	\$200,000 38%
384	<i>Within building, above ground</i>	\$35,000 per space	\$1,120,000	\$1,120,000 100%
385	<i>Within building, below ground</i>	\$60,000 per space	\$7,028,600	\$7,020,000 100%
386	<i>Above grade structure</i>	\$35,000 per space	\$0	\$0
387	<i>Below grade structure</i>	\$60,000 per space	\$0	\$0
388	<i>Off-site</i>	\$0 per space	\$0	\$0
389	Total Parking Construction		\$8,676,600	\$8,340,000 96%
390				
391	Setbacks, Easements and Perimeter Landscaping			
392	Current Code	\$7.85 per square foot	\$40,800	
393	Proposed Code - perimeter landsc.	\$11.32 per square foot		\$83,800
394	Proposed Code - easement landsc.	\$2.00 per square foot		\$3,600
395	Proposed Code - total			\$87,400 214%
396				
397	Parking Lot Interior Landscaping			
398	Current Code	\$7.85 per square foot	\$10,400	
399	Proposed Code	\$11.32 per square foot		\$5,700 55%
400				
401	Site Enhancement Landscaping			
402	Current Code	\$1.20 per square foot	\$200	
403	Proposed Code	\$2.00 per square foot		\$200 100%
404				
405	Loading Area	\$20.00 per square foot	\$8,000	\$8,000 100%
406				
407	Lighting Current Code	\$0.08 per square foot	\$2,200	
408	Proposed Code	\$0.10 per square foot		\$1,000 45%
409				
410	Private Open Space			0%
411	Current Code	\$ 7.85 per square foot	\$78,500	
412	Proposed Code	\$ 11.32 per square foot		\$138,700 177%
413				
414	Snow Storage	\$11.32	\$0	\$0
415				
416	Pedestrian Connections	\$11.32 per square foot	\$0	\$32,200
417				
418	COST OF SITE DEVELOPMENT (Including structured parking)		\$8,816,700	\$8,613,200 98%
419				
420	COST OF BUILDING CONSTRUCTION		\$14,882,000	\$15,626,000 105%
421				
422	TOTAL COST OF DEVELOPMENT		\$23,698,700	\$24,239,200 102%