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SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
Name of Project:		Park Plaza II Apartment Homes	
		Current Code R-O	Proposed Code R-O
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 <i>To be altered and tested by user for largest building possible.</i>		15,715 square feet	27,200 square feet
Maximum Allowable Stories		7.00	4.00
<i>Effective number of stories (if greater than proposed, attic area may be too large)</i>		<i>6.00</i>	<i>3.00</i>
<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>			
Amount of Site Area Utilized		54,602 square feet	54,759 square feet
Percent of Site Area Utilized		99.3% <i>Increase the size of the footprint or number of stories.</i>	99.6% <i>Increase the size of the footprint or number of stories.</i>
Maximum Possible Building Size		151,000 square feet	133,480 square feet
Maximum Possible Floor Area Ratio		2.00	1.68

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Summary Site Area Requirements Including Building Footprint			
Land Area in Square Feet	Current Code R-O		Proposed Code R-O
Building Footprint (from line 4, above, modified by R-O max lot coverage)	15,715 square feet		27,200 square feet
Parking	27,600 square feet		10,000 square feet
Setbacks and Perimeter Landscaping	3,017 square feet		11,118 square feet
Parking Interior Lot Landscaping	1,380 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	6,490 square feet		2,696 square feet
Snow Storage	- square feet		- square feet
Pedestrian Connections	- square feet		2,845 square feet
Other Facilities	- square feet		- square feet
TOTAL	54,602 square feet		54,759 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		45 feet
Maximum Building Height in the Project DevelopmentCategory	75 feet		45 feet
Maximum Possible Stories	7 stories		4 stories
Maximum Possible Stories - accounting for attic or sloping roof	6 stories		3 stories
Optional Cantilevered Space Ratio - Upper Floors	20%		20%
Maximum Possible Floor Area of Building above grade	110,005 square feet		92,480 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)	151,005 square feet		133,480 square feet
Largest Building Possible, accounting for any specific FAR limitations in the district	151,000 square feet		133,480 square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)	2.00		1.68
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	1.78		1.68
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		Current Code	Square Feet	Square Feet GFA per Dwelling Unit	Proposed Code
RESIDENTIAL					
	Dwellings, Multifamily or Mixed-use - Efficiency	30	17,924	600	28
	Dwellings, Multifamily or Mixed-use - 1 Bedroom	62	49,637	800	59
	Dwellings, Multifamily or Mixed-use - 2 Bedroom	23	22,980	1,000	22
	Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400	-
	<i>Total Dwelling Units</i>	<i>115</i>	<i>90,541</i>	<i>85,419</i>	<i>108</i>
Bonus Potential: Affordable Housing					
	Dwellings from above that are qualified as Affordable Housing			Square Feet in ea. Affordable Unit	
	Efficiency	10	6,257		
	1 Bedroom	5	3,650	600	5
	2 Bedroom	5	4,171	700	5
	3 Bedroom	-	-	800	-
	TOTAL Affordable Units	21	14,079	1,100	18
	<i>Added building floor area allowed (up to 0.5 added FAR)</i>		<i>27,500</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>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		1,724		1,626
	Office - health and medical		-		-
	Health Club, Fitness		5,745		5,420
	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>7,469</i>		<i>7,046</i>
STRUCTURED PARKING					
	Parking, above grade in the building or a separate structure		10,850		-
	Structured parking below grade or in the basement		41,000		41,000
	<i>Total Square Feet</i>		<i>149,860</i>		<i>133,465</i>

98 Proposed Building Dimensions				Proposed Code			
99	FLOORS	Number of Floors		Floor Height (ft)	Floorplate Size	No. of Floors	Floorplate Size
100		First Floor	1	10	15,715 square feet	1	27,200
101		Second Floor and/or Mezzanine	1	10	18,858 square feet	1	32,640
102		Third Floor	1	10	18,858 square feet	1	32,640
103		Fourth Floor	1	10	18,858 square feet	-	-
104		Fifth Floor	1	10	18,858 square feet	-	-
105		Number of Additional Floors	1	10	18,858 square feet	-	-
106		Mechanical Storage Penthouse	-	0	- square feet	-	-
107		Attic or Sloping Roof (Above Eave)	-	8		8	
108		<i>Total Floors Above Grade</i>		<i>6</i>			<i>3</i>
109	Basement Floors (Below Grade)	1	0	41,000 square feet	1	41,000	
110							
111	GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)		151,005	square feet	133,480	square feet
112		Gross Floor Area of proposed uses (from previous page)		149,860	square feet	133,465	square feet
113		Gross Floor Area excluding below grade structured parking		108,860	square feet	92,465	square feet
114		Gross Floor Area excluding all structured parking		98,010	square feet	92,465	square feet
115		Net Floor Area (useable or leasable) excluding parking		83,308	square feet		
116		Floor Area Efficiency		85%			
117							
118	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		68	feet	38	feet
119		Allowable	Current code	R-O	Unlimited		
121		Height	Proposed Code	R-O	45		
122							
123							
124	LOT COVERAGE	Gross Building Footprint		15,715	square feet		
125		Minimum Building Footprint Requirement		5,000	square feet		
126		Gross Footprint as Percent of Site Area		28.6%			
127		Maximum Allowed Lot Coverage		R-O	Unrestricted		
128			R-O	50%			
129							
130	BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code		
131		Near Front Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line abuts a street and has the primary front setback	
132		Length of Façade near Front Lot Line		125	165	feet	
133		Near Side Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line is located clockwise from the "Front Lot Line"	
134		Length of Façade near Side Lot Line		125	165	feet	
135		Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line"	
136	Length of Façade near Other Side Lot Line		0	0	feet		
137	Near Rear Lot Line, not set back behind vehicle area?		No	No	This lot line is located opposite from the "Front Lot Line"		
138	Length of Façade near Rear Lot Line		0	0	feet		
139							
140	FLOOR AREA RATIO (FAR)	Current Code		R-O			
141		Maximum FAR Allowed		2.00	Maximum Floor Area Allowed:	110,000	sq. ft.
142		Proposed FAR		1.98	Proposed Floor Area	108,860	sq. ft.
143		Proposed Code		R-O			
144		Maximum FAR By right		Unrestricted	Maximum Floor Area By right:	NA	sq. ft.
145		Maximum FAR with bonuses		Unrestricted	Maximum Floor Area with Bonuses:	NA	sq. ft.
146		Allowable FAR with bonuses proposed		Unrestricted	Allowable floor area in this case:	NA	sq. ft.
147	Proposed FAR		1.68	Proposed floor area:	92,465	sq. ft.	
148							

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150	How many public streets border this property?	
151	Three, two corners, no rear street	

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Types of Streets along Boundaries		Street Name	Driveways	Driveway Width
154	Primary front lot line	Collector Street	1	24 feet
155	Secondary street frontage 1	Arterial Street	-	- feet
156	Secondary street frontage 2	Local Street	1	24 feet
157	Not Applicable	Not Applicable	-	- feet

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Lot Dimensions in Feet			
159	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.

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165	Estimated land area	55,000 square feet
166	<i>(accept the calculation or enter exact)</i>	1.26 acres

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Adjacent and Abutting Properties		Zoning		Land Use	District	
		Current Code	Proposed Code			
169	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	R-O	Residential-Office	
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		217 spaces
197			
198	Parking space distribution		
199	Surface parking		
200	Within building, above ground	Number of levels: 1	69 36.5% 400 square feet
201	Within building, below ground	Number of levels: 1	31 16.4% - 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		217 114.9% 127 square feet
206	Total Land Area Requirement	27,600 square feet	
207		0.63 acres	
208	Percent of Gross Site Area	50%	
209			

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	No	Yes	No	No	
210	The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.								
211									
212	Dwellings, Multifamily Efficiency	1.00	100%	90%	100%	95%	100%	100%	24.10
213	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	100%	95%	100%	100%	60.06
214	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	100%	95%	100%	100%	29.66
215	Dwellings, Multifamily 3 Bedroom	2.10	100%	90%	100%	95%	100%	100%	-
216	Hotel	0.90	100%	100%	100%	95%	100%	100%	-
217	Office, business, professional and financial	2.86	100%	100%	100%	95%	100%	100%	4.41
218	Office, health and medical	4.00	100%	100%	100%	95%	100%	100%	-
219	Health Club, Fitness	4.44	100%	100%	100%	95%	100%	100%	22.88
220	Restaurant	10.00	100%	100%	100%	95%	100%	100%	-
221	Retail, grocery	4.00	100%	100%	100%	95%	100%	100%	-
222	Retail, general	3.33	100%	100%	100%	95%	100%	100%	-
223	Retail, other	2.50	100%	100%	100%	95%	100%	100%	-
224	Retail, large goods	1.25	100%	100%	100%	95%	100%	100%	-
225	Retail, large shopping mall	3.33	100%	100%	100%	95%	100%	100%	-
226	Manufacturing, small	1.00	100%	100%	100%	95%	100%	100%	-
227	Manufacturing, large	0.67	100%	100%	100%	95%	100%	100%	-
228	Warehouse, small	0.80	100%	100%	100%	95%	100%	100%	-
229	Warehouse, large	0.67	100%	100%	100%	95%	100%	100%	-
230	Accessory storage/mechanical area	0.80	100%	100%	100%	95%	100%	100%	-
231	Total parking required								141
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					117	spaces		
247	Square feet of below ground parking					40,950	square feet		
248	Added building floor area allowed at			2 sq. ft. per sq. ft. of below ground parking		55,000	square feet (up to 1.0 added FAR)		

Gross Land Area per Space		
25	19%	400
-	0%	-
117	89%	-
-	0%	-
-	0%	-
-	0%	-
142	108%	127

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Minimum Setback Requirements		Current Code	R-O	Proposed Code	R-O
<i>Types of Streets along Boundaries</i>					
Collector Street	Front lot line		10 feet		10 feet
Arterial Street	Side lot line		5 feet		10 feet
Local Street	Other side lot line		10 feet		10 feet
Not Applicable	Lot line opposite front line (rear)		5 feet		10 feet

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Site Perimeter Utility Easements		Current Code	R-O	Proposed Code	R-O
<i>Linear utility easements along perimeter of site.</i>					
	Front lot line		0 feet		0 feet
	Side lot line		0 feet		0 feet
	Other side lot line		0 feet		0 feet
	Lot line opposite front line (rear)		10 feet		10 feet

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Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code	R-O	Proposed Code R-O			
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
	Front lot line	PLI-p	0	PR	L2	8	8
	Side lot line	R-O	0	R-O	L2	8	8
	Other side lot line	R-4	0	R-4	L3	15	15
	Lot line opposite front line (rear)	R-4	0	R-4	L2	8	14

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Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code			R-O	Proposed Code R-O			
		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
	Front lot line	PLI-p	8	166	PR	L2	8	100	8
	Side lot line	R-O	8	0	R-O	L2	8	0	0
	Other side lot line	R-4	10	0	R-4	L3	15	0	0
	Lot line opposite front line (rear)	R-4	10	0	R-4	L3	15	0	0

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Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	R-O	Proposed Code R-O		
		Landscaping	Building Setback	Landscaping... ..with easements	Building Setback	
	Front lot line	8	10	8	8	10 feet
	Side lot line	0	5	8	8	10 feet
	Other side lot line	0	10	15	15	15 feet
	Lot line opposite front line (rear)	0	10	8	14	14 feet

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Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code	R-O	Proposed Code R-O	
	Front lot line	2,391	square feet	2,338	square feet
	Side lot line	627	square feet	1,930	square feet
	Other side lot line	0	square feet	3,000	square feet
	Lot line opposite front line (rear)	0	square feet	3,850	square feet
	TOTAL	3,017	square feet	11,118	square feet

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291	Parking Interior Lot Landscaping Requirements	Current Code	R-O	Proposed Code	R-O
292	Number of surface parking spaces	69	spaces	25	spaces
293	Surface parking land area	27,600	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)	1,380	square feet	500	square feet
296					
297	Loading Area Requirements	Current Code	R-O	Proposed Code	R-O
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	R-O	Proposed Code	R-O
304	Surface parking land area	27,600	square feet	10,000	square feet
305					
306					
307					
308					
309	Private Open Space Requirements	Current Code	R-O	Proposed Code	R-O
310	Required for Residential Dwellings	11,490	square feet	6,504	square feet
311	Required for Non-residential Uses	-	square feet	352	square feet
312	Required in return for Parking Reductions		square feet	840	square feet
313	Total Required Private Open Space	11,490	square feet	7,696	square feet
314	Amount provided on or in the building(s)	5,000		5,000	sq. ft.
315	Amount provided on the land	6,490		2,696	sq. ft.
316	Total Private Open Space Provided			7,696	sq. ft.
317	<i>Acres</i>			0.06	acres
318	<i>Percent of Site</i>			4.9%	
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	R-O	Proposed Code	R-O
325	20% of multi-family surface parking requirements	No Requirement		-	square feet
326	less				less
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	R-O	Proposed Code	R-O	
334	Required Walkways	No Pedestrian Requirements		825	square feet	137.5
335	Bus Stop (may be required for transit-related parking reduction)			900	square feet	
336	<i>Required in return for a Parking Reduction?</i>	Yes	(Accept default or enter yes or no)			
337	<i>Is it located along an Arterial class street?</i>	Yes	(Enter yes or no)			
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	Current Code	R-O	Proposed Code	R-O
356	Land Area in Square Feet				
357	Building Footprint	15,715	square feet	27,200	square feet
358	Parking	27,600	square feet	10,000	square feet
359	Setbacks, Easements and Perimeter Landscaping	3,017	square feet	11,118	square feet
360	Parking Lot Interior Landscaping	1,380	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	6,490	square feet	2,696	square feet
364	Snow Storage	-	square feet	-	square feet
365	Pedestrian Connections	-	square feet	2,845	square feet
366	TOTAL	54,602	square feet	54,759	square feet
367	Total Site Area	55,000	square feet	55,000	square feet
368	Percent of Total Site Area				
369	Building Footprint	28.6%		49.5%	
370	Parking	50.2%		18.2%	
371	Setbacks, Easements and Perimeter Landscaping	5.5%		20.2%	
372	Parking Lot Interior Landscaping	2.5%		0.9%	
373	Loading Area	0.7%		0.7%	
374	Lighting	NA		NA	
375	Private Open Space	11.8%		4.9%	
376	Snow Storage	0.0%		0.0%	
377	Pedestrian Connections	0.0%		5.2%	
378	TOTAL	99.3%		99.6%	
379	Total Site Area	100.0%		100.0%	

0% higher

381 Summary Cost Requirements		382	382	382
		Current Code	R-O	Proposed Code R-O
				Pct. of Current
382	Parking Construction			
383	<i>Surface parking</i>	\$8,000 per space	\$552,000	\$200,000 36%
384	<i>Within building, above ground</i>	\$35,000 per space	\$1,085,000	\$0 0%
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		\$8,665,600	\$7,220,000 83%
390				
391	Setbacks, Easements and Perimeter Landscaping			
392	Current Code	\$7.85 per square foot	\$23,700	
393	Proposed Code - perimeter landsc.	\$11.32 per square foot		\$101,900
394	Proposed Code - easement landsc.	\$2.00 per square foot		\$4,200
395	Proposed Code - total			\$106,100 448%
396				
397	Parking Lot Interior Landscaping			
398	Current Code	\$7.85 per square foot	\$10,800	
399	Proposed Code	\$11.32 per square foot		\$5,700 53%
400				
401	Site Enhancement Landscaping			
402	Current Code	\$1.20 per square foot	\$500	
403	Proposed Code	\$2.00 per square foot		\$500 100%
404				
405	Loading Area	\$20.00 per square foot	\$8,000	\$8,000 100%
406				
407	Lighting Current Code	\$0.08 per square foot	\$2,300	
408	Proposed Code	\$0.10 per square foot		\$1,000 43%
409				
410	Private Open Space			0%
411	Current Code	\$ 7.85 per square foot	\$78,500	
412	Proposed Code	\$ 11.32 per square foot		\$30,500 39%
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)		\$8,789,400	\$7,404,000 84%
419				
420	COST OF BUILDING CONSTRUCTION		\$15,063,000	\$15,816,000 105%
421				
422	TOTAL COST OF DEVELOPMENT		\$23,852,400	\$23,220,000 97%