

SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
1			
2	Name of Project:	Park Plaza II Apartment Homes	
		Current Code	R-O
			Proposed Code
3	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	
4	Proposed Building Footprint	15,715 square feet	19,725 square feet
	<i>To be altered and tested by user for largest building possible.</i>		
5	Maximum Allowable Stories	7.00	7.00
6	<i>Effective number of stories (if greater than proposed, attic area may be too large)</i>	<i>6.00</i>	<i>6.00</i>
7	<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>		
8	Amount of Site Area Utilized	54,602 square feet	54,862 square feet
9	Percent of Site Area Utilized	99.3% <i>Increase the size of the footprint or number of stories.</i>	99.7% <i>Increase the size of the footprint or number of stories.</i>
10	Maximum Possible Building Size	151,000 square feet	178,800 square feet
11	Maximum Possible Floor Area Ratio	2.00	2.51

12			
13	Summary Site Area Requirements Including Building Footprint		
14	Land Area in Square Feet	Current Code R-O	Proposed Code R-4A
15	Building Footprint (from line 4, above)	15,715 square feet	19,725 square feet
16	Parking	27,600 square feet	10,000 square feet
17	Setbacks and Perimeter Landscaping	3,017 square feet	9,139 square feet
18	Parking Interior Lot Landscaping	1,380 square feet	500 square feet
19	Loading Area	400 square feet	400 square feet
20	Lighting	Same as Parking square feet	Same as Parking square feet
21	Private Open Space	6,490 square feet	12,253 square feet
22	Snow Storage	- square feet	- square feet
23	Pedestrian Connections	- square feet	2,845 square feet
24	Other Facilities	- square feet	- square feet
25	TOTAL	54,602 square feet	54,862 square feet
26	Total Site Area	55,000 square feet	55,000 square feet
27			
28	Summary of Building Size Parameters and Calculations		
29	Height per Story	10 feet	10 feet
30	Maximum Building Height Allowed by Zoning	Unlimited feet	90 feet
31	Maximum Building Height in the Project DevelopmentCategory	75 feet	75 feet
32	Maximum Possible Stories	7 stories	7 stories
33	Maximum Possible Stories - accounting for attic or sloping roof	6 stories	6 stories
34	Optional Cantilevered Space Ratio - Upper Floors	20%	20%
35	Maximum Possible Floor Area of Building above grade	110,005 square feet	161,745 square feet
36	Basement Floor Area Assumption (one basement level)	41,000 square feet	41,000 square feet
37	Basement Floor Area - underground parking only	41,000 square feet	41,000 square feet
38	Largest Building Possible (gross floor area above and below grade)	151,005 square feet	202,745 square feet
39	Largest Building Possible, accounting for any specific FAR limitations in the district	151,000 square feet	178,800 square feet
40	Maximum Possible Floor Area Ratio (FAR does not include underground parking)	2.00	2.51
41	Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	1.78	2.30
42			
43	Actual Existing Building Size (approximate): Park Plaza II Apartment Homes		
44	Planned Floor Area above grade	103,800 square feet	103,800 square feet
45	Planned Floor Area below grade	41,000 square feet	41,000 square feet
46	Planned Floor Area below grade - underground parking only	41,000 square feet	41,000 square feet
47	Planned Building Size (gross floor area above and below grade)	144,800 square feet	144,800 square feet
48	Planned Floor Area Ratio (FAR) (FAR does not include underground parking areas)	1.89	1.89
49			
50			
51			

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	39
	Dwellings, Multifamily or Mixed-use - 1 Bedroom	62	49,637	800	80
	Dwellings, Multifamily or Mixed-use - 2 Bedroom	23	22,980	1,000	30
	Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400	-
	Total Dwelling Units	115	90,541	117,018	149
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	7
	2 Bedroom	5	4,171	700	7
	3 Bedroom	-	-	800	-
	TOTAL Affordable Units	21	14,079	1,100	28
	<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>27,500</i>	<i>2 sq. ft. per housing sq. ft.</i>	
	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>		<i>27,500</i>		
HOTEL					
		Current Code	Square Feet GFA per hotel room		Proposed Code
		-	1,000		-
	Total Hotel Rooms	-	-		-
COMMERCIAL USES					
			Square Feet		
	Office - business, professional and financial		1,724		2,228
	Office - health and medical		-		-
	Health Club, Fitness		5,745		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		-		-
	Total Commercial Square Feet		7,469		9,653
	STRUCTURED PARKING				
	Parking, above grade in the building or a separate structure		10,850		11,200
	Structured parking below grade or in the basement		41,000		41,000
	Total Square Feet		149,860		178,871

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	19,725	
101		Second Floor and/or Mezzanine	1	10	18,858 square feet	1	23,670	
102		Third Floor	1	10	18,858 square feet	1	23,670	
103		Fourth Floor	1	10	18,858 square feet	1	23,670	
104		Fifth Floor	1	10	18,858 square feet	1	23,670	
105		Number of Additional Floors	1	10	18,858 square feet	2	23,670	
106		Mechanical Storage Penthouse	-	0	- square feet	-	-	
107		Attic or Sloping Roof (Above Eave)	-	8		8		
108		<i>Total Floors Above Grade</i>	6			7		
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	202,745	square feet	
112		Gross Floor Area of proposed uses (from previous page)		149,860	square feet	178,871	square feet	
113		Gross Floor Area excluding below grade structured parking		108,860	square feet	137,871	square feet	
114		Gross Floor Area excluding all structured parking		98,010	square feet	126,671	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	78	feet	
119		Allowable	Current code	R-O	Unlimited			
120		Height	Proposed Code	R-4A	90			
121								
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-4A	Unrestricted				
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	140	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	140	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-4A				
144		Maximum FAR By right		1.00	Maximum Floor Area By right:	55,000	sq. ft.	
145		Maximum FAR with bonuses		3.00	Maximum Floor Area with Bonuses:	165,000	sq. ft.	
146		Allowable FAR with bonuses proposed		2.51	Allowable floor area in this case:	137,800	sq. ft.	
147		Proposed FAR		2.51	Proposed floor area:	137,871	sq. ft.	

WARNING: Proposed FAR exceeds allowable FAR.

149

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				
160	Front lot line	275	feet	This lot line abuts a street and has the primary front setback
161	Side lot line	200	feet	This lot line is located clockwise from the "Front Lot Line"
162	Other side lot line	200	feet	This is located counter-clockwise from the "Front Lot Line"
163	Lot line opposite front line (rear)	275	feet	This lot line is located opposite from the "Front Lot Line"
164	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	
		Current Code	Proposed Code			
169	Front lot line	Adjacent	PLI-p	PR	Non-Residential	Non-Residential
170	Side lot line	Adjacent	R-O	R-O	Non-Residential	Non-Residential
171	Other side lot line	Adjacent	R-4	R-4	Residential	Residential
172	Lot line opposite front line (rear)	Abutting	R-4	R-4	Residential	Residential

173

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%	

Parking Requirements and Land Utilization Proposed Title 21		Spaces 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	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%	90%	95%	100%	100%	29.71
213	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	90%	95%	100%	100%	74.05
214	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	90%	95%	100%	100%	36.57
215	Dwellings, Multifamily 3 Bedroom	2.10	100%	90%	90%	95%	100%	100%	-
216	Hotel	0.90	100%	100%	90%	95%	100%	100%	-
217	Office, business, professional and financial	2.86	100%	100%	90%	95%	100%	100%	5.44
218	Office, health and medical	4.00	100%	100%	90%	95%	100%	100%	-
219	Health Club, Fitness	4.44	100%	100%	90%	95%	100%	100%	28.22
220	Restaurant	10.00	100%	100%	90%	95%	100%	100%	-
221	Retail, grocery	4.00	100%	100%	90%	95%	100%	100%	-
222	Retail, general	3.33	100%	100%	90%	95%	100%	100%	-
223	Retail, other	2.50	100%	100%	90%	95%	100%	100%	-
224	Retail, large goods	1.25	100%	100%	90%	95%	100%	100%	-
225	Retail, large shopping mall	3.33	100%	100%	90%	95%	100%	100%	-
226	Manufacturing, small	1.00	100%	100%	90%	95%	100%	100%	-
227	Manufacturing, large	0.67	100%	100%	90%	95%	100%	100%	-
228	Warehouse, small	0.80	100%	100%	90%	95%	100%	100%	-
229	Warehouse, large	0.67	100%	100%	90%	95%	100%	100%	-
230	Accessory storage/mechanical area	0.80	100%	100%	90%	95%	100%	100%	-
231	Total parking required								174
232									
233	Parking space distribution								
234	Surface parking								
235	Within building			Number of levels:	1	25	21%	400	square feet
236	Within building, below ground			Number of levels:	1	32	27%	-	square feet
237	Above grade structure			Number of levels:	1	117	99%	-	square feet
238	Below grade structure			Number of levels:	1	-	0%	-	square feet
239	Off-site					-	0%	-	square feet
240	TOTAL					174	147%	127	square feet
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					55,000	square feet (up to 1.0 added FAR)		
249									

250	Minimum Setback Requirements		Current Code	R-O	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			
256									
257	Site Perimeter Utility Easements		Current Code	R-O	Proposed Code R-4A				
258	<i>Linear utility easements along perimeter of site.</i>			0 feet		0 feet			
259		Side lot line		0 feet		0 feet			
260		Other side lot line		0 feet		0 feet			
261		Lot line opposite front line (rear)		10 feet		10 feet			
262									
263	Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code	R-O	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	0	PR	L2	8	8	
266	Side lot line	Arterial Street	R-O	0	R-O	L3	15	15	
267	Other side lot line	Residential	R-4	0	R-4	None	0	0	
268	Lot line opposite front line (rear)	Local Street	R-4	0	R-4	L2	8	14	
269									
270	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code	R-O	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	8	166	PR	L2	8	100	8
273	Side lot line	R-O	8	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
276									
277	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	R-O	Proposed Code R-4A				
278			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback		
279		Front lot line	8	10	8	8	10	feet	
280	<i>Greater of minimum zoning requirements or landscaping requirements.</i>			5	15	15	15	feet	
281		Side lot line	0	10	0	0	5	feet	
282		Other side lot line	0	10	8	14	14	feet	
283		Lot line opposite front line (rear)	0	10					
284	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code	R-O	Proposed Code R-4A				
285		Front lot line	2,391	square feet	2,289	square feet			
286		Side lot line	627	square feet	3,000	square feet			
287		Other side lot line	0	square feet	0	square feet			
288		Lot line opposite front line (rear)	0	square feet	3,850	square feet			
289		TOTAL	3,017	square feet	9,139	square feet			
290									

291	Parking Interior Lot Landscaping Requirements	Current Code	R-O	Proposed Code	R-4A
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-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	R-O	Proposed Code	R-4A
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-4A
310	Required for Residential Dwellings	11,490	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	11,490	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	6,490		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	R-O	Proposed Code	R-4A
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				-	<i>acres</i>
330	<i>Percent of Site</i>			0.0%	
331					
332					

333	Pedestrian Connections Requirements	Current Code	R-O	Proposed Code	R-4A	
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	<i>(Accept default or enter yes or no)</i>			
337	<i>Is it located along an Arterial class street?</i>	Yes	<i>(Enter yes or no)</i>			
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%		

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.	-	-	
354		Total Area in Square Feet		

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356	Land Area in Square Feet			
357	Building Footprint	15,715 square feet	19,725 square feet	
358	Parking	27,600 square feet	10,000 square feet	
359	Setbacks, Easements and Perimeter Landscaping	3,017 square feet	9,139 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	12,253 square feet	
364	Snow Storage	- square feet	- square feet	
365	Pedestrian Connections	- square feet	2,845 square feet	
366	TOTAL	54,602 square feet	54,862 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	28.6%	35.9%	
370	Parking	50.2%	18.2%	
371	Setbacks, Easements and Perimeter Landscaping	5.5%	16.6%	
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%	22.3%	
376	Snow Storage	0.0%	0.0%	
377	Pedestrian Connections	0.0%	5.2%	
378	TOTAL	99.3%	99.7%	
379	Total Site Area	100.0%	100.0%	
380				

381 Summary Cost Requirements			Current Code R-O	Proposed Code R-4A	
382	Parking Construction				Pct. of Current
383	Surface parking	\$8,000 per space	\$552,000	\$200,000	36%
384	Within building, above ground	\$35,000 per space	\$1,085,000	\$1,120,000	103%
385	Within building, below ground	\$60,000 per space	\$7,028,600	\$7,020,000	100%
386	Above grade structure	\$35,000 per space	\$0	\$0	
387	Below grade structure	\$60,000 per space	\$0	\$0	
388	Off-site	\$0 per space	\$0	\$0	
389	Total Parking Construction		\$8,665,600	\$8,340,000	96%
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		\$83,800	
394	Proposed Code - easement landsc.	\$2.00 per square foot		\$3,500	
395	Proposed Code - total			\$87,300	368%
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		\$300	60%
404					
405	Loading Area		\$20.00 per square foot	\$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		\$138,700	177%
413					
414	Snow Storage		\$11.32	\$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	\$8,613,200	98%
419					
420	COST OF BUILDING CONSTRUCTION		\$15,063,000	\$15,816,000	105%
421					
422	TOTAL COST OF DEVELOPMENT		\$23,852,400	\$24,429,200	102%