

SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
1			
2	<b>Project Development Category</b> (drop down menu, select one)	Low-to-Medium Rise Building (up to 75 feet in height), two parking levels under the building	
3	<b>Name of Project:</b>	Park Plaza II Apartment Homes	
		<b>Current Code</b> R-4	<b>Proposed Code</b> R-4A
4	<b>Proposed Building Footprint</b> <i>To be altered and tested by user for largest building possible.</i>	15,710 square feet	19,725 square feet
5	<b>Maximum Allowable Stories</b>	7.00	7.00
6	<i>Effective number of stories (if greater than proposed, attic area may be too large)</i>	6.00	6.00
7	<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>		
8	<b>Amount of Site Area Utilized</b>	54,597 square feet	54,862 square feet
9	<b>Percent of Site Area Utilized</b>	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	<b>Maximum Possible Building Size</b>	150,970 square feet	178,800 square feet
11	<b>Maximum Possible Floor Area Ratio</b>	2.00	2.51

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51

Summary Site Area Requirements Including Building Footprint			
		Current Code R-4	Proposed Code R-4A
Land Area in Square Feet			
Building Footprint (from line 4, above)		15,710 square feet	19,725 square feet
Parking		27,600 square feet	10,000 square feet
Setbacks and Perimeter Landscaping		3,017 square feet	9,139 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	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		54,597 square feet	54,862 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		109,970 square feet	161,745 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)		150,970 square feet	202,745 square feet
Largest Building Possible, accounting for any specific FAR limitations in the district		150,970 square feet	178,800 square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)		2.00	2.51
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area		1.78	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

FOR USE WITH DETERMINING LARGEST BUILDING POSSIBLE ONLY. DO NOT MAKE ALTERATIONS BELOW.						
52						
53						
54	<b>Proposed Uses on the Site</b>					
55	<b>RESIDENTIAL</b>		Current Code	Square Feet	Square Feet GFA per Dwelling Unit	Proposed Code
56		Dwellings, Multifamily or Mixed-use - Efficiency	30	17,924	600	39
57		Dwellings, Multifamily or Mixed-use - 1 Bedroom	62	49,637	800	80
58		Dwellings, Multifamily or Mixed-use - 2 Bedroom	23	22,980	1,000	30
59		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400	-
60		<i>Total Dwelling Units</i>	<i>115</i>	<i>90,541</i>	<i>117,018</i>	<i>149</i>
61					Square Feet in ea. Affordable Unit	
62	<b>Bonus Potential: Affordable Housing</b>	Dwellings from above that are qualified as Affordable Housing				
63		Efficiency	10	6,256		
64		1 Bedroom	5	3,649	600	7
65		2 Bedroom	5	4,170	700	7
66		3 Bedroom	-	-	800	-
67		<b>TOTAL Affordable Units</b>	<b>21</b>	<b>14,075</b>	<b>1,100</b>	<b>28</b>
68		<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>	
69						
70	<b>Bonus Potential: Housing Square Feet</b>	<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>	
71						
72						
73	<b>HOTEL</b>		Current Code	Square Feet GFA per hotel room		Proposed Code
74			-	1,000		-
75		<i>Total Hotel Rooms</i>	<i>-</i>	<i>-</i>		<i>-</i>
76						
77	<b>COMMERCIAL USES</b>			Square Feet		
78		Office - business, professional and financial		1,724		2,228
79		Office - health and medical		-		-
80		Health Club, Fitness		5,745		7,425
81		Restaurant		-		-
82		Retail, grocery		-		-
83		Retail, general - general, convenience store, building materials		-		-
84		Retail, other - pharmacy, video rental, liquor store, wholesale,		-		-
85		Retail, large goods - furniture, home appliance, flooring		-		-
86		Retail, large shopping mall		-		-
87		Manufacturing, small		-		-
88		Manufacturing, large		-		-
89		Warehouse, small		-		-
90		Warehouse, large		-		-
91		Accessory storage/mechanical area		-		-
92		<i>Total Commercial Square Feet</i>		<i>7,469</i>		<i>9,653</i>
93						
94	<b>STRUCTURED PARKING</b>	Parking, above grade in the building or a separate structure		10,850		11,200
95		Structured parking below grade or in the basement		41,000		41,000
96		<i>Total Square Feet</i>		<i>149,860</i>		<i>178,871</i>
97						

Proposed Building Dimensions				Proposed Code			
<b>FLOORS</b>		Number of Floors		Floor Height (ft)	Floorplate Size	No. of Floors	Floorplate Size
	First Floor	1	10	15,710	square feet	1	19,725
	Second Floor and/or Mezzanine	1	10	18,852	square feet	1	23,670
	Third Floor	1	10	18,852	square feet	1	23,670
	Fourth Floor	1	10	18,852	square feet	1	23,670
	Fifth Floor	1	10	18,852	square feet	1	23,670
	Number of Additional Floors	1	10	18,852	square feet	2	23,670
	Mechanical Storage Penthouse	-	0	-	square feet	-	-
	Attic or Sloping Roof (Above Eave)	-	8			8	
	<i>Total Floors Above Grade</i>	6				7	
	Basement Floors (Below Grade)	1	0	41,000	square feet	1	41,000
<b>GROSS FLOOR AREA</b>		Gross Floor Area (based on floor dimensions)		150,970	square feet	202,745	square feet
		Gross Floor Area of proposed uses (from previous page)		149,860	square feet	178,871	square feet
		Gross Floor Area excluding below grade structured parking		108,860	square feet	137,871	square feet
		Gross Floor Area excluding all structured parking		98,010	square feet	126,671	square feet
		Net Floor Area (useable or leasable) excluding parking		83,308	square feet		
		Floor Area Efficiency		85%			
<b>BUILDING HEIGHT</b>		Height of Proposed Building (based on floor dimensions)		68	feet	78	feet
		Allowable	Current code	R-4	Unlimited		
		Height	Proposed Code	R-4A	90		
<b>LOT COVERAGE</b>		Gross Building Footprint		15,710	square feet		
		Minimum Building Footprint Requirement		5,000	square feet		
		Gross Footprint as Percent of Site Area		28.6%			
		Maximum Allowed Lot Coverage		R-4	Unrestricted		
				R-4A	Unrestricted		
<b>BUILDING LOCATION</b>		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		125	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		125	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	
<b>FLOOR AREA RATIO (FAR)</b>		Current Code		R-4			
		Maximum FAR Allowed		2.00	Maximum Floor Area Allowed:	110,000	sq. ft.
		Proposed FAR		1.98	Proposed Floor Area	108,860	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.
		<i>Allowable FAR with bonuses proposed</i>		2.51	<i>Allowable floor area in this case:</i>	137,800	sq. ft.
		<i>Proposed FAR</i>		2.51	<i>Proposed floor area:</i>	137,871	sq. ft.
<b>WARNING: Proposed FAR exceeds allowable FAR.</b>							

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"
163	Other	feet	This is an additional lot line for testing irregular shaped lots.

164

165 **Estimated land area**

166 (accept the calculation or enter exact )

55,000 square feet
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

174

Parking Requirements and Land Utilization for Parking				
Current Title 21	R-4	Multiple Family Residential	Total Spaces	
177	Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	41.8
178	Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	104.2
179	Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	46.0
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	5.7
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	19.1
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	<b>Total parking required</b>			<b>217</b> spaces
197				
198	Parking space distribution			Gross Land Area per Space
199	Surface parking			69 36.5% 400 square feet
200	Within building, above ground	Number of levels: 1		31 16.4% - square feet
201	Within building, below ground	Number of levels: 1		117 62.0% - square feet
202	Above grade structure	Number of levels: 1		- 0.0% - 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%		

210	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	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.														29.71
212	Dwellings, Multifamily Efficiency	1.00	100%	100%	90%	90%	90%	95%	100%	100%	100%	100%	100%	100%	74.05
213	Dwellings, Multifamily 1 Bedroom	1.20	100%	100%	90%	90%	90%	95%	100%	100%	100%	100%	100%	100%	36.57
214	Dwellings, Multifamily 2 Bedroom	1.60	100%	100%	90%	90%	90%	95%	100%	100%	100%	100%	100%	100%	-
215	Dwellings, Multifamily 3 Bedroom	2.10	100%	100%	90%	90%	90%	95%	100%	100%	100%	100%	100%	100%	-
216	Hotel	0.90	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
217	Office, business, professional and financial	2.86	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	5.44
218	Office, health and medical	4.00	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
219	Health Club, Fitness	4.44	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	28.22
220	Restaurant	10.00	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
221	Retail, grocery	4.00	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
222	Retail, general	3.33	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
223	Retail, other	2.50	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
224	Retail, large goods	1.25	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
225	Retail, large shopping mall	3.33	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
226	Manufacturing, small	1.00	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
227	Manufacturing, large	0.67	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
228	Warehouse, small	0.80	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
229	Warehouse, large	0.67	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
230	Accessory storage/mechanical area	0.80	100%	100%	100%	100%	90%	95%	100%	100%	100%	100%	100%	100%	-
231	<b>Total parking required</b>														<b>174</b>
232															
233	Parking space distribution														
234	Surface parking														
235	Within building														
236	Within building, below ground														
237	Above grade structure														
238	Below grade structure														
239	Off-site														
240	<b>TOTAL</b>														
241	Total Land Area Requirement		10,000	square feet											
242			0.23	acres											
243	Percent of Gross Site Area		18.2%												
244															
245	<b>Bonus Potential: Below Ground Parking</b>														
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		
234	Surface parking	25	21%	400
235	Within building	32	27%	-
236	Within building, below ground	117	99%	-
237	Above grade structure	-	0%	-
238	Below grade structure	-	0%	-
239	Off-site	-	0%	-
240	<b>TOTAL</b>	<b>174</b>	<b>147%</b>	<b>127</b>

  

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	<b>Minimum Setback Requirements</b>		Current Code R-4		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	<b>Site Perimeter Utility Easements</b>		Current Code R-4		Proposed Code R-4A				
257	<i>Linear utility easements along perimeter of site.</i>								
258		Front lot line	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	<b>Minimum Perimeter Landscaping Setbacks from Adjacent Uses</b>		Current Code R-4		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	<b>Minimum Parking Lot Perimeter Landscaping Setbacks</b>		Current Code R-4		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	<b>Combined Minimum Landscaping and Setback Requirements from Lot Lines</b>		Current Code R-4		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>		0	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				feet	
284	<b>Setback, Easement and Perimeter Landscaping Site Area Requirements</b>		Current Code R-4		Proposed Code R-4A				
285		Front lot line	2,390 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									



Parking Interior Lot Landscaping Requirements		Current Code R-4	Proposed Code R-4A
291			
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			
Loading Area Requirements		Current Code R-4	Proposed Code R-4A
297			
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			
Lighting Requirements		Current Code R-4	Proposed Code R-4A
303			
304	Surface parking land area	27,600 square feet	10,000 square feet
305			
306			
307			
308			
Private Open Space Requirements		Current Code R-4	Proposed Code R-4A
309			
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	<b>Total Required Private Open Space</b>	<b>11,490 square feet</b>	<b>17,253 square feet</b>
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	<b>Total Private Open Space Provided</b>		<b>17,253 sq. ft.</b>
317	<i>Acres</i>		0.28 acres
318	<i>Percent of Site</i>		22.3%
319	<b>Excess Private Open Space Provided (R-4)</b>		- sq. ft.
320	<b>Bonus floor area allowed:</b>		
321	1 sq. ft. of floor area per 1 sq. ft. of excess private open space		- sq. ft. of added floor area
322			
323			
Snow Storage Area Requirement		Current Code R-4	Proposed Code R-4A
324			
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	<b>Total Snow Storage Requirement</b>		- square feet
329			- acres
330	<i>Percent of Site</i>		0.0%
331			
332			

333	<b>Pedestrian Connections Requirements</b>		Current Code R-4	Proposed Code R-4A	
334	<b>Required Walkways</b>		No Pedestrian Requirements	825 square feet	137.5
335	<b>Bus Stop</b> (may be required for transit-related parking reduction)			900 square feet	
336	Required in return for a Parking Reduction?	Yes	(Accept default or enter yes or no)		
337	Is it located along an Arterial class street?	Yes	(Enter yes or no)		
338	Additional area for on-site transit facilities	600	square feet		
339	<b>Primary Pedestrian Walkways</b>			160 linear feet of primary pedestrian walkway	
340				1,920 square feet of primary pedestrian walkway	
341	<b>Bonus floor area allowed at</b>	5 square feet per lin. ft.		800 square feet of bonus floor area	
342					
343	Pedestrian Connections Square Feet			2,845 square feet	
344	Pedestrian Connections in Acres			0.07 acres	
345	Percent of Site			5.2%	
346					
347					
348	<b>Other Facilities or Undeveloped Areas (Optional)</b>		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 but needed by the use type. Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage, loading areas or fleet parking areas.		-	-	0
350	The model provides the option to account for such areas to avoid unnecessarily counting them toward required site enhancement landscaping costs.		-	-	0
351			-	-	0
352			-	-	0
353			-	-	Total Area in Square Feet
354					

355 Summary Site Area Requirements		Current Code R-4	Proposed Code R-4A	
356	Land Area in Square Feet			
357	Building Footprint	15,710 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	<b>TOTAL</b>	<b>54,597 square feet</b>	<b>54,862 square feet</b>	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	<b>TOTAL</b>	<b>99.3%</b>	<b>99.7%</b>	
379	Total Site Area	100.0%	100.0%	
380				

Summary Cost Requirements			Current Code R-4	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%
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%
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%
401	Site Enhancement Landscaping				
402	Current Code	\$1.20 per square foot	\$500		
403	Proposed Code	\$2.00 per square foot		\$300	60%
405	Loading Area				
406	Current Code	\$20.00 per square foot	\$8,000	\$8,000	100%
407	Lighting	Current Code \$0.08 per square foot	\$2,300		
408	Proposed Code	\$0.10 per square foot		\$1,000	43%
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%
414	Snow Storage				
415	Current Code	\$11.32	\$0	\$0	
416	Pedestrian Connections				
417	Current Code	\$11.32 per square foot	\$0	\$32,200	
418	<b>COST OF SITE DEVELOPMENT (Including structured parking)</b>		<b>\$8,789,400</b>	<b>\$8,613,200</b>	<b>98%</b>
420	<b>COST OF BUILDING CONSTRUCTION</b>		<b>\$15,063,000</b>	<b>\$15,816,000</b>	<b>105%</b>
422	<b>TOTAL COST OF DEVELOPMENT</b>		<b>\$23,852,400</b>	<b>\$24,429,200</b>	<b>102%</b>