

SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
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2	Name of Project:	Park Plaza II Apartment Homes	
		Current Code	R-4
		Proposed Code	R-4
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 <i>To be altered and tested by user for largest building possible.</i>	15,710 square feet	18,964 square feet
5	Maximum Allowable Stories	7.00	6.00
6	<i>Effective number of stories (if greater than proposed, attic area may be too large)</i>	<i>6.00</i>	<i>5.00</i>
7	<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>		
8	Amount of Site Area Utilized	54,597 square feet	54,805 square feet
9	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>
10	Maximum Possible Building Size	150,970 square feet	150,991 square feet
11	Maximum Possible Floor Area Ratio	2.00	2.00

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Summary Site Area Requirements Including Building Footprint			
Land Area in Square Feet	Current Code R-4		Proposed Code R-4
Building Footprint (from line 4, above)	15,710 square feet		18,964 square feet
Parking	27,600 square feet		14,000 square feet
Setbacks and Perimeter Landscaping	3,017 square feet		9,133 square feet
Parking Interior Lot Landscaping	1,380 square feet		700 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		8,763 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		54,805 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		60 feet
Maximum Building Height in the Project DevelopmentCategory	75 feet		60 feet
Maximum Possible Stories	7 stories		6 stories
Maximum Possible Stories - accounting for attic or sloping roof	6 stories		5 stories
Optional Cantilevered Space Ratio - Upper Floors	20%		20%
Maximum Possible Floor Area of Building above grade	109,970 square feet		109,991 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		150,991 square feet
Largest Building Possible, accounting for any specific FAR limitations in the district	150,970 square feet		150,991 square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)	2.00		2.00
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	1.78		1.92
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	32
	Dwellings, Multifamily or Mixed-use - 1 Bedroom	62	49,637	800	67
	Dwellings, Multifamily or Mixed-use - 2 Bedroom	23	22,980	1,000	25
	Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400	-
	<i>Total Dwelling Units</i>	<i>115</i>	<i>90,541</i>	<i>97,712</i>	<i>124</i>
Bonus Potential: Affordable Housing				Square Feet in ea. Affordable Unit	
	Dwellings from above that are qualified as Affordable Housing				
	Efficiency	10	6,256		
	1 Bedroom	5	3,649	600	5
	2 Bedroom	5	4,170	700	5
	3 Bedroom	-	-	800	-
	TOTAL Affordable Units	<i>21</i>	<i>14,075</i>	<i>1,100</i>	<i>21</i>
	<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>	
POTENTIAL BONUS SQUARE FEET					
HOTEL			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		1,860
	Office - health and medical		-		-
	Health Club, Fitness		5,745		6,200
	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>8,060</i>
STRUCTURED PARKING					
	Parking, above grade in the building or a separate structure		10,850		3,500
	Structured parking below grade or in the basement		41,000		41,000
	<i>Total Square Feet</i>		<i>149,860</i>		<i>150,272</i>

Proposed Building Dimensions				Proposed Code			
FLOORS		Number of Floors	Floor Height (ft)	Floorplate Size	No. of Floors	Floorplate Size	
	First Floor	1	10	15,710 square feet	1	18,964	
	Second Floor and/or Mezzanine	1	10	18,852 square feet	1	22,757	
	Third Floor	1	10	18,852 square feet	1	22,757	
	Fourth Floor	1	10	18,852 square feet	1	22,757	
	Fifth Floor	1	10	18,852 square feet	1	22,757	
	Number of Additional Floors	1	10	18,852 square feet	-	-	
	Mechanical Storage Penthouse	-	0	- square feet	-	-	
	Attic or Sloping Roof (Above Eave)	-	8		8		
	<i>Total Floors Above Grade</i>	<i>6</i>			<i>5</i>		
	Basement Floors (Below Grade)	1	0	41,000 square feet	1	41,000	
GROSS FLOOR AREA		Gross Floor Area (based on floor dimensions)		150,970 square feet	150,991 square feet		
		Gross Floor Area of proposed uses (from previous page)		149,860 square feet	150,272 square feet		
		Gross Floor Area excluding below grade structured parking		108,860 square feet	109,272 square feet		
		Gross Floor Area excluding all structured parking		98,010 square feet	105,772 square feet		
		Net Floor Area (useable or leasable) excluding parking		83,308 square feet			
		Floor Area Efficiency		85%			
BUILDING HEIGHT		Height of Proposed Building (based on floor dimensions)		68 feet	58 feet		
		Allowable Height	Current code	R-4	Unlimited feet		
			Proposed Code	R-4	60 feet		
LOT COVERAGE		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-4	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		125 feet	138 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 feet	138 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 feet	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 feet	0 feet		
FLOOR AREA RATIO (FAR)		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-4			
		Maximum FAR By right		1.00	Maximum Floor Area By right:	55,000 sq. ft.	
		Maximum FAR with bonuses		2.00	Maximum Floor Area with Bonuses:	110,000 sq. ft.	
		Allowable FAR with bonuses proposed		2.00	Allowable floor area in this case:	110,000 sq. ft.	
		Proposed FAR		1.99	Proposed floor area:	109,272 sq. ft.	

150	How many public streets border this property?						
151	Three, two corners, no rear street						
152	Types of Streets along Boundaries						
153				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	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.		
164	Estimated land area						
165			55,000	square feet			
166	(accept the calculation or enter exact)		1.26	acres			
167	Adjacent and Abutting Properties						
168				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							

Parking Requirements and Land Utilization for Parking			
Current Title 21	R-4	Multiple Family Residential	Total Spaces
Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	41.8
Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	104.2
Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	46.0
Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit	-
Hotel Visitor Accommodations	1.00	space per room	-
Office - business, professional and financial	3.33	spaces per 1,000 gross square feet	5.7
Office - health and medical	4.00	spaces per 1,000 gross square feet	-
Health Club, Fitness	3.33	spaces per 1,000 gross square feet	19.1
Restaurant	13.33	spaces per 1,000 gross square feet	-
Retail, grocery	5.00	spaces per 1,000 gross square feet	-
Retail, general - general, convenience store, building materials	3.33	spaces per 1,000 gross square feet	-
Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores	3.33	spaces per 1,000 gross square feet	-
Retail, large goods - furniture, home appliance, flooring	3.33	spaces per 1,000 gross square feet	-
Retail, large shopping mall	4.00	spaces per 1,000 gross square feet	-
Manufacturing, small	2.50	spaces per 1,000 gross square feet	-
Manufacturing, large	2.50	spaces per 1,000 gross square feet	-
Warehouse, small	1.00	space per 1,000 gross square feet	-
Warehouse, large	1.00	space per 1,000 gross square feet	-
Accessory storage/mechanical area	1.00	space per 1,000 gross square feet	-
Total parking required			217 spaces
Parking space distribution			Gross Land Area per Space
Surface parking	69	36.5%	400 square feet
Within building, above ground	31	16.4%	square feet
Within building, below ground	117	62.0%	square feet
Above grade structure	-	0.0%	square feet
Below grade structure	-	0.0%	square feet
Off-site	-	0.0%	square feet
TOTAL	217	114.9%	127 square feet
Total Land Area Requirement	27,600	square feet	
	0.63	acres	
Percent of Gross Site Area	50%		

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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%	27.57
213	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	100%	95%	100%	100%	68.70
214	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	100%	95%	100%	100%	33.93
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%	5.05
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%	26.18
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								161
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	TOTAL								
241	Total Land Area Requirement	14,000 square feet							
242		0.32 acres							
243	Percent of Gross Site Area	25.5%							
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									

Number of levels:	1
Number of levels:	1
Number of levels:	1
Number of levels:	1

Gross Land Area per Space		
35	27%	400 square feet
10	8%	- square feet
117	89%	- square feet
-	0%	- square feet
-	0%	- square feet
-	0%	- square feet
162	124%	127 square feet

250	Minimum Setback Requirements		Current Code	R-4	Proposed Code	R-4
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		10 feet
255	Not Applicable	Lot line opposite front line (rear)		5 feet		5 feet

256	Site Perimeter Utility Easements		Current Code	R-4	Proposed Code	R-4
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	R-4	Proposed Code R-4			
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

270	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code	R-4	Proposed Code R-4			
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	8	166	PR	L2	8	118	8
273	Side lot line	8	0	R-O	L2	8	0	0
274	Other side lot line	10	0	R-4	L2	8	0	0
275	Lot line opposite front line (rear)	10	0	R-4	L2	8	0	0

277	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	R-4	Proposed Code R-4		
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		Other side lot line	0	10	0	0	9.6 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	R-4	Proposed Code R-4	
285		Front lot line	2,390	square feet	2,283	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	9,133	square feet

291	Parking Interior Lot Landscaping Requirements	Current Code	R-4	Proposed Code	R-4
292	Number of surface parking spaces	69	spaces	35	spaces
293	Surface parking land area	27,600	square feet	14,000	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	700	square feet
296					
297	Loading Area Requirements	Current Code	R-4	Proposed Code	R-4
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-4	Proposed Code	R-4
304	Surface parking land area	27,600	square feet	14,000	square feet
305					
306					
307					
308					
309	Private Open Space Requirements	Current Code	R-4	Proposed Code	R-4
310	Required for Residential Dwellings	11,490	square feet	12,400	square feet
311	Required for Non-residential Uses	-	square feet	403	square feet
312	Required in return for Parking Reductions		square feet	960	square feet
313	Total Required Private Open Space	11,490	square feet	13,763	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		8,763	sq. ft.
316	Total Private Open Space Provided			13,763	sq. ft.
317	Acres			0.20	acres
318	Percent of Site			15.9%	
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-4	Proposed Code	R-4
325	20% of multi-family surface parking requirements	No Requirement		255	square feet
326	less			less	
327	25% of private open space provided on the land			2,191	square feet
328	Total Snow Storage Requirement			-	square feet
329				-	acres
330	Percent of Site			0.0%	
331					
332					

333	Pedestrian Connections Requirements	Current Code R-4	Proposed Code R-4	
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

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Summary Site Area Requirements		Current Code R-4	Proposed Code R-4	
Land Area in Square Feet				
Building Footprint	15,710	square feet	18,964	square feet
Parking	27,600	square feet	14,000	square feet
Setbacks, Easements and Perimeter Landscaping	3,017	square feet	9,133	square feet
Parking Lot Interior Landscaping	1,380	square feet	700	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	8,763	square feet
Snow Storage	-	square feet	-	square feet
Pedestrian Connections	-	square feet	2,845	square feet
TOTAL	54,597	square feet	54,805	square feet
Total Site Area	55,000	square feet	55,000	square feet
Percent of Total Site Area				
Building Footprint	28.6%		34.5%	
Parking	50.2%		25.5%	
Setbacks, Easements and Perimeter Landscaping	5.5%		16.6%	
Parking Lot Interior Landscaping	2.5%		1.3%	
Loading Area	0.7%		0.7%	
Lighting	NA		NA	
Private Open Space	11.8%		15.9%	
Snow Storage	0.0%		0.0%	
Pedestrian Connections	0.0%		5.2%	
TOTAL	99.3%		99.6%	
Total Site Area	100.0%		100.0%	

0% higher

Summary Cost Requirements			Current Code R-4	Proposed Code R-4	
381	Summary Cost Requirements				
382	Parking Construction				Pct. of Current
383	Surface parking	\$8,000 per space	\$552,000	\$280,000	51%
384	Within building, above ground	\$35,000 per space	\$1,085,000	\$350,000	32%
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	\$7,650,000 88%
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		\$7,900	73%
400					
401	Site Enhancement Landscaping				
402	Current Code	\$1.20 per square foot	\$500		
403	Proposed Code	\$2.00 per square foot		\$400	80%
404					
405	Loading Area			\$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		\$1,400	61%
409					
410	Private Open Space				0%
411	Current Code	\$ 7.85 per square foot	\$78,500		
412	Proposed Code	\$ 11.32 per square foot		\$99,200	126%
413					
414	Snow Storage			\$0	\$0
415					
416	Pedestrian Connections			\$0	\$32,200
417					
418	COST OF SITE DEVELOPMENT (Including structured parking)			\$8,789,400	\$7,886,400 90%
419					
420	COST OF BUILDING CONSTRUCTION			\$15,063,000	\$15,816,000 105%
421					
422	TOTAL COST OF DEVELOPMENT			\$23,852,400	\$23,702,400 99%