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SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
<b>Name of Project:</b>	<b>Carr Gottstein Distribution Warehouse</b>	<b>Current Code I-1</b>	<b>Proposed Code I-2</b>
<b>Project Development Category</b> (drop down menu, select one)	Single Story Building, all surface parking		
<b>Proposed Building Footprint</b> <i>To be altered and tested by user for largest building possible.</i>	<b>284,400 square feet</b>	<b>285,850 square feet</b>	
<b>Maximum Allowable Stories</b> <i>Effective number of stories (if greater than proposed, attic area may be too large)</i>	<b>1.00</b> <i>1.00</i>	<b>1.00</b> <i>1.00</i>	
<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>			
<b>Amount of Site Area Utilized</b>	634,336 square feet <i>Increase the size of the</i>	634,110 square feet <i>Increase the size of</i>	
<b>Percent of Site Area Utilized</b>	100.0% <i>footprint or number of stories.</i>	100.0% <i>the footprint or number of stories.</i>	
<b>Maximum Possible Building Size</b>	284,400 square feet	285,850 square feet	
<b>Maximum Possible Floor Area Ratio</b>	0.45	0.45	

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Summary Site Area Requirements Including Building Footprint			
		Current Code I-1	Proposed Code I-2
Land Area in Square Feet			
Building Footprint (from line 4, above)		284,400 square feet	285,850 square feet
Parking		120,800 square feet	82,514 square feet
Setbacks and Perimeter Landscaping		17,603 square feet	41,454 square feet
Parking Interior Lot Landscaping		6,040 square feet	8,251 square feet
Loading Area		3,200 square feet	3,200 square feet
Lighting		Same as Parking square feet	Same as Parking square feet
Private Open Space		- square feet	- square feet
Snow Storage		- square feet	- square feet
Pedestrian Connections		- square feet	9,516 square feet
Other Facilities		202,293 square feet	203,324 square feet
TOTAL		634,336 square feet	634,110 square feet
Total Site Area		634,400 square feet	634,400 square feet
Summary of Building Size Parameters and Calculations			
Height per Story		25 feet	25 feet
Maximum Building Height Allowed by Zoning		Unlimited feet	50 feet
Maximum Building Height in the Project DevelopmentCategory		25 feet	25 feet
Maximum Possible Stories		1 stories	1 stories
Maximum Possible Stories - accounting for attic or sloping roof		1 stories	1 stories
Optional Cantilevered Space Ratio - Upper Floors		20%	20%
Maximum Possible Floor Area of Building above grade		284,400 square feet	285,850 square feet
Basement Floor Area Assumption (one basement level)		- square feet	- square feet
Basement Floor Area - underground parking only		- square feet	- square feet
Largest Building Possible (gross floor area above and below grade)		284,400 square feet	285,850 square feet
Largest Building Possible, accounting for any specific FAR limitations in the district		284,400 square feet	285,850 square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)		0.45	0.45
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area		0.45	0.45
Actual Existing Building Size (approximate): Carr Gottstein Distribution Warehouse			
Planned Floor Area above grade		239,000 square feet	239,000 square feet
Planned Floor Area below grade		- square feet	- square feet
Planned Floor Area below grade - underground parking only		- square feet	- square feet
Planned Building Size (gross floor area above and below grade)		239,000 square feet	239,000 square feet
Planned Floor Area Ratio (FAR) (FAR does not include underground parking areas)		0.38	0.38

**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
<b>RESIDENTIAL</b>					
	Dwellings, Multifamily or Mixed-use - Efficiency	-	-	600	-
	Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	800	-
	Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	1,000	-
	Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400	-
	<i>Total Dwelling Units</i>	-	-	-	-
<b>Bonus Potential: Affordable Housing</b>				Square Feet in ea. Affordable Unit	
	Dwellings from above that are qualified as Affordable Housing				
	Efficiency	-	-		-
	1 Bedroom	-	-	600	-
	2 Bedroom	-	-	700	-
	3 Bedroom	-	-	800	-
	TOTAL Affordable Units	-	-	1,100	-
	<i>Added building floor area allowed (up to 0.5 added FAR)</i>			<i>3 sq. ft. per affordable housing sq. ft.</i>	
	<b>Bonus Potential: Housing Square Feet</b>			<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>				
<b>HOTEL</b>			Square Feet GFA per hotel room		Proposed Code
		-	1,000		-
	<i>Total Hotel Rooms</i>	-	-		-
<b>COMMERCIAL USES</b>			Square Feet		
	Office - business, professional and financial		7,140		7,176
	Office - health and medical		-		-
	Health Club, Fitness		-		-
	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		277,260		278,674
	Accessory storage/mechanical area		-		-
	<i>Total Commercial Square Feet</i>		<i>284,400</i>		<i>285,850</i>
	<b>STRUCTURED PARKING</b>				
	Parking, above grade in the building or a separate structure		-		-
	Structured parking below grade or in the basement		-		-
	<i>Total Square Feet</i>		<i>284,400</i>		<i>285,850</i>

98 Proposed Building Dimensions				Proposed Code				
99	<b>FLOORS</b>	Number of Floors: Current Code		Floor Height (ft)	Floorplate Size	No. of Floors	Floorplate Size	
100		First Floor	1	25	284,400 square feet	1	285,850	
101		Second Floor and/or Mezzanine	-	0	- square feet	-	-	
102		Third Floor	-	0	- square feet	-	-	
103		Fourth Floor	-	0	- square feet	-	-	
104		Fifth Floor	-	0	- square feet	-	-	
105		Number of Additional Floors	-	0	- square feet	-	-	
106		Mechanical Storage Penthouse	-	0	- square feet	-	-	
107		Attic or Sloping Roof (Above Eave)	-	0	-	-	-	
108		<i>Total Floors Above Grade</i>		<i>1</i>			<i>1</i>	
109		Basement Floors (Below Grade)	-	0	- square feet	-	-	
110								
111	<b>GROSS FLOOR AREA</b>	Gross Floor Area (based on floor dimensions)		284,400 square feet		285,850 square feet		
112		Gross Floor Area of proposed uses (from previous page)		284,400 square feet		285,850 square feet		
113		Gross Floor Area excluding below grade structured parking		284,400 square feet		285,850 square feet		
114		Gross Floor Area excluding all structured parking		284,400 square feet		285,850 square feet		
115		Net Floor Area (useable or leasable) excluding parking		241,740 square feet				
116		Floor Area Efficiency		85%				
117								
118	<b>BUILDING HEIGHT</b>	Height of Proposed Building (based on floor dimensions)		25 feet		25 feet		
119		Allowable	Current code	I-1	Unlimited feet			
121		Height	Proposed Code	I-2	Unlimited feet			
122								
123	<b>LOT COVERAGE</b>	Gross Building Footprint		284,400 square feet				
124		Minimum Building Footprint Requirement		1,000 square feet				
125		Gross Footprint as Percent of Site Area		44.8%				
126		Maximum Allowed Lot Coverage	I-1	Unrestricted				
127			I-2	Unrestricted				
128								
129	<b>BUILDING LOCATION</b>	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code			
130		Near Front Lot Line, not set back behind vehicle area?		No	No	This lot line abuts a street and has the primary front setback		
131		Length of Façade near Front Lot Line		0 feet	0 feet			
132		Near Side Lot Line, not set back behind vehicle area?		No	No	This lot line is located clockwise from the "Front Lot Line"		
133		Length of Façade near Side Lot Line		0 feet	0 feet			
134		Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line"		
135		Length of Façade near Other Side Lot Line		0 feet	0 feet			
136	Near Rear Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line is located opposite from the "Front Lot Line"			
137	Length of Façade near Rear Lot Line		533 feet	535 feet				
138								
139	<b>FLOOR AREA RATIO (FAR)</b>	Current Code		I-1				
140		Maximum FAR Allowed	Unrestricted		Maximum Floor Area Allowed:		NA sq. ft.	
141			Proposed FAR		0.45	Proposed Floor Area		284,400 sq. ft.
142		Proposed Code		I-2				
143		Maximum FAR By right	Unrestricted		Maximum Floor Area By right:		NA sq. ft.	
144			Maximum FAR with bonuses		Unrestricted	Maximum Floor Area with Bonuses:		NA sq. ft.
145		Allowable FAR with bonuses proposed		Unrestricted	Allowable floor area in this case:		NA sq. ft.	
146	Proposed FAR		0.45	Proposed floor area:		285,850 sq. ft.		
147								

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150	<b>How many public streets border this property?</b>	
151		Two, corner lot

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153 Types of Streets along Boundaries		Street Name	Driveways	Driveway Width	
154	Primary front lot line	Arterial Street			
154	Secondary street frontage	Local Street			
156	Not Applicable	Not Applicable			
157	Not Applicable	Not Applicable			

  

Street Name	Driveways	Driveway Width	
C Street	-	-	feet
64th Avenue	2	24	feet
None	-	-	feet
None	-	-	feet

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159 Lot Dimensions in Feet				
159	Front lot line	1,220	feet	This lot line abuts a street and has the primary front setback
160	Side lot line	520	feet	This lot line is located clockwise from the "Front Lot Line"
161	Other side lot line	520	feet	This is located counter-clockwise from the "Front Lot Line"
162	Lot line opposite front line (rear)	1,220	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	<b>Estimated land area</b>	634,400	square feet
166	<i>(accept the calculation or enter exact)</i>	14.56	acres

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168 Adjacent and Abutting Properties			Zoning		Land Use	District
			Current Code	Proposed Code		
169	Front lot line	Adjacent	I-1	I-2	Non-Residential	Non-Residential
170	Side lot line	Adjacent	I-1	I-2	Non-Residential	Non-Residential
171	Other side lot line	Abutting	I-1	I-2	Non-Residential	Non-Residential
172	Lot line opposite front line (rear)	Abutting	I-1	I-2	Non-Residential	Non-Residential

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175 Parking Requirements and Land Utilization for Parking			
176	Current Title 21	I-1	Light Industrial
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	<b>Total parking required</b>		<b>302</b> spaces
197			
198	Parking space distribution		
199	Surface parking		
200	Within building, above ground	Number of levels: <input type="text" value="1"/>	<input type="text" value="302"/> <input type="text" value="119.4%"/> <input type="text" value="400"/> square feet
201	Within building, below ground	Number of levels: <input type="text" value="1"/>	<input type="text" value="-"/> <input type="text" value="0.0%"/> <input type="text" value="-"/> square feet
202	Above grade structure	Number of levels: <input type="text" value="1"/>	<input type="text" value="-"/> <input type="text" value="0.0%"/> <input type="text" value="-"/> square feet
203	Below grade structure	Number of levels: <input type="text" value="1"/>	<input type="text" value="-"/> <input type="text" value="0.0%"/> <input type="text" value="-"/> square feet
204	Off-site		<input type="text" value="-"/> <input type="text" value="0.0%"/> <input type="text" value="-"/> square feet
205	TOTAL		<input type="text" value="302"/> <input type="text" value="119.4%"/> <input type="text" value="400"/> square feet
206	Total Land Area Requirement	<input type="text" value="120,800"/> square feet	
207		<input type="text" value="2.77"/> acres	
208	Percent of Gross Site Area	<input type="text" value="19%"/>	

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)
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			No	No	No	No	No	No	
212	Dwellings, Multifamily Efficiency	1.00	100%	100%	100%	100%	100%	100%	-
213	Dwellings, Multifamily 1 Bedroom	1.20	100%	100%	100%	100%	100%	100%	-
214	Dwellings, Multifamily 2 Bedroom	1.60	100%	100%	100%	100%	100%	100%	-
215	Dwellings, Multifamily 3 Bedroom	2.10	100%	100%	100%	100%	100%	100%	-
216	Hotel	0.90	100%	100%	100%	100%	100%	100%	-
217	Office, business, professional and financial	2.86	100%	100%	100%	100%	100%	100%	20.50
218	Office, health and medical	4.00	100%	100%	100%	100%	100%	100%	-
219	Health Club, Fitness	4.44	100%	100%	100%	100%	100%	100%	-
220	Restaurant	10.00	100%	100%	100%	100%	100%	100%	-
221	Retail, grocery	4.00	100%	100%	100%	100%	100%	100%	-
222	Retail, general	3.33	100%	100%	100%	100%	100%	100%	-
223	Retail, other	2.50	100%	100%	100%	100%	100%	100%	-
224	Retail, large goods	1.25	100%	100%	100%	100%	100%	100%	-
225	Retail, large shopping mall	3.33	100%	100%	100%	100%	100%	100%	-
226	Manufacturing, small	1.00	100%	100%	100%	100%	100%	100%	-
227	Manufacturing, large	0.67	100%	100%	100%	100%	100%	100%	-
228	Warehouse, small	0.80	100%	100%	100%	100%	100%	100%	-
229	Warehouse, large	0.67	100%	100%	100%	100%	100%	100%	185.78
230	Accessory storage/mechanical area	0.80	100%	100%	100%	100%	100%	100%	-
231	<b>Total parking required</b>								<b>206</b>
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	<b>TOTAL</b>								
241	Total Land Area Requirement	82,514	square feet						
242		1.89	acres						
243	Percent of Gross Site Area	13.0%							
244									
245	<b>Bonus Potential: Below Ground Parking</b>								
246	Number of Below Ground Spaces								- spaces
247	Square feet of below ground parking								- square feet
248	Added building floor area allowed at		2 sq. ft. per sq. ft. of below ground parking						- square feet (up to 1.0 added FAR)
249									

  

			Gross Land Area per Space		
206	119%	400	square feet		
-	0%	-	square feet		
-	0%	-	square feet		
-	0%	-	square feet		
-	0%	-	square feet		
-	0%	-	square feet		
<b>206</b>	<b>119%</b>	<b>400</b>	square feet		

250	<b>Minimum Setback Requirements</b>		Current Code	I-1	Proposed Code	I-2			
251	<i>Types of Streets along Boundaries</i>								
252	Arterial Street	Front lot line		10 feet		10 feet			
253	Local Street	Side lot line		5 feet		5 feet			
254	Not Applicable	Other side lot line		5 feet		0 feet			
255	Not Applicable	Lot line opposite front line (rear)		5 feet		0 feet			
256									
257	<b>Site Perimeter Utility Easements</b>		Current Code	I-1	Proposed Code	I-2			
258	<i>Linear utility easements along perimeter of site.</i>			25 feet		25 feet			
259		Side lot line		0 feet		0 feet			
260		Other side lot line		10 feet		10 feet			
261		Lot line opposite front line (rear)		0 feet		0 feet			
262									
263	<b>Minimum Perimeter Landscaping Setbacks from Adjacent Uses</b>		Current Code	I-1	Proposed Code I-2				
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	Arterial Street	I-1	8	I-2	None	0	29	
266	Side lot line	Local Street	I-1	0	I-2	None	0	8	
267	Other side lot line	Non-Residential	I-1	0	I-2	None	0	0	
268	Lot line opposite front line (rear)	Non-Residential	I-1	0	I-2	None	0	0	
269									
270	<b>Minimum Parking Lot Perimeter Landscaping Setbacks</b>		Current Code I-1		Proposed Code I-2				
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	I-1	8	0	I-2	L2	8	0	0
273	Side lot line	I-1	8	348	I-2	L2	8	287	8
274	Other side lot line	I-1	8	0	I-2	L2	8	0	0
275	Lot line opposite front line (rear)	I-1	8	348	I-2	L2	8	287	8
276									
277	<b>Combined Minimum Landscaping and Setback Requirements from Lot Lines</b>		Current Code	I-1	Proposed Code I-2				
278		Front lot line	Landscaping	Building Setback	Landscaping...	...with easements	Building Setback		
279		Side lot line	8	25	8	0	29	feet	
280	<i>Greater of minimum zoning requirements or landscaping requirements.</i>		8	5	8	8	8	feet	
281		Other side lot line	8	10	8	0	10	feet	
282		Lot line opposite front line (rear)	8	5	8	8	0	feet	
283									
284	<b>Setback, Easement and Perimeter Landscaping Site Area Requirements</b>		Current Code	I-1	Proposed Code I-2				
285		Front lot line	9,760	square feet	35,380	square feet			
286		Side lot line	2,397	square feet	3,776	square feet			
287		Other side lot line	0	square feet	0	square feet			
288		Lot line opposite front line (rear)	5,447	square feet	2,298	square feet			
289		TOTAL	17,603	square feet	41,454	square feet			
290									



291	<b>Parking Interior Lot Landscaping Requirements</b>	Current Code	I-1	Proposed Code	I-2
292	Number of surface parking spaces	302	spaces	206	spaces
293	Surface parking land area	120,800	square feet	82,514	square feet
294	Percent of parking area for landscaping	5%		10%	
295	Required Landscaping Area (in addition to surface parking area)	6,040	square feet	8,251	square feet
296					
297	<b>Loading Area Requirements</b>	Current Code	I-1	Proposed Code	I-2
298	Berth Type	A		A	
299	Number of Berths Required	4		4	
300	Land Area per Berth	800	square feet	800	square feet
301	Total Loading Area Land Area Requirement	3,200	square feet	3,200	square feet
302					
303	<b>Lighting Requirements</b>	Current Code	I-1	Proposed Code	I-2
304	Surface parking land area	120,800	square feet	82,514	square feet
305					
306					
307					
308					
309	<b>Private Open Space Requirements</b>	Current Code	I-1	Proposed Code	I-2
310	Required for Residential Dwellings	-	square feet	-	square feet
311	Required for Non-residential Uses	-	square feet	-	square feet
312	Required in return for Parking Reductions	-	square feet	-	square feet
313	<b>Total Required Private Open Space</b>	-	square feet	-	square feet
314	Amount provided on or in the building(s)	-		-	sq. ft.
315	Amount provided on the land	-		-	sq. ft.
316	<b>Total Private Open Space Provided</b>	-		-	sq. ft.
317	<i>Acres</i>	-		-	acres
318	<i>Percent of Site</i>	-		0.0%	
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					
324	<b>Snow Storage Area Requirement</b>	Current Code	I-1	Proposed Code	I-2
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 I-1	Proposed Code I-2	
334	<b>Required Walkways</b>	No Pedestrian Requirements	9,516 square feet	1586
335	<b>Bus Stop</b> (may be required for transit-related parking reduction)		- square feet	
336	Required in return for a Parking Reduction?	No (Accept default or enter yes or no)		
337	Is it located along an Arterial class street?	No (Enter yes or no)		
338	Additional area for on-site transit facilities	0 square feet		
339	<b>Primary Pedestrian Walkways</b>		- linear feet of primary pedestrian walkway	
340			- square feet of primary pedestrian walkway	
341	<b>Bonus floor area allowed at</b>	0 square feet per lin. ft.	- square feet of bonus floor area	
342				
343	Pedestrian Connections Square Feet		9,516 square feet	
344	Pedestrian Connections in Acres		0.22 acres	
345	Percent of Site		1.5%	

348	Other Facilities or Undeveloped Areas (Optional)	Area (sf) - Current Code	Area (sf) - Proppsed 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.	202,293	203,324	Tractor-trailer parking, loading and storage
350			-	0
351			-	0
352	The model provides the option to account for such areas to avoid unnecessarily counting them toward required site enhancement landscaping costs.		-	0
353		202,293	203,324	Total Area in Square Feet

355 <b>Summary Site Area Requirements</b>		Current Code	I-1	Proposed Code	I-2	
356	Land Area in Square Feet					
357	Building Footprint	284,400	square feet	285,850	square feet	
358	Parking	120,800	square feet	82,514	square feet	
359	Setbacks, Easements and Perimeter Landscaping	17,603	square feet	41,454	square feet	
360	Parking Lot Interior Landscaping	6,040	square feet	8,251	square feet	
361	Loading Area	3,200	square feet	3,200	square feet	
362	Lighting	Same as Parking	square feet	Same as Parking	square feet	
363	Private Open Space	-	square feet	-	square feet	
364	Snow Storage	-	square feet	-	square feet	
365	Pedestrian Connections	-	square feet	9,516	square feet	
366	<b>TOTAL</b>	<b>432,043</b>	<b>square feet</b>	<b>430,786</b>	<b>square feet</b>	0% lower
367	Total Site Area	634,400	square feet	634,400	square feet	
368	Percent of Total Site Area					
369	Building Footprint	44.8%		45.1%		
370	Parking	19.0%		13.0%		
371	Setbacks, Easements and Perimeter Landscaping	2.8%		6.5%		
372	Parking Lot Interior Landscaping	1.0%		1.3%		
373	Loading Area	0.5%		0.5%		
374	Lighting	NA		NA		
375	Private Open Space	0.0%		0.0%		
376	Snow Storage	0.0%		0.0%		
377	Pedestrian Connections	0.0%		1.5%		
378	<b>TOTAL</b>	<b>68.1%</b>		<b>67.9%</b>		
379	Total Site Area	100.0%		100.0%		
380						

381 Summary Cost Requirements			Current Code I-1	Proposed Code I-2	
382	Parking Construction				Pct. of Current
383	Surface parking	\$8,000 per space	\$2,416,000	\$1,650,300	68%
384	Within building, above ground	\$35,000 per space	\$0	\$0	
385	Within building, below ground	\$60,000 per space	\$0	\$0	
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		\$2,416,000	\$1,650,300	68%
390					
391	Setbacks, Easements and Perimeter Landscaping				
392	Current Code	\$7.85 per square foot	\$138,100		
393	Proposed Code - perimeter landsc.	\$11.32 per square foot		\$52,000	
394	Proposed Code - easement landsc.	\$2.00 per square foot		\$73,700	
395	Proposed Code - total			\$125,700	91%
396					
397	Parking Lot Interior Landscaping				
398	Current Code	\$7.85 per square foot	\$47,400		
399	Proposed Code	\$11.32 per square foot		\$93,400	197%
400					
401	Site Enhancement Landscaping				
402	Current Code	\$1.20 per square foot	\$0		
403	Proposed Code	\$2.00 per square foot		\$600	
404					
405	Loading Area	\$20.00 per square foot	\$64,000	\$64,000	100%
406					
407	Lighting Current Code	\$0.08 per square foot	\$10,000		
408	Proposed Code	\$0.10 per square foot		\$8,200	82%
409					
410	Private Open Space				
411	Current Code	\$ 7.85 per square foot	\$0		
412	Proposed Code	\$ 11.32 per square foot		\$0	
413					
414	Snow Storage	\$2.00	\$0	\$0	
415					
416	Pedestrian Connections	\$11.32 per square foot	\$0	\$107,700	
417					
418	<b>COST OF SITE DEVELOPMENT (Including structured parking)</b>		<b>\$2,675,500</b>	<b>\$2,049,900</b>	<b>77%</b>
419					
420	<b>COST OF BUILDING CONSTRUCTION</b>		<b>\$31,923,000</b>	<b>\$31,910,000</b>	<b>100%</b>
421					
422	<b>TOTAL COST OF DEVELOPMENT</b>		<b>\$34,598,500</b>	<b>\$33,959,900</b>	<b>98%</b>