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SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
Name of Project:	Carr Gottstein Distribution Warehouse	Current Code I-1	Proposed Code B-3
Project Development Category (drop down menu, select one)	Single Story Building, all surface parking		
Proposed Building Footprint <i>To be altered and tested by user for largest building possible.</i>	284,400 square feet	276,500 square feet	
Maximum Allowable Stories <i>Effective number of stories (if greater than proposed, attic area may be too large)</i>	1.00 <i>1.00</i>	1.00 <i>1.00</i>	
<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>			
Amount of Site Area Utilized	634,336 square feet	634,186 square feet	
Percent of Site Area Utilized	100.0% <i>Increase the size of the footprint or number of stories.</i>	100.0% <i>Increase the size of the footprint or number of stories.</i>	
Maximum Possible Building Size	284,400 square feet	276,500 square feet	
Maximum Possible Floor Area Ratio	0.45	0.44	

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Summary Site Area Requirements Including Building Footprint			
Land Area in Square Feet	Current Code I-1	Proposed Code B-3	
Building Footprint (from line 4, above)	284,400 square feet	276,500	square feet
Parking	120,800 square feet	79,815	square feet
Setbacks and Perimeter Landscaping	17,603 square feet	46,674	square feet
Parking Interior Lot Landscaping	6,040 square feet	7,982	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	13,825	square feet
Snow Storage	- square feet	-	square feet
Pedestrian Connections	- square feet	9,516	square feet
Other Facilities	202,293 square feet	196,674	square feet
TOTAL	634,336 square feet	634,186	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	276,500	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	276,500	square feet
Largest Building Possible, accounting for any specific FAR limitations in the district	284,400 square feet	276,500	square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)	0.45	0.44	
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	0.45	0.44	
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.

52	FOR USE WITH DETERMINING LARGEST BUILDING POSSIBLE ONLY. DO NOT MAKE ALTERATIONS BELOW.				
53					
54	Proposed Uses on the Site				
55	RESIDENTIAL		Current Code	Square Feet	Square Feet GFA per Dwelling Unit Proposed Code
56		Dwellings, Multifamily or Mixed-use - Efficiency	-	-	600 -
57		Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	800 -
58		Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	1,000 -
59		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400 -
60		<i>Total Dwelling Units</i>	-	-	-
61					Square Feet in ea. Affordable Unit
62	Bonus Potential: Affordable Housing	Dwellings from above that are qualified as Affordable Housing			
63		Efficiency	-	-	-
64		1 Bedroom	-	-	600 -
65		2 Bedroom	-	-	700 -
66		3 Bedroom	-	-	800 -
67		TOTAL Affordable Units	-	-	1,100 -
68		<i>Added building floor area allowed (up to 0.5 added FAR)</i>			<i>3 sq. ft. per affordable housing sq. ft.</i>
69					
70	Bonus Potential: Housing Square Feet	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>		-	<i>2 sq. ft. per housing sq. ft.</i>
71					
72					
73	HOTEL		Current Code	Square Feet GFA per hotel room	Proposed Code
74			-	1,000	-
75		<i>Total Hotel Rooms</i>	-	-	-
76					
77	COMMERCIAL USES			Square Feet	
78		Office - business, professional and financial		7,140	6,941
79		Office - health and medical		-	-
80		Health Club, Fitness		-	-
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		277,260	269,559
91		Accessory storage/mechanical area		-	-
92		<i>Total Commercial Square Feet</i>		<i>284,400</i>	<i>276,500</i>
93					
94	STRUCTURED PARKING	Parking, above grade in the building or a separate structure		-	-
95		Structured parking below grade or in the basement		-	-
96		<i>Total Square Feet</i>		<i>284,400</i>	<i>276,500</i>
97					

98 Proposed Building Dimensions				Proposed Code			
99	FLOORS	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	276,500
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	GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)		284,400 square feet		276,500 square feet	
112		Gross Floor Area of proposed uses (from previous page)		284,400 square feet		276,500 square feet	
113		Gross Floor Area excluding below grade structured parking		284,400 square feet		276,500 square feet	
114		Gross Floor Area excluding all structured parking		284,400 square feet		276,500 square feet	
115		Net Floor Area (useable or leasable) excluding parking		241,740 square feet			
116	Floor Area Efficiency		85%				
117							
118	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		25 feet		25 feet	
119		Allowable	Current code	I-1	Unlimited feet		
121		Height	Proposed Code	B-3	45 feet		
122							
123	LOT COVERAGE	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 B-3: Unrestricted			
127							
128	BUILDING LOCATION	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	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	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	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	526	feet		
138							
139	FLOOR AREA RATIO (FAR)	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		B-3			
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		0.44	Proposed floor area:		276,500 sq. ft.	
147							

149							
150	How many public streets border this property?						
151	Two, corner lot						
152							
153	Types of Streets along Boundaries			Street Name		Driveways	Driveway Width
154	Primary front lot line	Arterial Street		C Street	-	-	feet
155	Secondary street frontage	Local Street		64th Avenue	2	24	feet
156	Not Applicable	Not Applicable		None	-	-	feet
157	Not Applicable	Not Applicable		None	-	-	feet
158							
159	Lot Dimensions in Feet		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.	
164							
165	Estimated land area			634,400	square feet		
166	<i>(accept the calculation or enter exact)</i>			14.56	acres		
167							
168	Adjacent and Abutting Properties			Zoning		Land Use	District
169				Current Code	Proposed Code		
170	Front lot line	Adjacent	Adjacent	I-1	B-3	Non-Residential	Non-Residential
171	Side lot line	Adjacent	Adjacent	I-1	B-3	Non-Residential	Non-Residential
172	Other side lot line	Abutting	Abutting	I-1	B-3	Non-Residential	Non-Residential
173	Lot line opposite front line (rear)	Abutting	Abutting	I-1	B-3	Non-Residential	Non-Residential
174							

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	Total parking required		302 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%	19.83
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%	179.71
230	Accessory storage/mechanical area	0.80	100%	100%	100%	100%	100%	100%	-
231	Total parking required								200
232									
233	Parking space distribution								
234	Surface parking								
235	Within building		Number of levels:	1					
236	Within building, below ground		Number of levels:	1					
237	Above grade structure		Number of levels:	1					
238	Below grade structure		Number of levels:	1					
239	Off-site								
240	TOTAL								
241	Total Land Area Requirement	79,815	square feet						
242		1.83	acres						
243	Percent of Gross Site Area	12.6%							
244									
245	Bonus Potential: Below Ground Parking								
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		
200	115%	400
-	0%	-
-	0%	-
-	0%	-
-	0%	-
-	0%	-
200	115%	400

250	Minimum Setback Requirements		Current Code	I-1	Proposed Code	B-3			
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		10 feet			
255	Not Applicable	Lot line opposite front line (rear)		5 feet		10 feet			
256									
257	Site Perimeter Utility Easements		Current Code	I-1	Proposed Code	B-3			
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	Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code	I-1	Proposed Code B-3				
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	B-3	None	0	29	
266	Side lot line	Local Street	I-1	0	B-3	None	0	8	
267	Other side lot line	Non-Residential	I-1	0	B-3	None	0	0	
268	Lot line opposite front line (rear)	Non-Residential	I-1	0	B-3	None	0	0	
269									
270	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code	I-1	Proposed Code B-3				
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	B-3	L2	8	0	0
273	Side lot line	I-1	8	348	B-3	L2	8	283	8
274	Other side lot line	I-1	8	0	B-3	L2	8	0	0
275	Lot line opposite front line (rear)	I-1	8	348	B-3	L2	8	283	8
276									
277	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	I-1	Proposed Code B-3				
278			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback		
279		Front 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	10	feet	
283									
284	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code	I-1	Proposed Code B-3				
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	7,518	square feet			
289		TOTAL	17,603	square feet	46,674	square feet			
290									

291	Parking Interior Lot Landscaping Requirements	Current Code	I-1	Proposed Code	B-3
292	Number of surface parking spaces	302	spaces	200	spaces
293	Surface parking land area	120,800	square feet	79,815	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	7,982	square feet
296					
297	Loading Area Requirements	Current Code	I-1	Proposed Code	B-3
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	Lighting Requirements	Current Code	I-1	Proposed Code	B-3
304	Surface parking land area	120,800	square feet	79,815	square feet
305					
306					
307					
308					
309	Private Open Space Requirements	Current Code	I-1	Proposed Code	B-3
310	Required for Residential Dwellings	-	square feet	-	square feet
311	Required for Non-residential Uses	-	square feet	13,825	square feet
312	Required in return for Parking Reductions	-	square feet	-	square feet
313	Total Required Private Open Space	-	square feet	13,825	square feet
314	Amount provided on or in the building(s)	-		-	sq. ft.
315	Amount provided on the land	-		13,825	sq. ft.
316	Total Private Open Space Provided	-		13,825	sq. ft.
317	<i>Acres</i>	-		0.32	acres
318	<i>Percent of Site</i>	-		2.2%	
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	I-1	Proposed Code	B-3
325	20% of multi-family surface parking requirements	No Requirement		-	square feet
326	less			-	less
327	25% of private open space provided on the land			-	square feet
328	Total Snow Storage Requirement			-	square feet
329				-	acres
330	<i>Percent of Site</i>			0.0%	
331					
332					

333	Pedestrian Connections Requirements	Current Code I-1	Proposed Code B-3	
334	Required Walkways	No Pedestrian Requirements	9,516 square feet	1586
335	Bus Stop (may be required for transit-related parking reduction)		- square feet	
336	<i>Required in return for a Parking Reduction?</i>	No (Accept default or enter yes or no)		
337	<i>Is it located along an Arterial class street?</i>	No (Enter yes or no)		
338	<i>Additional area for on-site transit facilities</i>	0 square feet		
339	Primary Pedestrian Walkways		- linear feet of primary pedestrian walkway	
340			- square feet of primary pedestrian walkway	
341	Bonus floor area allowed at	0 square feet per lin. ft.	- square feet of bonus floor area	
342				
343	<i>Pedestrian Connections Square Feet</i>		9,516 square feet	
344	<i>Pedestrian Connections in Acres</i>		0.22 acres	
345	<i>Percent of Site</i>		1.5%	

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 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	196,674	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	196,674	Total Area in Square Feet

355 Summary Site Area Requirements		356 Current Code	I-1	Proposed Code B-3	
356	Land Area in Square Feet				
357	Building Footprint	284,400	square feet	276,500	square feet
358	Parking	120,800	square feet	79,815	square feet
359	Setbacks, Easements and Perimeter Landscaping	17,603	square feet	46,674	square feet
360	Parking Lot Interior Landscaping	6,040	square feet	7,982	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	13,825	square feet
364	Snow Storage	-	square feet	-	square feet
365	Pedestrian Connections	-	square feet	9,516	square feet
366	TOTAL	432,043	square feet	437,512	square feet
367	Total Site Area	634,400	square feet	634,400	square feet
368	Percent of Total Site Area				
369	Building Footprint	44.8%		43.6%	
370	Parking	19.0%		12.6%	
371	Setbacks, Easements and Perimeter Landscaping	2.8%		7.4%	
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%		2.2%	
376	Snow Storage	0.0%		0.0%	
377	Pedestrian Connections	0.0%		1.5%	
378	TOTAL	68.1%		69.0%	
379	Total Site Area	100.0%		100.0%	
380					1% higher

381 Summary Cost Requirements			Current Code I-1	Proposed Code B-3	
382	Parking Construction				Pct. of Current
383	Surface parking	\$8,000 per space	\$2,416,000	\$1,596,300	66%
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	\$1,596,300	66%
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		\$51,200	
394	Proposed Code - easement landsc.	\$2.00 per square foot		\$84,300	
395	Proposed Code - total			\$135,500	98%
396					
397	Parking Lot Interior Landscaping				
398	Current Code	\$7.85 per square foot	\$47,400		
399	Proposed Code	\$11.32 per square foot		\$90,400	191%
400					
401	Site Enhancement Landscaping				
402	Current Code	\$1.20 per square foot	\$6,800		
403	Proposed Code	\$2.00 per square foot		\$400	6%
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		\$7,900	79%
409					
410	Private Open Space				
411	Current Code	\$ 7.85 per square foot	\$0		
412	Proposed Code	\$ 11.32 per square foot		\$156,500	
413					
414	Snow Storage	\$2.00	\$0	\$0	
415					
416	Pedestrian Connections	\$11.32 per square foot	\$0	\$107,700	
417					
418	COST OF SITE DEVELOPMENT (Including structured parking)		\$2,682,300	\$2,158,700	80%
419					
420	COST OF BUILDING CONSTRUCTION		\$31,923,000	\$30,866,000	97%
421					
422	TOTAL COST OF DEVELOPMENT		\$34,605,300	\$33,024,700	95%