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| SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE | | | |
|--|--|--|--|
| Name of Project: | | Carr Gottstein Distribution Warehouse | |
| | | Current Code I-1 | Proposed Code CMU |
| 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 | 299,850 square feet |
| Maximum Allowable Stories | | 1.00 | 1.00 |
| <i>Effective number of stories (if greater than proposed, attic area may be too large)</i> | | 1.00 | 1.00 |
| <i>Warning notice appears if proposed stories exceed maximum possible stories.</i> | | | |
| Amount of Site Area Utilized | | 634,336 square feet | 634,231 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 | 299,850 square feet |
| Maximum Possible Floor Area Ratio | | 0.45 | 0.47 |

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| Summary Site Area Requirements Including Building Footprint | | | |
|--|-----------------------------|-----------------------------|--|
| Land Area in Square Feet | Current Code I-1 | Proposed Code CMU | |
| Building Footprint (from line 4, above) | 284,400 square feet | 299,850 square feet | |
| Parking | 120,800 square feet | 77,900 square feet | |
| Setbacks and Perimeter Landscaping | 17,603 square feet | 6,820 square feet | |
| Parking Interior Lot Landscaping | 6,040 square feet | 7,790 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 | 15,873 square feet | |
| Snow Storage | - square feet | - square feet | |
| Pedestrian Connections | - square feet | 9,516 square feet | |
| Other Facilities | 202,293 square feet | 213,282 square feet | |
| TOTAL | 634,336 square feet | 634,231 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 | 299,850 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 | 299,850 square feet | |
| Largest Building Possible, accounting for any specific FAR limitations in the district | 284,400 square feet | 299,850 square feet | |
| Maximum Possible Floor Area Ratio (FAR does not include underground parking) | 0.45 | 0.47 | |
| Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area | 0.45 | 0.47 | |
| 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 | | | | | | |
| 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 | | 7,528 |
| 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 | | 292,322 | |
| 91 | Accessory storage/mechanical area | | - | | - | |
| 92 | | <i>Total Commercial Square Feet</i> | - | 284,400 | | 299,850 |
| 93 | | | | | | |
| 94 | STRUCTURED | Parking, above grade in the building or a separate structure | | - | | - |
| 95 | PARKING | Structured parking below grade or in the basement | | - | | - |
| 96 | | <i>Total Square Feet</i> | | 284,400 | | 299,850 |
| 97 | | | | | | |

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|-----|---|---|---------------|----------------------|---|--|-----------------|
| 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 | 299,850 |
| 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 | GROSS FLOOR AREA | Gross Floor Area (based on floor dimensions) | | 284,400 | square feet | 299,850 | square feet |
| 112 | | Gross Floor Area of proposed uses (from previous page) | | 284,400 | square feet | 299,850 | square feet |
| 113 | | Gross Floor Area excluding below grade structured parking | | 284,400 | square feet | 299,850 | square feet |
| 114 | | Gross Floor Area excluding all structured parking | | 284,400 | square feet | 299,850 | 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 | | |
| 121 | | Height | Proposed Code | CMU | 60 | feet | |
| 122 | | | | | | | |
| 123 | | | | | | | |
| 124 | LOT COVERAGE | Gross Building Footprint | | 284,400 | square feet | | |
| 125 | | Minimum Building Footprint Requirement | | 1,000 | square feet | | |
| 126 | | Gross Footprint as Percent of Site Area | | 44.8% | | | |
| 127 | | Maximum Allowed Lot Coverage | | I-1 | Unrestricted | | |
| 128 | | CMU | | Unrestricted | | | |
| 129 | | | | | | | |
| 130 | BUILDING LOCATION | Building Location Relative to Perimeter Lot Lines | | Current Code | Proposed Code | | |
| 131 | | Near Front Lot Line, not set back behind vehicle area? | | No | No | This lot line abuts a street and has the primary front setback | |
| 132 | | Length of Façade near Front Lot Line | | 0 | 0 | feet | |
| 133 | | Near Side Lot Line, not set back behind vehicle area? | | No | Yes | This lot line is located clockwise from the "Front Lot Line" | |
| 134 | | Length of Façade near Side Lot Line | | 0 | 548 | feet | |
| 135 | | Near Other Side Lot Line, not set back behind vehicle area? | | No | No | This is located counter-clockwise from the "Front Lot Line" | |
| 136 | Length of Façade near Other Side Lot Line | | 0 | 0 | feet | | |
| 137 | Near Rear Lot Line, not set back behind vehicle area? | | Yes | Yes | This lot line is located opposite from the "Front Lot Line" | | |
| 138 | Length of Façade near Rear Lot Line | | 533 | 548 | feet | | |
| 139 | | | | | | | |
| 140 | FLOOR AREA RATIO (FAR) | Current Code | | I-1 | | | |
| 141 | | Maximum FAR Allowed | | Unrestricted | Maximum Floor Area Allowed: | NA | sq. ft. |
| 142 | | Proposed FAR | | 0.45 | Proposed Floor Area | 284,400 | sq. ft. |
| 143 | | Proposed Code | | CMU | | | |
| 144 | | Maximum FAR By right | | 1.00 | Maximum Floor Area By right: | 634,400 | sq. ft. |
| 145 | | Maximum FAR with bonuses | | 2.00 | Maximum Floor Area with Bonuses: | 1,268,800 | sq. ft. |
| 146 | | Allowable FAR with bonuses proposed | | 1.00 | Allowable floor area in this case: | 634,400 | sq. ft. |
| 147 | Proposed FAR | | 0.47 | Proposed floor area: | 299,850 | sq. ft. | |
| 148 | | | | | | | |
| 149 | | | | | | | |

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|-----|--|-------------------------------------|---------|---------------------|---|-----------------------|-----------------|
| 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 | I-1 | CMU | Non-Residential | Non-Residential | |
| 171 | Side lot line | Adjacent | I-1 | CMU | Non-Residential | Non-Residential | |
| 172 | Other side lot line | Abutting | I-1 | CMU | Non-Residential | Non-Residential | |
| 173 | Lot line opposite front line (rear) | Abutting | I-1 | CMU | 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: 1 | 302 119.4% 400 square feet |
| 201 | Within building, below ground | Number of levels: 1 | - 0.0% - 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 | | 302 119.4% 400 square feet |
| 206 | Total Land Area Requirement | 120,800 square feet | |
| 207 | | 2.77 acres | |
| 208 | Percent of Gross Site Area | 19% | |
| 209 | | | |

| 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 | No | Yes | No | 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% | 100% | 90% | 100% | 100% | 100% | - |
| 213 | Dwellings, Multifamily 1 Bedroom | 1.20 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 214 | Dwellings, Multifamily 2 Bedroom | 1.60 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 215 | Dwellings, Multifamily 3 Bedroom | 2.10 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 216 | Hotel | 0.90 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 217 | Office, business, professional and financial | 2.86 | 100% | 100% | 90% | 100% | 100% | 100% | 19.36 |
| 218 | Office, health and medical | 4.00 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 219 | Health Club, Fitness | 4.44 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 220 | Restaurant | 10.00 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 221 | Retail, grocery | 4.00 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 222 | Retail, general | 3.33 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 223 | Retail, other | 2.50 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 224 | Retail, large goods | 1.25 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 225 | Retail, large shopping mall | 3.33 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 226 | Manufacturing, small | 1.00 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 227 | Manufacturing, large | 0.67 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 228 | Warehouse, small | 0.80 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 229 | Warehouse, large | 0.67 | 100% | 100% | 90% | 100% | 100% | 100% | 175.39 |
| 230 | Accessory storage/mechanical area | 0.80 | 100% | 100% | 90% | 100% | 100% | 100% | - |
| 231 | Total parking required | | | | | | | | 195 |
| 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 | 77,900 square feet | | | | | | | |
| 242 | | 1.79 acres | | | | | | | |
| 243 | Percent of Gross Site Area | 12.3% | | | | | | | |
| 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 | | | | | | | | - square feet (up to 1.0 added FAR) |
| 249 | | | | | | | | | |

| | | Gross Land Area per Space | | |
|--|-------------------|---------------------------|-------------|------------|
| | Number of levels: | 195 | 125% | 400 |
| | Number of levels: | - | 0% | - |
| | Number of levels: | - | 0% | - |
| | Number of levels: | - | 0% | - |
| | Number of levels: | - | 0% | - |
| | TOTAL | 195 | 125% | 400 |

| | | | | | | |
|-----|--|-------------------------------------|--------------|---------|---------------|--------|
| 250 | Minimum Setback Requirements | | Current Code | I-1 | Proposed Code | CMU |
| 251 | <i>Types of Streets along Boundaries</i> | | | | | |
| 252 | Arterial Street | Front lot line | | 10 feet | | 0 feet |
| 253 | Local Street | Side lot line | | 5 feet | | 0 feet |
| 254 | Not Applicable | Other side lot line | | 5 feet | | 5 feet |
| 255 | Not Applicable | Lot line opposite front line (rear) | | 5 feet | | 5 feet |

| | | | | | | |
|-----|--|-------------------------------------|--------------|---------|---------------|---------|
| 256 | Site Perimeter Utility Easements | | Current Code | I-1 | Proposed Code | CMU |
| 257 | <i>Linear utility easements along perimeter of site.</i> | | | | | |
| 258 | | Front lot line | | 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 |

| | | | | | | | | |
|-----|--|-----------------|-----------------|--|-------------------|----------------------------------|--|---|
| 263 | Minimum Perimeter Landscaping Setbacks from Adjacent Uses | | Current Code | I-1 | Proposed Code CMU | | | |
| 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 | CMU | None | 0 | 0 |
| 266 | Side lot line | Local Street | I-1 | 0 | CMU | None | 0 | 0 |
| 267 | Other side lot line | Non-Residential | I-1 | 0 | CMU | None | 0 | 0 |
| 268 | Lot line opposite front line (rear) | Non-Residential | I-1 | 0 | CMU | None | 0 | 0 |

| | | | | | | | | |
|-----|---|------------------------------------|-------------------------------------|-----------------|---|----------------------------------|-----------------------------------|---|
| 270 | Minimum Parking Lot Perimeter Landscaping Setbacks | | Current Code | I-1 | Proposed Code CMU | | | |
| 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 | I-1 | 8 | 0 | CMU | L2 | 8 | 0 | 0 |
| 273 | I-1 | 8 | 348 | CMU | L2 | 8 | 279 | 8 |
| 274 | I-1 | 8 | 0 | CMU | L2 | 8 | 0 | 0 |
| 275 | I-1 | 8 | 348 | CMU | L2 | 8 | 279 | 8 |

| | | | | | | | |
|-----|---|-------------------------------------|--------------|------------------|-------------------|-------------------|------------------|
| 276 | Combined Minimum Landscaping and Setback Requirements from Lot Lines | | Current Code | I-1 | Proposed Code CMU | | |
| 277 | | | Landscaping | Building Setback | Landscaping... | ...with easements | Building Setback |
| 278 | | Front lot line | 8 | 25 | 0 | 0 | 25 |
| 279 | | Side lot line | 8 | 5 | 8 | 8 | 0 |
| 280 | | Other side lot line | 0 | 10 | 0 | 0 | 10 |
| 281 | | Lot line opposite front line (rear) | 8 | 5 | 8 | 8 | 5 |
| 282 | | | | | | | |

| | | | | | | |
|-----|---|-------------------------------------|--------------|--------------------|---------------|-------------------|
| 283 | Setback and Landscaping Site Area Requirements | | Current Code | I-1 | Proposed Code | CMU |
| 284 | | Front lot line | | 9,760 square feet | | 0 square feet |
| 285 | | Side lot line | | 2,397 square feet | | 1,849 square feet |
| 286 | | Other side lot line | | 0 square feet | | 0 square feet |
| 287 | | Lot line opposite front line (rear) | | 5,447 square feet | | 4,971 square feet |
| 288 | | TOTAL | | 17,603 square feet | | 6,820 square feet |

| | | | | | |
|-----|---|----------------|--|---------------|-------------------------------|
| 291 | Parking Interior Lot Landscaping Requirements | Current Code | I-1 | Proposed Code | CMU |
| 292 | Number of surface parking spaces | 302 | spaces | 195 | spaces |
| 293 | Surface parking land area | 120,800 | square feet | 77,900 | 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 | 7,790 | square feet |
| 296 | | | | | |
| 297 | Loading Area Requirements | Current Code | I-1 | Proposed Code | CMU |
| 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 | CMU |
| 304 | Surface parking land area | 120,800 | square feet | 77,900 | square feet |
| 305 | | | | | |
| 306 | | | | | |
| 307 | | | | | |
| 308 | | | | | |
| 309 | Private Open Space Requirements | Current Code | I-1 | Proposed Code | CMU |
| 310 | Required for Residential Dwellings | - | square feet | - | square feet |
| 311 | Required for Non-residential Uses | - | square feet | 14,993 | square feet |
| 312 | Required in return for Parking Reductions | - | square feet | 880 | square feet |
| 313 | Total Required Private Open Space | - | square feet | 15,873 | square feet |
| 314 | Amount provided on or in the building(s) | - | | - | sq. ft. |
| 315 | Amount provided on the land | - | | 15,873 | sq. ft. |
| 316 | Total Private Open Space Provided | - | | 15,873 | sq. ft. |
| 317 | <i>Acres</i> | - | | 0.36 | acres |
| 318 | <i>Percent of Site</i> | - | | 2.5% | |
| 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 | CMU |
| 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 CMU | |
| 334 | Required Walkways | No Pedestrian Requirements | 9,516 | square feet |
| 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 | 5 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% | |
| 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 | 202,293 | 213,282 | Tractor-trailer parking, loading and storage |
| 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. | 202,293 | 213,282 | Total Area in Square Feet |
| 354 | | | | |

| 355 Summary Site Area Requirements | | Current Code I-1 | | Proposed Code CMU | | |
|---|---|------------------|--------------------|-------------------|--------------------|----------|
| 356 | Land Area in Square Feet | | | | | |
| 357 | Building Footprint | 284,400 | square feet | 299,850 | square feet | |
| 358 | Parking | 120,800 | square feet | 77,900 | square feet | |
| 359 | Setbacks, Easements and Perimeter Landscaping | 17,603 | square feet | 6,820 | square feet | |
| 360 | Parking Lot Interior Landscaping | 6,040 | square feet | 7,790 | 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 | 15,873 | square feet | |
| 364 | Snow Storage | - | square feet | - | square feet | |
| 365 | Pedestrian Connections | - | square feet | 9,516 | square feet | |
| 366 | TOTAL | 432,043 | square feet | 420,948 | square feet | 3% lower |
| 367 | Total Site Area | 634,400 | square feet | 634,400 | square feet | |
| 368 | Percent of Total Site Area | | | | | |
| 369 | Building Footprint | 44.8% | | 47.3% | | |
| 370 | Parking | 19.0% | | 12.3% | | |
| 371 | Setbacks, Easements and Perimeter Landscaping | 2.8% | | 1.1% | | |
| 372 | Parking Lot Interior Landscaping | 1.0% | | 1.2% | | |
| 373 | Loading Area | 0.5% | | 0.5% | | |
| 374 | Lighting | NA | | NA | | |
| 375 | Private Open Space | 0.0% | | 2.5% | | |
| 376 | Snow Storage | 0.0% | | 0.0% | | |
| 377 | Pedestrian Connections | 0.0% | | 1.5% | | |
| 378 | TOTAL | 68.1% | | 66.4% | | |
| 379 | Total Site Area | 100.0% | | 100.0% | | |
| 380 | | | | | | |

| 381 Summary Cost Requirements | | 382 Current Code I-1 | 382 Proposed Code CMU | |
|-------------------------------|--|----------------------|-----------------------|-----------------|
| 382 | Parking Construction | | | Pct. of Current |
| 383 | Surface parking \$8,000 per space | \$2,416,000 | \$1,558,000 | 64% |
| 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 | \$1,558,000 | 64% |
| 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 | | \$50,600 | |
| 394 | Proposed Code - easement landsc. \$2.00 per square foot | | \$4,700 | |
| 395 | Proposed Code - total | | \$55,300 | 40% |
| 396 | | | | |
| 397 | Parking Lot Interior Landscaping | | | |
| 398 | Current Code \$7.85 per square foot | \$47,400 | | |
| 399 | Proposed Code \$11.32 per square foot | | \$88,200 | 186% |
| 400 | | | | |
| 401 | Site Enhancement Landscaping | | | |
| 402 | Current Code \$1.20 per square foot | \$0 | | |
| 403 | Proposed Code \$2.00 per square foot | | \$300 | |
| 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 | | \$7,700 | 77% |
| 409 | | | | |
| 410 | Private Open Space | | | |
| 411 | Current Code \$ 7.85 per square foot | \$0 | | |
| 412 | Proposed Code \$ 11.32 per square foot | | \$179,700 | |
| 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) | \$2,675,500 | \$2,060,900 | 77% |
| 419 | | | | |
| 420 | COST OF BUILDING CONSTRUCTION | \$31,923,000 | \$33,473,000 | 105% |
| 421 | | | | |
| 422 | TOTAL COST OF DEVELOPMENT | \$34,598,500 | \$35,533,900 | 103% |