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|----|--|--|--|
| 1 | SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE | | |
| 2 | Name of Project: | Carr Gottstein Distribution Warehouse | Current Code I-1 Proposed Code RMU |
| 3 | Project Development Category (drop down menu, select one) | Single Story Building, all surface parking | |
| 4 | Proposed Building Footprint <i>To be altered and tested by user for largest building possible.</i> | 284,400 square feet | 299,850 square feet |
| 5 | Maximum Allowable Stories | 1.00 | 1.00 |
| 6 | <i>Effective number of stories (if greater than proposed, attic area may be too large)</i> | <i>1.00</i> | <i>1.00</i> |
| 7 | <i>Warning notice appears if proposed stories exceed maximum possible stories.</i> | | |
| 8 | Amount of Site Area Utilized | 634,336 square feet | 634,231 square feet |
| 9 | 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> |
| 10 | Maximum Possible Building Size | 284,400 square feet | 299,850 square feet |
| 11 | 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 RMU |
| 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 |

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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 | - | - | 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> | - | - | - | - |
| Bonus Potential: Affordable Housing | | | | 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> | |
| 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> | |
| 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 | | 7,140 | | 7,528 |
| | 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 | | 292,322 |
| | Accessory storage/mechanical area | | - | | - |
| | <i>Total Commercial Square Feet</i> | | 284,400 | | 299,850 |
| STRUCTURED PARKING | | | | | |
| | Parking, above grade in the building or a separate structure | | - | | - |
| | Structured parking below grade or in the basement | | - | | - |
| | <i>Total Square Feet</i> | | 284,400 | | 299,850 |

| Proposed Building Dimensions | | | | Proposed Code | | | |
|-------------------------------|------------------------------------|---|---------------|-------------------|------------------------------------|---------------|--|
| FLOORS | | Number of Floors: Current Code | | Floor Height (ft) | Floorplate Size | No. of Floors | Floorplate Size |
| | First Floor | 1 | 25 | 284,400 | square feet | 1 | 299,850 |
| | Second Floor and/or Mezzanine | - | 0 | - | square feet | - | - |
| | Third Floor | - | 0 | - | square feet | - | - |
| | Fourth Floor | - | 0 | - | square feet | - | - |
| | Fifth Floor | - | 0 | - | square feet | - | - |
| | Number of Additional Floors | - | 0 | - | square feet | - | - |
| | Mechanical Storage Penthouse | - | 0 | - | square feet | - | - |
| | Attic or Sloping Roof (Above Eave) | - | 0 | - | square feet | - | - |
| | <i>Total Floors Above Grade</i> | <i>1</i> | | | | <i>1</i> | |
| | Basement Floors (Below Grade) | - | 0 | - | square feet | - | - |
| GROSS FLOOR AREA | | Gross Floor Area (based on floor dimensions) | | 284,400 | square feet | 299,850 | square feet |
| | | Gross Floor Area of proposed uses (from previous page) | | 284,400 | square feet | 299,850 | square feet |
| | | Gross Floor Area excluding below grade structured parking | | 284,400 | square feet | 299,850 | square feet |
| | | Gross Floor Area excluding all structured parking | | 284,400 | square feet | 299,850 | square feet |
| | | Net Floor Area (useable or leasable) excluding parking | | 241,740 | square feet | | |
| | | Floor Area Efficiency | | 85% | | | |
| BUILDING HEIGHT | | Height of Proposed Building (based on floor dimensions) | | 25 | feet | 25 | feet |
| | | Allowable | Current code | I-1 | Unlimited | | |
| | | Height | Proposed Code | RMU | 60 | | |
| LOT COVERAGE | | Gross Building Footprint | | 284,400 | square feet | | |
| | | Minimum Building Footprint Requirement | | 1,000 | square feet | | |
| | | Gross Footprint as Percent of Site Area | | 44.8% | | | |
| | | Maximum Allowed Lot Coverage | I-1 | Unrestricted | | | |
| | | | RMU | Unrestricted | | | |
| BUILDING LOCATION | | Building Location Relative to Perimeter Lot Lines | | Current Code | Proposed Code | | |
| | | Near Front Lot Line, not set back behind vehicle area? | | No | No | | This lot line abuts a street and has the primary front setback |
| | | Length of Façade near Front Lot Line | | 0 | 0 | | feet |
| | | Near Side Lot Line, not set back behind vehicle area? | | No | Yes | | This lot line is located clockwise from the "Front Lot Line" |
| | | Length of Façade near Side Lot Line | | 0 | 548 | | feet |
| | | Near Other Side Lot Line, not set back behind vehicle area? | | No | No | | This is located counter-clockwise from the "Front Lot Line" |
| | | Length of Façade near Other Side Lot Line | | 0 | 0 | | feet |
| | | Near Rear Lot Line, not set back behind vehicle area? | | Yes | Yes | | This lot line is located opposite from the "Front Lot Line" |
| | | Length of Façade near Rear Lot Line | | 533 | 548 | | feet |
| FLOOR AREA RATIO (FAR) | | Current Code | | I-1 | | | |
| | | Maximum FAR Allowed | | Unrestricted | Maximum Floor Area Allowed: | NA | sq. ft. |
| | | Proposed FAR | | 0.45 | Proposed Floor Area | 284,400 | sq. ft. |
| | | Proposed Code | | RMU | | | |
| | | Maximum FAR By right | | 1.00 | Maximum Floor Area By right: | 634,400 | sq. ft. |
| | | Maximum FAR with bonuses | | 2.00 | Maximum Floor Area with Bonuses: | 1,268,800 | sq. ft. |
| | | Allowable FAR with bonuses proposed | | 1.00 | Allowable floor area in this case: | 634,400 | sq. ft. |
| | | Proposed FAR | | 0.47 | Proposed floor area: | 299,850 | sq. ft. |

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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 | (accept the calculation or enter exact) | | 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 | RMU | Non-Residential | Non-Residential | |
| 171 | Side lot line | Adjacent | I-1 | RMU | Non-Residential | Non-Residential | |
| 172 | Other side lot line | Abutting | I-1 | RMU | Non-Residential | Non-Residential | |
| 173 | Lot line opposite front line (rear) | Abutting | I-1 | RMU | 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 | <i>Number of levels:</i> | <input type="text" value="1"/> |
| 201 | Within building, below ground | <i>Number of levels:</i> | <input type="text" value="1"/> |
| 202 | Above grade structure | <i>Number of levels:</i> | <input type="text" value="1"/> |
| 203 | Below grade structure | <i>Number of levels:</i> | <input type="text" value="1"/> |
| 204 | Off-site | | |
| 205 | TOTAL | | |
| 206 | Total Land Area Requirement | <input type="text" value="120,800"/> | square feet |
| 207 | | <input type="text" value="2.77"/> | acres |
| 208 | <i>Percent of Gross Site Area</i> | <input type="text" value="19%"/> | |
| 209 | | | |

| Gross Land Area per Space | | |
|---------------------------|--------|-----|
| 302 | 119.4% | 400 |
| - | 0.0% | - |
| - | 0.0% | - |
| - | 0.0% | - |
| - | 0.0% | - |
| - | 0.0% | - |
| 302 | 119.4% | 400 |

| 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 | | |
|--|--|--|---------------------------|------|-----|
| | | | 195 | 125% | 400 |
| | | | - | 0% | - |
| | | | - | 0% | - |
| | | | - | 0% | - |
| | | | - | 0% | - |
| | | | - | 0% | - |
| | | | 195 | 125% | 400 |

| | |
|-------------------|---|
| Number of levels: | 1 |
| Number of levels: | 1 |
| Number of levels: | 1 |
| Number of levels: | 1 |

2 sq. ft. per sq. ft. of below ground parking

| | | | | | | | | | |
|-----|---|-------------------------------------|------------------------------------|--|-------------------|---|--|---|---|
| 250 | Minimum Setback Requirements | | Current Code I-1 | | Proposed Code RMU | | | | |
| 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 | | | | | | | | | |
| 257 | Site Perimeter Utility Easements | | Current Code I-1 | | Proposed Code RMU | | | | |
| 258 | <i>Linear utility easements along perimeter of site.</i> | | | | | | | | |
| 259 | | Front lot line | 25 feet | | 25 feet | | | | |
| 260 | | Side lot line | 0 feet | | 0 feet | | | | |
| 261 | | Other side lot line | 10 feet | | 10 feet | | | | |
| 262 | | Lot line opposite front line (rear) | 0 feet | | 0 feet | | | | |
| 263 | Minimum Perimeter Landscaping Setbacks from Adjacent Uses | | Current Code I-1 | | Proposed Code RMU | | | | |
| 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 | RMU | None | 0 | 0 | |
| 266 | Side lot line | Local Street | I-1 | 0 | RMU | None | 0 | 0 | |
| 267 | Other side lot line | Non-Residential | I-1 | 0 | RMU | None | 0 | 0 | |
| 268 | Lot line opposite front line (rear) | Non-Residential | I-1 | 0 | RMU | None | 0 | 0 | |
| 269 | | | | | | | | | |
| 270 | Minimum Parking Lot Perimeter Landscaping Setbacks | | Current Code I-1 | | Proposed Code RMU | | | | |
| 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 | RMU | L2 | 8 | 0 | 0 |
| 273 | Side lot line | I-1 | 8 | 348 | RMU | L2 | 8 | 279 | 8 |
| 274 | Other side lot line | I-1 | 8 | 0 | RMU | L2 | 8 | 0 | 0 |
| 275 | Lot line opposite front line (rear) | I-1 | 8 | 348 | RMU | L2 | 8 | 279 | 8 |
| 276 | | | | | | | | | |
| 277 | Combined Minimum Landscaping and Setback Requirements from Lot Lines | | Current Code I-1 | | Proposed Code RMU | | | | |
| 278 | | | Landscaping | Building Setback | Landscaping... | ...with easements | Building Setback | | |
| 279 | | Front lot line | 8 | 25 | 0 | 0 | 25 | feet | |
| 280 | <i>Greater of minimum zoning requirements or landscaping requirements.</i> | | 8 | 5 | 8 | 8 | 0 | feet | |
| 281 | | Side lot line | 0 | 10 | 0 | 0 | 10 | feet | |
| 282 | | Other side lot line | 8 | 5 | 8 | 8 | 5 | feet | |
| 283 | | Lot line opposite front line (rear) | | | | | | | |
| 284 | Setback and Landscaping Site Area Requirements | | Current Code I-1 | | Proposed Code RMU | | | | |
| 285 | | Front lot line | 9,760 | square feet | 0 | square feet | | | |
| 286 | | Side lot line | 2,397 | square feet | 1,849 | square feet | | | |
| 287 | | Other side lot line | 0 | square feet | 0 | square feet | | | |
| 288 | | Lot line opposite front line (rear) | 5,447 | square feet | 4,971 | square feet | | | |
| 289 | | TOTAL | 17,603 | square feet | 6,820 | square feet | | | |
| 290 | | | | | | | | | |

| | | | | | |
|-----|---|----------------|--|---------------|-----------------------------|
| 291 | Parking Interior Lot Landscaping Requirements | Current Code | I-1 | Proposed Code | RMU |
| 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 | RMU |
| 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 | RMU |
| 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 | RMU |
| 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 | Acres | | | 0.36 | acres |
| 318 | Percent of Site | | | 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 | RMU |
| 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 | Percent of Site | | | 0.0% | |
| 331 | | | | | |
| 332 | | | | | |

| | | | | |
|-----|--|--|---------------------------|--|
| 333 | Pedestrian Connections Requirements | Current Code I-1 | Proposed Code RMU | |
| 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 | | 356 Current Code I-1 | | 357 Proposed Code RMU | | |
|---|---|----------------------|--------------------|-----------------------|--------------------|----------|
| 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 RMU | |
|-------------------------------|--|--------------------------|-----------------------|--------------------------|
| 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% |