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SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
<b>Name of Project:</b>		<b>Carr Gottstein Distribution Warehouse</b>	
		<b>Current Code</b> I-2	<b>Proposed Code</b> I-1
<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>		289,000 square feet	285,850 square feet
<b>Maximum Allowable Stories</b>		1.00	1.00
<i>Effective number of stories (if greater than proposed, attic area may be too large)</i>		1.00	1.00
Warning notice appears if proposed stories exceed maximum possible stories.			
<b>Amount of Site Area Utilized</b>		634,187 square feet	634,110 square feet
<b>Percent of Site Area Utilized</b>		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>
<b>Maximum Possible Building Size</b>		289,000 square feet	285,850 square feet
<b>Maximum Possible Floor Area Ratio</b>		0.46	0.45

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Summary Site Area Requirements Including Building Footprint			
Land Area in Square Feet	Current Code I-2		Proposed Code I-1
Building Footprint (from line 4, above)	289,000 square feet		285,850 square feet
Parking	122,400 square feet		82,514 square feet
Setbacks and Perimeter Landscaping	7,902 square feet		41,454 square feet
Parking Interior Lot Landscaping	6,120 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	205,565 square feet		203,324 square feet
TOTAL	634,187 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	289,000 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)	289,000 square feet		285,850 square feet
Largest Building Possible, accounting for any specific FAR limitations in the district	289,000 square feet		285,850 square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)	0.46		0.45
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	0.46		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.						
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54	<b>Proposed Uses on the Site</b>					
55	<b>RESIDENTIAL</b>		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	<b>Bonus Potential: Affordable Housing</b>	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	<b>Bonus Potential: Housing Square Feet</b>	<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	<b>HOTEL</b>		Current Code	Square Feet GFA per hotel room		Proposed Code
74			-	1,000		-
75		<i>Total Hotel Rooms</i>	-	-		-
76						
77	<b>COMMERCIAL USES</b>			Square Feet		
78		Office - business, professional and financial		7,255		7,176
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		281,745		278,674	
91	Accessory storage/mechanical area		-		-	
92		<i>Total Commercial Square Feet</i>	-	289,000		285,850
93						
94	<b>STRUCTURED PARKING</b>	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>		289,000		285,850
97						

Proposed Building Dimensions				Proposed Code			
<b>FLOORS</b>		Number of Floors: Current Code		Floor Height (ft)	Floorplate Size	No. of Floors	Floorplate Size
	First Floor	1	25	289,000	square feet	1	285,850
	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	-	-	-	-
	<i>Total Floors Above Grade</i>	1				1	
	Basement Floors (Below Grade)	-	0	-	square feet	-	-
<b>GROSS FLOOR AREA</b>		Gross Floor Area (based on floor dimensions)		289,000	square feet	285,850	square feet
		Gross Floor Area of proposed uses (from previous page)		289,000	square feet	285,850	square feet
		Gross Floor Area excluding below grade structured parking		289,000	square feet	285,850	square feet
		Gross Floor Area excluding all structured parking		289,000	square feet	285,850	square feet
		Net Floor Area (useable or leasable) excluding parking		245,650	square feet		
		Floor Area Efficiency		85%			
<b>BUILDING HEIGHT</b>		Height of Proposed Building (based on floor dimensions)		25	feet	25	feet
		Allowable	Current code	I-2	Unlimited		
		Height	Proposed Code	I-1	50		
<b>LOT COVERAGE</b>		Gross Building Footprint		289,000	square feet		
		Minimum Building Footprint Requirement		1,000	square feet		
		Gross Footprint as Percent of Site Area		45.6%			
		Maximum Allowed Lot Coverage	I-2	Unrestricted			
			I-1	Unrestricted			
<b>BUILDING LOCATION</b>		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	No		This lot line is located clockwise from the "Front Lot Line"
		Length of Façade near Side Lot Line		0	0		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		538	535		feet
<b>FLOOR AREA RATIO (FAR)</b>		Current Code		I-2			
		Maximum FAR Allowed		Unrestricted	Maximum Floor Area Allowed:	NA	sq. ft.
		Proposed FAR		0.46	Proposed Floor Area	289,000	sq. ft.
		Proposed Code		I-1			
		Maximum FAR By right		Unrestricted	Maximum Floor Area By right:	NA	sq. ft.
		Maximum FAR with bonuses		Unrestricted	Maximum Floor Area with Bonuses:	NA	sq. ft.
		Allowable FAR with bonuses proposed		Unrestricted	Allowable floor area in this case:	NA	sq. ft.
		Proposed FAR		0.45	Proposed floor area:	285,850	sq. ft.

150	<b>How many public streets border this property?</b>						
151	Two, corner lot						
152							
153	<b>Types of Streets along Boundaries</b>			<b>Street Name</b>	<b>Driveways</b>	<b>Driveway Width</b>	
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	<b>Lot Dimensions in Feet</b>	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	<b>Estimated land area</b>		634,400	square feet			
166	<i>(accept the calculation or enter exact )</i>		14.56	acres			
167							
168	<b>Adjacent and Abutting Properties</b>			<b>Zoning</b>		<b>Land Use</b>	<b>District</b>
169				<b>Current Code</b>	<b>Proposed Code</b>		
170	Front lot line	Adjacent	I-2	I-1	Non-Residential	Non-Residential	
171	Side lot line	Adjacent	I-2	I-1	Non-Residential	Non-Residential	
172	Other side lot line	Abutting	I-2	I-1	Non-Residential	Non-Residential	
173	Lot line opposite front line (rear)	Abutting	I-2	I-1	Non-Residential	Non-Residential	
174							

175 Parking Requirements and Land Utilization for Parking									
176 Current Title 21		I-2	Heavy Industrial			Total Spaces			
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		24.2		
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		281.7		
195	Accessory storage/mechanical area			1.00	space per 1,000 gross square feet		-		
196	<b>Total parking required</b>						<b>306</b>	spaces	
197									
198	Parking space distribution								Gross Land Area per Space
199	Surface parking					306	120.9%	400	square feet
200	Within building, above ground		Number of levels: 1			-	0.0%	-	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					306	120.9%	400	square feet
206	Total Land Area Requirement	122,400	square feet						
207		2.81	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	No	No	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%	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								
236	Within building, below ground								
237	Above grade structure								
238	Below grade structure								
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								- square feet (up to 1.0 added FAR)
249									

  

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

  

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	<b>Minimum Setback Requirements</b>		Current Code I-2	Proposed Code I-1
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	<b>Site Perimeter Utility Easements</b>		Current Code I-2	Proposed Code I-1
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

262	<b>Minimum Perimeter Landscaping Setbacks from Adjacent Uses</b>		Current Code I-2	Proposed Code I-1				
263				Minimum Perimeter Landscaping Width (feet)		Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement
264		Adjacent Uses	Adjacent Zoning		Adjacent Zoning			
265	Front lot line	Arterial Street	I-2	0	I-1	None	0	29
266	Side lot line	Local Street	I-2	0	I-1	None	0	8
267	Other side lot line	Non-Residential	I-2	0	I-1	None	0	0
268	Lot line opposite front line (rear)	Non-Residential	I-2	0	I-1	None	0	0

269	<b>Minimum Parking Lot Perimeter Landscaping Setbacks</b>		Current Code I-2		Proposed Code I-1			
270					Parking Lot Perimeter Landscaping Level	Parking Landscaping Width (feet)	Parking Landscaping Length (feet)	Landscaping Width with Utility Easement
271		Adjacent Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning			
272	Front lot line	I-2	8	0	I-1	L2	8	0
273	Side lot line	I-2	8	350	I-1	L2	8	287
274	Other side lot line	I-2	8	0	I-1	L2	8	0
275	Lot line opposite front line (rear)	I-2	8	350	I-1	L2	8	287

276	<b>Combined Minimum Landscaping and Setback Requirements from Lot Lines</b>		Current Code I-2		Proposed Code I-1		
277			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback
278		Front lot line	8	25	8	0	29
279		Side lot line	8	5	8	8	8
280		Other side lot line	8	10	8	0	10
281		Lot line opposite front line (rear)	8	5	8	8	0
282							

283	<b>Setback, Easement and Perimeter Landscaping Site Area Requirements</b>		Current Code I-2	Proposed Code I-1
284		Front lot line	0 square feet	35,380 square feet
285		Side lot line	2,415 square feet	3,776 square feet
286		Other side lot line	0 square feet	0 square feet
287		Lot line opposite front line (rear)	5,487 square feet	2,298 square feet
288		TOTAL	7,902 square feet	41,454 square feet
289				



291	<b>Parking Interior Lot Landscaping Requirements</b>	Current Code I-2	Proposed Code I-1
292	Number of surface parking spaces	306 spaces	206 spaces
293	Surface parking land area	122,400 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)	6,120 square feet	8,251 square feet
296			
297	<b>Loading Area Requirements</b>	Current Code I-2	Proposed Code I-1
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-2	Proposed Code I-1
304	Surface parking land area	122,400 square feet	82,514 square feet
305			
306			
307			
308			
309	<b>Private Open Space Requirements</b>	Current Code I-2	Proposed Code I-1
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	Acres	-	- acres
318	Percent of Site	-	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-2	Proposed Code I-1
325	20% of multi-family surface parking requirements less	No Requirement	- square feet less
326			
327	25% of private open space provided on the land		- square feet
328	<b>Total Snow Storage Requirement</b>		- square feet
329			- acres
330	Percent of Site		0.0%
331			
332			

333	<b>Pedestrian Connections Requirements</b>	Current Code I-2	Proposed Code I-1	
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	<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	<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	<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	<b>Other Facilities or Undeveloped Areas (Optional)</b>	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	205,565	203,324	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.	205,565	203,324	Total Area in Square Feet
354				

355 <b>Summary Site Area Requirements</b>		356 Current Code I-2		357 Proposed Code I-1		
356	Land Area in Square Feet					
357	Building Footprint	289,000	square feet	285,850	square feet	
358	Parking	122,400	square feet	82,514	square feet	
359	Setbacks, Easements and Perimeter Landscaping	7,902	square feet	41,454	square feet	
360	Parking Lot Interior Landscaping	6,120	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>428,622</b>	<b>square feet</b>	<b>430,786</b>	<b>square feet</b>	1% higher
367	Total Site Area	634,400	square feet	634,400	square feet	
368	Percent of Total Site Area					
369	Building Footprint	45.6%		45.1%		
370	Parking	19.3%		13.0%		
371	Setbacks, Easements and Perimeter Landscaping	1.2%		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>67.6%</b>		<b>67.9%</b>		
379	Total Site Area	100.0%		100.0%		
380						

381 Summary Cost Requirements		382 Current Code I-2	382 Proposed Code I-1	
382	Parking Construction			Pct. of Current
383	Surface parking \$8,000 per space	\$2,448,000	\$1,650,300	67%
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	\$2,448,000	\$1,650,300	67%
390				
391	Setbacks, Easements and Perimeter Landscaping			
392	Current Code \$7.85 per square foot	\$62,000		
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	203%
396				
397	Parking Lot Interior Landscaping			
398	Current Code \$7.85 per square foot	\$48,000		
399	Proposed Code \$11.32 per square foot		\$93,400	195%
400				
401	Site Enhancement Landscaping			
402	Current Code \$1.20 per square foot	\$2,900		
403	Proposed Code \$2.00 per square foot		\$600	21%
404				
405	Loading Area \$20.00 per square foot	\$64,000	\$64,000	100%
406				
407	Lighting Current Code \$0.08 per square foot	\$10,100		
408	Proposed Code \$0.10 per square foot		\$8,200	81%
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>\$2,635,000</b>	<b>\$2,049,900</b>	<b>78%</b>
419				
420	<b>COST OF BUILDING CONSTRUCTION</b>	<b>\$32,437,000</b>	<b>\$31,910,000</b>	<b>98%</b>
421				
422	<b>TOTAL COST OF DEVELOPMENT</b>	<b>\$35,072,000</b>	<b>\$33,959,900</b>	<b>97%</b>