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SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
Name of Project:		Carr Gottstein Distribution Warehouse	
		Current Code	I-2
			Proposed Code
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>		289,000 square feet	285,850 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>		<i>1.00</i>	<i>1.00</i>
Warning notice appears if proposed stories exceed maximum possible stories.			
Amount of Site Area Utilized		634,187 square feet	634,110 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		289,000 square feet	285,850 square feet
Maximum Possible Floor Area Ratio		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-2	
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	

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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		7,255		7,176
	Office - health and medical		-		-
	Health Club, Fitness		-		-
	Restaurant		-		-
	Retail, grocery		-		-
	Retail, general - general, convenience store, building materials		-		-
	Retail, other - pharmacy, video rental, liquor store, wholesale,		-		-
	Retail, large goods - furniture, home appliance, flooring		-		-
	Retail, large shopping mall		-		-
	Manufacturing, small		-		-
	Manufacturing, large		-		-
	Warehouse, small		-		-
	Warehouse, large		281,745		278,674
	Accessory storage/mechanical area		-		-
	<i>Total Commercial Square Feet</i>		<i>289,000</i>		<i>285,850</i>
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>		<i>289,000</i>		<i>285,850</i>

98 Proposed Building Dimensions				Proposed Code					
99	100 101 102 103 104 105 106 107 108 109	FLOORS		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	-	-		
111	112 113 114 115 116	GROSS FLOOR AREA		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%					
118	119 120 121 122	BUILDING HEIGHT		Height of Proposed Building (based on floor dimensions)		25	feet	25	feet
		Allowable	Current code	I-2	Unlimited	feet			
		Height	Proposed Code	I-2	Unlimited	feet			
124	125 126 127 128	LOT COVERAGE		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					
130	131 132 133 134 135 136 137 138	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	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			
139	140 141 142 143 144 145 146 147 148	FLOOR AREA RATIO (FAR)		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-2						
		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	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-2	I-2	Non-Residential	Non-Residential	
171	Side lot line	Adjacent	I-2	I-2	Non-Residential	Non-Residential	
172	Other side lot line	Abutting	I-2	I-2	Non-Residential	Non-Residential	
173	Lot line opposite front line (rear)	Abutting	I-2	I-2	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	Total parking required							306	spaces
197									
198	Parking space distribution							Gross Land Area per Space	
199	Surface parking							306	120.9%
200	Within building, above ground		Number of levels:					-	0.0%
201	Within building, below ground		Number of levels:					-	0.0%
202	Above grade structure		Number of levels:					-	0.0%
203	Below grade structure		Number of levels:					-	0.0%
204	Off-site							-	0.0%
205	TOTAL							306	120.9%
206	Total Land Area Requirement	122,400	square feet					400	square feet
207		2.81	acres					-	square feet
208	Percent of Gross Site Area	19%						-	square feet
209								-	square feet

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	
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	Total parking required								206
232									
233	Parking space distribution								
234	Surface parking								
235	Within building			<i>Number of levels:</i>	1				206
236	Within building, below ground			<i>Number of levels:</i>	1				119%
237	Above grade structure			<i>Number of levels:</i>	1				400
238	Below grade structure			<i>Number of levels:</i>	1				square feet
239	Off-site								square feet
240	TOTAL								206
241	Total Land Area Requirement	82,514	square feet						
242		1.89	acres						
243	Percent of Gross Site Area	13.0%							
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									

250	Minimum Setback Requirements		Current Code	I-2	Proposed Code	I-2
251	<i>Types of Streets along Boundaries</i>					
252	Arterial Street	Front lot line		10 feet		10 feet
253	Local Street	Side lot line		5 feet		5 feet
254	Not Applicable	Other side lot line		5 feet		0 feet
255	Not Applicable	Lot line opposite front line (rear)		5 feet		0 feet

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

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

277	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	I-2	Proposed Code I-2		
278			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback
279	Front lot line		8	25	8	0	29
280	<i>Greater of minimum zoning requirements or landscaping requirements.</i>		8	5	8	8	8
281	Side lot line		8	10	8	0	10
282	Other side lot line		8	5	8	8	0
283	Lot line opposite front line (rear)		8		8		

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

291	Parking Interior Lot Landscaping Requirements	Current Code I-2	Proposed Code I-2
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	Loading Area Requirements	Current Code I-2	Proposed Code I-2
298	Berth Type	A	A
299	Number of Berths Required	4	4
300	Land Area per Berth	800 square feet	800 square feet
301	Total Loading Area Land Area Requirement	3,200 square feet	3,200 square feet
302			
303	Lighting Requirements	Current Code I-2	Proposed Code I-2
304	Surface parking land area	122,400 square feet	82,514 square feet
305			
306			
307			
308			
309	Private Open Space Requirements	Current Code I-2	Proposed Code I-2
310	Required for Residential Dwellings	- square feet	- square feet
311	Required for Non-residential Uses	- square feet	- square feet
312	Required in return for Parking Reductions	- square feet	- square feet
313	Total Required Private Open Space	- square feet	- square feet
314	Amount provided on or in the building(s)	-	- sq. ft.
315	Amount provided on the land	-	- sq. ft.
316	Total Private Open Space Provided	-	- sq. ft.
317	Acres	-	- acres
318	Percent of Site	-	0.0%
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-2	Proposed Code I-2
325	20% of multi-family surface parking requirements	No Requirement	- square feet
326	less		less
327	25% of private open space provided on the land		- square feet
328	Total Snow Storage Requirement		- square feet
329			- acres
330	Percent of Site		0.0%
331			
332			

333	Pedestrian Connections Requirements	Current Code	I-2	Proposed Code	I-2	
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%		
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	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 Summary Site Area Requirements		356 Current Code I-2		357 Proposed Code I-2		
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	TOTAL	428,622	square feet	430,786	square feet	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	TOTAL	67.6%		67.9%		
379	Total Site Area	100.0%		100.0%		
380						

381 Summary Cost Requirements		Current Code I-2	Proposed Code I-2	
382	Parking Construction			Pct. of Current
383	<i>Surface parking</i>	\$8,000 per space	\$2,448,000	\$1,650,300 67%
384	<i>Within building, above ground</i>	\$35,000 per space	\$0	\$0
385	<i>Within building, below ground</i>	\$60,000 per space	\$0	\$0
386	<i>Above grade structure</i>	\$35,000 per space	\$0	\$0
387	<i>Below grade structure</i>	\$60,000 per space	\$0	\$0
388	<i>Off-site</i>	\$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	COST OF SITE DEVELOPMENT (Including structured parking)		\$2,635,000	\$2,049,900 78%
419				
420	COST OF BUILDING CONSTRUCTION		\$32,437,000	\$31,910,000 98%
421				
422	TOTAL COST OF DEVELOPMENT		\$35,072,000	\$33,959,900 97%