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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> CMU
<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>		<b>289,000 square feet</b>	<b>299,850 square feet</b>
<b>Maximum Allowable Stories</b>		<b>1.00</b>	<b>1.00</b>
<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.			
<b>Amount of Site Area Utilized</b>		634,187 square feet	634,231 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	299,850 square feet
<b>Maximum Possible Floor Area Ratio</b>		0.46	0.47

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Summary Site Area Requirements Including Building Footprint			
Land Area in Square Feet	Current Code I-2	Proposed Code CMU	
Building Footprint (from line 4, above)	289,000 square feet	299,850 square feet	
Parking	122,400 square feet	77,900 square feet	
Setbacks and Perimeter Landscaping	7,902 square feet	6,820 square feet	
Parking Interior Lot Landscaping	6,120 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	205,565 square feet	213,282 square feet	
TOTAL	634,187 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 Development Category	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	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)	289,000 square feet	299,850 square feet	
Largest Building Possible, accounting for any specific FAR limitations in the district	289,000 square feet	299,850 square feet	
Maximum Possible Floor Area Ratio (FAR does not include underground parking)	0.46	0.47	
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	0.46	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	<b>FOR USE WITH DETERMINING LARGEST BUILDING POSSIBLE ONLY. DO NOT MAKE ALTERATIONS BELOW.</b>					
53						
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		7,528
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		281,745		292,322
91		Accessory storage/mechanical area		-		-
92	<i>Total Commercial Square Feet</i>		<i>289,000</i>		<i>299,850</i>	
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>		<i>289,000</i>		<i>299,850</i>
97						

98 Proposed Building Dimensions				Proposed Code				
99	<b>FLOORS</b>	Number of Floors: Current Code		Floor Height (ft)	Floorplate Size	No. of Floors	Floorplate Size	
100		First Floor	1	25	289,000 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	<b>GROSS FLOOR AREA</b>	Gross Floor Area (based on floor dimensions)		289,000 square feet		299,850 square feet		
112		Gross Floor Area of proposed uses (from previous page)		289,000 square feet		299,850 square feet		
113		Gross Floor Area excluding below grade structured parking		289,000 square feet		299,850 square feet		
114		Gross Floor Area excluding all structured parking		289,000 square feet		299,850 square feet		
115		Net Floor Area (useable or leasable) excluding parking		245,650 square feet				
116		Floor Area Efficiency		85%				
117								
118	<b>BUILDING HEIGHT</b>	Height of Proposed Building (based on floor dimensions)		25 feet		25 feet		
119		Allowable	Current code	I-2	Unlimited feet			
121		Height	Proposed Code	CMU	60 feet			
122								
123	<b>LOT COVERAGE</b>	Gross Building Footprint		289,000 square feet				
124		Minimum Building Footprint Requirement		1,000 square feet				
125		Gross Footprint as Percent of Site Area		45.6%				
126		Maximum Allowed Lot Coverage	I-2	Unrestricted				
127			CMU	Unrestricted				
128								
129	<b>BUILDING LOCATION</b>	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code			
130		Near Front Lot Line, not set back behind vehicle area?		No	No		This lot line abuts a street and has the primary front setback	
131		Length of Façade near Front Lot Line		0	0	feet		
132		Near Side Lot Line, not set back behind vehicle area?		No	Yes		This lot line is located clockwise from the "Front Lot Line"	
133		Length of Façade near Side Lot Line		0	548	feet		
134		Near Other Side Lot Line, not set back behind vehicle area?		No	No		This is located counter-clockwise from the "Front Lot Line"	
135		Length of Façade near Other Side Lot Line		0	0	feet		
136	Near Rear Lot Line, not set back behind vehicle area?		Yes	Yes		This lot line is located opposite from the "Front Lot Line"		
137	Length of Façade near Rear Lot Line		538	548	feet			
138								
139	<b>FLOOR AREA RATIO (FAR)</b>	Current Code		I-2				
140		Maximum FAR Allowed	Unrestricted	Maximum Floor Area Allowed:	NA	sq. ft.		
141			Proposed FAR	0.46	Proposed Floor Area	289,000	sq. ft.	
142		Proposed Code		CMU				
143		Maximum FAR By right	Unrestricted	Maximum Floor Area By right:	NA	sq. ft.		
144			Maximum FAR with bonuses	Unrestricted	Maximum Floor Area with Bonuses:	1,268,800	sq. ft.	
145		Allowable FAR with bonuses proposed		Unrestricted	Allowable floor area in this case:	634,400	sq. ft.	
146	Proposed FAR		0.47	Proposed floor area:	299,850	sq. ft.		
147								

149

150	<b>How many public streets border this property?</b>	
151	Two, corner lot	

152

153 Types of Streets along Boundaries		Street Name	Driveways	Driveway Width	
154	Primary front lot line	Arterial Street			
154	Secondary street frontage	Local Street			
156	Not Applicable	Not Applicable			
157	Not Applicable	Not Applicable			

158

159 Lot Dimensions in Feet					
159	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 Adjacent and Abutting Properties		Zoning		Land Use	District
		Current Code	Proposed Code		
169	Front lot line	Adjacent	I-2	CMU	Non-Residential
170	Side lot line	Adjacent	I-2	CMU	Non-Residential
171	Other side lot line	Abutting	I-2	CMU	Non-Residential
172	Lot line opposite front line (rear)	Abutting	I-2	CMU	Non-Residential

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175 Parking Requirements and Land Utilization for Parking			
176	Current Title 21	I-2	Heavy 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	<b>Total parking required</b>		<b>306</b> spaces
197			
198	Parking space distribution		
199	Surface parking		
200	Within building, above ground	Number of levels: <input type="text" value="1"/>	306 120.9% 400 square feet
201	Within building, below ground	Number of levels: <input type="text" value="1"/>	- 0.0% - square feet
202	Above grade structure	Number of levels: <input type="text" value="1"/>	- 0.0% - square feet
203	Below grade structure	Number of levels: <input type="text" value="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		Spaces required per 1,000 GSF (non-resid.) or per dwelling or per hotel room	40% Reduction in parking requirement for Downtown vicinity Residential	10% Reduction in parking requirement for Central City Residential	10% Reduction in parking requirement in Mixed-use Zones - 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	<b>Total parking required</b>								<b>195</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	77,900	square feet						
242		1.79	acres						
243	Percent of Gross Site Area	12.3%							
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		
		195	125%	400
		-	0%	-
		-	0%	-
		-	0%	-
		-	0%	-
		-	0%	-
	<b>TOTAL</b>	<b>195</b>	<b>125%</b>	<b>400</b>

  

Number of levels:	1
Number of levels:	1
Number of levels:	1
Number of levels:	1

250	<b>Minimum Setback Requirements</b>		Current Code I-2		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									
257	<b>Site Perimeter Utility Easements</b>		Current Code I-2		Proposed Code CMU				
258	<i>Linear utility easements along perimeter of site.</i>		25	feet	25	feet			
259		Side lot line	0	feet	0	feet			
260		Other side lot line	10	feet	10	feet			
261		Lot line opposite front line (rear)	0	feet	0	feet			
262									
263	<b>Minimum Perimeter Landscaping Setbacks from Adjacent Uses</b>		Current Code I-2		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-2	0	CMU	None	0	0	
266	Side lot line	Local Street	I-2	0	CMU	None	0	0	
267	Other side lot line	Non-Residential	I-2	0	CMU	None	0	0	
268	Lot line opposite front line (rear)	Non-Residential	I-2	0	CMU	None	0	0	
269									
270	<b>Minimum Parking Lot Perimeter Landscaping Setbacks</b>		Current Code I-2		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	Front lot line	I-2	8	0	CMU	L2	8	0	0
273	Side lot line	I-2	8	350	CMU	L2	8	279	8
274	Other side lot line	I-2	8	0	CMU	L2	8	0	0
275	Lot line opposite front line (rear)	I-2	8	350	CMU	L2	8	279	8
276									
277	<b>Combined Minimum Landscaping and Setback Requirements from Lot Lines</b>		Current Code I-2		Proposed Code CMU				
278			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback		
279		Front lot line	8	25	8	0	25	feet	
280	<i>Greater of minimum zoning requirements or landscaping requirements.</i>		8	5	8	8	0	feet	
281		Other side lot line	8	10	8	0	10	feet	
282		Lot line opposite front line (rear)	8	5	8	8	5	feet	
283									
284	<b>Setback, Easement and Perimeter Landscaping Site Area Requirements</b>		Current Code I-2		Proposed Code CMU				
285		Front lot line	0	square feet	0	square feet			
286		Side lot line	2,415	square feet	1,849	square feet			
287		Other side lot line	0	square feet	0	square feet			
288		Lot line opposite front line (rear)	5,487	square feet	4,971	square feet			
289		TOTAL	7,902	square feet	6,820	square feet			
290									

291	<b>Parking Interior Lot Landscaping Requirements</b>	Current Code	I-2	Proposed Code	CMU
292	Number of surface parking spaces	306	spaces	195	spaces
293	Surface parking land area	122,400	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)	6,120	square feet	7,790	square feet
296					
297	<b>Loading Area Requirements</b>	Current Code	I-2	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	<b>Lighting Requirements</b>	Current Code	I-2	Proposed Code	CMU
304	Surface parking land area	122,400	square feet	77,900	square feet
305					
306					
307					
308					
309	<b>Private Open Space Requirements</b>	Current Code	I-2	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	<b>Total Required Private Open Space</b>	-	<b>square feet</b>	<b>15,873</b>	<b>square feet</b>
314	Amount provided on or in the building(s)	-		-	sq. ft.
315	Amount provided on the land	-		15,873	sq. ft.
316	<b>Total Private Open Space Provided</b>	-		<b>15,873</b>	<b>sq. ft.</b>
317	<i>Acres</i>	-		0.36	acres
318	<i>Percent of Site</i>	-		2.5%	
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	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	<b>Total Snow Storage Requirement</b>			-	<b>square feet</b>
329				-	acres
330	<i>Percent of Site</i>			0.0%	
331					
332					

333	<b>Pedestrian Connections Requirements</b>		Current Code I-2	Proposed Code CMU	
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	<i>(Accept default or enter yes or no)</i>		
337	<i>Is it located along an Arterial class street?</i>	No	<i>(Enter yes or no)</i>		
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>	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%	

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 but needed by the use type. Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage, loading areas or fleet parking areas.	205,565	213,282	Tractor-trailer parking, loading and storage
350			-	0
351			-	0
352	The model provides the option to account for such areas to avoid unnecessarily counting them toward required site enhancement landscaping costs.		-	0
353		205,565	213,282	Total Area in Square Feet

355 <b>Summary Site Area Requirements</b>		Current Code	I-2	Proposed Code	CMU	
356	Land Area in Square Feet					
357	Building Footprint	289,000	square feet	299,850	square feet	
358	Parking	122,400	square feet	77,900	square feet	
359	Setbacks, Easements and Perimeter Landscaping	7,902	square feet	6,820	square feet	
360	Parking Lot Interior Landscaping	6,120	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	<b>TOTAL</b>	<b>428,622</b>	<b>square feet</b>	<b>420,948</b>	<b>square feet</b>	2% lower
367	Total Site Area	634,400	square feet	634,400	square feet	
368	Percent of Total Site Area					
369	Building Footprint	45.6%		47.3%		
370	Parking	19.3%		12.3%		
371	Setbacks, Easements and Perimeter Landscaping	1.2%		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	<b>TOTAL</b>	<b>67.6%</b>		<b>66.4%</b>		
379	Total Site Area	100.0%		100.0%		
380						

381 Summary Cost Requirements			Current Code I-2	Proposed Code CMU	
382	Parking Construction				Pct. of Current
383	Surface parking	\$8,000 per space	\$2,448,000	\$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		\$2,448,000	\$1,558,000	64%
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		\$50,600	
394	Proposed Code - easement landsc.	\$2.00 per square foot		\$4,700	
395	Proposed Code - total			\$55,300	89%
396					
397	Parking Lot Interior Landscaping				
398	Current Code	\$7.85 per square foot	\$48,000		
399	Proposed Code	\$11.32 per square foot		\$88,200	184%
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	\$10,100		
408	Proposed Code	\$0.10 per square foot		\$7,700	76%
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	<b>COST OF SITE DEVELOPMENT (Including structured parking)</b>		<b>\$2,632,100</b>	<b>\$2,060,900</b>	<b>78%</b>
419					
420	<b>COST OF BUILDING CONSTRUCTION</b>		<b>\$32,437,000</b>	<b>\$33,473,000</b>	<b>103%</b>
421					
422	<b>TOTAL COST OF DEVELOPMENT</b>		<b>\$35,069,100</b>	<b>\$35,533,900</b>	<b>101%</b>