



- PROPOSED**
- NORTHEAST QUADRANT
 - SOUTHEAST QUADRANT
 - NORTHWEST QUADRANT
 - SOUTHWEST QUADRANT
- ECONOMIC ANALYSIS LOT(S)**
- MIXED USE
 - R-1
 - R-2
 - R-3
 - PLANNED UNIT DEVELOPMENT
 - COMMERCIAL
 - INDUSTRIAL
 - ADC DISTRICT
 - CONTRIBUTING STRUCTURE

3 SOUTHWEST ECONOMIC ANALYSIS DATA

Lot A size SF:	26,476	Buildable SF:	(no setbacks required)	30,805	Combined
Lot B size SF:	11,213	(no setbacks required)	132,280	Lot C by right (5 stories x 11,713):	58,565
Lot C size SF:	7,874	Lot A Bonus (1 story x 26,476):	24,276	Lot B Bonus (1 story x 13,828):	30,828
Total Lot size SF:	45,563	Lot A Bonus (1 story x 20,812):	20,812	Lot C Bonus (1 story x 4,769):	4,769
		Total:	177,468	Total:	11,203
				Total Bonus:	36,365
				Total:	213,733
				Grand total:	297,270

2 SOUTHEAST ECONOMIC ANALYSIS DATA

Lot size SF:	19,024
Buildable SF (no setbacks required):	57,072
By right (3 stories x 19,024):	57,072
By right (2 stories x 16,563):	33,126
Bonus (1 story x 14,872):	14,872
Total (7 stories including transfer):	104,270

1 NORTHEAST ECONOMIC ANALYSIS DATA

Lot A size SF:	7,187	Buildable SF (5' setback all rear):	21,072
Lot B size SF:	7,409	Lot A by right (3 stories x 7,024):	21,072
Lot C size SF:	14,806	Lot B by right (3 stories x 7,229):	21,687
		Total:	42,759

NOTE: NO ADDITIONAL SQUARE FOOTAGE HAS BEEN ADDED FOR THE TRANSFER LEVEL BECAUSE IT IS ASSUMED THAT ANY SQUARE FOOTAGE ADDED AT THE TRANSFER LEVEL HAS BEEN REMOVED FROM THE GROUND FLOOR AREA.

