



- 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

PROPOSED SOUTHWEST ECONOMIC ANALYSIS DATA

Lot A size SF: 26,476	Buildable SF: (no setbacks required)	102,380	(no setbacks required)	58,565	(10' setback from 11th St.)	30,805	Total by right: 231,750
Lot B size SF: 11,713	Lot A by right (5 stories x 26,476):	132,380	Lot B by right (5 stories x 11,713):	58,565	Lot C by right (5 stories x 6,181):	30,805	Total Bonus 1: 40,753
Lot C size SF: 3,974	Lot A Bonus (1 story x 24,270):	24,270	Lot B Bonus (1 story x 10,826):	10,826	Lot C Bonus (1 story x 5,829):	5,829	Total Bonus 2: 29,783
Total Lot size SF: 46,163	Lot A Bonus (1 story x 20,812):	20,812	Lot B Bonus (1 story x 9,206):	9,206	Lot C Bonus (1 story x 4,769):	4,769	Grand total: 297,270
	Total:	177,468	Total:	78,599	Total:	41,203	

EXISTING SOUTHWEST ECONOMIC ANALYSIS DATA

Lot A size SF: 26,476 (24,276 w/ 15' setback, 22,827 w/ 10' steep back)	By right (15' front setback: 5 stories)	121,380	Lot A	Lot B	Lot C	Total
Lot B size SF: 11,713 (10,528 w/ 15' setback, 10,227 w/ 10' steep back)	By right (20' front setback: 3 stories)	23,822	64,140	28,145	203,065	
Lot C size SF: 3,974 (5,829 w/ 15' setback, 4,496 w/ 10' steep back)	Special Permit (3 stories)	68,466	30,681	13,486	112,635	
Total Lot size SF: 46,163	Apurtenance (25 x Special Permit story):	5,701	2,527	1,124	9,350	
	Total:	218,369	97,605	47,253	363,227	

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.

PROPOSED SOUTHEAST ECONOMIC ANALYSIS DATA

Lot size SF: 19,024	Buildable SF (no setbacks required):	57,072
	By right (3 stories x 19,024):	33,136
	By right (2 stories x 16,563):	14,072
	Bonus (1 story x 14,872):	14,072
	Total (7 stories including transfer):	104,270

EXISTING SOUTHEAST ECONOMIC ANALYSIS DATA

Lot size SF: 19,024	Buildable SF (15' front setback required):	89,815
	By right (15' front setback: 5 stories @ 18,563):	14,923
	By right (25' front setback: 1 story @ 14,923):	44,709
	Special Permit (3 stories @ 14,923):	3,771
	Apurtenance (25 x Special Permit story):	146,238
	Total:	

PROPOSED NORTHEAST ECONOMIC ANALYSIS DATA

Lot A size SF: 7,197	Buildable SF (5' setback at rear):	21,072
Lot B size SF: 7,409	Lot A by right (3 stories x 7,024):	21,072
Total Lot size: 14,606	Lot B by right (3 stories x 7,229):	21,687
	Total:	42,759

EXISTING NORTHEAST ECONOMIC ANALYSIS DATA

Lot A size SF: 7,197 (7,024 w/ 5' setback)	Lot A	Lot B	Total
Lot B size SF: 7,409 (7,229 w/ 5' setback)	35,197	36,143	71,295
Buildable SF:	4,861	5,286	10,147
By Right (5' rear setback: 5 stories):	1,263	1,324	2,587
Special Permit (25' street setback: 1 story):	41,934	42,769	84,699
Apurtenance (25 x Special Permit story):			
Total:			

