

High Density Residential - Proposed New Districts

Multifamily Development Analysis

	FAR	Density Acre	FA Acre	Gross SF/Unit	Net SF/Unit
R-1	0.076	3.0	3,311	1,104	883
R-2A	0.087	3.5	3,790	1,083	866
R-2	0.093	4.0	4,051	1,013	810
R-3	0.162	7.0	7,057	1,008	806
R-4	0.230	10.0	10,019	1,002	802
R-5	0.303	15.0	13,199	880	704
R-6	0.303	15.0	13,199	880	704

- Gross SF Per Unit = FAR x 43,560 / maximum density in district.
- Net SF Per Unit = 80% Gross SF and reflects indoor halls and common space

Proposed HD Residential District - Speculated Results

	FAR	Density Acre	FA Acre	Gross SF/Unit	Net SF/Unit
RHD 1	0.500	21.8	21,780	1,000	800
RHD 2	0.750	32.7	32,670	1,000	800
RHD 3	1.000	43.6	43,560	1,000	800

Red numbers are based upon Assumptions

1. Historic Gross SF per unit regulations are relevant for future and represent the current market demand for multi-family dwelling units.
2. Net SF Per Unit = 80% Gross SF and reflects indoor halls and common space

Proposed HD Residential District - Recommendations

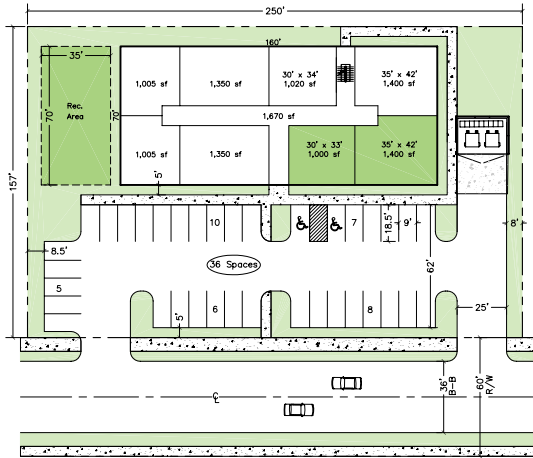
	FAR	Density Acre	FA Acre	Gross SF/Unit	Net SF/Unit
RHD 1	0.500	15.1	21,780	1,440	1,200
RHD 2	0.750	22.7	32,670	1,440	1,200
RHD 3	1.000	30.3	43,560	1,440	1,200
RHD 4	1.250	37.8	54,450	1,440	1,200
RHD 5	1.400	42.4	60,984	1,440	1,200

Red numbers are based upon Assumptions

1. Historic Gross SF per unit regulations are relevant for future and represent the current market demand for multi-family dwelling units.
2. Net SF Per Unit = 80% Gross SF and reflects indoor halls and common space

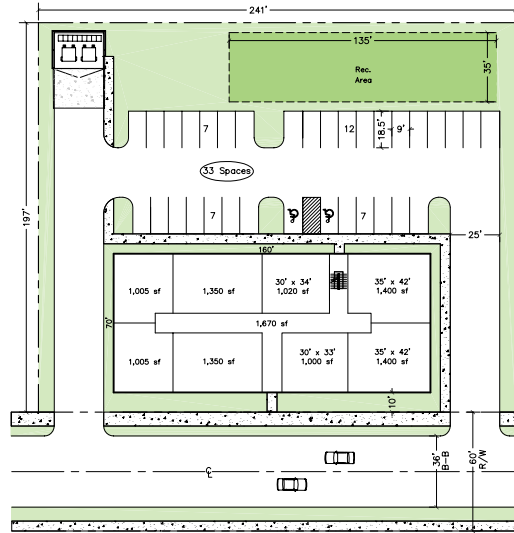
TC-1 / 2 (model 1)

FAR: 1.038
 Net Land Area: 39,250 SF
 Gross Land Area: 43,175 SF
 Gross Land Area: .99 AC
 Number of Dwelling Units: 30 DU
 DU/AC: 30
 Building Height: 4 Stories
 Principal Building Area: 11,200 SF
 Impervious Surface: 27,543 SF
 Percentage GLA w/ Imper Surface: 63.7 %
 Required Recreation: 12% of site: 4,710 SF



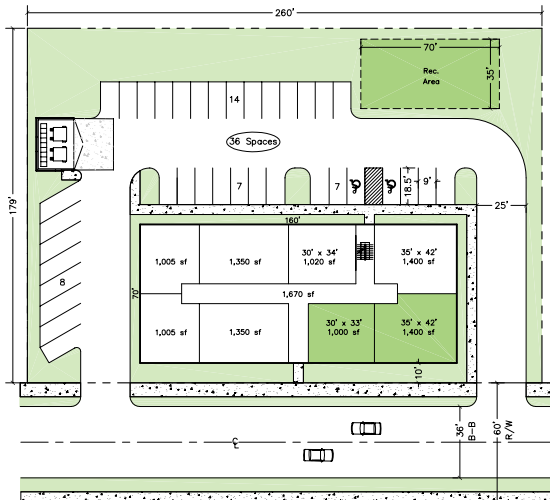
TC-1 / 2 (model 2a)

FAR: .878
 Net Land Area: 47,477 SF
 Gross Land Area: 52,225 SF
 Gross Land Area: 1.2 AC
 Number of Dwelling Units: 32 DU
 DU/AC: 27
 Building Height: 4 Stories
 Principal Building Area: 11,200 SF
 Impervious Surface: 31,315 SF
 Percentage GLA w/ Imper Surface: 60%
 Required Recreation: 12% of site: 4,710 SF



TC-1 / 2 (model 2b)

FAR: .875
 Net Land Area: 46,540 SF
 Gross Land Area: 51,194 SF
 Gross Land Area: 1.2 AC
 Number of Dwelling Units: 30 DU
 DU/AC: 25
 Building Height: 4 Stories
 Principal Building Area: 11,200 SF
 Impervious Surface: 30,776 SF
 Percentage GLA w/ Imper Surface: 60.1 %
 Required Recreation: 12% of site: 4,710 SF



TC-1 / 2 (model 2c)

FAR: 1.23
 Net Land Area: 49,647 SF
 Gross Land Area: 54,612 SF
 Gross Land Area: 1.3 AC
 Number of Dwelling Units: 46 DU
 DU/AC: 35
 Building Height: 6 Stories
 Principal Building Area: 11,200 SF
 Impervious Surface: 37,546 SF
 Percentage GLA w/ Imper Surface: 68.7%
 Required Recreation: 12% of site: 4,710 SF

