

Building Height/Density Analysis Scenario #1

Subject Site	South Mission Hills – Goldfinch/Pennsylvania
Existing Zoning	MR-1000
Lot Area (sf)	1,4400sf
Lot Area (ac)	0.33ac
Lot Dimensions (approximate)	180'x80'
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Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	14 DU's
85% of Max. DU's allowed by the zone	12 DU's
Existing Community Plan Land Use Designation and Density	Medium High Residential/ 29-44 du/ac
DU range allowed by existing Community Plan	10-15 DU's
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Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	10,800sf
Bonus Floor Area (1.00 max.)	9,744sf
Total Floor Area allowed w/bonus	20,544sf
Lot Coverage	0.40 Maximum
Area allowed by Lot Coverage (sf)	5,760sf
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Setbacks (feet)	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet (no alley)
Upper-story step back	3 feet from side above 2 nd story
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Existing Building Height (feet)	40feet/50feet where building is above enclosed parking (4-5 stories)
Alternate Building Height (feet)	30 feet (3 stories)

Aerial Location



Scenario #1: DU's p/Floor Calculations Based on Alternative Building Height (30 feet/3 stories)

Floor: 1st & 2nd

Developable Floor Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		5,130sf					
5,760sf	5,130sf	At 85%			At 90%		
		4,360sf			4,617sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		5.5 (6)	3.4 (3)	2.9 (3)	5.8 (6)	3.6 (4)	3.1 (3)
		Range of Potential DU's per floor: 3 to 6 DU's					
		Total for Floors 1 & 2: 6 to 12 DU's					

Floor:3rd

Developable Floor Area (sf) less upper-story step backs (331.5sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		4,798sf					
5,428.5sf	4,798sf	At 85%			At 90%		
		4,078.7sf			4,318.7sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		5.1 (5)	3.1 (3)	2.7 (3)	5.4 (5)	3.3 (3)	2.9 (3)
		Range of Potential DU's per floor: 3 to 5 DU's					
		Total Floors 1, 2 & 3: 9 to 17 DU's					

Building Height/Density Analysis Scenario #2

Subject Site	Mission Hills – NE University/Falcon
Existing Zoning	MR-1000
Lot Area (sf)	8,833sf
Lot Area (ac)	0.20ac
Lot Dimensions (approximate)	127'x73'
Existing Zoning Density	
Existing Zoning Density	1 unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	9 DU's
85% of Max. DU's allowed by the zone	8 DU's
Existing Community Plan Land Use Designation and Density	
Existing Community Plan Land Use Designation and Density	Medium High Residential/ 29-44 du/ac
DU range allowed by existing Community Plan	6 to 9 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	6,624.8sf
Bonus Floor Area (1.00 max.)	2,940sf
Total Floor Area allowed w/bonus	9,564.8sf
Lot Coverage	
Lot Coverage	0.40 maximum
Area allowed by Lot Coverage (sf)	3,533.2sf
Setbacks	
Front	10 feet
Interior side	-
Street side	6 feet
Rear	1 foot due to alley
Upper-story step back	3ft from side above 2 nd story
Alley Dedication	2.5 feet
Existing Building Height	
Existing Building Height	40feet/50feet where building is above enclosed parking (4-5 stories)
Alternate Building Height	30 feet (3 stories)

Aerial Location



Scenario #2: DU's p/Floor Calculations Based on Alternative Building Height (30 feet/3 stories)

Floor: 1st & 2nd

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		2,850sf					
3,480sf	2,850sf	At 85%			At 90%		
		2,422.5sf			2,565sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		3.0 (3)	1.9 (2)	1.6 (2)	3.2 (3)	2.0 (2)	1.7 (2)
		Range of Potential DU's per floor: 2 to 3 DU's					
Total for Floors 1 & 2: 4 to 6 DU's							

Floor: 3

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		2,676sf					
3,306sf	2,676sf	At 85%			At 90%		
		2,274.6sf			2,408.4sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		3.7 (4)	1.7 (2)	1.5 (2)	3 (3)	1.9 (2)	1.6 (2)
		Range of Potential DU's per floor: 2 to 4 DU's					
Total Floors 1, 2 & 3: 6 to 10 DU's							

Building Height/Density Analysis Scenario #3

Subject Site	Mission Hills – NE Hawk/University
Existing Zoning	MR-1000
Lot Area (sf)	3,500sf
Lot Area (ac)	0.08ac
Lot Dimensions (approximate)	100'x35'
Existing Zoning Density	
Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	4 DU's
85% of Max. DU's allowed by the zone	3 DU's
Existing Community Plan Land Use Designation and Density	
Existing Community Plan Land Use Designation and Density	Medium High Residential/ 29-44 du/ac
DU range allowed by existing Community Plan	2-4 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	2,625sf
Bonus Floor Area (1.00 max.)	-
Total Floor Area allowed w/bonus	-
Lot Coverage	
Lot Coverage	0.40 maximum
Area allowed by Lot Coverage (sf)	1,400sf
Setbacks	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet due to no alley
Upper-story step back	3 feet from side above 2 nd story
Alley Dedication	-
Existing Building Height	
Existing Building Height	40feet/50feet where building is above enclosed parking (4-5 stories)
Alternate Building Height	30 feet (3 stories)

Aerial Location



Scenario # 3: DU's p/Floor Calculations Based on Alternative Building Height (30 feet/3 stories)

Floor: 1

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		750sf					
1,380sf	750sf	At 85%			At 90%		
		637.5sf			675sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		0.8 (1)	0.5 (1)	0 (0)	0.8 (1)	0.5 (1)	0 (0)
Range of Potential DU's per floor: 1 DU							

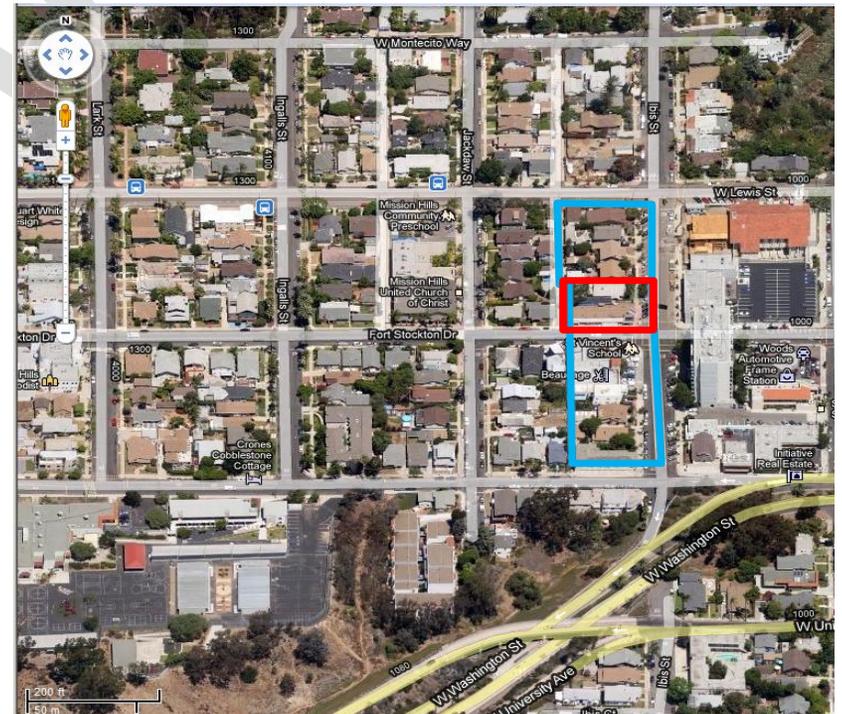
Floor:2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		630sf					
1,245sf	630sf	At 85%			At 90%		
		533.8sf			553.5sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		0.7 (1)	0.4 (0)	0 (0)	0.7 (1)	0.4 (0)	0 (0)
Range of Potential DU's floor: 1 DU							
Total DU's for Floors 1 & 2: 2 DU's							

Building Height/Density Analysis Scenario #4

Subject Site	Mission Hills – Ibis/Fort Stockton
Existing Zoning	CV-3
Lot Area (sf)	9,500sf
Lot Area (ac)	0.23ac
Lot Dimensions (approximate)	100'x95'
Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	10 DU's
85% of Max. DU's allowed by the zone	9 DU's
Existing Community Plan Land Use Designation and Density	Commercial/Residential-Medium High 29-44 du/ac
DU range allowed by existing Community Plan	7 to 10 DU's
Floor Area Ratio (FAR)	0.50 maximum for commercial, none for residential in mixed-use
Floor area allowed (sf)	4,750sf
Bonus Floor Area (1.00 max.)	9,500sf
Total Floor Area allowed w/bonus	14,250sf
Lot Coverage	0.20 minimum
Area allowed by Lot Coverage (sf)	-
Alley Dedication	2.5 feet
Setbacks	
Front	-
Interior side	-
Street side	-
Rear	-
Upper-story step back	-
Existing Building Height	40feet/50feet where building is above enclosed parking (4-5 stories)
Alternate Building Height	30 feet (3 stories)

Aerial Location



Scenario # 4: DU's p/Floor Calculations per Alternative Building Height (30 feet/3 stories)

Floor: 2 & 3 (First floor taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		8,632.5sf					
9,262.5sf	8,632.5sf	At 85%			At 90%		
		7,337.6sf			7,769.3sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		9.2 (9)	5.6 (6)	4.9 (5)	9.7 (10)	6 (6)	6 (6)
		Range of Potential DU's per floor: 5 to 10 DU's					
Total DU's Floors 2 & 3: 10 to 20 DU's							

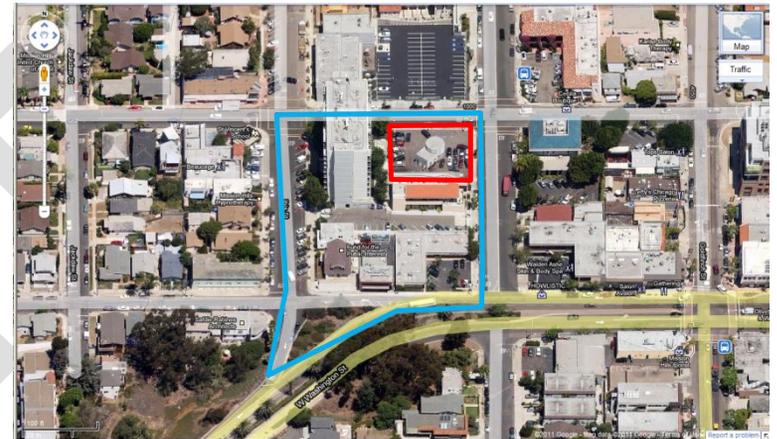
Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		At 85%			At 90%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #5

Subject Site	Mission Hills – SW Hawk/ Fort Stockton
Existing Zoning	CN-2A
Lot Area (sf)	12,000sf
Lot Area (ac)	0.28ac
Lot Dimensions (approximate)	120'x100'
Existing Zoning Density	1 dwelling unit per 800sf
Maximum Dwelling Units (DU's) based on lot area	15 DU
85% of Max. DU's allowed by the zone	13 DU
Existing Community Plan Land Use Designation and Density DU range allowed by existing Community Plan	Commercial/Residential – Medium High/44-73 du/ac 12 to 20 DU's
Floor Area Ratio (FAR)	3.00 for mixed-use
Floor area allowed (sf)	36,000sf for commercial, none for residential
Bonus Floor Area (1.00 max.)	-
Total Floor Area allowed w/bonus	-
Lot Coverage	0.35 minimum
Area allowed by Lot Coverage (sf)	6,400sf minimum
Setbacks	Only if lot abuts residentially zoned properties
Front	-
Interior side	-
Street side	-
Rear	-
Upper-story step back	15 feet where building is \geq 36 feet abutting another property
Alley Dedication	-
Existing Building Height	150 feet
Alternate Building Height	35 feet

Aerial Location



Scenario # 5: DU's p/Floor Calculations per Alternative Building Height (35 feet/3 stories)

Floor: 2 & 3 (First floor taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		9,370sf					
9,900sf	9,370sf	At 85%			At 90%		
		7,879.5sf			8,343sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		9.8 (10)	6.1 (6)	5.3 (5)	10.4 (10)	6.4 (6)	5.6 (6)
		Range of Potential DU's per floor: 5 to 10 DU's					
Total DU's per Floors 2 & 3: 10 to 20 DU's							

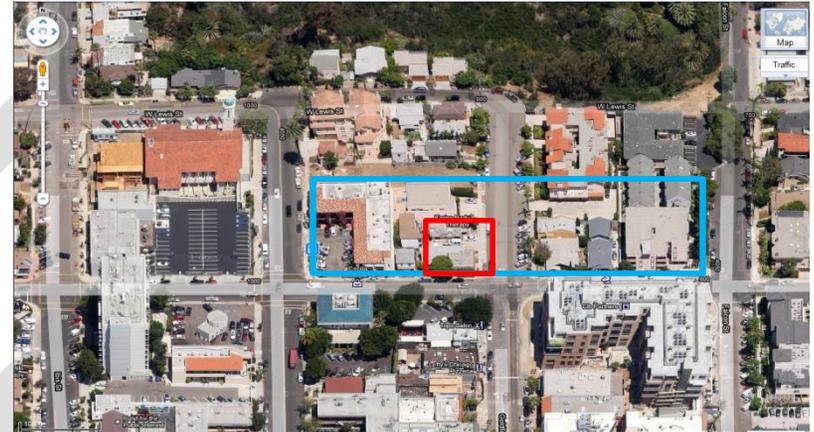
Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		At 85%			At 90%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #6

Subject Site	Mission Hills – Goldfinch/Fort Stockton
Existing Zoning	CV-3
Lot Area (sf)	10,000sf
Lot Area (ac)	0.23ac
Lot Dimensions (approximate)	100'x100'
Existing Zoning Density	
Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	10 DU's
85% of Max. DU's allowed by the zone	9 DU's
Existing Community Plan Land Use Designation and Density	Commercial/Residential – Medium High/29-44 du/ac
DU range allowed by existing Community Plan	7 to 10 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	0.50 for commercial
Floor area allowed (sf)	for commercial, none for residential
Bonus Floor Area (1.00 max.)	5,000sf
Total Floor Area allowed w/bonus	15,000sf
Lot Coverage	
Lot Coverage	0.20 minimum
Area allowed by Lot Coverage (sf)	2,000sf minimum
Setbacks	
Setbacks	Only if lot abuts residentially zoned properties
Front	-
Interior side	-
Street side	-
Rear	-
Upper-story step back	-
Alley dedication	-
Existing Building Height	
Existing Building Height	40 feet/50 feet w/building over enclosed parking (5-6 stories)
Alternate Building Height	30 to 40 feet (3-4 stories)

Aerial Location



Scenario # 6: DU's p/Floor Calculations per Alternative Building Height (30-40 feet/3 to 4 stories)

Floor: 2 & 3 (First floor taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		9,370sf					
10,000sf	9,370sf	At 85%			At 90%		
		7,964.5sf			8,433sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		10 (10)	6.1 (6)	5.3 (5)	10.5 (11)	6.5 (7)	5.6 (6)
		Range of Potential DU's per floor: 5 to 11 DU's					
Total DU's floors 2 & 3: 10 to 22 DU's							

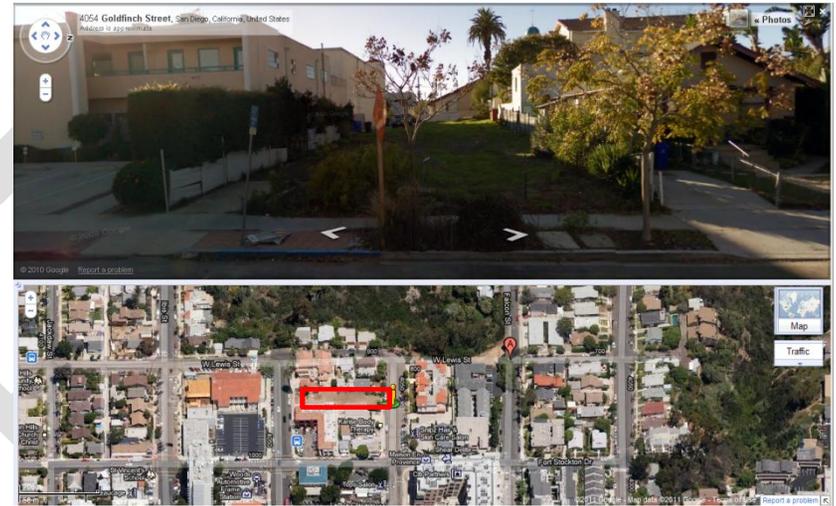
Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		At 85%			At 90%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #7

Subject Site	Mission Hills – Goldfinch/Hawk
Existing Zoning	MR-1000
Lot Area (sf)	10,000sf
Lot Area (ac)	0.23ac
Lot Dimensions (approximate)	200'x50'
Existing Zoning Density	
Existing Zoning Density	1 dwelling unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	10 DU's
85% of Max. DU's allowed by the zone	9 DU's
Existing Community Plan Land Use Designation and Density	
Existing Community Plan Land Use Designation and Density	Residential – Medium High 29-44 du/ac
DU range allowed by existing Community Plan	7 to 10 DU's
Floor Area Ratio (FAR)	
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	7,500sf
Bonus Floor Area (1.00 max.)	10,000sf
Total Floor Area allowed w/bonus	17,500sf
Lot Coverage	
Lot Coverage	0.40 maximum
Area allowed by Lot Coverage (sf)	4,000sf
Setbacks	
Front (2 fronts in this scenario)	10 feet
Interior side	6 feet
Street side	6 feet
Rear	-
Upper-story step back	3 feet from side above 2 nd story
Alley Dedication	-
Existing Building Height	
Existing Building Height	40 feet/50 feet w/building over enclosed parking
Alternate Building Height	30 feet (3 stories)

Aerial Location



Scenario # 7: DU's p/Floor Calculations per Alternative Building Height (30 feet/3 stories)

Floor: 1 & 2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		3,330sf					
3,960sf	3,330sf	At 85%			At 90%		
		2,830.5sf			2,997sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		3.5 (4)	2.2 (2)	1.9 (2)	3.7 (4)	2.3(2)	2 (2)
		Range of Potential DU's per floor: 2 to 4 DU's					
Total DU's Floors 1 & 2: 4 to 8 DU's							

Floor: 3

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		2,790sf					
3,420sf	2,790sf	At 85%			At 90%		
		2,3671.5sf			2,511sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		3 (3)	1.8 (2)	1.6 (2)	3.1 (3)	1.9 (2)	1.7 (2)
		Range of Potential DU's per floor: 2 to 3 DU's					
Total DU's Floors 1, 2 & 3: 6 to11 DU's							

Scenario # 8: DU's p/Floor Calculations per Alternative Building Height (30 feet/3 stories)

Floor: 1 & 2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		13,295sf					
15,925sf	15,295sf	At 85%			At 90%		
		13,000.75sf			13,765.5sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		16.3 (16)	10 (10)	8.7 (9)	17.2 (17)	10.6 (11)	9.2 (9)
		Range of Potential DU's per Floor: 9 to 17 DU's					
Total DU's floors 1 & 2: 18 to 34 DU's							

Floor: 3

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		13,195sf					
13,825sf	13,195sf	At 85%			At 90%		
		11,215.75sf			11,875.50sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		14 (14)	8.6 (9)	7.5 (8)	14.8 (15)	9.1 (9)	7.9 (8)
		Range of Potential DU's per floor: 8 to 15 DU's					
Total DU's floors 1, 2 & 3: 26 to 49 DU's							

Building Height/Density Analysis Scenario #9

Aerial Location

Subject Site	Bankers Hill/Park West –Upas/3rd
Existing Zoning	NP-2
Lot Area (sf)	15,000sf
Lot Area (ac)	0.34ac
Lot Dimensions (approximate)	150'x100'
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Existing Zoning Density	1 unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	15 DU's
85% of Max. DU's allowed by the zone	13 DU's
Existing Community Plan Land Use Designation and Density	Office-Residential Medium-High/ 29-44du/ac
DU range allowed by existing Community Plan	10 to 15 DU's
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Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	11,250sf
Bonus Floor Area (1.00 max.)	15,000sf
Total Floor Area allowed w/bonus	26,250sf
Lot Coverage	0.45 maximum
Area allowed by Lot Coverage (sf)	6,750sf
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Setbacks	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet due to no alley
Upper-story step back	3
Alley Dedication	-
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Existing Building Height	40 feet/50 feet w/building over parking (4-5 stories)
Alternate Building Height	24 to 30 feet (2-3 stories)



Scenario #9: DU's p/Floor Calculations per Alternative Building Height (24 to 30 feet/2-3 stories)

Floor: 1 & 2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		6,085sf					
6,715sf	6,085sf	At 85%			At 90%		
		5,172.25sf			5,476.50sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		6.5 (7)	4.0 (4)	3.4 (3)	6.8 (7)	4.2 (4)	3.7 (4)
		Range of Potential DU's per floor: 3 to 7 DU's					
Total DU's Floors 1 & 2: 6 to14 DU's							

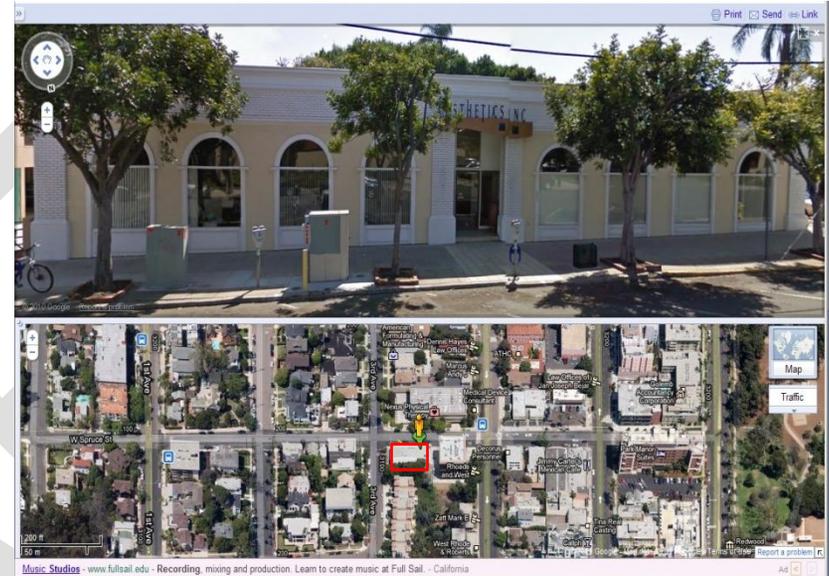
Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (630sf)	Livable Area (sf)					
		At 85%			At 90%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #10

Subject Site	Bankers Hill/Park West – 3 rd /Spruce
Existing Zoning	MR-1000
Lot Area (sf)	10,038.03sf
Lot Area (ac)	0.23ac
Lot Dimensions (approximate)	100.25'x100.13'
Existing Zoning Density	1 unit per 1,000sf
Maximum Dwelling Units (DU's) based on lot area	10 DU's
85% of Max. DU's allowed by the zone	9 DU's
Existing Community Plan Land Use Designation and Density	Residential-Medium High/ 29-44 du/ac
DU range allowed by existing Community Plan	7 to 10 DU's
Floor Area Ratio (FAR)	0.75
Floor area allowed (sf)	7,528.50sf
Bonus Floor Area (1.00 max.)	10,038.03sf
Total Floor Area allowed w/bonus	17,566.50sf
Lot Coverage	0.40 maximum
Area allowed by Lot Coverage (sf)	40,152sf
Setbacks	
Front	10 feet
Interior side	6 feet
Street side	6 feet
Rear	15 feet due to no alley
Upper-story step back	3 feet from side above 2 nd story
Alley Dedication	-
Existing Building Height	40 feet/50 feet w/building over parking (4-5 stories)
Alternate Building Height	24 to 30 feet (2-3 stories)

Aerial Location



Scenario # 10: DU's p/Floor Calculations per Alternative Building Height (24 to 30 feet/2-3 stories)

Floor: 1 & 2

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		6,002sf					
6,632sf	6,002sf	At 85%			At 90%		
		5,101.70sf			5,401.80sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		6.4 (6)	3.9 (4)	3.4 (3)	6.8 (7)	4.2 (4)	3.6 (4)
		Range of Potential DU's per floor: 4 to 7 DU's					
Total DU's floors 1 & 2: 8 to 14 DU's							

Floor:

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		At 85%			At 90%		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		Range of Potential DU's:					

Building Height/Density Analysis Scenario #11

Aerial Location

Subject Site	Hillcrest – Eastside of 4 th between Washington and University
Existing Zoning	CN-1A
Lot Area (sf)	40,500sf
Lot Area (ac)	0.93ac
Lot Dimensions (approximate)	300'x135'
Existing Zoning Density	1 unit per 400sf
Maximum Dwelling Units (DU's) based on lot area	101 DU's
MCCPDO DU restriction	152 DU's
85% of Max. DU's allowed by the zone	86 DU's
Existing Community Plan Land Use Designation and Density	Mixed Use – Residential/ 73-110 du/ac
DU range allowed by existing Community Plan	68 to 102 DU's
Floor Area Ratio (FAR)	-
Total Floor Area allowed w/bonus	-
Lot Coverage	-
Area allowed by Lot Coverage (sf)	-
Setbacks	
Front	-
Interior side	15 feet
Street side	-
Rear	-
Upper-story step back	15 feet from 4 th Avenue
Alley Dedication	2.5 feet
Existing Building Height	200 feet (20 stories)
Alternate Building Height	2 to 3 stories/100 feet (10 stories)



Scenario # 11: DU's p/Floor Calculations per Alternative Building Height (2 to 3 stories/100 feet (10 stories)

Floor: 2 – 9 (1st floor is taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		32,575sf					
35,775sf	32,575sf	At 85%			At 90%		
		27,688.75sf			29,317.50sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		34.6 (35)	21.3 (21)	18.5 (19)	36.6 (37)	22.6 (23)	19.5 (20)
		Range of Potential DU's per floor: 19 to 37 DU's					
		Total DU's per floors 2 & 3: 38 to 74 DU's					
Total DU's per floors 2 through 9: 152 to 296 DU's							

DU Range under Existing and Alternative Maximum Building Height Scenario

Existing Maximum Building Height	Alternative Maximum Building Height		
200 feet (20 stories)	2 stories	3 stories	100 feet (10 stories)
68 to 102 DU's	19 to 37 DU's	38 to 74 DU's	152 to 296 DU's

- A 2-story building would not meet the minimum density in the existing community plan
- A 3-story building could meet the mid-range of the DU's allowed in the community plan
- A 100-foot tall building (essentially 8 floors of residential with ground floor commercial (95') plus rooftop screening (5')) would meet the density in the community plan.
- Maximum DU would be restricted to 152 per the MCCPDO.

Building Height/Density Analysis Scenario #12

Subject Site	Hillcrest – NE Corner of Brookes/5 th
Existing Zoning	CV-1
Lot Area (sf)	27,000sf
Lot Area (ac)	0.62ac
Lot Dimensions (approximate)	200'x135'
Existing Zoning Density	1 unit per 600sf
Maximum Dwelling Units (DU's) based on lot area	45 DU's
MCCPDO DU restriction	152 DU's
85% of Max. DU's allowed by the zone	36 DU's
Existing Community Plan Land Use Designation and Density	Commercial/Residential – High/ 73-110 du/ac
DU range allowed by existing Community Plan	45 to 68 DU's
Floor Area Ratio (FAR)	-
Floor area allowed (sf)	-
Bonus Floor Area (1.00 max.)	-
Total Floor Area allowed w/bonus	-
Lot Coverage	-
Area allowed by Lot Coverage (sf)	-
Setbacks	
Front	-
Interior side	15 feet from northern property line
Street side	-
Rear	-
Upper-story step back	15 feet from 5 th and Brookes above 30 feet
Alley Dedication	2.5 feet
Existing Building Height	150 feet (15 stories)
Alternate Building Height	60 feet, 70 feet & 100 feet

Aerial Location



Scenario # 12: DU's p/Floor Calculations per Alternative Building Height (60 feet (6 stories), 70 feet (7 stories) & 100 feet (10 stories))
 Floor: 1 (assuming an all residential project)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		21,312sf					
24,512sf	21,312sf	At 85%			At 90%		
		18,115.20sf			19,180.80sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		22.6 (23)	13.9 (14)	12.1 (12)	24 (24)	14.8 (15)	12.8 (13)
		Range of Potential DU's per floor: 12 to 24 DU's					
		Total DU's floors 1 through 6: 72 to 144 DU's					
		Total DU's floors 1 through 10: 120 to 240 DU's					

DU Range under Existing and Alternative Maximum Building Height Scenario

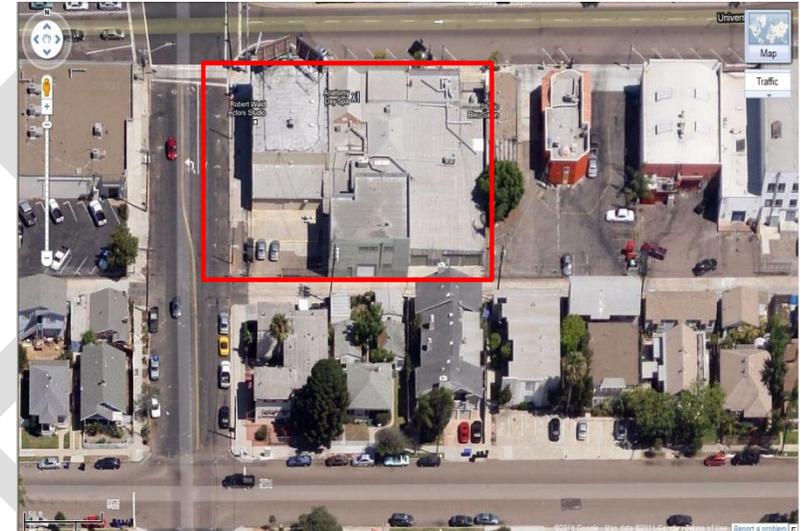
Existing Maximum Building Height	Alternative Maximum Building Height		
150 feet (15 stories)	60 feet (6 stories)	70 feet (7 stories)	100 feet (10 stories)
45 to 68 DU's	72 to 144 DU's	84 to 168 DU's	120 to 240 DU's

-Density range would be met for a building 60 feet high. Maximum density would be restricted to 152 per the MCCPDO

Building Height/Density Analysis Scenario #13

Subject Site	Hillcrest – SE Corner of University/Vermont
Existing Zoning	CN-2A
Lot Area (sf)	42,000sf
Lot Area (ac)	0.96ac
Lot Dimensions (approximate)	300'x140'
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Existing Zoning Density	1 unit per 800sf
Maximum Dwelling Units (DU's) based on lot area	53 DU's
MCCPDO DU restriction	66 DU's
85% of Max. DU's allowed by the zone	45 DU's
Existing Community Plan Land Use Designation and Density	Commercial/Residential – Medium High 44 -73 du/ac
DU range allowed by existing Community Plan	42 to 70 DU's
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Floor Area Ratio (FAR)	3.0 for commercial none for residential
Floor area allowed (sf)	126,000sf
Lot Coverage	0.35 minimum
Area allowed by Lot Coverage (sf)	14,700sf minimum
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Setbacks	Only if site abuts residentially zoned property
Front	-
Interior side	-
Street side	-
Rear	-
Upper-story step back	15 feet where bldg is \geq 36 feet abutting another property
Alley Dedication	2.5 feet
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Aerial Location



Existing Building Height	150 feet
Alternative Building Height	60 feet (6 stories) & 70 feet (7 stories)

Scenario #13: DU's p/Floor Calculations per Alternative Building Height (60 feet (6 stories) & 70 feet (7 stories))

Floor: 2 (1st floor taken up by commercial)

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		36,700sf					
39,900sf	36,700sf	At 85%			At 90%		
		31,195sf			33,030sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		39 (39)	24 (24)	20.8 (21)	41.3 (41)	25.4 (25)	22 (22)
		Range of Potential DU's per floor: 21 to 41 DU's					

Floor: 3, 4 & 5

Floor Developable Area (sf)	Developable Area less Vertical Penetrations (3,200sf)	Livable Area (sf)					
		30,550sf					
33,750sf	30,550sf	At 85%			At 90%		
		25,967.50sf			27,495sf		
		No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)	No. of 800sf units (1 bedroom/studio)	No. of 1,300sf units (2-3 bedrooms)	No. of 1,500sf units (2-3 bedrooms)
		32.5 (33)	20 (20)	17.3 (17)	34.4 (34)	21.1 (21)	18.3 (18)
		Range of Potential DU's per floor: 17 to 34 DU's					
Total DU's for floors 3 through 5: 51 to 102 DU's							
Total DU's for floors 2 though 5: 72 to 143 DU's							