

**APPENDIX D
FEASIBILITY ASSESSMENT OF HOUSING PROTOTYPES WITH DENSITY BONUS**

**CITY OF LOS ANGELES
INCLUSIONARY HOUSING STUDY**

September 25, 2002

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**Table D-1
Feasibility of Renter Housing Prototype Projects
Los Angeles Inclusionary Housing Affordability Gap Analysis**

PROTOTYPE	Renter 1 Type V Low	Renter 2 Type V Medium	Renter 3 Type V High	Renter 4 Type III Modified	Renter 5 Type I >75' High Rise	Renter 6 Adaptive Reuse
Total Unit Count	30 Units	60 Units	60 Units	100 Units	100 Units	70 Units
Zoning	RD 1.5	R3	R4	R4	R5	Existing
FAR	0.53	0.77	1.98	2.32	3.47	2.06
Tenure	Rental	Rental	Rental	Rental	Rental	Rental
Resident Population	Family	Family	Family	Family	Family	Family
Product Type	Stacked Flats 2 Stories	Stacked Flats 3 Stories	Stacked Flats 4 Stories	Stacked Flats 5 Stories	Stacked Flats 6 Stories	Conv./Exist. Bldg. 4 Stories
Construction Type	Type V	Type V	Type V	Type I	Type I	Type I
Density (DU's/Acre)	25	35	85	100	150	100
Gross Site Area (Sq. Ft.)	52,272	74,662	30,753	43,560	29,055	30,492
Net Land Area (Sq. Ft.)	52,272	74,662	30,753	43,560	29,055	30,492
Lot Area Per Unit (SF)	1,742	1,244	513	436	291	436
Units by BR Count						
Loft	0	0	0	0	0	69
One Bedroom	6	12	12	20	20	0
Two Bedroom/1 Bath	5	9	9	15	15	0
Two Bedroom/2 Bath	18	35	35	59	59	0
Three Bedroom	0	3	3	5	5	0
Manager's (2 BR/2 BA)	1	1	1	1	1	1
Unit Size (Net SF)						
Loft	0	0	0	0	0	750
One Bedroom	625	625	625	625	625	0
Two Bedroom/1 Bath	850	850	850	850	850	0
Two Bedroom/2 Bath	900	900	900	900	900	0
Three Bedroom	0	1100	1100	1100	1100	0
Ave. (Exclud. Mgr's)	837	848	848	848	848	750
Building Square Feet						
Net Living Area	25,100	50,850	50,850	84,750	84,750	52,500
Community Space	0	1,000	1,000	1,000	1,000	1,000
Total Net Bldg. SF	25,100	51,850	51,850	85,750	85,750	53,500
Total Gross Bldg. SF	27,889	57,611	61,000	100,882	100,882	62,941
Type of Parking	Covered At Grade	1 Level Podium	2 Level Subterranean	2 Levels Subterranean	3 Levels Subterranean	Existing/ Off-Site
No. of Parking Spaces	48	99	99	166	166	86
SF per Parking Space	300 SF	325 SF	325 SF	325 SF	325 SF	N/A
Total Parking Area	14,400 SF	32,175 SF	32,175 SF	53,950 SF	53,950 SF	N/A
Prototype Ave. Lot Area	1,742 SF	1,244 SF	513 SF	436 SF	291 SF	N/A
Zoning Requirements:						
Min. Lot Area Per Unit (1)	1,500 SF	810 SF	410 SF	410 SF	205 SF	N/A
Less than 3 BR's	N/A	800 SF	400 SF	400 SF	200 SF	N/A
3 BR	N/A	1,000 SF	600 SF	600 SF	300 SF	N/A
Greater Than 3 BR	N/A	1,200 SF	800 SF	800 SF	400 SF	N/A
Open Space Per Unit (2)	174 SF	157 SF	157 SF	150 SF	150 SF	N/A
Less than 2 BR's	100 SF	100 SF	100 SF	100 SF	100 SF	N/A
2 BR	125 SF	125 SF	125 SF	125 SF	125 SF	N/A
Greater Than 2 BR	175 SF	175 SF	175 SF	175 SF	175 SF	N/A
FAR and Lot Coverage						
Footprint (3)						
Units	13,945	19,204	15,250	20,176	16,814	15,735
Parking	14,400	32,175	16,088	26,975	17,983	0
Open Space	5,225	9,425	9,425	3,005	2,504	4,050
Total (4)	28,345	41,600	25,513	29,980	20,488	19,785
Lot Coverage (4)	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot
FAR (4)	0.54	0.56	0.83	0.69	0.71	0.65
	0.53	0.77	1.98	2.32	3.47	2.06

- (1) Equals weighted average minimum lot area per unit based on minimum lot areas by bedroom count and zoning and prototype bedroom count distribution.
 - (2) Equals weighted average open space required per unit based on open space requirements by bedroom count and zoning and prototype bedroom count distribution. 50% of total open space must be "common open space".
 - (3) Equals gross housing/parking square feet divided by the number of stories of housing/parking.
 - (4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space footprint.
For Renter #3, #4, #5, assumes open space is provided in roof decks and balconies as well as on the ground floor.
 - (5) Unit footprint divided by net site area.
 - (6) Gross unit plus parking square footage divided by net site area.
- Source: David Paul Rosen & Associates.

**Table D-2
Feasibility of Renter Housing Prototype Projects with 25% Density Bonus
Los Angeles Inclusionary Housing Affordability Gap Analysis**

PROTOTYPE	Renter 1 Type V Low	Renter 2 Type V Medium	Renter 3 Type V High	Renter 4 Type III Modified	Renter 5 Type I >75' High Rise
Density Bonus Percent:	25%	25%	25%	25%	25%
Total Unit Count	38 Units	75 Units	75 Units	125 Units	125 Units
Zoning	RD 1.5	R3	R4	R4	R5
FAR	0.67	0.96	2.47	2.89	4.33
Tenure	Rental	Rental	Rental	Rental	Rental
Resident Population	Family	Family	Family	Family	Family
Product Type	Stacked Flats 2 Stories	Stacked Flats 3 Stories	Stacked Flats 4 Stories	Stacked Flats 5 Stories	Stacked Flats 6 Stories
Construction Type	Type V	Type V	Type V	Type I	Type I
Density (DU's/Acre)	32	44	106	125	187
Gross Site Area (Sq. Ft.)	52,272	74,662	30,753	43,560	29,055
Net Land Area (Sq. Ft)	52,272	74,662	30,753	43,560	29,055
Lot Area Per Unit (SF)	1,376	995	410	348	232
Units by BR Count					
Loft	0	0	0	0	0
One Bedroom	8	15	15	25	25
Two Bedroom/1 Bath	6	11	11	19	19
Two Bedroom/2 Bath	23	44	44	74	74
Three Bedroom	0	4	4	6	6
Manager's (2 BR/2 BA)	1	1	1	1	1
Unit Size (Net SF)					
Loft	0	0	0	0	0
One Bedroom	625	625	625	625	625
Two Bedroom/1 Bath	850	850	850	850	850
Two Bedroom/2 Bath	900	900	900	900	900
Three Bedroom	0	1100	1100	1100	1100
Ave. (Exclud. Mgr's)	837	848	848	848	848
Building Square Feet					
Net Living Area	31,700	64,625	64,625	106,875	106,875
Community Space	0	1,000	1,000	1,000	1,000
Total Net Bldg. SF	31,700	65,625	65,625	107,875	107,875
Total Gross Bldg. SF	35,222	71,806	76,029	125,735	125,735
Type of Parking	Covered At Grade	1 Level Podium	2 Levels Subterranean	2 Levels Subterranean	3 Levels Subterranean
No. of Parking Spaces	61	124	124	208	208
SF per Parking Space	300 SF	325 SF	325 SF	325 SF	325 SF
Total Parking Area	18,300 SF	40,300 SF	40,300 SF	67,600 SF	67,600 SF
Prototype Ave. Lot Area	1,376 SF	995 SF	410 SF	348 SF	232 SF
Zoning Requirements:					
Min. Lot Area Per Unit (1)	1,500 SF	811 SF	411 SF	410 SF	205 SF
Less than 3 BR's	N/A	800 SF	400 SF	400 SF	200 SF
3 BR	N/A	1,000 SF	600 SF	600 SF	300 SF
Greater Than 3 BR	N/A	1,200 SF	800 SF	800 SF	400 SF
Open Space Per Unit (2)	173 SF	158 SF	158 SF	151 SF	151 SF
Less than 2 BR's	100 SF	100 SF	100 SF	100 SF	100 SF
2 BR	125 SF	125 SF	125 SF	125 SF	125 SF
Greater Than 2 BR	175 SF	175 SF	175 SF	175 SF	175 SF
FAR and Lot Coverage:					
Footprint (3)					
Units	17,611	23,935	19,007	25,147	20,956
Parking	18,300	40,300	20,150	33,800	22,533
Open Space	6,575	11,825	2,956	3,765	3,138
Total (4)	35,911	52,125	23,106	37,565	25,671
Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot
Lot Coverage (5)	0.69	0.70	0.75	0.86	0.88
FAR (6)	0.67	0.96	2.47	2.89	4.33

- (1) Equals weighted average minimum lot area per unit based on minimum lot areas by bedroom count and zoning and prototype bedroom count distribution.
 - (2) Equals weighted average open space required per unit based on open space requirements by bedroom count and zoning and prototype bedroom count distribution. 50% of total open space must be "common open space".
 - (3) Equals gross housing/parking square feet divided by the number of stories of housing/parking.
 - (4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space for Renter #3, #4, #5, assumes open space is provided in roof decks and balconies as well as on the ground floor.
 - (5) Unit footprint divided by net site area.
 - (6) Gross unit plus parking square footage divided by net site area.
- Source: David Paul Rosen & Associates.

**Table D-3
Feasibility of Renter Housing Prototype Projects with 50% Density Bonus
Los Angeles Inclusionary Housing Affordability Gap Analysis**

	Renter 1	Renter 2	Renter 3	Renter 4	Renter 5
PROTOTYPE	Type V Low	Type V Medium	Type V High	Type III Modified	Type I >75' High Rise
Density Bonus Percent:	50%	50%	50%	50%	50%
Total Unit Count	45 Units	90 Units	90 Units	150 Units	150 Units
Zoning	RD 1.5	R3	R4	R4	R5
FAR	0.80	1.15	2.96	3.46	5.19
Tenure	Rental	Rental	Rental	Rental	Rental
Resident Population	Family	Family	Family	Family	Family
Product Type	Stacked Flats 2 Stories	Stacked Flats 3 Stories	Stacked Flats 4 Stories	Stacked Flats 5 Stories	Stacked Flats 7 Stories
Construction Type	Type V	Type V	Type V	Type I	Type I
Density (DU's/Acre)	38	53	127	150	225
Gross Site Area (Sq. Ft.)	52,272	74,662	30,753	43,560	29,055
Net Land Area (Sq. Ft.)	52,272	74,662	30,753	43,560	29,055
Lot Area Per Unit (SF)	1,162	830	342	290	194
Units by BR Count					
Loft	0	0	0	0	0
One Bedroom	9	18	18	30	30
Two Bedroom/1 Bath	7	13	13	22	22
Two Bedroom/2 Bath	28	53	53	89	89
Three Bedroom	0	5	5	8	8
Manager's (2 BR/2 BA)	1	1	1	1	1
Unit Size (Net SF)					
Loft	0	0	0	0	0
One Bedroom	625	625	625	625	625
Two Bedroom/1 Bath	850	850	850	850	850
Two Bedroom/2 Bath	900	900	900	900	900
Three Bedroom	0	1100	1100	1100	1100
Ave. (Exclud. Mgr's)	837	848	848	848	848
Building Square Feet					
Net Living Area	37,675	77,400	77,400	128,250	128,250
Community Space	0	1,000	1,000	1,000	1,000
Total Net Bldg. SF	37,675	78,400	78,400	129,250	129,250
Total Gross Bldg. SF	41,861	86,000	91,059	150,882	150,882
Type of Parking	Covered At Grade	1 Level Podium	2 Levels Subterranean	3 Levels Subterranean	4 Levels Subterranean
No. of Parking Spaces	73	149	149	214 (7)	214 (7)
SF per Parking Space	300 SF	325 SF	325 SF	325 SF	325 SF
Total Parking Area	21,900 SF	48,425 SF	48,425 SF	69,550 SF	69,550 SF
Prototype Ave. Lot Area	1,162 SF	830 SF	342 SF	290 SF	194 SF
Zoning Requirements:					
Min. Lot Area Per Unit (1)	1,500 SF	811 SF	411 SF	411 SF	205 SF
Less than 3 BR's	N/A	800 SF	400 SF	400 SF	200 SF
3 BR	N/A	1,000 SF	600 SF	600 SF	300 SF
Greater Than 3 BR	N/A	1,200 SF	800 SF	800 SF	400 SF
Open Space Per Unit (2)	176 SF	158 SF	158 SF	151 SF	151 SF
Less than 2 BR's	100 SF	100 SF	100 SF	100 SF	100 SF
2 BR	125 SF	125 SF	125 SF	125 SF	125 SF
Greater Than 2 BR	175 SF	175 SF	175 SF	175 SF	175 SF
FAR and Lot Coverage:					
Footprint (3)					
Units	20,931	28,667	22,765	30,176	21,555
Parking	21,900	48,425	24,213	23,183	17,388
Open Space	7,925	14,225	3,556	4,525	3,232
Total (4)	42,831	62,650	27,769	34,701	24,787
	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot
Lot Coverage (5)	0.82	0.84	0.90	0.80	0.85
FAR (6)	0.80	1.15	2.96	3.46	5.19

- (1) Equals weighted average minimum lot area per unit based on minimum lot areas by bedroom count and zoning and prototype bedroom count distribution.
 - (2) Equals weighted average open space required per unit based on open space requirements by bedroom count and zoning and prototype bedroom count distribution. 50% of total open space must be "common open space".
 - (3) Equals gross housing/parking square feet divided by the number of stories of housing/parking.
 - (4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space footprint. For Renter #3, #4, #5, assumes open space is provided in roof decks and balconies as well as on the ground floor.
 - (5) Unit footprint divided by net site area.
 - (6) Gross unit plus parking square footage divided by net site area.
 - (7) For Renter #4 and Renter #5, assumes guest parking requirement of 0.25 spaces per unit is waived to allow the project to fit on the lot.
- Source: David Paul Rosen & Associates.

**Table D-4
Feasibility of Owner Housing Prototype Projects
Los Angeles Inclusionary Housing Affordability Gap Analysis**

PROTOTYPE	Owner 1	Owner 2	Owner 3	Owner 4
	Single-Family Detached Infill	Attached Townhomes	Type V Condos	Type 1>75' Condos
Total Unit Count	40 Units	30 Units	100 Units	100 Units
Zoning	RD3	RD2; RZ2.5	R4	R5
FAR	0.54	0.62	1.97	3.88
Tenure	Owner	Owner	Owner	Owner
Resident Population	Family	Family	Family	Family
Product Type	SFD 2 Story, PUD	Townhomes 2 Stories	Stacked Flats, 4 Stories	Stacked Flats, 6 Stories
Construction Type	Type V	Type V	Type V	Type I
Density (DU's/Acre)	15	20	80	150
Gross Site Area (Sq. Ft.)	145,218	81,675	54,450	29,055
Net Land Area (Sq. Ft.)	116,175	65,340	54,450	29,055
Lot Area Per Unit (SF)	2,904	2,178	545	291
Minimum Lot Width (Ft.)	60	N/A	N/A	N/A
Average Lot Length (Ft.)	48	N/A	N/A	N/A
Units by BR Count				
One Bedroom	0	0	20	30
Two Bedroom/2 Bath	0	9	60	50
Three Bedroom	16	18	20	20
Four Bedroom	24	3	0	0
Unit Size (Net SF)				
One Bedroom	0	0	750	750
Two Bedroom/2 Bath	0	925	925	925
Three Bedroom	1400	1,300	1,300	1,300
Four Bedroom	1700	1,500	0	0
Ave. (Exclud. Mgr's)	1,580	1,208	965	948
Building Square Feet				
Net Living Area	63,200	36,225	96,500	94,750
Community Space	0	0	0	1,000
Total Net Bldg. SF	63,200	36,225	96,500	95,750
Total Gross Bldg. SF	63,200	40,250	107,222	112,647
Type of Parking	Garages	Covered At Grade	2 Levels Subterranean	3 Levels Subterranean
No. of Parking Spaces	90	63	175	170
SF per Parking Space	200 SF	200 SF	325 SF	325 SF
Total Parking Area	18,000 SF	12,600 SF	56,875 SF	55,250 SF
Prototype Ave. Lot Area	2,904 SF	2,178 SF	545 SF	291 SF
Zoning Requirements:				
Min. Lot Area Per Unit (1)	3,000 SF	2,000 SF; 2,500 SF	440 SF	220 SF
Less than 3 BR's	N/A	N/A	400 SF	200 SF
3 BR	N/A	N/A	600 SF	300 SF
Greater Than 3 BR	N/A	N/A	800 SF	400 SF
Minimum Front Yard	15 feet	N/A	N/A	N/A
Minimum Side Yard	5 feet	N/A	N/A	N/A
Minimum Rear Yard	15 feet	N/A	N/A	N/A
Buildable Footprint/Lot	920 feet	N/A	N/A	N/A
	Adequate to fit home			
Open Space Per Unit (2)	N/A	373 SF	130 SF	140 SF
Less than 2 BR's	N/A	100 SF	100 SF	100 SF
2 BR	N/A	125 SF	125 SF	125 SF
Greater Than 2 BR	N/A	175 SF	175 SF	175 SF
FAR and Lot Coverage				
Footprint (3)				
Units	31,600	20,125	26,806	18,775
Parking	18,000	12,600	28,438	18,417
Open Space	N/A	11,175	13,000	2,333
Total (4)	49,600	43,900	41,438	21,108
Lot Coverage (5)	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot
FAR (6)	0.43	0.67	0.76	0.73
	0.54	0.62	1.97	3.88

- (1) For Owner #3 and #4, equals weighted average minimum lot area per unit based on minimum lot areas by bedroom count, zoning and prototype bedroom count distribution.
 - (2) Equals weighted average open space required per unit based on open space requirements by bedroom count and zoning and prototype bedroom count distribution. 50% of total open space must be "common open space".
 - (3) Equals gross housing/parking square feet divided by the number of stories of housing/parking.
 - (4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space footprint. For Owner #4, assumes open space is provided in balconies and roof decks as well as on the ground floor.
 - (5) Unit footprint divided by net site area.
 - (6) Gross unit plus parking square footage divided by net site area.
- Source: David Paul Rosen & Associates.

**Table D-5
Feasibility of Owner Housing Prototype Projects with 25% Density Bonus
Los Angeles Inclusionary Housing Affordability Gap Analysis**

PROTOTYPE	Owner 1 Single-Family Detached Infill	Owner 2 Attached Townhomes	Owner 3 Type V Condos	Owner 4 Type 1>75' Condos
Density Bonus Percent	25%	25%	25%	25%
Total Unit Count	50 Units	38 Units	125 Units	125 Units
Zoning	RD3	RD2, RZ2.5	R4	R5
FAR	0.68	0.78	2.46	4.82
Tenure	Owner	Owner	Owner	Owner
Resident Population	Family	Family	Family	Family
Product Type	Townhomes 2 Stories	Townhomes 2 Stories	Stacked Flats, 4 Stories	Stacked Flats, 6 Stories
Construction Type	Type V	Type V	Type V	Type I
Density (DU's/Acre)	19	25	100	187
Gross Site Area (Sq. Ft.)	145,218	81,675	54,450	29,055
Net Land Area (Sq. Ft.)	116,175	65,340	54,450	29,055
Lot Area Per Unit (SF)	2,323	1,719	436	232
Minimum Lot Width (Ft.)	N/A	N/A	N/A	N/A
Average Lot Length (Ft.)	N/A	N/A	N/A	N/A
Units by BR Count				
One Bedroom	0	0	25	38
Two Bedroom/2 Bath	0	11	75	63
Three Bedroom	20	23	25	24
Four Bedroom	30	4	0	0
Unit Size (Net SF)				
One Bedroom	0	0	750	750
Two Bedroom/2 Bath	0	925	925	925
Three Bedroom	1400	1,300	1,300	1,300
Four Bedroom	1700	1,500	0	0
Ave. (Exclud. Mgr's)	1,580	1,213	965	944
Building Square Feet				
Net Living Area	79,000	46,075	120,625	117,975
Community Space	0	0	0	1,000
Total Net Bldg. SF	79,000	46,075	120,625	118,975
Total Gross Bldg. SF	79,000	51,194	134,028	139,971
Type of Parking	Covered At Grade	Covered At Grade	3 Levels Subterranean	3 Levels Subterranean
No. of Parking Spaces	113	80	219	212
SF per Parking Space	200 SF	200 SF	325 SF	325 SF
Total Parking Area	22,600 SF	16,000 SF	71,175 SF	68,900 SF
Prototype Ave. Lot Area	2,323 SF	1,719 SF	436 SF	232 SF
Prototype Ave. Lot Length (Ft.)	N/A	N/A	N/A	N/A
Zoning Requirements:				
Min. Lot Area Per Unit (1)	3,000 SF	2,000 SF; 2,500 SF	440 SF	219 SF
Less than 3 BR's	N/A	N/A	400 SF	200 SF
3 BR Unit	N/A	N/A	600 SF	300 SF
Greater Than 3 BR	N/A	N/A	800 SF	400 SF
Minimum Lot Width (Ft.)	60	N/A	N/A	N/A
Minimum Front Yard	15 feet	N/A	N/A	N/A
Minimum Side Yard	5 feet	N/A	N/A	N/A
Minimum Rear Yard	15 feet	N/A	N/A	N/A
Buildable Footprint/Lot	N/A	N/A	N/A	N/A
Open Space Per Unit (2)	175 SF	161 SF	130 SF	139 SF
Less than 2 BR's	100 SF	100 SF	100 SF	100 SF
2 BR	125 SF	125 SF	125 SF	125 SF
Greater Than 2 BR	175 SF	175 SF	175 SF	175 SF
FAR and Lot Coverage:				
Footprint (3)				
Units	39,500	25,597	33,507	23,328
Parking	22,600	16,000	23,725	22,967
Open Space	8,750	6,100	16,250	2,896
Total (4)	70,850	47,697	49,757	26,224
Lot Coverage (5)	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot
FAR (6)	0.61	0.73	0.91	0.90
	0.68	0.78	2.46	4.82

- (1) For Owner #3 and #4, equals weighted average minimum lot area per unit based on minimum lot areas by bedroom count, zoning and prototype bedroom count distribution.
 - (2) Equals weighted average open space required per unit based on open space requirements by bedroom count and zoning and prototype bedroom count distribution. 50% of total open space must be "common open space".
 - (3) Equals gross housing/parking square feet divided by the number of stories of housing/parking.
 - (4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space footprint. For Owner #4, assumes open space is provided in balconies and roof decks as well as on the ground floor.
 - (5) Unit footprint divided by net site area.
 - (6) Gross unit plus parking square footage divided by net site area.
- Source: David Paul Rosen & Associates.

**Table D-6
Feasibility of Owner Housing Prototype Projects with 50% Density Bonus
Los Angeles Inclusionary Housing Affordability Gap Analysis**

	Owner 1	Owner 2	Owner 3	Owner 4
PROTOTYPE	Single-Family Detached Infill	Attached Townhomes	Type V Condos	Type 1>75' Condos
Density Bonus Percent	50%	50%	50%	50%
Total Unit Count	60 Units	45 Units	150 Units	150 Units
Zoning	RD3	RD2, RZ2.5	R4	R5
FAR	0.82	0.92	2.95	5.80
Tenure	Owner	Owner	Owner	Owner
Resident Population	Family	Family	Family	Family
Product Type	Townhomes 2 Stories	Townhomes 2 Stories	Stacked Flats, 4 Stories	Stacked Flats, 7 Stories
Construction Type	Type V	Type V	Type V	Type I
Density (DU's/Acre)	22	30	120	225
Gross Site Area (Sq. Ft.)	145,218	81,675	54,450	29,055
Net Land Area (Sq. Ft.)	116,175	65,340	54,450	29,055
Lot Area Per Unit (SF)	1,936	1,452	363	194
Minimum Lot Width (Ft.)	60	60	N/A	N/A
Average Lot Length (Ft.)	32	N/A	N/A	N/A
Units by BR Count				
One Bedroom	0	0	30	45
Two Bedroom/2 Bath	0	14	90	75
Three Bedroom	24	27	30	30
Four Bedroom	36	4	0	0
Unit Size (Net SF)				
One Bedroom	0	0	750	750
Two Bedroom/2 Bath	0	925	925	925
Three Bedroom	1400	1,300	1,300	1,300
Four Bedroom	1700	1,500	0	0
Ave. (Exclud. Mgr's)	1,580	1,201	965	948
Building Square Feet				
Net Living Area	94,800	54,050	144,750	142,125
Community Space	0	0	0	1,000
Total Net Bldg. SF	94,800	54,050	144,750	143,125
Total Gross Bldg. SF	94,800	60,056	160,833	168,382
Type of Parking	Covered At Grade	Covered At Grade	3 Levels Subterranean	4 Levels Subterranean
No. of Parking Spaces	135	94	263	255
SF per Parking Space	200 SF	200 SF	325 SF	325 SF
Total Parking Area	27,000 SF	18,800 SF	85,475 SF	82,875 SF
Prototype Ave. Lot Area	1,936 SF	1,452 SF	363 SF	194 SF
Zoning Requirements:				
Min. Lot Area Per Unit (1)	3,000 SF	2,000 SF; 2,500 SF	440 SF	220 SF
Less than 3 BR's	N/A	N/A	400 SF	200 SF
3 BR	N/A	N/A	600 SF	300 SF
Greater Than 3 BR	N/A	N/A	800 SF	400 SF
Min. Lot Width (Ft)	60	N/A	N/A	N/A
Minimum Front Yard	N/A	N/A	N/A	N/A
Minimum Side Yard	N/A	N/A	N/A	N/A
Minimum Rear Yard	N/A	N/A	N/A	N/A
Buildable Footprint/Lot	N/A	N/A	N/A	N/A
Open Space Per Unit (2)	175 SF	159 SF	130 SF	140 SF
Less than 2 BR's	100	100 SF	100 SF	100 SF
2 BR	125	125 SF	125 SF	125 SF
Greater Than 2 BR	175	175 SF	175 SF	175 SF
FAR and Lot Coverage:				
Footprint (3)				
Units	47,400	30,028	40,208	24,055
Parking	27,000	18,800	28,492	20,719
Open Space	10,500	7,175	4,875	3,000
Total (4)	84,900	56,003	45,083	27,055
	Fits on Lot	Fits on Lot	Fits on Lot	Fits on Lot
Lot Coverage (5)	0.73	0.86	0.83	0.93
FAR (6)	0.82	0.92	2.95	5.80

- (1) For Owner #3 and #4, equals weighted average minimum lot area per unit based on minimum lot areas by bedroom count, zoning and prototype bedroom count distribution.
 - (2) Equals weighted average open space required per unit based on open space requirements by bedroom count and zoning and prototype bedroom count distribution. 50% of total open space must be "common open space".
 - (3) Equals gross housing/parking square feet divided by the number of stories of housing/parking.
 - (4) For prototypes with units built over parking, total footprint is assumed the larger of unit or parking footprint plus open space footprint. For Owner #4, assumes open space is provided in balconies and roof decks as well as on the ground floor.
 - (5) Unit footprint divided by net site area.
 - (6) Gross unit plus parking square footage divided by net site area.
- Source: David Paul Rosen & Associates.