

INTENSITY ANALYSIS TABLE

Zoning	Blocks 1 and 2	
	MU-1	
Area	Gross	Net
	176,683 SF	154,973 SF
Max Floor Area (per BRC)	106,010 SF	92,983 SF
Proposed Floor Area	N/A	170,210 SF 60% over gross 83% over net
Max FAR (BRC)	0.6	0.6
Proposed FAR	0.96	1.09
Max # of units (BRC)	N /A (Based on FAR)	N/A (Based on FAR)
Proposed # of units	146 units	
Max DU/Acre (BRC)	N/A (Based on FAR)	N/A (Based on FAR)
Proposed DU/Acre	36	41
IH Requirement (BRC)	20% (29 units)	
IH Proposed	32 units (in Building B)	
Required Open Space	20%	20%
	Block 2: 10,715 SF	Block 1: 20,133 SF
Proposed Open Space	Block 1: 37,329 SF Block 2: 18,593 SF	37% 35%
Required OS/DU (BRC)	60 SF/unit	60 SF/unit
Proposed OS/DU	60 SF/unit	60 SF/Unit
Max Building Height (BRC)	35'	35'
Proposed Building Height	55' Max	55' Max