



**Scenario 3.1**

All Parcels		Scenario 3.1
Total Gross Floor Area:	(square feet)	2,116,000
Total Commercial Area:	(square feet)	59,000
Total Net Residential Area:	(square feet)	1,387,000
Total Unit Count:	(units)	1,803
Overall Density:	(units / acre)	168.7
Overall FAR:		4.55

Parcels A-D		Scenario 3.1
Total Gross Floor Area:	(square feet)	1,441,000
Total Commercial Area:	(square feet)	39,000
Total Net Residential Area:	(square feet)	951,000
Total Unit Count:	(units)	1,239
Overall Density:	(units / acre)	184.8
Overall FAR:		4.93

Parcels E-J		Scenario 3.1
Total Gross Floor Area:	(square feet)	675,000
Total Commercial Area:	(square feet)	20,000
Total Net Residential Area:	(square feet)	436,000
Total Unit Count:	(units)	564
Overall Density:	(units / acre)	141.6
Overall FAR:		3.89

**Notes:**

- "Total Gross Floor Area" includes all building area above grade, including parking.
- "Total Net Residential Area" assumes 80% efficiency for residential floors.
- Baseline Scenario Assumptions:
  - Commercially-zoned parcels to be developed at 3.5 FAR
  - Residentially-zoned parcels to be developed at 40 (R-M) to 55 (R-H) units per acre
- Development Scenario Assumptions:
  - +/-750 sf average unit size
  - 40' deep ground level building area surrounds at-grade parking
  - 40% of ground level building area to be Commercial uses; the remainder will be residential lobby, support, mechanical, and utility space

