

	A	B	C	D
1				
2	<b>DENSITY BONUS CALCULATIONS</b>			
3	<b>1200 Ashby Avenue</b>			
4	<b>Last Revised: 1/8/09</b>			
5				
6	<b>#</b>	<b>Item</b>	<b>Value</b>	<b>Sources &amp; Notes</b>
7				
8	<b>1. Average Unit Size (reflects character of proposed project)</b>			
9	1.A	<u>Proposed Residential Floor Area</u>		
10		First Floor	2,219	updated per 11/10 submittal; lobby, stairs, elevator, trash, bikes
11		Second Floor	27,385	updated per 11/10 submittal
12		Third Floor	26,987	updated per 11/10 submittal
13		Fourth Floor	24,808	updated per 11/10 submittal
14		Fifth Floor	22,787	updated per 11/10 submittal
15		Total Actual Residential Floor Area - Baseline	104,186	
16				
17	1.B	<u>Average Unit Size</u>		
18		Number of Units Proposed	98	
19		Average Unit Size (w/5th floor & reduced setbacks)	<b>1,063.1</b>	C35 (total res. space on floors 1-5) / total units (98)
20				
21	<b>2. Density Bonus Calculations</b>			
22				
23	2.A	Maximum Floor Area Without Variances or Use Permits	<b>79,149.0</b>	total proposed residential on floors 1-4 (81,399) minus required setbacks on Ashby & Carrison (2 x 3 floors x 15d x 25w = 2,250)
24				
25	2.B	Actual Number of "Base" Units	<b>74.45</b>	C24/C20 (alt. max. dev. area / avg. unit size)
26		<i>Rounding</i>	<b>74</b>	removes any fraction on base project calc., since can't build partial units
27				
28	2.C	Density Bonus	32.50%	Based on 8 units @ 50% AMI. 8/74 = 10.8% of base project; qualifies for 32.5% bonus based on 65915(f)(2).
29		Additional Units Allowed With Density Bonus @ 35%	24.05	(Unit count based on sqft calc below)
30		<i>Rounding</i>	25	
31				
32	2.D	Addl. Sq Ft Allowed With Density Bonus @ 35%	26,578	
		Proposed Square Feet of Density Bonus Units	25,037	Fifth Floor (22,787) plus additional space associated with reduced setbacks on Ashby & Carrison (2,250, equal to approx. 2 units on floors 2-4)
33				
34		Unused Density Bonus Square Feet	1,541	
35		Proposed Number of Density Bonus Units	24.00	22 units on 5th floor, space for 2 more spread on floors 2-4
36				
37	2.E	Total Units w/ Density Bonus	<b>98.0</b>	
38				
39	<b>3. Inclusionary Housing Calculations</b>			
40	3.A	Actual Number of "Base" Units	74.00	
41				
42	3.B	Number of Inclusionary Housing Units @ 20%	<b>14.8</b>	
43		<i>Rounding</i>	<b>15.0</b>	