

CURRENT CITY FORMULA		
DENSITY BONUS CALCULATIONS - PROPOSED PROJECT		
1200 Ashby Avenue		
Last Revised: 08/07/08		
<u>Item</u>	<u>Value</u>	<u>Sources & Notes</u>
I. Maximum Buildable Space		Zoning Designation = C-W
1.A Lot Area	34,210	from survey
Maximum Stories	4	C-W zoning standard (maximum without use permit or variance)
Maximum Floor Area Ratio	3	C-W zoning standard (maximum without
Maximum Floor Area	102,630	
Maximum "Box" from which adjustments are made	136,840	lot size * max. stories
I.B. Adjustments	N/A	
<i>Zoning - Setbacks</i>	5,680	(1) Req. front s/b on Ashby (15d x 25w x 4 = 1500); (2) Req. front s/b on Carrison (15d x 35w x 4 = 2100); (3) Req. side s/b @ SE p.l. (5w x 104 x 4 = 2080)
<i>Voluntary Setbacks/Articulation</i>	9,914	(1) 8' s/b along 70' of NE property line (8 x 70 x 4 = 2240); (2) 5' s/b along 104' of SE property line (5 x 104 x 4 = 2080); (3) plaza on SP (18 x 25.5 x 4 = 1836); (4) add'l. Ashby s/b (5 x 100 x 4 = 2000); (5) add'l. s/b @ SE corner of 4th floor (1758)
<i>Zoning - Usable Open Space</i>	0	meets requirement
<i>Zoning - Parking</i>	0	all parking could be located in the basement level
<i>Building Code - Fire Dept Access to Rear Bldg</i>	N/A	Access provided through parking and double wide southeast setback
<i>Building Code - Fire Dept Access to interior</i>	100	Approx 100 sq. ft. x one story
<i>Building Code - Protected Openings</i>	0	10-foot minimum bldg-to-bldg separation
<i>Building Code - No Dwellings beneath Concrete Podium</i>	28,419	Entire ground floor area (31141) - residential lobbies and trash (2097) - areas already deducted in C15 (625) = 28419
<i>Building Code - Natural Light and Air</i>	10,800	podium level interior courtyard (3,600 x 3); does not include walkway adjacent to courtyard
<i>Building Code - Pathways</i>	0	
Maximum Developable Area	81,927.0	+ ground floor space (retail/lobbies/trash) = 98k (< max. floor area); Maximum developable area per zoning and building code constraints (Max box less code required adjustments)

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Proposed Formula		
2. Average Unit Size (reflects character of proposed project)		
2.A.	<u>Proposed Residential Floor Area</u>	
	First Floor	2,097 lobbies (+ trash room?)
	Second Floor	30,749 updated per 7/14 submittal
	Third Floor	27,246 updated per 7/14 submittal
	Fourth Floor	25,041 updated per 7/14 submittal
	Fifth Floor	22,773 updated per 7/14 submittal
	Total Actual Residential Floor Area - Baseline	107,906
2.B	<u>Average Unit Size</u>	
	Number of Units Proposed	98 Floors 2-4, From Actual Project Plans, Residential Only (include area within required setbacks?)
	Average Unit Size	1,101.1 includes hallways, etc... (total res. floor area / # of units proposed)
3. Density Bonus Calculations		
3.A	Actual Number of "Base" Units	74.41 max. dev. area (C25) / avg. unit size (C38)
	<i>Rounding</i>	N/A
	Density Bonus	35.00%
3.B	Additional Units Allowed With Density Bonus @ 35%	26.04 (Unit count based on sqft calc below)
	<i>Rounding</i>	27
3.C	Additional Sq Ft Allowed With Density Bonus @ 35%	29,729
	Proposed Square Feet of Density Bonus Units	22,773 Fifth Floor units w/avg area of 1,035 sq. ft.
	Unused Density Bonus Square Feet	6,956
	Proposed Number of Density Bonus Units	22.00
3.D	Total Units w/ Density Bonus	98.0 Actual Number of Units in Project: 98
	<i>Rounding</i>	98
3.E	Total Residential Floor Area with Density Bonus	130,679
4. Inclusionary Housing Calculations		
4.A	Actual Number of "Base" Units	74.41
	Inclusionary Housing @ 50% AMI	10.00%
	Inclusionary Housing @ 80% AMI	10.00%
4.B	Number of Inclusionary Housing Units @ 20%	14.9
4.C	Square Feet of Inclusionary Housing Units	16,385
4.D	Total Inclusionary Housing Units (Rounding)	15.0
4.E	Total Inclusionary Housing Sq Ft	16,385

CURRENT CITY FORMULA			
DENSITY BONUS CALCULATIONS - MAXIMUM BUILDING SCENARIO			
1200 Ashby Avenue			
Last Revised: 2/23/08			
	<u>Item</u>	<u>Value</u>	<u>Sources & Notes</u>
	I. Maximum Buildable Space		Zoning Designation = C-W
I.A	Lot Area	34,210	from survey
	Maximum Stories	4	C-W zoning standard (maximum without use permit or variance)
	Maximum Floor Area	3	C-W zoning standard (maximum without
	Maximum Floor Area Ratio	102,630	
	Maximum "Box" from which adjustments are made	136,840	Maximum allowable stories * lot area
I.B.	<u>Adjustments</u>		Subtract floor space for required items that cannot be accommodated outside of the 4-floor building envelope:
	<i>Zoning - Setbacks</i>	3,375.0	15' front yard setback reduction along easternmost 25 feet of south side of the building, and 25 feet of the easternmost north property line (23E.04.050.E) + 5' setback along southern half of eastern property (all x3)
	<i>Zoning - Usable Open Space</i>	0.0	meets requirement
	<i>Zoning - Parking</i>	0.0	all parking could be located in the basement level
	<i>Building Code - Fire Dept Access to Rear Bldg</i>	0.0	Access provided through parking and double wide southeast setback
	<i>Building Code - Fire Dept Access to interior</i>	100.0	Approx 100 sq. ft. x one story
	<i>Building Code - Protected Openings</i>	0.0	10-foot minimum bldg-to-bldg separation - N/A to this building design
	<i>Building Code - No Dwellings beneath Concrete Podium</i>	30,022	Less commercial space and parking per plan, include ground floor areas supporting residential (two lobbies and trash)
	<i>Building Code - Natural Light and Air</i>	0.0	
	<i>Building Code - Pathways</i>	0.0	
	Maximum Developable Residential Area	103,343.0	Maximum developable area per zoning and building code constraints (Max box less code required adjustments)