

Phase 1						
	light commercial (sqr ft)	heavy commercial (sqr ft)	mixed use (sqr ft)	housing (sqr ft)	parking lot (sqr ft)	parallel parking (# spots)
demolition	188,000	0	0	0		0
construction	193,000	40,800	62,000	0	126,000	323

Figure 1: phase 1

Phase 2						
	light commercial (sqr ft)	heavy commercial (sqr ft)	mixed use (sqr ft)	housing (sqr ft)	parking lot (sqr ft)	parallel parking (# spots)
demolition	72,480	84,100	0	0		0
construction	66,000	65,000	851,000	136,000	365000	44

Figure 2: Phase 2

Phase 3						
	light commercial (sqr ft)	heavy commercial (sqr ft)	mixed use (sqr ft)	housing (sqr ft)	parking lot (sqr ft)	parallel parking (# spots)
demolition	457,000	0	0	0		0
construction	0	181,600	9,373,000	148,000	516200	184

Figure 3: Phase 3

Statistics

	existing (sqr ft)	after – low* (sqr ft)	% change	after – high* (sqr ft)	% change
general mixed use	0	1,905,900		2,104,200	
Housing	0	271,200		469,500	
heavy commercial	314,000	443,500	141	443,500	141
light commercial	677,000	176,200	26	176,200	26

*Note: High value is calculated by using 3rd floor of the buildings surrounding the green as apartments or condos. Low is calculated using only buildings zoned "housing."

Figure 4: Existing and planned use of space

Parking

parking	total area (sq ft)	linear feet	% parking	area per space	# spaces	method
on street	-	13,782	see formula*		551	parallel
lot	1,075,000	-	100.00%	310	3468	90 deg
structure	111,000	-	170.00%	302	625	2 story, flat floors, ramped
apartment	284,000	-	100.00%	302	940	3 stall/column 70 deg
park	51,500	-	100.00%	300	172	90 deg
	1,521,500	137820		total # spaces	5756	
	total paved parking	1,659,320				

Figure 5: Parking area breakdown for proposed plan

Housing

	parking spaces	ratios	% of total	Square footage
efficiency	1	2	6.78%	400
1 bed	1	4	13.56%	600
2 bed	1	20	67.80%	800
3 bed	2	3	10.17%	1100
penthouse	2	0.5	1.69%	1500
Total		29.5		

Figure 6: Housing breakdown as provided by Jonathan Chaffee

Building Costs Analysis

RESIDENTIAL

	# Units	Total Area	Total Cost
Single-Family	0	0	\$ -
Multi-Family	550	447,200	\$ 31,327,508.00
Total	550	447,200	\$ 31,327,508.00
Adjusted Total	-	-	\$ 39,848,372.00

COMMERCIAL

	Total Area (ft ²)	Total Build Cost
Stores	1,383,000	\$ 112,397,867.00
Supermarkets	90,000	\$ 6,664,500.00
Banks & Savings	9,000	\$ 1,919,610.00
Dept. Stores	0	\$ -
Gen. Office Space.	385,000	\$ 35,533,650.00
Restaurants	74,600	\$ 9,662,796.00
Theaters	0	\$ -
Warehouses	287,000	\$ 11,508,700.00
TOTAL	2,228,600	\$ 177,687,123.00
Extra Building Costs		\$ 27,083,398.00
Total Commercial Cost		\$ 198,627,405

TOTAL CONSTRUCTION COST: \$ 238,475,777.37

Figure 1: Table of building construction costs analysis