

Transition District A,B,C	Applicant			Correct		
	Applicant version A&S 8/1/2017			Approved A&S 8/1/2017		
	Required	Provided	Over/(Under)	Required	Provided	Over/(Under)
Affordable/Senior (incl. Guest)	50	50	0	50	47	(3)
Residential	19	19	0	19	19	0
Commercial	285	389	104	345	387	42
Total	354	458	104	414	453	39
Garage subset		303			303	
Non-garage		155			150	

Transition District A,B,C	Dodson			Applicant			Correct			If must use 285 from erroneous A&S 3.22		
	Appl. version Modified A&S 8/26/2020			pl. version Modified Ex A A&S 9/23/20			Item #2 Modified A&S 8/26/2020			Item #2 Modified A&S 8/26/2020		
	Required	Provided	Over/(Under)	Required	Provided	Over/(Under)	Required	Provided	Over/(Under)	Required	Provided	Over/(Under)
Affordable/Senior (incl. Guest)	50	50	0	50	50	0	50	47	(3)	50	47	(3)
Residential	19	19	0	19	19	0	19	19	0	19	19	0
Commercial	285	262	(23)	204	250	46	323	253	(70)	285	253	(32)
Total	354	331	(23)	273	319	46	392	319	(73)	354	319	(35)
Garage subset		176			176			176			176	
Non-garage		155			143			143			143	

- Required** Commercial 285 Based on incorrect calculation of Net vs. Gross for Downtown parking requirements as of 8/1/2017
- Required** Commercial 323 Based on Downtown parking requirements as of 8/1/2017
- Provided** Commercial 250 Based on 9/23 Ex A
- Provided** Comm. Non-garage 150 Counted on plan
- Provided** Comm. Non-garage 143 Applicant letter 9/23 Hearing
- (3) 3 spaces of Senior/Affordable guest parking on different floor of structure—not secure
- Total Over/(Under)**

Commercial Sanify Check	Approved A&S 8/1/2017	Applicant version Modified Ex A A&S 9/23/3030	Change from Approved A&S
Comm. Gross Sq Ft.	67991	62557	8%
Required Parking	285	204	28%

Approved A&S 8/1/2017 Factor	Market	Retail	Restaurant	Bar/Tavern	Comm. Room	Total
Sq Ft. Net Leasable Area	300	300	100	75	590	57522
Calc. Spaces Required	16380	22753	13685	2534	2170	304.76
Net Spaces Required	54.60	75.84	136.85	33.79	3.68	306
Spaces on 8/1/2017 A&S	55	76	137	34	4	285.00
	0.0	(8.0)	(13.0)	0.0	0.0	(21.0)

Area B Only  
Approved but contains errors even if Net is used.

Approved A&S 8/1/2017 - Downtown Pkg Factor	Market	Retail	Restaurant	Bar/Tavern	Comm. Room	Total
Sq Ft. Gross Floor Area	300	300	100	75	590	66193
	20920	24611	14631	2916	3115	

Calc. Spaces Required	69.73	82.04	146.31	38.88	5.28	342.24	Area B Only
Net Spaces Required	70	83	147	39	6	345	# Approved, corrected for Gross Floor Area vs. Net
Spaces on 8/1/2017 A&S	55	68	124	34	4	285.00	
	(15.0)	(15.0)	(23.0)	(5.0)	(2.0)	(60.0)	

<b>Modified A&amp;S 8/26/2020</b>	Market	Retail	Restaurant	Bar/Tavern	Comm. Room	Total	
Factor	300	300	100	75	590		
<b>Sq Ft. Net Leasable Area</b>	18729	2032			4060	24821	Market Hall Only
Calc. Spaces Required	62.43	6.77	0.00	0.00	6.88	76.08	# Submitted by applicant 8/26/2020 based on Net
Net Spaces Required	63	7	0	0	7	77	Omits rest of area of specific plan

<b>Modified A&amp;S 8/26/2020</b>	Market	Retail	Restaurant	Bar/Tavern	Comm. Room	Total	
Factor	300	300	100	75	590		
<b>Sq Ft. II Gross Floor Area (Est.)</b>	21552	2338	0	0	4672	28563	Market Hall Only
Calc. Spaces Required	71.84	7.79	0.00	0.00	7.92	87.55	# Correct analysis of submission by applicant 8/26/2020
Net Spaces Required	72	8	0	0	8	88	Omits rest of area of specific plan

<b>Modified A&amp;S Ex. A 9/23/2020</b>	Market	Retail	Restaurant	Bar/Tavern	Comm. Room	Total	
Factor	300	300	100	75	590		
	20760	2691	0	0	2772	26223	
<b>Sq Ft. II Gross Floor Area (Est.)</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	Market Hall Only
Calc. Spaces Required	69.20	8.97	0.00	0.00	4.70	82.87	# Submitted by applicant 9/23/2020
Net Spaces Required	70	9	0	0	5	84	Omits rest of area of specific plan

<b>Modified A&amp;S Ex. A 9/23/2020</b>	Market	Retail	Restaurant	Bar/Tavern	Comm. Room	Total	
Factor	300	300	100	75	590		
<b>Market Hall</b>	20760				2772	23532	
<b>Other Commercial</b>	39025						Based on 9/23/2020 requirements
<b>Total</b>	59785	0	0	0	2772	62557	All of Area A,B,C
Calc. Spaces Required	199.28	0.00	0.00	0.00	4.70	203.98	# Submitted by applicant 9/23/2020
Net Spaces Required	200	0	0	0	5	205	Includes rest of specific plan

<b>Modified A&amp;S Ex. A 9/23/2020</b>	Market	Retail	Restaurant	Bar/Tavern	Comm. Room	Total	
Factor	300	300	100	75	590		
<b>Market Hall</b>	20760				2772	23532	
<b>Other Commercial</b>		24611	12591	2916			Based on 8/1/17 requirements for Non-Market Hall and 9/23/17 requirements for Market Hall
<b>Total</b>	20760	24611	12591	2916	2772	63650	All of Area A,B,C
Calc. Spaces Required	69.20	82.04	125.91	38.88	4.70	320.72	# Submitted by applicant 9/23/2020
Net Spaces Required	70	83	126	39	5	323	Includes rest of specific plan
Market Hall	75		Non-Market Hall	248		323	

<b>Modified A&amp;S Ex. A 9/23/2020</b>	Market	Retail	Restaurant	Bar/Tavern	Comm. Room	Total	
Factor	300	300	100	75	590		
<b>Market Hall</b>	20920				2772	23692	
<b>Other Commercial</b>		24611	12591	2916			Based on 8/1/17 requirements
<b>Total</b>	20920	24611	12591	2916	2772	63810	All of Area A,B,C
Calc. Spaces Required	69.73	82.04	125.91	38.88	4.70	321.26	# Submitted by applicant 9/23/2020
Net Spaces Required	70	83	126	39	5	323	Includes rest of specific plan
Market Hall	75		Non-Market Hall	248		323	

- 39,025 I believe that this is a net leasable number rather than Gross Sq. Ft.
- 40,118 This is the correct Gross Sq. Ft. based on 3.22
- Based on 8/1/17 requirements
- Based on 9/23/2020 requirements

15.1% Net to gross