

**Building Connection – Impact Analysis****Lot Occupancy Remaining**

Lot Occupancy	3142
Lot Size	7974
Lot Occupancy Maximum	3189.6
Lot Occupancy Remaining	47.6

**Reduce Proposed Building Size for Building Connection**

Additional Building Connection	145.6
Lot Occupancy – Overage	-98
Total Sq Ft Loss (3 floors)	-294

**Original Proposed Unit Size/Mix**

Unit Size – Before (6x 3bed 1 bath)	
Proposed Building Lot Occupancy	1697
Proposed Building: Less stair/hallway	1497
3bed 1 bath – Unit Size (2x per floor)	748.5
Total Bedrooms	18

**Reduced Unit Size/Mix (Proposed Building)**

Unit Size – After (3x 3bed 1 bath, 3x 2 bed 1 bath)	
3bed 1 bath – Unit Size (2x per floor)	748.5
2bed 1 bath – Unit Size (2x per floor)	650.5 *See Note 1
Total Bedrooms	15

**Reduced Unit Size/Mix (Existing Building)**

Original # of Bedrooms	15
Reduced # of Bedrooms	14

**Total Reduction**

Proposed Building Lot Occupancy	-98
Proposed Building Floor Area	-294
Proposed Building Bedrooms	3 bedrooms
Existing Building Bedrooms	1 bedroom
Total Bedrooms Lost	4 bedrooms

**Approximate Monthly Loss in Rent**

3 bedroom average rent in neighborhood	1900
2 bedroom average rent in neighborhood	1400
Loss of 3 bedroom	500
Rent Loss per Month (X 4 Apartment Units)	\$2,000

**Note 1 – Approximate Unit Sq Footage Breakdown**

Bedroom 1	100
Bedroom 2	100
Bedroom 3	100
Bathroom	50
Kitchen	150
Living Room	150
Hallway/Closets/Utility	100
Total	750

Apartments are very efficient size and the only way to accommodate a reduction in sq ft area is to remove 1 bedroom from 1 apartment on each floor. Other living spaces in each apartment size cannot be reduced below minimum living requirements.