PUD Housing Linkage Calculation

SSL	Land Area	FAR	Total GSF	Total Assessed Land Value	Assessed Land Value per Square Foot of Development	GSF Office Gained through the PUD (total PUD GFA less Matter of Right GFA)	Assessed Value of Increase Office Square Footage	**Housing Linkage Estimate**
Sq 74 Lot 832	9,958	10.0	99,580	$12,945,400	$130.00			
Sq 74 Lot 840	1,241	10.0	12,410	$1,209,980	$97.50			
Total	**11,199**	**10.0**	**111,990**	**$14,155,380**	**$126.40**	**41,766**	$5,279,164.22	$2,639,582.11
Linkage Fee Total								**$2,639,582**

Except as provided in §2520.7, if the applicant agrees to contribute funds to a housing trust fund, the amount of funds to be contributed shall be no less than the total of one-half (_) of the assessed value of the total square footage of additional commercial office space.

Assessed value - the fair market value of property as determined by the property tax assessment records of the Department of Finance and Revenue, at the time of application for a street or alley closing or a zoning density increase.

Assessed value of each square foot of additional commercial office space - the result reached by dividing the assessed value per square foot of land that comprises the development site by the maximum permitted commercial FAR before the zoning density increase.