

10-DR-2007  
5TH: 7/5/2007

## Memorandum

To: Gwen Jarick  
Nelsen Partners, Inc.

From: Gerald Salzman  
David Taxman

Date: July 3, 2007

Re: Shared Parking Analysis  
Scottsdale Quarter  
Scottsdale, Arizona

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The purpose of this memorandum is to summarize the findings of a shared parking study conducted by DESMAN Associates for Scottsdale Quarter in Scottsdale, Arizona. Scottsdale Quarter is a mixed-use development which plans to contain retail, office space, restaurant, night club, restaurant patios, cinema, residential, and hotel. The development will be constructed in three different phases. An analysis of the amount of parking needed for each phase will be conducted as part of this study. The Urban Land Institute (ULI) 2<sup>nd</sup> edition (2005) of *Shared Parking* and the Scottsdale Zoning Code were utilized in performing this shared parking analysis.

The ULI 2<sup>nd</sup> Edition of *Shared Parking* uses a significant amount of national information for estimating parking demand. ULI defines shared parking as parking spaces that can be used to serve two or more individual land uses without conflict or encroachment. They define that in order to share parking two conditions must exist:

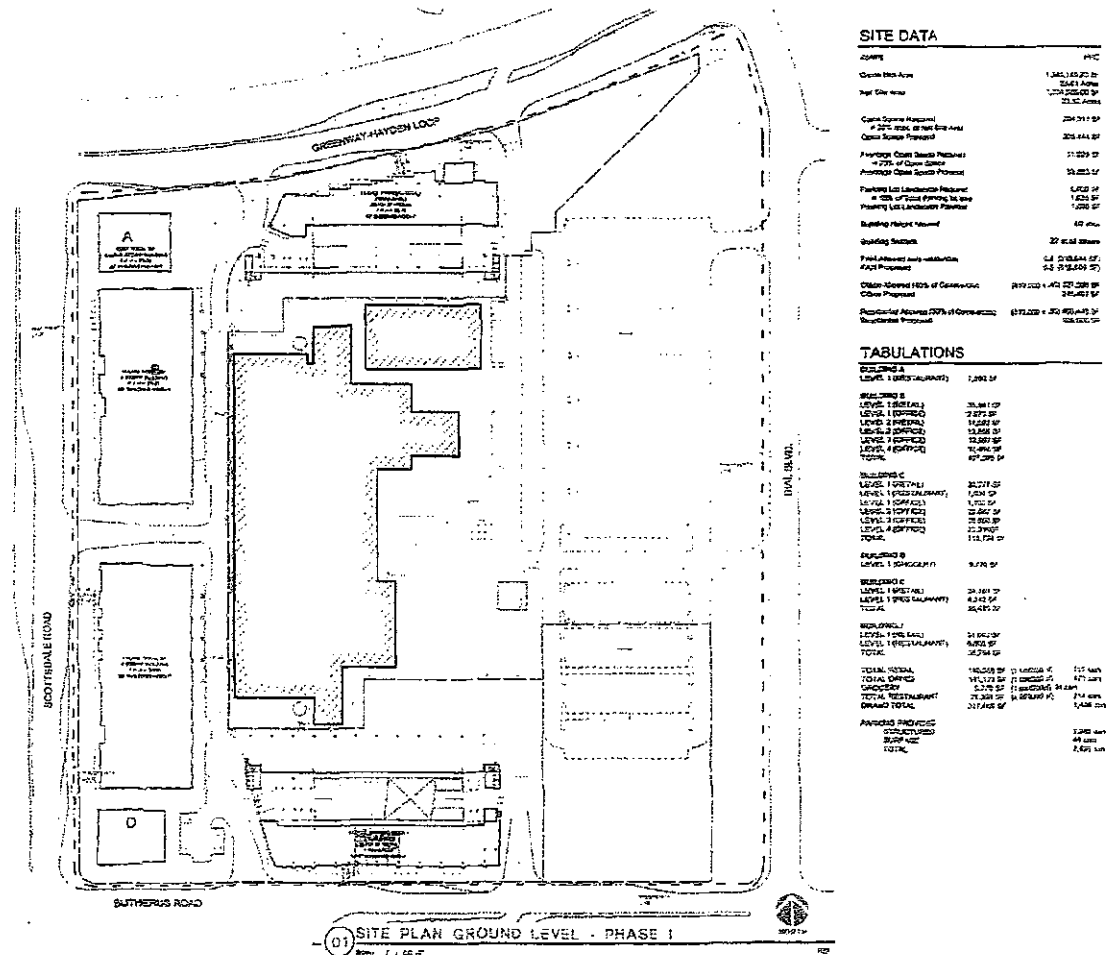
- Variations in the accumulation of vehicles by hour, by day, or by season at the individual land uses, and
- Relationships among the land uses that result in visiting multiple land uses on the same auto trip

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## Site Plan

The site is located at 15101 N. Scottsdale Road in Scottsdale Arizona. Phase I of Scottsdale Quarter plans to contain 143,356 sf of retail, 141,175 sf of office space, 6,770 sf of grocery space, and 26,368 sf of restaurant. A ground level site plan of Phase I is shown in Figure 1. Phase II of Scottsdale Quarter plans to contain 310,211 sf of retail, 217,107 sf of office space, 56,179 sf of restaurant, 6,770 sf of grocery space, 14,800 sf of night club, 10 patios, and 44,577 sf of cinema. 238 residential units, and 125 hotel units. Phase III of the project plans to include 238 residential units and 125 hotel units. The site plans to have two parking structures and on-street parking spaces throughout the site. In the two parking structures a total of 927 spaces are planned below grade and 1,623 spaces are planned above grade. There are also 151 surface spaces planned on-site. A master site plan (Phases I, II, and III) is provided in Figure 2.

Figure 1 – Scottsdale Quarter Phase I Ground Floor Site Plan





## Methodology

In Article IX of the Scottsdale Zoning Code (Parking and Loading Requirements) Table 9.2 provides the required parking ratios for each type of land use. There is also a mixed-used shared parking program outlined in the Zoning Code. Table 9.3 in the Zoning Code provides parking occupancy percentages during different time periods for a variety of land uses which are generally located at mixed-use developments. However, there is one limitation for mixed-use shared parking in the Zoning Code which says, "*The total number of parking spaces required by table 9.2 shall not be reduced by more than twenty (20) percent.*"

A non-shared parking analysis was conducted for Phase I of the project, which utilizes the parking ratios provided in the Scottsdale Zoning Code. For the land uses and sizes specified in the project master site plan, three different parking analyses were performed. It was assumed that reserved, non-shared parking would be provided for the Phase III components of the project, which includes 238 residential units and 125 hotel units. The first parking analysis calculates the non-shared parking demand based on the schedule of parking requirements defined in Table 9.2 of the Scottsdale Zoning Code. The second analysis calculates the shared parking demand based on the shared parking guidelines provided in Table 9.3 of the Zoning Code. The third is a shared parking analysis based on the ULI 2<sup>nd</sup> Edition of *Shared Parking*. Both number of spaces calculated from the shared parking demand analyses were compared to the 20% allowed reduction from the non-shared parking demand. This will show if a 20% reduction from the non-shared parking demand would be sufficient to support the parking needs on site.

## Assumptions

Some key assumptions were made as part of the shared parking study, which deal with modal split, non-captive ratios, categorization of land uses, and possible reserved spaces in the garage. The non-captive ratio is an estimate of the percentage of parkers at a land use in a mixed-use development or district who are not already counted as being parked at another of the land uses. An example of this would be if an employee of one land use went to eat on-site, so no additional parking demand is generated. Modal split is the percentage of persons arriving at a destination in different modes of transportation other than by car. Among the modes that may be available are public transportation, carpools and vanpools, and walking.

Modal split and non-captive ratios were only applied to the ULI shared parking analysis. The modal split percentages are based on 2005 US Census Bureau data. **Table 1** shows the US Census Bureau modal split data for Scottsdale, Arizona. Since half the people car pooling drive a vehicle there is approximately a 3.5% reduction in the number of parked vehicles. The total mode split is 6.5% ( $3.5\% + 1\% + 2\% = 6.5\%$ ). A conservative mode split of 6% was used for the ULI shared parking analysis.

**Table 1 – Modal Split for Scottsdale Arizona**

Mode of Transportation	# of People	% of People
Car, truck, or van - drove alone	84,065	90%
Car, truck, or van - carpooled	6,626	7%
Public transportation (excluding taxicab)	1,333	1%
Walked	1,510	2%

*U.S. Census Bureau*

Provided below is a list of the assumptions for this analysis.

- It was assumed that both the hotel and residential space (Phase III) would provide reserved, non-shared parking based on the parking ratios from the Scottsdale Zoning Code.
- Assumed a 6% mode split for all retail, restaurant, office, and cinema employees, which was based on the 2005 US Census Bureau statistics for Scottsdale, Arizona.
- Square footages for each land use are based on Nelsen Architects most recent site plan drawings dated July 12, 2007.
- Assumed for the retail that 20% captive during weekday daytime, 10% captive during the weekday evening, and 5% captive during the weekend daytime and evening.
- Assumed for the restaurant that 20% captive during weekday daytime, 5% captive during the weekday evening, and 5% captive during the weekend daytime and evening.
- Assumed that the cinema would consist of 350 seats.
- Analyzed the 6,770 sq. ft. of grocery space as retail space for both shared parking analyses, but non the non-shared parking analysis.
- Assumed a 35% reduction in restaurant space to determine the amount of public floor area, since the parking ratios in the Zoning Code are based on public floor area for a restaurant.
- Assumed that 20% of the 170,000 sq. ft. of hotel space would be utilized for commercial space, which calculates to be 34,000 sq. ft. ( $170,000 \times 0.2 = 34,000$ ).
- Assumed a parking ratio of 5 spaces per 1000 sq. ft. for the retail portion of the Scottsdale shared and non-shared parking analysis.

- For all three analyses it was assumed there are 10 patios outside of the restaurants which would generate a total of 50 vehicles.
- Assumed 50 reserved valet spaces to serve the restaurants and 50 for the nightclubs. Assumed that 50% of these users would use valet when less than a 100 vehicle demand.
- Assumed that for the office that 1 space would be reserved per 1,000 sf of office. These office spaces are only reserved during the weekdays and not the weekends. The non-reserved office parking demand was decreased during the weekday because of the reserved spaces.

### Phase I Parking Analysis

The non-shared parking demand for Phase I of Scottsdale Quarter is provided in Table 2. The calculations are based on the parking ratios provided in Table 9.2 of the Scottsdale Zoning Code. As shown in Table 2, 1,424 parking spaces are needed on site to support the non-shared parking demand for Phase I of the Scottsdale Quarter.

**Table 2 – Phase I Non-Shared Parking Demand**

Land Use	Quantity	Scottsdale Parking Ratios	Unit	Parking Demand
Retail	143,356 sq. ft.	5.00	/ksf GLA	717
Office	141,175 sq. ft.	2.33	/ksf GLA	329
Office Reserved	141,175 sq. ft.	1.00	/ksf GLA	141
Total Restaurant	26,368 sq. ft.	-	-	-
Effective Restaurant	17,139 sq. ft.	12.50	/ksf GLA	214
Grocery	6,770 sq. ft.	3.33	/ksf GLA	23
<b>Total</b>				<b>1,424</b>

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### Master Site Plan (Phases I, II, and III)

The next portion of the parking study is an analysis of all three phases of the study. Phases I and II were analyzed together to determine the shared parking demand for those land uses. The Phase III parking demand for the hotel and residential portion were analyzed separately assuming these land uses would provide reserved and non-shared parking spaces.

### Scottsdale Non-Shared Parking Analysis

The first analysis consisted of analyzing the non-shared parking demand for Phases I and II based on the parking ratios provided in table 9.2 of Article IX (Parking and Loading Requirements) of the Scottsdale Zoning Code. **Table 3** shows the non-shared parking demand for Phases I and II based on the Scottsdale parking ratios. Based on the non-shared parking demand there is a demand for 3,134 spaces for Phases I and II. The maximum allowable reduction of 20% gives a space total of 2,507 spaces ( $3,134 \times 0.8 = 2,507$ ).

**Table 3 – Non-Shared Parking Demand for Phases I and II**

Land Use	Quantity	Scottsdale Parking Ratios	Unit	Parking Demand
Retail	310,211 sq. ft.	5.00	/ksf GLA	1551
Office	217,107 sq. ft.	2.33	/ksf GLA	506
Office Reserved	217,107 sq. ft.	1.00	/ksf GLA	217
Total Restaurant	56,179 sq. ft.	-	-	-
Effective Restaurant	36,516 sq. ft.	12.50	/ksf GLA	406
Grocery	6,770 sq. ft.	3.33	/ksf GLA	23
Patios	10 patios	-	-	50
Nightclub	14,800 sq. ft.	20.00	ksf indoor public area	246
Valet Reserved Spaces <sup>(1)</sup>	100 spaces	-	-	100
Cineplex	350 seats	0.10	/seat	35
<b>Total</b>				<b>3,134</b>

<sup>(1)</sup> 50 spaces reserved for restaurant and 50 spaces reserved for nightclub, 100 spaces were subtracted from restaurant and nightclub parking demand

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### Scottsdale Shared Parking Analysis

A shared parking demand for Scottsdale Quarter was calculated based on the schedule of shared parking provided in Table 9.3 of the Scottsdale Zoning Code for Phases I and II of Scottsdale Quarter. Table 9.3 of the Scottsdale Zoning Code provides the percentages to calculate the number of spaces required for six different time periods (Weekdays and Weekends from 12 AM to 7 AM, 7 AM to 6 PM, and 6 PM to 12 AM). The percentages reduced the parking demand calculated in the non-shared parking demand (**Table 3**). **Table 4** shows the Scottsdale shared parking demand for all six time periods. For this analysis it was assumed that 50 spaces were reserved for the restaurant, 50 spaces reserved for the nightclub, 50 spaces reserved for the patio and 1 space per 1,000 square feet of office was reserved. The shared parking demand for these land uses (restaurant, nightclub, patio, and office) were reduced by the number of reserved spaces so the demand was not counted double. It was determined that the Scottsdale shared peak parking demand is 3,081 spaces and would be during a weekday from 7 AM to 6 PM.

Table 4 – Scottsdale Shared Parking Demand for Phases I and II

Land Use	Quantity	Scottsdale Parking Ratios		Parking Demand					
				Weekdays			Weekend		
		Weekday	Weekend	12 AM - 7 AM	7 AM - 6 PM	6 PM - 12 AM	12 AM - 7 AM	7 AM - 6 PM	6 PM - 12 AM
Retail	316,981 sq. ft.	5.00	5.00	0	1585	1268	0	1585	951
Office	217,107 sq. ft.	2.33	3.33	25	506	25	0	434	72
Office Reserved	217,107 sq. ft.	1.00	0.00	217	217	217	0	0	0
Total Restaurant	56,179 sq. ft.	-	-	-	-	-	-	-	-
Effective Restaurant	36,516 sq. ft.	12.50	12.50	301	442	652	266	442	652
Patios	10 patios	-	-	50	50	50	50	50	50
Nightclub	14,800 sq. ft.	20.00	20.00	98	157	246	83	157	246
Valet Reserved Spaces <sup>(1)</sup>	100 spaces	-	-	100	100	100	100	100	100
Cineplex	350 seats	0.10	0.10	0	25	35	2	25	35
<b>Sub-Totals</b>				<b>592</b>	<b>3,081</b>	<b>2,694</b>	<b>506</b>	<b>2,792</b>	<b>2,105</b>

<sup>(1)</sup> 50 spaces reserved for restaurant and 50 spaces reserved for nightclub. 100 spaces were subtracted from restaurant and nightclub parking demand

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### ULI Shared Parking Analysis

A shared parking analysis was performed for Phases I and II of Scottsdale Quarter based on the ULI 2<sup>nd</sup> Edition of *Shared Parking*. For this analysis the modal split and non-captive ratios were taken into account for specific land uses. The modal split was based on the US Census Bureau data (Table 1) and the non-captive ratios are based on DESMAN's professional experience and analysis. For this analysis 100 spaces were reserved for valet (50 spaces for restaurant and 50 spaces for nightclub), 50 spaces reserved for patio space, and 1 space per 1,000 square feet reserved for office employees. Table 5 shows the results of the ULI shared parking demand analysis. The ULI shared parking summary table is provided in the Appendix. The peak parking demand for the weekday and weekend shown in the shared parking summary table in the Appendix is 100 spaces greater than the peak parking demand shown in the row labeled "Sub-Totals" in Table 5 because it doesn't take into account the 100 reserved spaces from the restaurant and nightclub. Based on this analysis it was determined that the peak shared parking demand is 2,253 spaces in December at approximately 2 PM. This calculated number of spaces (2,253) is below the 20% reduction from the non-shared parking demand (2,507). Scottsdale Quarter would sufficiently support the parking demand with 2,253 parking spaces. However, the Scottsdale Zoning Code clearly states that this is below the required number of spaces. It is suggested that for Phases I and II of the Scottsdale Quarter a total of 2,507 parking spaces be provided on-site.

**Table 5 – ULI Shared Parking Demand for Phases I and II**

Land Use	Quantity	ULI Parking Ratios		Peak Parking Demand	
		Weekday	Weekend	December at 2 PM	December at 8 PM
				Weekday	Weekend
Retail Patrons	316,981 sq. ft.	2.90	3.20	735	626
Retail Employees		0.70	0.80	209	179
Office Visitors	217,107 sq. ft.	1.95	0.23	51	0
Office Employees		0.30	0.03	398	0
Office Reserved Employees	217,107 sq. ft.	1.00	0.00	217	0
Total Restaurant Patrons		15.25	17.00	396	857
Total Restaurant Employees	56,179 sq. ft.	2.75	3.00	130	159
Nightclub Patrons	14,800 sq. ft.	15.25	17.50	0	144
Nightclub Employees		1.25	1.00	2	22
Cineplex Patrons	350 seats	0.25	0.35	11	82
Cineplex Employees		0.04	0.04	4	11
		Sub-Totals:		2,153	2,080
		Valet Reserved <sup>(1)</sup>		50	100
		Restaurant-Patio		50	50
		Totals:		2,253	2,230

<sup>(1)</sup> 50 spaces reserved for restaurant and 50 spaces reserved for nightclub, 100 spaces were subtracted from restaurant and nightclub parking demand

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### Phase III Parking Analysis

Phase III of Scottsdale Quarter plans to have 238 residential units and 125 hotel units. Scottsdale Quarter plans to provide reserved and non-shared parking for both the hotel and residential portion of the development. Parking for the Phase III elements plans to be constructed along with the Phase III uses. Table 6 shows the non-shared parking demand for the hotel and residential portion of Scottsdale Quarter, which is based on the parking ratios provided in Table 9.2 of the Scottsdale Zoning Code. It was assumed that 20% of the 170,000 sq. ft. of hotel space would be utilized for commercial accessory uses, which calculates to be 34,000 sq. ft. ( $170,000 \times 0.2 = 34,000$ ). Any public space in the hotel is included in the Phase I and II analysis and there are no plans for public assembly space in the hotel. According to Table 6, 686 spaces are needed for Phase III.

**Table 6 – Phase III Parking Demand**

Land Use	Quantity	Scottsdale Parking Ratios	Unit	Parking Demand
Hotel	125 Units	1.00	/Unit	125
Hotel Commercial Uses <sup>(1)</sup>	34,000 sq. ft.	2.50	/ksf	85
Residential	238 Units	2.00	/Unit	476
Totals:				686

<sup>(1)</sup> Assumed 20% of Hotel is for commercial accessory uses.

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### Conclusion

The parking demand at Scottsdale Quarter was analyzed for Phase I, II and III. For Phase I the non-shared parking demand was calculated, but each of the land uses for Phase I can share parking. A combined analysis of Phases I and II was performed where three different analyses were conducted. One method calculated the non-shared parking demand based on the Scottsdale Zoning Code parking ratios. The second method calculated the shared parking demand based on the Scottsdale Zoning Code shared parking schedule. The third method was a calculation of the shared parking demand utilizing the ULI 2<sup>nd</sup> Edition of *Shared Parking*. The Scottsdale Zoning Code states that it allows a reduction in the amount of required parking at a mixed-use site of no more than 20% for shared parking. The ULI shared parking analysis produced a peak parking demand of 2,253 spaces. However, this is below 2,507 spaces, which is the number of spaces needed to satisfy the 20% reduction from the non-shared parking demand. DESMAN suggests that 2,507 parking spaces are needed for Phases I and II at Scottsdale Quarters.

A non-shared analysis was conducted for Phase III. A total of 686 parking spaces are needed to support the parking demand for the hotel and residential space as part of Phase III. It is suggested that when all three phases of Scottsdale Quarters is completed a total of 3,193 spaces are needed on site ( $686 + 2,507 = 3,193$ ).

# Appendix

## ULI Shared Parking Summary Table

PEAK MONTH: DECEMBER — PEAK PERIOD: 2 PM, WEEKDAY																	
Land Use	Project Data Quantity Unit	Weekday					Weekend					Weekday			Weekend		
		Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
												2 PM	December		8 PM	December	
Community Shopping Center (<400 ksf)	316,981 sf GLA	2.90	1.00	0.00	2.32	/ksf GLA	3.20	1.00	0.95	3.04	/ksf GLA	1.00	1.00	735	0.65	1.00	626
Employee		0.70	0.94	1.00	0.66	/ksf GLA	0.80	0.94	1.00	0.75	/ksf GLA	1.00	1.00	209	0.75	1.00	179
Fine/Casual Dining Restaurant	56,179 sf GLA	15.25	1.00	0.00	12.20	/ksf GLA	17.00	1.00	0.95	16.15	/ksf GLA	0.65	1.00	446	1.00	1.00	907
Employee		2.75	0.94	1.00	2.59	/ksf GLA	3.00	0.94	1.00	2.82	/ksf GLA	0.90	1.00	130	1.00	1.00	159
Nightclub	14,000 sf GLA	15.25	1.00	1.00	15.25	/ksf GLA	17.50	1.00	1.00	17.50	/ksf GLA	0.00	1.00	0	0.75	1.00	194
Employee		1.25	1.00	1.00	1.25	/ksf GLA	1.00	1.00	1.00	1.00	/ksf GLA	0.10	1.00	2	1.00	1.00	22
Cineplex	350 seats	0.25	1.00	1.00	0.25	/seat	0.35	1.00	1.00	0.35	/seat	0.55	0.23	11	1.00	0.67	02
Employee		0.04	0.94	1.00	0.04	/seat	0.04	0.94	1.00	0.04	/seat	0.60	0.50	4	1.00	0.80	11
Reserved Office	217,107 sf GLA	0.00	1.00	1.00	0.00	/ksf GLA	0.00	1.00	1.00	0.00	/ksf GLA	1.00	1.00	0	1.00	1.00	0
Employee		1.00	1.00	1.00	1.00	/ksf GLA	0.00	1.00	1.00	0.00	/ksf GLA	1.00	1.00	217	1.00	1.00	0
Office >500 ksf	217,107 sf GLA	0.23	1.00	1.00	0.23	/ksf GLA	0.03	1.00	1.00	0.03	/ksf GLA	1.00	1.00	51	0.00	1.00	0
Employee		1.95	0.94	1.00	1.83	/ksf GLA	0.30	0.94	1.00	0.28	/ksf GLA	1.00	1.00	398	0.00	1.00	0
ULI base data have been modified from default values.														Customer Employee Reserved Total	1243	Customer Employee Reserved Total	1809
															960		371
															0		0
															2203		2180

Shared Parking Reduction 37%

38%

07/05/07

## Shared and Non-Shared Parking Analysis Summary Scottsdale Quarters

### Non-Shared Parking Demand

7/5/2007 11:49

Land Use	Quantity	Scottsdale Parking Ratios	Unit	Parking Demand
Retail	310,211 sq. ft.	5.00	/ksf GLA	1551
Office	217,107 sq. ft.	2.33	/ksf GLA	506
Office Reserved	217,107 sq. ft.	1.00	/ksf GLA	217
Total Restaurant	56,179 sq. ft.	-	-	-
Effective Restaurant	36,516 sq. ft.	12.50	/ksf GLA	406
Grocery	6,770 sq. ft.	3.33	/ksf GLA	23
Patios	10 patios	-	-	50
Nightclub	14,800 sq. ft.	20.00	ksf indoor public area	248
Vallet Reserved Spaces <sup>(1)</sup>	100 spaces	-	-	100
Cineplex	350 seats	0.10	/seat	35
<b>Total</b>				<b>2,263</b>

<sup>(1)</sup> 50 spaces reserved for restaurant and 50 spaces reserved for nightclub, 100 spaces were subtracted from restaurant and nightclub parking demand

### Scottsdale Schedule of Shared Parking Calculations - Table 9.3 of Article IX, Parking and Loading Requirements

Land Use	Quantity	Scottsdale Parking Ratios		Parking Demand					
		Weekday	Weekend	12 AM - 7 AM	Weekdays 7 AM - 6 PM	6 PM - 12 AM	12 AM - 7 AM	Weekend 7 AM - 6 PM	6 PM - 12 AM
Retail	310,211 sq. ft.	5.00	5.00	0	1585	1268	0	1585	951
Office	217,107 sq. ft.	2.33	3.33	25	506	25	0	434	72
Office Reserved	217,107 sq. ft.	1.00	0.00	217	217	217	0	0	0
Total Restaurant	56,179 sq. ft.	-	-	-	-	-	-	-	-
Effective Restaurant	36,516 sq. ft.	12.50	12.50	301	442	652	268	442	652
Patios	10 patios	-	-	50	50	50	50	50	50
Nightclub	14,800 sq. ft.	20.00	20.00	98	157	246	83	157	246
Vallet Reserved Spaces <sup>(1)</sup>	100 spaces	-	-	100	100	100	100	100	100
Cineplex	350 seats	0.10	0.10	0	25	35	2	25	35
<b>Total</b>				<b>780</b>	<b>3,081</b>	<b>2,158</b>	<b>501</b>	<b>2,182</b>	<b>1,065</b>

<sup>(1)</sup> 50 spaces reserved for restaurant and 50 spaces reserved for nightclub, 100 spaces were subtracted from restaurant and nightclub parking demand

### Desman/ULI Shared Parking Analysis w/ 1 Space Reserved per 1,000 sf of Office

Land Use	Quantity	ULI Parking Ratios		Peak Parking Demand	
		Weekday	Weekend	December at 2 PM Weekday	December at 8 PM Weekend
Retail Patrons		2.80	3.20	735	626
Retail Employees	316,981 sq. ft.	0.70	0.80	209	179
Office Visitors		1.95	0.23	51	0
Office Employees	217,107 sq. ft.	0.30	0.03	388	0
Office Reserved Employees	217,107 sq. ft.	1.00	0.00	217	0
Total Restaurant Patrons	56,179 sq. ft.	15.25	17.00	396	857
Total Restaurant Employees		2.75	3.00	130	150
Nightclub Patrons		15.25	17.50	0	144
Nightclub Employees	14,800 sq. ft.	1.25	1.00	2	22
Cineplex Patrons	350 seats	0.25	0.35	11	82
Cineplex Employees		0.04	0.04	4	11
<b>Sub-Totals:</b>				<b>2,153</b>	<b>2,000</b>
Vallet Reserved <sup>(1)</sup>				50	100
Restaurant-Patio				50	50
<b>Total</b>				<b>2,253</b>	<b>2,150</b>

<sup>(1)</sup> 50 spaces reserved for restaurant and 50 spaces reserved for nightclub, 100 spaces were subtracted from restaurant and nightclub parking demand

<sup>(2)</sup> Shared Parking Limitation, 20% Reduction of Scottsdale Parking and Loading Requirements Ordinance (Table 9.2):

2,507 Spaces

07/05/07

**Phase III Parking Demand**

Land Use	Quantity	Scottsdale Parking Ratios	Unit	Parking Demand
Hotel	125 Units	1.00	/Unit	125
Hotel Commercial Uses <sup>(1)</sup>	34,000 sq. ft.	2.50	/ksf	85
Residential	238 Units	2.00	/Unit	476
<b>Total</b>				<b>686</b>

<sup>(1)</sup> Assumed 20% of Hotel is for commercial accessory uses.