

**Special Improvement Bonus Calculation CY2023**

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**Building Height**

- 84-ft base
- 119-ft w/ bonus
- 35-ft increase

*Formula*

$$CC = (BH \text{ times } 10,000) \text{ times } [1.035^{(CY - 2013)}]$$
$$35 \times 10,000 \times [1.035^{(CY - 2013)}] = \underline{\$493,710} \text{ for } 2023$$

**Bonus FAR**

➤ **2,086,417 s.f. or 1.73 FAR**

- Net Site Area = 27.719 acres or 1,207,435 s.f.
- Base FAR per PCP= 0.8 or 965,948 s.f.
- Proposed increase in SF = 1,120,469 s.f.

*Formula*

$$CC = (BSF \text{ times } 10) \text{ times } [1.035^{(CY - 2013)}]$$
$$1,120,469 \times 10 \times [1.035^{(CY - 2013)}] = \underline{\$15,805,322} \text{ for } 2023$$

CC= Contribution Cost

CY = Current Year

BSF = Gross square footage of bonus floor area

BH = Feet of bonus building height

**Estimated Total: \$16,229,032**

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