SQUARE 766, REDEVELOPMENT ALTERNATIVES, AREA STACKS

Design Concept A
110' Height Variance

Office			Residential		
FAR (gsf)	*Construction (csf)*	*Rentable (rsf)*	*FAR (gsf)*	*Construction (csf)*	*Saleable (ssf)*
3.33		**1,801**	**2.70**		**1.66**
110'	Penthouse @ 14,288	*93%*	*110'* -	Penthouse @ 3,750	*85%* -
266,940	9 Office Floors @ 29,660	248,254	231,000	11 Apt. Floors @ 21,000	196,350
42,268	56,357 Retail Commons	42,268	19,800	26,400 Retail Commons	19,800
	1.5 Parking @ 37,000	Spaces (sf/) **161**	Units 900' **218**	1.5 Parking @ 33,000	Spaces (/unit) **131**
309,208	**393,085**	**290,522**	**250,800**	**310,650**	**216,150**
Site Area	*92,757*	**Total**	**560,008**	**703,735**	**506,672**

Design Concept B
110' Height Variance

Office			Residential		
FAR (gsf)	*Construction (csf)*	*Rentable (rsf)*	*FAR (gsf)*	*Construction (csf)*	*Saleable (ssf)*
4.40		**1,966**	**3.85**		**4.75**
110' -	Penthouse @ 16,544	*93%* -	*110'* -	Penthouse @ 3,750	*85%* -
387,072	10.5 Office Floors @ 36,864	359,977	342,000	12.5 Apt. Floors @ 27,360	290,700
20,736	27,648 Retail Commons	6,912 6,912	15,390	20,520 Retail Commons	5,130
	1.3 Parking @ 50,325	Spaces (sf/) **190**	Units 900' **323**	1.3 Parking @ 19,675	Spaces (/unit) **68**
407,808	**496,687**	**373,801**	**357,390**	**391,848**	**295,830**
Site Area	*92,757*	**Total**	**765,198**	**888,534**	**669,631**

Design Concept A.1
110' Height Variance, 9' Clear Ceiling Heights

Office			Residential		
FAR (gsf)	*Construction (csf)*	*Rentable (rsf)*	*FAR (gsf)*	*Construction (csf)*	*Saleable (ssf)*
3.01		**1,630**	**2.48**		**1.51**
110' -	Penthouse @ 14,288	*93%* -	*110'* -	Penthouse @ 3,750	*85%* -
237,280	8 Office Floors @ 29,660	220,670	210,000	10 Apt. Floors @ 21,000	178,500
42,268	56,357 Retail Commons	42,268	19,800	26,400 Retail Commons	19,800
	1.5 Parking @ 37,000	Spaces (sf/) **161**	Units 900' **198**	1.5 Parking @ 33,000	Spaces (/unit) **131**
279,548	**363,425**	**262,938**	**229,800**	**289,650**	**198,300**
Site Area	*92,757*	**Total**	**509,348**	**653,075**	**461,238**

Design Concept B.1
110' Height Variance, 9' Clear Ceiling Heights

Office			Residential		
FAR (gsf)	*Construction (csf)*	*Rentable (rsf)*	*FAR (gsf)*	*Construction (csf)*	*Saleable (ssf)*
4.20		**1,876**	**3.12**		**3.80**
110' -	Penthouse @ 16,544	*93%* -	*110'* -	Penthouse @ 3,750	*85%* -
368,640	10 Office Floors @ 36,864	342,835	273,600	10 Apt. Floors @ 27,360	232,560
20,736	27,648 Retail Commons	6,912 6,912	15,390	20,520 Retail Commons	5,130
	1.3 Parking @ 50,325	Spaces (sf/) **190**	Units 900' **258**	1.3 Parking @ 19,675	Spaces (/unit) **68**
389,376	**478,255**	**356,659**	**288,990**	**323,448**	**237,690**
Site Area	*92,757*	**Total**	**678,366**	**801,702**	**594,349**

Design Concept A.2
90' Height Limit

Office			Residential		
FAR (gsf)	*Construction (csf)*	*Rentable (rsf)*	*FAR (gsf)*	*Construction (csf)*	*Saleable (ssf)*
2.69		**1,459**	**2.25**		**1.36**
90' -	Penthouse @ 14,288	*93%* -	*90'* -	Penthouse @ 3,750	*85%* -
207,620	7 Office Floors @ 29,660	193,087	189,000	9 Apt. Floors @ 21,000	160,650
42,268	56,357 Retail Commons	42,268	19,800	26,400 Retail Commons	19,800
	1.5 Parking @ 37,000	Spaces (sf/) **161**	Units 900' **179**	1.5 Parking @ 33,000	Spaces (/unit) **131**
249,888	**333,765**	**235,354**	**208,800**	**268,650**	**180,450**
Site Area	*92,757*	**Total**	**458,688**	**602,415**	**415,804**

Design Concept B.2
90' Height Limit

Office			Residential		
FAR (gsf)	*Construction (csf)*	*Rentable (rsf)*	*FAR (gsf)*	*Construction (csf)*	*Saleable (ssf)*
3.60		**1,605**	**2.97**		**3.61**
90' -	Penthouse @ 16,544	*93%* -	*90'* -	Penthouse @ 3,750	*85%* -
313,344	8.5 Office Floors @ 36,864	291,410	259,920	9.5 Apt. Floors @ 27,360	220,932
20,736	27,648 Retail Commons	6,912 6,912	15,390	20,520 Retail Commons	5,130
	1.3 Parking @ 50,325	Spaces (sf/) **190**	Units 900' **245**	1.3 Parking @ 19,675	Spaces (/unit) **68**
334,080	**422,959**	**305,234**	**275,310**	**309,768**	**226,062**
Site Area	*92,757*	**Total**	**609,390**	**732,726**	**531,296**

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