

48 East Apartment Tower
11.07.2016

DENSITY BONUS ACCUMULATION CALCULATIONS				
Community Benefit	Code References	Calculation	Bonus Square Footage Generated	Fee Incurred
Family-Friendly Eligible Bedrooms	25-2-586/E/1/A/ii & Part 4	150 SF bonus area per family friendly bedroom 150 sf x 3 bedrooms	450	None
Green Building (3-Star AEGB Rating)	25-2-586/E/1/8/A & Part 10	25% of primary entitlement (8:1 FAR on 17,865 sf site) Site entitlement (17,865 x 8:1 FAR) x .25	Only Pursing 2-Star	None
Development Bonus Fee - Affordable Housing Trust Fund	25-2-586/E/1/B & 25-2-586/E/1/A/iii	1 SF per unit for each development bonus fee unit \$5 x 103,758 units (50% of total requested FAR bonus)	103,758	\$518,790
Development Bonus Fee - Off-Site Open Space	25-2-586/E/10/A & Part 12	1 SF per unit for each development bonus fee unit \$5 x 43,300 units	20,847	\$104,235
Total			125,055	\$623,025

Site Area (SF)		17,865	
	FAR 1:8	8	142,920
	FAR 1:7	7	125,055
Total	FAR 1:15 (Bonus Density	15	267,975