

NBTC - LAND SWAP AND RETAIL CONDO VALUES

June 28th 2018 4 Story Plan			
Difference in Value of Parcels per Appraisal			\$800,000
	Square Feet	\$/SF	
Plus Retail Condo on Parcel 3 (increased footprint)	13,469	\$80	\$1,077,520
Plus Loading Area and Mechanical on Parcel 3	6,164	\$80	\$493,120
Plus Retail Condo Level 2	14,605	\$65	\$949,325
City Contribution for Level 3 Parking	26,675	\$40	(\$1,067,000)
City Contribution for Level 4 Parking	26,675	\$40	(\$1,067,000)
City Contribution for Roof Parking	26,675	\$40	(\$1,067,000)
Net Developer Payment			\$118,965
Parking Space Evaluation			
City Parking Garage			
LEVEL 3	111		
LEVEL 4	121		
ROOF	126		
Total Parking Stalls	358		
Total Parking Garage Cost	\$34,000		\$12,172,000
Developer Payment			(\$118,965)
Total City Cost for Entire Parking Garage			\$12,053,035
	SITE PLAN SF	Ground Floor	Required Parking Spaces
		Grocer	151 (5/1,000 SF)
		Retail B	27 (3/1,000 SF)
		Level 2	
		Retail C	25 (3/1,000 SF)
		Retail D	98 (3/1,000 SF)
			83 Surface Parking Lot
		Total SF	384 Total
Per 1,000 SF: 4.45		Anchor Stalls/1K SF	(26) Net Parking Spaces

Additional Public Parking assuming Anchor parking at 3 stalls/1K SF 144

Note: This project is 45,000 sqft smaller than the prior project submitted in April, 2018

September 10th 2018 5 Story Plan			
Difference in Value of Parcels per Appraisal			\$800,000
	Square Feet	\$/SF	
Plus Retail Condo on Parcel 3 (increased footprint)	13,469	\$80	\$1,077,520
Plus Loading Area and Mechanical on Parcel 3	6,164	\$80	\$493,120
Plus Retail Condo Level 2	14,605	\$65	\$949,325
Plus Contribution for Level 3 Parking	26,675	\$40	(\$1,067,000)
City Contribution for Level 4 Parking	26,675	\$40	(\$1,067,000)
City Contribution for Level 5 Parking	26,675	\$40	(\$1,067,000)
City Contribution for Roof Parking	26,675	\$40	(\$1,067,000)
Net Developer Payment			(\$948,035)
Parking Space Evaluation			
City Parking Garage			
LEVEL 3	111		
LEVEL 4	121		
LEVEL 5	121		
ROOF	126		
Total Parking Stalls	479		
Total Parking Garage Cost	\$34,000		\$16,286,000
Developer Payment			\$0
Total City Cost for Entire Parking Garage			\$16,286,000
	SITE PLAN SF	Ground Floor	
		Grocer	30,151
		Retail B	9,143
		Level 2	
		Retail C	8,295
		Retail D	32,789
		Total SF	80,378
		Anchor Stalls/1K SF	6.72
Per 1,000 SF: 5.96			

Required Parking Spaces	
151	(5/1,000 SF)
27	(3/1,000 SF)
Level 2	
25	(3/1,000 SF)
98	(3/1,000 SF)
83	Surface Parking Lot
384	Total
95	Net Parking Spaces

Additional Public Parking assuming Anchor parking at 3 stalls/1K SF 265

Note: This project is 45,000 sqft smaller than the prior project submitted in April, 2018