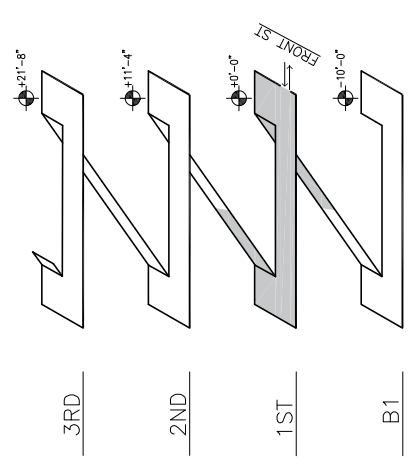


- Pros**
- The most efficient layout (320 SF/space)
  - Reserves future development site
  - Lowest profile (top floor elevation of 21'-8")
  - Open structure on the north side
  - Both stairs on the north side
  - Level facades on the street sides
- Cons**
- Requires land swap
  - Relocation of most utilities
  - Costly excavation
  - No adaptive reuse
  - Alley is closed



### ISOMETRIC DIAGRAM

OPTION #1 CONSTRUCTION COST SUMMARY (HARD COST)

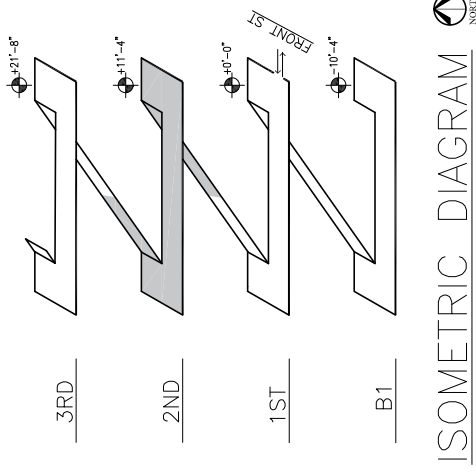
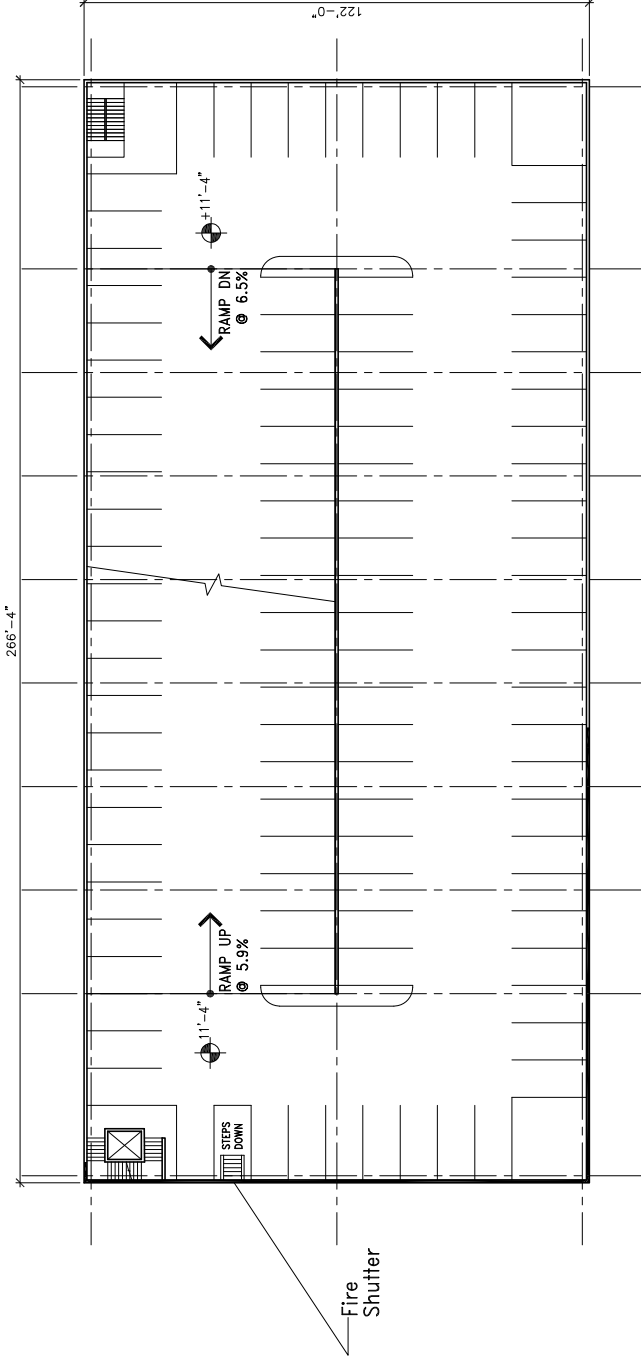
| Square Feet | Above or Below Grade | Cost Per Sq. Ft. | Estimated Cost | Number of Spaces | Cost Per Space |
|-------------|----------------------|------------------|----------------|------------------|----------------|
| 28,000      | Below Grade          | \$130.00         | \$3,640,000    | 85               | \$42,824       |
| 93,000      | Above Grade          | \$80.00          | \$7,440,000    | 293              | \$25,392       |
| 121,000     |                      |                  | \$11,080,000   | 378              | \$29,312       |
| 8,500       | Surface lot          | \$14.00          | \$119,000      | 29               | \$4,103        |

Note: Cost to relocate utilities is not included in construction cost estimate.

### PARKING SPACE TABULATION

| Level        | Standard | Accessible | Total | Net Gain |
|--------------|----------|------------|-------|----------|
| Existing     | 94       | 3          | 97    | ---      |
| B1           | 86       | 0          | 86    | 86       |
| 1            | 92       | 8          | 100   | 3        |
| 2            | 105      | 0          | 105   | 105      |
| 3            | 87       | 0          | 87    | 87       |
| Garage Total | 370      | 8          | 378   | 281      |
| Surface      | 27       | 2          | 29    | 29       |
| Grand Total  | 397      | 10         | 407   | 310      |

121,000 Total SF = 320 SF/Space for 378 Garage Spaces

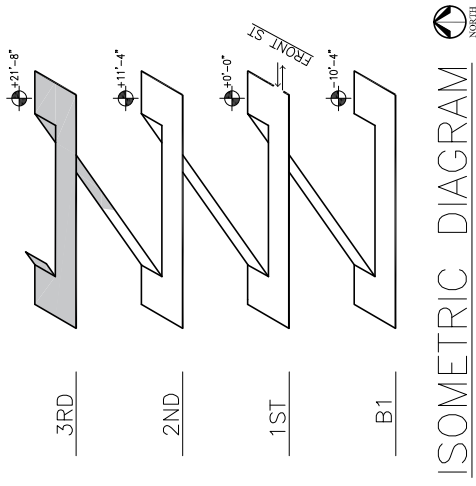
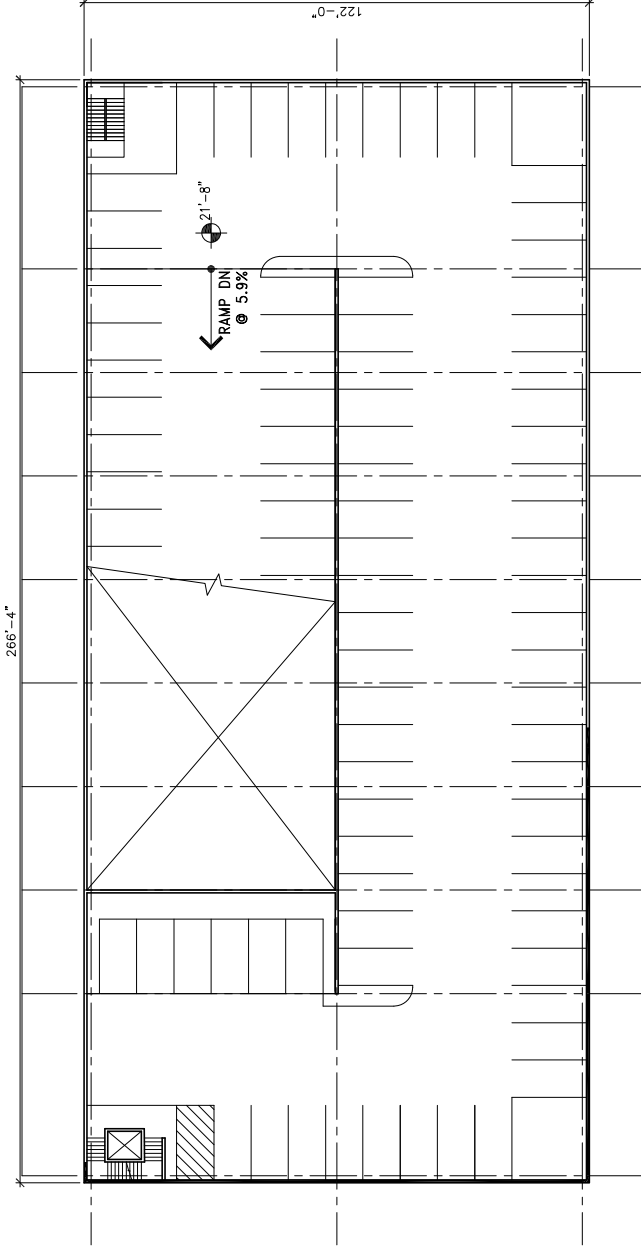


ISOMETRIC DIAGRAM

**PARKING SPACE TABULATION**

| Level        | Standard | Accessible | Total | Net Gain |
|--------------|----------|------------|-------|----------|
| Existing     | 94       | 3          | 97    | ----     |
| B1           | 86       | 0          | 86    | 86       |
| 1            | 92       | 8          | 100   | 3        |
| 2            | 105      | 0          | 105   | 105      |
| 3            | 87       | 0          | 87    | 87       |
| Garage Total | 370      | 8          | 378   | 281      |
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121,000 Total SF = 320 SF/Space for 378 Garage Spaces



ISOMETRIC DIAGRAM

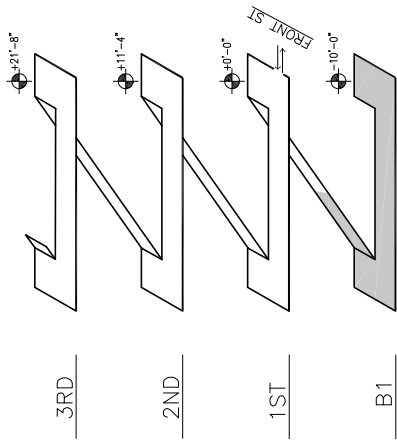
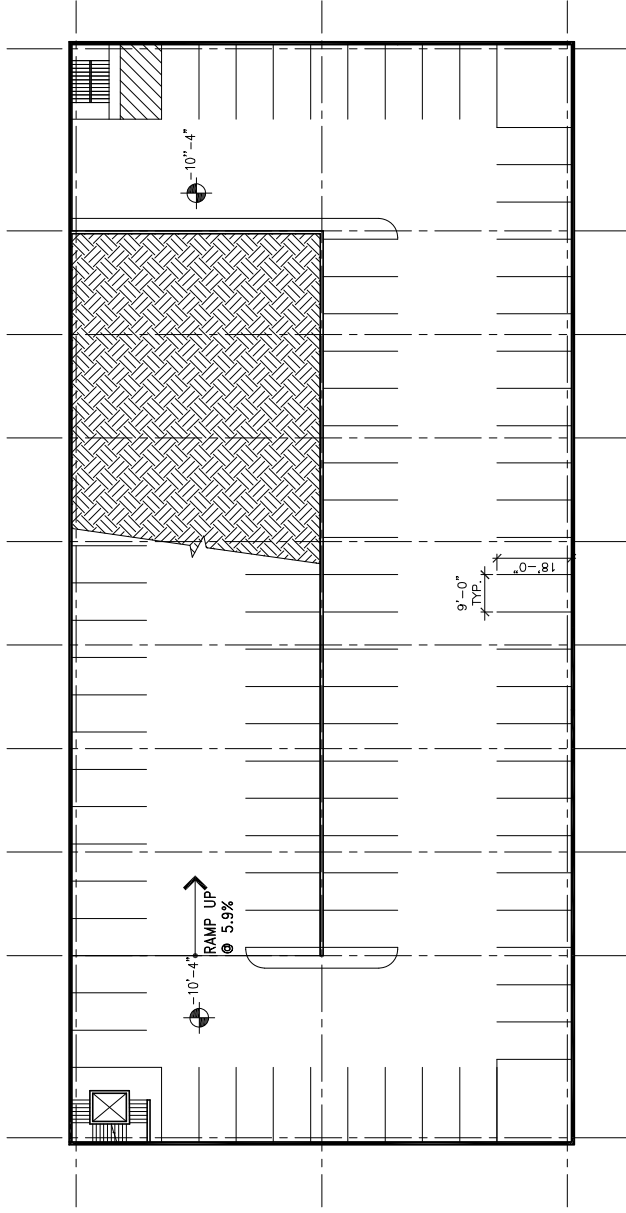
PARKING SPACE TABULATION

| Level        | Standard | Accessible | Total | Net Gain |
|--------------|----------|------------|-------|----------|
| Existing     | 94       | 3          | 97    | ----     |
| B1           | 86       | 0          | 86    | 86       |
| 1            | 92       | 8          | 100   | 3        |
| 2            | 105      | 0          | 105   | 105      |
| 3            | 87       | 0          | 87    | 87       |
| Garage Total | 370      | 8          | 378   | 281      |
| Surface      | 27       | 2          | 29    | 29       |
| Grand Total  | 397      | 10         | 407   | 310      |

121,000 Total SF = 320 SF/Space for 378 Garage Spaces



NORTH



ISOMETRIC DIAGRAM

**PARKING SPACE TABULATION**

| Level        | Standard | Accessible | Total | Net Gain |
|--------------|----------|------------|-------|----------|
| Existing     | 94       | 3          | 97    | ----     |
| B1           | 86       | 0          | 86    | 86       |
| 1            | 92       | 8          | 100   | 3        |
| 2            | 105      | 0          | 105   | 105      |
| 3            | 87       | 0          | 87    | 87       |
| Garage Total | 370      | 8          | 378   | 281      |
| Surface      | 27       | 2          | 29    | 29       |
| Grand Total  | 397      | 10         | 407   | 310      |

121,000 Total SF = 320 SF/Space for 378 Garage Spaces

