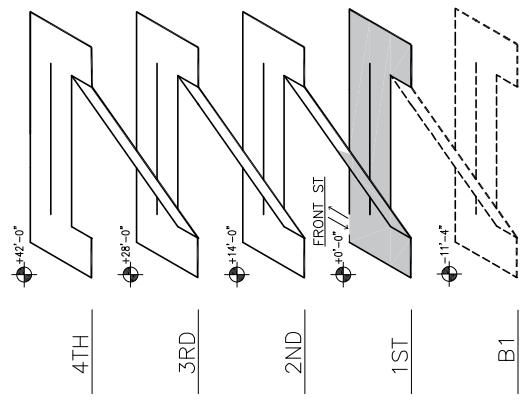


- Pros**
- No land swap
 - All flat floor parking
 - Layout very conducive to adaptive reuse
 - Level facades on the street sides
 - Less utility relocation
 - Alley remains open
 - No excavation
 - Existing parking lot can be used for construction staging
- Cons**
- Least efficient layout because of the non-parking ramp (383 SF/space)
 - Steep non-parking ramp slope for 14'-0" floor-to-floor height
 - No setbacks on any side
 - Fire wall on the north and west sides
 - Highest profile (top floor elevation of 42'-0")



ISOMETRIC DIAGRAM

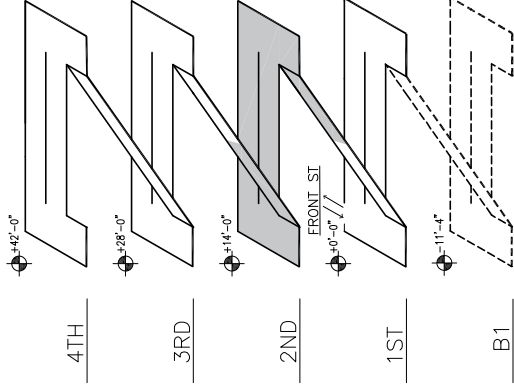
OPTION #5 CONSTRUCTION COST SUMMARY (HARD COST)

Square Feet	Above Grade	Cost Per Sq. Ft.	Estimated Cost	Number of Spaces	Cost Per Space
109,400	No Adaptive Reuse	\$80.00	\$8,752,000	286	\$30,601
109,400	Adaptive Reuse	\$100.00	\$10,940,000	286	\$38,252
28,000	Infrastructure	\$20.00	\$560,000	286	\$1,958
			\$11,500,000	286	\$40,210

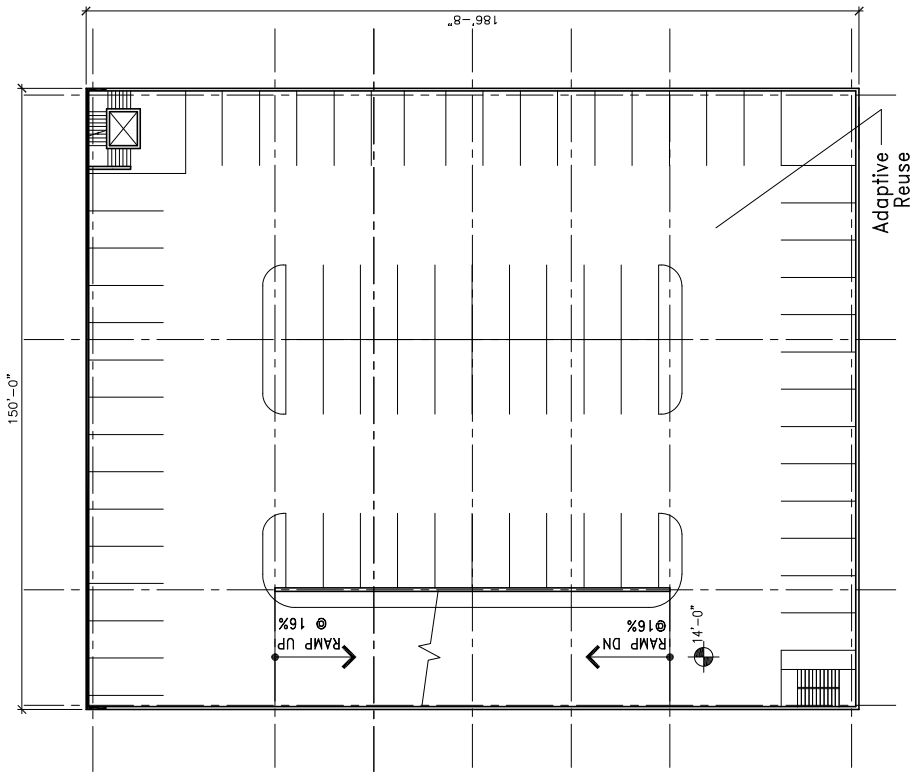
PARKING SPACE TABULATION

Level	Standard Existing	Standard	Accessible	Total	Net Gain
1	68	2	7	70	---
2	61	7	0	68	-2
3	73	0	0	73	73
4	73	0	0	73	73
Total	279	7	7	286	216

109,400 Total SF = 383 SF/Space for 286 Spaces
+72 Spaces in Level B1



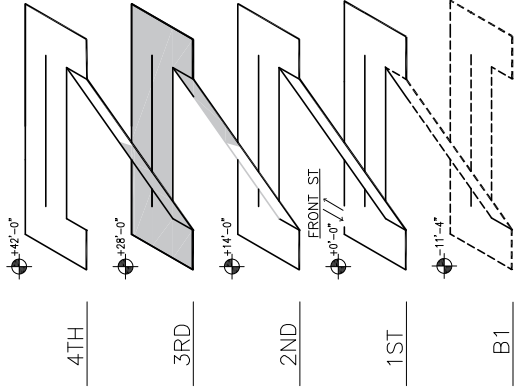
ISOMETRIC DIAGRAM



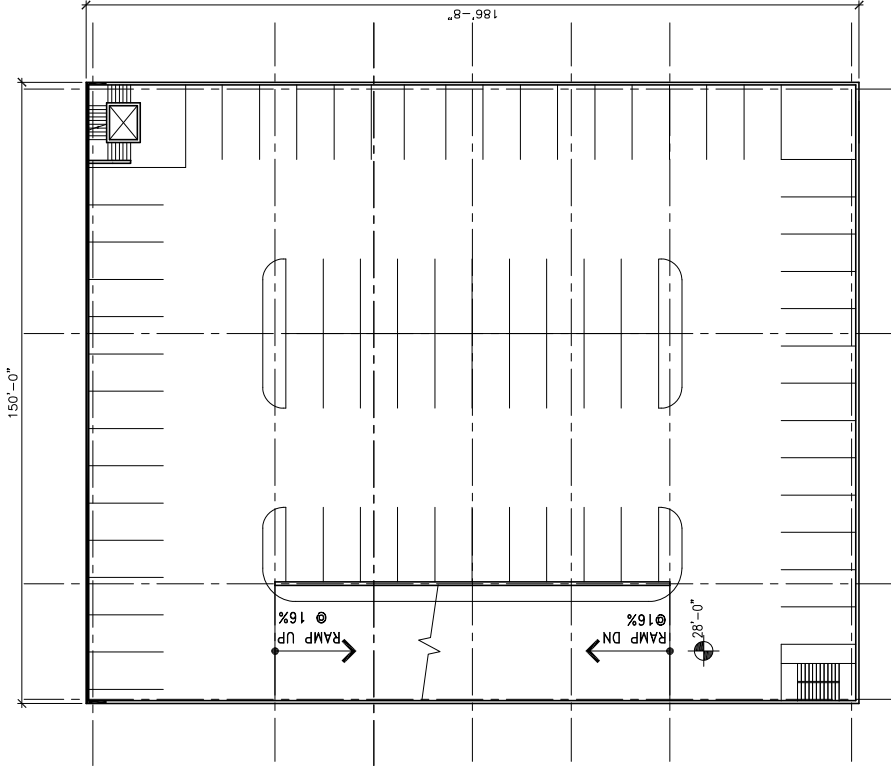
PARKING SPACE TABULATION

Level	Standard	Accessible	Total	Net Gain
Existing	68	2	70	---
1	61	7	68	-2
2	73	0	73	73
3	73	0	73	73
4	72	0	72	72
Total	279	7	286	216

109,400 Total SF = 383 SF/Space for 286 Spaces
+72 Spaces in Level B1



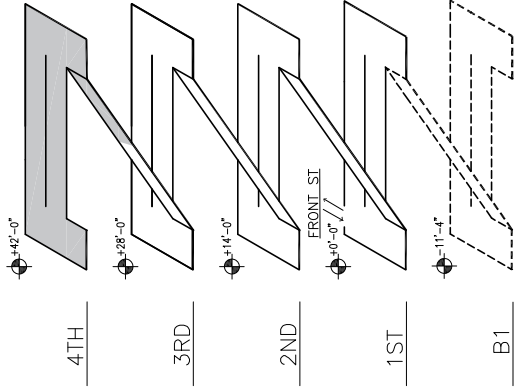
ISOMETRIC DIAGRAM



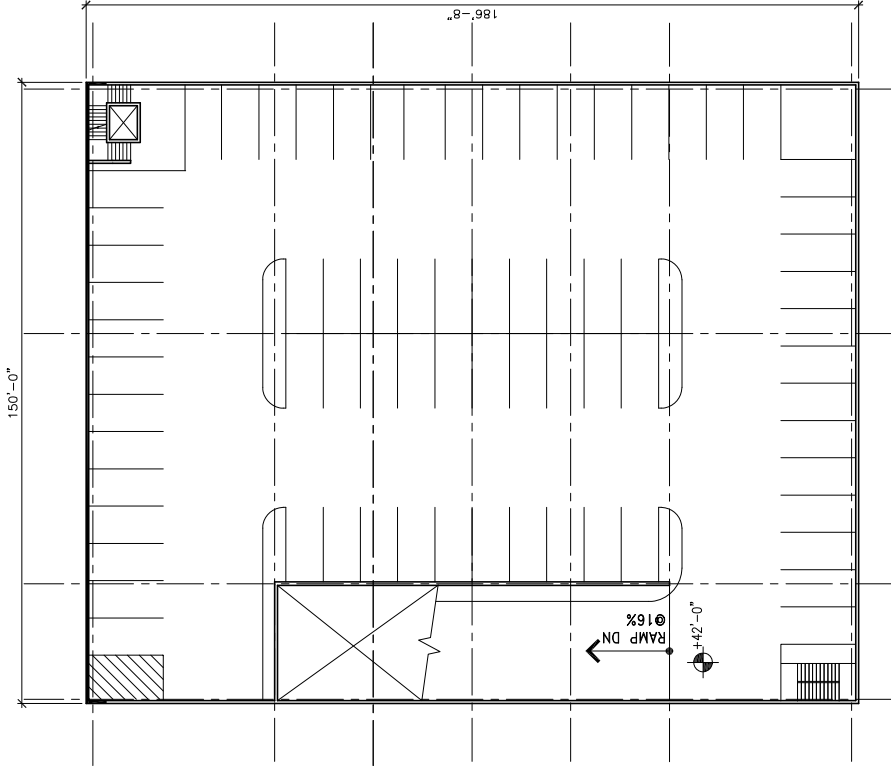
PARKING SPACE TABULATION

Level	Standard	Accessible	Total	Net Gain
Existing	68	2	70	---
1	61	7	68	-2
2	73	0	73	73
3	73	0	73	73
4	72	0	72	72
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109,400 Total SF = 383 SF/Space for 286 Spaces
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ISOMETRIC DIAGRAM



PARKING SPACE TABULATION

Level	Standard	Accessible	Total	Net Gain
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Total	279	7	286	216

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