

OPEN SPACE ANALYSIS*	
Development Scenario	
Site	2.5 acres
Density	49 du/ac
Total Units	123
Commercial Use	87,715 sq.ft.
Private Amenity Deck	10,000 sq.ft.
Spatial Requirements	
Communal Space**	n/a
Pocket Park	18,450 sq.ft.
Plaza/Gathering Area	3,000 sq.ft.
Total	21,450 sq.ft.
Credits	
Pocket Park and Plaza Credit (50% reduction if connected or adjacent to one another)	21,450 x .5
Private Amenity Deck (40% credit toward requirements)	10,000 x .4
Open Space Calculation Summary	
Total Spatial Requirement	10,725 sq.ft.
Minus Credit Private Amenity	4,000 sq.ft.
Result	6,725 sq.ft.

*Analysis conducted based on development scenario for 2.5 acre site as prepared by Tindale Oliver.

**Communal space was not applicable as the unit sizes for development scenario did not contain microunits.