

ZONING ANALYSIS		
PROJECT ADDRESS: 61 East Banks Street		
	<u>Existing/Required</u>	<u>Proposed/Projected</u>
Zoning District	RM-6	RM-6
Net Site Area	25,431 sf	25,431 sf
Uses	Surface parking	Multi-family Residential
Residential Units	N/A	58
Accessory Parking	N/A	42
Non-Accessory Parking	74	0
Maximum FAR	4.4 / 5.5* *Density reduction premiums allow up to a 5.5 FAR (§17-2-0304A)	5.081 *Density reduction premiums allow up to a 5.5 FAR (§17-2-0304A)
NOF Bonus FAR	N/A	N/A
Minimum Lot Area/Unit	300 sf per dwelling unit	300 sf per dwelling unit
Vehicle Parking	Residential: 1 per unit	42 parking spaces
Bicycle Parking	Residential: 1 per 2 auto spaces in buildings containing 8 or more units	58
Loading Berths	Residential: 25,000-199,999 sf 1 (10' x 25')	1 loading berth (10' x 25')
Front Setback	14'-6"	7'-3"
Side Setback(s)	11'-2"	0'
Rear Setback	50'-0"	28'-6"
Height	90' / 8 stories* Per Near North Historic Overlay District II	100'-6" (top of parapet)
Open Space	2,160 sf	7,383 (Roof & Site)
Sustainable Feature(s)	N/A	50% green roof; other features as required per sustainable matrix
Total Project Cost	N/A	\$61 MM
Construction Jobs	N/A	120
Permanent Jobs	N/A	8