

# Cost Analysis

## Workforce Housing

January 6, 2006

**1. Multi- Family (5 stories or less; condominiums): BLM Site 24**, East side of Decatur, south of Blue Diamond; MUD-3 (with U-V zoning, requires a commercial component which could be one Resort Condominium)

- 10.4 Acres, 32 units per acre
- Yield is approx. 320 units
- Estimated land value is \$4,983,264 (\$11 per square foot = 479,160 per acre)
- Parking Requirements: 1.75 spaces per dwelling unit (assumes 2 bedroom units) plus visitor parking at 1 space per every 5 units (for residential condominiums); and 1 space per dwelling unit for resort condominiums
  - Civil Requirements: N 30', W 60', S 50' & 60' for Torino thru site; drg & trf stdy; full off-sites, no flood zone
  - Serve with 1/0 cables from the fuse cabinet on Pebble, w/o Decatur (approx. 300')
  - A 42" main is available in Decatur Blvd. with a valved outlet at the Decatur Blvd. intersection
- Setbacks: assuming 55' for 5-story condominiums, perimeter setback is 20' (pedestrian realm requirement); plus a 1:3 height setback from arterial streets (Decatur and Pebble) at 12'; plus a 3:1 height setback from single family residential use at 165' (no waivers allowed); all other setbacks per approved plans
- Open Space: approximately 1.92 acres; (required for all mixed use development at 0.165 x units per acre x acreage x 35 %)

**2. Single Family Detached: BLM Site 48**, west side of Jones, south of Cactus; N2.5 ac is R-2.

- 2.5 Acres, 8 units per acre
- Yield is approx. 20 units
- Estimated land value is \$1,209,979 (\$11.11 per square foot = 483,951 per acre)
- Parking Requirements: 2 spaces per dwelling unit
- Civil Engineering Requirements: 50 foot right of way dedication on Jones; 30 feet for Irvin, 30 feet for El Camino, and 40 feet for Erie; drainage and traffic studies, full off-sites.
- Setbacks: assuming R-2 zoning, setbacks are 20' front, 3' interior side, 10' side street corner, 15' rear (and 10' from any street)

- Landscape adjacent to back of curb is 6' minimum and is part of the building setback area.

**3. Single Family Attached 2-3 stories (townhomes, duplex): BLM Site # 2, North of Rochelle, east of Durango; RUD SF**

- 5 Acres, 10 units per acre

-Yield is approx. 50 units

- Estimated land value is \$ (\$11.82 per square foot = \$515,000 per acre)

- Parking Requirements: 2 spaces per dwelling unit

- Civil Engineering Requirements: r/w dedic. 30 ft. Rochelle; constr. full o/s; drain. Stdy & comply; drg. Stdy. address exist. pub. drg. esmt. transition fr. NW-SW & ability to vacate exist. BLM Grant N-60289; in 500 yr. fl zone X

- Setbacks: assuming RUD zoning, setbacks are 20' front, 3' interior side, 10' side street corner, 15' rear (and 10' from any street)

- Landscape adjacent to back of curb is 6' minimum and is part of the building setback area.

NOTE: An R-2 PUD approval allows up to 10 dwelling units per acre and more flexible setbacks; however, open space would then be required (.3 acres)