Conceptual Alternative for MARC Ride On and Parking Expansion

January 19, 2017
Existing Development

Property Size: 136,343 sq. ft.
Existing Development: approximately 5,100 sq. ft. on 1 Floor (0.04 FAR)

Redeveloped under Current Zoning Density
IM-2.5, H-50'

Property Size: 136,343 sq. ft.
Development Potential: 340,857.5 sq. ft.
What is Drawn: 188,160 sq. ft. on 4 Floors (1.38 FAR)

Note: Current FAR designated for the site cannot be achieved.

Proposed Zoning Density
IM-0.5, H- TBD

Property Size: 136,343 sq. ft.
Development Potential: 68,171.5 sq. ft. (0.5 FAR)
What is Drawn: 30,000 sq. ft. on 1 Floor (0.22 FAR)

Floor Area Ratio (FAR)

January 19, 2017