

Proposal to Establish a Transfer of Development Potential (TDP) Program in the Pike/Pine Neighborhood

Summary and Schedule

Councilmember Tom Rasmussen is sponsoring a proposal to establish a Transfer of Development Potential (TDP) program for the Pike/Pine neighborhood. The goal of the proposal is to provide additional incentives for maintaining the Pike/Pine neighborhood's existing stock of "character structures" (defined as buildings that are at least 75 years old), while continuing to protect the area's special character. The Department of Planning and Development (DPD) published a draft proposal for public review on May 5, 2011, and held a public meeting on May 23, 2011. The proposed legislation that accompanies this report includes revisions made in response to public comments received by the City.

Project Background

In response to an initiative sponsored by Councilmember Tom Rasmussen, DPD investigated measures that promote the conservation of existing buildings and uses that contribute to the special character of the Pike/Pine Neighborhood. Phase I of the project was completed in June, 2009, with Council adoption of Ordinance 123020. This legislation amended the Pike/Pine Overlay District to expand the overlay area, rename the District to add "Conservation" to its title, and add provisions that limit the scale of new buildings, encourage new projects to retain existing character structures, and provide spaces for arts facilities and for small businesses at street level.

The Council and the Pike/Pine community completed Phase II of the project in September, 2010 with the adoption of Ordinance 123392. This legislation adopted revised Neighborhood Design Guidelines for the Pike/Pine Urban Center Village to better implement conservation goals and to update the text and illustrations to clarify community priorities.

DPD is now proposing the final phase of the Pike/Pine project, which would adopt a TDP program for the Pike/Pine Conservation Overlay District (District). Once established, the program could be expanded to allow for additional receiving areas beyond Pike/Pine if, through the appropriate public process, other neighborhoods were willing to increase development density in their areas to accommodate TDP from Pike/Pine sending sites.

How TDP Works

A TDP program provides an incentive for property owners to retain existing structures by allowing them to benefit from the development potential created by the zoning—not by tearing their building down and building a bigger one, but by retaining the existing structure and selling the unused development potential on their lot to another property owner. The unused or "extra" development potential is generally the difference between the floor area of the existing building on the lot and the floor area that could be built in a new building developed to the maximum limits allowed by the zoning on the same lot (see Exhibit A below).

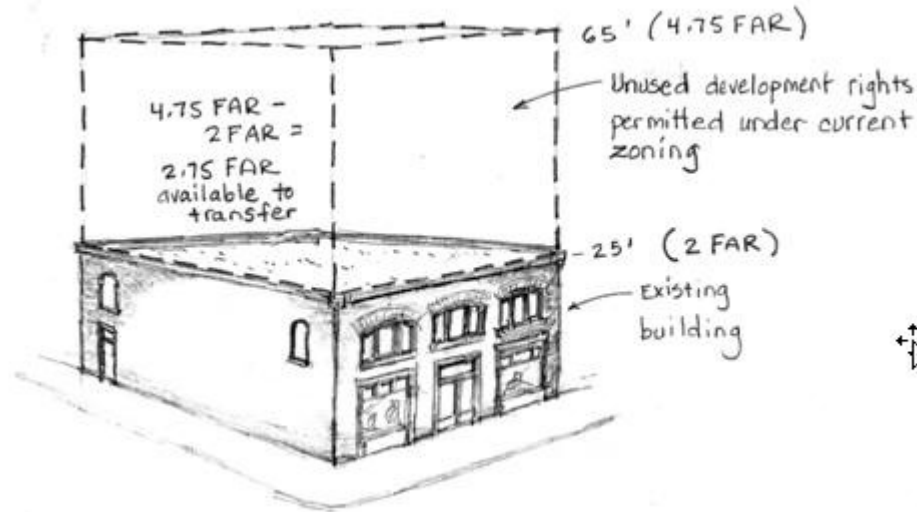


Exhibit A: Unused development potential available to transfer in a TDP program

A TDP program provides the mechanism for moving development rights from “sending” sites to “receiving” sites. Sending sites are lots from which the unused development rights are sold and transferred. This transaction is allowed generally in exchange for maintaining some existing feature on the sending site, such as a valued structure that may be at risk of demolition. Once the development rights are sold, they are no longer available to be used on the sending site for future redevelopment. Funds from the sale of transferred development rights may be used to maintain or improve the structure on the sending site. Often a condition for allowing the sale of development rights is that the owner of the sending site agrees to conditions placed on the property to ensure the intended public benefit.

Once purchased, the development rights are transferred to a receiving site. The receiving site must be located in an area where the zoning allows the transferred floor area to be added to a new project by permitting additional height or density above the limits otherwise allowed for projects not using TDP. In short, the development rights purchased from an existing structure on the sending site are “transferred” to add floor area to a new project on the receiving site (see Exhibit B below).

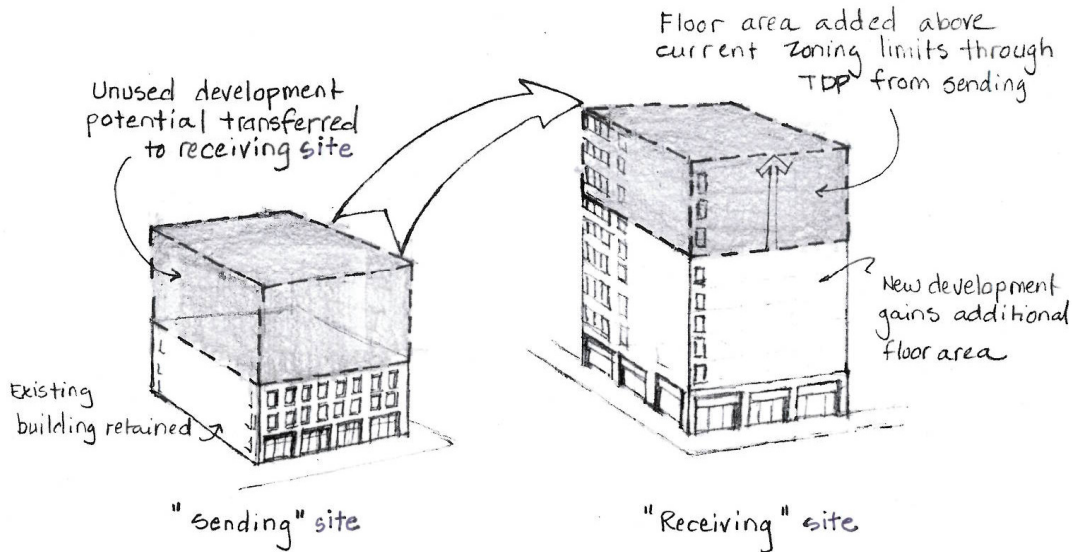


Exhibit B: Transfer of unused development potential from a sending site to a receiving site

While a TDP program requires receiving areas that allow development to exceed the established limits on height or density, the potential impacts associated with the increase in development capacity on the receiving site are, in theory, offset by the reduction in development capacity on the sending site. This redistribution of density maintains a balance in the overall intensity of development permitted within the larger area, and arguably does not result in any new or greater environmental impacts related to development density, particularly if the sending and receiving sites are either in the same area or in areas that are close to each other.

TDP Proposal for Pike/Pine

1. Background on Transfer of Development Potential in Pike/Pine

The Pike/Pine Phase I effort included a preliminary assessment of a transfer of development rights (TDR)¹ program. In September 2008, the City hired a consultant to examine the viability of a TDR program that would allow lots in Pike/Pine to transfer unused development rights to Downtown receiving sites. The consultant’s report concluded that forecasted commercial development downtown would not generate sufficient demand for TDR to support a successful program. There is already significant supply of potential TDR from existing downtown sending sites (which include designated landmark structures, low-income housing structures, contributing buildings in historic districts, and public open space). The consultant found that competition between TDR from sending sites in Pike/Pine and downtown could adversely affect the success of both programs. The consultant’s report, Pike/Pine Conservation Study: Phase 2, is available at DPD’s website at:

<http://www.seattle.gov/dpd/Planning/PikePineConservationOverlayDistrict/RelatedDocuments/>

¹ The City distinguishes between *commercial* development rights transferred from a site (TDR) and *residential* development rights transferred from a site (TDP).

As part of Phase II of the work on Pike/Pine, DPD published a background paper about establishing a Transfer of Development Potential program for the neighborhood that would be independent of the existing downtown program. This paper was distributed at a community meeting in June, 2010, and is available at DPD's website at:

<http://www.seattle.gov/dpd/Planning/PikePineConservationOverlayDistrict/Overview/>. The background paper outlined how TDP programs work, estimated the supply of development rights in Pike/Pine, described the challenges to creating a successful program, and provided options for discussion.

2. Overview of Proposed TDP Program. In order to support the community's goal of preserving character buildings, the DPD proposal is structured as follows. If DPD's draft proposal was amended as a result of public comment, the change is noted below.

- The TDP program would operate within the boundaries of the Pike/Pine Conservation Overlay District. Both sending and receiving sites would be located in this area.
- A smaller area, called the Conservation Core, would be designated within the District. This area has the highest concentration in Pike/Pine of character structures that are identified in the 2002 Department of Neighborhoods (DON) Historic Resources Survey as having potential historic value.
- An eligible sending site would be defined as:
 1. a lot anywhere in the District, if it contains a designated landmark structure or a character structure identified in a current or future DON Survey as having potential historic value; or
 2. a lot located within the Conservation Core that contains any character structure.
- If demolition or significant alterations to the character structure(s) on a lot occurs after the passage of the proposed legislation, that lot would not qualify as a TDP sending site.
- The owner of a sending site would be required to bring the character structure into compliance with applicable codes and to maintain the structure for a minimum of 50 years with no significant alterations. If the structure is a designated landmark, the Landmarks Board may impose conditions on elements of the building to be preserved or restored.
- Character structures would be eligible to transfer the unused amount of floor area available on the lot based on floor area ratio (FAR) limits. Character structures that are designated landmarks would be able to transfer twice that amount.
- On receiving sites, floor area added through the use of TDP must be in a development that does not result in the demolition or significant alteration of any character structure.
- On receiving sites, an additional 10 feet would be allowed above the current 65 foot height limit, for a total of 75 feet. This is a change from the May draft, which proposed allowing all receiving sites to go up to 85 feet.
- The floor area being transferred from the sending site could exceed the FAR limit, in order to accommodate the transferred development potential. No maximum width and depth limits would apply to receiving sites. These limits were proposed in the May draft because all

receiving sites were allowed to go to a height of 85 feet. Allowing a maximum height of 75 feet (one extra floor) for most receiving sites removes the need for width and depth limits.

- The rights that are transferred must be used for housing rather than commercial space, in keeping with the goals of the Pike/Pine Neighborhood Plan.
- Within the Conservation Core, new limits on structure width and depth would apply, in order to address the need for compatibility with existing development in this more sensitive area of Pike/Pine.

3. Proposed TDP Program

3a. Eligible Sending Sites

Under the proposal, lots zoned Neighborhood Commercial 3 with a pedestrian overlay (NC3P) within the District, except those within a major institution overlay zone with a 105-foot height limit, that meet one of the following criteria would be eligible sending sites:

- 1) There is a designated Landmark structure on the lot;
- 2) There is a character structure on the lot that is included in a DON Historic Resources Survey categorized as either “Yes-Hold” or “Yes-Inventory”; or
- 3) There is a character structure on the lot, and the lot is located in the Pike/Pine Conservation Core (see Map 1 below).

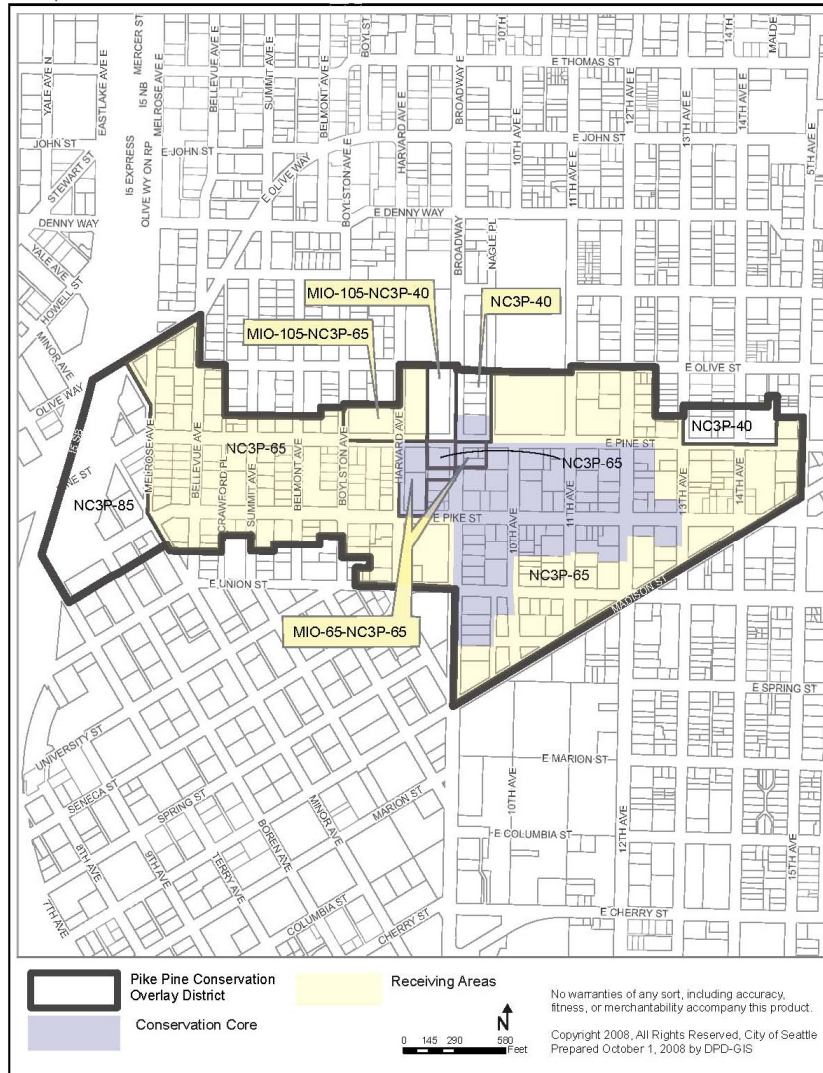
The Department of Neighborhoods (DON) completed a survey in 2002 that identified 23 buildings within the District that were classified as “Yes-Inventory” and 25 that were classified as “Yes-Hold”. Those labeled “Yes-Inventory” were individually reviewed by DON’s consultant, who determined that they have enough historical merit to consider a full assessment of their potential eligibility for local and/or National Register listing. The “Yes-Hold” properties require additional information before their potential eligibility for listing can be determined. These properties are already listed in the District regulations in the Land Use Code.

One of the concerns raised in public comments was that there were character structures in Pike/Pine that were not listed in the DON Survey as “Yes-Inventory” or “Yes-Hold”, but that did have historic merit and should be considered as potential sending sites. In addition, some of the buildings in the 2002 DON Survey have since been demolished. To respond to these issues, the City has hired a historic preservation consultant to review and update the Survey.

A property owner could request that their building be added to the list based on criteria proposed in the Code. Staff in the City’s Historic Preservation Office would review the request, and an hourly fee is proposed to cover the cost of this review. To make this process easier, the updated proposal removes the list of “Yes-Inventory” and “Yes-Hold” buildings from the Land Use Code to a DPD Director’s Rule. The intent is to allow updates to the list in the Rule as conditions change, without requiring that the Council adopt a code amendment for each update.

If demolition or significant alterations to the character structure(s) on a lot occur after the passage of the proposed legislation, that lot would not qualify as a TDP sending site. This would prevent transfers from buildings that were identified in the DON Survey as having potential historic value but that are then altered so much that they would not longer qualify. It also would prevent the owner of a potential sending site that contains two character structures from demolishing one of them and selling the rights from the remaining structure.

MAP 1: TDP Sending and Receiving Areas within Pike/Pine



Character structures would be eligible to transfer the unused amount of floor area available on the lot based on the FAR limits. Character structures that are designated landmarks would be able to transfer twice that amount, in recognition of their historic value and of the more rigorous standards that apply to them. The owner of a sending site would be required to bring the character structure on the lot into compliance with applicable Codes and to maintain the structure for a minimum of 50 years without making significant structural alterations.

Under the proposal, DPD estimates that the eligible sending sites would have over two million square feet of development rights available to sell, as shown on Table A below. The average amount of available TDP per eligible sending site is about 22,000 square feet. The estimates for each eligible site in the Conservation Core that has a character structure, based on County Assessor data, are shown in Attachment A to this report.

Table A: Available TDP in Pike/Pine under the DPD Proposal		
Type of Lot	Number of Lots	Available TDP in square feet (SF)
Character structures within the proposed Conservation Core	59	1,291,170 SF
Character Structures with Specified Status in the DPD Director's Rule (located outside the Conservation Core)	22	607,920 SF
Landmark Structures (all located outside the Conservation Core)	4	189,594 SF
TOTAL available TDP	85	2,088,684 SF

3b. Eligible Receiving Sites

All lots zoned NC3P 65 within the District but outside the Conservation Core would be eligible receiving sites. If a proposed receiving site is already occupied by a character structure, the site would not be eligible unless the character structure is preserved for the life of the project to which the development rights are transferred.

3c. Proposed increases in building size for receiving sites

In the draft proposal published in May, the height limit on receiving sites was proposed to be 85 feet. However, community members raised concerns that allowing eight story buildings in most of the District would undermine the character of the area. They suggested that it would be preferable to lower the additional height on sending sites to 75 feet, while allowing additional building bulk. The new DPD proposal reflects this recommendation and sets a maximum height limit of 75 feet.

In addition, TDP could be used to gain additional floor area above the current FAR limit, with or without an increase in height. The current FAR limit in NC3 zones is 4.25 for a single-purpose residential building, and 4.75 for a building with a mix of residential and commercial uses. Residential floor area gained on a receiving site would be allowed to exceed these limits. A 25% increase in the floor size limit that generally applies above 35 feet in height would also be allowed, in order to make it easier to accommodate the additional floor area gained through TDP. Because only one additional story could generally be added, the structure width and depth limits that were proposed in the May draft to apply on receiving sites above 65 feet have been deleted.

3d. Proposed Regulations in the Conservation Core

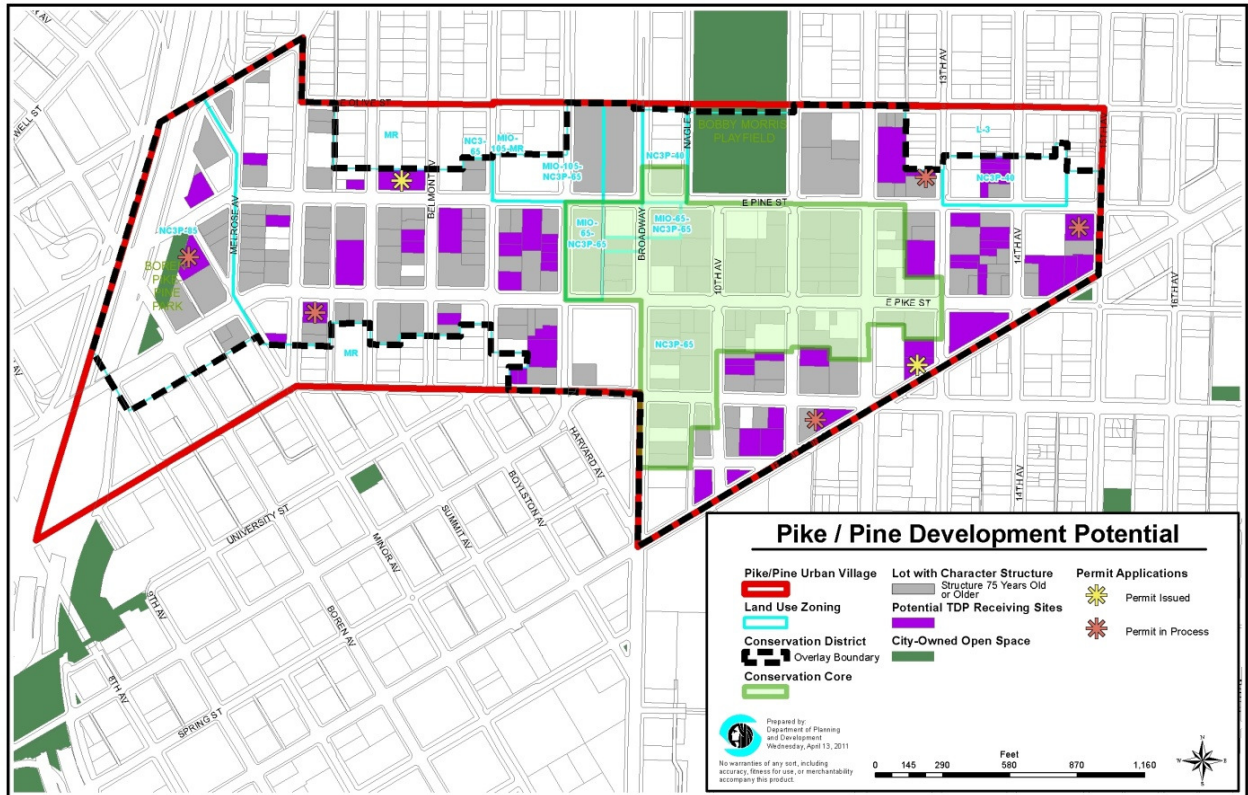
Within the Conservation Core, the current 65 foot height limit would be retained, and a structure width and depth limits would apply to new structures. Currently, structure width limits only apply to buildings that front on Pike and Pine Streets, and there is no structure depth limit. Character structures that are retained on a lot would not count toward the width and depth limits. To prevent taller buildings from intruding on the established character of this more sensitive sub-area of the Pike/Pine neighborhood, lots within the Conservation Core would not be eligible receiving sites for TDP.

4. Potential effect of the proposed TDP Program

4a. Inventory of Potential Receiving Sites

Map 2 below identifies lots that would be eligible TDP receiving sites under the proposal, and that DPD has identified as potential candidates for redevelopment. In assessing the sites that

would likely use TDP, DPD staff assumed that sites less than 8,000 square feet in area could not be practically developed with structures taller than 65 feet.



4b. Estimated amount of TDP that receiving sites could absorb

The amount of TDP that could be absorbed by the potential TDP receiving sites depends on how much additional development would be permitted on these sites. As described in subsection 3c above, the additional development potential would be achieved by allowing projects using TDP to extend up to 10 feet above the 65 foot height limit (or 10 feet more if affordable housing or performing arts space was provided) and by allowing additional floor area beyond the current FAR limits. Increasing the allowed height to 75 feet would allow up to one additional story above the six stories typically accommodated in a project in the NC3P 65 zone. Below is an example of what a 75-foot-tall structure might look like.



The project pictured at left is the Landes Apartments on First Hill. At seven stories, the structure is about 75 feet in height, and occupies a site of 14,160 square feet. It represents the type of development that may participate in a TDP program to gain an additional floor above the current 65 foot height limit, while not requiring the use of more costly concrete or steel construction.

Theoretically, adding 10 feet of height above the 65 foot height limit would allow an additional story, for a total of seven stories. A quick estimate of the TDP that could be absorbed by all potential receiving sites can be reached by multiplying the total lot area of these sites by one (the one additional story allowed). However, this assumes that the additional story would fill the entire lot, which is unlikely. In order to provide units with required access to natural light and air and to address relationships with abutting development, residential floors would not occupy 100 percent of the lot area. While actual coverage is dependent on many factors, such as the size of lot, location of lot on the block (internal lot versus corner lot), the nature of adjacent structures, type and size of units, etc., for the purposes of this exercise, DPD staff has assumed that the upper floors will only cover 80 percent of the lot.

Taking these factors into account, the estimated amount of TDP that could be absorbed by receiving sites for developments adding one story above the current 65 foot height limit is about 215,000 square feet. This estimate, which is shown on Table B below, optimistically assumes that all potential receiving sites will use TDP.

Table B: Potential receiving sites greater than 8,000 square feet in size located in NC3P 65 Zones outside the Conservation Core		
Number of lots	Total lot area in square feet	Potential square feet of TDP absorbed by 1 additional story
East of Broadway		
8	120,955	81,532
West of Broadway		
13	202,175	133,266
Total		
21	323,130	214,798

4c. Potential for TDP Program to preserve character structures

How many character structures might be preserved if the proposed TDP program is adopted? The answer depends on the demand for residential development in the area over time, and the number of property owners who would find it beneficial to enlarge their structures by purchasing TDP. Based on development activity in the area over the past 17 years, including proposed and

permitted but not yet built projects, DPD estimates that the average rate of development has been about 100,000 square feet per year, which equals approximately one project annually the size of the example shown on page 9.

Assuming that the new projects all take advantage of the TDP program, and assuming that the average amount available to sell per eligible sending site is approximately 22,000 square feet, under the estimate shown in Table B, about ten sending sites could sell TDP over a twenty year period. That means that about 12 percent of eligible sending sites would be able to take advantage of the program over twenty years, as shown on Table C below. This is where the trade-off for reducing the height to which structures on sending sites can be built from 85 to 75 feet is apparent—if the 85 foot height limit were permitted, DPD estimates that double the number of eligible sending sites could sell TDP (20 rather than ten) or about 25 percent of eligible sites.

Table C: Estimated Effect of proposed Pike/Pine TDP Program over 20 years

	Estimated <i>number</i> of eligible sending sites that could sell TDP to meet potential demand	Estimated <i>percent</i> of 84 eligible sending sites that could sell TDP to meet potential demand	Estimated percent of <i>all 146 lots with character structures</i> that could sell TDP to meet potential demand
TDP absorption estimate	10	12%	7%

5. Administration of the TDP Program

The Office of Housing (OH) is the lead for administering the City’s TDR and TDP programs, because most transfers of development rights are from low-income housing. OH staff assists purchasers and sellers, and can provide examples of previous deeds and agreements that have been used to transfer rights. The proposal would require that applicants for a new development that uses TDP pay a fee of \$550 to OH to cover the cost of administering the program. This is the same fee that is charged for transfers of development rights in downtown zones.

The value of the development potential that is transferred would be set by the market at the time of sale. While sales of landmark TDR in downtown do not indicate how rights would be valued in Pike/Pine, they do show what has happened in an adjacent neighborhood. There were seven sales of development rights from landmark buildings downtown between 1995 and 2002. The average value of the rights sold was \$13.19 per square foot, and the range of values was \$11.32 to \$17 per square foot.

Next Steps

The proposed schedule for review and adoption of a TDP program is summarized in the table below.

Previous Actions	Date
Publication of DPD background paper on TDP	June 7, 2010
End of public comment period for TDP Background Paper	December, 2010
DPD publishes Pike/Pine TDP program report and draft legislation for public review	April 28, 2011
Public meeting on draft TDP program legislation	May 23, 2011, 6 p.m., Seattle University Campus, Administration Building, Room 221
End of comment period on draft TDP program legislation	June 6, 2011
Proposed Actions	
DPD submits TDP program legislation to City Council, and publishes notice of: 1. the Council public hearing on TDP legislation; and 2. the environmental determination about the proposed legislation.	Week of July 11, 2011
Council public hearing on proposed TDP legislation	August 15, 2011, 5:30 p.m., Council Chambers in Seattle City Hall, 600 4 th Avenue
Council Committee review of TDP program	August - September 2011
Council adoption of TDP program	September or October 2011

For more information about the DPD proposal, please contact Dennis Meier at 206-684-8270 or dennis.meier@seattle.gov, or Rebecca Herzfeld at 206-684-8148 or rebecca.herzfeld.@seattle.gov.

Attachment A: Available TDP in Pike/Pine from eligible Sending Sites

Attachment A: Available TDP in Pike/Pine from eligible Sending Sites

Available TDP from Eligible Sending Sites within the Proposed Conservation Core				
Address	Lot area	Existing gross floor area	Maximum FAR permitted (4.75)	Available TDP in square feet (SF)
Character Structures on DON Historic Resource Inventory (status: Yes-Inventory and Yes-Hold)				
1600 Broadway 900 E Pine Street	14,083	27,938	66,894	38,956
1534 Broadway	5,100	18,000	24,225	6,225
909 E Pine	2,580	4,720	12,255	7,535
911-919 E Pine	15,360	76,803	72,960	0
801-805 E Pine St (Egyptian Theater-SCCC)	16,800	63,330	79,800	16,470
1519-1521 Broadway	7,200	1,040	34,200	33,160
824 E Pike Street	1,850	3,953	8,788	4,835
814 E Pike Street	3,968	7,809	18,848	11,039
905 E Pike Street	7,424	30,464	35,264	4,800
915-919 E Pike Street	5,880	18,000	27,930	9,930
1426 Broadway	7,680	17,520	36,480	18,960
1400 Broadway	5,649	7,160	26,834	19,673
1414 Broadway	7,680	22,320	36,480	14,160
1415-1423 10 th Ave	12,000	36,000	57,000	21,000
1217-1221 E Pike Street	15,110	23,422	71,773	48,351
1201-1205 E Pike Street	7,680	32,220	36,480	4,260
1158 Broadway	16,423	19,552	78,009	58,457
1021 E Pine Street	4,800	19,200	22,800	3,600
1525 11 th Ave (Value Village)	20,100/12,480*	23,422	59,280	35,858
1001 E Pike Street	3,874	12,536	18,402	5,866
1011-1013 E Pike Street	6,173	11,716	29,322	17,606
1015-1021 E Pike Street	5,977	23,469	28,391	4,922
1101-1103 E Pike Street	5,376	20,480	25,536	5,056
1519 12 th Ave	21,780	42,380	103,455	61,075
1530 11 th Ave (Sunset Electric)	15,360	32,184	72,960	40,776
Sub-total (25 lots)				492,570 SF
Other Character Structures within the Proposed Conservation Core				
1514 Broadway	15,360/7,680*	8,900	36,480	27,580
910 E Pike Street	6,272	13,985	29,792	15,807
916 E Pike Street	11,200	22,500	53,200	30,700
1521 10 th Ave E	15,360	30,240	72,960	42,720
802 E Pike Street (SCCC)	25,422	64,820	120,755	55,935
1515 Broadway	7,200	7,200	34,200	27,000
1509 Broadway	7,604	14,400	36,119	21,719
925 E Pike Street	6,664	8,700	31,654	22,954
1420 Broadway	7,680	10,680	36,480	25,800
954 E Union Street	18,785	20,736	89,228	68,493
1134 Broadway	8,635	14,380	41,016	26,630
1130 Broadway	9,425	7,080	44,769	37,689
953 E Union Street	4,921	1,848	23,375	21,527
1424 10 th Ave E	7,040	7,920	33,440	25,520
1005 E Pike Street	3,872	9,500	18,392	8,892

Available TDP from Eligible Sending Sites within the Proposed Conservation Core				
Address	Lot area	Existing gross floor area	Maximum FAR permitted (4.75)	Available TDP in square feet (SF)
1417 12 th Ave	20,303/10,890*	13,920	51,728	37,808
1405 11 th Ave	10,496	19,450	49,856	30,406
1401 12 th Ave	18,139	36,000	86,160	50,160
1100 E Pike Street	4,056	16,224	19,266	3,042
1110 E Pike Street	3,000	6,840	14,250	7,410
1122 E Pike Street	6,292	14,730	29,878	15,148
1515 12 th Ave	7,260	13,680	34,485	20,805
1517 12 th Ave	7,260	30,720	34,485	3,765
1516 11 th Ave	15,360	21,600	72,960	51,360
1508 11 th Ave	7,680	15,600	36,480	20,880
1024 E Pike Street	7,173	28,692 (est)	34,072	5,380
1016 E Pike Street	7,168	22,866	34,048	11,182
1000 E Pike Street	22,016	34,914	104,576	69,662
1520 10 th Ave	7,680	14,400	36,480	22,080
1300 E Pike Street	9,216	18,432 (est)	43,776	25,344
1200 E Pike Street	5,832	12,258	27,702	15,444
1510 12 th Ave	3,240	3,256	15,390	12,134
1522 12 th Ave	4,840	4,800	22,990	18,190
1516 12 th Ave (no date)	9,680	58,080	45,980	0
Sub-total (34 lots)				798,600 SF
GRAND TOTAL (59 lots)				1,291,170 SF

*TDP calculated on the original lot on which the character structure was built.

Available TDP from Character Structures with Specified Status on DON Inventory (status: Yes-Inventory and Yes-Hold) Located Outside the Proposed Conservation Core				
Address	Lot area	Existing gross floor area	Maximum FAR permitted (4.75 for 65'; 6.0 for 85')	Available TDP in square feet (SF)
1315-1323 E Pine Street	7,688	20,509	36,518	16,009
1621 12 th Ave	9,680	16,856	45,980	29,124
610-620 E Pine Street	9,175	27,060	43,581	15,981
1533 Boylston Ave/619 Pine	2,535	8,960	12,041	3,081
1611 Boylston Avenue	6,200	6,200	29,450	23,250
501 E Pine Street	9,367	13,299	44,493	31,194
311-321 E Pine Street	4,442	13,454	21,100	7,646
301-309 E Pine Street	4,443	4,410	20,948	16,538
300 E Pine Street	9,960	19,880	47,310	27,430
1351 Olive Way	3,798	3,860	18,041	14,181
400 E Pine Street	9,881	27,544	46,935	19,391
300 E Pike Street	6,987	13,368	33,188	19,820
721-725 E Pine Street	7,450	6,420	35,388	28,968
401 E Pine Street	9,897	19,688	47,011	27,323
1511 Boylston Ave	5,033	12,660	23,907	11,247
1520 Melrose	5,250	15,281	24,938	9,657
1633 Melrose	7,400	37,992	35,150	0
1124 Pike Street	23,000	15,932	109,250	93,318
1617 Yale Street	14,915	49,700	70,846	21,146
1100 E Union Street	15,027/7,424*	22,826	35,264	12,438
1401 11 th Ave	6,821	14,080	32,400	18,320

Available TDP from Character Structures with Specified Status on DON Inventory (status: Yes-Inventory and Yes-Hold) Located Outside the Proposed Conservation Core				
1124 Pike Street (NC3P 85)	23,000	15,932	138,000	122,068
1617 Yale Avenue (NC3P 85)	14,915	49,700	89,490	39,790

Available TDP from Designated Landmark Structures (all located outside the Proposed Conservation Core)				
Address	Lot area	Existing gross floor area	Maximum FAR permitted (4.75 at 65' height; 6.0 at 85')	Available TDP in square feet (SF)
Old Fire Station #25	9,571	28,000*	45,462	34,924
1st African Methodist Episcopal Church	14,400*	14,400*	68,400	108,000
Wintonia Hotel (NC3P 85)	8,400	50,350	50,400	100
First Covenant Church	10,081	24,600	47,885	46,570
TOTAL				189,594 SF

*Estimated amount.