



## Self Reliance, Inc.

A Delaware Corporation, also dba Self Reliance Now, Inc.

**Value through Sustainable Solutions**

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### Newport Village

Design Considerations for the Proposed 34 Units  
Including Moderate Affordable Housing

This is a Proposed Response to a  
*“severe shortage of affordable housing”*

#### **Preamble:**

Most of us have heard, “It takes a village to raise a child.” May I suggest that it takes a community (a developer, city administration, and designers) to remember the needs of families who would love to own their homes but they are not able because they do not earn enough to afford them within their community? Unless we, all of us, do something to make housing more affordable and work as a team, too many folks and too many families out there will remain disenfranchised. These families are financially out of reach from being able to investment in their housing needs. This Developer, through Newport Village, is asking the City to join him and make what may seem to be a small difference for this community but make a huge difference for a few families who would otherwise be “left out.” The Field of Dreams (an award winning sporting playground) across Date Palm Drive from this Site pretty much by its name says it all. Let’s work as a team and make a few “Dreams come true” for a few families who we can actually reach and improve their lives..

#### **Here is a simple solution:**

May I suggest that the City Staff in concert with the City Council create a Special Zone Overlay for Affordable Housing Districts in response to this housing shortage? This Overlay would be in concert with existing zoning districts and should be Site Specific. Not every property owner is going to have “what it takes” to help others in need, but, for those who are willing, let’s provide them a clear path of encouragement. Draft the tools needed to make lives better, and not just to control them. The Draft can be as simple as the Developer clearly stating his request for higher densities, if needed, different from those numbers already allotted. If his reasoning is “sound” then take a Vote. There is little financial reward for a land owner to invest in affordable housing, thus, the economics need to be addressed with cost reduction concessions. There just isn’t

enough money “in the bucket” to do otherwise. But, the rewards for the community are huge. Consider that more families within the City would now be able to invest in their own community. This is a good thing. The City will have new units within higher density developments, which are self managing via Home Owner Associations (HOA) to generate tax revenues. But, that’s not all that are generating. Providing these affordable units for families instills a “good attitude” that I would call “Pride of Ownership.” Do this, and your City will grow and as these families grow, they will likely remain in the City that expressed a same “good attitude” towards them. And, in the long run, the City took a chance and invested in them. Think about the esprit de corps this instills in the community when policy makers consider the needs of the less fortunate. Draft the language that would allow and use Newport Village as a “Template.” The actual language can be developed over time so there is no need to “break any laws” or override the General Plan in favor of anyone or any particular project. Newport Village is designed well and would make a good template. Please, take advantage of this and let’s move forward.

**The State Code provided here clearly states what we should all consider:** (Oddly enough, it’s well written. Most anyone can understand it)

The California State Legislature determined that there exists a **“severe shortage of affordable housing”** per Government Code Section 65913-65914. 40% of the proposed Newport Village Units are designated to help remedy this severe shortage at the Moderate Affordable Housing Category. This Code provides two primary incentives to encourage development for Low and Moderate Housing. One is through **“the provision of financial assistance, but also through changes in law designed to do all of the following:**

1. Expedite the local and state residential development process,
2. Assure that local governments zone sufficient land at densities high enough for production of affordable housing,
3. Assure that local governments make a diligent effort through the administration of land use and development controls and the provision of regulatory concessions and incentives to significantly reduce housing development costs and thereby facilitate the development of affordable housing.
4. The Legislature further finds and declares that the costs of new housing developments have been increased, in part, by the existing permit process and by existing land use regulations and that vitally needed housing developments have been halted or rendered infeasible despite the benefits to the public health, safety, and welfare of those developments and despite the absence of adverse environmental impacts.”

**The Property:**

- Along Date Palm the west side between 33<sup>rd</sup> Avenue and Eytel Road.
- Please reference the Civil Tract Map drawings as prepared by Phillip Fomotor.
- The northern properties are proposed to be combined into a single parcel.
- The southern properties are proposed to be combined into a single parcel.
- There are utilities along the west side of Date Palm and there are High Voltage Power Lines along the property’s frontage and these Power Lines extend from Ramon to Converse, continuous, for this nearly 4 mile stretch of street frontage. Not a single property within these streets have power lines dropped below grade.

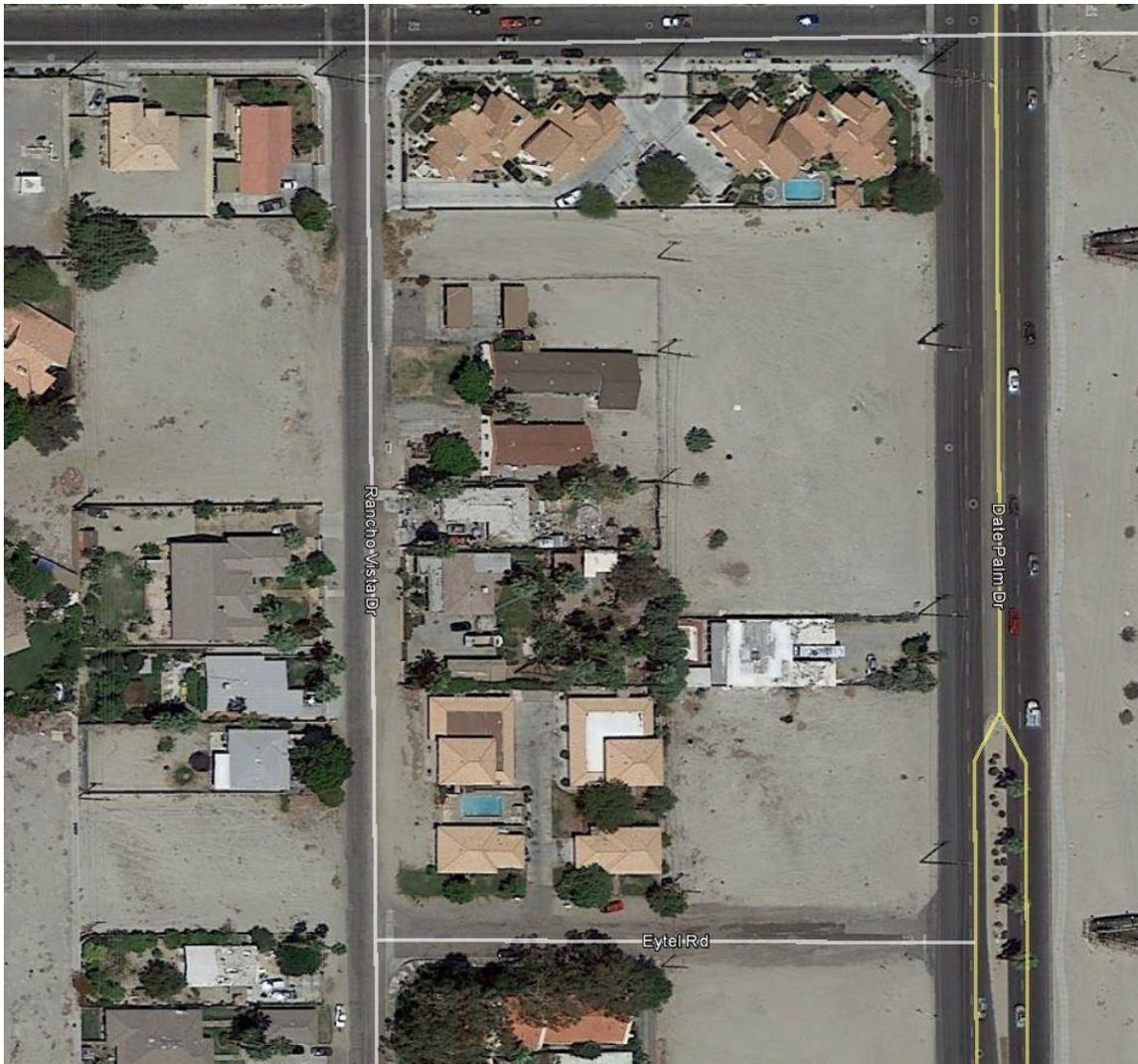
- The properties are unimproved and relatively flat. Notice the 4 Power Poles on the following image.
- The properties directly to the east frontage of Date Palm Drive are vacant raw land and they are also relatively flat.
- It is surrounded with multifamily developments, some less than 10 years old and most well over 25 years old.
- The Site is central to various City and Community Services included a Post Office, a Sports Park, a Library, and Schools, all within walking distance.
- The Site is well served by Utility and Service Systems including
  - Water Supply and Delivery Facilities by CVWD
    - Water Meters are all clearly shown on the Civil Engineering Plans and their design and layout comply with CVWD standards
  - Wastewater Collection and Treatment Facilities
    - CVWD 32 feet wide easements are provided as requested by CVWD and are clearly indicated on the Civil and Architectural Plans.
  - Electrical Supply
    - Easements for electrical and dry utilities are indicated on the Architectural Site Plan and all of the units will have service.
  - Natural Gas Facilities
  - Solid Waste Collection and Disposal Facilities
    - 3 trash enclosures are proposed and complies with recycle and waste collection access requirements. Burrtec has provided the project a “will serve” letter.
  - Telephone and Cable Services

There is ONE property that divides this proposed development. It's frontage along Date Palm Drive is 50 wide. It consists of a single family residence and it is also well over 25 years old. This residence violates setbacks and it contributes to City blight. Its dirt driveway contributes to an unkempt appearance from its single car driveway. The house is comprised of serious substandard construction and I would estimate a health hazard. I spoke to one tenant recently and he is all too willing to leave and buy one of the proposed Newport Village Moderate Affordable Units.

The northern property prior to Date Palm Drive dedication is equal to 68,968 SF.

The southern property prior to Date Palm Drive dedication is equal to 28,425 SF.

See the aerial photograph the Site:



**Developer’s Good Efforts to purchase the 50 foot wide lot and combine all of the parcels into a Single Contiguous Development:**

- Nearly 3 months was lost to negotiations with the property owner to first draw a reply or response to determine if he would be interested in selling his property. Nearly 6 weeks lost to this effort alone.
- The Developer hired an attorney for the Owner (the Seller) and paid for his fees in full. A deal was reached, however, the Purchase Agreement needed editing to avoid future litigation (as identified by this Developer’s attorney) and for some reason the purchase price numbers and the warranty items were all changed, agreed to again, and they all changed again during attempts to get the Seller’s signatures to open escrow.
- What a waste of time. The Seller’s agent shared with us that “He had us by the balls.” Oh, well. So much for “dealing in good faith.”
- The Seller’s attorney suggested that in concert with our project that his client’s property should be able to sustain 4 units and he should receive commensurate valuation accordingly. True, but with a 50 foot frontage and all of the other developmental constraints, that number would easily be challenged.

Tentative Tract Map Recitals as submitted:

<b>Tentative Tract Map No. 37016 Northern Parcels</b>			
<b>Site Address</b>			
33185 33443 Date Palm Drive Cathedral City, CA 92234			
<b>Assessor's Parcel Numbers</b>			
APN's 680-411-004, -030, -030 and -031			
<b>Existing Zoning</b>		<b>General Plan</b>	
CG - General Commercial		RM – 10 units per acre allowed	
<b>Proposed Zoning</b>			
RH - High Density Residential (11-20 units per acre)			
<b>Acreage</b>	Total SF	Acre SF	Acres
Gross	68,968	43,560	1.58
Net after dedication	63,589	43,560	1.46
<b>Lot Density</b>			
Total Residential Units (Net after dedication)	23	15.76	Units per acre

<b>Tentative Tract Map No. 37017 Southern Parcel</b>			
<b>Site Address</b>			
33185 33443 Date Palm Drive Cathedral City, CA 92234			
<b>Assessor's Parcel Number</b>			
APN's 680-411-032			
<b>Existing Zoning</b>		<b>General Plan</b>	
CG - General Commercial		RM – 10 units per acre allowed	
<b>Proposed Zoning</b>			
RH - High Density Residential (11-20 units per acre)			
<b>Acreage</b>	Total SF	Acre SF	Acres
Gross	28,425	43,560	0.65
Net after dedication	27,060	43,560	0.62
<b>Lot Density</b>			
Total Residential Units (Net after dedication)	11	17.71	Units per acre

This project is located with the Specific Plan Area 87-26 (overlay) which requires all residential developments comply with R2 zoning district standards and requirements. But, the General Plan does not match. It supersedes and uses (RM) Residential Multi-Family District standards.

### **Requests of the City by the this Developer:**

This Developer is asking for the following concessions utilizing “tools” as provided by the City’s Planned Unit Development (PUD) and by the State of California’s Moderate Affordable Housing Act as follows:

- A. Request for a PUD to establish unique standards for the Master Planning to allow for higher density. If this project is to utilize the RM District standards, the design concessions suggested are the following:
  1. 15’ Rear Yard Setbacks to allow a 2’ second floor overhang.
  2. Side yard from 10’ minimum and 15’ street side to 5’ minimum. (CCMC Title 9, Chapter 9.18.070 Yard requirements).
  3. Allow a 60% maximum building coverage to be reduced to as proposed. (CCMC Title 9, Chapter 9.18.080).
  4. Ask that the City waiver the Access to parking (driveways) and accept the design as proposed. (CCMC Title 9, Chapter 9.18.100)
  5. Be allowed zero lot lines within the “body” of the “in-line” unit layouts.
  6. Allow for a single car garage and with a carport. This opens up the façade and provides more “ease of maneuvering” to back out from the garage. Side windows are proposed to aid for visual connections with any obstructions and for human or vehicular traffic.
  7. Open Space be reduced from 400 SF per unit to allow our smallest lot at 347 SF to be approved. Our overall private open spaces total 17,847 SF and average out at 525 SF. A quick look at the Table following shows that nearly all of the proposed private yards is above 400 SF and only a few just short of 400 SF. (CCMC Title 9, Chapter 9.18.120).
  8. Allow both maps to be reviewed as a single application even though it is technically required to be two applications.
  9. Allow for both northern and southern parcels to enjoy the Common Areas as proposed. Access gates and footpaths are proposed for ease of access. This includes allowing access by the southern 11 home owners to utilize a public sidewalk that this Developer will construct. This sidewalk also includes a new driveway apron for the middle parcel, which is likely that that property owner will enjoy as a “gift.”
  10. Quimby Fees and the like should also be waived to save costs.
  
- B. Request for Moderate Affordable Standards as provided by the State of California Government Code Section 65913-65914. The concessions suggested are for the following: (3 are allowed)
  1. Minimum lot size of 4,000 SF to allow various lot sizes as shown on the Plans but for discussion purposes they average out at 2,700 SF. See Lot Size Table below. (CCMC Title 9, Chapter 9.18.050 Density)
  2. Remove any obligation for this development to be required to lower the High Voltage Power Lines.
  3. Allow for a higher density of units per acre from 13.5 units per acre to 15.76 units per acre on the northern tentative tract map and 17.71 units per acre on the southern tentative tract map.
  
- C. Items that we believe are in good standing following the City Standards and not in need for concession:

1. Parking – all parking stalls are sized at 18'x9' with 2' car bumper overhangs. The design calls 78 stalls and is in excess by 4 over what is required. See **Parking Required and as Proposed:**
2. The location of parking stalls and garages are in line with CCMC Title 9, Chapter 9.18.090.
3. Landscaped areas – All good here. (CCMC Title 9, Chapter 9.18.130).
4. Dwelling Unit sizes are good and well above those called out in CCMC Title 9, Chapter 9.18.140 Dwelling unit size). 4 bedroom units are above 1,200 SF and 3 bedroom units are above 1,050 SF.
5. Building heights are all below 26 feet.
6. Allow CMU fencing located on all property lines and at 6 feet tall, except where the design is improved for open fencing to landscaped areas and to secondary access areas to be allowed to remain as proposed. (CCMC Title 9, Chapter 9.18.110 Fencing).
7. Trash Enclosures are good to go as proposed and they have been approved for service by Burrtec. (CCMC Title 9m Chapter 9.19.150 Trash Enclosures).
8. Hopefully, Planning Staff believe that the aesthetics of the proposed design and styling are good to go.

**If a Rezone becomes necessary the Following is requested:**

If the Developer elects to apply for a Re-zone to the Special Overlay, R3 – Multi-Family Residential District would have to be applied and this needs the City Council approval. The estimated time frame to do this is 3 months plus the Planning Director would have to determine what Environmental Reports (EIR) would be needed. The City would select the Consultant to produce these reports from a list provided by the Developer and their costs would be deposited with the City and paid for by the Developer.

**R3 – Multiple-Family Residential District**

**CCMC Title 9 Planning and Zoning**

**Chapter 9.20**

- 9.20.050 Density
  - Medium – 1 per 3,000 SF Site Area
  - High – 1 per 2,000 SF Site Area
- 9.20.060 Lot Dimensions
  - Single Family lot dimensions do not work with contiguous layouts.
- 9.20.070 Yard requirements
  - Front Yard 15 feet – works okay
  - Side Yard 15 feet would not to be waived as described above.
  - Rear Yard 15 feet except with exception as needed per the PUD request.
  - Location of Garages – ditto
- 9.20.080 Coverage and building height
  - Lot Coverage is 60% and
  - Building heights at 35 feet up to 30 feet from neighbor R1 or R2 property.
  - 16' height limits for buildings along our western, southern and northern property lines.
  - Need the exception as needed per the PUD request
- 9.20.090 Parking
  - 1.5 parking per unit – Our proposal exceeds this by 27 stalls.

- 9.20.100 Access to parking (driveways)
  - Need the exception as needed per the PUD request
- 9.20.110 Fencing
  - Need the exception as needed per the PUD request
- 9.20.120 Open space
  - Private unit open space is 300 SF per Unit – We are good to go here.
- 9.20.130 Landscaping
  - We are good to go here.
- 9.20.140 Dwelling unit size
  - 4 Bedrooms minimum unit size is 1,100 SF
  - 3 Bedrooms minimum unit size is 1,000 SF
  - We are good to go for these requirements
- 9.20.150 Trash enclosures
  - We are good to go here

**Potential Environmental Impact (EIR) Reports:**

As it stands right now, without a rezone application, a Negative Declaration can be recommended by Staff to the Planning Commission. No EIR would be needed. The project could be submitted to the Planning Commission up to 27 units and have Staff support. Additionally, only the two Tract Maps would need City Council approval. This application can proceed now, whatever project application is submitted.

If a rezone is requested by the Developer the following EIR Reports may be triggered. Typically, larger projects have more financial capacity or cost to value from a rezone application, however, in this case, the impact from this project may be minor and the cost for this effort likewise, less. Also, a change of zone affects the entire City community with that particular zone classification.

- Aesthetics
  - Address potential project impacts on the aesthetic character of the project site and surrounding area, including the creation of obstruction of views, the effects on ambient nighttime light levels, and the creation of new sources of daytime or nighttime glare.
- Air Quality & Greenhouse Gases
  - Evaluate the impact of air quality and greenhouse (GHG) emissions from construction and the new uses that would result from the proposed project in accordance with South Coast Air Management District (SCAQMD) guidelines applicable to the Coachella Valley. Assess potential GHG impacts with respect to established regional GHG inventory thresholds for the Coachella Valley prepared by the Coachella Valley Association of Governments and the SCAQMD.
- Biological Resources
  - Evaluate potential impacts to biological resources present on the project site, based on biological resource surveys to identify vegetation communities and associated plant and wildlife species, including the potential for burrowing owls.
- Cultural Resources
  - Address the potential for impacts to potential cultural resources that may be present on the Project site.
- Geological Resources

- Address the potential for impacts related to existing geological and soils conditions.
- Hazards and Hazardous Materials
  - Address the potential for impacts for and use of hazardous materials at the project site or in surrounding areas to affect existing and planned uses.
- Hydrology and Water Quality
  - Evaluate the changes to existing drainage patterns and water quality based on a hydrology study of the site and proposed Project.
- Land Use and Planning
  - Evaluate the consistency of the proposed Project with applicable local and regional land use plans and policies.
- Noise
  - Address potential impacts from stationary noise sources associated with the proposed project.
- Population and Housing
  - Address the potential for an increase in population, housing, and employment that would occur as a result of the proposed Project with adopted local and regional growth projections and applicable policies.
- Public Services
  - Address the need for police and fire protection, emergency medical, school, and recreation services and facilities as a result of the proposed Project.
- Transportation and Traffic
  - Evaluate the potential for transportation and traffic impacts resulting from the proposed Project on local streets, state transportation facilities and transit services.
- Utilities and Service Systems
  - Evaluate the potential impacts the proposed Project would have on water supply and delivery facilities; wastewater collection and treatment facilities; and other utility services and facilities. These include electricity and natural gas facilities; solid waste collection and disposal facilities; and telephone and cable services.

**Miscellaneous Development Information:**

**Buyer's Profile:**

- Buyers much earn between \$65,000 and \$80,000 to purchase these units. They may qualify as families or as individuals.
- The Down Payment for these purchases is provided by agencies.
- These families must occupy their units for a period of 5 years before the Down Payment is extinguished.
- Please see [Exhibit A](#)

**Time is Money:**

- The State allows for density increases and financial incentives to accommodate families in need for Affordable Housing. The local Cities are also compelled to accommodate these families and work to satisfy "quotas" as determined by the State and by the Federal Governments. This Developer, from the onset, has made his intentions known and has expressed his willingness to work with this

City to produce this desperately needed product for folks in need of the Program. Without question, the City should encourage Developers to participate in this Program. In fact, many Cities across the State charge Developers to accommodate Affordable Housing or to provide “in lieu of” Fees.

- It is imperative for the City to accommodate this Developer and his investment in this real estate or he may move on and abandon this proposal. Prolonged delays create a financial strain for any property and for any Developer. There is no good financial reason for the City not to work out an “expeditious solution” to accommodate families in need of Affordable Housing. Time is money and if this is not the right time to produce Affordable Housing, the money will go elsewhere and this Site will remain as it is.

### **Selling Price Points for Moderate Affordable Housing:**

- The following numbers literally tie the Developer’s hands for his development costs and his construction costs. Unless he is able to create and maintain a balance for these costs, his project fails.
- (Fred – in this instance, it may be a good idea to share some basic project cost numbers here – It is okay to disclose your costs to these folks – somewhere along the way, they need to see that you are not a bottomless money pit). But, this is up to you.
- The Selling Price for the 3 bedroom units are at \$257,000.
- The Down Payment is \$50,000 and is provided for the Buyer through this Program.
- The Closing Cost is paid for by the Buyer and it is estimated at \$3,000 per unit.
- The Interest Rate is estimated to be 2.75% which is far below the norm at 3.5%.
- The monthly payment for the resulting \$207,000 loan is \$950 per month.
- The estimated HOA fee is \$150.00 per month.
- Utilizing conventional Power, the monthly Southern California Edison bill would be approximately \$150.00.
- Optional: If the project is successful in attracting investors to install and maintain a Renewable Power System and Store Power on Site, the monthly utility bill would be reduced to \$75,000 for a 7 year period of time. (Best to leave this item in so that the City knows that we are seeking to do something special here).

### **Design Amenities:**

- Create a well-designed project that contributes to a sense of “Pride of Ownership” for the Buyers by design at Affordable Prices.
- Create Units for the Family, 22 units with 3 bedrooms and 2 ½ baths, and 12 units with 4 bedrooms with 2 ½ baths.
- Provide a “Play Area” including a moderately sized pool, hot tub, and BBQ area.
- Provide a “Dog Park” fenced in and properly gated for control.
- The units propose Ceilings on the 1<sup>st</sup> Floor to be 9’-8” tall and the 2<sup>nd</sup> Floor Ceilings at 9-0” tall.
- All of the Units are two stories with the Living Areas on the 1<sup>st</sup> Floor and the Sleeping Areas on the 2<sup>nd</sup> Floor.
- Sustainable Design – An energy savings measure which creates added value.
  - Super Insulated Walls
  - Super Insulated Attics or Roofs
  - Insulated Windows and Doors

- Sound Insulated walls for a “Quiet House”
- Gray Water Loops for water irrigation
- Electrical Dimmers and Motion Detectors throughout the units
- Water saving plumbing fixtures
- Cool Roofs – radiant barriers or the equivalent
- Desert Landscaping requiring small amounts of water
- Security Lighting throughout the Common Areas
- Fire and Emergency access and sufficient Turn Arounds
- Single Car Garages with storage capacity
- Carports to help with visibility and to open the approach to the Unit Entry Doors
- Most of the Units have direct Street Access to Date Palm and to Eytel.
- All of the Units enjoy their own fenced in yards and they have access gates to the Pool to the Public Streets and to the Common Areas.
- Large Patios
- Private Balconies from the Master Bedrooms of the units and are placed over the garages.

**Lot Size:**

- The General Plan RM Use requires single family lots to be 4,000 SF
- The Proposed Project is designed for lots to be 2,759 SF on average. Their sizes vary depending on location and Site Layout.
- The calculations to determine density without penalty for land dedications are as follows:

90,649	Net after dedication SF 97,393 SF is the Original Size
43,560	SF per acre
2.08	Acres
10	Units allowed per acre with RM District Overlay
20	Total units allow per General Plan
135%	Allowed Moderate Affordable Density
27	Units allowed or 30 allowed without density deduction

- This is 7 units short of what is allowed by the City’s General Plan which calls for application of (RM) Residential Multi-Family standards.
- Or, only 4 units short if there is no loss to density due to land dedication for street widening.

**Parking Required and as Proposed:**

- Required parking is 2.0 for 3 bedroom units and 2.5 for 4 bedroom units.
- 22 units 3 bedrooms x 2 stalls = 44 required stalls
- 12 units 4 bedrooms x 2.5 stalls = 30 required stalls
- Total required Parking Stalls 44 + 30 = 74 Stalls
- This project proposes 78 Stalls including guests and ADA Van parking, near the main entrance.

**Mailboxes Locations:**

- 2 locations are proposed and located in central locations and adjacent to Trash Shelters

**Trash Locations:**

- 3 locations are proposed and locate in easy access locations. They include “bulk” items and recycling containers. Full covered shelters with good illumination are proposed. Hose bibbs and hoses will also be provided to wash the areas down.
- They are sizing per Burrtec recommendations and we have a “Will Serve” letter from Burrtec.

**Unit and Lot Legend:**

Newport Village Unit Mix Information									
Unit #	Unit Type	Bedrooms	1st Floor SF	2nd Floor SF	Total SF	Garage SF	Balcony SF	Yard SF	Total Private Space SF
1	D	3	511	750	1,261	299	137	348	485
2	CR	3	466	700	1,166	280	104	318	422
3	C	3	466	700	1,166	280	104	318	422
4	CR	3	466	700	1,166	280	104	318	422
5	D	3	511	750	1,261	299	137	348	485
6	CR	3	466	700	1,166	280	104	318	422
7	C	3	466	700	1,166	280	104	276	380
8	CR	3	466	700	1,166	280	113	284	397
9	C	3	466	700	1,166	280	104	773	877
10	CR	3	466	700	1,166	280	104	586	690
11	C	3	466	700	1,166	280	113	290	403
12	CR	3	466	700	1,166	280	104	851	955
13	C	3	466	700	1,166	280	76	603	679
14	D	3	511	750	1,261	299	137	342	479
15	DR	3	511	750	1,261	299	137	342	479
16	D	3	511	750	1,261	299	137	342	479
17	DR	3	511	750	1,261	299	137	342	479
18	D	3	511	750	1,261	299	137	342	479
19	DR	3	511	750	1,261	299	137	342	479
20	D	3	511	750	1,261	299	137	342	479
21	DR	3	511	750	1,261	299	137	342	479
22	D	3	511	750	1,261	299	137	342	479
23	C	3	466	700	1,166	280	105	360	465
24	A	3	426	748	1,174	241	108	332	440
25	E	4	502	901	1,403	273	96	823	919
26	B	4	487	934	1,421	245	N/A	922	922
27	BR	4	487	934	1,421	245	N/A	630	630
28	ER	4	502	901	1,403	273	96	370	466
29	AR	3	426	748	1,174	241	108	312	420
30	E	4	500	849	1,349	273	90	257	347
31	D	3	466	750	1,216	299	139	236	375
32	DR	3	466	750	1,216	299	139	236	375
33	D	3	466	750	1,216	299	139	236	375
34	E	4	505	849	1,354	273	90	675	765
			1st Floor SF	2nd Floor SF	Total SF	Garage SF	Balcony SF	Yard SF	Total Private Space SF
		SF Totals	16,446	25,764	42,210	9,610	3,751	14,098	17,849
							Average SF		524.97

Sincerely,



Skip Goodell, NCARB  
Project Architect C-10132