

Notes on Fannie Mae and Plaza America density implications.

Fannie Mae 28.3 acres = ~ 1,245,000SF

1.5 FAR = 1,867,800 SF. (a) 50% = 933,900; (b) 60% = 1,120,680; (c) 40% = 747,120  
@ 1500SF/DU: (a) = 623 DU or 1,300 residents; (b) = 747 DU or 1570 residents  
@ 300SF/Worker: (a) = 3,110 workers; (c) = 2490 workers  
Totals 50:50 ~ 4,410 people; 40:60 (nonres:res) ~ 4060 people

1.25 FAR = 1,556,500 SF. (a) 50% = 778,250; (b) 60% = 933,900; (c) 40% = 622,600SF  
@ 1500SF/DU: (a) = 520 DU or 1090 residents; (b) = 623 DU or 1,300 residents  
@ 300SF/worker: (a) = 2600 workers; (c) = 2,075  
Totals 50:50 ~ 3,690 people ; 40:60 (nonres:res) ~ 3,375

1.0 FAR = 1,245,000 SF. (a) 50%=622,500; (b) 60%= 747,000; (c) 40%= 498,000  
@ 1500SF/DU: (a) = 415 DU or 870 residents; (b) = 498 DU or 1050 residents  
@ 300SF/worker: (a) =2075 workers; (c) = 1660 workers  
Totals 50:50 ~ 2,950 people; 40:60 (nonres:res) ~ 2,710 people

Plaza America ~ 400 DU or 840 residents (~ 630,000SF residential development)