

Fanwood Downtown Redevelopment Development Comparison Matrix

Excluding Martine Avenue Properties

	DU/ Retail- Residential	DU/ Residential	DU/Total	Retail/ Office (sf)	Required Parking	Parking Provided
Existing Redevelop Plan	18	48	66	28,000	132+140 = 272 sp	? + 73 street spaces
Concept 1	35	22	57	32,800	116+164 = 280 sp	235+73 = 308 sp
Concept 2	35	18	53	34,800	109+174 = 283 sp	229+73 = 302 sp
Concept 3	35	20	55	34,800	112+174 = 286 sp	271+73 = 344 sp
Concept 4	32	22	54	31,100	110+155 = 265 sp	195+73 = 268 sp