

Appendix O
Density Calculations

Glen Cove Ave Incentive Overlay District (RIO-GCA)

Maximum Residential Density: 20 units per acre

Additional Incentives and Bonuses per Section D of the RIO-GCA District:

Density Bonus for Structured Parking: 17 units per acre

Density Bonus for Streetscape Improvements: 10 units per acre

Density Bonus for On-Site Recreational Amenities: 3 units per acre

Total Density Bonus Afforded 30 units per acre

Total Units Allowed per the Glen Cove Ave Incentive Overlay District: 50 Units per acre

Unit per Acre Comparison

Avalon - 72.3 units per acre WITH above ground parking

Avalon North - 83 units per acre WITH above ground parking

VS.

The Villa - 33 units per acre IF parking were ABOVE ground

The Avalon buildings are each atleast 2 ½ times the equivalent density of The Villa.