

DERBY DISTRICT DEVELOPMENT MATERPLAN - SHORT TERM

November 3, 2025



CONCEPTUAL MASTERPLAN - SHORT TERM																	
BUILDING TYPE		GROSS AREA PARKING	GROSS RESIDENTIAL AREA FINISHED	GROSS COMMERCIAL AREA	NET AREA RESIDENTIAL	NET AREA AMENITY	TOTAL NET AREA (S.F.)	EFFICIENCY	TOTAL UNITS	TOTAL BEDROOMS	COVERED PARKING	SURFACE PARKING	TOTAL RESIDENTIAL PARKING	TOTAL COMMERCIAL PARKING	PARKING RATIO		
															PER 1,000	PER UNIT	PER BR
	A2-3	17,100	68,400		57,450	750	58,200	84.0%	67	87	50	22	72			1.07	0.83
	A2-4	17,100	68,400		57,450	750	58,200	84.0%	67	87	50	22	72			1.07	0.83
	A-7	18,400	73,600		61,850	750	62,600	84.0%	75	99	56	31	87			1.16	0.88
	A-8	18,400	73,600		61,850	750	62,600	84.0%	75	99	56	31	87			1.16	0.88
	A-9	18,400	73,600		61,850	750	62,600	84.0%	75	99	56	31	87			1.16	0.88
	A-10	18,400	73,600		61,850	750	62,600	84.0%	75	99	56	31	87			1.16	0.88
	A-11	18,400	73,600		61,850	750	62,600	84.0%	75	99	56	33	89			1.19	0.90
	A-12	18,400	73,600		61,850	750	62,600	84.0%	75	99	56	33	89			1.19	0.90
	D-1	12,000	48,000		40,050	750	40,800	83.4%	51	59	32	45	77			1.51	1.31
	D-2	12,000	48,000		40,050	750	40,800	83.4%	51	59	32	45	77			1.51	1.31
	D-3	12,000	48,000		40,050	750	40,800	83.4%	51	59	32	45	77			1.51	1.31
	D-4	12,000	48,000		40,050	750	40,800	83.4%	51	59	32	45	77			1.51	1.31
	D-5	12,000	48,000		40,050	750	40,800	83.4%	51	59	32	45	77			1.51	1.31
	D-6	12,000	48,000		40,050	750	40,800	83.4%	51	59	32	45	77			1.51	1.31
	D-7	12,000	48,000		40,050	750	40,800	83.4%	51	59	32	45	77			1.51	1.31
	CLUB			10,000		10,000						21		21	2.10		
	SUB-TOTALS		228,600	914,400	10,000	766,350	21,250	777,600	83.8%	941	1181	660	570	1209	21		1.28
RETAIL	A-BANK/CU			32,750								25		25	0.76		
	B-MEDICAL			19,200								78		78	4.06		
	C- REST.			5,470								45		45	8.23		
	D-COFFEE			3,150								28		28	8.89		
	E-FAST DINING			4,740								35		35	7.38		
	F-DENTAL			12,000								48		48	4.00		
	G-RETAIL			5,500								25		25	4.55		
	H-CONVENIENCE			7,860								25		25	3.18		
	I-REST./ RETAIL			7,680								41		41	5.34		
	J-REST./ RETAIL			7,680								41		41	5.34		
	K-BAR & GRILL			2,600								16		16	6.15		
	M- LARGE FORMAT RETAIL			150,000								393		393	2.62		
SUB-TOTALS				258,630								800		800	3.09		
SENIOR	AA- SENIOR CENTER		87,690									135		135	1.54		
SUB-TOTALS			87,690				-					135		135	1.54		
OTHER	BB-HOTEL			55,760								88		88	1.58		
	CC1-HOTEL			38,320								58		58	1.51		
	CC2-HOTEL			38,320								58		58	1.51		
	DD-CHILD CARE			5,000								7		7	1.40		
	EE-REG. FACILITY			7,000								127		127	18.14		
	EXISTING - BUILDING 100			131,338	(65,668 SF PER FLOOR)							405		405	3		
	EXISTING - BUILDING 200			135,327	(67,662 SF PER FLOOR)												
	EXISTING - BUILDING 300			110,051	(55,025 SF PER FLOOR)												
SUB-TOTALS				521,116								743		743	1.43		
GRAND TOTALS		GROSS AREA PARKING	GROSS AREA FINISHED	GROSS COMMERCIAL AREA FINISHED	NET AREA RESIDENTIAL	NET AREA AMENITY	TOTAL NET AREA (S.F.)	RESIDENTIAL EFFICIENCY	TOTAL UNITS	TOTAL BEDROOMS	COVERED PARKING	SURFACE PARKING (1)	TOTAL RESIDENTIAL PARKING (1)	TOTAL COMMERCIAL PARKING	PARKING RATIO		
		228,600	1,002,090	789,746	766,350	21,250	777,600	83.8%	941	1,181	660	2,248	1,209	1,699	2.15	1.28	1.02

- NOTES:
- 1 DENSITY CALCULATION IS BASED ON BUILDABLE AREA
 - 3 COMMERCIAL PARKING UNIT IS PER 1,000 SF
 - 4 SENIOR SF AND PARKING IS SEPARATE FROM OVERALLS
 - 5 22 SINGLE FAMILY HOME LOTS NOT INCLUDED IN TABLE

KEY METRICS	
826	average N.S.F. per unit
1065	average G.S.F per unit
346	s.f. per covered parking space