

<u>Current RM Standards</u>				<u>Proposed Sta</u>
Maximum Lot Coverage	35%			100%
Max units below 9,000 sq ft	2			
<u>Setbacks</u>				
Front	25			25
Rear	25			25
Side	9			9
<u>Height</u>				
	RM1	RM2		RM1
Stories		3	5	3
Feet		40	50	40
Minimum lot per unit	2000	1500		
Max FAR				
	RM1	RM2		RM1
Surface Parking		1.05	1.75	0.6
Structured Parking		1.05	1.75	1

Common Lots	<u>Existing Standards</u>				<u>Proposed</u>
	Single Lots		Double Lots		Single Lots
	40ft	60ft	80ft	120ft	40ft
Width	40	60	80	120	
Depth (with alley bonus)	160	160	160	160	(<-- use figure
Area (sq ft)	6,400	9,600	12,800	19,200	
Max coverage at setbacks	2,420	4,620	6,820	11,220	2,420
Max coverage (%)	38%	48%	53%	58%	38%
Adjusted max per code	35%	35%	35%	35%	38%
Adjusted max (sq ft)	2,240	3,360	4,480	6,720	2,420

<u>RM1</u>	Current RM1			
(Lot Width)	40	60	80	120
Max Sq Ft. (FAR)				
Min Stories to hit FAR				
Actual buildable stories	3	3	3	3

Proposed - RM1
40
3,840
1.59
1.59

Max Built Sq. Ft.	6,720	10,080	13,440	20,160	3,840
Effective Max FAR	1.05	1.05	1.05	1.05	0.6
Max Units	2	4	6	9	3.0
Min. parking required	3.0	6.0	9.0	13.5	4.5
Min unit size at max	3,360	2,520	2,240	2,240	

<u>RM2</u> (Lot Width)	Current RM2				Proposed - RM2
	40	60	80	120	
Max Sq Ft. (FAR)	N/A	N/A	N/A	N/A	9,600
Min Stories to hit FAR	N/A	N/A	N/A	N/A	3.97
Buildable per code	5	5	5	5	3.97
Max Built Sq. Ft.	11,200	16,800	22,400	33,600	9,600
Effective Max FAR	1.75	1.75	1.75	1.75	1.50
Max Units	2	6	8	12	9
Min. parking required*	3	9	12	18	13.5
Min unit size at max	5,600	2,800	2,800	2,800	
Max units with structured	2	10	14	21	
Min. parking required*	3	15	21	32	
Min unit size at max	5,600	1,680	1,600	1,600	

* Min parking assumes 1.5 stalls per unit, which is the standard for 2 or 3 bedroom units

Standards

Numbers in yellow reflect the city's proposal. Don't change.

East Grand Ave Overlay?

No

RM2

4
50

Assumed feet per Story (new RM only)

12

Assumed Sq Ft Per Unit (new RM only)

1000

RM2

1.5
2.5

Double Lots

60ft 80ft 120ft

(Values from the left four columns)

4,620	6,820	11,220
48%	53%	58%
48%	53%	58%
4,620	6,820	11,220

M1 Surface Parking			Proposed - RM1 Structured Parking				
60	80	120	40	60	80	120	
5,760	7,680	11,520	6,400	9,600	12,800	19,200	
1.25	1.13	1.03	2.64	2.08	1.88	1.71	
1.25	1.13	1.03	2.64	2.08	1.88	1.71	

5,760	7,680	11,520	6,400	9,600	12,800	19,200
0.6	0.6	0.6	1	1	1	1
5.0	7.0	11.0	6.0	9.0	12.0	19.0
7.5	10.5	16.5	9.0	13.5	18.0	28.5

RM2 Surface Parking			Proposed - RM2 Structured Parking			
60	80	120	40	60	80	120
14,400	19,200	28,800	16,000	24,000	32,000	48,000
3.12	2.82	2.57	6.61	5.19	4.69	4.28
3.12	2.82	2.57	4.00	4.00	4.00	4.00
14,400	19,200	28,800	9,680	18,480	27,280	44,880
1.50	1.50	1.50	1.51	1.93	2.13	2.34
14	19	28	9	18	27	44
21.0	28.5	42.0	13.5	27.0	40.5	66.0

Structured Pa

Width of stall
Width of Bld.
Length of Bld

Plus numbers

Surface Parki

10 ft allocate

There are 27

* Parking sho
however, uni
Change the n

SHA Standards

50%

Adjust numbers in green to try out possible alternative proposals / assumptions.

25
25
6

East Grand Ave Overlay?
No

RM1		RM2	
	3		3
	35		35

Assumed feet per Story (new RM)
10

Assumed Sq Ft Per Unit (new RM)
1000

RM1		RM2	
	0.6		1.5
	1		2

SHA

Single Lots		Double Lots	
40ft	60ft	80ft	120ft

(<-- use figures from the left four columns)

3,080	5,280	7,480	11,880
48%	55%	58%	62%
48%	50%	50%	50%
3,080	4,800	6,400	9,600

SHA - RM1 Surface Parking				SHA - RM1 St
40	60	80	120	40
3,840	5,760	7,680	11,520	6,400
1.25	1.20	1.20	1.20	2.08
1.25	1.20	1.20	1.20	2.08

	3,840	5,760	7,680	11,520	6,400
	0.6	0.6	0.6	0.6	1
	3	5	7	11	6
	4.5	7.5	10.5	16.5	9.0
	SHA - RM2 Surface Parking				SHA - RM2 St
	40	60	80	120	40
	9,600	14,400	19,200	28,800	12,800
	3.12	3.00	3.00	3.00	4.16
	3.00	3.00	3.00	3.00	3.00
	9,240	14,400	19,200	28,800	9,240
	1.44	1.50	1.50	1.50	1.44
	9	14	19	28	9
	13.5	21.0	28.5	42.0	13.5
Possible Parking	6	10	14	22	0 plus 2
Parking Shortfall* -->	7.5 short	11 short	14.5 short	20 short	not practical

Parking Assumptions

- 10 ft; length of stall - 20 ft; width of aisle - 25 ft

28 ft	48 ft	62 ft	102 ft
75 ft	75 ft	75 ft	75 ft

are for parking in the back of the property that is in addition to structured parking

ng Assumptions

d to walkway, trash and recycling and snow shrinkage

parking spots on a block if there are no curb cuts and one fire hydrant

rtfall is for average units of 1000 sq ft (actual unit of 850 sq ft, plus 15% for common area);
ts at 1600 sq ft (1,450 sq ft, and 15% for common area) have no parking shortfall or a smaller park
umber in cell T,16 to 1,600 to see the results with 1,600 sq ft units.

1 only)

1 only)

Structured Parking			
	60	80	120
	9,600	12,800	19,200
	2.00	2.00	2.00
	2.00	2.00	2.00

9,600	12,800	19,200
1	1	1
9	12	19
13.5	18.0	28.5

Structured Parking

60	80	120
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19,200	25,600	38,400
4.00	4.00	4.00
3.00	3.00	3.00

14,400	19,200	28,800
1.50	1.50	1.50
14	19	28

21.0	28.5	42.0
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10 plus 3	14 plus 4	18 plus 6
8 short	10.5 short	16 short



ing shortfall.