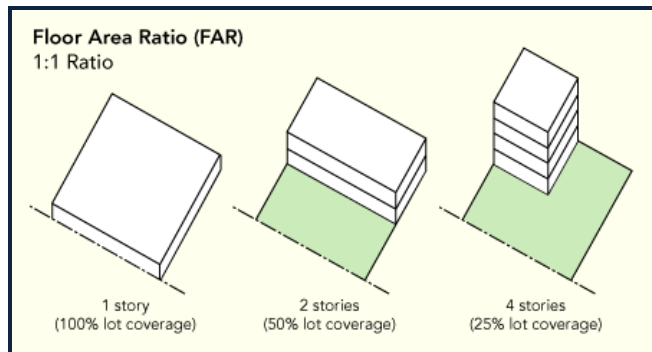


Memorandum



To: City Manager's Office
From: Planning, Building & Public Works
Date: 03/08/2011
Re: **Floor Area Ratio and Building Massing**

The purpose of this memo is to provide simple visual examples of typically massing techniques using Floor Area Ratios. Floor Area Ratio or "FAR" is the ratio of the building square footage to the lot size. The diagram below illustrates three simple ways that a 1:1 FAR might be reached: one story covering the entire lot, 2 stories covering half of the lot, or 4 stories covering a quarter of the lot all result in the same FAR.



The following evaluation is intended to demonstrate how the building heights and FARs proposed in Draft Ordinance No. 011-11 can result in a variety of building forms, which contributes to a dynamic visual environment within a given neighborhood. The figures below are not meant to represent the finished product or preferred options, but rather attempt to visually demonstrate how using the same FAR and building height results in different massing approaches. A standard 20,000 square foot lot has been assumed for the purposes of the analysis. The finer grain detail regarding finishes and materials is and would be governed and directed by the adopted *Marina District Design Guidelines*.

1. *The building in Figure 1 is based on a 45 foot building height with an FAR of 3.2 as proposed in Draft Ordinance 011-11. This massing example demonstrates a full buildout of the lot on the first two floors with the upper stories split into two sections. The building also incorporates terracing and the proposed corner setback requirement. Figure 1 illustrates the building as seen from the front.*

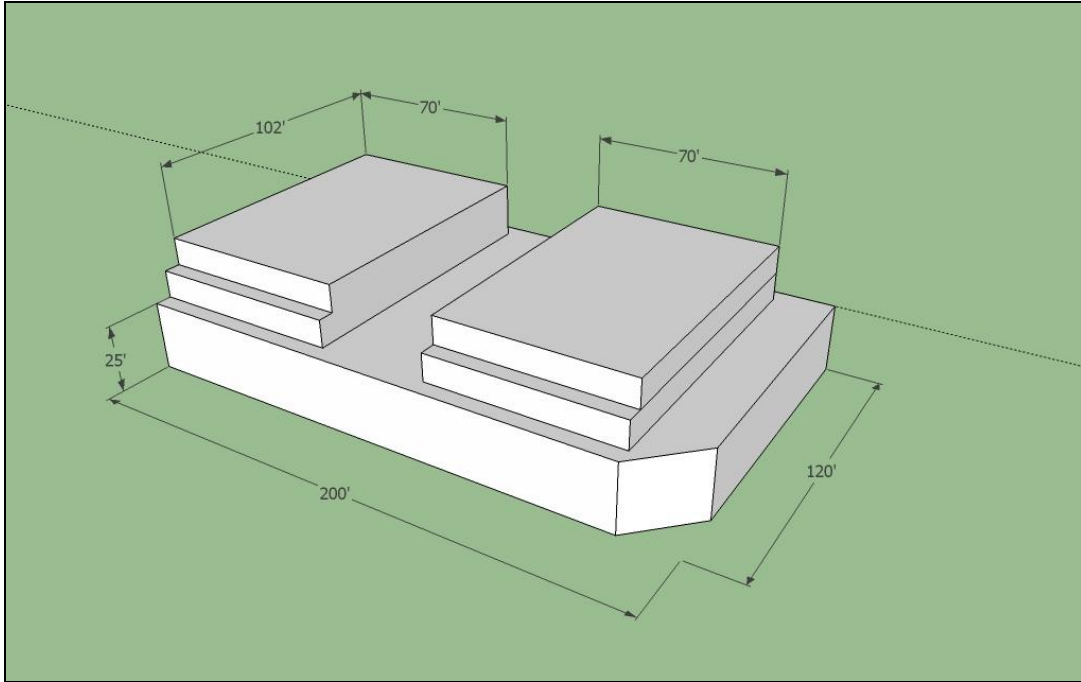


Figure 1

2. *The building in Figure 2 has the same building height and FAR as the building in Figure 1, but has a very different shape and style. The building in Figure 2 illustrates the building as seen from the front.*

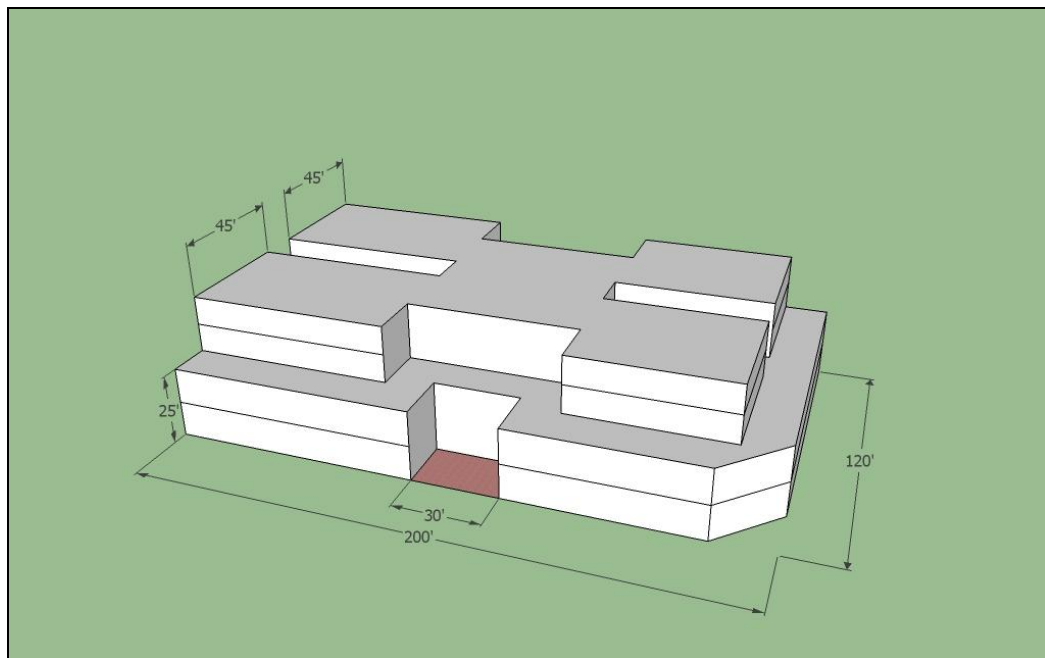


Figure 2

3. *The building in Figures 3 and 4 assumes a 45 foot building height with an FAR of 3.2. These images illustrate how the FAR can be applied to achieve maximum open space on the site. Figure 3 provides an aerial view while Figure 4 provides a view of the open space as seen from the front or back of the building, depending on where the open space is desired.*

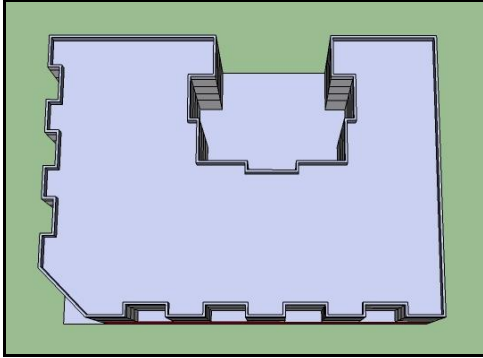


Figure 3

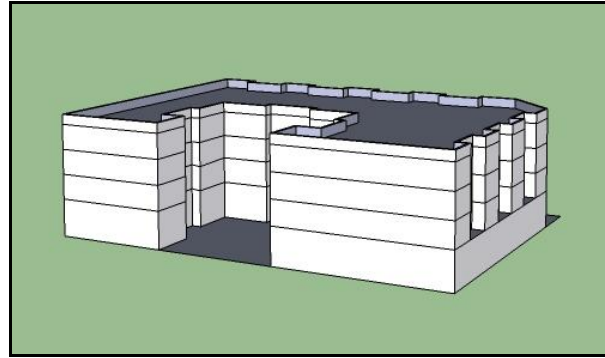


Figure 4

4. *The building in Figures 5 and 6 is based on a 65 foot building height with an FAR of 3.8 as proposed in Draft Ordinance 011-11. This building example demonstrates a typical wedding cake approach to massing. Figure 5 illustrates the building as seen from the front while Figure 6 provides an aerial view of the building to illustrate how use of FAR can facilitate the creation of open space on a site.*

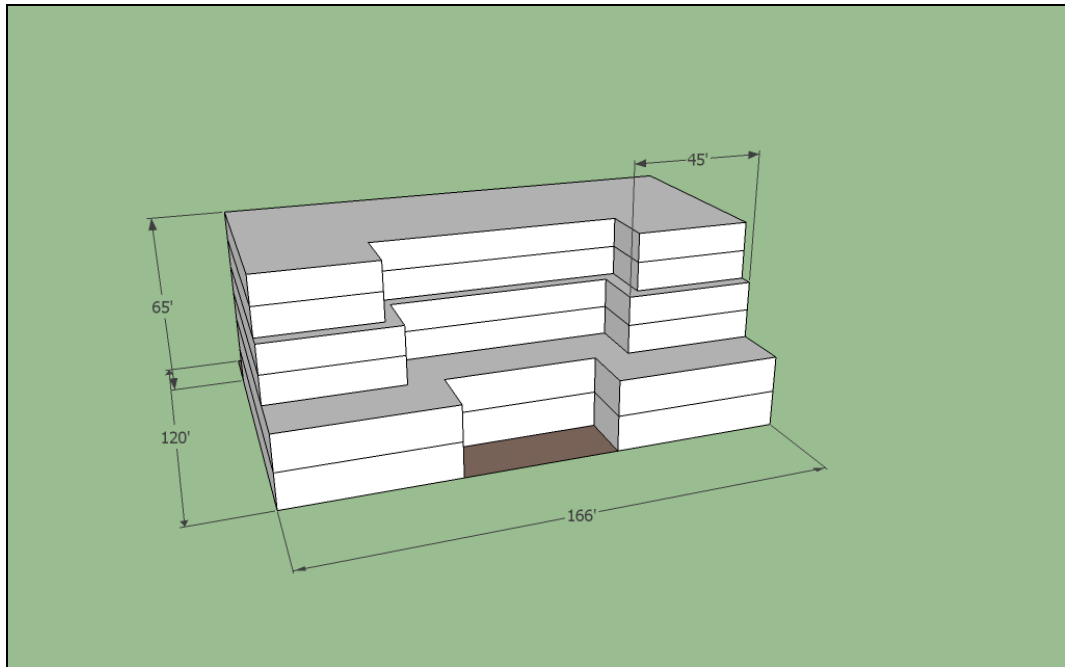


Figure 5

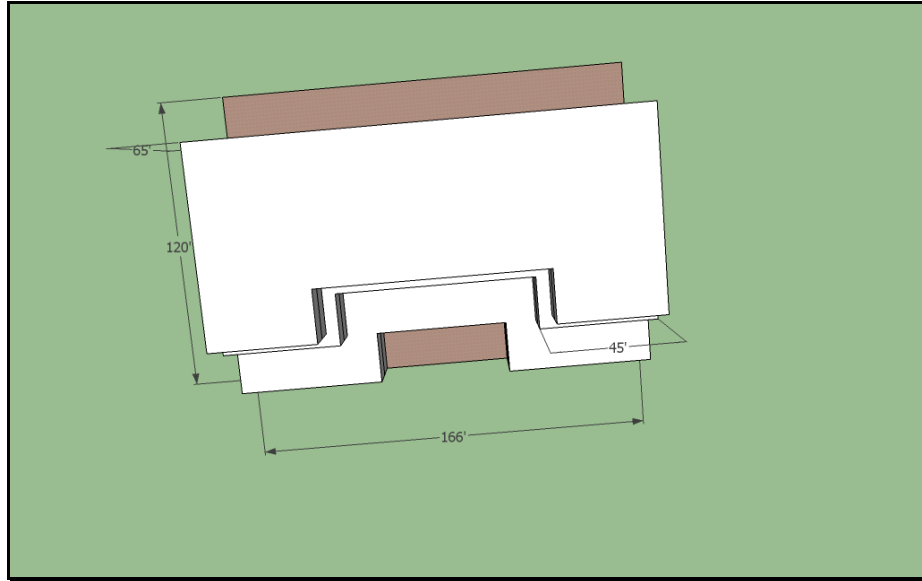


Figure 6

5. The building in Figures 7, 8 and 9 is based on a 65 foot building height with an FAR of 3.8 as proposed in Draft Ordinance 011-11. This building massing example demonstrates a full buildout of the lot on the first two floors with the upper part of the building divided into two sections. Figures 7 and 8 illustrate the building as seen from the front or back while Figure 9 provides an aerial view of the building.

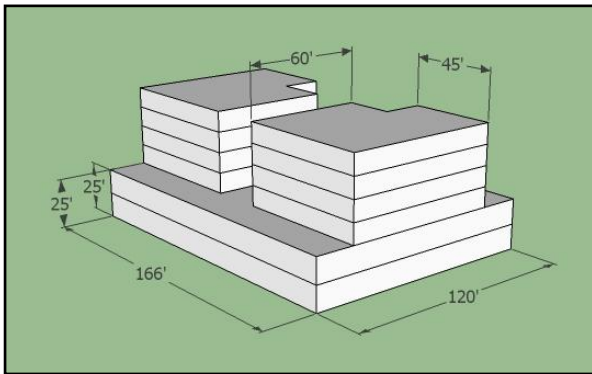


Figure 7

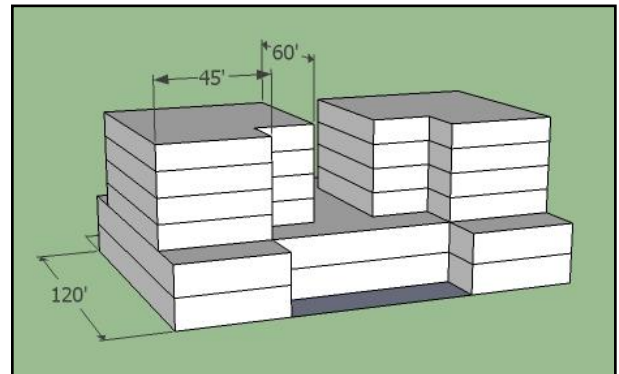


Figure 8

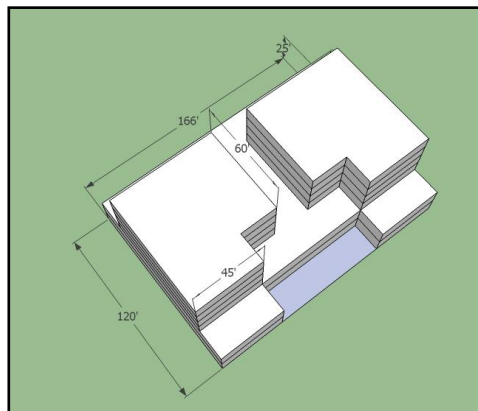


Figure 9

6. The building in Figure 10 is also based on a 65 foot building height with an FAR of 3.8. This building massing example demonstrates a full buildout of the lot on the first two floors with the upper stories interconnected. Figure 3 illustrates the building as seen from the front.

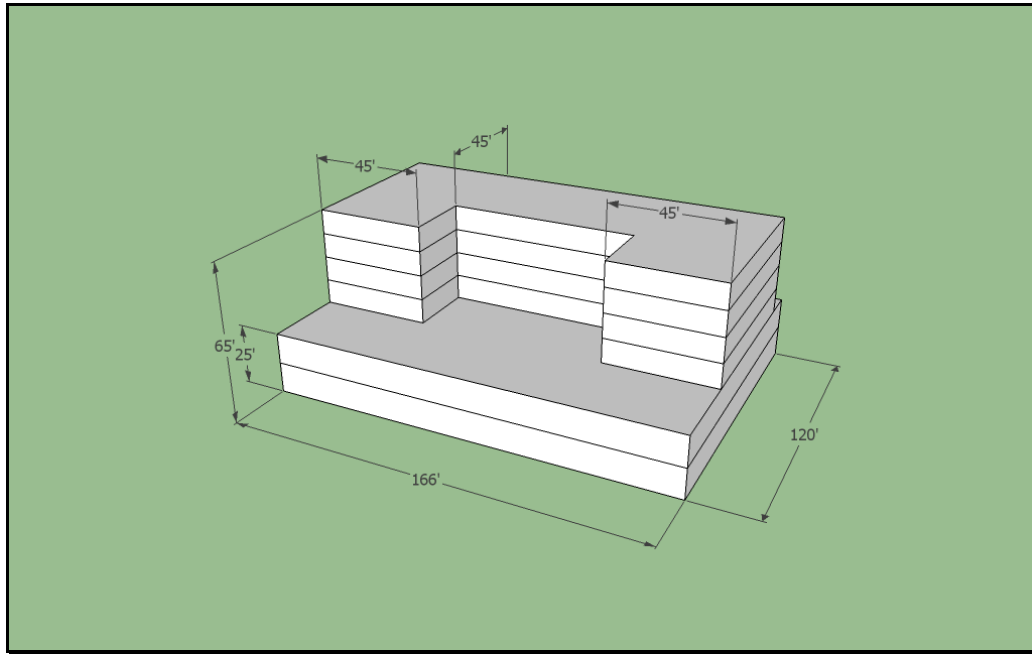


Figure 10

7. The building in Figures 11 and 12 also assumes a 65 foot building height with a FAR of 3.8 as proposed in Draft Ordinance 011-11. These images illustrate how the FAR can be applied to achieve maximum open space (or green space) on the site. Figure 11 illustrates the building as it might be seen from the front or back while Figure 12 provides an aerial view of the building in relation to the open space on the site.

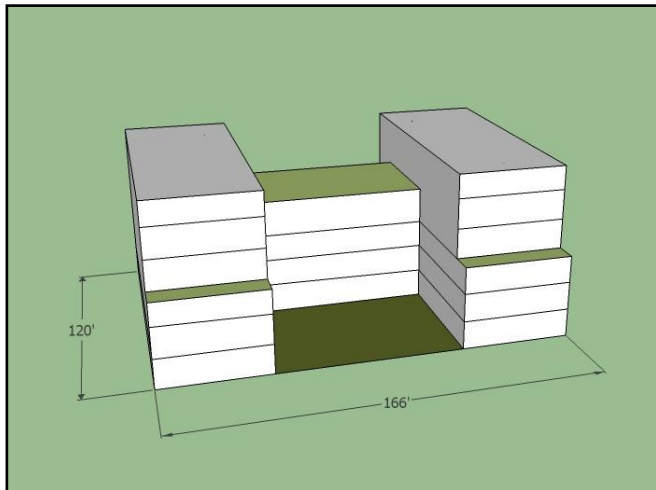


Figure 11

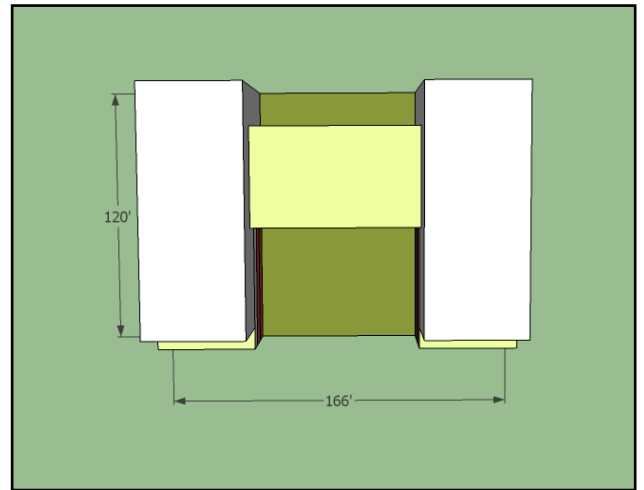


Figure 12