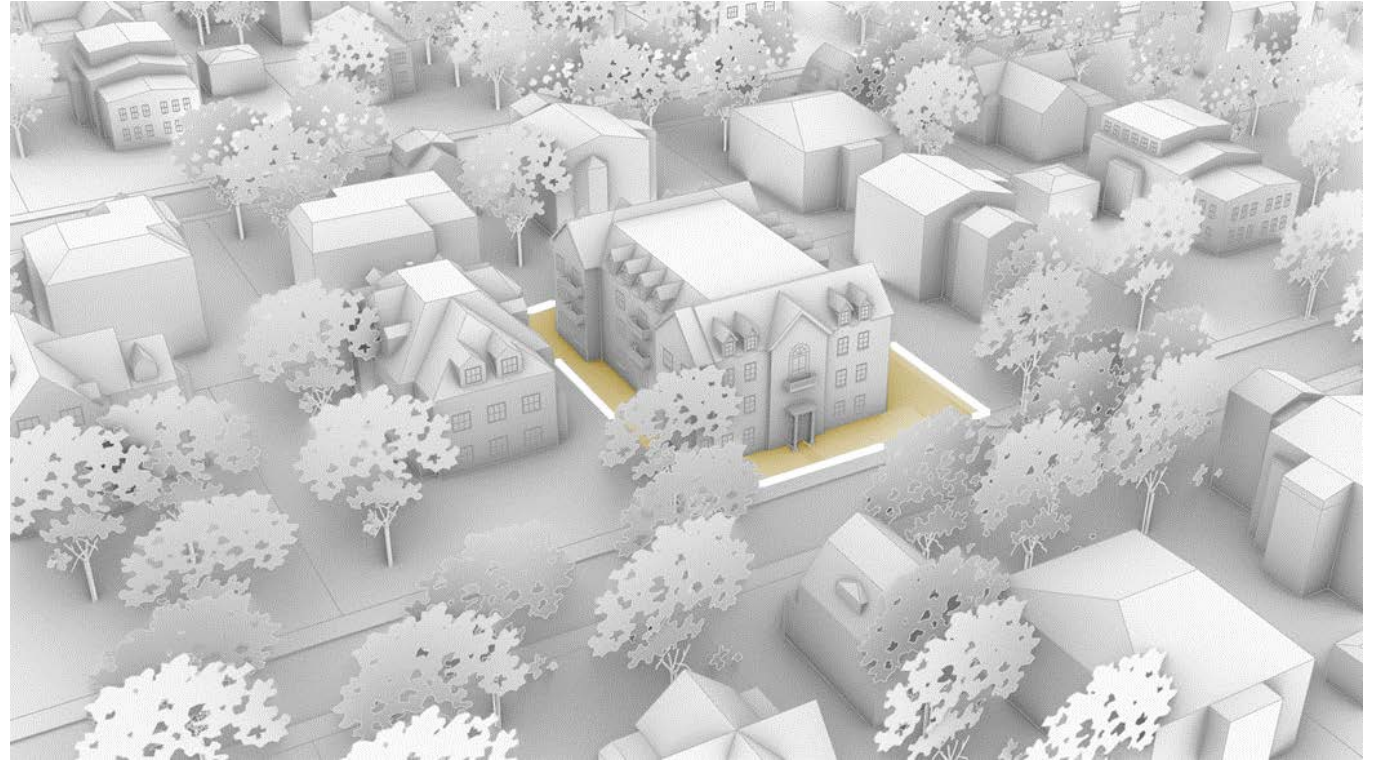


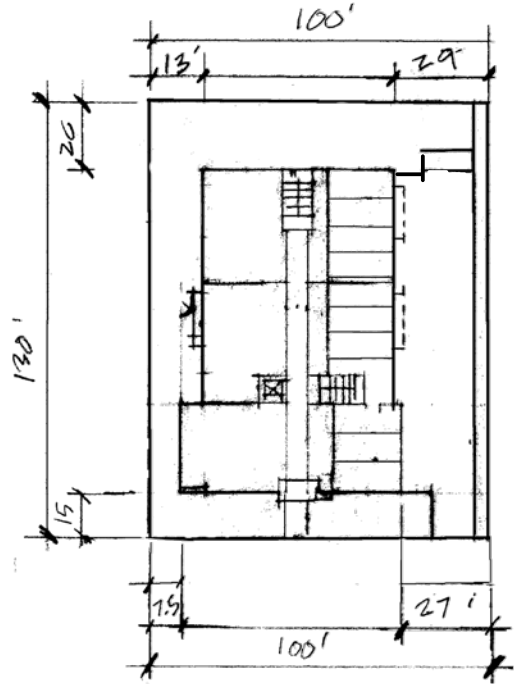
# Residence A Context – Scenario 1

This prototypical 13,000 square-foot lot has a width of 100 feet and depth of 130 feet, which is within the range of typical lot dimensions in the Residence A-1 and A-2 districts. The width of the street (including sidewalks) is about 40 feet. The development patterns in these districts vary throughout the city but are generally characterized by larger single-family homes with some non-conforming two-family, townhouse, and multifamily residences.

The model illustrates a new 4-story development on a vacant lot. The building contains seventeen (17) units, with ten (10) parking spaces provided on-site and an open space ratio of 38%.



4-story development on a vacant lot with on-site parking.



Dimensional Characteristics (ALL FIGURES APPROXIMATE)	
Stories Above Grade	4
Front Yard Setback	15 feet
Side Yard Setbacks	7.5 feet
Rear Yard Setback	20 feet
Building Footprint	5,685 square feet
Gross Floor Area (GFA)	19,255 square feet
Floor Area Ratio (FAR)	1.48
Dwelling Units	17
Lot Area per Dwelling Unit	765 square feet
Open Space Ratio	38%
Parking Spaces	10



Street view from front looking north

12 August 2020



Street view from front looking south

# Residence A Context – Scenario 2

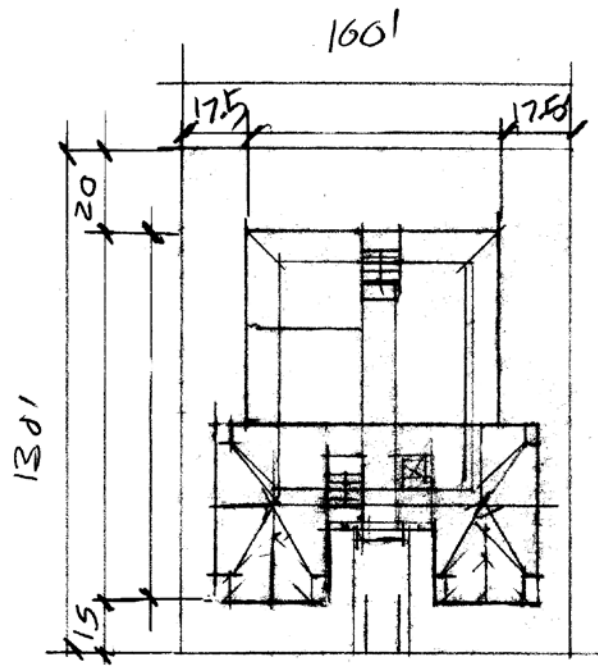
This prototypical 13,000 square-foot lot has a width of 100 feet and depth of 130 feet, which is within the range of typical lot dimensions in the Residence A-1 and A-2 districts. The width of the street (including sidewalks) is about 40 feet. The development patterns in these districts vary throughout the city but are generally characterized by larger single-family homes with some non-conforming two-family, townhouse, and multifamily residences.

The model illustrates a new 4-story development on a vacant lot. The building contains nineteen (19) units with no on-site parking and an open space ratio of 50%.



4-story development on a vacant lot with no on-site parking.





**Dimensional Characteristics (ALL FIGURES APPROXIMATE)**

Stories Above Grade	4
Front Yard Setback	15 feet
Side Yard Setbacks	7.5 feet
Rear Yard Setback	20 feet
Building Footprint	6,535 square feet
Gross Floor Area (GFA)	23,925 square feet
Floor Area Ratio (FAR)	1.84
Dwelling Units	19
Lot Area per Dwelling Unit	684 square feet
Open Space Ratio	50%
Parking Spaces	0



Street view from front looking north

12 August 2020



Street view from front looking south

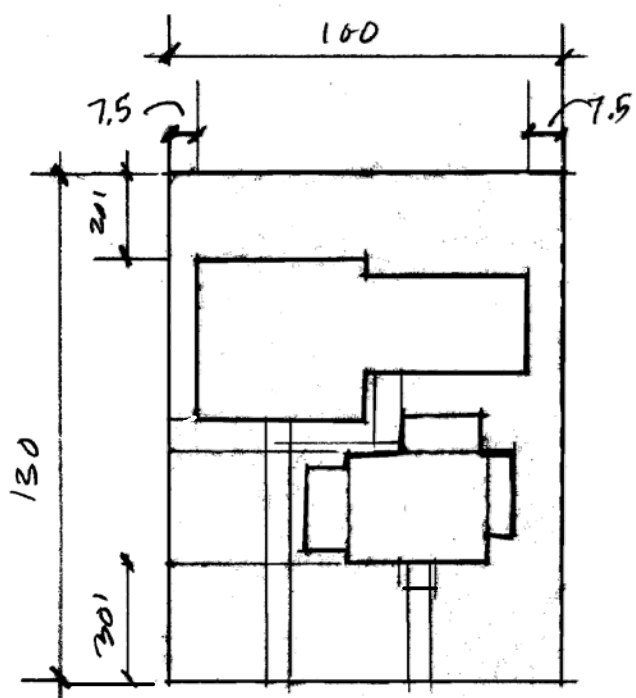
# Residence A Context – Scenario 3

This prototypical 13,000 square-foot lot has a width of 100 feet and depth of 130 feet, which is within the range of typical lot dimensions in the Residence A-1 and A-2 districts. The width of the street (including sidewalks) is about 40 feet. The development patterns in these districts vary throughout the city but are generally characterized by larger single-family homes with some non-conforming two-family, townhouse, and multifamily residences.

The model illustrates a new 4-story housing addition to an existing building with no on-site parking. The new addition would consist of eight (8) units, with an additional three (3) units in the existing building (11 total units).



4-story addition to existing building with no on-site parking.



**Dimensional Characteristics (ALL FIGURES APPROXIMATE)**

Stories Above Grade	4 (new building); 3 (existing building)
Front Yard Setback	68 feet (new building); 30 feet (existing)
Side Yard Setbacks	7.5 feet
Rear Yard Setback	20 feet
Building Footprint	2,814 square feet (new building); 1,620 square feet (existing building)
Gross Floor Area (GFA)	8,862 square feet (new building); 3,726 square feet (existing building)
Floor Area Ratio (FAR)	0.97
Dwelling Units	8 (new building); 3 (existing building)
Lot Area per Dwelling Unit	1,182 square feet
Open Space Ratio	66%
Parking Spaces	0



Street view from front looking north

12 August 2020



Street view from front looking south