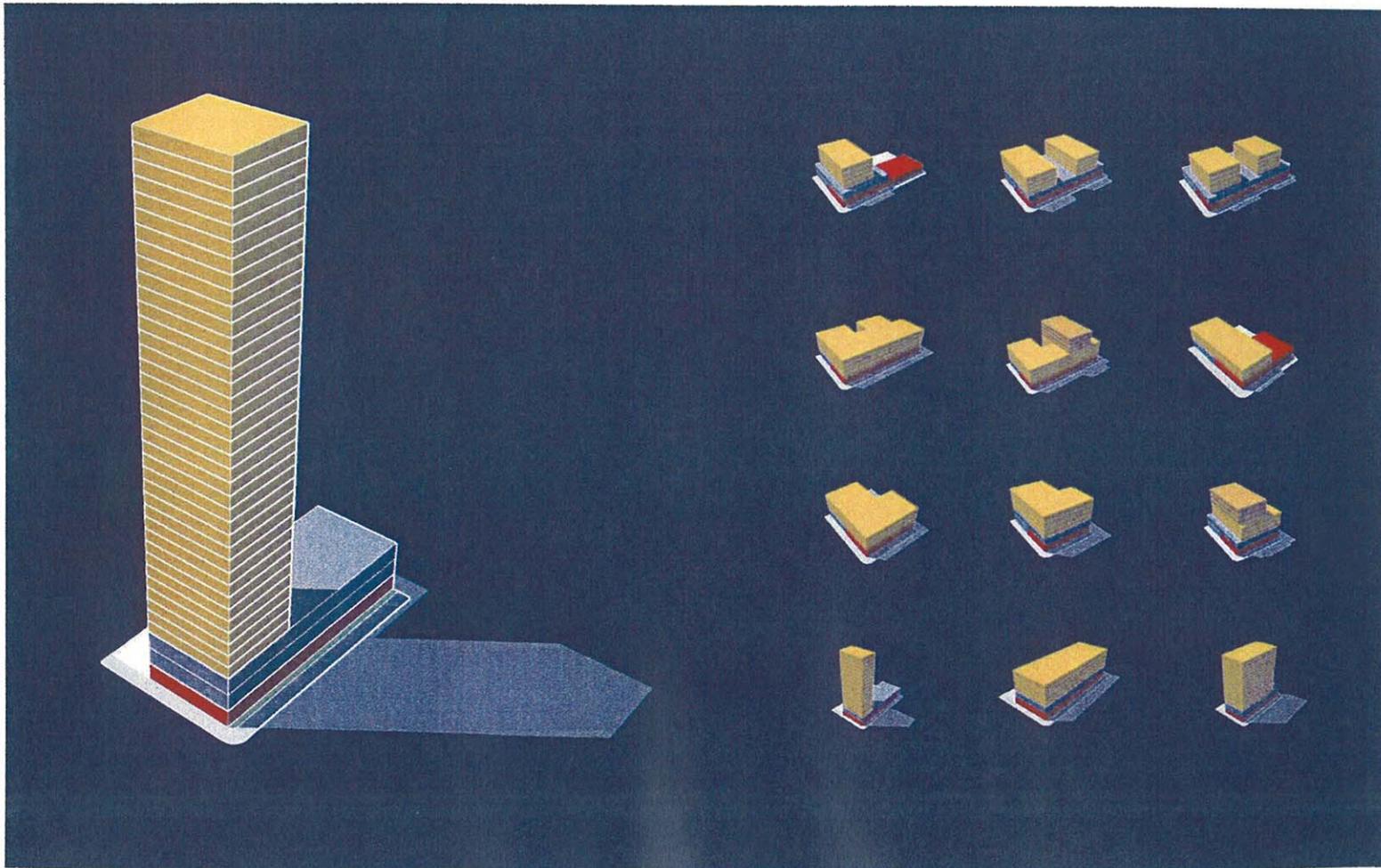


# FAR Examples



# 1.5 FAR

4 over 2 mixed-use

## Scenario 1 West Slope Large Lot

120'

Lot size: 120' x 200' = 24,000sf

200'

Structured Parking  
6,000sf

Surface Parking

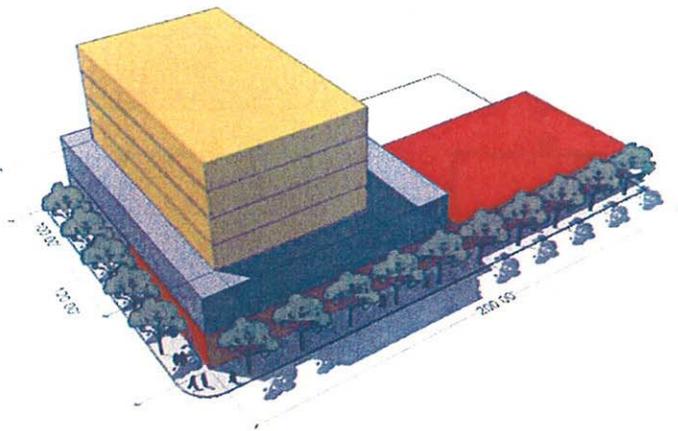
Ground floor retail: 12,000sf

Structured Parking  
on second floor:  
12,000sf

60'

Residential Upper Floors: 6,000sf  
4 Floors = 24,000sf

100'



# 3 FAR

## 4 over 2 mixed-use

### Scenario 2 West Slope Large Lot

120'

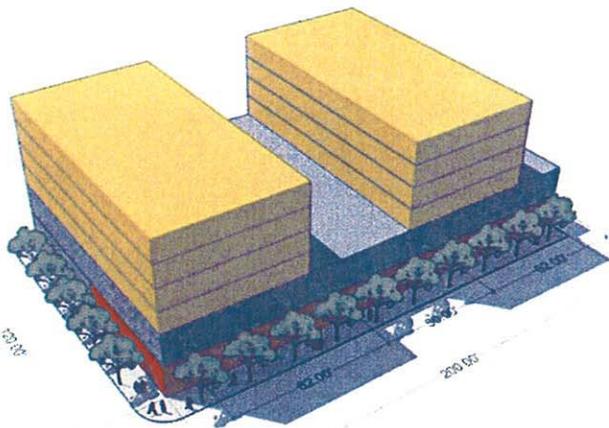
Lot size: 120' x 200' = 24,000sf

200'

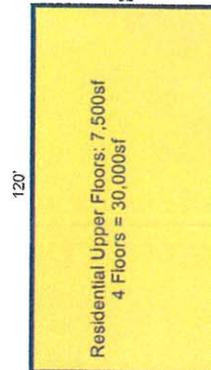
Structured Parking: 12,000sf

Ground floor retail: 12,000sf

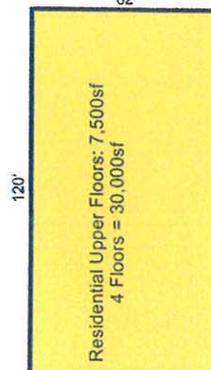
Structured Parking  
on second floor:  
24,000sf



62'



62'



50'

26'

# 3.0 FAR

## 2 8-storie towers

### Scenario 3 West Slope Large Lot

120'

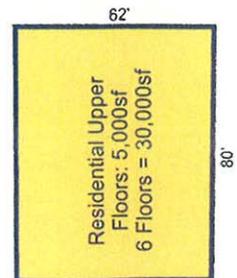
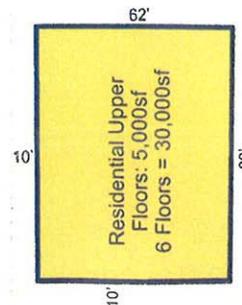
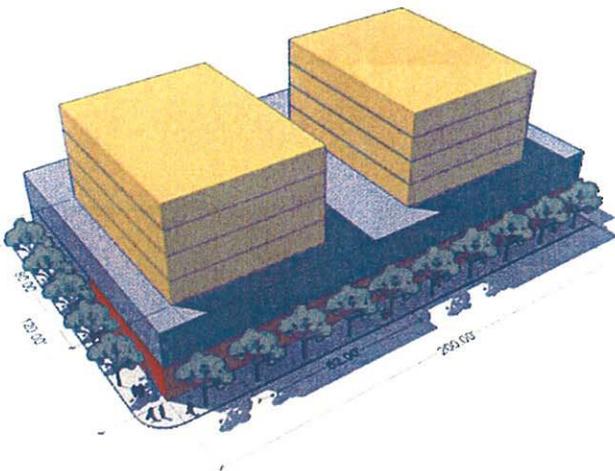
Lot size: 120' x 200' = 24,000sf

200'

Structured Parking: 12,000sf

Ground floor retail: 12,000sf

Structured Parking  
on second floor:  
24,000sf



# 4.0 FAR

4 over 2 mixed-use

## Scenario 4 West Slope Large Lot

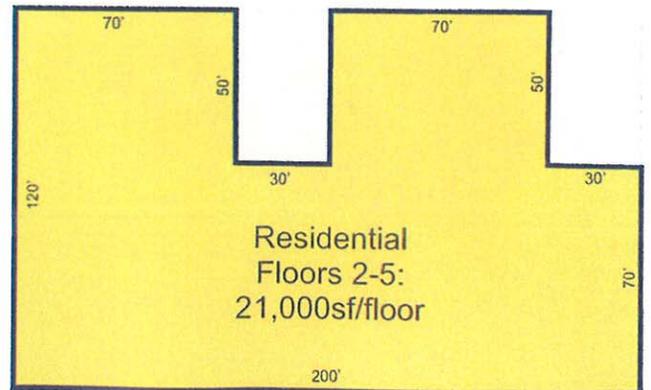
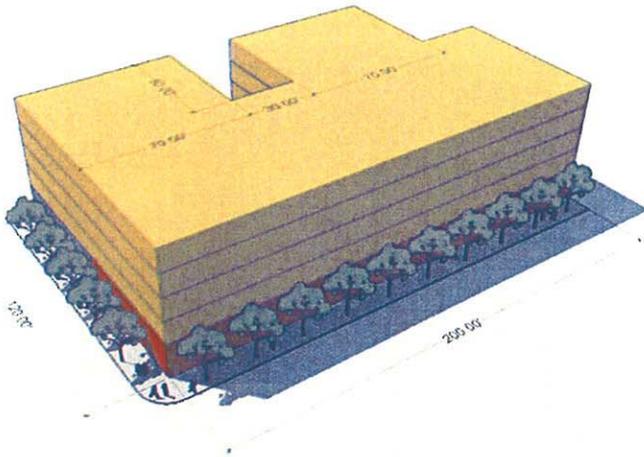
120'

Lot size: 120' x 200' = 24,000sf

200'

Parking - half ground floor  
and underground

Ground floor retail: 12,000sf



# 5.0 FAR

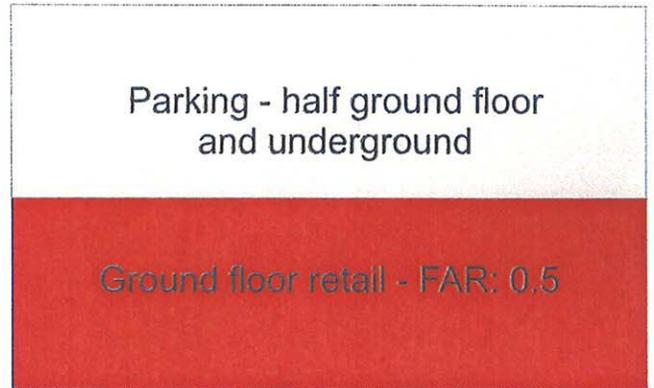
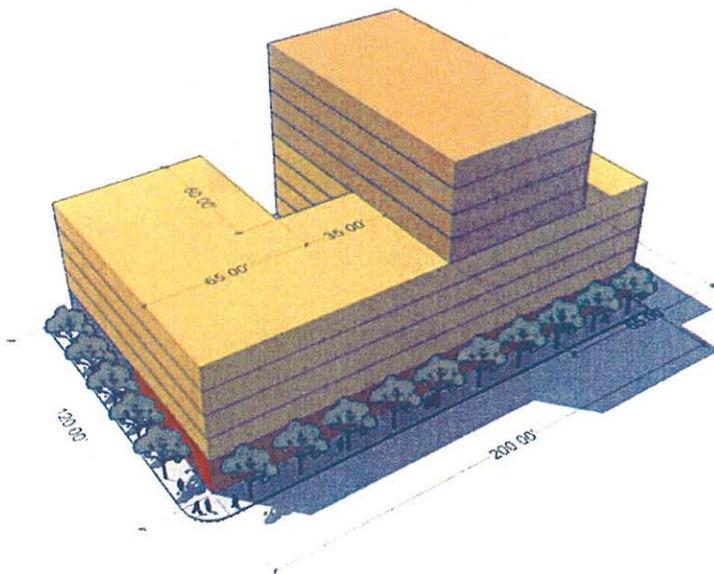
## 4 over 1 mixed-use with a 9-storie tower

**Scenario 5  
West Slope  
Large Lot**

120'

Lot size: 120' x 200' = 24,000sf

200'



# 1.5 FAR

2 over 1 mixed-use

## Scenario 1 West Slope Small Lot

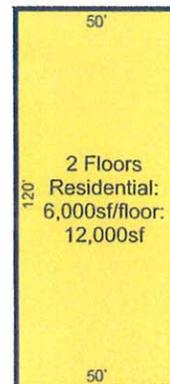
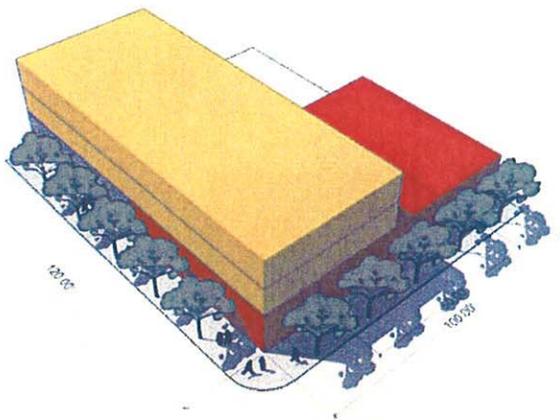
120'  
Lot size:  
120' x 100' =  
12,000sf

100'

Structured  
Parking:  
3,000sf

Surface  
Parking:  
3,000sf

Ground floor retail:  
6,000sf



# 3.0 FAR

## 3 over 1 mixed-use

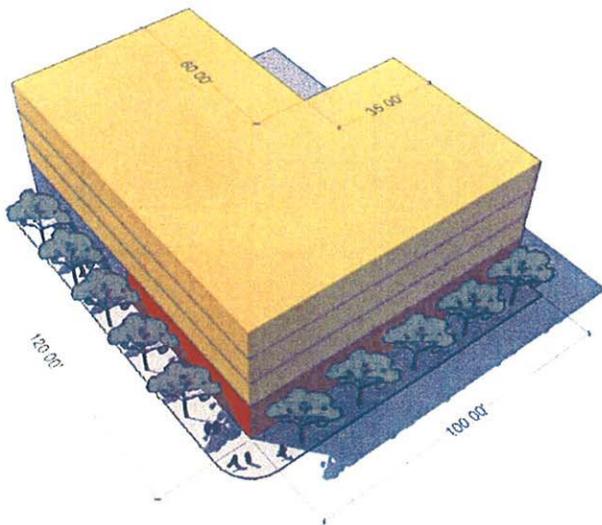
### Scenario 2 West Slope Small Lot

120'  
Lot size:  
120' x 100' =  
12,000sf

100'

Structured Parking:  
6,000sf  
(other parking below grade)

Ground floor retail:  
6,000sf

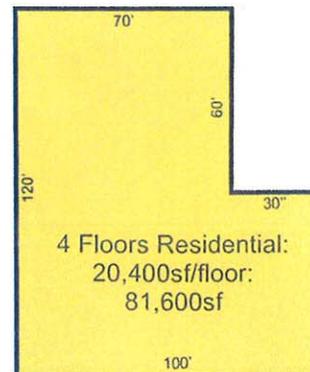
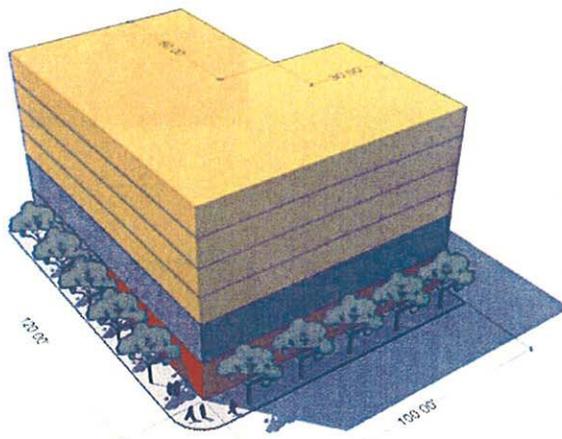


# 3.9 FAR

4 over 2 mixed-use

Scenario 3  
West Slope  
Small Lot

120'  
Lot size:  
 $120' \times 100' =$   
12,000sf

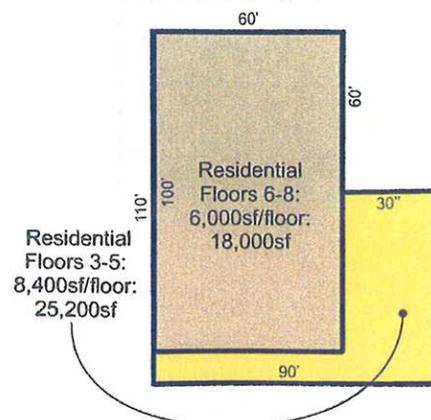
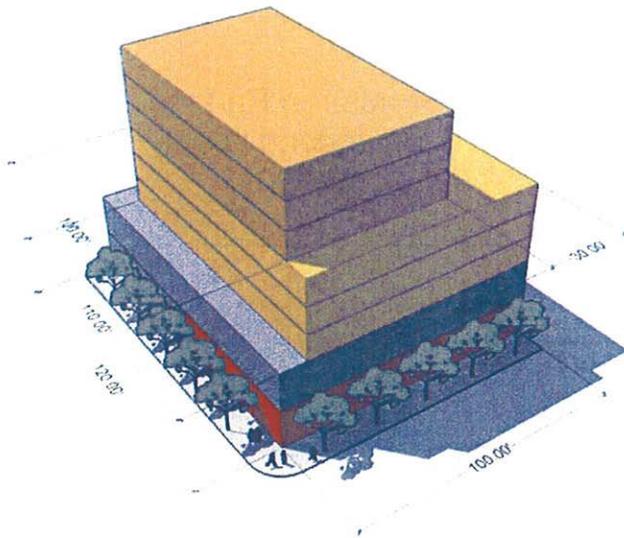


# 5.0 FAR

## 8-storie tower

### Scenario 4 West Slope Small Lot

120'  
Lot size:  
120' x 100' =  
12,000sf



# 3.0 FAR

## 19-storie tower

Scenario 1  
Ridge  
Height: 200'

Lot size: 120' x 200' = 24,000sf

120'

200'

45'

75'



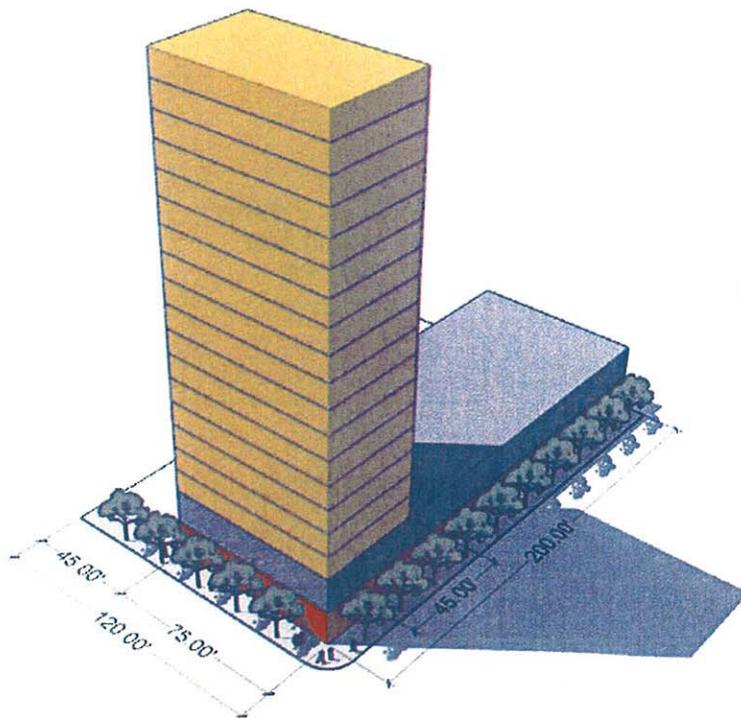
75'



45'



75'



# 3.0 FAR

4 over 2 mixed-use

Scenario 2  
Ridge  
Height: 70'

120'

Lot size: 120' x 200' = 24,000sf

200'

45'

75'

Ground floor retail: 15,000sf

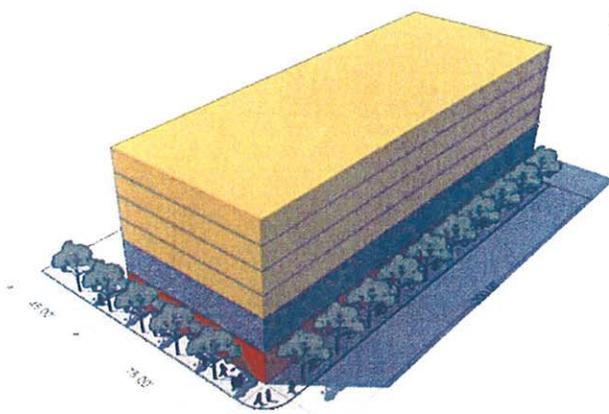
75'

Structured Parking  
on second floor:  
15,000sf

75'

120'

Residential  
Floors: 15,000sf  
4 Floors = 60,000sf



# 8.0 FAR

## 19-storie tower

Scenario 3  
Ridge  
Height: 205'

Lot size: 120' x 200' = 24,000sf

120'

200'

45'

75'

5'

Ground floor retail: 15,000sf

75'

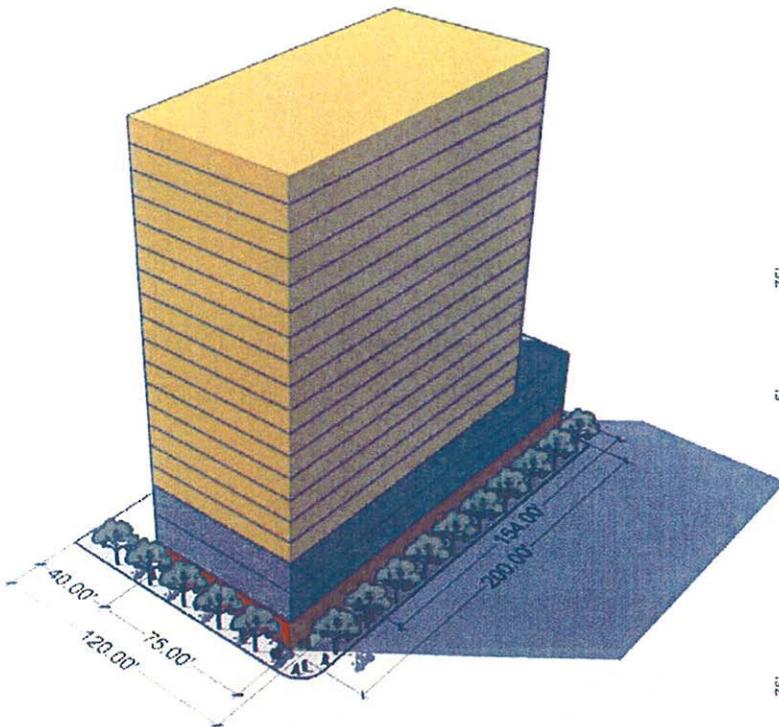
5'

Structured Parking  
floors 2-3:  
30,000sf

154'

75'

Residential Upper  
Floors: 11,550sf  
16 Floors = 184,800sf



# 8.0 FAR

## 40-storie tower

Scenario 4  
Ridge  
Height: 415'

