

RPS1 and RPS2 – DENSITY AND INTENSITY IMPACT ANALYSIS

The proposed Comprehensive Plan and LDR amendments would affect the following parcels that have legally non-conforming apartment-hotels in the R-PS1 and R-PS2 zoning districts:

Affected Parcels				
#	Addresses	Zoning	Lot Size (SF)	Lot Size (AC)
1	226 Jefferson Avenue	R-PS1	7,000	0.16
2	333 & 343 Jefferson Avenue	R-PS2	14,000	0.32
3	310 Meridian Avenue	R-PS2	7,000	0.16
4	727 & 735 2nd Street	R-PS2	1,827	0.04
5	350 Euclid Avenue	R-PS2	7,000	0.16
6	334, 338, & 344 Euclid Avenue	R-PS2	14,000	0.32
7	350 Washington Avenue	R-PS2	4,725	0.11
Total			55,552	1.28

Under existing FAR and density limits, the affected parcels have the following impacts if the legally non-conforming apartment-hotels are maintained:

Current Limits							
#	Addresses	Existing FAR	Current Max Floor Area (SF)	Current Max Density (Dwelling Units/AC)	Current Max Units (Dwelling Units)	Trip Generation Peak Hour Rate (All Suites Hotel)	Current Potential Peak Hour Trips
1	226 Jefferson Avenue	1.25	8,750	57	9	0.55	5
2	333 & 343 Jefferson Avenue	1.50	21,000	70	22	0.55	12
3	310 Meridian Avenue	1.50	10,500	70	11	0.55	6
4	727 & 735 2nd Street	1.50	2,741	70	3	0.55	2
5	350 Euclid Avenue	1.50	10,500	70	11	0.55	6
6	334, 338, & 344 Euclid Avenue	1.50	21,000	70	22	0.55	12
7	350 Washington Avenue	1.50	7,088	70	8	0.55	4
Total			81,578		87		48

If all legally non-conforming apartment-hotel uses are converted to residential uses with increased FAR and density as proposed, the following impacts could be expected:

Proposed Limits							
#	Addresses	Proposed FAR	Proposed Max Floor Area (SF)	Proposed Max Density (Dwelling Units/AC)	Proposed Max Units (Dwelling Units)	Trip Generation Peak Hour Rate (Apartment)	Proposed Potential Peak Hour Trips
1	226 Jefferson Avenue	1.50	10,500	80	13	0.62	8
2	333 & 343 Jefferson Avenue	1.75	24,500	95	31	0.62	19
3	310 Meridian Avenue	1.75	12,250	95	15	0.62	9
4	727 & 735 2nd Street	1.75	3,197	95	4	0.62	2
5	350 Euclid Avenue	1.75	12,250	95	15	0.62	9
6	334, 338, & 344 Euclid Avenue	1.75	24,500	95	31	0.62	19
7	350 Washington Avenue	1.75	8,269	95	10	0.62	6
Total			95,466		119		74

The following is a summary of the collective impact that the proposed amendments could have within the R-PS1 and R-PS2 districts:

Potential Impacts	
Potential Floor Area Increase (SF)	13,888
Potential Units Increase (Units)	32
Potential Peak Hour Traffic Increase (Trips)	26