

## **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:

<b>Affected Parcels</b>				
#	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
<b>Total</b>			<b>55,552</b>	<b>1.28</b>

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

<b>Current Limits</b>							
#	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
<b>Total</b>			<b>81,578</b>		<b>87</b>		<b>48</b>

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:

<b>Proposed Limits</b>							
#	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
<b>Total</b>			<b>95,466</b>		<b>119</b>		<b>74</b>

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

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