



## AIASB Charratte 2020 FAR Guidance Tool

This FAR Guidance Tool is a **FUND-ABILITY** check for rental housing projects  
This is a conceptual exercise for rental housing projects aiming for implementation

### Project Title:

**THE KEEP**

Select Block Area =>

Area 2 - 500 Block

Select Type of Project =>

New Construction

Charette 2020 expert guidance is that **Rental Area** (Net SF) to the **Parcel Size** (Gross SF) in the downtown corridor should be approaching a **2.00 FAR** to justify construction funding.

**ENTER** the Parcel Size, Building Size, and Rental Area for your project concept to see the **Rental FAR**. **ENTER** the Commercial Use Area and Parking Area for additional context.

Lot Size (SF) *	Bldg Size (Gross SF)	Comm. Use (Gross SF)	Prkg Area (Gross SF)	Rental* Area (Net SF)	Building FAR	Rental % of Building	Rental FAR	GOAL for Rental FAR
65,864	146,200	28,900	12,600	109,500	2.22	74.9%	1.66	2.00

\*not to include easements

\*residential only - not to include commercial, etc.

Select the Parking Dependencies and Housing Dependencies that describe your project, and **ENTER** Building Size information. This provides further detail on how the FAR will be achieved, and may change the FAR Goal for fundability in the context of your project.

BUILDING SIZE	
Number of Floors	4
Maximum Building Height	52'
Bldg Footprint (Gross SF)	38,200

HOUSING DEPENDENCIES	
<input type="checkbox"/>	Multi-Family Building
<input checked="" type="checkbox"/>	Multi-Family part of Mixed Use Bldg.
<input checked="" type="checkbox"/>	Apartments (1,2,3 bedrooms)
<input checked="" type="checkbox"/>	Studios apartments
<input checked="" type="checkbox"/>	Micro-units
<input type="checkbox"/>	Inclusionary

PARKING DEPENDENCIES	
<input type="checkbox"/>	Surface parking
<input type="checkbox"/>	Underground parking
<input checked="" type="checkbox"/>	Garage parking under podium
<input type="checkbox"/>	Multi-level parking garage
<input checked="" type="checkbox"/>	Stacked car lifts
<input checked="" type="checkbox"/>	Includes commercial parking
<input type="checkbox"/>	Includes public parking

Once your team has outlined a conceptual design, submit your project parameters on PlanSB.org. Future revisions of PlanSB.org will display the financial case for each project, in addition to community impact metrics and environmental impact metrics.

See the [Survey Results](#) | [Housing](#) tab for some data on public housing interest in the downtown corridor

FAR Guidance Tool created and facilitated by [RealSitePlans.com](#) & [EcoQuants.com](#) for use with [PlanSB.org](#)