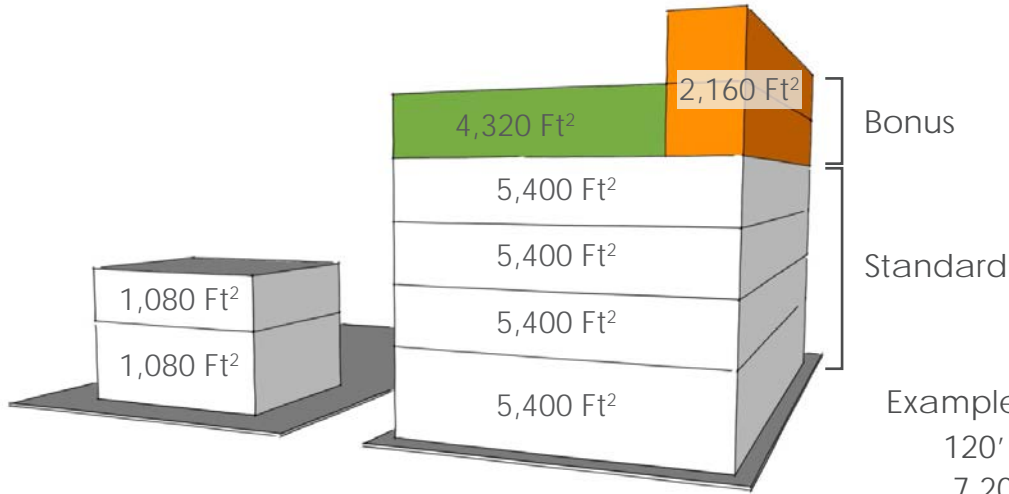


# T2

Minimum  
0.3 FAR

Maximum  
3.0 FAR



$$\begin{aligned} \text{Total SF} &= \frac{2,160 \text{ Ft}^2}{1,080 \text{ Ft}^2} \\ \text{Lot SF} &= 7,200 \text{ Ft}^2 \\ \text{FAR} &= .3 \end{aligned}$$

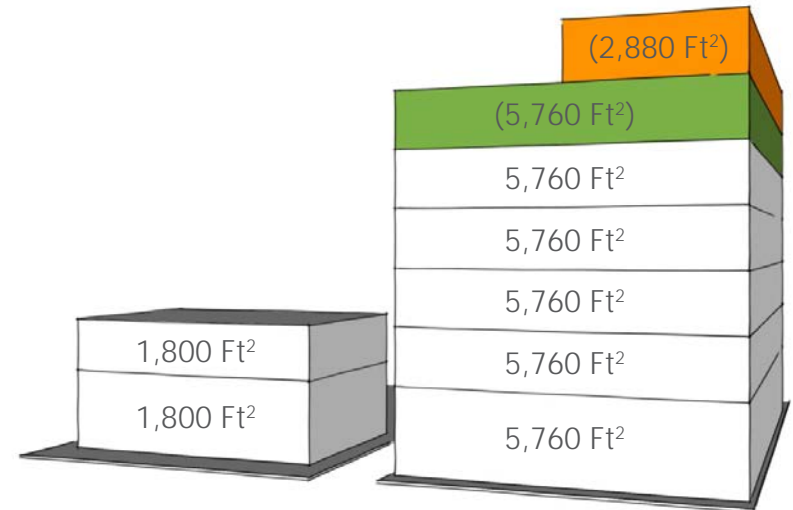
$$\begin{aligned} \text{Total SF} &= \frac{21,600 \text{ Ft}^2}{7,200 \text{ Ft}^2} \\ \text{Lot SF} &= 7,200 \text{ Ft}^2 \\ \text{FAR} &= 3.0 \end{aligned}$$

Example Lot Size:  
120' x 60'  
7,200 Ft²

# T4

Minimum  
0.5 FAR

Maximum (Proposed)  
4.0 FAR



$$\begin{aligned} \text{Total SF} &= \frac{3,600 \text{ Ft}^2}{1,800 \text{ Ft}^2} \\ \text{Lot SF} &= 7,200 \text{ Ft}^2 \\ \text{FAR} &= .5 \end{aligned}$$

$$\begin{aligned} \text{Total SF} &= \frac{28,800 \text{ Ft}^2}{7,200 \text{ Ft}^2} \\ \text{Lot SF} &= 7,200 \text{ Ft}^2 \\ \text{FAR} &= 4.0 \end{aligned}$$

## BONUS SYSTEM (Proposed)

### Affordable Housing Bonus

Standard	FAR Factor
20% of units affordable at 60% AMI	1.15
20% of units affordable at 50% AMI	1.20
20% of units affordable at 30% AMI	1.25

### Green Building Bonus

Standard	Condition	FAR Factor
LEED	Gold	1.20
Enterprise Green Communities	> 50 points	1.20
B3	Comply with 9+ criteria	1.20

Combined bonus **cannot exceed 1.30**

T2 Bonus Rate → Green Bldg. Bonus:  $3.0 \times 1.20 = 3.6$   
 +Aff. Housing Bonus:  $3.0 \times (1.20 + 0.1)^1 = 3.9$

$$\begin{aligned} \text{Total SF} &= \frac{\text{Base} \quad \text{Green} \quad \text{Housing}}{(21,600 + 4,320 + 2,160) \text{ Ft}^2} \\ \text{Lot SF} &= \frac{\quad \quad \quad}{7,200 \text{ Ft}^2} \\ &= 3.9 \end{aligned}$$

T4 Bonus Rate → Green Bldg. Bonus:  $4.0 \times 1.20 = 4.8$   
 +Aff. Housing Bonus:  $4.0 \times (1.20 + 0.1)^1 = 5.2$

$$\begin{aligned} \text{Total SF} &= \frac{\text{Base} \quad \text{Green} \quad \text{Housing}}{(28,800 + 5,760 + 2,880) \text{ Ft}^2} \\ \text{Lot SF} &= \frac{\quad \quad \quad}{7,200 \text{ Ft}^2} \\ &= 5.2 \end{aligned}$$

<sup>1</sup>Housing bonus adds only 0.1 due to combined bonus maximum.

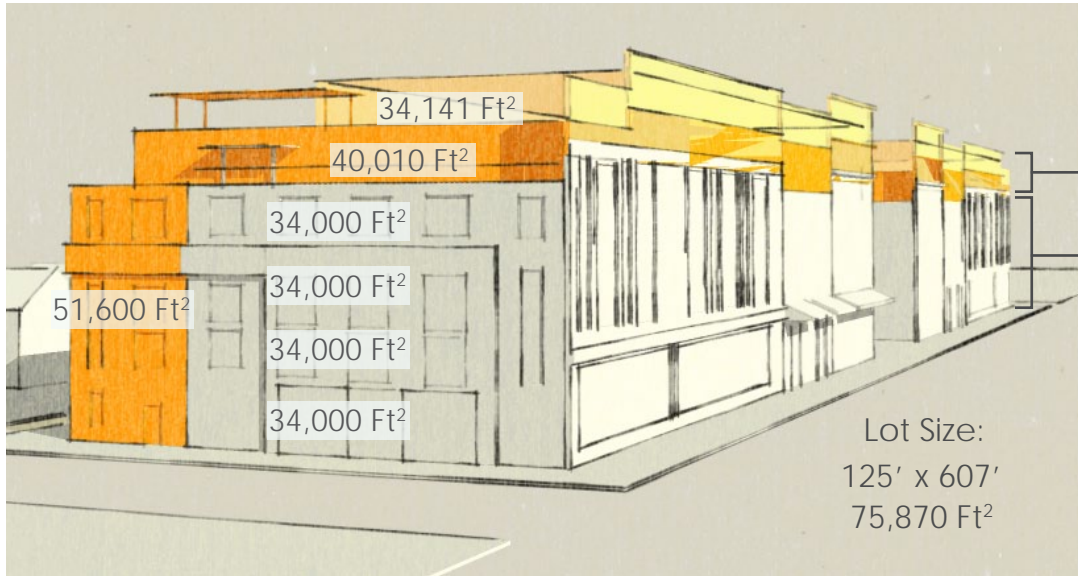
This information is intended for explanatory purposes only. All construction subject to City of St. Paul Legislative Code.

# HAMLIN STATION EXAMPLE

T2

Minimum  
0.3 FAR

Maximum  
3.0 FAR



$$\begin{aligned} \text{Proposed FAR} &\longrightarrow \begin{aligned} \text{Total SF} &= 136,000 \text{ Ft}^2 \\ \text{Lot SF} &= 75,870 \text{ Ft}^2 \\ \text{FAR} &= 1.79 \end{aligned} \end{aligned}$$

Potential Expansion:  
91,610 Ft<sup>2</sup>

$$\begin{aligned} \text{Normal Max FAR} &\longrightarrow \begin{aligned} \text{Total SF} &= 227,610 \text{ Ft}^2 \\ \text{Lot SF} &= 75,870 \text{ Ft}^2 \\ \text{FAR} &= 3.0 \end{aligned} \end{aligned}$$

$$\begin{aligned} \text{Bonus Max FAR} &\longrightarrow \begin{aligned} \text{Aff. Housing Bonus: } 3.0 \times (1.15) &= 3.45 \\ \text{Normal Max Base} &= 3.0 \\ \text{Total SF} &= \frac{(227,610 + 34,141) \text{ Ft}^2}{75,870 \text{ Ft}^2} = 3.45 \end{aligned} \end{aligned}$$

## BONUS SYSTEM (Proposed)

### Affordable Housing Bonus

Standard	FAR Factor
20% of units affordable at 60% AMI	1.15
20% of units affordable at 50% AMI	1.20
20% of units affordable at 30% AMI	1.25

### Green Building Bonus

Standard	Condition	FAR Factor
LEED	Gold	1.20
Enterprise Green Communities	> 50 points	1.20
B3	Comply with 9+ criteria	1.20

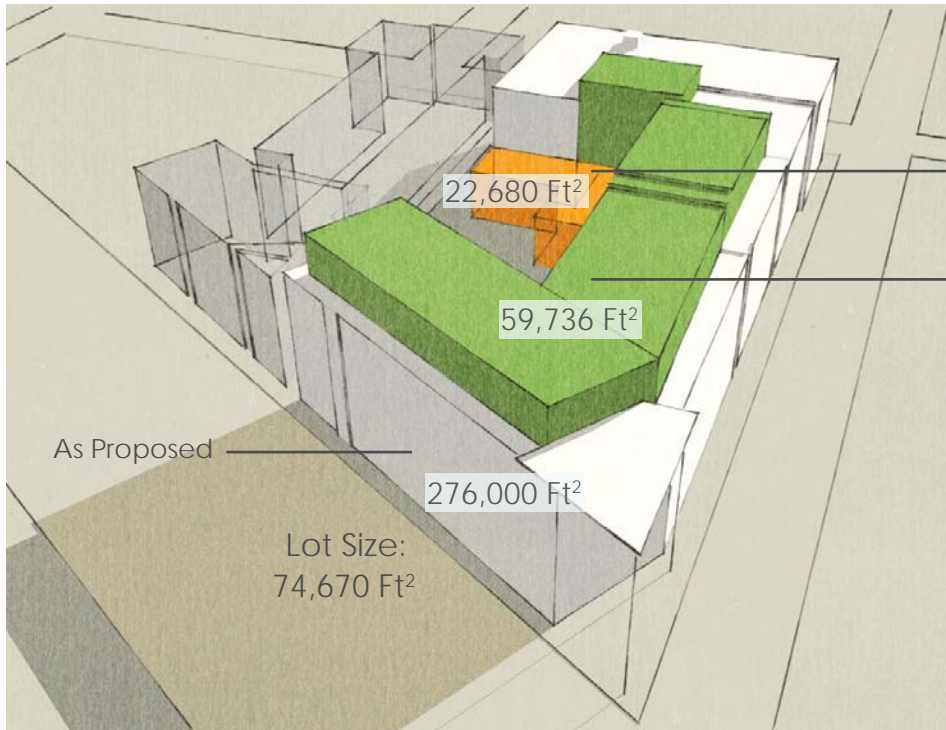
Combined bonus **cannot exceed 1.30**

# 2700 UNIVERSITY EXAMPLE

T4

Minimum  
0.5 FAR

Maximum  
4.0 FAR (Proposed)



Normal Max  
FAR Addn

Bonus Max  
FAR Addn

As Proposed

Lot Size:  
74,670 Ft²

276,000 Ft²

22,680 Ft²

59,736 Ft²

Proposed FAR → 
$$\begin{aligned} \text{Total SF} &= 276,000 \text{ Ft}^2 \\ \text{Lot SF} &= 74,670 \text{ Ft}^2 \\ \text{FAR} &= 3.70 \end{aligned}$$

Potential Expansion:  
22,680 Ft²

Normal Max FAR → 
$$\begin{aligned} \text{Total SF} &= 298,680 \text{ Ft}^2 \\ \text{Lot SF} &= 74,670 \text{ Ft}^2 \\ \text{FAR} &= 4.0 \end{aligned}$$

Bonus Max FAR →

Aff. Housing Bonus:  $4.0 \times (1.20) = 4.8$

Normal Max Base Green

$$\begin{aligned} \text{Total SF} &= \frac{(298,680 + 59,736) \text{ Ft}^2}{74,670 \text{ Ft}^2} = 4.8 \\ \text{Lot SF} &= \end{aligned}$$

## BONUS SYSTEM (Proposed)

### Affordable Housing Bonus

Standard	FAR Factor
20% of units affordable at 60% AMI	1.15
20% of units affordable at 50% AMI	1.20
20% of units affordable at 30% AMI	1.25

### Green Building Bonus

Standard	Condition	FAR Factor
LEED	Gold	1.20
Enterprise Green Communities	> 50 points	1.20
B3	Comply with 9+ criteria	1.20

Combined bonus **cannot exceed 1.30**