

Desiree Adair

From: Jeff Marx <jeffm031@gmail.com>
Sent: Wednesday, May 17, 2023 7:38 AM
To: Desiree Adair
Cc: Ashley Wayman; Alex Robinette
Subject: Re: FAR analysis of residential construction projects

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Please add -

I suggest we consider height and FAR as related topics. Some will argue that 35' is plenty of height to work with. Others will suggest that homes with sloped lots should get bonus height. I'm open to a 35' max height, but also think we should consider a sliding scale so that if you use the max height, you don't also use the max FAR. That would give flexibility to adapt to the lot slope, while also limiting the ability to overbuild on the lot. To simplify things, I suggest we add max height + FAR %. The concern is homes like 3225 Park Hills, which maxed out the height, built to setbacks, and wasn't constrained by FAR. That home has max height of 45' and TCAD FAR of 53%, which sums to 98. While I do hear some arguing for height over 35' for sloped lots, I don't hear much argument for homes with a FAR > 45%. Based on conversations, I don't hear many suggesting a height below 35' or FAR below 35%, which would sum to 70. I expect the consensus of the residents to prefer a sum # somewhere between 70 and 85.

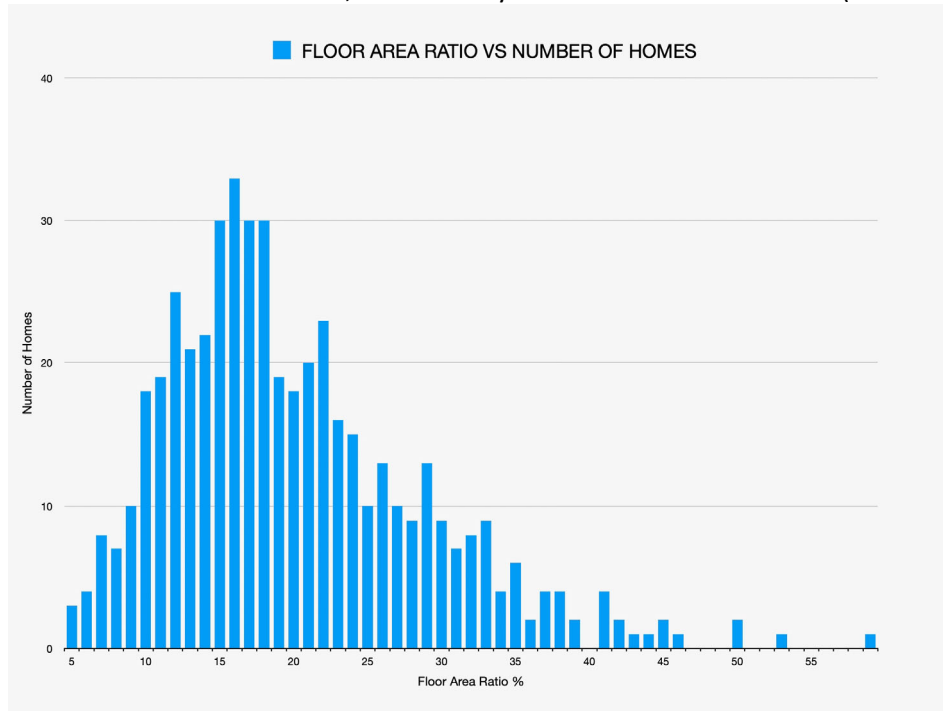
On Wed, May 17, 2023 at 6:06 AM Jeff Marx <jeffm031@gmail.com> wrote:

Hi Desiree -

Please forward along to the City Council.

Hi City Council -

As you're aware, I'm a member of CRCRC and have been performing analysis of FAR ratios based on TCAD data. We already know that according to the TCAD records as of 1.1.23, the FAR only exceeds 35% for 26 homes (5% of



the population, image attached).

I'm not sure where the residents would prefer to draw the line with FAR. Based on a review of the resident's emails, I suspect the community would prefer to not leave FAR uncapped.

I was interested to see what the FAR looks like for the homes either approved for permitting, or pending permit approval.

There's 363 total active / pending permits (active / pending permits tab). Of those, I've flagged 61 as new residential homes (new resi flag). For 3 of them, the city doesn't have sq footage info, leaving 58 left to analyze. I suspect the city defines sq footage as total covered space, including garages & porches. I suspect TCAD defines sq footage as livable space, which is a smaller #. I believe this because for newer homes included in the 1.1.23 TCAD data, the TCAD "Main Area" is smaller than the square footage reported by the city. Further investigation is needed and the FAR% based on city data may be inflated by 8 - 15% relative to the FAR based on TCAD data.

The city data doesn't report land sq footage, but the TCAD data does. If the addresses match, we can link the two tables. I had to do some manual adjustments to the addresses provided by the city. Despite my best efforts, there's still 21 addresses that don't match. I'll check with the city on those when there's more time.

For the matches, you can find the updated FAR data in column J of the Resi 1.1.23 tab. For the 7 pending projects, the average FAR is 14% according to 1.1.23 TCAD data. The proposed FAR based on the new construction averages 43% for the pending projects. If we apply a 15% haircut, the average FAR would be 36%. With a 15% haircut, 4 of the 7 would exceed 35%.

Thanks,
Jeff