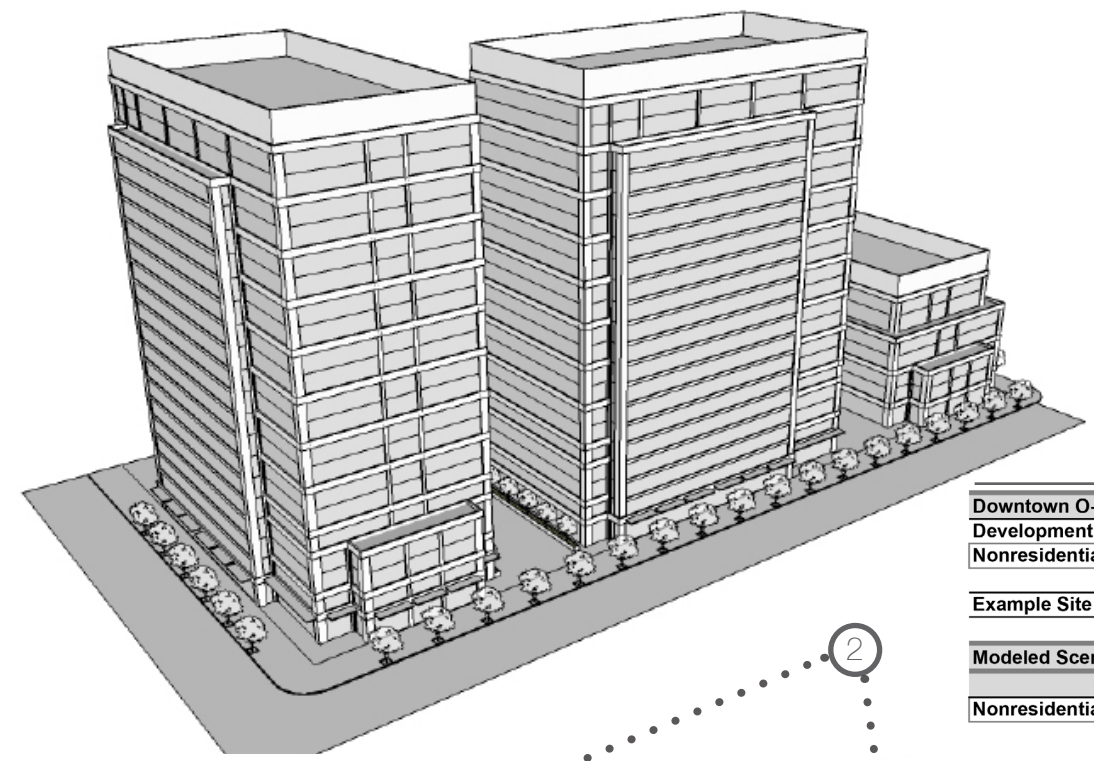


Example of on-going work regarding CAC height/form recommendations

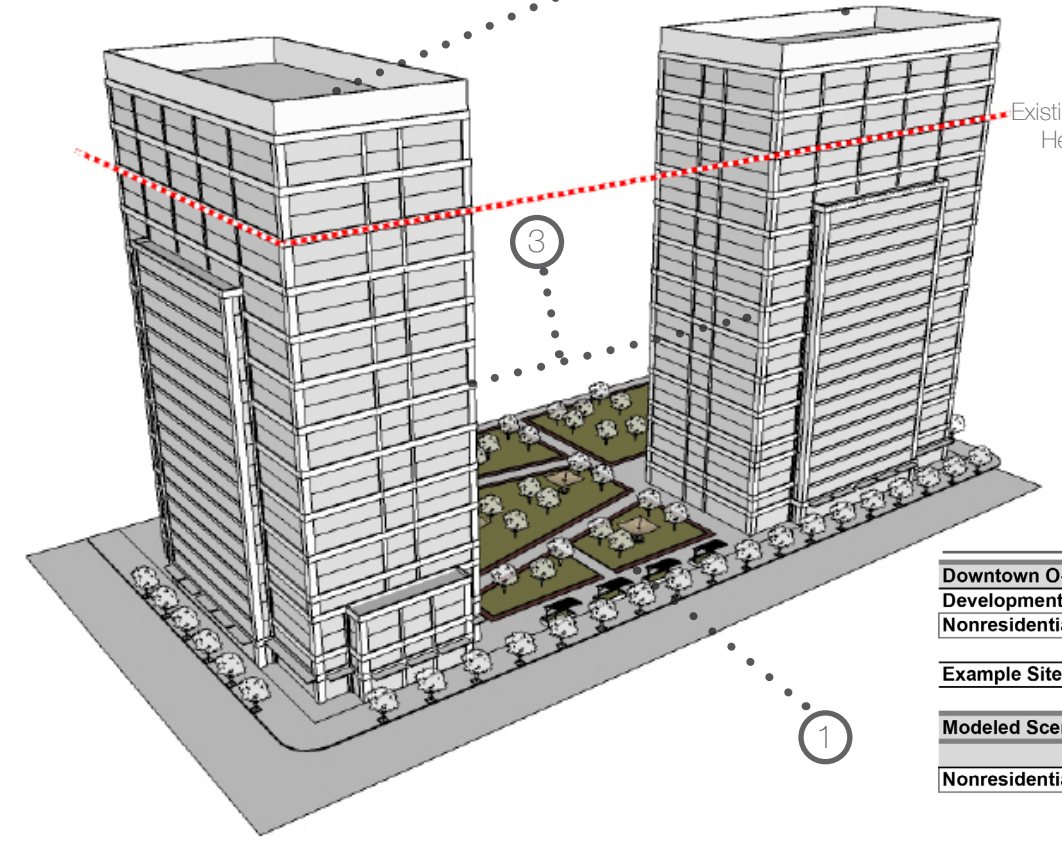
CAC Recommendations Building Height and Form

O-2 Zoning District
Nonresidential Buildings



Development per Existing Code

| Downtown O-2 | | Existing | |
|-------------------|------------|-----------|--------------------|
| Development Type | Max Height | Max FAR | |
| Nonresidential | 250' | 6.0 | |
| Example Site (SF) | | 180,000 | (Half Super Block) |
| Modeled Scenario | | Total FAR | |
| Nonresidential | | 5.99 | |



CAC Recommendation

| Downtown O-2 | | CAC Recommendations | |
|-------------------|------------|---------------------|--------------------|
| Development Type | Max Height | Max FAR | |
| Nonresidential | 300' | 6.0 | |
| Example Site (SF) | | 180,000 | (Half Super Block) |
| Modeled Scenario | | Total FAR | |
| Nonresidential | | 6.00 | |

Downtown Livability Initiative



CAC Recommendations O-2 Zoning District

Further consideration of increasing maximum allowable building height from 250 feet to 300 feet in exchange for "exceptional amenities" and better urban design outcomes. No change recommended to maximum floor area ratio (FAR).

Area of Consideration



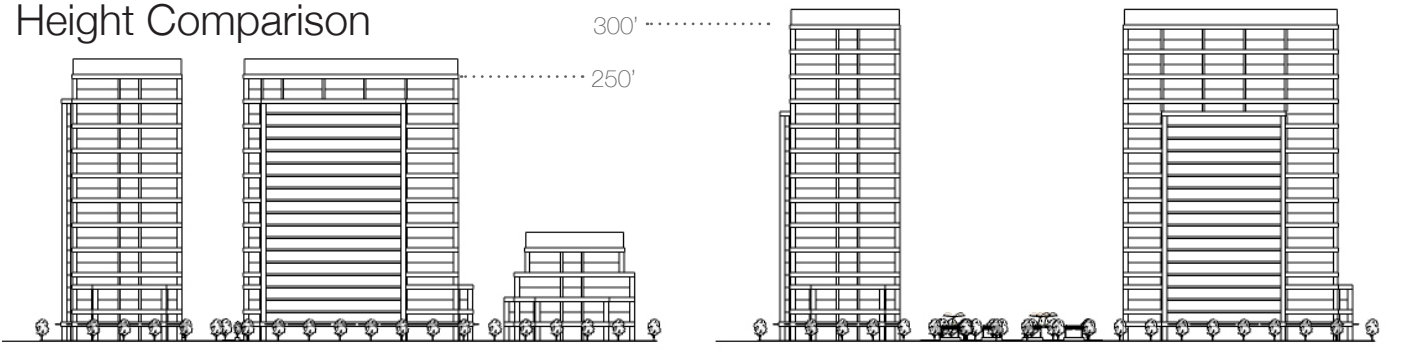
Anticipated Outcomes

- ① Increased opportunities for ground-level open space
- ② Consolidation of massing for fewer towers
- ③ Potential for increased tower spacing for light and air
- ④ **Not Depicted Here:** Opportunity to create a more distinctive skyline and memorable architecture
- ⑤ Potential to add lift to incentive system for additional public amenities

Other Related Work

- Open space design guidelines
- Tower spacing requirements
Per examples from Philadelphia & Toronto
Typical minimum spacing between towers is 80 feet. (Appropriate for departure)
- Building design guidelines
- FAR Amenity Incentive System revisions

Height Comparison



Existing Code

CAC Recommendation