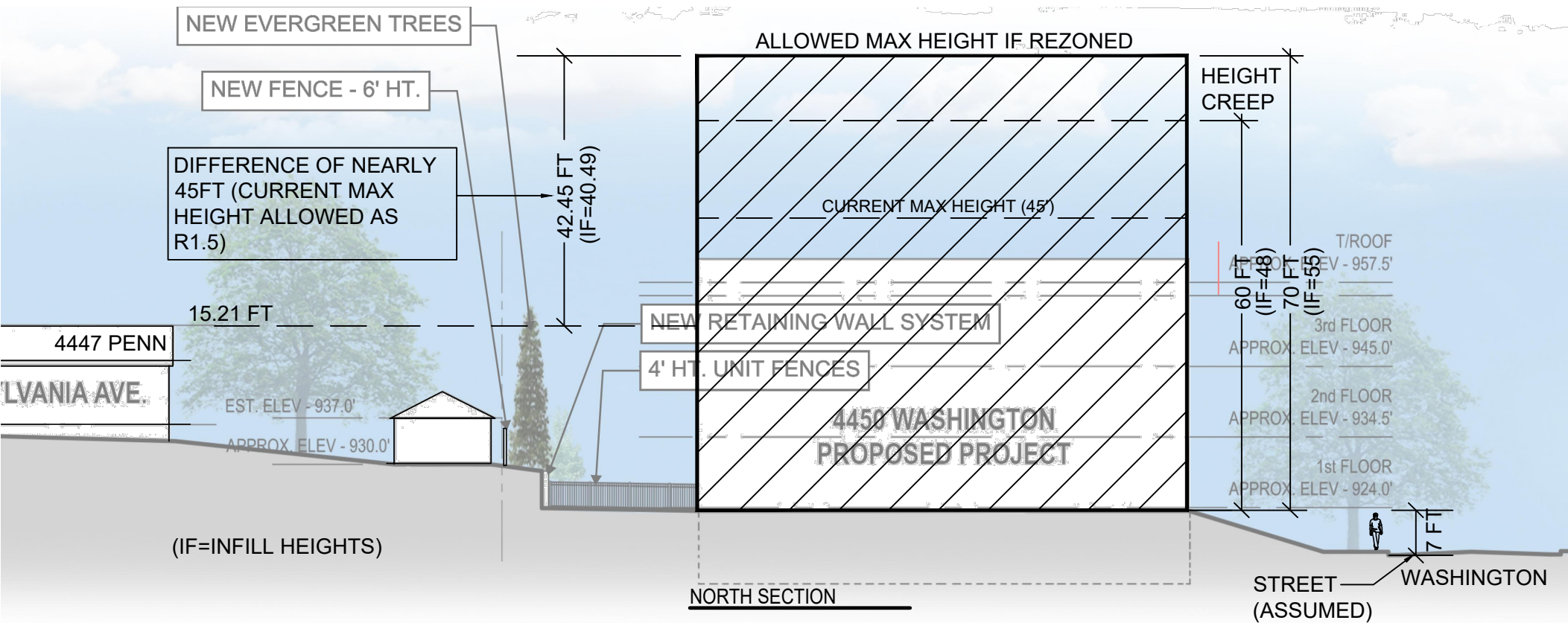


ONLY AREAS NORTH OF THE PLAZA
WHERE R1.5 IS ADJACENT TO R6
WITHOUT AN INTERVENING STREET

AREA OF REZONING



HEIGHTS SUMMARY

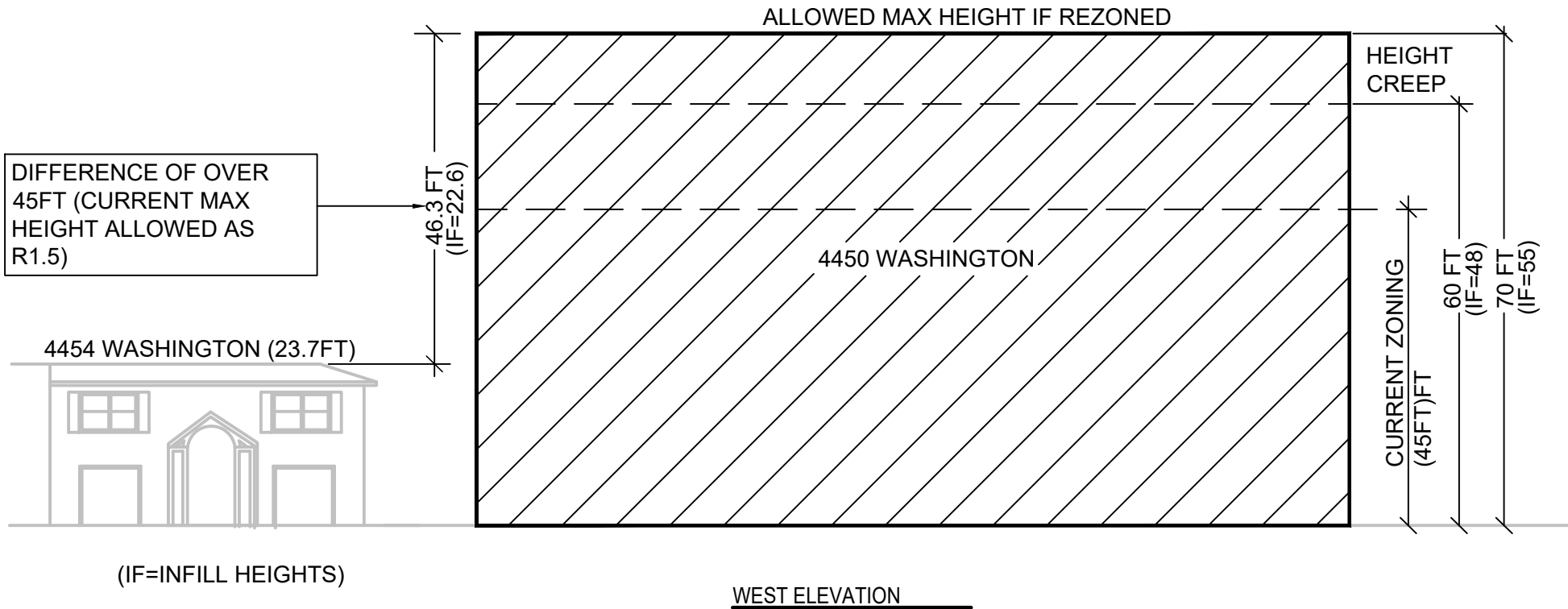
R.75 HEIGHTS (W/O INFILL)

- ALLOWS 60FT HEIGHT (77 FT FROM THE STREET LEVEL)
- WILL BE 46 FT TALLER THAN ADJACENT SOUTH APARTMENT BUILDING(4454 WASH) -- CURRENT MAX ZONING HEIGHT=45.
- WILL BE 46FT TALLER THAN HOMES ON PENNSYLVANIA (CURRENT 1.5 HEIGHT=45)

R.75 HEIGHTS (INFILL PER STAFF'S STATEMENTS AT CPC)

- ALLOWS FOR 48FT HEIGHT (62FT FROM STREET LEVEL)
- WILL BE 20FT TALLER THAN HOMES ON PENNSYLVANIA

- WILL BE THE ONLY R.75 AND R6 WITHOUT INTERVENING STREET, ALLEY OR PARKING LOT IN THE CITY (CONFIRMED BY STAFF)
- THESE AFFECTED PROPERTIES WILL BE THE LARGEST R6 HEIGHT DIFFERENCE IN THE CITY
- CITY STAFF DID NOT CONSIDER HEIGHTS ON PENNSYLVANIA IN THEIR PLANNING REPORT. THEY ONLY CONSIDERED INFILL ON WASHINGTON. CONFIRMED BY STAFF.
- CITY STAFF DID NOT KNOW THE HEIGHTS OF THE HOMES ON PENNSYLVANIA (CPC TESTIMONY)
- INFILL HEIGHT OF 48 FT IS STAFF ORAL STATEMENT AND IS NOT INCLUDED IN STAFF REPORT
- 48FT HEIGHT IS ARBITRARY AT THIS POINT AND COULD EXTEND TO 60FT WITHOUT PUBLIC INPUT
- IF BUILDING IS SOLD, 48FT IS NEGATED.



88-515-08 REVIEW CRITERIA

88-515-08-B. ZONING AND USE OF NEARBY PROPERTY;

88-515-08-C. PHYSICAL CHARACTER OF THE AREA IN WHICH THE SUBJECT PROPERTY IS LOCATED;

88-515-08-G. THE EXTENT TO WHICH APPROVING THE REZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES