

Selected Snapshots from 3D Thea Foss Waterway GIS Model

2/15/2006 Planning Commission Meeting

Building Envelope Dimensions

Please note that these are not proposed buildings, just the maximum building envelope areas allowed by zoning. Following are the building envelope dimensions:

Current zoning: There is a 40' view corridor on either side of the parcel lines for a total view width of 80' side-to-side. There is no setback at the front or back of the parcel at ground level. At 50' of height, there is an 8' setback. At 75' of height, there is another 8' setback. The upper setbacks are done on 3 sides but not the Dock Street side. We show a stripe around the building envelope at 35'. The total building envelope height is 100'. On top of the building another 25' is allowed for elevator space. This can be the width of the building from front to back. Side-to-side, the elevator space can be up to 15% of the width of the frontage of the parcel. The elevator space is shown with the darker blue transparent space. It can be moved left or right within the lighter blue transparent space.



Proposed zoning, 3-towers: At the ground level, there is a 50' side-to-side between the buildings from the parcel line, for a combined 100' view corridor. The pedestal is shown at its maximum 50' of height. The towers are another 130' for the maximum height of 180' total, counting the pedestal. The towers must "average" 100' apart. For example, if a tower is not a rectangle, and the front edges were 90' apart but the back edges were 110' apart, that would meet code. Rectangles are shown in the 3-tower example. In the 3-tower building envelope on site 11, two 100' spaces separate the 3

towers, and those towers are 103' wide because of the spacing requirement. The Muni Dock site single tower is the maximum 125' wide, as is the single tower on site 10.



Again, these are not proposed buildings; they are maximum zoning building envelopes.

Views from Selected Viewpoints

The existing zoning envelope 3D model is shown from mid-building, Perkins Building:



The proposed zoning envelope 3D model is shown from mid-building, Perkins Building:



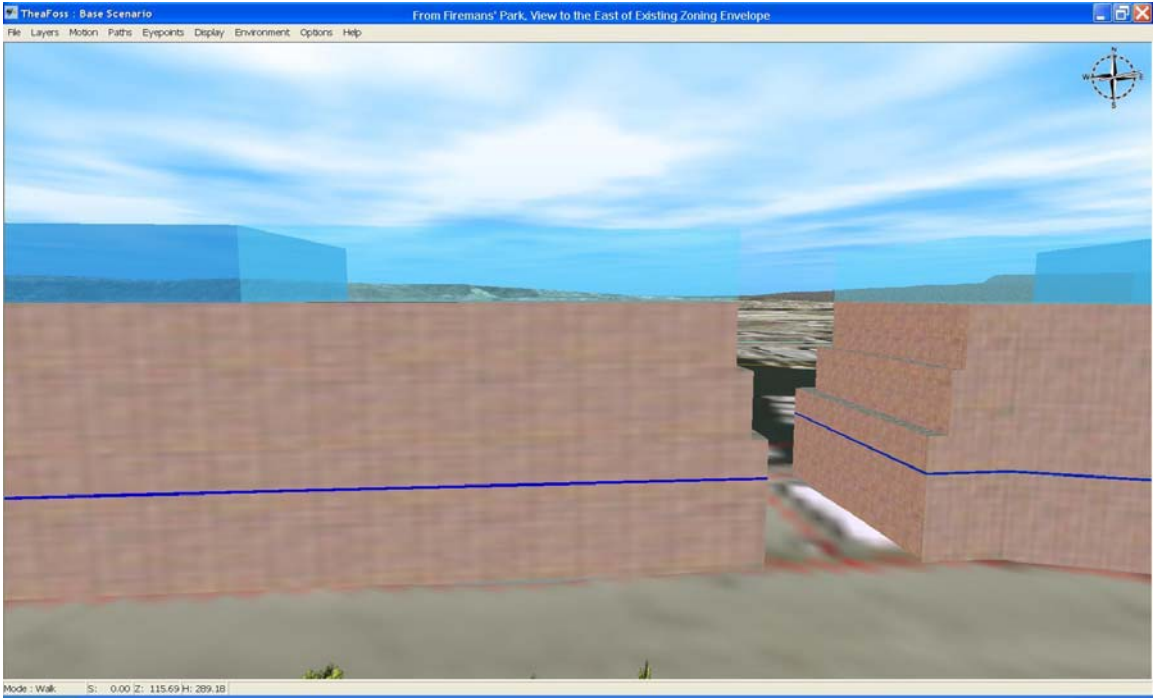
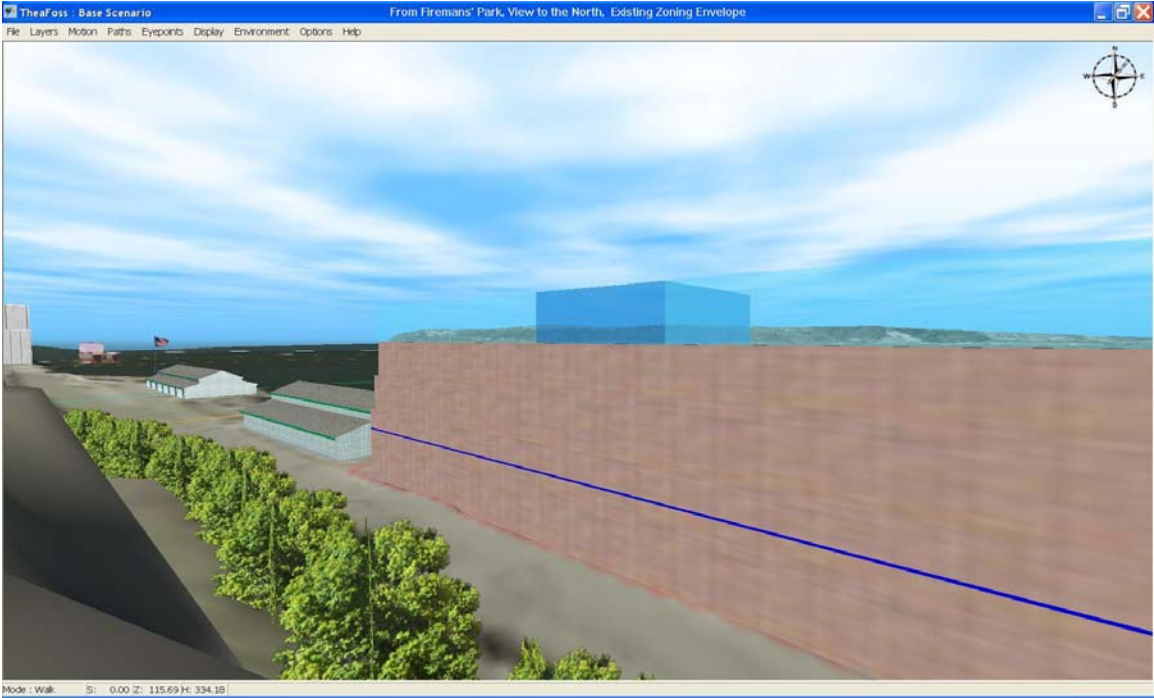
The existing zoning envelope 3D model is shown from mid-building, The Lofts Building:



The proposed zoning envelope 3D model is shown from mid-building, The Lofts Building:



The existing zoning envelope 3D model is shown from Fireman's Park east of the totem pole in 3 clips, north, east, and south views:





The proposed zoning envelope 3D model is shown from Fireman's Park east of the totem pole in 3 clips, north, east, and south views:



