

Please note that an error was made on page 46 of the 4/13/2016 Planning Commission Packet. The Recommended FAR of 7.0 is incorrect. Recommended FAR is 6.0 consistent with the CAC recommendation. The FAR information on page 45 is 6.0 and remains unchanged. We apologize for any confusion this may have caused.

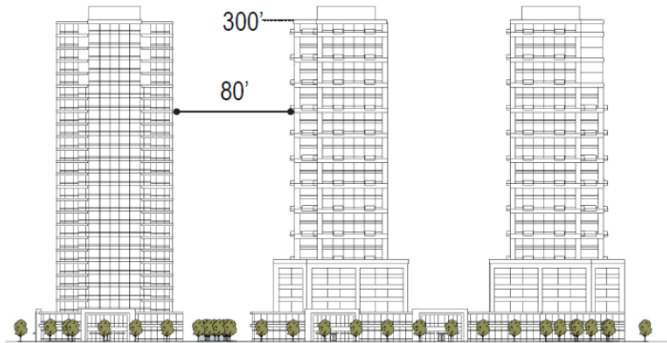
# Downtown-02 North of NE 8th Street, Residential

## Recommendations

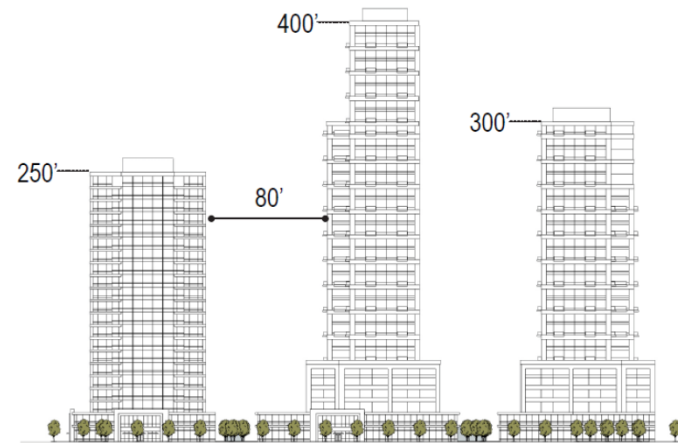
- ~~7.0 FAR~~ 6.0 FAR (no change)
- 400 ft height limit\*



## Elevation



CAC Recommended Height



400' Additional Height Consideration Analysis

*Achieving maximum FAR would result in building height variation*

\* Current code allows that height may be increased by 15% or 15 ft whichever is greater, if additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plan modulation, façade modulation or other unique features.