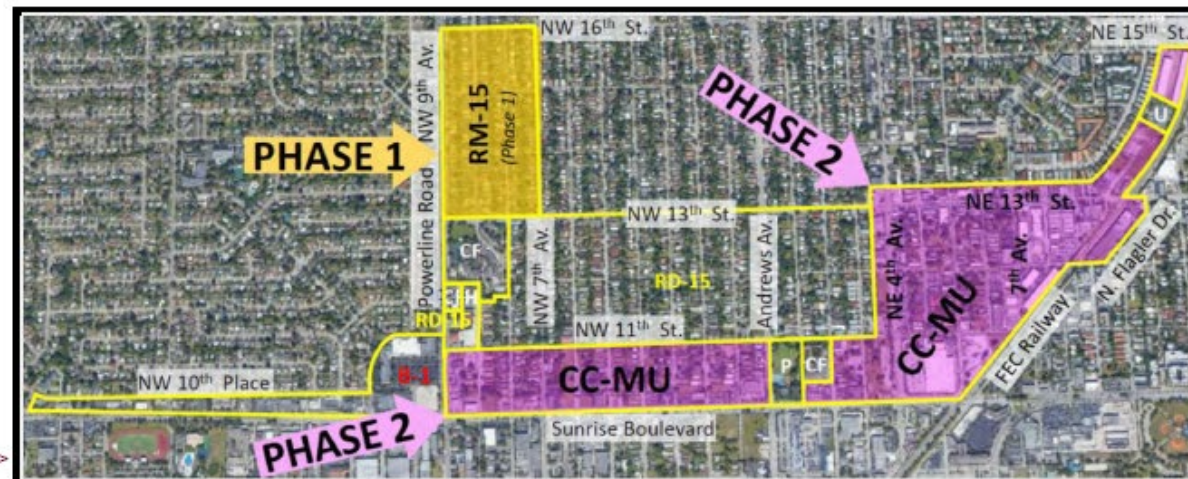
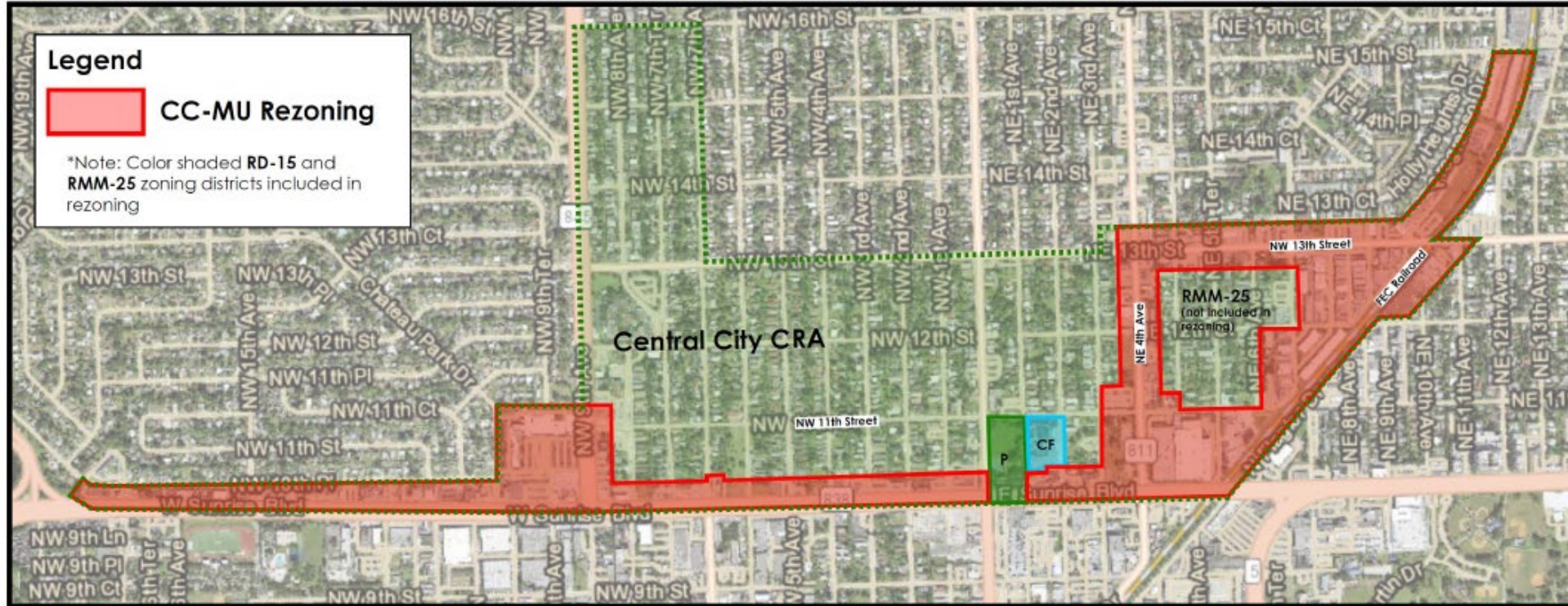


Central City Redevelopment Advisory Board
January 13, 2025

13th Street Commercial Property Owners Group

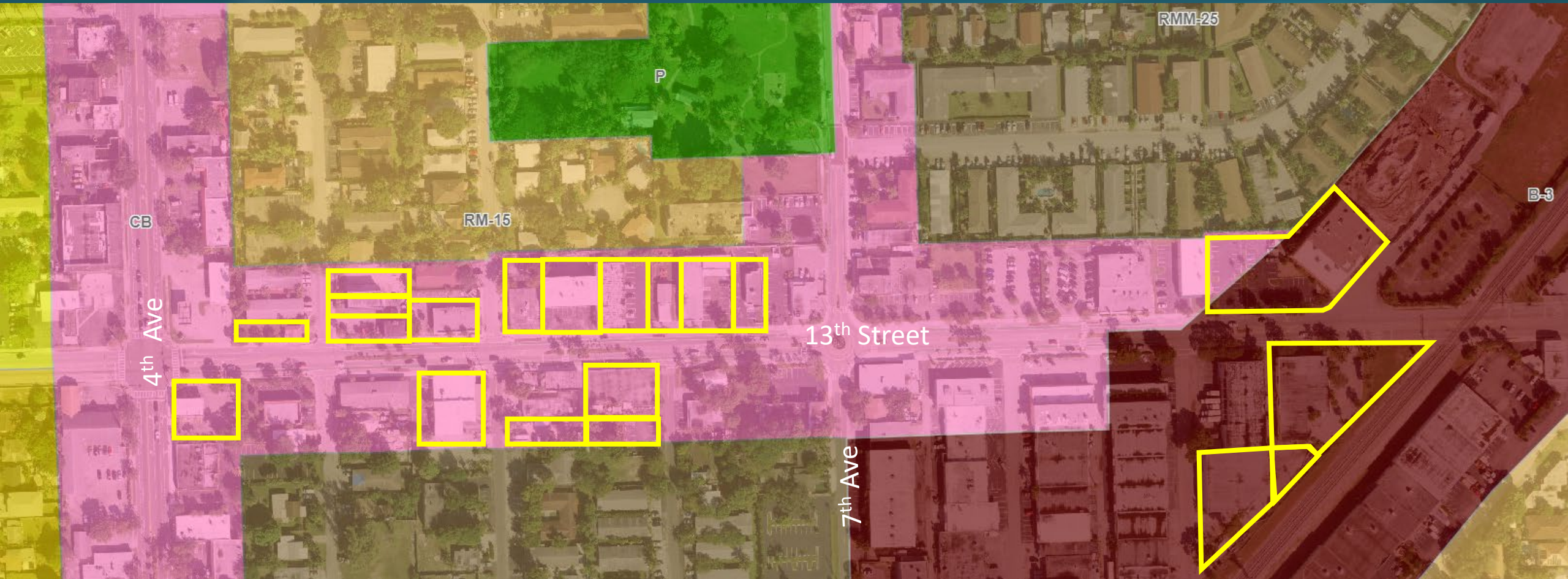
**Proposed Revisions to the City's Draft Rezoning
Specifications**

PROPOSED REZONING



**2023
PROPOSAL**

13th Street Commercial Property Owners





11 LEVEL RESIDENTIAL TOWER

323,696 GSF

MAX HEIGHT 150' 15 LEVELS

200,000 GSF RESIDENTIAL

250' FRONTAGE

4 LEVEL PODIUM COMMERCIAL / PARKING



11 LEVEL RESIDENTIAL TOWER

323,696 GSF

MAX HEIGHT 150'
15 LEVELS

200,000 GSF RESIDENTIAL

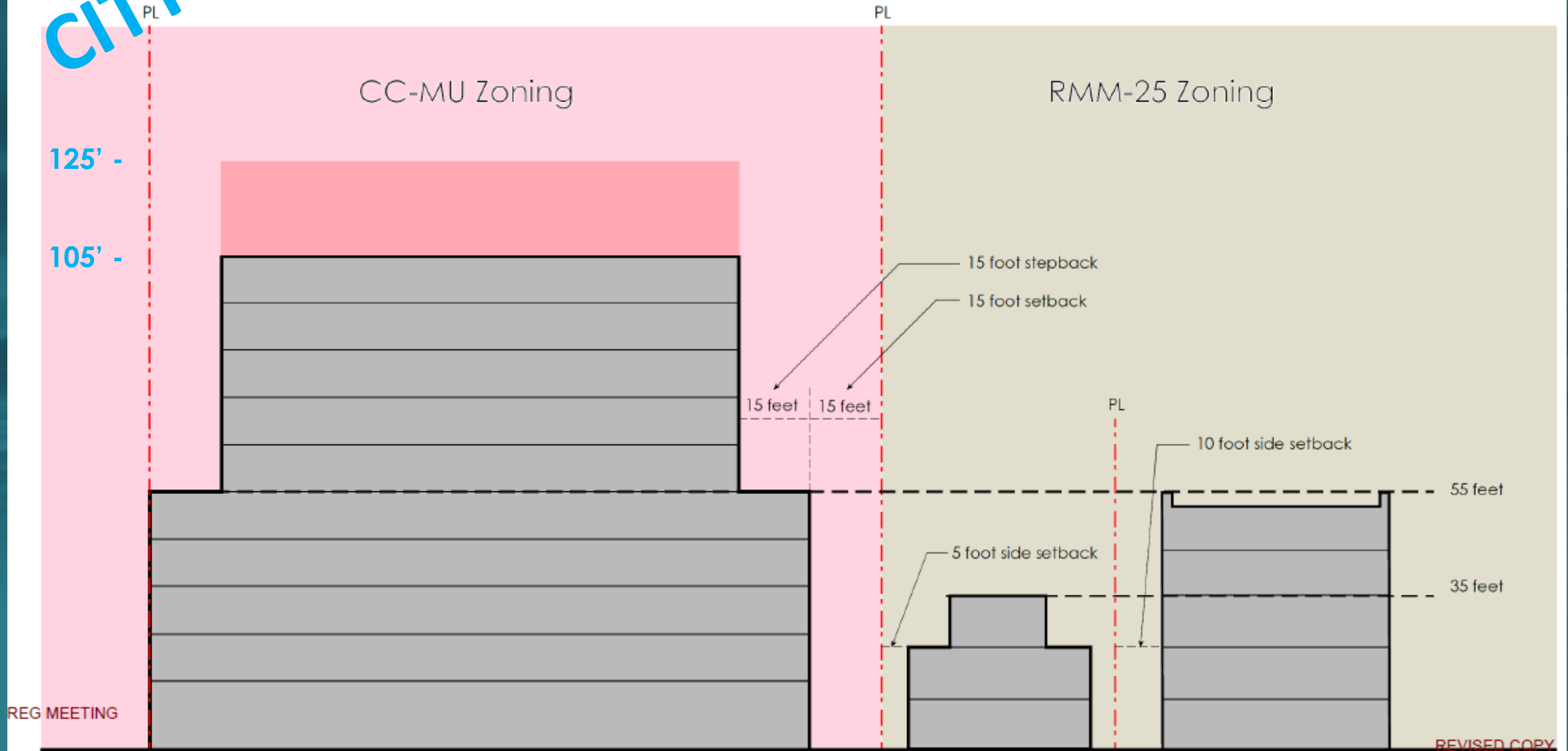
10' REAR SETBACK TOWER
INCREMENTAL EVERY LEVEL

4 LEVEL PODIUM
COMMERCIAL / PARKING

15' REAR SETBACK PODIUM

TRANSITIONAL AREA

CITY'S



PROPOSED CHANGES

	EXISTING REGULATIONS CB, B-1, B-2, B-3 Zoning Districts	PROPOSED REGULATIONS CC-MU Zoning District	13th Street Owner's Proposal
Mixed Use	Requires conditional use approval	Mixed use development permitted by right.	Mixed use development permitted by right.
Density	50 units/acre (flex units)	60 units/acre	Form based
Height	150 feet	105 feet, up to 125 feet with Planning and Zoning Board approval	90 feet up to 125 feet with increase approved by Planning and Zoning Board.
Design	No design requirements	Formed based requirements (maximum podium height, tower stepback, tower separation, etc.)	Formed based requirements (maximum podium height, tower stepback, tower separation, etc.)
Parking	Parking based on uses in 47-20.	Exempt first 2,500 Square feet along NE 4 th Avenue and NE 13 th Street	Exempt first 2,500 Square feet along NE 4 th Avenue and NE 13 th Street with 60% of commercial parking chart above 2,500 SF & 1.2 /du for residential units.
Incentives	None	Increase densities/intensities/ height with criteria Provision of affordable housing with a Median Family Income (MFI) of 60%-80% from 125 feet to 150 feet with Planning and Zoning Board. Provision of Public Open Space, Community Facility or Public Art Quantify Space or value of public open space, community facility, public plaza, public art Amenities	Increase densities/intensities/ height with criteria Provision of affordable housing with a Median Family Income (MFI) of 60%-80% from 125 feet to 150 feet with Planning and Zoning Board. Provision of Public Open Space, Community Facility or Public Art Quantify Space or value of public open space, community facility, public plaza, public art Amenities
Deviations	None	Planning and Zoning Board approval for height increase, tower stepback, tower separation, floorplate, maximum street wall, build-to-line.	Planning and Zoning Board approval for height increase, tower stepback, tower separation, floorplate, maximum street wall, build-to-line.

PROPOSED DIMENSIONAL REQUIREMENTS

CC-MU Dimensional Table		13 th Street Owner's Proposal
*Height	105 feet up to 125 feet with PZB approval	
Minimum Lot Size	None	None
Minimum Lot Width		
Maximum FAR		
Maximum Building Streetwall Length	300 feet***	300 feet ***
Setbacks	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet	Primary Street: 0 feet Secondary Street: 5 feet When abutting residential: 15 feet
Podium Minimum	25 feet (2 stories)	25 feet (2 stories)
Podium Maximum	55 feet (5 stories)	55 feet (5 stories)
**Tower Stepback	Primary and Secondary Street: 12 feet When abutting Residential: 15 feet	Primary 0 feet and Secondary Street: 12 feet–based on road width, When abutting Residential: 15 feet
Tower Separation	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership	30 Feet minimum on subject property if adjacent to abutting lot under separate ownership
Maximum Gross Square Footage of Building Tower Floor Plate Size	Residential: 10,000 Non-residential: 16,000	Residential: & Non-residential: 16,000
Minimum Residential Unit Size	400 square feet.	400 square feet.

Note: A side yard is not required unless abutting residential property.

*Height may be increased up to 150 feet subject to providing Affordable Housing with MFI at 60%-80% with public open space, community facility, or public art

** Deviations may be requested based on meeting criteria and Planning and Zoning Board Approval

*** additional length per City convention with breaks in façade.

150' -

105' -



Two Towers on 300' lot STUDY
12,500 SF Floorplates





