

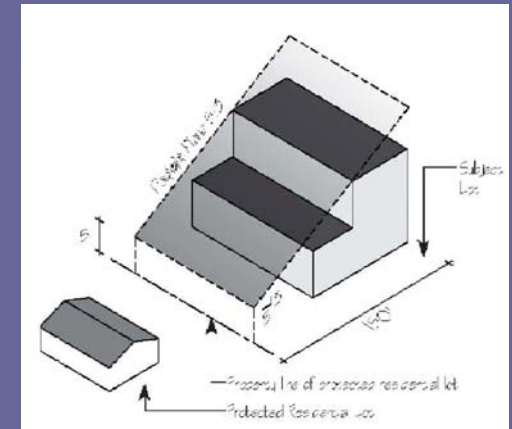
# Height Transitions for Neighborhood Protection: 4 illustrative site scenarios

New code makes higher multifamily density possible on infill sites

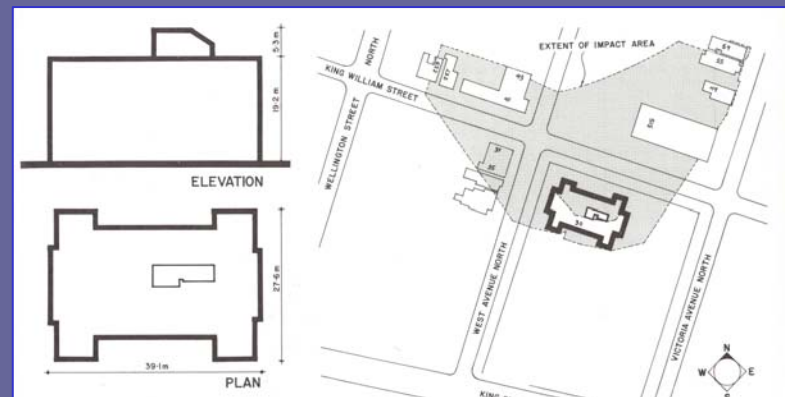
- Places limits on building bulk to mitigate higher density

Height Transitions for Neighborhood Protection provide:

- Daylighting
- Solar access
- Privacy
- Compatible visual bulk
- Visual buffering



Impact  
Studies



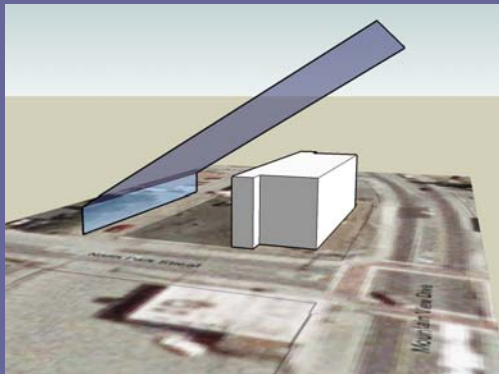
# 1. Mt. View Mixed Use Building with Height Transition

3 stories  
35 feet

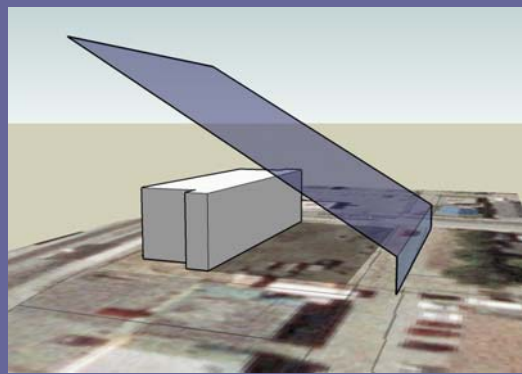


September 21, 1 pm shadow

A and B show the building as built, with 3:5 rise/run daylight plane that rises over the lot from the residential lots across the rear alley.

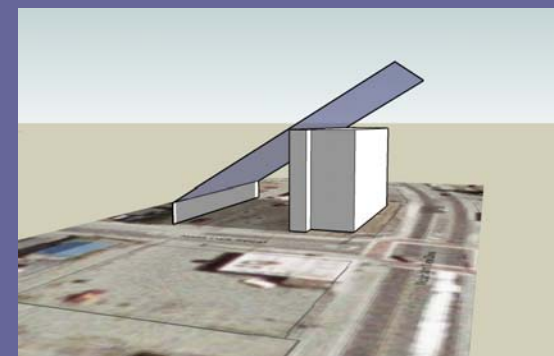


A. View from SW



B. View from NE

C. As shown at left, building could be 65 feet high without breaking through the 3:5 rise/run daylight plane. A parking podium would be necessary to enable this much floor area.



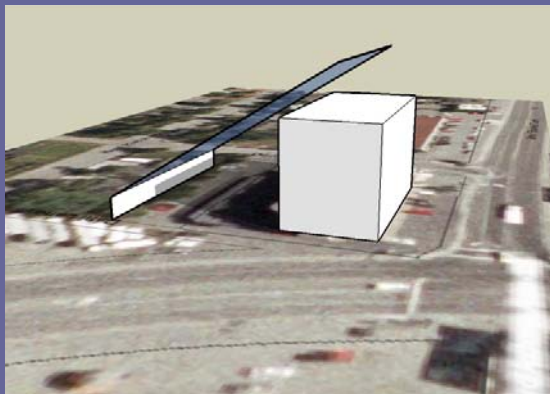
## 2. Woronzof Tower with Height Transitions

7 stories  
~70 feet

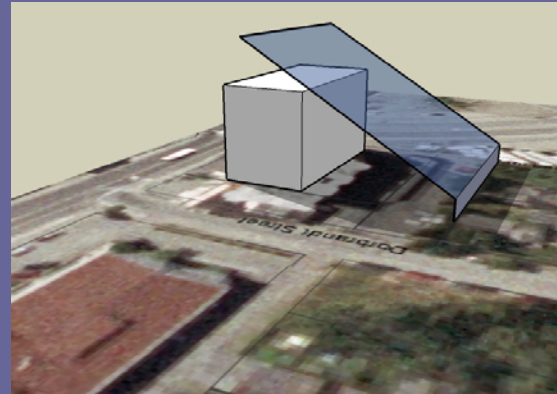


September 21, 1pm shadow

A and B show the building as built, with 3:5 rise/run daylight plane that rises over the lot from the residential lots in the rear.

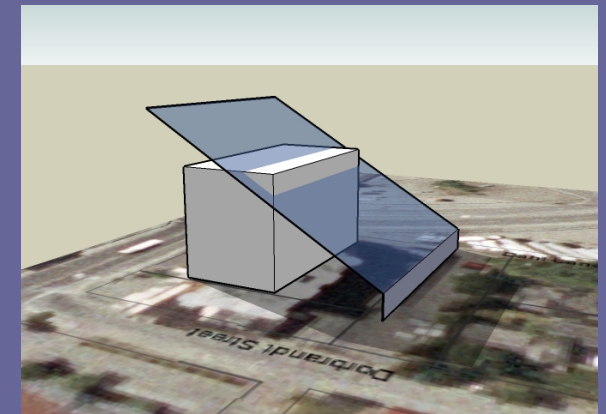


A. View from SW



B. View from NE

D. This shows that the building would have broken the height transition had the alley from the lower foreground extended further west and the residential lots had been closer to Woronzof Tower. The building mass would have been shifted south on its lot.



Woronzof Tower predates modern parking requirements. The “old title 21” in effect since the 1980s would not permit this structure without a lot more parking area than it has.

The new code once again allows larger buildings on sites this small. The height transition and height limits mitigate this potential new density. The height transition mostly would affect the Woronzof Tower’s location in its site – not its bulk.

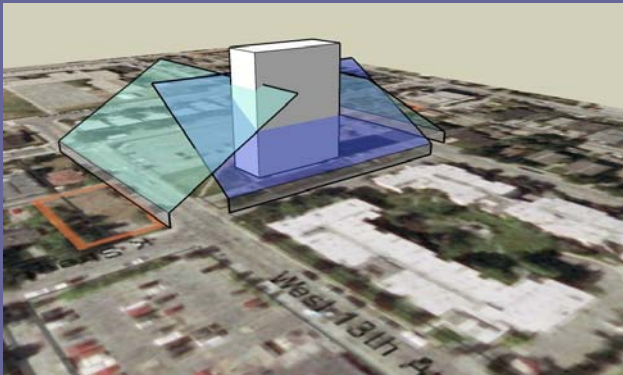
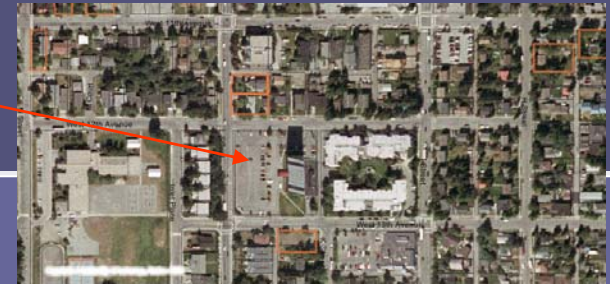


# 3. Inlet View Tower with height transitions

September 21, 1 pm shadow



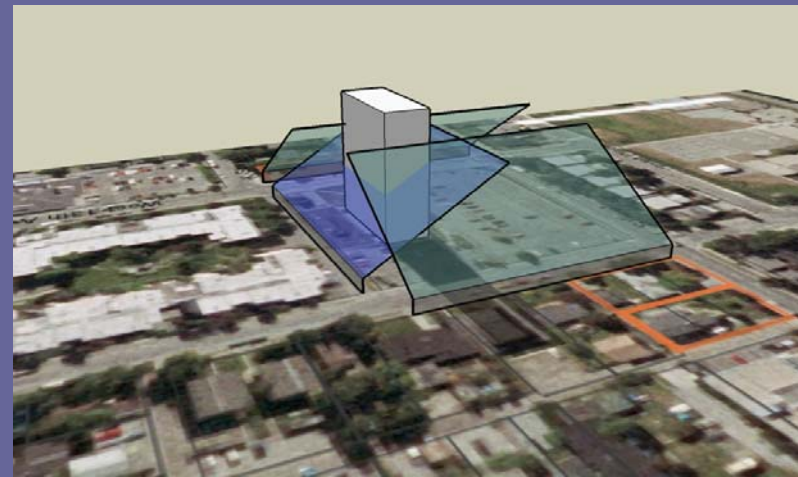
14 stories,  
~140 feet



A. View from SE (from City Market)



B. View from south (from 15<sup>th</sup> Ave)



C. View from NE (from Park Strip): Inlet Tower is more than 150 feet away from the residential lots to the north. Therefore, the daylight plane does not apply from those lots.

The daylight plane would have shifted building placement or massing.

# 4. 14<sup>th</sup> and A Site: Potential Shadow Effects

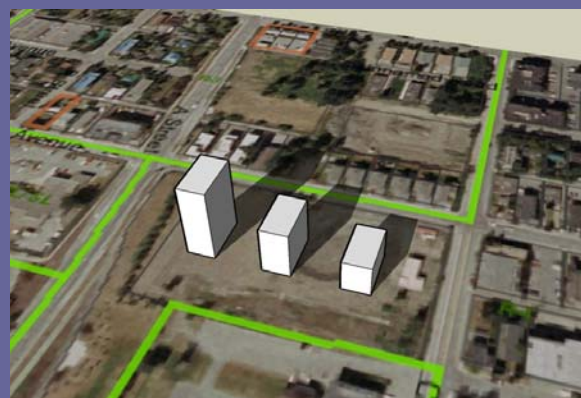
*60, 90 and 140 foot buildings  
located >150 ft from R-3 zoned  
lots to north*



September 21



1 pm



2 pm



3 pm



October 21

