

City View II Height Transitions and Shadowing Study – Oct. 21

City View II Site Scenarios

1. City View II as proposed in RO rezoning

- a. Top floor step-back toward south
- b. Still penetrates above daylight plane by 1-4 feet
- c. Maximum height allowed: 45 feet at roof surface
- d. Provides 36 units / 75 dwellings per acre

Height Transitions Impacts

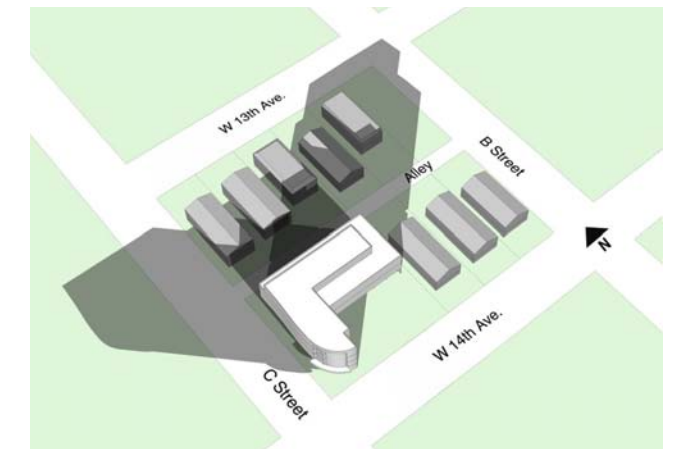


view from NE

Shadow Impact Area on October 21: 9 am, 12 noon and 3 pm



plan view of shadowing, 9 am – 3 pm



perspective from SE

2. City View II scenario complying with Height Transitions in 21.06.030D.8

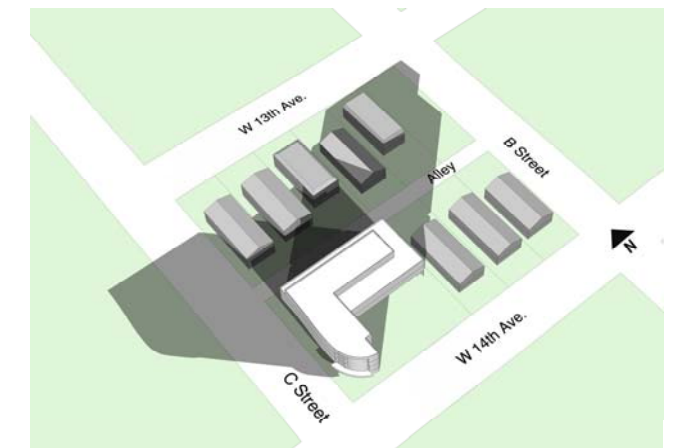
- a. Same building, adjusted 1 foot lower and to south
- b. Floor heights also reduced to 9 feet each
- c. Less shadow impact on most neighbors
- d. Code amendment exempting side lot line



view from NE



plan view of shadowing, 9 am – 3 pm



perspective from SW

3. R-3 zone bulk / height allowed by-right

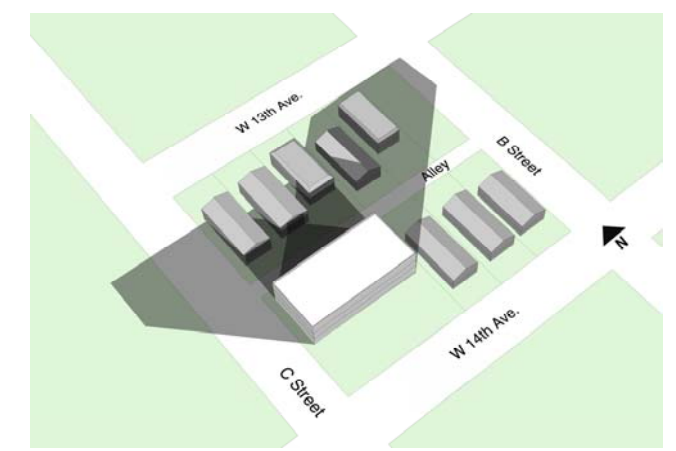
- a. Shows side/rear setbacks and max. lot coverage
- b. Maximum height allowed: 35 feet
- c. Provides 17 units / 35 dwellings per acre
- d. Penetrates above daylight plane by 1-4 feet



view from NE



plan view of shadowing, 9 am – 3pm



perspective from SW

Conclusions: Daylight Plane and Shadowing Impacts are similar under RO-SL and R-3



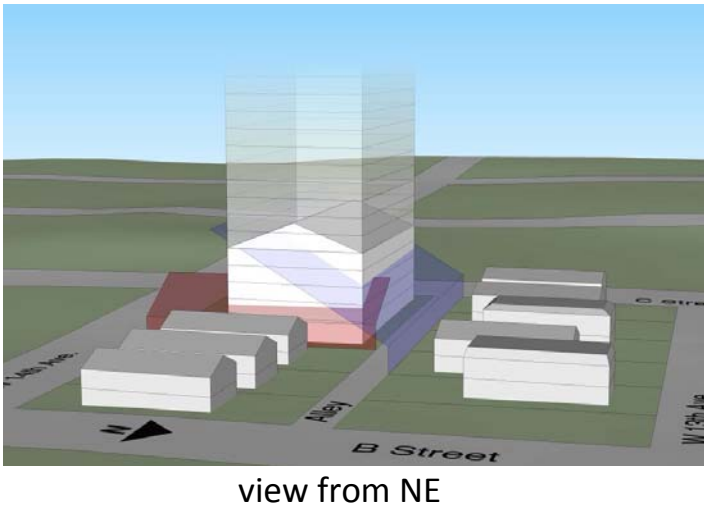
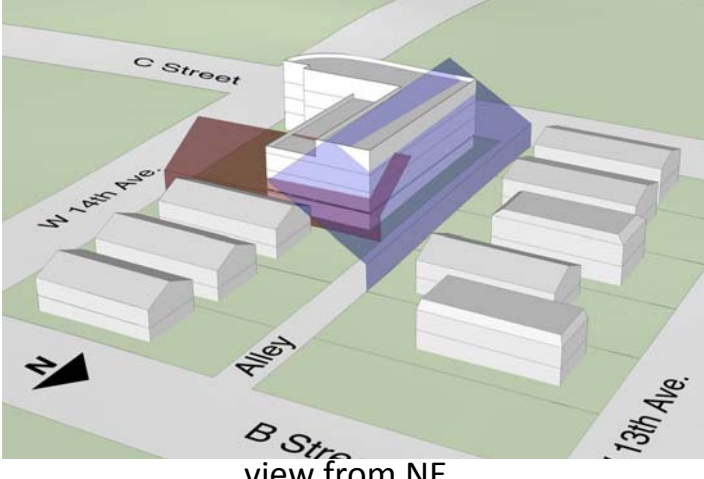
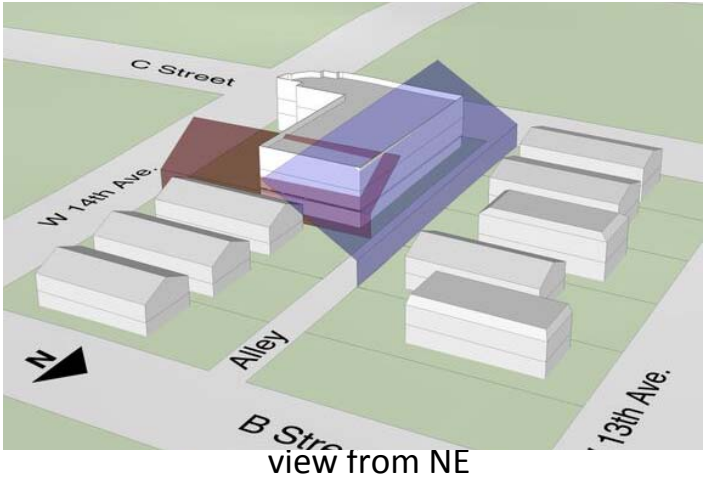
City View II Site Scenarios

- 4. City View II under old code RO zone
 - a. Same amount of parking as proposed under the new code scenarios on page 1
 - b. Provides 28 units / 58 dwellings per acre
 - c. Similar shadow impacts as #3 on page 1

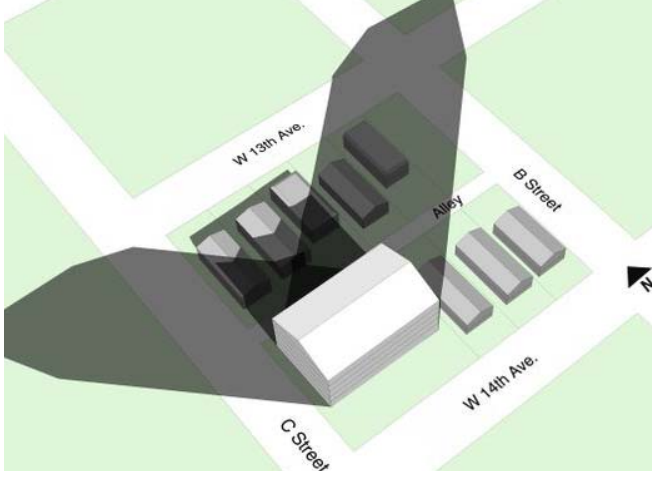
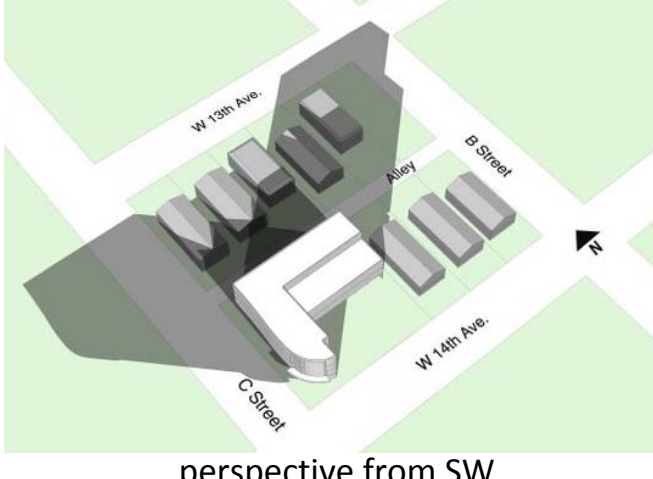
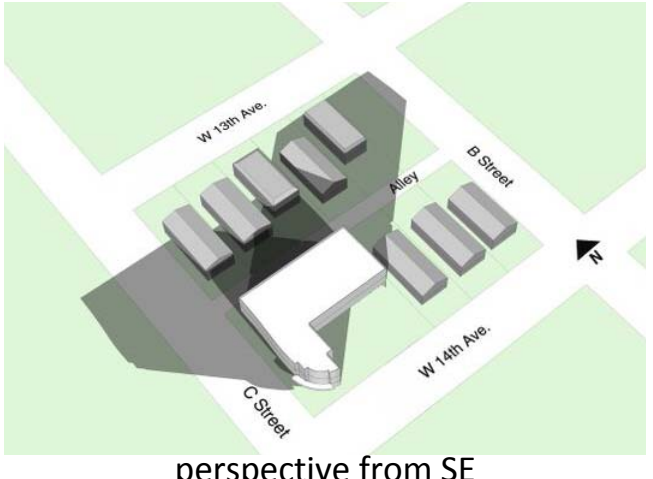
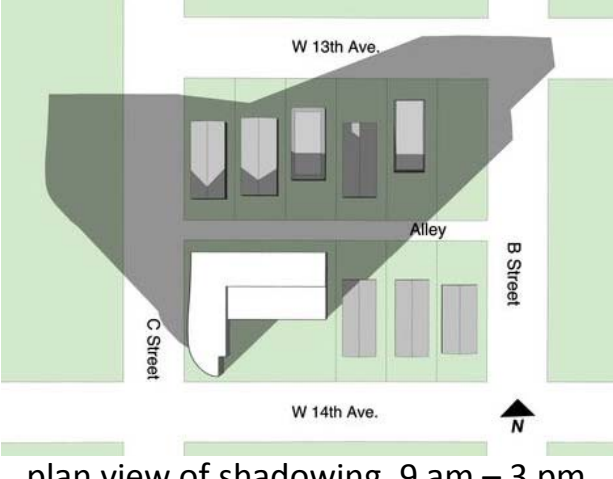
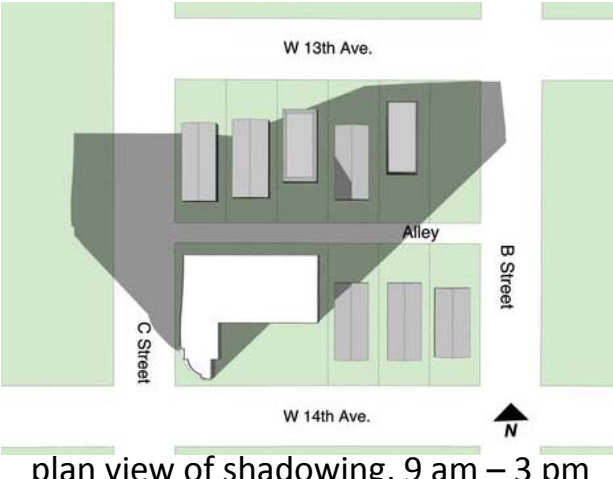
- 5. City View II under proposed AO 2015-059
 - a. Deletes height transition requirement
 - b. Top floor no longer stepped-back
 - c. Greater shadow impacts than old / new codes
 - d. Same dwelling unit density as in new code

- 6. Height allowed under AO 2015-059
 - a. Allows 65 feet by-right in RO; depicted at right as a solid mass of five stories with pitched roof
 - b. Unlimited height possible in some locations; depicted at right as translucent “ghost” stories
 - c. Greater bulk, daylight, and shadow impacts

Height Transitions Impacts



Shadow Impact Area on October 21: 9 am, 12 noon and 3 pm



Conclusions: New Title 21 with height transitions allows substantially more multifamily housing than old code. AO 15-059 would remove neighborhood protections from bulk and daylight impacts in new Title 21.