



695 Grand Ave: Massing as constructed



695 Grand Ave: Massing as restricted by proposed amendments



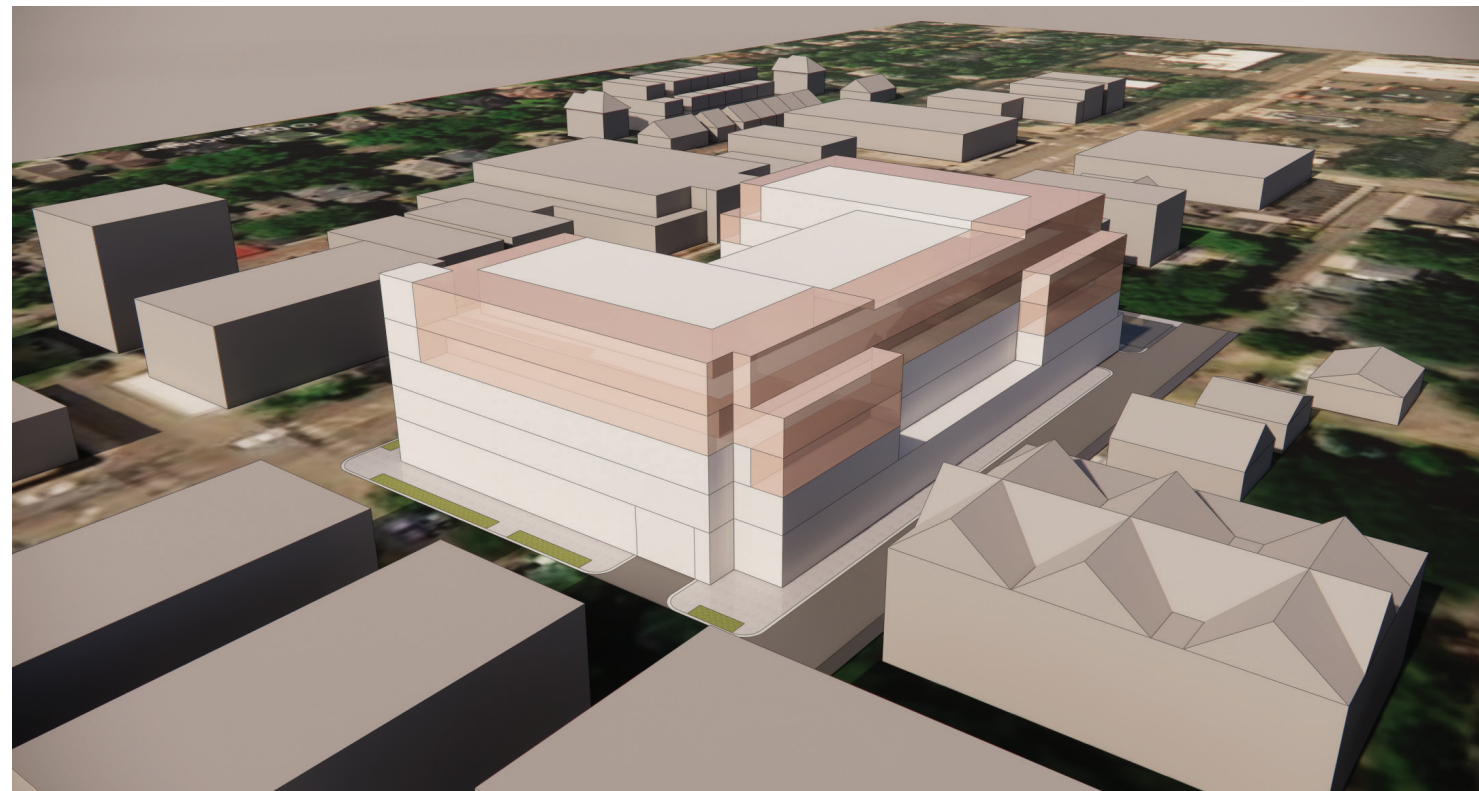
695 Grand Ave: Highlighted area of built project that would not be allowed under proposed restrictions



695 Grand Ave: Possible Massing



695 Grand: Massing as restricted by proposed amendments



695 Grand Ave: Highlighted area of built project that would not be allowed under proposed restrictions



734 Grand Ave: Possible Massing



734 Grand: Massing as restricted by proposed amendments



734 Grand Ave: Possible Massing



734 Grand: Massing as restricted by proposed amendments

Challenges with proposed language:

- 15' corner element is impractical to program with uses and has little historical precedent in commercial building
- International Building Code (IBC) requirements on load-bearing elements of exterior walls make multiple step-backs impractical in wood-frame structures

Recommended changes to language:

- Revise 15' corner element to 50' to make it more usable and historically contextual
- Limit required step backs to 10' max