

ATTACHMENT H: SUMMARY OF HEIGHT ZONES

The following chart summarizes the height and bulk regulations in the proposal:

Regulation	Height/Bulk/Intensity Area						
	1	2	3	4	5	6	7
Maximum Density¹	300	200	90	90	90	90	90
Maximum FAR²	4.5	6.0	8.0	14.0	17.0	20.0	20.0
Maximum Height							
Building base ³	55 ft	85 ft	55 ft	85 ft	85 ft	85 ft	120 ft
Total	No tower permitted	No tower permitted	170 ft	275 ft	400 ft	No height limit	No height limit
Minimum Height	None	None	None	45 ft	45 ft	45 ft	45 ft
Average per story lot coverage above the base⁴	Not applicable	Not applicable	50% of site area or 7,500 sf, whichever is greater	75% of site area or 10,000 sf, whichever is greater	75% of site area or 10,000 sf, whichever is greater	75% of site area or 10,000 sf, whichever is greater	85% of site area or 10,000 sf, whichever is greater
Tower Regulations							
Maximum average area of floor plates ⁵	Not applicable	Not applicable	10,000 sf	15,000 sf	20,000 sf	25,000 sf	No maximum
Maximum building length ⁶	Not applicable	Not applicable	115 ft	150 ft	175 ft	195 ft	No maximum
Maximum diagonal length ⁶	Not applicable	Not applicable	145 ft	180 ft	210 ft	235 ft	No maximum

1. The maximum density is the number of dwelling units per square footage of lot area. For instance, if the maximum density for an area is one unit per 1,000 square feet of lot area, and a lot is 100,000 square feet, than 100 units are allowed on that lot.
2. Floor Area Ratio (FAR) is a measurement of the bulk on a lot and is calculated by dividing the square footage of the buildings on a lot by the square footage of the lot. For instance, if the maximum FAR is 5.0, 500,000 square feet can be developed on a 100,000 square foot lot.
3. The building base is the lower area part of a building where a floor plate can be the size of a lot.
4. The maximum average per story floor area above the base is calculated as a percentage of the site area. In other words, if a parcel is 100,000 square feet, and a height area allows the average per story floor area above the base to be 80 percent, then the average story above the base cannot be more than 80,000 square feet. If there is more than one tower above the base, then the floor area of the comparable stories of each building are added together to determine the total floor area of that story. For example, if there are two towers above the base and the 5th story of one tower is 35,000 square feet and the 5th story of the other tower is 25,000 square feet, then the total floor area above the base of the 5th story is 60,000 square feet. Using the example above, if the average total floor area of all the stories stays at 80,000 square feet or below, the building meets the regulation. This regulation reduces upper story bulk and encourages building articulation; proposing the maximum to be an average allows design flexibility. The regulations state that average coverage cannot be required to be below 7,500 (for Height Area 2) and 10,000 square feet for Height Areas 3 – 6 to accommodate construction on small lots.
5. A minimum required floor plate is provided to accommodate construction on small lots.
6. The average floor plate of a tower is the average square footage of the stories within an individual tower. For instance, if a tower is four stories high, and two stories are 28,000 square feet and two stories are 32,000 square feet, then the average floor plate of the tower is 30,000 square feet. This regulation is an average to maximize the design flexibility of the

towers. For comparison, the floor plate of the Tribune Tower is approximately 2,000 square feet, the new Rincon Tower at the foot of the Bay Bridge in San Francisco is approximately 10,000 square feet, one tower of the Federal Building is approximately 16,000 square feet, the Clorox Building in City Center is approximately 20,000 square feet, and the newly approved T12 building is approximately 26,000 square feet. With the exception of the T12 building, these are approximations based on aerial photographs. The T12 building is based on approved plans.

7. The building length of a tower is the horizontal length of the side of a tower in elevation. In other words, if a tower has consistent floor plates that are a 100 by 200 foot rectangle with sides parallel to the property line, the building lengths of the tower are 100 feet and 200 feet. The diagonal length is the distance between the two most separated points of a building. These regulations assure that towers are not flat, slab-shaped structures that will block the sunshine and views in and out of downtown. Staff chose the maximum dimensions to also allow significant variation and creativity in design.