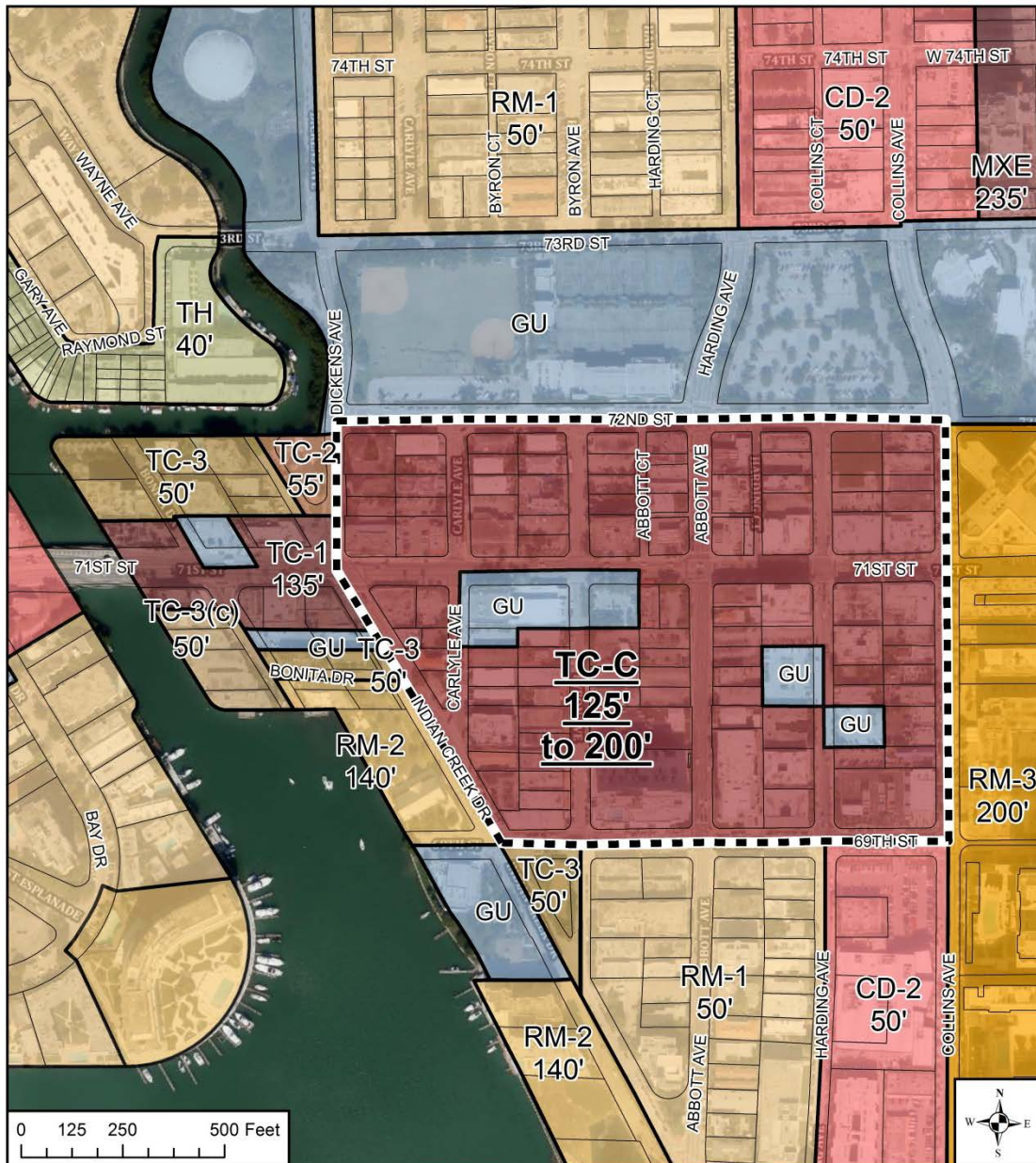
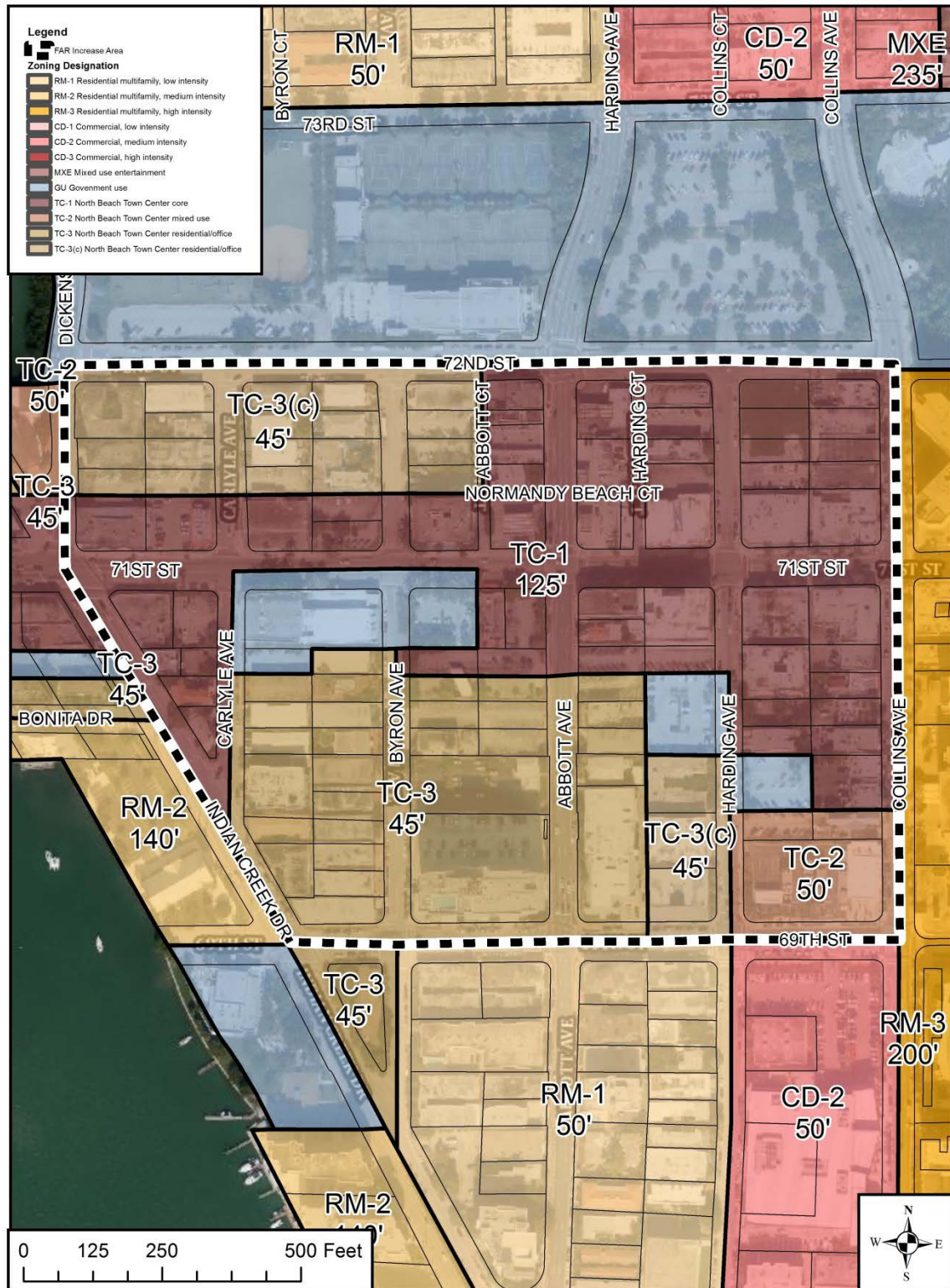


## Proposed Zoning and Height Limits

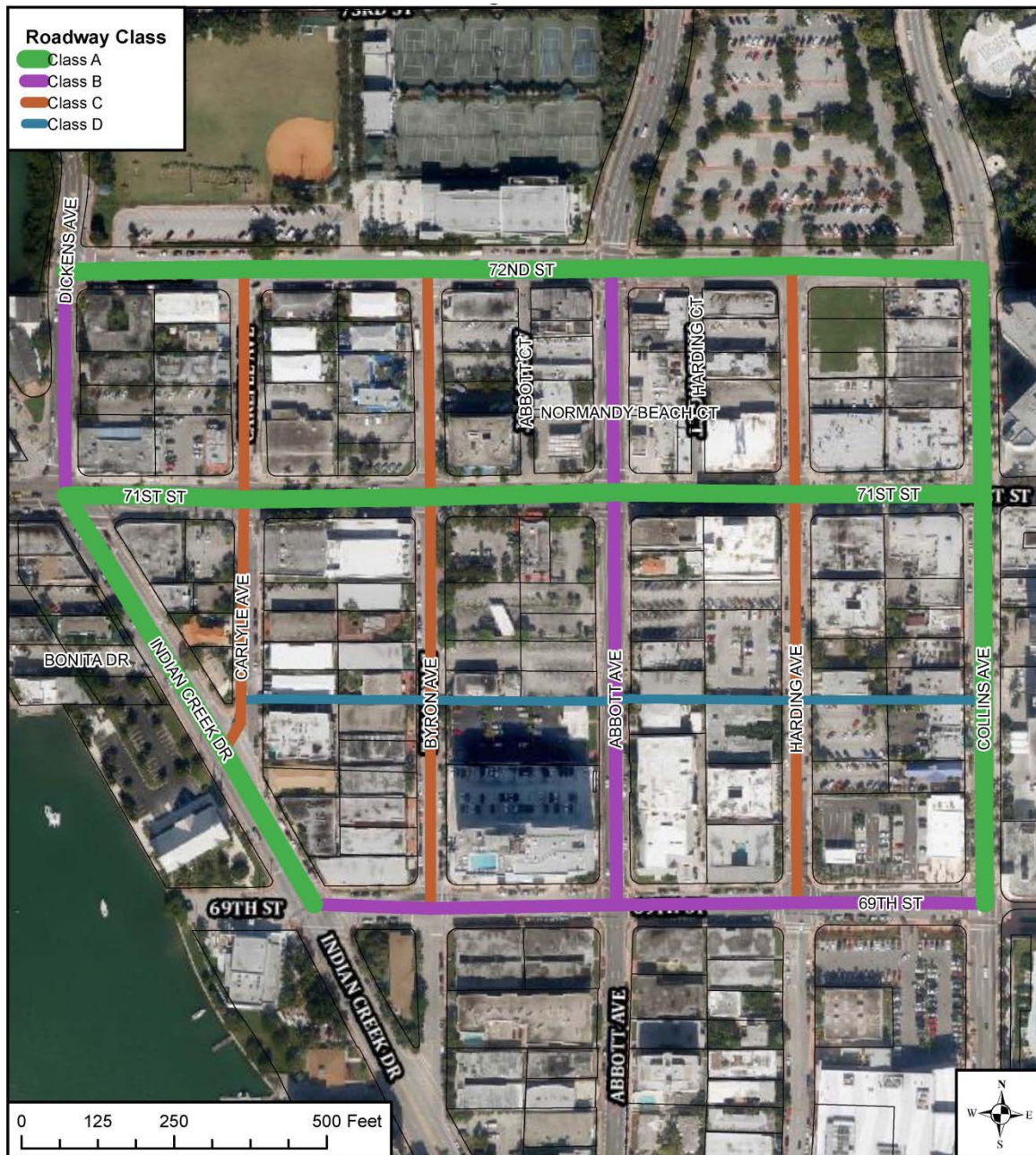


### Current Zoning and Height Limits

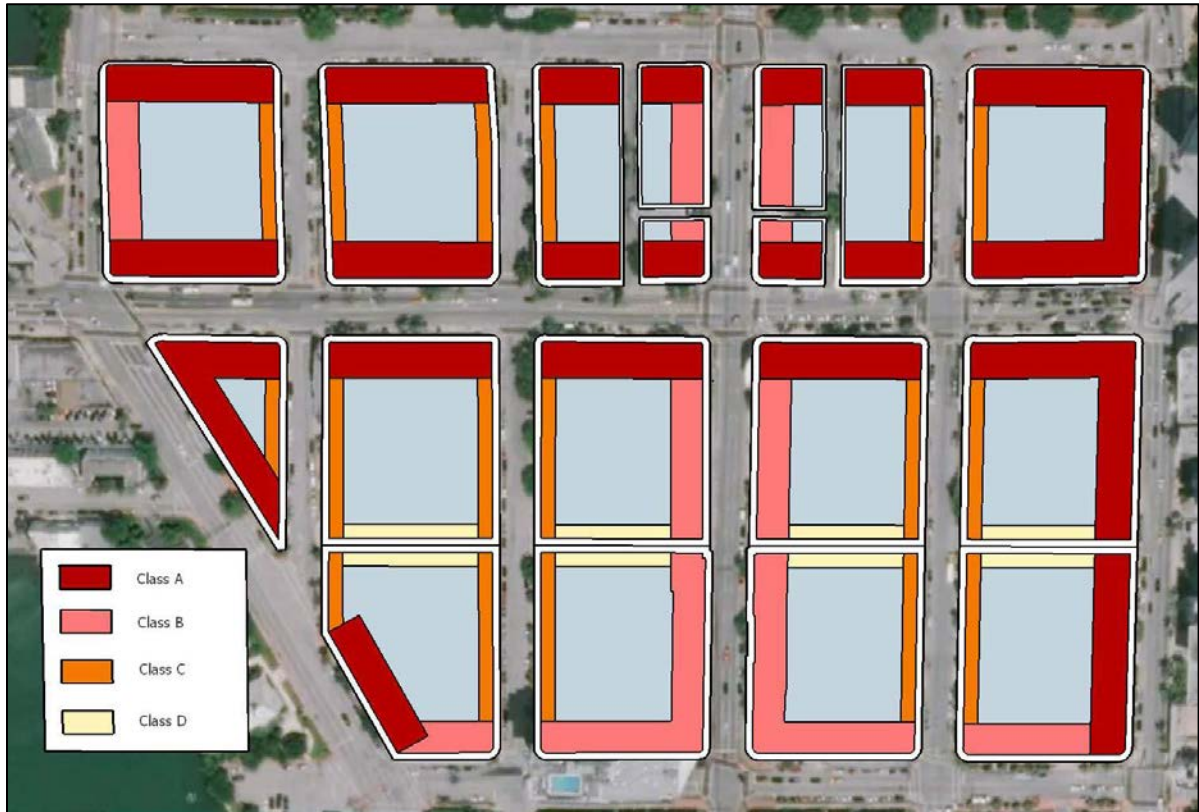




### Proposed North Beach Roadway Classes



### Ground Floor Areas with Habitable Space Requirements





## TC-C MASSING STUDY

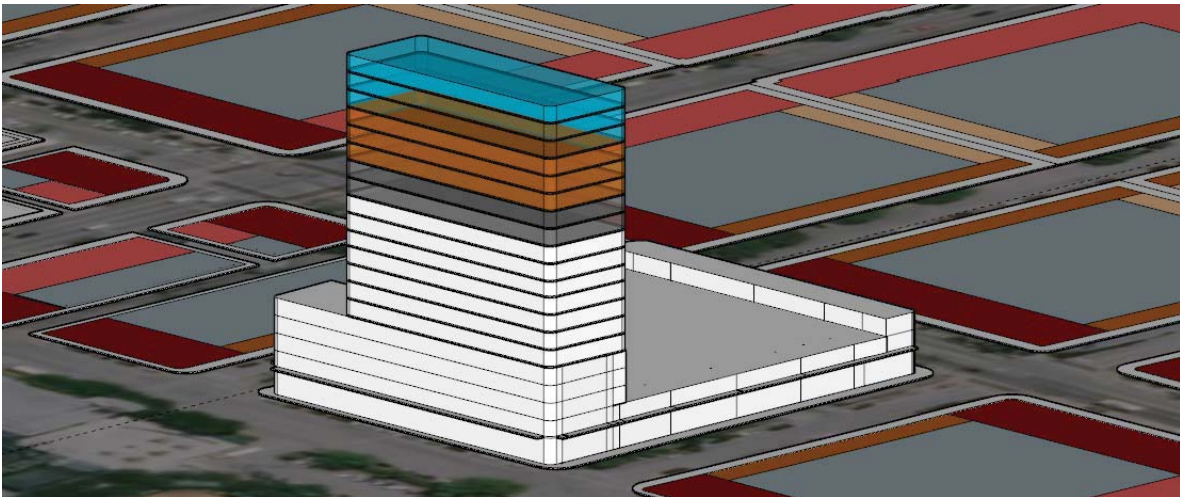
### Legend

- Up to 125 FT – 11 stories (**White**)
- 125-145 FT – Approximately 13 stories (**Gray**)
- 145-175 FT – Approximately 16 stories (**Orange**)
- 175-200 FT – Approximately 19 stories (**Turquoise**)

### TC-C MASSING STUDY - OPTION A

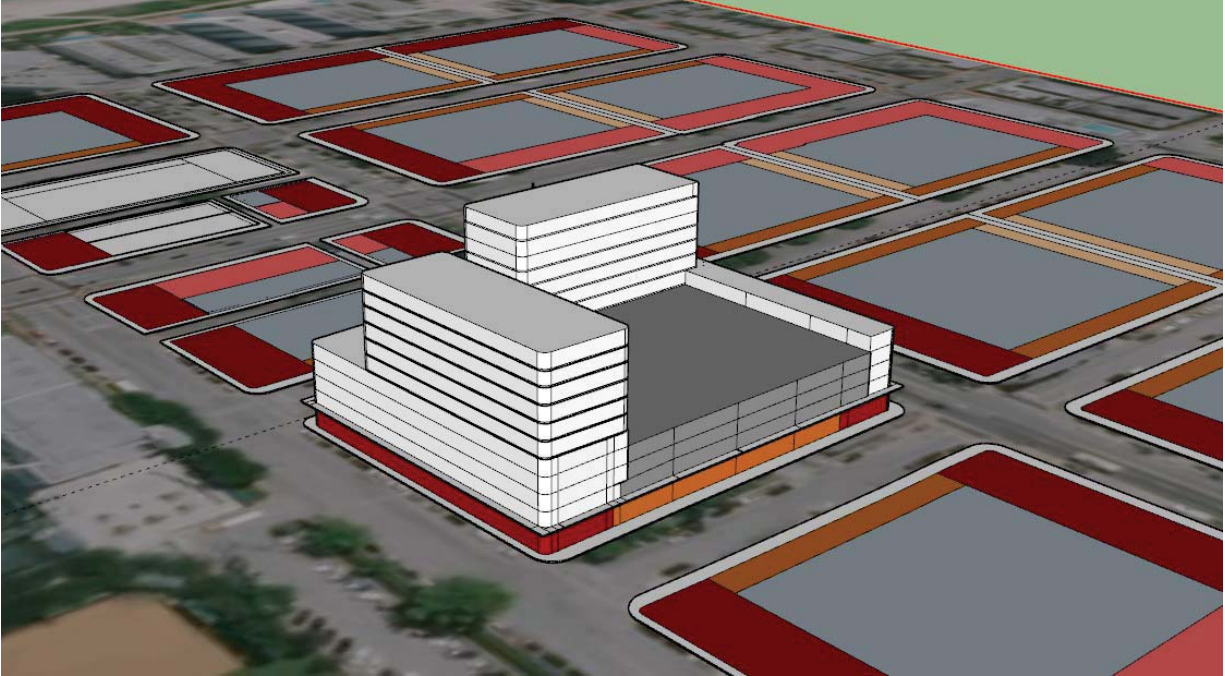
(Block from 71<sup>st</sup> to 72<sup>nd</sup> St.)

Option to maximize floor area while providing public benefits.



**TC-C MASSING STUDY - OPTION B**  
**(Block from 71<sup>st</sup> to 72<sup>nd</sup> St.)**

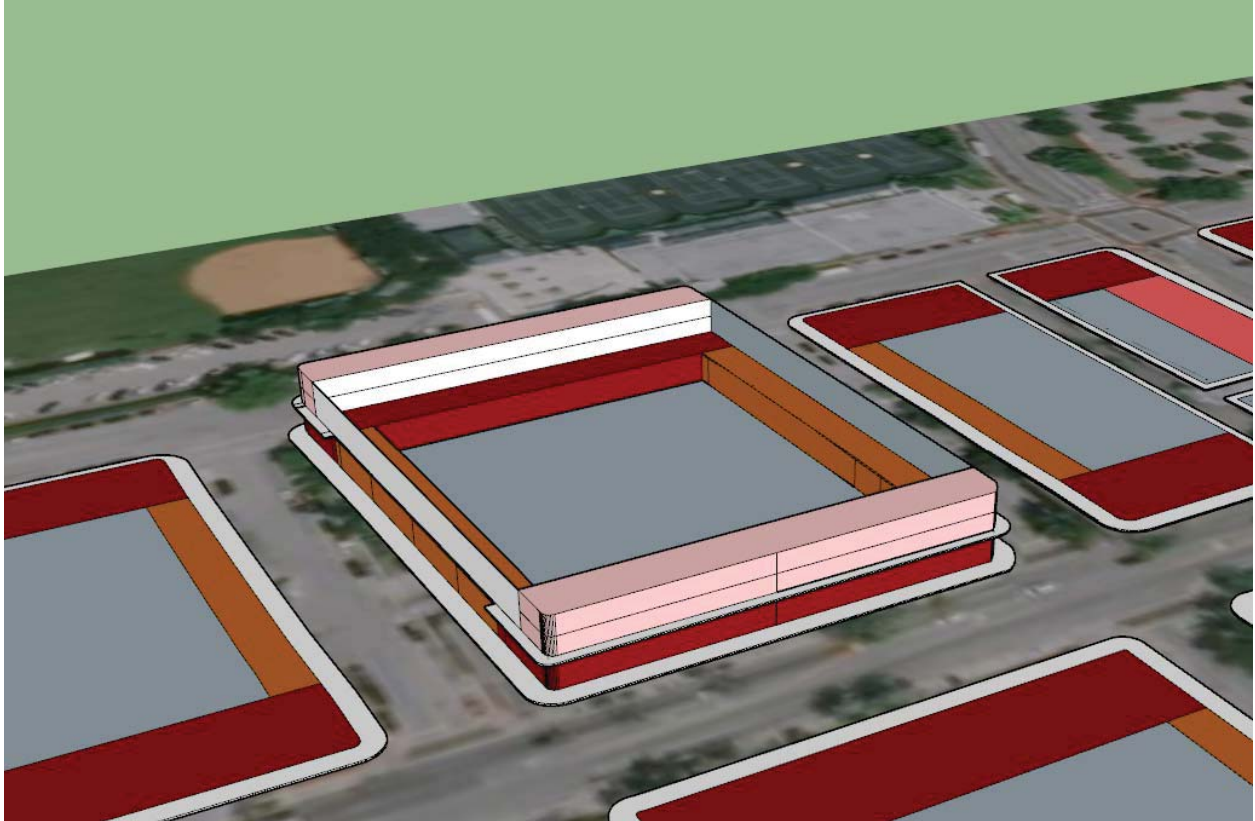
Option to maximize floor area without providing public benefits.



## **TC-C MASSING STUDY - BASE REGULATIONS**

(Block from 71<sup>st</sup> to 72<sup>nd</sup> St.)

Minimum required habitable space pursuant to the regulations for Class A and Class C roadways.





## TC-C Massing Study Bird's Eye Renderings

### Legend

- Approved Hotel Development (**Green**)
  - 3.5 FAR at 125 feet
- Land Swap Parcels Proposed Development (**Yellow**)
- Massing Study Samples
  - Up to 125 FT – 11 stories (**White**),
  - 125-145 FT – Approximately 13 stories (**Gray**)
  - 145-175 FT – Approximately 16 stories (**Orange**)
  - 175-200 FT – Approximately 19 stories (**Turquoise**)







