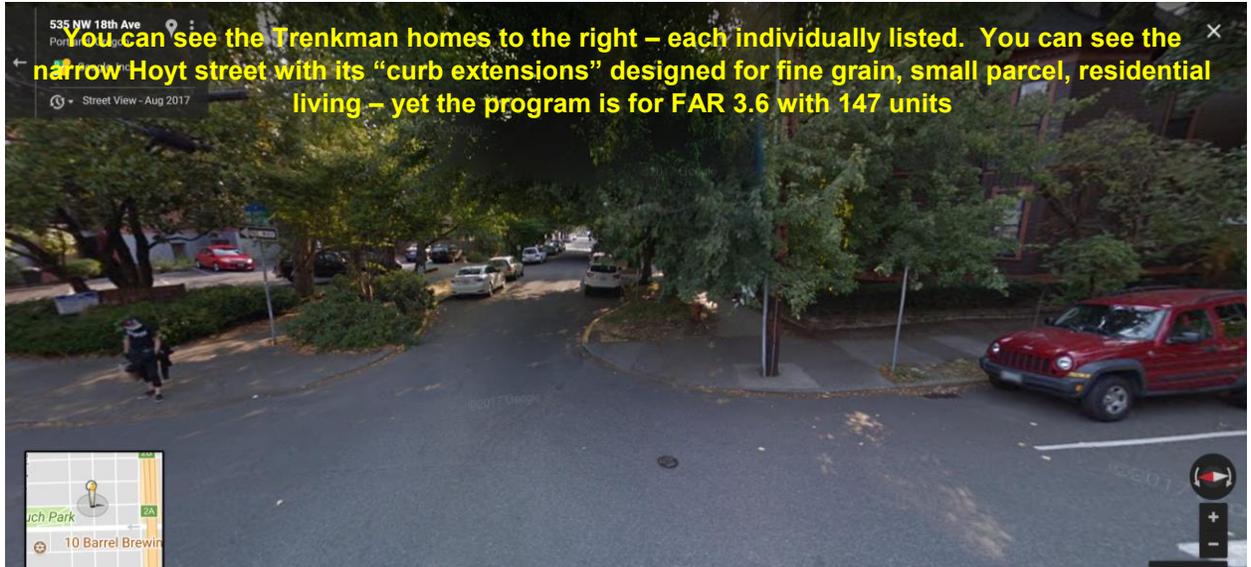


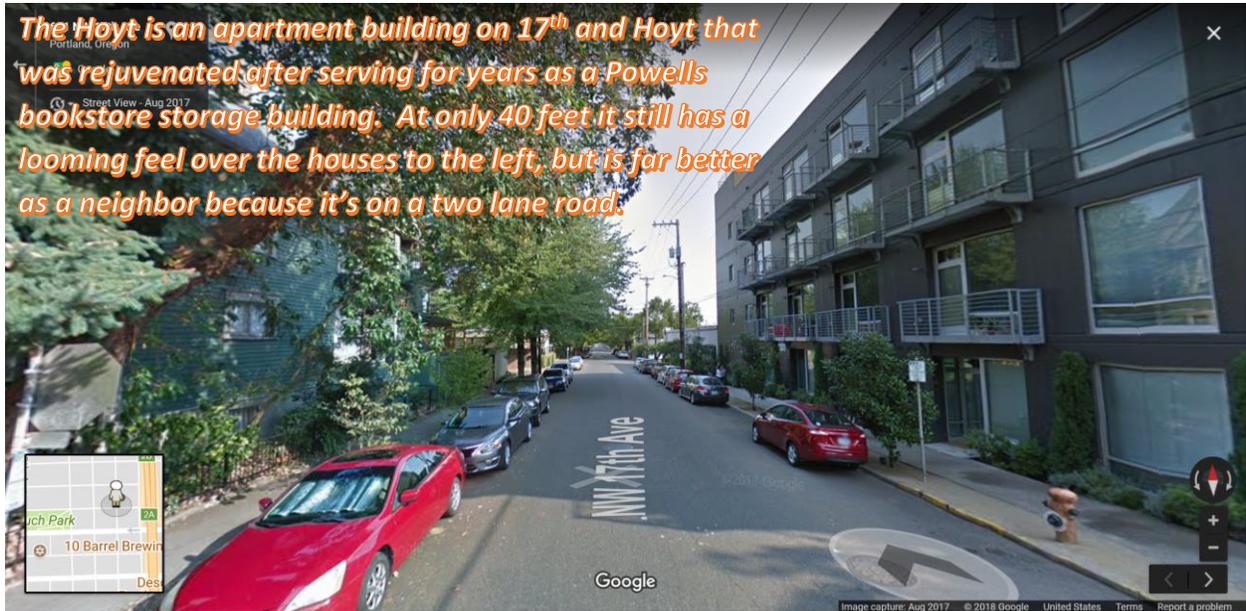
The North Building is twice as high as the surrounding individually listed buildings. Imagine a 60' FAR 5:1 building in the space below looming over the 1 story industrial building on the left (South) of Irving and the 30' houses that ring the site



Hoyt is 28' from curb to curb. These are the two shortest, narrowest blocks in all of Northwest. They were designed that way during the renovation of these historic houses in the 1970s at the request of the owners to preserve the residential character of the space. There are no other blocks like Irving and Hoyt in the State of Oregon.







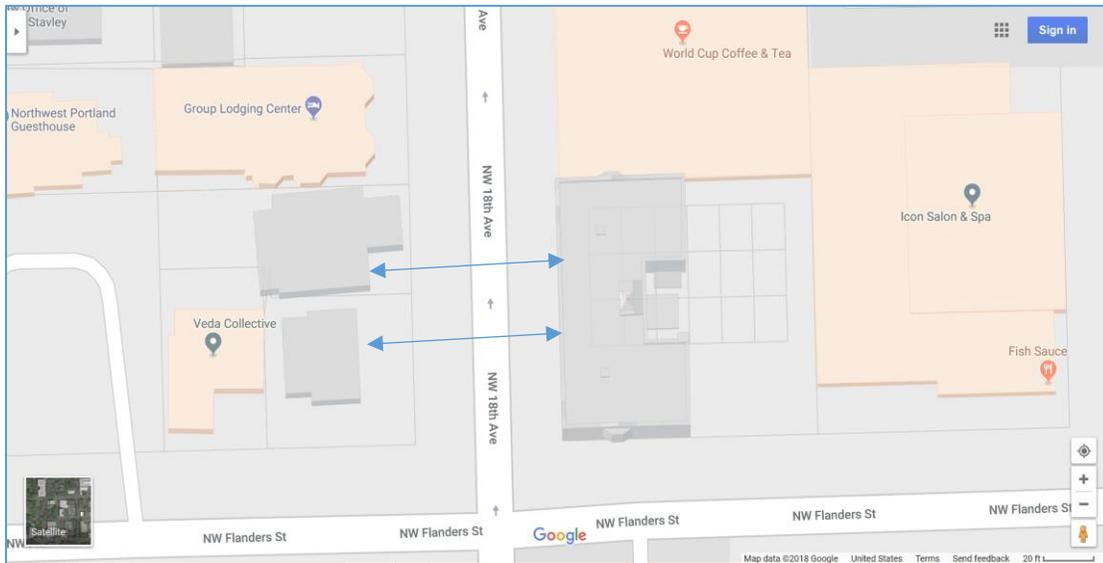
The north side of Glisan which PHLC and PSC decided should be 2:1 FAR. Even though City Council disagreed, the 4:1 is not an entitlement, rather it is subject to PHLC review, as noted by Carleton Hart. Below see how the Wickersham, with a lower FAR than the proposed North Building, destroys the side trees and casts shade in its wake. The Wickersham is south of Glisan and fronts much bigger footprints than those that surround the site in question.



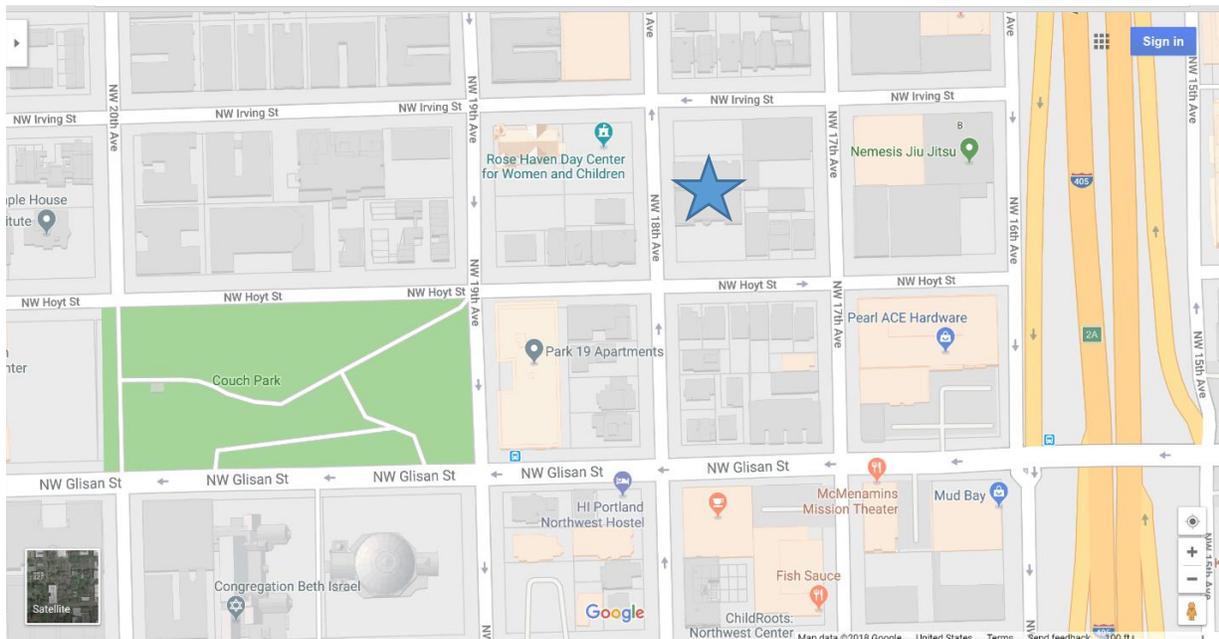
The west side frontages next to the Wickersham – large footprints with parking lots. No such footprints or building parking lots exist on Irving or Hoyt. Below the Wickersham – the two lane roads, the businesses, the bike racks. The 13 landmark and other contributing buildings that ring the site in question are bordered on 3 one way streets, although 18th has a bike lane. The Wickersham and the site in question are much different areas and are not appropriate comparisons as advocated by Carleton Hart.



The Wickersham footprint from Google Maps – notice the large lots across the street and the business that ring the site.



The site in question has multiple small parcels, surrounding the site between Irving and Hoyt and 18th. Carleton Hart's example of 5 story buildings next to 2 story footprints is totally out of place given the fine grain urban fabric exemplified here.



There is only one site like this in the State of Oregon. No other site has such narrow streets, with so many listed National Trust of Historic Places buildings.

