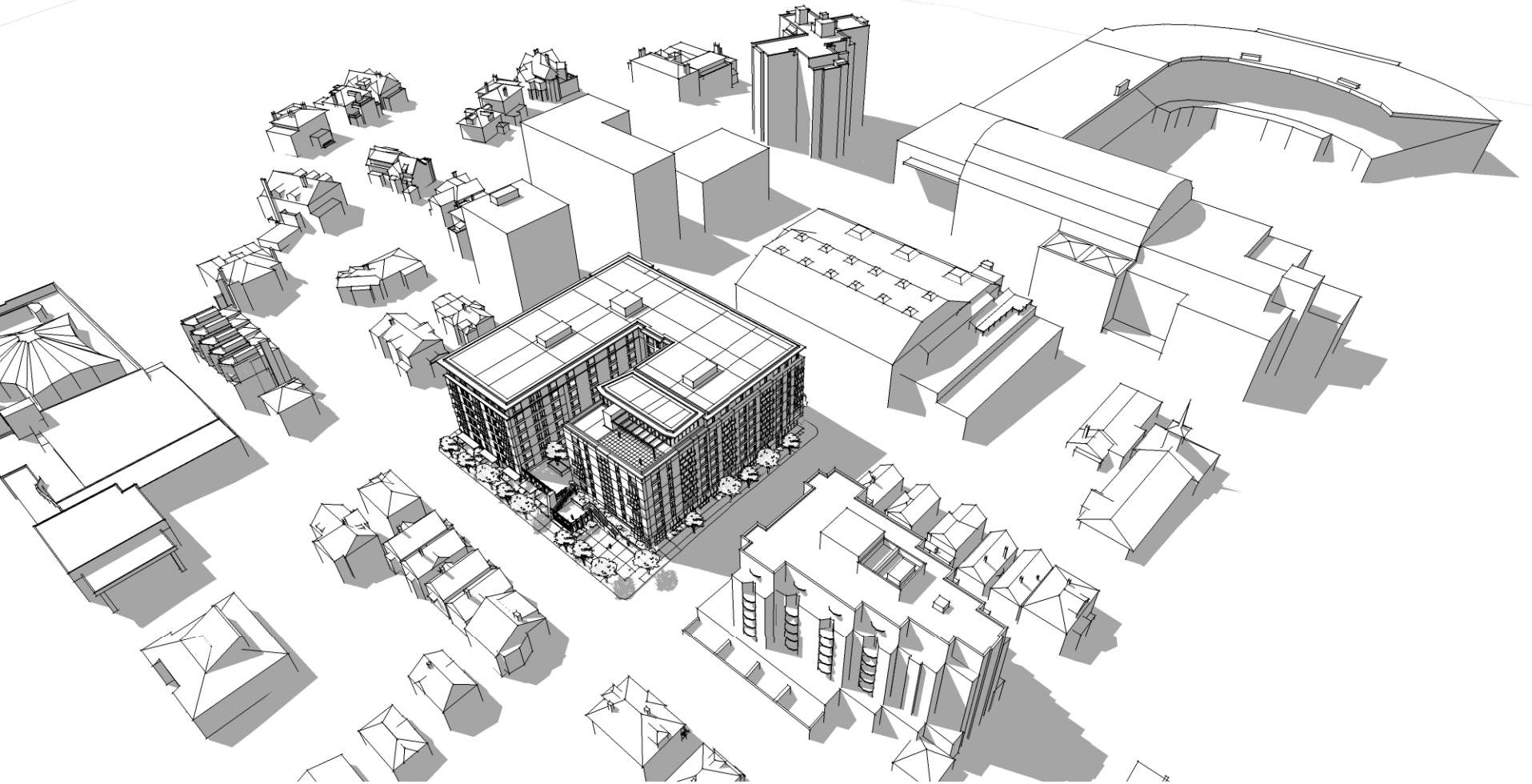
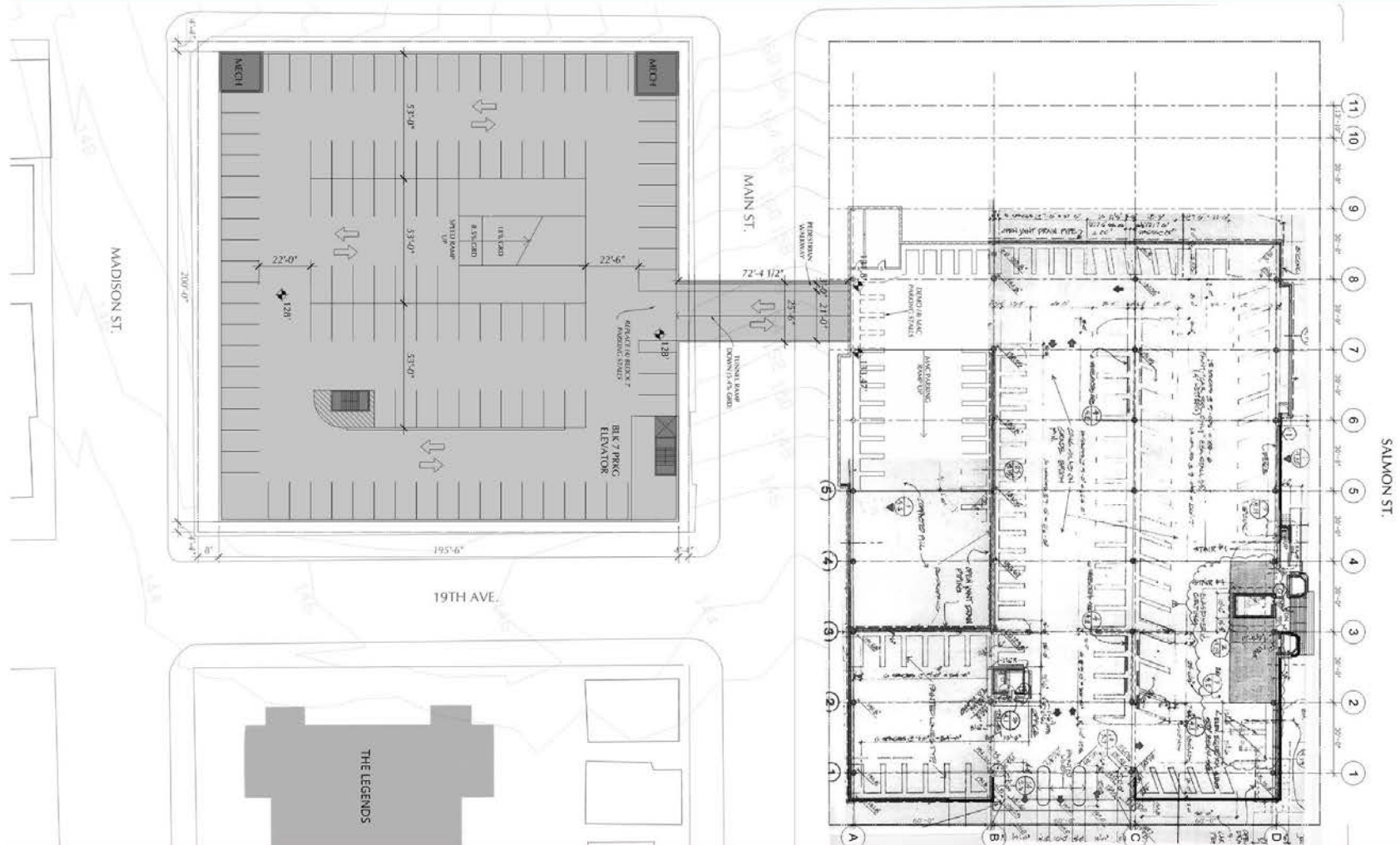




MAC BLOCK 7 ZONING: Actual Compared TO Rh and Cx Zones

	Proposed	Rh Zone	Cx Zone
Height	85'- 100'	100'	100'
Bonus Height	None Used	Additional 45'	Additional 45'
Site Coverage	85%	85%	100%
FAR		4 : 1	4 : 1
FAR Increase		3 : 1	3 : 1
Total FAR	5.87 : 1	7 : 1	7 : 1
Multi Family Use	Yes	Allowed	Allowed
Residential Parking Use	Yes	Allowed	Allowed

Parking P4 MAC Tunnel **C.1**

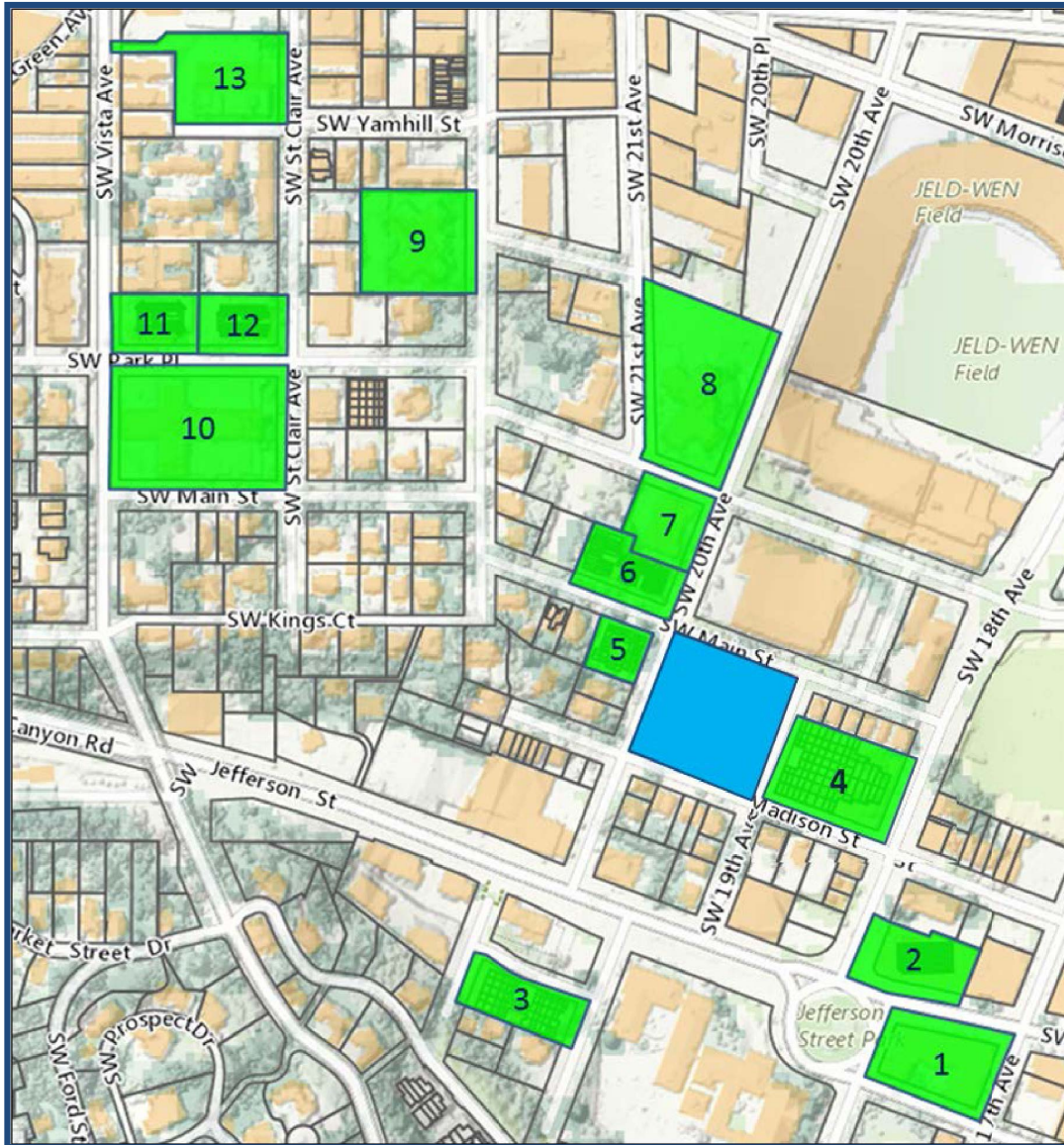




Proposed Massing Model Under Rh Zoning



Proposed Massing Model Under Cx Zoning



 Block 7  High Density Multi-Family

High-Density Multi-Family Property Summary

#	Property	Height
1	Collins Circle Apartments	6 stories
2	Jefferson Condominium	5 stories
3	Arbor Vista Condominium	7 stories
4	Legends Condominium	9 Stories
5	Four Seasons Condominium	8 Stories
6	Royal Manor Condominium	6 stories
7	2020 Building	8 stories
8	Portland Towers	13 stories
9	Celio	11 Stories
10	Vista St. Claire	13 Stories
11	Park Place Tower Condominium	12 Stories
12	Washington Park Condominium	10 Stories
13	735 St. Claire	22 stories