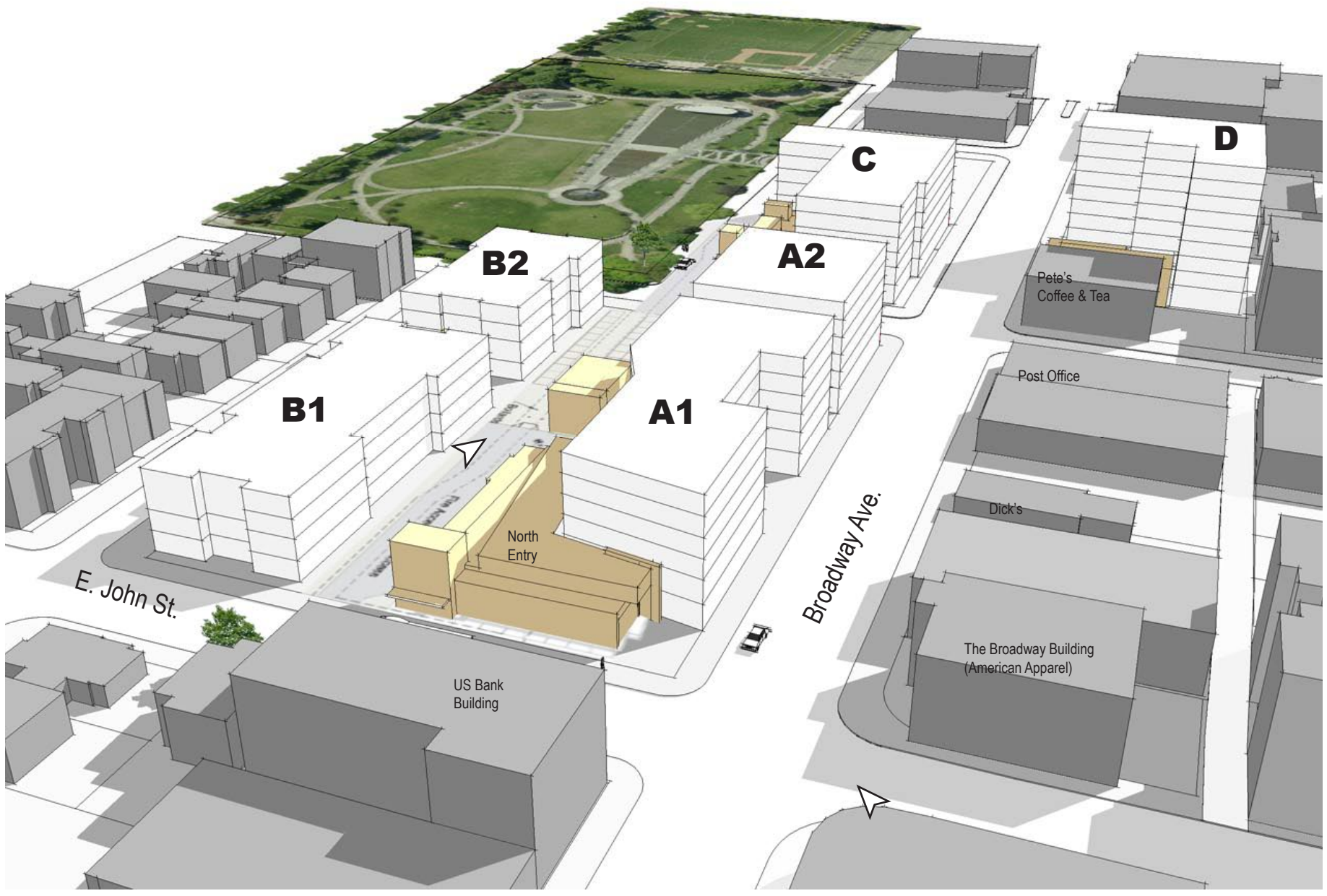
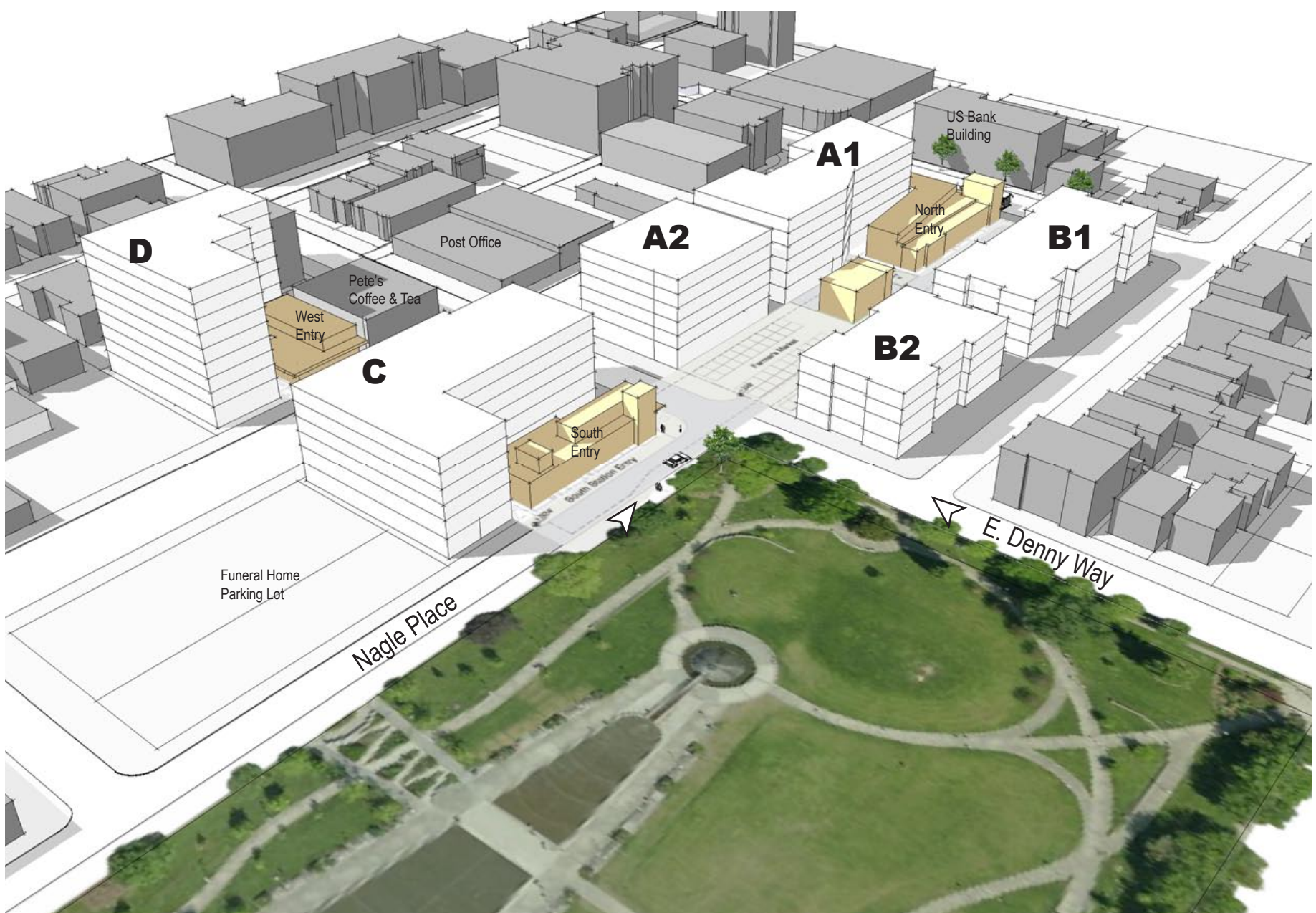


# Mass & Scale Scenario 1

## Existing Zoning - Low

See data sheet and summary for estimated development capacity.

Location of groundlevel perspective image.

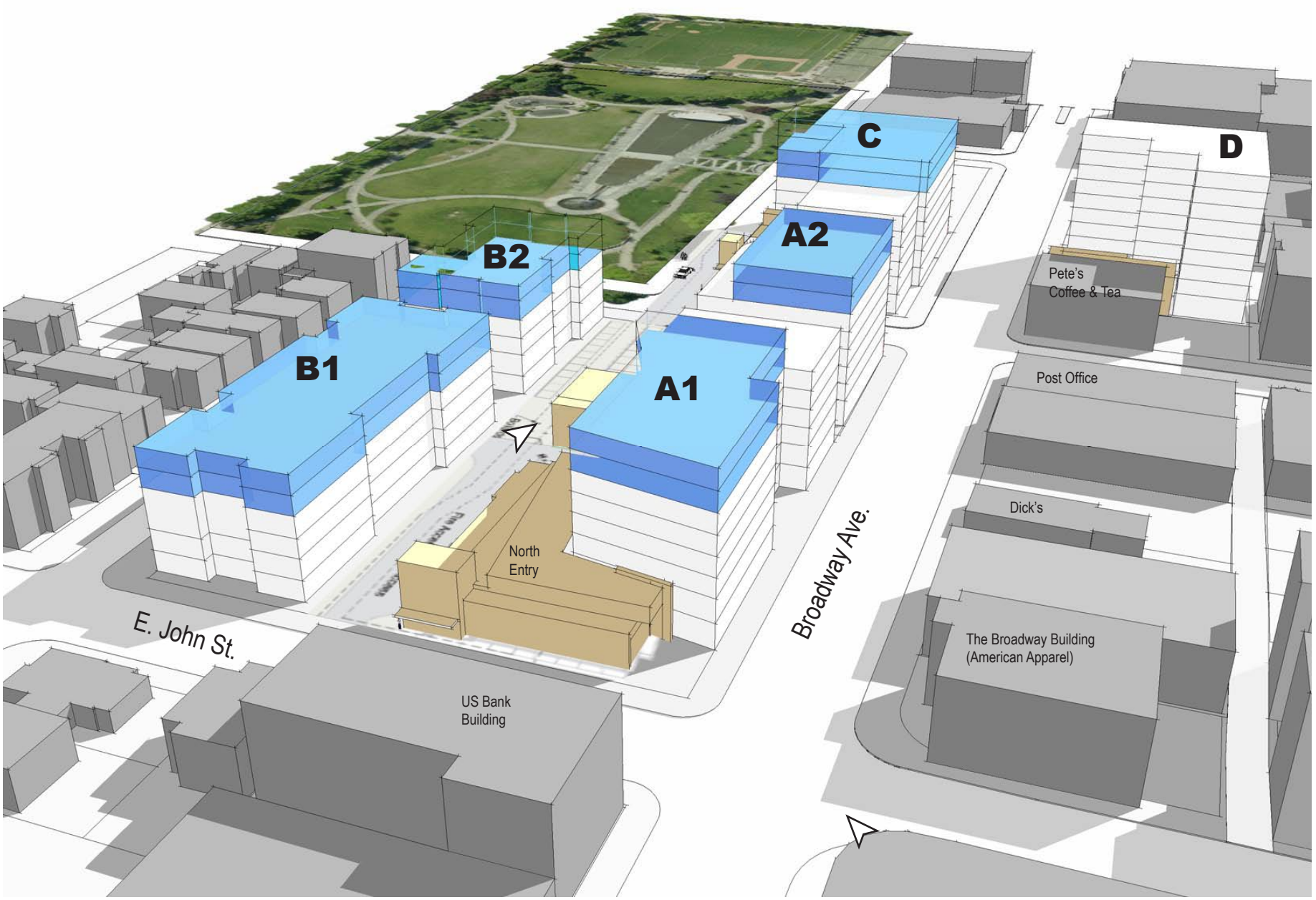
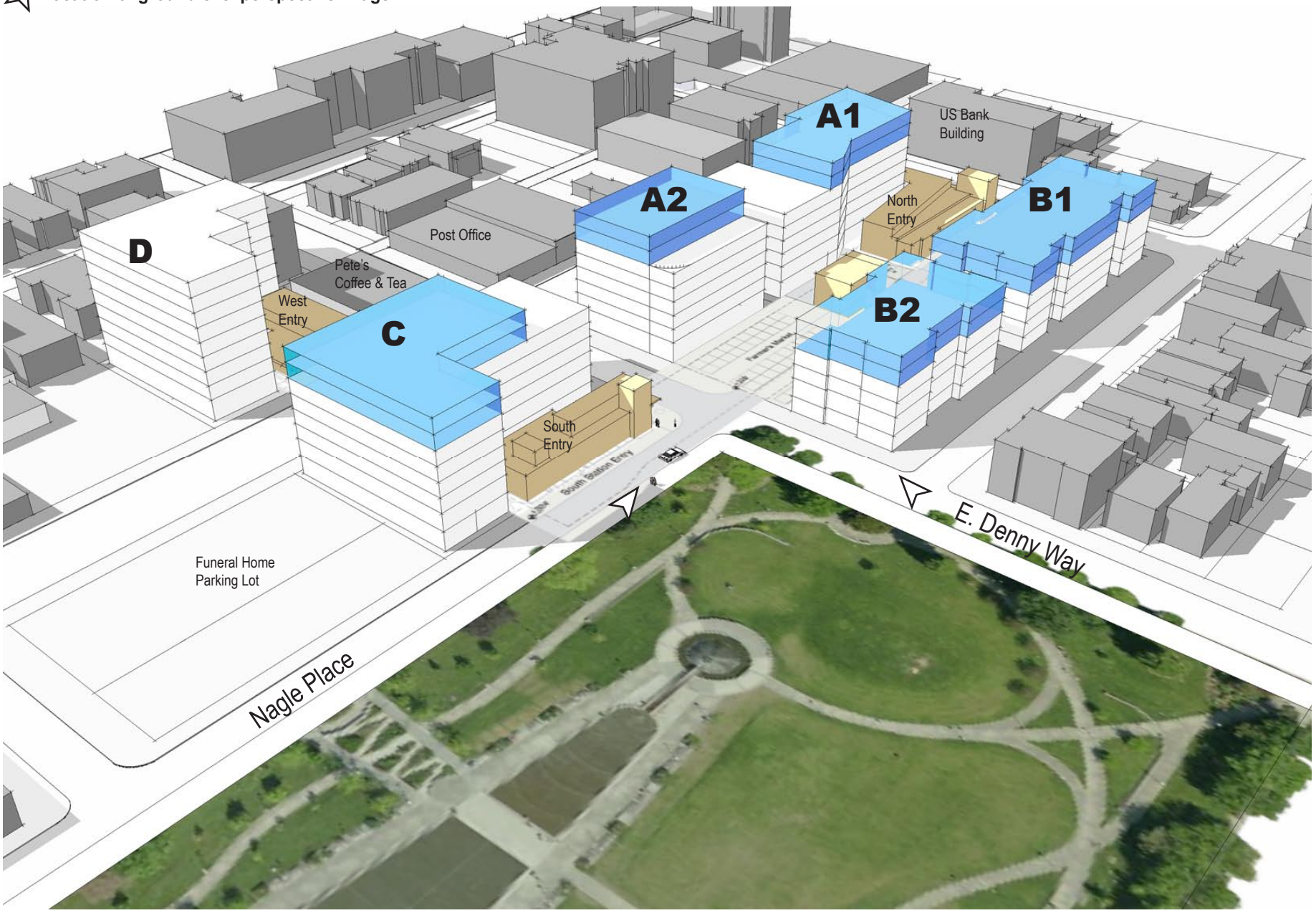


# Mass & Scale Scenario 2

## Upzone - Moderate

Broadway Sites A1, A2 and C to NC3-85. 10th Ave. Sites B1 and B2 to NC2-65.  
See data sheet and summary for estimated development capacity.  
Blue indicates development capacity beyond existing zoning.

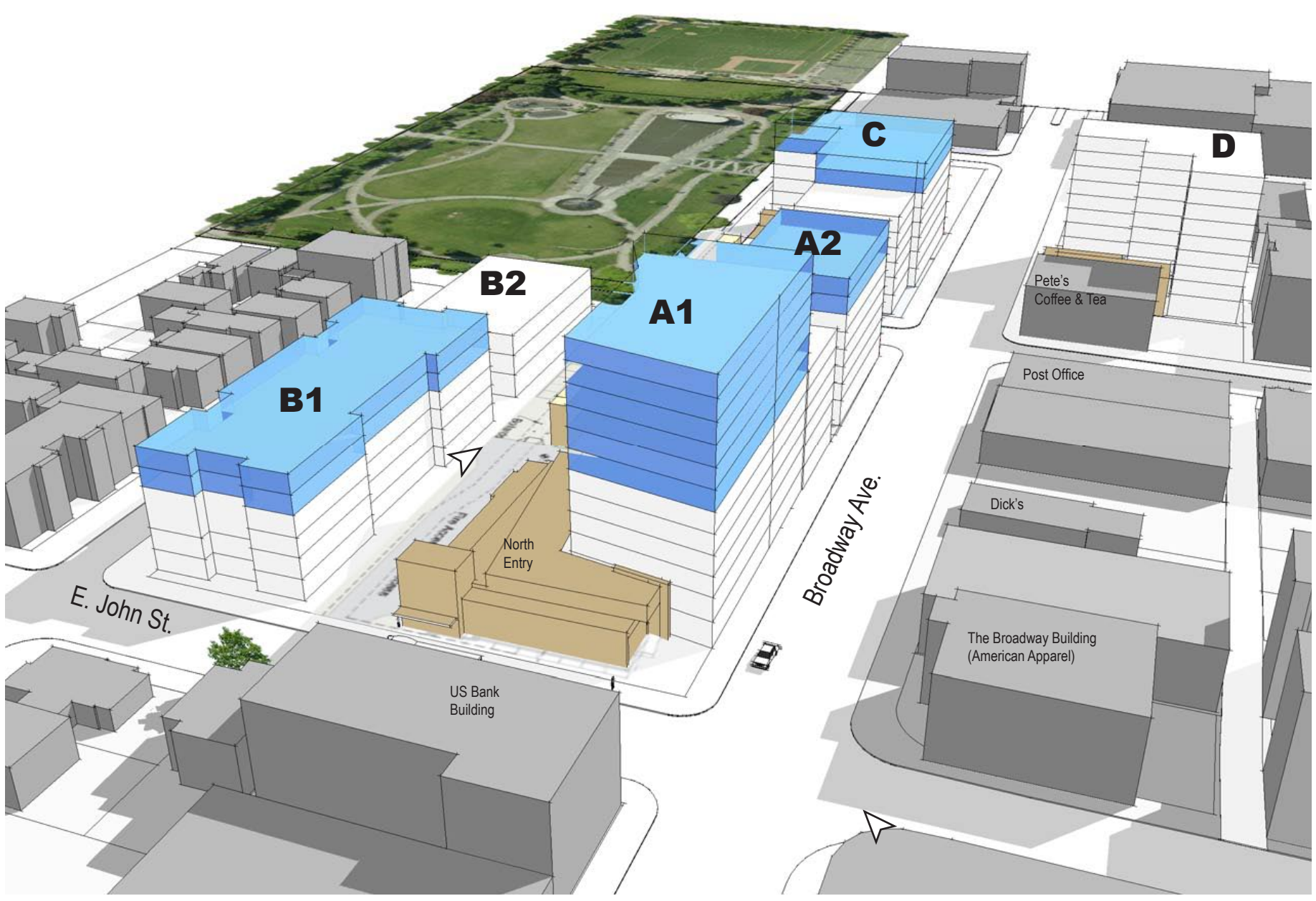
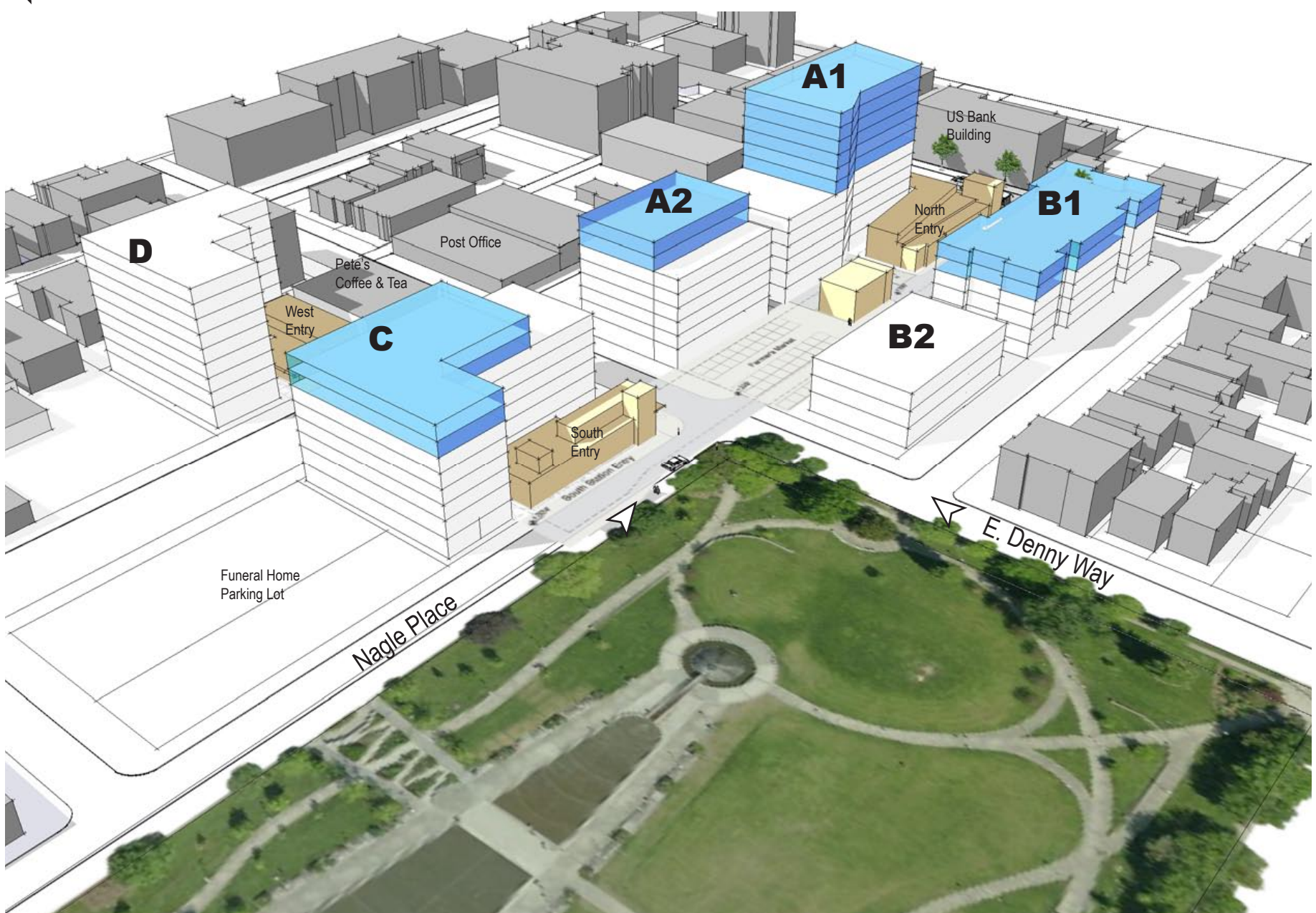
Location of groundlevel perspective image.



# Mass & Scale Scenario 3 'Push/Pull' Upzone - Moderate

Overarching FAR cap for the 4 sites. Broadway Sites A2, and C to 85' maximum. Site B2 limited to 3 stories. Site B1 to 65'. Site A1 to 125'.  
See data sheet and summary for estimated development capacity.  
Blue indicates development capacity beyond existing zoning.

Location of groundlevel perspective image.



# Mass & Scale Scenario 4 'Focused' Upzone - Moderate

Broadway Sites A2, and C remain at existing NC3-65. Site B2 limited to 3 stories. Site B1 to NC3-65'. Site A1 to NC3-165' with a maximum tower floorplate.

See data sheet and summary for estimated development capacity.

Location of groundlevel perspective image.

