

# Beacon Main Street

Illustration from Zoning Code Figure 223-41.18-1

## Compliance w Zoning Code Intent:

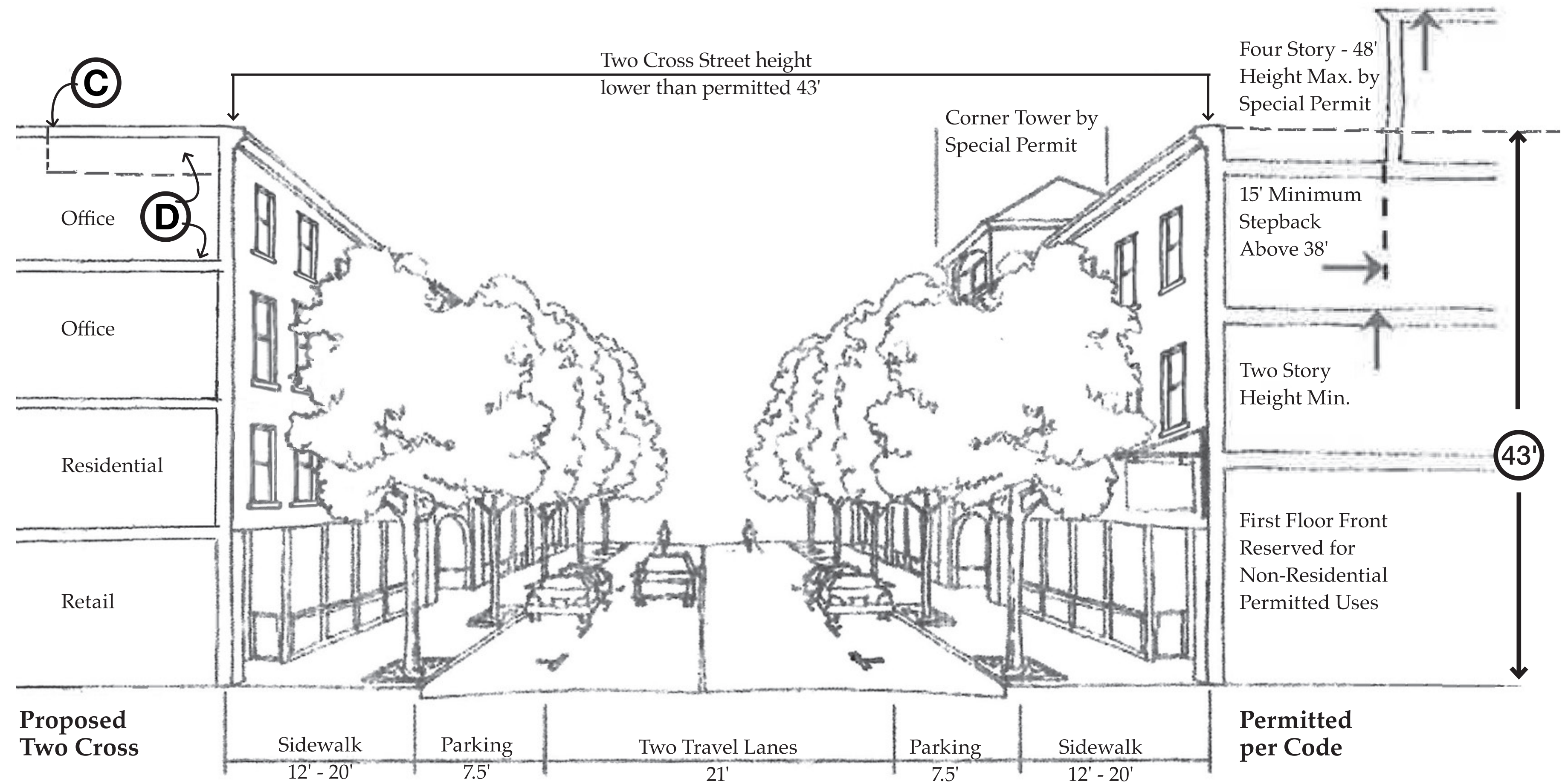
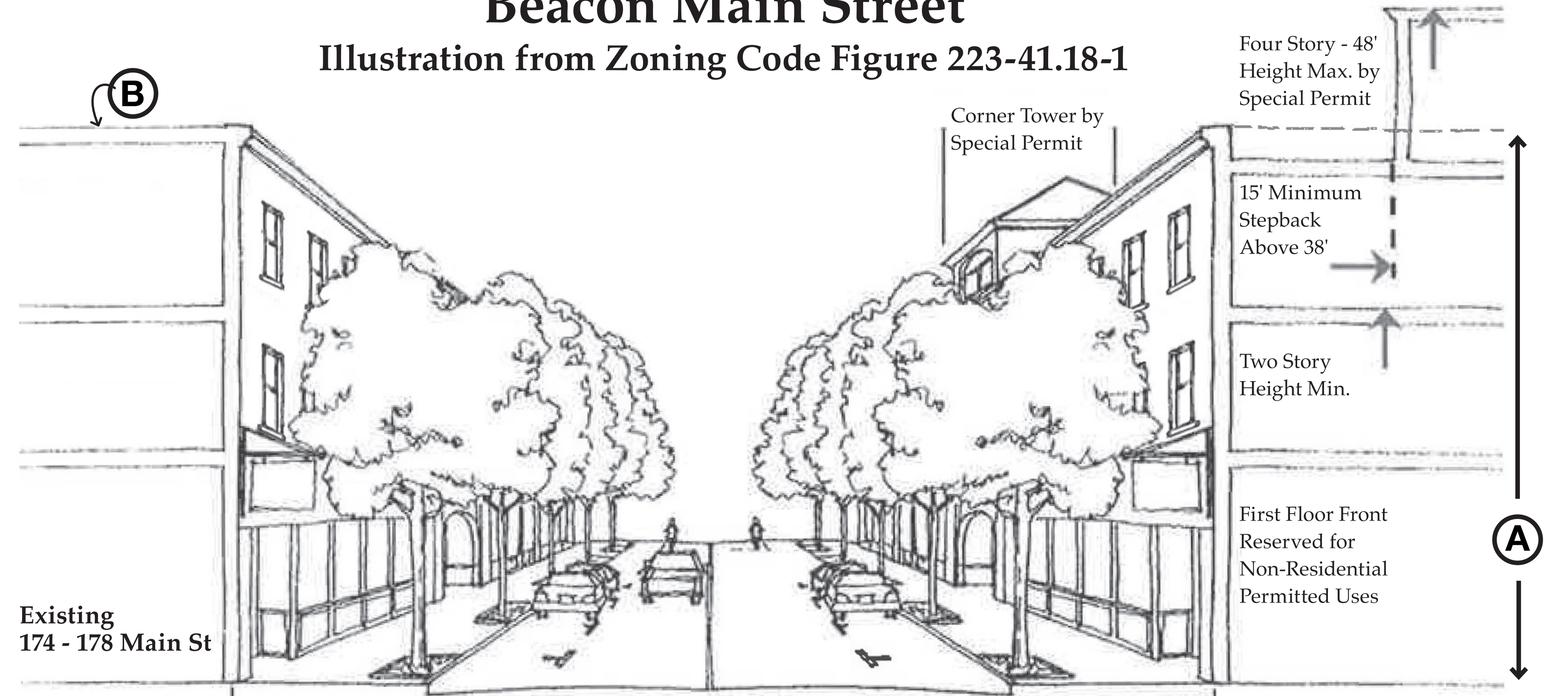
- Ground floor devoted to typical Main Street active retail
- Upper floor uses consistent w CMS Zone
- Street wall and cornice height allowed by Code without either SUP or Variance
- Design consistent w criteria of the Historic District + Landmarks Overlay
- Details/materials/textures evolve during Certificate Of Appropriateness review

## Project Feasibility:

- Office use limited to upper floors to maintain active retail at street level
- Supportive housing brings benefits and character of mixed-use building
- Office floor area minimum of 10,000 SF for flexible layout options + critical mass
- Upper floor step-back (beneficial for housing) results in floor plate too small and inflexible to be viable

## Benefits Made Possible by SUP + Variance:

- Landscaped Public Plaza at prominent intersection
- Affordable and supportive in-town housing for seniors
- Downtown office space creates local business + employment opportunities
- Complementary tenant mix maximizes efficient use of parking



A 43' cornice height per 223-41.18 E(6) and 223-26.F

B Existing non-conforming roof height at Dondero Building

C Proposed roof and cornice heights to match Dondero Building

D S.U.P. required for fourth floor and functional ceiling height above 38 feet. Total height conforms to permitted 43' height of cornice. (See note A)