Restaurant Demo
Code Requirement: HPC Approval (All Listed Buildings)

Staff Finding: Building Not Listed

Staff Conclusion: Historic Review Not Required
Aegis Development

Bldg. B
- 6 Stories
- 90 Units
- 5,402 SF
  Commercial

Surface Parking
- 169 New Spaces

Bldg. A
- 5 Stories
- 50 Units
- 6,803 SF
  Commercial

Public Plaza
- 5,026 SF
Aegis Development

12th View Corridor Width
- 50 Foot Min (total)
- 250 Feet Proposed

C Street View Corridor Width
- 50 Feet Required
- 54 Feet Proposed

Maximum Building
- 75 to 200 Height Max
- 76 Feet Proposed

Brick Color
- Primarily of Brick
- 75% Brick Proposed

Front Setback
- 15-foot min
- 58 Feet Proposed

Zero Height Area
<table>
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<tr>
<th>Code Requirement:</th>
<th>HPC Advisory to Staff (New Construction)</th>
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<td>Approval Process:</td>
<td>Staff Decision - Type I Ministerial</td>
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<td>Staff Finding:</td>
<td>Project must comply with approval standards</td>
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<td>Staff must consult with HPC</td>
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<td>Staff Conclusion:</td>
<td>Proposal complies with standards</td>
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West Porch Renovation
West Porch Renovation

Code Requirement: HPC Advisory to Staff (National Register)

Staff Finding: Building on National Historic Register

Approval Standards: Standards for Rehabilitation (36 CFR Part 67.7)

Staff Conclusion: Proposal complies with standards
Conclusion

Request:

1. Demo Restaurant
   • HPC Review not required (Not Listed)
2. New Development
   • HPC Review Advisory to Staff
3. West Porch Renovation
   • HPC Review Advisory to Staff

Staff Conclusion: Proposal complies with Heritage Overlay code standards

HPC Role: Make Recommendation on each item
(Written recommendation within 14 days)