

6.4 MAXIMUM BUILDING HEIGHT

In addition to the varied heights of the existing historic buildings, the following controls for new construction create complementary juxtapositions of scale to relate to the historic character of the site.

▲ Standards

S6.4.1 BUILDING HEIGHT MAXIMUM. Building height per parcel shall not exceed the maximum height set forth in Planning Code as amended by the Pier 70 SUD, and shall be further limited by the heights shown in Figure 6.4.2. See S6.4.4 for a list of building features that may be exempted from measurement of building height.

S6.4.2 MAXIMUM STORIES. Residential buildings shall be no more than **eight nine** stories above grade and commercial buildings shall be no more than six stories above grade, measured from the base point described in S6.4.3.

Given maximum height permitted on parcels E2, E3, PKN, PKS, HDY1/2, HDY3, and the north leg of E1 (Figure 6.4.2), residential buildings on these parcels, or portions of parcels, shall be no more than six residential stories or five commercial stories above grade.

E4 shall be no more than five stories above grade.

Measurement of stories shall exclude accessory parking floors and mezzanine levels.

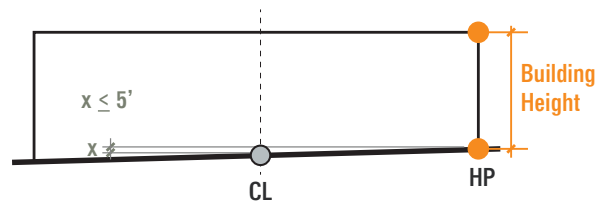
S6.4.3 METHOD OF HEIGHT MEASUREMENT. For the purposes of the height limits herein, measurement at grade shall be taken from:

- The highest point of grade at the finished street edge adjacent to the building or five feet above the grade at the centerline of subject building façade, whichever is less. The measurement at grade shall not exceed a five-foot deviation from the height of the subject façade centerline. Where deemed appropriate to reflect physical conditions of a particular parcel, the Planning Director may approve an alternate maximum deviation from the centerline by up to 10 percent. See Figure 6.4.1.
- Where the lot has frontage on two or more streets, the owner may choose the street from which the measurement of

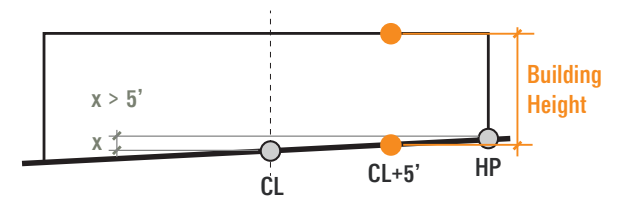
height is to be taken, within the scope of the rules stated above. Mid-block passages shall not be considered as streets for this purpose.

At the building roofline, measurement of height shall be as described below:

- The highest point on the finished roof in the case of a flat roof.
- The average height of the rise in the case of a pitched or stepped roof, or similarly sculptured roof form.
- The highest point of any feature not exempted from the height measurement by S6.4.4.



If the difference between High Point (HP) and Center Line (CL) is equal to or less than five feet



If the difference between High Point (HP) and Center Line (CL) is more than five feet

FIGURE 6.4.1: Height Measurement

Attachment 2: Parcels Impacted by D4D Amendment



FIGURE 6.4.2: Building Height Maximum

- 90' Max.
- 70' Max.
- 65' Max.
- 50' Max.
- Public Open Space within the site
- Historic Buildings
- Approximate Location of Mid-Block Passage

Residential and Flex Parcels that could build up to 9 floors of residential within 90-foot height limit upon approval of D4D Amendment