

# Alphabet Historic District

Select Sites: CM2 zone (maximum 2.5 to 1 FAR) – NW 21<sup>st</sup> and NW 23<sup>rd</sup> Avenues

## NW 21<sup>st</sup> Avenue



*Address: 2081 NW Everett St  
Existing FAR: 3.1 to 1  
Height: 48 ft  
Building area: 31,252 sf  
Lot size: 10,000 sf  
Contributing Building*



*Address: 2112 NW Irving St  
Existing FAR: 3.0 to 1  
Height: 45 ft  
Building area: 66,115 sf  
Lot size: 22,300 sf  
Non-Contributing Building*



*Address: 2105 NW Flanders St  
Existing FAR: 2.8 to 1  
Height: 39 ft  
Building area: 8,433 sf  
Lot size: 3,000 sf  
Contributing Building*



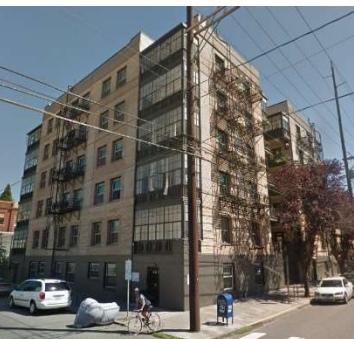
*Address: 2109 NW Irving St  
Existing FAR: 3.7 to 1  
Height: 51 ft  
Building area: 37,160 sf  
Lot size: 10,000 sf  
Contributing Building*



*Address: 415 NW 21<sup>st</sup> Ave  
Existing FAR: 3.4 to 1  
Height: 52 ft  
Building area: 10,976 sf  
Lot size: 3,250 sf  
Contributing Building*



*Address: 2083 NW Johnson St  
Existing FAR: 5.0 to 1  
Height: 61 ft  
Building area: 49,970 sf  
Lot size: 10,000 sf  
Contributing Building*



*Address: 526 NW 21<sup>st</sup> Ave  
Existing FAR: 4.9 to 1  
Height: 63 ft  
Building area: 43,776 sf  
Lot size: 9,000 sf  
Contributing Building*



*Address: 921 NW 21<sup>st</sup> Ave  
Existing FAR: 3.2 to 1  
Height: 45 ft  
Building area: 42,685 sf  
Lot size: 13,000 sf  
Outside Historic District*

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Select Sites: CM2 zone (maximum 2.5 to 1 FAR) – NW 21<sup>st</sup> and NW 23<sup>rd</sup> Avenues

## NW 23<sup>rd</sup> Avenue



*Address: 2284 NW Everett St  
Existing FAR: 2.0 to 1  
Height: 44 ft  
Building area: 24,460 sf  
Lot size: 12,500 sf  
Contributing Building*



*Address: 530 NW 23<sup>rd</sup> Ave  
Existing FAR: 3.4 to 1  
Height: 52 ft  
Building area: 23,808 sf  
Lot size: 7,000 sf  
Contributing Building*



*Address: 328 NW 23<sup>rd</sup> Ave  
Existing FAR: 1.8 to 1  
Height: 32 ft  
Building area: 23,000 sf  
Lot size: 12,500 sf  
Non-Contributing Building*



*Address: 621 NW 23<sup>rd</sup> Ave  
Existing FAR: 2.7 to 1  
Height: 35 ft  
Building area: 13,494 sf  
Lot size: 5,000 sf  
Contributing Building*



*Address: 474 NW 23<sup>rd</sup> Ave  
Existing FAR: 2.3 to 1  
Height: 45 ft  
Building area: 34,118 sf  
Lot size: 15,000 sf  
Non-Contributing Building*



*Address: 1301 NW 23<sup>rd</sup> Ave  
Existing FAR: 3.0 to 1  
Height: 45 ft  
Building area: 38,848 sf  
Lot size: 13,130 sf  
Outside Historic District*



*Address: 500 NW 23<sup>rd</sup> Ave  
Existing FAR: 3.6 to 1  
Height: 45 ft  
Building area: 6,380 sf  
Lot size: 1,789 sf  
Approved, not yet built*



*Address: 2323 NW Savier St  
Existing FAR: 2.8 to 1  
Height: 45 ft  
Building area: 47,976 sf  
Lot size: 17,013 sf  
Outside Historic District*