

# 2024: THE MARK PROPOSAL



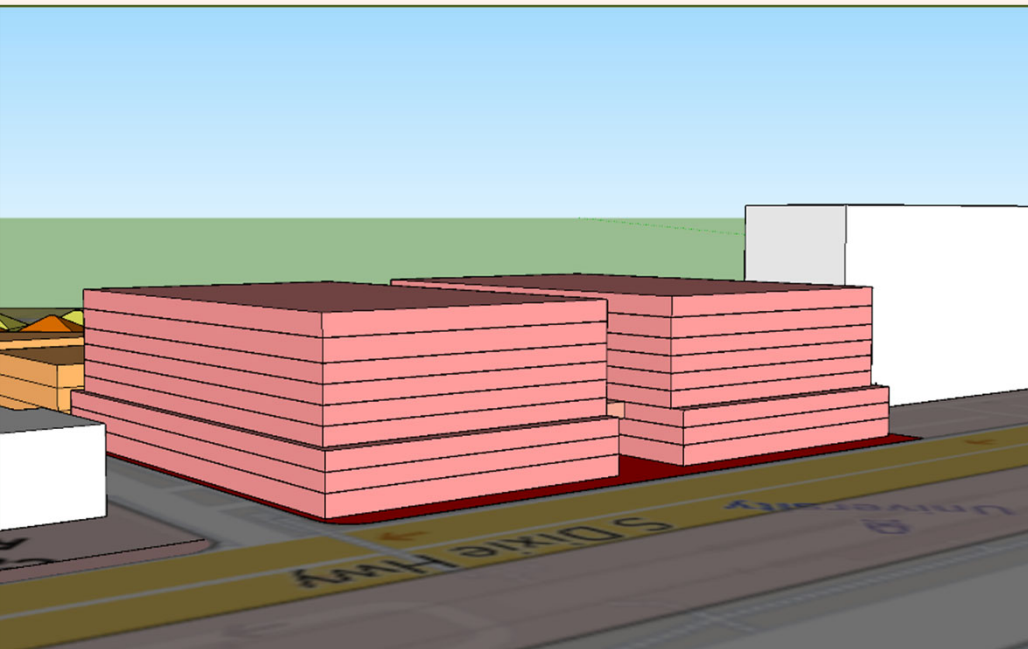
# THE MARK AND THE RTZ

	2024 The Mark Proposal	2025 City Proposed Overlay District	2025 County Proposed RTZ
<b>Public Hearings</b>	4/10/24: PZB deferral	7/2/25: PZB approval	5/6/25: 1st Reading, BCC 7/8/25: Transport. Comm. 9/3/25: 2nd Reading, BCC
<b>Height</b>	97' / 8 stories	120' (no Med Bonus height) (+13.5' w/ 5% public open space) 147' maximum	Max height of existing buildings w/in ¼-mile (150')
<b>Density</b>	124 (393 Units)	125	125
<b>FAR</b>	3.13	3.0	No Limit
<b>Setbacks</b>	Front: 25'-8" Side Interior: 0'-7" Side Streets: 2'-7" / 0'-11"	<ul style="list-style-type: none"> <li>• 20' (10' w/ arcade) on US-1</li> <li>• 25' rear setback w/ landscape buffer on 300'+ parcels</li> </ul>	0 ft

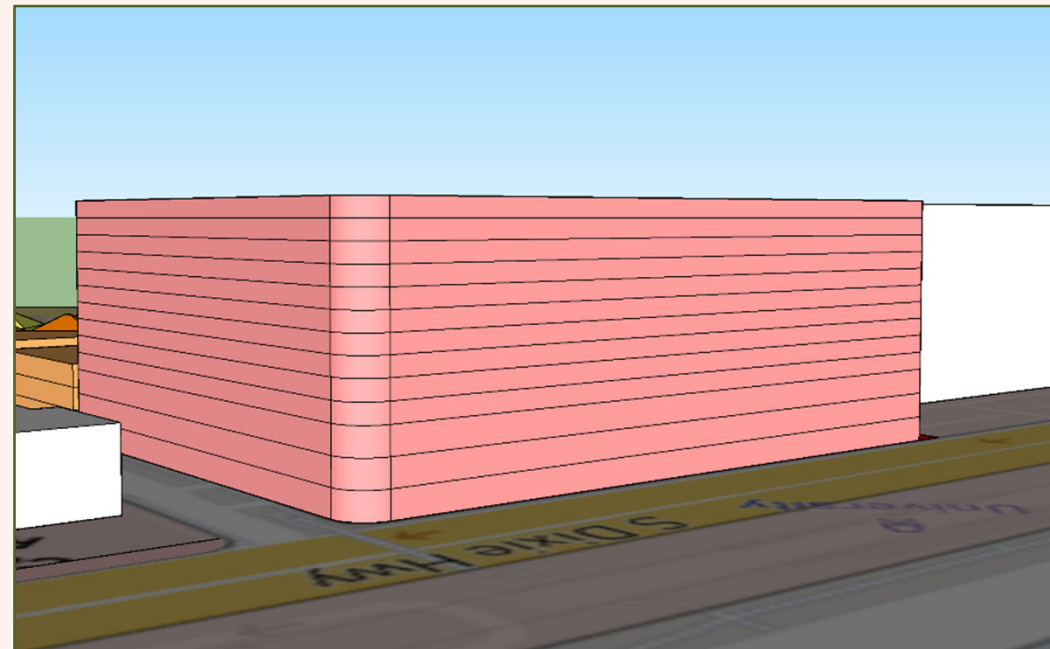
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<b>Parking</b>	<ul style="list-style-type: none"> <li>• 1 per studio/1-bd</li> <li>• 1.75 per 2-bd</li> <li>• 2.25 per 3-bd +</li> <li>• 1 per 300 sf comm / office</li> <li>• 1 1/8 per hotel room</li> </ul> Required: 700 Provided: 701 spaces	<ul style="list-style-type: none"> <li>• Parking required, except for ground floor restaurant, retail, residential.</li> <li>• Reduction: 50%</li> <li>• Waiver for 25% w/ parking plan and Remote Parking</li> </ul>	<ul style="list-style-type: none"> <li>• 0 per residential unit</li> <li>• 1.8 per 1,000sf comm.</li> <li>• 0.6 per 1,000sf office</li> <li>• 0.3 per hotel room</li> </ul>
<b>Uses</b>	per City Zoning Code	per City Zoning Code	per County RTZ Code
<b>Signage</b>	per City Zoning Code	per City Zoning Code	per County RTZ Code

# 2024 MARK VS. COUNTY RTZ



2024 The Mark Massing



2025 County RTZ Massing