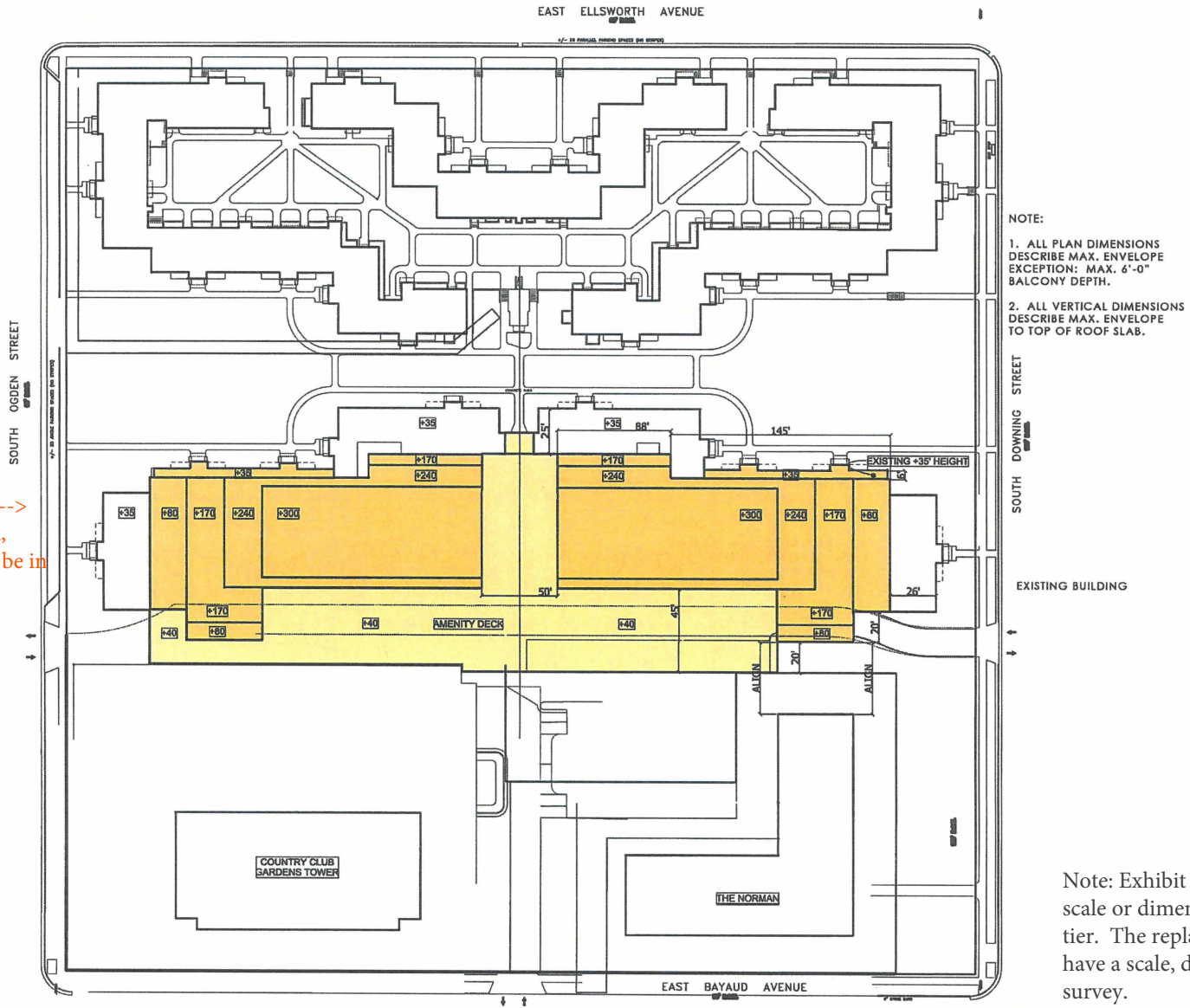


2007 Development Agreement Amendment - Exhibit C2



Issue 3: ----->
6' facades are shaded, suggesting they may be in development area

Issue 1: Document does not clarify how base height level is measured, making it difficult to determine true heights of height tiers on this exhibit, i.e. + 300'

<-Issue 2: How to measure 300' & whether this includes mechanical equipment

Note: Exhibit does not include a scale or dimensions for each height tier. The replacement exhibit will have a scale, dimensions and a survey.

B. Site and Landscape Design

- a New plantings shall respect and reinforce the historic patterns of the existing plantings.
- b Original site features, including mature trees, should be retained.

C. Architectural Form and Building Design

The guidelines that follow address architectural form of new construction, including both new structures and additions to existing structures.

C1. Preservation and New Construction

- a New buildings may be constructed within the Development Area shown in the figure on pages 10 and 12. All existing buildings and landscaped courtyards and open space outside the development area shall be retained.
- b Any new buildings shall minimize change to the sun-shade conditions of existing landscaped courtyards and open space. As part of any plans for new construction, the applicant shall provide a sun-shade analysis of such conditions and the impact of the new buildings.

C2. Building Form, Mass and Scale

- a New buildings shall be constructed only within the Development Area. New buildings shall not exceed 300 feet in height, measured from historic grade and including all mechanical, elevator, and stair penthouses.
- b All new buildings shall incorporate horizontal shifts in plan and other features to create new courtyards that respect and reinforce existing landscaped courtyards and open space.
- c New buildings shall provide transition from the existing buildings and landscaped courtyards and open space to the new buildings.
 - Stepbacks shall be required at two locations: along the west side of the development area and at the southeastern most edge of the development area.
 - Required stepbacks shall be a minimum of 25 feet in depth and shall be provided at the following heights: 60 feet or below; between the lower stepback and 120 feet, and between the second stepback and 240 feet.
 - Stepbacks of up to 25 feet in depth should be used to provide transition from the existing courtyards.

C3. Building Materials

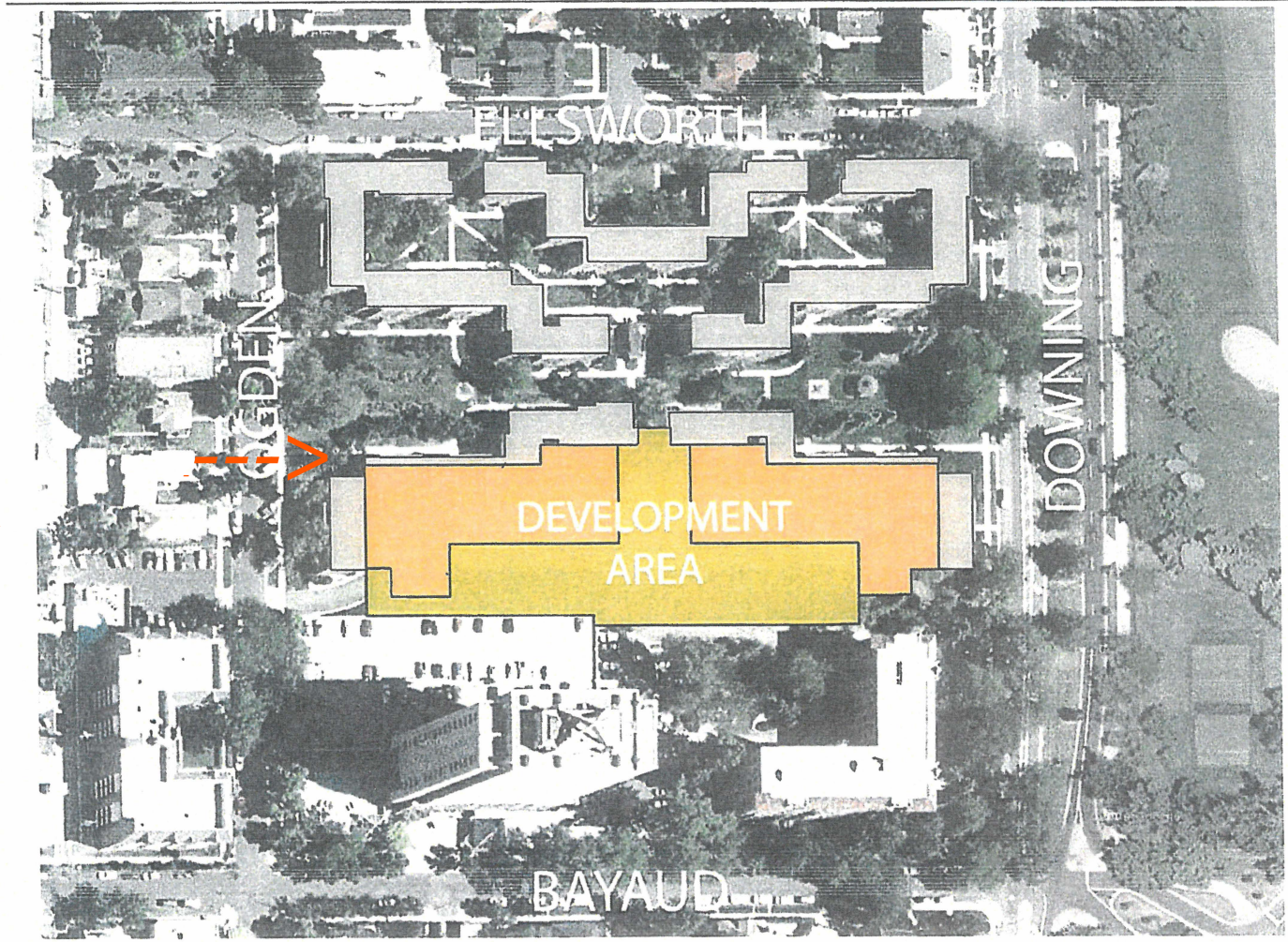
- a Brick, in unit sizes and colors similar to those used in the existing buildings should be the primary material used on exterior façades of all new buildings.
- b Different materials may be used as accents on the façades of all new buildings in a manner similar to the way tile and glass are used in the existing buildings.
- c Creative uses of brick, tile and glass are encouraged as part of the design of new buildings.
- d Some use of other building materials that are sympathetic to or complementary with these materials is also encouraged in the design of new buildings.

C4. Architectural Details

- a Windows
The arrangement, size and proportion of windows in the new buildings should complement the size and proportion of windows in existing buildings at Country Club Gardens.
- b Balconies
 - Balconies should be incorporated into the design of all new buildings. The balconies should be designed as integrated components of the façades of the new buildings.
 - Balconies should serve to maintain a connection between dwelling units and the courtyards and other landscaped open areas. Balconies should establish patterns of voids and shadows on the new buildings' façades similar to the patterns appearing on the façades of the existing buildings.
- c Porches and Entries
Courtyards should be activated with entrances into buildings and units to reinforce the existing pattern of entrances.
- d Façade Details
The design of the façades for any new building should incorporate horizontal banding and other details similar to those found in the existing buildings of the District.

Issue 2: ->
How to
measure 300'
& whether
this includes
mechanical
equipment

2007 Development Agreement Amendment - Exhibit C1



Issue 3: ----->
6' facades are not shaded,
suggesting they are not in
the development area.

Issue 2: How to
measure 300' and
whether this
includes
mechanical
equipment

COUNTRY CLUB GARDENS - DEVELOPMENT AREA

MAY 2007



Note: Exhibit does not include a scale or dimensions, making it difficult to ascertain the true development area boundaries. The replacement exhibit will have a scale, dimensions and a survey.