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Notes:
- 45'-50' needed for 4 stories, depending on lot and gabled roof
- 65' better allows 5 floors resi
- 75' better allows 6 floors resi
- 135 is natural height break due to fire code
- 40' allows 2 stories over parking, 3 stories in 40' is unlikely
- 50' allows 4 stories residential / 3 floors office, but favors resi.
- 65' better allows 4 floors office
- 65' better allows 4 floors office
- 90' is natural height break (6 res or 5 office over retail) due to fire code
- 300' is allowed under proposed UNO zoning (UT tower is 307', Capitol is 311'). Take base down to 60' to match current zoning.