

# Uptown Community Plan Update

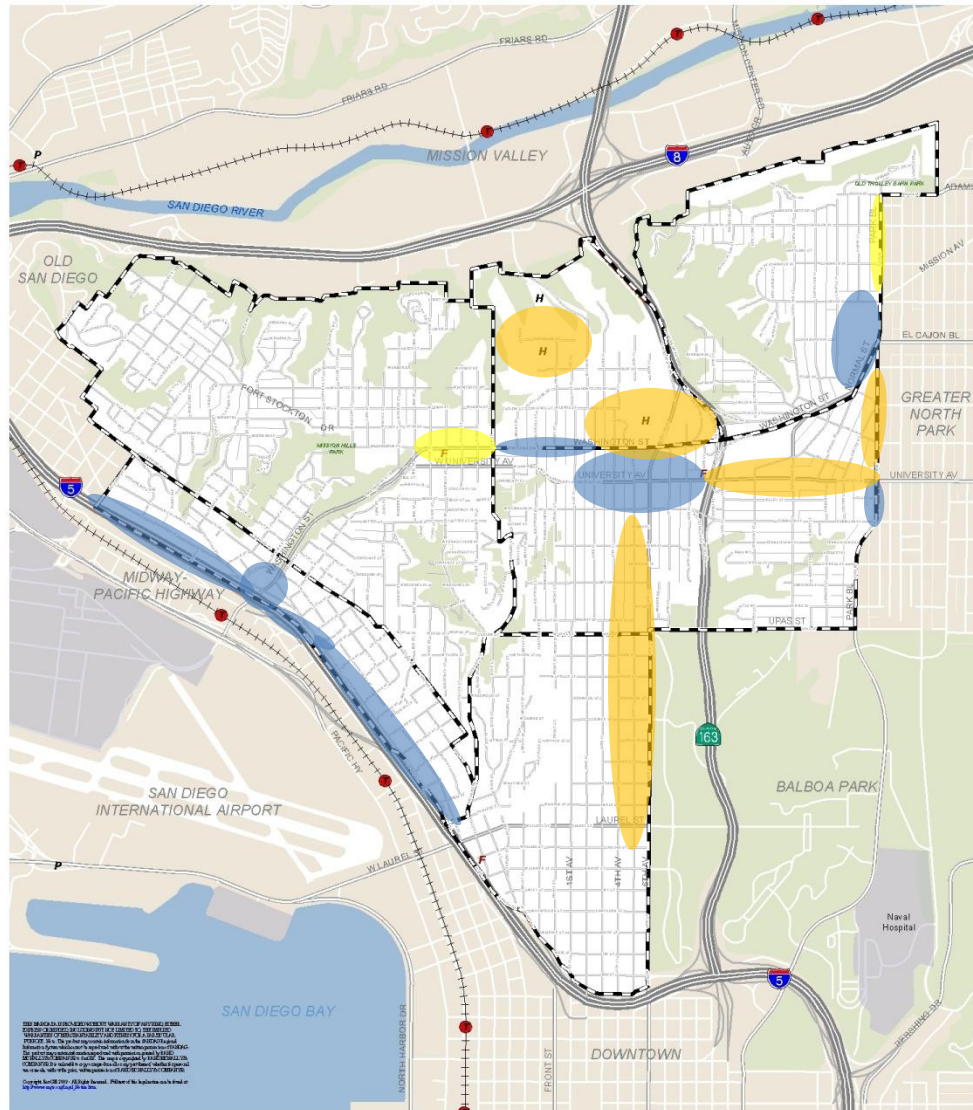
## Building Height Discussion

### Commercial Areas

September 3, 2012

#### **City Planning Staff Proposal:**

- Select base heights that differ depending on neighborhood attributes (e.g. 45', 55', 65' ± , or variations).
- Allow for additional height through discretionary review. Increase (or eliminate) the 'dwelling unit' trigger for discretionary review in the adopted Mid-City Communities Planned District Ordinance (PDO). Height is more relevant to building size and form than number of dwelling units proposed.
- Identify areas suitable for towers (above 100') based upon prevailing development patterns and/or generous street widths. This would allow taller buildings up to the adopted zone height in areas where tall buildings exist.
- Allow additional height/floors as a bonus for providing public amenities (e.g. pocket parks, parking). The increased height would vary depending on neighborhood scale. The amenities would be provided within the commercial corridors identified as General Plan 'Villages'. An in-lieu fee could be considered where a project site is not in an optimal location for a public amenity.



**LEGEND**

- Community Plan Boundary
- Park
- Open Space
- Military Use
- Police Facility
- Fire Station

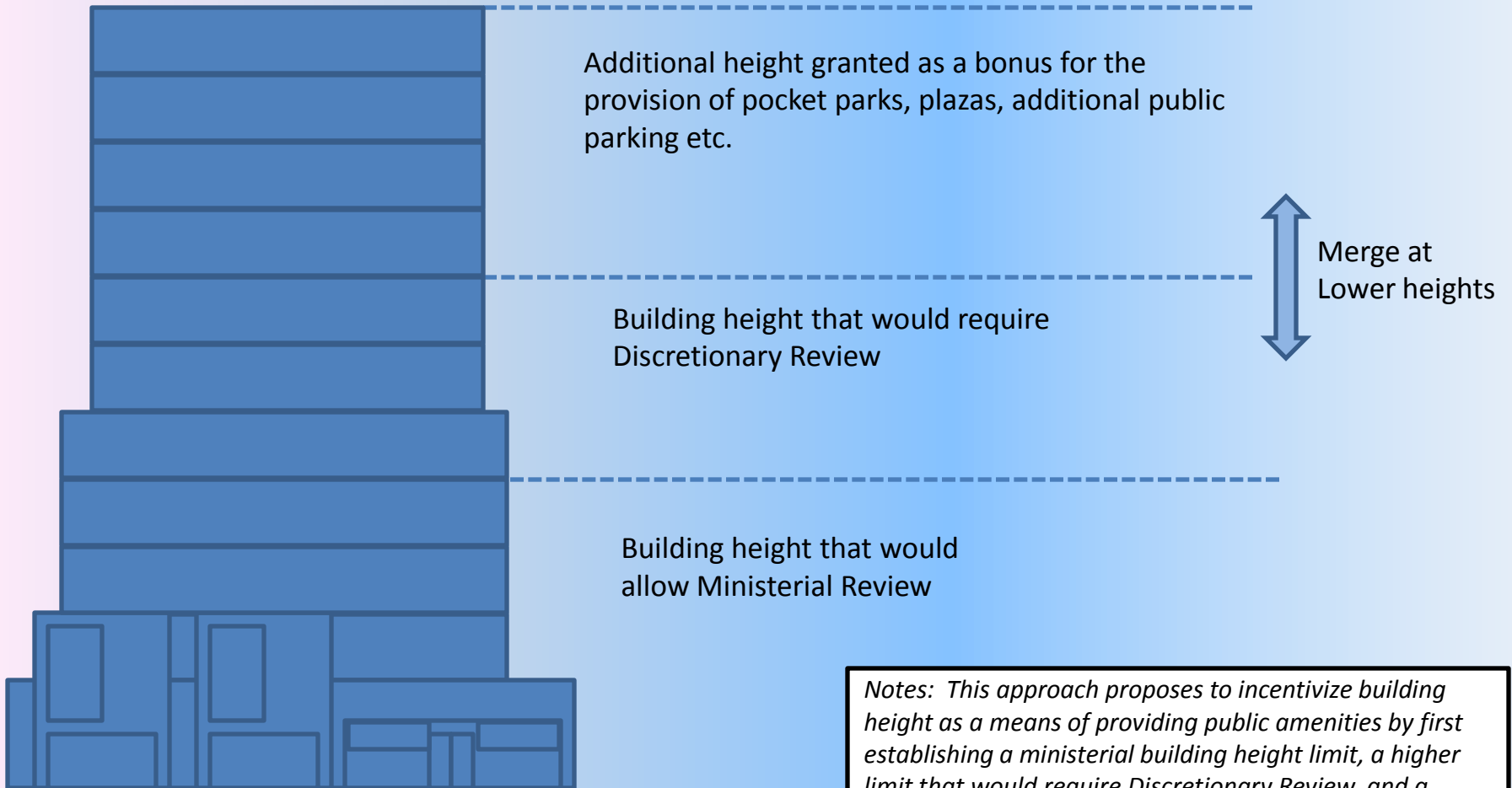
## Building Height Areas Upper Limit Ministerial Threshold

- 1 - 45 feet
- 2 - 55 feet
- 3 - 65 feet

*Notes: This approach proposes ministerial height limits within areas based on initial public input and existing development and is subject to change. The proposed building height limits, including those for Discretionary Review and Height Bonuses, will require further evaluation and input.*

# Building Height Considerations

## 3 Components



*Notes: This approach proposes to incentivize building height as a means of providing public amenities by first establishing a ministerial building height limit, a higher limit that would require Discretionary Review, and a bonus height.*

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## Additional Design Proposals Related to Height

- Base heights selected for mixed-use buildings should allow floor-to-floor heights suitable for well-designed buildings. Establish a minimum height for ground floor retail and make allowances for building systems within office floors. The number of floors could be specified in addition to building heights to ensure appropriate design.
- Keep street wall requirement – The PDO requires a 15 foot setback at a height of 35 feet within various commercial zones. Actual heights can also be based on surrounding context or increased for wider streets.
- Establish height transitions based upon surrounding context. The urban design consultant, WRT, is recommending additional setbacks along shared property lines where only limited height increases (1.5-2 floors) above adjacent development would be allowed.
- Sky exposure setback: PDO recommends upper floor setbacks up to 15'. Evaluate and compare with the more common 45 degree angle above base height.
- Review Center City PDO for design standards related to tower spacing, building mass and shadow reduction. Review requirements from other cities.