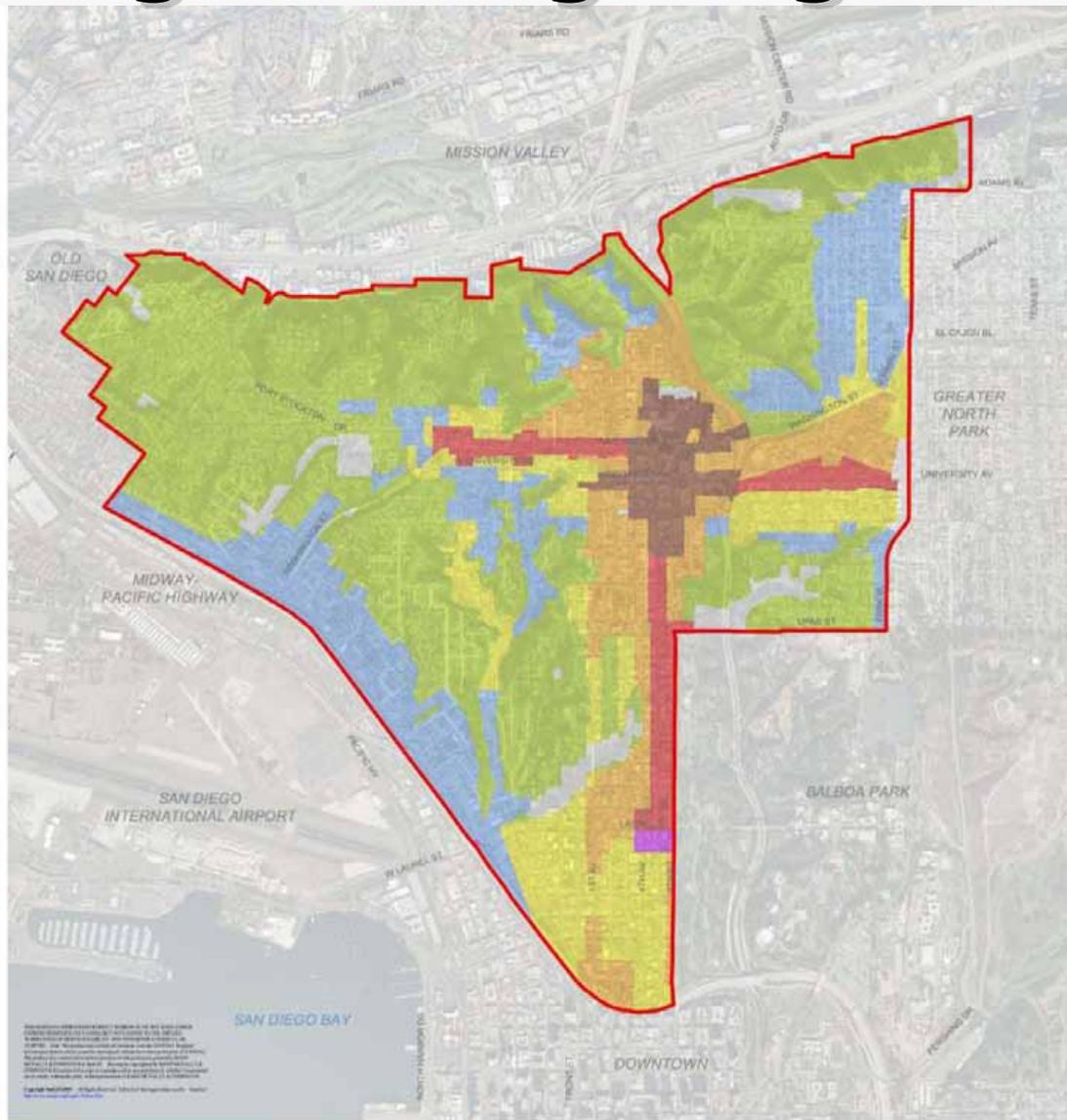


# Uptown Community Plan



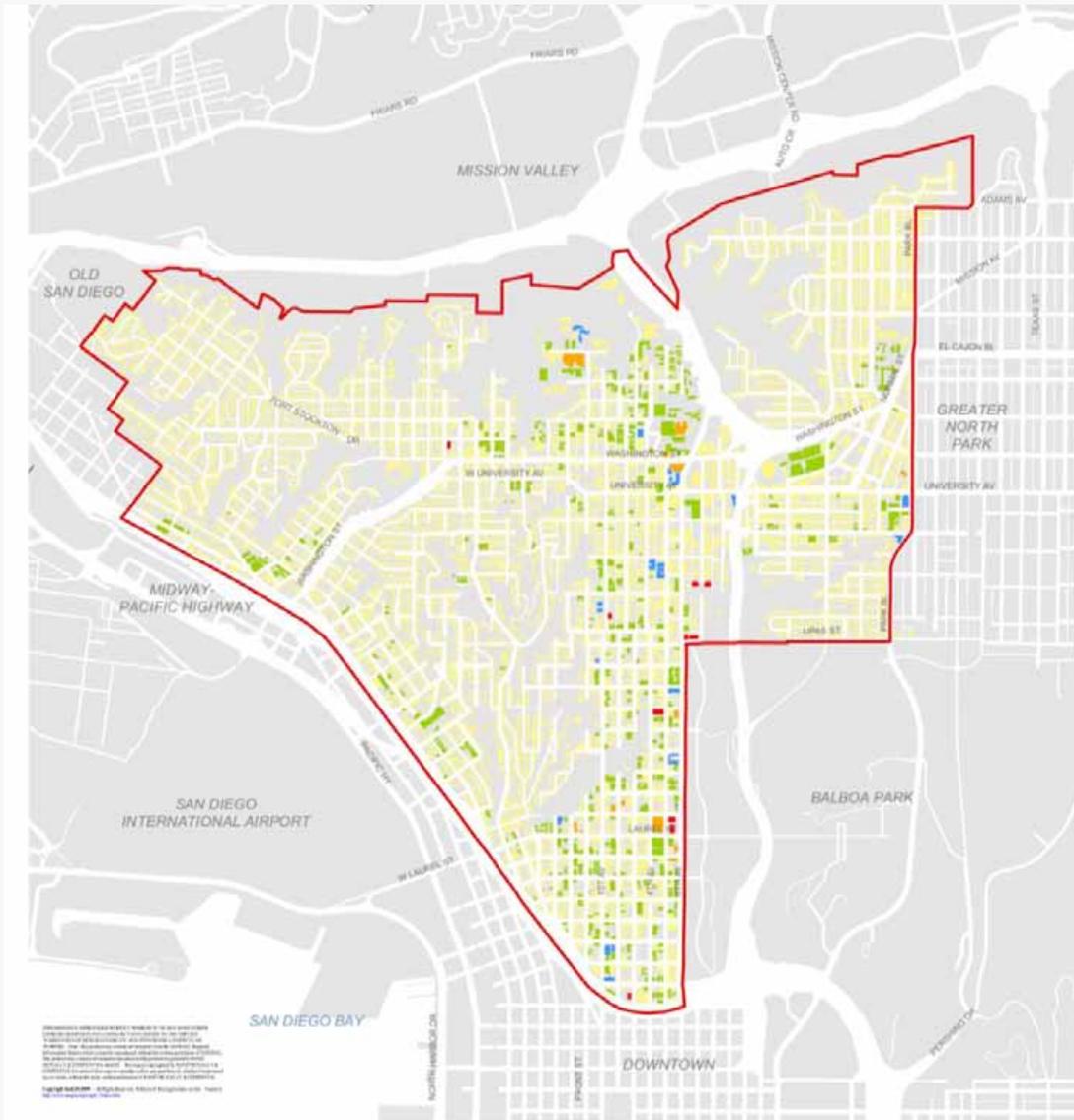
## Building Heights

# Existing Building Height Limits



LEGEND	
◇ No Height Limit	◇ 40 / 50 Feet
◇ 24 / 30 Feet	◇ 50 / 60 Feet
◇ 30 Feet	◇ 100 Feet
◇ 150 Feet	◇ 200 Feet
◇ Community Plan Boundary	

# Existing Building Heights



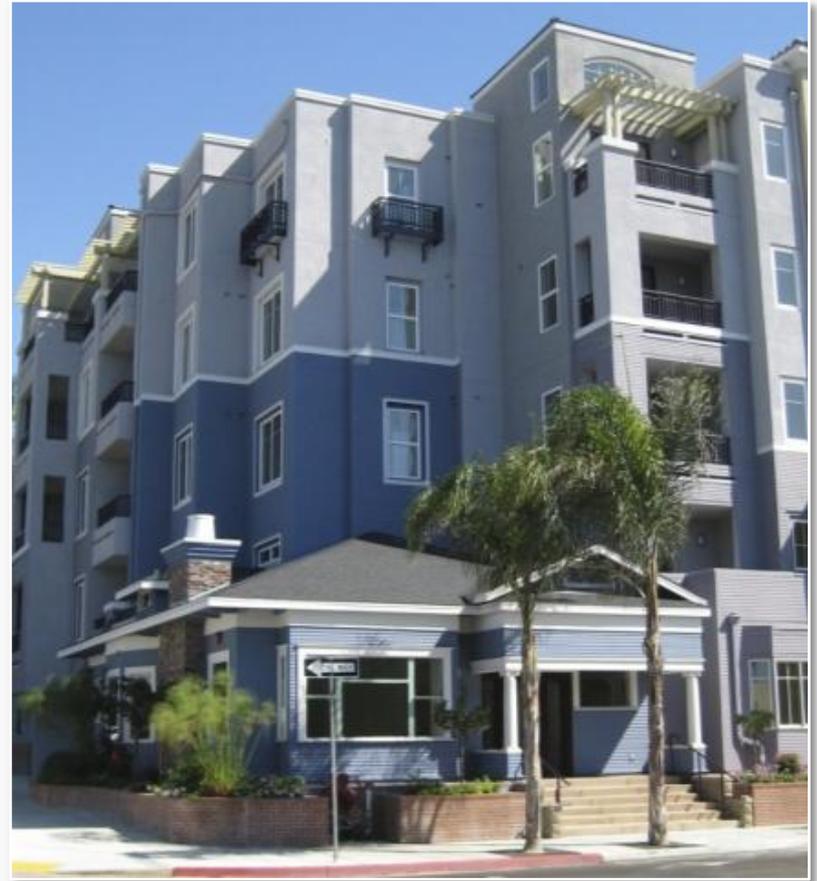
## LEGEND

- 1 - 2 Stories (24-30')
- 3 - 5 Stories (30-60')
- 6 - 7 Stories (60-80')
- 8 - 12 Stories (80-130')
- 13 and Above (130-200')
- Community Plan Boundary

The image shows two tall, modern buildings in an urban setting. The building on the left is a slender tower with a glass facade and a green-tinted top section. The building on the right is a wider, multi-story structure with a grid-like facade of windows and balconies. In the foreground, there are palm trees, a street with a white pickup truck, and a clear blue sky. The text "Why We Are Concerned About Tall Buildings" is overlaid in the center in a large, bold, black font.

# Why We Are Concerned About Tall Buildings

# Issues Attributed to Tall Buildings



**Conflict with Community Character**

# Issues Attributed to Tall Buildings



**Increased Automobile Trips and Parking**

# Issues Attributed to Tall Buildings



**Shade and Shadow Impacts**

# Issues Attributed to Tall Buildings



George McNish/The Star-Ledger

## Wind Tunnel Affects

# Is it too tall....



# Or are there other design issues?

# Height and density are not the same



**Density can be both tall and short**

The image shows a city street scene with two prominent tall buildings. The building on the left is a modern high-rise with a glass facade and a distinctive curved corner. The building on the right is a multi-story structure with a grid-like facade of windows and balconies. In the foreground, there are palm trees, a white pickup truck, and a white car on the street. The sky is clear and blue.

# **Why Taller Buildings May Be Appropriate in Some Areas**

# Reasons For Taller Buildings



**Take Advantage of Attractive Views**

# Reasons For Taller Buildings



**Create Distinctive Landmarks**

# Reasons For Taller Buildings



**Accommodate Transit-Supportive Densities**

# Reasons For Taller Buildings



**Contribute to the Vitality of Mixed Use Districts**

# Reasons For Taller Buildings



**Give Scale and Definition to Wide Streets**

# Reasons For Taller Buildings



**In Exchange for Public Benefits**

# Reasons For Taller Buildings



**Offset High Land Values/Enhance Viability**

# Reasons For Taller Buildings

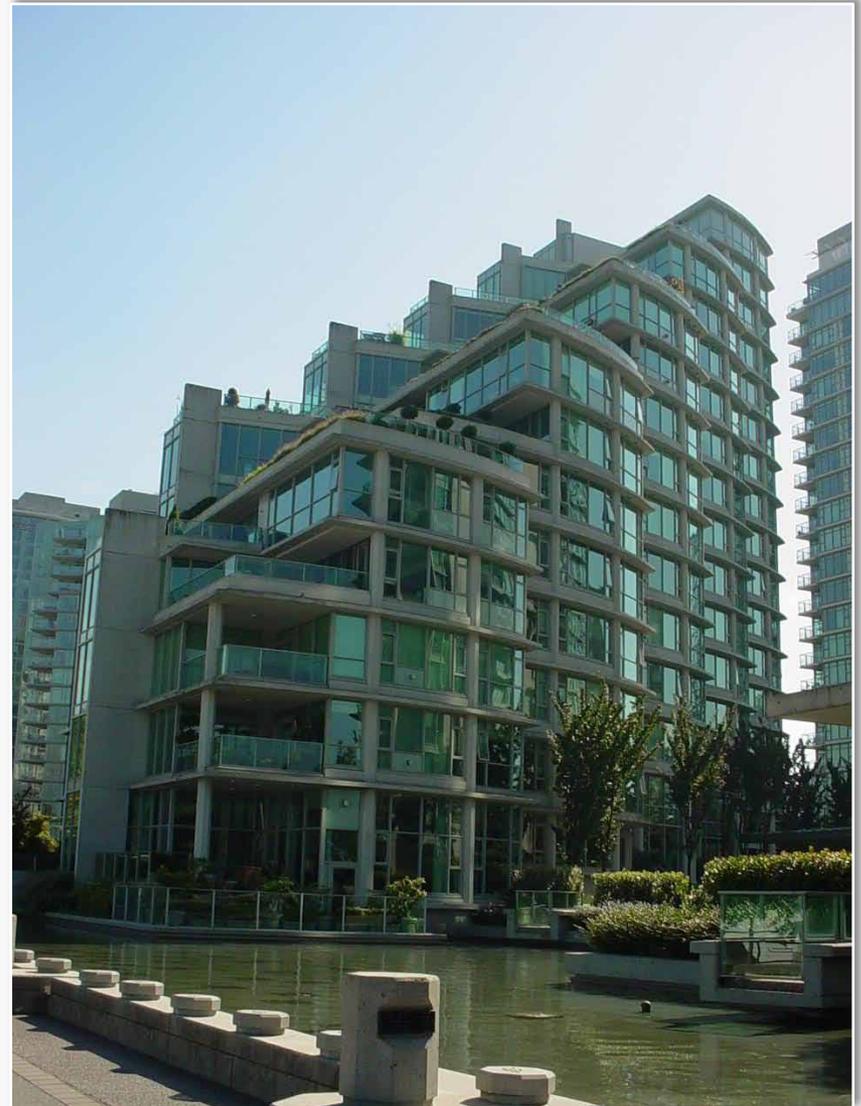


**To create a prestigious "address"**

The image shows two tall, modern buildings in an urban setting. The building on the left is a slender tower with a glass facade and a green-tinted top section. The building on the right is a larger, multi-story structure with a grid-like facade of windows and balconies. In the foreground, there are palm trees, a street with a white pickup truck, and a clear blue sky. The text "Mitigating the Effects of Building Height" is overlaid in the center in a large, bold, black font.

# Mitigating the Effects of Building Height

# Mitigating Effects of Building Height



**Building Stepbacks/Modulation in Massing**

# Mitigating Effects of Building Height



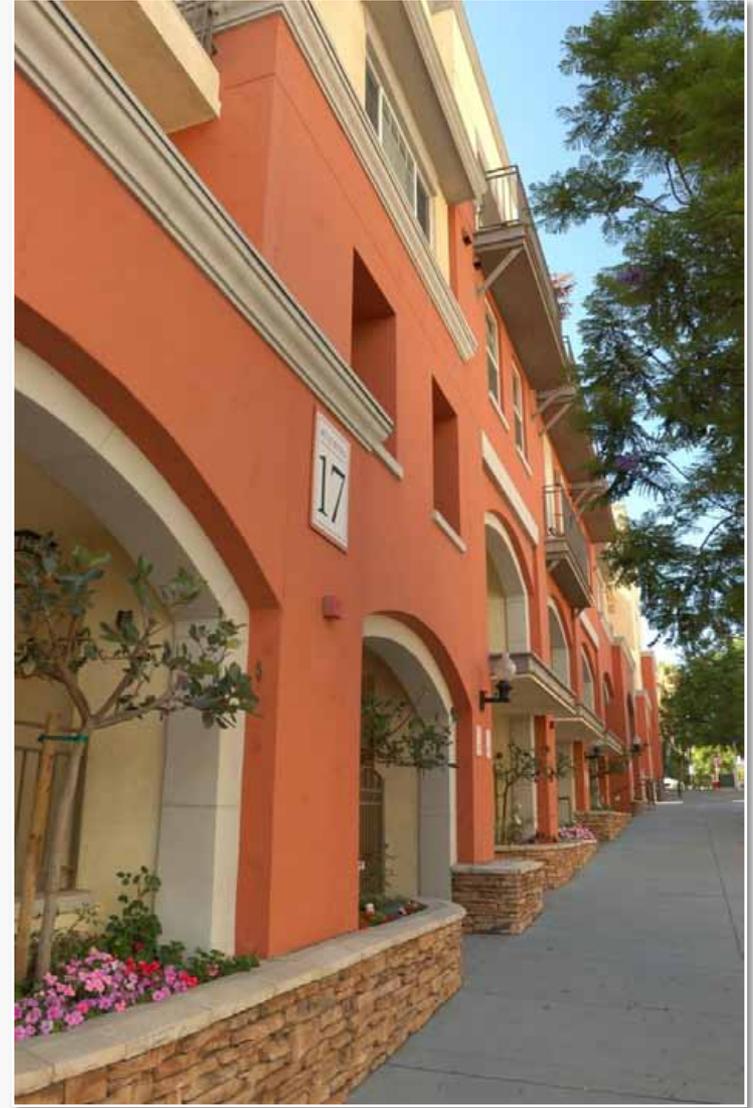
**Thin Profile**

# Mitigating Effects of Building Height



**Articulation of Façade**

# Mitigating Effects of Building Height



**Well-defined, Pedestrian-scaled Base**

# Mitigating Effects of Building Height



**Sense of Transparency**

# Mitigating Effects of Building Height



**Light Color**

# Mitigating Effects of Building Height



**Engage the Public Realm**

The image shows a city street scene with two prominent high-rise buildings. The building on the left is a slender tower with a glass facade and a green-tinted top section. The building on the right is a larger, more complex structure with a grid-like facade of windows and balconies. In the foreground, there are palm trees, a white pickup truck, and a white sedan. The sky is clear and blue. The text 'Building Heights Exercise' is overlaid in the center of the image.

# Building Heights Exercise

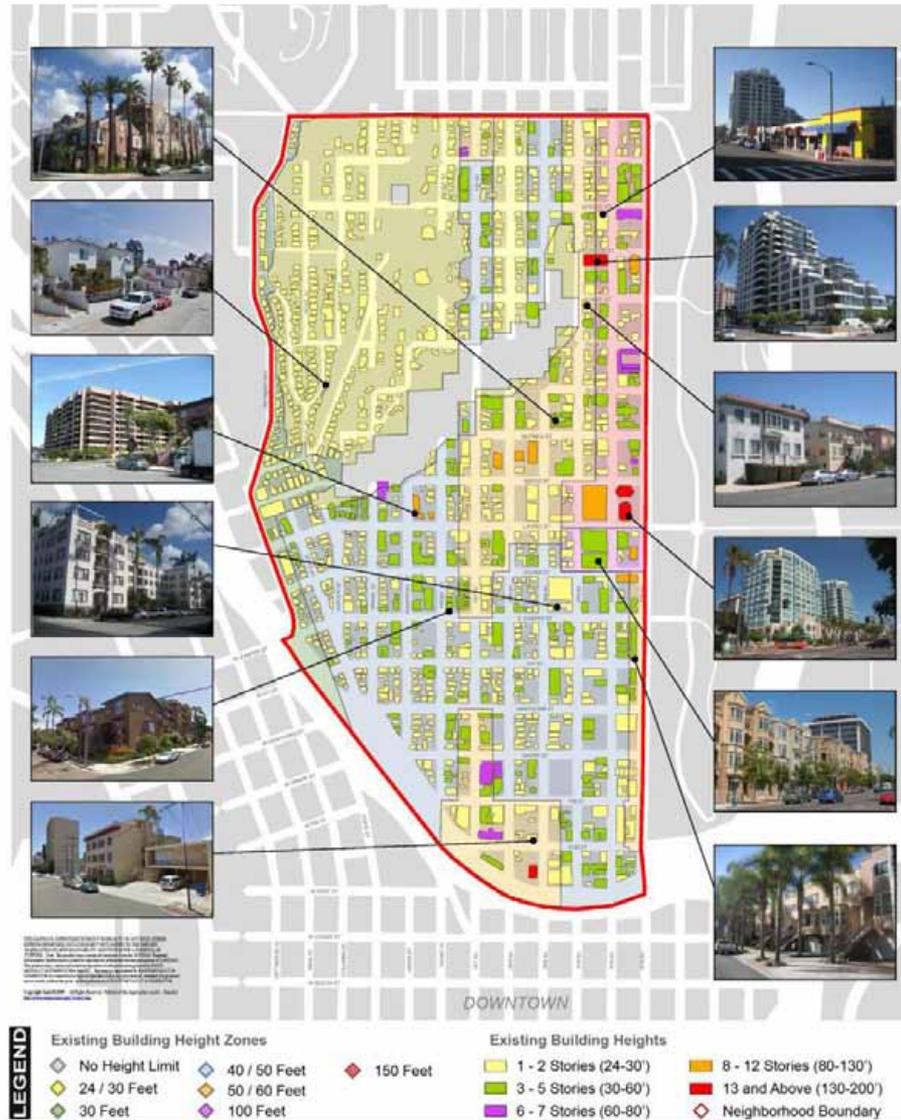
# Building Heights Exercise

- **Objective**: To identify preferred building height limits by neighborhood
- **Process**: Small group exercise to review and comment upon existing height regulations
- **Outcomes**: Recommendations to maintain or revise current height limits and the geographic extent of current height zones

# Building Heights Exercise

UPTOWN COMMUNITY PLAN UPDATE

September 2010



Building Heights Exercise - Bankers Hill / Park West



# Suggested Process

- Orient the group to the building height map
- Discuss in a general manner where taller building heights might be appropriate
- Review current height zones for consistency with the group's ideas on where taller buildings are appropriate
- Review current height limits and indicate whether they are too high, okay as is, or too restrictive
- Mark up maps to show recommended changes
- Document rationale for group's recommendations

# Exercise Logistics

- Exercise organized by neighborhood with at least two tables per neighborhood
- Groups will have 30 minutes to complete exercise
- One person should be identified as recorder of the group's discussion (i.e., key points and recommendations)
- Each group will report their recommendations and rationale to the entire group (5 minute limit per table)

# Height Bonuses?



# Possible Criteria for Considering Additional Building Height

- Affordable Housing (above State law)
- Plazas, pocket parks, and publicly-accessible open space
- Public easements (e.g., mid-block paseo, canyon access, etc.)
- Conservation and reuse of older buildings and/or buildings of interest
- Green design
- Enhanced transit/bicycle/pedestrian facilities

# Uptown Community Plan



## Building Heights