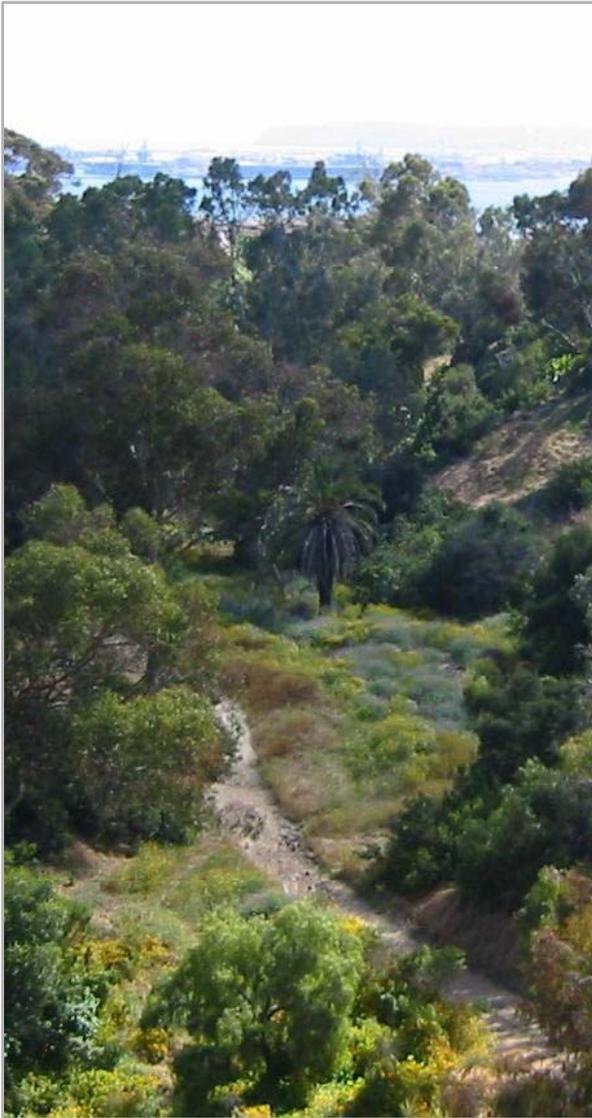


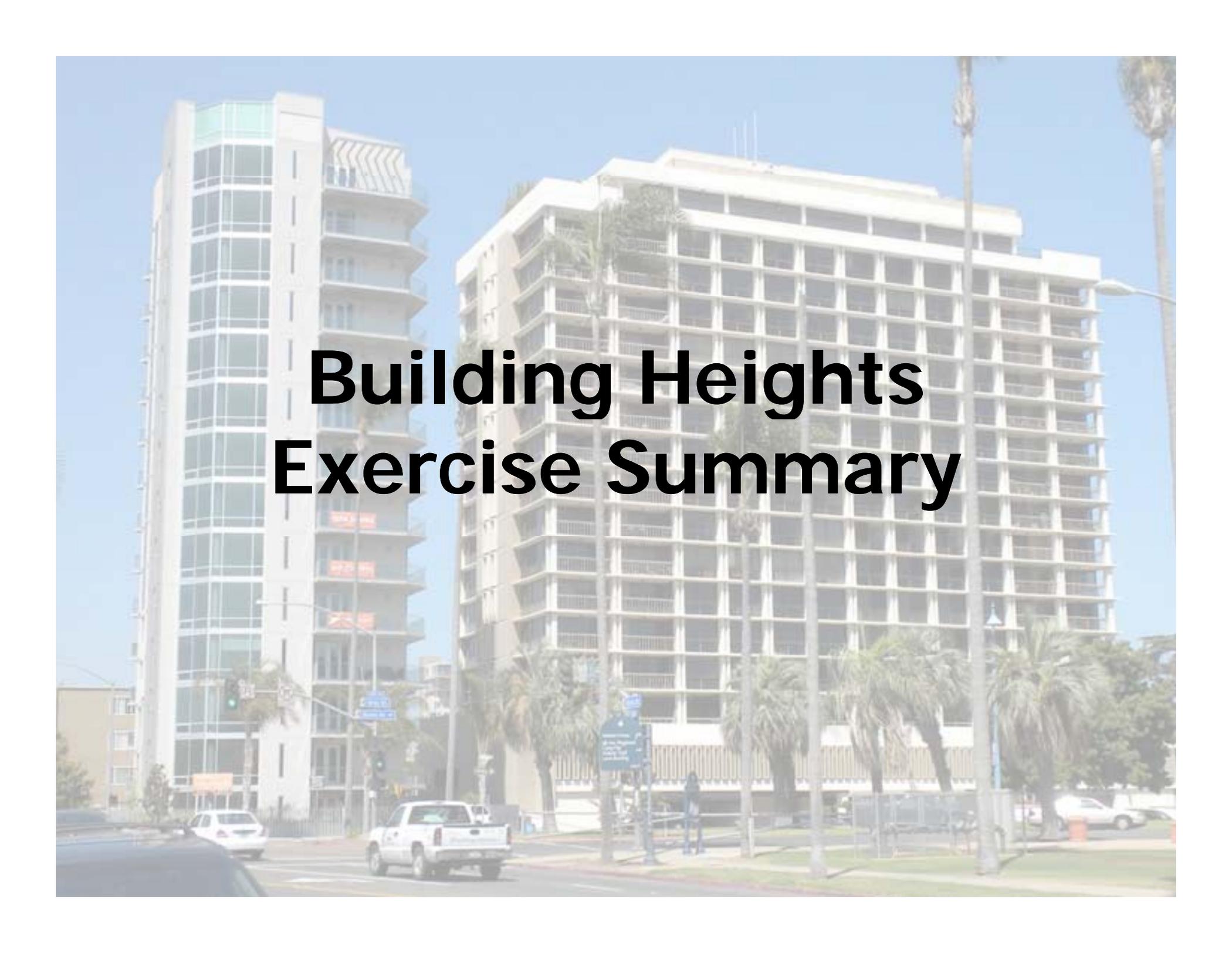
Uptown Community Plan



Urban Design Considerations

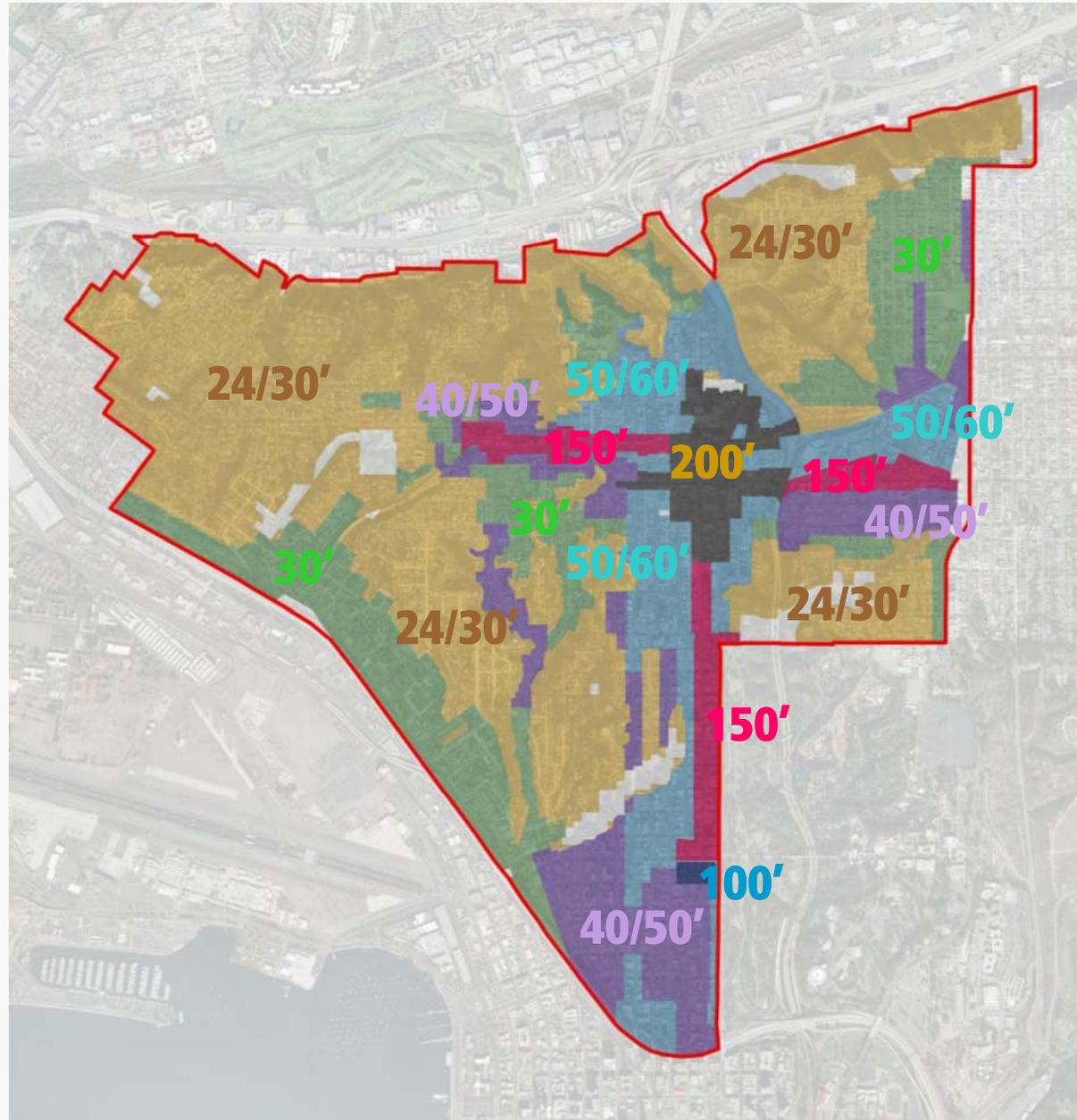
October 23, 2010



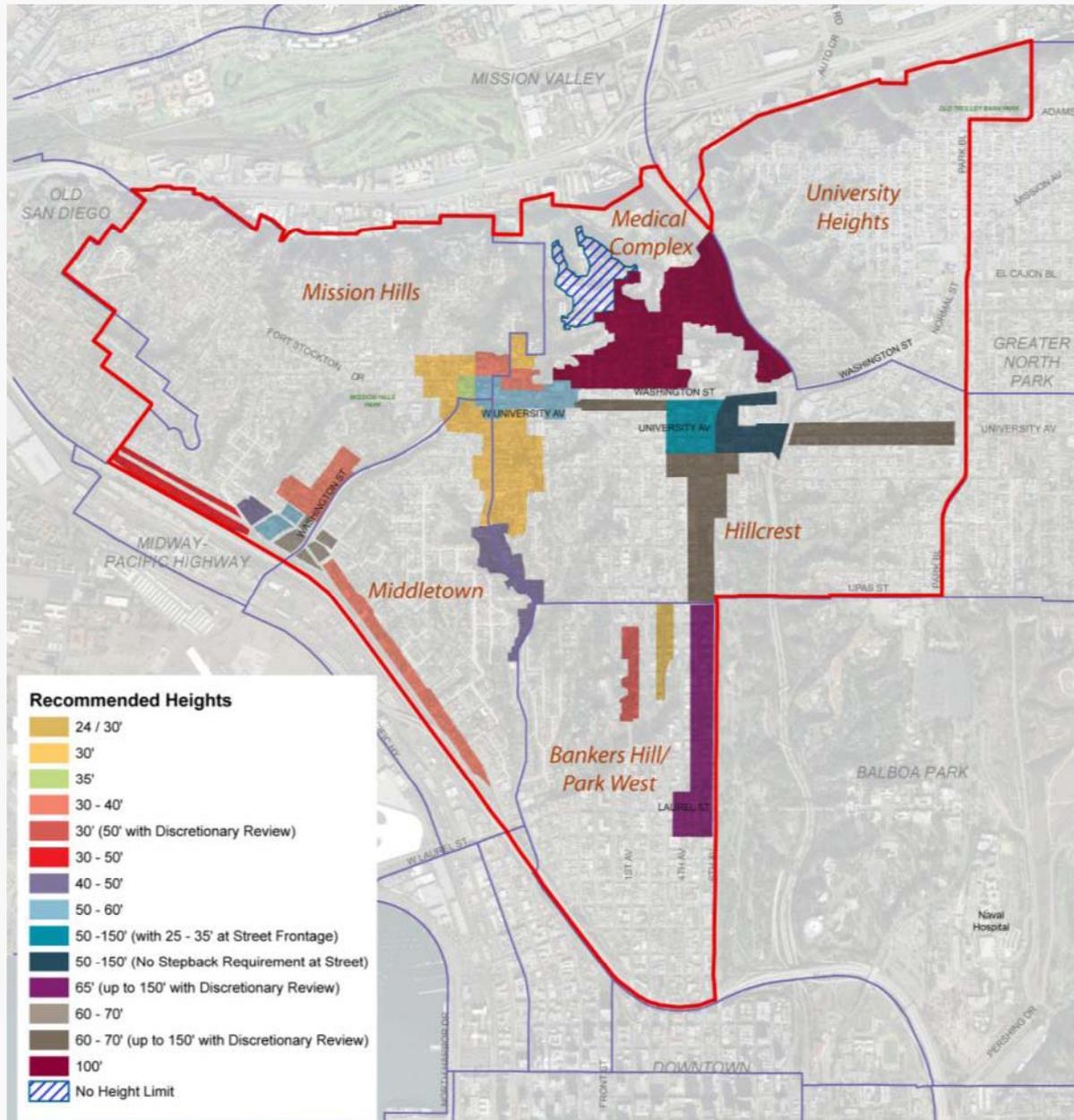
The image shows two modern high-rise buildings in an urban setting. The building on the left is taller and features a prominent glass facade on its left side. The building on the right is shorter and has a more uniform facade with many windows. In the foreground, there are palm trees, a street with a white pickup truck, and a clear blue sky. The text "Building Heights Exercise Summary" is overlaid in the center of the image.

Building Heights Exercise Summary

Existing Building Height Limits



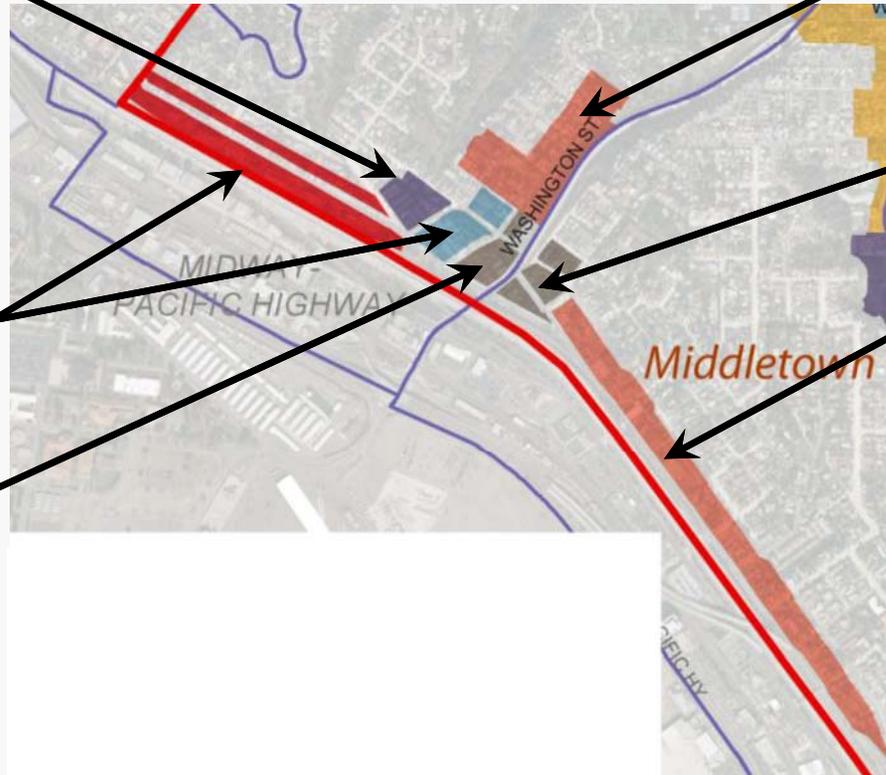
Community Workshop Input



Community Workshop Input Middletown

Increase from 30' to 40'

Increase from 30' to 40'
No consensus



Increase from 30' to 50'

Increase from 30' to 60'

Increase from 30' to 60'

Increase from 30' to 40'

Community Workshop Input

Mission Hills

Lower from 40'/50' to 30' or 40'
Not a Consensus

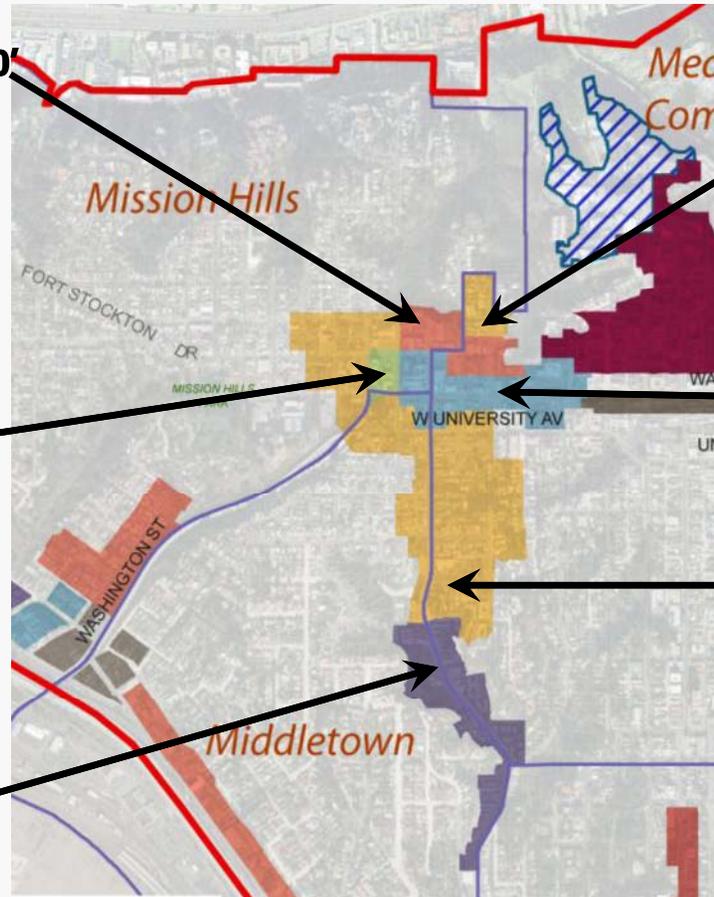
Lower from 40'/50' to 30'
Not a Consensus

Lower from 40'/50' to 30'
Not a Consensus

Lower from 150' to 50'/60'
Not a Consensus

Lower from 40'/50' to 30'

Maintain 40'/50'
Not a Consensus



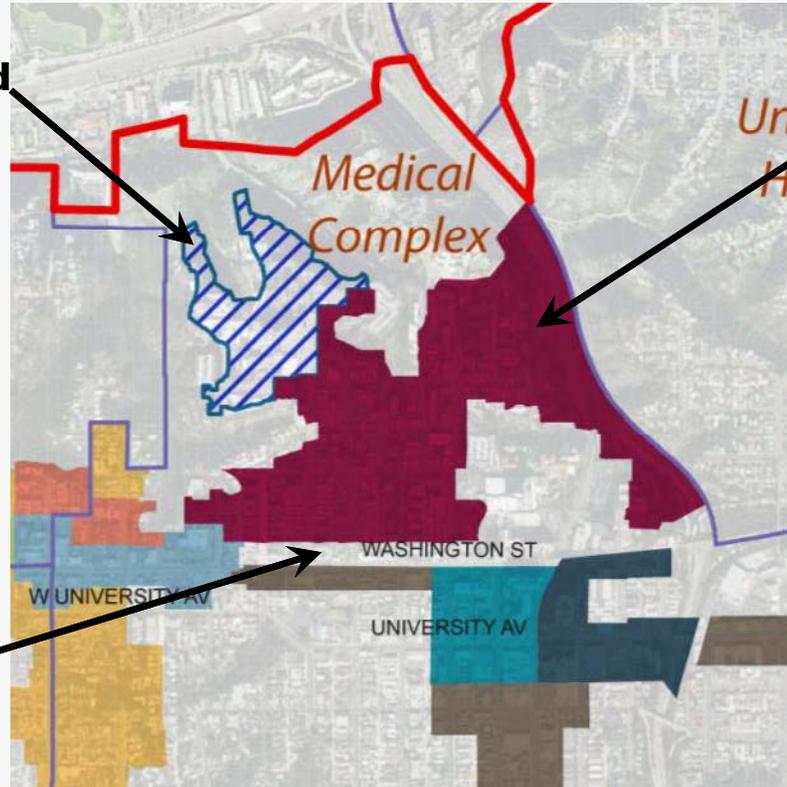
Community Workshop Input

Medical Complex

Increase from 30' to unlimited

Increase from 50'/60' to 100'

Maintain 150'



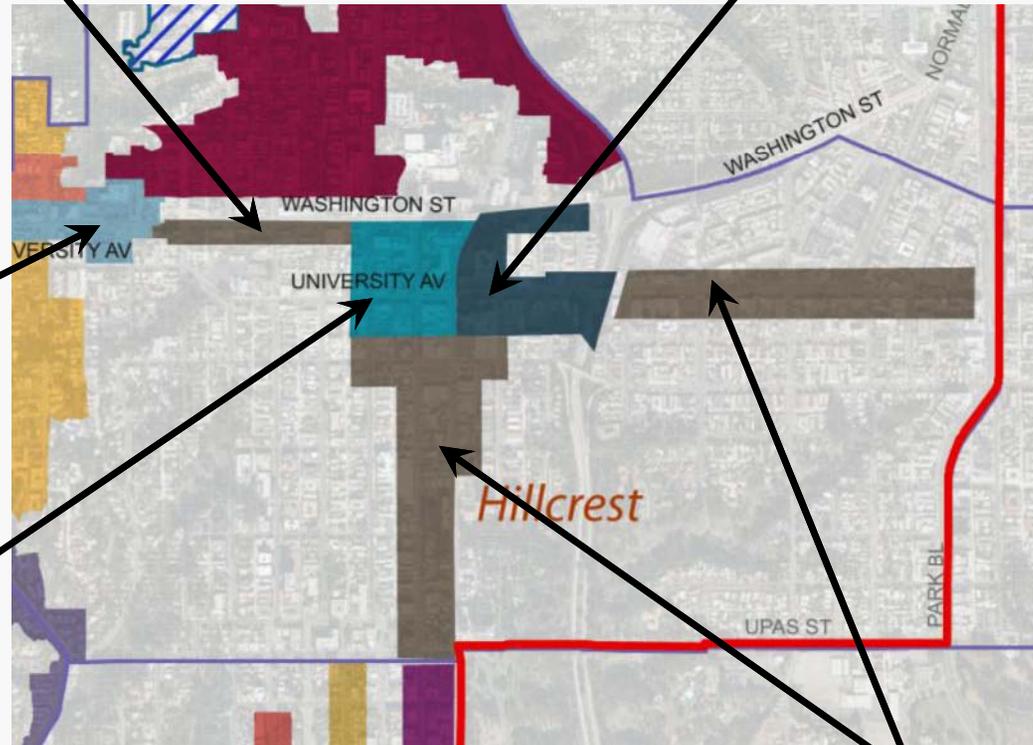
Community Workshop Input Hillcrest

Lower from 150' to 60'/70'
Not a Consensus

Lower from 200' to 50' - 150'
Not a Consensus

Lower from 150' to 50'/60'
Not a Consensus

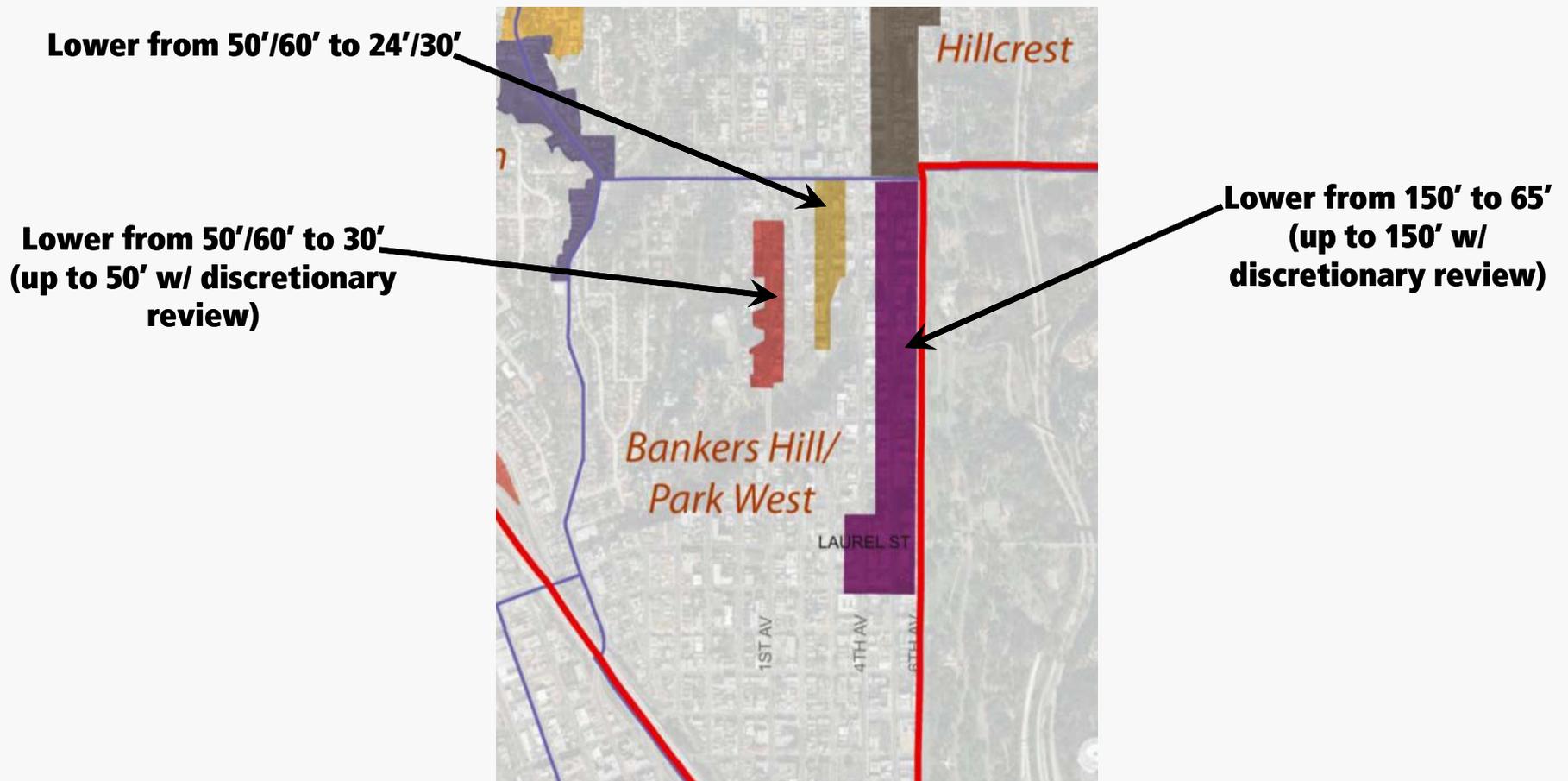
Lower from 200' to 50'-150'
w/ setbacks above 25-35'
Not a Consensus



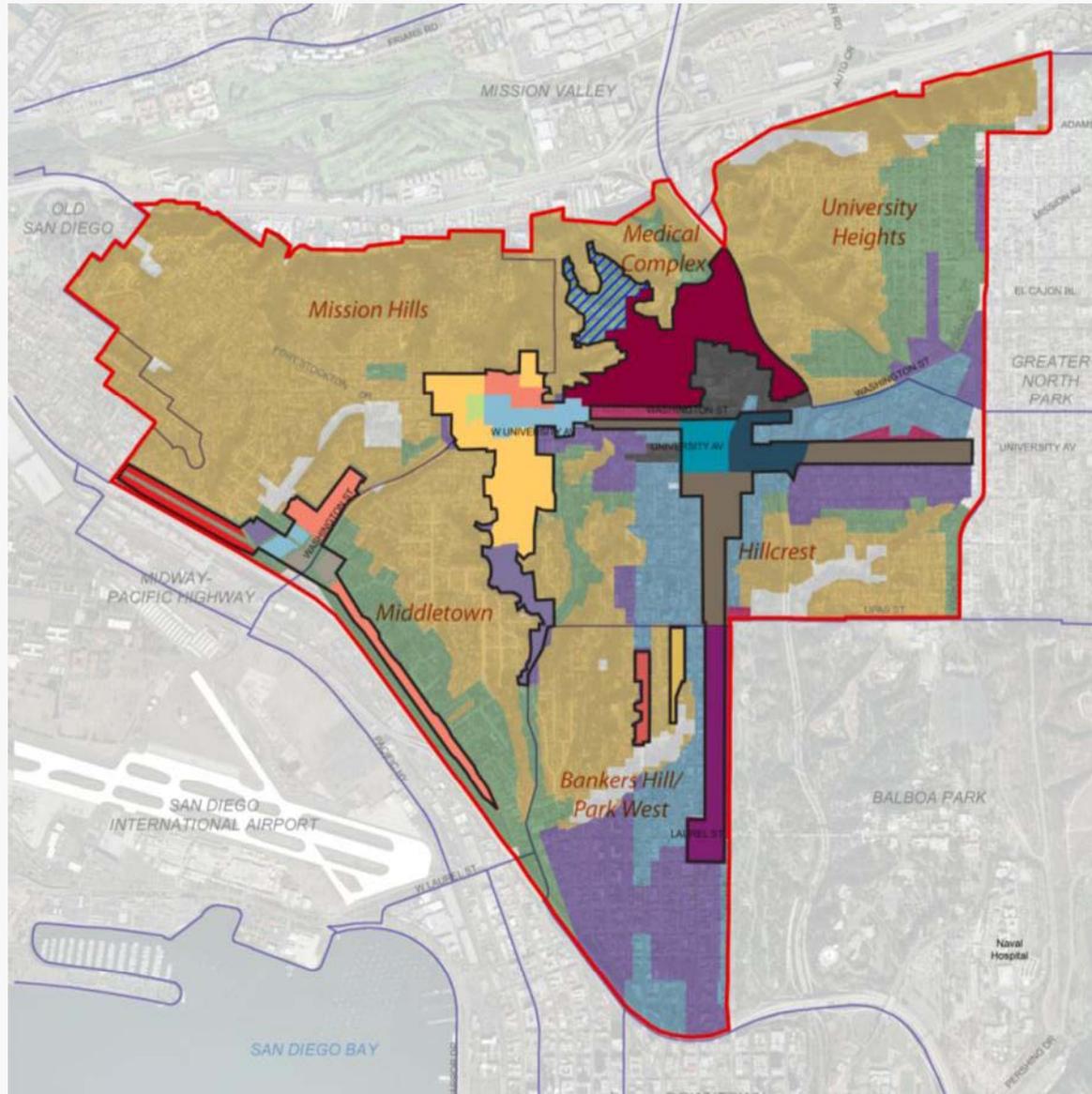
Lower from 150' to 60'/70'
Not a Consensus

Community Workshop Input

Bankers Hill/Park West



Community Workshop Input

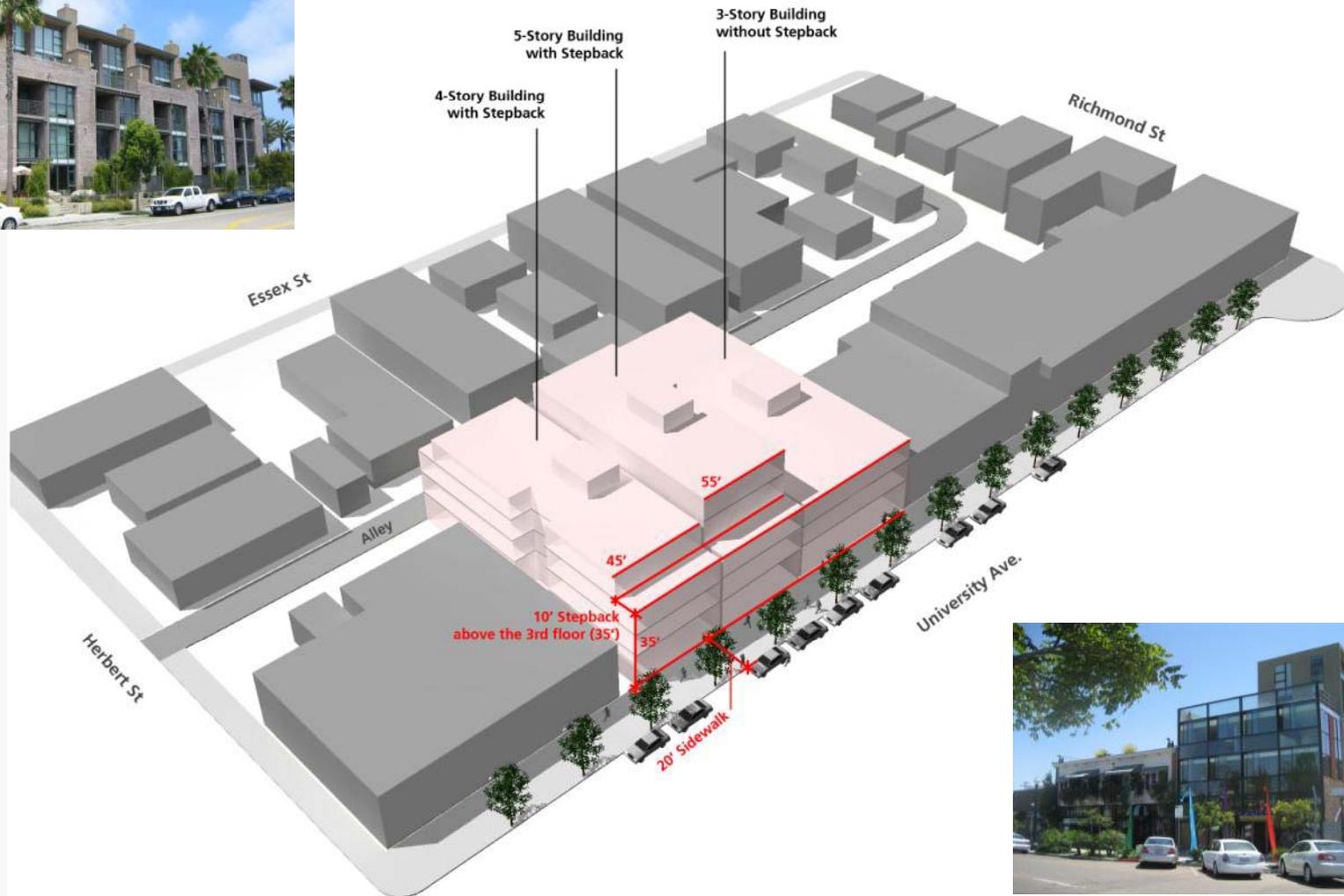


The image shows two modern high-rise buildings in an urban setting. The building on the left is a tall, slender structure with a glass facade and a green-tinted top section. The building on the right is a larger, more complex structure with a white facade and a grid-like pattern of windows. The scene includes palm trees, a street with a white pickup truck, and a clear blue sky. The text "Building Height Concepts" is overlaid in the center of the image.

Building Height Concepts

Building Height Concepts

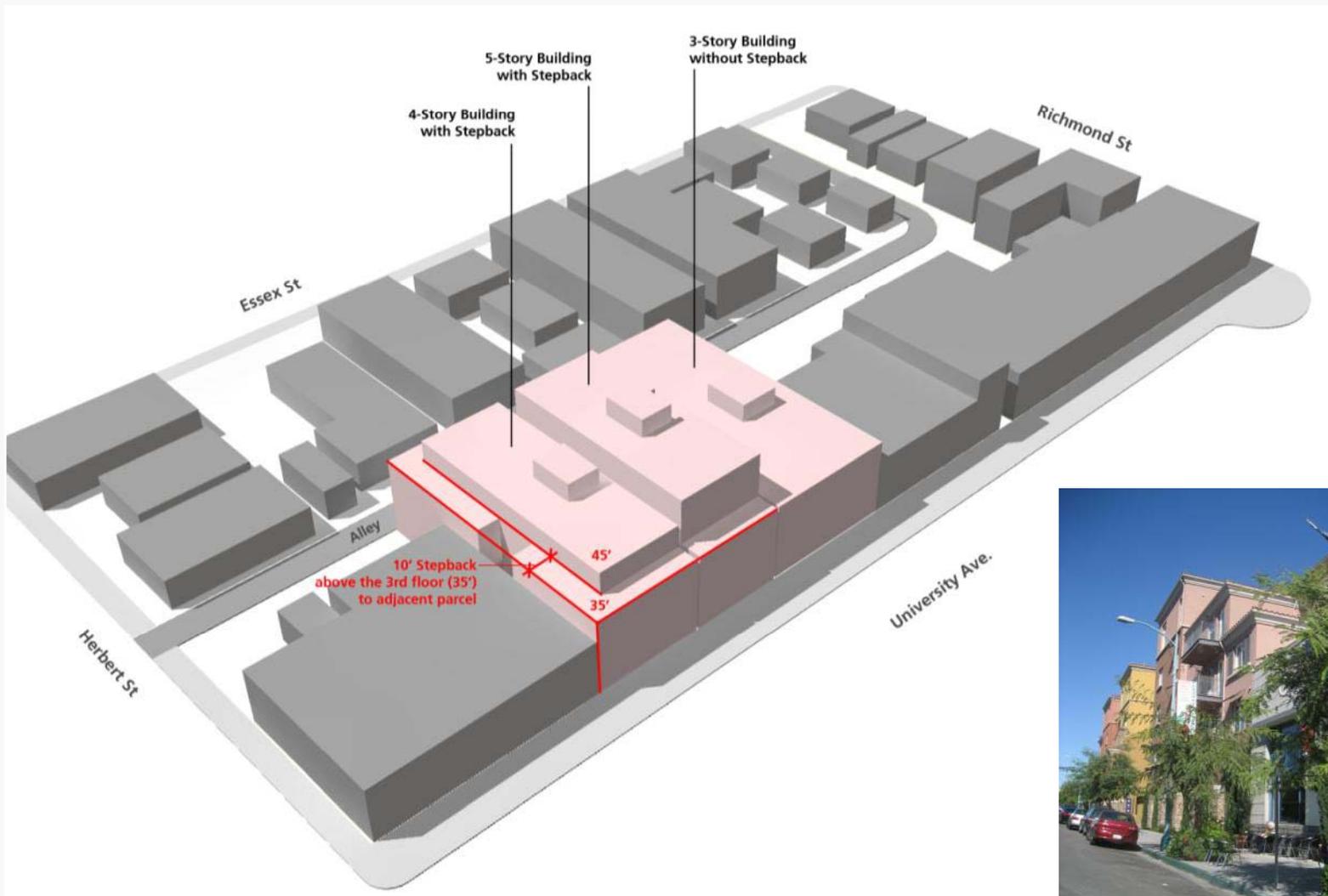
Addressing Transitions



Upper-Story Stepbacks from Street

Addressing Height Transitions

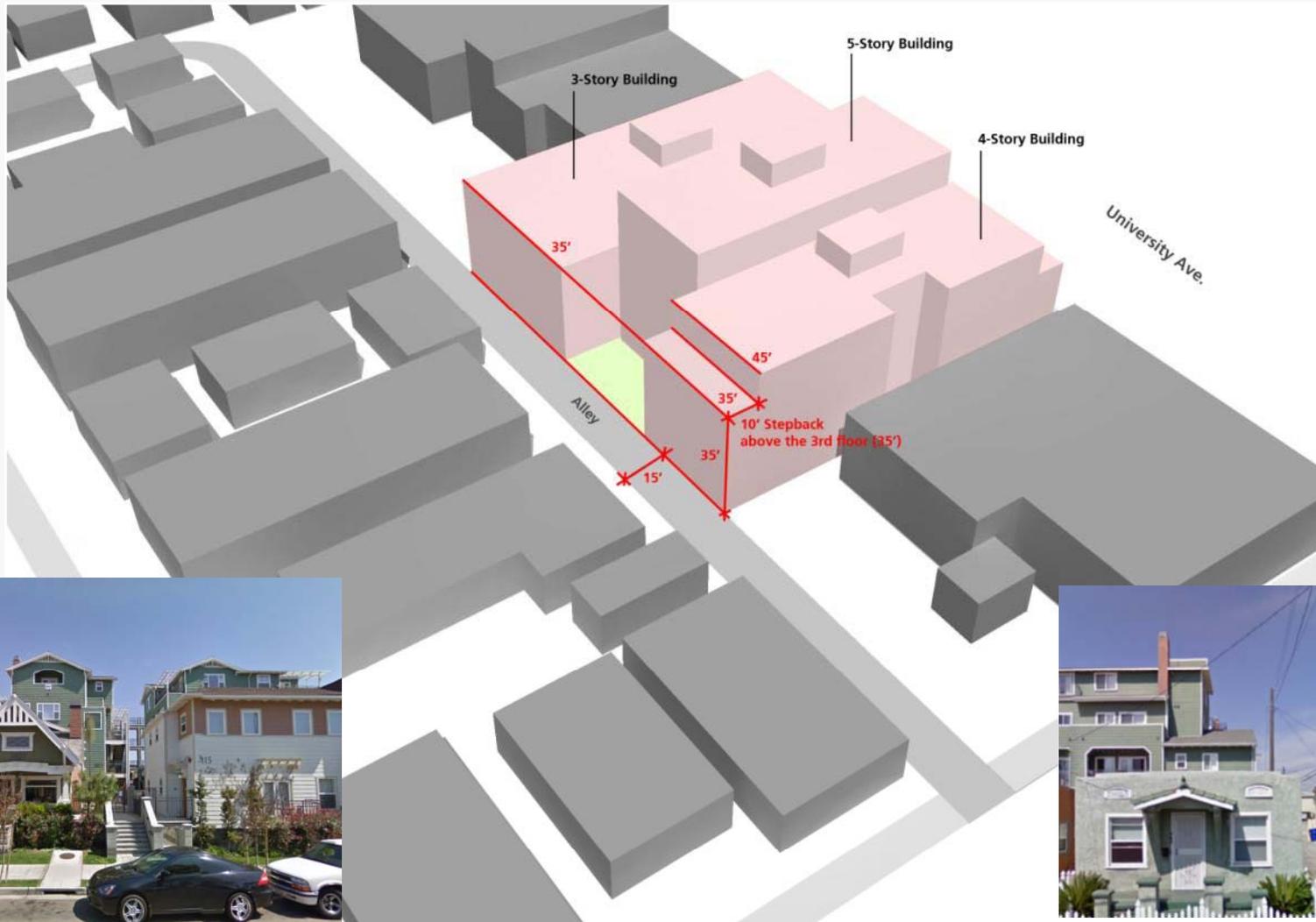
Addressing Transitions



Upper-Story Side Yard Stepbacks from Adjacent Buildings

Addressing Height Transitions

Addressing Transitions



Upper-Story Stepbacks from Adjacent Rear Properties

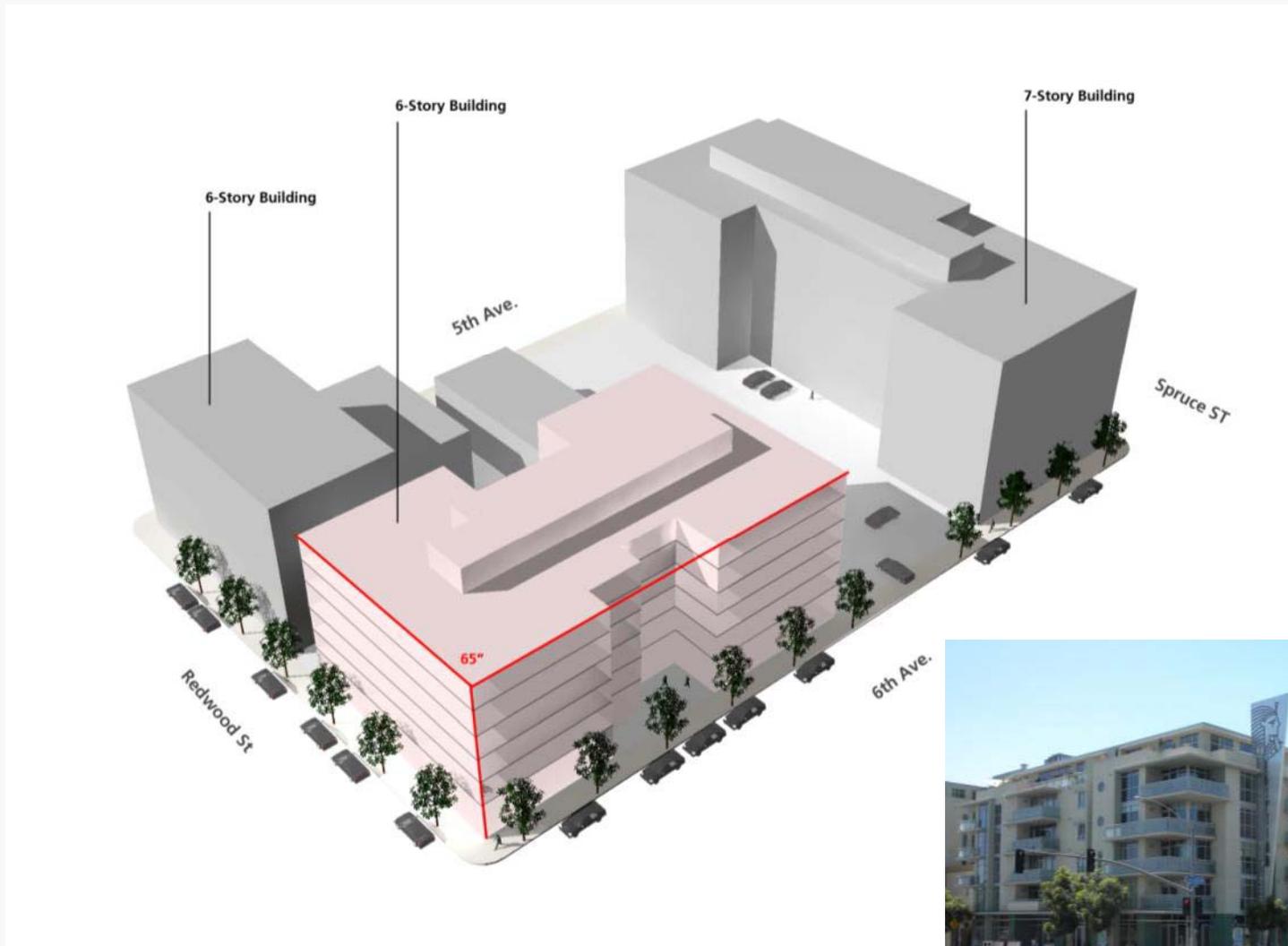
Addressing Height Transitions

Addressing Transitions



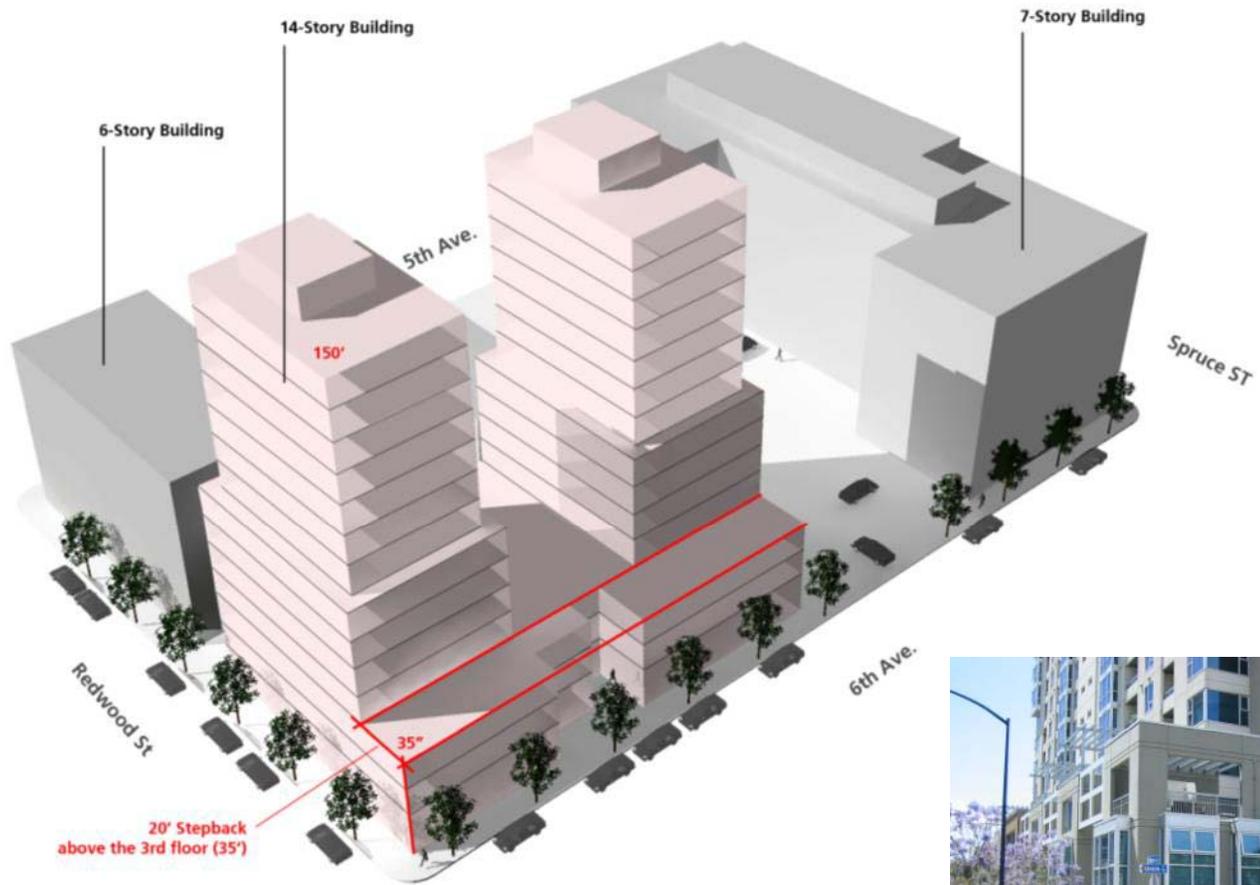
Lower Buildings As Transition Between New and Existing

Building Height Concepts



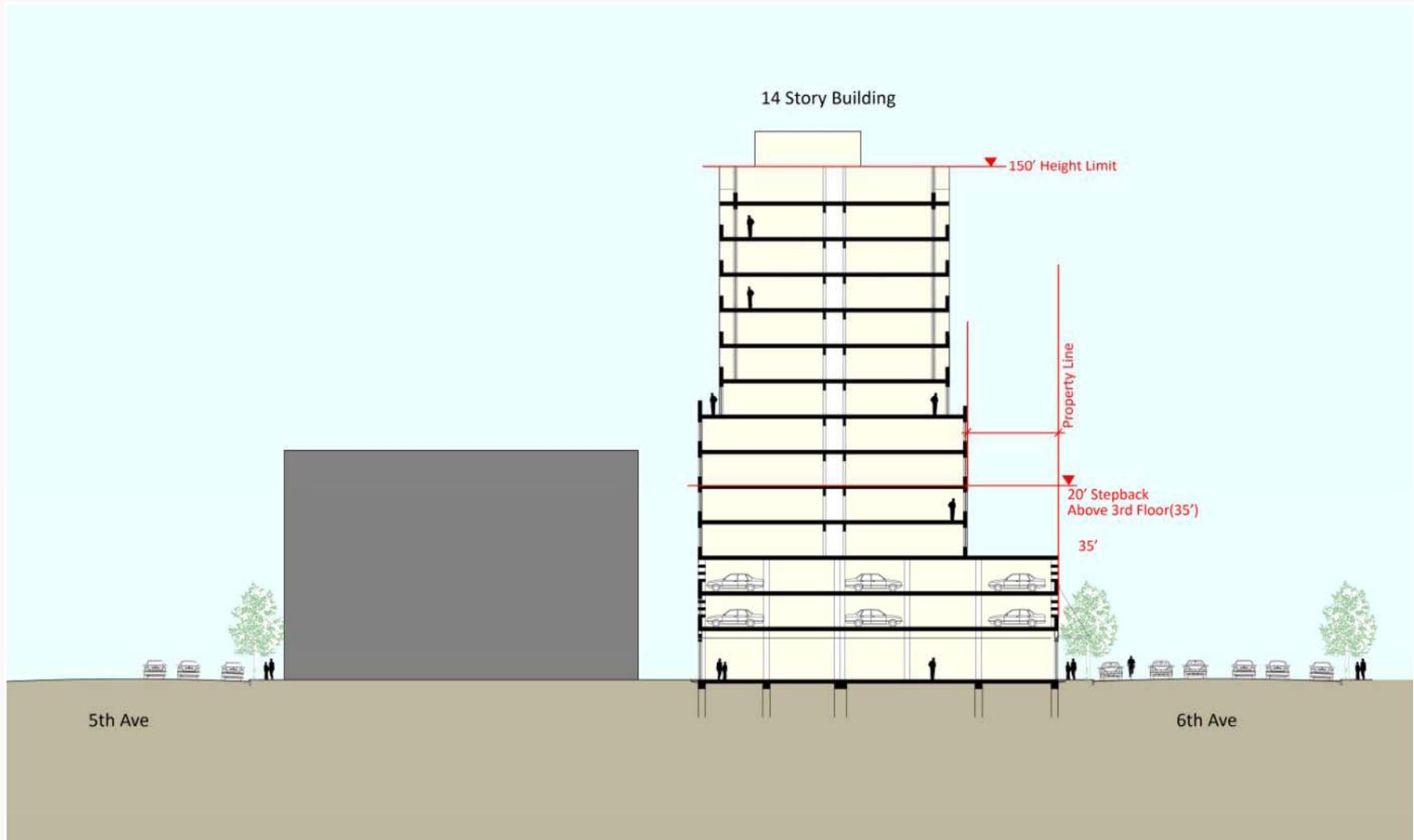
65' Height Along 6th Avenue

Building Height Concepts



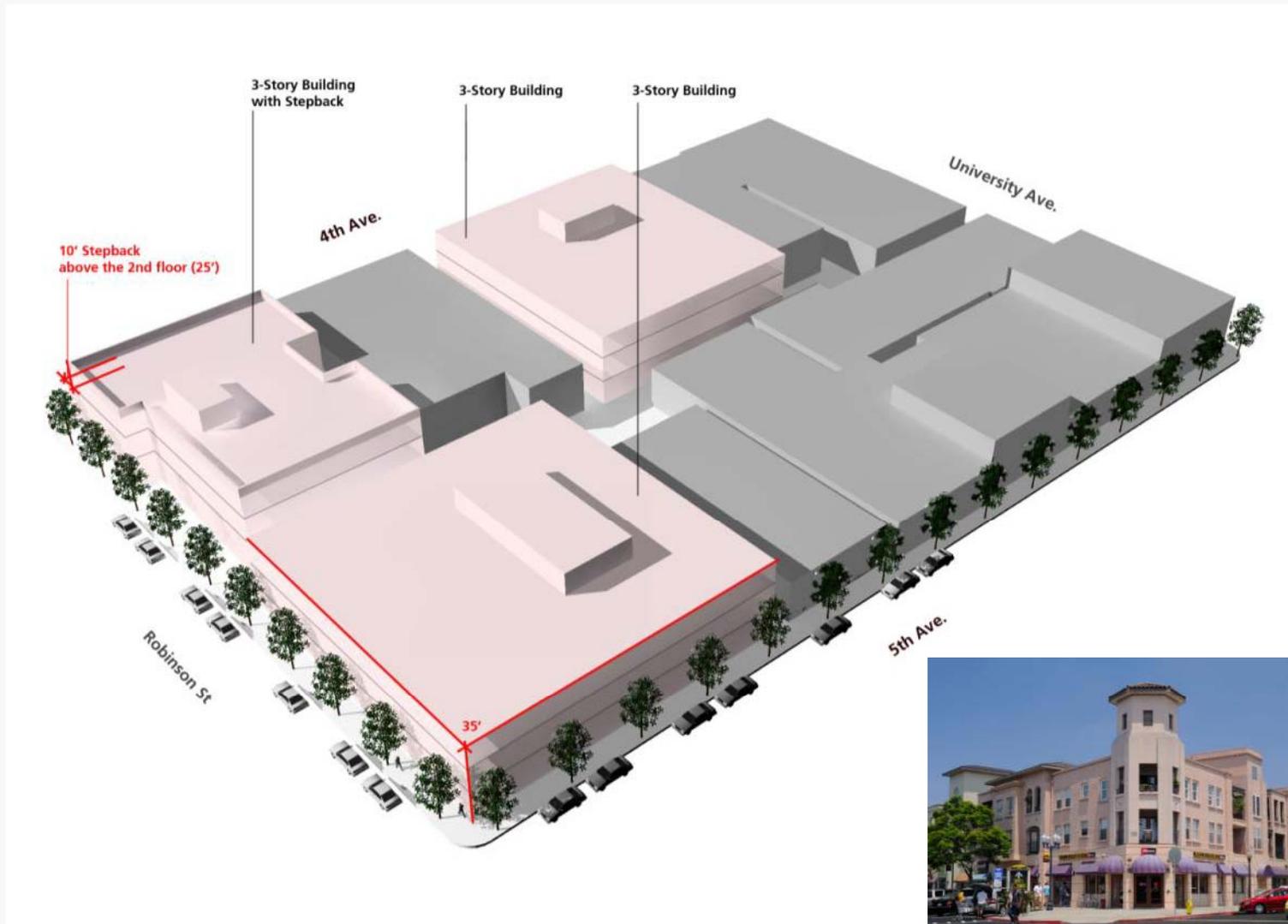
150' Height along 6th Avenue

Building Height Concepts



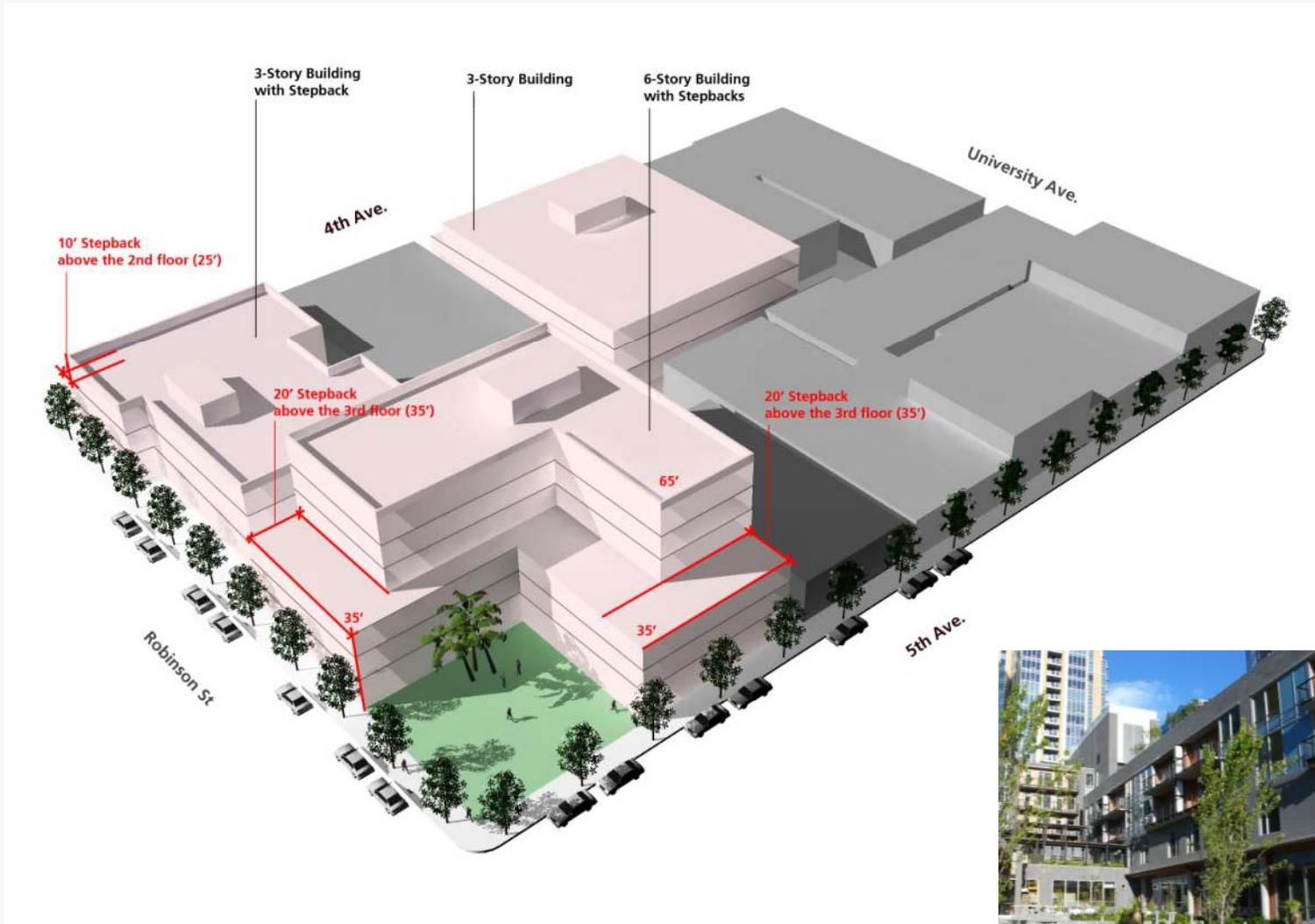
150' Height along 6th Avenue

Building Height Concepts



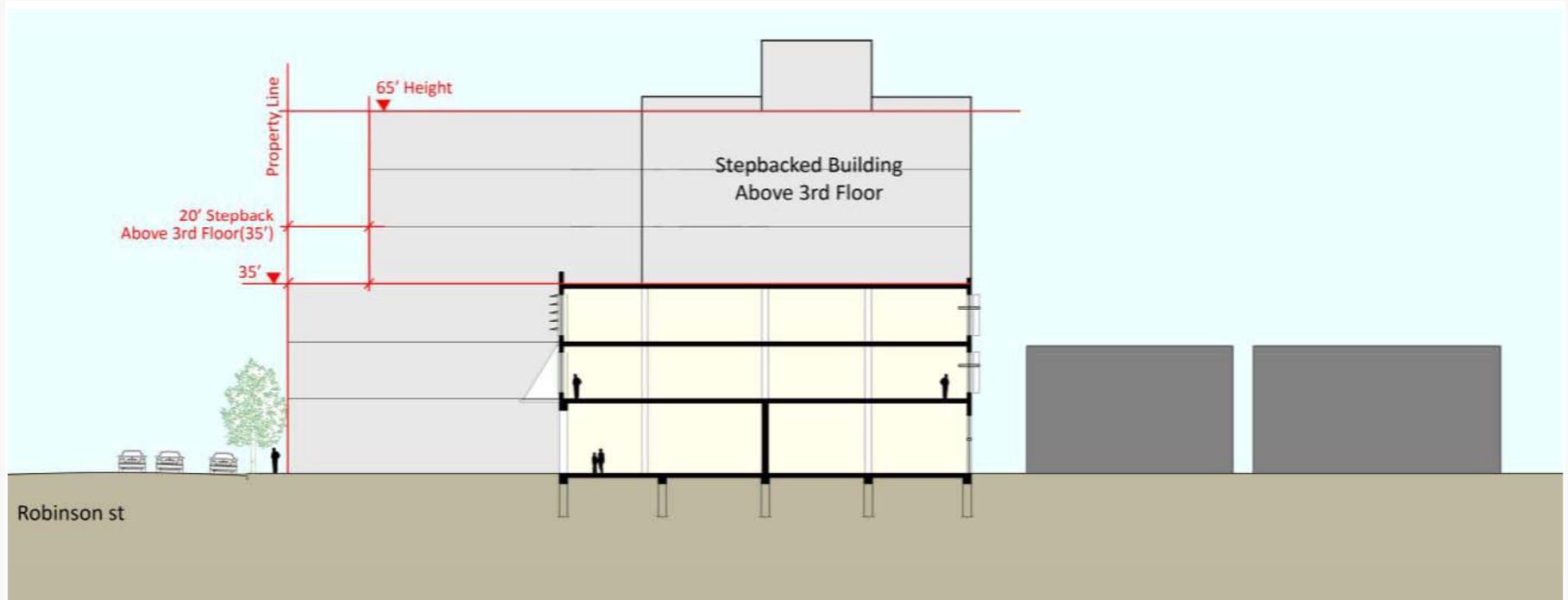
35' Height Along 5th Avenue at Robinson

Building Height Concepts



65' Height Along 5th Avenue at Robinson

Building Height Concepts

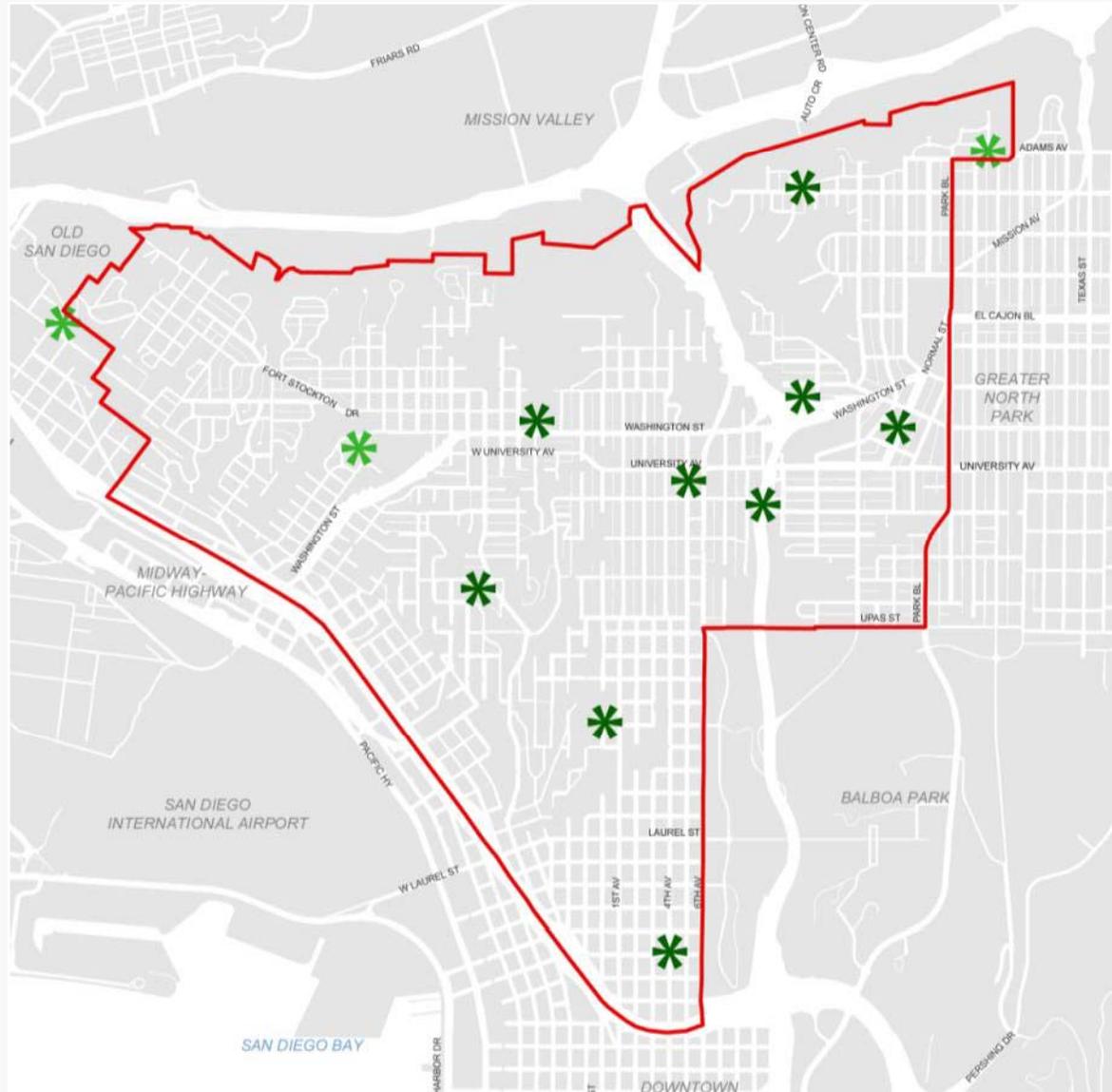


65' Height Along 5th Avenue at Robinson

A photograph of a city street with palm trees, buildings, and cars, serving as a background for the title text. The scene is bright and clear, with a blue sky and a row of palm trees lining the street. Several cars are parked along the side of the road, and a few are driving in the distance. The buildings are multi-story and have a modern, clean design. The overall atmosphere is that of a well-maintained urban environment.

Community Urban Design Framework

Community Design Framework Parks



Community Design Framework Trails



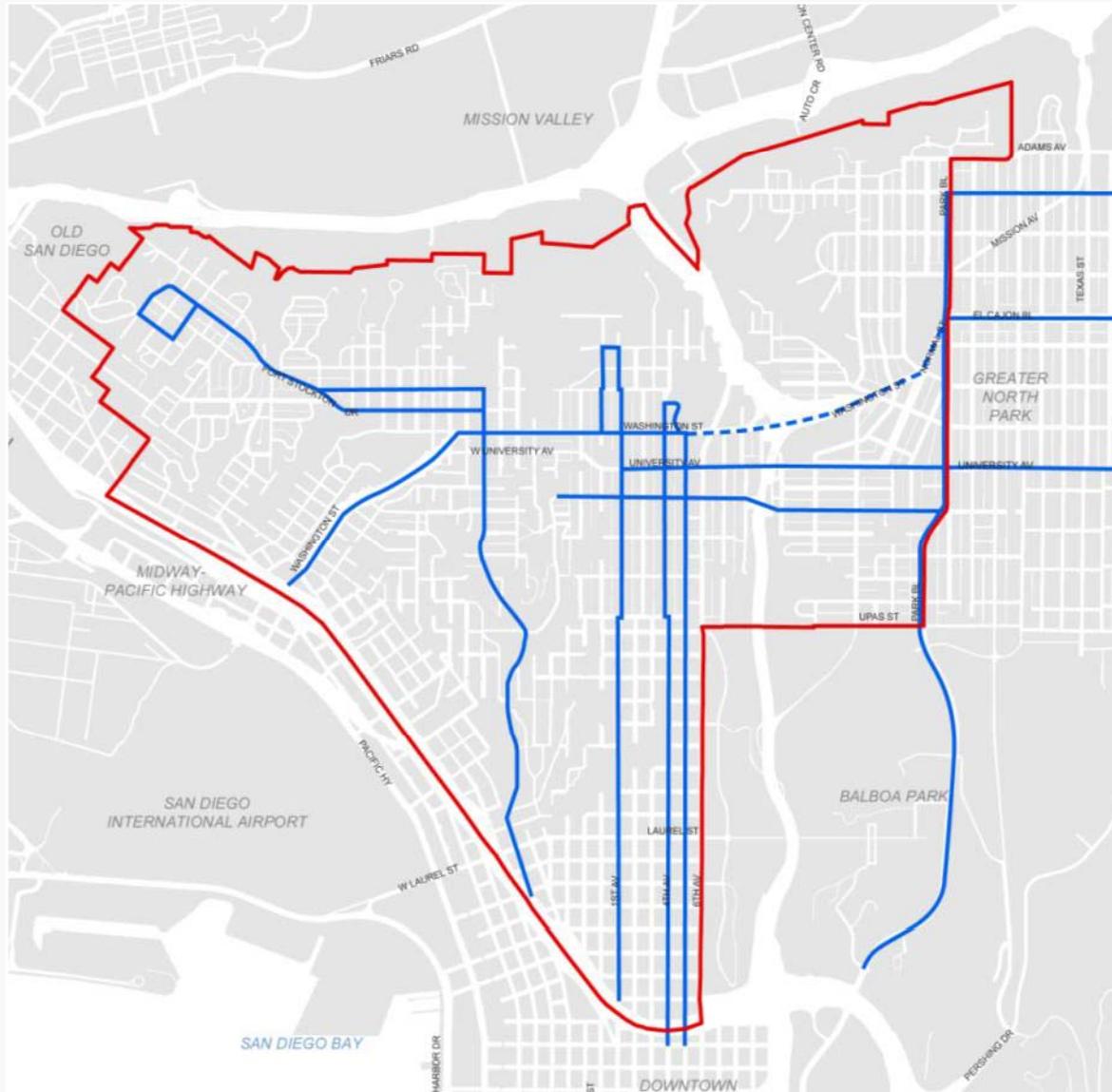
Community Design Framework

Combined Open Space Features

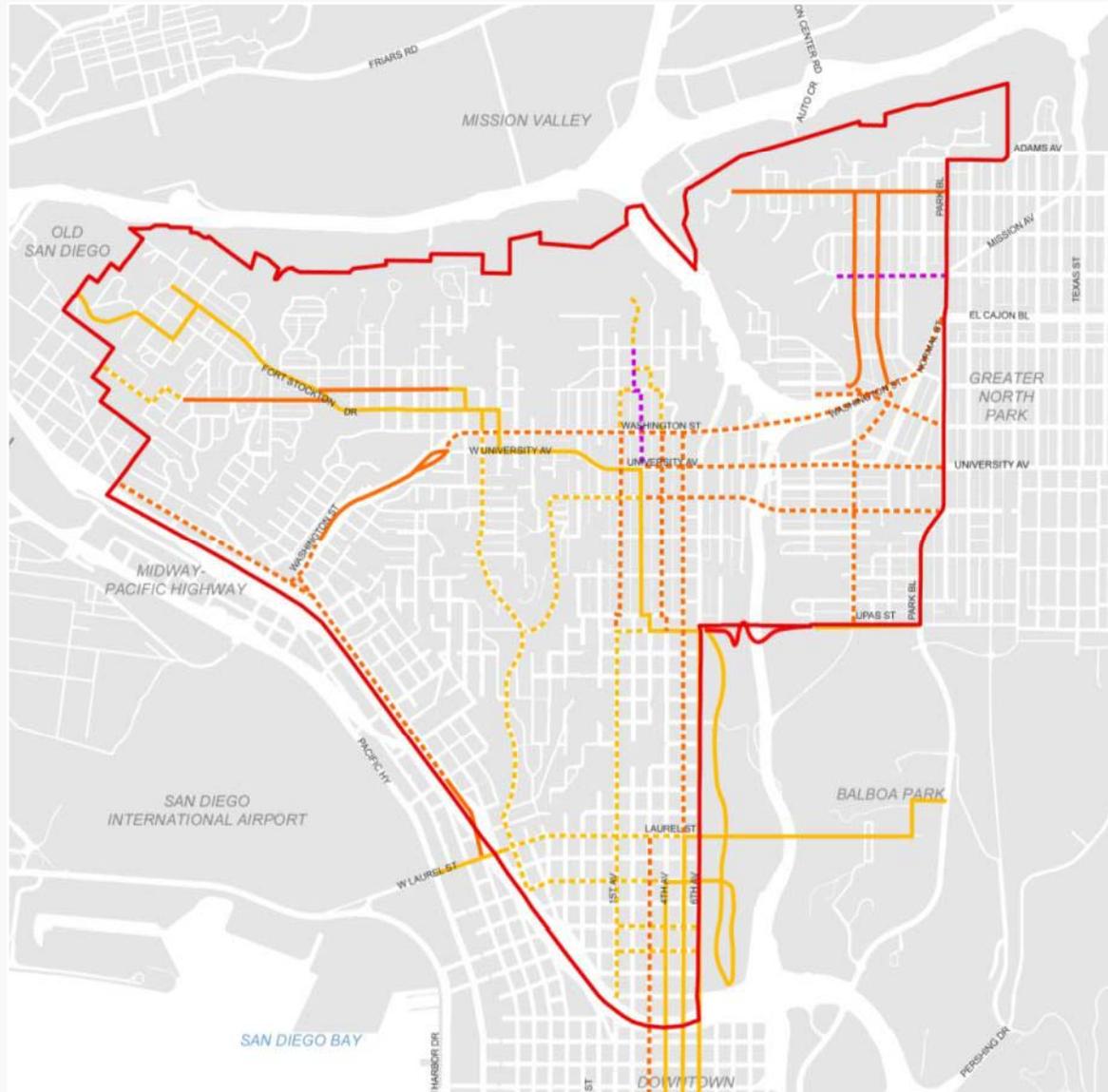


Community Design Framework

Multi-modal Streets

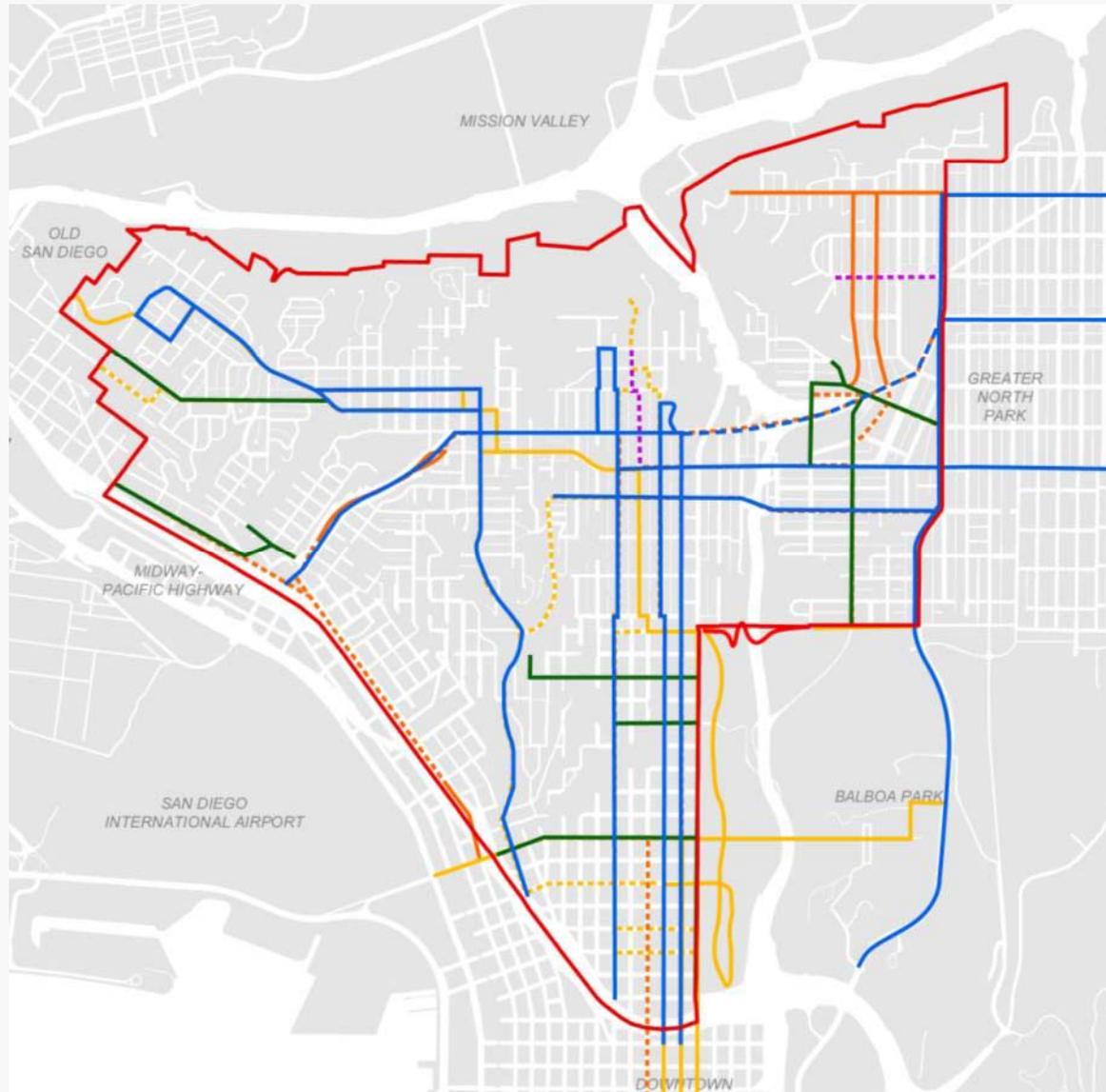


Community Design Framework Bicycle Facilities



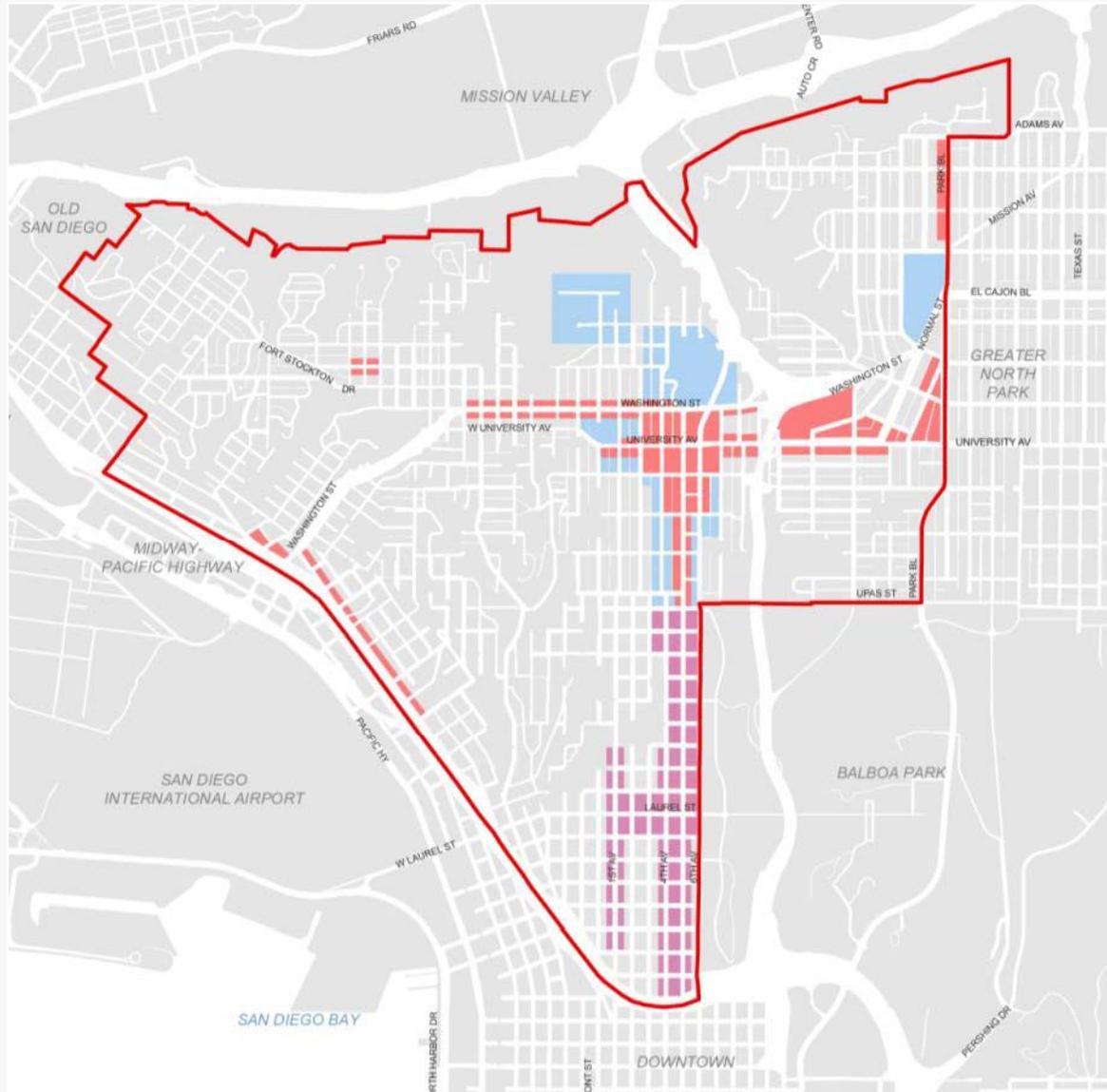
Community Design Framework

Combined Mobility Elements

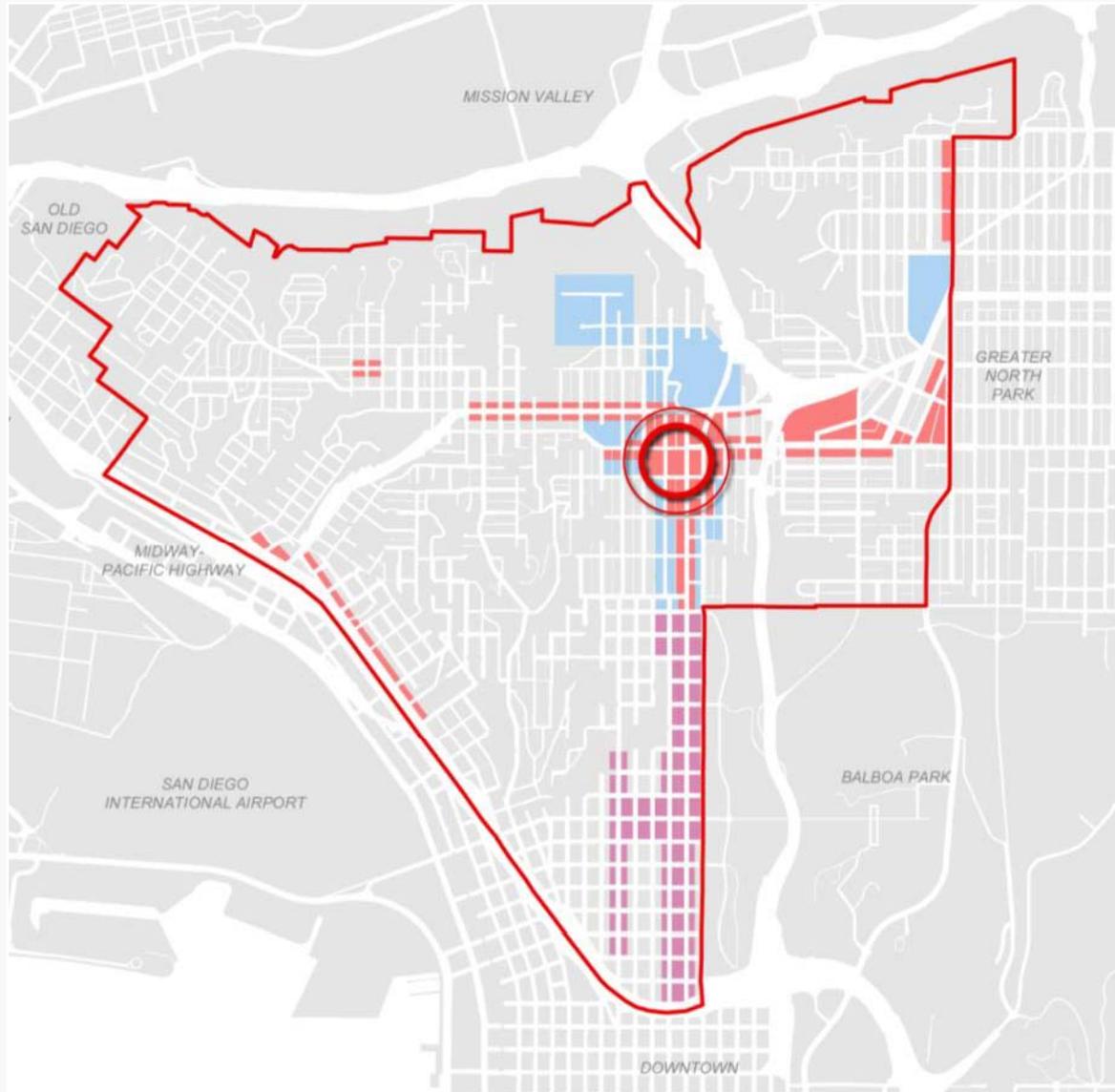


Community Design Framework

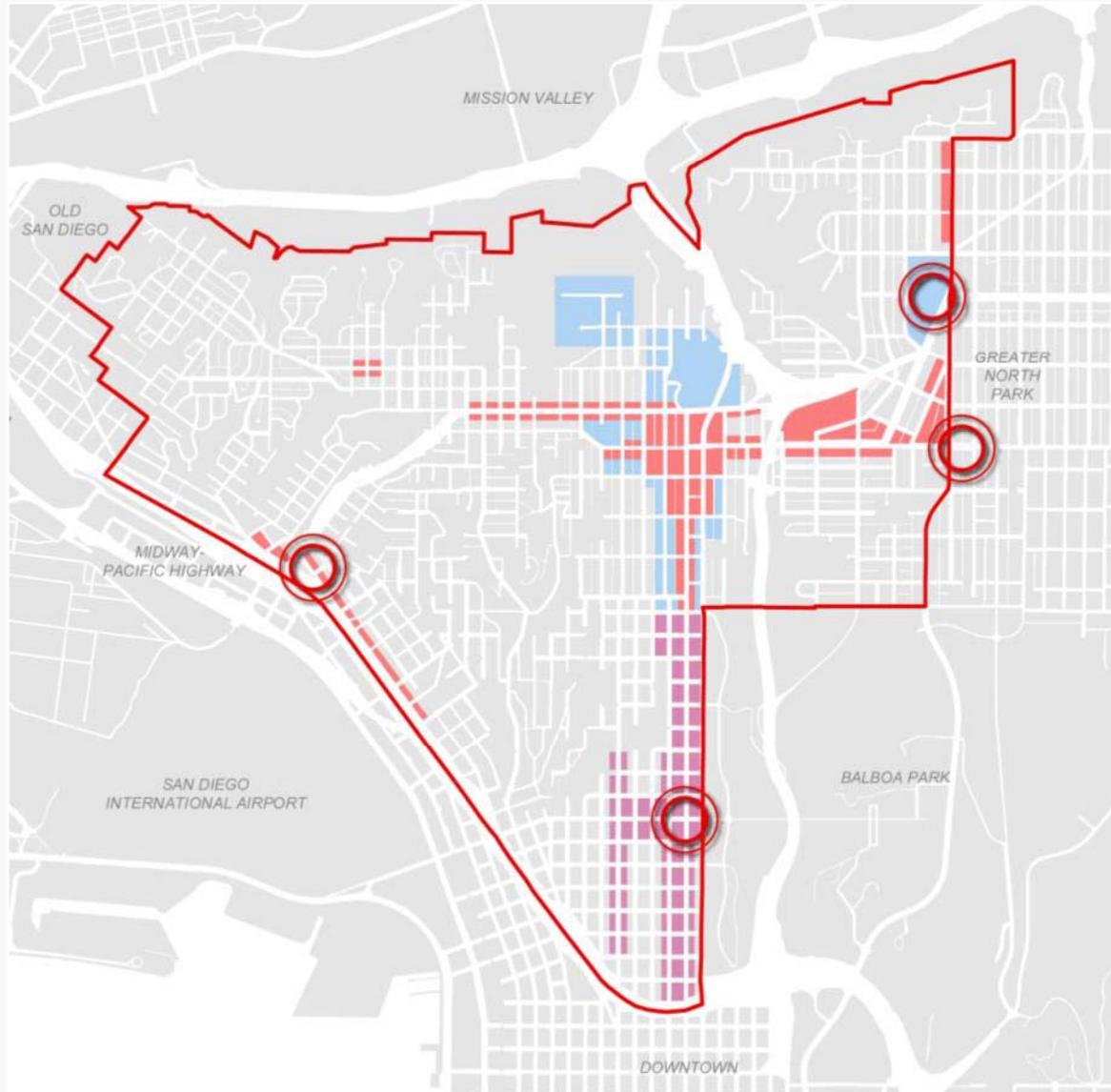
Land Use



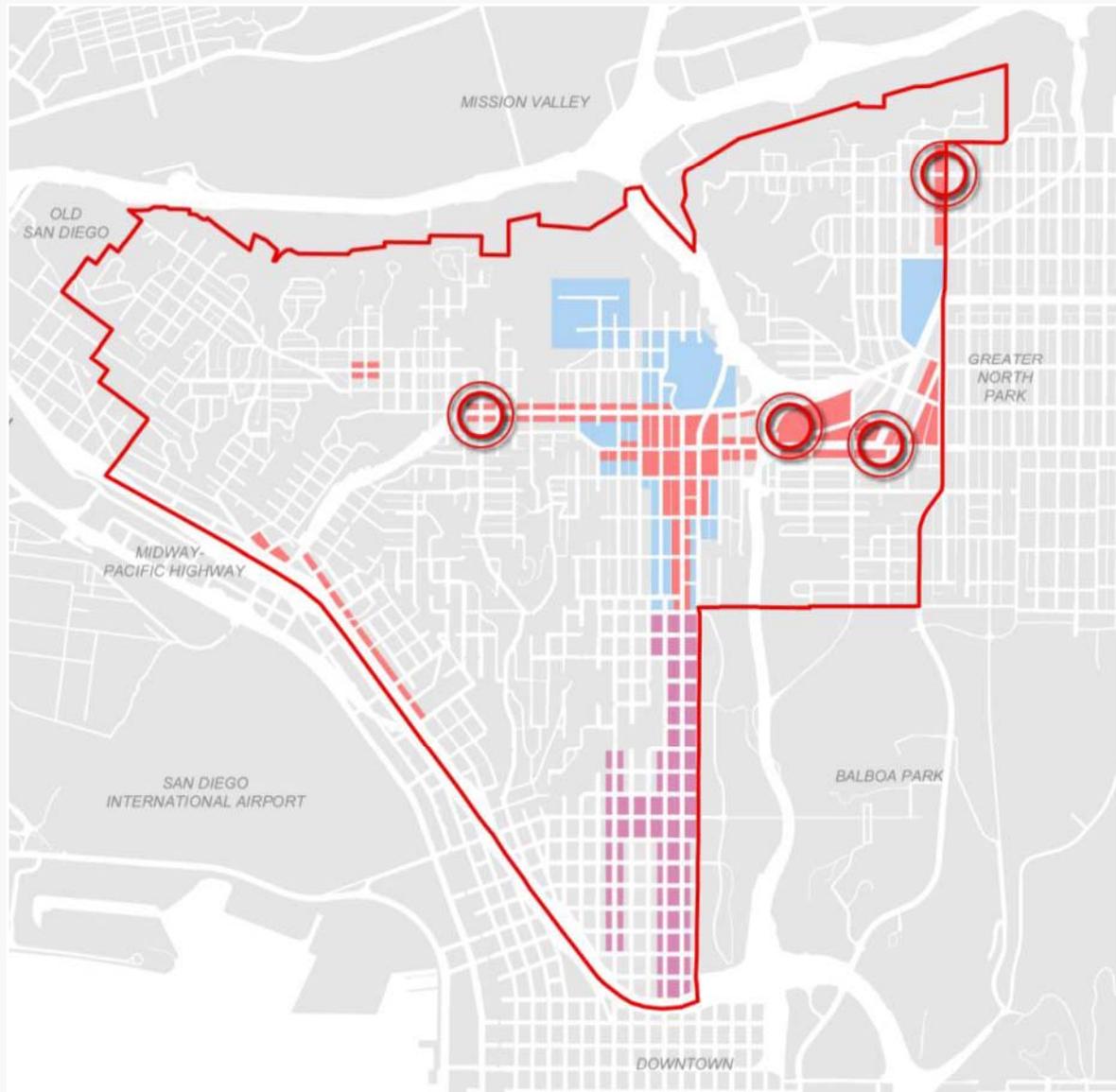
Community Design Framework Nodes



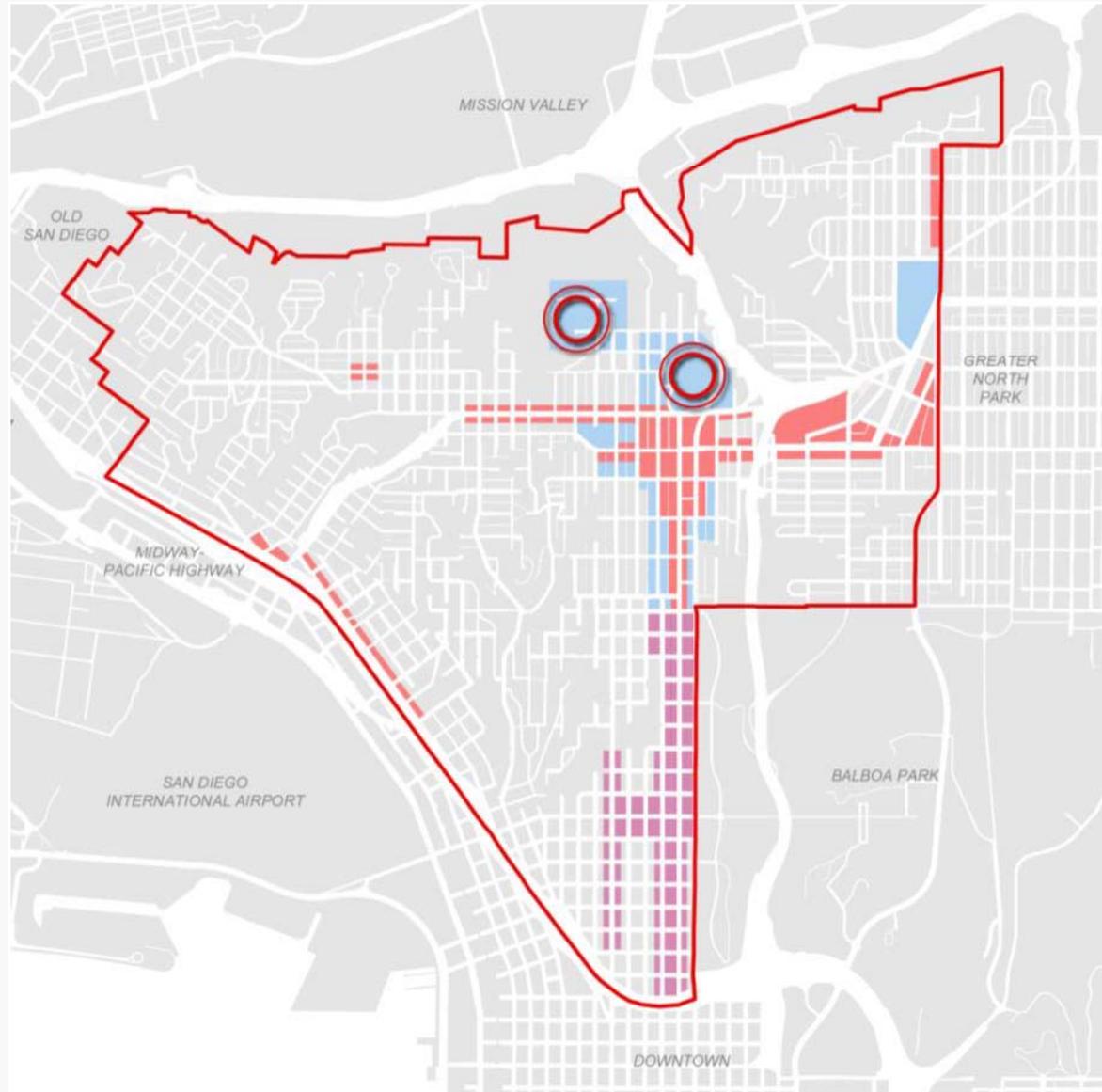
Community Design Framework Nodes



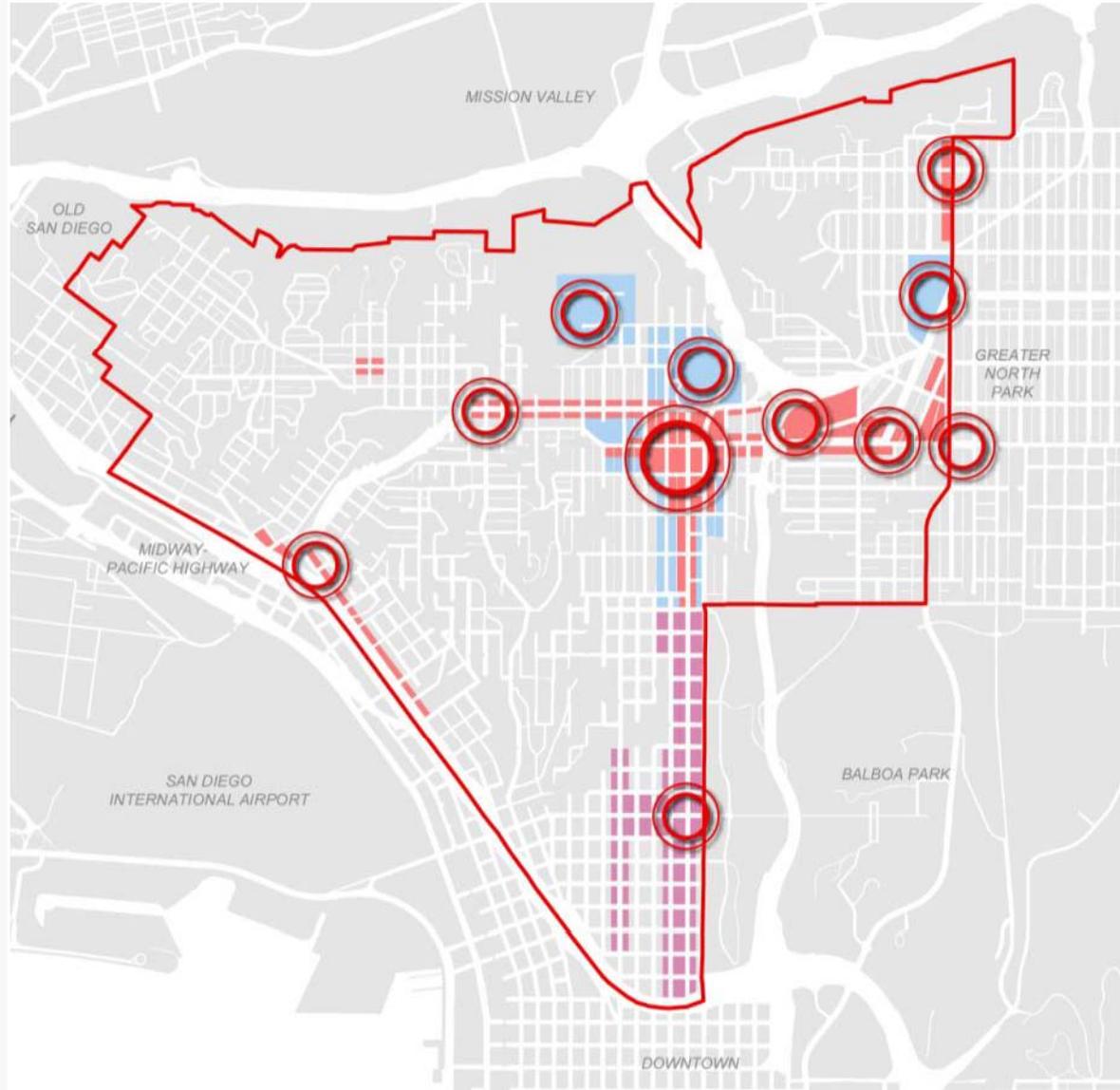
Community Design Framework Nodes



Community Design Framework Nodes

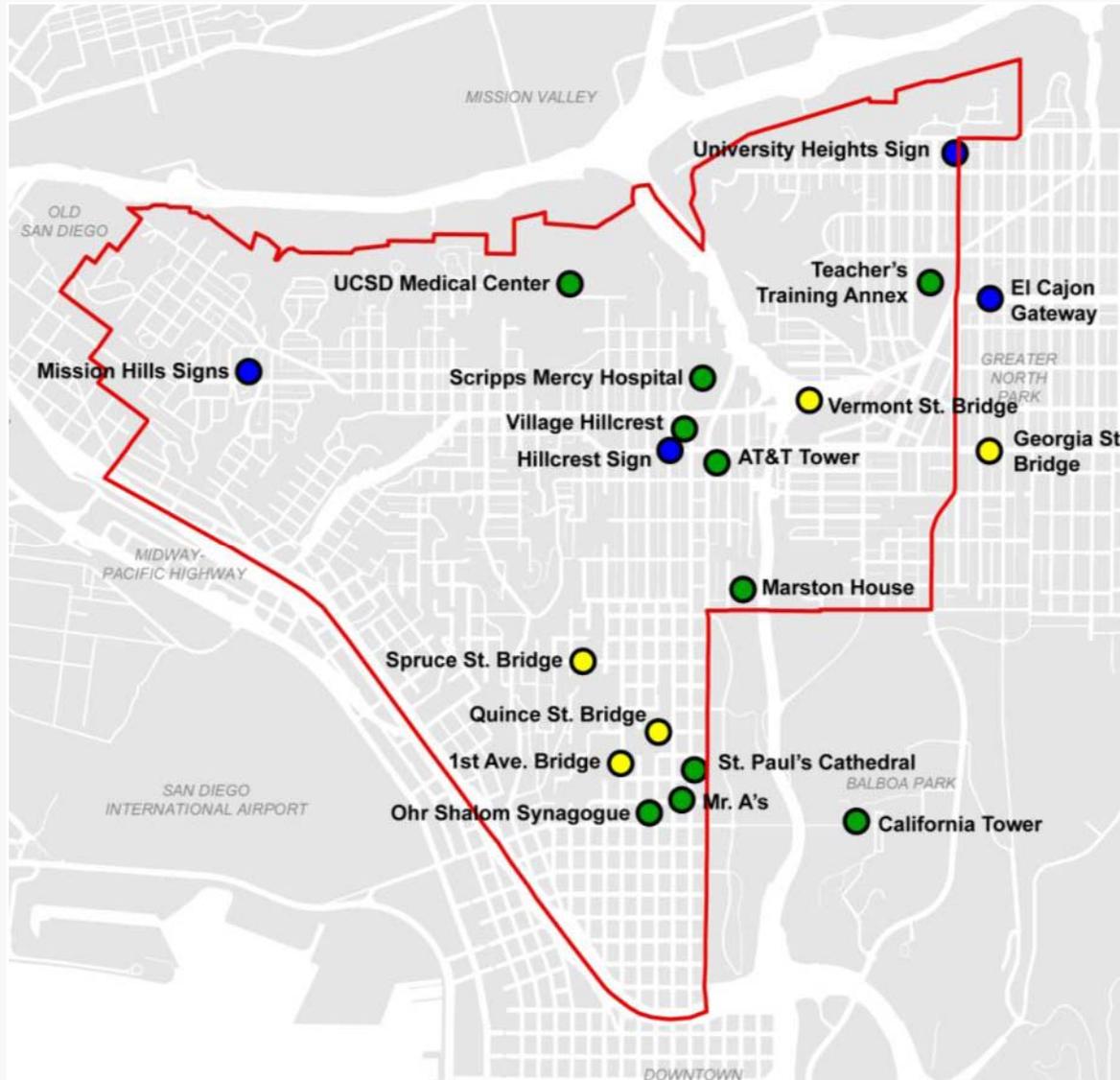


Community Design Framework Nodes



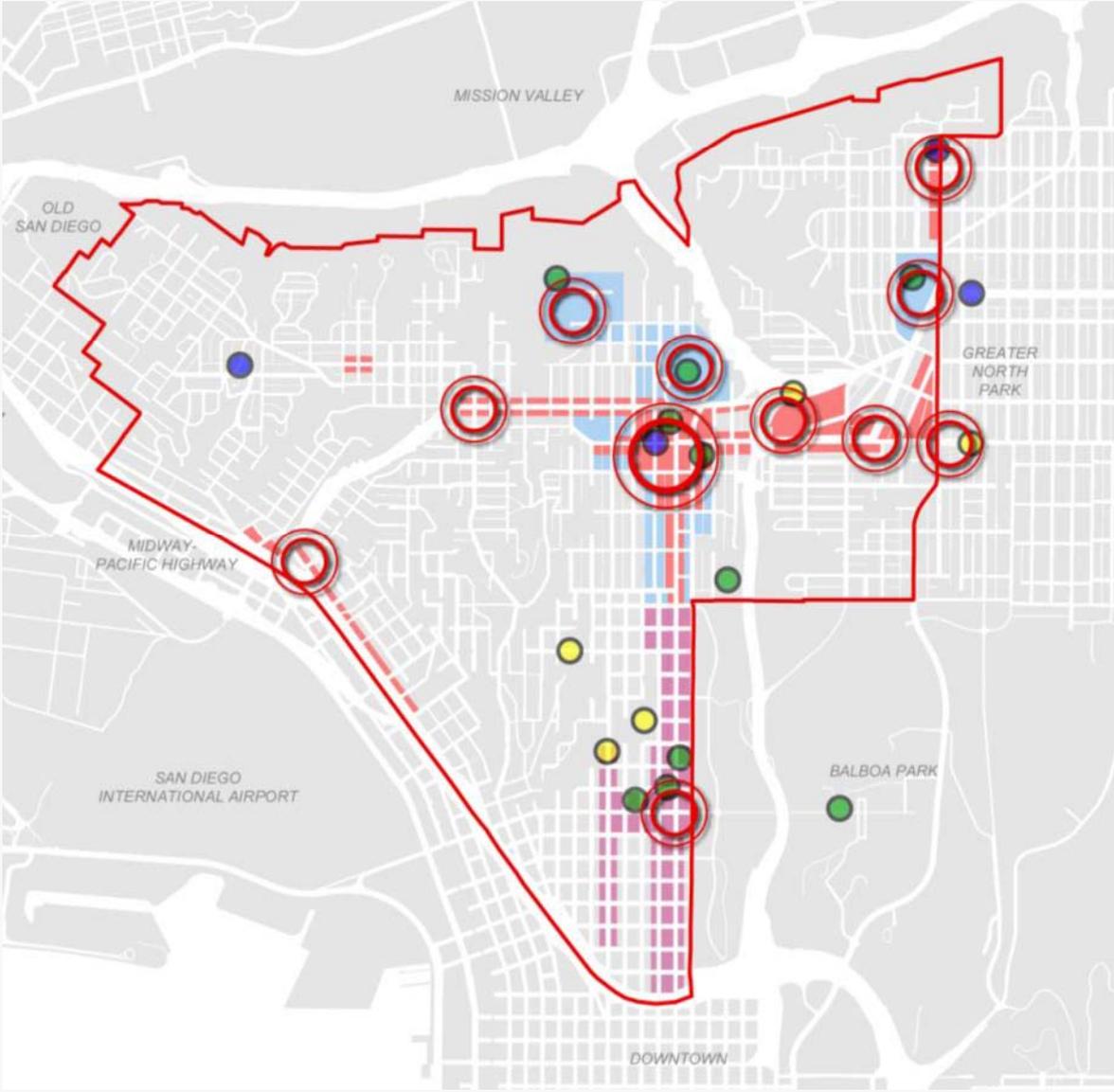
Community Design Framework

Landmarks



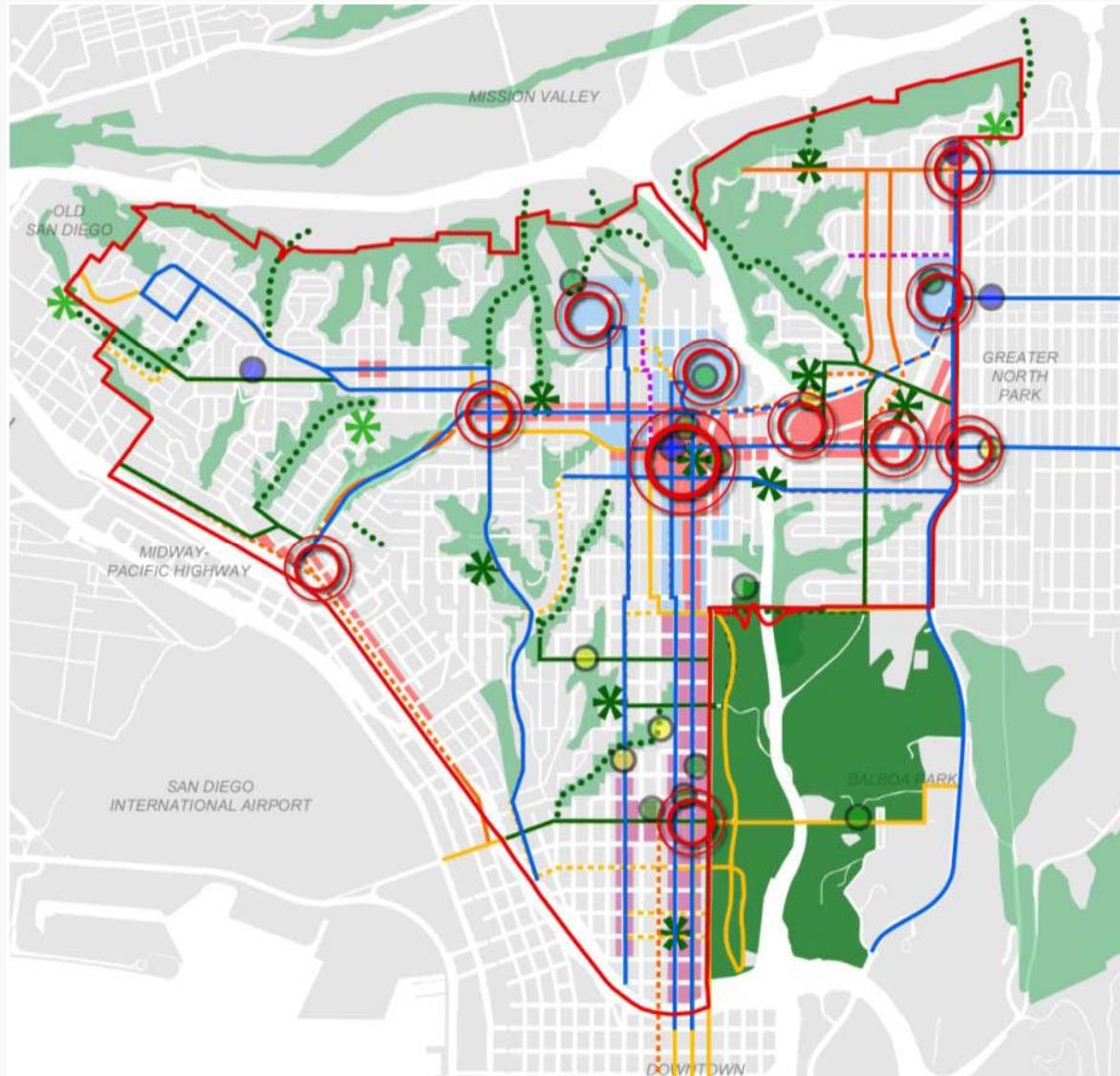
Community Design Framework

Combined Land Use & Built Elements

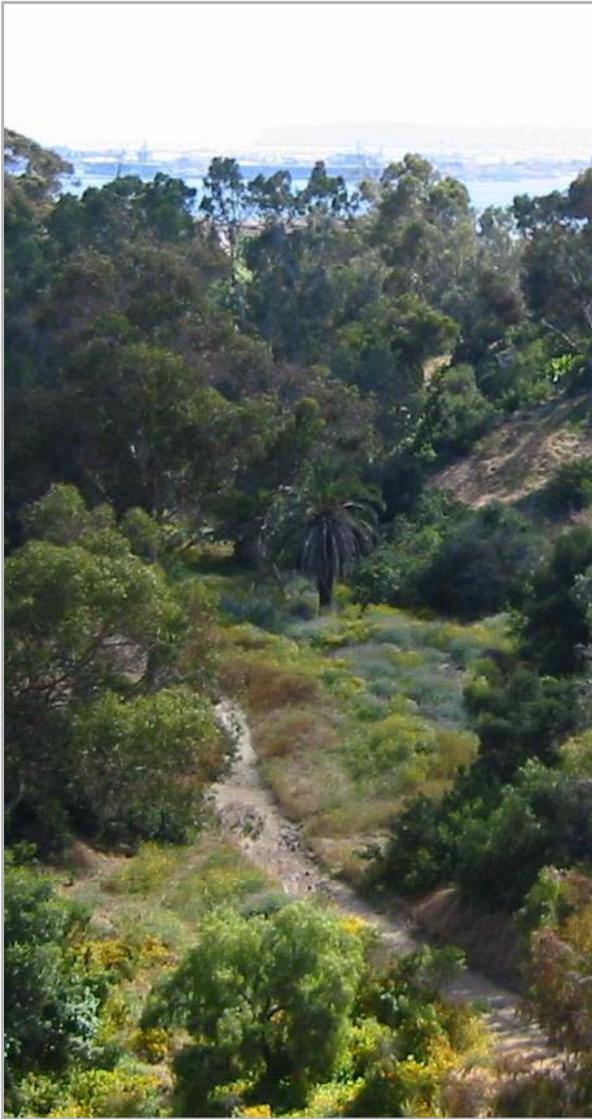


Community Design Framework

Conceptual Urban Form Framework



Uptown Community Plan



Urban Design Considerations

