



Figure 7.7
Springboard Project A:
Illustrative Drawing

Springboard Project A:

Elliot Park West: Mixed-Use Development in the “Height Step-Down” Zone

The Elliot Park West precinct is seen as a buffer between the Elliot Park neighborhood and the expanded Downtown Core. An appropriate catalyst project would be a mixed-use/commercial development that occupies two quarter-block development sites, one in the northwest quadrant of Block DE-55 and one in the southeast quadrant of the same block. These sites are currently used as surface parking lots. They share the block with the House of Charity (in the southwest quadrant of the block) and the Sexton Building (in the northeast quadrant of the block). Development on these sites should demonstrate medium-density, mixed-use development that is scaled in such a way as to provide a physical transition from the taller, high-intensity buildings in the Core to the shorter, low-intensity buildings in the 9th Street Historic District. Development on these sites should also demonstrate how new construction could coexist with existing historic buildings by preserving the existing view corridor from Park Avenue South to the City Hall Clock Tower (see Figures 5.29 and 5.30, page 90 and 91).

North Parcel DE-55A

Site Description: The site is located on South 7th Street, on the western portion of the block bounded by 5th Avenue South, Portland Avenue and the alley to the south.

Project Description: The project is developed as commercial office space and structured parking with a residential component. Floors 7-10 (residential) are held back from a 60 foot wide view corridor running through the site that is centered on Park Avenue and allows views of the City Hall clock tower. A plaza at the eastern corner of the site introduces a possible galleria space that forms part of an inter-block pedestrian connection, leading to 8th Street South.

South Parcel DE-55B

Site Description: Site located on 8th Street South, on the eastern portion of the block bounded by 5th Avenue South, Portland Avenue and the alley to the north.

Project Description: The project is developed as commercial office space and structured parking. The building base is 4 stories high and steps back and up to the sixth floor. Floors 7-10 (residential) are held back from a 60 foot wide view corridor running through the site that is centered on Park Avenue and allows views of the City Hall clock tower. A plaza along the south face of the building turns the western corner of the site and introduces a possible inter-block pedestrian connection, leading to 7th Street South. Such a connection here would require the cooperation of the building owner to the west.

Development Considerations:

- Developer(s) to provide high level of Streetscape Amenity on public plazas and adjacent sidewalks.
- Developer(s) to actively encourage galleria, enhancing pedestrian circulation through the block
- Developer(s) to actively encourage diagonal view corridor to preserve designated view corridor

Please note:

- Increased FARs are proposed specifically to jump start development on difficult sites (in locations where incentive bonuses may not yield the sort of densities sought in this master plan for the realization of Complete Communities).
- As noted in Chapter Six, it is recommended that the City, the development community, and neighborhood representatives embark on a cooperative process of developing Built Form

Controls that set the parameters for physical design of new projects in the Downtown East and North Loop portions of the Project Area.

Springboard Project A

Development Precinct	Elliot Park West
Block Location	DE-55A
Land Use Classification	Mixed-Use District / Office (MU-0)
Intensity / Height Classification	Medium Intensity (5-13 Floors)
Current Zoning District	B4S-1: Downtown Service District
Recommended Zoning District	B4M-2: Downtown Mixed-Use District

	DE-55A	DE-55B
Gross Site Area	24800	24000
Current FAR	4	4
Maximum Allowable SF(1)	99200	96000
Density Increase	2	2
Maximum Allowable SF(2)	49600	48000
Recommended FAR	6	6
Total Maximum Allowable SF	148800	144000

Springboard Illustrative Drawing Shows:

Building Footprint	17467	19175
Public Open Space	7333	4825

	24800	24000
Gross Site Area		
Floor Plate (Floors 1-4)	69868	76700
Floor Plate (Floors 5-13)	32124	31286
Floor Plate (Floors 14-plus)	43124	30375
Total Building Area	145116	138361
Required Parking Stalls	107	102
Springboard FAR	5.85	5.77