CHAPTER 2

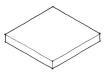
CHAPTER 3

CHAPTER 4

CHAPTER 6

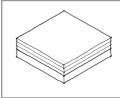
CHAPTER 7

DOWNTOWN EAST / NORTH LOOP MASTER PLAN



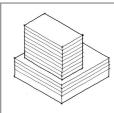
The ground floor of new buildings should be scaled to recognize their downtown location and to allow for changing groundfloor uses over a period of many decades

Figure 5.36 Building Height Classifications — Ground Floor



Low-rise development is one to four stories in height

Figure 5.37 Building Height Classifications — Low-Rise Public open spaces should be located in such a way as to comple-



Mid-rise development is five to thirteen stories in height. A set back above the fourth floor gives the building a base that helps to create and maintain neighborhood scale while allowing medium density

Figure 5.38 Building Height Classifications — Mid-Rise

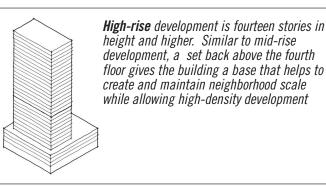


Figure 5.39 Building Height Classifications — High-Rise

ment the function of a building's main access points and street level retail uses. They should be oriented toward and fully accessible to the general public. Public open space should be configured to allow pedestrian access through a block and to accommodate the preservation of specifically designated view corridors (see Figures 5.29 and 5.30, pages 90 and 91). To avoid penalizing a developer, the areas set aside as view corridors might be counted toward that block's prescribed open space requirement. Public open space should be designed as "defensible space", with doors opening onto them, and windows in the main and upper levels overlooking them.

All new buildings — and their associated open spaces — should be designed and sited in order to maximize the benefits of natural sunlight and to buffer pedestrians against strong winter winds. Wherever possible, rooftop decks, gardens, and green spaces should be encouraged, especially, but not exclusively, in buildings that contain a residential component.

Building Height and Massing

Although density is the critical factor in assuring that underdeveloped lands within the Project Area are developed to maximum potential, from a design perspective it is important to keep in mind the role of building height. In keeping with the aims of establishing land-use categories that encourage mixed-use development throughout the Project Area (see Chapter 4), three classifications are set forth for building height:

Low-rise: Buildings that are a maximum of four stories in height. In order to ensure the highest and best use of land in the Project Area, the only situation in which low-rise buildings should be approved is for new and rehabilitated low-density residential development on sites within the Ninth Street Historic Street.

Mid-rise: Buildings that are five stories to thirteen stories in height. Mid-rise development should be considered the norm for