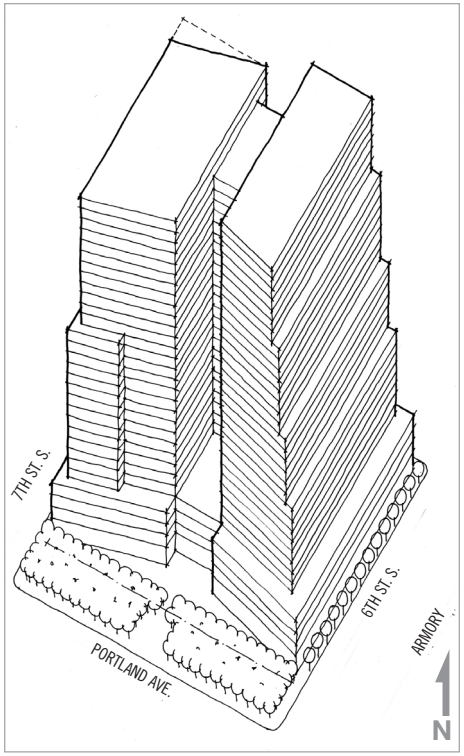

Figure 7.11
Springboard Project E:
Illustrative Drawing

Springboard Project E:
Downtown Core (Expansion Area): High Intensity, Commercial Office Development

The Master Plan recommends that the Downtown Core be expanded nine full city blocks on the northeast corner of the existing core. The proposed extended boundary of the core would terminate in a significant north/south greenway along Portland Avenue. Block DE-43 was selected as a candidate site for a potential springboard project to demonstrate the potential for a Class-A full block office complex in the expansion area of the core. Importantly, this springboard project provides insight concerning the incorporation of open space into the construction of a high-intensity project as a means to incrementally building the Portland Avenue Greenway. The developer would be required to maintain the portion of this site dedicated to the greenway.

Block DE-43

Site Description: This full-block building site is located immediately south of the Armory in the proposed expansion area of the Downtown Core. The block is bounded by South 6th Street on the north, Portland Avenue on the east, South 7th Street on the south, and Fifth Avenue South on the west. This parcel is located one block south of the Hiawatha LRT line and is within easy walking distance of the Downtown East LRT Station and the Government LRT Station. The envelope and massing for building construction on this site should allow for preservation of an existing view corridor that stretches from Lake Street to the City Hall clock tower and cuts across a small portion of the southwest corner of the site.

Project Description: Development on this site should include a high-intensity office project sited on the proposed Portland Avenue Greenway. The building's four-story base helps to create a transition in scale from office core on the west to the medium intensity neighborhoods on the east of this site. Two linked, connected towers rise above the base. The southerly tower reaches 30 stories. Its southwestern corner is angled to avoid interrupting the view corridor (see dotted line on illustrative drawing). The northerly tower reaches 33 stories and is stepped back from South 6th Street to lessen the impact on the Armory. The two large towers are connected by a link that reaches 28 stories. Structured parking is accommodated underground. The building takes advantage of the park along Portland Avenue by incorporating it into the main entry treatment.

Development Considerations: A maximum FAR of 16 is recommended to maximize potential of site. The FAR is calculated based on Gross Site Area (including the public park) to increase built area as compensation for dedication of park space. Developer(s) should be required to provide high level of streetscape amenity on the public plaza and along sidewalks at South 6th and 7th Streets.

Please note:

- As noted in Chapter Six, it is recommended that the City use incentives bonuses in lieu of Built Form Controls to achieve better design for new projects in the Existing Core, the Expanded Downtown Core, and the air rights parcels over "The Cut."

Springboard Project E

Development Precinct	Downtown Core Expansion Area
Block Location	DE-43
Land Use Classification	Office
Intensity / Height Classification	High Intensity (14 Floors and Taller)
Current Zoning District	B4C-2: Downtown Commercial District
Recommended Zoning District	B4: Downtown Business District
Gross Site Area	105600
Current FAR	8
Maximum Allowable SF(1)	844800
Density Increase	8
Maximum Allowable SF(2)	844800
Recommended FAR	16
Total Maximum Allowable SF	1689600

Springboard Illustrative Drawing Shows:

Building Footprint	76280
Public Open Space	29320
Gross Site Area	**105600**
Floor Plate (Floors 1-4)	305120
Floor Plate (Floors 5-13)	427617
Floor Plate (Floors 14-plus)	760208
Total Building Area	**1492945**
Required Parking Stalls	1378