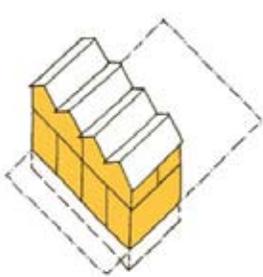
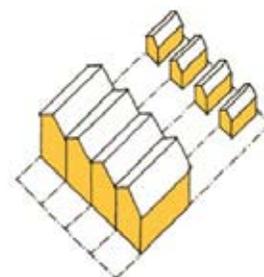
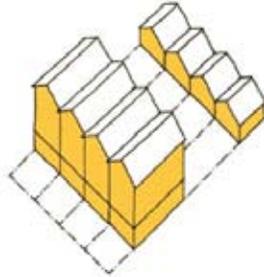


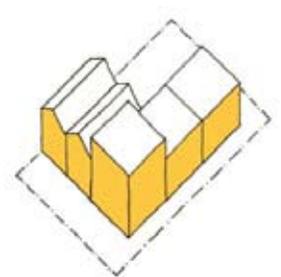
Apartment or office over retail (mixed-use)



Stacked rowhouse



Side attached



Land Use, Building Form & Urban Design Plan

The plan describes a framework for the future of the 38th Street station area through text and map descriptions and use designations. The City uses this framework to make decisions in implementing the plan, such as programming capital improvements, evaluating requests for financial assistance, conducting rezoning studies, and evaluating development applications.

In many cases, changes illustrated in the plan may only be feasible or appropriate if sites are larger or shaped differently than they are currently, or if they are supported by changes in public infrastructure. The plan illustrates these sites by suggesting new property boundaries, building footprints and rights-of-way. This does not necessarily mean that ownership will change or that these areas will be developed in exactly such a way, but change may require establishing sites such as these.

The plan shows possible new building footprints where the existing buildings may be undesirable because of one or more of the following reasons:

- Poor design and orientation hampers the pedestrian and transit-oriented objectives of the plan
- Adaptive reuse (adapting an existing building for a different purpose, e.g. renovating a warehouse into condominiums) is neither economically feasible nor desirable from an urban design standpoint
- Land uses are inconsistent with the plan
- Site has particular development potential that would result in new buildings)

The plan also highlights certain existing buildings where preservation is generally preferred. These may be special landmarks or have current uses that have special importance to the neighborhood, or they may have potential for adaptive reuse. This does not mean that individual property owners cannot make changes to their property, their buildings, or their tenants. Details about specific properties are covered in the description of each district.

Land Uses and Building Form Designations



Land use and building form designations are the ideal or preferred uses for particular sites. This does not mean that other forms or uses aren't appropriate or allowed by the zoning code, either by right or as legal nonconforming uses. In many cases, redevelopment may not be economically feasible for the foreseeable future. In the meantime, changes and improvements to buildings and site conditions are strongly encouraged (e.g., windows, landscaping and fencing). The images shown are examples of such types, but may not be appropriate in every case.

Single and Two-Family



This designation identifies areas for single- and two-family homes. It does not mean that conversion from single to two-family dwellings is necessarily appropriate, or that a rezoning application for such will be supported. Bungalow and Arts & Crafts style housing reflects the history and character of the area. New or infill housing in low-density areas should respect this tradition.

Townhomes/Stacked Flats

This designation identifies areas for homes that are located side by side or may have two “layers.” These homes have individual front entrances, but share walls with adjoining homes.

Special considerations:

- Homes should reflect neighborhood history and identity through the use of period architectural detail, colors, building materials and roof pitches.
- The appearance of individual homes should be created by using projections and recesses in facades.
- Homes should have landscaped front yards, terraces or gardens.

Condominiums and Apartments

This designation identifies areas for three- to five-story residential buildings with shared entrances. Buildings generally have square or rectangular lines and may include courtyards or wings, but may also include angles on trapezoidal parcels of land.

Special considerations:

- New infill development in existing residential or mixed-use areas should respond to the original architectural character and/or the history of the area.
- The design of larger-scale, master planned developments may include design features and elements that depart from traditional design, but should do so in a way that integrates the development into the larger neighborhood.



Neighborhood Retail/Commercial

This designation identifies areas for small-scale neighborhood stores and services on smaller sites that support one- to three-story buildings.

Special considerations:

- Rehabilitation of existing spaces that have architectural character, or in order to add character, is encouraged.
- Reuse of existing single-family houses for retail or offices is encouraged to create an intimate scale in these locations.



Neighborhood Mixed-Use

This designation describes areas of generally four-story buildings that create a sense of enclosure and activity along a street and/or at an intersection. The ground floor creates activity and visual interest next to and as part of the public realm.

Special considerations:

- Housing over ground-floor retail, services or small-scale offices is preferred.
- Special consideration will be given to building design and site plans, including how buildings relate to one another and how they relate to the public realm.



High Density Mixed-Use

This designation identifies areas for high density residential and office buildings including supportive retail and service uses. Building mass should be distributed to avoid the effect of creating a canyon, tunnel or similar impact that would expressly overwhelm the pedestrian realm and create significant shadows. For example, tall portions of buildings should be set back from a shorter base. Such a base should create a consistent street wall which frames the street and/or open spaces. Residential towers should more or less favor square massing (e.g., “point towers”) rather than long rectangular shapes. Such density and height must also be accompanied by promenades, plazas, and green space in amounts proportionate to the number of residents and visitors that it will serve.

Special considerations:

- Buildings or projects with both offices and housing are preferred to housing alone.
- Retail and service commercial uses should be contiguous and reinforce activity in public spaces and along pedestrian routes including 38th Street.
- Sites that border 38th Street in particular should include pedestrian-scale design elements and amenities.
- Adaptive reuse of milling structures is encouraged where feasible and where it can be integrated within an overall site plan that mitigates the impact of large structures.



Source: Sarah Nassi



Source: Tod Elkins

Industry

This designation identifies areas for light industrial activity that is primarily involved in the production, processing, assembly, manufacturing and packaging of goods and materials. These buildings are envisioned as being multiple-floored, reflecting work processes that do not depend on large open floor plans with high ceilings, and/or which may include office components as part of a company's operations.

Special considerations:

- These uses are not those involved in raw material processing (including food), wholesaling, warehousing, or distributing such goods and materials. Nor are these uses retail or other neighborhood commercial services including auto repair.
- If economically viable, reuse of historic milling facilities for residential or office uses is an acceptable alternative.
- Redevelopment of areas with this designation depends on land assembly and site plans that adequately buffer adjoining areas.

Civic/Institutional

These are areas designated for continued use as libraries, post offices, fire stations, hospitals, nursing homes, schools and the like.

