

UPPER WATER STREET DISTRICT

The Development Code converts the planning concepts in the Master Plan into rules governing the buildings, streets, and public places in the redevelopment area.

Building Height Range, Landmarks, and Special Features

In order to facilitate the economies of scale needed by smaller, residentially-oriented uses and, at the same time, ensure a minimum level of development on each Block, most of the building heights have been set at a minimum of 3 stories. Taller buildings are allowed along the riverfront with a maximum of 12 stories. However, along the southeast of Water Street, the maximum height is kept to 8 stories to increase the compatibility with the scale and character of the other buildings along Water Street south of the redevelopment area. Around the public green space of Block 18, higher minimum heights are required to take advantage of the values created by that space and ensure an effective degree of enclosure.

One location in this District (the south corner of Block 27) has been designated as a Landmark Building. The form of this building should serve as a gateway for people entering this District and the downtown along Water Street. The building height requirements, both the minimum and the maximum, are substantially taller.

- Block 22 requires a Special Feature around the Y-shaped intersection of Lyon and Milwaukee to serve as a termination of the vistas on Lyon and Milwaukee Streets. The intersection of Broadway and Water Streets should also form a termination of the vista along Broadway.

- Block 25 (along with Blocks 22 and 26) requires a Special Feature around the Y-shaped intersection of Lyon and Milwaukee Streets. This Special Feature should serve as a termination of the vistas on Lyon and Milwaukee Streets.
- Block 26 (along with Blocks 22 and 25) requires a Special Feature around the Y-shaped intersection of Lyon and Milwaukee Streets. This Special Feature should serve as a termination of the vistas on Lyon and Milwaukee Streets.
- The southeast corner of block 27 is an allowable Landmark Building site. This Landmark Building is intended to highlight the prominent site location at the entrance to downtown via Water Street.

Street Activation - Social and Economic Activity

As a primarily residential district, streets in this area should have a moderate level of activity. Two of the streets linking Water Street to the Riverwalk have lower traffic and lower potential for social activity. These side streets should provide service access for new housing.

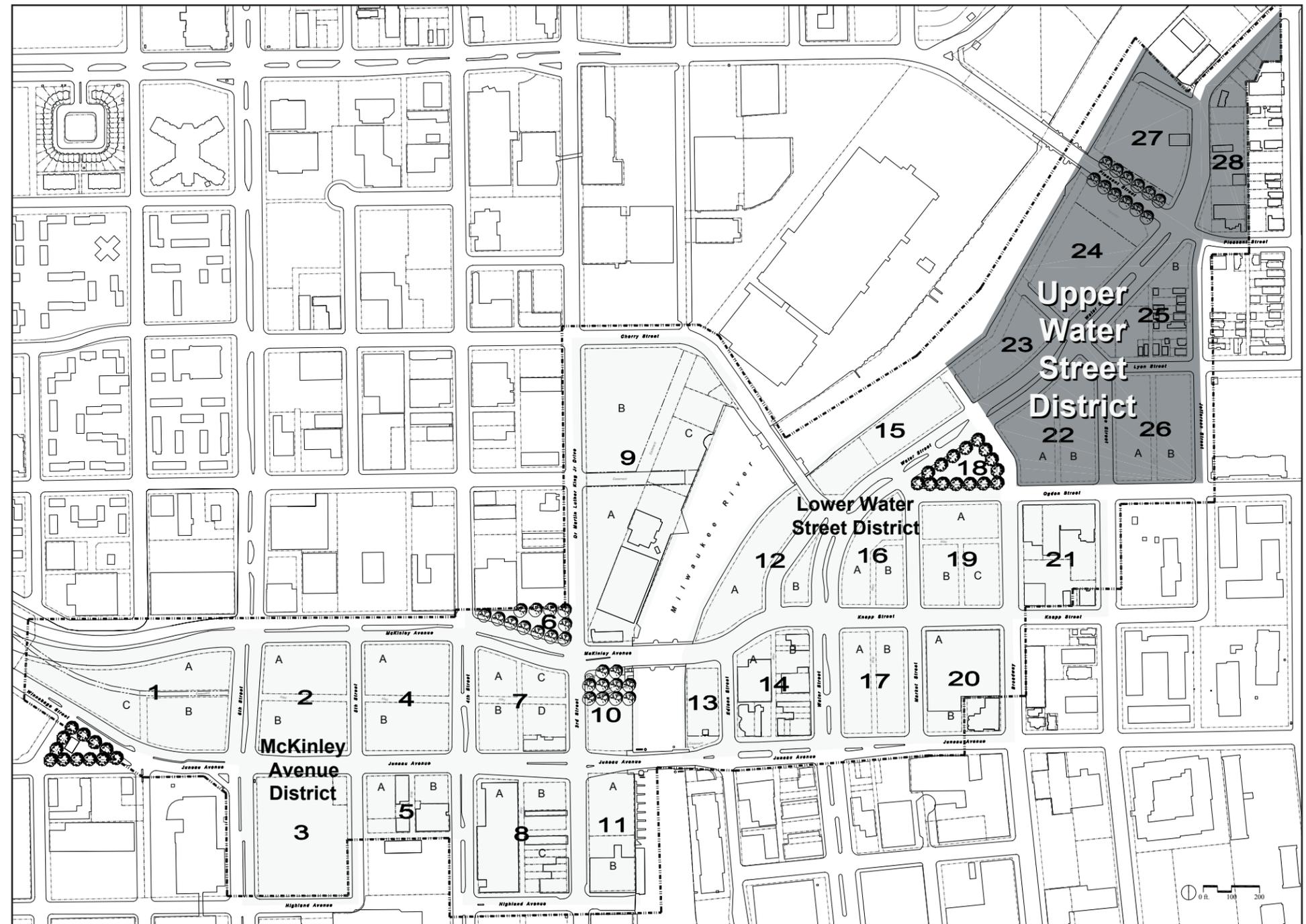
Although it is only required at a moderate level, activity along the Riverwalk is especially important to maintain. As development evolves, higher degrees of street activation should be considered along the Riverwalk as well as the portion of Pleasant Street leading from the bridge to Water Street.

Block Development Standards / Upper Water Street District

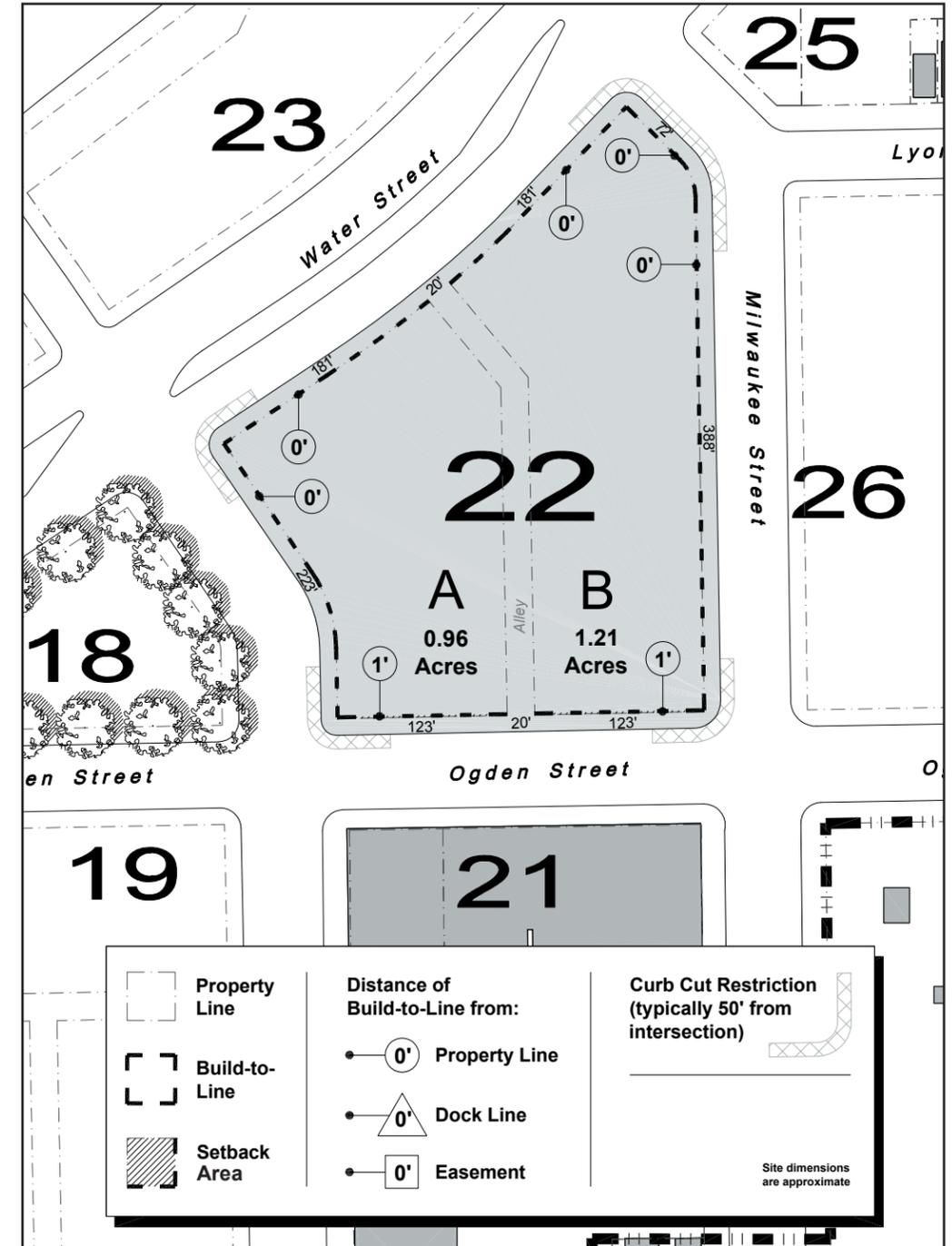
Building Form and Build-To Lines

All Blocks in this area can use building forms consisting of Slab and/or Core Buildings. Rowhouses are also considered compatible with the character and function of the buildings intended for this District or the immediate context (with the exception of the portion of Block 22 facing the new park) and therefore can be used. No Blocks allow Large Venue Buildings.

To maintain the character of the public places and streets, all Blocks have established Build-to Lines. In one case (Blocks 27), there is street frontage with unusual geometries that allowed alternative Build-to Lines.



Block 22	
Parcel	
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	I III
Approximate Acreage	0.96 acres 1.21 acres
Current Use	Surface parking and public r.o.w. Surface parking and public r.o.w.
Allowed Use	See Use Table on page 82 See Use Table on page 82
Existing Zoning	C9B(A) C9B(A)
Recommended Zoning	C9B(A) C9B(A)
Known Utilities	No known utility issues.
Known Environmental Conditions	Prior uses of parcels within the block include boat service shop. (VOCs/PAHs>NR 720 RCLs).



BUILDING HEIGHT

Maximum Height
12 Stories

Maximum Height
8 Stories

Minimum Height
4 Stories

Minimum Height
3 Stories

FACADE REQUIREMENTS

High Street Activation
Ground Floor Build-to Line: 90%
Upper Floor Build-to Line: 60%
Ground Floor Glazing: 75% (50% for Residential)

Moderate Street Activation
Ground Floor Build-to Line: 90%
Upper Floor Build-to Line: 60%
Ground Floor Glazing: 50%

Limited Street Activation
Ground Floor Build-to Line: 75%

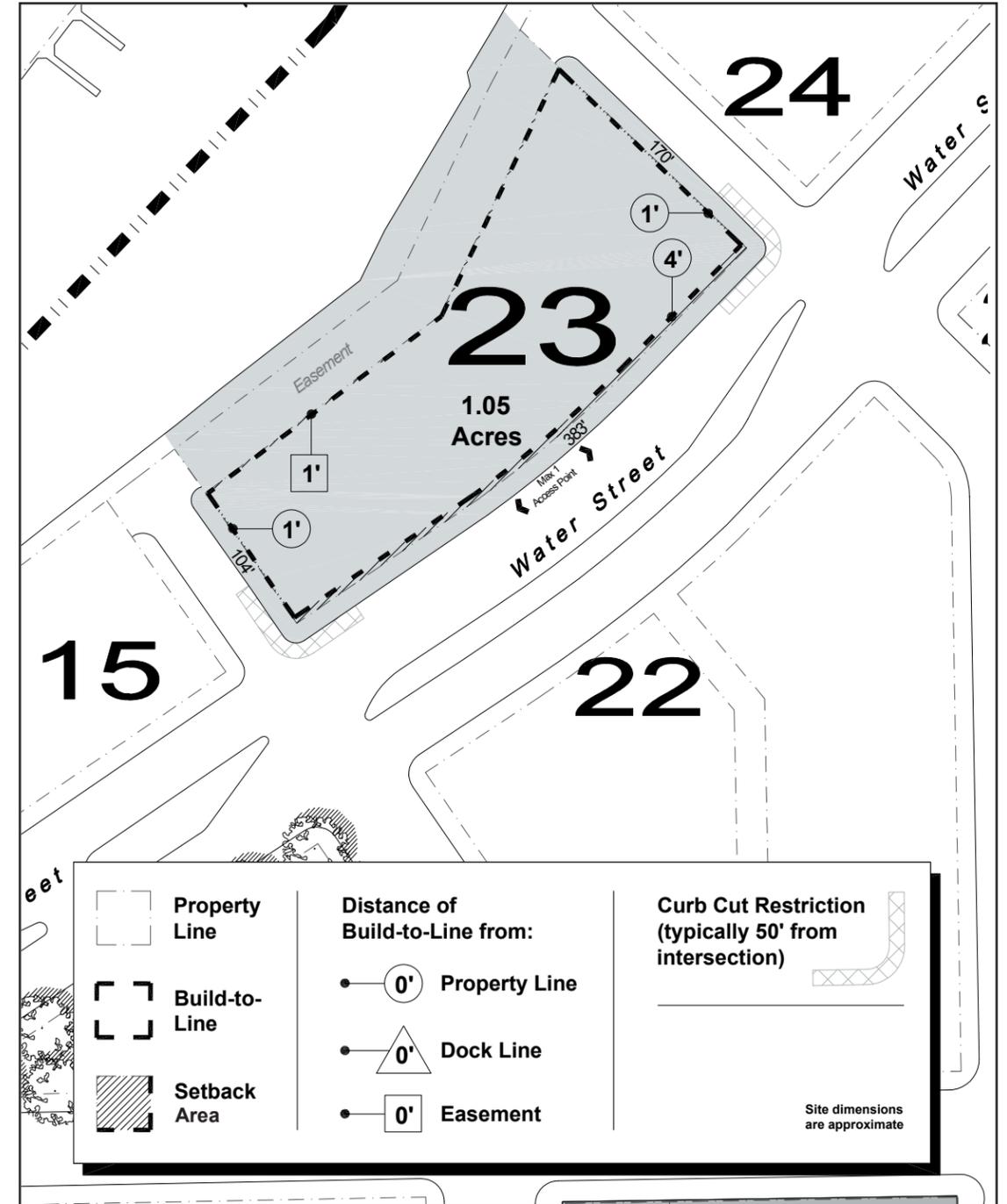
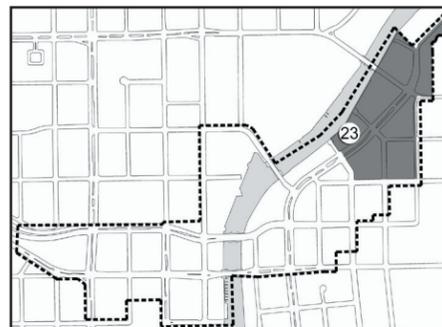
SF - SPECIAL FEATURE

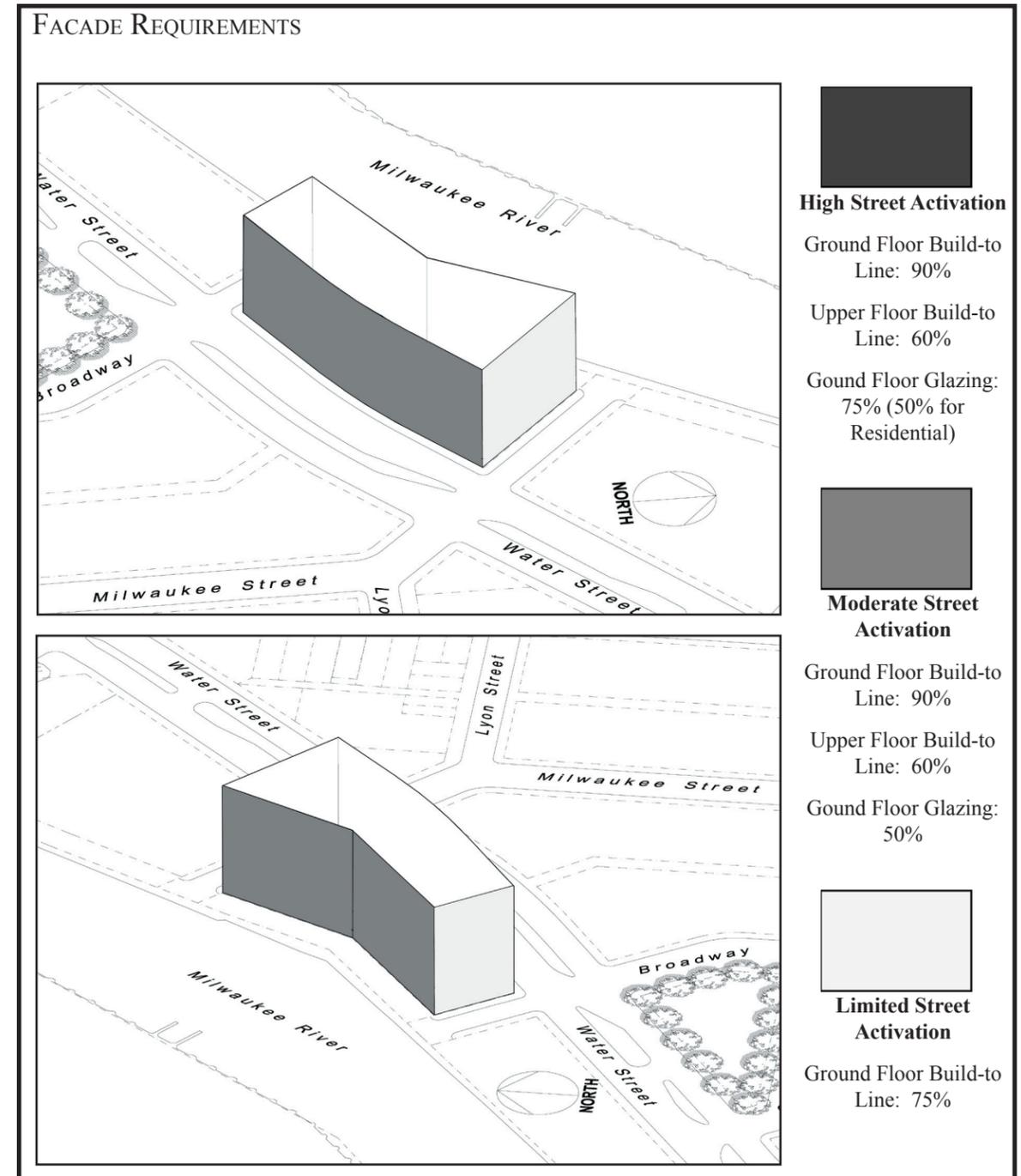
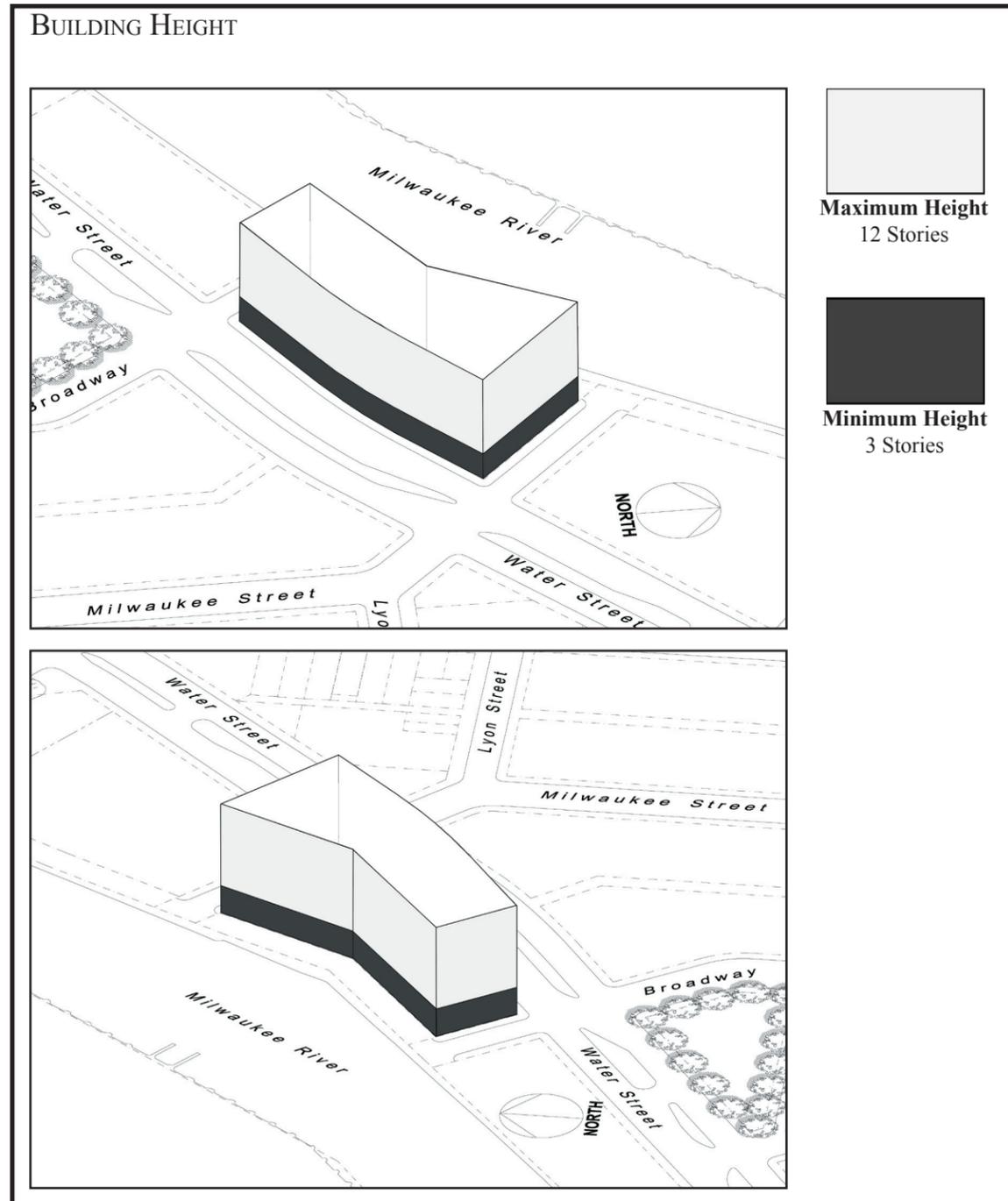
Block 22 requires a Special Feature around the Y-shaped intersection of Lyon and Milwaukee Streets. The intersection of Broadway and Water Streets should also form a termination of the vista along Broadway.

Diagram 1 (Lyon St Centerline):
Max Height: 1 Story above Max Building Height
Min Height: 3 Stories
Min Width: 18' on each side of Lyon St Centerline
Max Width: 30' on each side of Lyon St Centerline

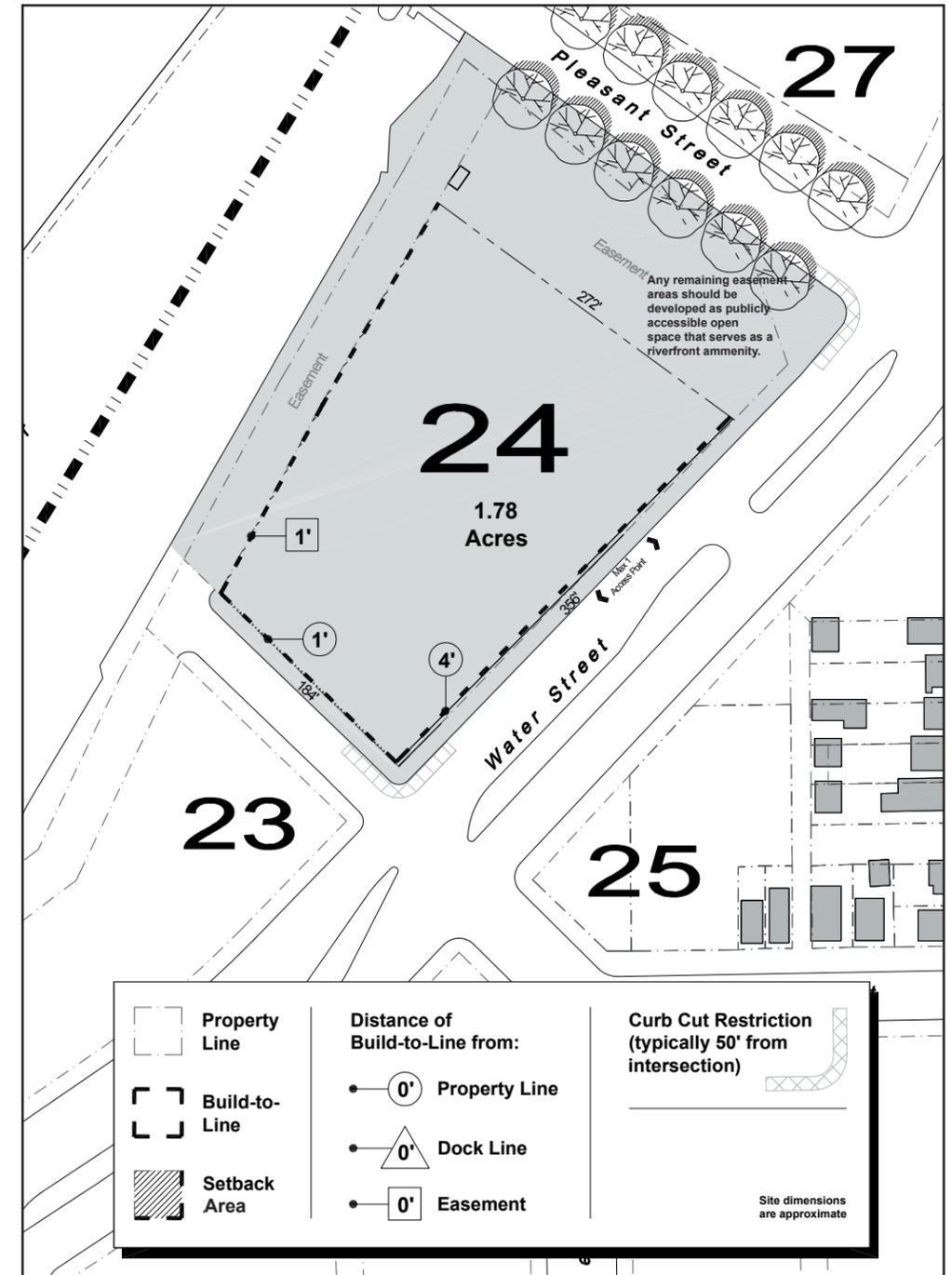
Diagram 2 (Broadway/Water Streets):
Max Height: 1 Story above Max Building Height
Min Height: 4 Stories
Min Width: 30' on each face
Max Width: 60' on each face

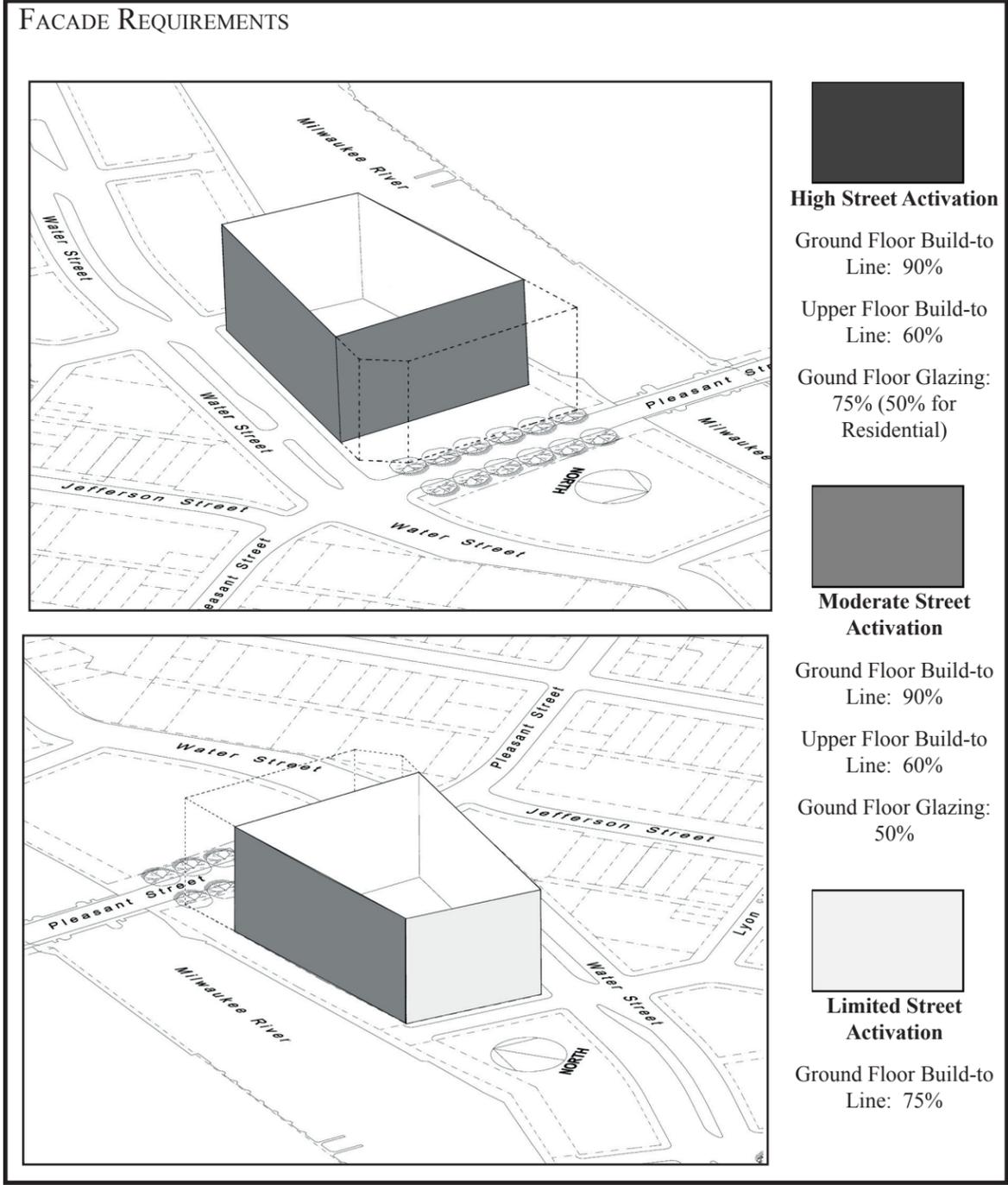
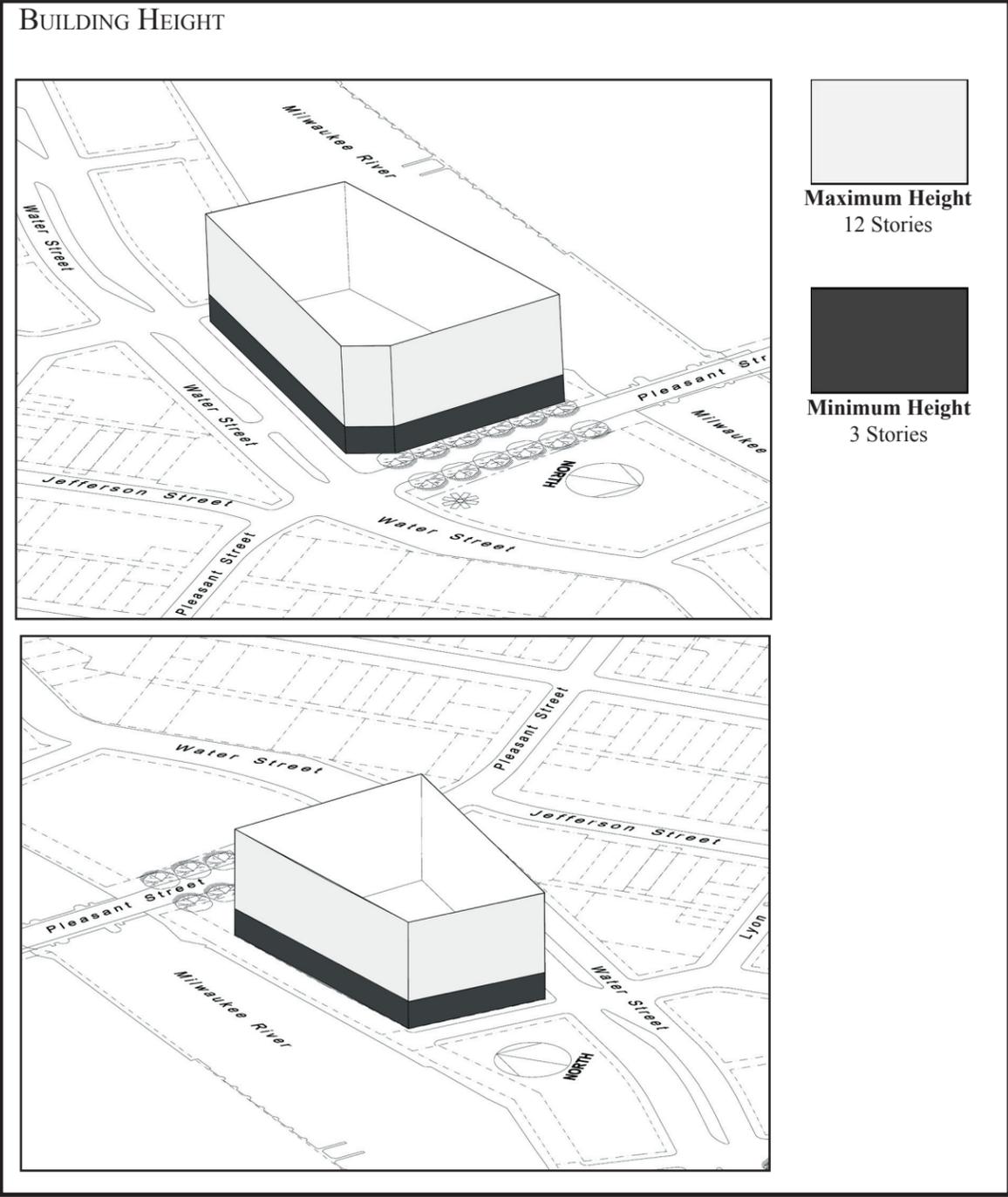
Block 23	
Parcel	III
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	III
Approximate Acreage	1.05 acres
Current Use	Abandoned manufacturing and warehouse
Allowed Use	See Use Table on page 82
Existing Zoning	IL2
Recommended Zoning	C9B(A)
Known Utilities	Utility easement located at northeast edge going from Water Street to the River.
Known Environmental Conditions	No known environmental issues.



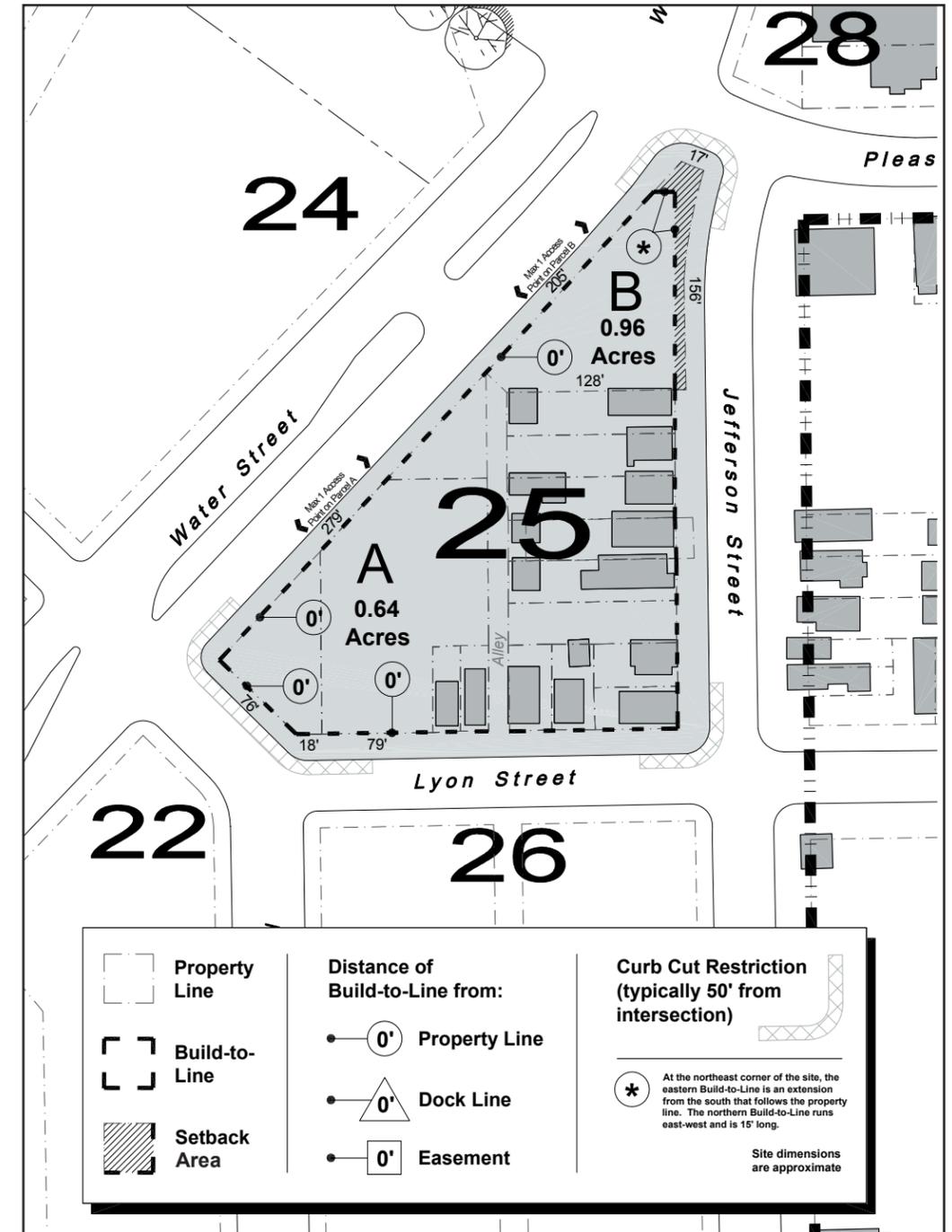


Block 24	
Parcel	III
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	III
Approximate Acreage	1.78 acres
Current Use	Abanded manufacturing and warehouse
Allowed Use	See Use Table on page 82
Existing Zoning	IL2
Recommended Zoning	C9B(A)
Known Utilities	Utility easement located at southeast edge going from Water Street to the River and on northern edge of parcel.
Known Environmental Conditions	No known environmental issues.

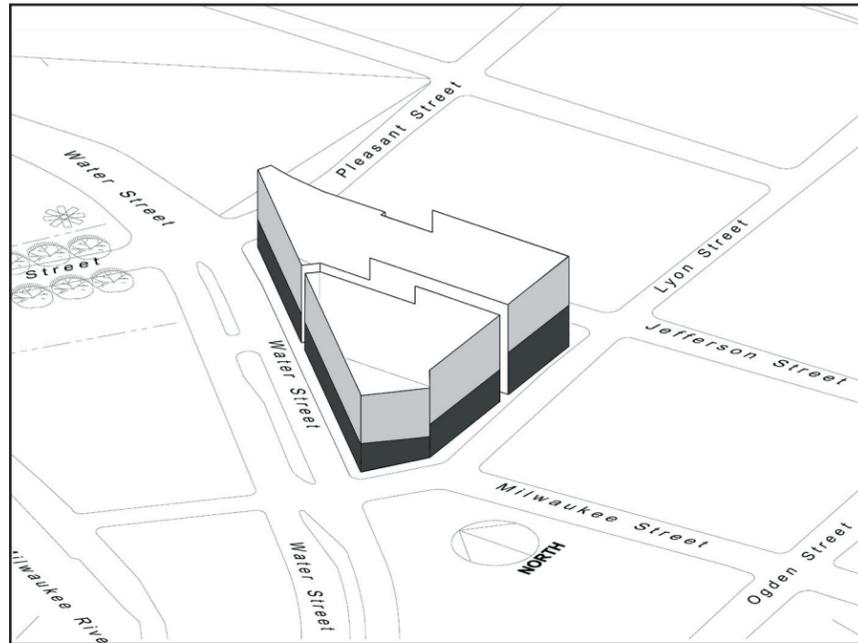


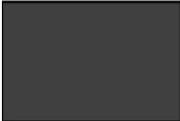


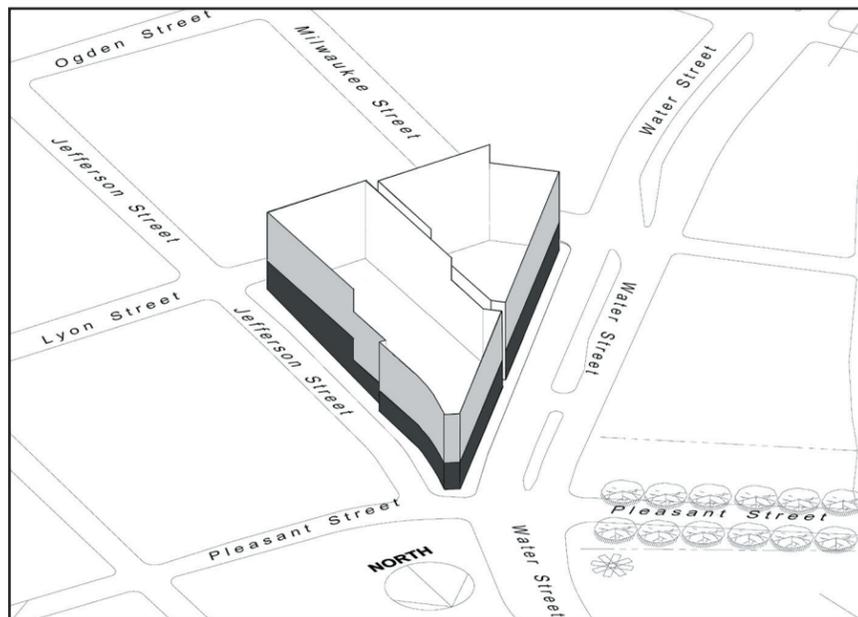
	Block 25	
	A	B
Parcel	III	III
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	III	III
Approximate Acreage	0.64 acres	0.96 acres
Current Use	Surface parking and public r.o.w.	Single and multi-family residential
Allowed Use	See Use Table on page 82	See Use Table on page 82
Existing Zoning	LB2	RT4
Recommended Zoning	C9B(A)	C9B(A)
Known Utilities	No known utility issues.	
Known Environmental Conditions	Potential PECFA sites.	



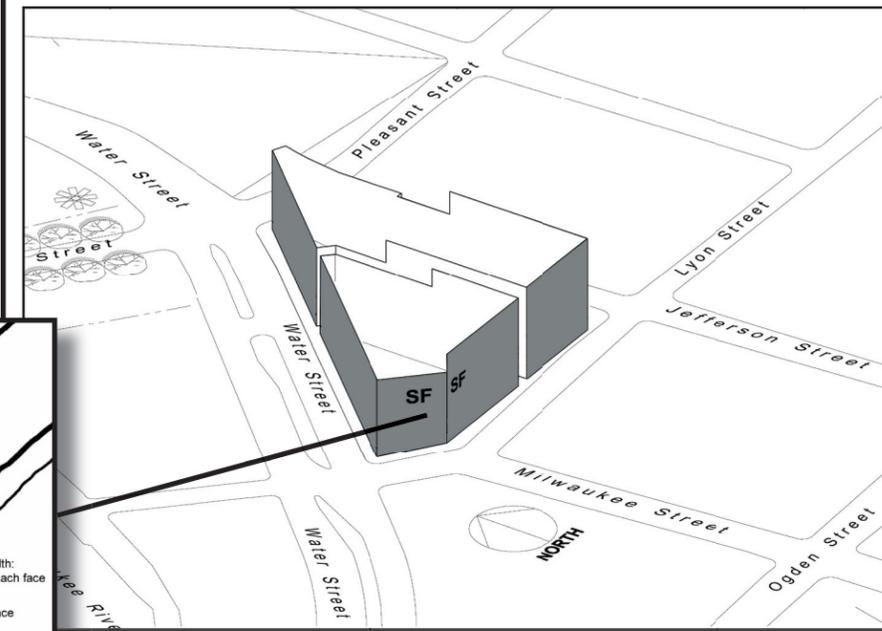
BUILDING HEIGHT



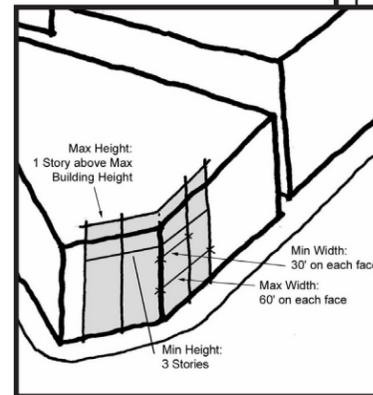
-  **Maximum Height**
8 Stories
-  **Minimum Height**
3 Stories



FACADE REQUIREMENTS

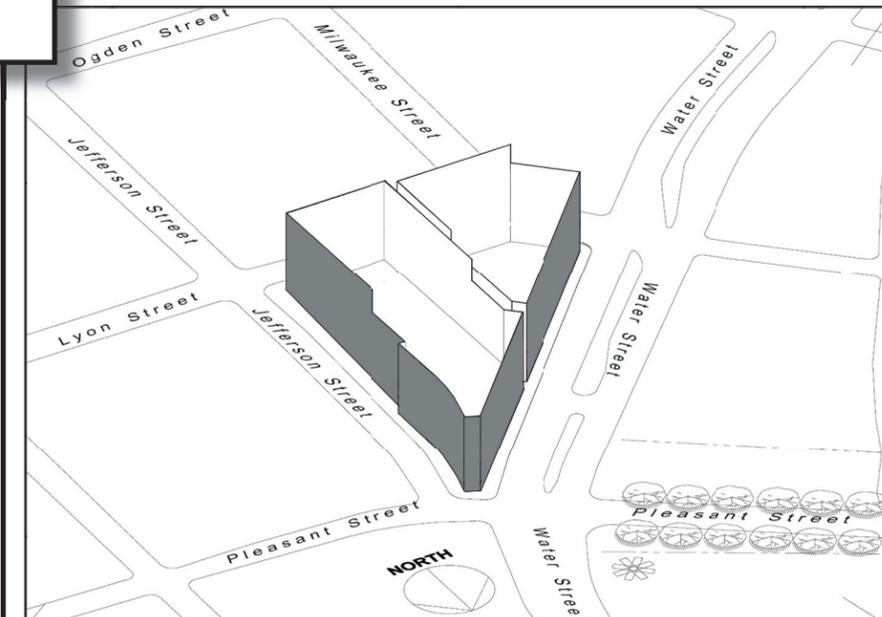


-  **High Street Activation**
Ground Floor Build-to-Line: 90%
Upper Floor Build-to-Line: 60%
Ground Floor Glazing: 75% (50% for Residential)
-  **Moderate Street Activation**
Ground Floor Build-to-Line: 90%
Upper Floor Build-to-Line: 60%
Ground Floor Glazing: 50%



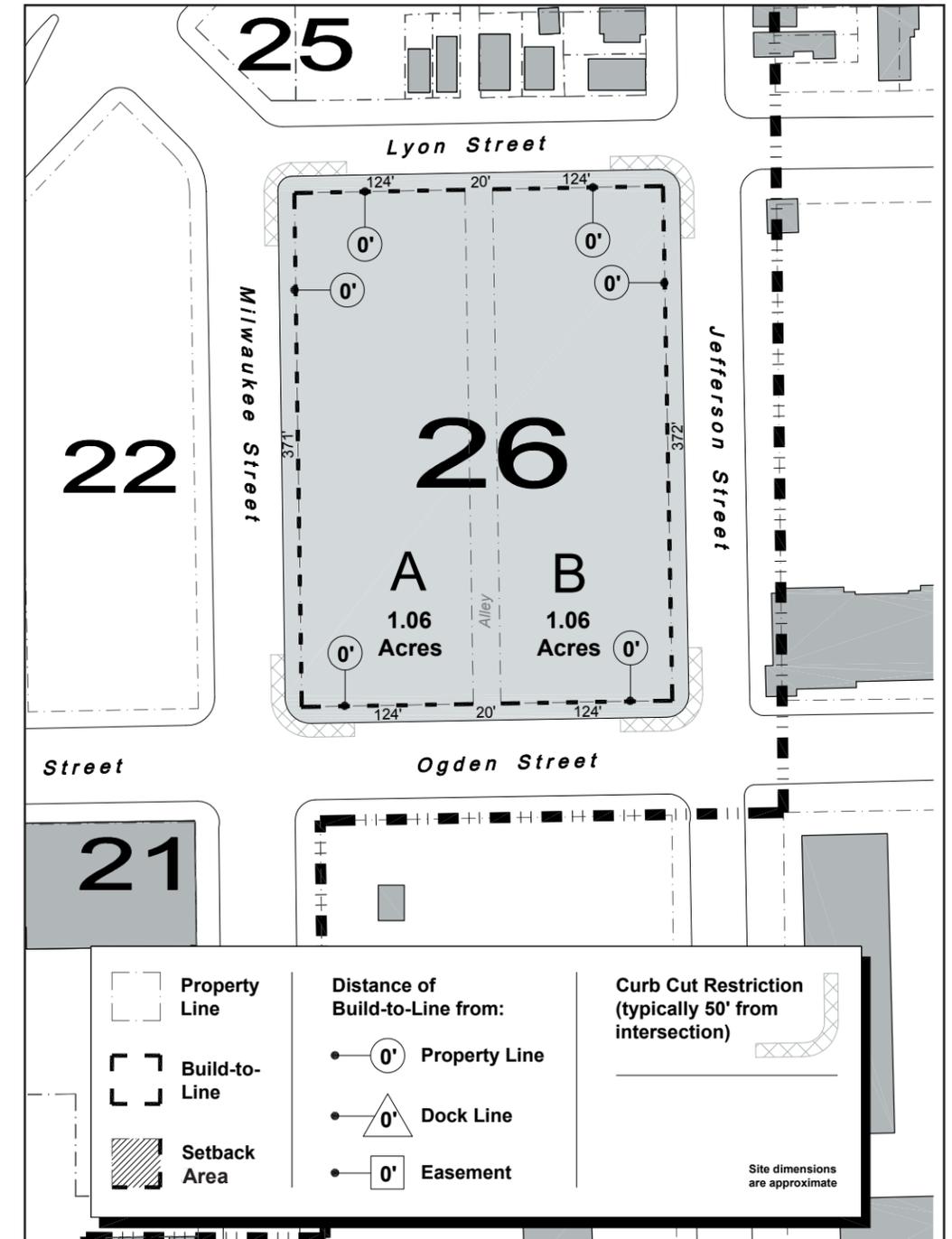
SF - SPECIAL FEATURE

Block 25 (along with Blocks 22 and 26) requires a Special Feature around the Y-shaped intersection of Lyon and Milwaukee Streets. This Special Feature should serve as a termination of the vistas on Lyon and Milwaukee Streets.



-  **Limited Street Activation**
Ground Floor Build-to-Line: 75%

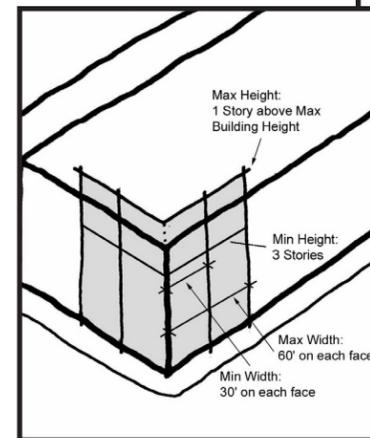
	Block 26	
	A	B
Parcel	III	III
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	III	III
Approximate Acreage	1.06 acres	1.06 acres
Current Use	None - new block	None - new block
Allowed Use	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9A(A)	C9A(A)
Recommended Zoning	C9B(A)	C9B(A)
Known Utilities	No known utility issues.	
Known Environmental Conditions	Prior uses of parcels within this block include automobile building, carpenter shop and stables.	



BUILDING HEIGHT

Maximum Height
8 Stories

Minimum Height
3 Stories



SF - SPECIAL FEATURE

Block 26 (along with Blocks 22 and 25) requires a Special Feature around the Y-shaped intersection of Lyon and Milwaukee Streets. This Special Feature should serve as a termination of the vistas on Lyon and Milwaukee Streets.

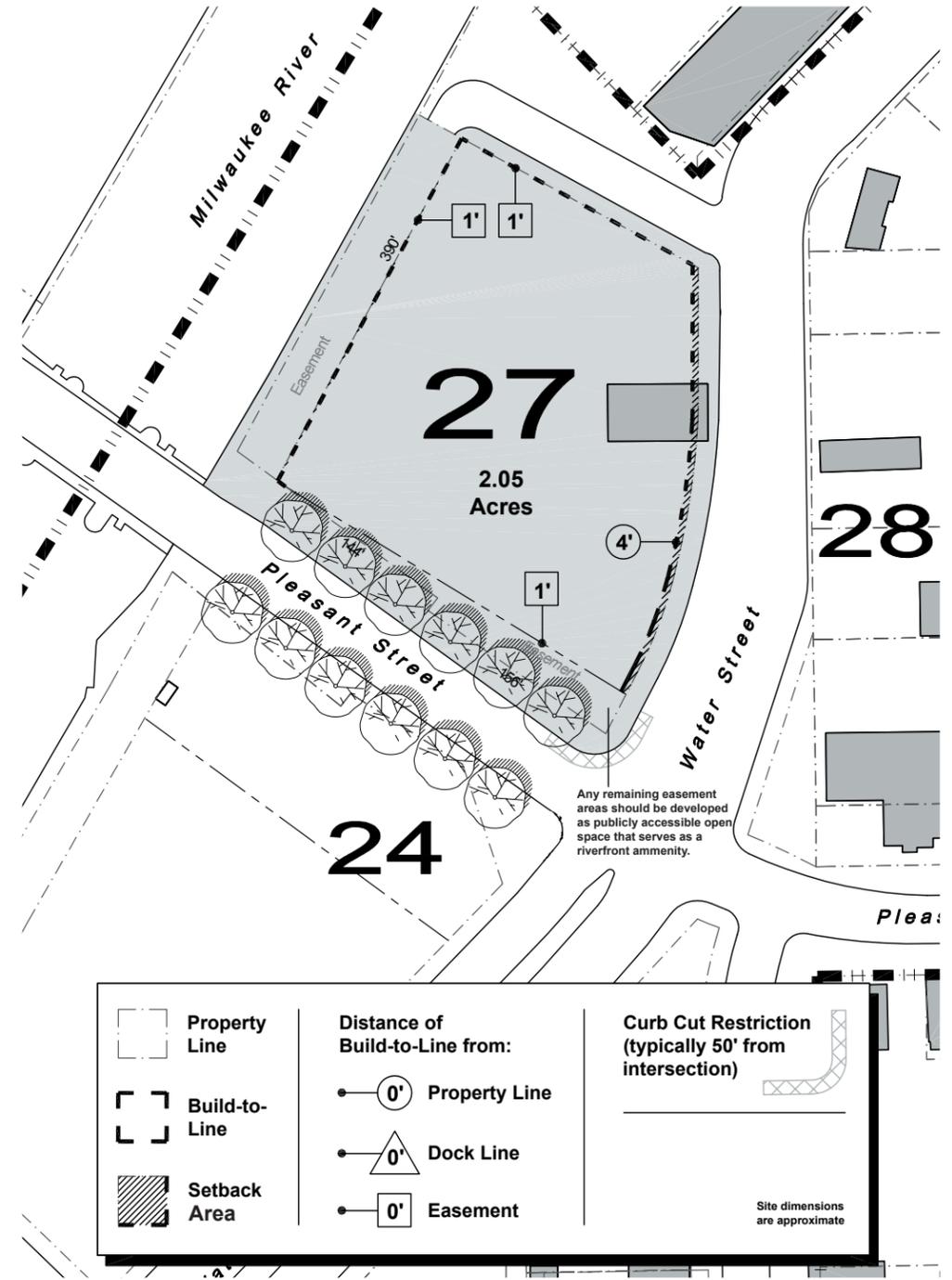
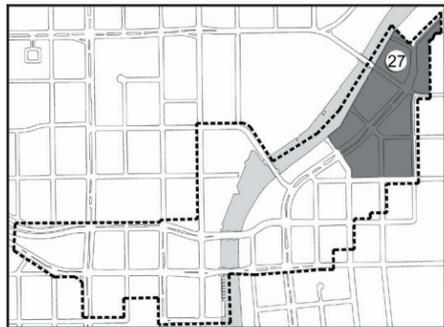
FACADE REQUIREMENTS

High Street Activation
Ground Floor Build-to-Line: 90%
Upper Floor Build-to-Line: 60%
Ground Floor Glazing: 75% (50% for Residential)

Moderate Street Activation
Ground Floor Build-to-Line: 90%
Upper Floor Build-to-Line: 60%
Ground Floor Glazing: 50%

Limited Street Activation
Ground Floor Build-to-Line: 75%

Block 27	
Parcel	III
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	III
Approximate Acreage	2.05 acres
Current Use	Abandoned manufacturing and warehouse
Allowed Use	See Use Table on page 82
Existing Zoning	IL2
Recommended Zoning	C9B(A)
Known Utilities	No known utility issues.
Known Environmental Conditions	No known environmental issues.



LANDMARK BUILDING

The southeast corner of block 27 is an allowable Landmark Building site. This Landmark Building is intended to highlight the prominent site location at the entrance to downtown via Water Street. The minimum dimension of the allowable Landmark Building along Pleasant Street and Water Street is 60'. The maximum dimension along Pleasant Street and Water Street is 140'.

BUILDING HEIGHT

Maximum Height
12 Stories,
20 Stories for Allowable
Landmark Building

Minimum Height
3 Stories

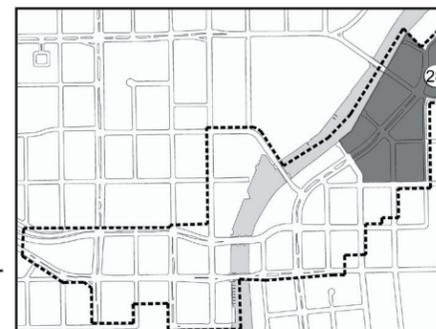
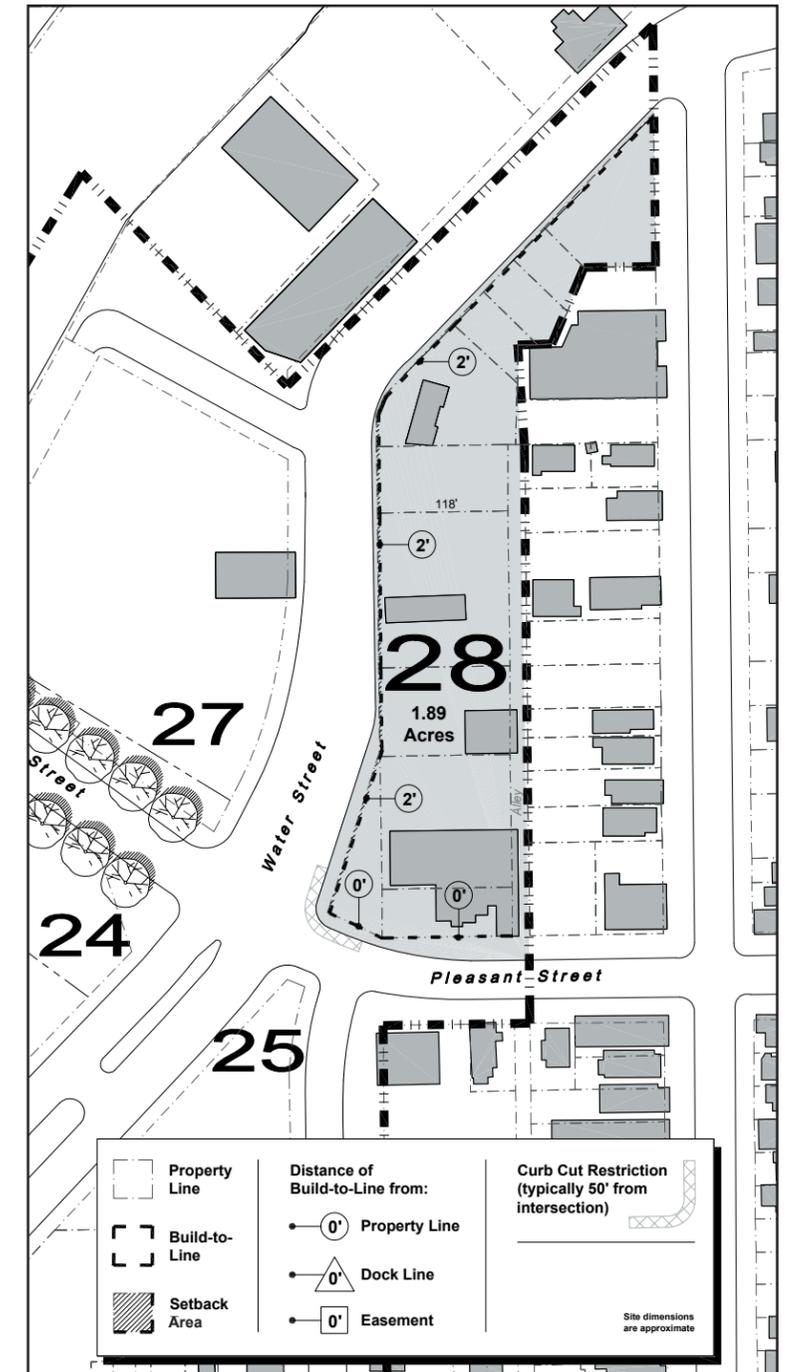
FACADE REQUIREMENTS

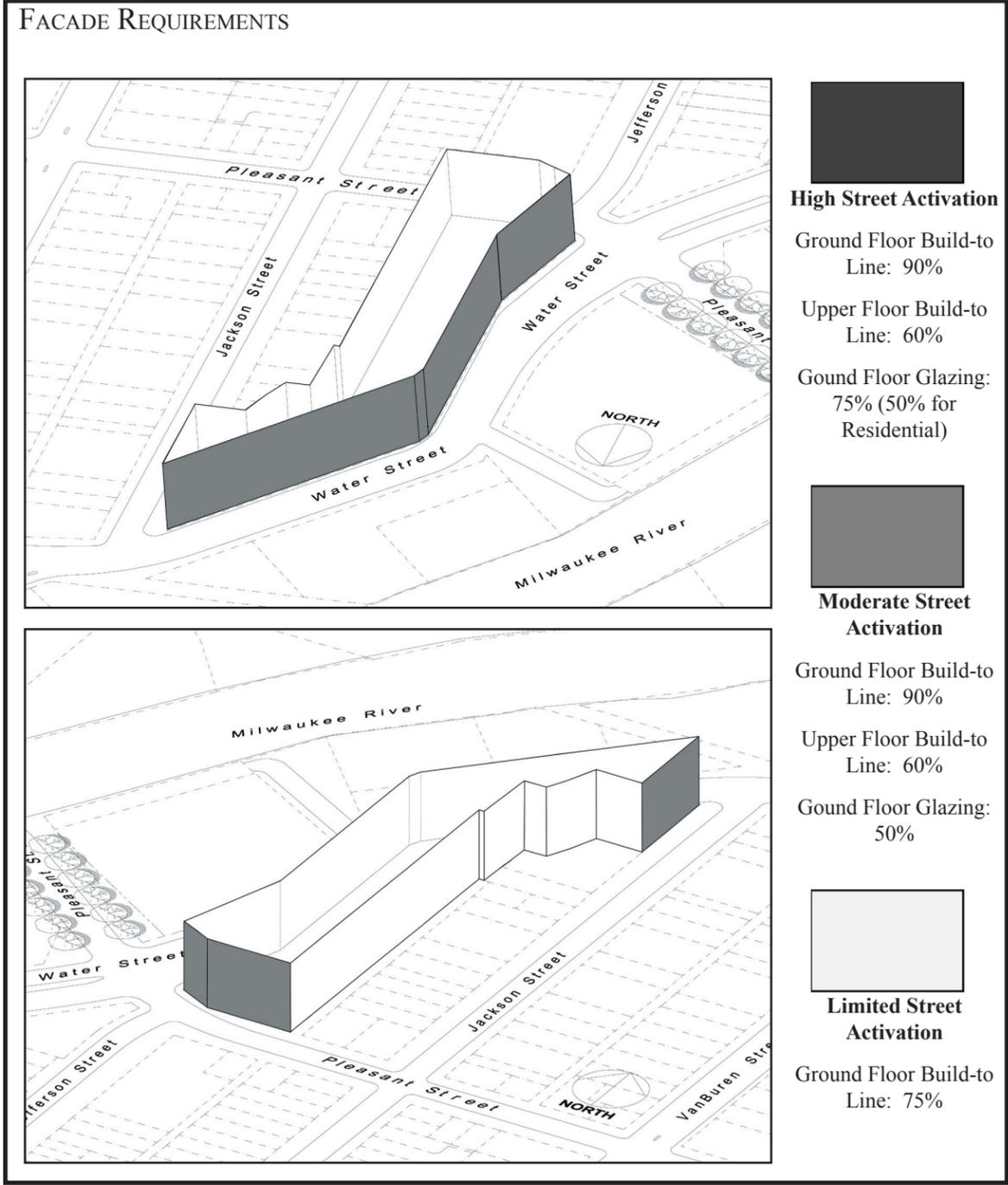
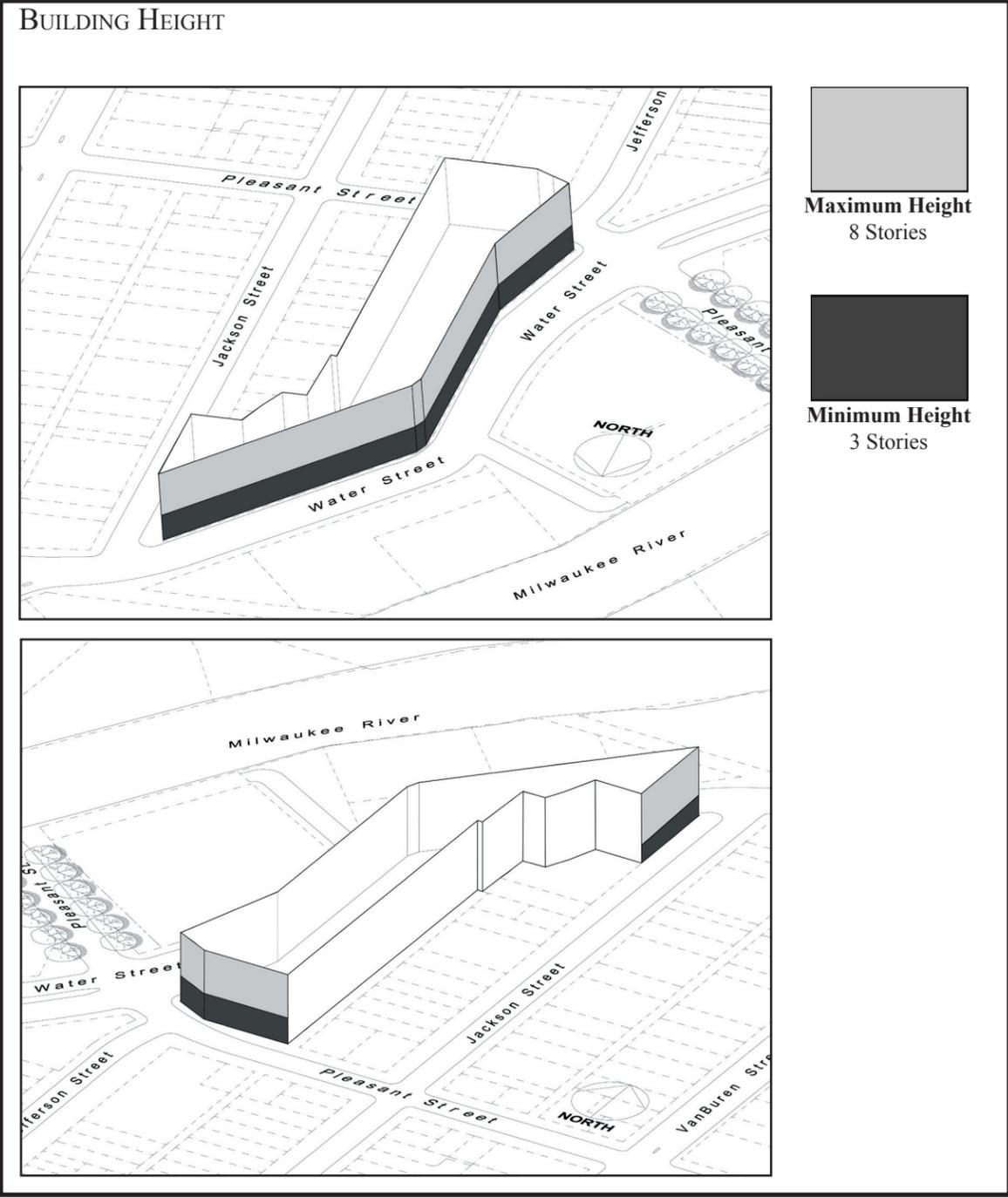
High Street Activation
Ground Floor Build-to-Line: 90%
Upper Floor Build-to-Line: 60%
Ground Floor Glazing: 75% (50% for Residential)

Moderate Street Activation
Ground Floor Build-to-Line: 90%
Upper Floor Build-to-Line: 60%
Ground Floor Glazing: 50%

Limited Street Activation
Ground Floor Build-to-Line: 75%

Parcel	Block 28
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	III
Approximate Acreage	1.89 acres
Current Use	Commercial and residential use
Allowed Use	See Use Table on page 82
Existing Zoning	LB2
Recommended Zoning	C9B(A)
Known Utilities	No known utility issues.
Known Environmental Conditions	No known environmental issues.





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