

This section includes general site information and specific regulations for each Block. The regulations include standards for building placement, site access, alley locations, landmark buildings, building height, street activation, special features, and alternative standards where applicable.

MCKINLEY AVENUE 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 office buildings and, at the same time, ensure a minimum level of development on each Block, the building height has been set at a minimum of 4 stories and a maximum of 12. Along portions of Water Street, Third Street/Dr. Martin Luther King Jr. Drive, and Cherry Street the building height minimum is lowered to 3 stories, and for some, a facade setback after 3-stories is required in order to ensure continuity with the scale and character of the existing buildings.

Three locations have been designated for Landmark Buildings or Special Features within this District. Views along the streets and public places are required to be emphasized with Landmark Buildings and Special Features as

follows:

- The northeast corner of Block 1 requires a Landmark Building to highlight the prominent site location along the entrance to downtown.
- A Special Feature should be located on the northwest corner of block 2 to highlight the prominent site location along the entrance to downtown.
- The northwest corner of Block 7 requires a Special Feature serving to close the vista looking west on McKinley Avenue.

Street Activation – Social and Economic Activity

Within this District, the south edge of McKinley Avenue should have a high level of pedestrian activity and a lively street condition. This is also true along portions of Juneau Avenue, Third and Fourth Streets. Conversely, both the lower traffic and lower potential for street activity along Fifth Street and Highland Avenue (west of Fifth) suggest that limited pedestrian activity and service are more likely and appropriate along these street frontages.

As development evolves, higher degrees of street activation should be considered along the street frontages opposite the public plazas and green spaces adjacent to Blocks 1, 7, and 10.

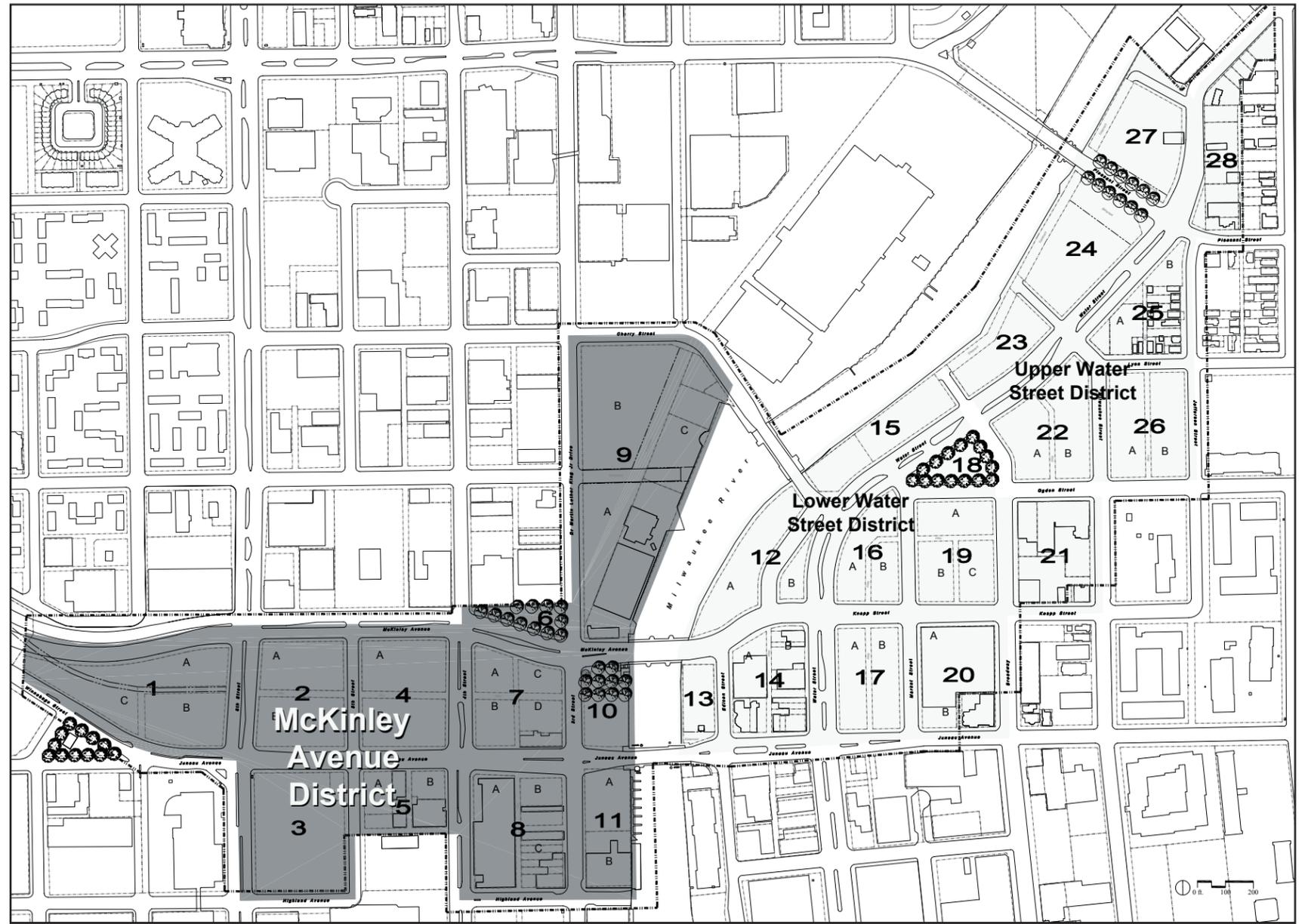
Block Development Standards / McKinley Avenue District

Building Form and Build-To Lines

All Blocks in this area can use building forms consisting of Slab and/or Core Buildings. Rowhouses are not considered compatible with the immediate context or the character and function of the buildings intended for this District and therefore cannot be used.

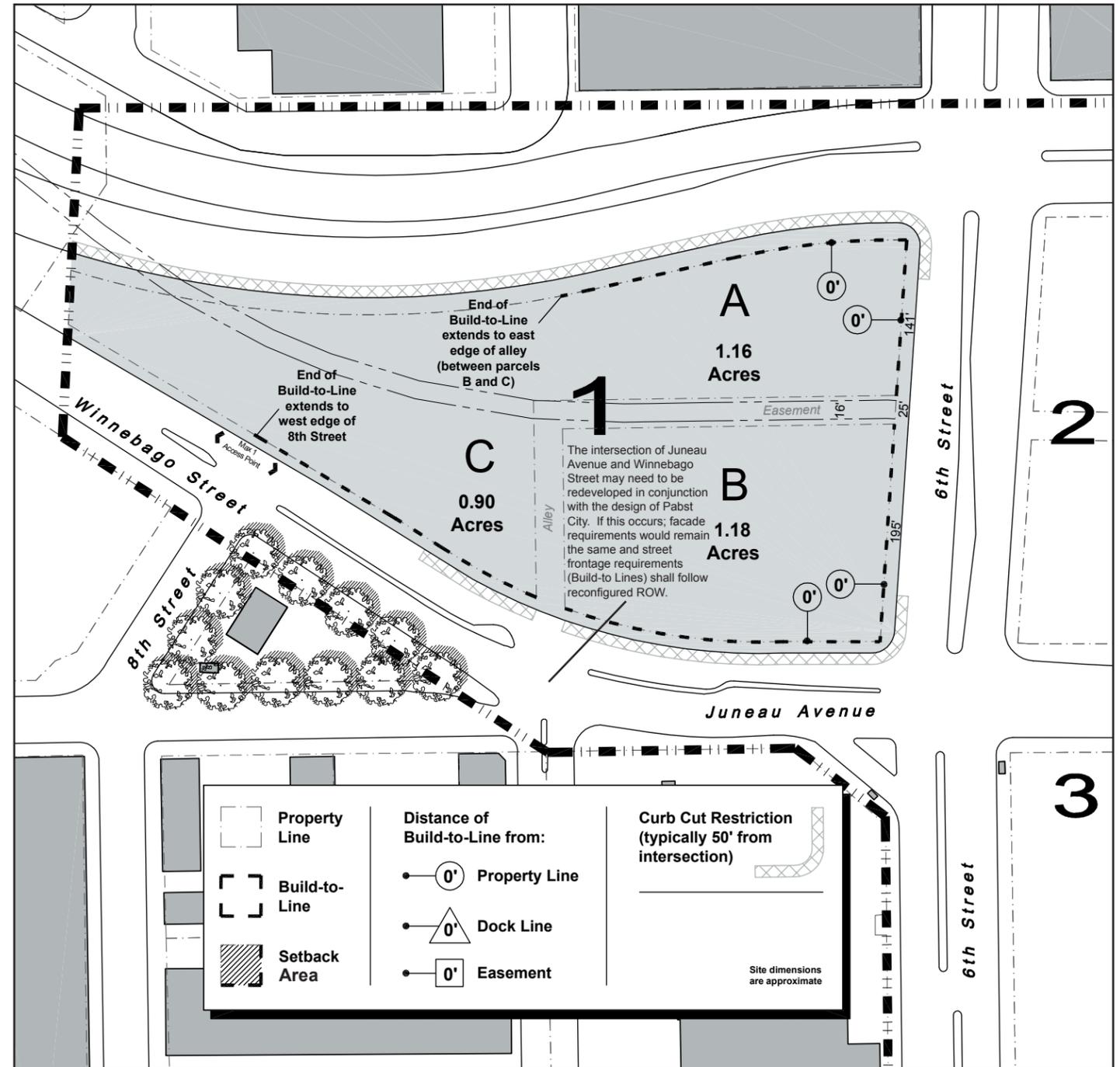
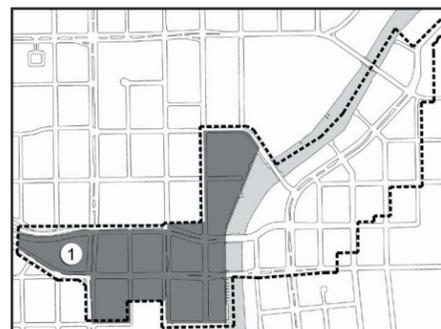
Several Blocks have been set aside as allowing Large Venue Buildings. Specifically this building type is allowed on Blocks 2, 3, 4, 5, and 9 to facilitate continuation of entertainment-related uses in this District. These buildings are expected to accommodate large places of public assembly on the interior of the block or above street level, with smaller scale uses activating street frontages.

To maintain the character of the public places, all Blocks have established Build-to Lines. In a few cases (Blocks 1, 9, and 10) there are street edges with unusual geometries that allow alternative Build-to Lines.



Block Development Standards / Block 1

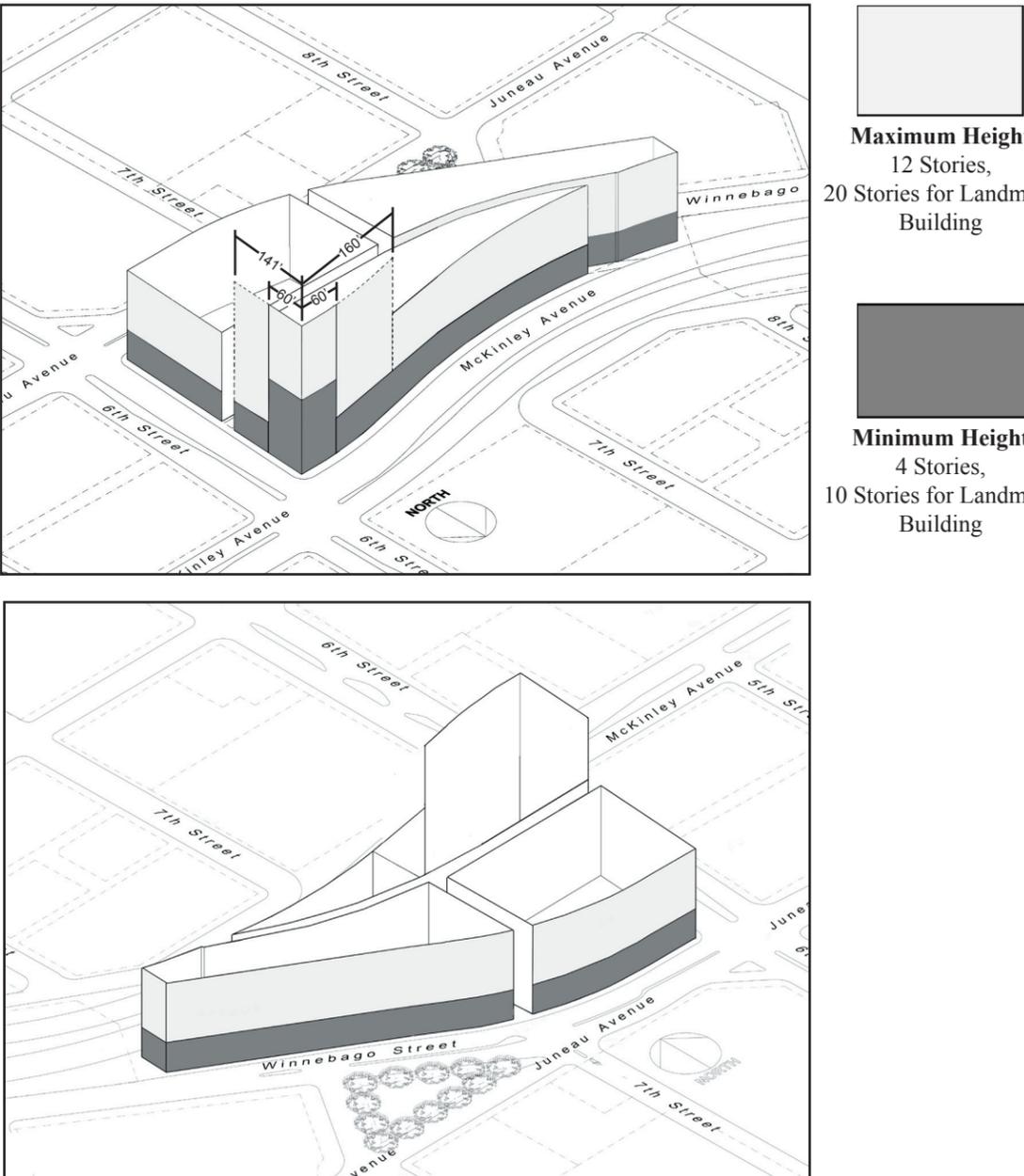
Parcel	Block 1		
	A	B	C
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	I	I	I
Approximate Acreage	1.16 acres	1.18 acres	0.90 acres
Current Use	None-new block	None-new block	None-new block
Allowed Use	See Use Table on page 82	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9H	C9H	C9H
Recommended Zoning	C9B(A)	C9B(A)	C9B(A)
Known Utilities	84" storm sewer runs east-west in middle of block. Retaining wall present on McKinley.		
Known Environmental Conditions	Prior uses of parcels within the block include machine, printing, lithography and paint shops; automobile salvage, garage and repair shops; coppersmith shop; chemical and ink companies; metal goods manufacturing; and transport companies. Potential PECFA sites (P6>800 mg/kg; DRO>2000 mg/kg; VOCs/PAHs>NR 720 RCLs).		



LANDMARK BUILDING

The northeast corner of Block 1 requires a Landmark Building to highlight the prominent site location along the entrance to downtown. The minimum dimension of the Landmark Building along 6th Street and McKinley Avenue is 60'. The maximum dimension along 6th street is 141' and along McKinley Avenue is 160'.

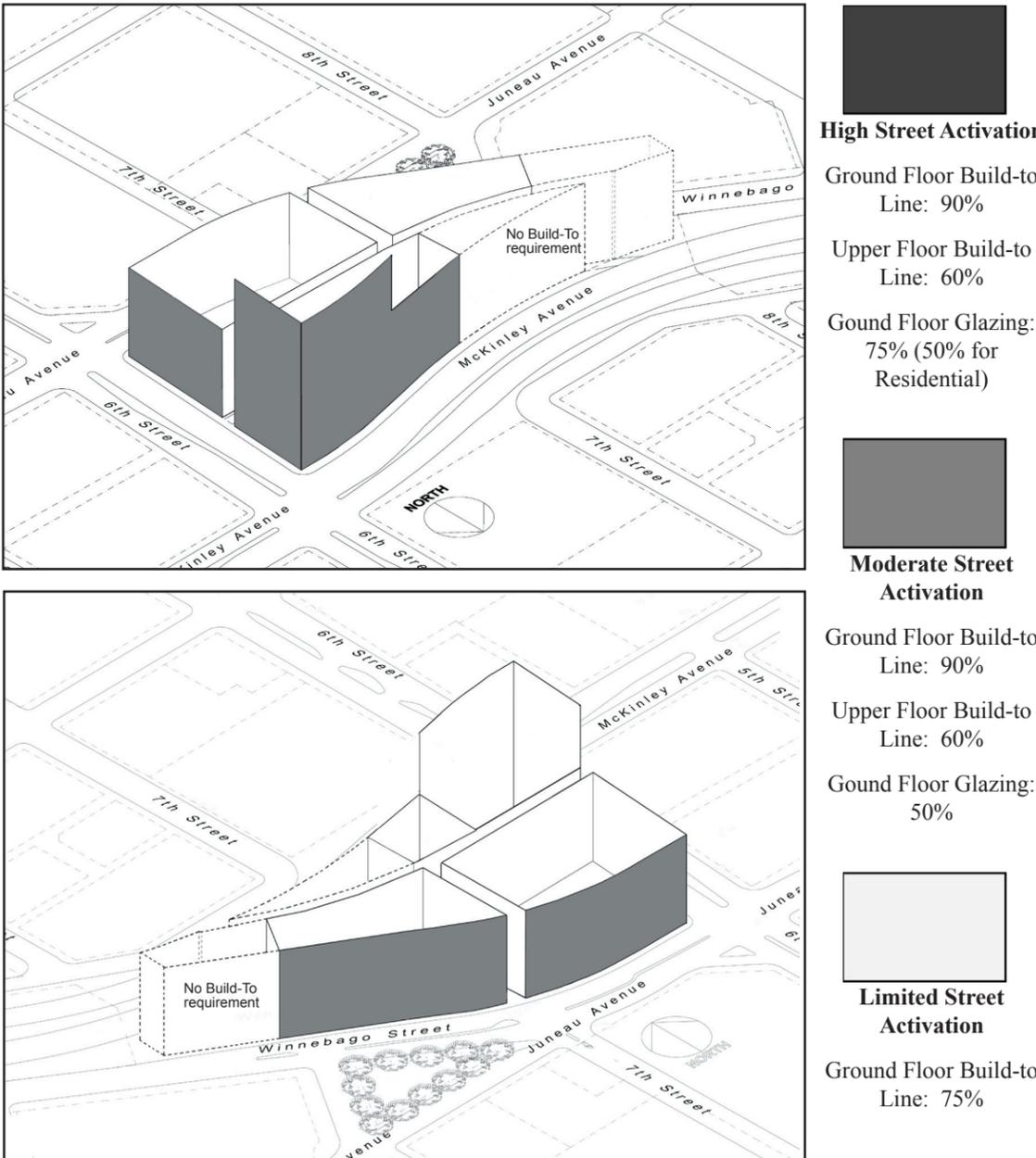
BUILDING HEIGHT



Maximum Height
12 Stories,
20 Stories for Landmark Building

Minimum Height
4 Stories,
10 Stories for Landmark Building

FACADE REQUIREMENTS

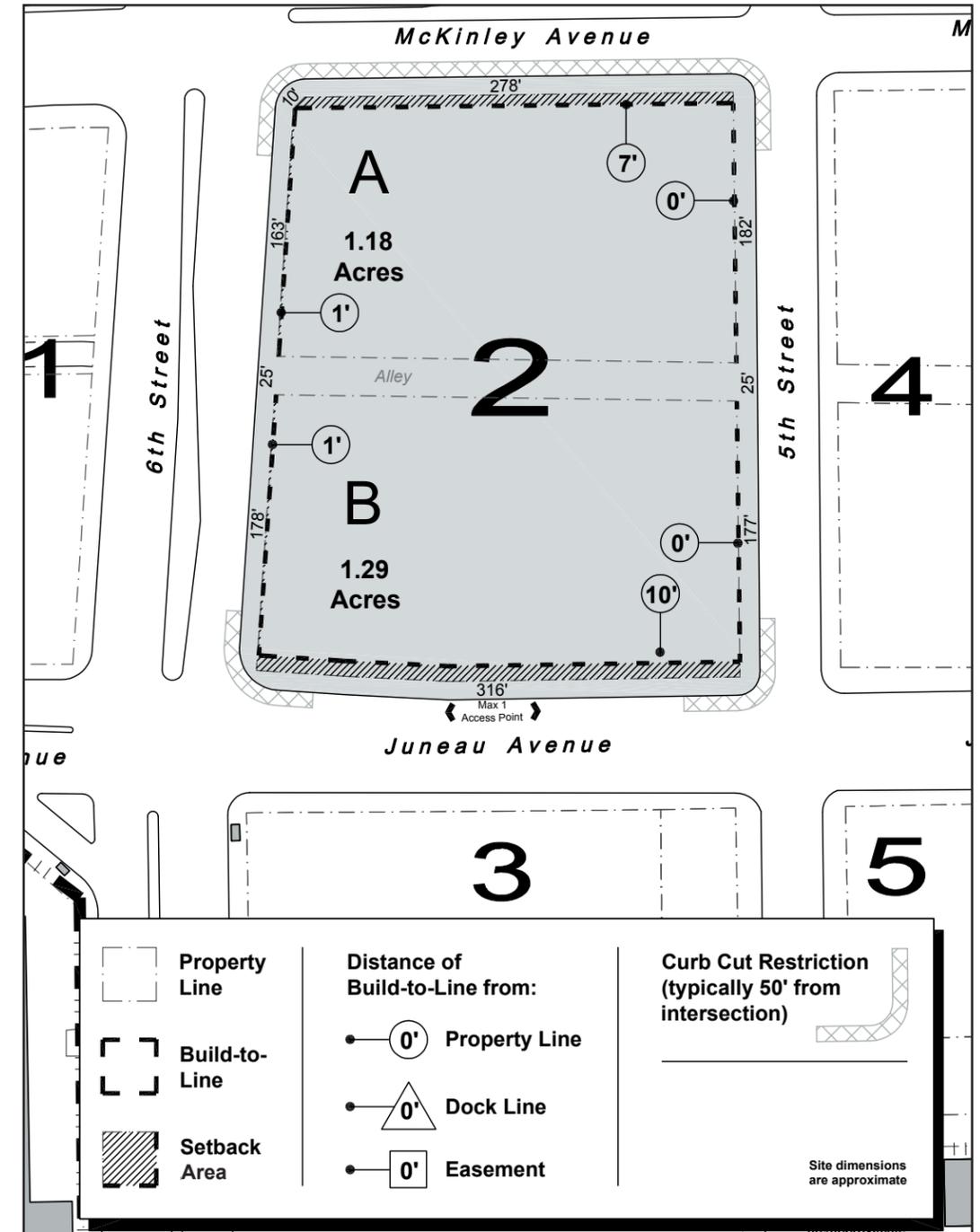
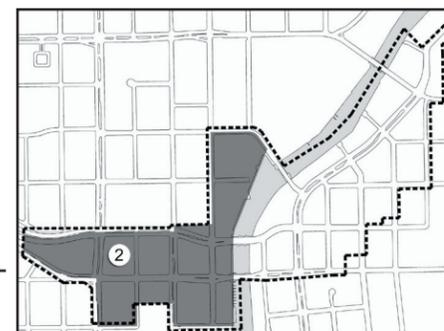


High Street Activation
Ground Floor Build-to Line: 90%
Upper Floor Build-to Line: 60%
Ground Floor Glazing: 75% (50% for Residential)

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%

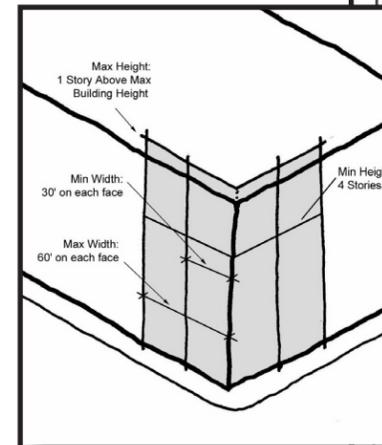
	Block 2	
	A	B
Parcel	II	II
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	II	II
Approximate Acreage	1.17 acres	1.29 acres
Current Use	None-new block	None-new block
Allowed Use	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9H	C9H
Recommended Zoning	C9B(A)	C9B(A)
Known Utilities	84" storm sewer runs east-west in middle of block.	
Known Environmental Conditions	Prior uses of parcels within the block include gas station (underground storage tanks), printing and typesetting business, junkyard and foundry. Potential PECFA sites (P6>800 mg/kg; DRO>2000 mg/kg; VOCs/PAHs>NR 720 RCLs).	



BUILDING HEIGHT

Maximum Height
12 Stories

Minimum Height
4 Stories



SF - SPECIAL FEATURE

A Special Feature should be located on the north-west corner of block 2 to highlight the prominent site location along the entrance to downtown.

FACADE REQUIREMENTS

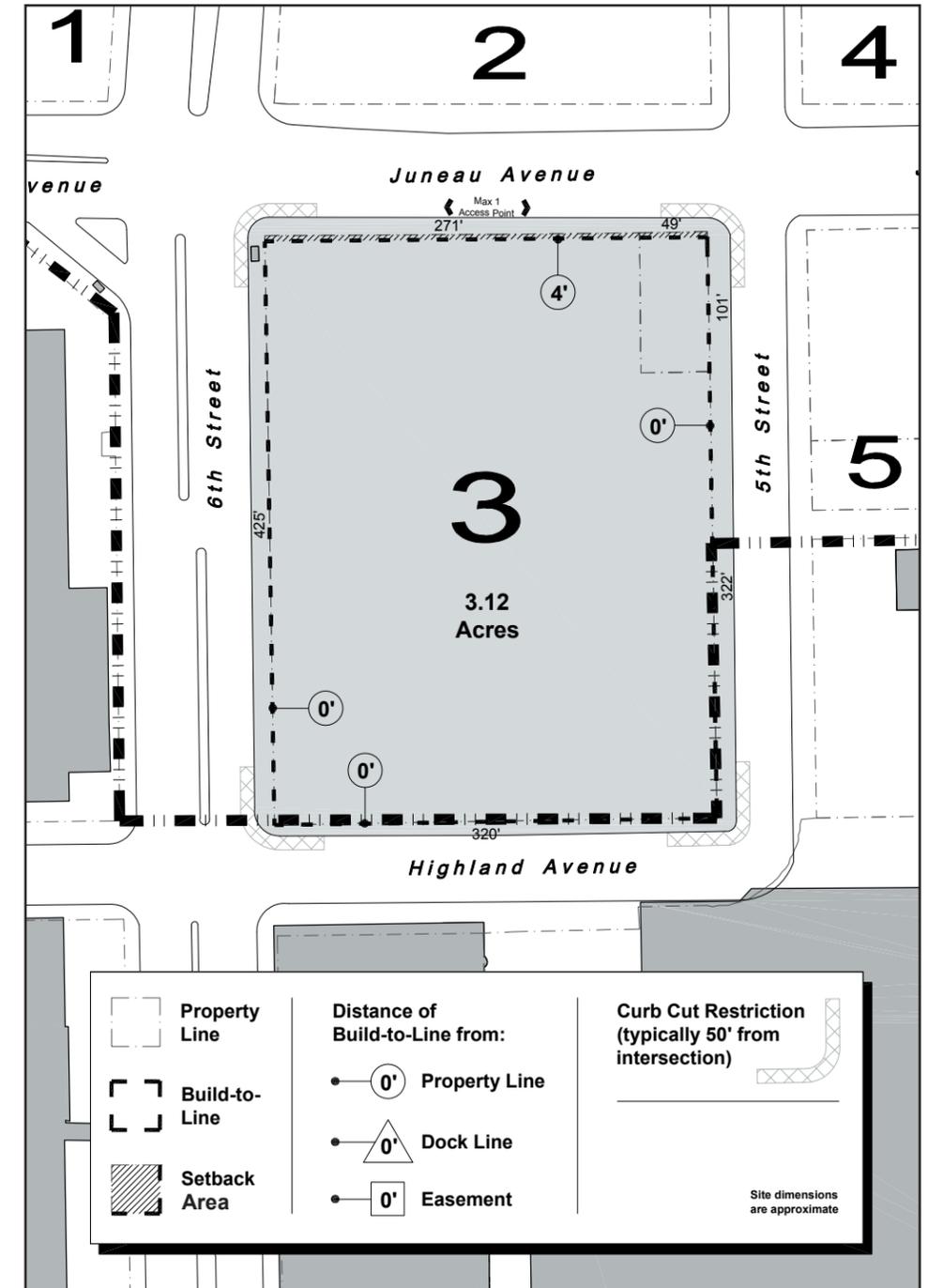
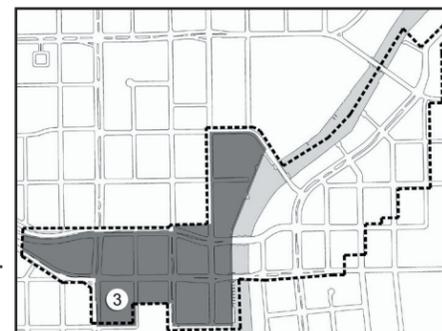
High Street Activation
Ground Floor Build-to Line: 90%
Upper Floor Build-to Line: 60%
Ground Floor Glazing: 75% (50% for Residential)

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%

Larger and More Intense Signage Encouraged on Juneau

Block 3	
Parcel	II
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	II
Approximate Acreage	3.12 acres
Current Use	Surface parking and building
Allowed Use	See Use Table on page 82
Existing Zoning	C9H
Recommended Zoning	C9B(A)
Known Utilities	No known utility issues.
Known Environmental Conditions	No known environmental issues.



BUILDING HEIGHT

Maximum Height
12 Stories

Minimum Height
4 Stories

FACADE REQUIREMENTS

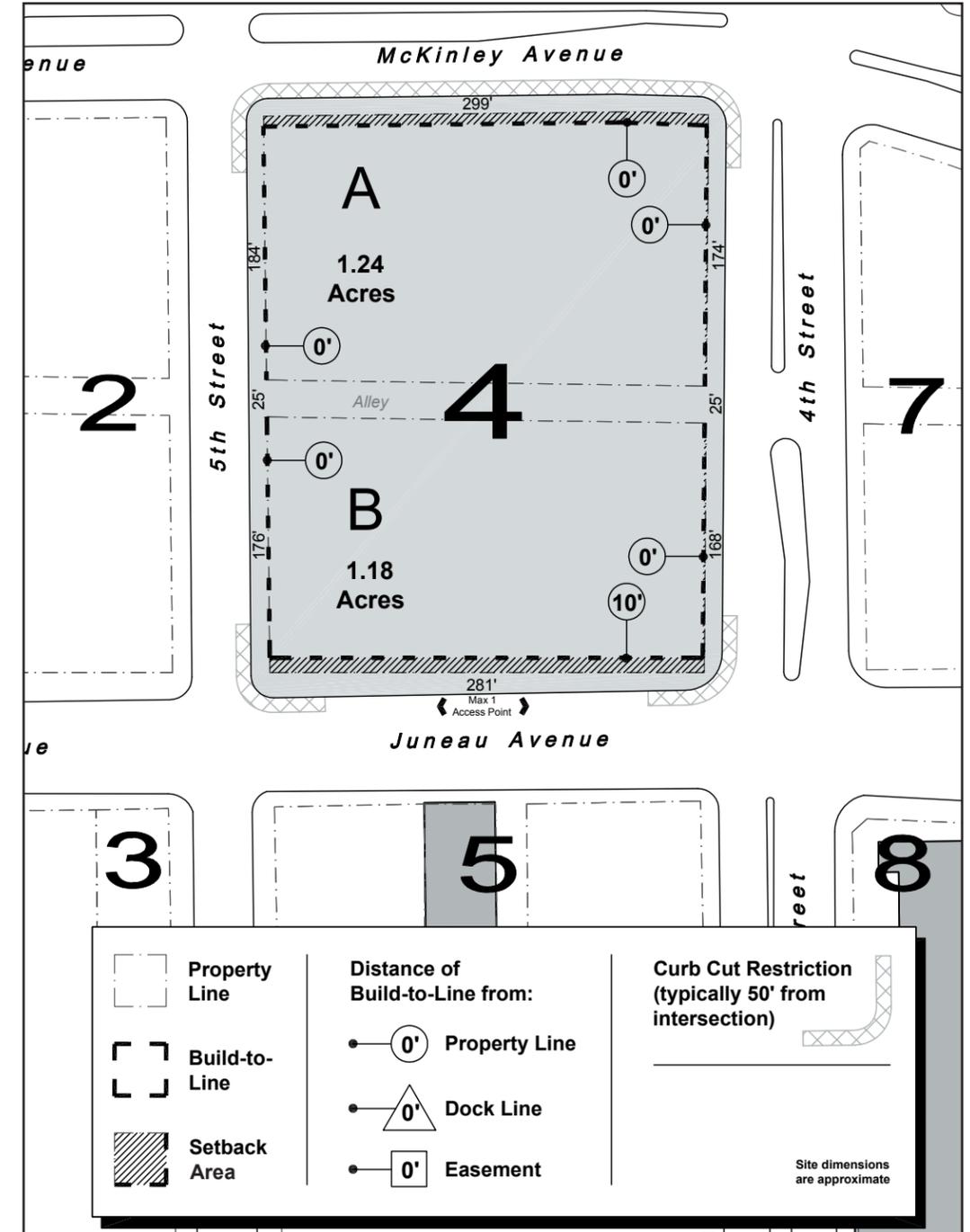
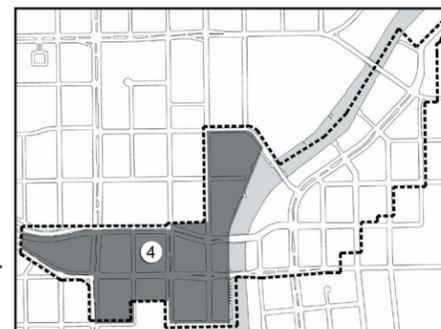
High Street Activation
Ground Floor Build-to Line: 90%
Upper Floor Build-to Line: 60%
Ground Floor Glazing: 75% (50% for Residential)

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%

Larger and More Intense Signage Encouraged on Juneau

	Block 4	
	A	B
Parcel	II	II
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	II	II
Approximate Acreage	1.24 acres	1.18 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	C9H	C9H
Recommended Zoning	C9B(A)	C9B(A)
Known Utilities	84" storm sewer runs east-west in middle of block.	
Known Environmental Conditions	Prior uses of parcels within the block include machine manufacturing, carriage and automobile manufacturing. Potential PECFA sites (P6>800 mg/kg; VOCs/PAHs>NR 720 RCLs).	



BUILDING HEIGHT

Maximum Height
12 Stories

Minimum Height
4 Stories

FACADE REQUIREMENTS

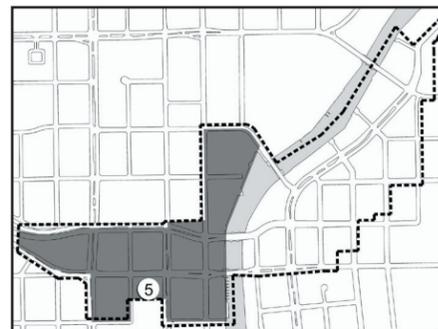
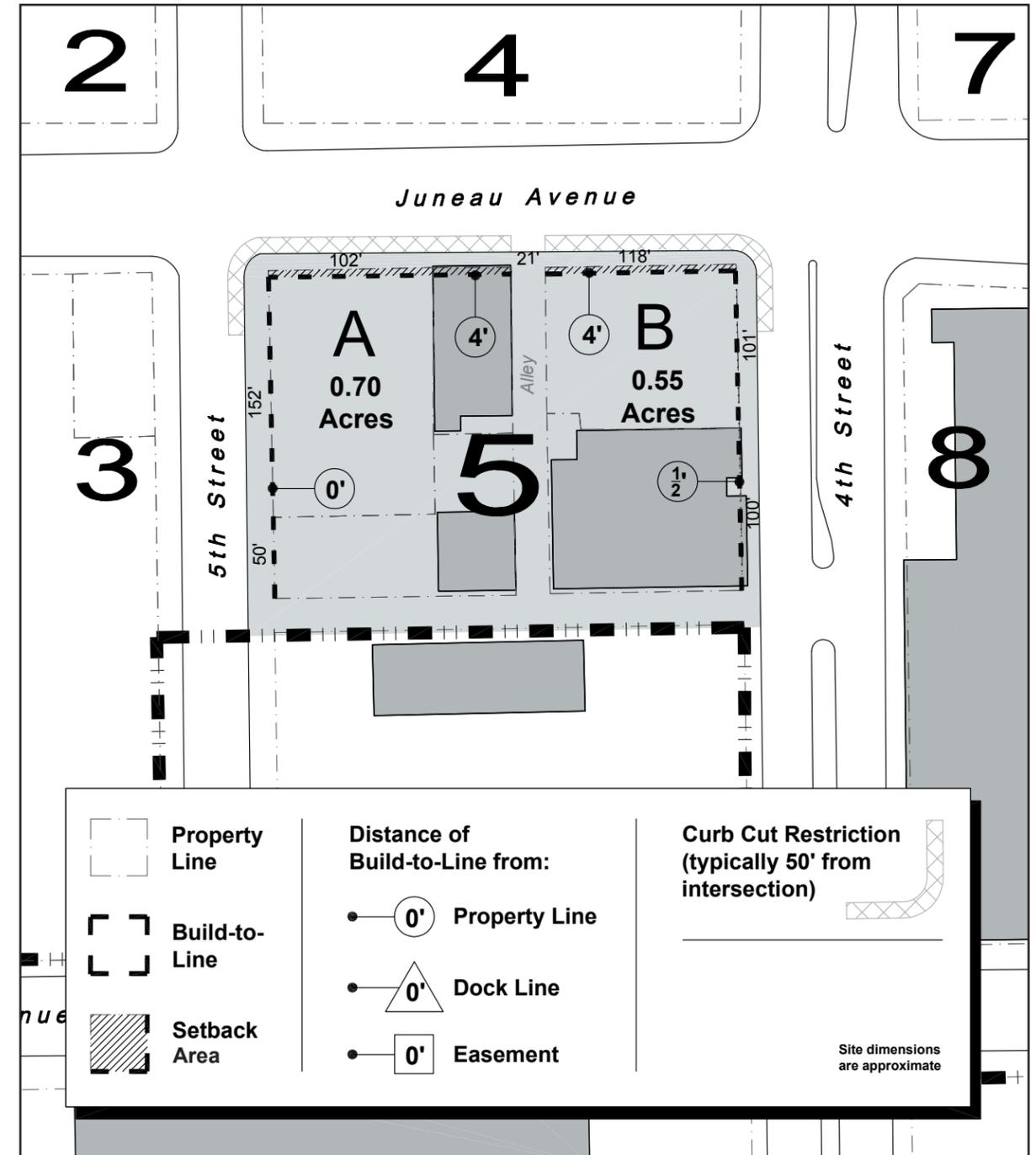
High Street Activation
Ground Floor Build-to Line: 90%
Upper Floor Build-to Line: 60%
Ground Floor Glazing: 75% (50% for Residential)

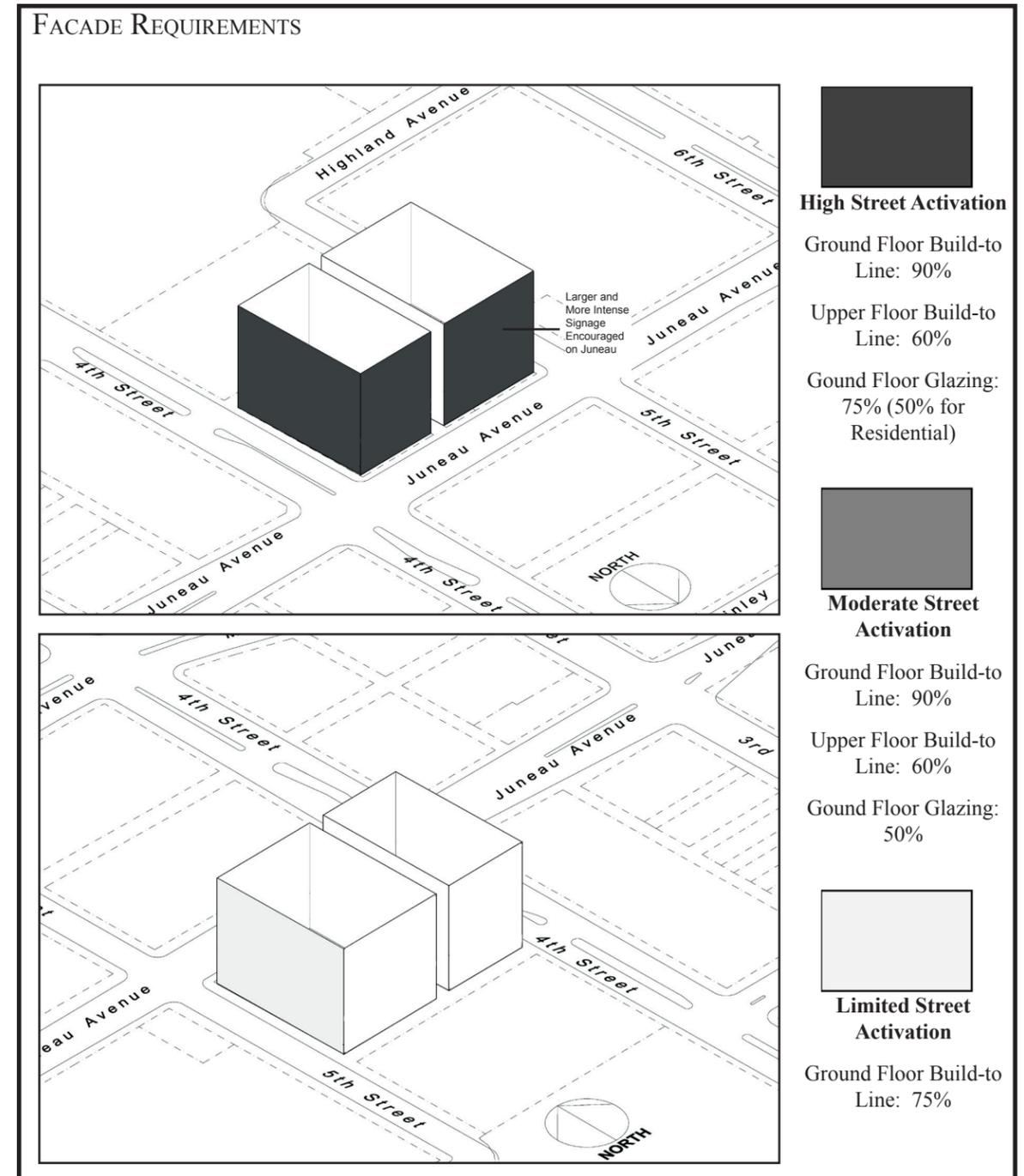
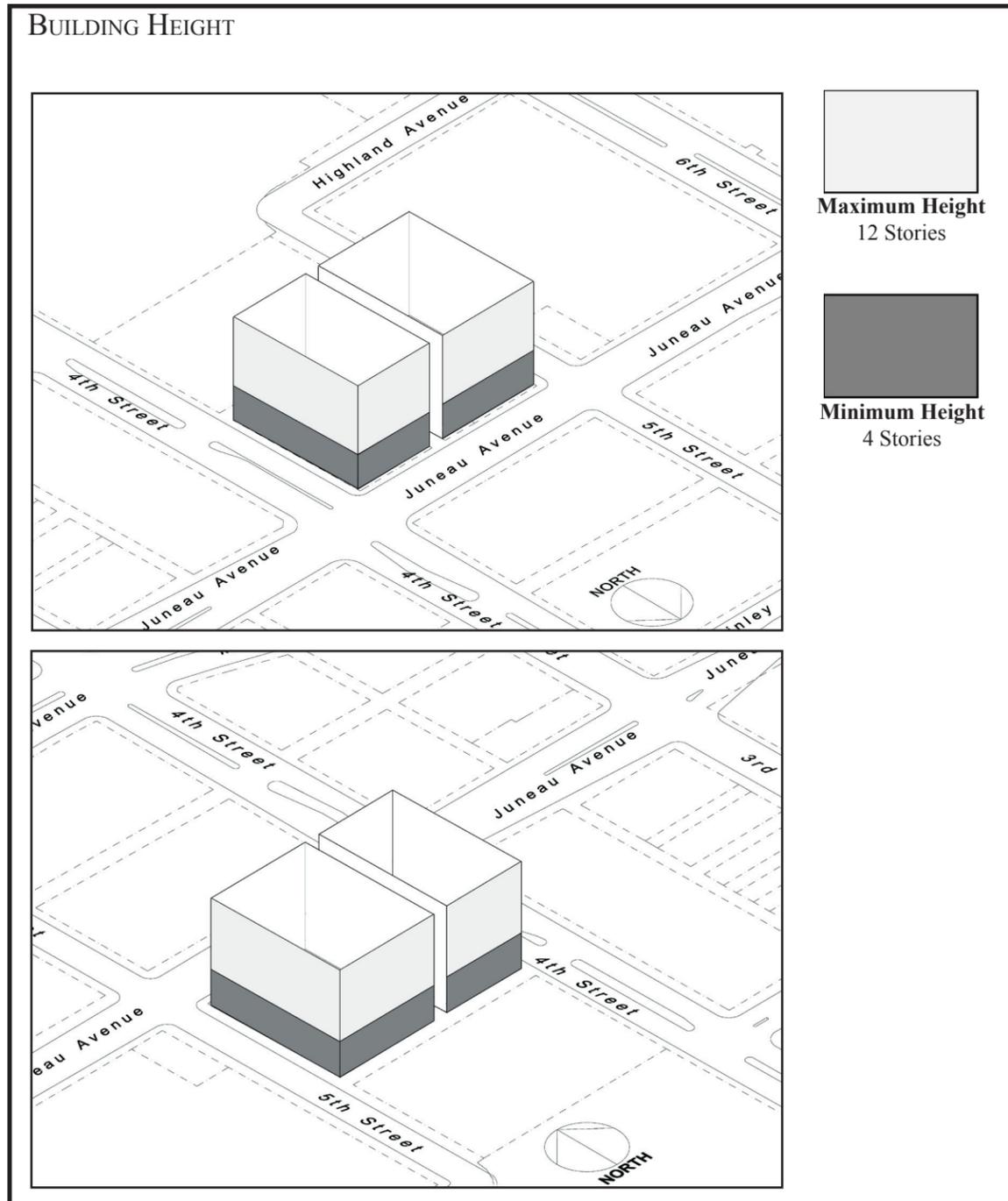
Moderate Street Activation
Ground Floor Build-to Line: 90%
Upper Floor Build-to Line: 60%
Ground Floor Glazing: 50%

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

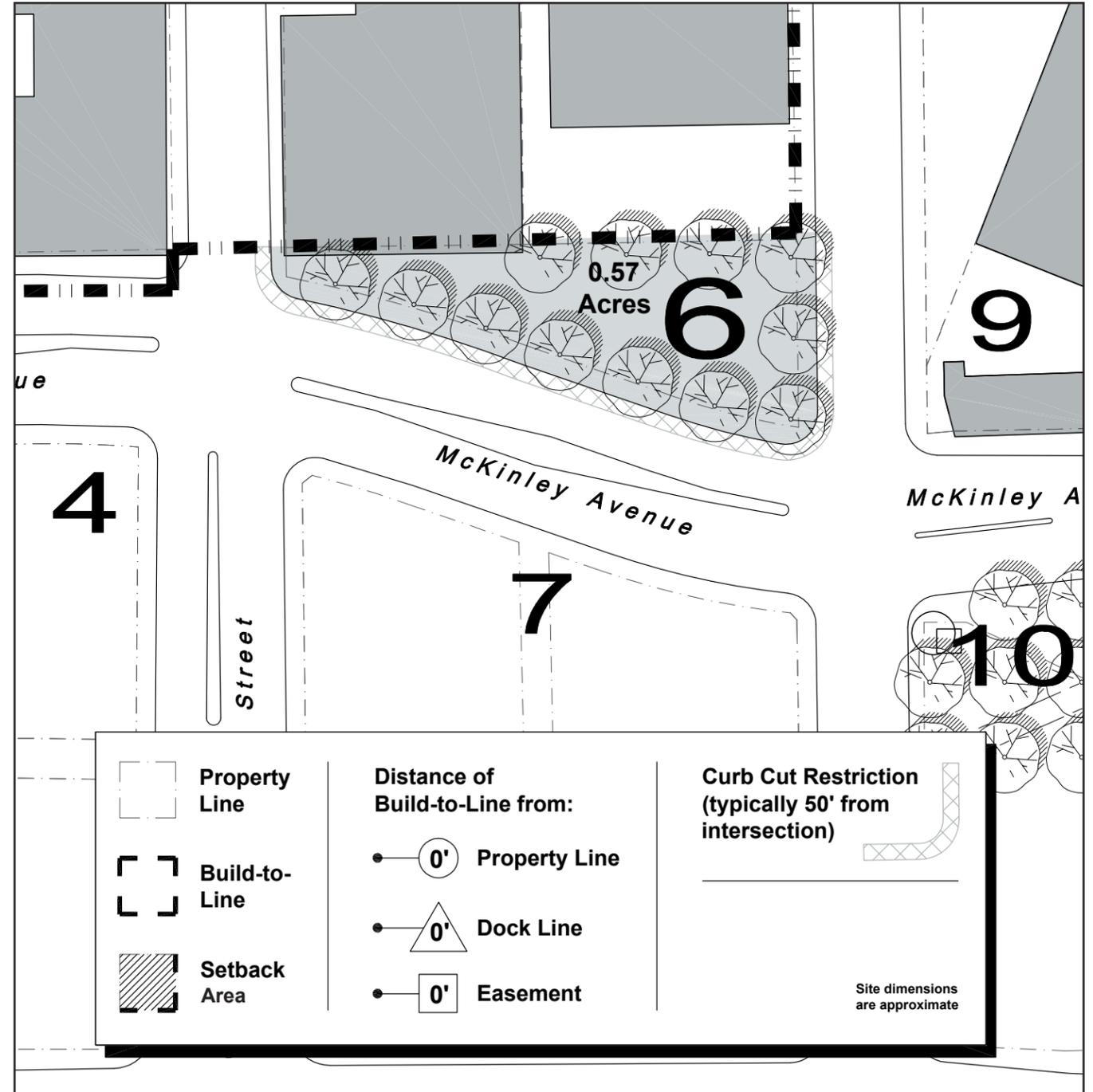
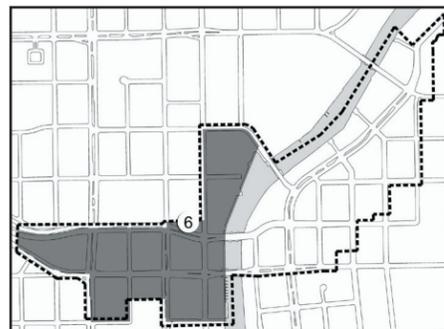
Larger and More Intense Signage Encouraged on Juneau

	Block 5	
	A	B
Parcel	II	II
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	II	II
Approximate Acreage	0.70 acres	0.55 acres
Current Use	Surface parking with misc. structures	Surface parking with small building
Allowed Use	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9H	C9H
Recommended Zoning	C9B(A)	C9B(A)
Known Utilities	No known utility issues.	
Known Environmental Conditions	No known environmental issues.	



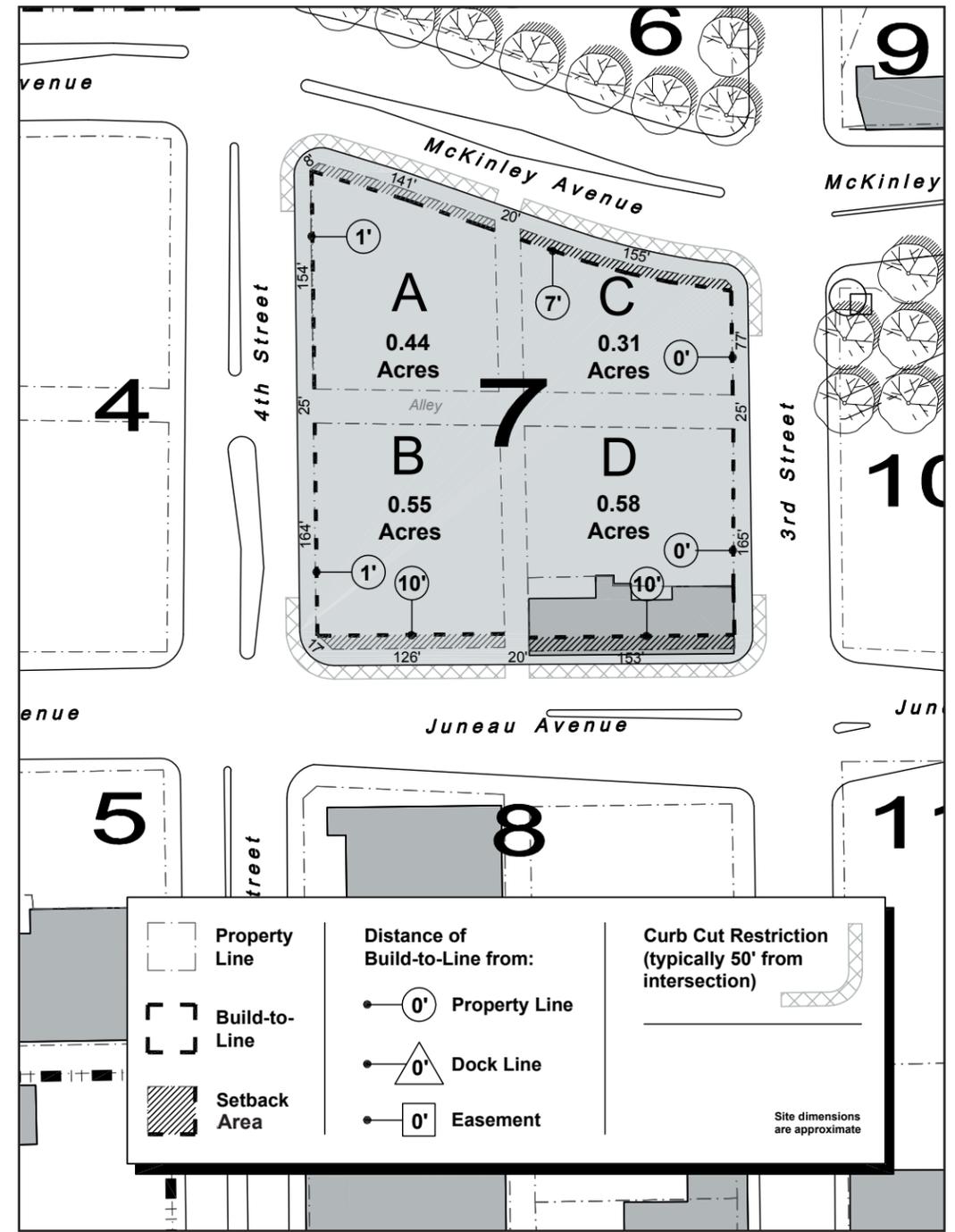
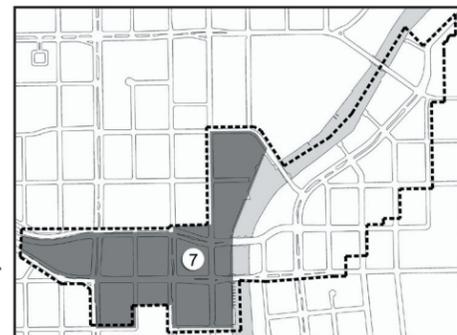


Block 6	
Parcel	1. Public Space at Street Level 2. Buildings at Street Level limited to kiosks, small public facilities and/or small commercial establishments limited to 1000 square feet. 3. Structured parking allowed below grade.
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	
Approximate Acreage	0.57 acres
Current Use	Vacant
Allowed Use	See Use Table on page 82
Existing Zoning	IL2
Recommended Zoning	C9B(A)
Known Utilities	Block contains sewer, steam, water, cable, gas and electric lines as well as two monitoring wells.
Known Environmental Conditions	Prior use of parcels within the block include two gas stations. Two soil borings have been done revealing no significant environmental contamination. Additional testing is recommended.

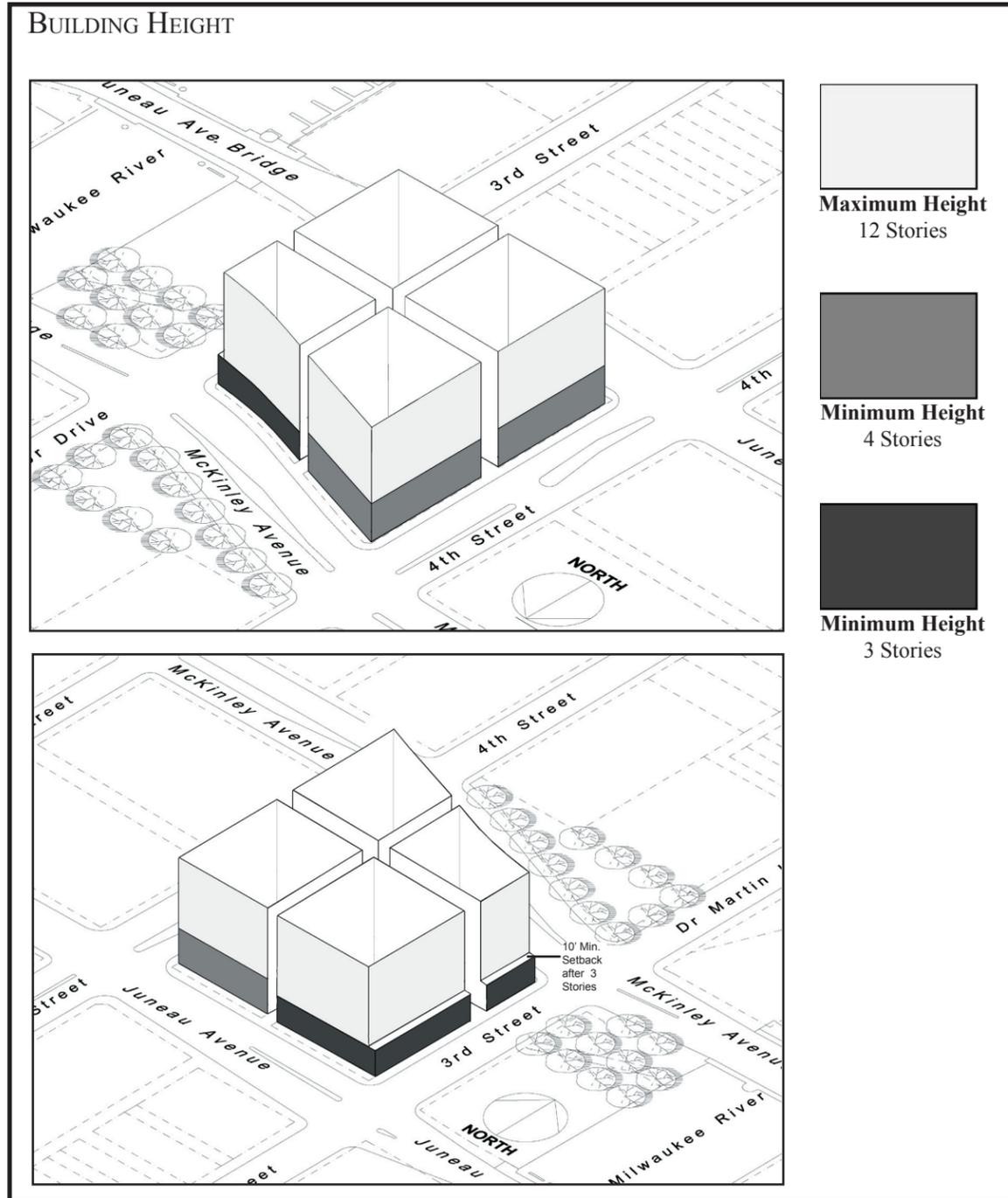


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	Block 7			
Parcel	A	B	C	D
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	I	I	I	I
Approximate Acreage	0.44 acres	0.55 acres	0.31 acres	0.58 acres
Current Use	None-new block	None-new block	None-new block	None-new block (Adjacent building - Sidney Hih)
Allowed Use	See Use Table on page 82	See Use Table on page 82	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9G	C9G	C9G	C9G
Recommended Zoning	C9B(A)	C9B(A)	C9B(A)	C9B(A)
Known Utilities	84" storm sewer runs east-west in middle of block. Existing north-south alley access on south edge of block.			
Known Environmental Conditions	Prior uses of parcels within the block include carriage repair shop, junkyard, plating business, printing business and gas station. Potential PECFA sites (P6>800 mg/kg; VOCs/PAHs>NR 720 RCLs).			



BUILDING HEIGHT

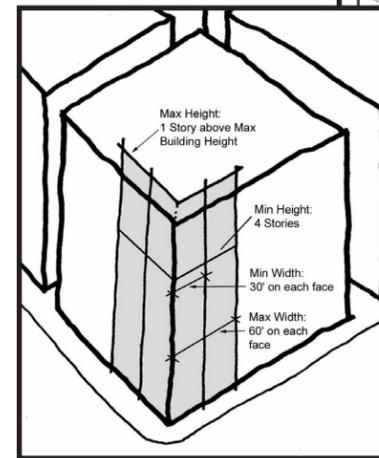


Maximum Height
12 Stories

Minimum Height
4 Stories

Minimum Height
3 Stories

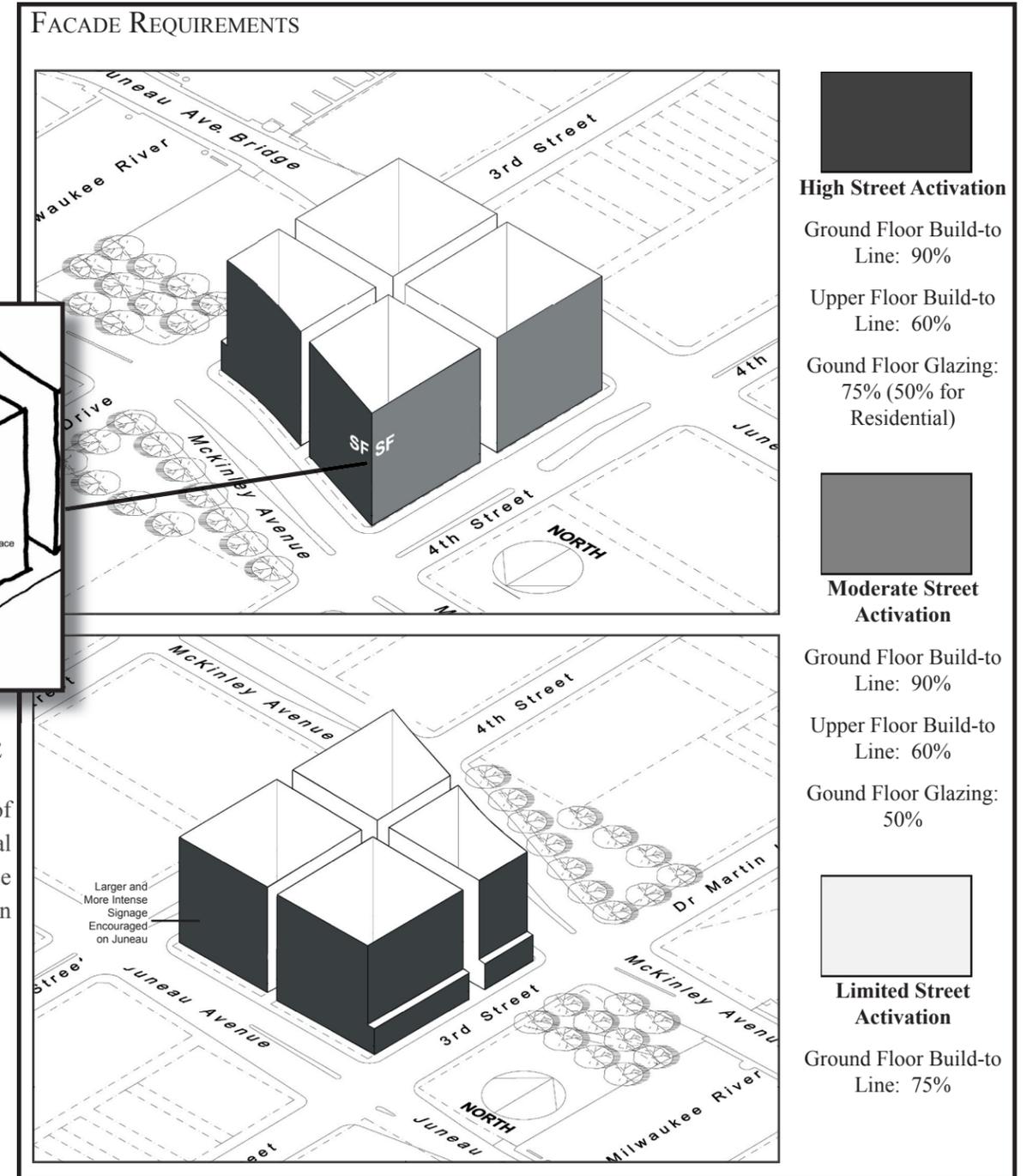
10' Min. Setback after 3 Stories



SF - SPECIAL FEATURE

The northwest corner of Block 7 requires a Special Feature serving to close the vista looking west on McKinley Avenue.

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%

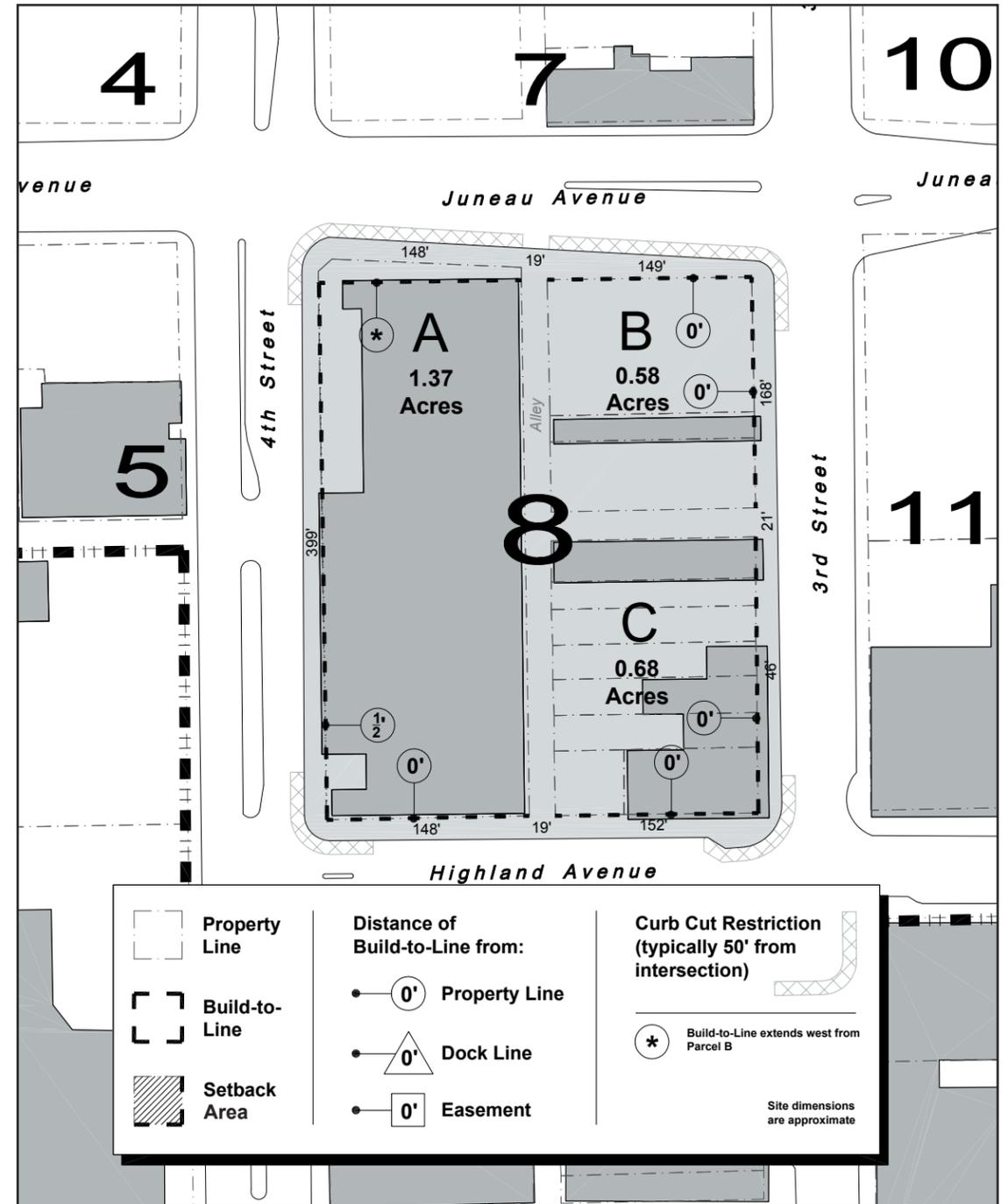
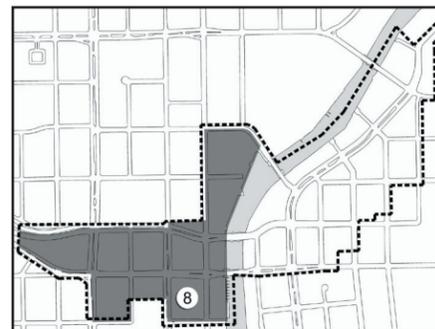
Limited Street Activation
Ground Floor Build-to Line: 75%

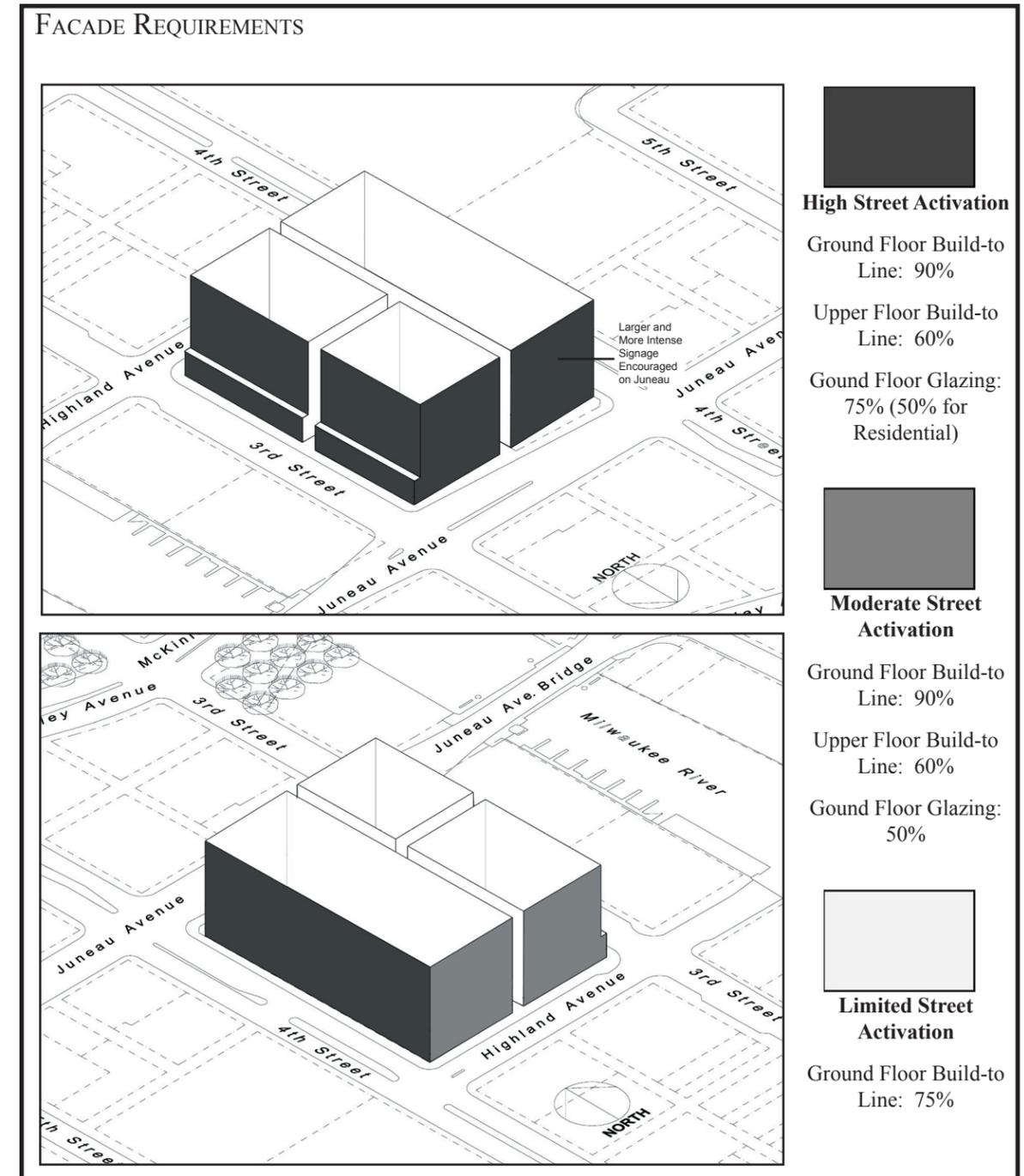
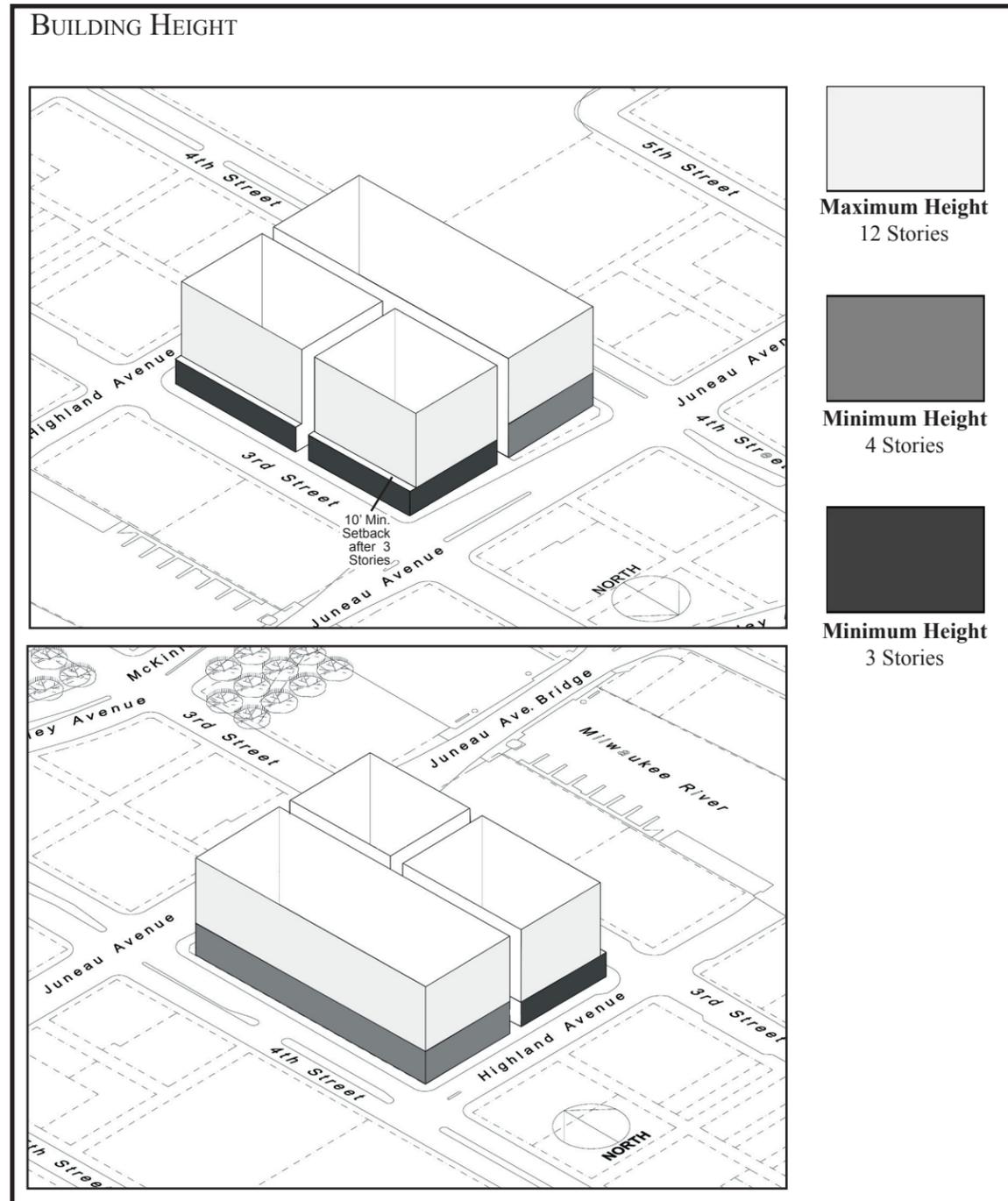
Larger and More Intense Signage Encouraged on Juneau

Block Development Standards / Block 8

Parcel	Block 8		
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	I	I	I
Approximate Acreage	1.37 acres	0.58 acres	0.68 acres
Current Use	Parking structure, restaurant/bar	Car repair	Infill surface parking
Allowed Use	See Use Table on page 82	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9G	C9G	C9G
Recommended Zoning	C9B(A)	C9B(A)	C9B(A)
Known Utilities	No known utility issues.		
Known Environmental Conditions	No known environmental issues.		

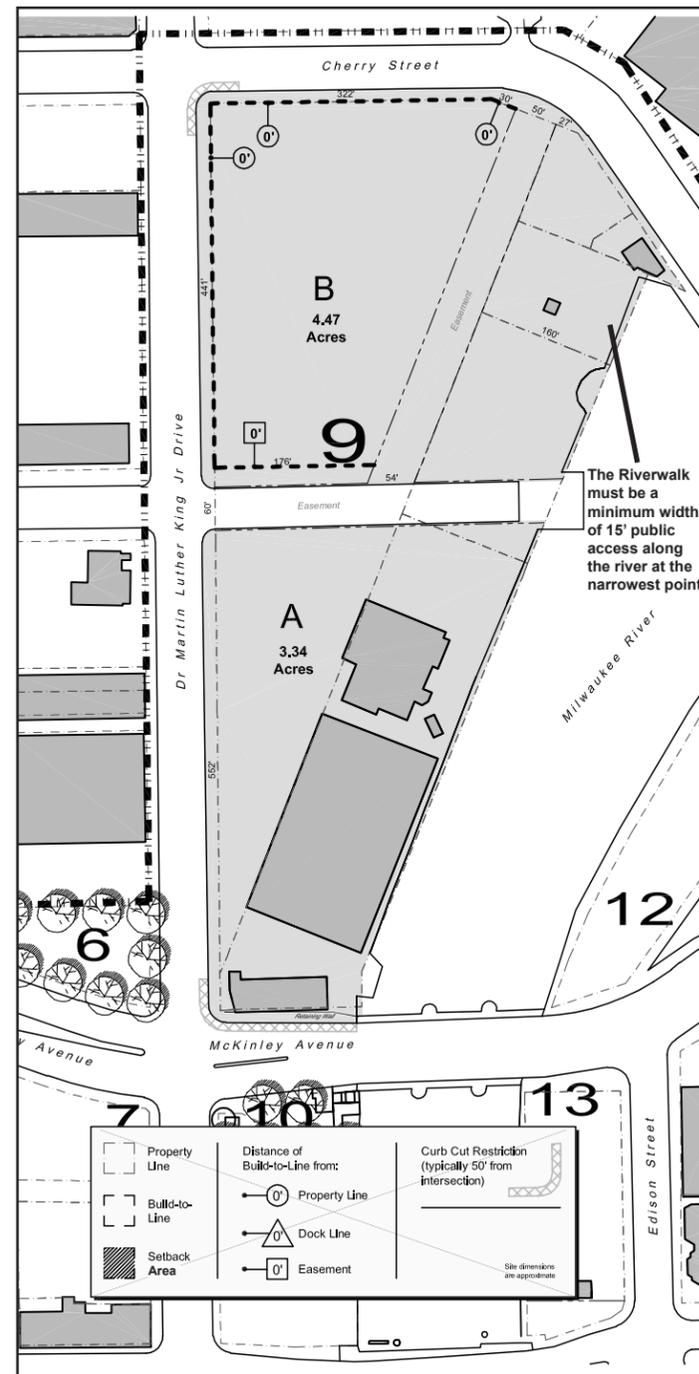
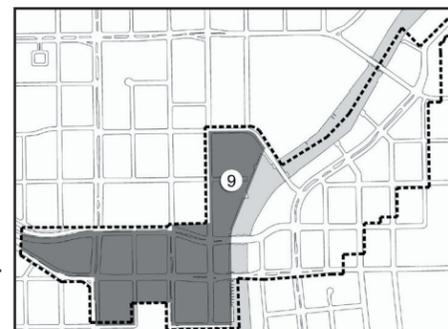
Block 8			
	A	B	C
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	I	I	I
Approximate Acreage	1.37 acres	0.58 acres	0.68 acres
Current Use	Parking structure, restaurant/bar	Car repair	Infill surface parking
Allowed Use	See Use Table on page 82	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9G	C9G	C9G
Recommended Zoning	C9B(A)	C9B(A)	C9B(A)
Known Utilities	No known utility issues.		
Known Environmental Conditions	No known environmental issues.		

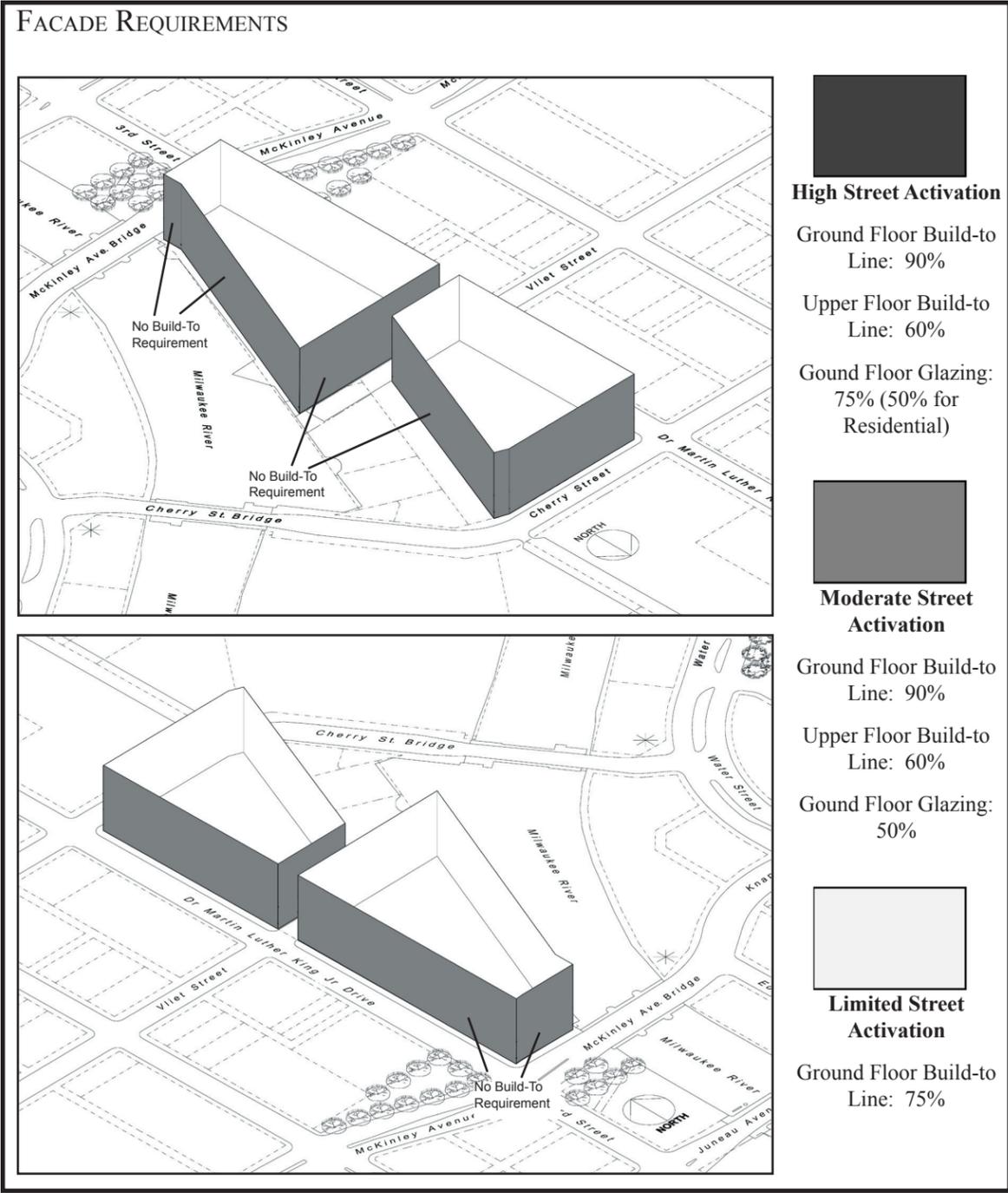
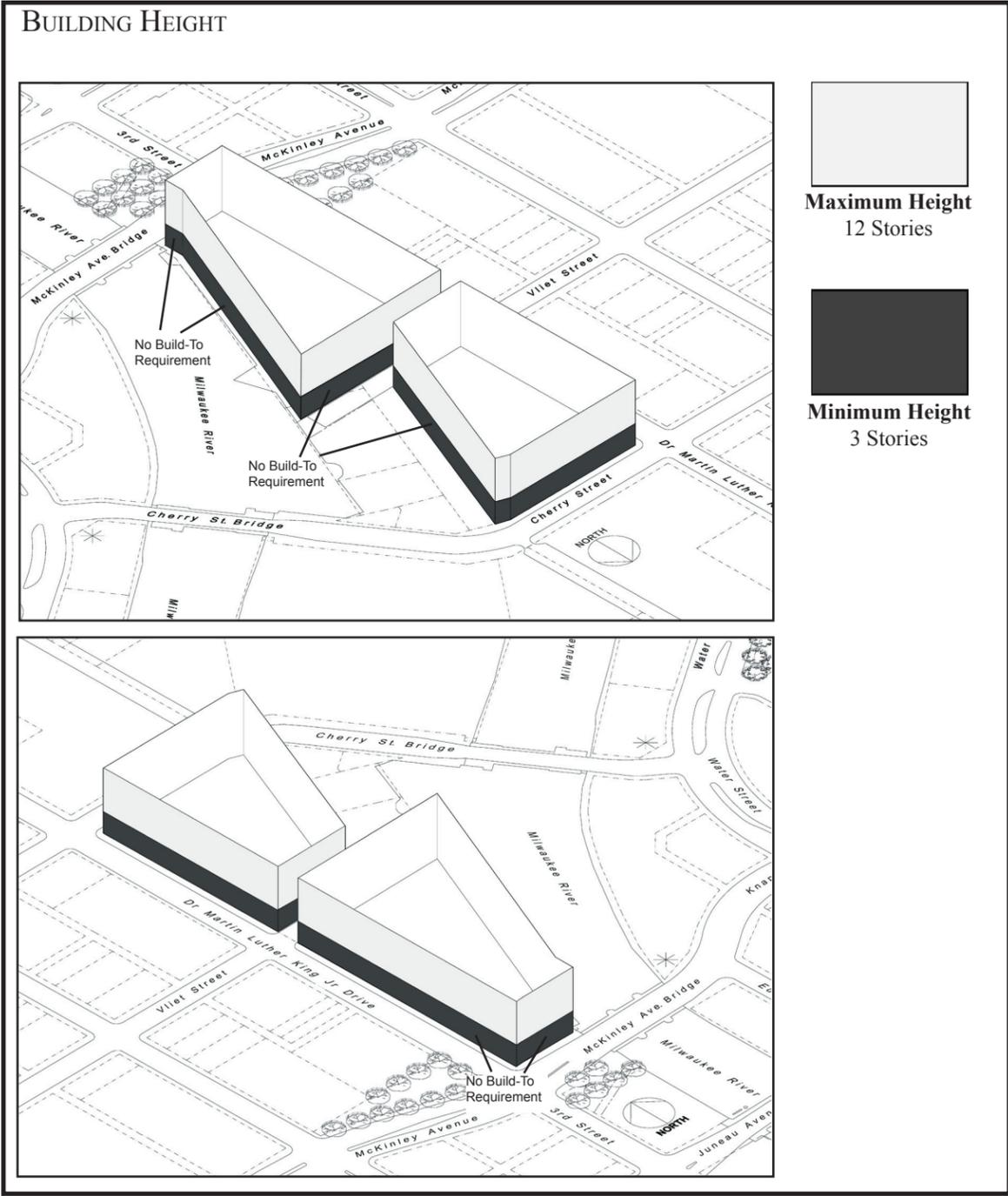




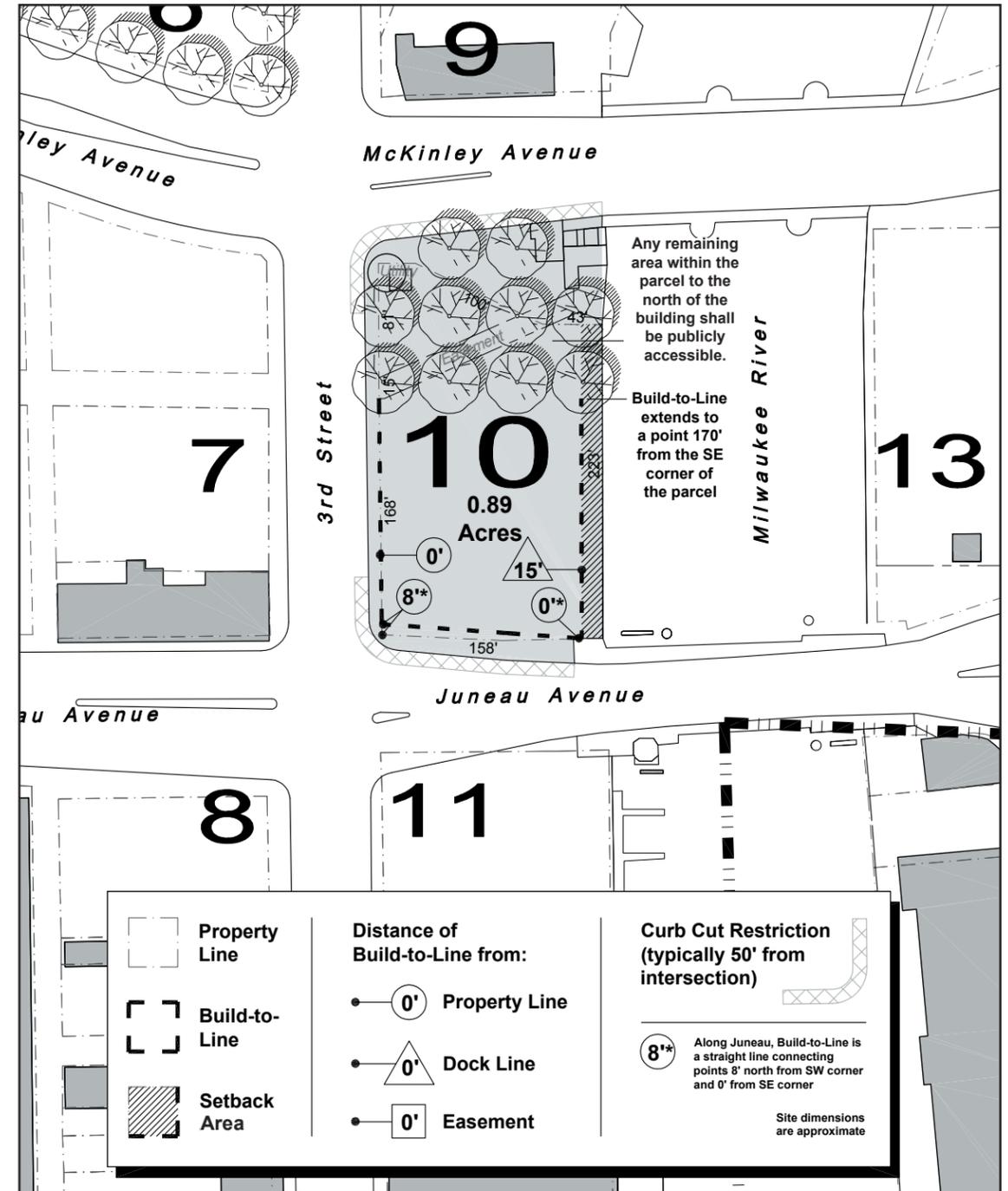
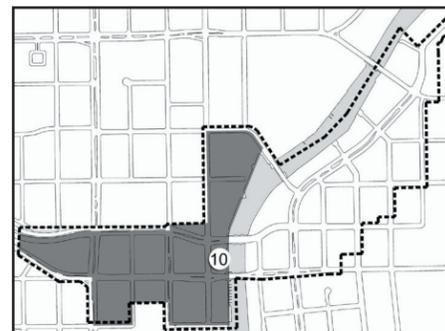
Block Development Standards / Block 9

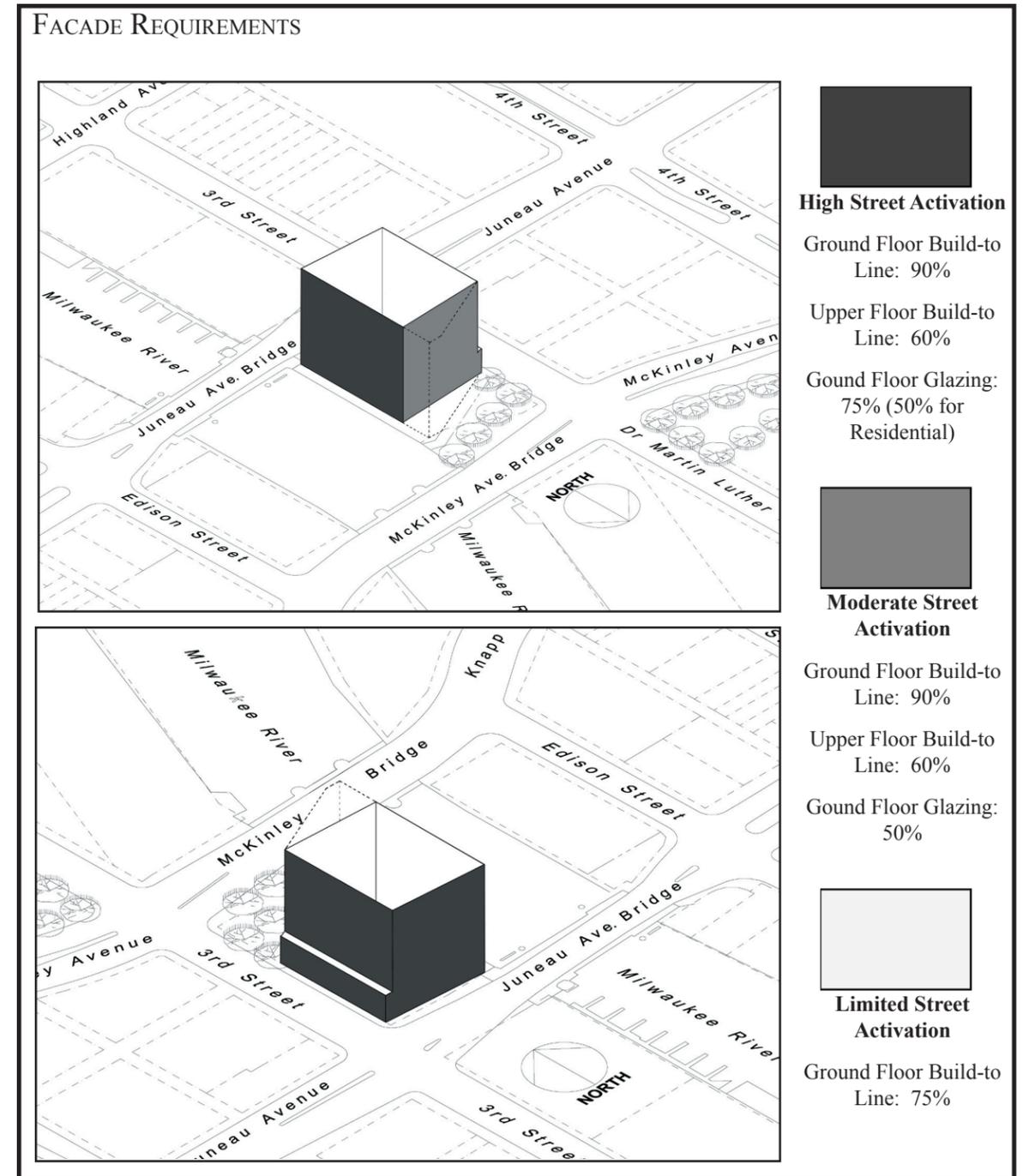
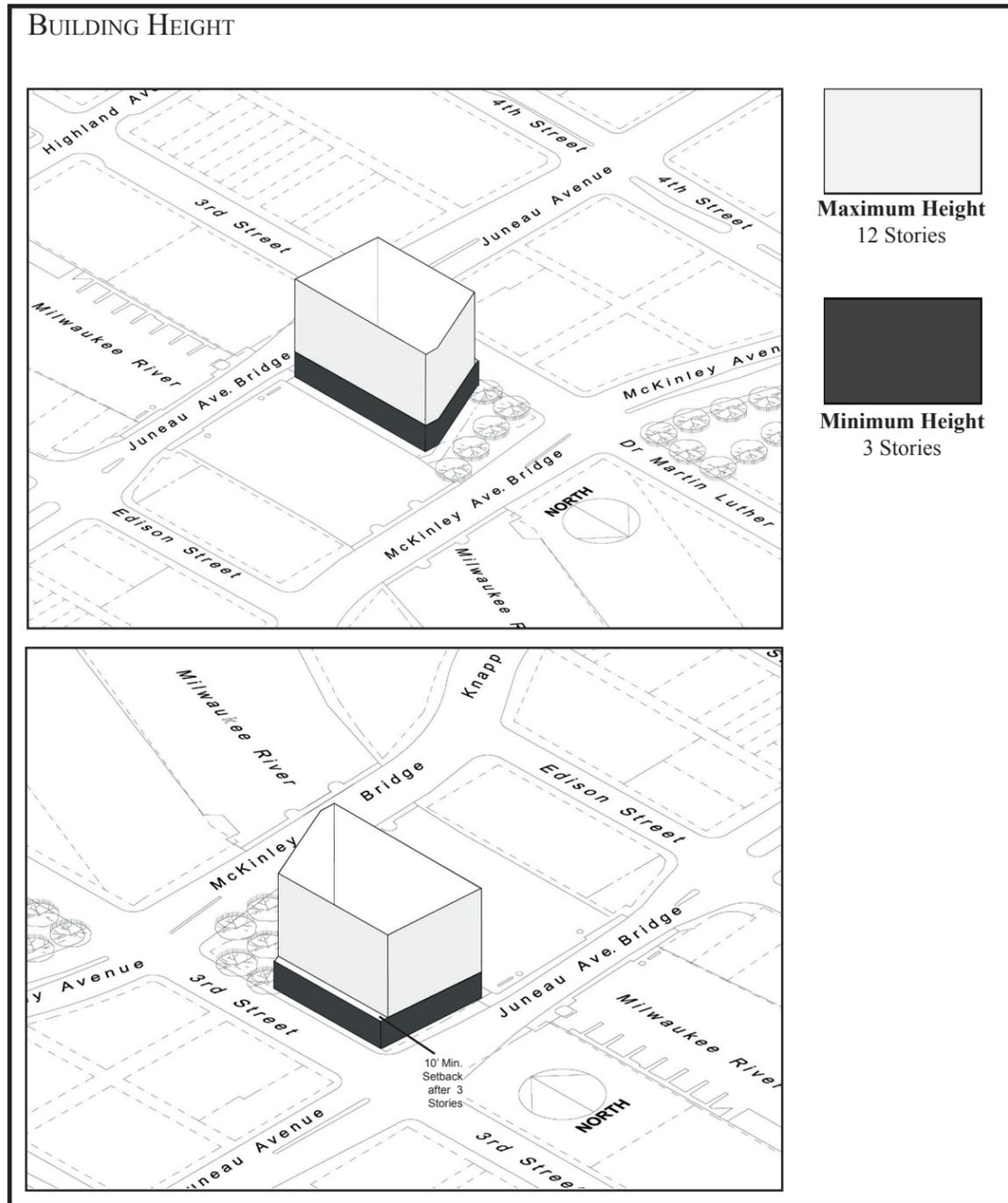
Parcel	Block 9	
	A	B
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	II	II
Approximate Acreage	3.34 acres	4.47 acres
Current Use	Office building - Time Warner (Historic building also on the site)	Vacant - surface parking
Allowed Use	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9G	C9G
Recommended Zoning	C9B(A)	C9B(A)
Known Utilities	No known utility issues.	
Known Environmental Conditions	No known environmental issues.	



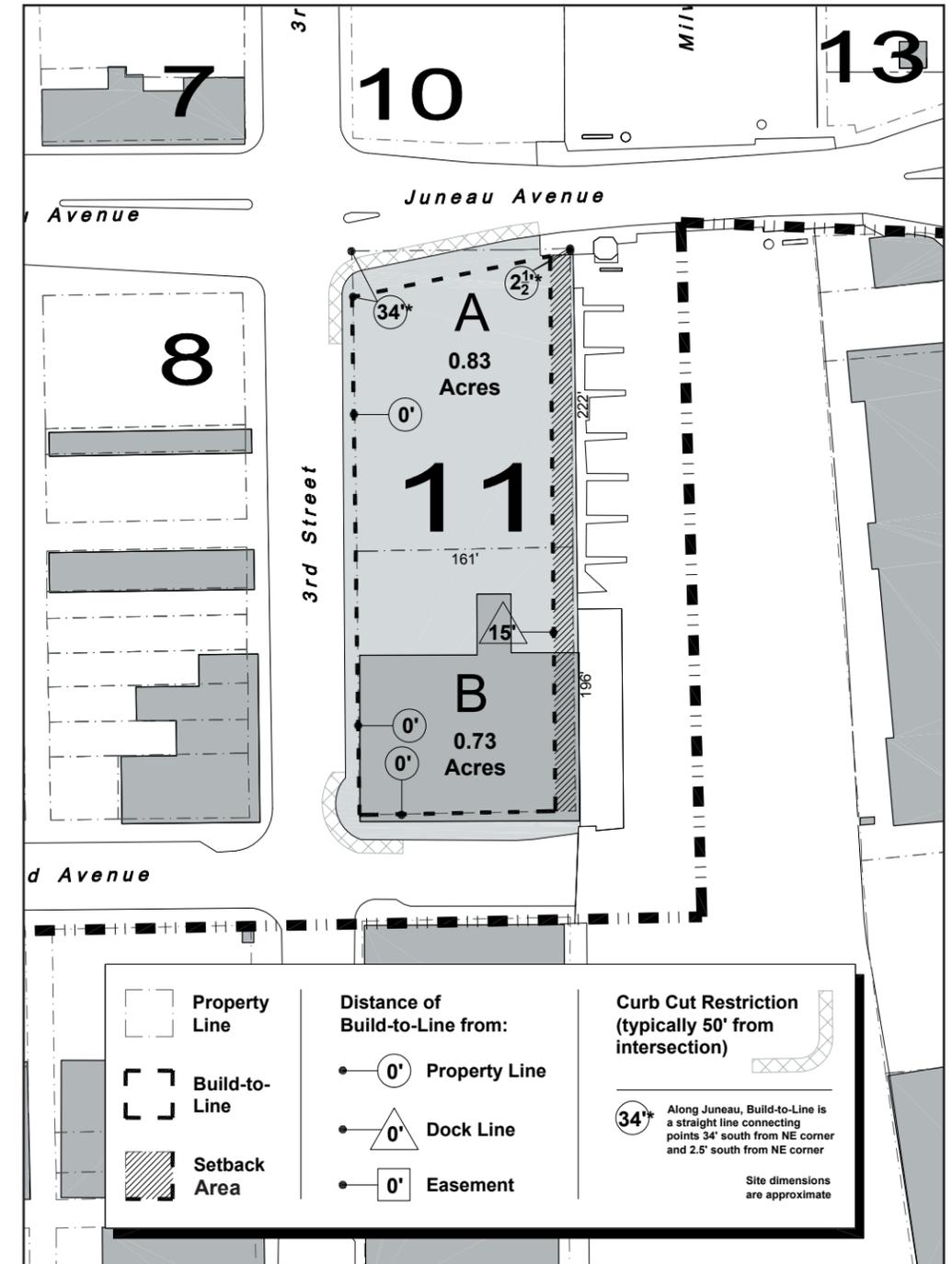
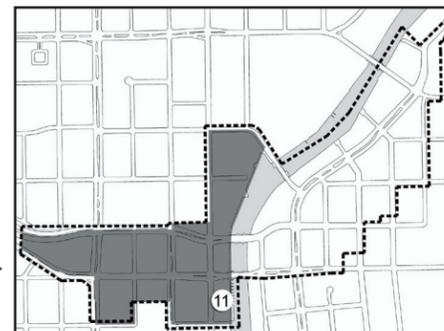


Block 10	
Parcel	I
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	I
Approximate Acreage	0.89 acres
Current Use	None-new block (Riverwalk)
Allowed Use	See Use Table on page 82
Existing Zoning	C9G
Recommended Zoning	C9B(A)
Known Utilities	84" storm sewer runs northeast to bridge house with spill way in river. Large utility access point on corner of 3rd and McKinley.
Known Environmental Conditions	Prior use of parcels within the block include shipping and receiving warehouse and railroad yard.





	Block 11	
	A	B
Parcel	I	I
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	I	I
Approximate Acreage	0.83 acres	0.73 acres
Current Use	Surface parking	Multi-tenant, mixed-use building
Allowed Use	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9G	C9G
Recommended Zoning	C9B(A)	C9B(A)
Known Utilities	No known utility issues.	
Known Environmental Conditions	No known environmental issues.	



Property Line	Distance of Build-to-Line from:	Curb Cut Restriction (typically 50' from intersection)
Build-to-Line	● 0' Property Line	
Setback Area	● 0' Dock Line	
	● 0' Easement	

34' Along Juneau, Build-to-Line is a straight line connecting points 34' south from NE corner and 2.5' south from NE corner

Site dimensions are approximate

