

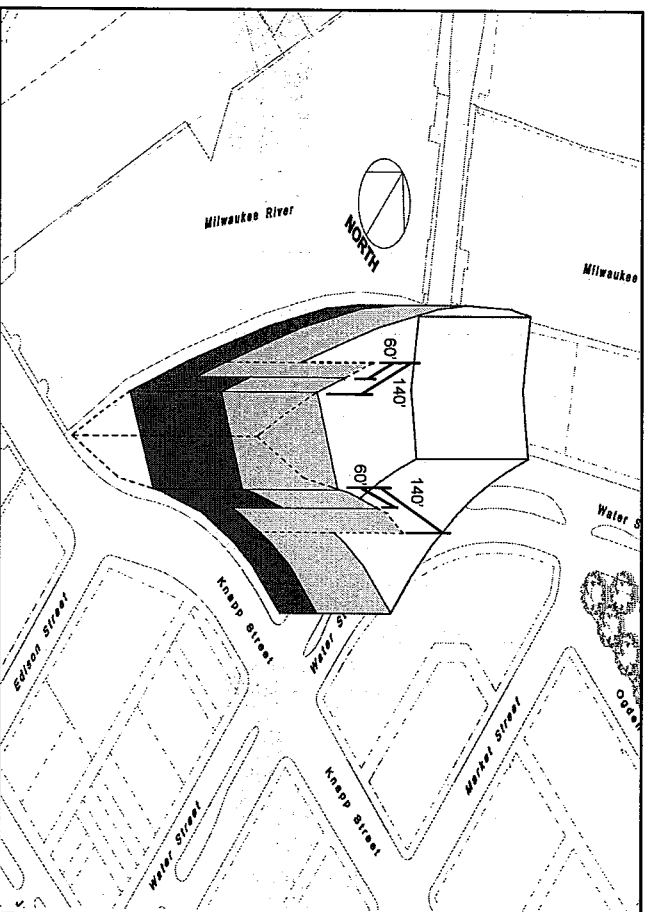
# Block Development Standards / Block 12

## ALTERNATIVE 2

### LANDMARK BUILDING

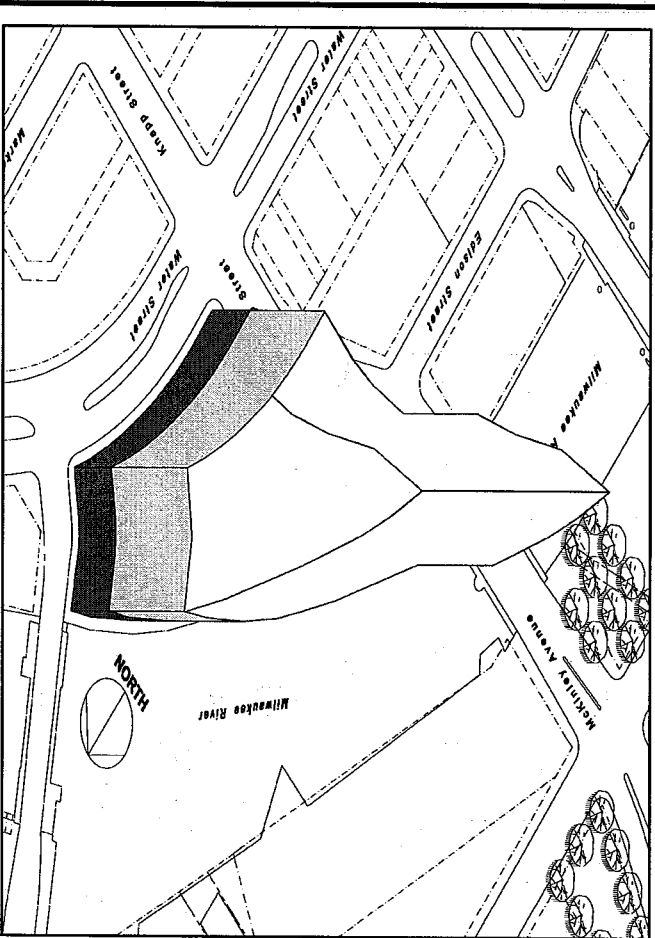
The southwest corner of Block 12 requires a Landmark Building to emphasize the pivotal site location at the bend of the river. This Landmark Building will serve to close the vista looking west along Knapp Street. The minimum dimension of the Landmark Building along the Riverwalk and Knapp Street is 60'. The maximum dimension along the Riverwalk and Knapp Street is 140'.

### BUILDING HEIGHT

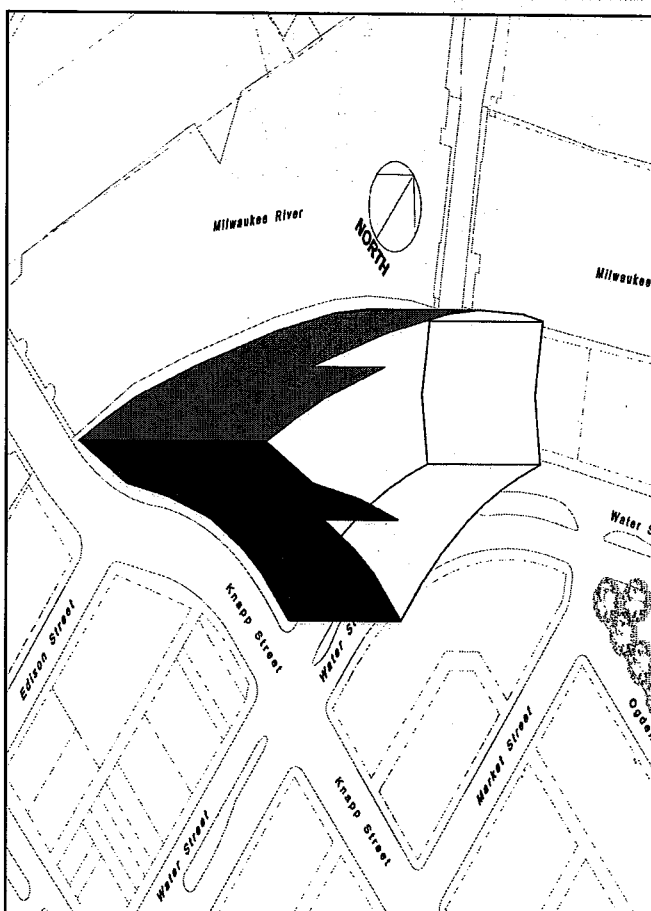


**Maximum Height**  
12 Stories,  
20 Stories for Landmark Building

**Minimum Height**  
4 Stories,  
10 Stories for Landmark Building



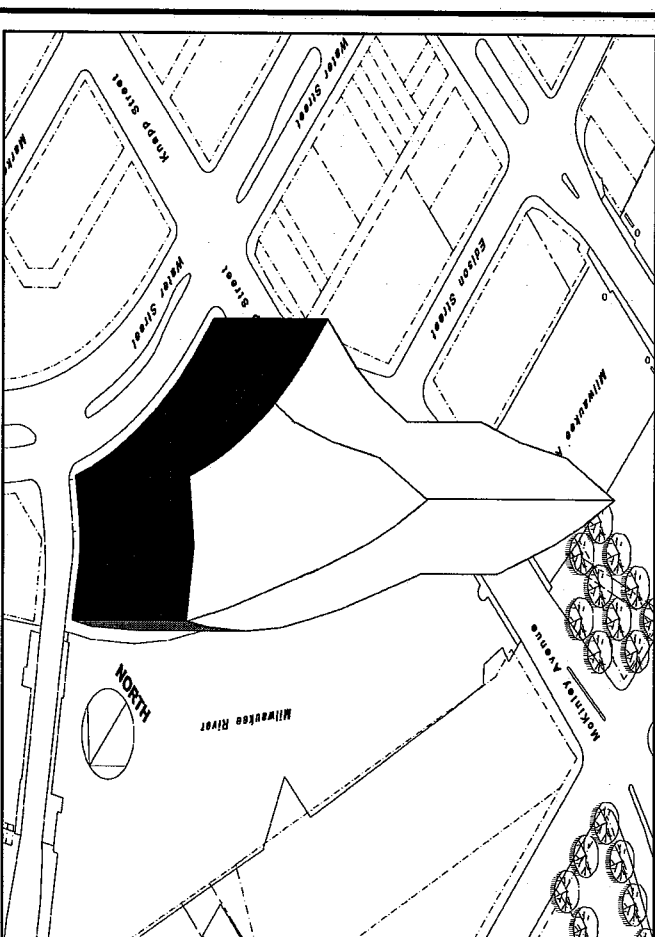
### FACADE REQUIREMENTS

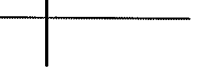


**High Street Activation**  
Ground Floor Build-to Line: 90%  
Upper Floor Build-to Line: 60%  
Ground Floor Glazing: 75% (50% for Residential)

**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%

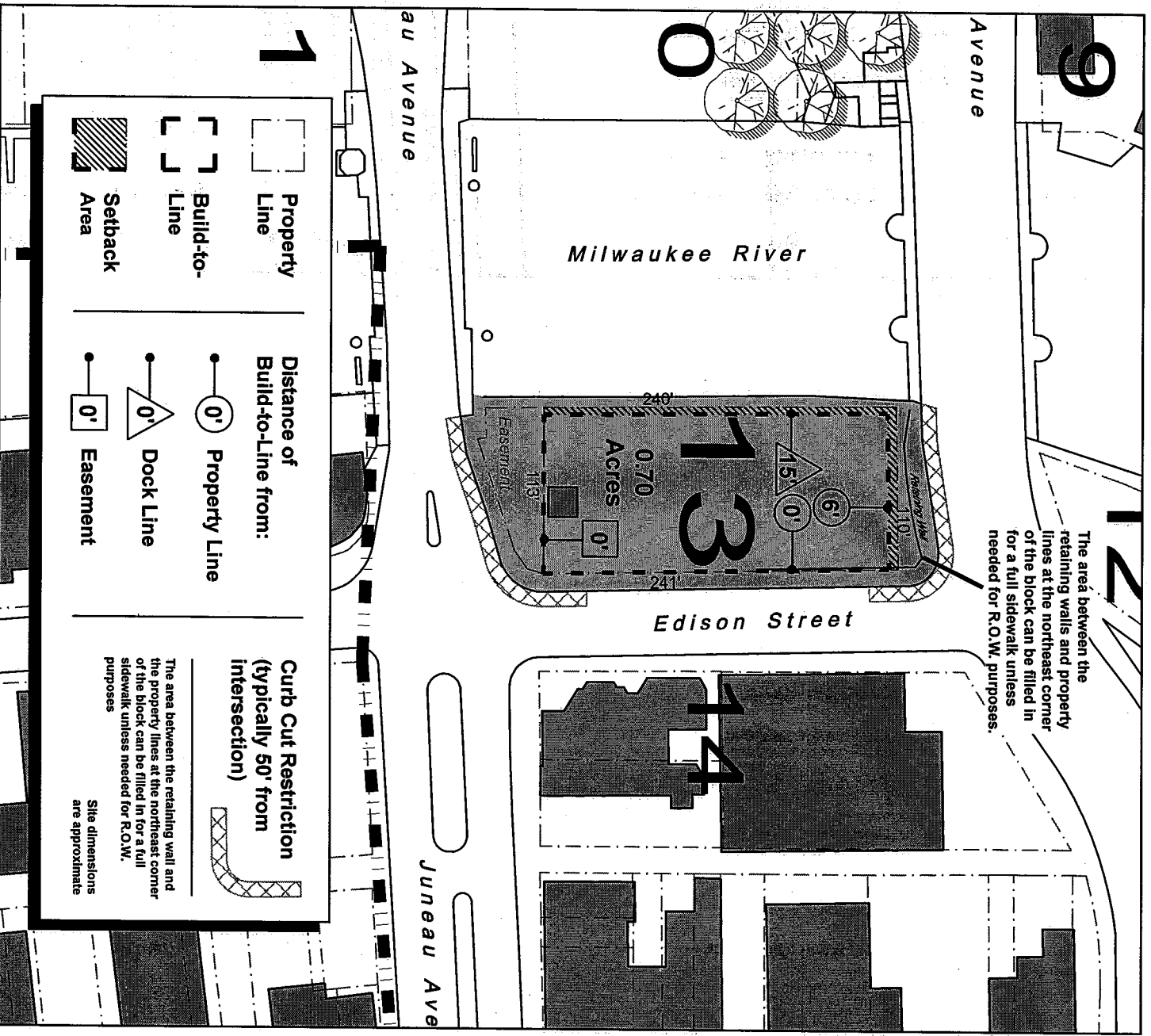
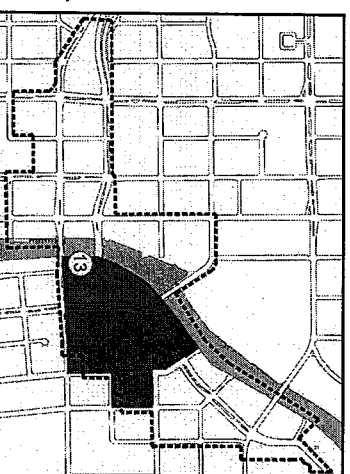




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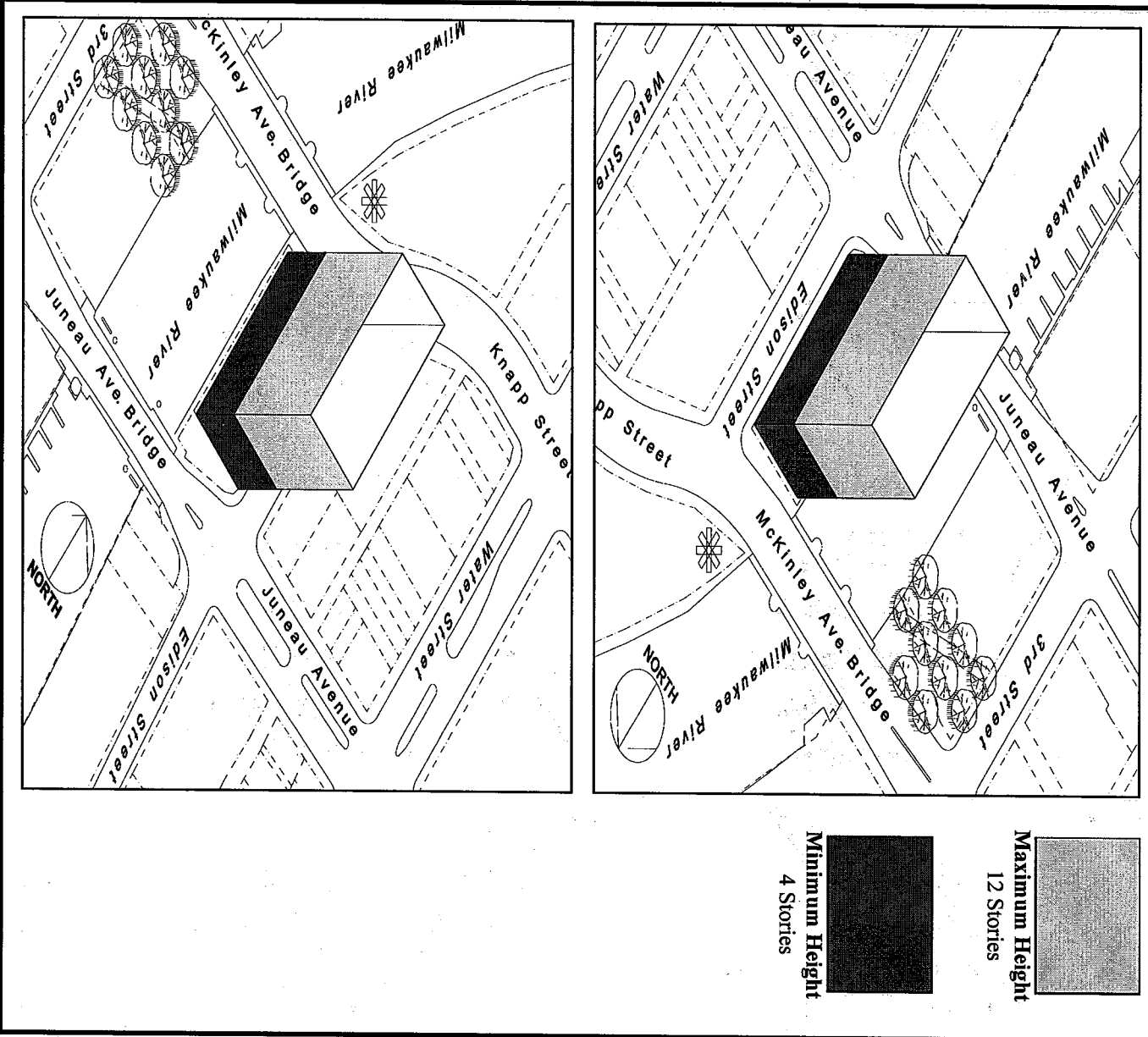
# Block Development Standards / Block 13

<b>Parcel</b>	<b>Block 13</b>
<b>Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)</b>	<b>I</b>
<b>Approximate Acreage</b>	0.70 acres
<b>Current Use</b>	Surface parking
<b>Allowed Use</b>	See Use Table on page 82
<b>Existing Zoning</b>	C9B(A)
<b>Recommended Zoning</b>	C9B(A)
<b>Known Utilities</b>	There are new street retaining walls on the north edge of the parcel.
<b>Known Environmental Conditions</b>	Prior use of parcels within the block include fuel and coal business and gas station.

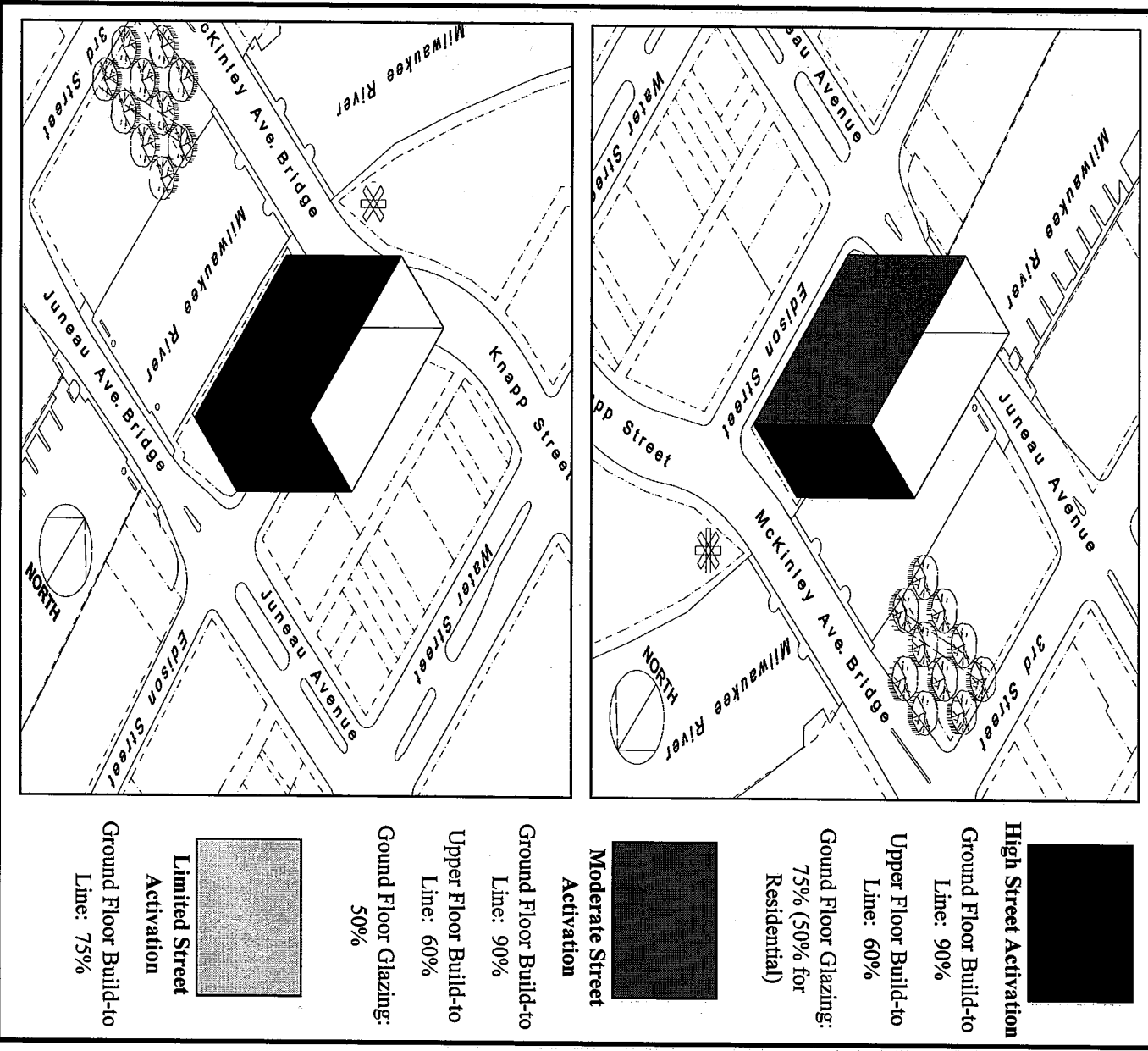


# Block Development Standards / Block 13

## BUILDING HEIGHT

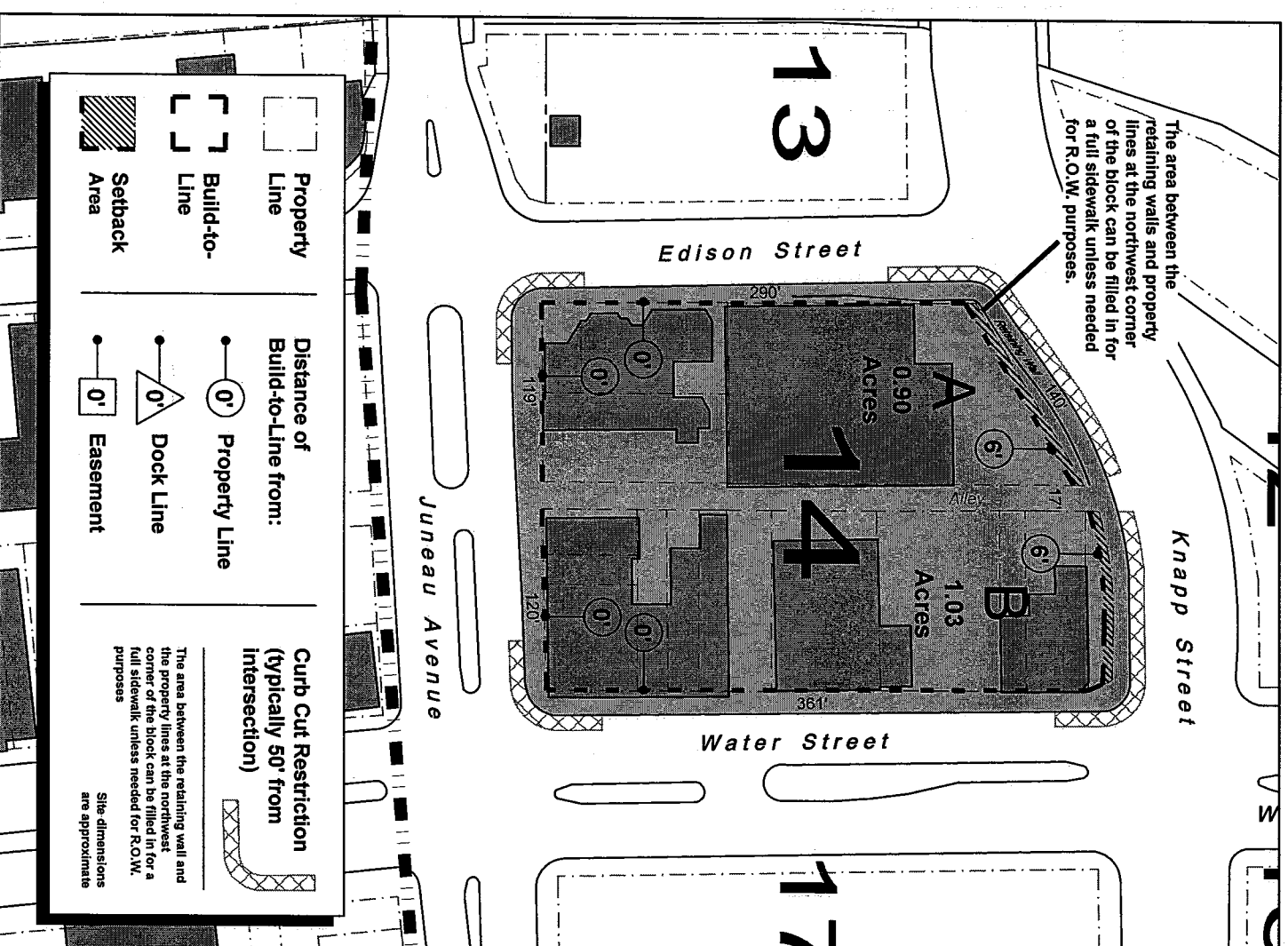
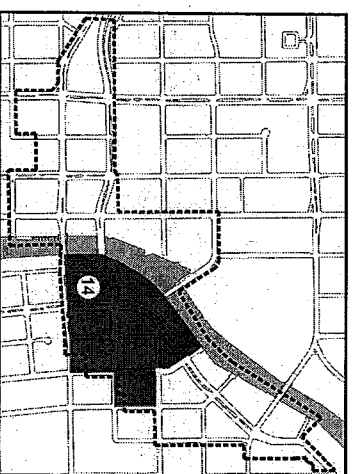


## FACADE REQUIREMENTS



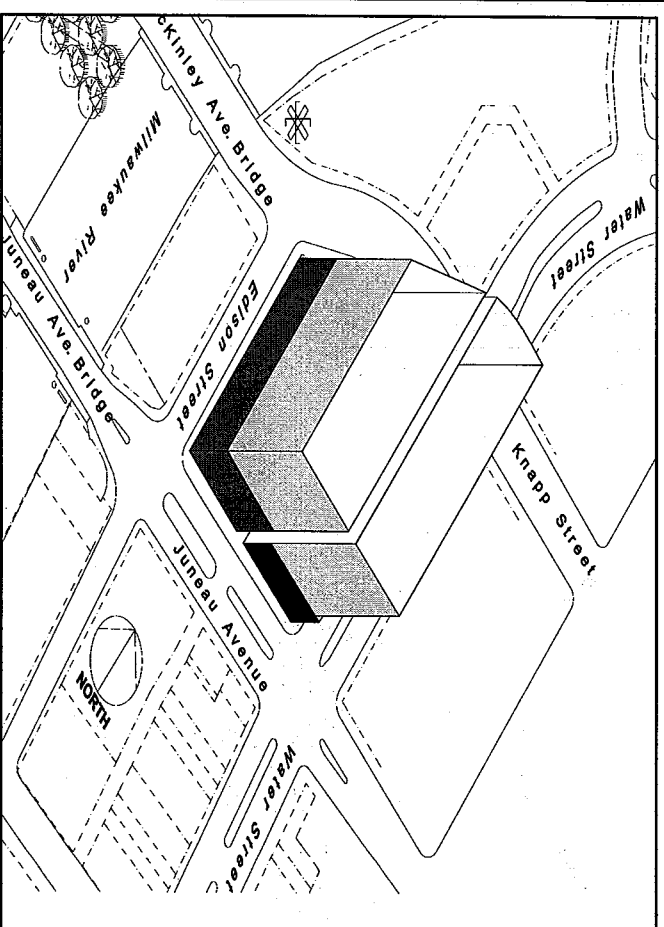
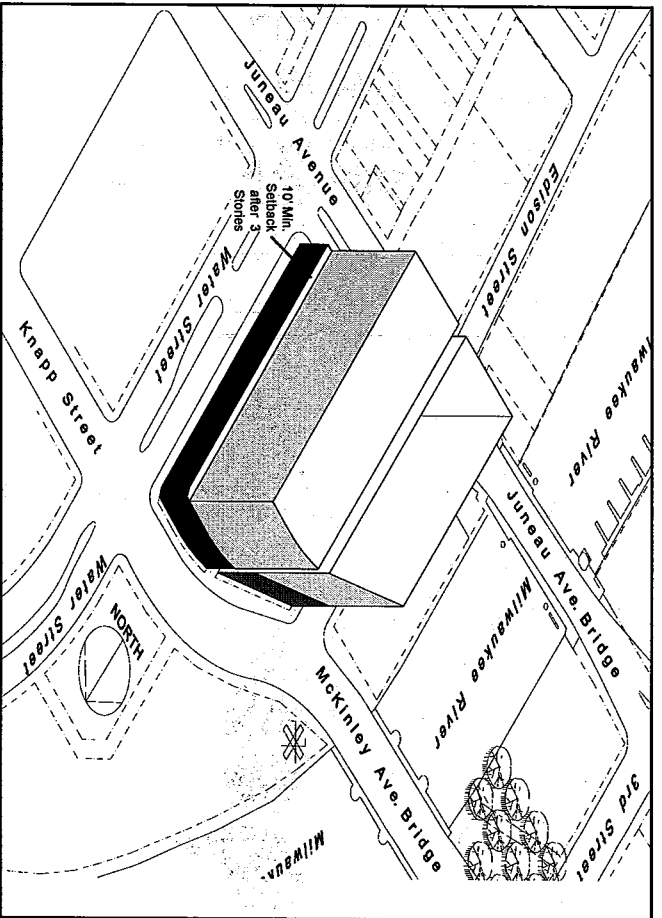
# Block Development Standards / Block 14



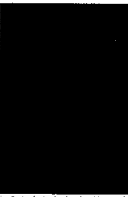
Block 14	
Parcel A	Parcel B
<b>Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)</b>	
<b>Approximate Acreage</b> 0.90 acres	<b>Approximate Acreage</b> 1.03 acres
<b>Current Use</b> Church, bar/restaurant, manufacturing	<b>Current Use</b> Bars/restaurants, surface parking
<b>Allowed Use</b> See Use Table on page 82	<b>Allowed Use</b> See Use Table on page 82
<b>Existing Zoning</b> C9B(A)	<b>Existing Zoning</b> C9B(A)
<b>Recommended Zoning</b> C9B(A)	<b>Recommended Zoning</b> C9B(A)
<b>Known Utilities</b> There are new street retaining walls on the northwest edges of the block.	
<b>Known Environmental Conditions</b> Prior use of the parcels within the block include oil company and automobile garage.	



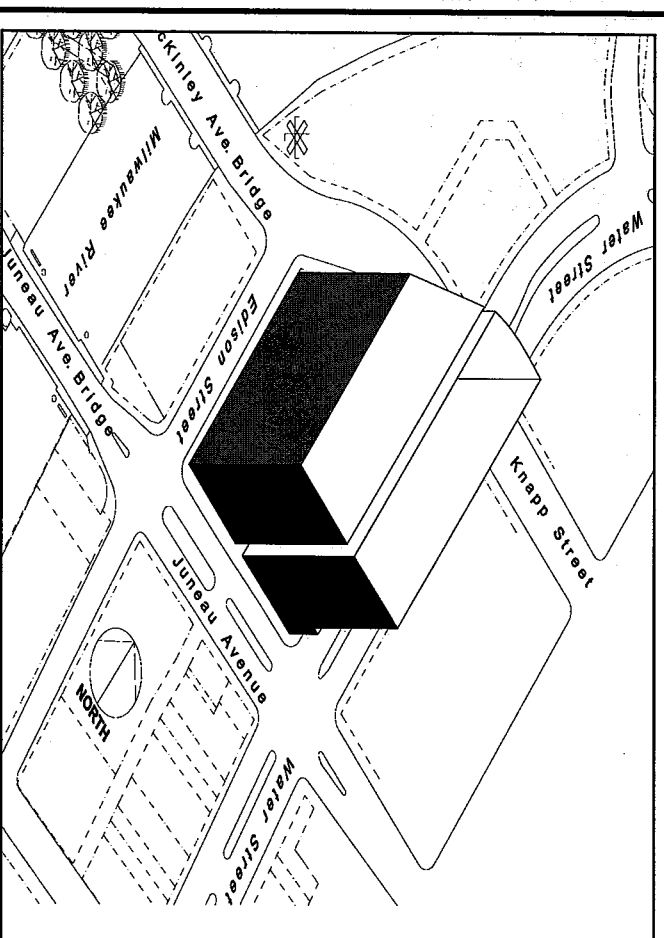
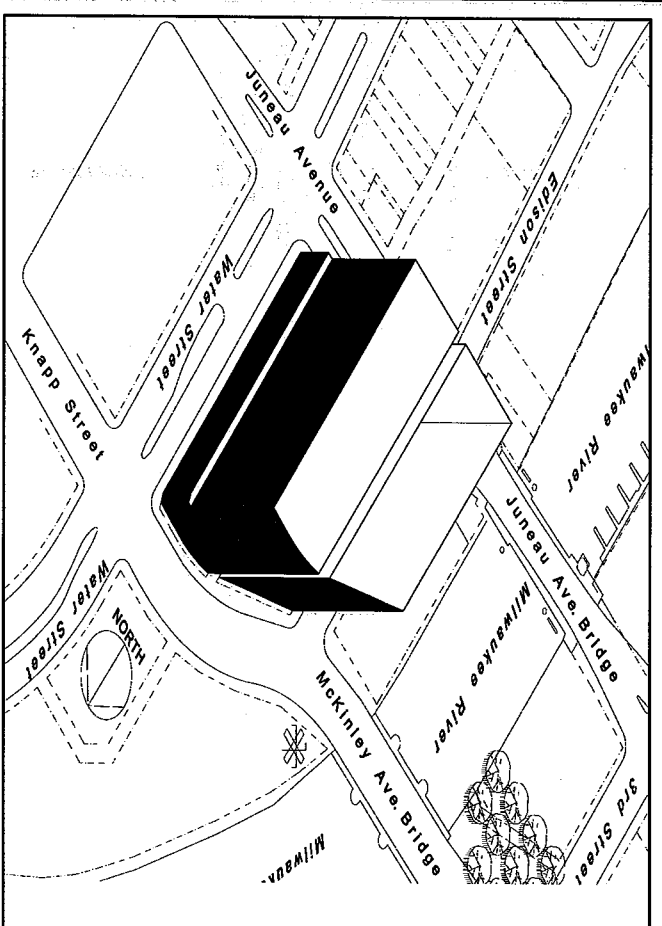
# Block Development Standards / Block 14


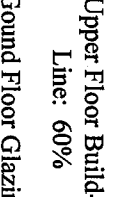


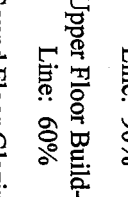




## BUILDING HEIGHT



-  Maximum Height  
12 Stories
-  Minimum Height  
4 Stories
-  Minimum Height  
3 Stories

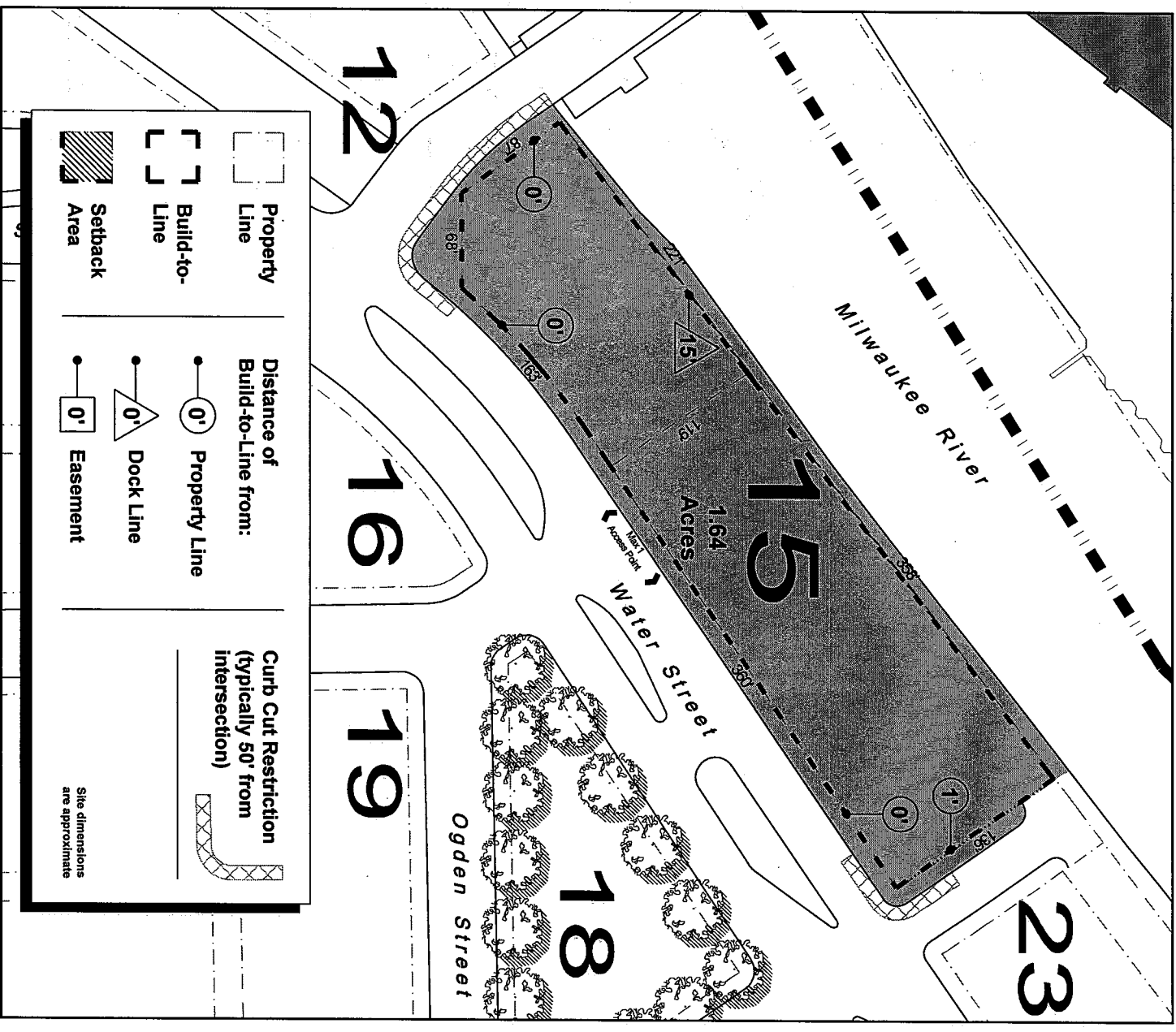
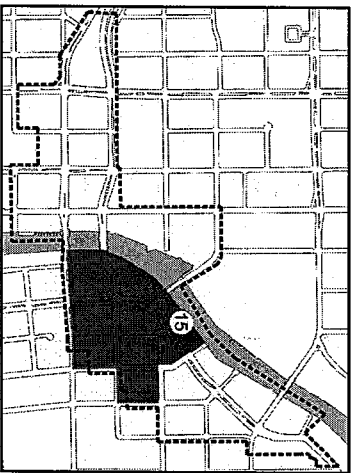
## FACADE REQUIREMENTS



-  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%

Block Development Standards / Block 15

<b>Parcel</b>	<b>Block 15</b>
<b>Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)</b>	<b>I</b>
<b>Approximate Acreage</b>	1.64 acres
<b>Current Use</b>	Surface parking, warehousing, wholesale and trade - Lacke & Joys, Inc.
<b>Allowed Use</b>	See Use Table on page 82
<b>Existing Zoning</b>	IL2
<b>Recommended Zoning</b>	C9B(A)
<b>Known Utilities</b>	No known utility issues.
<b>Known Environmental Conditions</b>	No known environmental issues.

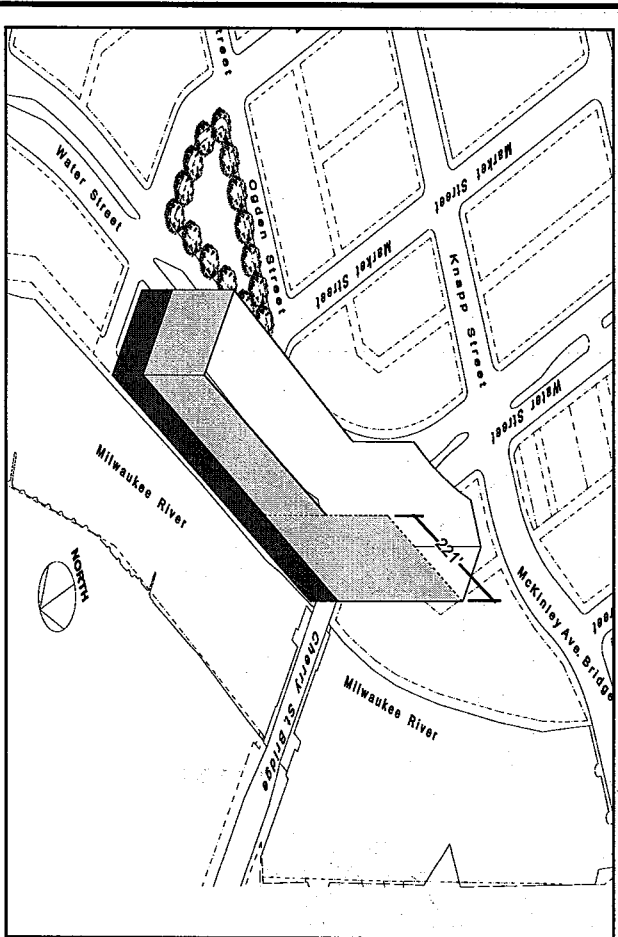
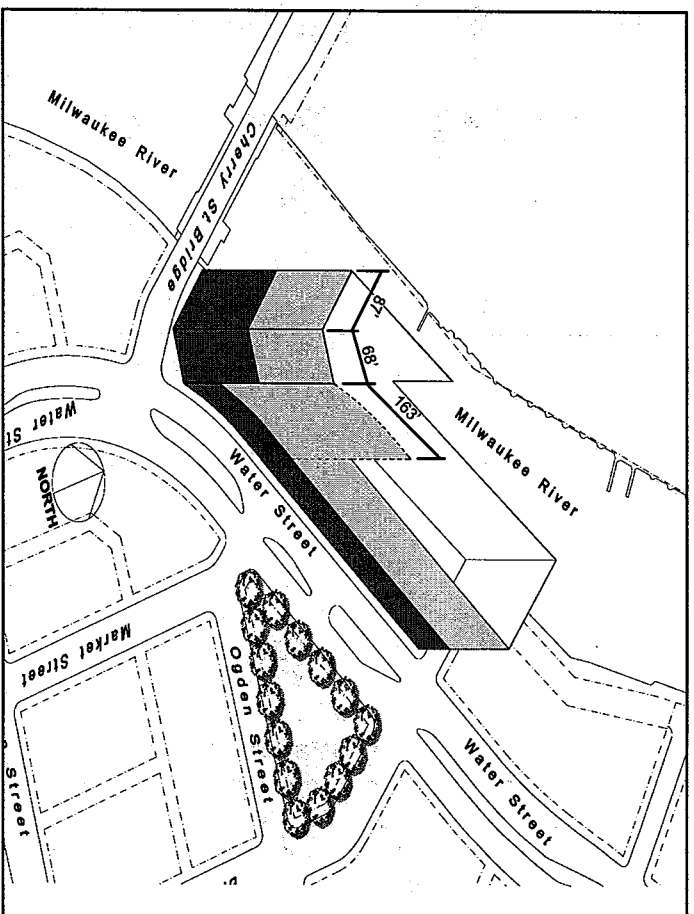


# Block Development Standards / Block 15

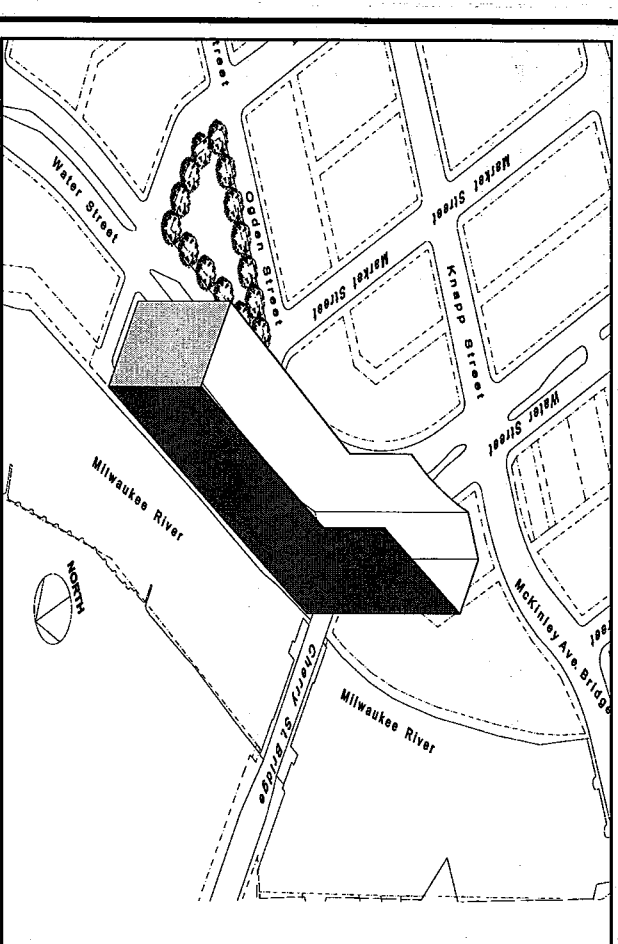
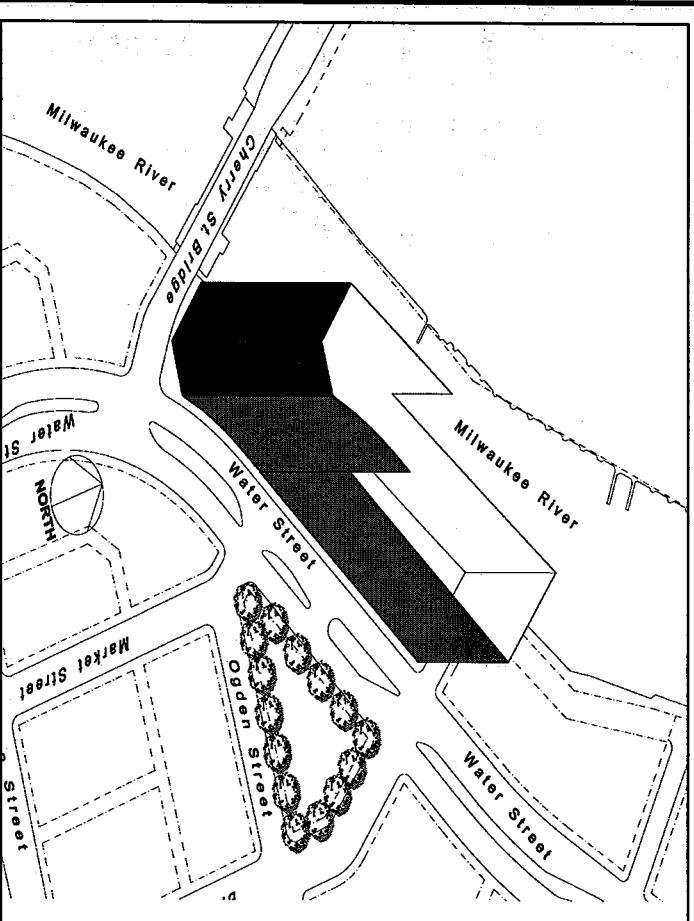
## LANDMARK BUILDING

The southwest corner of Block 15 requires a Landmark Building to emphasize the pivotal site location at the bend of the river. This Landmark Building will serve to close the vista looking north along Water Street. The minimum dimensions of the Landmark Building along Cherry Street are 87' and 68'. The maximum dimension along the Riverwalk is 221' and along Water Street is 163'.

## BUILDING HEIGHT



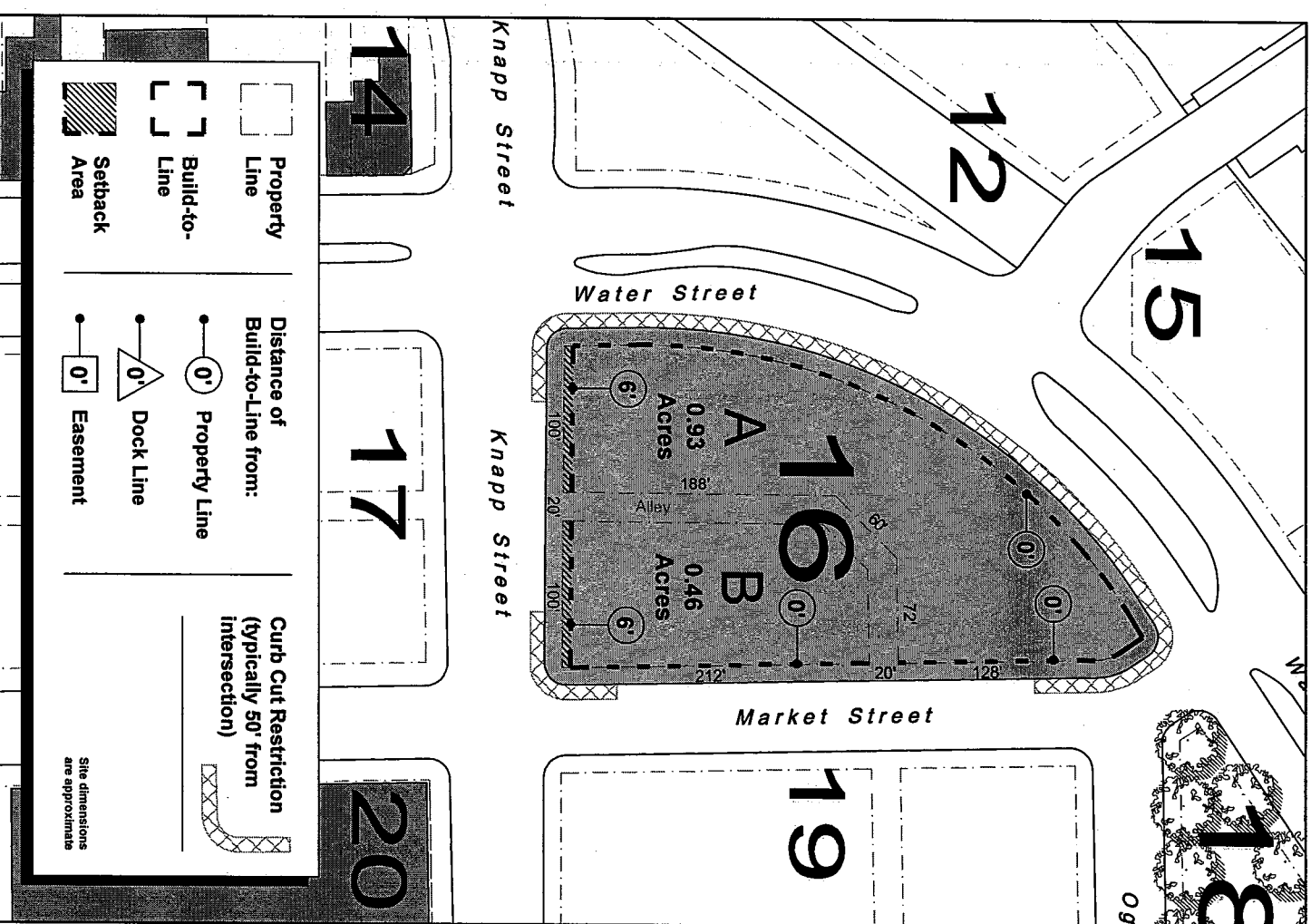
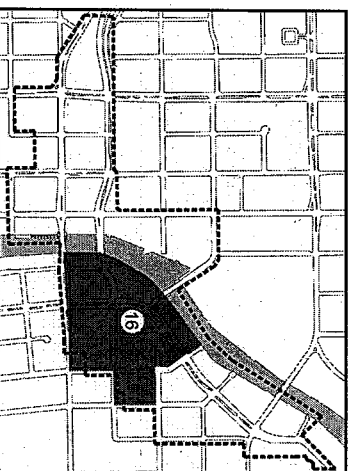
## FACADE REQUIREMENTS





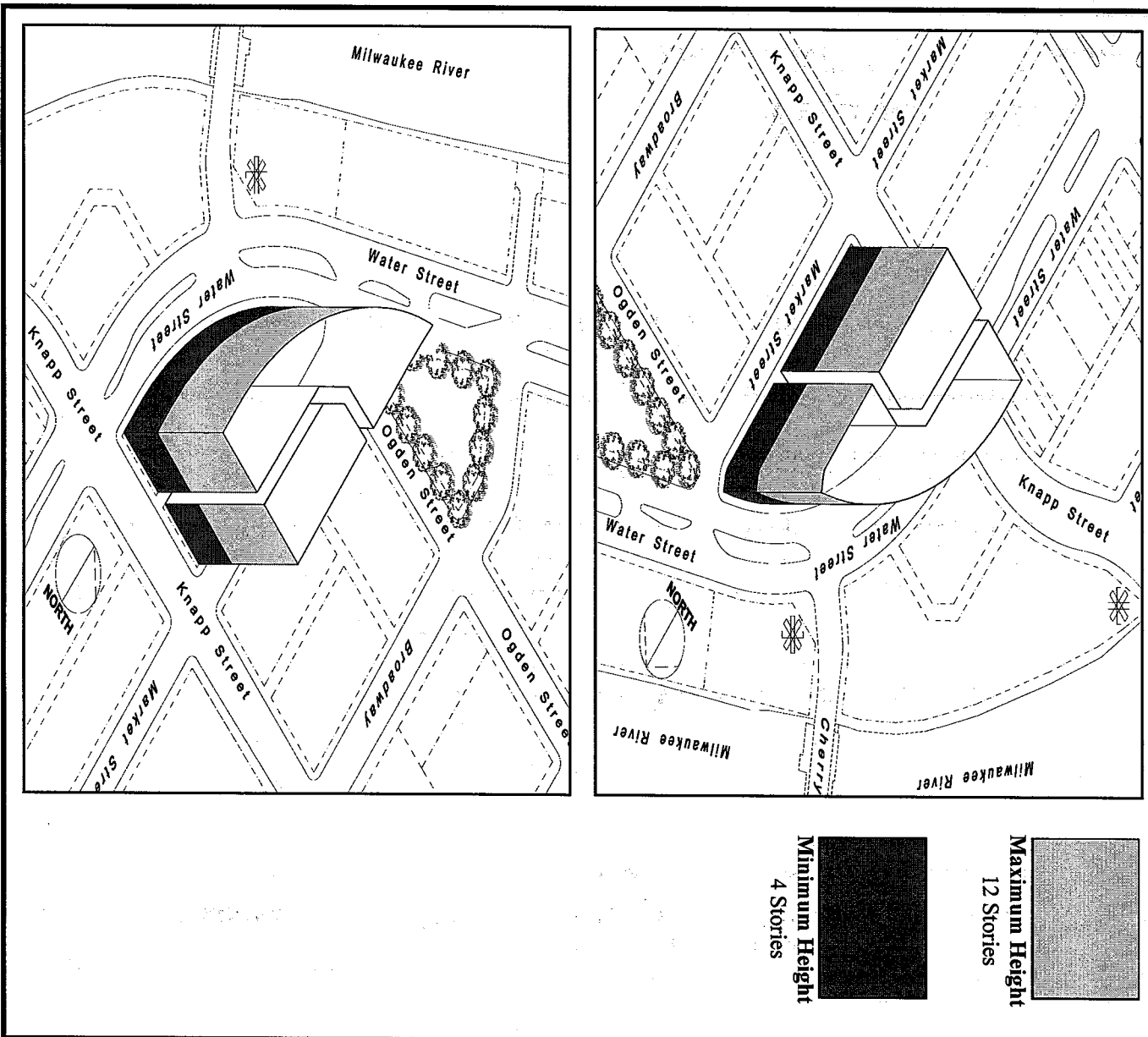
# Block Development Standards / Block 16

Block 16	
Parcel	
A	B
II	II
0.93 acres	0.46 acres
Surface parking and public r.o.w.	Surface parking and public r.o.w.
Approximate Acreage	
Current Use	
Allowed Use	See Use Table on page 82
Existing Zoning	C9B(A) C9B(A)
Recommended Zoning	C9B(A) C9B(A)
Known Utilities	48" combination sewer and WE electric lines along north corner.
Known Environmental Conditions	Prior uses of parcels within the block include motion picture producer, county morgue, electrical motor and transformer repair business, auto repair garage and steel manufacturing. Potential PECCA sites (VOCs/PAHs-NR 720 RCLs).

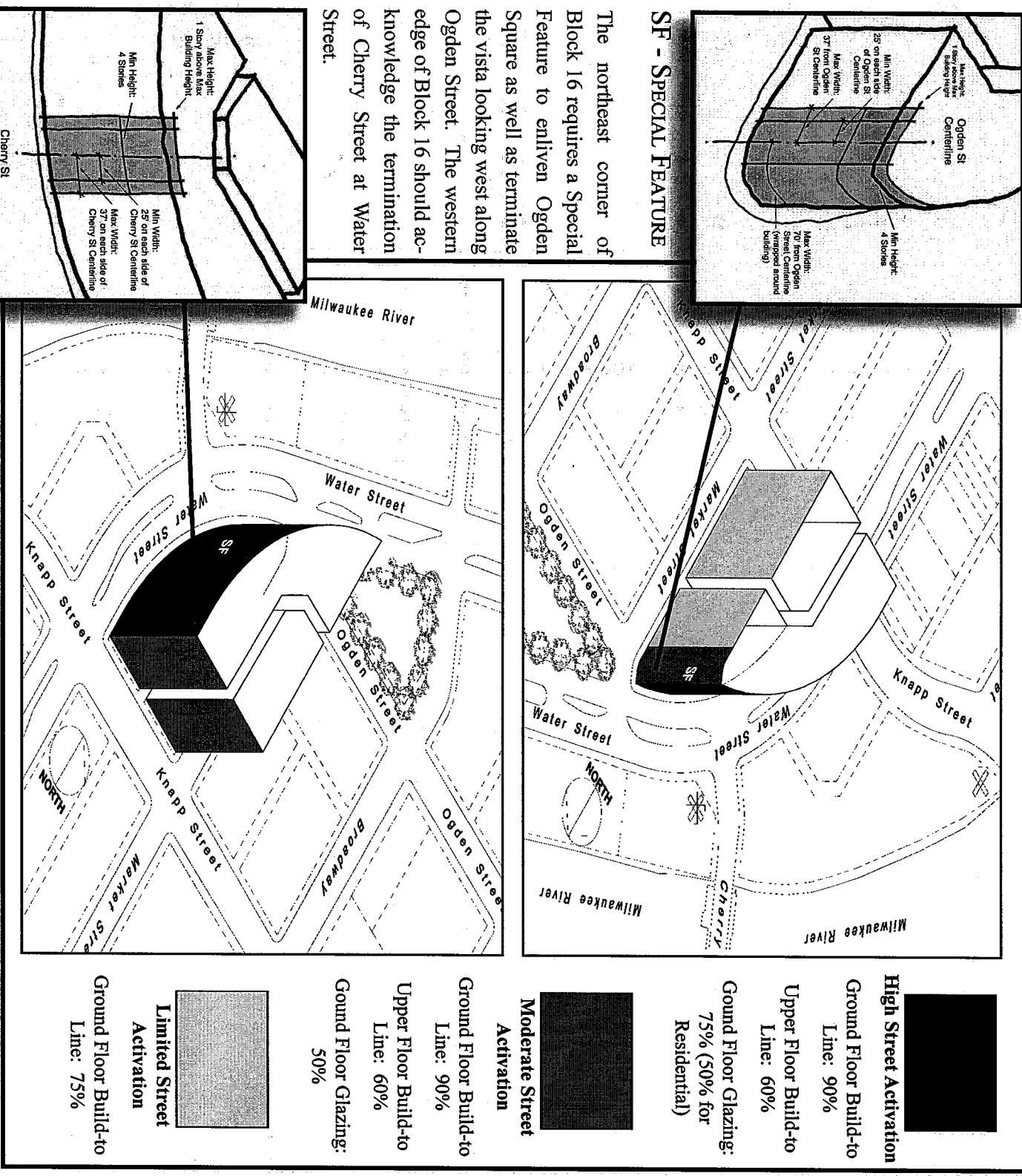


# Block Development Standards / Block 16

## BUILDING HEIGHT



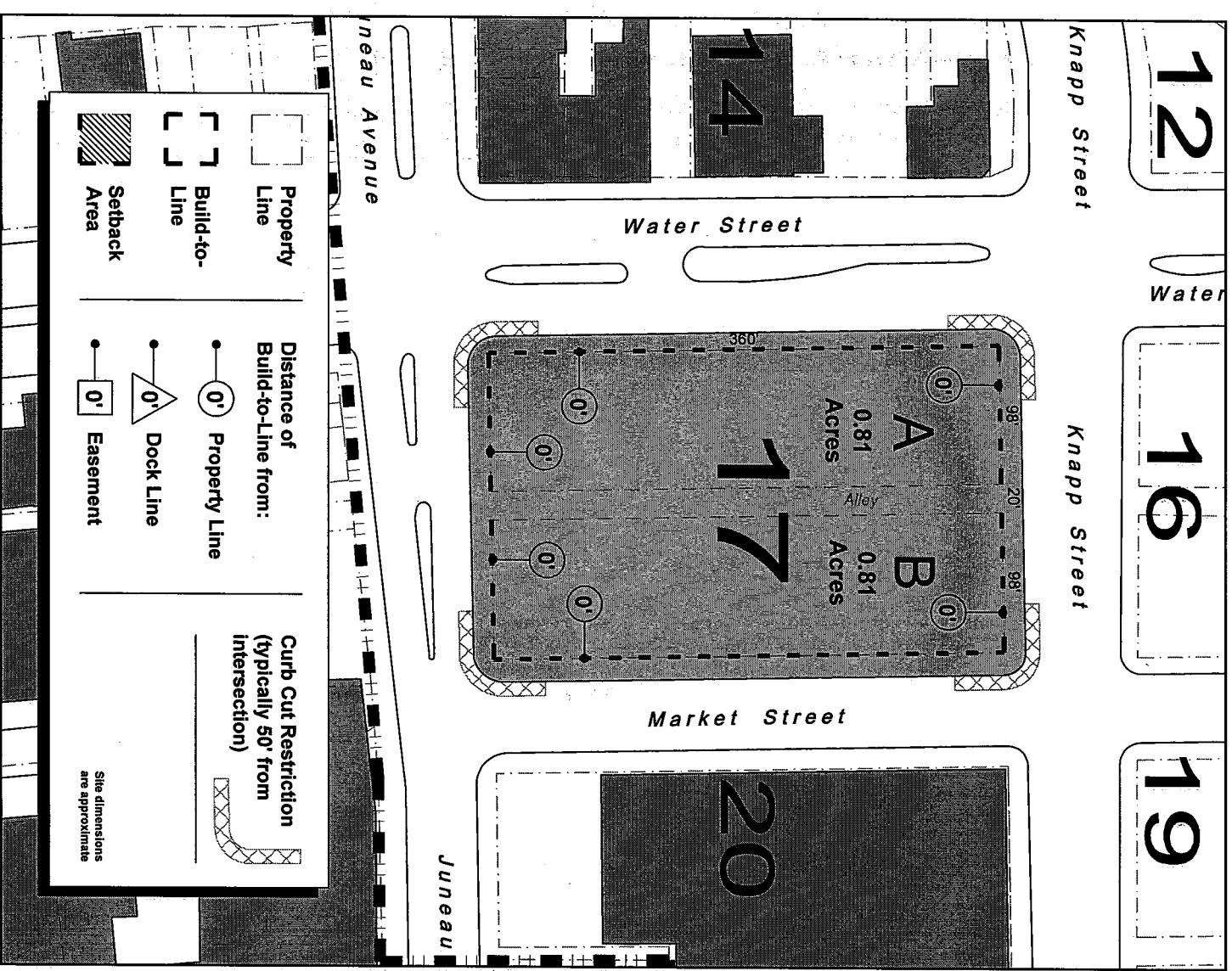
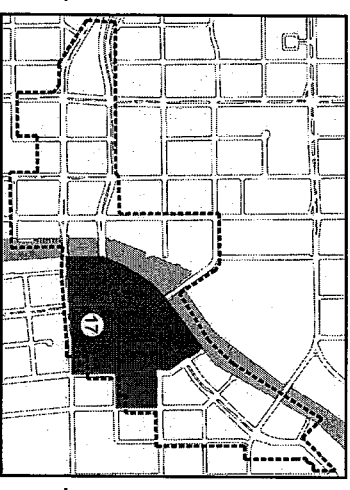
## FACADE REQUIREMENTS



Block Development Standards / Block 17

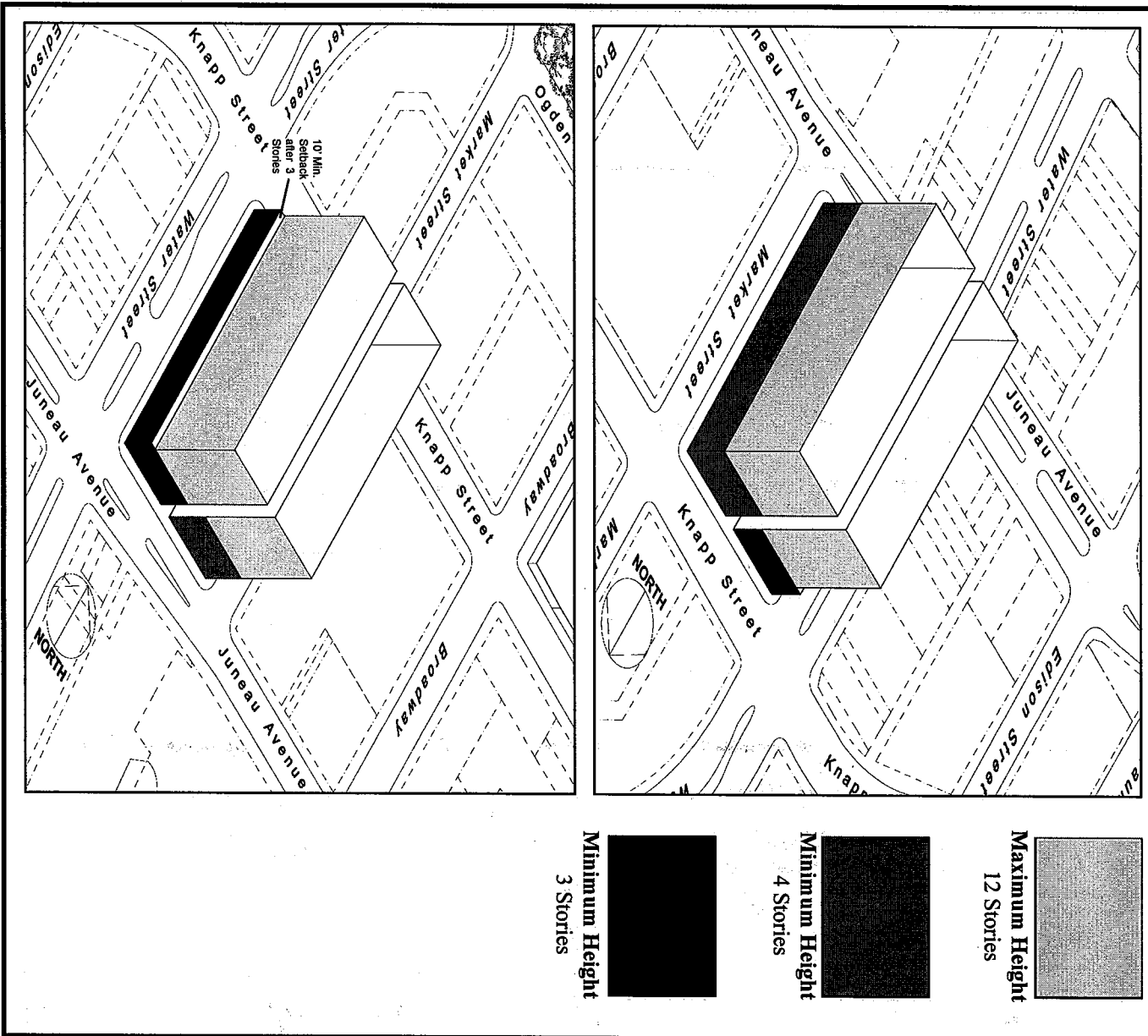
Block 17	
Parcel A	Parcel B
II	II
0.81 acres	0.81 acres
Surface parking	Surface parking
See Use Table on page 82	See Use Table on page 82
C9B(A)	C9B(A)
C9B(A)	C9B(A)
No known utility issues.	
No known environmental issues.	

Known Environmental Conditions

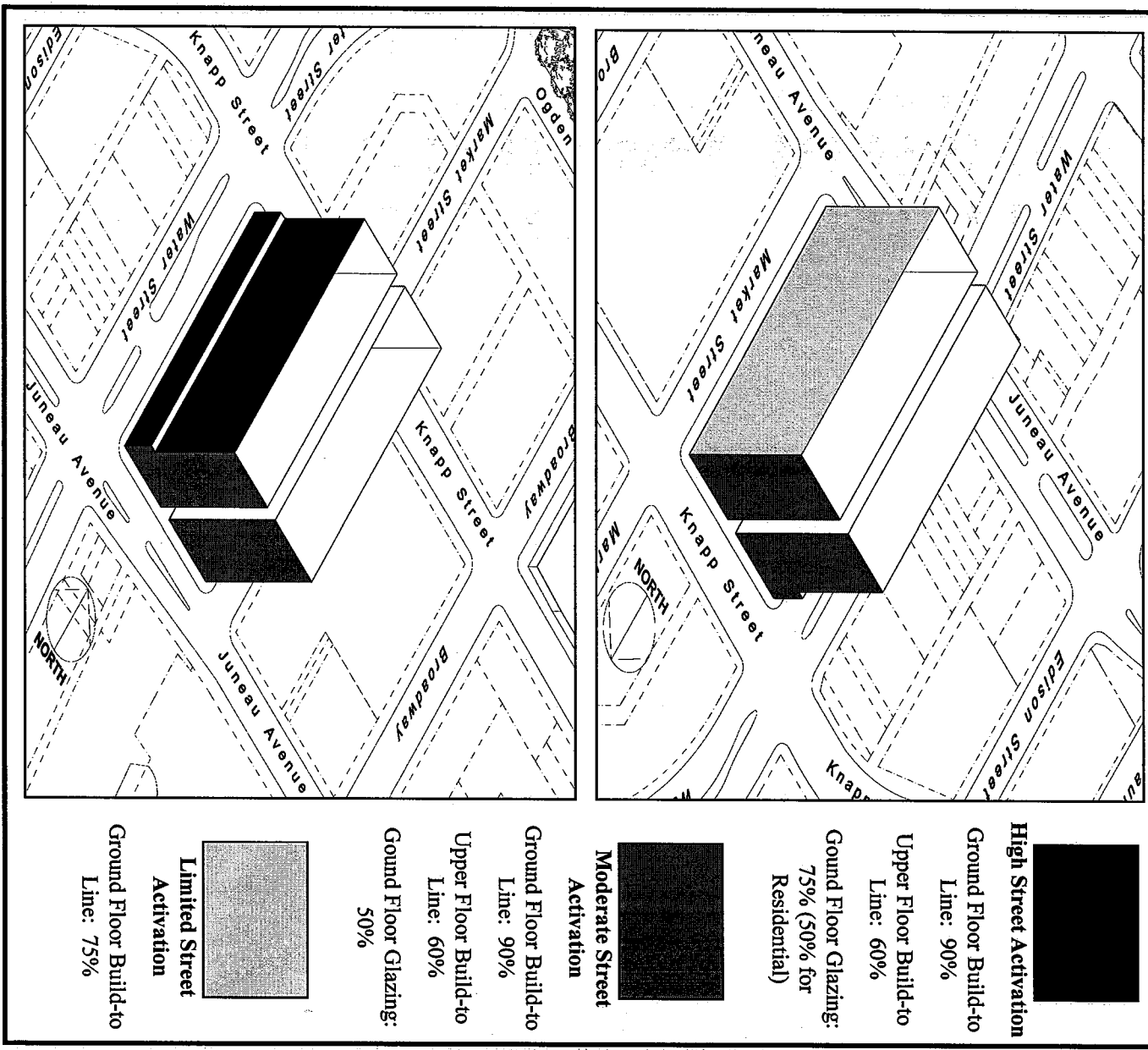


Block Development Standards / Block 17

BUILDING HEIGHT

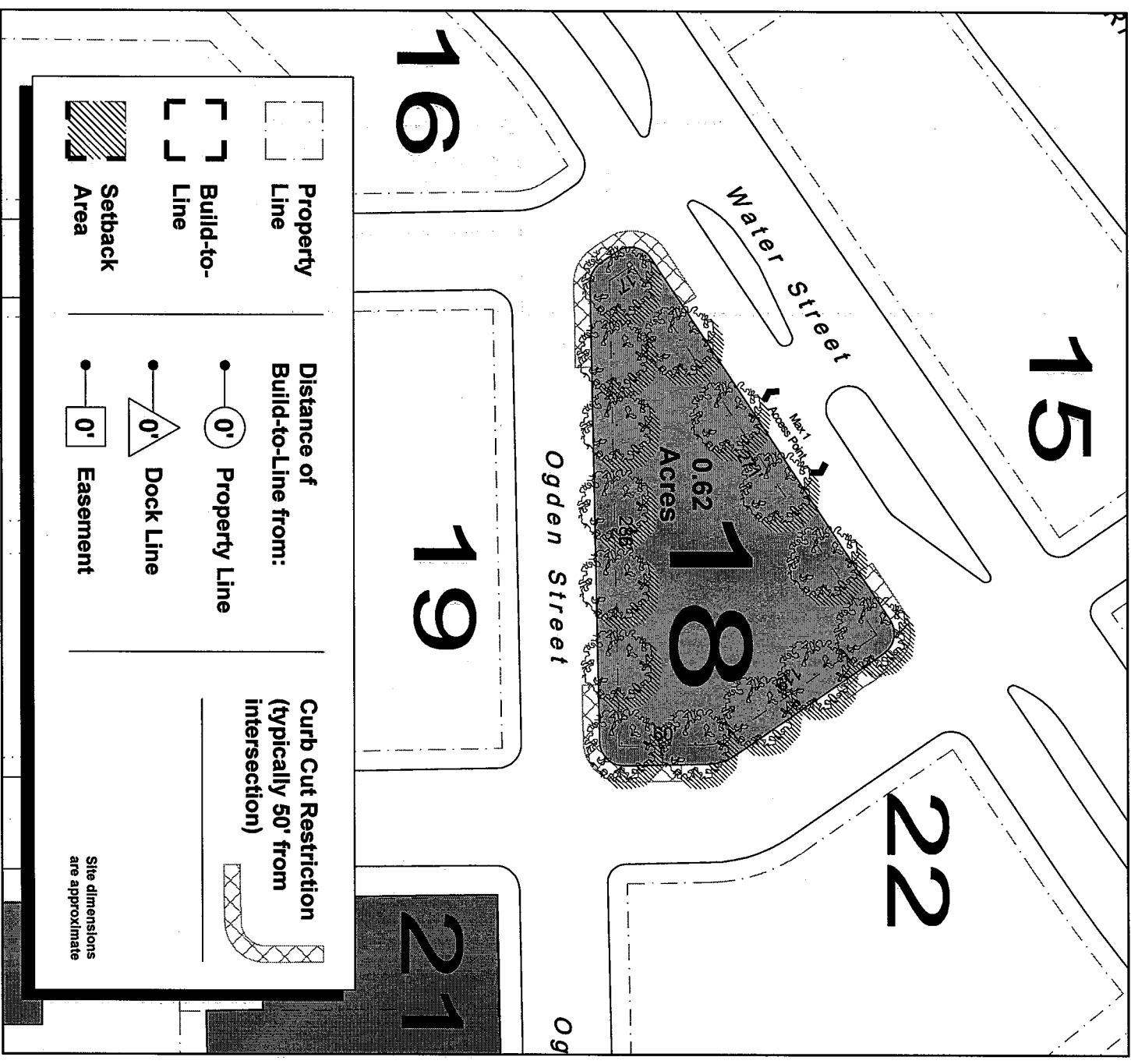
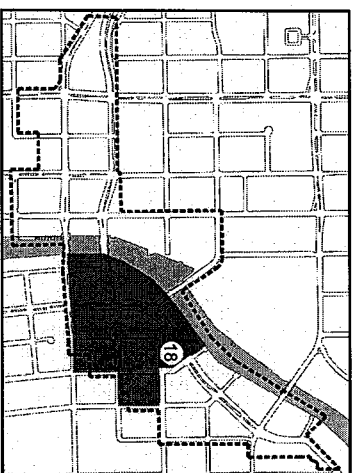


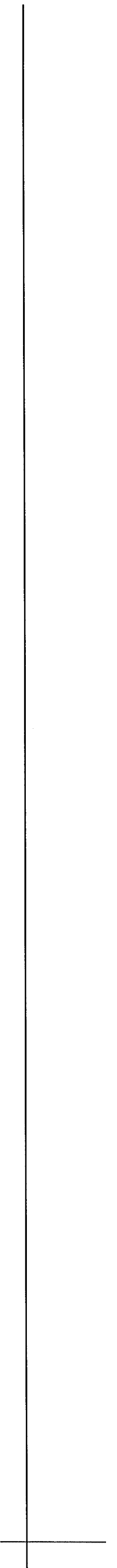
FACADE REQUIREMENTS



# Block Development Standards / Block 18

<b>Block 18</b>	<ol style="list-style-type: none"> <li>1. Public Space at Street Level</li> <li>2. Buildings at Street Level limited to kiosks, small public facilities and/or small commercial establishments limited to 1000 square feet.</li> <li>3. Structured parking allowed below grade.</li> </ol>
<b>Parcel</b>	
<b>Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)</b>	
<b>Approximate Acreage</b>	0.62 acres
<b>Current Use</b>	Surface parking and public r.o.w.
<b>Allowed Use</b>	See Use Table on page 82
<b>Existing Zoning</b>	C9B(A)
<b>Recommended Zoning</b>	C9B(A)
<b>Known Utilities</b>	No known utility issues.
<b>Known Environmental Conditions</b>	<p>Prior uses of parcels within the block include sign manufacturing, lumber company and electric motor company.</p> <p>(Pb&gt;800kg/mg; VOCs/PAHs&gt;NR 720 RCLs).</p>

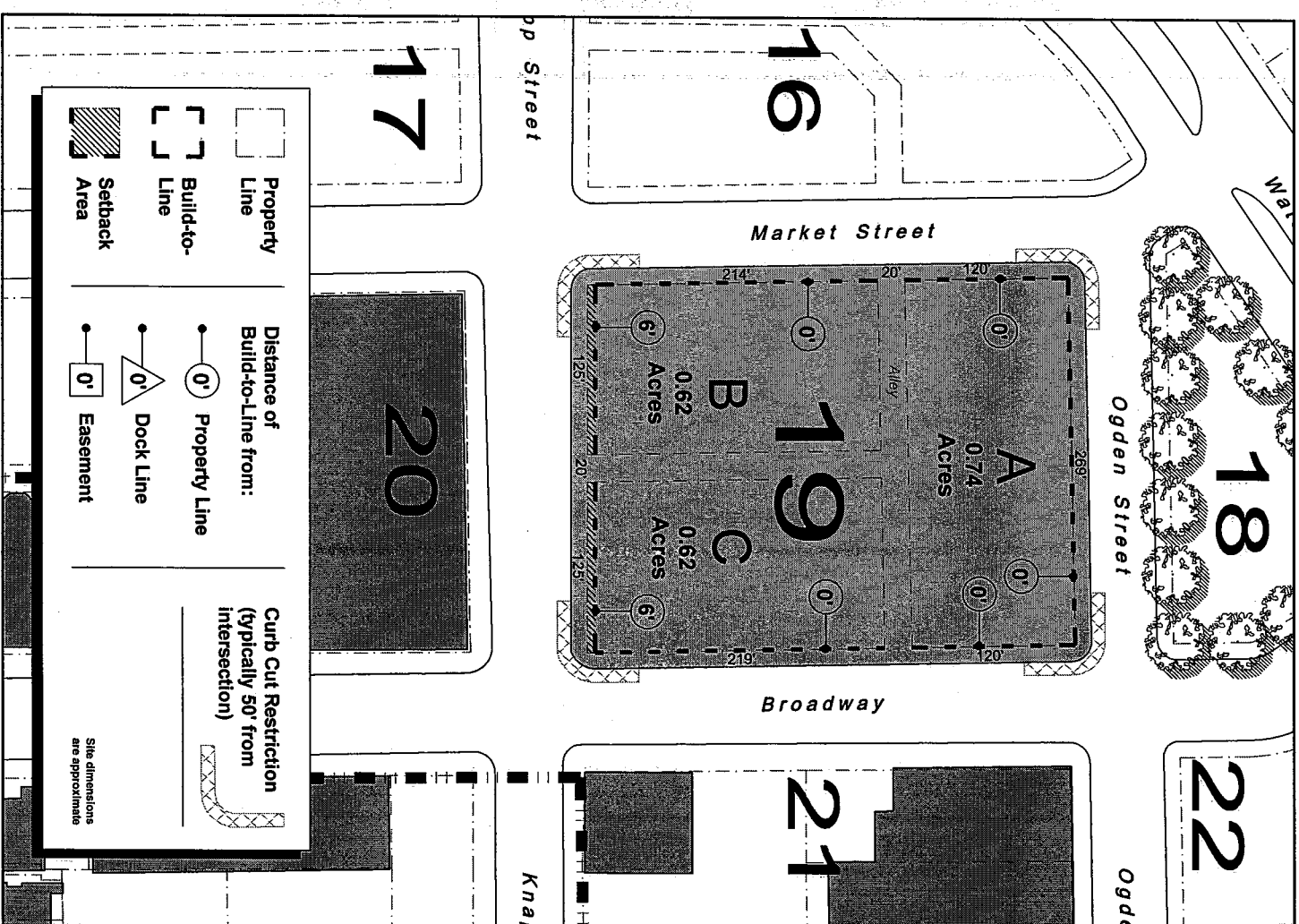
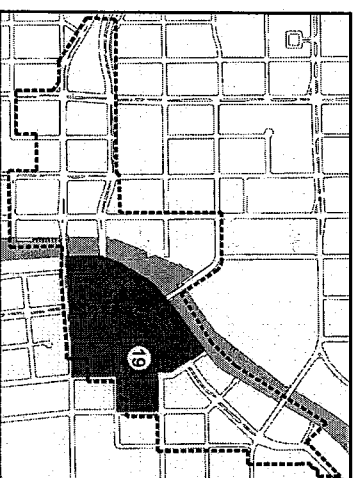




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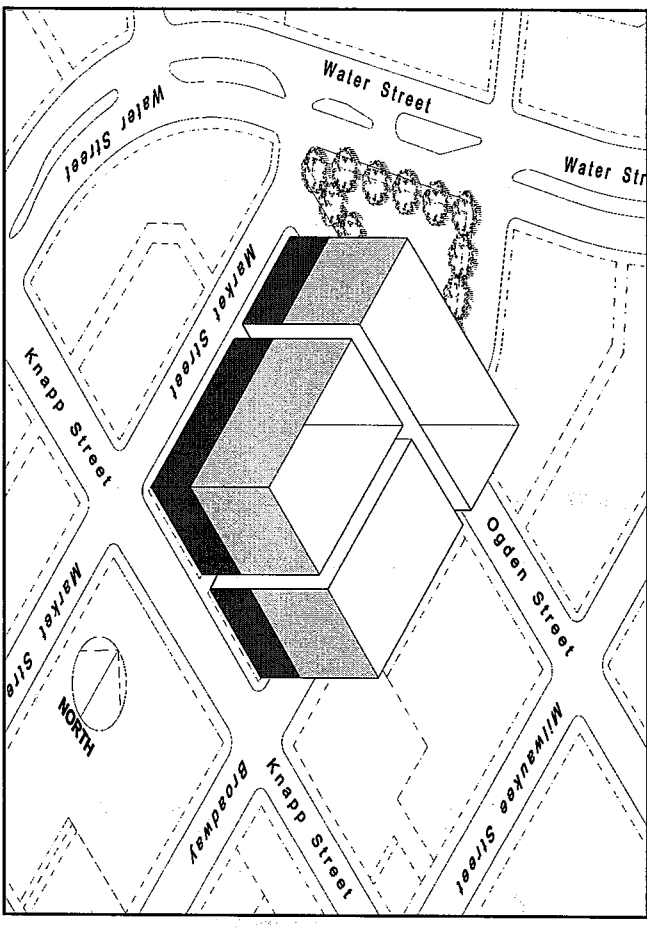
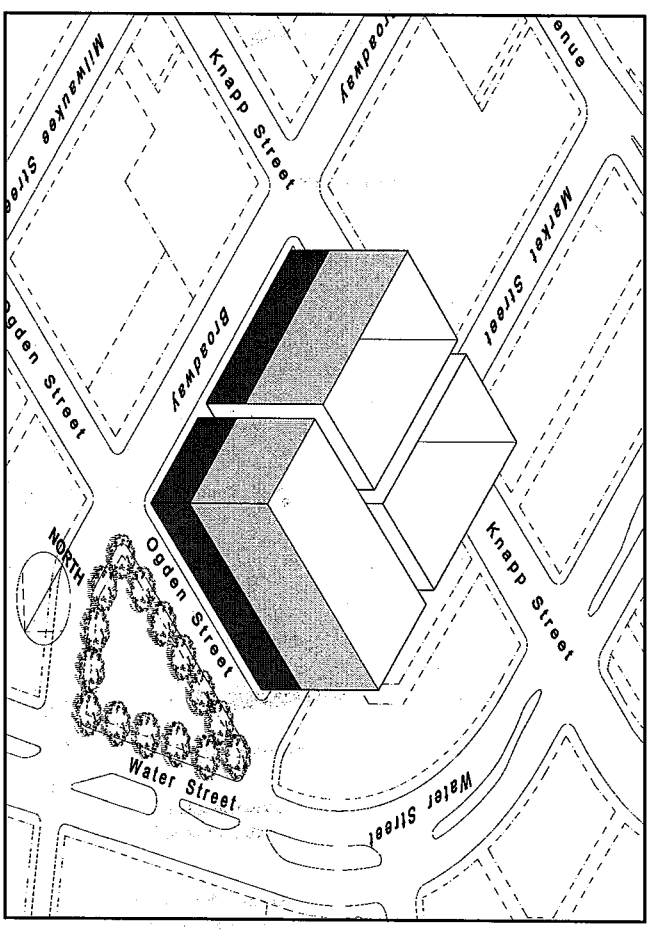
# Block Development Standards / Block 19



Block 19			
Parcel	A	B	C
<b>Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)</b>	I	I	I
<b>Approximate Acreage</b>	0.74 acres	0.62 acres	0.62 acres
<b>Current Use</b>	Surface parking and public r.o.w.	Surface parking and public r.o.w.	Surface parking and public r.o.w.
<b>Allowed Use</b>	See Use Table on page 82	See Use Table on page 82	See Use Table on page 82
<b>Existing Zoning</b>	C9B(A)	C9B(A)	C9B(A)
<b>Recommended Zoning</b>	C9B(A)	C9B(A)	C9B(A)
<b>Known Utilities</b>	Adjacent to new public park.	Near new public park.	Near new public park.
<b>Known Environmental Conditions</b>	Prior uses of parcels within the block include transportation company and garage, machine shop and printing business. (Pb>800kg/mg; VOCs/PAHs>NR 720 RCLs).		



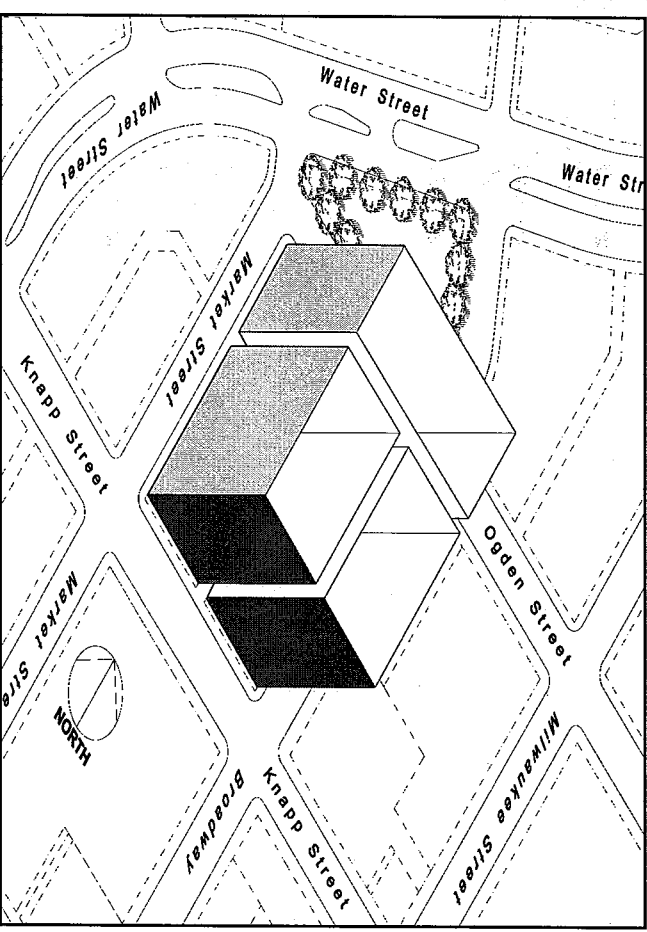
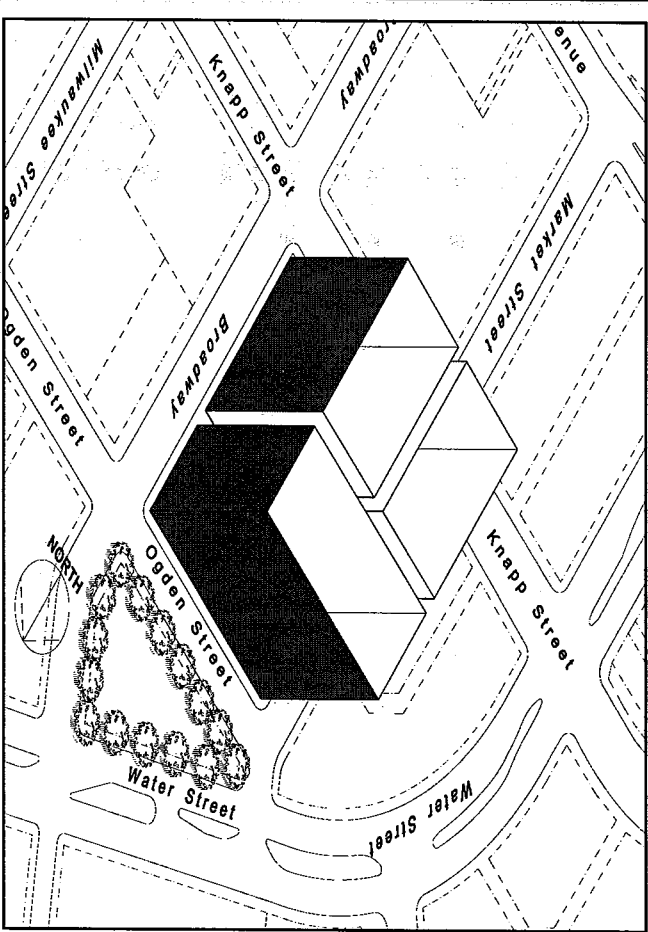
Block Development Standards / Block 19


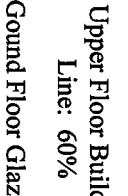

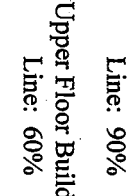

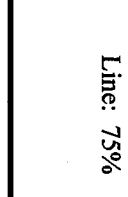
BUILDING HEIGHT



-  Maximum Height  
12 Stories
-  Minimum Height  
4 Stories

FACADE REQUIREMENTS

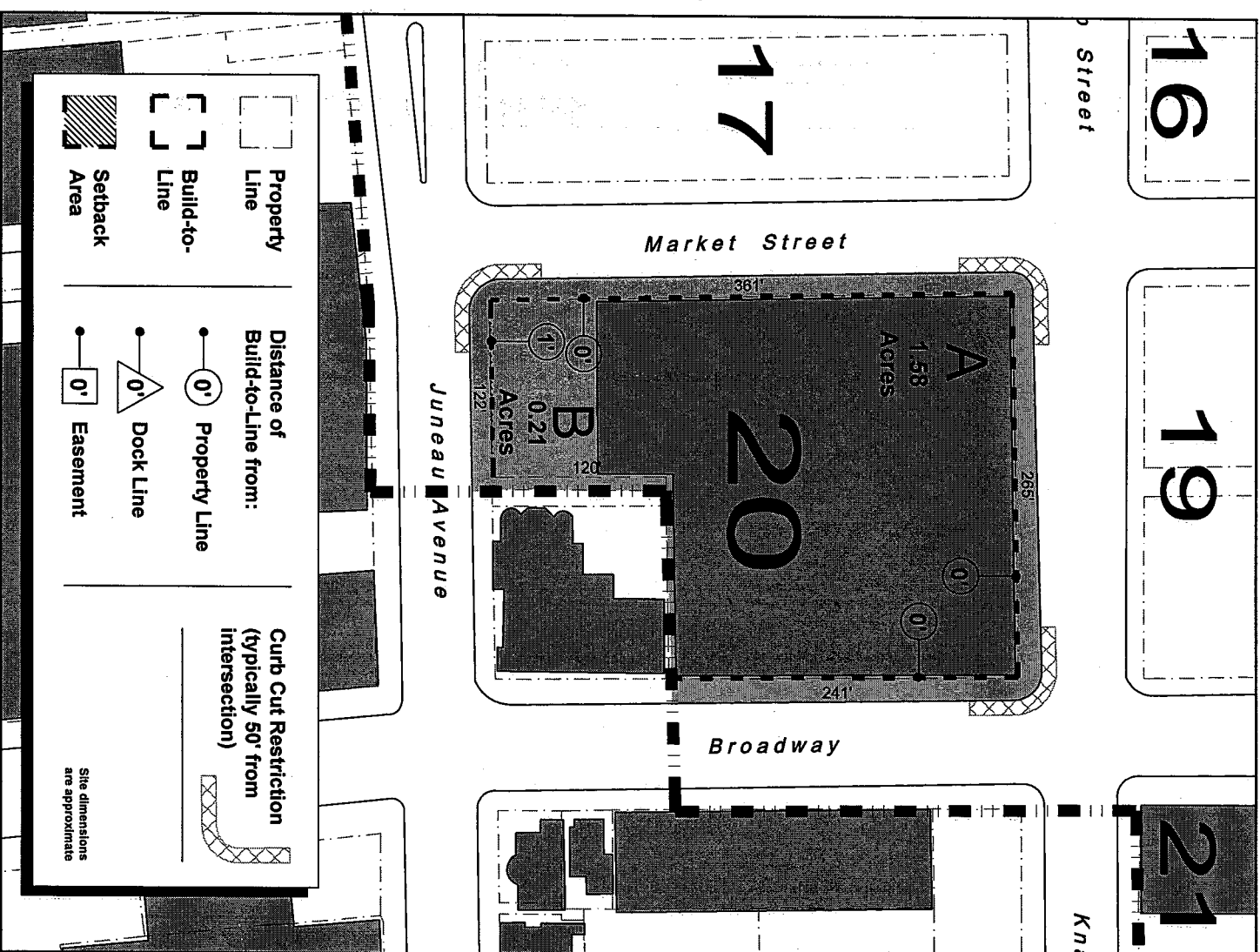
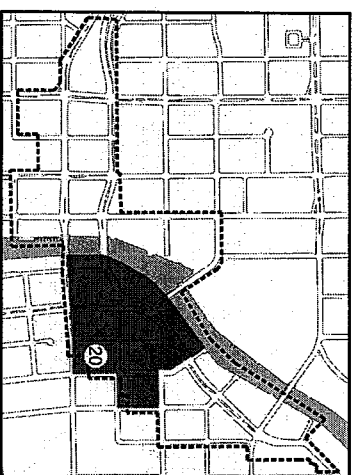


-  High Street Activation
-  Moderate Street Activation
-  Limited Street Activation
-  Ground Floor Build-to Line: 75%
-  Upper Floor Build-to Line: 60%
-  Ground Floor Glazing: 50%



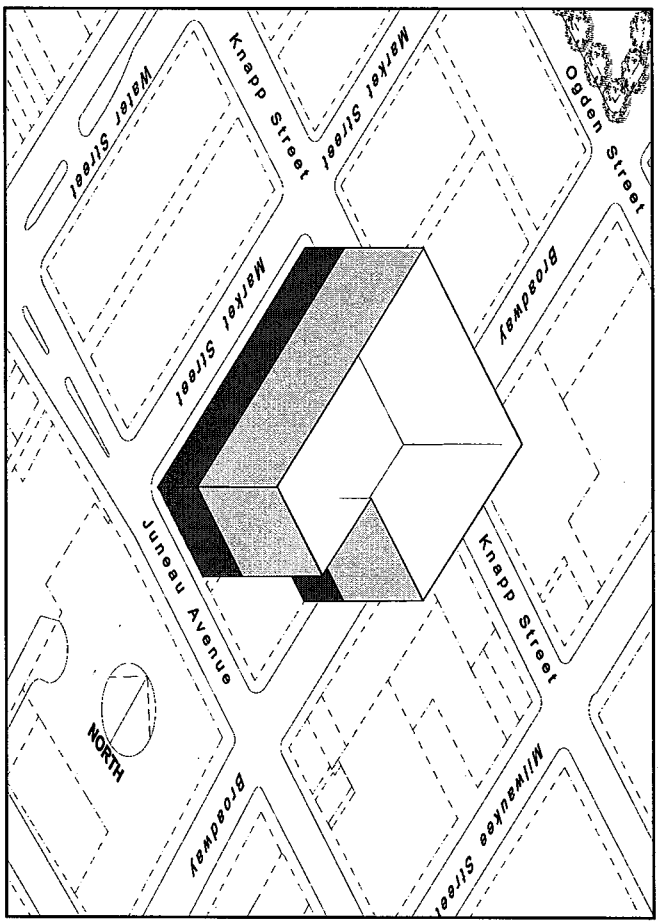
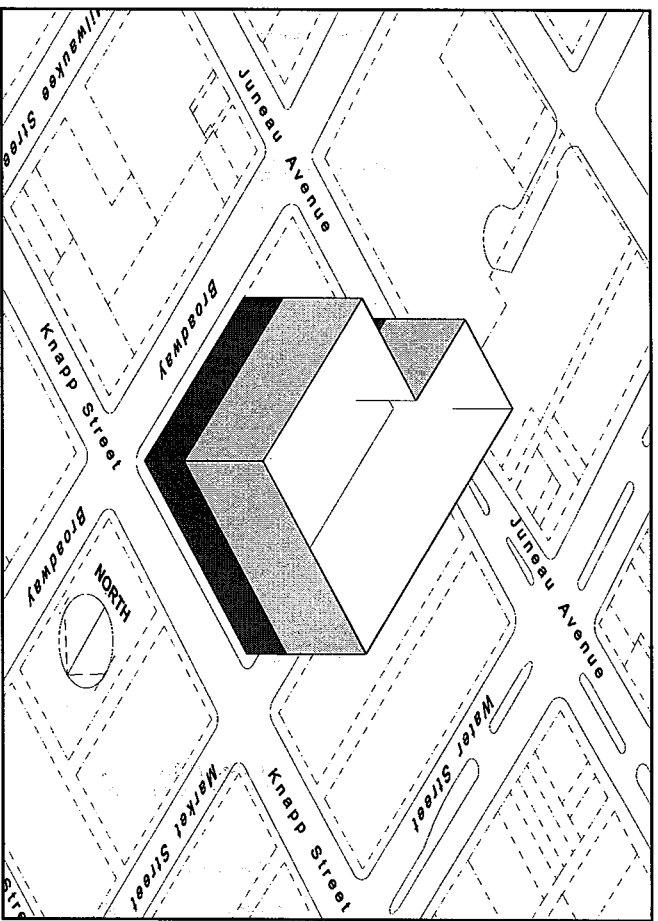
Block Development Standards / Block 20

Block 20	
Parcel	
A	B
II	II
1.58 acres	0.21 acres
Milwaukee School of Engineering	Surface parking and Grace Lutheran Church
Approximate Acreage	
Current Use	
Allowed Use	See Use Table on page 82
Existing Zoning	C9B(A)
Recommended Zoning	C9B(A)
Known Utilities	No known utility issues.
Known Environmental Conditions	No known environmental issues.

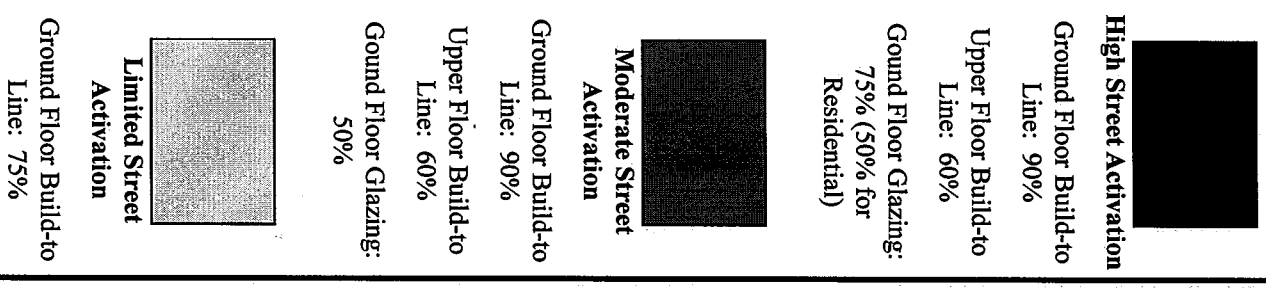
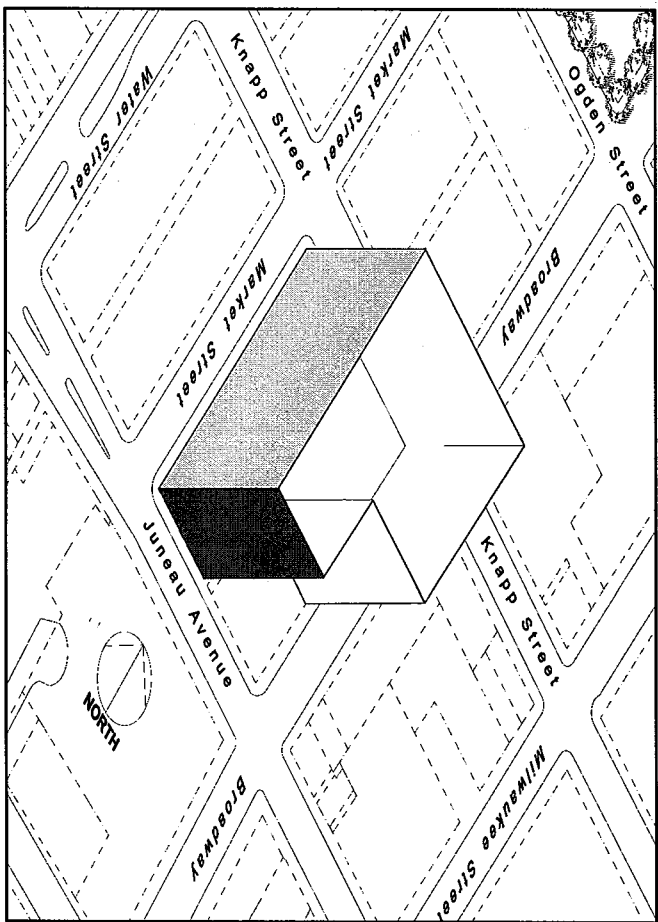
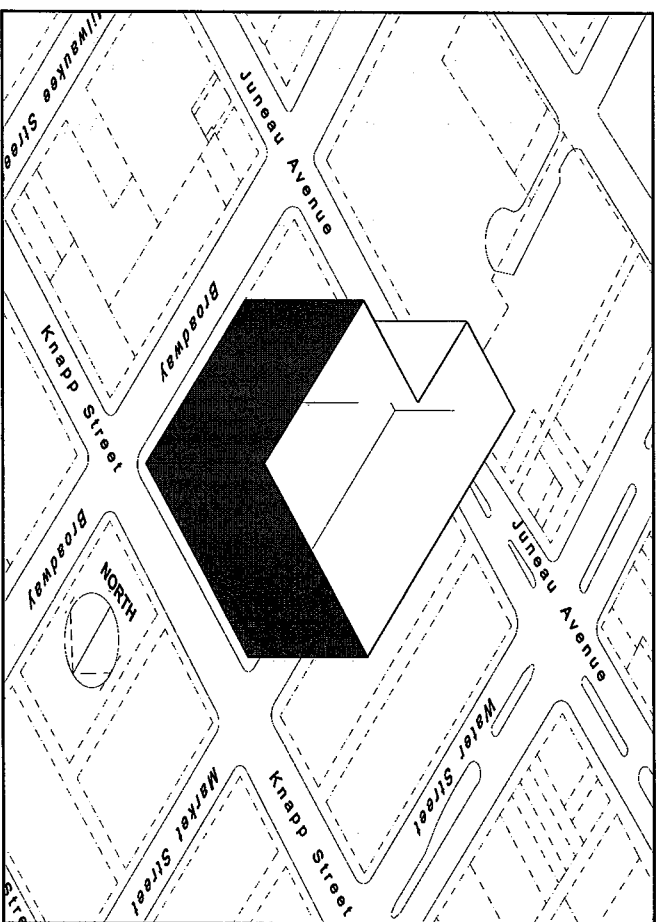


# Block Development Standards / Block 20

## BUILDING HEIGHT

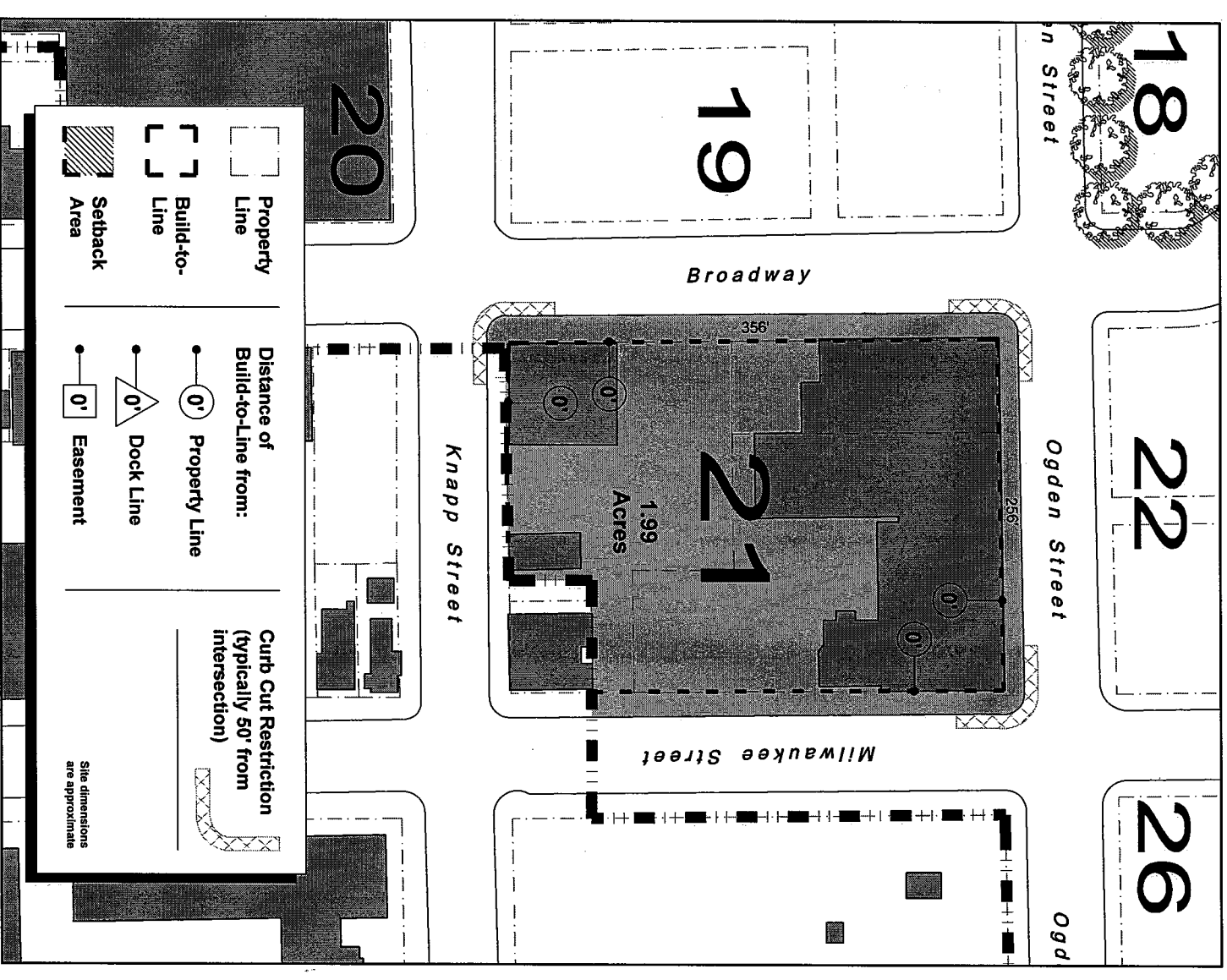
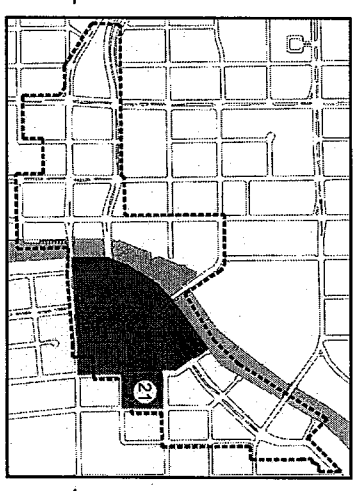


## FACADE REQUIREMENTS



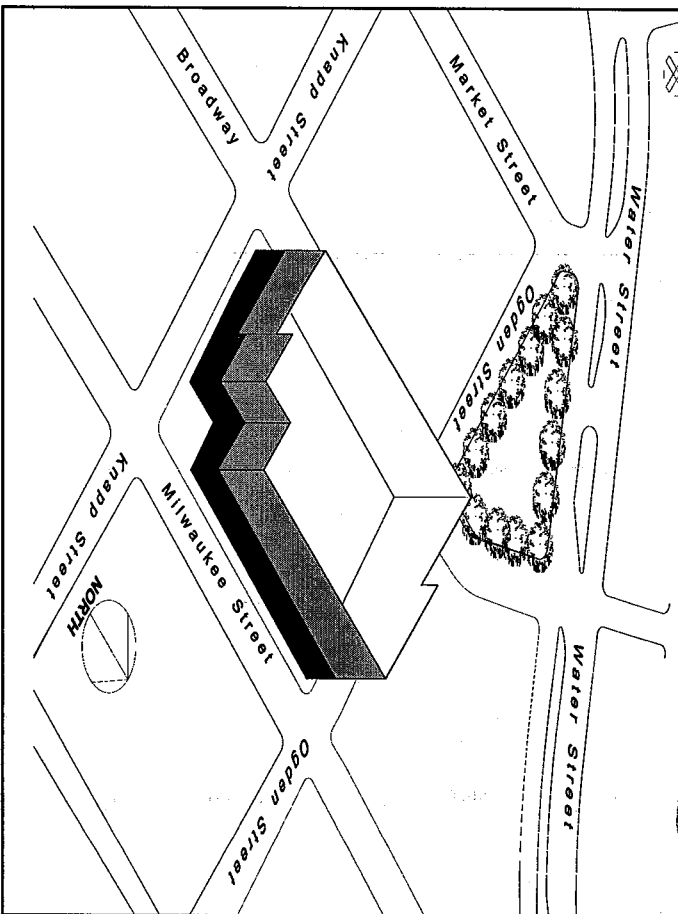
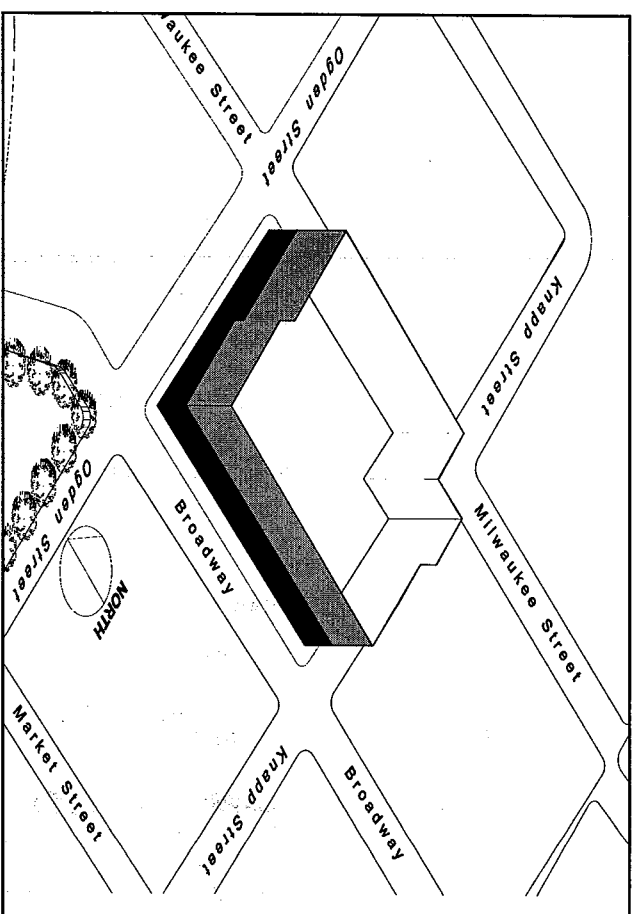
Block Development Standards / Block 21



<b>Block 21</b>	<b>Parcel</b> I
<b>Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)</b>	I
<b>Approximate Acreage</b>	1.99 acres
<b>Current Use</b>	Institutional - Milwaukee Center for Independence, Office - 1300 Broadway, LLC, Multi-family residential
<b>Allowed Use</b>	See Use Table on page 82
<b>Existing Zoning</b>	C9B(A)
<b>Recommended Zoning</b>	C9B(A)
<b>Known Utilities</b>	No known utility issues.
<b>Known Environmental Conditions</b>	No known environmental issues.



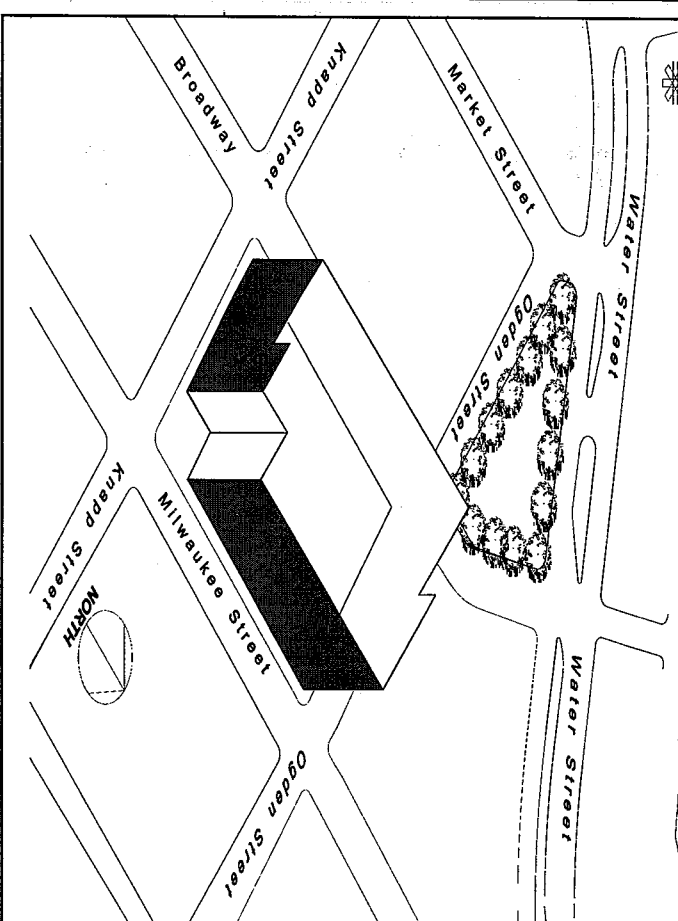
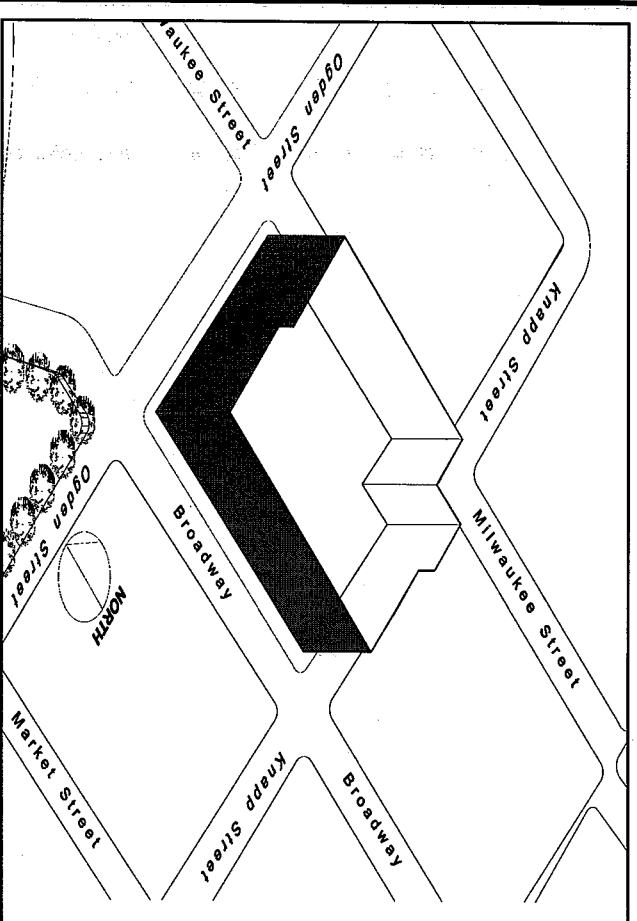
# Block Development Standards /Block 21




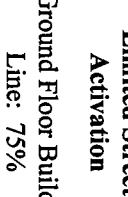
## BUILDING HEIGHT



-  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%
-  Moderate Street  
Activation  
Ground Floor Build-to  
Line: 90%  
Upper Floor Build-to  
Line: 60%
-  Limited Street  
Activation  
Ground Floor Build-to  
Line: 75%
-  Ground Floor Glazing:  
50%

## Block Development Standards / Upper Water Street District

### 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.

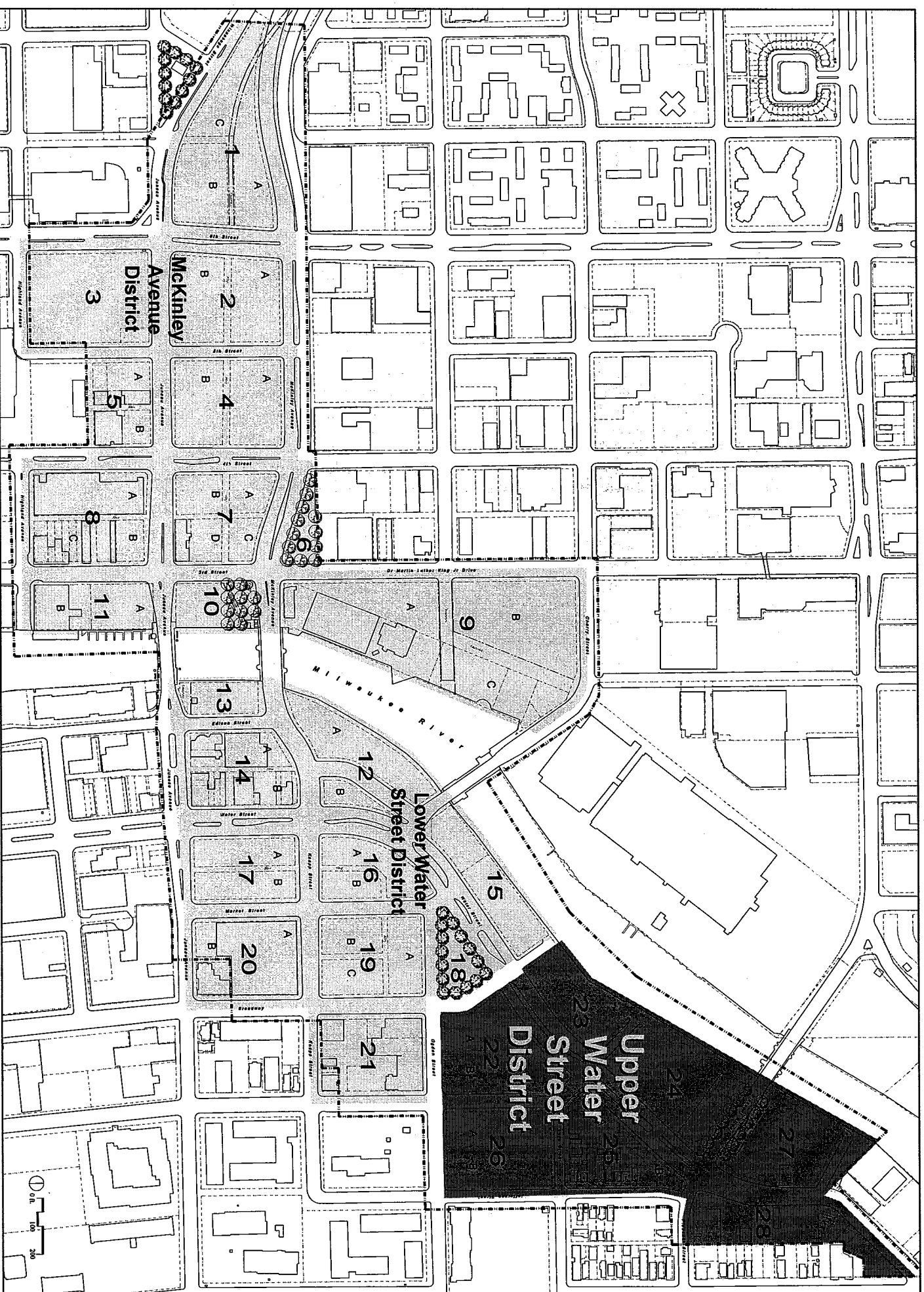
Although it is only required at a moderate level, activity along the Riverwalk is especially important to maintain. As development evolves, higher degrees of street activation should be considered along the Riverwalk as well as the portion of Pleasant Street leading from the bridge to Water Street.

## Block Development Standards / Upper Water Street District

### Building Form and Build-To Lines

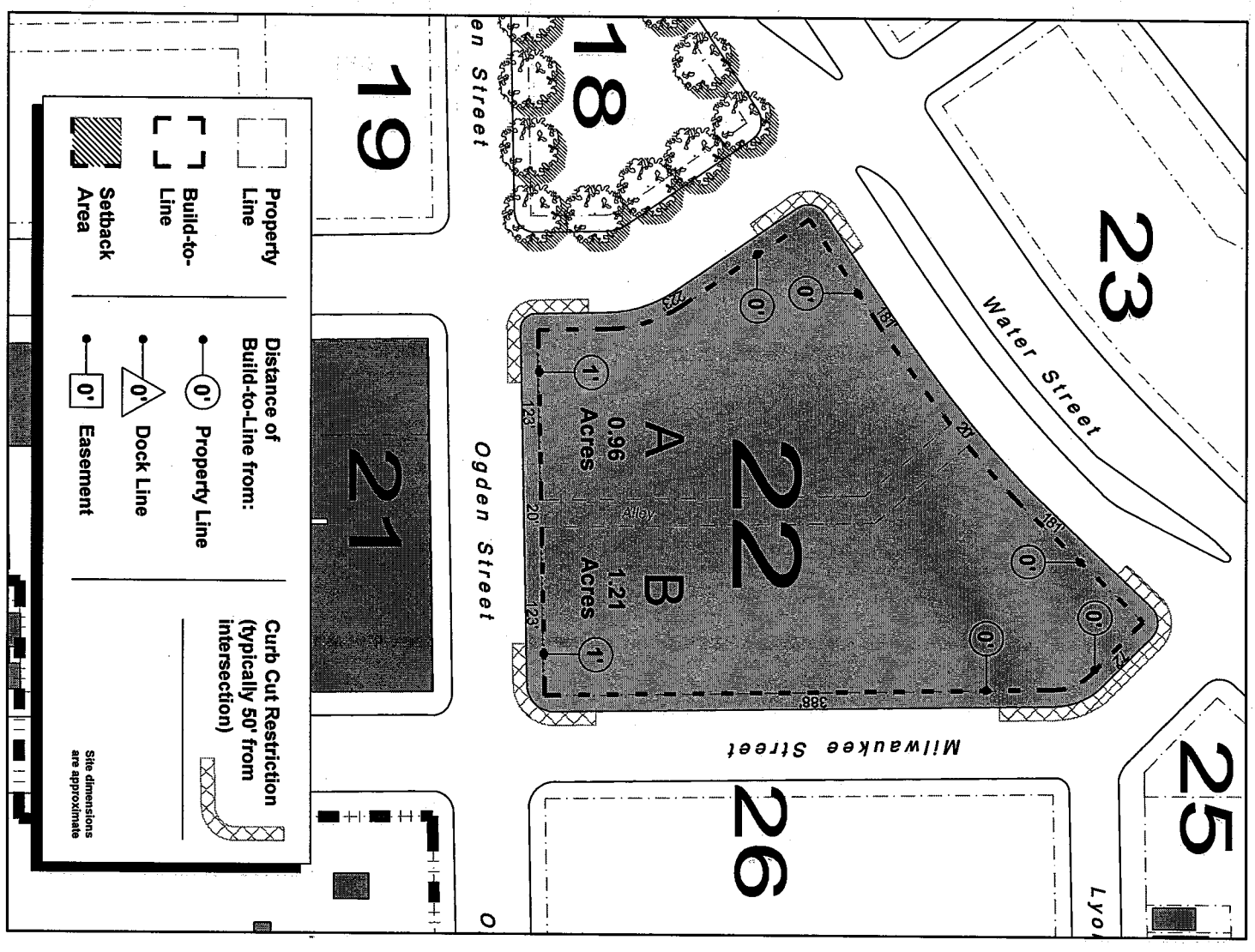
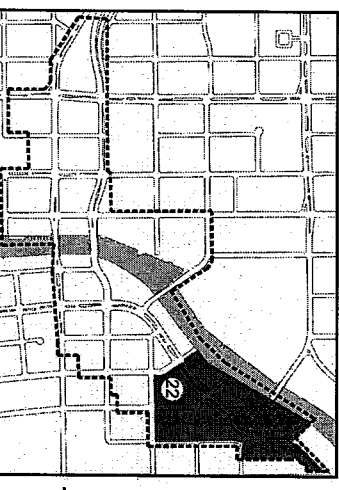
All Blocks in this area can use building forms consisting of Slab and/or Core Buildings. Rowhouses are also considered compatible with the character and function of the buildings intended for this District or the immediate context (with the exception of the portion of Block 22 facing the new park) and 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.



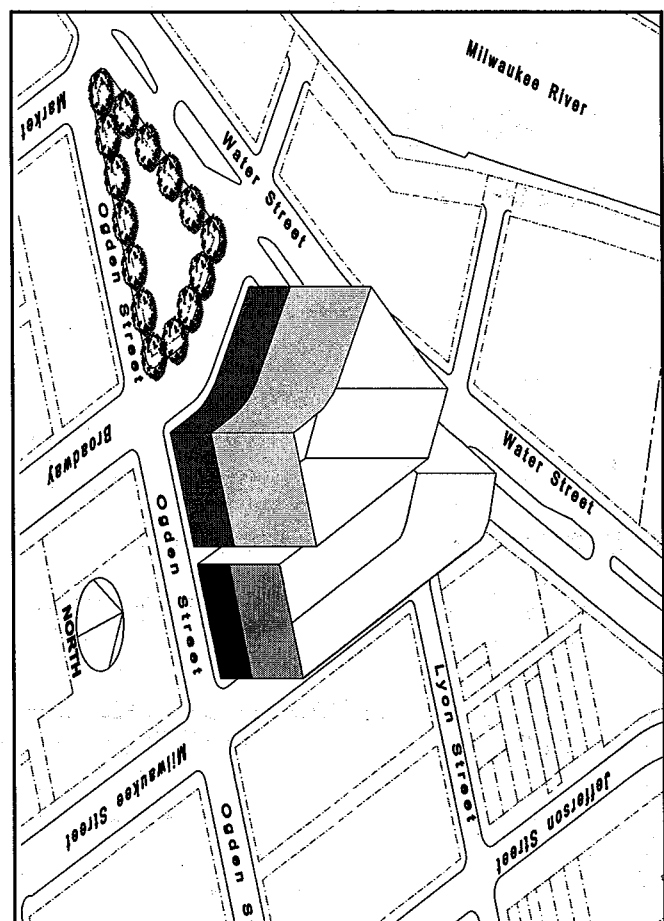
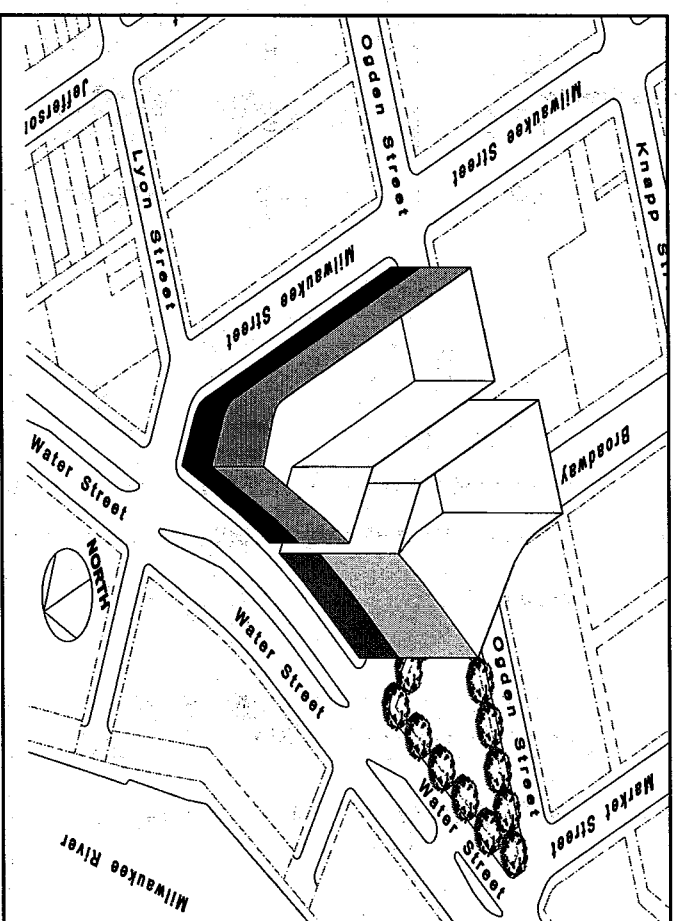
Block Development Standards / Block 22

Block 22	
Parcel	
A	B
<b>Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Row/house</b>	
I	III
0.96 acres	1.21 acres
Approximate Acreage	
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).	



# Block Development Standards / Block 22

## BUILDING HEIGHT



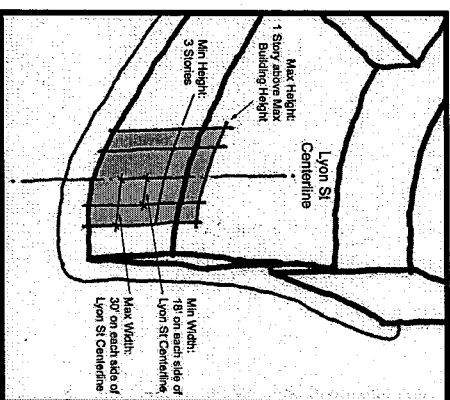
Maximum Height  
12 Stories

Maximum Height  
8 Stories

Minimum Height  
4 Stories

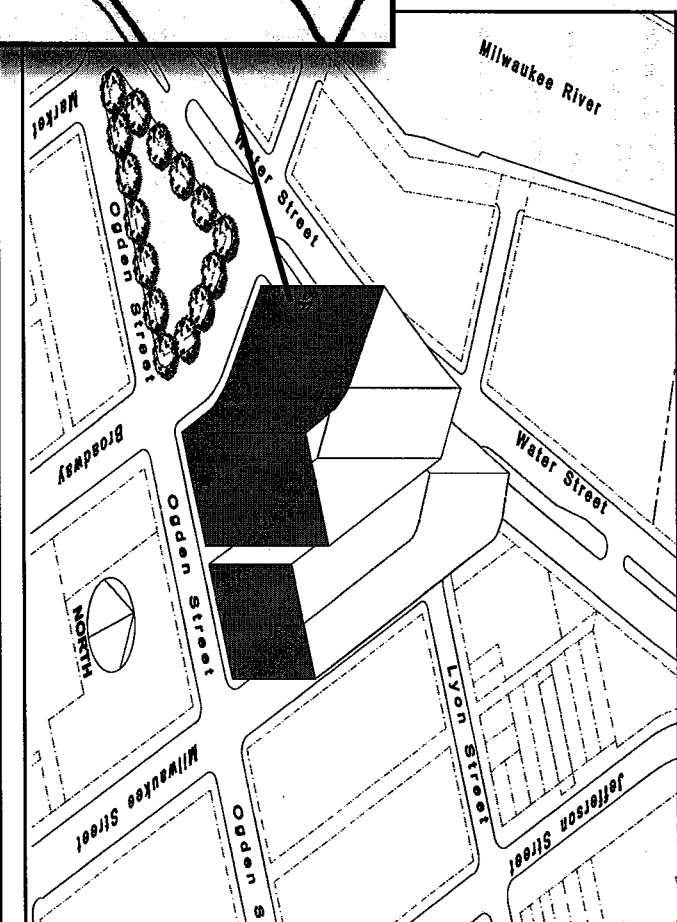
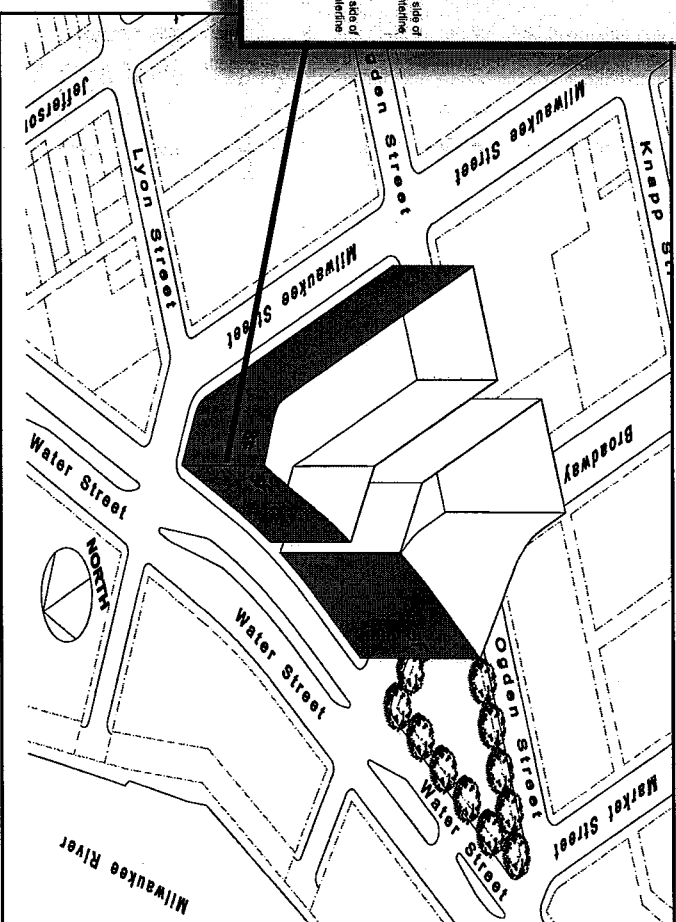
Minimum Height  
3 Stories

## FACADE REQUIREMENTS



### SF - SPECIAL FEATURE

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.



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%

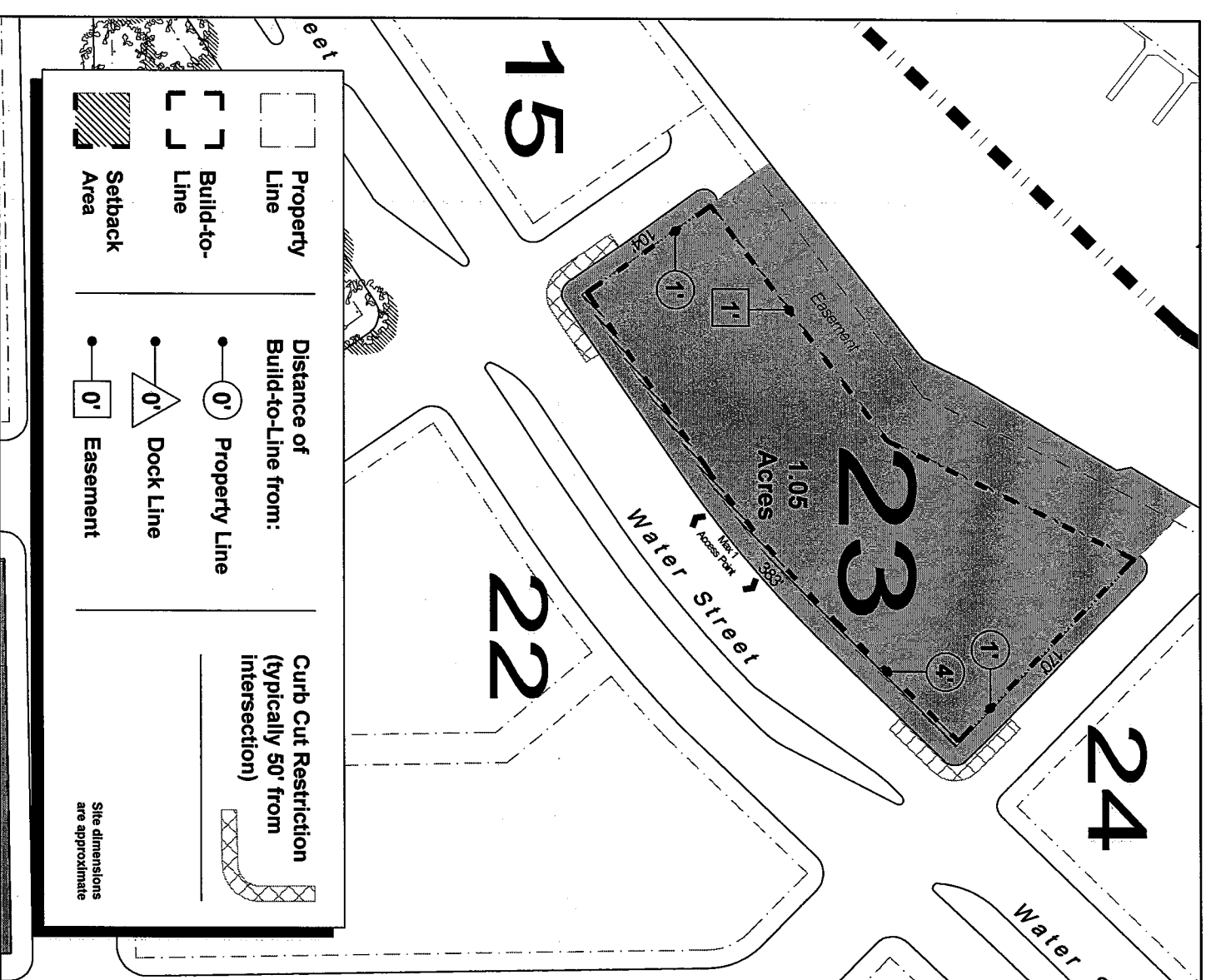
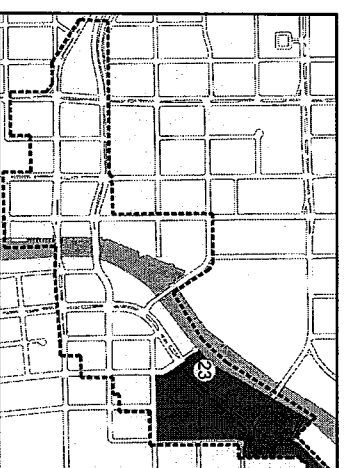
Limited Street  
Activation

Ground Floor Build-to  
Line: 75%



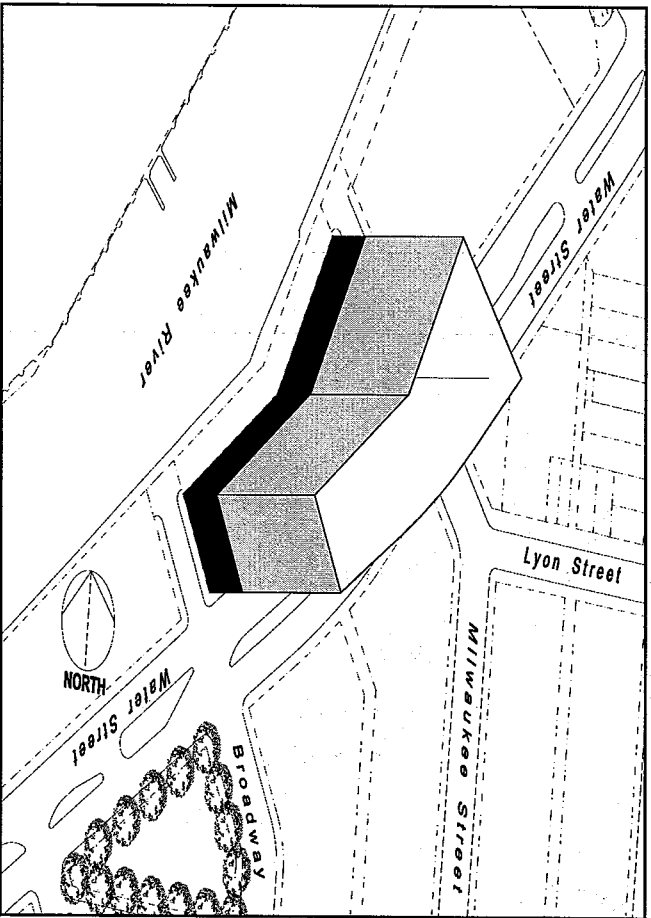
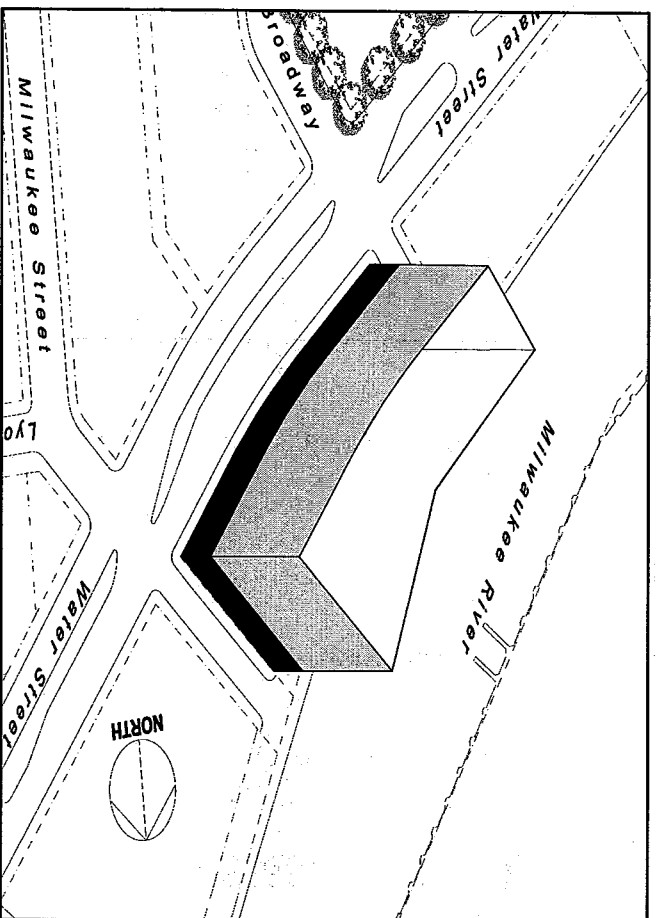
# Block Development Standards / Block 23



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



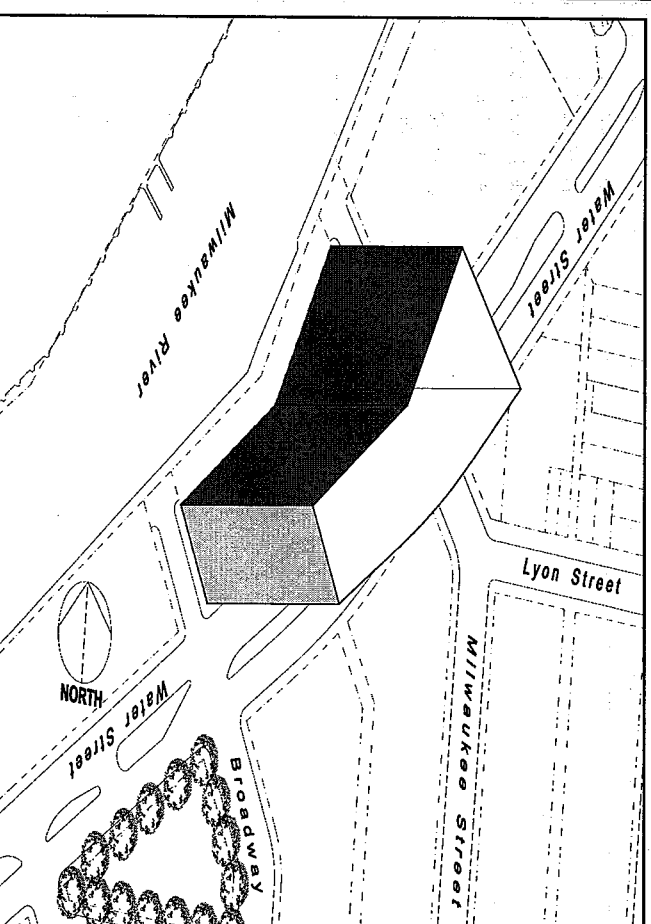
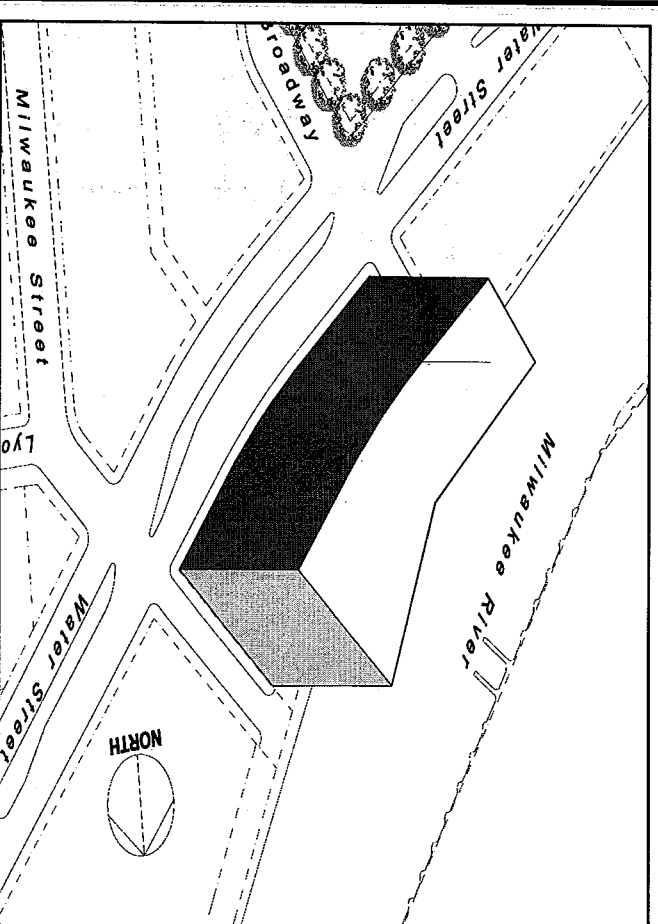
# Block Development Standards / Block 23


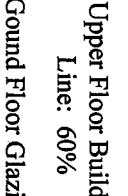

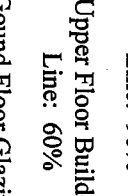



## BUILDING HEIGHT



-  Maximum Height  
12 Stories
-  Minimum Height  
3 Stories

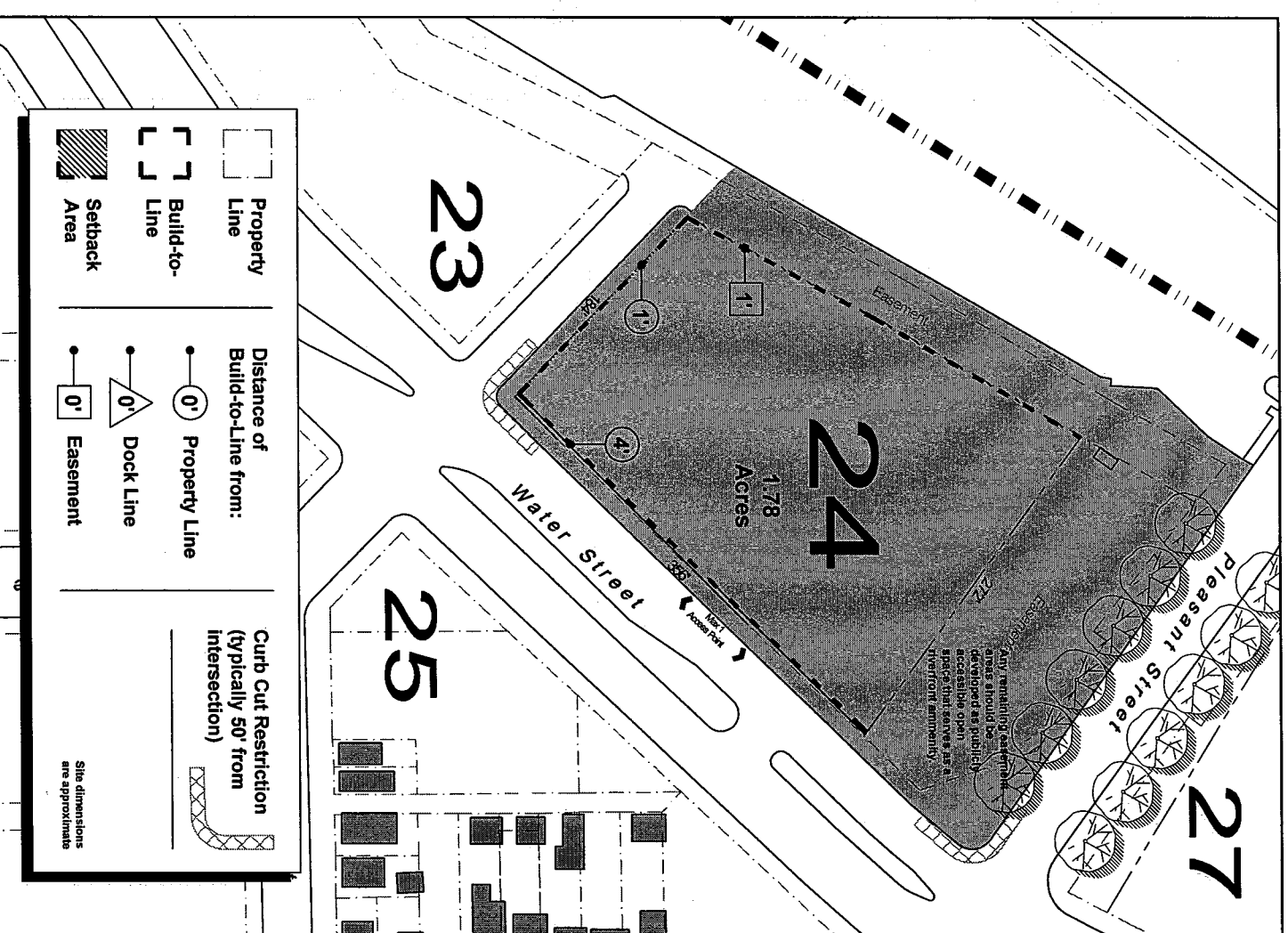
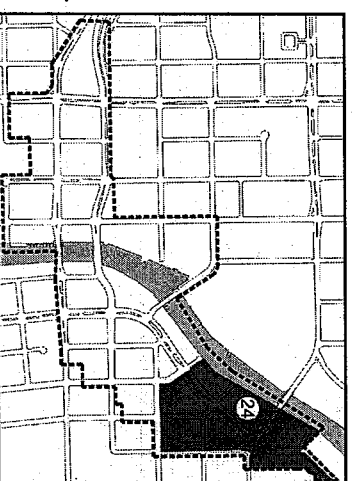
## FACADE REQUIREMENTS



-  High Street Activation
-  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%

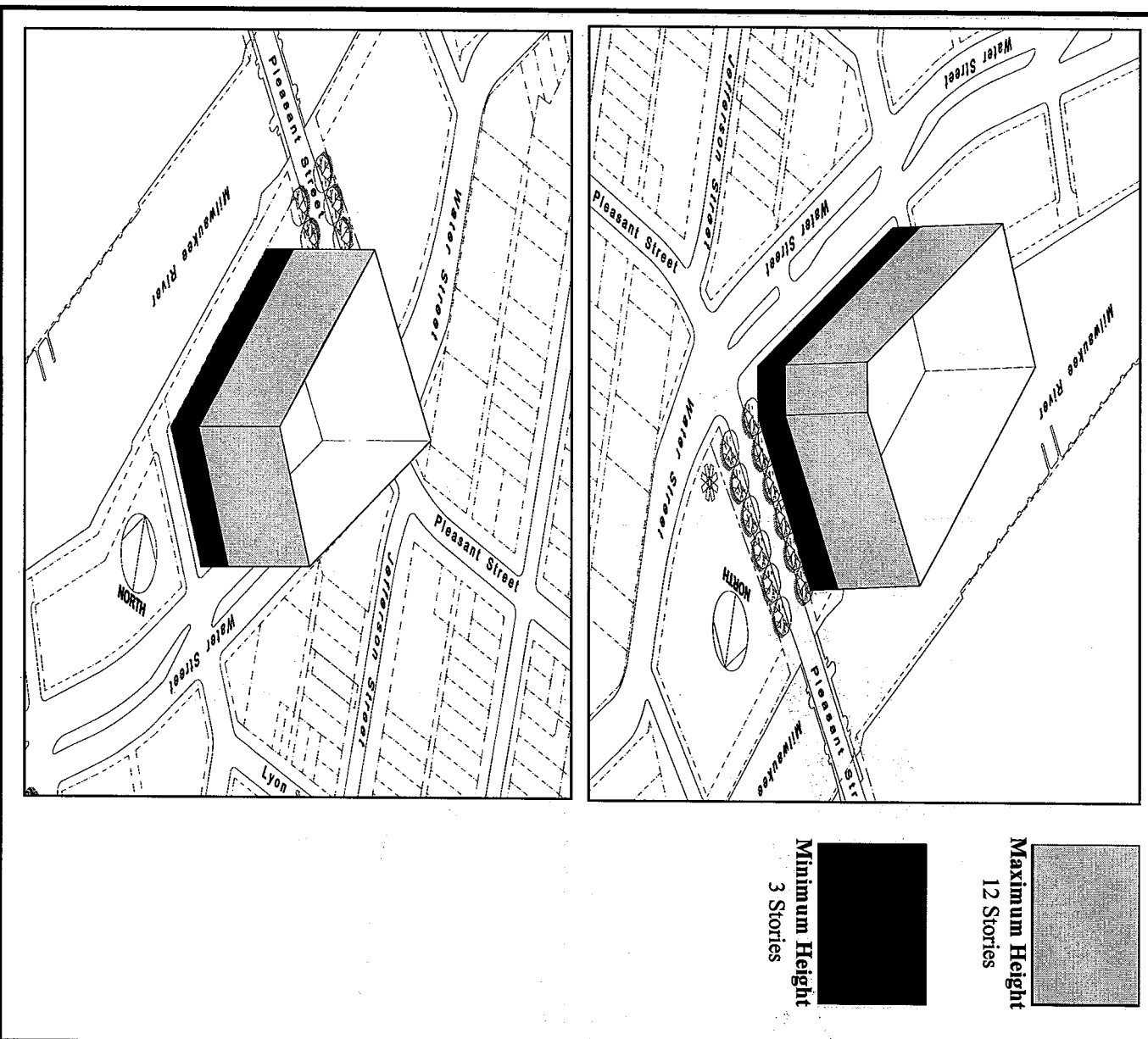
# Block Development Standards / Block 24

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

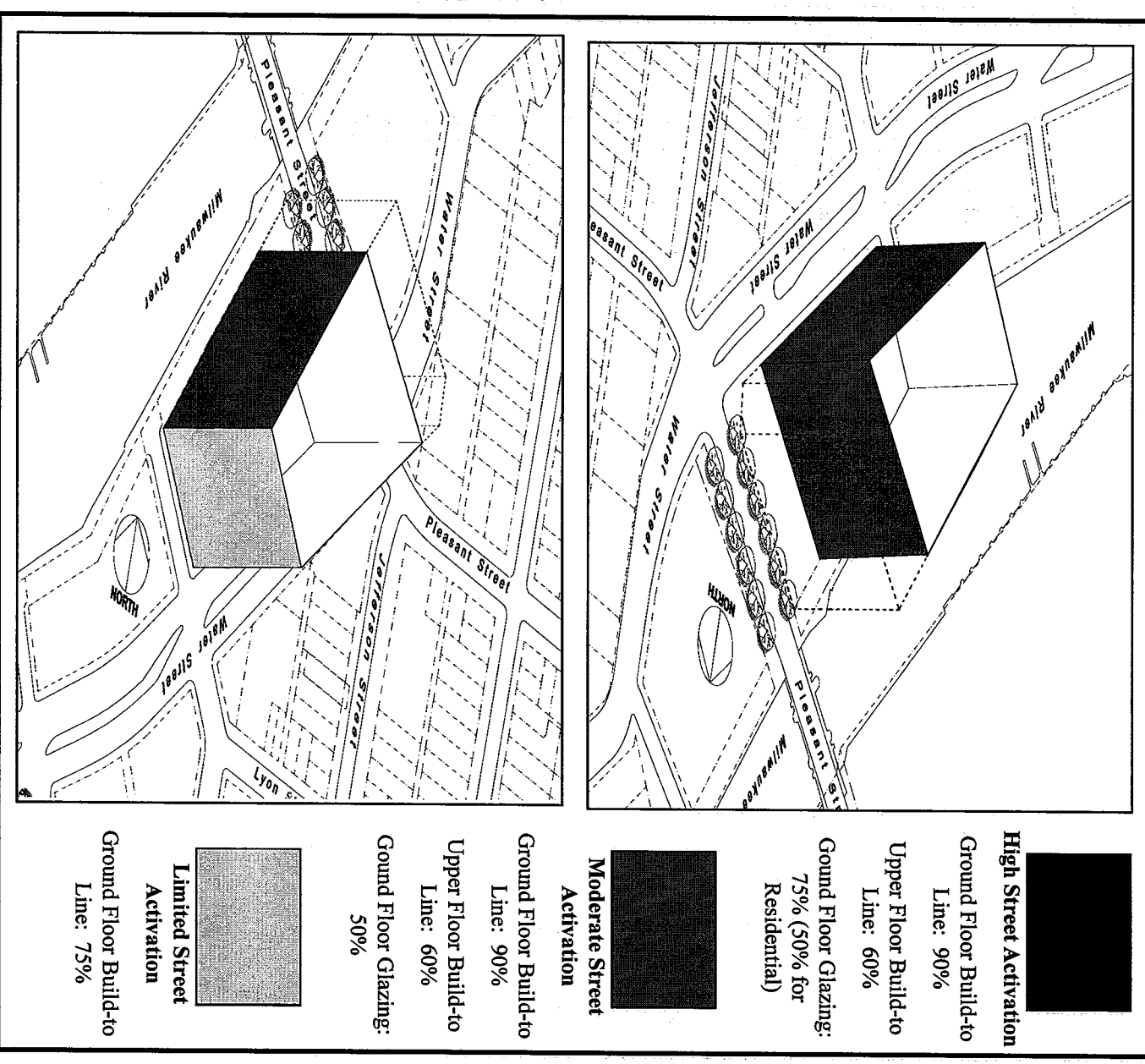


# Block Development Standards / Block 24

## BUILDING HEIGHT

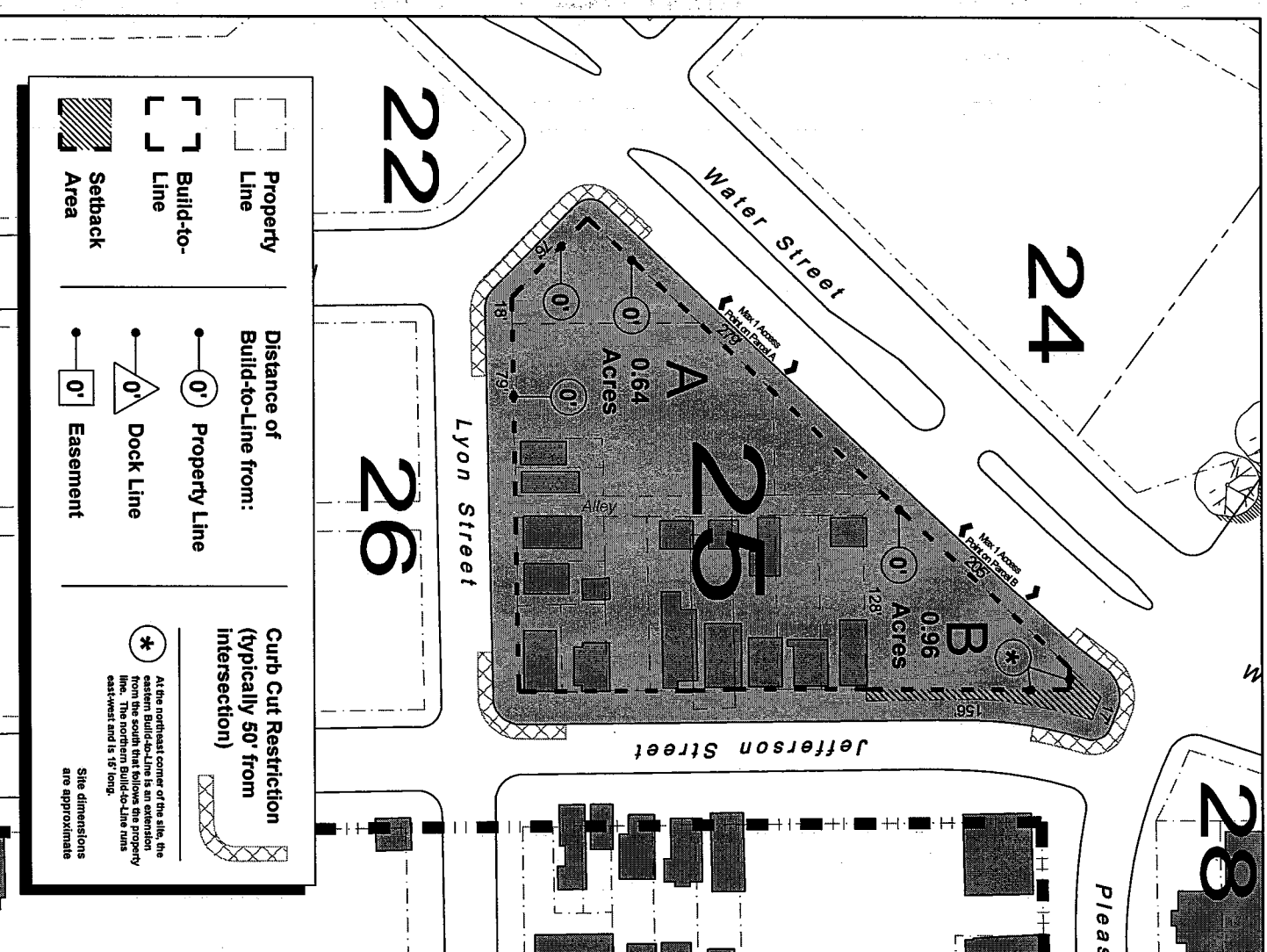
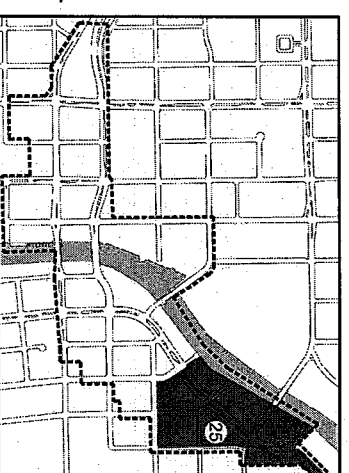


## FACADE REQUIREMENTS



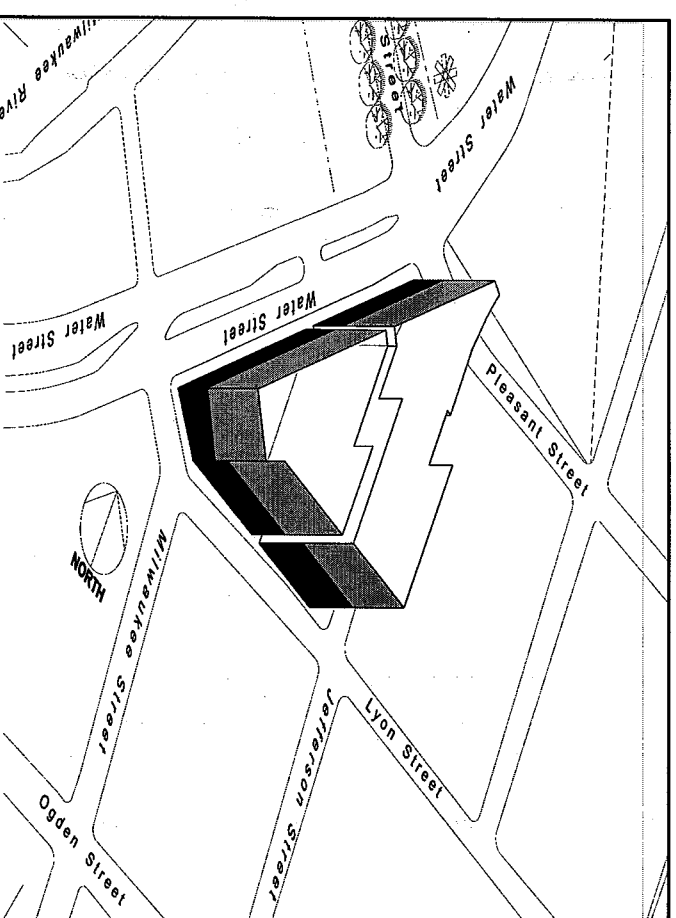
# Block Development Standards / Block 25

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



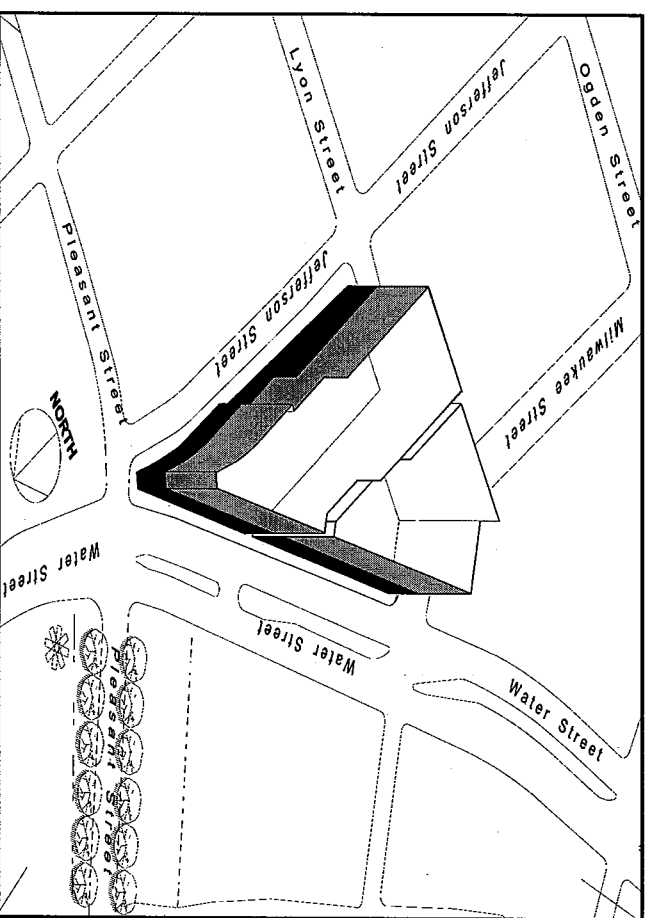
# Block Development Standards / Block 25

## BUILDING HEIGHT

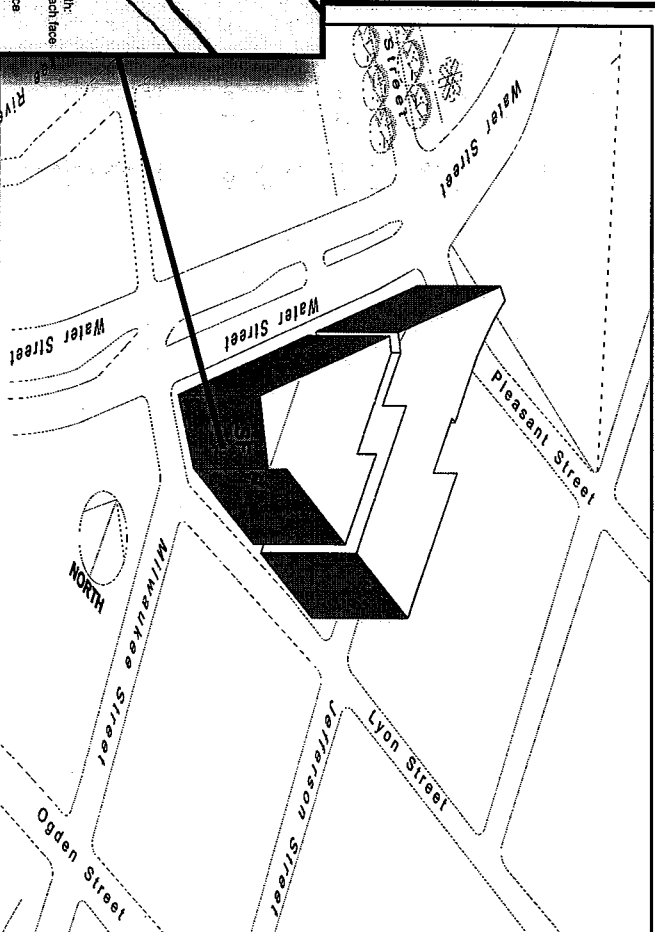


**Maximum Height**  
8 Stories

**Minimum Height**  
3 Stories

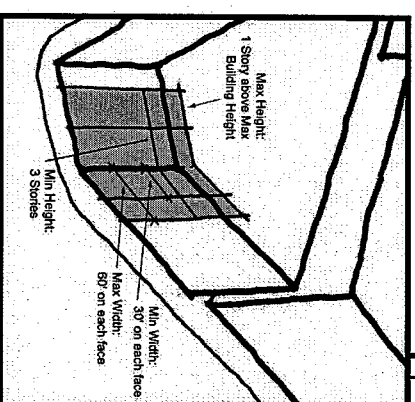


## FACADE REQUIREMENTS



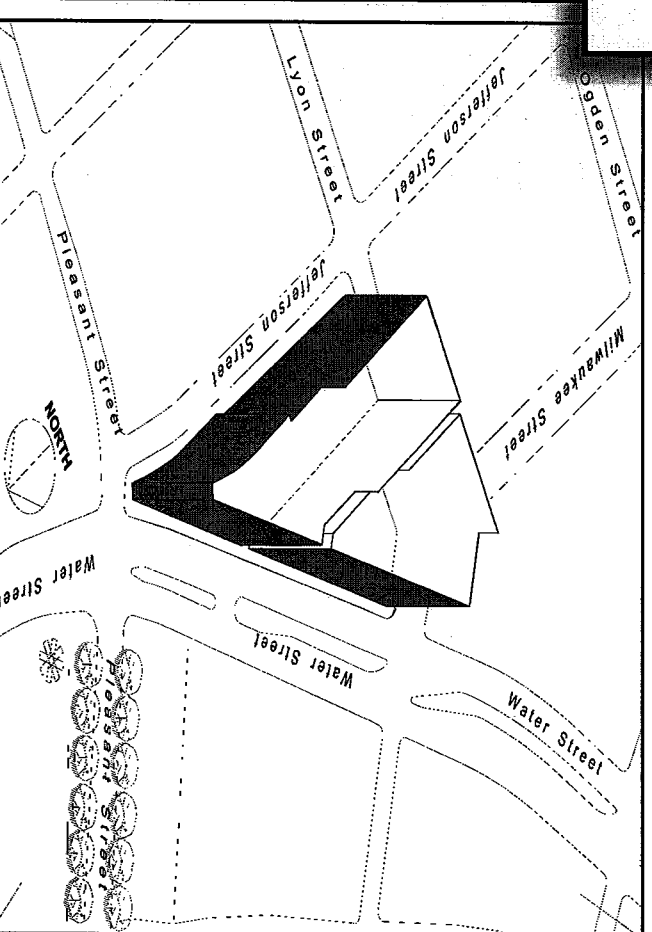
**High Street Activation**  
Ground Floor Build-to Line: 90%  
Upper Floor Build-to Line: 60%

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



## 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%

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

# Block Development Standards / Block 26

Block 26	
Parcel A	Parcel B
III	III
1.06 acres	1.06 acres
None - new block	None - new block
See Use Table on page 82	See Use Table on page 82
C9A(A)	C9A(A)
C9B(A)	C9B(A)
No known utility issues.	
Prior uses of parcels within this block include automobile building, carpenter shop and stables.	

**Known Environmental Conditions**

**Known Utilities**

**Allowed Use**

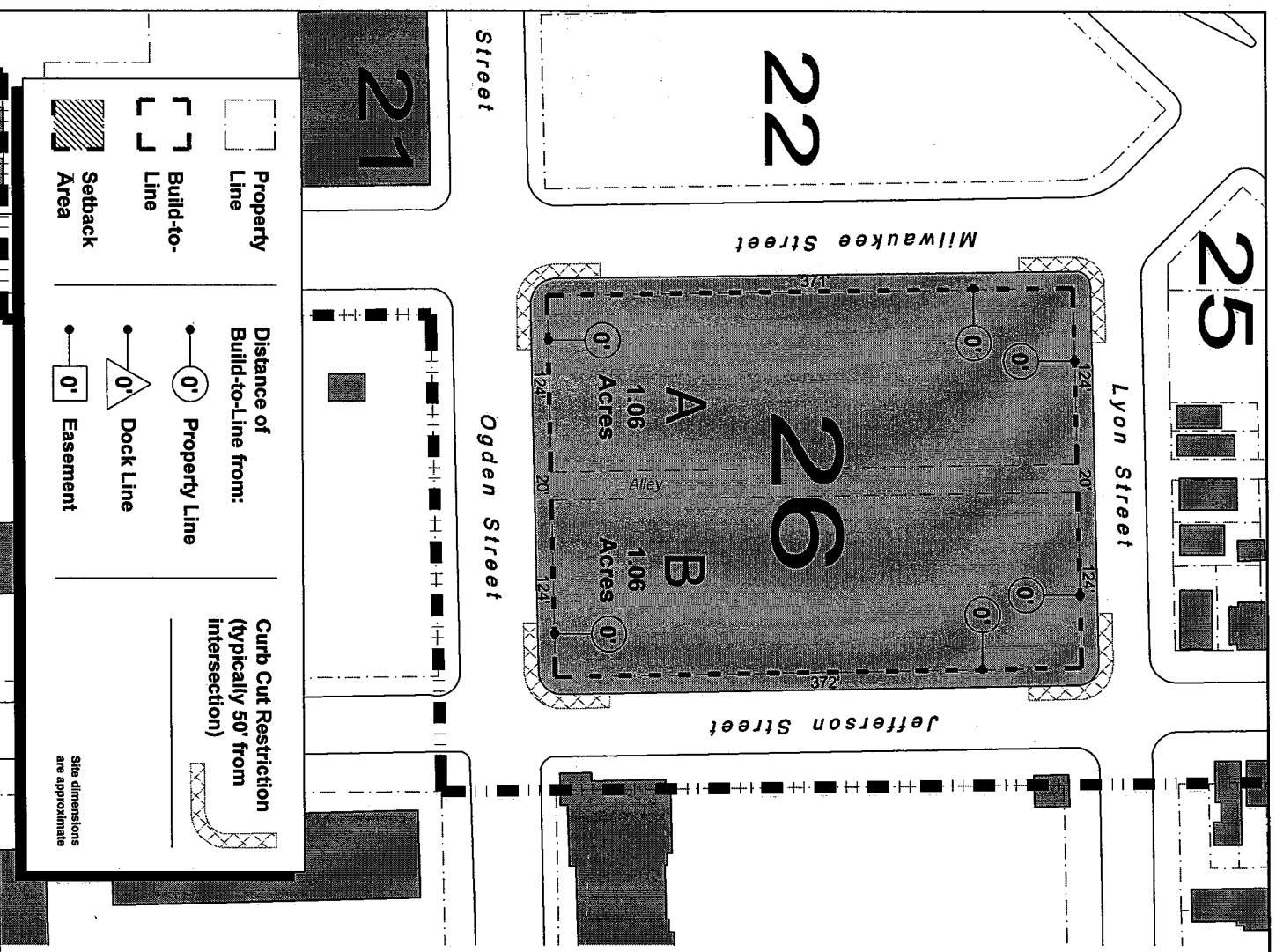
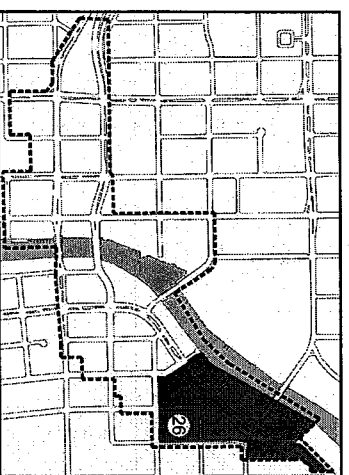
**Existing Zoning**

**Recommended Zoning**

**Current Use**

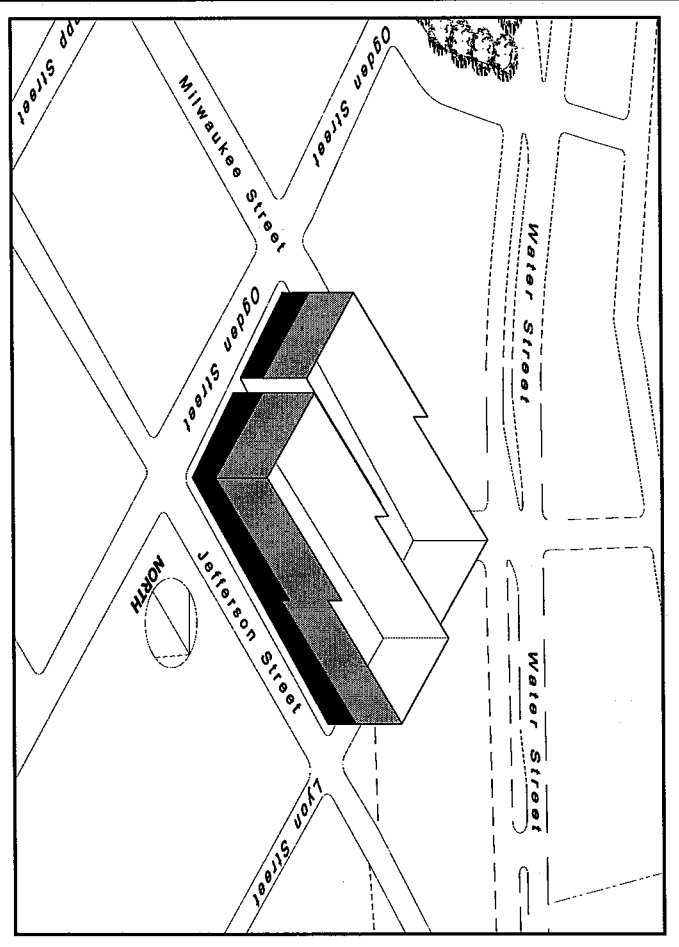
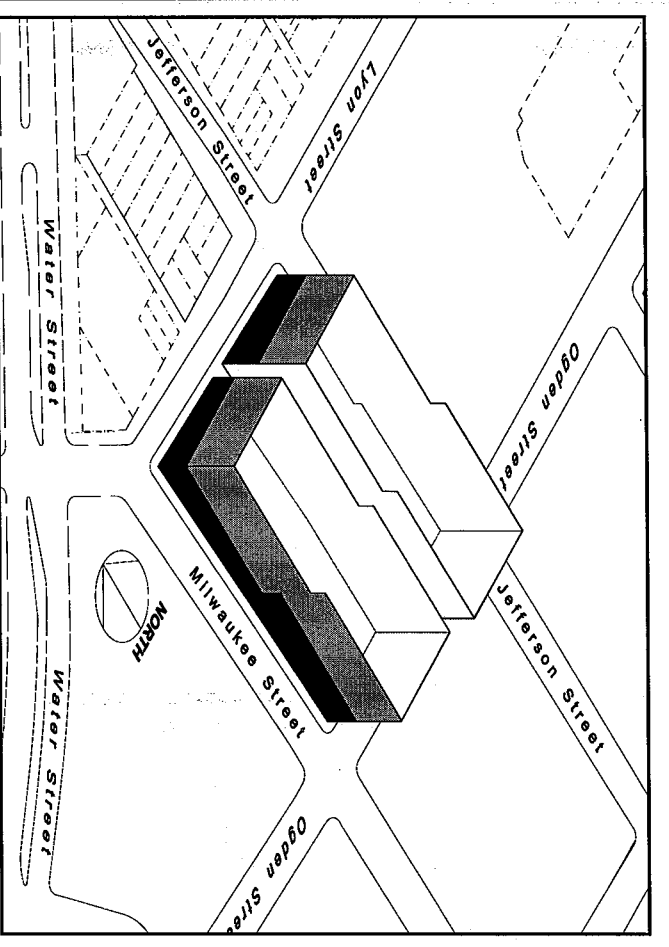
**Approximate Acreage**

**Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)**



# Block Development Standards / Block 26

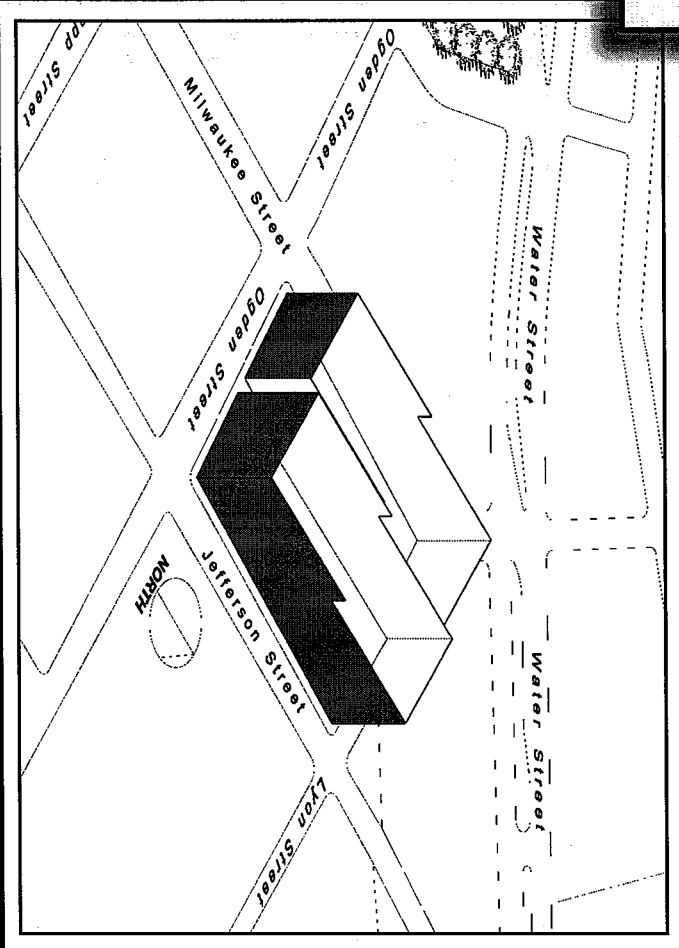
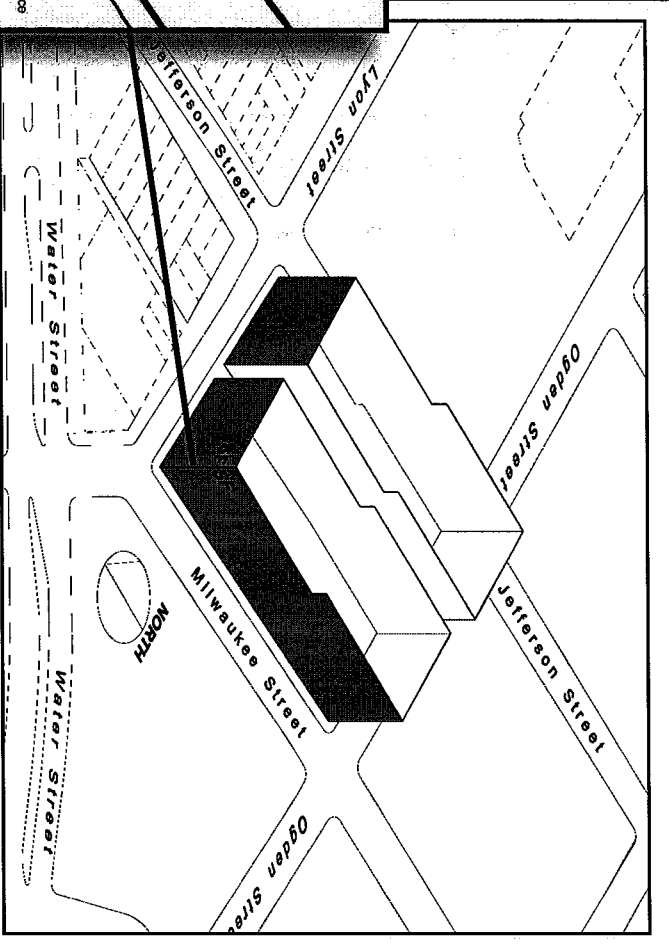
## BUILDING HEIGHT



**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%

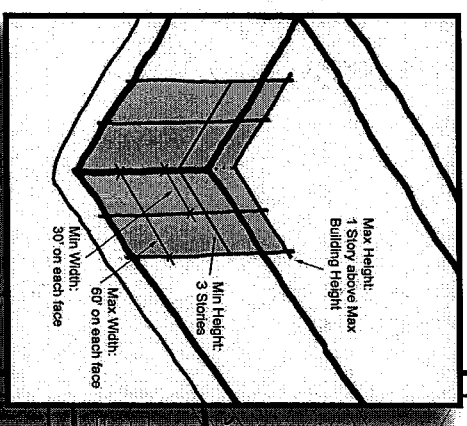
**Moderate Street Activation**

Ground Floor Build-to  
Line: 90%

Upper Floor Build-to  
Line: 60%

Ground Floor Glazing:  
50%

Ground Floor Build-to  
Line: 75%



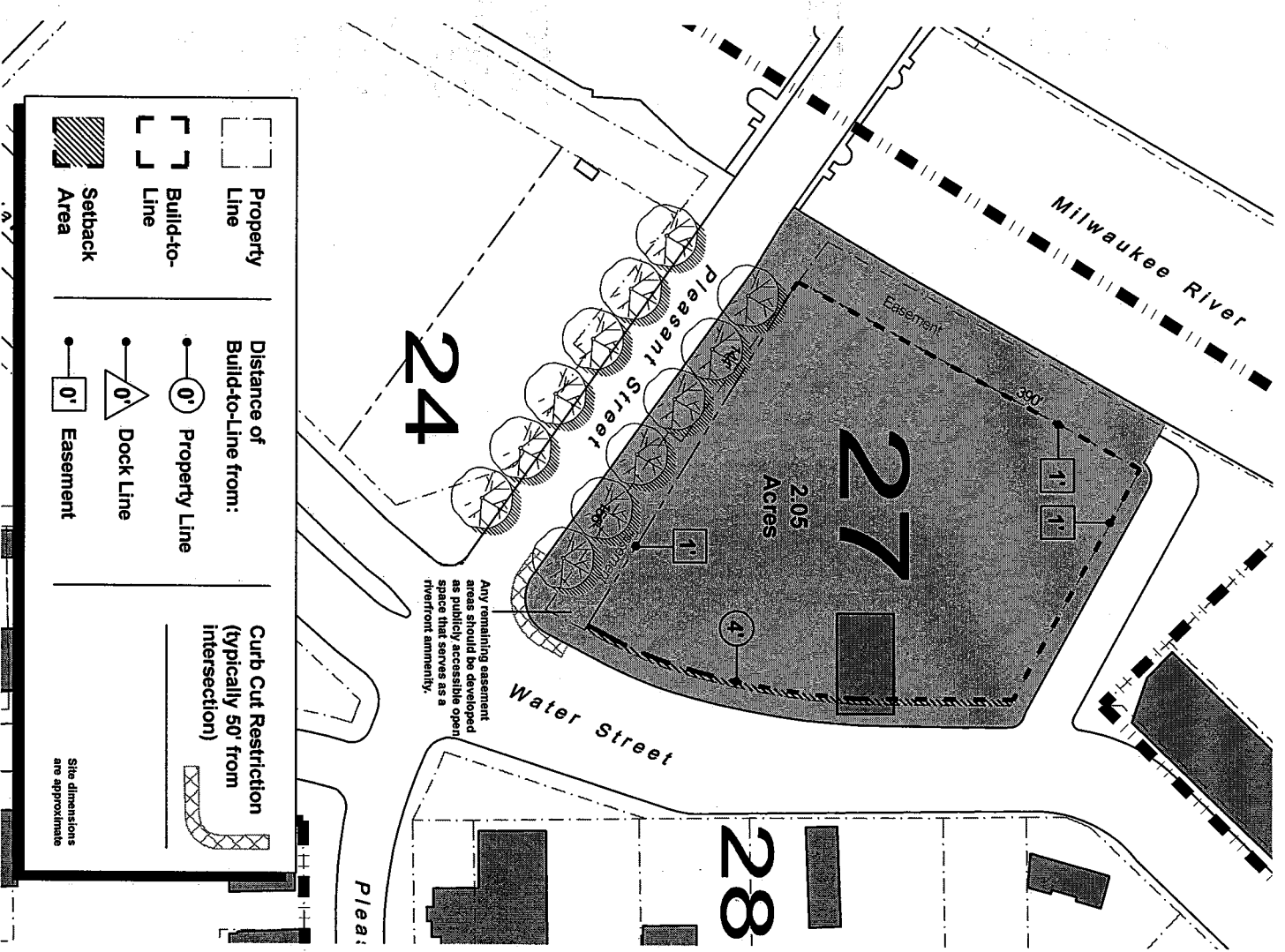
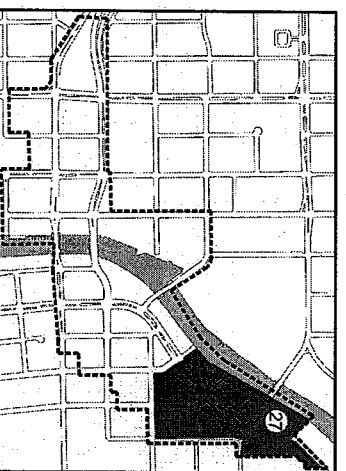
### SF - SPECIAL FEATURE

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.



Block Development Standards / Block 27

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

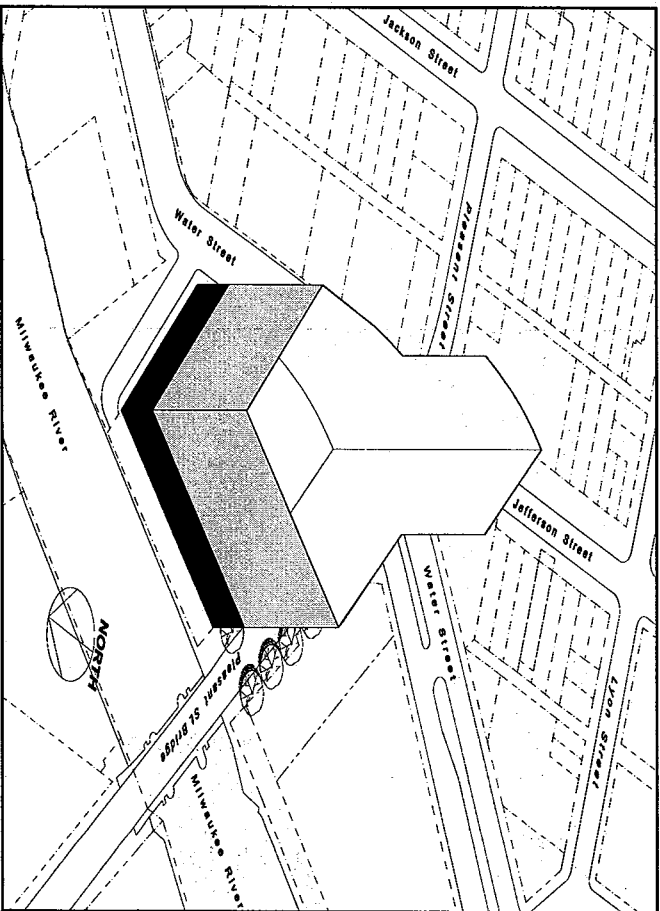
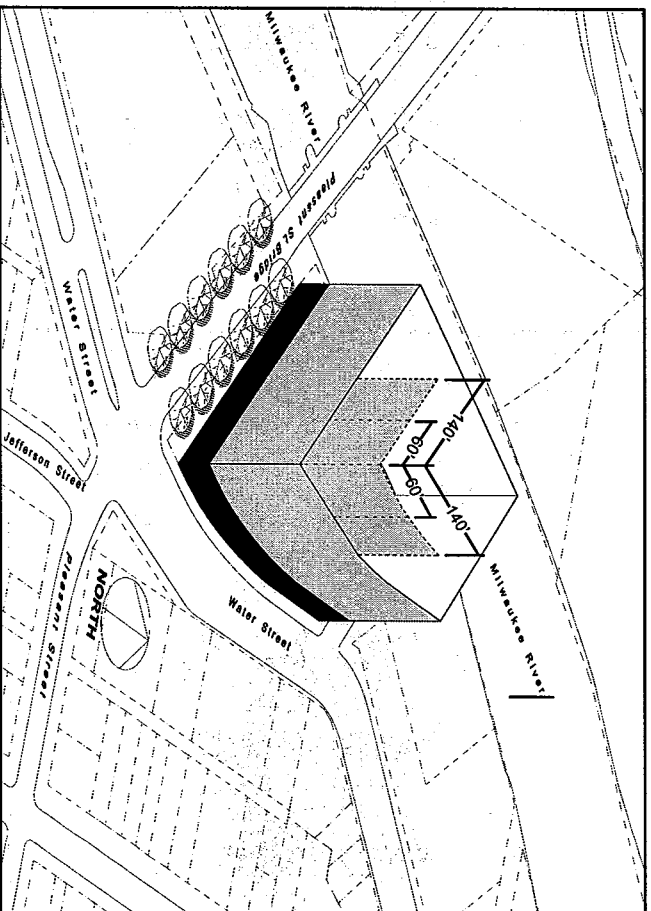


# Block Development Standards / Block 27

## 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'.

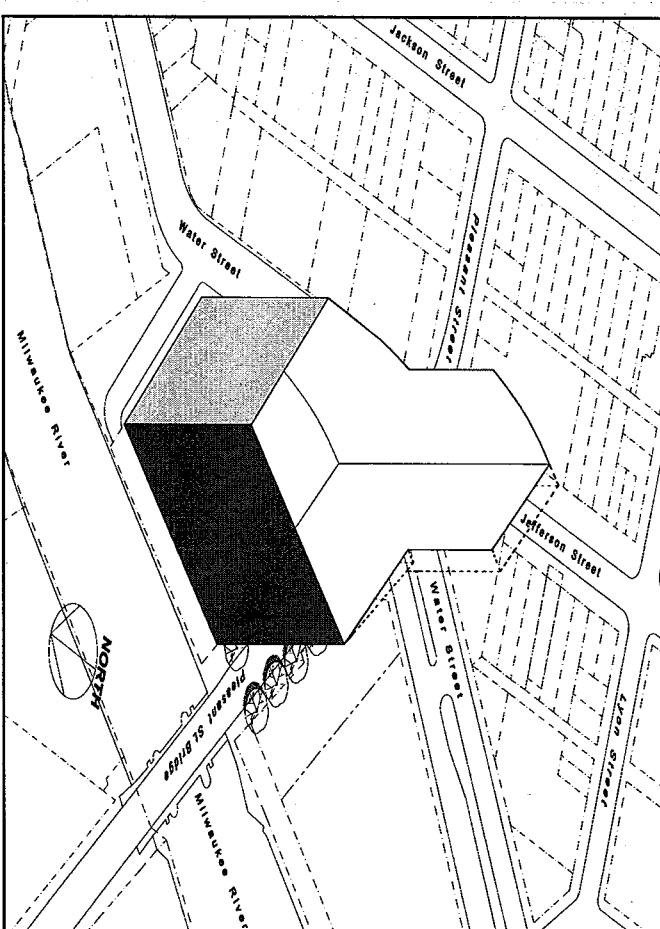
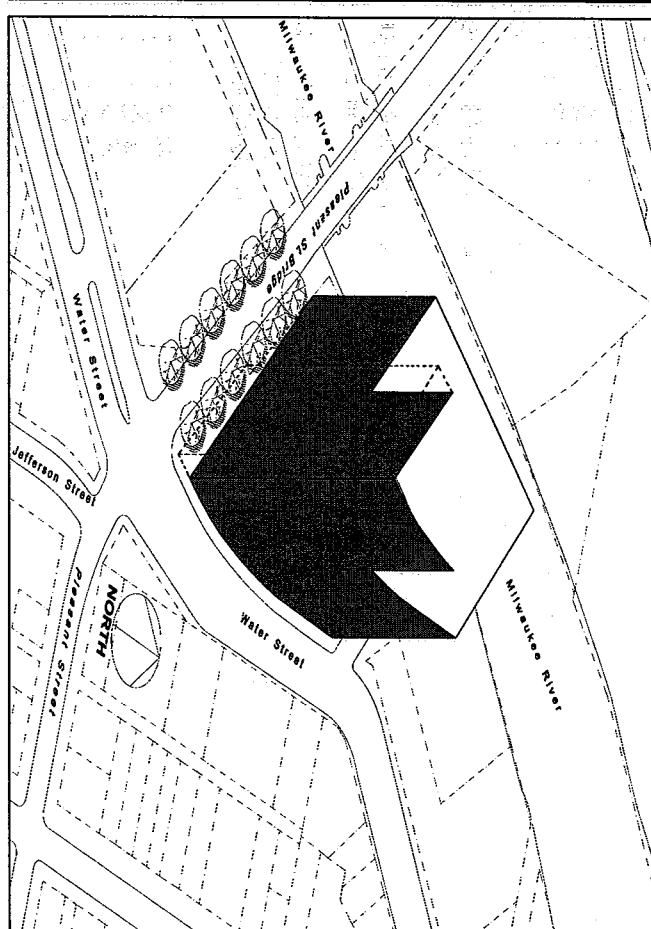
## BUILDING HEIGHT



**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)

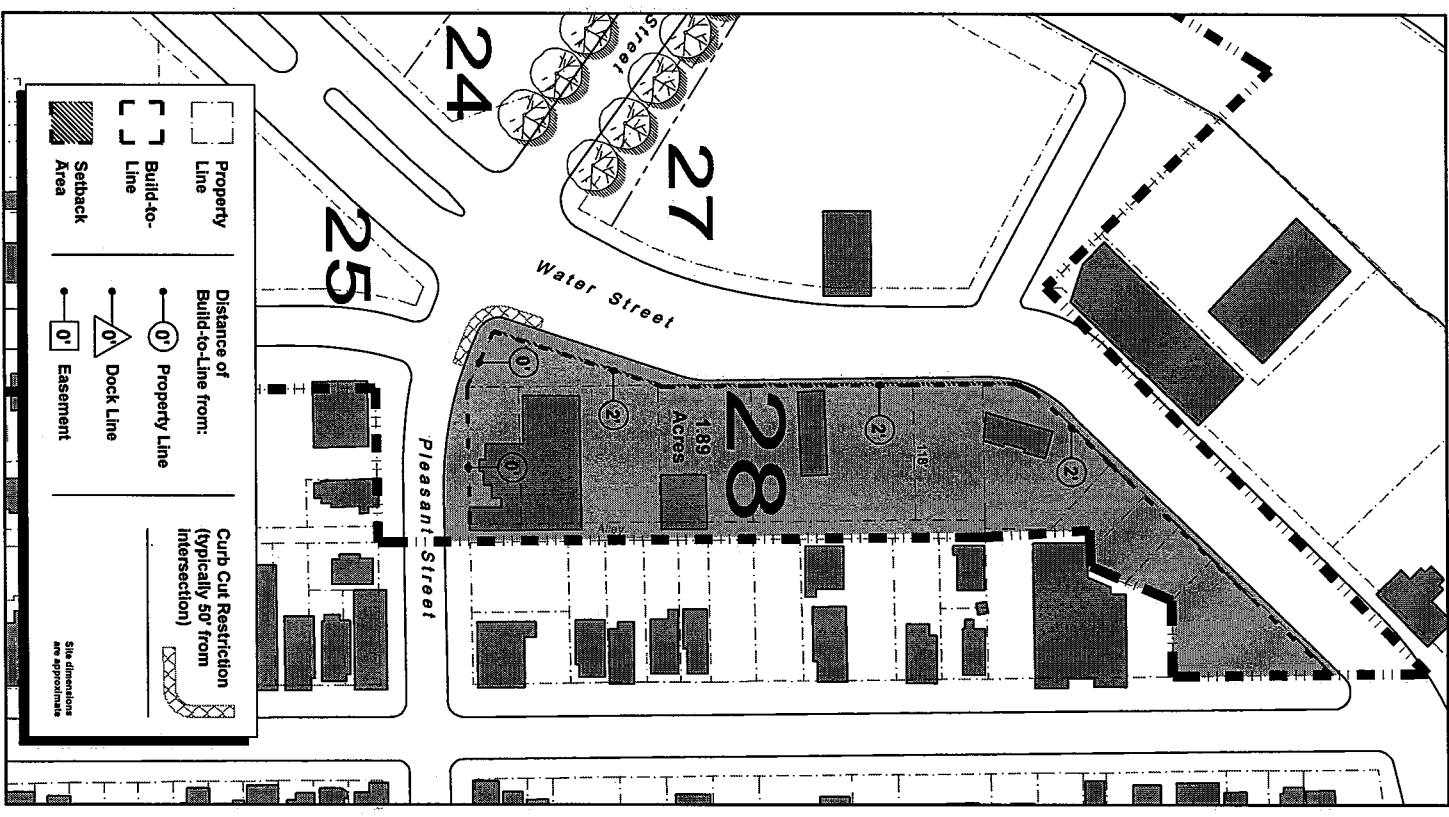
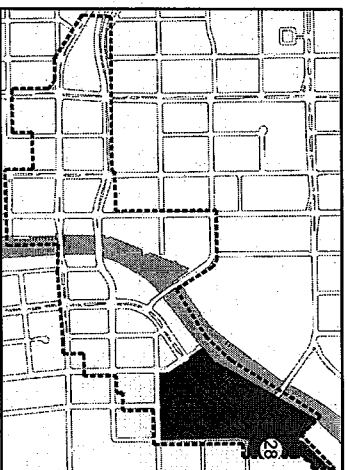
**Moderate Street  
Activation**

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%

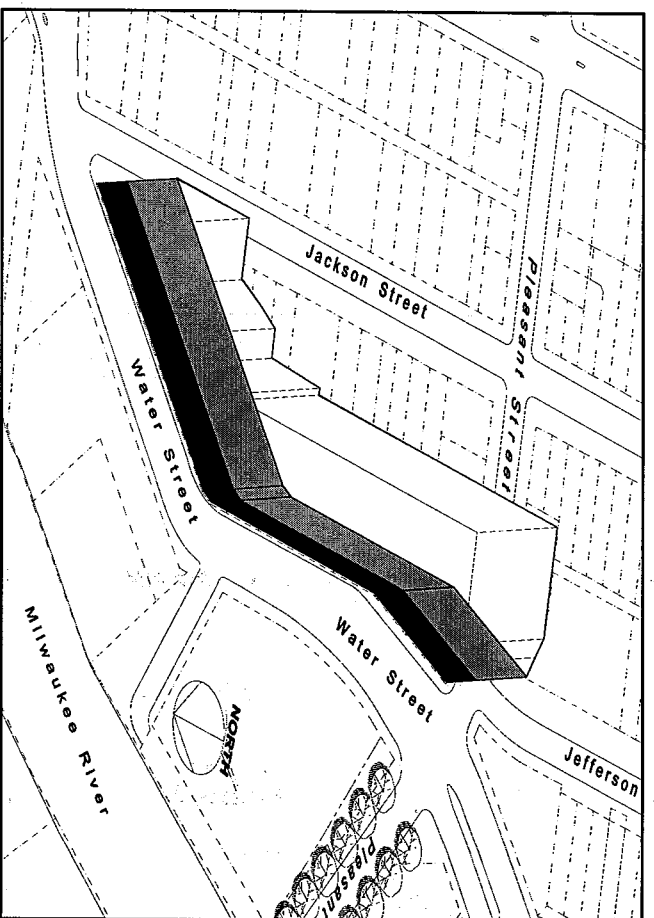
Block Development Standards / Block 28

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

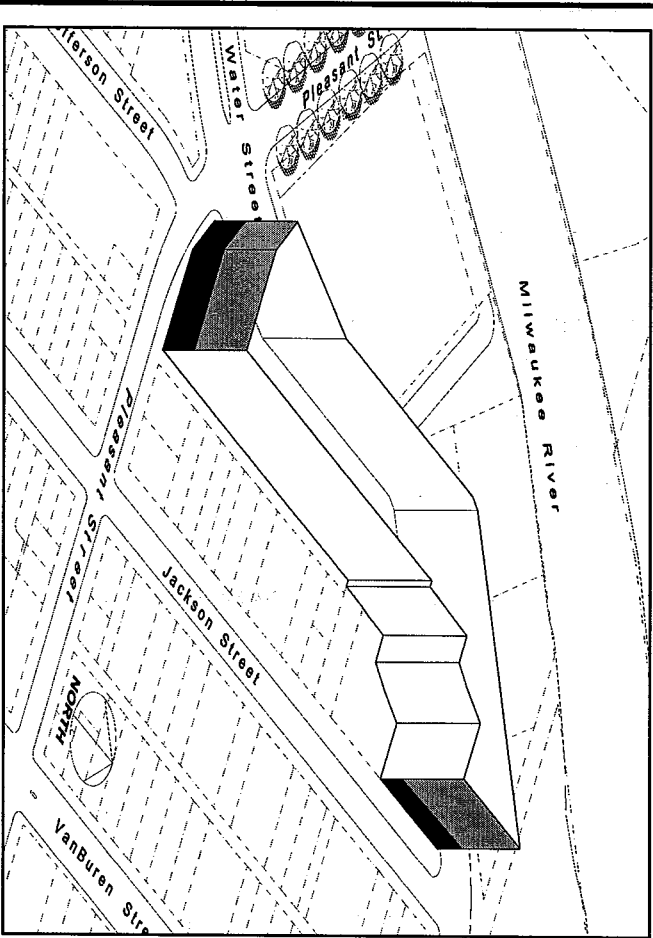


Block Development Standards / Block 28

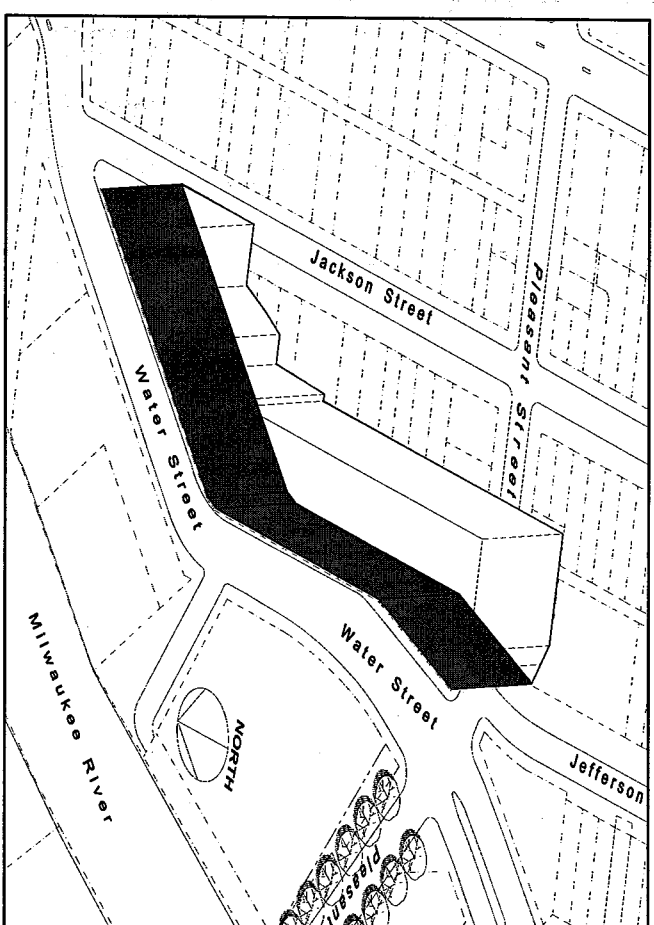
BUILDING HEIGHT



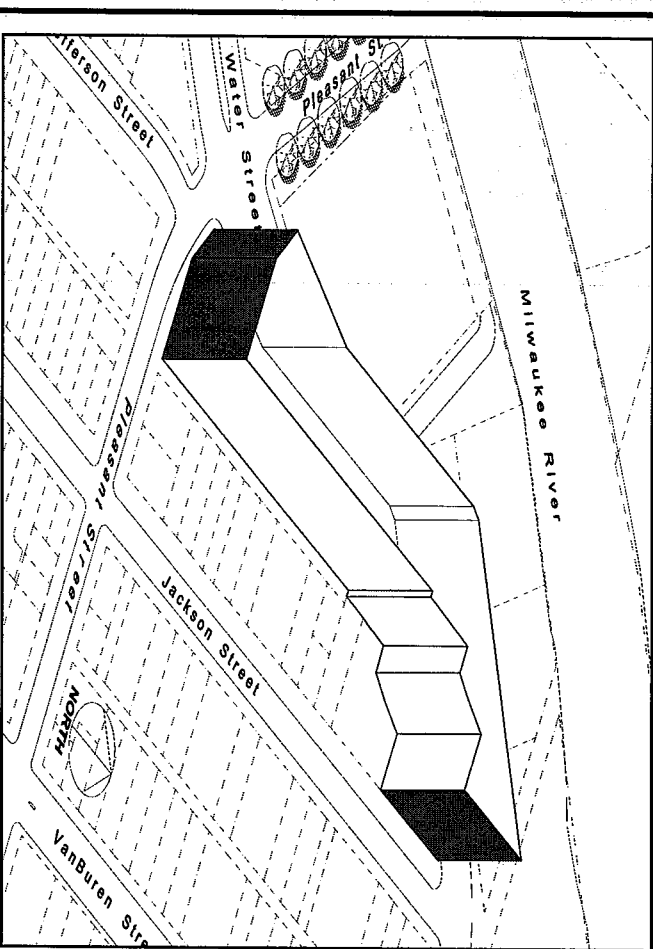
- Maximum Height  
8 Stories
- Minimum Height  
3 Stories

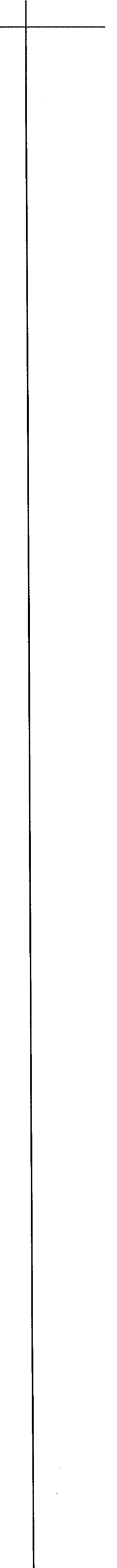


FACADE REQUIREMENTS



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





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Appendices

A USE TABLE

B BUILDING HEIGHT MAP

C STREET ACTIVATION MAP

D LAND TRANSFER OF PUBLIC RIGHTS-OF-WAY  
DEDICATIONS/VACATIONS MAP

Park East Zoning  
Use Table

Redevelopment Plan Heading	Zoning Sub-Category	Redevelopment Plan Allowance	Conditions
<b>Residential</b>	Street Level Residential Use	Y	
	Single-family Dwelling	Y	
	Two-family Dwelling	Y	
	Multi-family Dwelling	Y	
	Attached Single-Family Dwelling	Y	
	Live-work Unit	Y	
	Convent, Rectory, or Monastery	Y	
	Dormitory	Y	
	Family Foster Home	Y	
	Family Shelter Care Facility	Y	
	Family Day Care Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Adult Family Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Small Foster Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Group Home or Group Foster Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Small Group Shelter Care Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Community Living Arrangement	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Rooming House	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Fraternity or Sorority	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Large Group Shelter Care Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Mobile Home	N	
Watchman/Service Quarters	N		
<b>Office</b>	Broadcasting or Recording Studio	Y	
	Limited Wholesale Facility	Y	
	Research and Development	Y	
	Medical Office	Y	
	General Office	Y	
	Government Office	Y	
	Temporary Real Estate Sales Office	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Medical Research Laboratory	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Medical Service Facility	N	
<b>Retail/Services</b>	Personal Service	Y	
	Business Service	Y	
	Laundromat	Y	
	Dry Cleaning Establishment	Y	
	Household Maintenance and Repair Service	Y	
	Bank or Other Financial Institution	Y	
	Retail Establishment, General	Y	
	Artist Studio	Y	
	Seasonal Market	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Live Entertainment Special Event	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Motor Vehicle Rental Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Filling Station	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Car Wash	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Drive-through Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Repair Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Building Maintenance Service	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Catering Service	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Funeral Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Furniture and Appliance Rental and Leasing	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Tool/Equipment Rental Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Recreation Facility, Indoor	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Currency Exchange, Payday Loan Agency, or Title Loan Agency	Y	Subject to Zoning Conditions Section 295 Subsection 7

**Park East Zoning  
Use Table**

<b>Redevelopment Plan Heading</b>	<b>Zoning Sub-Category</b>	<b>Redevelopment Plan Allowance</b>	<b>Conditions</b>
<b>Retail/Services</b>	Secondhand Store	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Outdoor Merchandise Sales	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Motor Vehicle Sales Facility	Y	Subject to C9B Zoning Change to allow this use
	Body Shop	N	
	Outdoor Storage	N	
	Sales Facility	N	
	Rental Facility	N	
	Repair Facility	N	
	Body Shop	N	
	Outdoor Storage	N	
	Garden Supply or Landscaping Center	N	
	Home Improvement Center	N	
	Adult Retail Establishment	N	
	Animal Hospital/Clinic	Y	Subject to C9B Zoning Change to allow this use
	Animal Boarding Facility	Y	Subject to C9B Zoning Change to allow this use
Animal Grooming or Training Facility	Y	Subject to C9B Zoning Change to allow this use	
<b>Entertainment &amp; Accommodations</b>	Bed and Breakfast	Y	
	Hotel, Commercial	Y	
	Hotel, Residential	Y	
	Tavern	Y	
	Restaurant, Sit-down	Y	
	Health Club	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Restaurant, Fast-food / Carry-out	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Assembly Hall	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Adult Entertainment Establishment	N	
	Theater	Y	
	Sports Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Gaming Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Recreation Facility, Outdoor Convention and Exposition Center	Y	Subject to Zoning Conditions Section 295 Subsection 7
		Y	Subject to C9B Zoning Change to allow this use
	Outdoor Racing Facility	N	
	Marina	Y	
	Festival Grounds	N	
<b>Institutional</b>	School, Elementary or Secondary	Y	
	School, Specialty or Personal Instruction	Y	
	Library	Y	
	Religious Assembly	Y	
	Public Safety Facility	Y	
	Cultural Institution	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Passenger Terminal	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Helicopter Landing Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Health Clinic	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Hospital	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Social Service Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Emergency Residential Shelter	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Nursing Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Day Care Center	Y	Subject to Zoning Conditions Section 295 Subsection 7
	College	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Community Center	Y	Subject to Zoning Conditions Section 295 Subsection 7
Park or Playground	Y		

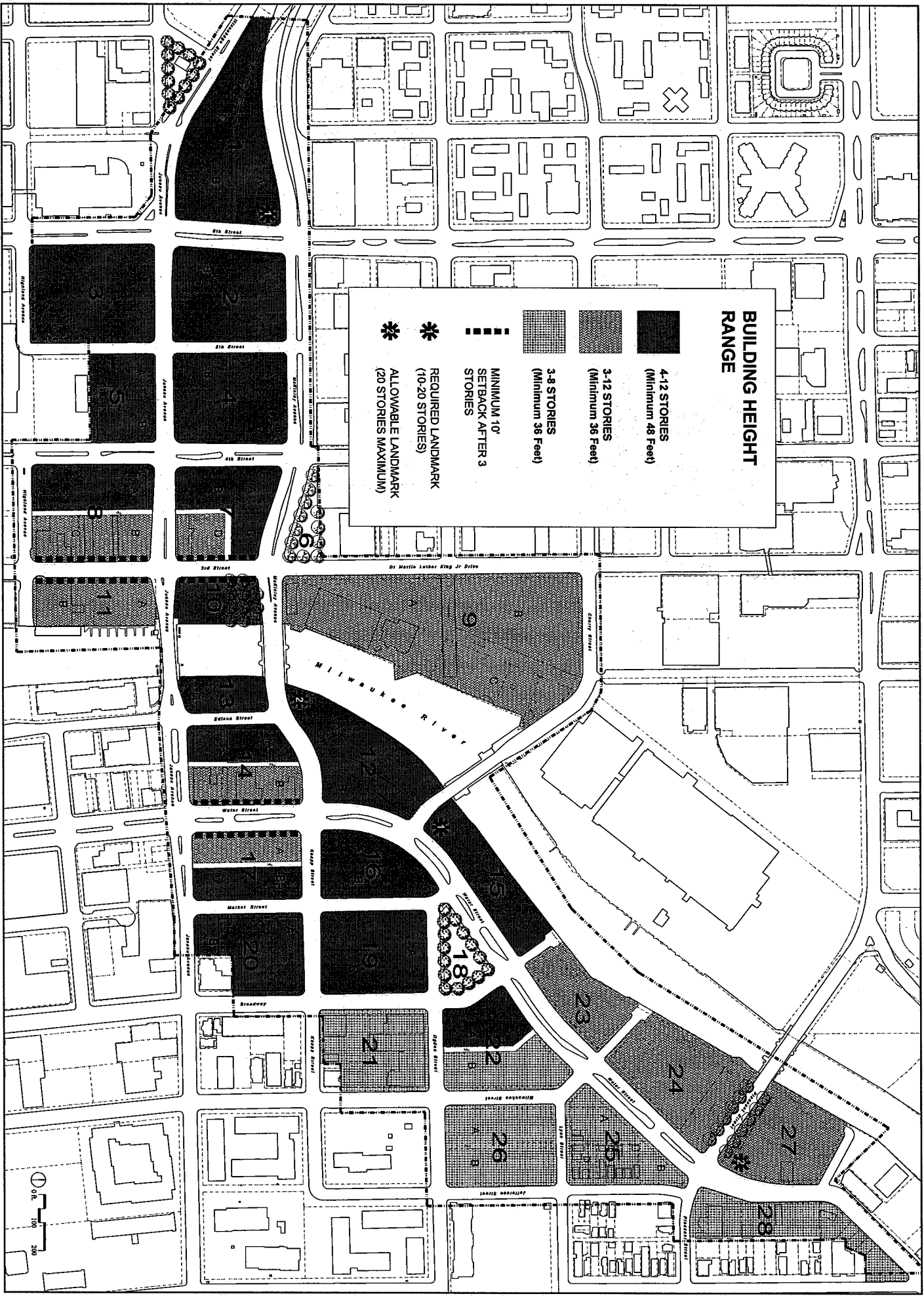


Park East Zoning  
Use Table

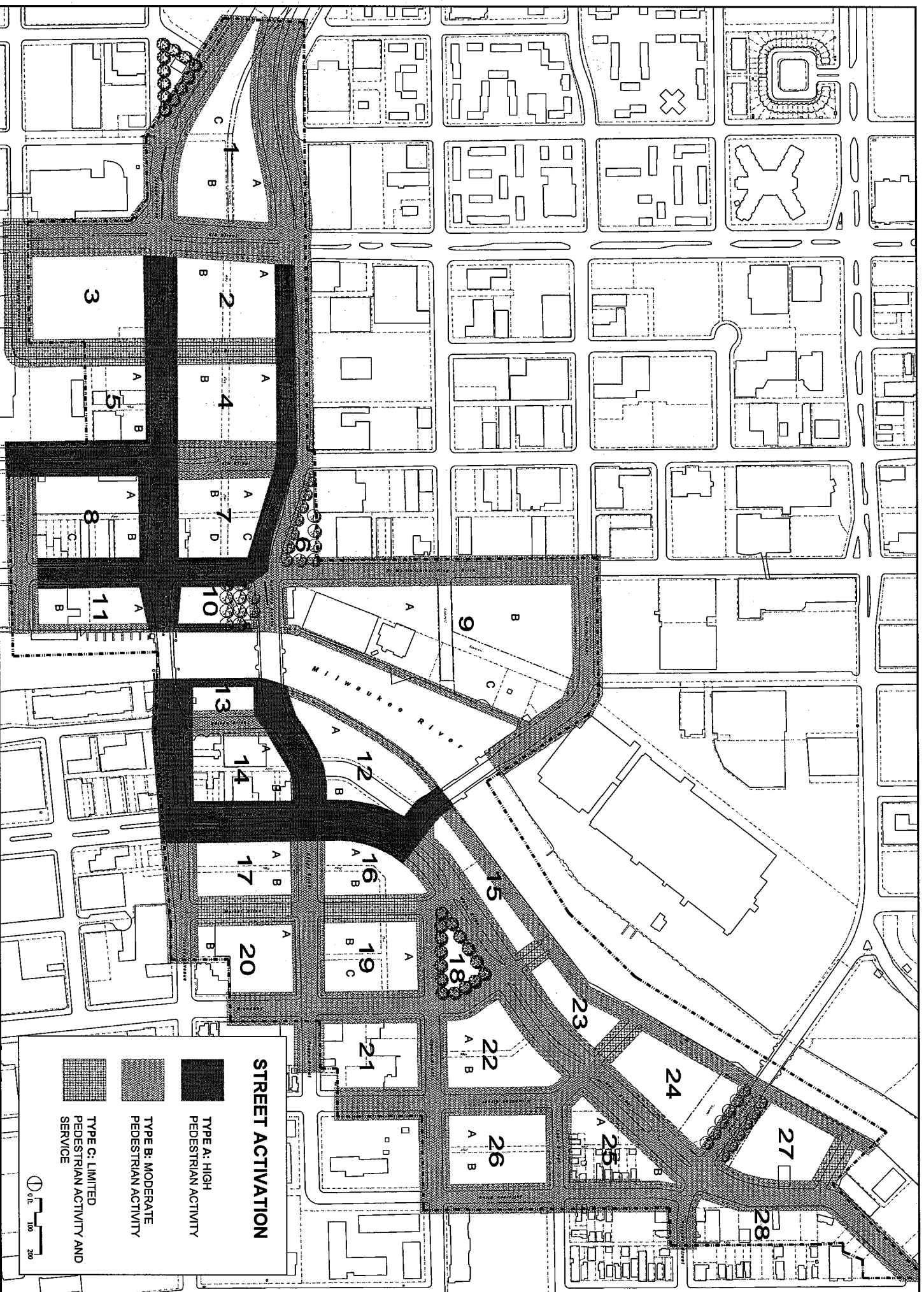
Redevelopment Plan Heading	Zoning Sub-Category	Redevelopment Plan Allowance	Conditions
<b>Institutional</b>	Airport	N	
	Cemetery or Other Place of Interment	N	
	Correctional Facility	N	
<b>Parking</b>	Parking Lot, Principal Use	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Parking Lot, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Parking Structure, Principal Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Parking Structure, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Heavy Motor Vehicle Parking Lot, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Heavy Motor Vehicle Parking Lot, Principal Use	N	
<b>Industrial / Storage / Utility</b>	Transmission Tower	N	Although allowed in the zoning code as a limited use, the redevelopment plan does not allow this use.
	Substation/Distribution Equipment, Outdoor	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Concrete Batch Plant, Temporary	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Manufacturing, Light	Y	
	Water Treatment Plant	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Sewage Treatment Plant	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Substation/Distribution Equipment, Indoor	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Recycling Collection Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Wholesale and Distribution Facility, Indoor	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Power Generation Plant	N	
	Ambulance Service	N	
	Ground Transportation Service	Y	Subject to C9B Zoning Change to allow this use
	Ship Terminal or Docking Facility	N	
	Truck Freight Terminal	N	
	Railroad Switching, Classification Yard, or Freight Terminal	N	
	Mixed-waste Processing Facility	N	
	Material Reclamation Facility	N	
	Salvage Operation, Indoor	N	
	Salvage Operation, Outdoor	N	
	Wholesale and Distribution Facility, Outdoor	N	
	Hazardous Materials	N	
	Manufacturing, Heavy	N	
	Manufacturing, Intense	N	
	Processing or Recycling of Mined Materials	N	
	Contractor's Shop	N	
	Contractor's Yard	N	
	Plant Nursery or Greenhouse	N	
	Raising of Crops or Livestock	N	

Appendix B / Building Height Map

Building heights are regulated to create streets in character with the districts described in the Master Plan. Building height ranges are indicated on each individual Block Description.

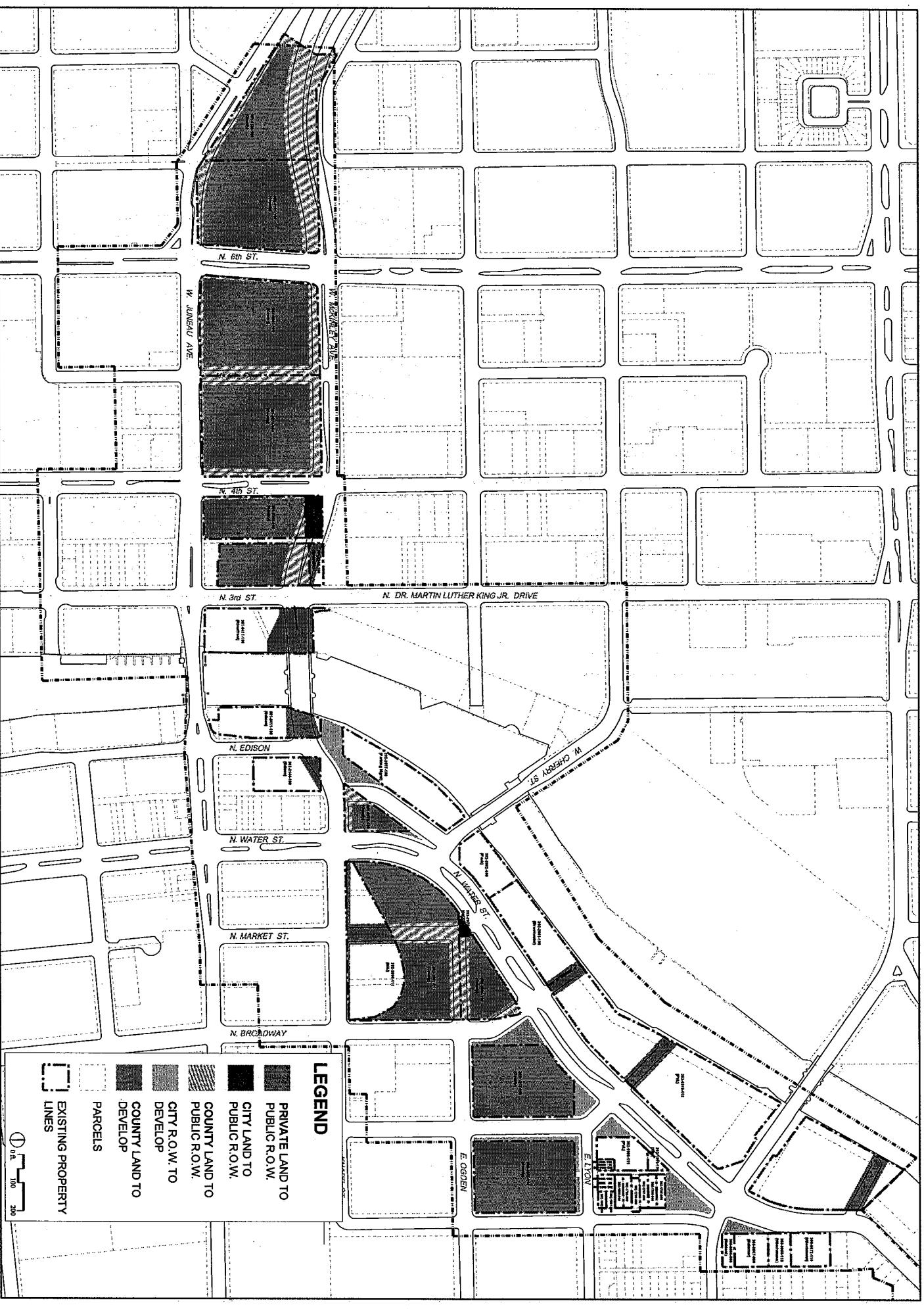


# Appendix C / Street Activation Map



Street level facades shall include a high level of visual features and design details that enrich the street level experience and are easily seen by pedestrians. While visual interaction with all stories of the building is encouraged, visual interaction by means of clear, non-tinted windows (glazing) is required at the street level frontage of a building.

Appendix D / Land Transfer of Public Rights-of-Way Dedications/Vacations Map





**HNTB**

**PDI**