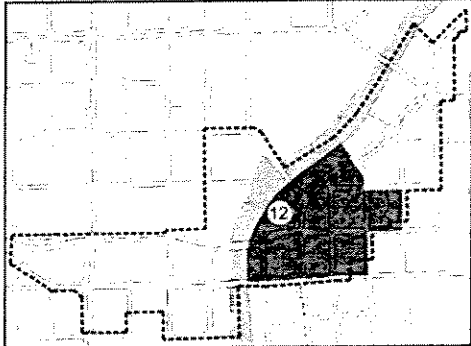
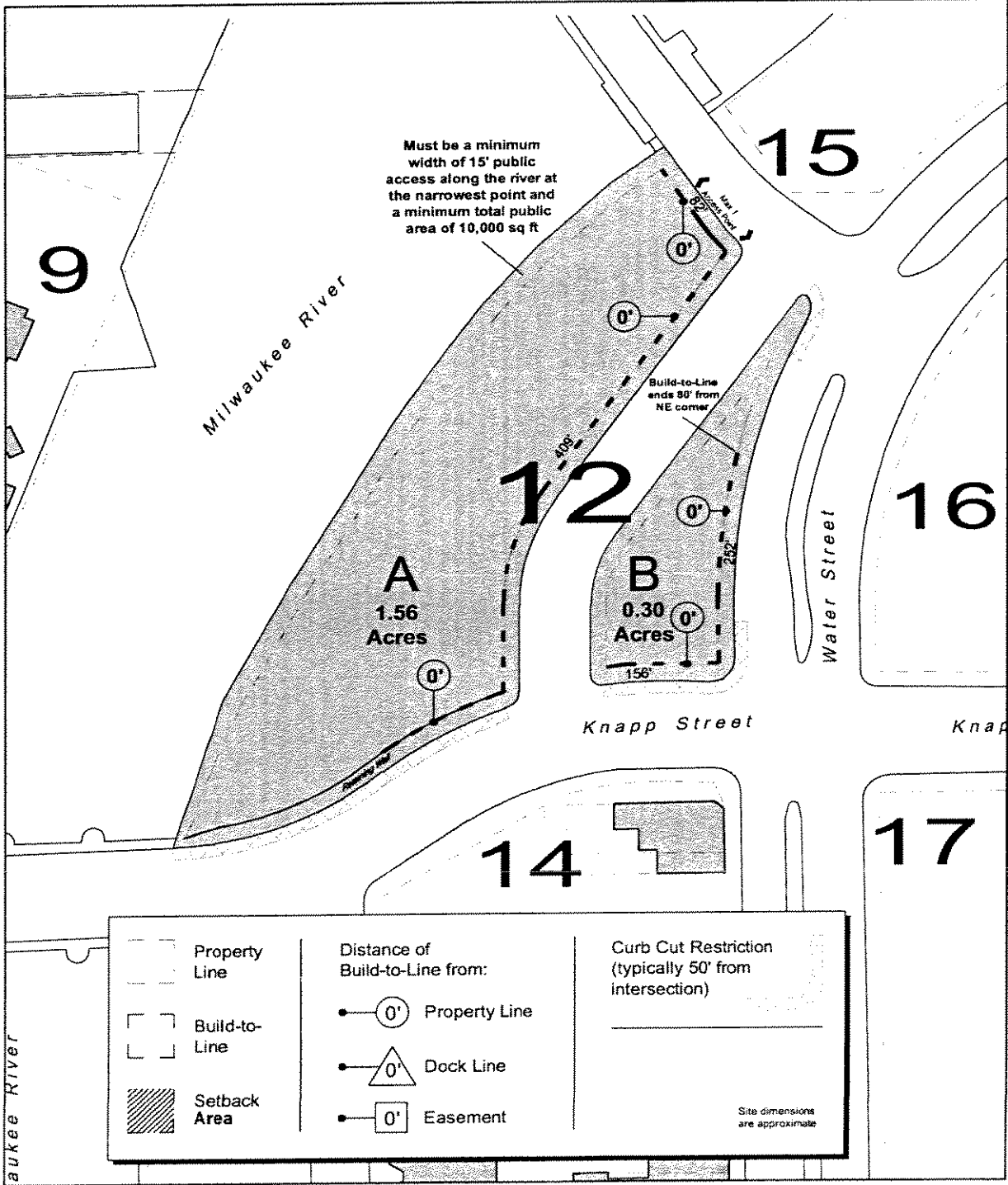


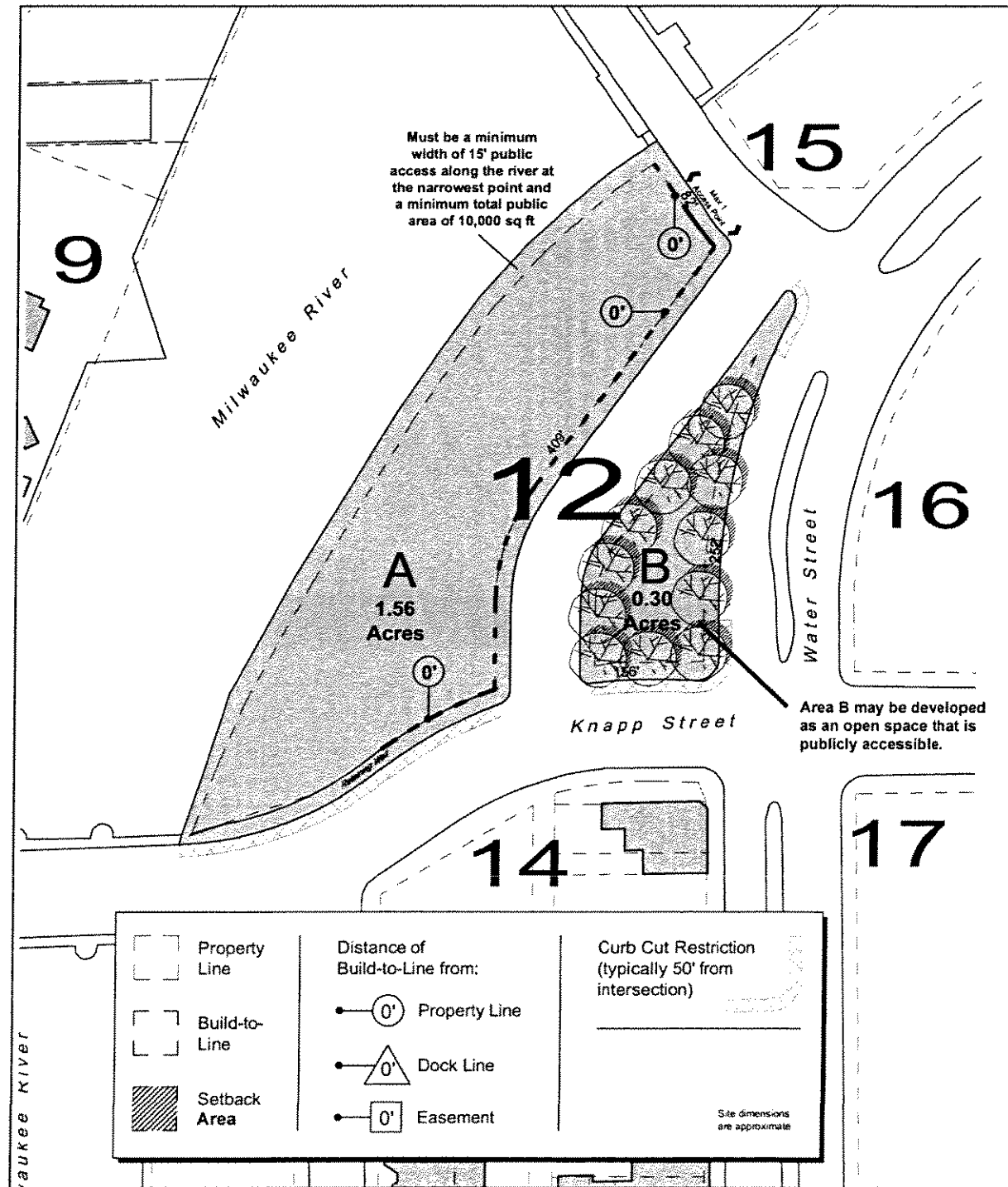
Parcel	Block 12	
	A	B
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse)	I	I or public greenspace
Approximate Acreage	1.56 acres	0.30 acres
Current Use	Surface parking and public r.o.w.	Surface parking and public r.o.w.
Allowed Use	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9B(A)	C9B(A)
Recommended Zoning	C9B(A)	C9B(A)
Known Utilities	Two 36" storm sewers run along old Edison Street.	
Known Environmental Conditions	Prior uses of parcels within the block include milling businesses, wood and coal storage yards, machine shop, blacksmith business, cleaning products business and gas station. Potential PECFA sites (VOCs/PAHs>NR 720 RCLs).	



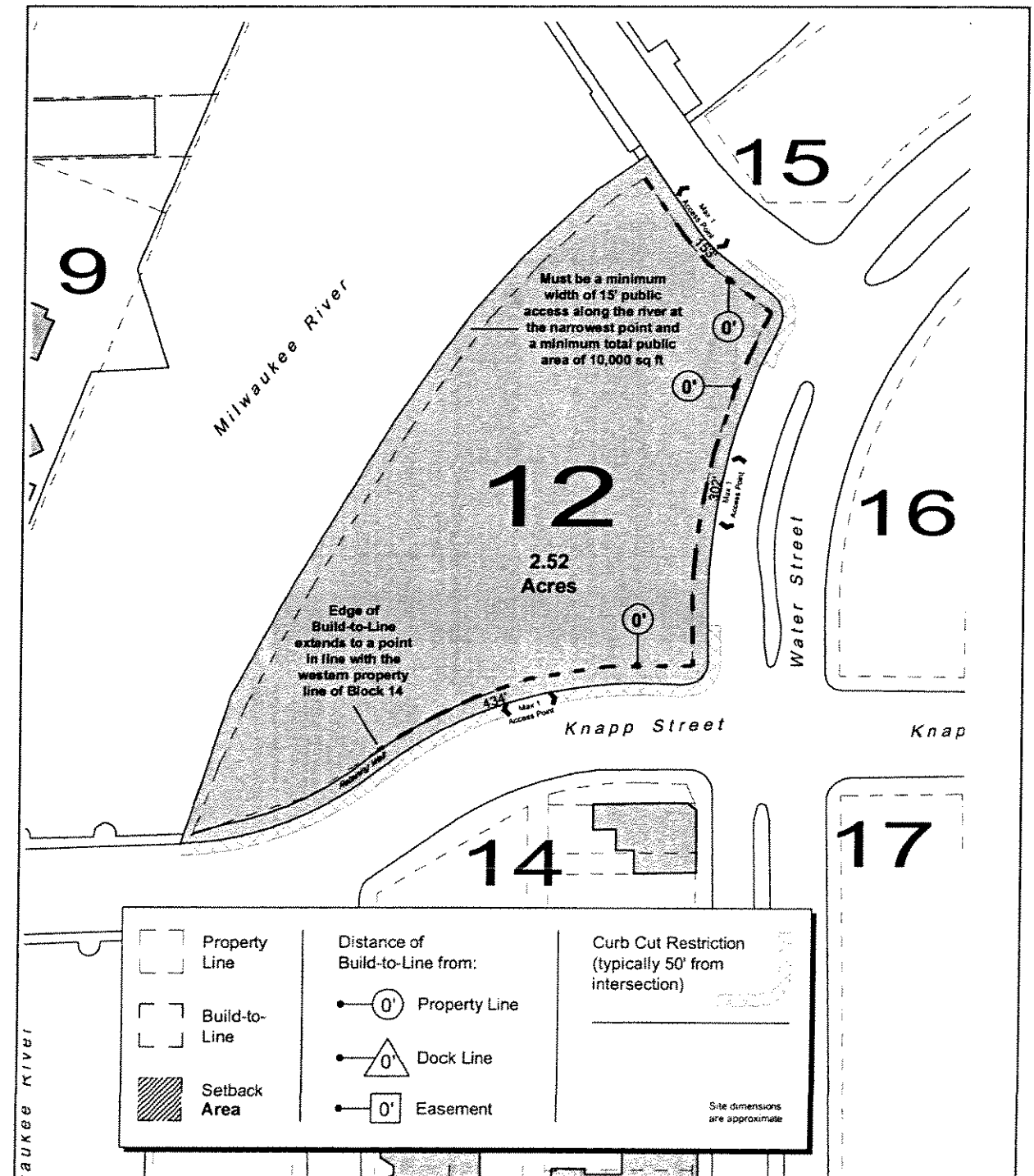
ALTERNATIVE 1A



ALTERNATIVE 1B



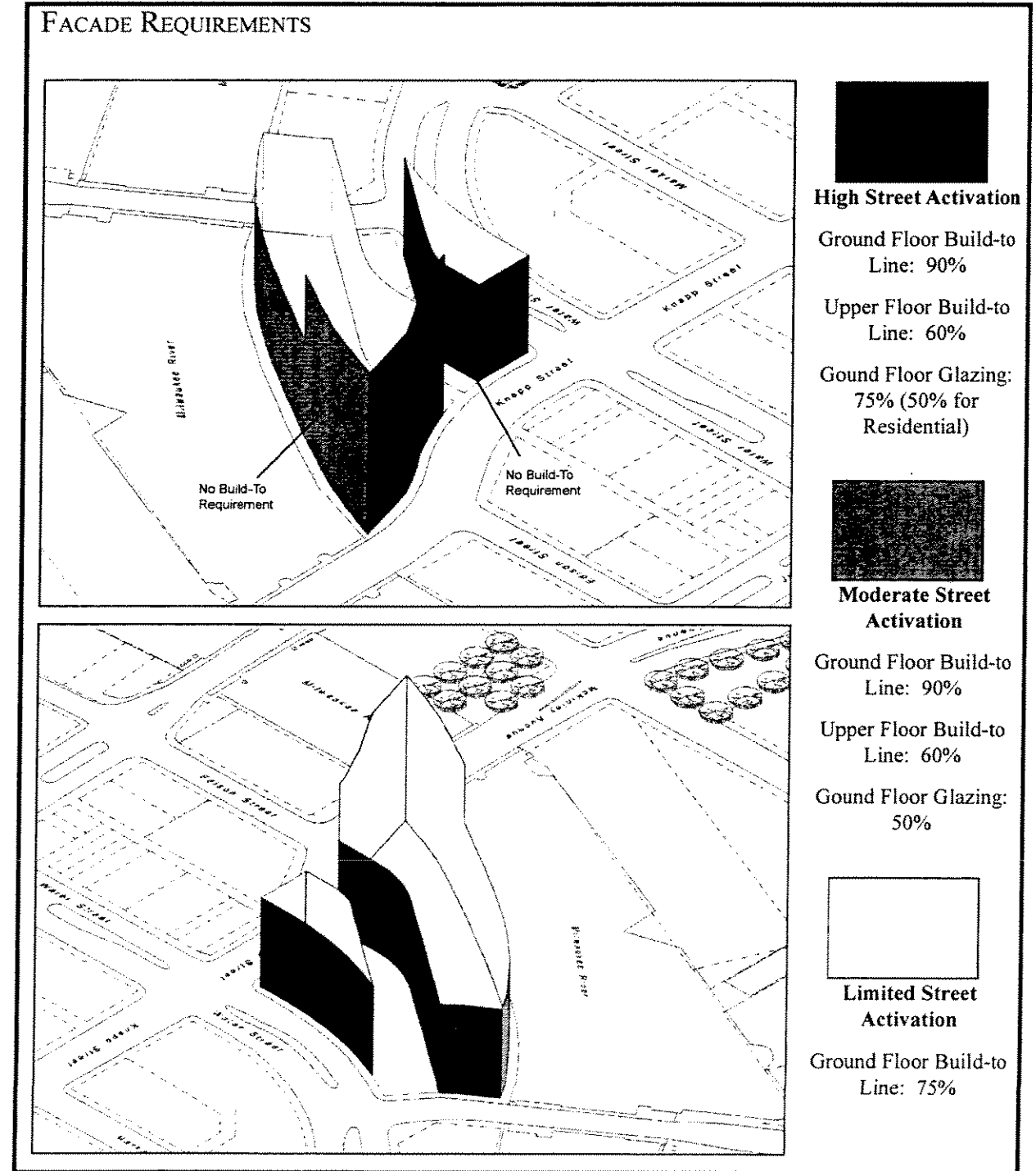
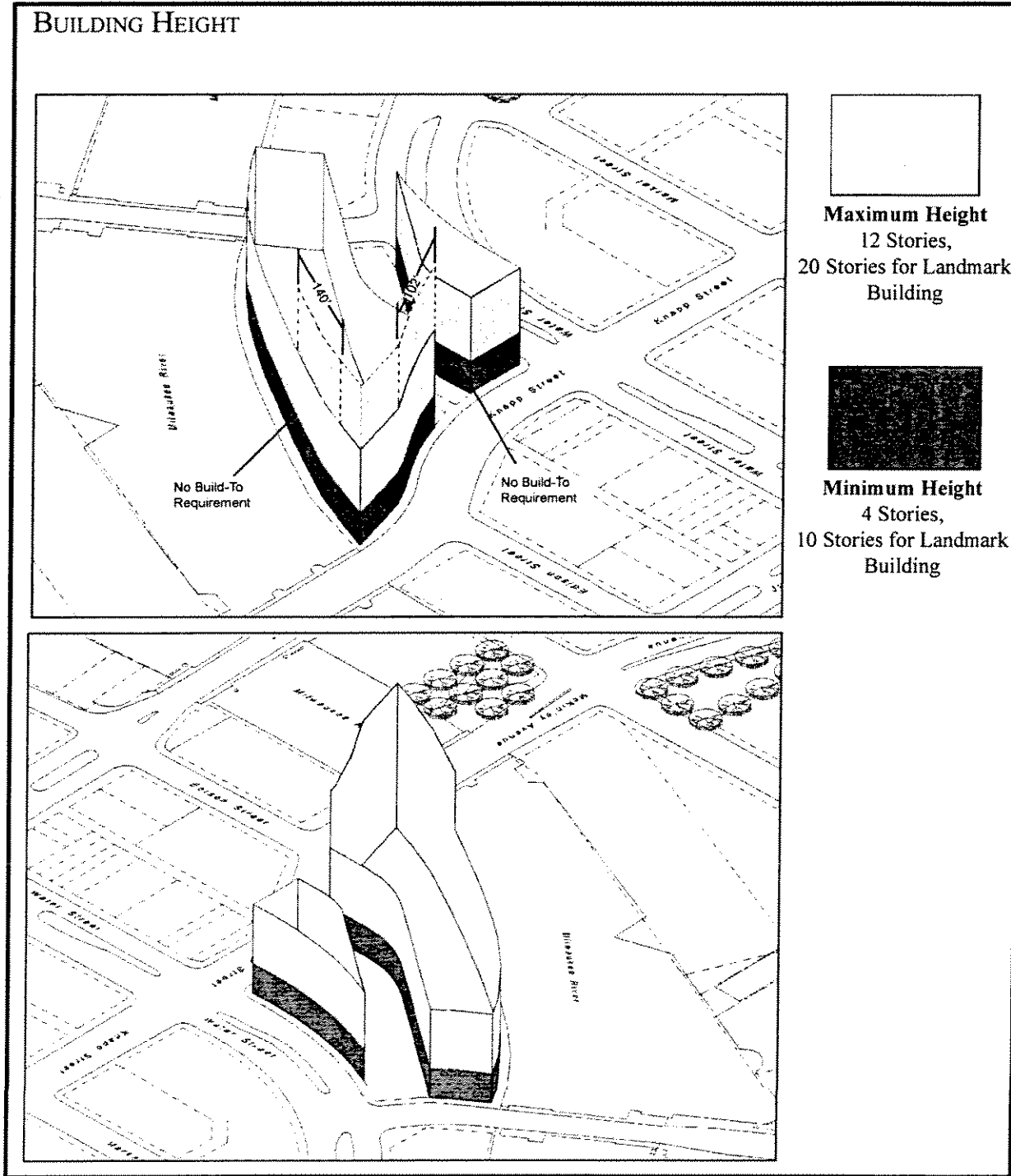
ALTERNATIVE 2



LANDMARK BUILDING

The southwest corner of Block 12 is an allowable 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 Knapp Street is 102', there is no maximum dimension along Knapp Street. The maximum dimension along the Riverwalk and the southwestern Build-to Line is 140', there is no minimum dimension along the Riverwalk.

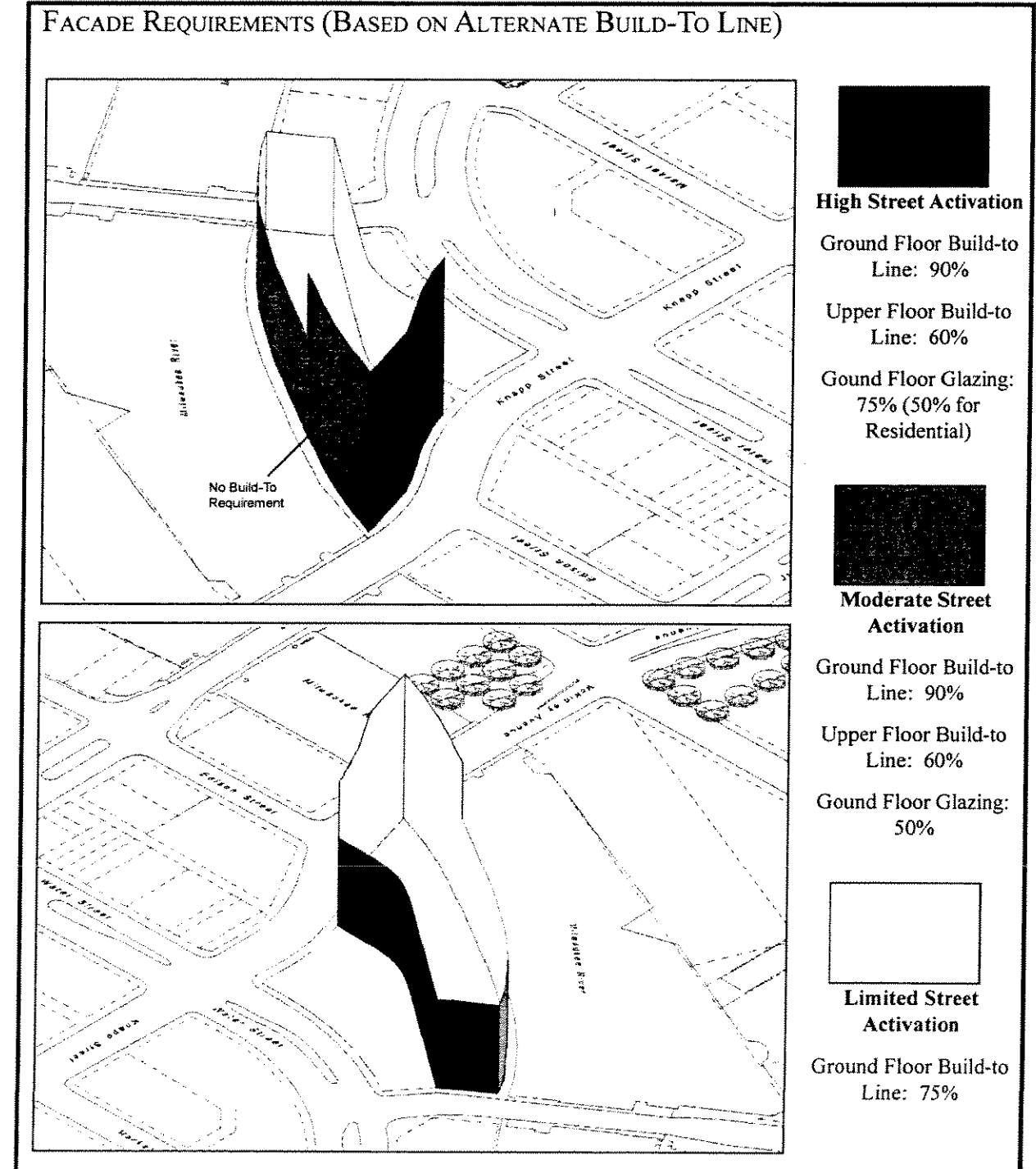
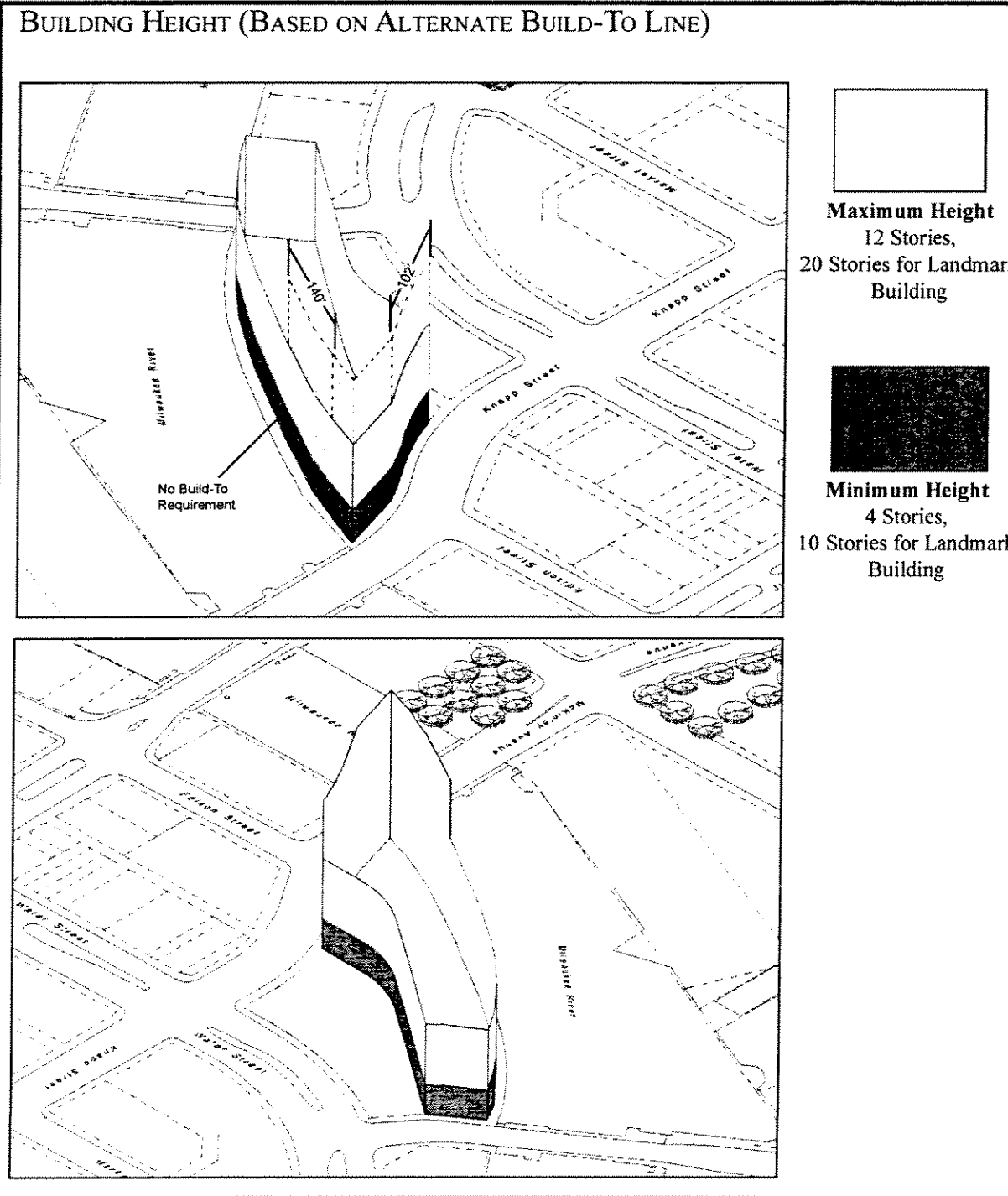
ALTERNATIVE 1A



ALTERNATIVE 1B

LANDMARK BUILDING

The southwest corner of Block 12 is an allowable 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 Knapp Street is 102', there is no maximum dimension along Knapp Street. The maximum dimension along the Riverwalk and the southwestern Build-to Line is 140', there is no minimum dimension along the Riverwalk.

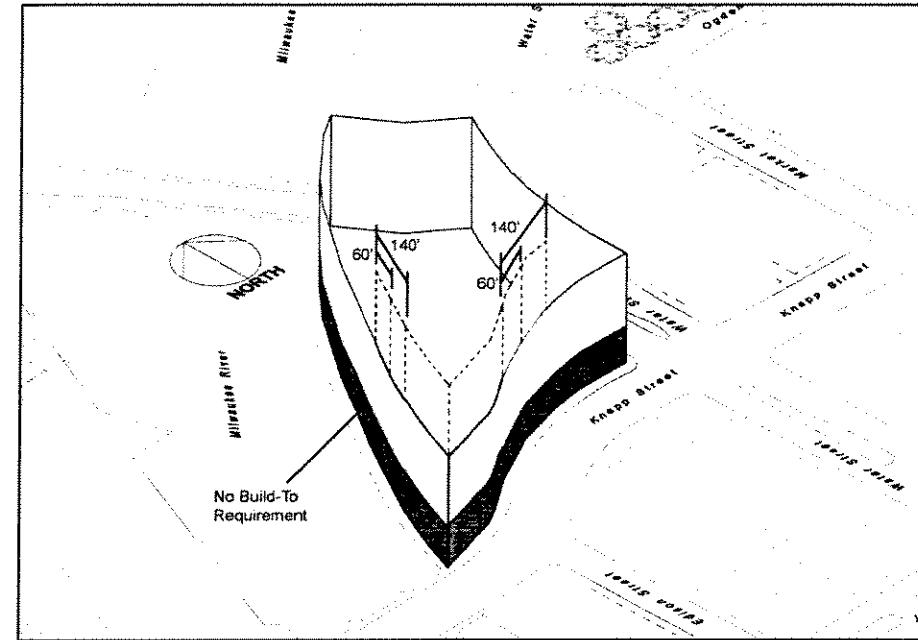


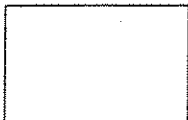
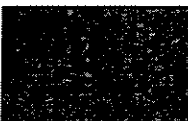
ALTERNATIVE 2

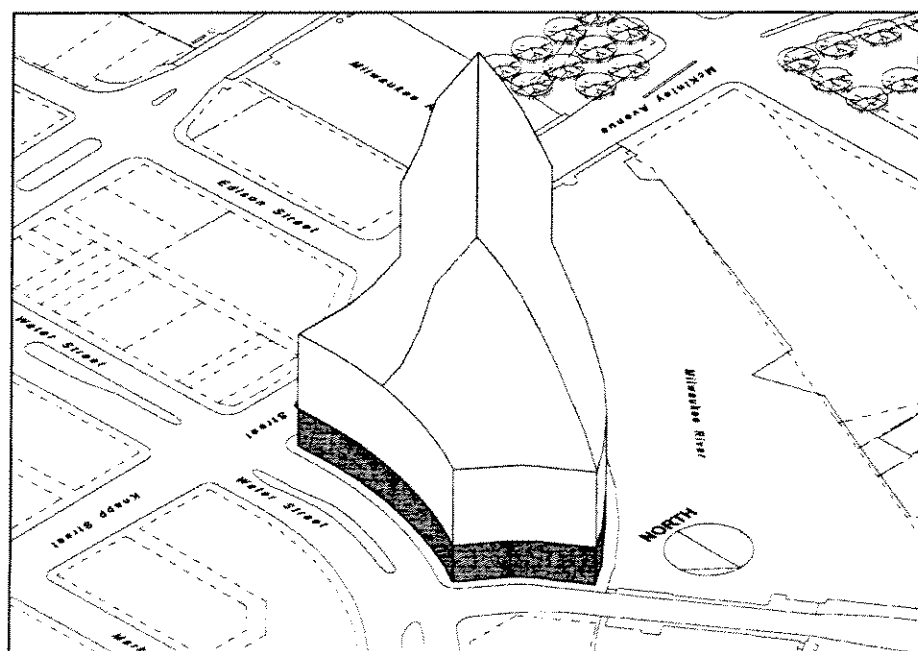
LANDMARK BUILDING

The southwest corner of Block 12 is an allowable 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 Knapp Street is 60'. The maximum dimension along Knapp Street is 140'. The minimum dimension along the Riverwalk is 60'. The maximum dimension along the Riverwalk is 140'.

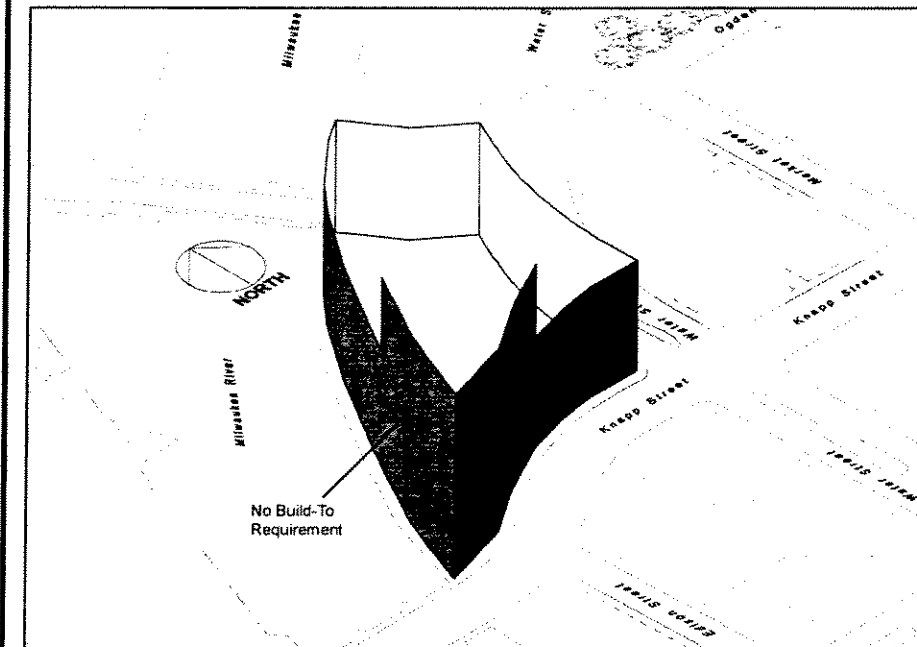
BUILDING HEIGHT






-  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%

