



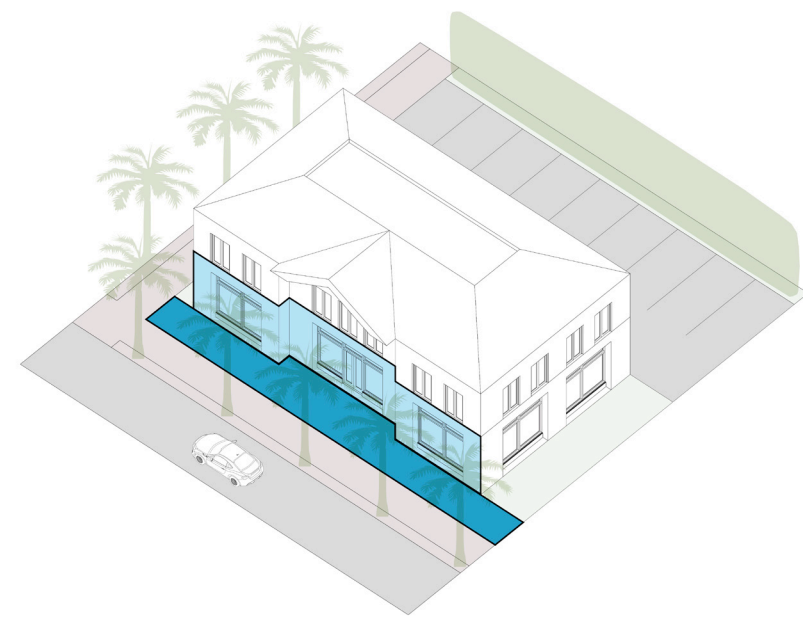
(COMMERCIAL)

WHAT WE'RE LOOKING AT THIS WEEK

- Place green dots next to concepts with which you agree.
- Place red dots next to concepts you have concerns about.

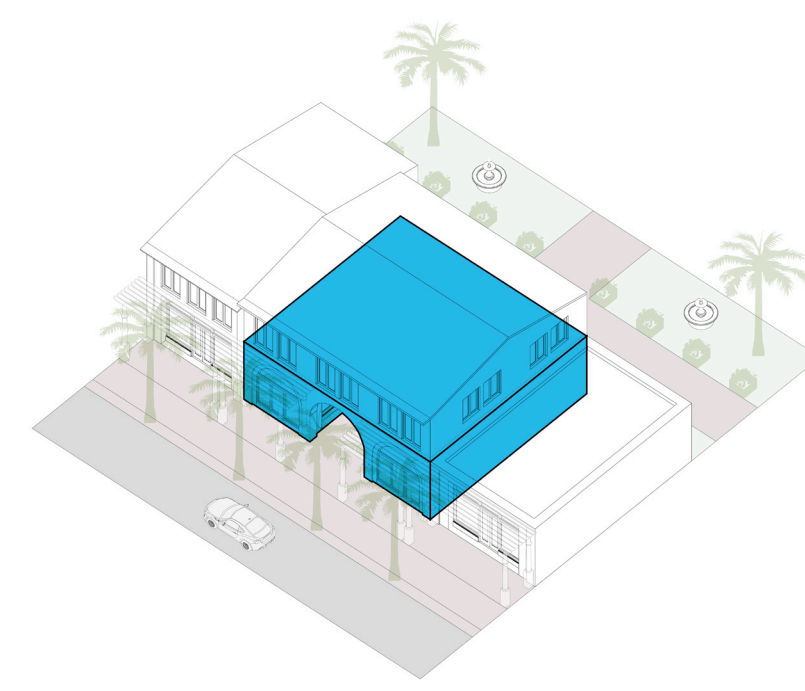
Ground floor setbacks, height, and articulation

- » Buildings should front streets with clear entrances and gracious ground floor heights
- » Parking and deep lawns should not locate between fronts of buildings and the sidewalk
- » Deep side and rear setbacks are not a priority in this area
- » Long, blank walls should be avoided



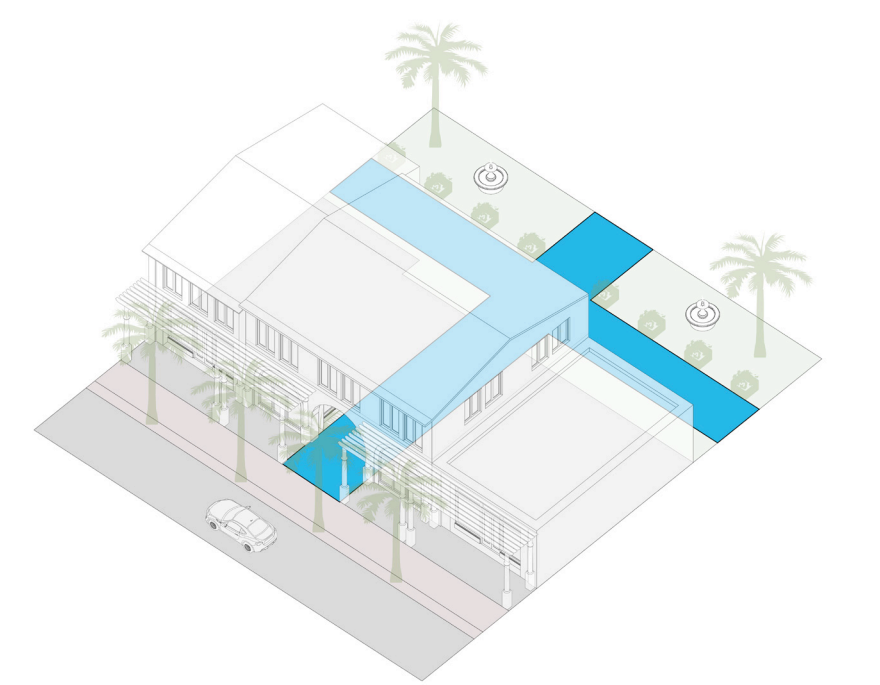
Arcades and galleries

- » Encourage features that provide shade such as galleries and arcades
- » Arcades and galleries should be on or over private property and not extend into the street
- » Allow conditioned space above arcades
- » Allow awnings to extend over sidewalks



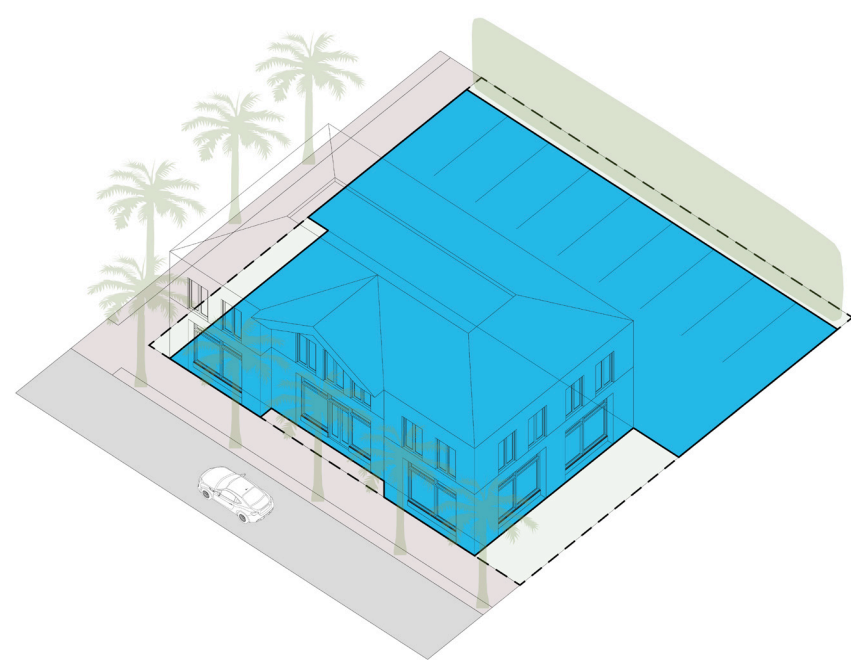
Vias

- » Where desired and appropriate, extend via networks to provide access to intimate public spaces, parking, and business entries
- » Create safe crossings of streets and encourage that vias connect to one another to create a contiguous network



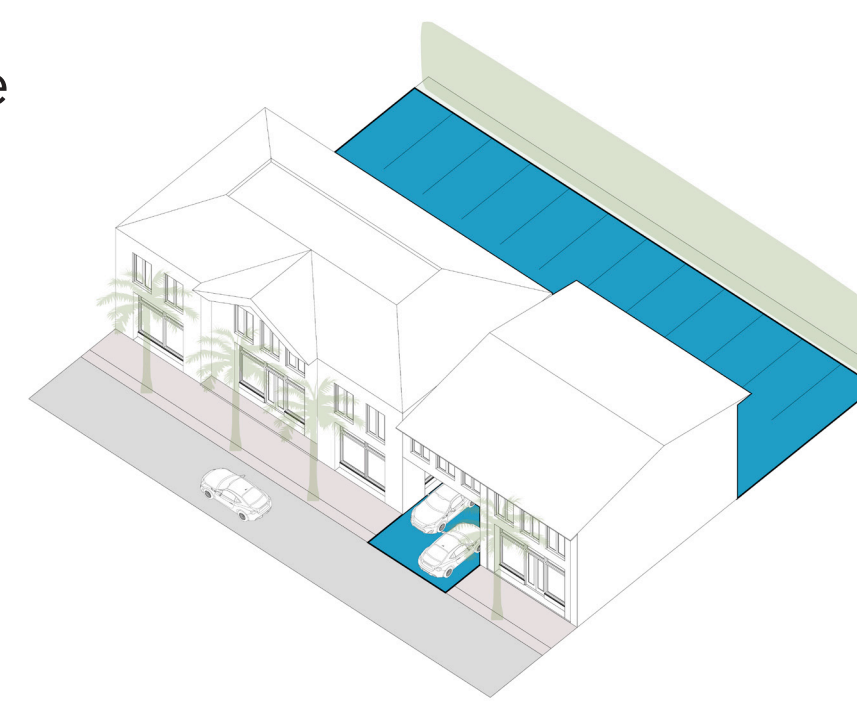
Lot and building coverage

- » Allow significant building coverage over a lot
- » Minimal restrictions for impervious surfaces
- » Where relevant to manage stormwater, require on-site storage of stormwater



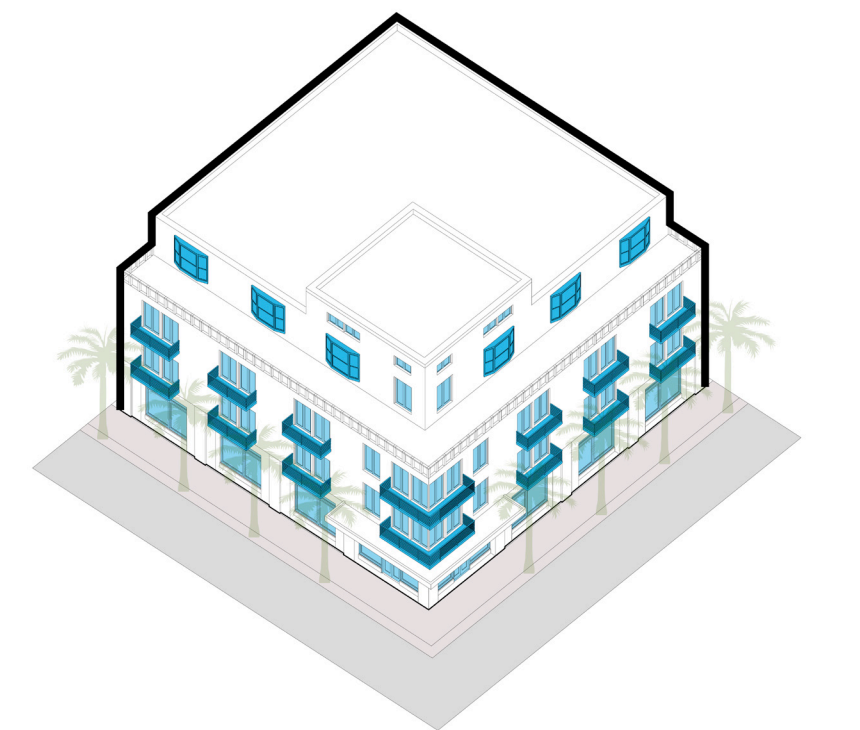
Concealing parking

- » Screen parking garages from the street with active uses
- » Surface parking lots shall be to side or rear of buildings and screened by walls/landscape
- » Allow on and off-site parking to meet minimum requirements



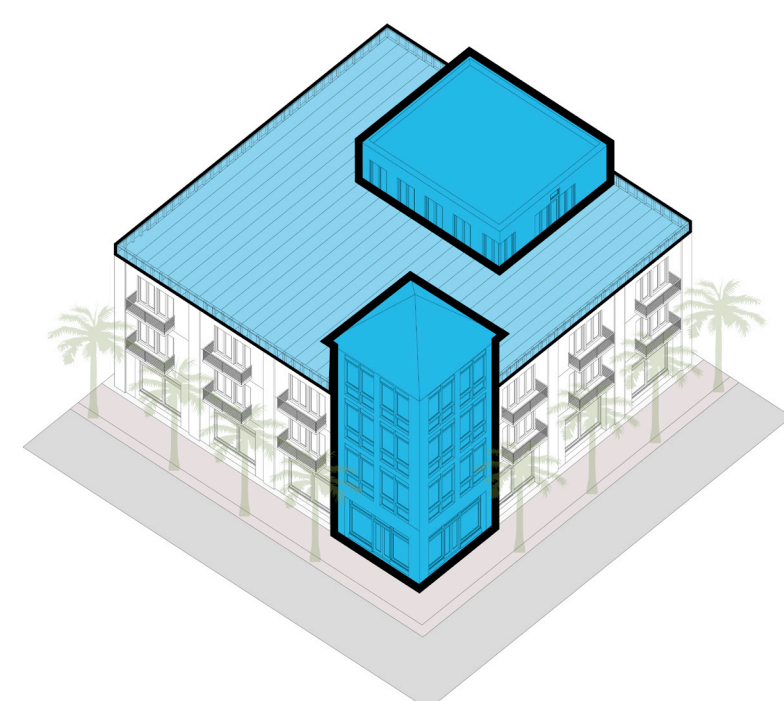
Height, setbacks, and upper floor articulation

- » Allow up to 60 feet
- » Step back buildings where appropriate to allow for light & air and maintain current scale of Midtown
- » Require a balance between solid walls and openings
- » Encourage balconies / projecting bay windows over private property without extending into the street



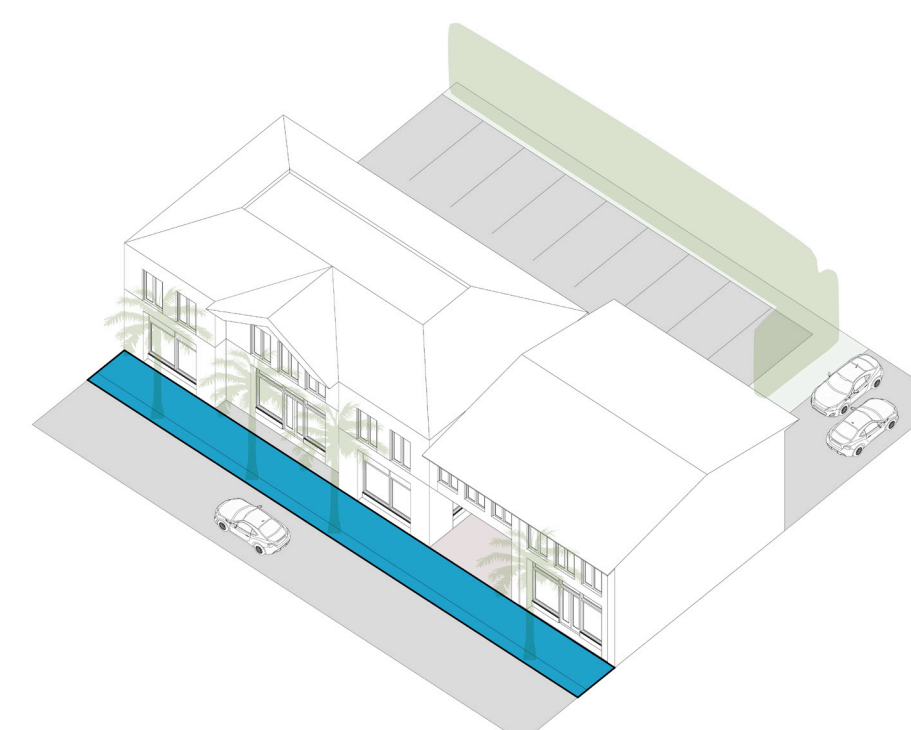
Towers, penthouses, and terraces

- » Allow narrow/small towers at corners and explore requiring them in certain locations
- » Allow and encourage roof access and terraces



Curbside management

Minimize driveways on to streets that interrupt pedestrian flow



Use Mix

- » Allow a range of retail, office, restaurant, and hotel uses
- » Allow residential uses on upper floors

