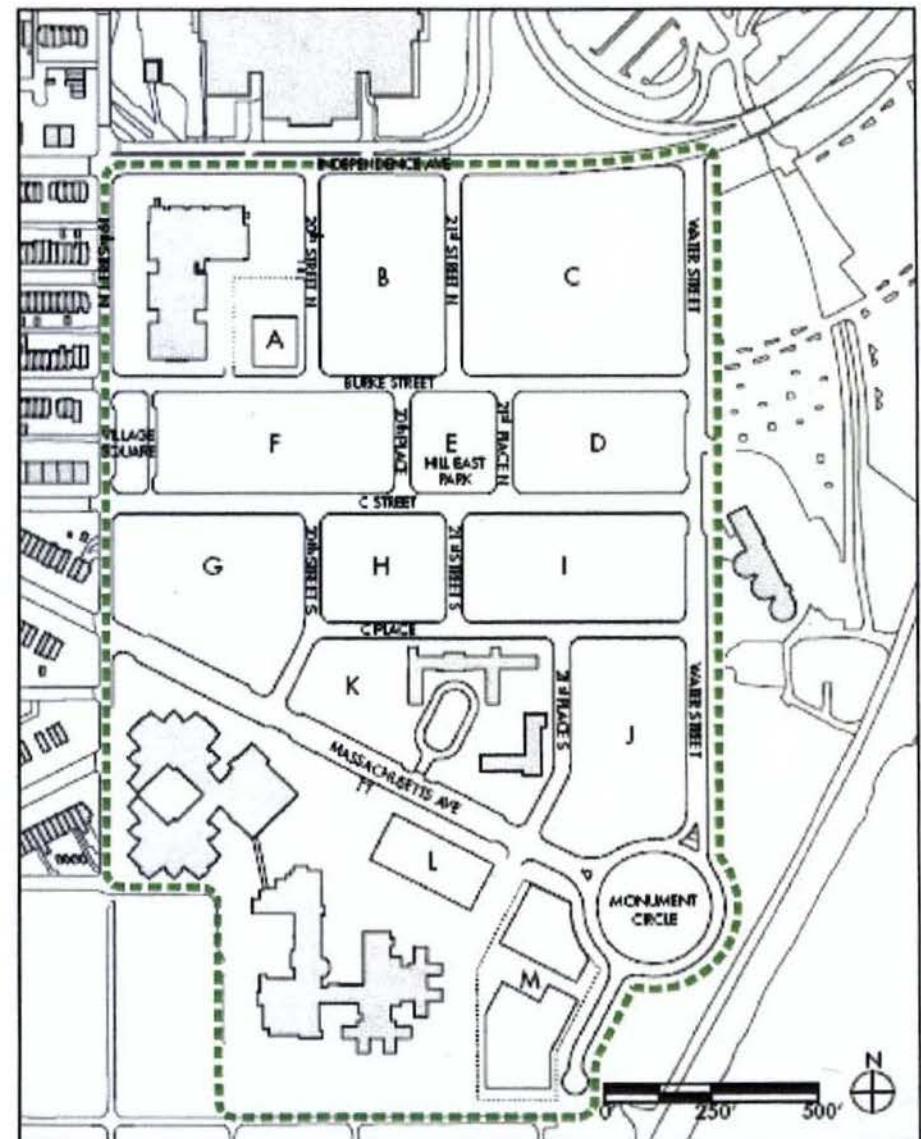
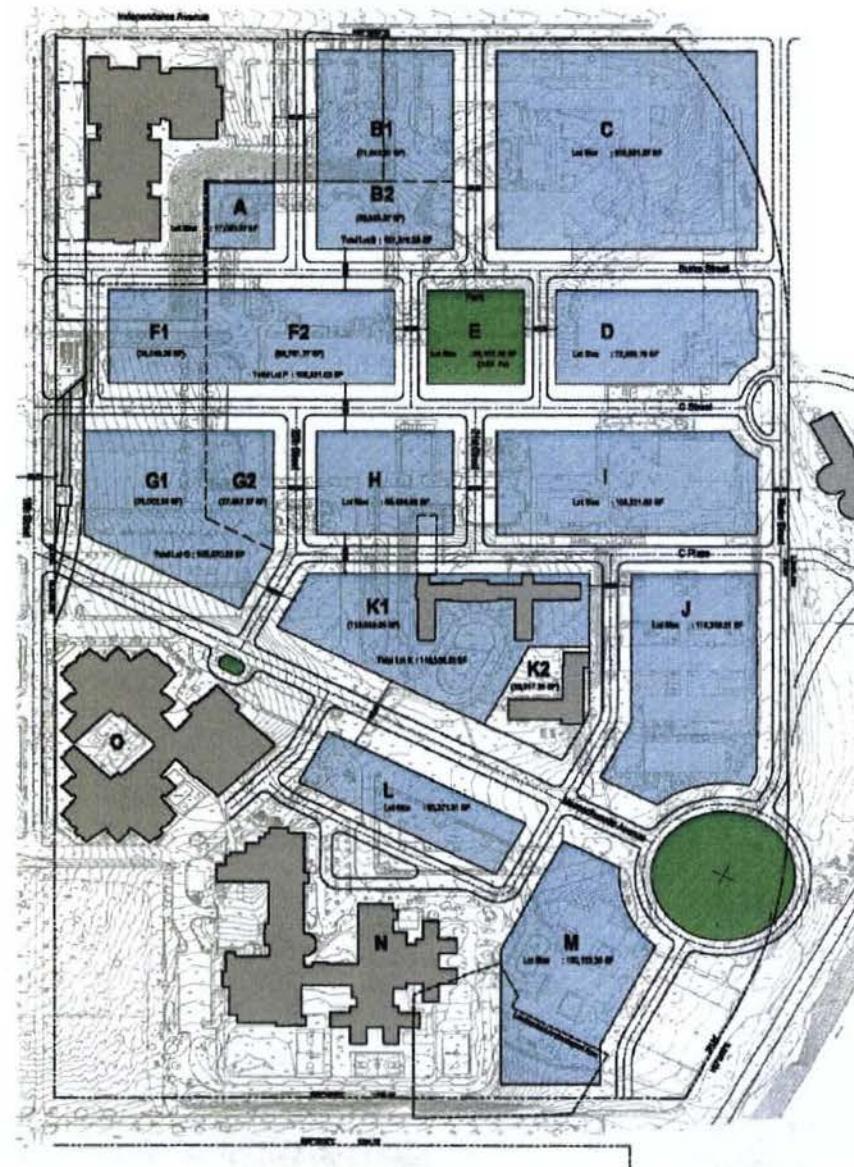


# HILL EAST (HE) DISTRICT



ZONING COMMISSION  
CASE No. 04-05  
EXHIBIT No. 14

## Hill East Boundary



# Illustrative Master Plan

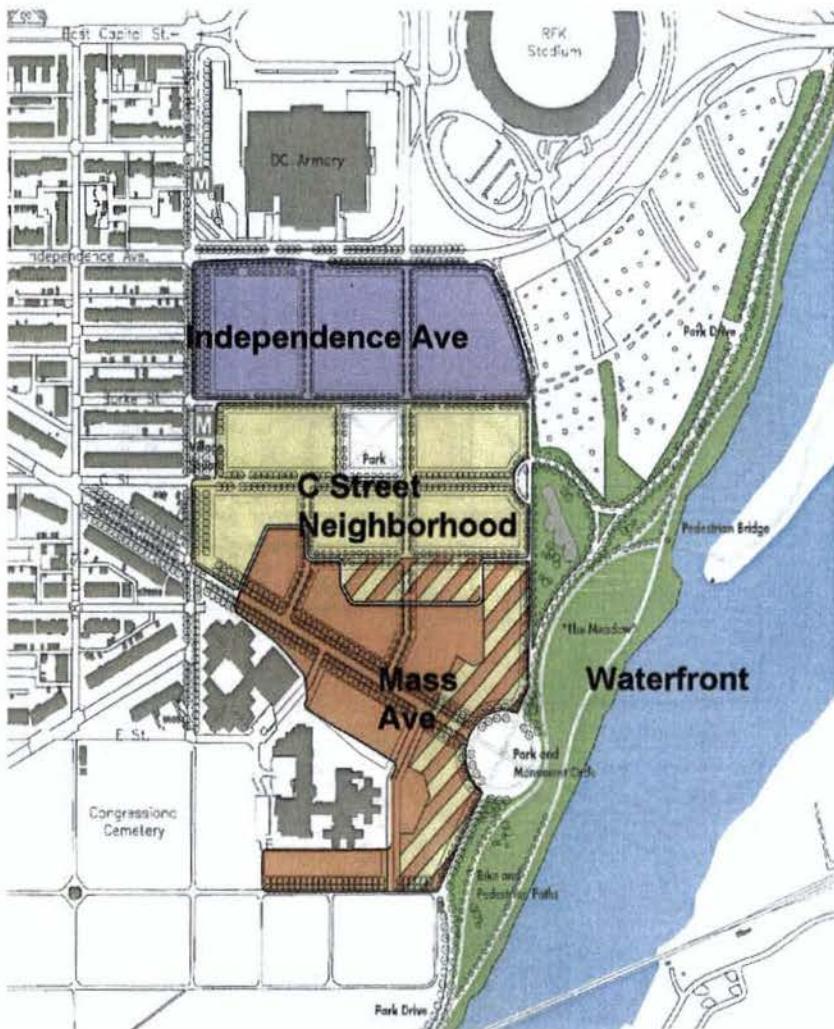


# Master Plan's Guiding Principles

- **Connect and integrate Reservation 13 with adjacent neighborhoods;**
- **Utilize the site to meet a diversity of public needs;**
- **Extend the existing pattern of local streets to and through the site;**
- **Maintain a human-scale of building heights;**
- **Connect the Hill East neighborhood and the city at large to the waterfront;**

- **Demonstrate environmental stewardship;**
- **Promote the use of mass transit;**
- **Create attractive “places” of unique and complementary character;**
- **Limit improvements to correctional facilities to areas south of Massachusetts Avenue.**

# General Uses per Master Plan



## City-Wide Use & Services

Recreation  
Education  
Healthcare  
Institutional

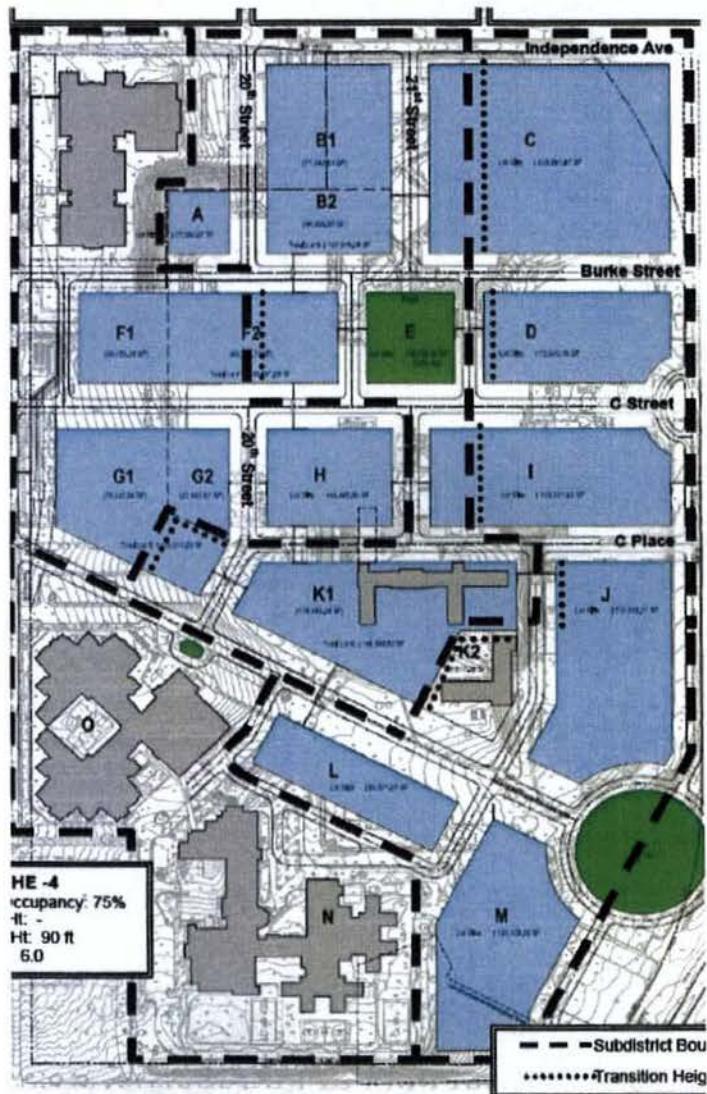
## Residential Healthcare Community Use

## Civic Buildings Public Health & Science Center Offices

## Park Drive Bike & Pedestrian Paths "The Meadow" Bridge to Kingman Island

# Plan Differences

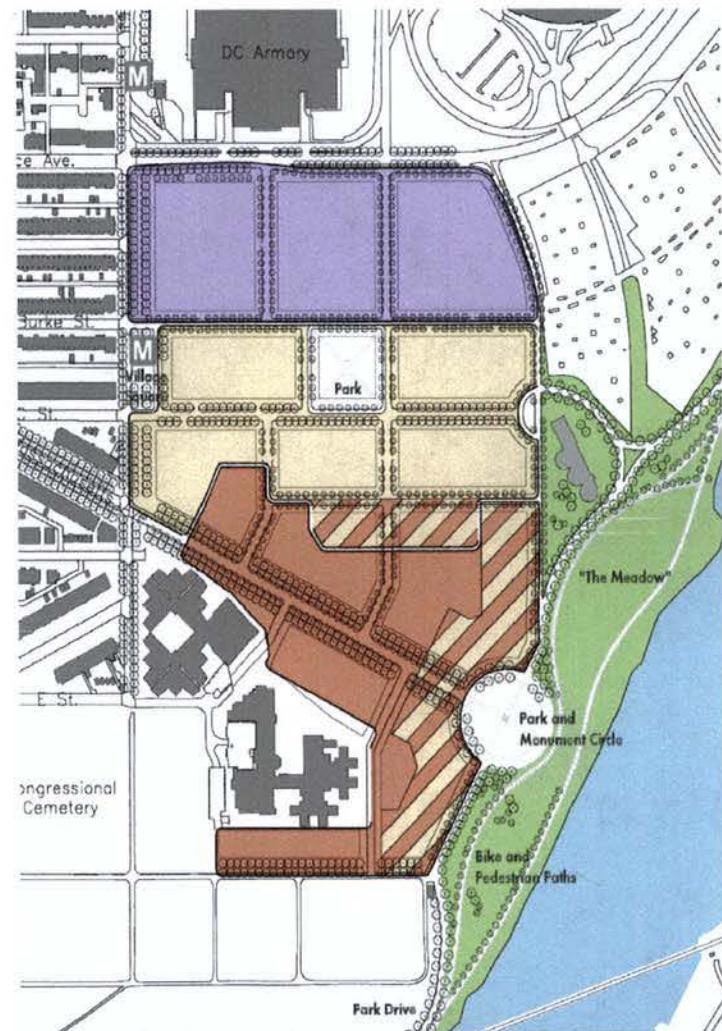
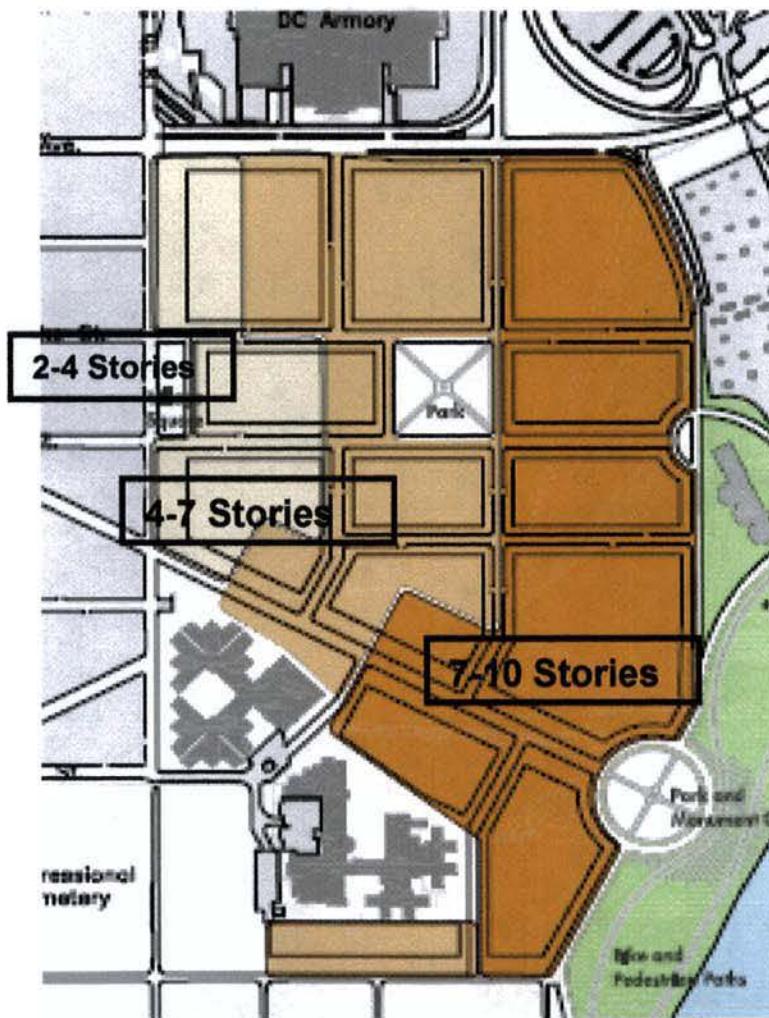
## Master Plan Layout vs. Current Layout



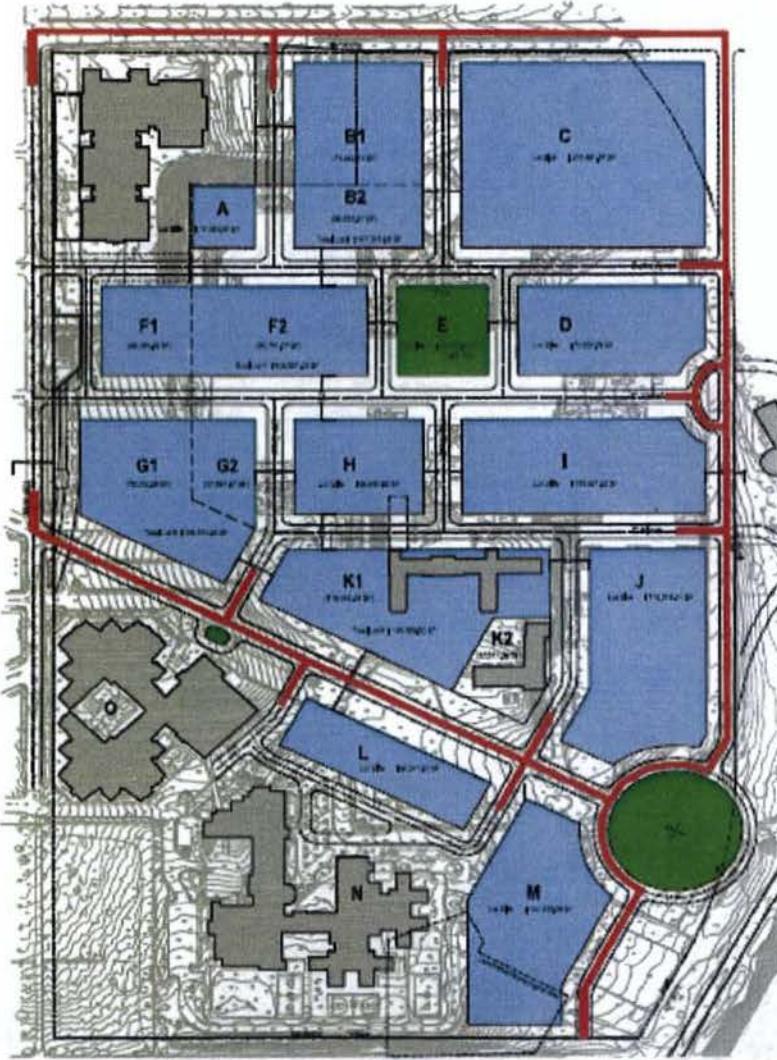
**HE -4**  
occupancy: 75%  
fl: -  
Ht: 90 ft  
6.0

— Subdistrict Boundary  
----- Transition Height

# Building Massing

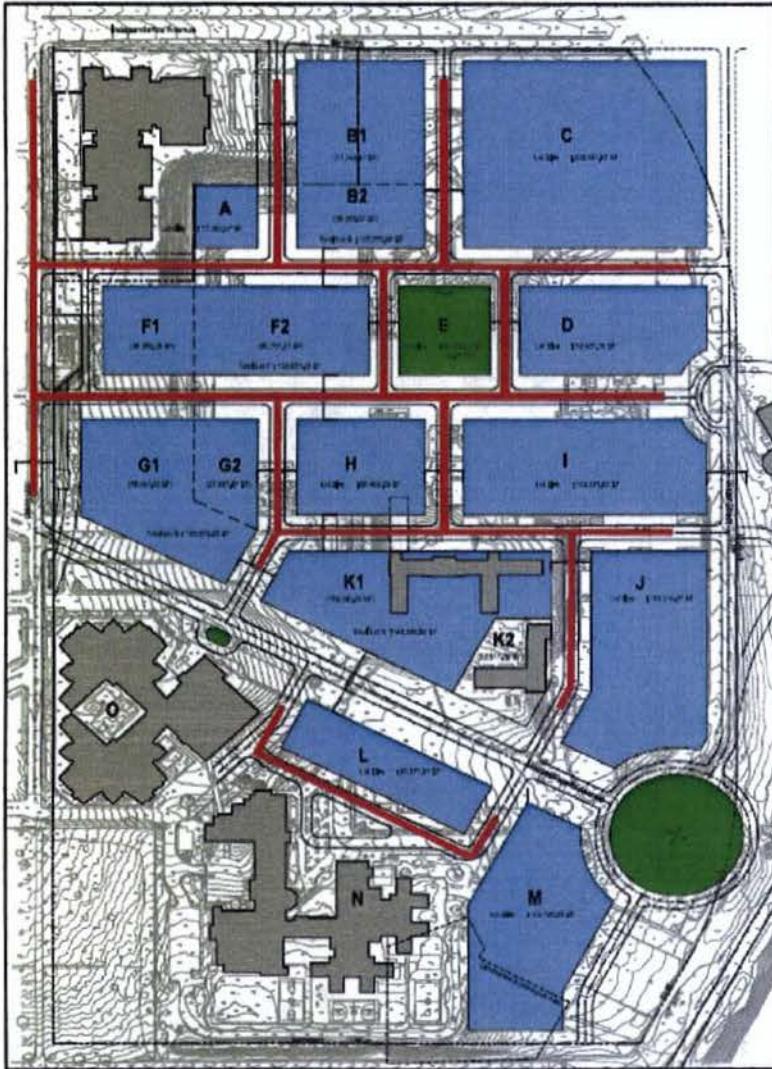


# Primary Streets



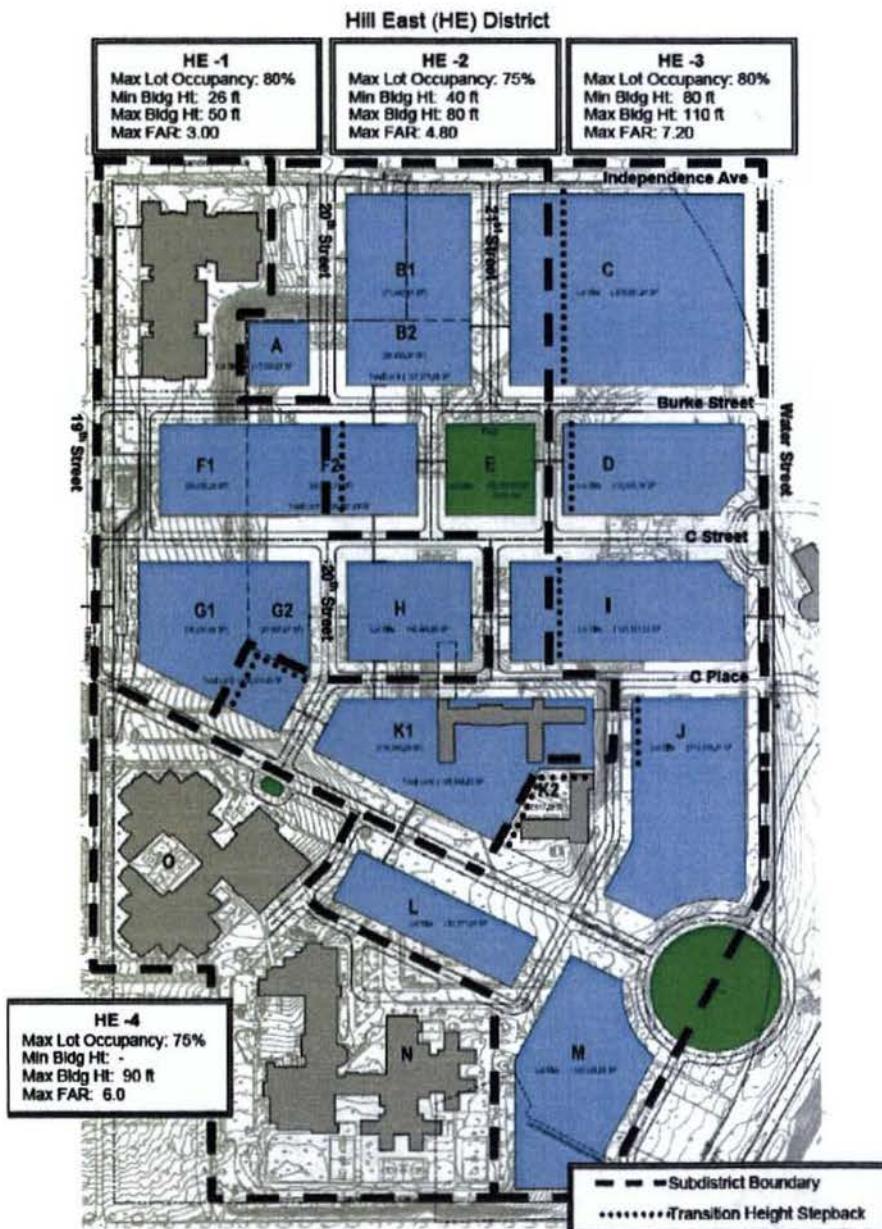
- **Independence Avenue**
- **Massachusetts Avenue**
- **Water Street**

# Secondary Streets



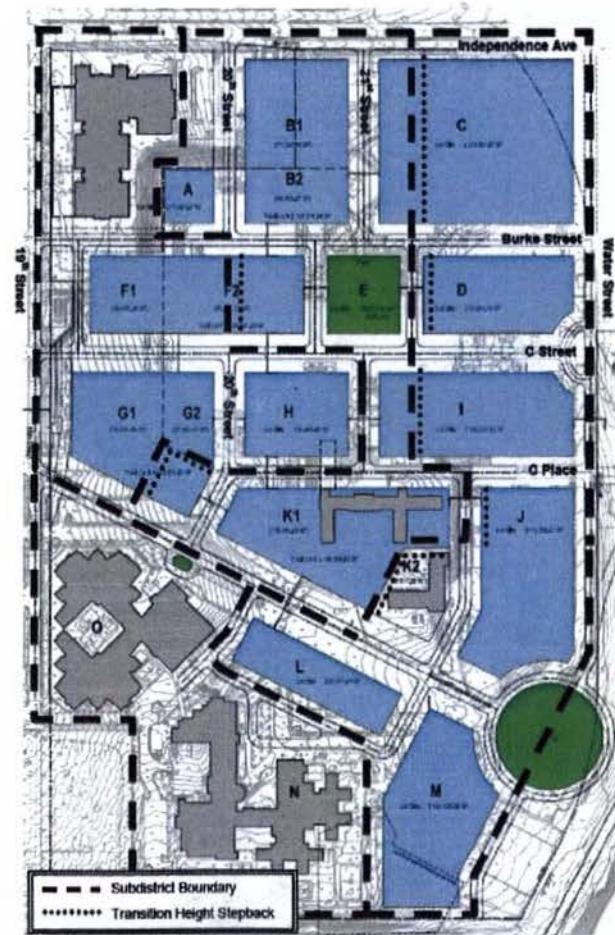
- **19<sup>th</sup> Street**
- **20<sup>th</sup> Street**
- **21<sup>st</sup> Street**
- **Burke Street**
- **C Place**

# Zoning Districts



- **HE-1 (19th Street) Subdistrict, which includes squares with frontage onto 19th Street, between Independence Avenue and Massachusetts Avenue);**
- **HE-2 (20th Street) Subdistrict, which includes squares with frontage on 20th Street;**
- **HE-3 (Water Street) Subdistrict, which includes squares with frontage on Water Street; and**
- **HE-4 (Corrections) Subdistrict, which includes squares N and O.**

# Zoning Boundary



# Measurement of Height

- Building height shall be measured from the lowest curb level along a street frontage abutting the lot.

# Density and Building Envelope Standards

HE Subarea	Maximum Lot Occupancy	Building Height Min.	Max	Maximum FAR	Maximum No. Of Stories
HE-1 (19 <sup>th</sup> Street)	80%	26 ft.	50 ft.	3.0	4
HE-2 (20 <sup>th</sup> Street)	75%	40 ft.	80 ft.	4.87	7
HE-3 (Water Street)	80%	80 ft.	110 ft.	7.2	10
HE-4 (Corrections)	75%	-0-	90 ft.	6.0	8
HE-4 (Corrections)	20%	-0-	26 ft.	0.2	0

# FAR Limitation on Non-residential Uses

Square	Maximum Non-residential FAR
F	0.8
G	1.00
H	0.5
I	3.0

# Retail Frontages

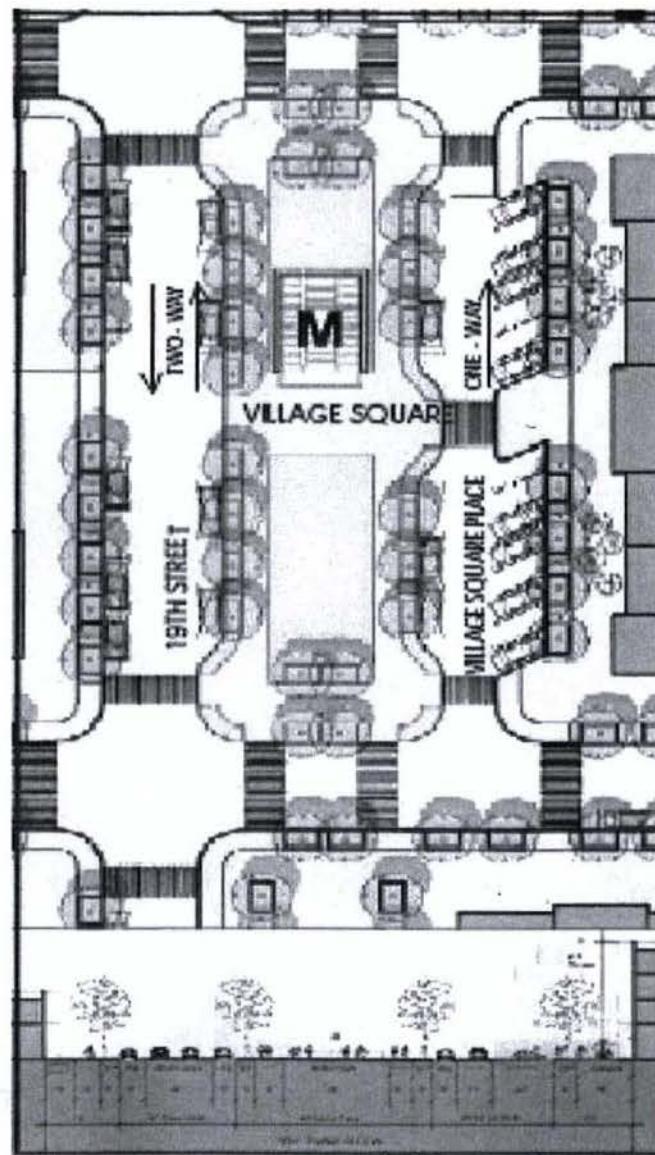


— Required ground floor retail uses.

..... Allowed ground floor retail uses.

— NO LINE Prohibited ground floor retail uses.

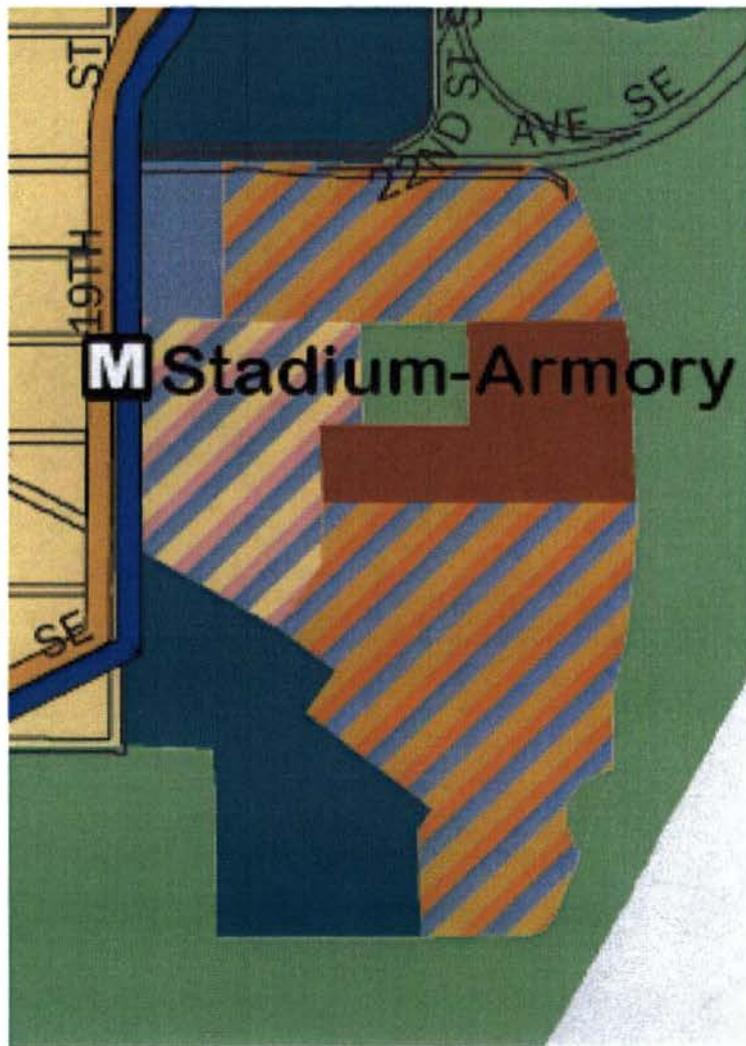
# Village Square at the Metro Station



## **Façade articulation, active ground floor uses, building entrance spacing, and ground floor windows**

<b>Design Standard</b>	<b>Primary Frontage</b>	<b>Secondary Frontage</b>
Street Frontage Required Building Line	Zero Setback for a minimum of 75% Of the street frontage	Zero setback for a minimum of 75% of the street frontage
Street Frontage Required Building Height	25 feet minimum	None
Front Yard Setback	25 feet maximum	25 feet maximum
Building Façade Articulation	Every 50 feet	Every 50 feet
Street Facing Façade		
Required Active Ground Floor Uses	65% of frontage	None
Ground Floor Minimum Height	14 feet	14 feet (for active uses only)
Active Ground Floor Use Minimum Depth	30 feet	30 feet
Minimum Ground Floor Windows	50% of street frontage 50% of streetwall area	30% of frontage length 30% of streetwall area
Average Spacing of Building Entrances	50 feet	None
Required Windows Above Ground Floor	35% minimum	40% minimum

# Comprehensive Plan



# Project Review

- Zoning Commission - design review for consistency with Master Plan and design guidelines.
- PUD process - No relief over the M-O-R heights and FAR.
- Special Exceptions - For specified uses.
- IZ requirements included in M-O-R heights.

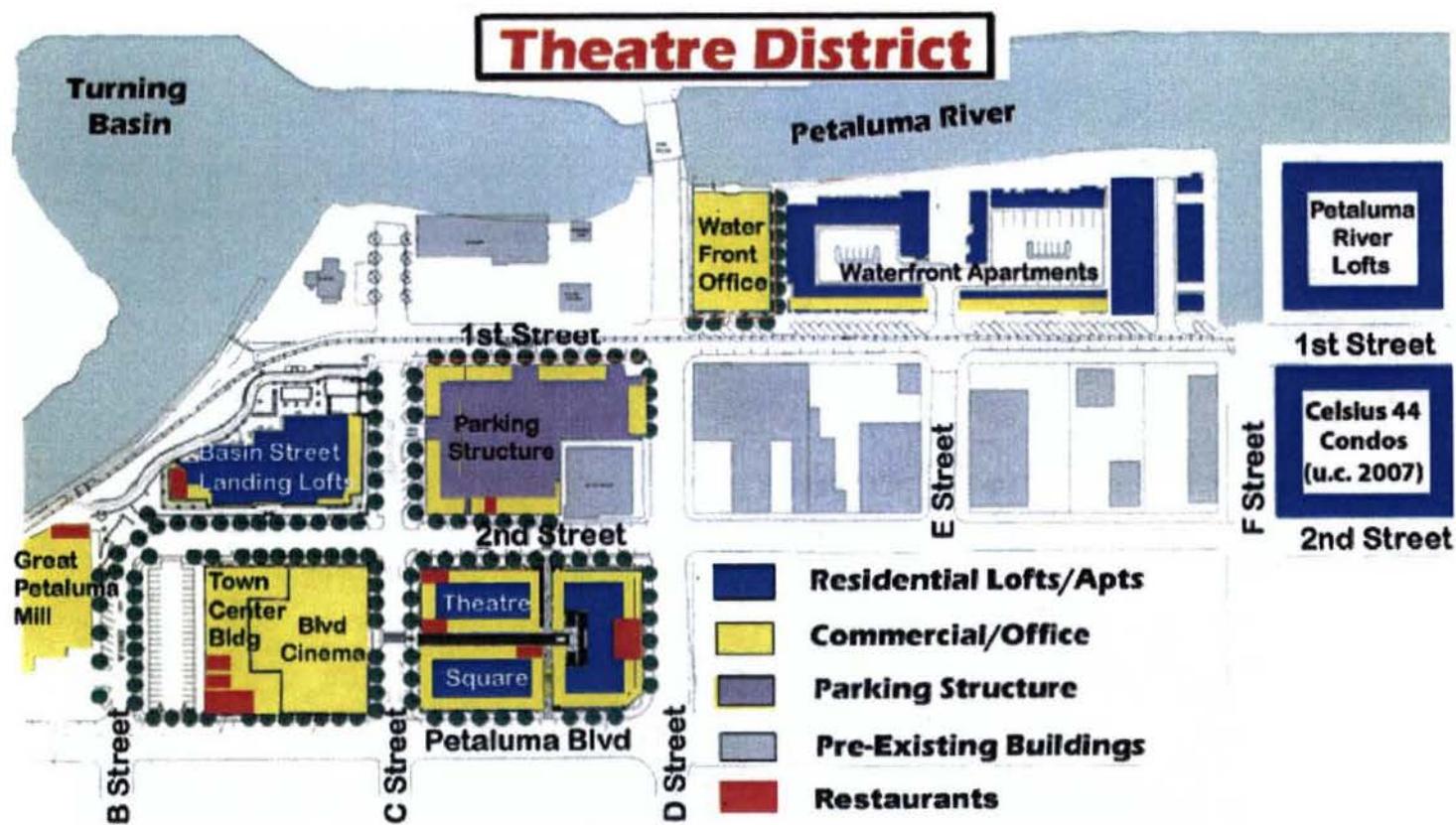
# ZC Questions

- 1. Increase in the number housing units from 800 to 3,000.
- 2. PUD Process but no increase in FAR and height.
- 3. Health Care Uses
- 4. NCPC Memorial Locations – Monument Circle
- 5. Dept. Of Corrections Plans

# Petaluma, California

- **Sonoma County - town of Petaluma,**
  - is one of the first cities in the country to adopt a form-based code starting in 1996 to improve public access to the river and encourage the development of housing, retail, and transit in the downtown area.
- **compact mixed-use neighborhoods, with pedestrian-oriented streetscapes, alternative transportation options and preservation of open space.**

## • Petaluma Theatre District



## **Theatre Square--Classical Mixed-Use (apartments over retail)**



- **Basin Street Landing (2005)**
  - mixed-used building
  - 43 lofts (23,000 sq. ft. commercial space)

