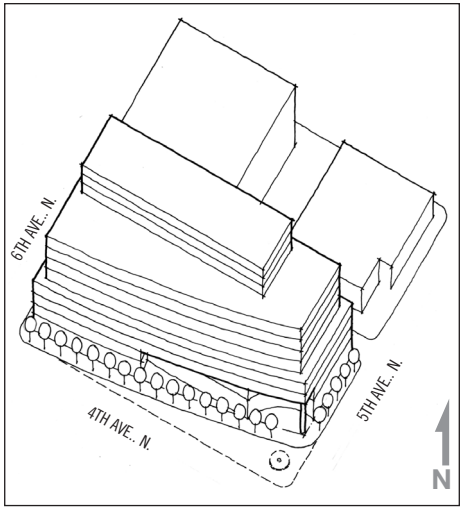

Figure 7.14
Springboard Project H:
Illustrative Drawing

Springboard Project H:
Warehouse West: Half-Block Development Project

The Warehouse West precinct holds promise for further development of a mixed-use neighborhood focused on a retail cluster along Fifth Avenue North. A mid-rise, mixed-use residential complex would be particularly beneficial for furthering the development/rehabilitation of this precinct. Block NL-9 was selected as a site that demonstrates the transition between the Warehouse West precinct and the Freeway West precinct. Admittedly a full integration of these two precincts is only possible in the long term given the challenge of demolishing the freeway on/off ramps and re-routing that traffic to existing surface streets (See Figure 5.2).

Block NL-9

Site Description: This springboard site is located immediately north of the existing viaduct that serves freeway traffic to and from Interstate 94. The block is bounded by North 3rd Street, Fifth Avenue North, North 4th Street, and Sixth Avenue North. The North 4th Street side of the block follows the curve of the freeway viaduct. Until such time as the freeway viaduct is removed, full block development on this site is not be possible. It may be necessary to demolish a small existing warehouse-type building.

Project Description: The four-story base of the potential building contains office/commercial space with retail frontage along Fifth Avenue North. Floors 5 through 8 are set back from the building base and would contain commercial space. Floors 9 through 11 are set back further and would contain residential units, many of which would feature dramatic views of the Downtown skyline. Some open space is provided along the southwest side of the development. Removal of the freeway viaduct would allow the capture of a triangular site to the south that should be developed as public open space. Structured parking would be accommodated below ground or on the inside portions the block on the lower levels of the building so that it is screened by active uses.

Development Considerations:
- A maximum FAR of 8 is recommended.
- Developer(s) to encourage retail uses along Fifth Avenue North
- Developer required to provide high level of streetscape amenity on all adjacent sidewalks.
- Upon demolition of freeway viaduct, developer(s) to provide usable open space on reclaimed portion of block. This open space should include a unique feature such as a fountain or kiosk.

Please note:
- Increased FARs are proposed specifically to jump start development on difficult sites (in locations where incentive bonuses may not yield the sort of densities sought in this master plan for the realization of Complete Communities).
- As noted in Chapter Six, it is recommended that the City, the development community, and neighborhood representatives embark on a cooperative process of developing Built Form Controls that set the parameters for physical design of new projects in the Downtown East and North Loop portions of the Project Area.

Springboard Project H

Development Precinct	Warehouse West
Block Location	NL-9
Land Use Classification	Mixed-Use District / Office (MU-O)
Intensity / Height Classification	Medium Intensity (5-13 Floors)
Current Zoning District	I-2: Medium Industrial District
Recommended Zoning District	B4M-2: Downtown Mixed Use District
Gross Site Area	46994
Current FAR	2.7
Maximum Allowable SF(1)	126883.8
Density Increase	5.3
Maximum Allowable SF(2)	249068.2
Recommended FAR	8
Total Maximum Allowable SF	375952

Springboard Illustrative Drawing Shows:

Building Footprint	44138
Public Open Space	2856
Gross Site Area	**46994**
Floor Plate (Floors 1-4)	170224
Floor Plate (Floors 5-13)	170224
Floor Plate (Floors 14-plus)	0
Total Building Area	**340448**
Required Parking Stalls	278
	7.24