

## **Draft of Revised Building & Site Design Specific Recommendations (November 7, 2013)**

### **Building Height & Length**

- Establish a neighborhood preferred maximum height of 44 feet (*measured from the curb level*) for new multifamily residential & mixed use buildings within the three neighborhood commercial nodes and along the community corridors of 44th Street West and France Avenue. Three or four stories are appropriate within this maximum height.
- Within the 44th & France Neighborhood Commercial Node four story multifamily and mixed use buildings shall not exceed 50 feet (*measured from curb level*).
- The fourth story of any building in the three neighborhood commercial nodes and along the community corridors shall be stepped back from the street facing façade(s) of the building by at least 10 feet.
- Within the 44th & France Neighborhood Commercial Node a fourth story that is not stepped back from the street façade will be considered if:
  - A publicly accessible plaza or open space is located adjacent to 44th Street
  - The non-stepped back four story portion of the building complies with the modulation requirement and does not exceed 70 feet in length along any adjacent street.
- Developments should be divided into separate buildings or be modulated to read as separate buildings that reflect the contextual development patterns of the neighborhood.
  - For buildings within the 43rd & Upton and 44th & Beard neighborhood commercial nodes the modulation should not exceed 50 feet in length along any street.
  - For buildings within the 44th & France neighborhood commercial node the modulation should not exceed 70 feet in length along any street.
  - For multifamily buildings along the France Avenue and 44th Street community corridors the modulation should not exceed 50 feet in length along any street.
  - The modulation of street facing facades should be defined by articulation that is at least 4 feet deep.

### **Transition Areas**

- When a new three or four story building is adjacent to single- or two-family structures, the top floor shall be setback 10 feet from the applicable side and rear building walls of the building. Adjacent structures are defined as properties that share a side or rear property line or an alley with the subject property.
- Encourage building designs that articulate or enliven the rear façade.
- Encourage site designs that use vegetative buffers to reduce the visual impacts of higher density development on adjacent lower density development.