Recommendation for Uptown Building Heights

Intent

- To promote good place making that creates a street environment that is inviting, comfortable, and feels safe to pedestrians. To promote walking, siting, and staying in Uptown's commercial neighborhoods.
- To recognize that one building height does not fit all streets in Uptown, and that streets should have buildings scaled to the size of the street in order to promote good place making.
- To promote mixed use development and prevent single story construction such as fast food restaurants, strip malls, stand alone businesses such as drug stores, banks, etc.

Design Requirements:

1. No discretionary review required:
   Building Height Ratio (Building Height : Street Width ROW)
   Maximum: 1:1
   Minimum: 1:2, or 30 feet (which ever is greater) *and* 2 stories (levels)

2. Requiring Process 4 Discretionary Review and public amenities.
   Building Height Ratio (Building Height : Street Width ROW)
   Maximum: 1.3:1
   Minimum: < 1:2, but >= 30 feet, and/or single story

   a. Street frontage is measured in linear feet.

   b. Building height is measured to eaves or the top of the roof for a flat-roof structure, and street width is measured façade to façade. Building height is measured to eaves or the top of the roof for a flat-roof structure, and street width is measured façade to façade. For building frontages with multiple heights, use the weighted average height of all frontage segments based on each segment's height weighted by the segment's share of total building width.

   c. Alleys and driveways are excluded.

Example: University Ave between 5th and 1st Streets.
ROW = 62 feet
Building Height: Maximum = 62 feet
Minimum = 31 feet, 2 or more stories

Requiring Discretionary Review and Public Amenities:
Maximum = 80.6 feet
Minimum = < 31 feet, but >= 30 feet, and/or single story

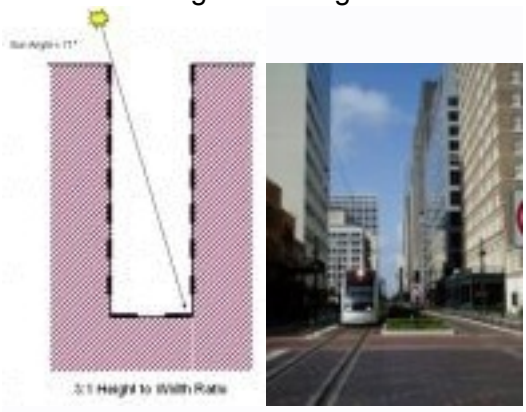
Example: University Ave between Vermont and Normal Streets
ROW = 100 feet
Building Height: Maximum = 100 feet
Minimum = 50 feet, 2 or more stories

Requiring Discretionary Review and Public Amenities:
Maximum = 130 feet
Minimum = < 50 feet, but >= 30 feet and/or single story

The following is from St. Louis Great Streets
http://www.greatstreets-stl.org/content/view/417/400/

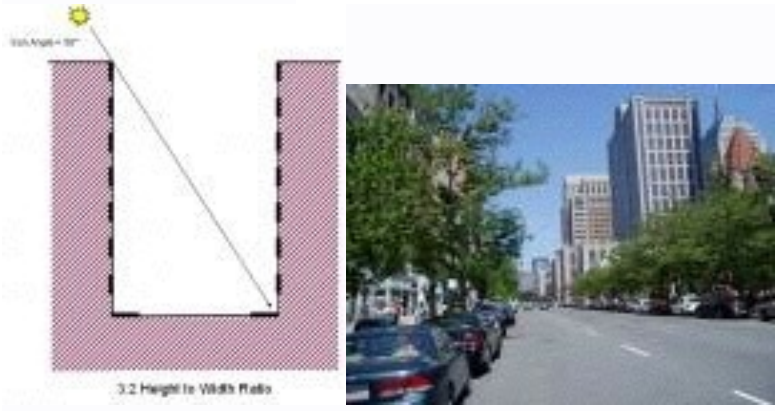
3:1 Height to Width Ratio (downtown - high density)

Sense of spatial definition: strong; may feel like a “concrete canyon” in some settings
Skyview: very narrow; viewing tops of buildings requires changing neck angle
Lowest sun angle reaching bottom of north street wall at mid-day: 71° (east-west street)



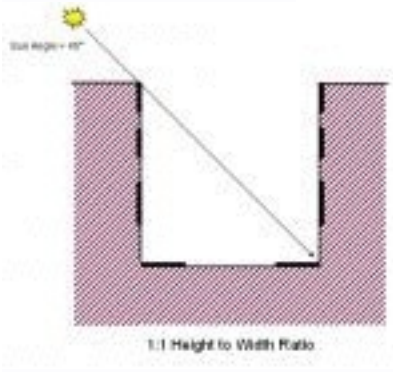
3:2 Height to Width Ratio (downtown mid-rise)

Sense of spatial definition: strong; clear sense of enclosure
Skyview: limited; viewing tops of buildings requires changing neck angle
Lowest sun angle reaching bottom of north street wall at mid-day:
56° (east-west street)



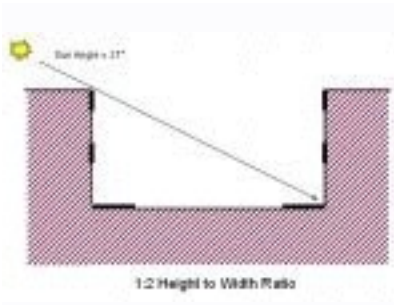
1:1 Height to Width Ratio (best for placemaking - city neighborhood and residential)

Sense of spatial definition: high, strong placemaking potential
Skyview: limited, peripheral only
Lowest sun angle reaching bottom of north street wall at mid-day:
45° (east-west street)



1:2 Height to Width Ratio (low density urban and high density suburban)

Sense of spatial definition: good; sufficient for placemaking
Skyview: views of sky about equal to visual field occupied by street wall
Lowest sun angle reaching bottom of north street wall at mid-day:
27° (east-west street)



1:4 Height to Width Ratio (poor placemaking - suburban commercial)

Sense of spatial definition: weak; placemaking potential is low
Skyview: three times as much sky as wall within normal range of human vision
Lowest sun angle reaching bottom of north street wall at mid-day:
15° (east-west street)