assumptions new development occurs on sites that are currently vacant or readily purchased

First floor is 15', allowing five floors in the first 60 feet of building height.
SHOULD LONG SECTIONS OF STREET FRONTAGE DEVELOPED UNDER A SINGLE PROJECT HAVE SPECIAL GUIDELINES?

CASE STUDY FOR ENTIRE BLOCK DEVELOPMENT SCENARIO

MANY INDIVIDUAL CONSTRUCTION PROJECTS ON SEPARATE SMALLER LOTS

SINGLE DEVELOPMENT PROJECTS WITH LONG SECTIONS OF STREET FRONTAGE

STRATEGIES FOR MAINTAINING VARIETY OF SCALE, MATERIALS AND BUILDING MASSING LONG WEST MAIN STREET

VARIED BUILDING HEIGHTS
VARIED USE OF STEPBACKS FROM STREET EDGE
MIXED USE BUILDINGS WITH LOTS OF GLASS ON GROUND FLOOR
VARIATION IN BUILDING MATERIALS
SETBACK FROM BLOCK CORNER TO EASE TRANSITION TO SIDE STREET
MIX OF CONTRIBUTING STRUCTURES AND NEW BUILDINGS
STREET TREES PROVIDE TRANSITION TO BUILDING EDGE

POTENTIAL PITFALLS
BOX-LIKE EXTRUSION OF BUILDING SETBACKS AND STEPBACKS
REPETITION OF UNIFORM MATERIALS, OPENINGS AND CORNICES
LOSS OF VARIETY OF SCALE
POTENTIAL LOSS OF MIXED USE ACTIVITY ON GROUND LEVEL CREATES A STREET "WALL"
NORTH ELEVATION

SOUTH ELEVATION
Is preservation a requirement? Rules to encourage preservation?

Existing zoning: taller buildings possible on south side of WMS

Should buildings on the south side differ from buildings on the north side? If so, how much?

Preserve and encourage lower scale development

Continue larger buildings BUT improve the rules

Step down to 3 or 4 stories?

Wall Street

Large buildings; approved and underway

Main Street USA

Preserve and encourage lower scale development

Continue larger buildings BUT improve the rules

Step down to 3 or 4 stories?

Important urban site

Large buildings; approved and underway

Current zoning allows 6-story bldg with 20’ setback next to single family houses

Should buildings on the south side differ from buildings on the north side? If so, how much?

Is preservation a requirement? Rules to encourage preservation?

Existing zoning: taller buildings possible on south side of WMS

Would as one large parcel

Shady, active side with 15’ setback

Potentially longest façade on WMS

View over Amtrak

View over Amtrak

Looking east toward Midway School (what is now Midway Manor).

Ridge Street terminated at West Main Street at the Midway School, with Vinegar Hill in the foreground.

Ridge Street terminated into West Main Street (statue at left; Lane High School in the distance).

With the train station to the right, looking east on West Main Street toward the First Baptist Church.

The Queen Charlotte Hotel once stood at the northwest corner of the bridge that crossed the train tracks.