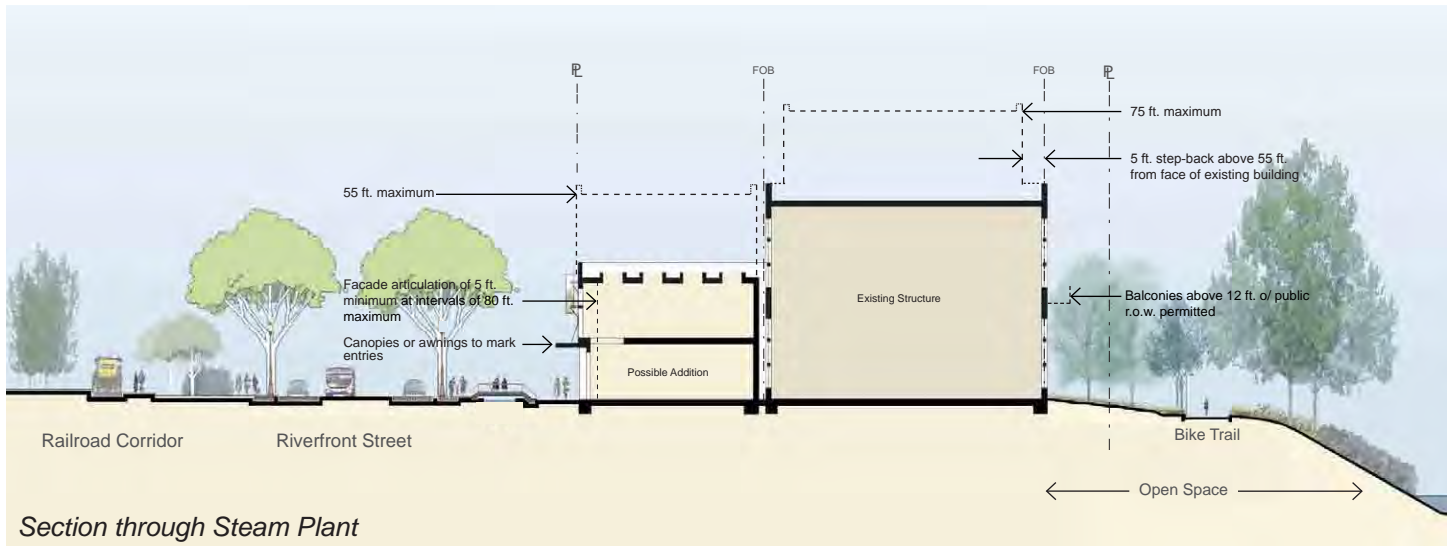


## DESIGN GUIDELINES

### Steam Plant



Section through Steam Plant

### Overview

The Steam Plant provides an ideal anchor among the adjacent Cultural Landscape and public open space. Design guidelines are set to both protect the architectural character of the original Steam Plant structure and its concrete-frame addition, and to allow for its adaptive reuse and the construction of an addition.

### Recommendations

#### Uses

Commercial, institutional, multi-family residential mixed-use, community services and hospitality.

Ground level and roof outdoor terraces allowed.

Cantilevered or suspended balconies of 12 ft. minimum depth above existing main level.

#### Blocks

12 (Steam Plant Building)



### Requirements

#### Height Maximums

- 55 ft. for new construction
- Vertical additions within footprint of existing building can reach 75 ft.

#### Build-to Lines

Required along Riverfront Street and public open space

#### Setbacks

As shown on Build-to Lines diagram

#### Step-Backs

5 ft. minimum required above 55 ft. with addition to existing structure

#### Uses + Construction Requirements

Refer to Use Guidelines. LEED-NC certification standard.

#### Ground Level

Canopies, awnings or other overhead elements required to identify use and mark entries.

#### Architectural Character

Maintain architectural character of the original Steam Plant and concrete-frame addition with adaptive reuse and retrofit. Cantilevered or suspended balconies allowed.

With new construction, facade articulation of 5 ft. minimum at intervals of 80 ft. maximum.