

## Fountain District Urban Village - Height Opportunities

Height as is w/ exception of corner of Monroe and Broadway

Height at Haggen 4-7

Height at Fountain Drug maybe 4-5

3 story on east side (bay views)

Tiered with terraces facing Peabody and Kulshan

What height restrictions above coal mines?

Taller buildings on the east side of Meridian transition on the west. Views of bay on Higher levels.

Limited by parking

Over 35' - Haggen (plus mixed use), Fountain Drug store space, Fountain Rental block - with setbacks and stepbacks

Restore

Preserve mountain views

Variation of heights acceptable

Generally comfortable with 3-4 stories in core

Look at Morse Hardware for good example of taller buildings on smaller lots

Likes 2-3 stories in core

Likes smaller scale character that is there now

Smaller scale commercial using existing structures where possible (does Lettered Streets want?)

Allow properties to consolidate to build longer 3 story building in core

Step backs on residential commercial (maybe more comfortable with taller)

Comfortable with 4-5

3-4 - scale size of buildings to neighborhoods

5-6 - Is bigger better? Must be high quality construction

Step back buildings towards corridor

3-4 stories along Meridian

Building height drops as development nears residential

No Blank walls

Design Guidelines/Design Review