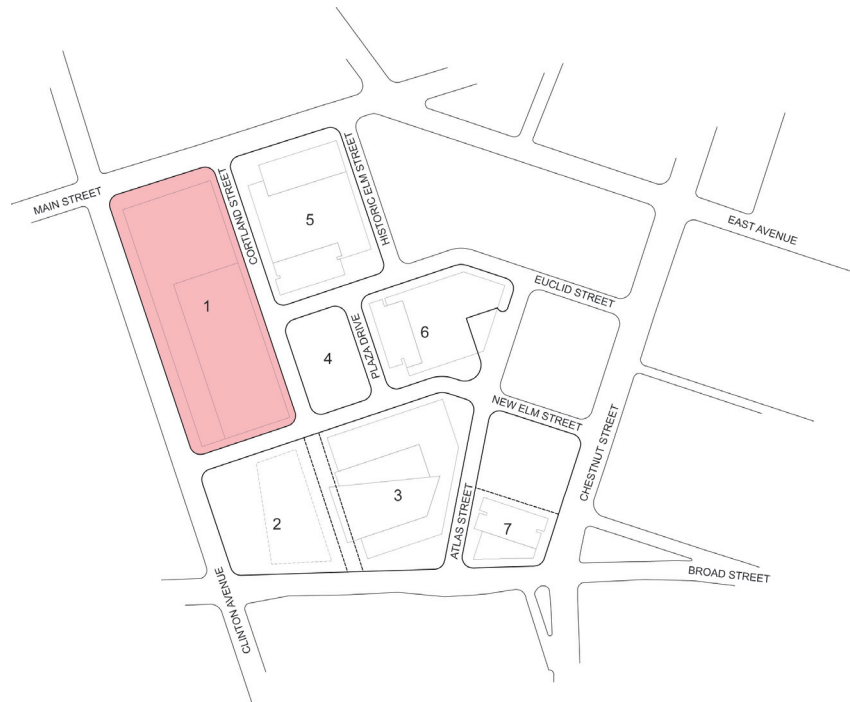


APPENDIX D

Block Land Use, Massing and Public Realm Guidelines



Block # - 1

Physical Description

Block # 1 is bounded by Main Street to the north, Clinton Avenue to the west, New Elm Street to the south and Cortland Street to the East. This block measures roughly 460 feet by 170 feet.

Land Use

The primary land use for Block # 1 is office. The primary tenant of the office space is PAETEC.

Street Level Use

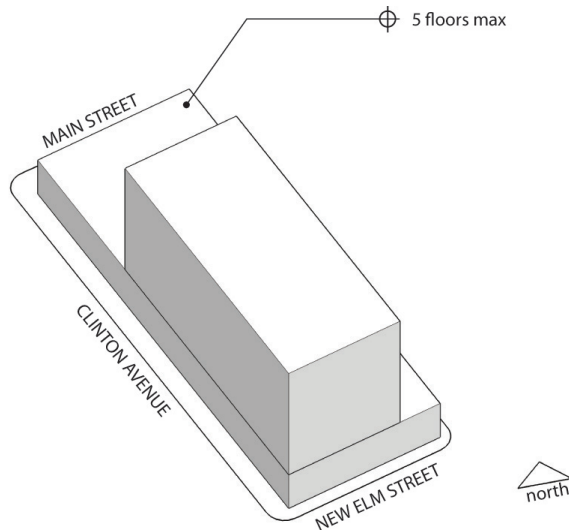
Retail spaces should be located adjacent to Cortland Street and at the intersection of Main Street and Cortland Street. A space should be provided to allow a public connection from Clinton Avenue to the intersection of Cortland Street and Euclid Street. The lobby and network operations center of PAETEC should be adjacent to Clinton Avenue and Main Street. Building service should take place below grade.

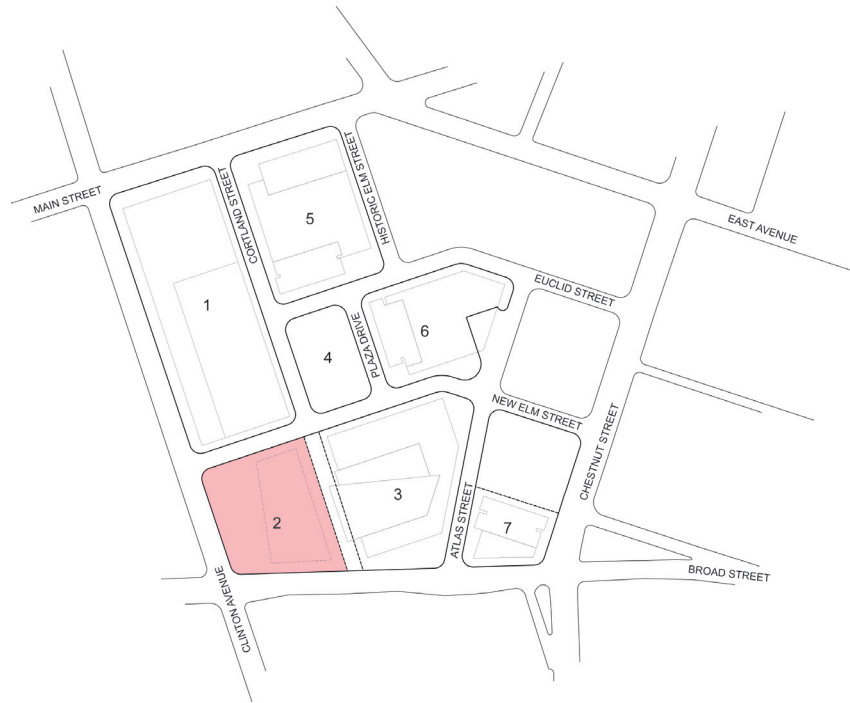
Massing Description

The massing of Block # 1 should feature a podium that is no more than 5 stories in height that creates a continuous street wall around the entire perimeter of the block. An office tower should be located in the southeastern corner of the block to avoid adjacency conflicts with Chase Tower and help anchor the corporate plaza south of New Elm Street.

Public Realm Guidelines

The primary public realm on Block # 1 will be sidewalks. The areas adjacent to Clinton Avenue and Main Street should have street trees in tree grates. The spaces adjacent to Cortland Street and New Elm Street should have planters and benches in addition to street trees to create a more comfortable shopping environment. There should also be provisions for providing café seating along Cortland Street south of the intersection of Cortland Street and Euclid Street adjacent to the urban plaza.





Block # - 2

Physical Description

Block # 2 is bounded by New Elm Street to the north, Clinton Avenue to the west, Broad Street to the south and Cortland Street to the East. This block measures roughly 230 feet by 170 feet.

Land Use

The primary land uses for Block # 2 is open space with small retail or cultural structures. If demand increases in the future the block could also be used for residential or office uses. The open space should feature small retail kiosks and a cultural pavilion.

Street Level Use

Street level uses will be open space, retail or office and/or residential lobbies. Building or open space service should be from Midtown Garage or Cortland Street.

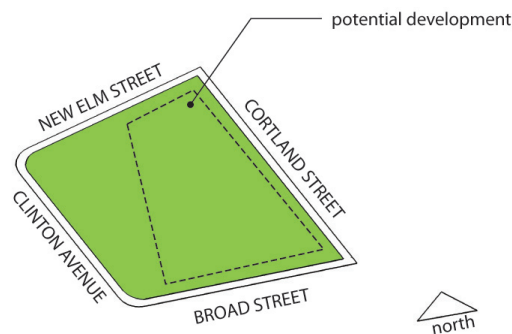
Massing Description

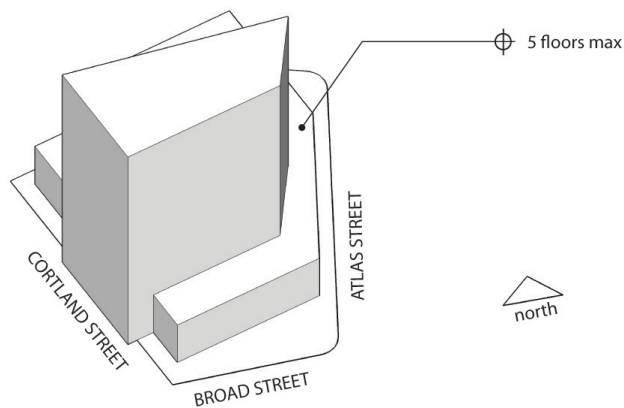
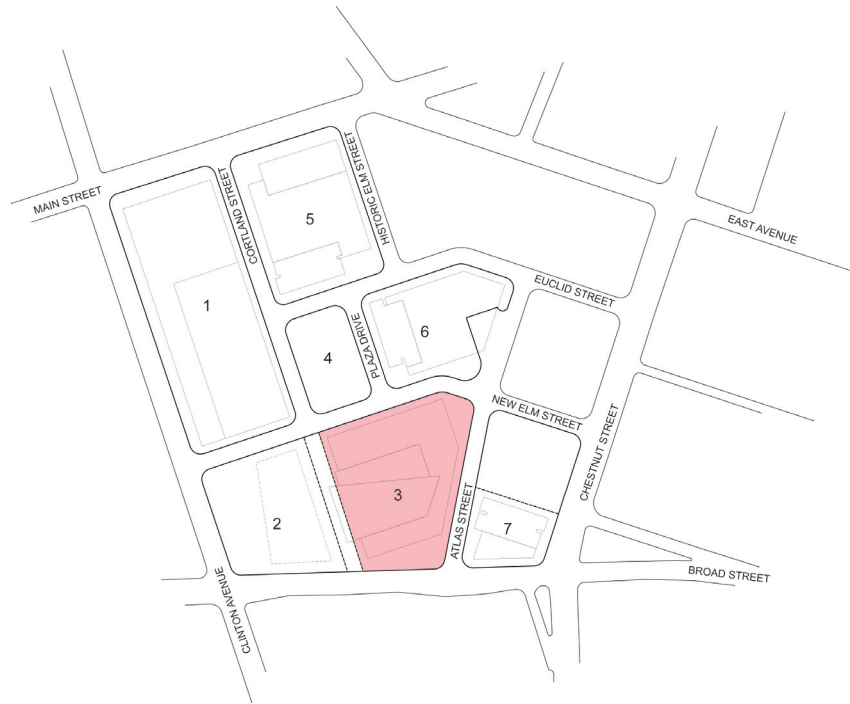
The massing of Block # 2 will be primarily open space with small 1 story retail and cultural structures. If demand increases in the future there may be an office or residential development of no more than 10 stories located on the block with a minimum setback from Clinton Avenue of 50 feet at Broad Street and 100 feet at New Elm Street to promote visibility of the PAETEC headquarters.

Public Realm Guidelines

The primary open space on Block # 2 is a large corporate plaza which extends east from Clinton Avenue to Cortland Street. The plaza should feature large areas of paving with small clusters of planting. Trees should be used to create areas of canopy. Benches and moveable furnishing should be located throughout the open space with concentrations around activity centers and retail kiosks. Kiosks and a cultural pavilion should be sited in a manner to create a series of open spaces instead of one large open space. Entrance points should be provided at appropriate points within the open space to Midtown Garage and the skyways system.

*Blocks 2 & 3 can be combined to form a larger development parcel as required.





Block # - 3

Physical Description

Block # 3 is bounded by New Elm Street to the north, Cortland Street to the west, Broad Street to the south and Atlas Street to the East. This block measures roughly 280 feet by 215 feet.

Land Use

The primary land uses for Block # 3 can be office and/or residential, open space, retail and parking.

Street Level Use

Retail uses should be located adjacent to New Elm Street. Office lobbies should be located adjacent to Broad Street and Cortland Street. Residential lobbies should be located adjacent to New Elm Street and Cortland Street. Parking access should be from New Elm Street or Atlas Street. Building service should take place along Atlas Street.

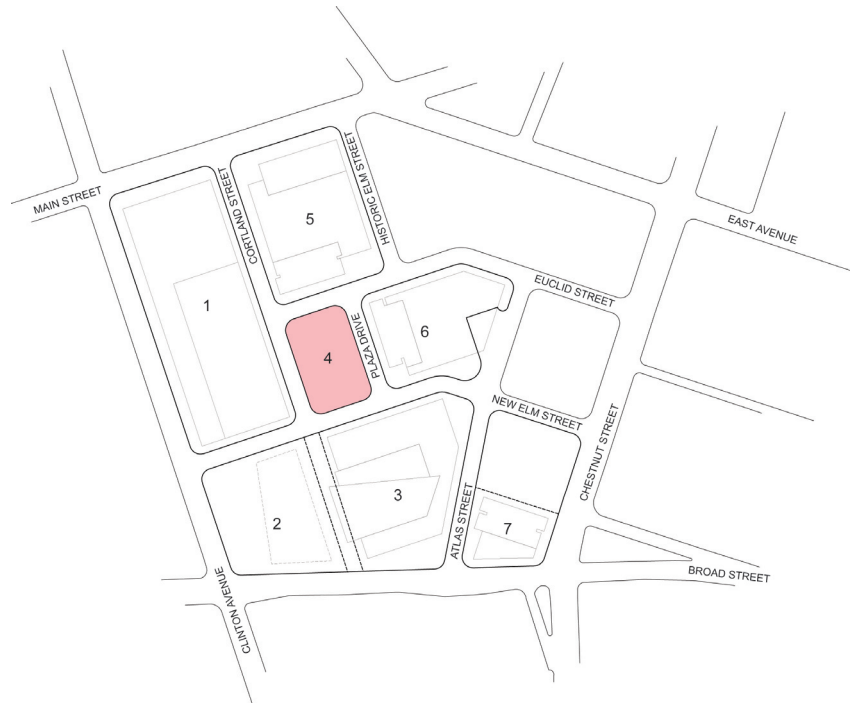
Massing Description

The massing of Block # 3 should feature a podium that is no more than 5 stories in height extends west from Atlas Street to Cortland Street. The ground level of the podium should contain retail, office and/or residential lobbies and service spaces. The upper levels of the podium should have office or residential space adjacent to the plaza and parking to the east. Future office or residential development may include the renovation and reuse of the existing Midtown Tower. An office and/or residential tower should be located along the western edge of the block addressing the urban plaza west of Midtown Street. When parking is located along a building edge the facade should be designed to conceal the parking facility.

Public Realm Guidelines

The primary public realm on Block # 3 will be sidewalks. The areas adjacent to Atlas Street and New Elm Street should have street trees in tree grates. The spaces adjacent to Broad Street and Cortland Street should have planters and benches in addition to street trees.

*Blocks 2 & 3 can be combined to form a larger development parcel as required.



Block # - 4

Physical Description

Block # 4 is bounded by Euclid Street to the north, Cortland Street to the west, New Elm Street to the south and Plaza Drive to the East. This block measures roughly 150 feet by 90 feet.

Land Use

The primary land use for Block # 4 is open space featuring small retail kiosks.

Street Level Use

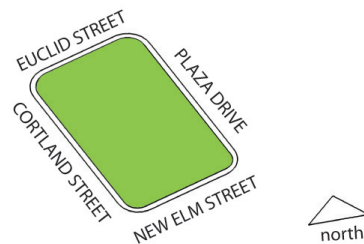
N/A

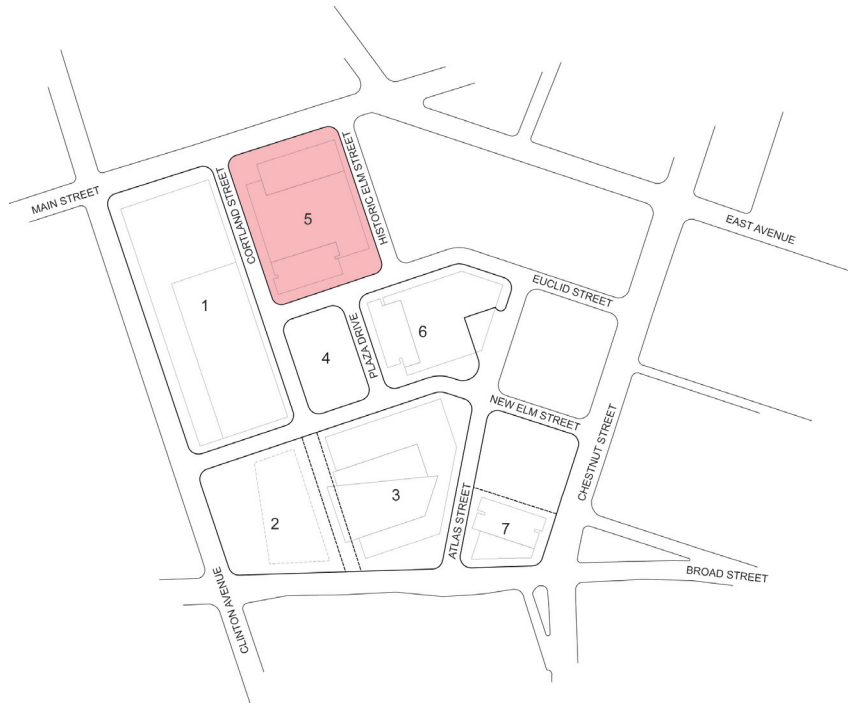
Massing Description

The massing of Block # 4 should feature open space and one-story retail kiosks.

Public Realm Guidelines

The open spaces on Block # 4 should feature large paved areas with smaller clusters of plantings. Trees should be used to create areas of canopy. Benches and moveable furnishing should be located throughout the open space with concentrations around activity centers and retail kiosks.





Block # - 5

Physical Description

Block # 5 is bounded by Main Street to the north, Cortland Street to the west, Euclid Street to the south, and Historic Elm Street to the east. This block measures roughly 240 feet by 180 feet.

Land Use

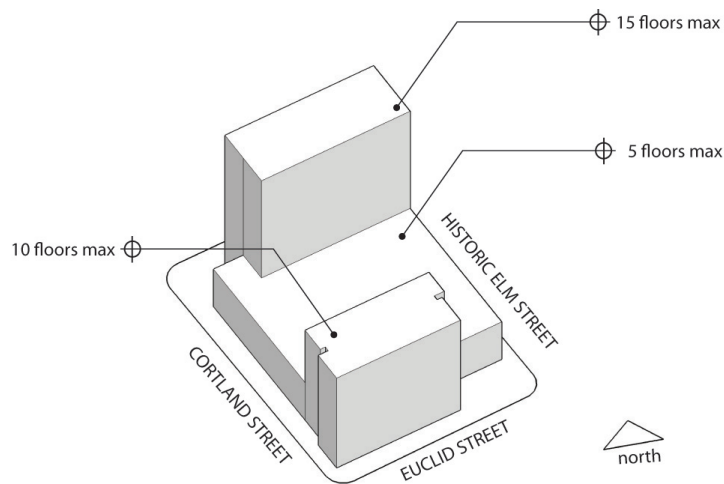
The primary land uses for Block # 5 are hospitality, residential, retail and parking. The tenants will include a boutique hotel.

Street Level Use

Retail spaces should be located adjacent to Cortland Street, Euclid Street and Historic Elm Street. There should be retail at the corner of Cortland Street and Main Street. The hotel lobby should have frontage along Main Street. Residential lobbies should be located along Euclid Street. Parking Structures should be accessed from Historic Elm Street. Building service should take place below grade.

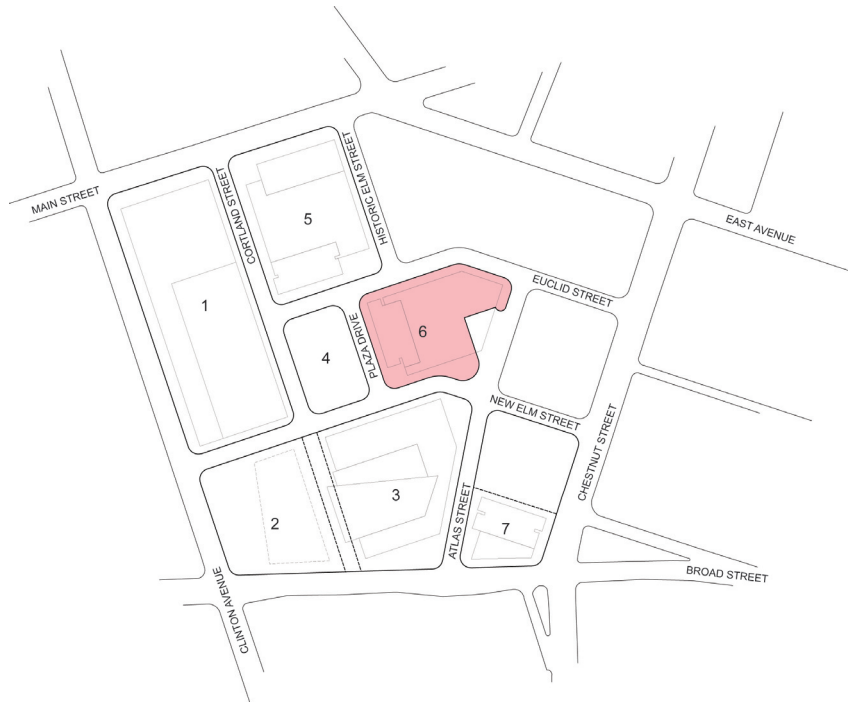
Massing Description

The massing of Block # 5 should feature a podium that is no more than 5 stories in height that creates a continuous street wall around the entire perimeter of the block. The ground level of the podium should contain retail, residential lobby, hotel lobby and service spaces. The upper levels of the podium should have single loaded hotel and residential bars facing Main Street and Euclid Street respectively with parking located in the interior. When parking is located along a building edge the facade should be designed to conceal the parking facility. A hotel tower of no more than 15 stories should be located in the northeastern corner of the block addressing Liberty Pole Plaza north of Main Street. A residential tower of no more than 10 stories should be located in the southwestern corner of the site addressing the urban plaza south of Euclid Street.



Public Realm Guidelines

The primary public realm on Block # 5 will be sidewalks. The areas adjacent to Main Street and Historic Elm Street should have street trees in tree grates. The spaces adjacent to Cortland Street and Euclid Street should have planters and benches in addition to street trees to create a more comfortable shopping environment. There should also be provisions for providing café seating along Euclid Street.



Block # - 6

Physical Description

Block # 6 is bounded by Euclid Street to the north, Plaza Drive to the west, New Elm Street to the south and Atlas Street to the East. This block measures roughly 150 feet by 240 feet.

Land Use

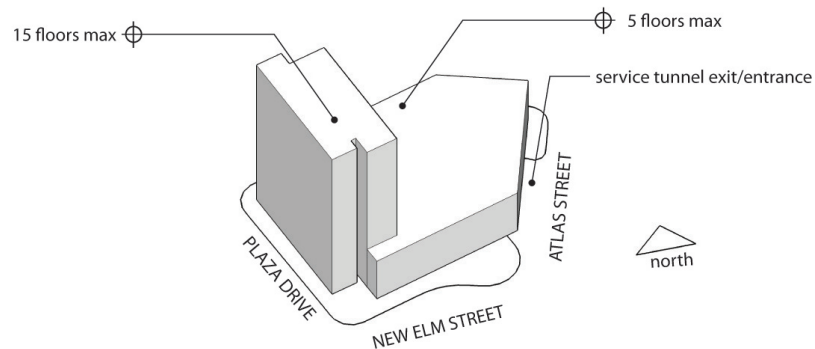
The primary land uses for Block # 6 are residential, retail and parking.

Street Level Use

Retail uses should be located adjacent to Plaza Drive and Euclid Street. Residential lobbies should be located along Plaza Drive. Parking access should be from Euclid Street or New Elm Street. Access to the Midtown Service Tunnel should be maintained along Atlas Street. Building service should take place below grade.

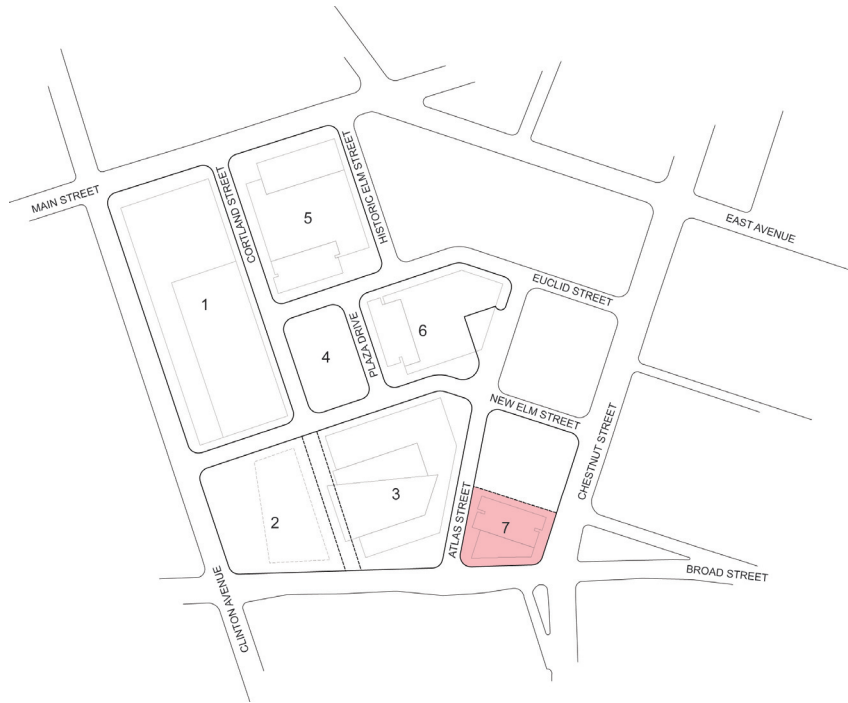
Massing Description

The massing of Block # 6 should feature a podium that is no more than 5 stories in height that creates a continuous street wall around the entire perimeter of the block. The ground level of the podium should contain retail, residential lobby and service spaces. The upper levels of the podium should have a single loaded residential bar facing Plaza Drive with parking to the east of the block. When parking is located along a building edge the facade should be designed to conceal the parking facility. A residential tower of no more than 15 stories should be located along the western edge of the block addressing the urban plaza west of Plaza Drive.



Public Realm Guidelines

The primary public realm on Block # 6 will be sidewalks. The areas adjacent to Euclid Street from the corner of Historic Elm Street and Euclid Street to Atlas Street and Euclid Street should feature street trees in tree grates. The areas adjacent to Atlas Street should be designed to ensure pedestrian traffic remains isolated from service traffic. The spaces adjacent to Plaza Drive, New Elm Street and Euclid Street from the corner of Plaza Drive and Euclid Street to Historic Elm Street and Euclid Street should have planters and benches in addition to street trees to create a more comfortable shopping environment. There should also be provisions for providing café seating along Euclid Street and Plaza Drive.



Block # - 7

Physical Description

Block # 7 is bounded by New Elm Street to the north, Atlas Street to the west, Broad Street to the south and Chestnut Street to the East. The developable parcel measures roughly 120 feet by 110 feet. This parcel could be combined with the adjacent parcel on the same block to create a larger development parcel.

Land Use

The land use for Block # 7 is residential.

Street Level Use

Residential lobbies should be located along Broad Street and Chestnut Street. Building service should take place along Atlas Street.

Massing Description

The massing of Block # 7 should feature a residential development of no more than 15 stories. Building services and amenities should be located in a podium of no more than 5 stories.

Public Realm Guidelines

The primary public realm on Block # 7 will be sidewalks. The areas adjacent to Atlas Street and Chestnut Street should have street trees in tree grates. The spaces adjacent to Broad Street should have planters and benches in addition to street trees.

