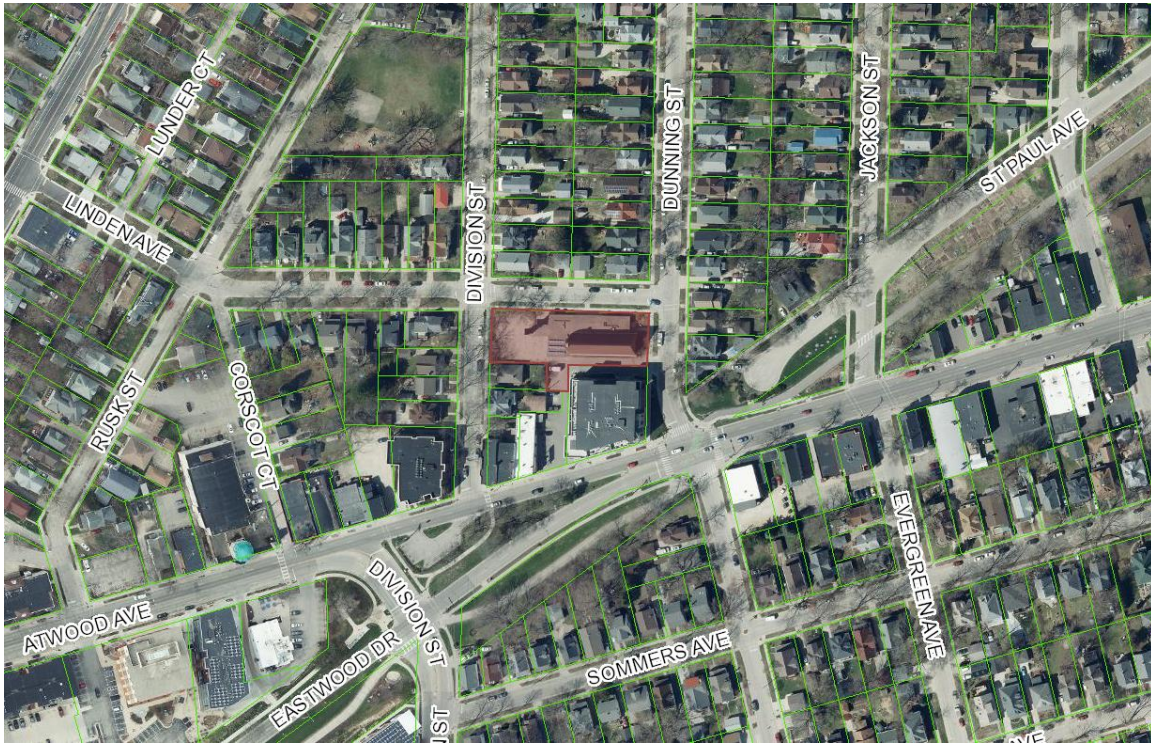


## Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan - Amendment 1

### Redevelopment Site A: Zion Lutheran Church (2165 Linden Avenue)



As buildings that include places of worship, schools, and other institutions near the ends of their useful lives, many of these sites may be optimal for adaptive reuse or redevelopment with residential uses. These sites are often embedded in residential areas, and are typically larger than most surrounding residential lots, making them good candidates for larger and/or more intensive residential development.

Specifically, regarding the redevelopment of the Zion Lutheran Church at 2165 Linden Avenue, residential development of no more than three stories and 70 dwelling units per acre should be accommodated. Such a redevelopment would provide a gradual transition from the 4-story mixed-use building immediately to the south to the one- and two-story homes across Division Street to the west, Linden Avenue to the north, and Dunning Street to the east.

If redevelopment proposals on this or other similar properties reflect greater height than the surrounding residential development, transitions shall be made between redevelopments and existing development. Some general strategies that should be considered to reduce impacts on surrounding properties so that their use is not substantially impaired by redevelopment projects include:

1. Incorporating stepbacks on upper levels to reduce massing and shadow impacts;
2. Landscape buffers to shield the ground floor from adjoining properties;
3. Fencing to improve backyard privacy;
4. Side and rear yard setbacks.

In the future, as other institutional buildings reach the ends of their building life cycles, future planning efforts should provide redevelopment direction for situations in which these structures are no longer useful.