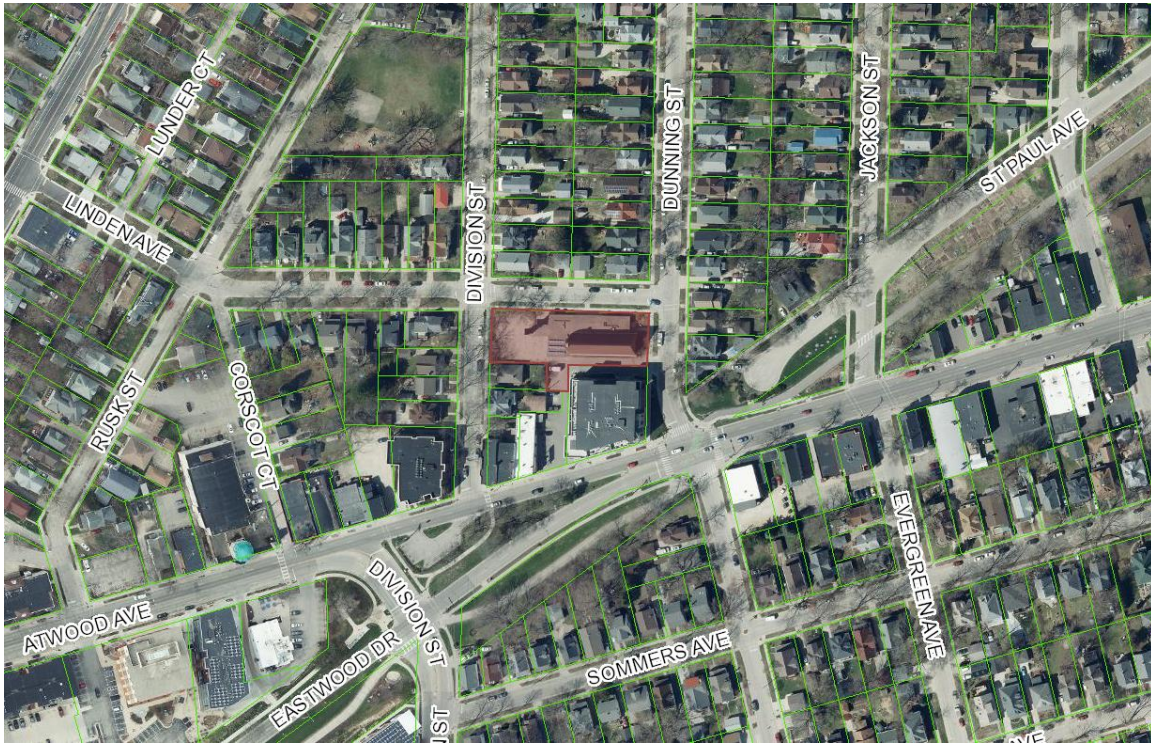


Schenk-Atwood-Starkweather-Worthington Park Neighborhood Plan - Amendment 1

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.

Redevelopment sites entirely surrounded by residential areas of the neighborhood designated for Low Residential (LR) on the Comprehensive Plan Generalized Future Land Use Map (GFLU) may be considered to be recommended for Low Medium Residential (LMR). LMR areas may include small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multifamily buildings. LMR areas should help meet the growing demand for walkable urban living and buildings should generally be one to three stories tall at densities up to 30 dwelling units per acre.

Redevelopment sites bordered by LMR or NMU areas on the GFLU should be considered to be recommended for Medium Residential (MR). MR areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings. The more intensive end of the “missing middle” type of housing falls within the MR designation at building heights of up to four stories and densities between 20 and 90 dwelling units per acre.

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.