

AMENDMENT NO. __

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Substitute Ordinance No. BL2026-1273 as follows:

By amending Exhibit A of Substitute Ordinance No. BL2026-1273 by removing the Height subsection of the East Bend General Regulations section of Section II of the Downtown Code, and replacing it with the following:

Minimum Height

~~Development within the East Bend subdistrict shall be a minimum of 8 stories, excluding property between Davidson Street and the Cumberland River not fronting KVB. Minimum heights shall not apply to small-scale structures used to activate parks and outdoor spaces, such as kiosks, or to civic buildings.~~

Maximum Height See Diagram A

Properties within the East Bend subdistrict are ineligible to earn additional height through the Bonus Height Program.

The property shown as River Gateway in Diagram A is entitled to a maximum of 24 stories in height, but may be permitted up to 40 stories in height if, and only if, the proposal is determined to be consistent with adopted policies relating to this property. This determination shall be made by the DTC DRC when a DTC Concept Plan is filed with a recommendation provided by Planning Staff. This determination may be appealed to the Planning Commission.

Exceptional Height in East Bend Core

Within the East Bank Core, one building up to fifty (50) stories is permitted as a focal point. The East Bend Core is defined by the pedestrian promenade to the north, the western edge of South 2nd S, the southern edge of South 2nd St., the eastern edge of East Bank Blvd, per the regulating plan.

Civic Uses

Civic buildings often do not include a standard interior layout and may include more voluminous areas than standard urban buildings. In lieu of the maximum height in stories, Civic buildings between Davidson Street and the Cumberland River are not subject to height limitations in stories. Height of these buildings shall be reviewed when civic frontage is proposed.

SPONSORED BY:

Emily Benedict
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Members of Council