

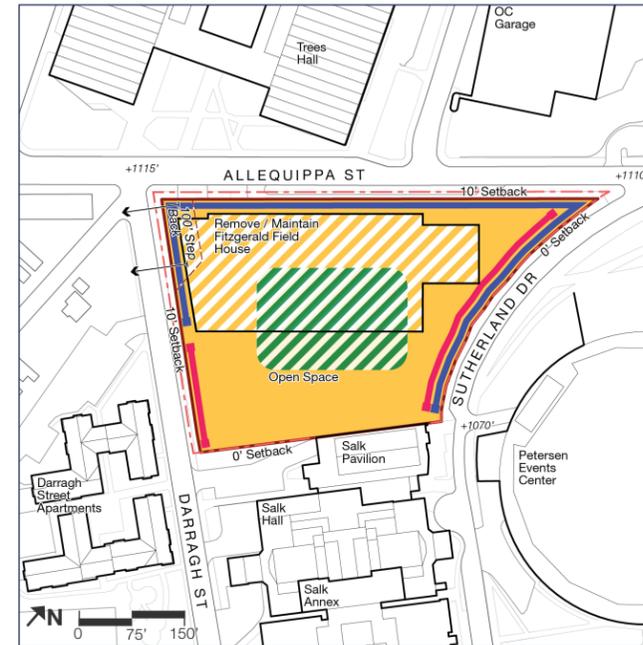
Site 5F | Fitzgerald Field House Redevelopment

When the proposed athletic building projects on Victory Heights are completed, the Fitzgerald Field House will no longer be needed for its current purpose. The site provides a flexible opportunity for future academic programs, athletics programs, student housing, and parking.

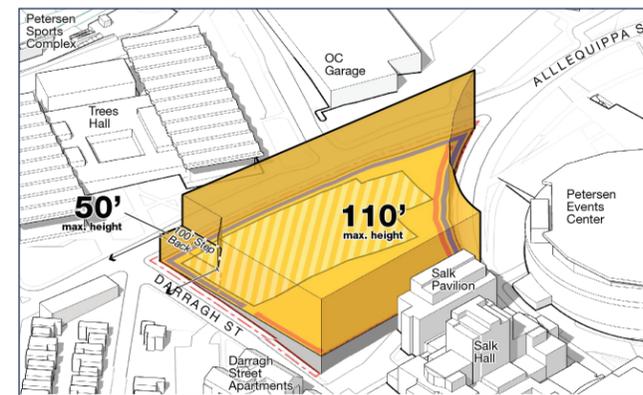


Fitzgerald Field House - Present Day

SITE LOCATION	Area bounded by Allequippa Street, Darragh St, and Sutherland Drive, and adjoining properties zoned EMI. Site presently occupied by Fitzgerald Field House.
ALLOWABLE USES	Entertainment/Public Assembly, Education, Office, Residential, Parking
MAXIMUM GROSS FLOOR AREA	450,000 GSF (does not include below grade basement or garage)
MAXIMUM PARKING	400 Spaces
SETBACKS	Allequippa Street: 10 ft (contextual to existing conditions); Darragh Street: 10 ft; Sutherland Drive: 10 ft; Portions adjoining EMI designated properties: 0 ft.
MAXIMUM HEIGHT	110 ft, or contextual to height of similar neighboring athletics buildings.
STEP BACKS	Complies with Residential Compatibility height and setback standards for portions adjoining R1A-VH: 100 ft step back from residential property line at 50 feet height.



Site Plan



Building Envelope

- Allowable Building Envelope
- Suggested Active Frontage
- Suggested Service/Parking Access
- Provision for Open Space
- Suggested Pedestrian Connection

Open Space: Depending on its ultimate use, a space for athletics, recreation, or passive enjoyment may be located on this side.

Circulation and Access: Main building entries should address the public street and create connections to open spaces. Entries for the underground parking garage should be located at the southern edge of the site to take advantage of the change in topography, and avoid impacts to pedestrian circulation and building entries. Service and parking access may be from Darragh Street or Sutherland Drive.

Height and Massing: The building should be similar in scale to athletic facilities on Victory Heights, respect the adjacent neighborhood and comply with the Residential Compatibility height and setback standards.

Architectural Elements: If parking is provided on this site, it should be below a plinth level with Allequippa Street to take maximum advantage of site topography. Changes in material and plane, as well as inset and projecting bays and balconies, should be used to break down long facades. Pedestrian entries should be articulated with material changes, increased transparency, and/or prominent architectural features such as canopies, inset or projecting volumes, or towers.

Ground Floor Use: Active uses should be oriented along the north edge of the site along Allequippa Street and on the west of the site along Darragh Street. Active uses should also be considered along Sutherland Drive to create connections to the Salk Pavilion entrance and improve pedestrian circulation to the upper areas of campus.