

### **Logan Square Neighborhood Planning and Design Guidelines.**

1. Developments must respect the form, density, scale and historic nature of Logan Square Neighborhood as well as the daylight, air and views of immediate neighbors.
2. All development must conform to the existing zoning requirements as well as the 125 ft height restriction overlay.
3. The scale, height and density of proposed developments should respect that of its near neighbors.
4. Major projects must provide a transportation impact study submitted by the developer to the neighborhood and to the City. Such studies will provide analysis of the impacts of the development on parking, traffic flow, pedestrians, bicyclists, and public transit.
5. Major projects must provide a contextual impact study to the neighborhood and the city. Such studies will provide the analysis of the height density and mix of the development in context to the near neighbors and where applicable the extended impact area of large projects.
6. The pedestrian experience must be respected and enhanced with landscaping, lighting, interesting facade details and, where appropriate, retail commercial development.
7. Parking should be minimized or concealed from public view, either by being placed underground or wrapped with neighborhood-oriented commercial or residential use on the first floor.
8. Parking to be provided with proposed developments must meet the need of the development and replace any lost parking which is required for another building on the site.
9. Proposed developments must respect the existing views, light and air of existing buildings in the near neighborhood.
10. In a dense neighborhood such as Logan Square, open space is at a premium. Private open space must be incorporated into the design of developments. Public open space and pedestrian thoroughfares are strongly encouraged.
11. Sustainability principles should be followed in the design and construction of new developments.