

Development & Site Plan Review

15-012DPSP – BSC Residential District

Tuller Flats – 4313 Tuller Road

This is a request for review of a multiple-family residential development consisting of 420 apartment units within 29 three-story apartment buildings, a community clubhouse, and associated streets and open spaces on approximately 21 acres south of Tuller Road, east of the intersection with Tuller Ridge Drive. This site is zoned BSC-R, Bridge Street Corridor Residential District. The City property which is being exchanged as part of the Development Agreement is currently zoned BSC – Public and the City has an application for rezoning to BSC-R, Bridge Street Corridor Residential District. This combined Development Plan & Site Plan Review application is proposed in accordance with Zoning Code Section 153.066(D).

Date of Application Acceptance

12 February 2015

Date of ART Recommendation to the Planning and Zoning Commission

Thursday, 5 March 2015

Case Managers

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PART I: Application Overview

Zoning District

BSC Residential District, BSC Public District

Review Type

Development Plan Review and Site Plan Review

Development Proposal

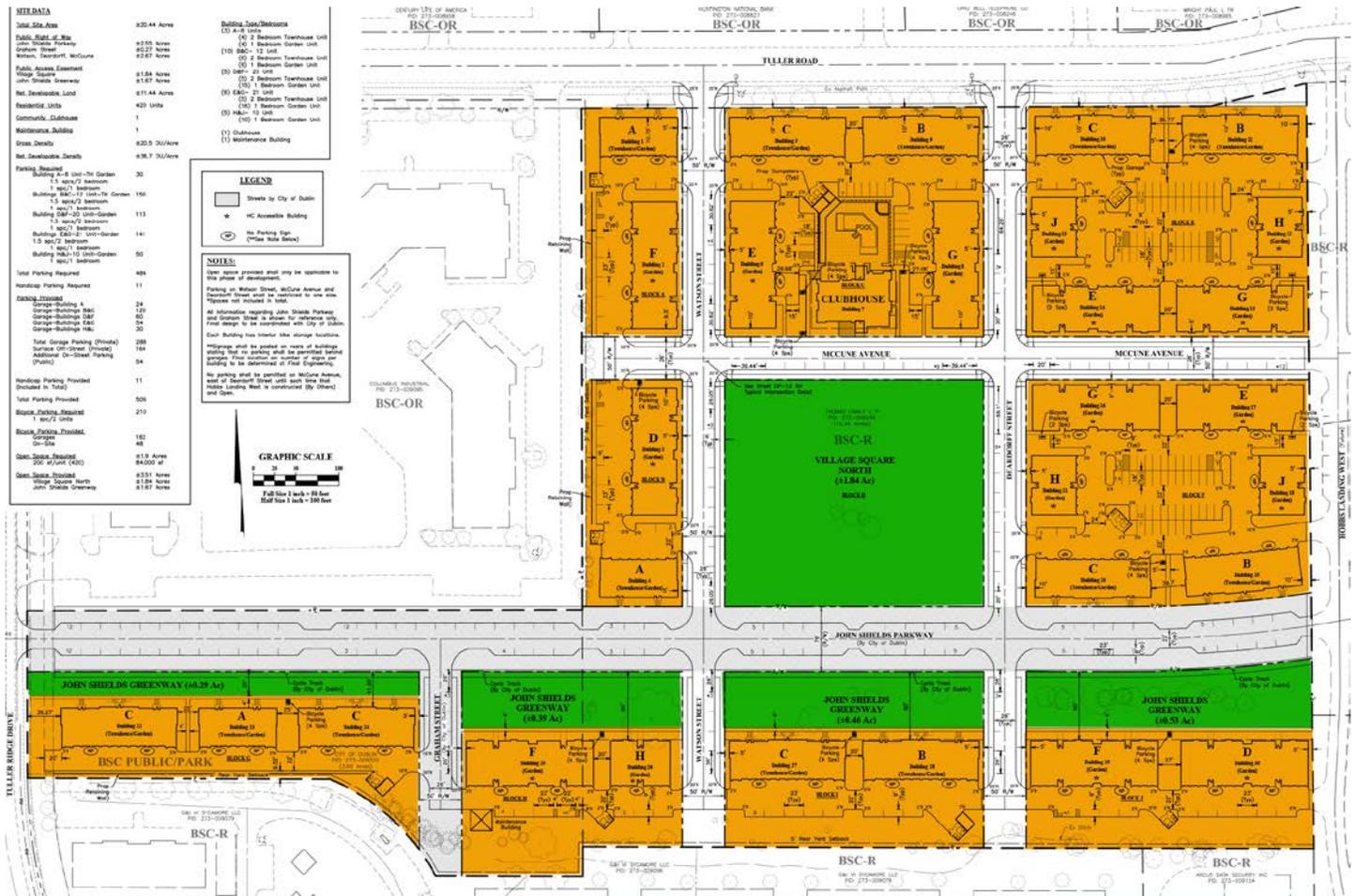
10 blocks, 420-unit multiple-family residential development and associated site improvements on a ±21-acre site

Use

Multiple-Family Dwellings, Club House and associated accessory structures

Building Types

Apartment Buildings (29); Accessory Structures (3)



Property Owner

Thomas Family Limited Partnership and City of Dublin.

Applicant

Brent Sobczak, Casto.

Representative

Aaron Underhill, Underhill Yaross, LLC.

Case Managers

Joanne L. Shelly, RLA, AICP, LEED BD+C, Urban Designer & Landscape Arch.
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Administrative Departures

- §153.062(O)(3)1. Building Types, Apartment buildings, Street Frontage: A request to allow a 10% departure from the occupation of street frontage requirements for block G, including: Front Property Line Coverage, Occupation of Corner, Front RBZ and side RBZ
- §153.062(O)(3). Building Types, Apartment buildings - street façade transparency- min. 20% - side elevation.
 - Building Type D, Bldgs. 3 & 30;
 - Building Type E, Bldgs. 6, 14 & 17; (1st story)
 - Building Type H, Bldgs. 12, 21 & 26 (1st story)
- §153.062(O)(3). Building Types, Apartment buildings - Non-street façade transparency- min. 15%, side/rear elevation.
 - Building Type A, Bldgs. 1, 4 & 23;
 - Building Type B, Bldgs. 9, 11, 19, & 28 (1st story & 3rd story)
 - Building Type C, Bldgs. 5,10, 20, 22, 24, 27 (1st story & 3rd story)
 - Building Type G, Bldgs. 8, 13, &16; (1st story)
- §153.062(O)(3). Building Types, Apartment buildings – impervious lot coverage 70% max.
 - Building Type B, Bldg. 19/Block F 71%.
 - Building Type C, Bldg. 20/Block F 71%.
 - Building Type E, Bldg. 17/Block F 71%;
 - Building Type F, Bldg. 16/Block F 71%;
 - Building Type H, Bldg. 21/Block F 71%;
 - Building Type J, Bldg. 18/Block F 71%;
- §153.062(O)(3). Building Types, Apartment buildings – primary façade materials, 80% min. – Front Elevation (with comp. siding)
 - Building Type A, 74.65% (with comp. siding)
 - Building Type D, Bldgs. 3 & 30;
 - Building Type E, Bldgs. 6, 14 & 17;
 -
- §153.062(O)(3). Building Types, Apartment buildings – primary façade materials, 80% min. – side/rear Elevation
 - Building Type D, Bldgs. 3 & 30;
 - Building Type E, Bldgs. 6, 14 & 17;
 -
- §153.062(O)(3). Building Types, Apartment buildings – number of street façade entrances req. 1 per 75 lft of façade
 - Building Type D, Bldgs. 3 & 30; 3 req. 2 provided.
 - Building Type E, Bldgs. 6, 14 & 17;
 -
- §153.064 Open Space - Open Space required 1.9 acres – provided 1.84 acres

Reviewing Body Approval Required – alternative materials

- §153.062(E)(1)Alternative Façade Material type proposed as a Primary and Secondary material
 - Boral TruExterior siding & trim
- §153.062(H)(1) Alternative Window type

- Hurd SuperSeal Windows

Waivers to be contemplated if the Reviewing Body Approval is not given for alternative materials

- §153.062(O)(3). Building Types, Apartment buildings – Min. primary façade material 80%
 - Building Type A, Bldgs. 1, 4 & 23; front, side & rear elevations
 - Building Type B, Bldgs. 9, 11, 19, & 28; front & rear elevations
 - Building Type C, Bldgs. 5, 10, 20, 22, 24, 27; rear elevation
 - Building Type E, Bldgs. 6, 14 & 17; front, side(s) & rear elevations
 - Building Type H, Bldgs. 12, 21 & 26; front, side & rear elevations

Technical Waivers

- §153.062(O)(3) Building types, Apartment Buildings, Street Frontage: request for a technical waiver for block E and Building 11, due to the existing Tuller Road angle of deviation at this location.
 - Front Property Line Coverage, min 75%
 - Occupation of Corner
 - Front RBZ
- §153.061(D)(1)(b) Principal Frontage Streets: Watson and Deardorff Street and McCune Avenue are designated as Principal Frontage Streets where they are adjacent to the open space Square. The following waivers are required based on this designation.
 - §153.062(O)(3) Building types, Apartment Buildings Blocks B, C & F
 - Front Property Line Coverage, Bldgs. 6, 8, 16 & 21
 - Required number of building entrances on PFS, side elevation do not have entries, Bldgs. 4, 6, 8, 16 & 20, §153.062(F)(1)
 - Accessory structures along a PFS where the lot is required to be occupied by a principal building, §153.062(B)(3)
- §153.062(O)(3) Building types, Apartment Buildings, Street Frontage: Front Property Line Coverage for a PFS, Block E, Bldg H. – N/A as the front street, Hobbes Landing West does not exist.
- §153.062(O)(3) Minimum Finish Floor Elevation, 2.5' above adjacent walk required. A request to waive the elevation requirement, so that the ADA accessible units can meet ADA accessibility requirements.
 - Buildings Type A, B, C, D, E, F, H & J.
- §153.062(O)(3). Building Types, Apartment buildings – number of street façade entrances req. 1 per 75 lft of façade. Building's side elevation faces street. 1 req. 0 provided.
 - Building Type A, Bldgs. 1, 4 & 23;
 - Building Type B, Bldgs. 9, 11, 19, & 28;
 - Building Type C, Bldgs. 5, 10, 20, 22, 24 & 27;
 - Building Type D, Bldgs. 3 & 30;
 - Building Type E, Bldgs. 6, 14 & 17;
 - Building Type F, Bldgs. 2, 25, & 29;
 - Building Type G, Bldgs. 8, 13, & 16;

- §153.062(O)(3). Building Types, Apartment buildings – Occupation of corner required. Utility easement restricts placement of structures at corner.
 - Block G, Bldg. 22.
- §153.062(O)(3). Building Types, Apartment buildings – occupation of Corner Side RBZ required. Utility easement restricts placement of structures at corner.
 - Block G, Bldg. 22.

Waivers

- §153.062(C) Building types, the height of the parapets drops below the 2' min. in multiple locations
- §153.062(C) Building types, Parapets do not wrap all corners and are not continuous along all portions of the roofline.
- §153.062(E)(2) Transition of materials at an inside corner along rear elevations of A, B & C building types.
- §153.062(E)(3) Roof material – waive the requirement to submit roof materials.
- §153.062(H)(3) Canopy material – waive the requirement to submit canopy materials.
- §153.062(I)(1)(a) Building types, Balconies, porches, stoops & chimneys
 - a. 6' depth x 5' width – a request to waive the depth requirement.
- §153.062(O)(3) 20' depth min. occupied space required on ground story facing a street
 - Where garage occupies the rear portion of the unit at the ground story, Building Types A, B, & C.
- §153.062(O)(3). Building Types, Apartment buildings – Street Facing transparency- min. 20%.
 - Building Type A, Bldgs. 1, 4 & 23; side elevation
 - Building Type B, Bldgs. 9, 11, 19, & 28; side elevation
 - Building Type C, Bldgs. 5,10, 20, 22, 24, 27; side elevation (3rd story)
 -
- §153.062(O)(3). Building Types, Apartment buildings - Non-street façade transparency- min. 15%.
 - Building Type A, Bldgs. 1, 4 & 23; rear elevation, 1st story (garage)
 - Building Type D, Bldgs. 3 & 30; rear elevation, 1st story (garage)
 - Building Type F, Bldgs. 2, 25 & 29; rear elevation (1st story) (garage)
 - Building Type H, Bldgs. 12, 21 & 26 (1st story) (garage)
 - Building Type J, Bldgs. 15 & 18; rear elevation (1st story) (garage)
- §153.062(O)(3). Building Types, Apartment buildings – Vertical increments required no greater than every 40' – exceeds maximum distance. Vertical façade is interrupted by the entry and canopy but not a façade division.
 - Building Type C, Bldgs. 5,10, 20, 22, 24, 27; front elevation

Part I: Application Review Procedure: Plan Review

The purpose of the Site Plan Review is to outline the scope, character, and nature of the proposed development and to determine the applicable review process. The process is intended to allow the required

reviewing body to evaluate the proposal for its consistency with the principles of walkable urbanism as described in §153.057, the Bridge Street District Plan in the Dublin Community Plan, and other related policy documents adopted by the City.

Following acceptance of a complete application for Plan Review, the Administrative Review Team shall make a recommendation to the Planning and Zoning Commission to approve, deny, or approve with conditions the application based on the criteria of §153.066(E) applicable to Development Plan Reviews, §153.066(F) applicable to Site Plan Reviews and §153.066(I) for Waivers (if necessary). A determination by the Planning and Zoning Commission is required not more than 28 days from the date the request was submitted.

The following reviews are requested with this application.

Development Plan Review

The project elements reviewed as part of the Development Plan include the proposed street network and block framework and street types.

Site Plan Review

The project elements reviewed as part of the Site Plan include the proposed use, building types, open space arrangement and site development details.

Administrative Departure Review

The applicant and the ART have identified several project elements that could be considered for approval as Administrative Departures.

Reviewing Body Approval Required – alternative materials

The applicant has submitted two new alternative materials for consideration as additional primary materials for review and determination by the Planning and Zoning Commission.

Waiver Review

The applicant and the ART have identified several project elements that require Waivers for review and determination by the Planning and Zoning Commission.

Next Steps

The proposal includes 3.5 acres exchanged for the greenway acreage, through the Development Agreement. This parcel is located on the southwest corner of the site and is currently zoned BSC Public District, it will need to be rezoned to BSC Residential District to accommodate the proposed development.

This project also involves the dedication of public right-of-way for John Shields Parkway and additional public streets, and dedication of open space and the adjacent greenway, which requires review and approval of Preliminary and Final Plats by the Planning and Zoning Commission and City Council.

Planning and Zoning Commission Determinations

The Development Plan and Site Plan Review are intended to provide a detailed analysis of significant development projects. It is required that all project elements will be finalized and complete for this application since the purpose of the final Plan Reviews are to ensure that all code requirements are met prior to commencement of the permitting phase of the development process.

The Administrative Review Team has conducted its analysis of the project based on the information submitted. The ART has also reviewed the proposal in light of the parameters of the Development Agreement executed

between the developer and City Council.

Five actions will be required by the Planning and Zoning Commission with this application:

- 1) Development Plan Review, based on the review criteria of §153.066(E)(3) for Development Plan Review;
- 2) Site Plan Review, based on the review criteria of §153.066(F)(3) for Site Plan Review;
- 3) Site Plan alternative material review, based on the review criteria of §153.02(E)(1)(c) for permitted building materials;
- 4) Development Plan Waiver Review;
- 5) Site Plan Waiver Review.

Application History

Pre-Application Review

The Administrative Review Team conducted a Pre-Application Review for this project on October 31 and November 7, 2013. Comments were provided to the applicant to ensure the application generally met the requirements of the Bridge Street District zoning regulations and the objectives of the Bridge Street District Area Plan.

Planning and Zoning Commission - Informal Review

An Informal Review of this project was conducted on January 9, 2014. This step was included in the review process to provide an early understanding of the project because a development agreement between the applicant and the City was necessary to implement significant public infrastructure improvements associated with this proposal, including the extension of John Shields Parkway from Tuller Ridge Drive to Village Parkway, the land exchange of the City public land for the creation of the JSP greenway and design of the neighborhood streets.

Administrative Review Team - Basic Plan Review

The Administrative Review Team reviewed and made a recommendation of approval for a Basic Plan Development Plan and Site Plan, and Development Plan and Site Plan Waivers on February 13, 2014. The applications were scheduled and subsequently postponed prior to the February 20, 2014 and March 5, 2014 Planning and Zoning Commission meetings.

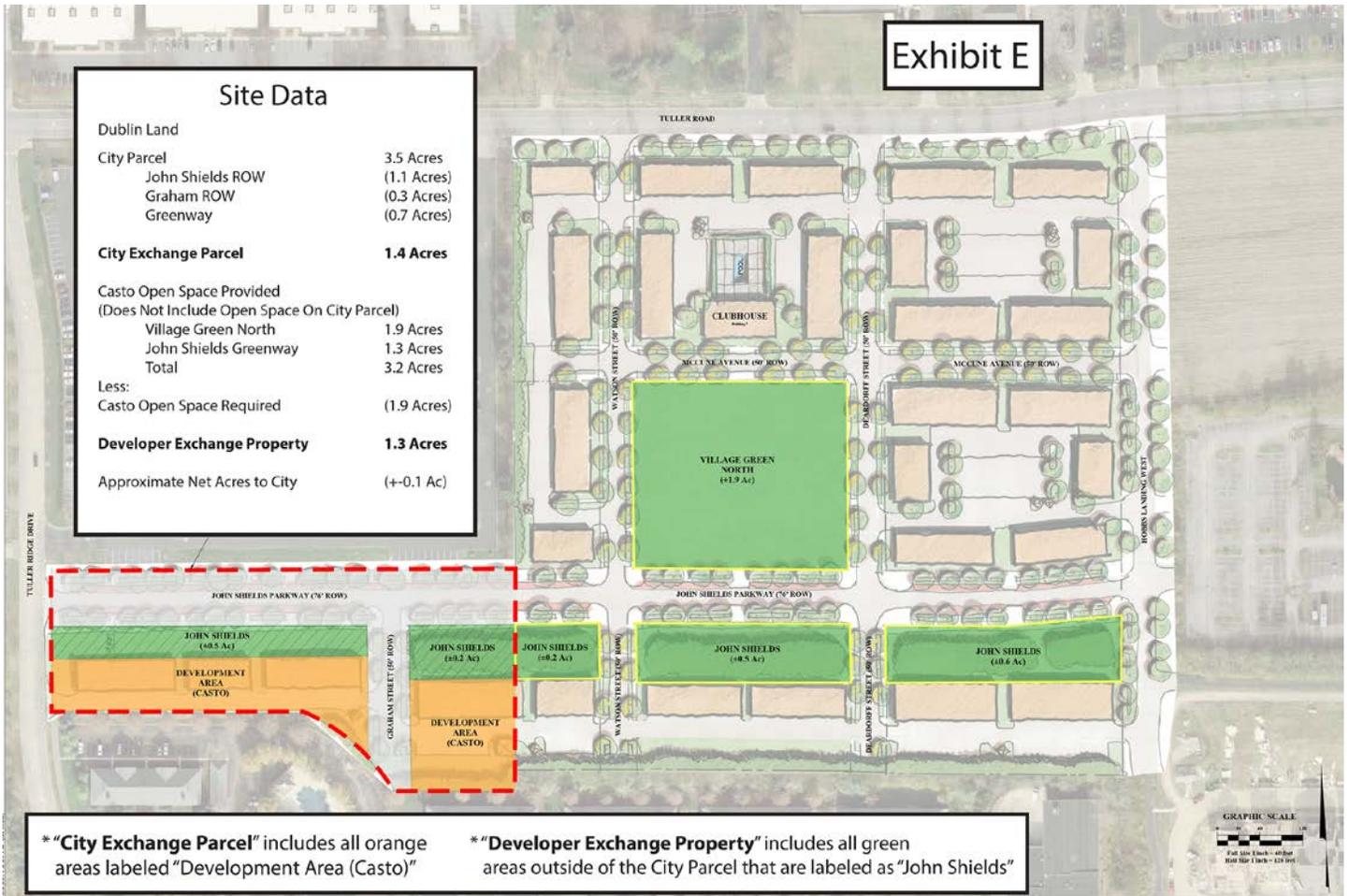
City Council provided preliminary feedback regarding a revised site plan and architecture at their May 19, 2014 meeting.

Planning and Zoning Commission – Basic Development Plan & Basic Site Plan Review

The Basic Development Plan and the Basic Site Plan were reviewed and approved by the Planning and Zoning Commission at the 17th of July 2014 PZC meeting. The Basic Development Plan was approved with three conditions and the Basic Site Plan was approved with three conditions.

City Council Development Agreement

The City Council executed a Development agreement, Ordinance no. 115-14, 5th of January 2015. Which approved the basic lot and block layout and land exchange as shown in Exhibit E.



Application Contents and Overview

Project Overview

The proposed plan depicts a gridded street network that establishes ten development blocks, including:

- 420 residential units in 29 three-story apartment buildings;
- A clubhouse and accessory structures;
- A central square to be dedicated to the City as open space;
- Provisions for the dedication of a variable width of land for the greenway and cycle track along the future John Shields Parkway.
- Private parking in garage spaces integrated with the apartment buildings, off-street surface parking, and public on-street parallel parking spaces.

The Development agreement exhibits depict a potential future phase of development to the east along with the extension of John Shields Parkway to Village Parkway. This site is not part of the proposed Plan Review, but is provided for context. The extension of John Shields Parkway is shown with a revised alignment from previous plans to provide additional developable area on the south side of the proposed greenway, and provide a future roadway connection south of the AMC Theater to Dublin Village Center.

PART II: Administrative Review Team Comments

The Administrative Review Team has made recommendations for these items based on the application of the

criteria set forth in the Bridge Street District Code and a qualitative design analysis.

Planning, Engineering and Building

This proposal is the first significant step toward the creation of a gridded street network and block system between Tuller Ridge Drive and Village Parkway, south of Tuller Road. Given its prominence along the planned John Shields Parkway, this new residential neighborhood, once approved, will help set the tone for future adjacent development. The site, building, and open space designs should be able to serve as examples of desirable Bridge Street District development concepts. The following are the primary considerations related to this project.

Land Use.

During their Review, the Planning and Zoning Commission expressed a desire for new developments in the Bridge Street District to include mixed uses. The proposed neighborhood is consistent with the Bridge Street District Area Plan's intent of creating a residential core for the Vision Plan's Tuller/Greenway Character District. At the City's request, the applicant has provided a concept for development on the adjacent site to the east that is intended to include mixed use elements to support this proposed development and other residential neighborhoods in the vicinity. Commercial development typically follows residential development so this pattern would be consistent with development patterns for the provision of commercial services.

Street Network and Block Framework.

Layout of the project's blocks are consistent with the intent to establish a network of interconnected streets with walkable block lengths and pedestrian-friendly design. This Development Plan proposes a combination public street system, with all the streets dedicated as public right-of-way (to be platted) and constructed to public street standards as required by the Bridge Street District street sections. The dedication of the streets as public is part of the Development Agreement and resolved a number of concerns related to long term maintenance and serviceability of both the streets and the water service. The services streets, connecting the garage and parking areas will be private and privately maintained.

Block Size and Access.

Proposed blocks to the west of Watson Street (Blocks A and B) and south of John Shields Parkway (Blocks G – I & J) are designed as partial blocks, to be completed with future redevelopment and street construction on adjacent properties. Graham Street, between blocks G and H was added as a response to the requirement to conform to the code's block length requirement at the Basic Development Plan approval. This partial block development condition will be a common occurrence in many portions of the Bridge Street District during the anticipated 20 year build out cycle. These partial blocks meet the Code's exemptions for block size requirements. These partial blocks also provide additional fire and service access to improve safety and reduce potential obstruction of traffic systems by safety and service vehicles.

The central and eastern blocks (Block C - F) create a street grid with Watson and Deardorff Streets and Hobbs Landing West running north and south, and McCune Avenue, running east and west through the middle. Blocks C – F meet block size requirements.

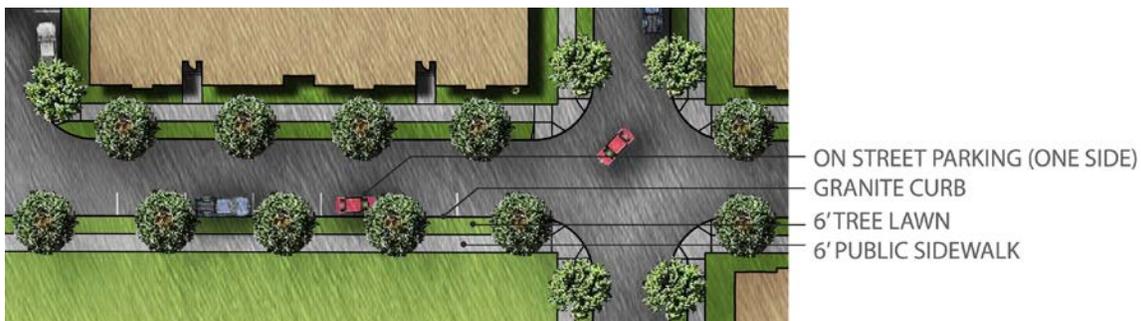
The proposed plan anticipates the continuation of the street network south of John Shields Parkway with the potential for future through connections at Graham, Watson, Deardorff Streets and Hobbs Landing West. The applicant has designed these partial streets with service street access points meeting code and city standards for neighborhood streets and maintaining the visual and physical form necessary for future through connections.

Greenway

Code requires a 30-foot minimum width for a greenway. This is measured from the street ROW to the face of the private sidewalk on the development property. This minimum distance has been provided on Block G. Buildings on all the southern blocks (G-J) have been moved as far south as possible to provide the maximum depth possible for the greenway. The City will continue to provide design details to be incorporated as part of the development of the John Shields Parkway Greenway design and implementation. Design and construction of the JSP Greenway will be implemented by the City and is not a part of the Development Agreement or Infrastructure Agreement for this project.

Street Types

The plans applies a Neighborhood street section developed by the City that is appropriate for Graham, Watson and Deardorff Streets, McCune Avenue and Hobbs Landing West (all Neighborhood Streets). The proposed street sections allow for two directions of travel and can accommodate parking on one side of the street. The street parking locations have been designated in consultation with the Fire Marshal and City Engineer. The modifications to the standard Neighborhood street section was incorporated into the plan as part of the Development Agreement.



Utilities

Sanitary Sewer

The plan provides access to adequate sanitary sewer service by the installation of proposed sanitary sewer mains and services for all buildings. This new sewer system will connect into an existing 10-inch sanitary sewer located along the edge of the Dale-Tuller right of way.

Water

Access to public water will be provided by the construction of new public water main, services, meters, hydrants and other appurtenances that will connect into a new 8-inch water main that will be constructed as a part of the John Shields Parkway construction and as identified in the Development and ensuing Infrastructure Agreements.

Stormwater Management

This site will meet the requirements of Chapter 53: Stormwater Management and Stream Protection code. The private development has proposed to utilize a combination of pervious pavers, StormTech Chambers and new storm sewer mains and structures to adequately treat and route the stormwater. The new public streets will be treated in a separate area located in the Village Square in Block D. Proposed storm sewer structures and main will connect to this area and treat all stormwater in accordance with Dublin City code and other applicable regulations.

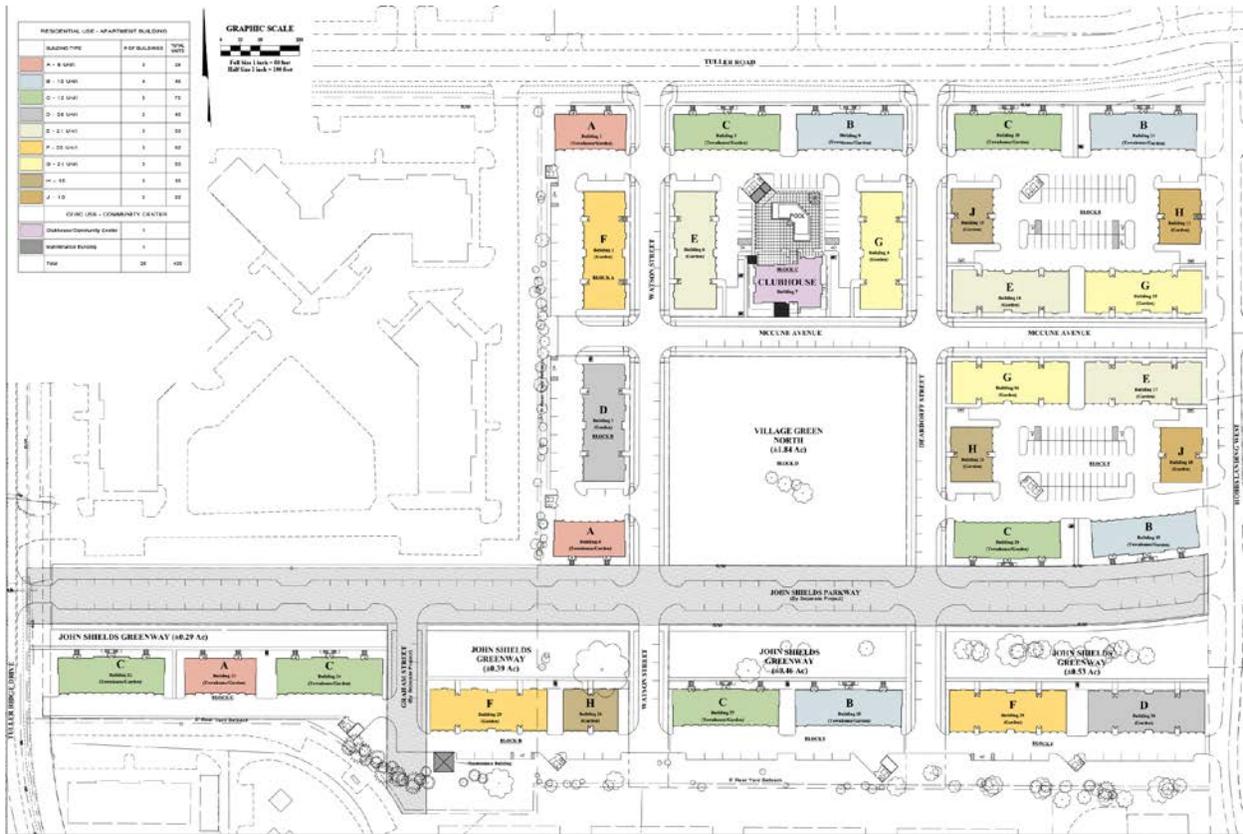
Architecture

The plan proposes 29 multiple family residential buildings, all of which are considered Apartment Building Types per the Bridge Street District zoning regulations. The proposed architecture has been revised from the previous submission in response to comments from both City Council and the Planning & Zoning Commission. The applicant has met regularly with the ART to ensure that both the aesthetics and the code requirements

are being met to the satisfaction of the City. Proposed renderings show a contemporary architectural style emphasizing geometric forms, exploiting the parapet roof style to conceal minor HVAC system components. The applicant has submitted a more varied and thoughtful architectural colour and material pallet with this final submission.

The plan includes:

- Buildings A-C: 8- and 12-unit buildings with a combination of two-level and single-level units with shared walk-up entrances.
- Buildings D-G: 20- and 21-unit buildings with single-level units, at-grade shared building entrances.
- Building H & J: 10-unit buildings with single-level units, at-grade shared building entrances.
-



A one-story clubhouse building located across proposed McCune Avenue, north of the Village Green North. The proposed clubhouse design has similar design themes to the multiple-family buildings, the applicant has responded to some of ART and PZC recommendations for the building to be more architecturally integrated in design and height with the other structures in the development. They have created a two-story element and the incorporated similar materials.

Several accessory structures have been identified. Each block has an internal dumpster for trash and recycling, total of 9; for blocks G & I a fire service building is attached. Maintenance buildings are located on Blocks C & H. The maintenance building on block C is attached to the dumpster structure and provided for the pool. A shade canopy and a cabana are also provided poolside.

Building Variety

One of the goals of the Bridge Street District Plan is to create new neighborhoods with interesting and varied architecture that establishes a sense of place, particularly to be distinguished from what might be considered typical suburban development. To achieve this the Bridge Street District zoning regulations include specific

building variety requirements that require building designs that vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). The applicant has provided 3 distinct building types with variations on length and 4 different colour schemes. A detailed building-to-building comparison will be provided as part of the Site Plan Review.

Open Space Type, Distribution, Suitability and Design

An open space, meeting the requirements for a public Square has been provided and located central to the development. The community club house faces this square. Additional setbacks along John Shields Parkway have been provided to accommodate the proposed greenway as identified in the Community Plan. Design of the open space square and greenway will be completed by the City. Midblock open spaces with sidewalks and bicycle parking provides additional connectivity for the residents. These smaller spaces have not been included in the open space calculations.



Adherence to Zoning Code Regulations

Refer to the ART Analysis and Determinations at the end of this report following the recommendations for an analysis of the applicable Code regulations.

Parks and Open Space

Based on a request from the Administration, for the applicant to create a stronger urban edge along the proposed John Shield Parkway Greenway, the Development Agreement includes a land exchange which provided the City with ROW for John Shields Parkway and an exchange of open spaces. 3.5-acres at the southwest corner of the site is currently City parkland zoned BSC-Public schedule for rezoning to BSC-Residential. 1.83 acres of open space designated as a central square and 1.67 acres for the creation of the John Shields Parkway Greenway will be dedicated to the City.

Buildings 22-30 were located so as to create the urban edge along the Greenway, an easement for the JSP which varies in depth from a required minimum of 30' to +/- 80' depth.

The City Engineer has approved the use of the Park open space for treatment of the City streets, public stormwater management system. This will be designed in conjunction with the design of the park.

Code requirements a minimum dedication of 1.9 acres for the proposed development. The proposed open space has been provided as a central square with a total of 1.83 acres. The Development agreement included a land exchange of a public park for additional buildable sites and the dedication of 1.67 acres for the JSP Greenway. Existing trees have been surveyed, any trees in the dedicated open space and greenway which are deemed appropriate and desirable, by the City Arborist will be included in the design of the square and greenway. Parks and Open Space, as well as other members of the ART, have expressed significant concerns about the size and scale of the Village Square and its potential programming. Due to this concern, programming and design of the open space square and greenway will be completed by the City.

Tree Protection and Replacement

The code requires that the applicant survey and identify trees for removal and identify the replacement value and quantity. The applicant must provide street trees and interior landscape trees, these trees can count toward the total number of replacement trees required as do the trees which are being preserved (at 50% total count). Based on the plans submitted, the number of trees provided exceed the requirements in all categories as noted in the following table.

| Tree Provision and Replacement | | |
|---------------------------------------|-------------------|-------------------|
| | # Required | # Provided |
| Street Trees | 109 | 110 |
| Interior Trees | 16 | 50 |
| Tree Replacements | 77 | 48 |
| 50% credit (101 trees) | (51.00) | |
| Total | 151 | 208 |

Fire and Police

The Fire Marshall has provided the following comments which have been addressed by the applicant as noted on the plans.

- 1) In order to facilitate access to FDC locations and avoid obstruction of fire vehicle access by on street parking, parking will be permitted only on the park side of McCune Avenue, Watson Street and Deardorff Street, the applicant has identified these locations on the plan.
- 2) Adequate fire access to buildings 12, 13, 17 & 18 is a concern. The sequence of construction needs to follow the construction phasing plan provided and parking on McCune Avenue between Deardorff Street and future Hobbs Landing West shall be restricted until such time as Hobbs Landing West is constructed.
- 3) The sprinkler FDC location proposed on the meter building behind Building 28 needs to be visible and recognizable from the street side of fire department vehicle access per Ohio Fire Code Section #912.2.1.

NOTE: The alley behind Buildings 22-30 is a required fire apparatus access road due to the proposed FDC locations for these buildings.

Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

1. Development Plan Review Criteria

The Administrative Review Team reviewed this application based on the review criteria for Development Plan Review, which include the following requirements:

(a) **Development Plan is Substantially Similar to Basic Development Plan.**

Met.

(b) **Lots and Blocks Meet Requirements of Section 153.060**

Met. An additional partial street was provided, Graham between blocks G & H to provide for future through connection.

(c) **Street System is Consistent with the BSC Street Network Map of Section 153.061 and Traffic Can Be Adequately Accommodated**

Met with condition. The proposal creates an interconnected street network in the general pattern of development depicted in the Bridge Street Corridor Street Network Map (Fig. 153.061-A) and the City of Dublin Thoroughfare Plan. Service Street access to Principal Frontage Streets is prohibited unless prior approval is obtain from the City Engineer, there are service streets access points proposed along Watson and Deardorff Streets. Engineering has determined the street network as shown including the Service Street access points along Watson and Deardorff are adequate to accommodate traffic generated by this development.

(d) **Street Types are Consistent with the Principles of Walkable Urbanism of Section 153.057-058 and Coordinate with the Proposed Development**

Met. Typical sections for John Shields Parkway, Graham, Watson Street and Deardorff Streets and McCune Avenue meet City of Dublin standards for streets in the Bridge Street District and the revised neighborhood street section as approved through the Development Agreement by City Council. This development will provide a significant portion of a planned cycle-track system along John Shields Parkway. Future bus stop locations should *also* be planned along John Shields Parkway.

(e) **Buildings and Open Spaces are Appropriately Sited**

Met with conditions. ART has expressed concerns about the size and scale of the proposed Village Green North and its future program, design of this space has been entrusted to the City Parks & Open space for programing and development.

Buildings 22-30 have been moved as far south as possible to maximize the width of the proposed greenway and meet the minimum Code requirement for greenway width to provide continuity of the greenway between East and West.

(f) **Application is Consistent with the Neighborhood Standards of Section 153.063**

Not applicable to the BSC Residential zoning district.

(g) **Phasing**

Met. The applicant has indicated the proposal will be completed in sequence, and has submitted a construction phasing plan.

(h) Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents

Met. The proposal is consistent the goal of creating a residential core within the Tuller Greenway Character District of the Bridge Street District Plan and is consistent with the principles of walkable urbanism described in Code Section 153.057.

(i) Adequate and Efficient Infrastructure

Met. The applicant has an approved development agreement and is in process regarding a supplemental infrastructure agreement with the City that includes the construction of John Shields Parkway from Tuller Ridge Drive to Village Parkway (to the west and east of the proposed development site) and other associated improvements. This is an important transportation connection that will serve both this development and the Bridge Street District as a whole. This public improvement will create a significant link in the street network that, when coupled with other planned improvements, will provide a continuous connection from Riverside Drive to Sawmill Road as an alternative to Tuller Road.

No Waivers are requested for the Development Plan.

2. Site Plan Review Criteria

The Administrative Review Team reviewed this application based on the review criteria for Site Plan Review, which include the following requirements:

(a) Site Plan is Substantially Similar to Basic Site Plan

Met.

(b) Consistency with Approved Development Plan

Met with Conditions. The submittal is consistent with the approved Basic Development Plan, the approved Development Agreement and the Development Plan as submitted for approval.

(c) Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065

Met with conditions or Site Plan Waivers. As reviewed in this report, all appropriate sections of the Code are either met, met with conditions, met following approval of a Site Plan Waiver or are anticipate additional details that would be described as the development progresses to Building Permitting.

(d) Safe and Efficient Circulation

Met with condition. The proposed street network, provides for safe and efficient circulation within and around the site.

(e) Coordination and Integration of Buildings and Structures

Met with condition. Buildings 22-24 fronting John Shields Parkway within Block G are setback to the minimum required depth of 30' to ensure the width of the greenway between John Shields Parkway and setbacks for buildings 25-30 are set back so as to ensure the greenway depth is maximized. The revised plans shows a consistent setback within the required building zone, for each block with direct front walk connections to the private sidewalk and creates a consistent architectural edge.

(f) Desirable Open Space Type, Distribution, Suitability, and Design

Met with condition. This proposal provides a significant piece of a greenway connection depicted in the Bridge Street District Area Plan that, when coupled with other nearby development, will provide a

continuous greenway connection from the planned riverside park to the Sawmill Center Neighborhood District. The submittal has been revised to ensure the width of the proposed greenway meets Code requirement, and provides continuity of the greenway from the west and the east. Design of the open space square and greenway will be completed by the City.

(g) Provision of Public Services

Met with condition. A new public 8-inch water line will be provided along John Shields Parkway, as prescribed in the Development Agreement and the ensuing Infrastructure Agreement, consistent with Engineering's overall plan for water service in this area of the Bridge Street District. The applicant has rerouted the sanitary connections to an existing sanitary sewer along the Dale Tuller Connector following the direction of the City Engineer to address previous capacity concerns.

(h) Stormwater Management

Met. The applicant has provided stormwater management system details and calculation, using stormwater controls appropriate for the Bridge Street District as described in the City of Dublin Stormwater Design Manual. The public stormwater controls, street stormwater, will be provided with in public open space area of the central square.

(i) Phasing

Met. The applicant has indicated the proposal will be completed in sequence, and has submitted a construction phasing plan.

(j) Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents

Met with condition. The proposal is *consistent* the goal of creating a residential core within the Tuller Greenway Character District of the Bridge Street District Plan and is consistent with the principles of walkable urbanism described in Code Section 153.057.

Administrative Departure are provided to allow minor deviations (10% of a quantifiable requirement) from the strict application of the BSC requirements caused by unusual site or development conditions, which may be unique to a particular site. The following criteria must be met for consideration by the ART for approval as Administrative Departures:

- a) Request is caused by unique site, use or other circumstances.
- b) Not requested solely to reduce cost or as a matter of general convenience
- c) Request does not authorize any use or open space type not permitted in the District
- d) Request will ensure that the development is of equal or greater development quality

Administrative Departures

- §153.062(O)(3)1. Building Types, Apartment buildings, Street Frontage: A request to allow a 10% departure from the occupation of street frontage requirements for block G, including: Front Property Line Coverage, Occupation of Corner, Front RBZ and side RBZ due to the existence of a utility easement.
- ***Criterion Met.***
- §153.062(O)(3). Building Types, Apartment buildings - street façade transparency- min. 20% - side elevation.
 - Building Type D, Bldgs. 3 & 30;
 - Building Type E, Bldgs. 6, 14 & 17; (1st story)
 - Building Type H, Bldgs. 12, 21 & 26 (1st story)

- ***Criterion Met.***
- §153.062(O)(3). Building Types, Apartment buildings - Non-street façade transparency- min. 15%, side/rear elevation.
 - Building Type A, Bldgs. 1, 4 & 23;
 - Building Type B, Bldgs. 9, 11, 19, & 28 (1st story & 3rd story)
 - Building Type C, Bldgs. 5,10, 20, 22, 24, 27 (1st story & 3rd story)
 - Building Type G, Bldgs. 8, 13, &16; (1st story)
- ***Criterion Met.***
- §153.062(O)(3). Building Types, Apartment buildings – impervious lot coverage 70% max.
 - Building Type B, Bldg. 19/Block F 71%.
 - Building Type C, Bldg. 20/Block F 71%.
 - Building Type E, Bldg. 17/Block F 71%;
 - Building Type F, Bldg. 16/Block F 71%;
 - Building Type H, Bldg. 21/Block F 71%;
 - Building Type J, Bldg. 18/Block F 71%;
- ***Criterion Met.***
- §153.062(O)(3). Building Types, Apartment buildings – primary façade materials, 80% min. – Front Elevation (with comp. siding)
 - Building Type A, 74.65%
 - Building Type D, Bldgs. 3 & 30;
 - Building Type E, Bldgs. 6, 14 & 17;
- ***Criterion Met with condition that alternative siding material is approved.***
- §153.062(O)(3). Building Types, Apartment buildings – primary façade materials, 80% min. – side/rear Elevation
 - Building Type D, Bldgs. 3 & 30;
 - Building Type E, Bldgs. 6, 14 & 17;
- ***Criterion Met.***
- §153.062(O)(3). Building Types, Apartment buildings – number of street façade entrances req. 1 per 75 lft. of façade
 - Building Type D, Bldgs. 3 & 30; 3 req. 2 provided.
 - Building Type E, Bldgs. 6, 14 & 17;
- ***Criterion Met.***
- §153.064 Open Space - Open Space required 1.9 acres – provided 1.84 acres
- ***Criterion Met.***

Reviewing Body Approval Required – alternative materials

§153.062(E)(1)(h) Façade Materials: Other high quality synthetic materials may be approved as permitted primary or secondary materials by the required reviewing body. The applicant must provide examples of successful, high quality installations in comparable climates for the reviewing body to consider alternative materials for approval:

- §153.062(E)(1) Alternative Façade Material type proposed as a Primary and Secondary material
 - Boral TruExterior siding/trim
- §153.062(H)(1) Alternative Window type
 - Hurd SuperSeal Windows

Technical Waivers

The following criteria must be met for consideration by the ART for approval for Waivers:

- a) Request is caused by unique site, use or other circumstances.
- b) Not requested solely to reduce cost or as a matter of general convenience
- c) Request does not authorize any use or open space type not permitted in the District
- d) Request will ensure that the development is of equal or greater development quality

- §153.062(O)(3) Building types, Apartment Buildings, Street Frontage: request for a technical waiver for block E and Building 11, due to the existing Tuller Road angle of deviation at this location.
 - Front Property Line Coverage, min 75%
 - Occupation of Corner
 - Front RBZ
- ***Criterion Met.***
- §153.061(D)(1)(b) Principal Frontage Streets: Watson and Deardorff Street and McCune Avenue are designated as Principal Frontage Streets where they are adjacent to the open space Square. The following waivers are required based on this designation.
 - §153.062(O)(3) Building types, Apartment Buildings Blocks B, C & F
 - Front Property Line Coverage, Bldgs. 6, 8, 16 & 21
 - Required number of building entrances on PFS, side elevation do not have entries, Bldgs. 4, 6, 8, 16 & 20, §153.062(F)(1)
 - Accessory structures along a PFS where the lot is required to be occupied by a principal building, §153.062(B)(3)
- ***Criterion Met.***
- §153.062(O)(3) Building types, Apartment Buildings, Street Frontage: Front Property Line Coverage for a PFS, Block E, Bldg. H. – N/A as the front street, Hobbes Landing West does not exist.
- ***Criterion Met.***
- §153.062(O)(3) Minimum Finish Floor Elevation, 2.5' above adjacent walk required. A request to waive the elevation requirement, so that the ADA accessible units can meet ADA accessibility requirements.
 - Buildings Type A, B, C, D, E, F, H & J.
- ***Criterion Met.***
- §153.062(O)(3). Building Types, Apartment buildings – number of street façade entrances req. 1 per 75 ft. of façade. Building's side elevation faces street. 1 req. 0 provided.
 - Building Type A, Bldgs. 1, 4 & 23;
 - Building Type B, Bldgs. 9, 11, 19, & 28;

- Building Type C, Bldgs. 5,10, 20, 22, 24 & 27;
- Building Type D, Bldgs. 3 & 30;
- Building Type E, Bldgs. 6, 14 & 17;
- Building Type F, Bldgs. 2, 25, & 29;
- Building Type G, Bldgs. 8, 13, & 16;
- **Criterion Met.**
- §153.062(O)(3). Building Types, Apartment buildings – Occupation of corner required. Utility easement restricts placement of structures at corner.
 - Block G, Bldg. 22.
- **Criterion Met.**
- §153.062(O)(3). Building Types, Apartment buildings – occupation of Corner Side RBZ required. Utility easement restricts placement of structures at corner.
 - Block G, Bldg. 22.
- **Criterion Met.**

Waivers

- §153.062(C) Building types, the height of the parapets drops below the 2' min. in multiple locations
- **Criterion Not Met.**
- §153.062(C) Building types, Parapets do not wrap all corners and are not continuous along all portions of the roofline.
- **Criterion Not Met.**
- §153.062(E)(2) Transition of materials at an inside corner along rear elevations of A, B & C building types.
- **Criterion Not Met.**
- §153.062(E)(3) Roof material – waive the requirement to submit roof materials.
- **Criterion Not Met.**
- §153.062(H)(3) Canopy material – waive the requirement to submit canopy materials.
- **Criterion Not Met.**
- §153.062(I)(1)(a) Building types, Balconies, porches, stoops & chimneys
 - a. 6' depth x 5' width – a request to waive the depth requirement.
- §153.062(O)(3) 20' depth min. occupied space required on ground story facing a street
 - Where garage occupies the rear portion of the unit at the ground story, Building Types A, B, & C.
- **Criterion Met.**
- §153.062(O)(3). Building Types, Apartment buildings – Street Facing transparency- min. 20%.
 - Building Type A, Bldgs. 1, 4 & 23; side elevation

- Building Type B, Bldgs. 9, 11, 19, & 28; side elevation
- Building Type C, Bldgs. 5, 10, 20, 22, 24, 27; side elevation (3rd story)
- **Criterion Met.**
- §153.062(O)(3). Building Types, Apartment buildings - Non-street façade transparency- min. 15%.
 - Building Type A, Bldgs. 1, 4 & 23; rear elevation, 1st story (garage)
 - Building Type D, Bldgs. 3 & 30; rear elevation, 1st story (garage)
 - Building Type F, Bldgs. 2, 25 & 29; rear elevation (1st story) (garage)
 - Building Type H, Bldgs. 12, 21 & 26 (1st story) (garage)
 - Building Type J, Bldgs. 15 & 18; rear elevation (1st story) (garage)
- **Criterion Met.**
- §153.062(O)(3). Building Types, Apartment buildings – Vertical increments required no greater than every 40' – exceeds maximum distance. Vertical façade is interrupted by the entry and canopy but not a façade division.
 - Building Type C, Bldgs. 5, 10, 20, 22, 24, 27; front elevation
- **Criterion Met.**
 -

Waivers to be contemplated if the Reviewing Body Approval Required is not given

- §153.062(O)(3). Building Types, Apartment buildings – Min. primary façade material 80%
 - Building Type A, Bldgs. 1, 4 & 23; front, side & rear elevations
 - Building Type B, Bldgs. 9, 11, 19, & 28; front & rear elevations
 - Building Type C, Bldgs. 5, 10, 20, 22, 24, 27; rear elevation
 - Building Type E, Bldgs. 6, 14 & 17; front, side(s) & rear elevations
 - Building Type H, Bldgs. 12, 21 & 26; front, side & rear elevations
- **Criterion Met.** – *building variety has been achieved.*

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS AND PLANNING AND ZONING COMMISSION DETERMINATIONS

Development Plan Approval is recommended for the Basic Development Plan Review with **1 condition**:

- 1) The Infrastructure Agreement shall be fully executed prior to approval of permits;

Site Plan Approval is recommended for the Basic Site Plan Review with the following **11 conditions**:

- 1) The proposed retaining walls supporting the parking spaces for buildings 2, 3, 22, 23, & 24 will need to be designed to carry the anticipated loads, detailed appropriately, including railings and be approved by the City engineer prior to issuance of building permits;
- 2) The 3.5 acres located within Block G be rezoned from BSC Public District to BSC Residential District;
- 3) The Façade materials transitions be verified to meet code as part of the building permitting process;
- 4) The Roof materials be submitted, verified to meet code and approved as part of the building permitting process;

- 5) The Canopies at the building entrances, materials, mounting and illumination be submitted verified to meet code and approved as part of the building permitting process;
- 6) All lighting fixtures be submitted, verified to meet code and approved as part of the building permitting process;
- 7) The reviewing body approves the Boral, TrueExterior, proprietary recycled siding material as an approved Primary and Secondary siding material for this project;
- 8) The reviewing body approves the Hurd Superseal, proprietary window material as an approved window material for this project;
- 9) The applicant submit and have approved by the reviewing body a Master Sign Plan prior to building permitting;
- 10) The applicant submit a plans clarifying stoop dimensions in relationship to the Property Lines and easements prior to approval of the building permits; and
- 11) The shall provide lighting cut sheets which demonstrate the proposed building entry, step and wall mounted lights meet the stated requirements and limits prior to building permitting.

ART ANALYSIS AND DETERMINATIONS – DEVELOPMENT PLAN

Applicable Development Plan Review Criteria

Includes 153.060 – Lots and Blocks, 153.061 – Street Types 153.063 Neighborhood Standards

| 153.060 – Lots and Blocks | | |
|----------------------------------|--|--|
| Code Section | Requirement | Analysis/Notes |
| (C)(1) | Interconnected Street Pattern | Met. |
| (C)(2) | Maximum Block Size | Met. |
| (C)(3) | Block Configuration | Met. |
| (C)(4) | Principal Frontage Streets | Met. Tuller Road and John Shields Parkway (planned) are designated as Principal Frontage Streets (PFS) on the BSC Street Network Map. Watson and Deardorff Street and McCune Avenue are also designated as Principal Frontage Streets where they are adjacent to the Square, as per BSC §153.061(D)(1)(b). |
| (C)(5) | Block Access Configuration | Met. Access for service streets shall not be permitted from a principal frontage street unless the City Engineer determines that the access from any other street is impractical. Service Streets for blocks B & F access from Watson and Deardorff Streets respectively. As noted above they are designated principal frontage street due to adjacency to the Square. The City Engineer has determined these access points are appropriate and acceptable. |
| (C)(6) | Mid-Block Pedestrianways | Met. The applicant has provided additional mid-block pedestrian ways to improve community connectivity. |
| (C)(7-9) | Typical Lot Dimensions, Lot Configuration, and Street Frontage | Met. |

| 153.061 – Street Types | | |
|-------------------------------|----------------------------|--|
| Code Section | Requirement | Analysis/Notes |
| (C) | Street Network | Met with conditions. Neighborhood street widths have been adjusted per the executed Development Agreement. |
| (D) | Principal Frontage Streets | Met. Tuller Road and John Shields Parkway (planned) are designated as Principal Frontage Streets (PFS) on the BSC Street Network Map. Watson and Deardorff Streets and McCune Avenue are also designated as Principal Frontage Streets where they are adjacent to the Square. |

| 153.061 – Street Types | | |
|-------------------------------|-----------------------------|---|
| (E) | Typical Street Elements | Met. |
| (F) | Curb Radii at Intersections | Met. |
| (G) | Fire Access | Met with conditions. On street parking is restricted to the side of the street adjacent to the Square, continuous for the length of each street as noted on the plans. Parking is prohibited along McCune between Deardorff and the future Hobbs Landing West until such time as Hobbs Landing West is constructed and accessible to fire vehicles. All FDC locations shall be as located on the plans and clearly visible to the fire vehicles. |

ART ANALYSIS AND DETERMINATIONS – SITE PLAN

Applicable Site Plan Review (SPR) Criteria

Sections 153.059 - Uses, 153.062 – Building Types, 153.064 – Open Space Types, and 153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, and Signs).

| 153.059 – Uses | | |
|--------------------|----------------|---|
| Code Section | Requirement | Analysis/Notes |
| Table 153.059-A | Principal Uses | Met with condition. Principal uses (Multiple-Family Dwellings) are permitted in the BSC Residential District. A portion of Block G is zoned BSC Public, which does not permit Multiple-Family Dwellings. A rezoning to BSC Residential is concurrently being requested by the City to permit the proposed use. |
| | Accessory Uses | Met. Accessory uses include a clubhouse, swimming pool and maintenance facility which are permitted. |

| 153.062 – Building Types | | |
|--------------------------|---|---|
| Code Section | Requirement | Analysis/Notes |
| (B)(3) | General Requirements: | |
| | <i>Zoning Districts</i> | Met with condition. The Apartment building type is permitted in the BSC Residential District. A portion of Block G is zoned BSC Public, which does not permit Multiple-Family Dwellings. A rezoning to BSC Residential is concurrently being requested by the City to permit the proposed use. |
| | <i>Uses</i> | Met. The proposed Principal Use – Dwellings, Multi-Family and Accessory Uses – Dwelling Administration, Rental, and Exercise and Fitness are permitted. |
| | <i>No Other Building Types</i> | Met. No other building types are proposed. |
| | <i>Accessory Structures</i> | Not Met – Waiver. Based on the designation of McCune as a PFS due to BSC §153.061(D)(1)(b), the proposed Clubhouse (an accessory structure) is located in an area of the lot required to be occupied by a principal structure. |
| (C) | General Building Type Layout and Relationships: | |
| | <i>Incompatible Building Types</i> | Met. None. |
| | <i>Shopping Corridor</i> | N/A. |

| 153.062 – Building Types | | |
|--------------------------|---|--|
| Code Section | Requirement | Analysis/Notes |
| (D)(1) | Parapet Roof Type Requirements: | |
| | <i>Parapet Height</i> | Not Met - Waiver. The height of the parapets drops below the minimum height of 2 feet in numerous location on all proposed Apartment Buildings as the roofline jogs in height across the elevations. |
| | <i>Parapet Wraps all Facades</i> | Not Met - Waiver. Parapets are present on portions of the front and side facades of all buildings, but they are not continuous. The Parapets do not continually wrap around corners nor are they present along lower portions of the roofline. |
| | <i>Horizontal Shadow Lines</i> | N/A. |
| | <i>Occupied Space</i> | Met. None of the buildings incorporate occupied space or a half story with in the roof. |
| (D)(3) | Flat Roof Type Requirements: | |
| | <i>Eaves</i> | Met. |
| (D)(4) | Towers: | N/A. |
| | <i>Interrupting Vertical Walls</i> | Met. |
| (E)(1) | Façade Materials | Not Met – Reviewing Body Approval required. Permitted primary materials are cultured stone, brick, and glass. The applicant has proposed an additional material for consideration for use as a primary and secondary material. The composite siding material, (Boral TrueExterior) is a proprietary cladding material comprised of polymers and 70% recycled fly-ash (a by-product of the coal combustion process). Additional documentation should be provided to substantiate the use of this material. |
| (E)(2) | Façade Material Transitions | Not Met - Waiver. Insufficient details have been provided to ascertain, rear Elevations of Bldgs. A, B & C do not appear to transition materials at an inside corner. |
| (E)(3) | Roof Materials | Not Met. No roof materials have been provided. |
| (E)(4) | Color | Met. |
| (F)(1) | Entrances & Pedestrianways – Quantities and Locations | Not Met - Waiver. The side elevations of Buildings 4, 6, 8, 16 and 20 face Principal Frontage Streets surrounding the Public Square, and no entrances are present on these side elevations. |
| (F)(2) | Recessed Entrances | Met. |
| (F)(3) | Entrance Design | Met. |
| (G) | Articulation of Stories on Street Façades | Met with conditions. See Building Type Requirements per bldg. |

| 153.062 – Building Types | | |
|--------------------------|--|---|
| Code Section | Requirement | Analysis/Notes |
| (H) | Windows, Shutters, Awnings, and Canopies | Reviewing Body Approval Required. Permitted window materials include wood, anodized aluminum, metal-clad or vinyl clad wood, steel or fiberglass. The reviewing body may approve other high quality synthetic materials with examples of successful, high quality installation in comparable climates. The applicant has submitted an alternative window type. Hurd Superseal, as an alternative window type for consideration. |
| (I) | Balconies, Porches, Stoops, and Chimneys | Not Met – Waiver. Balconies are required to have 6'-0" of depth, and 5'-0" of width. Buildings A, B and C have several balcony sizes. The smallest has a depth of 5'-4" and a width of 9'-0". All other balconies on Buildings A, B, and C meet the minimum dimensions required. Buildings D through J balconies have a depth of 4'-11" and a width of 7'-2". |
| (J) | Treatments at Terminal Vistas | Met. |
| (K) | Building Variety | Not Met. Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). Building designs must also vary through at least two of the following: (1) The proportion of recesses and projections (2) A change in the location of the entrance and window placement (3) Changes to the roof design, including roof type, plane, or material (4) Pronounced changes in building height |

153.062 – Building Types

| Code Section | Requirement | Analysis/Notes | | | | | |
|--------------|-------------|--------------------|-------------------|--------------------------|---------------------------------|----------------|------------------|
| | | Adjacent Buildings | Dominant Material | Recesses and Projections | Entrance and Window Placement * | Roof Design ** | Change in Height |
| | | | Required | 2 of 4 Required | | | |
| | | 1 and 2 (A/F) | Y | Y | Y*** | | |
| | | 1 and 5 (A/C) | Y | Y | Y*** | | |
| | | 2 and 3 (F/D) | Y | Y | Y | Y | |
| | | 2 and 6 (F/E) | Y | Y | Y | Y | |
| | | 3 and 4 (D/A) | Y | Y | Y | | |
| | | 5 and 6 (C/E) | Y | Y | Y | | |
| | | 5 and 9 (C/B) | Y | Y | Y | | |
| | | 9 and 10 (B/C) | Y | Y | Y | | |
| | | 9 and 8 (B/G) | Y | Y | Y | | |
| | | 8 and 15 (G/J) | Y | Y | Y*** | | |
| | | 8 and 14 (G/E) | Y | Y | Y | | |
| | | 10 and 15 (C/J) | Y | Y | Y*** | | |
| | | 10 and 11 (C/B) | Y | Y | Y | | |
| | | 11 and 12 (B/H) | Y | Y | Y*** | | |
| | | 12 and 13 (H/G) | Y | Y | Y*** | | |
| | | 13 and 17 (G/E) | Y | Y | Y | Y | |
| | | 13 and 14 (G/E) | Y | Y | Y | Y | |
| | | 14 and 15 (E/J) | Y | Y | Y*** | | |
| | | 14 and 16 (E/G) | Y | Y | Y | | |
| | | 16 and 21 (G/H) | Y | Y | Y*** | | |
| | | 16 and 17 (G/E) | Y | Y | Y | | |
| | | 17 and 18 (E/J) | Y | Y | Y*** | | |
| | | 18 and 19 (J/B) | Y | Y | Y*** | | |
| | | 19 and 20 (B/C) | Y | Y | Y | | |
| | | 20 and 21 (C/H) | Y | Y | Y | | |
| | | 22 and 23 (C/A) | Y | Y | Y*** | | |
| | | 23 and 24 (A/C) | Y | Y | Y*** | | |
| | | 24 and 25 (C/F) | Y | Y | Y | | |
| | | 25 and 26 (F/H) | Y | Y | Y*** | | |
| | | 26 and 27 (H/C) | Y | Y | Y*** | | |
| | | 27 and 28 (C/B) | Y | Y | Y | | |
| | | 28 and 29 (B/F) | Y | Y | Y | | |
| | | 29 and 30 (F/D) | Y | Y | Y | | |

153.062 – Building Types

| Code Section | Requirement | Analysis/Notes |
|--------------|---------------------------------------|---|
| | | * rhythm of windows ** different corner parapets ***building length |
| (M) | Signs | MSP. The applicant has chosen to defer this requirement and submit a master sign plan (MSP). |
| (N) & (O) | Individual Building Type Requirements | <i>Refer to following section. Details to be verified at SPR; the analysis below is based on the information submitted.</i> |

153.062(O)(5) – Apartment Building Requirements (Type A--Buildings 1, 4, 23)

| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
|--|--------------------|---|------------------------------------|
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | Multiple (Varies by Lot) | Met |
| Front Property Line Coverage (%) | Min. 75% | Bldg. 1: (Tuller Ridge)=84% Bldg. 4: (J. Shields Pkwy)=85% Bldg. 4: (Watson Street)=76% w/ Bldg. 3 Bldg. 23: (J. Shields Pkwy)=81% w/ Bldgs. 22 & 24 | Met |
| Occupation of Corner Required (Yes/No) | Yes | Bldg. 1: Yes Bldg. 4: Yes Bldg. 23: N/A | Met |
| Front Required Building Zone Required (range, ft.) | 5-20 ft. | Min. 8.35 ft. /Max. 10.75 ft. | Met |
| Corner Side RBZ Required (range, ft.) | 5-20 ft. | Min. 5 ft. / Max. 5 ft. | Met |
| Right-of-Way Encroachment | None Permitted | Side Elevations do not include stoop dimension—stoops for Buildings 1 & 4 may encroach Right-of-Way. Building 23 may encroach City owned Open Space. | Potential Waiver |
| Side Yard Setback Required (ft.) | 5 ft. | 20 ft. (Bldgs. 1 & 4) | Met |
| Rear Yard Setback Required (ft.) | 5 ft. | 36.52 ft. (Bldg. 23) | Met |
| Minimum Lot Width Required (ft.) | 50 ft. | Min. 116.91 ft. (Bldg. 4/Block B) | Met |
| Maximum Lot Width Required (ft.) | None | N/A | N/A |
| Maximum Impervious Lot Coverage (%) | 70% | Bldg. 1/Block A=66% Bldg. 4/Block B=64% Bldg. 23/Block G=61% | Met |
| Max. Semi-Pervious Lot Coverage (%) | 20% | Bldg. 1/Block A=5% Bldg. 4/Block B=5% | Met |

| 153.062(O)(5) – Apartment Building Requirements (Type A--Buildings 1, 4, 23) | | | |
|---|--|--|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | | Bldg. 23/Block G=4% | |
| Loading Facility Permitted (location relative to principal structure) | Rear Façades | Rear | Met |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | N/A | N/A |
| Minimum Building Height Permitted (ft.) | 2 stories | 3 stories | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | 3 stories | Met |
| Story Height | 10 ft. Minimum 14 ft. Maximum | 10.49 ft. Minimum 12.03 Maximum | Met |
| Minimum Finished Floor Elevation Permitted (ft.) | 2.5 ft. above adjacent sidewalk elevation | Cannot be provided and meet ADA Accessibility Requirements | Waiver |
| Minimum Occupied Space Required (ft.) | 20 ft. req. on ground story facing Streets | ±23.67 ft. where provided Not provided at: Building 1 East Elevation Building 4 East Elevation | Waiver |
| Parking within Building | Permitted in rear of first 3 floors and fully in basement(s) | N/A | N/A |
| Street Facing Transparency (%) | Minimum 20% Transparency | Front Elevation 28.41% (1 st Story) 33.97% (2 nd Story) 24.75% (3 rd Story) Side Elevations 15.11% (1st Story) 16.67% (2nd Story) 14.62% (3rd Story) | Waiver |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | Rear Elevation 0.00% (1st Story) 29.02% (2 nd Story) 25.46% (3 rd Story) Side Elevations 15.11% (1 st Story) 16.67% (2 nd Story) 14.62% (3rd Story) | Waiver / Adm. Dep. |
| Blank Wall Limitations (Yes/No) | Yes | No Blank Walls | Met |
| Principal Entrance Location Required (relative to principal structure) | Primary Street Façade of Building | 2 Provided | Met |
| Number of Street Facade Entrances Required (per ft of facade) | 1 per 75 ft. of façade, minimum | Front Elevation 2 Required, 2 Provided Side Elevation (Facing Street) | Waiver |

| 153.062(O)(5) – Apartment Building Requirements (Type A--Buildings 1, 4, 23) | | | |
|---|---|--|------------------------------------|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | | 1 Required, 0 Provided | |
| Number of Parking Lot Façade Entrances Required | Not Required | N/A | N/A |
| Mid-Building Pedestrianways Required (# per ft. of facade) | 1 required for buildings longer than 250 ft. in length | N/A | N/A |
| Vertical Increments Required (location on principal structure) | No greater than every 40 ft. | 35.83 ft. Maximum | Met |
| Horizontal Façade Divisions Required (per ft of facade) | On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back | Yes | Met |
| Required Change in Roof Plane or Type | No greater than every 80 ft. | 35.83 ft. Maximum | Met |
| Permitted Primary Materials (types) | Stone, brick, glass | Brick, Composite Siding, Cementitious Panels | Other |
| Minimum Primary Façade Materials | 80% | Front Elevation—56.51% (74.65% w/ Comp Siding) Side Elevations—72.76% (89.53% w/ Comp Siding) Rear Elevation—59.14% (100% w/ Comp Siding) | Waiver Or Adm. Dep. |
| Roof Type(s) Permitted (types) | Parapet, Pitched, Flat | Parapet | Met |
| Tower(s) Permitted (Yes/No) | Yes | None Proposed | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type B--Buildings 9, 11, 19, 28) | | | |
|--|--------------------|--|------------------------------------|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | Multiple (Varies by Lot) | Met |
| Front Property Line Coverage (%) | Min. 75% | Bldg. 9: (Tuller Ridge)=93% w/ Bldg. 5 Bldg. 11: (Tuller Ridge)=66% w/ Bldg. 10 Bldg. 19: (J. Shields Pkwy)=84% w/ Bldg. 20 | Waiver |

| 153.062(O)(5) – Apartment Building Requirements (Type B--Buildings 9, 11, 19, 28) | | | |
|--|---|--|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | | Bldg. 28: (J. Shields Pkwy)=93% w/ Bldg. 27 | |
| Occupation of Corner Required (Yes/No) | Yes | Bldg. 9: Yes Bldg. 11: No Bldg. 19: Yes Bldg. 28: Yes | Waiver |
| Front Required Building Zone Required (range, ft.) | 5-20 ft. | Min. 9 ft. /Max. 10 ft. | Met |
| Corner Side RBZ Required (range, ft.) | 5-20 ft. | Min. 5 ft. / Max. 10 ft. | Met |
| Right-of-Way Encroachment | None Permitted | Side Elevations do not include stoop dimension, and stoop design on Staking Plan does not match Architectural Elevations and Plans. Stoops for Buildings 9, 11 & 19 may encroach Right-of-Way. Building 28 may encroach City owned Open Space. | Potential Waiver |
| Side Yard Setback Required (ft.) | 5 ft. | N/A | N/A |
| Rear Yard Setback Required (ft.) | 5 ft. | ±77 ft. (Bldg. 28) | Met |
| Minimum Lot Width Required (ft.) | 50 ft. | Min. 301.80 ft. (Bldg. 28/Block I) | Met |
| Maximum Lot Width Required (ft.) | None | N/A | N/A |
| Maximum Impervious Lot Coverage (%) | 70% | Bldg. 9/Block C=54% Bldg. 11/Block E=69% Bldg. 19/Block F=71% Bldg. 28/Block I=59% | Adm. Dep. |
| Max. Semi-Pervious Lot Coverage (%) | 20% | Bldg. 9/Block C=3% Bldg. 11/Block E=12% Bldg. 19/Block F=9% Bldg. 28/Block I=4% | Met |
| Loading Facility Permitted (location relative to principal structure) | Rear Façades | Rear | Met |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | N/A | N/A |
| Minimum Building Height Permitted (ft.) | 2 stories | 3 stories | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | 3 stories | Met |
| Story Height | 10 ft. Minimum 14 ft. Maximum | 10.49 ft. Minimum 12.03 Maximum | Met |
| Minimum Finished Floor Elevation Permitted (ft.) | 2.5 ft. above adjacent sidewalk elevation | Cannot be provided and meet ADA Accessibility Requirements | Waiver |

| 153.062(O)(5) – Apartment Building Requirements (Type B--Buildings 9, 11, 19, 28) | | | |
|--|--|--|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Minimum Occupied Space Required (ft.) | 20 ft. req. on ground story facing Streets | ±23.67 ft. where provided Not Provided at: Building 9 East Elevation Building 11 East Elevation Building 19 East Elevation Building 28 East Elevation | Waiver |
| Parking within Building | Permitted in rear of first 3 floors and fully in basement(s) | N/A | N/A |
| Street Facing Transparency (%) | Minimum 20% Transparency | Front Elevation 30.04% (1 st Story) 34.19% (2 nd Story) 28.47% (3 rd Story) Side Elevations 14.17% (1st Story) 15.83% (2nd Story) 13.89% (3rd Story) | Waiver |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | Rear Elevation 0.00% (1st Story) 29.58% (2 nd Story) 25.95% (3 rd Story) Side Elevations 14.17% (1st Story) 15.83% (2 nd Story) 13.89% (3rd Story) | Waiver Or Adm. Dep. |
| Blank Wall Limitations (Yes/No) | Yes | No Blank Walls | Met |
| Principal Entrance Location Required (relative to principal structure) | Primary Street Façade of Building | 3 Provided | Met |
| Number of Street Façade Entrances Required (per ft of façade) | 1 per 75 ft. of façade, minimum | Front Elevation 2 Required, 2 Provided Side Elevation (Facing Street) 1 Required, 0 Provided | Waiver |
| Number of Parking Lot Façade Entrances Required | Not Required | N/A | N/A |
| Mid-Building Pedestrianways Required (# per ft. of façade) | 1 required for buildings longer than 250 ft. in length | N/A | N/A |
| Vertical Increments Required (location on principal structure) | No greater than every 40 ft. | 35.83 ft. Maximum | Met |

| 153.062(O)(5) – Apartment Building Requirements (Type B--Buildings 9, 11, 19, 28) | | | |
|--|---|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Horizontal Facade Divisions Required (per ft of facade) | On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back | Yes | Met |
| Required Change in Roof Plane or Type | No greater than every 80 ft. | 35.83 ft. Maximum | Met |
| Permitted Primary Materials (types) | Stone, brick, glass | Brick, Composite Siding, Cementitious Panels | Other |
| Minimum Primary Façade Materials | 80% | Front Elevation—56.32% (71.75% w/ Comp Siding) Side Elevations—72.76% (89.53% w/ Comp Siding) Rear Elevation—67.00% (100% w/ Comp Siding) | Waiver Or Adm. Dep. |
| Roof Type(s) Permitted (types) | Parapet, Pitched, Flat | Parapet | Met |
| Tower(s) Permitted (Yes/No) | Yes | None Proposed | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type C—Bldgs. 5, 10, 20, 22, 24, 27) | | | |
|--|--------------------|---|------------------------------------|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | Multiple (Varies by Lot) | Met |
| Front Property Line Coverage (%) | Min. 75% | Bldg. 5: (Tuller Ridge)=93% w/ Bldg. 9 Bldg. 10: (Tuller Ridge)=66% w/ Bldg. 11 Bldg. 20: (J. Shields Pkwy)=84% w/ Bldg. 19 Bldg. 20: (Deardorff Street)=66% w/ Bldgs. 16 & 21 Bldgs. 22 & 24: (J. Shields Pkwy)=81% Bldg. 28: (J. Shields Pkwy)=93% w/ Bldg. 27 | Waiver (Repeat) |
| Occupation of Corner Required (Yes/No) | Yes | Bldg. 5: Yes | Waiver |

153.062(O)(5) – Apartment Building Requirements (Type C—Bldgs. 5, 10, 20, 22, 24, 27)

| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
|---|----------------------------------|---|------------------------------------|
| | | Bldg. 10: Yes Bldg. 20: Yes Bldg. 22: No Bldg. 24: Yes Bldg. 28: Yes | |
| Front Required Building Zone Required (range, ft.) | 5-20 ft. | Min. 8.35 ft. / Max. 10 ft. | Met |
| Corner Side RBZ Required (range, ft.) | 5-20 ft. | Min. 5 ft. / Max. 50 ft. (Bldg. 22) | Waiver |
| Right-of-Way Encroachment | None Permitted | Side Elevations do not include stoop dimension, and stoop design on Staking Plan does not match Architectural Elevations and Plans. Stoops for Buildings 5, 10 & 20 may encroach Right-of-Way. Building 24 & 27 may encroach City owned Open Space. | Potential Waiver |
| Side Yard Setback Required (ft.) | 5 ft. | N/A | N/A |
| Rear Yard Setback Required (ft.) | 5 ft. | 36.52 ft. (Bldg. 22 & 24) ±77 ft. (Bldg. 27) | Met |
| Minimum Lot Width Required (ft.) | 50 ft. | Min. 301.80 ft. (Bldg. 27/Block I) | Met |
| Maximum Lot Width Required (ft.) | None | N/A | N/A |
| Maximum Impervious Lot Coverage (%) | 70% | Bldg. 5/Block C=54% Bldg. 10/Block E=69% Bldg. 20/Block F=71% Bldgs. 22 & 24/Block G=61% Bldg. 27/Block I=59% | Adm. Dep. (Repeat) |
| Max. Semi-Pervious Lot Coverage (%) | 20% | Bldg. 9/Block C=3% Bldg. 11/Block E=12% Bldg. 19/Block F=9% Bldgs. 22 & 24/Block G=4% Bldg. 27/Block I=4% | Met |
| Loading Facility Permitted (location relative to principal structure) | Rear Façades | Rear | Met |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | N/A | N/A |
| Minimum Building Height Permitted (ft.) | 2 stories | 3 stories | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | 3 stories | Met |
| Story Height | 10 ft. Minimum 14 ft. Maximum | 10.49 ft. Minimum 12.03 Maximum | Met |

153.062(O)(5) – Apartment Building Requirements (Type C—Bldgs. 5, 10, 20, 22, 24, 27)

| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
|--|--|--|------------------------------------|
| Minimum Finished Floor Elevation Permitted (ft.) | 2.5 ft. above adjacent sidewalk elevation | Cannot be provided and meet ADA Accessibility Requirements | Waiver |
| Minimum Occupied Space Required (ft.) | 20 ft. req. on ground story facing Streets | ±23.67 ft. Where Provided Not Provided at: Building 5 West Elevation Building 10 West Elevation Building 20 West Elevation Building 22 West Elevation Building 24 East Elevation Building 27 West Elevation | Waiver |
| Parking within Building | Permitted in rear of first 3 floors and fully in basement(s) | N/A | N/A |
| Street Facing Transparency (%) | Minimum 20% Transparency | Front Elevation 32.58% (1 st Story) 35.45% (2 nd Story) 29.67% (3 rd Story) Side Elevations 19.59% (1 st Story) 18.39% (2 nd Story) 16.15% (3 rd Story) | Waiver Or Adm. Dep. |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | Rear Elevation 28.41% (1 st Story) 33.97% (2 nd Story) 24.75% (3 rd Story) Side Elevations 19.59% (1 st Story) 18.39% (2 nd Story) 16.15% (3 rd Story) | Met |
| Blank Wall Limitations (Yes/No) | Yes | None | Met |
| Principal Entrance Location Required (relative to principal structure) | Primary Street Façade of Building | 3 Provided | Met |
| Number of Street Façade Entrances Required (per ft of façade) | 1 per 75 ft. of façade, minimum | Front Elevation 2 Required, 2 Provided Side Elevation (Facing Street) 1 Required, 0 Provided | Waiver |
| Number of Parking Lot Façade Entrances Required | Not Required | N/A | N/A |
| Mid-Building Pedestrianways Required (# per ft. of façade) | 1 required for buildings longer than | N/A | N/A |

153.062(O)(5) – Apartment Building Requirements (Type C—Bldgs. 5, 10, 20, 22, 24, 27)

| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
|--|---|--|------------------------------------|
| | 250 ft. in length | | |
| Vertical Increments Required (location on principal structure) | No greater than every 40 ft. | 45.17 ft. Maximum | Waiver |
| Horizontal Facade Divisions Required (per ft of facade) | On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back | Yes | Met |
| Required Change in Roof Plane or Type | No greater than every 80 ft. | 45.17 ft. Maximum | Met |
| Permitted Primary Materials (types) | Stone, brick, glass | Brick, Composite Siding, Cementitious Panels | Other |
| Minimum Primary Façade Materials | 80% | Front Elevation —88.21% (94.76% w/ Comp Siding) Side Elevations —96.65% (100% w/ Comp Siding) Rear Elevation —67% (100% w/ Comp Siding) | Waiver |
| Roof Type(s) Permitted (types) | Parapet, Pitched, Flat | Parapet | Met |
| Tower(s) Permitted (Yes/No) | Yes | None Proposed | N/A |

153.062(O)(5) – Apartment Building Requirements (Type D—Buildings 3, 30)

| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
|--|--------------------|--|------------------------------------|
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | Multiple (Varies by Lot) | Met |
| Front Property Line Coverage (%) | Min. 75% | Bldg. 3: (Watson Street)=76% w/ Bldg. 4 Bldg. 30: (J. Shields Pkwy)=91% w/ Bldg. 29 | Met |
| Occupation of Corner Required (Yes/No) | Yes | Bldg. 3: Yes Bldg. 30: Yes | Met |
| Front Required Building Zone Required (range, ft.) | 5-20 ft. | Min. 9 ft. /Max. 10 ft. | Met |
| Corner Side RBZ Required (range, ft.) | 5-20 ft. | Min. 5 ft. / Max. 10 ft. | Met |
| Side Yard Setback Required (ft.) | 5 ft. | N/A | N/A |

153.062(O)(5) – Apartment Building Requirements (Type D—Buildings 3, 30)

| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
|---|--|--|------------------------------------|
| Rear Yard Setback Required (ft.) | 5 ft. | ±77 ft. (Bldg. 30) | Met |
| Minimum Lot Width Required (ft.) | 50 ft. | Min. 116.91 ft. (Bldg. 3/Block B) | Met |
| Maximum Lot Width Required (ft.) | None | N/A | N/A |
| Maximum Impervious Lot Coverage (%) | 70% | Bldg. 3/Block B=64% Bldg. 30/Block J=57% | Met |
| Max. Semi-Pervious Lot Coverage (%) | 20% | Bldg. 3/Block B=5% Bldg. 30/Block J=4% | Met |
| Loading Facility Permitted (location relative to principal structure) | Rear Façades | Rear | Met |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | N/A | N/A |
| Minimum Building Height Permitted (ft.) | 2 stories | 3 stories | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | 3 stories | Met |
| Story Height | 10 ft. Minimum 14 ft. Maximum | 10.39 ft. Minimum 11.09 Maximum | Met |
| Minimum Finished Floor Elevation Permitted (ft.) | 2.5 ft. above adjacent sidewalk elevation | Cannot be provided and meet ADA Accessibility Requirements | Waiver |
| Minimum Occupied Space Required (ft.) | 20 ft. req. on ground story facing Streets | ±23.33 ft. provided | Met |
| Parking within Building | Permitted in rear of first 3 floors and fully in basement(s) | N/A | N/A |
| Street Facing Transparency (%) | Minimum 20% Transparency | Front Elevation 40.31% (1 st Story) 41.53% (2 nd Story) 41.65% (3 rd Story) Side Elevations 19.41% (1st Story) 31.12% (2 nd Story) 36.17% (3 rd Story) | Adm. Dep. |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | Rear Elevation 6.68% (1st Story) 41.53% (2 nd Story) 41.65% (3 rd Story) Side Elevations 19.41% (1 st Story) 31.12% (2 nd Story) 36.17% (3 rd Story) | Waiver |
| Blank Wall Limitations (Yes/No) | Yes | None | Met |
| Principal Entrance Location Required | Primary Street Façade | 3 Provided | Met |

| 153.062(O)(5) – Apartment Building Requirements (Type D—Buildings 3, 30) | | | |
|---|---|--|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| (relative to principal structure) | of Building | | |
| Number of Street Façade Entrances Required (per ft of façade) | 1 per 75 ft. of façade, minimum | Front Elevation 3 Required, 2 Provided (150.33') Side Elevation (Facing Street) 1 Required, 0 Provided | Adm. Dep. And Waiver |
| Number of Parking Lot Façade Entrances Required | Not Required | N/A | N/A |
| Mid-Building Pedestrianways Required (# per ft. of façade) | 1 required for buildings longer than 250 ft. in length | N/A | N/A |
| Vertical Increments Required (location on principal structure) | No greater than every 40 ft. | 33.83 ft. Maximum | Met |
| Horizontal Façade Divisions Required (per ft of façade) | On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back | Yes | Met |
| Required Change in Roof Plane or Type | No greater than every 80 ft. | 33.83 ft. Maximum | Met |
| Permitted Primary Materials (types) | Stone, brick, glass | Brick, Composite Siding, Cementitious Panels | Other |
| Minimum Primary Façade Materials | 80% | Front Elevation—70.27% (76.56% w/ Comp Siding) Side Elevations—71.86% (71.86% w/ Comp Siding) Rear Elevation—63.65% (75.33% w/ Comp Siding) | Waiver Or Adm. Dep. |
| Roof Type(s) Permitted (types) | Parapet, Pitched, Flat | Parapet | Met |
| Tower(s) Permitted (Yes/No) | Yes | None Proposed | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type E—Buildings 6, 14, 17) | | | |
|---|-------------------------|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | Multiple (Varies by Lot) | Met |
| Front Property Line Coverage (%) | Min. 75% | Bldg. 6: (McCune Avenue)=36.32% w/ Bldg. 8 | Waiver |

| 153.062(O)(5) – Apartment Building Requirements (Type E—Buildings 6, 14, 17) | | | |
|---|--|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | | Bldg. 14: (McCune Avenue)=N/A Bldg. 17: (McCune Avenue)=N/A | |
| Occupation of Corner Required (Yes/No) | Yes | Bldg. 6: Yes Bldg. 14: Yes Bldg. 17: Yes | Met |
| Front Required Building Zone Required (range, ft.) | 5-20 ft. | Min. 5 ft. /Max. 5 ft. | Met |
| Corner Side RBZ Required (range, ft.) | 5-20 ft. | Min. 5 ft. / Max. 10 ft. | Met |
| Side Yard Setback Required (ft.) | 5 ft. | N/A | N/A |
| Rear Yard Setback Required (ft.) | 5 ft. | N/A | Met |
| Minimum Lot Width Required (ft.) | 50 ft. | Min. 301.88 ft. (Bldg. 6/Block C) | Met |
| Maximum Lot Width Required (ft.) | None | N/A | N/A |
| Maximum Impervious Lot Coverage (%) | 70% | Bldg. 6/Block C=54% Bldg. 14/Block E=69% Bldg. 17/Block F=71% | Adm. Dep. (Repeat) |
| Max. Semi-Pervious Lot Coverage (%) | 20% | Bldg. 3/Block B=3% Bldg. 14/Block E=12% Bldg. 17/Block F=9% | Met |
| Loading Facility Permitted (location relative to principal structure) | Rear Façades | Rear | Met |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | N/A | N/A |
| Minimum Building Height Permitted (ft.) | 2 stories | 3 stories | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | 3 stories | Met |
| Story Height | 10 ft. Minimum 14 ft. Maximum | 10.39 ft. Minimum 11.09 Maximum | Met |
| Minimum Finished Floor Elevation Permitted (ft.) | 2.5 ft. above adjacent sidewalk elevation | Cannot be provided and meet ADA Accessibility Requirements | Waiver |
| Minimum Occupied Space Required (ft.) | 20 ft. req. on ground story facing Streets | ±23.33 ft. provided | Met |
| Parking within Building | Permitted in rear of first 3 floors and fully in basement(s) | N/A | N/A |
| Street Facing Transparency (%) | Minimum 20% Transparency | Front Elevation 40.31% (1 st Story) 41.53% (2 nd Story) 41.65% (3 rd Story) Left Elevation (Bldgs. 14, 16) 23.25% (1 st Story) | Adm. Dep. |

| 153.062(O)(5) – Apartment Building Requirements (Type E—Buildings 6, 14, 17) | | | |
|---|---|--|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | | 31.12% (2 nd Story) 36.17% (3 rd Story) Right Elevation (Bldg. 6) 19.41% (1 st Story) 31.12% (2 nd Story) 36.17% (3 rd Story) | |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | Rear Elevation 14.38% (1 st Story) 41.53% (2 nd Story) 41.53% (3 rd Story) Left Elevation (Bldg. 6) 23.25% (1 st Story) 31.12% (2 nd Story) 36.17% (3 rd Story) Right Elevation (Bldgs. 14, 16) 19.41% (1 st Story) 31.12% (2 nd Story) 36.17% (3 rd Story) | Adm. Dep. |
| Blank Wall Limitations (Yes/No) | Yes | | |
| Principal Entrance Location Required (relative to principal structure) | Primary Street Façade of Building | 3 Provided | Met |
| Number of Street Façade Entrances Required (per ft of façade) | 1 per 75 ft. of façade, minimum | Front Elevation 3 Required, 2 Provided (150.33') Side Elevation (Facing Street) 1 Required, 0 Provided | Adm. Dep. And Waiver |
| Number of Parking Lot Façade Entrances Required | Not Required | N/A | N/A |
| Mid-Building Pedestrianways Required (# per ft. of façade) | 1 required for buildings longer than 250 ft. in length | N/A | N/A |
| Vertical Increments Required (location on principal structure) | No greater than every 40 ft. | 33.83 ft. Maximum | Met |
| Horizontal Façade Divisions Required (per ft of façade) | On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back | Yes | Met |
| Required Change in Roof Plane or Type | No greater than every 80 ft. | 33.83 ft. Maximum | Met |
| Permitted Primary Materials (types) | Stone, brick, glass | Brick, Composite Siding, | Other |

| 153.062(O)(5) – Apartment Building Requirements (Type E—Buildings 6, 14, 17) | | | |
|---|------------------------|--|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | | Cementitious Panels | |
| Minimum Primary Façade Materials | 80% | Front Elevation—70.27% (76.56% w/ Comp Siding) Left Elevation—71.41% (71.41% w/ Comp Siding) Right Elevation—71.86% (71.86% w/ Comp Siding) Rear Elevation—64.17% (75.68% w/ Comp Siding) | Waiver Or Adm. Dep. |
| Roof Type(s) Permitted (types) | Parapet, Pitched, Flat | Parapet | Met |
| Tower(s) Permitted (Yes/No) | Yes | None Proposed | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type F—Buildings 2, 25, 29) | | | |
|---|--------------------|--|------------------------------------|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | Multiple (Varies by Lot) | Met |
| Front Property Line Coverage (%) | Min. 75% | Bldg. 2: (Watson Street)=N/A Bldg. 25: (J. Shields Pkwy)=88% w/ Bldg. 26 Bldg. 29: (J. Shields Pkwy)=91% w/ Bldg. 30 | Met |
| Occupation of Corner Required (Yes/No) | Yes | Bldg. 2: Yes Bldg. 25: Yes Bldg. 29: Yes | Met |
| Front Required Building Zone Required (range, ft.) | 5-20 ft. | Min. 9 ft. /Max. 10 ft. | Met |
| Corner Side RBZ Required (range, ft.) | 5-20 ft. | Min. 5 ft. / Max. 10 ft. | Met |
| Side Yard Setback Required (ft.) | 5 ft. | N/A | N/A |
| Rear Yard Setback Required (ft.) | 5 ft. | ±105 ft. | Met |
| Minimum Lot Width Required (ft.) | 50 ft. | Min. 118.01 ft. (Bldg. 2/Block A) | Met |
| Maximum Lot Width Required (ft.) | None | N/A | N/A |
| Maximum Impervious Lot Coverage (%) | 70% | Bldg. 6/Block A=66% Bldg. 25/Block H=50% Bldg. 29/Block J=57% | Met |
| Max. Semi-Pervious Lot Coverage (%) | 20% | Bldg. 6/Block A=5% Bldg. 25/Block H=4% Bldg. 29/Block J=4% | Met |

| 153.062(O)(5) – Apartment Building Requirements (Type F—Buildings 2, 25, 29) | | | |
|---|--|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Loading Facility Permitted (location relative to principal structure) | Rear Façades | Rear | Met |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | N/A | N/A |
| Minimum Building Height Permitted (ft.) | 2 stories | 3 stories | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | 3 stories | Met |
| Story Height | 10 ft. Minimum 14 ft. Maximum | 10.39 ft. Minimum 11.09 Maximum | Met |
| Minimum Finished Floor Elevation Permitted (ft.) | 2.5 ft. above adjacent sidewalk elevation | Cannot be provided and meet ADA Accessibility Requirements | Waiver |
| Minimum Occupied Space Required (ft.) | 20 ft. req. on ground story facing Streets | ±23.33 ft. provided | Met |
| Parking within Building | Permitted in rear of first 3 floors and fully in basement(s) | N/A | N/A |
| Street Facing Transparency (%) | Minimum 20% Transparency | Front Elevation 40.73% (1 st Story) 40.47% (2 nd Story) 43.35% (3 rd Story) Side Elevations 20.22% (1 st Story) 26.41% (2 nd Story) 24.74% (3 rd Story) | Met |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | Rear Elevations 6.74% (1st Story) 40.47% (2 nd Story) 43.35% (3 rd Story) Side Elevations 20.22% (1 st Story) 26.41% (2 nd Story) 24.74% (3 rd Story) | Waiver |
| Blank Wall Limitations (Yes/No) | Yes | None | Met |
| Principal Entrance Location Required (relative to principal structure) | Primary Street Façade of Building | 2 Provided | Met |
| Number of Street Façade Entrances Required (per ft of façade) | 1 per 75 ft. of façade, minimum | Front Elevation 2 Required, 2 Provided Side Elevation (Facing Street) 1 Required, 0 Provided | Waiver |
| Number of Parking Lot Façade Entrances Required | Not Required | N/A | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type F—Buildings 2, 25, 29) | | | |
|---|---|---|------------------------------------|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Mid-Building Pedestrianways Required (# per ft. of facade) | 1 required for buildings longer than 250 ft. in length | N/A | N/A |
| Vertical Increments Required (location on principal structure) | No greater than every 40 ft. | 33.83 ft. Maximum | Met |
| Horizontal Facade Divisions Required (per ft of facade) | On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back | Yes | Met |
| Required Change in Roof Plane or Type | No greater than every 80 ft. | 33.83 ft. Maximum | Met |
| Permitted Primary Materials (types) | Stone, brick, glass | Brick, Composite Siding, Cementitious Panels | Other |
| Minimum Primary Façade Materials | 80% | Front Elevation —86.82% (93.48% w/ Comp Siding) Side Elevations —96.22% (96.22% w/ Comp Siding) Rear Elevation —86.08% (93.11% w/ Comp Siding) | Met |
| Roof Type(s) Permitted (types) | Parapet, Pitched, Flat | Parapet | Met |
| Tower(s) Permitted (Yes/No) | Yes | None Proposed | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type G—Buildings 8, 13, 16) | | | |
|---|--------------------|---|------------------------------------|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | Multiple (Varies by Lot) | Met |
| Front Property Line Coverage (%) | Min. 75% | Bldg. 8: (McCune Avenue)=36.32% w/ Bldg. 6 Bldg. 13: (McCune Avenue)=N/A Bldg. 16: (Deardorff Street)=66% w/ Bldgs. 20 & 21 | Waiver (Repeat) |
| Occupation of Corner Required (Yes/No) | Yes | Bldg. 8: Yes Bldg. 13: Yes Bldg. 16: Yes | Met |
| Front Required Building Zone Required | 5-20 ft. | Min. 5 ft. /Max. 5 ft. | Met |

| 153.062(O)(5) – Apartment Building Requirements (Type G—Buildings 8, 13, 16) | | | |
|---|--|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| (range, ft.) | | | |
| Corner Side RBZ Required (range, ft.) | 5-20 ft. | Min. 5 ft. / Max. 10 ft. | Met |
| Side Yard Setback Required (ft.) | 5 ft. | N/A | N/A |
| Rear Yard Setback Required (ft.) | 5 ft. | N/A | N/A |
| Minimum Lot Width Required (ft.) | 50 ft. | Min. 301.88 ft. (Bldg. 8/Block C) | Met |
| Maximum Lot Width Required (ft.) | None | N/A | N/A |
| Maximum Impervious Lot Coverage (%) | 70% | Bldg. 8/Block C=54% Bldg. 13/Block E=69% Bldg. 16/Block F=71% | Adm. Dep. (Repeat) |
| Max. Semi-Pervious Lot Coverage (%) | 20% | Bldg. 8/Block C=3% Bldg. 13/Block E=12% Bldg. 16/Block F=9% | Met |
| Loading Facility Permitted (location relative to principal structure) | Rear Façades | Rear | Met |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | N/A | N/A |
| Minimum Building Height Permitted (ft.) | 2 stories | 3 stories | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | 3 stories | Met |
| Story Height | 10 ft. Minimum 14 ft. Maximum | 10.39 ft. Minimum 11.09 Maximum | Met |
| Minimum Finished Floor Elevation Permitted (ft.) | 2.5 ft. above adjacent sidewalk elevation | Cannot be provided and meet ADA Accessibility Requirements | Waiver |
| Minimum Occupied Space Required (ft.) | 20 ft. req. on ground story facing Streets | ±23.33 ft. provided | Met |
| Parking within Building | Permitted in rear of first 3 floors and fully in basement(s) | N/A | N/A |
| Street Facing Transparency (%) | Minimum 20% Transparency | Front Elevation 40.73% (1 st Story) 40.47% (2 nd Story) 43.35% (3 rd Story) Right Elevation (Bldgs. 13, 16) 20.22% (1 st Story) 26.41% (2 nd Story) 24.74% (3 rd Story) Left Elevation (Bldg. 8) 24.23% (1 st Story) 26.41% (2 nd Story) 24.74% (3 rd Story) | Met |

| 153.062(O)(5) – Apartment Building Requirements (Type G—Buildings 8, 13, 16) | | | |
|---|---|--|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | Rear Elevation 14.53% (1 st Story) 40.47% (2 nd Story) 43.35% (3 rd Story) Right Elevation (Bldg. 8) 20.22% (1 st Story) 26.41% (2 nd Story) 24.74% (3 rd Story) Left Elevation (Bldgs. 13, 16) 24.23% (1 st Story) 26.41% (2 nd Story) 24.74% (3 rd Story) | Adm. Dep. |
| Blank Wall Limitations (Yes/No) | Yes | None | Met |
| Principal Entrance Location Required (relative to principal structure) | Primary Street Façade of Building | 2 Provided | Met |
| Number of Street Façade Entrances Required (per ft of façade) | 1 per 75 ft. of façade, minimum | Front Elevation 2 Required, 2 Provided Side Elevation (Facing Street) 1 Required, 0 Provided | Waiver |
| Number of Parking Lot Façade Entrances Required | Not Required | N/A | N/A |
| Mid-Building Pedestrianways Required (# per ft. of façade) | 1 required for buildings longer than 250 ft. in length | N/A | N/A |
| Vertical Increments Required (location on principal structure) | No greater than every 40 ft. | 33.83 ft. Maximum | Met |
| Horizontal Façade Divisions Required (per ft of façade) | On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back | Yes | Met |
| Required Change in Roof Plane or Type | No greater than every 80 ft. | 33.83 ft. Maximum | Met |
| Permitted Primary Materials (types) | Stone, brick, glass | Brick, Composite Siding, Cementitious Panels | Other |
| Minimum Primary Façade Materials | 80% | Front Elevation —86.82% (93.48% w/ Comp Siding) Left Elevation —96.16% (96.16% w/ Comp Siding) Right Elevation —96.22% | Met |

| 153.062(O)(5) – Apartment Building Requirements (Type G—Buildings 8, 13, 16) | | | |
|---|------------------------|--|------------------------------------|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| | | (96.2% w/ Comp Siding) Rear Elevation —86.30% (93.22% w/ Comp Siding) | |
| Roof Type(s) Permitted (types) | Parapet, Pitched, Flat | Parapet | Met |
| Tower(s) Permitted (Yes/No) | Yes | None Proposed | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type H—Buildings 12, 21, 26) | | | |
|--|--------------------|--|------------------------------------|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | Multiple (Varies by Lot) | Met |
| Front Property Line Coverage (%) | Min. 75% | Bldg. 12: (Hobbes Landing West)=N/A Bldg. 21: (Deardorff Street)=66% w/ Bldgs. 16 & 20 Bldg. 26: (J. Shields Pkwy)=88% w/ Bldg. 25 | Waiver (Repeat) |
| Occupation of Corner Required (Yes/No) | Yes | Bldg. 12: N/A Bldg. 21: N/A Bldg. 26: Yes | Met |
| Front Required Building Zone Required (range, ft.) | 5-20 ft. | Min. 5 ft. /Max. 9 ft. | Met |
| Corner Side RBZ Required (range, ft.) | 5-20 ft. | Min. 5 ft. / Max. 15 ft. | Met |
| Side Yard Setback Required (ft.) | 5 ft. | N/A | N/A |
| Rear Yard Setback Required (ft.) | 5 ft. | ±77 ft. (Bldg. 26) | Met |
| Minimum Lot Width Required (ft.) | 50 ft. | Min. 257.26 ft. (Bldg. 26/Block H) | Met |
| Maximum Lot Width Required (ft.) | None | N/A | N/A |
| Maximum Impervious Lot Coverage (%) | 70% | Bldg. 12/Block E=69% Bldg. 21/Block F=71% Bldg. 26/Block H=50% | Adm. Dep. (Repeat) |
| Max. Semi-Pervious Lot Coverage (%) | 20% | Bldg. 12/Block E=12% Bldg. 21/Block F=9% Bldg. 26/Block H=4% | Met |
| Loading Facility Permitted (location relative to principal structure) | Rear Façades | Rear | Met |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | N/A | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type H—Buildings 12, 21, 26) | | | |
|--|--|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Minimum Building Height Permitted (ft.) | 2 stories | 3 stories | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | 3 stories | Met |
| Story Height | 10 ft. Minimum 14 ft. Maximum | 10.38 ft. Minimum 11.09 Maximum | Met |
| Minimum Finished Floor Elevation Permitted (ft.) | 2.5 ft. above adjacent sidewalk elevation | Cannot be provided and meet ADA Accessibility Requirements | Waiver |
| Minimum Occupied Space Required (ft.) | 20 ft. req. on ground story facing Streets | ±23.33 ft. provided | Met |
| Parking within Building | Permitted in rear of first 3 floors and fully in basement(s) | N/A | N/A |
| Street Facing Transparency (%) | Minimum 20% Transparency | Front Elevation 39.57% (1 st Story) 43.77% (2 nd Story) 46.33% (3 rd Story) Side Elevation 19.41% (1st Story) 31.12% (2 nd Story) 36.17% (3 rd Story) | Adm. Dep. |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | Rear Elevation 7.05% (1st Story) 43.77% (2 nd Story) 46.33% (3 rd Story) Side Elevation 19.41% (1 st Story) 31.12% (2 nd Story) 36.17% (3 rd Story) | Waiver |
| Blank Wall Limitations (Yes/No) | Yes | None | Met |
| Principal Entrance Location Required (relative to principal structure) | Primary Street Façade of Building | 1 Provided | Met |
| Number of Street Façade Entrances Required (per ft. of façade) | 1 per 75 ft. of façade, minimum | Front Elevation 1 Required, 1 Provided | Met |
| Number of Parking Lot Façade Entrances Required | Not Required | N/A | N/A |
| Mid-Building Pedestrianways Required (# per ft. of façade) | 1 required for buildings longer than 250 ft. in length | N/A | N/A |
| Vertical Increments Required (location on principal structure) | No greater than every 40 ft. | 18.33 ft. Maximum | Met |

| 153.062(O)(5) – Apartment Building Requirements (Type H—Buildings 12, 21, 26) | | | |
|--|---|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Horizontal Facade Divisions Required (per ft of facade) | On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back | Yes | Met |
| Required Change in Roof Plane or Type | No greater than every 80 ft. | 18.33 ft. Maximum | Met |
| Permitted Primary Materials (types) | Stone, brick, glass | Brick, Composite Siding, Cementitious Panels | Other |
| Minimum Primary Façade Materials | 80% | Front Elevation—62.59% (69.96% w/ Comp Siding) Side Elevations—71.86% (71.86% w/ Comp Siding) Rear Elevation—60.02% (67.89% w/ Comp Siding) | Waiver |
| Roof Type(s) Permitted (types) | Parapet, Pitched, Flat | Parapet | Met |
| Tower(s) Permitted (Yes/No) | Yes | None Proposed | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type J—Buildings 15, 18) | | | |
|--|-------------------------|---|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Number of Principal Buildings Permitted (per Lot) | Multiple Permitted | Multiple (Varies by Lot) | Met |
| Front Property Line Coverage (%) | Min. 75% | Bldg. 15: (Deardorff Street)=N/A Bldg. 18: (Hobbes Landing West)=N/A | N/A |
| Occupation of Corner Required (Yes/No) | Yes | Bldg. 15: N/A Bldg. 18: N/A | N/A |
| Front Required Building Zone Required (range, ft.) | 5-20 ft. | Min. 5 ft. /Max. 5 ft. | Met |
| Corner Side RBZ Required (range, ft.) | 5-20 ft. | N/A | N/A |
| Side Yard Setback Required (ft.) | 5 ft. | N/A | N/A |
| Rear Yard Setback Required (ft.) | 5 ft. | N/A | N/A |
| Minimum Lot Width Required (ft.) | 50 ft. | Min. 329.88 ft. (Bldg. 18/Block F) | Met |
| Maximum Lot Width Required (ft.) | None | N/A | N/A |
| Maximum Impervious Lot Coverage (%) | 70% | Bldg. 15/Block E=69% Bldg. 18/Block F=71% | Adm. Dep. (Repeat) |

| 153.062(O)(5) – Apartment Building Requirements (Type J—Buildings 15, 18) | | | |
|--|--|--|---|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Max. Semi-Pervious Lot Coverage (%) | 20% | Bldg. 15/Block E=12% Bldg. 18/Block F=9% | Met |
| Loading Facility Permitted (location relative to principal structure) | Rear Façades | Rear | Met |
| Entry for Parking within Building (relative to principal structure) | Rear & Side Façade | N/A | N/A |
| Minimum Building Height Permitted (ft.) | 2 stories | 3 stories | Met |
| Maximum Building Height Permitted (ft.) | 4.5 stories | 3 stories | Met |
| Story Height | 10 ft. Minimum 14 ft. Maximum | 10.39 ft. Minimum 11.09 Maximum | Met |
| Minimum Finished Floor Elevation Permitted (ft.) | 2.5 ft. above adjacent sidewalk elevation | Cannot be provided and meet ADA Accessibility Requirements | Waiver |
| Minimum Occupied Space Required (ft.) | 20 ft. req. on ground story facing Streets | ±23.33 ft. provided | Met |
| Parking within Building | Permitted in rear of first 3 floors and fully in basement(s) | N/A | N/A |
| Street Facing Transparency (%) | Minimum 20% Transparency | Front Elevation 40.50% (1 st Story) 40.22% (2 nd Story) 37.96% (3 rd Story) Side Elevations 20.22% (1 st Story) 26.41% (2 nd Story) 24.74% (3 rd Story) | Met |
| Non-Street Façade Transparency (%) | Minimum 15% Transparency | Rear Elevation 7.21% (1st Story) 40.22% (2 nd Story) 37.96% (3 rd Story) Side Elevations 20.22% (1 st Story) 26.41% (2 nd Story) 24.74% (3 rd Story) | Waiver |
| Blank Wall Limitations (Yes/No) | Yes | None | Met |
| Principal Entrance Location Required (relative to principal structure) | Primary Street Façade of Building | 1 Provided | Met |
| Number of Street Façade Entrances Required (per ft of façade) | 1 per 75 ft. of façade, minimum | Front Elevation 1 Required, 1 Provided | Met |
| Number of Parking Lot Façade Entrances Required | Not Required | N/A | N/A |

| 153.062(O)(5) – Apartment Building Requirements (Type J—Buildings 15, 18) | | | |
|---|---|---|------------------------------------|
| Building Type Requirements | Code Requirement | Provided | Met, N/A, Adm. Dep., Waiver, Other |
| Mid-Building Pedestrianways Required (# per ft. of facade) | 1 required for buildings longer than 250 ft. in length | N/A | N/A |
| Vertical Increments Required (location on principal structure) | No greater than every 40 ft. | 30.83 ft. Maximum | Met |
| Horizontal Facade Divisions Required (per ft of facade) | On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back | Yes | Met |
| Required Change in Roof Plane or Type | No greater than every 80 ft. | 30.83 ft. Maximum | Met |
| Permitted Primary Materials (types) | Stone, brick, glass | Brick, Composite Siding, Cementitious Panels | Other |
| Minimum Primary Façade Materials | 80% | Front Elevation —86.30% (93.72% w/ Comp Siding) Side Elevations —96.22% (96.22% w/ Comp Siding) Rear Elevation —85.32% (93.27% w/ Comp Siding) | Met |
| Roof Type(s) Permitted (types) | Parapet, Pitched, Flat | Parapet | Met |
| Tower(s) Permitted (Yes/No) | Yes | None Proposed | N/A |

| 153.064 – Open Space Types | | |
|----------------------------|----------------------------|--|
| Code Section | Requirement | Analysis/Notes |
| (C) | Provision of Open Space | Met with conditions. A total of 1.9 acres of publicly accessible open space is required for this 420 unit residential development. 1.83 acres of open space is provided in the open space type Square. As part of the Development Agreement land exchange 1.67 acres of open space will be dedicated for the JSP Greenway which runs through the development. |
| (D) | Suitability of Open Spaces | Met. The conceptual design and siting of the greenway is consistent with the objectives for open space in the Bridge Street District. Given the proximity to the future 12-acre park along the Scioto River, the ART has concerns regarding the singular size of the Village Square. The City will be responsible for programing and design of this space to ensure it meets the needs of the adjacent neighborhoods. |
| (E) | Fee-in-Lieu of Open Space | N/A. |

| 153.064 – Open Space Types | | |
|----------------------------|--|--|
| Code Section | Requirement | Analysis/Notes |
| (F) (G) | Open Space Types & General Requirements: Park | <p>Met. The open space is identified as a Square as this type allows the greatest flexibility regarding the size, permitted uses, structures and pervious/semi-pervious and impervious surfaces with regards to the anticipated future design.</p> <p>Square Requirements:</p> <ul style="list-style-type: none"> • Size (Min. 0.2 ac.; Max. 2 ac.): Met. • Min. % Along Street/Building (100%): Met. • Zoning Districts Permitted: (Residential): Met. • Frontage Orientation (Front or Corner): Met. • Uses/Structures: TBD. • Impervious + Semi-Pervious (Max. 40%+20%): TBD. • Max. % Open Water (20%): TBD as part of the stormwater system. |
| | Open Space Types & General Requirements: Greenway | <p>Met with condition. Greenways are intended to provide a combination of informal and well organized, primarily linear open spaces that serve to connect open space types and major destinations within and outside of the Bridge Street District. The design of the greenway will be in keeping with this intent.</p> <p>Greenway Dimensional Requirements: Met with condition/SPR.</p> <ul style="list-style-type: none"> • Size (Min. 1 ac.; No Max.): Met. • Minimum Dimension (30 ft.; 60 ft. Avg.): Met. • Min. % Along Street/Building (50%): Met. • Zoning Districts Permitted: Met. • Frontage Orientation (Any): Met. • Uses/Structures (Playgrounds Permitted): N/A. • Impervious + Semi-Pervious (Max. 20%+10%): TBD. • Max. % Open Water (30%): N/A. |

| 153.065(B) – Site Development Standards – Parking and Loading | | | | | | | | |
|---|-------------------------------------|--|------------------|-------------------|-------------------|--------------------------|-------------------------------------|-------------------------------------|
| Code Section | Requirement | Analysis/Notes | | | | | | |
| (1)(b) | Parking Location | Met. | | | | | | |
| (1)(d)&(e) | Parking Lot Lighting & Landscaping | Met. | | | | | | |
| (1)(f) | Parking Plan Required | Met with conditions. The site plan shows parking requirements, some parallel parking spaces do not meet code requirements and will need to be removed. | | | | | | |
| (2) | Required Vehicle Parking | Met. The total parking requirement is 484 spaces, 11 of which must be ADA compliant. Parking requirements are calculated as follows: | | | | | | |
| | | <table border="1"> <thead> <tr> <th>Unit Type</th> <th>Minimum Required</th> <th>Maximum Permitted</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom Units (293)</td> <td>1 per dwelling unit (293 spaces)</td> <td>2 per dwelling unit (586 spaces)</td> </tr> </tbody> </table> | Unit Type | Minimum Required | Maximum Permitted | 1 Bedroom Units (293) | 1 per dwelling unit (293 spaces) | 2 per dwelling unit (586 spaces) |
| | | Unit Type | Minimum Required | Maximum Permitted | | | | |
| 1 Bedroom Units (293) | 1 per dwelling unit (293 spaces) | 2 per dwelling unit (586 spaces) | | | | | | |
| | | | | | | | | |

153.065(B) – Site Development Standards – Parking and Loading

| Code Section | Requirement | Analysis/Notes | | |
|--------------|--|---|------------------------------------|---------------------------|
| | | 2 Bedroom Units (127) | 1.5 per dwelling unit (191 spaces) | 2 per dwelling unit (254) |
| | | Total Units (420) | 484 Spaces | 506 Spaces |
| (3) | Required Bicycle Parking | Met. Bicycle parking is provided in a dedicated space in the garage and in strategically located adjacent to pedestrian connections on the site. | | |
| (4) | Off-Street Parking Space and Aisle Dimensions | Met. | | |
| (5) | Parking Structure Design | N/A. | | |
| (6) | Surface Parking Lot and Loading Area Design and Construction | Met. | | |
| (7) | Required Loading Spaces | N/A. No loading spaces are required for this project. | | |

153.065(C) – Site Development Standards – Stormwater Management

| Code Section | Requirement | Analysis/Notes |
|--------------|-----------------------|---|
| 153.065(C) | Stormwater Management | Met. Public stormwater runoff (from the streets) will be managed in the public open space. |

153.065(D) – Site Development Standards – Landscaping & Tree Preservation

| Code Section | Requirement | Analysis/Notes |
|--------------|--|--|
| (2) | General Requirements | Met. |
| (3) | Street Trees | Met. exceeded |
| (4) | Perimeter Landscape Buffering | N/A. No significantly different land uses or intensities. |
| (5) | Surface Parking and Circulation Area Landscaping | Met. |
| (6) | Required Building Zone (RBZ) Treatment | Met. |
| (7) | Foundation Planting | Met. |
| (8)-(11) | Tree Preservation and Replacement | Met. |

153.065(E) – Site Development Standards – Fencing, Walls, and Screening

| Code Section | Requirement | Analysis/Notes |
|--------------|-------------|----------------|
|--------------|-------------|----------------|

153.065(E) – Site Development Standards – Fencing, Walls, and Screening

| Code Section | Requirement | Analysis/Notes |
|--------------|--------------------------|---|
| (1) | Fence and Wall Standards | Met with conditions. Per City engineer, the applicant will need to submit additional details and calculations regarding the retaining walls proposed to support parking at Blocks A, B & G |
| (2) | Street Wall Standards | N/A. |
| (3) | Screening | Met. |

153.065(F) – Site Development Standards – Exterior Lighting

| Code Section | Requirement | Analysis/Notes |
|--------------|--|---|
| (4) | Fixture Power and Efficiency | Not met. Insufficient data has been submitted to determine lighting lumens or efficiency, shielding, uniformity, light trespass or mounting types. |
| (5)-(8) | Shielding, Lighting Uniformity/Trespass, Light Poles | |
| (9)-(10) | Wall & Canopy Lighting | Not met. Insufficient data has been submitted to determine lighting lumens or efficiency, shielding, uniformity, light trespass or mounting types. |

153.065(G) – Site Development Standards – Utility Underground

| Code Section | Requirement | Analysis/Notes |
|--------------|------------------------|----------------|
| (G) | Utility Undergrounding | Met. |

153.065(H) – Site Development Standards – Signs

| Code Section | Requirement | Analysis/Notes |
|--------------|-------------|---|
| (H) | Signs | MSP. A Master Sign Plan shall be submitted separately, prior to permits. |