

**ANALYSIS & DETERMINATIONS – SITE PLAN REVIEW – LOTS 3 & 4 / BLOCK B**

*Applicable Site Plan Review Criteria*

Includes §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, Signs, and Walkability Standards).

This analysis applies only to Lots 3 & 4 (Buildings B1 – B2- B3 - B4/B5).

153.059 – Uses			
Code Section	Requirement	Met/Notes	
Table 153.059-A	Permitted and Conditional Uses	<b>Met.</b> All proposed Principal and Accessory Uses are permitted. The proposed Principal Uses are: Dwelling, Multiple-Family (228 units/208,692sq. ft.); Parks and Open Space (0.38 acres provided on site); Commercial (Retail, General, Personal Services) (25,781 sq. ft.); Eating and Drinking (29,719 sq. ft.); Office General (42,644 sq. ft.); and Parking garage (284,534 sq. ft.)	
	Accessory Uses	<b>Met.</b> Parking Structures and Outdoor Dining and Seating are proposed as Accessory Uses to the proposed Principal Uses, which are permitted.	
(C)	Use Specific Standards	Parking Structures	<b>Conditional Use Review.</b> Parking structures visible along public and private street frontages require conditional use review.
		Outdoor Dining and Seating	<b>Met with Condition.</b> Patio and outdoor dining details will be confirmed once the applicant has committed tenants with known operational details. Any site and building modifications will require future Minor Project Review prior to installation to ensure all other BSD zoning regulations are met.

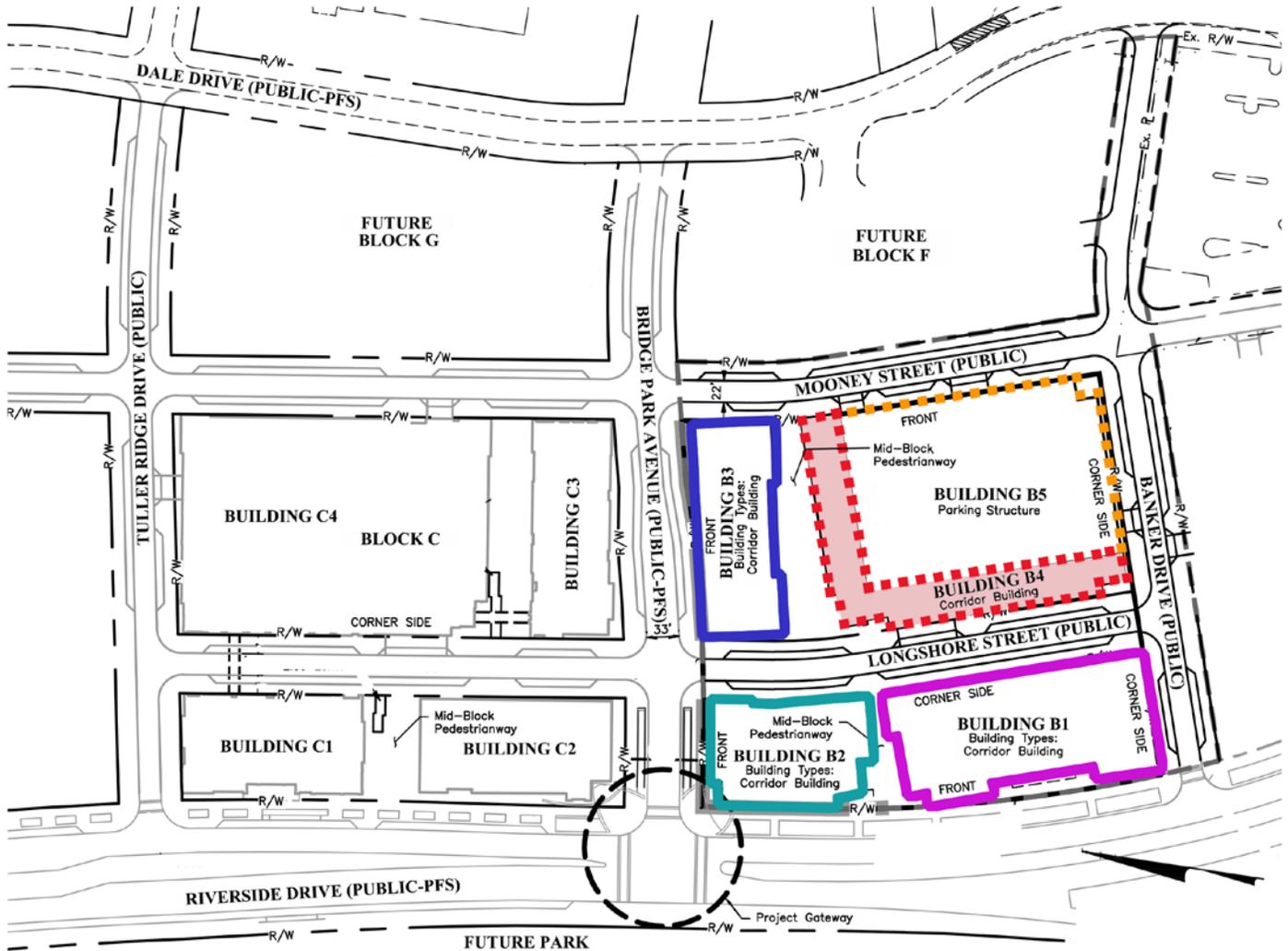
153.062 – Building Types			
Code Section	Requirement	Met/Notes	
(A)	Intent	<b>Met.</b> The proposed building types provide a range of high quality residential, commercial, and mixed-use buildings to reinforce the intended character of the BSD Scioto River Neighborhood District development.	
(B)(3)	General Requirements	<b>Met.</b> <i>Zoning Districts:</i> Corridor Building types and Parking Structures are permitted in the BSD Scioto River Neighborhood District.	
		<b>Met with Conditional Use Approval.</b> <i>Uses:</i> Proposed uses are permitted in the district and in the building types. The BSD Scioto River Neighborhood Standards permit Residential, Office and all support spaces, including lobbies, common areas, mechanical and service uses on the ground floor. Mechanical rooms, service uses, and other related areas are not permitted to have frontage on a shopping corridor (in all permitted building types). Parking structures visible from the street require conditional use review.	
		<b>Met.</b> <i>No Other Building Types:</i> Proposed buildings are consistent with the Corridor and Parking Structure building types, both of which are permitted in the BSD Scioto River Neighborhood District.	
		<b>Met.</b> <i>Permanent Structures:</i> The proposed buildings are permanent structures.	

153.062 – Building Types		
Code Section	Requirement	Met/Notes
		<p><b>Met. Accessory Structures   Resident/Pedestrian Bridges:</b> The resident/pedestrian bridges are considered accessory structures for the purposes of this analysis. The Administrative Review Team is concerned with the design of the proposed bridges, from both functional and aesthetic standpoints. Since the bridges will be crossing public street right-of-way and publicly accessible open spaces, the bridges must be designed to limit the potential for climbing, jumping, and throwing objects out of the structures. Functionally, the bridges are being provided for the convenience of the office and residential tenants. Some consideration should be given to addressing intense weather conditions which are inherent to the Mid-Ohio climate. Aesthetically, while the bridges are designed to be visually unobtrusive, they are visible and have to potential to provide more (yet still subtle) architectural interest through unique lighting or cladding.</p> <p>The Administrative Review Team recommends that the applicant give additional consideration to the design of the resident/pedestrian bridges regarding enclosure and aesthetic details.</p>
(C)	General Building Type Layout and Relationships	<p><b>Met. Incompatible Building Types:</b> There are no building type incompatibilities.</p> <p><b>Met. Shopping Corridors:</b> At least one street or street segment is required to be designated as a shopping corridor in the BSD Scioto River Neighborhood district. The plans show a 493 foot length of shopping corridor provided along principal frontage streets (Bridge Park Ave. and Riverside Dr.) and lined by the Corridor building type.</p>
(D)(1)	Parapet Roof Type Requirements	<p><b>Waiver Required. (Building Type). Parapet Height:</b> The height of parapets drops below the minimum height of 2 Ft. in numerous locations on building B1, B2, B3 &amp; B4 as the roofline jogs in height across the elevations.</p> <p><b>Waiver Required. (Building Type). Parapet Wraps all Facades:</b> Parapets are present on portions of the front and side facades of all buildings, but as the roofline jogs up and down along the elevation, the parapet is not continuous. Refer to comment above.</p> <p><b>Waiver Required. (Building Type). Horizontal Shadow Lines:</b> Encouraged to distinguish parapets from upper stories and to define the top of the parapet. Horizontal shadow lines have been incorporated to define the tops of some parapets, but not always between the upper story and the bottom of the parapet.</p> <p><b>Met. Occupied Space:</b> None of the buildings with a parapet roof type incorporate occupied space or a half story within the roof.</p>
(D)(3)	Flat Roof Type Requirements	<b>N/A.</b>
(D)(4)	Towers	<b>Refer to Individual Building Type Requirements Tables</b>
(E)(1)	Façade Materials	<p><b>Met.</b> The applicant has submitted a list of materials to be used including full depth brick, thin brick, cultured stone, glass, composite metal panels and stainless steel metal mesh panels as primary materials; fiber cement panel siding, composite metal panels and vegetated screen as secondary materials. Thin brick is not a permitted primary material; ART has recommended it be accepted for locations where building code or structural limitations require a lighter building material, typically on the upper stories, to provide a structurally acceptable option for the application of a permitted primary material.</p>

153.062 – Building Types			
Code Section	Requirement		Met/Notes
(E)(2)	Façade Material Transitions		<b>Met with Condition.</b> At buildings B1, B2 and B3 the materials do not transition from brick to fiber cement panels at inside corners on the majority of the balconies. The plans should be modified to correct this detail through the permit process.
(E)(3)	Roof Materials		<b>Met.</b> Parapet Roofs and Flat Roofs may use any roof materials appropriate to maintain proper drainage.
(E)(4)	Color		<b>Met.</b> The color palette consists of a range of earth tones and neutral colors.
(F)(1)	Entrances & Pedestrianways – Quantities and Locations		<b>See Building Type Requirements Tables for each Building</b>
(F)(2)	Recessed Entrances		<b>Met.</b>
(F)(3)	Entrance Design		<b>Met.</b> All principal entrances are at a pedestrian scale and effectively address the street and include design elements to achieve prominent entrances along the façade. See individual building type requirements analysis for building B5 regarding entrances.
(G)	Articulation of Stories on Street Façades		<b>Met.</b> All building façades have been effectively articulated to follow the stories of the buildings.
(H)(1)	Windows		<b>Met.</b> Aluminum frame windows are proposed. Windows installed in masonry walls are required to have architecturally appropriate lintels and projecting sills, and windows in siding clad walls are required to have a projecting sill to serve as the base for either a minimum 1 x 4 trim or brick mould casing.
(H)(3)	Awnings and Canopies		<b>Met with Condition.</b> Additional details are needed for the canopies at the building entrances—material, illumination, mounting. This information should be provided and reviewed with the building permit and Master Sign Plan.
(I)	Balconies, Porches, Stoops, and Chimneys		<b>Administrative Departure.</b> Several balconies for buildings B1 (16 total, all along western elevation) and B2 (8 total, all along south elevation), do not meet the minimum required depth of 6 ft. as measured from the façade to the inside of the railing. Minimum depth provided is 5.5 ft. and a minimum 30 sq. ft. is maintained for all balconies.
(J)	Treatments at Terminal Vistas		<b>Met.</b> From the vantage point of the pedestrian bridge over the Scioto River, a terminal vista is present at the intersection of Bridge Park Ave. and Riverside Dr. (the eastern terminus of the pedestrian bridge). As required a distinct vertical element has been approved on building C2 (not part of this application) The B2 building design has incorporated balconies and a single round column to provide a strong vertical element at the pedestrian level. The column is clad in metal mesh panels and grounded in a granite plinth. A location has been identified for potential public art.
(K)	Building Variety		<b>Met.</b> 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 2 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		Met/Notes				
		Adjacent Buildings	Dominant Material	Recesses and Projections	Entrance/Window Placement	Roof Design	Change in Height
			Required	2 of 4 Required			
		B1 & B2	Y	Y	Y	N	N
		B2 & B3	Y	Y	Y	N	N
		B3 & B4	Y	Y	Y	N	N
		B4 & B1	Y	Y	Y	N	N
		All the buildings have a fiber cement clad top story, some variation to the use of materials at the top of the buildings would better meet the intent of the dominant material variation requirement.					
(M)	Signs	<b>Met with Condition.</b> A Master Sign Plan is required by the Neighborhood Standards for designated shopping corridors and will be required prior to occupancy of the buildings (B2 and B3).					
(N)(4)(a)5	Vents, air conditioners and other utility elements	<b>Waiver Required (Building Type).</b> These elements are not permitted to be part of any street-facing façade, unless permitted for individual building types. Dryer vents, range vents and fresh air intake vents are located on street facing facades of buildings B1, B2, B3, and B4.					
(N) & (O)	Individual Building Type Requirements	<i>Refer to following section for detailed analysis of each building.</i>					

**153.062(O) – Individual Building Requirements Analysis**



Building Location Site Diagram

**153.062(O)(5) – Building B1 – Corridor Building (Commercial, Office & Residential)**

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	Multiple	Met
Front Property Line Coverage (%)	Min. 75%	Riverside Dr. 54% Building B1 & B2 combined	Met; previously approved Waiver

<b>153.062(O)(5) – Building B1 – Corridor Building (Commercial, Office &amp; Residential)</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
Occupation of Corner Required (Yes/No)	Yes	Riverside Drive and Banker Drive: Yes Longshore Street and Banker Drive: Yes	<b>Met</b>
Front Required Building Zone Required (range, ft.)	0-15 ft.	West—Min. 1.67 ft. /Max. 23.63 ft. 128 lft. outside RBZ	<b>Waiver</b>
Corner Side RBZ Required (range, ft.)	0-15 ft.	Min. 1 ft. / Max. 3 ft.	<b>Met</b>
Right-of-Way Encroachment	Awnings, canopies, eaves, patios & projecting signs permitted.	Pedestrian Bridge over Longshore Encroachment permitted	<b>Met with Condition</b>
Side Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Rear Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Minimum Lot Width Required (ft.)	50 ft.	Min. 472.18 ft.	<b>Met</b>
Maximum Lot Width Required (ft.)	None	N/A	<b>N/A</b>
Maximum Impervious Lot Coverage (%)	80%	Building B2 + Building B1 + Open Space=98%	<b>Waiver w/ conditions</b>
Max. Semi-Pervious Lot Coverage (%)	10%	None provided.	<b>N/A</b>
Parking Location	rear of first 3 floors and basement(s)	N/A	<b>N/A</b>
Loading Facility Permitted (location relative to principal structure)	Rear & Side Façades	Rear Longshore Street	<b>Met</b>
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade, Corner side Façade on non-PFS	N/A	<b>N/A</b>
Access	153.062 (n)(1)(c)	N/A	<b>N/A</b>
Minimum Building Height Permitted (ft.)	3 stories	6 stories	<b>Met</b>
Maximum Building Height Permitted (ft.)	6 stories	6 stories	<b>Met</b>
Ground Story Height	12 ft. Minimum 16 ft. Maximum	16 ft.	<b>Met</b>
Upper Story Height	10 ft. Minimum 14 ft. Maximum	Min. 10.33 ft. Max. 12.67 ft. (2nd Story)	<b>Met</b>
Ground Story Use Requirements	Residential, Office and related support uses permitted per Neighborhood Std.	Residential (lobby), Office, Retail, Eating and Drinking	<b>Met</b>
Minimum Occupied Space Required (ft.)	30' min depth Mechanical Rooms, service rooms, etc. shall not front a	Depth requirement met; no service proposed along Riverside Dr.	<b>Met</b>

**153.062(O)(5) – Building B1 – Corridor Building (Commercial, Office & Residential)**

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
	shopping corridor		
Parking within Building	Rear of first 3 floors; fully in basement(s)	N/A	N/A
Ground Story Street Facing Transparency (%)	Minimum 60% Transparency	West Elevation: 64% (1 <sup>st</sup> Story) South Elevation: 66% (1 <sup>st</sup> Story) East Elevation: 65% (1 <sup>st</sup> Story)	Met
Upper Story Street Facing Transparency (%)	Minimum 30% Transparency	West Elevation 48% (2 <sup>nd</sup> Story) 31% (3 <sup>rd</sup> Story) 31% (4 <sup>th</sup> Story) 31% (5 <sup>th</sup> Story) 31% (6 <sup>th</sup> Story)	Met Admin. Departure
		South Elevation 48% (2 <sup>nd</sup> Story) 31% (3 <sup>rd</sup> Story) 31% (4 <sup>th</sup> Story) 31% (5 <sup>th</sup> Story) 30% (6 <sup>th</sup> Story)	
		East Elevation 44% (2 <sup>nd</sup> Story) 30% (3 <sup>rd</sup> Story) 30% (4 <sup>th</sup> Story) 30% (5 <sup>th</sup> Story) 29% (6 <sup>th</sup> Story)	
Non-Street Façade Transparency (%)	Minimum 15% Transparency	North Elevation 22% (1 <sup>st</sup> Story) 25% (2 <sup>nd</sup> Story) 27% (3 <sup>rd</sup> Story) 27% (4 <sup>th</sup> Story) 27% (5 <sup>th</sup> Story) 26% (6 <sup>th</sup> Story)	Met
Blank Wall Limitations (Yes/No)	Yes	North Elevation - Transformer screening – screens blank wall	Waiver
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Provided along Riverside Dr. Centered on bldg.	Met
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, minimum	<b>West Elevation</b> 4 Required, 4 Provided <b>South Elevation</b> 2 Required, 2 Provided <b>East Elevation</b> 3 Required, 3 Provided	Met

**153.062(O)(5) – Building B1 – Corridor Building (Commercial, Office & Residential)**

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Parking Lot Façade Number of 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	255 lft. Riverside façade	<b>Admin. Departure</b>
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	Requirement is met at ground story Parapets do not meet requirements. West Elevation 47.33 ft. & 50.88 ft. South Elevation 63.07 ft. East Elevation 46.62 ft. & 78.79 ft. North Elevation 57.66 ft.	<b>Waiver Admin. Departure</b>
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	Façade divisions vary between the top of the first story, top of second story (where the buildings step back) and top of the 5th story.	<b>Met</b>
Required Change in Roof Plane or Type	Not required	None	N/A
Permitted Primary Materials (types)	Stone, brick, glass and other durable materials	Brick, Glass, Composite metal panels (CMP)	<b>Met</b>
Minimum Primary Façade Materials	80%	West Elevation—78% North Elevations—74% East Elevation—71% South Elevation—72%	<b>Waiver Admin. Dep.</b>
Permitted Secondary Materials	Less than or equal to 20%	Fiber Cement panels & trim  West Elevation—22% North Elevations—26% East Elevation—29% South Elevation—28%	<b>Not Met</b> (refer to primary materials façade Waiver)
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	<b>Met</b>
Tower(s) Permitted (Yes/No)	Yes	none	<b>Met</b>
Tower Height	Max. ht. not to exceed 14 ft. for	N/A	N/A

<b>153.062(O)(5) – Building B1 – Corridor Building (Commercial, Office &amp; Residential)</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
	Corridor Buildings		

<b>153.062(O)(5) – Building B2 – Corridor Building (Commercial, Office &amp; Residential)</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	Multiple	<b>Met</b>
Front Property Line Coverage (%)	Min. 75%	Riverside Dr.: 54% Building B1 & B2 combined Bridge Park Ave: 96%	<b>Met</b> (through previously approved waiver)
Occupation of Corner Required (Yes/No)	Yes	Riverside Drive & Bridge Park Ave. Yes – Pocket Plaza Bridge Park Ave. and Longshore St. Yes	<b>Met</b>
Front Required Building Zone Required (range, ft.)	0-15 ft.	Riverside Drive Min. 0.48 ft. / Max. 15 ft. Bridge Park Ave Min. 7.96 ft. / Max 17.63 ft.	<b>Met</b>
Corner Side RBZ Required (range, ft.)	0-15 ft.	Longshore Street Min 0.33 ft. / Max. 4.1 ft.	<b>Met</b>
Right-of-Way Encroachment	Awnings, canopies, eaves, patios & projecting eaves permitted.	Canopies encroach at Northwest corner of building. Encroachment permitted	<b>Met w/ conditions</b>
Side Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Rear Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Minimum Lot Width Required (ft.)	50 ft.	472.18 ft.	<b>Met</b>
Maximum Lot Width Required (ft.)	None	N/A	<b>N/A</b>
Maximum Impervious Lot Coverage (%)	80%	Building B1 + Building B2 + Open Space=98%	<b>Waiver w/ conditions</b>
Max. Semi-Pervious Lot Coverage (%)	10%	None provided	<b>N/A</b>
Parking Location	Rear of first 3 floors and basement(s)	N/A	<b>N/A</b>

**153.062(O)(5) – Building B2 – Corridor Building (Commercial, Office & Residential)**

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other						
Loading Facility Permitted (location relative to principal structure)	Rear & Side Façades	Side: Longshore	<b>Met</b>						
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade, Corner side Façade on non-PFS	N/A	<b>N/A</b>						
Minimum Building Height Permitted (ft.)	3 stories	6 stories	<b>Met</b>						
Maximum Building Height Permitted (ft.)	6 stories	6 stories	<b>Met</b>						
Ground Story Height	12 ft. min. 16 ft. max.	14.67 ft. min. 16.00 max.	<b>Met</b>						
Upper Story Height	10 ft. min. 14 ft. max.	10.33 ft. min. 12.67 ft. max.	<b>Met</b>						
Ground Story Use Requirements	Residential, Office and all related support uses permitted per Neighborhood Stds.	Retail, Eating and Drinking	<b>Met</b>						
Minimum Occupied Space Required (ft.)	Mechanical Rooms, service rooms, and other related areas shall not front a shopping corridor	None proposed along Bridge Park Ave.	<b>Met</b>						
Ground Story Street Facing Transparency (%)	Min. 60% Transparency	West Elevation: 68% (1 <sup>st</sup> Story) North Elevation: 65% (1 <sup>st</sup> Story) East Elevation: 63% (1 <sup>st</sup> Story)	<b>Met</b>						
Upper Story Street Facing Transparency (%)	Min. 30% Transparency	<table border="1"> <tr> <td>West Elevation</td> <td>42% (2<sup>nd</sup> Story) 29% (3<sup>rd</sup> Story) 29% (4<sup>th</sup> Story) 29% (5<sup>th</sup> Story) 34% (6<sup>th</sup> Story)</td> </tr> <tr> <td>North Elevation</td> <td>43% (2<sup>nd</sup> Story) 30% (3<sup>rd</sup> Story) 30% (4<sup>th</sup> Story) 30% (5<sup>th</sup> Story) 29% (6<sup>th</sup> Story)</td> </tr> <tr> <td>East Elevation</td> <td>44% (2<sup>nd</sup> Story) 30% (3<sup>rd</sup> Story) 30% (4<sup>th</sup> Story) 30% (5<sup>th</sup> Story) 29% (6<sup>th</sup> Story)</td> </tr> </table>	West Elevation	42% (2 <sup>nd</sup> Story) 29% (3 <sup>rd</sup> Story) 29% (4 <sup>th</sup> Story) 29% (5 <sup>th</sup> Story) 34% (6 <sup>th</sup> Story)	North Elevation	43% (2 <sup>nd</sup> Story) 30% (3 <sup>rd</sup> Story) 30% (4 <sup>th</sup> Story) 30% (5 <sup>th</sup> Story) 29% (6 <sup>th</sup> Story)	East Elevation	44% (2 <sup>nd</sup> Story) 30% (3 <sup>rd</sup> Story) 30% (4 <sup>th</sup> Story) 30% (5 <sup>th</sup> Story) 29% (6 <sup>th</sup> Story)	<b>Met - Admin. Dept.</b>
West Elevation	42% (2 <sup>nd</sup> Story) 29% (3 <sup>rd</sup> Story) 29% (4 <sup>th</sup> Story) 29% (5 <sup>th</sup> Story) 34% (6 <sup>th</sup> Story)								
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Non-Street Façade Transparency (%)	Min. 15%	South	45% (1 <sup>st</sup> Story) <b>Met</b>						

153.062(O)(5) – Building B2 – Corridor Building (Commercial, Office & Residential)				
Building Type Requirements	Code Requirement	Provided		Met, N/A, Adm. Dep., Waiver, Other
	Transparency	Elevation	43% (2 <sup>nd</sup> Story) 26% (3 <sup>rd</sup> Story) 26% (4 <sup>th</sup> Story) 26% (5 <sup>th</sup> Story) 33% (6 <sup>th</sup> Story)	
Blank Wall Limitations (Yes/No)	Yes	No Blank Walls		<b>Met</b>
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	1 Provided at Longshore Street (not PFS)		<b>Waiver</b>
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, min.	West Elevation (156 ft.) 2 Required, 4 Provided North Elevation (109.83 ft.) 2 Required, 4 Provided East Elevations (81 ft.) 2 Required, 5 Provided		<b>Met</b>
Parking Lot Façade Number of Entrances Required	Not Required	N/A		<b>N/A</b>
Mid-Building Pedestrianways Required (# per ft. of façade)	1 required for buildings longer than 250 ft. in length	Building length Riverside Dr. 161 ft. Bridge Park Ave. 105 ft.		<b>N/A</b>
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	55.71 ft. max. at West Elevation at parapet		<b>Waiver</b>
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.	Façade divisions vary between the top of the first story, top of second story and top of the 5 <sup>th</sup> story.		<b>Met</b>
Required Change in Roof Plane or Type	None required.	None		<b>Met</b>
Permitted Primary Materials (types)	Stone, brick, glass and other durable materials	Brick, Glass, Composite metal panels (CMP)		<b>Met</b>
Minimum Primary Façade Materials	80%	West Elevation—80% North Elevations—80% East Elevation—75% South Elevation—86%		<b>Met Admin. Departure</b>
Permitted Secondary Materials	Less than or equal to 20%	Fiber Cement panels & trim		<b>Waiver</b> (refer to primary materials façade)
		West Elevation—20% North Elevations—20% East Elevation—25% South Elevation—14%		

<b>153.062(O)(5) – Building B2 – Corridor Building (Commercial, Office &amp; Residential)</b>			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
			Waiver)
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	<b>Met</b>
Tower(s) Permitted (Yes/No)	Yes	None Proposed	<b>N/A</b>

<b>153.062(O)(5) – Building B3 – Corridor Building (Commercial, Office &amp; Residential)</b>			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	Multiple	<b>Met</b>
Front Property Line Coverage (%)	Min. 75%	Bridge Park Avenue: 95% Mooney Street:89% Bldg. B3 & Bldg. B4/B5	<b>Met</b>
Occupation of Corner Required (Yes/No)	Yes	Bridge Park Ave. & Longshore St. Yes Bridge Park Ave. & Mooney Street Yes	<b>Met</b>
Front Required Building Zone Required (range, ft.)	0-15 ft.	Bridge Park Ave: Min. 1.89 ft. & Max. 11.38 ft. Mooney Street: Min. 1.51 ft. & Max. 6.13 ft.	<b>Met</b>
Corner Side RBZ Required (range, ft.)	0-15 ft.	Min. 3.95 ft. / Max. 8.9 ft.	<b>Met</b>
Right-of-Way Encroachment	Awnings, canopies, eaves, patios & projecting eaves permitted.	Pedestrian Bridges over Longshore & open space Encroachment permitted	<b>Met w/ condition</b>
Side Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Rear Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Minimum Lot Width Required (ft.)	50 ft.	Min. 255.6 ft.	<b>Met</b>
Maximum Lot Width Required (ft.)	None	N/A	<b>N/A</b>
Maximum Impervious Lot Coverage (%)	80%	Building B3 + Building B4 + Open Space=98%	<b>Waiver w/ conditions</b>
Max. Semi-Pervious Lot Coverage (%)	10%	None provided	<b>N/A</b>
Parking Location	Rear of first 3 floors and basement(s)	N/A	<b>N/A</b>
Loading Facility Permitted (location relative to principal structure)	Rear & Side Façades	Side Longshore Street	<b>Met</b>

<b>153.062(O)(5) – Building B3 – Corridor Building (Commercial, Office &amp; Residential)</b>				
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>		<b>Met, N/A, Adm. Dep., Waiver, Other</b>
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade, Corner side Façade on non-PFS	N/A		<b>N/A</b>
Access	153.062 (n)(1)(c)	N/A		
Minimum Building Height Permitted (ft.)	3 stories	5 stories		<b>Met</b>
Maximum Building Height Permitted (ft.)	6 stories	5 stories		<b>Met</b>
Ground Story Height	12 ft. Minimum 16 ft. Maximum	Min 13.70 ft. Max 22.0 ft. Max due to east west change in grade along Bridge Park Avenue		<b>Met</b> (previously approved waiver)
Upper Story Height	10 ft. Minimum 14 ft. Maximum	Min. 12.67 ft. Max. 12.83 ft. (5 <sup>th</sup> Story)		<b>Met</b>
Ground Story Use Requirements	Residential, Office and related support uses permitted per Neighborhood Std.	Residential (lobby), Office, Retail, Eating and Drinking		<b>Met</b>
Minimum Occupied Space Required (ft.)	30' min depth Mechanical Rooms, service rooms, etc. shall not front a shopping corridor	Depth requirement met; No service proposed along Riverside Dr.		<b>Met</b>
Ground Story Street Facing Transparency (%)	Minimum 60% Transparency	West Elevation: 70% (1 <sup>st</sup> Story) North Elevation: 64% (1 <sup>st</sup> Story) East Elevation: 60% (1 <sup>st</sup> Story)		<b>Met</b>
Upper Story Street Facing Transparency (%)	Minimum 30% Transparency	West Elevation	39% (2 <sup>nd</sup> Story) 38% (3 <sup>rd</sup> Story) 38% (4 <sup>th</sup> Story) 41% (5 <sup>th</sup> Story)	<b>Met</b>
		North Elevation	35% (2 <sup>nd</sup> Story) 35% (3 <sup>rd</sup> Story) 35% (4 <sup>th</sup> Story) 34% (5 <sup>th</sup> Story)	
		East Elevation	41% (2 <sup>nd</sup> Story) 41% (3 <sup>rd</sup> Story) 41% (4 <sup>th</sup> Story) 41% (5 <sup>th</sup> Story)	
Non-Street Façade Transparency (%)	Minimum 15% Transparency	South Elevation	38% (1 <sup>st</sup> Story) 32% (2 <sup>nd</sup> Story) 31% (3 <sup>rd</sup> Story) 32% (4 <sup>th</sup> Story)	<b>Met</b>

<b>153.062(O)(5) – Building B3 – Corridor Building (Commercial, Office &amp; Residential)</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
		32% (5 <sup>th</sup> Story)	
Blank Wall Limitations (Yes/No)	Yes	None	<b>Met</b>
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Entry through open space and corner of Longshore street	<b>Waiver</b>
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, minimum	West Elevation 4 Required, 4 Provided North Elevation 3 Required, 4 Provided East Elevation 1 Required, 2 Provided	<b>Met</b>
Parking Lot Façade Number of Entrances Required	Not Required	N/A	<b>N/A</b>
Mid-Building Pedestrianways Required (# per ft. of façade)	1 required for buildings longer than 250 ft. in length	213 lft. Bridge Park Avenue	<b>Met</b>
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	Requirement is met at ground story; Parapet does not meet requirement. West Elevation: 80.0 ft. North Elevation: 57.66 & 57.67 ft. East Elevation: 80.0 ft. South Elevation: 77.87 & 59.86 ft.	<b>Waiver</b>
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	Provided as a metal channel trim piece.	<b>Met</b>
Required Change in Roof Plane or Type	Not required	None	<b>N/A</b>
Permitted Primary Materials (types)	Stone, brick, glass and other durable materials	Brick & Glass	<b>Met</b>
Minimum Primary Façade Materials	80%	West Elevation—72% North Elevations—56% East Elevation—78% South Elevation—71%	<b>Adm. Dep. Waiver</b>
Permitted Secondary Materials	Less than or equal to 20%	Fiber Cement panels & trim West Elevation—28% North Elevations—44% East Elevation—22%	<b>Not Met</b> (refer to min. primary materials)

**153.062(O)(5) – Building B3 – Corridor Building (Commercial, Office & Residential)**

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
		South Elevation—29%	façade waiver)
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	<b>Met</b>
Tower(s) Permitted (Yes/No)	Yes	none	<b>Met</b>
Tower Height	Max. ht. not to exceed 14 ft. for Corridor Buildings	N/A	<b>N/A</b>

**153.062(O)(5) – Building B4 – Corridor Building (Residential - North & West Elevations)**

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	Multiple	<b>Met</b>
Front Property Line Coverage (%)	Min. 75%	N/A	<b>N/A</b>
Occupation of Corner Required (Yes/No)	Yes	Banker Drive & Longshore St. Yes – Pocket Park Banker Drive & Mooney Street Yes – Pocket Park	<b>Met</b>
Front Required Building Zone Required (range, ft.)	0-15 ft.	N/A	<b>N/A</b>
Corner Side RBZ Required (range, ft.)	0-15 ft.	Longshore Street Min. 2.44 ft. / Max 10.43 ft. Banker Drive Min 5.85 ft. / Max 31.75ft. Mooney Street0 Min. 0 ft. / Max. 1.6 ft.	<b>Met</b>
Right-of-Way Encroachment	Awnings, canopies, eaves, patios & projecting eaves permitted.	Pedestrian Bridge over Longshore Encroachment permitted	<b>Met w/ condition</b>
Side Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Rear Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Minimum Lot Width Required (ft.)	50 ft.	Banker Drive, 255 ft.	<b>Met</b>
Maximum Lot Width Required (ft.)	None	N/A	<b>N/A</b>
Maximum Impervious Lot Coverage (%)	80%	Building B3 + Building B4/B5 + Open Space=98%	<b>Waiver w/ conditions</b>
Max. Semi-Pervious Lot Coverage (%)	10%	None provided	<b>N/A</b>

**153.062(O)(5) – Building B4 – Corridor Building (Residential - North & West Elevations)**

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other				
Parking Location	Rear of first 3 floors and basement(s)	B5 building attached at rear of B4	<b>N/A</b>				
Loading Facility Permitted (location relative to principal structure)	Rear & Side Façades	Side Longshore Street	<b>Met</b>				
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade, Corner side Façade on non-PFS	Corner Side Façade on Non-PFS Longshore Street	<b>Met</b>				
Access	153.062 (n)(1)(c)	Access permitted on non PFS	<b>Met</b>				
Minimum Building Height Permitted (ft.)	3 stories	4 stories	<b>Met</b>				
Maximum Building Height Permitted (ft.)	6 stories	5 stories	<b>Met</b>				
Ground Story Height	12 ft. Minimum 16 ft. Maximum	Min <b>10.66 ft.</b> - Condition created by change in grade of along the ground story. Max 12.0 ft.	<b>Waiver</b>				
Upper Story Height	10 ft. Minimum 14 ft. Maximum	Min. 10.66 ft. Max. 12.5 ft.	<b>Met</b>				
Ground Story Use Requirements	Residential, Office and related support uses permitted per Neighborhood Std.	Residential	<b>Met</b>				
Minimum Occupied Space Required (ft.)	30' min depth Mechanical Rooms, service rooms, etc. shall not front a shopping corridor	Depth met.	<b>Met</b>				
Ground Story Street Facing Transparency (%)	60% required	West Elevation: <b>24% (1<sup>st</sup> Story)</b> East Elevation: <b>29% (1<sup>st</sup> Story)</b> South Elevation: <b>47%(1<sup>st</sup> Story)</b>	<b>Waiver</b>				
Upper Story Street Facing Transparency (%)	Minimum 30% Transparency	<table border="1"> <tr> <td>West Elevation</td> <td>31% (2<sup>nd</sup> Story) 33% (3<sup>rd</sup> Story) 32% (4<sup>th</sup> Story) 32% (5<sup>th</sup> Story) 52% (6<sup>th</sup> Story Tower)</td> </tr> <tr> <td>East Elevation</td> <td>32% (2<sup>nd</sup> Story) 32% (3<sup>rd</sup> Story) 32% (4<sup>th</sup> Story)</td> </tr> </table>	West Elevation	31% (2 <sup>nd</sup> Story) 33% (3 <sup>rd</sup> Story) 32% (4 <sup>th</sup> Story) 32% (5 <sup>th</sup> Story) 52% (6 <sup>th</sup> Story Tower)	East Elevation	32% (2 <sup>nd</sup> Story) 32% (3 <sup>rd</sup> Story) 32% (4 <sup>th</sup> Story)	<b>Met</b>
West Elevation	31% (2 <sup>nd</sup> Story) 33% (3 <sup>rd</sup> Story) 32% (4 <sup>th</sup> Story) 32% (5 <sup>th</sup> Story) 52% (6 <sup>th</sup> Story Tower)						
East Elevation	32% (2 <sup>nd</sup> Story) 32% (3 <sup>rd</sup> Story) 32% (4 <sup>th</sup> Story)						

**153.062(O)(5) – Building B4 – Corridor Building (Residential - North & West Elevations)**

Building Type Requirements	Code Requirement	Provided		Met, N/A, Adm. Dep., Waiver, Other
		South Elevation	46% (2 <sup>nd</sup> Story) 46% (3 <sup>rd</sup> Story) 46% (4 <sup>th</sup> Story) 46% (5 <sup>th</sup> Story) 40% (6 <sup>th</sup> Story Tower)	
Non-Street Façade Transparency (%)	Minimum 15% Transparency	North Elevation 2% (1 <sup>st</sup> Story) 27% (2 <sup>nd</sup> Story) 31% (3 <sup>rd</sup> Story) 31% (4 <sup>th</sup> Story) 24% (5 <sup>th</sup> Story)		Waiver
Blank Wall Limitations (Yes/No)	Yes	North Elevation Transformer screening, screens blank wall		Waiver
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Entry through open space and corner of Longshore street		Met
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, minimum	West Elevation: 4 Required, 2 Provided - Lobby provided vs. individual residence entries on street East Elevation: 1 Required, 1 Provided - Resident lobby through garage South Elevation: 1 Required, 2 Provided		Waiver
Parking Lot Façade Number of 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	291.48 lft. Longshore Street		Waiver
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	West Elevation: 45.60 ft. North Elevation: 50.48 & 48.93 ft. northwest bldg. section adjacent to lobby tower		Waiver Admin. Departure
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	Met		Met

**153.062(O)(5) – Building B4 – Corridor Building (Residential - North & West Elevations)**

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Required Change in Roof Plane or Type	Not required	None	N/A
Permitted Primary Materials (types)	Stone, brick, glass and other durable materials	Brick, Glass & Composite Metal Panel (CMP)	Met
Minimum Primary Façade Materials	80%	West Elevation—76% North Elevations—69% East Elevation--69% South Elevation—96%	Waiver Admin. Departure
Permitted Secondary Materials	Less than or equal to 20%	Fiber Cement panels & trim	Not Met (refer to primary materials façade Waiver)
		West Elevation—24% North Elevations—31% East Elevation—31% South Elevation—4%	
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	Met
Tower(s) Permitted (Yes/No)	Yes	1 at Longshore Street & Banker Drive at open space	Met
Tower Height/Width	Maximum ht. not to exceed 14 ft. and width shall not exceed height for Corridor Buildings	Height: 16.88 ft. South Elevation: 41.61 ft. wide West Elevation: 27.15 ft. wide	Waiver

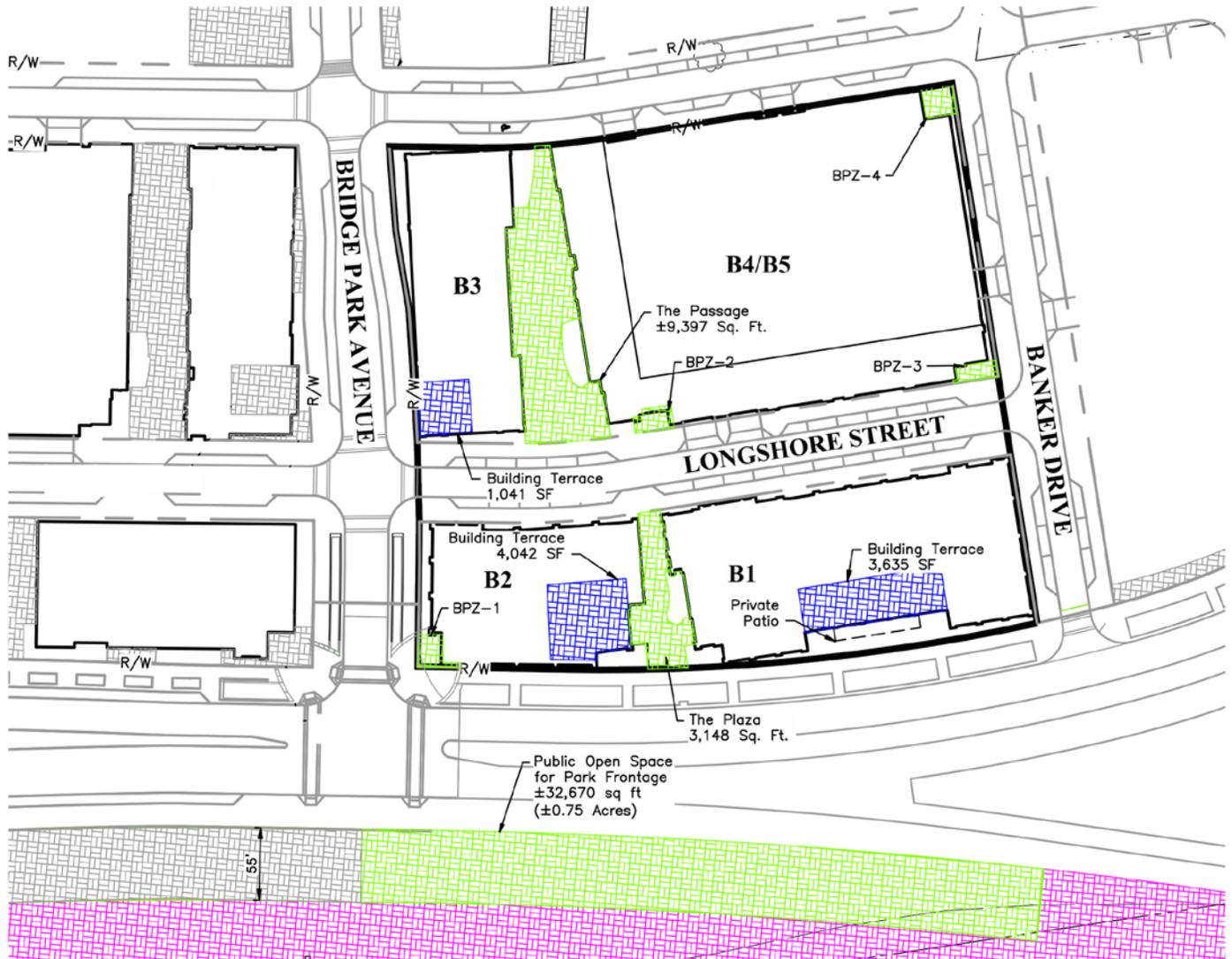
**153.062(O)(12) – Building B5 – Parking Structure**

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Not Permitted	1 Parking Structure	Met with Conditional Use
Front Property Line Coverage (%)	Min. 90%	N/A	N/A
Occupation of Corner Required (Yes/No)	Yes	Mooney Street & Banker Drive Yes – pocket park	Met
Front Required Building Zone Required (range, ft.)	5-25 ft.	N/A	N/A
Corner Side RBZ Required (range, ft.)	5-25 ft.	Mooney Street Min 0.61 ft. / Max 0.61 ft. Banker Drive	Waiver

<b>153.062(O)(12) – Building B5 – Parking Structure</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
		Min. 5.67 ft. / Max. 5.85 ft.	
Right-of-Way Encroachments	None Permitted	Pedestrian Bridge over Longshore	<b>Waiver</b>
Side Yard Setback Required (ft.)	5 ft.	N/A	<b>N/A</b>
Rear Yard Setback Required (ft.)	5 ft.	N/A	<b>Met</b>
Minimum Lot Width Required (ft.)	50 ft.	225 ft.	<b>Met</b>
Maximum Lot Width Required (ft.)	None	N/A	<b>N/A</b>
Maximum Building Length	300 ft.	Max length 269.48 ft.	<b>Met</b>
Maximum Impervious Lot Coverage (%)	80%	Building B3 + Building B4/B5 + Open Space=98%	<b>Waiver</b>
Max. Semi-Pervious Lot Coverage (%)	10%	None provided	<b>N/A</b>
Entry for Parking within Building	Rear, Side, Corner Side Façades on non-PFS.	Corner Side Façades on non-PFS.	<b>Met</b>
Minimum Building Height Permitted (ft.)	2 stories	5 stories	<b>Met</b>
Maximum Building Height Permitted (ft.)	5 stories	5 stories	<b>Met</b>
Ground Story Height	8 ft. Min. / 12 ft. Min. w/ Street Frontage 18 ft. max.	10.67 ft. Mooney Street (east) 12 ft. Banker Drive (south) 12 ft. Longshore Drive (west) 12 ft. Open Space (north)	<b>Met</b>
Upper Story Height	8.5 ft. min. 12 ft. max.	10.67 ft. min. <b>12.5 ft. max.</b>	<b>Admin. Departure</b>
Minimum Occupied Space Required (ft.)	20 ft. req. where ground story fronts PFS, shopping corridor or greenway	N/A	<b>Met</b>
Parking within Building	Rear of ground story with frontage on PFS, shopping corridor, or greenway; all upper floors.	Building does not front PFS, shopping corridor or greenway.	<b>Met</b>
Ground Story Street Facing Transparency (%)	Storefront w/ Min. 65% on PFS, shopping corridors, or greenways; otherwise refer to Blank Wall limitations	N/A, refer to Street Façade Blank Wall limitations	<b>N/A</b>
Street Façade Blank Wall Limitations	No open area >30% of a story's façade, as	Ground Story South Elevation: Area of the	<b>Waiver w/ condition</b>

<b>153.062(O)(12) – Building B5 – Parking Structure</b>			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
	measured from floor to floor, shall be windowless on the ground story and solid on the upper stories	ground story is 1,208 sq. ft. the area to the east of the parking structure entry is a contiguous windowless area of <b>69%</b> of the story façade. East & West Elevations: No open areas greater than 30% of the façade. Upper Stories: No solid areas greater than 30% of the facades.	
Non-Street Façade Blank Wall Limitations	No rectangular area >30% of a story's façade, as measured from floor to floor shall be solid.	North Elevation: No solid rectangular areas >30% of the façade.	<b>Met</b>
Garage Openings	Parked cars shall be screened from the street	Parked cars are screened from the street (portions below grade at Mooney Street)	<b>Met</b>
Principal Pedestrian Entrance Location	All Street Façades of Building	3 Required; 3 Provided - 2 entrance is located within Corridor bldg. lobbies (1 at Banker & 1 at Longshore) - 1 entrance provided on Mooney street	<b>Met w/ conditions</b>
Number of Street Façade Entrances Required (per ft. of façade)	1 per 75 ft. of façade, min.	East Elevation (271.93 ft.) 4 Required, <b>1 Provided</b> South Elevation (220.48 ft.) 3 Required, <b>1 Provided</b> West Elevation (48.18 ft.) 1 Required, 1 Provided	<b>Waiver</b>
Parking Lot Façade Entrances Number of Required	N/A	N/A	<b>N/A</b>
Mid-Building Pedestrianways Required (# per ft. of façade)	Not required	N/A	<b>N/A</b>
Vertical Increments Required (location on principal structure)	No greater than every 30 ft.	East Elevation: <b>47.06 ft.</b> division at garage access South Elevation: <b>33.22 ft.</b> division at east end	<b>Waiver</b>

<b>153.062(O)(12) – Building B5 – Parking Structure</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
Horizontal Facade Divisions Required (per ft. of facade)	Within 3 ft. of the top of the ground story.	South elevation has no apparent continuous horizontal façade division at south west corner/notch Green screen is continuous vertically	<b>Waiver</b>
Required Change in Roof Plane or Type	None	N/A	<b>N/A</b>
Permitted Primary Materials (types)	Stone, brick, glass and other durable materials	Brick, Glass & Stainless Steel Metal Mesh Panel (MMP)	<b>Met</b>
Minimum Primary Façade Materials	80%	South Elevation—100% East Elevation—100% - MMP creatively provides material relief and camouflages a single material use	<b>Met</b>
Permitted Secondary Materials	Less than or equal to 20%	Fiber Cement panels & trim	<b>Met</b>
		South Elevation—0% East Elevation—0%	
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	<b>Met</b>
Tower(s) Permitted (Yes/No)	Permitted on facades only at terminal vistas, corners at two PFS, and/or adjacent to an open space type.	Tower Proposed at northwest corner at intersection of Longshore Street and open space. Permitted adjacent to an open space.	<b>Met</b>
Tower Height/width	Maximum height may not exceed the height of one additional upper story—12 ft. for Parking Structures and the width of a tower shall not exceed its height	Tower height is <b>13.04 ft.</b> North Elevation: <b>34.85 ft. wide</b> West Elevation: <b>48.18 ft. wide</b>	<b>Admin. Departure Waiver</b>



Open Space Site Diagram

**153.064 – Open Space Types**

Code Section	Requirement	Met/Notes
(A)	Intent and Purpose	<b>Met.</b> The proposed open spaces will ensure that a variety of functional, well-designed open spaces are carefully distributed throughout the site and are located and planned to enhance the quality of life for residents, businesses, and visitors.
(B)	Applicability	<b>Met.</b> The proposed open spaces generally conform to at least one of the permitted open space types in terms of intended use and design.
(C)	Provision of Open Space	<b>Met with Open Space Fee-in-Lieu Determination.</b> 200 sq. ft. of publicly accessible open space is required for each dwelling unit, and 1 sq. ft. of publicly accessible open space per 50 sq. ft. of commercial space is required, located within 660 feet of the main entrances of dwelling units or commercial space. Where three or more open spaces are proposed, at least two different types

**153.064 – Open Space Types**

Code Section	Requirement	Met/Notes
		<p>must be provided.</p> <p>With 228 dwelling units and 55,500 square feet of commercial space proposed as part of this initial phase, 1.08 acre of publicly accessible open space is required. The applicant is proposing 0.33 acres of open space in 6 distinct open spaces on Lots 3 &amp; 4 and is proposing to count .75 acres of the future riverside park acreage as open space to serve the development. The proposed open spaces include one Pocket Parks, five Pocket Plazas, and the riverside community park. All open spaces are sited within 660 feet of the main entrance to the proposed buildings.</p>
(D)	Suitability of Open Spaces	<p><b>Met with Conditions and Waivers (refer to 153.064(F)-(G), below).</b> The two larger open spaces, "The Plaza" (pocket plaza) and "The Passage" (pocket park) provide opportunities for these spaces to be used in a variety of ways, including programmed activities, passive use, and gathering.</p> <ul style="list-style-type: none"> <li>• The Pocket Plazas provided along Bridge Park Avenue / Riverside Drive, Longshore Street and Banker Drive / Mooney Street are intended to allow for smaller, impromptu gatherings and places to rest along the streetscape.</li> <li>• The pocket plaza (BPZ-1) at the Bridge Park Avenue / Riverside Drive gateway should include elements appropriate to a gateway open space.</li> <li>• The pocket plaza (BPZ-2) at B4 along Longshore Street contains elements appropriate for brief rendezvous.</li> <li>• The pocket plaza (BPZ-3) at the adjacent to the shared B4 / parking structure lobby at the intersection of Longshore Street &amp; Banker drive will serve as a meeting point for those parking in the parking in the parking structure and visitors to residents in B4.</li> <li>• The pocket plaza (BPZ-4) at B5 at the intersection of Banker Drive/Mooney Street will act as a wayfinding and a meeting point for those arriving at the Bridge Park Avenue development.</li> </ul>
(E)	Fee-in-Lieu of Open Space	<p><b>Met with Open Space Fee-in-Lieu Determination.</b> Existing open spaces may be used to meet the area requirements for open space for an individual development, provided the applicant adds to the existing open space, creates a new open space, or pays a fee in lieu of providing the open space.</p> <p>The applicant is proposing to count 0.75 acres of frontage along the future riverfront park to count toward meeting the open space requirement for this phase of the development. A fee-in-lieu of open space dedication will need to be approved to count this acreage toward meeting the minimum requirement, and included in the development agreement.</p>
(F), (G)	Open Space Types & General Requirements	<p><b>Met with Condition.</b> The proposed open spaces meet the requirements for Pocket Parks &amp; Plazas. The future riverfront park may count toward the requirement following approval of the Open Space Fee-in-Lieu determination.</p> <p>The plans and Final Plat should include notes stating that the Pocket Parks and Pocket Plazas will be owned and maintained by the property owner, with a public access easement allowing the spaces to be publicly accessible.</p> <p>Plans should include information regarding proposed irrigation.</p>

**153.064 – Open Space Types**

Code Section	Requirement	Met/Notes		
		The applicant should continue to work with the ART to ensure that sufficient variety in the design and seating options exist within the collection of parks as well, the applicant should also work with the Dublin Arts Council (DAC) to determine Art in Public Spaces opportunities and any potential structural needs during the construction drawing and permit approval process.		
		Pocket Plaza – “The Plaza” – 3,148sq. ft. (0.07 acre); mid-block pedestrianway between buildings B1 and B2. <b>Not Met, Waiver for size.</b>		
		Pocket Park – “The Passage” – 9,397 sq. ft. (0.22 acre); mid-block pedestrianway between buildings B3 and B4. <b>Met.</b>		
		<table border="1"> <tr> <td data-bbox="537 625 649 827">BPZ-1</td> <td data-bbox="649 625 1529 827">Pocket Plaza – 514 sq. ft. (0.01 acre); corner of building B2 at the intersection of Riverside Drive and Bridge Park Avenue, creating the entrance to the building. Includes a change in pavement and granite plinth for informal seating, reflecting the plaza design across Bridge Park Avenue to the north, in front of building C2. Opportunities for Art in Public Places should be explored. <b>Met.</b></td> </tr> </table>	BPZ-1	Pocket Plaza – 514 sq. ft. (0.01 acre); corner of building B2 at the intersection of Riverside Drive and Bridge Park Avenue, creating the entrance to the building. Includes a change in pavement and granite plinth for informal seating, reflecting the plaza design across Bridge Park Avenue to the north, in front of building C2. Opportunities for Art in Public Places should be explored. <b>Met.</b>
BPZ-1	Pocket Plaza – 514 sq. ft. (0.01 acre); corner of building B2 at the intersection of Riverside Drive and Bridge Park Avenue, creating the entrance to the building. Includes a change in pavement and granite plinth for informal seating, reflecting the plaza design across Bridge Park Avenue to the north, in front of building C2. Opportunities for Art in Public Places should be explored. <b>Met.</b>			
		<table border="1"> <tr> <td data-bbox="537 827 649 961">BPZ-2</td> <td data-bbox="649 827 1529 961">Pocket Plaza – 478 sq. ft.; northwest corner of building B4 at the building entrance adjacent to the pedestrianway “The Passage”. Includes a seating area and salvaged boulders to create a seating circle, change in pavement type should be explored. <b>Met.</b></td> </tr> </table>	BPZ-2	Pocket Plaza – 478 sq. ft.; northwest corner of building B4 at the building entrance adjacent to the pedestrianway “The Passage”. Includes a seating area and salvaged boulders to create a seating circle, change in pavement type should be explored. <b>Met.</b>
BPZ-2	Pocket Plaza – 478 sq. ft.; northwest corner of building B4 at the building entrance adjacent to the pedestrianway “The Passage”. Includes a seating area and salvaged boulders to create a seating circle, change in pavement type should be explored. <b>Met.</b>			
		<table border="1"> <tr> <td data-bbox="537 961 649 1060">BPZ-3</td> <td data-bbox="649 961 1529 1060">Pocket Plaza – 388 sq. ft.; north east corner of building B5. Also serves to meet the corner occupancy requirement for building B5. Includes salvaged boulder, seating and planter areas. <b>Met.</b></td> </tr> </table>	BPZ-3	Pocket Plaza – 388 sq. ft.; north east corner of building B5. Also serves to meet the corner occupancy requirement for building B5. Includes salvaged boulder, seating and planter areas. <b>Met.</b>
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		<table border="1"> <tr> <td data-bbox="537 1060 649 1262">BPZ-4</td> <td data-bbox="649 1060 1529 1262">Pocket Plaza – 550 sq. ft.; south east corner of building C5 at the intersection of Banker Drive and Mooney Street. Includes salvaged boulders and seating areas. This space has a strong opportunity for a vertical art piece and sufficient support should be included on the B5 building structure in anticipation of future Art in Public Places installation.</td> </tr> </table>	BPZ-4	Pocket Plaza – 550 sq. ft.; south east corner of building C5 at the intersection of Banker Drive and Mooney Street. Includes salvaged boulders and seating areas. This space has a strong opportunity for a vertical art piece and sufficient support should be included on the B5 building structure in anticipation of future Art in Public Places installation.
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		Riverside Park – total area Approx. 12 acres, supplemental area identified for this phase is 0.75 acres (0.39 acres are counted as part of the C block open space fee-in-lieu approval). The area shown on the plans is a diagram for calculation purposes and is not proposed to be a designated or delineated space within the park. The park will be improved as part of the City’s riverfront parks project.		

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

Code Section	Requirement	Met/Notes										
(1)(b)	Parking Location	<b>Met.</b> Provided on-site within a parking structure and on-street.										
(2)	Required Vehicle Parking	<p><b>Met.</b> Based on the proposed mix of principal uses, a minimum of 750 parking spaces are required for this phase of development (up to a maximum of 1,061 spaces). 44 on-street and 850 structured space are provided for a total of 894 parking spaces.</p> <p>The on-street parking is evenly distributed throughout the site area and the parking structure is conveniently sited near the shopping corridor.</p> <p>Accommodations for ADA and motorcycles have been included on the parking plan.</p> <table border="1" data-bbox="537 737 1524 1190"> <tr> <td data-bbox="537 737 740 840">Dwelling, Multiple-Family</td> <td data-bbox="740 737 1524 840">228 dwelling units (25 studio, 132 one bedroom units, 63 two bedroom units, and 8 three bedroom units) requiring a min. 268 parking spaces and a max. 456 parking spaces.</td> </tr> <tr> <td data-bbox="537 840 740 942">Office</td> <td data-bbox="740 840 1524 942">42,644 square feet GFA requiring a min. 107 parking spaces and a max. 134 parking spaces. (At 2.5 parking spaces per 1,000 sq. ft.)</td> </tr> <tr> <td data-bbox="537 942 740 1045">Retail</td> <td data-bbox="740 942 1524 1045">25,781 sq. ft. GFA requiring a min. 78 parking spaces and a maximum of 98 parking spaces (at 3 parking spaces per 1000 sq. ft.)</td> </tr> <tr> <td data-bbox="537 1045 740 1148">Eating &amp; Drinking</td> <td data-bbox="740 1045 1524 1148">29,719 square feet GFA requiring a min. 298 parking spaces and a max. 373 parking spaces (at 10 parking spaces per 1,000 sq. ft.).</td> </tr> <tr> <td data-bbox="537 1148 740 1190">On-Street</td> <td data-bbox="740 1148 1524 1190">44 on street parking spaces provided</td> </tr> </table>	Dwelling, Multiple-Family	228 dwelling units (25 studio, 132 one bedroom units, 63 two bedroom units, and 8 three bedroom units) requiring a min. 268 parking spaces and a max. 456 parking spaces.	Office	42,644 square feet GFA requiring a min. 107 parking spaces and a max. 134 parking spaces. (At 2.5 parking spaces per 1,000 sq. ft.)	Retail	25,781 sq. ft. GFA requiring a min. 78 parking spaces and a maximum of 98 parking spaces (at 3 parking spaces per 1000 sq. ft.)	Eating & Drinking	29,719 square feet GFA requiring a min. 298 parking spaces and a max. 373 parking spaces (at 10 parking spaces per 1,000 sq. ft.).	On-Street	44 on street parking spaces provided
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(2)(b)6	Adjustments to Required Vehicle Parking: Demonstration of Parking Need	<b>Met with condition.</b> The applicant should provide information about how the parking spaces within the garage are to be controlled and/or designated for resident use, valet use, etc. at building permitting.										
(3)	Required Bicycle Parking	<p><b>Met with Condition.</b> 114 bicycle parking spaces are required for the residential uses (one space for every 2 dwelling units), and based on the commercial parking spaces provided, 49 bicycle parking spaces are required (one space for every 10 required vehicular spaces for commercial uses), for a total bicycle parking space requirement of 163 spaces. The plans show that 168 bicycle parking spaces are provided throughout the site, including spaces in the residential building, in the parking garage and along the streetscape within the planting and furnishing zones.</p> <p>Per City Council directive the applicant is required to provide a variety of creative bike rack types. The applicant should provide the cut sheets for bicycle parking facilities (on-street and in the structures) to verify that they meet the Code requirements, for ART review and approval, prior to building permitting.</p>										
(4)	Off-Street Parking Space and Aisle	<b>Met.</b> The proposed off-street parking spaces and aisles within the parking structures meet the requirements of Figure 153.065-A and Table 153.065-B.										

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

Code Section	Requirement	Met/Notes
	Dimensions	
(5)	Parking Structure Design	<p><b>Waiver.</b> <i>Overall Number of Entrance/Exit Lanes:</i> The parking structure contains a total of 850 Spaces, and provides 4 Entrance Lanes (1 per 300 spaces, 3 required) and 4 Exit Lanes (1 per 200 spaces, 5 required).</p> <p><b>Met.</b> <i>Entrance/Exit Lane Width 24 ft. max:</i> All Entrance/Exits comply with the 24 foot maximum width.</p> <p><b>Met.</b> <i>No Entrance/Exit Lanes on PFS:</i> None proposed.</p> <p><b>Met.</b> <i>Number of Entrances along Frontage:</i> One entrance is permitted for each 200 feet of frontage.</p> <p><b>Waiver.</b> <i>Stacking Spaces:</i> Two, 20 foot long stacking spaces are required to be provided between the entry gate and the street, and may not encroach sidewalk or public ROW.</p> <p><b>Met.</b> <i>Interior Circulation, Aisle Length:</i> Maximum parking structure aisle lengths are met (none exceed 400 feet).</p> <p><b>Waiver.</b> <i>Interior Circulation, Ceiling Clearance:</i> A minimum ceiling clearance of 12 ft. is required where the garage has street frontage, and the parking structure shall be designed and constructed to allow potential occupancy of the first 20 feet of building depth. The ceiling clearance provided at Mooney Street is 10.66 ft.</p> <p>Design of all other parking structures levels shall include a minimum ceiling clearance of 8.5 ft. The minimum ceiling clearance provided on the upper stories is 10.66 ft.</p> <p><b>Met.</b> <i>Pedestrian Safety, Stairwell Visibility:</i> Stairwells located at the perimeter of the structures shall be visible from the outside of the structure. Stairwells are visible from the outside of the structure; however the stairwell at the northwest corner cannot be access from the exterior.</p> <p><b>Waiver.</b> <i>Pedestrian Safety, Pedestrian Circulation:</i> The maximum distance between parking spaces and the nearest exist stairwell shall be 200 feet. The maximum distance from parking spaces in the center of the easternmost rows of the parking structure is 260 feet to the nearest stairwell.</p> <p><b>Met.</b> <i>Pedestrian Safety, Pedestrian Circulation/Elevator Access:</i> At least one elevator shall be provided to serve a parking structure. The maximum distance between any space and an elevator shall be 350 ft. The maximum distance from the easternmost spaces in the parking structure to the nearest elevator is 260 feet.</p> <p><b>Met with Condition.</b> <i>Pedestrian Safety, Surveillance:</i> Pedestrian flow has been channeled through openings to permit surveillance, but the applicant should verify whether cameras will monitor pedestrian activity from a remote location, or if other security measures will be taken, at building permitting.</p>
(6)	Surface Parking Lot and Loading Area Design and Construction	<b>N/A.</b> No surface parking areas.
(7)	Required Loading Spaces	<b>Met.</b> Loading spaces have been identified on the Parking Plan and are located on building side and non PFS.

**153.065(C) – Site Development Standards – Stormwater Management**

Code Section	Requirement	Met/Notes
153.065(C)	Stormwater Management	<p><b>Met with Condition.</b> Stormwater management is integrated on-site through bioretention planters within the open spaces (with portions of the building roof drains releasing into the bioretention areas), supplemented by underground storage facilities under the paved areas in the open spaces.</p> <p>The applicant should continue to work with City Engineer to provide additional pervious solutions within the stormwater management system. Preliminary plans have been submitted, and final plans will be required for permitting, which demonstrate compliance with the City of Dublin Stormwater Management Design Manual and are subject to approval by the City Engineer.</p>

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

Code Section	Requirement	Met/Notes
(2)	General Landscaping and Tree Preservation Req.	<b>Met. Landscape Beds:</b> The plans include diversity of tree selection, given the specific conditions (in open spaces between buildings, in urban conditions and within bioretention planters).
		<b>Met. Irrigation systems, Site Visibility Triangles, Use of a Landscape Architect to Prepare Plans:</b> Irrigation systems are proposed as well as watering of individual planters by the owner There are no conflicts with site visibility triangles, and the plans were prepared by a landscape architect.
(3)	Street Trees	<b>Met. Spacing and Location:</b> Street trees are spaced to meet the requirements of the Code.
		<b>Met. Planting Details:</b> Planting details specified on the plans meet the requirements of the City's Public Services Department.
(4)	Perimeter Landscape Buffering	N/A.
(5)	Surface Parking and Circulation Area Landscaping	N/A.
(6)	Required Building Zone (RBZ) Treatment	<b>Met.</b> Cross-referenced with 153.065(I), Walkability Standards, below.
(7)	Foundation Planting	<b>Met.</b> Foundation planting is required along the building elevations framing the open spaces, and are provided to meet the Code requirement where the plantings are not serving as bioretention planters.
(8)-(11)	Tree Preservation and Replacement	<b>Met.</b> The tree survey includes a table listing all trees to be removed and their conditions. Code Section 153.065(D)(9)(b) provides for exemptions to tree replacements requirements when trees were required as part of a previously approved development plan, and where structures are located where required by the Zoning Code and for the provision of streets and utilities. A total of 6 trees (53 inches) are required to be removed that are not exempted and must be replaced. The applicant is proposing to plant/replace 168 inches of trees within the two primary open spaces.

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

Code Section	Requirement	Met/Notes
(1)	Fence and Wall Standards	<b>Met.</b> All trash and waste enclosures will be sited inside facilities within the footprint of the parking garage. Electrical transformers are located within the two larger open spaces (the “Passage” and the “Plaza”), and both sets of transformers are screened by architectural panels that serve as vertical architectural backdrop for amenities within the open spaces. No other fences or walls are proposed at this time; however, once the applicant has specific tenants that intend to install outdoor seating areas, the fencing will be required to meet the provisions of this Code Section and receive approval of Minor Project Reviews for site modifications.
(3)	Screening	<b>Met with Condition.</b> All waste containers are proposed to be centralized and maintained in storage areas internal to the parking structures.  All roof mounted mechanical systems are required to be screened. The applicant has provided drawings demonstrating compliance with this requirement, which should be verified during permitting.  The parking garage exhaust fans should be screened with material consistent with the architecture of the parking garage, subject to Planning approval at building permitting.

**153.065(F) – Site Development Standards – Exterior Lighting**

Code Section	Requirement	Met/Notes
(3)	Exemptions	<b>Met.</b> Street and pedestrian lighting are exempt from the requirements of this section.
(4)	Fixture Power and Efficiency	<b>Met with Condition.</b> The applicant provided a lighting plan, however the fixture power and efficiency information (lumens per square foot) was not provided. Fixture power and efficiency information should be provided at building permitting, subject to Planning approval, to verify that this requirement is met.
(5)-(8)	Shielding, Lighting Uniformity/ Trespass, Light Poles	<b>Met with Conditions.</b> The lighting plan is not uniform, with lighting ranging less than 0.1 to 6.4 foot-candles across the site. The applicant will work with Staff to resolve the areas where light levels are either too high or too low, prior to issuance of building permits. Crosswalks : 1.0 - 1.3 foot candles Pedestrianways : 0.2 - 1.3 foot candles
(9)-(10)	Wall & Canopy Lighting	<b>Met with Condition.</b> Decorative wall light fixtures are specified as having 70 Watts and 14 Watts, but the measure of brightness (lumens) are not provided. The applicant should verify that the decorative wall light fixtures meet the requirements of this Code Section, subject to Planning approval.

**153.065(G) – Site Development Standards – Utility Underground**

Code Section	Requirement	Met/Notes
(G)	Utility Undergrounding	<b>Met.</b> All proposed utilities will be installed underground.

153.065(H) – Site Development Standards – Signs		
Code Section	Requirement	Met/Notes
(H)	Signs	<p><b>Met with Condition/ Submission of a Master Sign Plan.</b> No sign information has been provided at this time, except for conceptual sign locations on some of the elevations. A Master Sign Plan approved by the Planning and Zoning Commission is required prior to occupancy of the buildings along shopping corridor segments (B1 – B4).</p> <p>The applicant should include wayfinding elements as part of the sign plan.</p>

153.065(I) – Site Development Standards – Walkability Standards		
Code Section	Requirement	Met/Notes
(1)	Intent & Purpose	<b>Met with Conditions.</b> The second block in the first phase of the proposed Bridge Park mixed-use development will promote the Principles of Walkable Urbanism and provide for pedestrian connectivity, safety, and comfortable walking and sitting environments through the modifications and conditions noted below and throughout the rest of this report.
(2)(a)	Connectivity: Mid-Block Pedestrianways	<b>Waiver.</b> Mid-block pedestrianways are required on all blocks exceeding 400 feet in length. Both of the blocks/lots included with the Site Plan exceed 400 feet and provide mid-block pedestrianway that terminate at public rights-of-way and each meet the minimum width requirements; however both for Lots 3 & 4, the mid-block pedestrianway is not located in the middle third of the block. Refer to the Waiver analysis for this requirement.
(2)(b)	Connectivity: Mid-Building Pedestrianways	<b>Administrative Departure.</b> A mid-building pedestrian way is required for buildings greater than 250 ft. in length. Building B1 is 255 ft. in length. Pedestrian routes around the building to the parking structure align with the parking structure lobbies.
(3)(a)	Safety: Crosswalks	<b>Met.</b> The plans show crosswalks at each of the main intersections and generally aligned with the mid-block pedestrianways.
(3)(b)	Safety: Pedestrian Circulation Plans	<b>N/A.</b> Not required – no surface parking areas.
(4)(a)	Comfort & Convenience: RBZ Treatment	<b>Met.</b> Streetscape and patio RBZ treatment is proposed for all building RBZs, including the designated shopping corridor
(4)(b)	Comfort & Convenience: Building Entrances	<b>Waivers (Building Type Waivers).</b> The building entrance requirements are met for all building types, except as noted in Building Type Waivers for Building B5 – refer to the Waiver Analysis for more information.
(4)(c)	Comfort & Convenience: Seating Areas	<p><b>Met with Conditions.</b> Seating areas are proposed in the Pocket Park and in all five Pocket Plazas, with a combination of built-in and movable furnishings to allow for a variety of users and uses. One linear foot of seating is required for every two linear feet of public or private street frontage.</p> <ul style="list-style-type: none"> <li>The “Passage” Pocket Park; With 74 feet of frontage, 37 linear feet of seating is required with approximately +/-44 feet of retaining wall / seatwall in addition to movable furnishings.</li> <li>The “Plaza” Pocket Park; Requires for 23 linear feet of seating for its 45 feet</li> </ul>

**153.065(I) – Site Development Standards – Walkability Standards**

Code Section	Requirement	Met/Notes
		<p>of frontage, with +/-45 feet of retaining wall / seatwall in addition to movable chairs and fixtures.</p> <p>The requirement is met for all of the Pocket Plazas.</p> <ul style="list-style-type: none"> <li>• BPZ1: 19 ft. frontage = 10 ft. required and 10 ft. combination of bench and plinth. provided</li> <li>• BPZ2: 20 ft. of frontage = 10 ft. required and 10 ft. of boulder seating provided</li> <li>• BPZ3: 26 ft. of frontage = 13 ft. required and 6 ft. combined planters and seating boulders provided</li> <li>• BPZ4: 19 ft. of frontage = 10 ft. required and 7 ft. of seatwall provided</li> </ul> <p>The applicant will continue to work with ART to ensure that a variety of types and sufficient seating amounts are provided in all open spaces.</p>