



June 23, 2016

Basic Site Plan Review

16-038BSP– Bridge Park – Block G

BSD Scioto River Neighborhood District

This is a proposal for a new mixed-use development, including two buildings containing 180 residential dwelling units, approximately 12,000 square feet of office uses, 11,000 square feet of retail uses, and a parking structure located in the Bridge Park Development north of Bridge Park Avenue, south of Tuller Ridge Drive, east of Mooney Street and west of Dale Drive. This is a request for review and approval of a Basic Site Plan Review under the provisions of Zoning Code Section 153.066.

Date of Application Acceptance

Friday, March 27, 2016

Informal Review, Planning and Zoning Commission

Thursday, June 9, 2016

Date of ART Recommendation to City Council

Thursday, June 23, 2016

City Council Determination

Tuesday, July 5, 2016

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	Claudia BSD Scioto River Neighborhood District
<i>Review Type</i>	Basic Site Plan Review
<i>Development Proposal</i>	A mixed-use development, including two buildings containing 180 residential dwelling units, approximately 12,000 square feet of office uses, 11,000 square feet of retail uses, and a parking structure.
<i>Uses</i>	Residential, Retail, Office, Parking, Open Space
<i>Building Types</i>	Corridor Building Type
<i>Basic Plan Waivers</i>	<ol style="list-style-type: none">1) Distance to Publicly Accessible Open Space: <i>Approval</i>2) Location of Parking Structure Entrance/Exit: <i>Approval</i>3) Ground Story Height for Building G1: <i>Approval</i>
<i>Conditions</i>	<ol style="list-style-type: none">1) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and,2) That the applicant work with staff to determine appropriate locations for bicycle parking outside parking structure.
<i>Applicant/Property Owner</i>	BPACQ, LLC
<i>Representative</i>	Russel Hunter, Crawford Hoying

Application Review Procedure: Basic Plan Review

The purpose of a Basic Plan Review is to evaluate, at a conceptual level, the scope, character, and nature of the proposed development and its integration into the BSD Scioto River Neighborhood District. This application is not intended to provide a determination on all project details associated with the public or private realm; further details will be determined with the future Development Plan and Site Plan Reviews. There are preliminary details provided on renderings, such as sign dimensions, that are not intended to be part of this review and will be reviewed in detail in a future application.

The review of the Basic Plan provides an opportunity for public input at the earliest stages of the development process. For projects which are associated with a development agreement between the City and a developer, the Basic Development Plan and Basic Site Plan will be reviewed by City Council, which will determine the required reviewing body for future submittals. A Basic Plan review is required prior to submission for applications for Development Plan and Site Plan Review.

Application History/Schedule

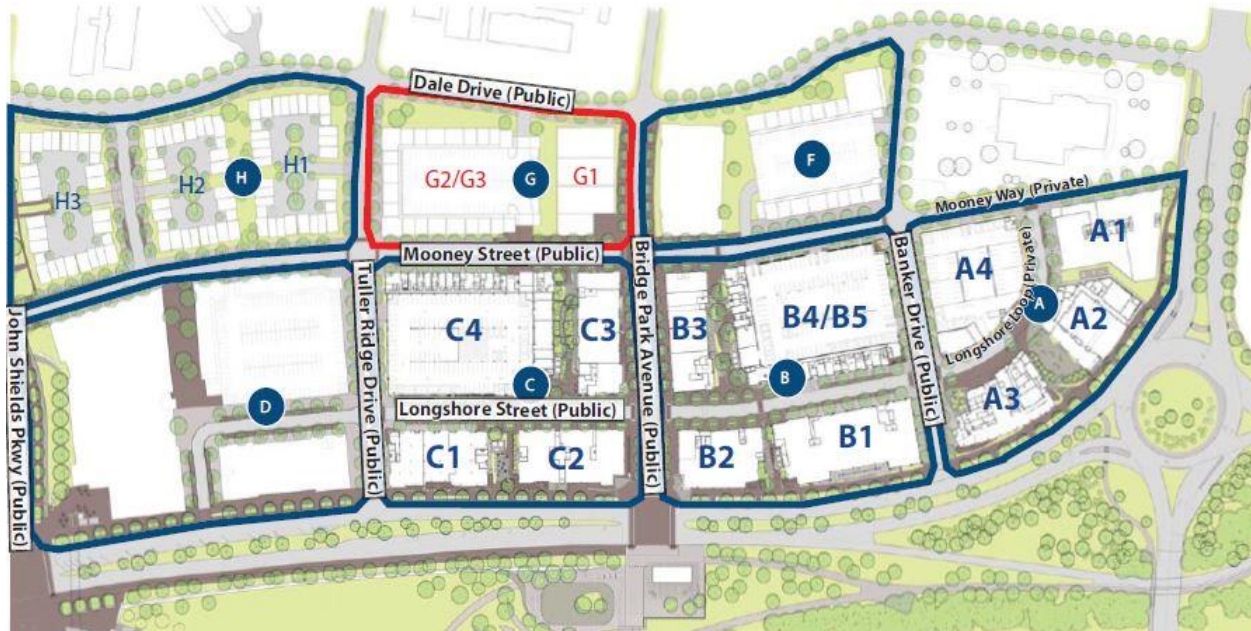
On January 20, 2015, City Council approved a Basic Development Plan for all blocks of the Bridge Park development and Basic Site Plans for only Blocks B and C. City Council made determinations on the Basic Development and Site Plans including 5 waivers to Code requirements and determined the Planning and Zoning Commission as the required reviewing body for future applications. Subsequently, on March 9, 2015 a Preliminary Plat for the entire development was approved. City Council approved a Basic Site Plan for Block A on December 7, 2015 and also determined future reviews by the Commission.

The Planning and Zoning Commission informally reviewed and provided feedback on this proposal on June 9, 2016. Many Commissioners were concerned that the proposed architecture did not provide necessary relief from architectural rhythms established in previously approved blocks of the Bridge Park development. The Commission challenged the applicant to consider future uses of the site and encourage versatile, long-lasting construction wherever possible. The Commission supported the amount and location of the proposed open spaces noting the proposed plaza's design complements the plaza to the west.

On June 16, 2016, the Administrative Review Team reviewed the proposal noting the changes the applicant made to the architecture addresses the Commissions concerns.

June 9, 2016:	Introduction to ART
June 9, 2016:	Informal Review by the Planning and Zoning Commission
June 16, 2016:	Case Review by ART
June 23, 2016:	Recommendation by ART to City Council
July 5, 2016:	City Council Review of Basic Site Plan

Application Overview



The proposed plan includes the development of a two new corridor building in G Block of the Bridge Park development. The proposal is for an approximately 72,000-square-foot, 6-story, mixed used building (G1) containing retail on the first floor, office on the second floor, and a mix of residential units (efficiencies, 1, 2, and 3 bedrooms); an approximately 300,000 square-foot, 5-story, fully residential wrapped parking structure (G2/G3) containing 396 parking spaces and a mix of residential units (micros, efficiencies, 1 and 2 bedrooms); and .33 acres of public open space.

In detail, the proposed project includes:

- 11,000-square-feet of Retail
- 12,000-square-feet of Office
- 180 Residential Units
- 396 Structured Parking Spaces
- .33-acres of Open Space

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Summary of ART Recommendation

The Administrative Review Team has conducted its analysis of the project based on the information submitted. The ART has reviewed this project based on the Bridge Street District zoning regulations and recommends approval of the ten Site Plan Waivers and recognized these Waivers do not result in lesser quality of design and architecture, but are mainly due to site

constraints and functionality of the building. Waivers are listed below followed by additional discussion detail.

Planning, Engineering, Building Standards, and Parks & Open Space

Basic Site Plan Review

Uses. The proposed uses are commercial including retail and office, residential, parking, and open space. All the uses are permitted. The parking structure is a permitted use because it is fully wrapped by residential.

Principles of Walkable Urbanism/Pedestrian-Oriented Design. The Principles of Walkable Urbanism (§153.057(D)) serve as a guiding framework to be used in the review of development proposals to ensure the requirements and standards of the BSD zoning regulations are applied in a manner that contributes to the creation of exceptional walkable, mixed-use urban environments.

The proposed development is located close to the street, within the Required Building Zone (RBZ), creating a pedestrian scale environment. Many of the proposed elements appear to be functional and promote connectivity through a series of paths and sidewalks.

Setbacks. The proposed structures appear to meet all required setbacks since there are multiple fronts associated with these buildings. Staff will ensure this is being met during Site Plan review or a Waiver will be required.

Façade Materials/Transparency. Brick, stone, and glass are the permitted primary building materials for a Corridor Building. The building materials proposed include brick, glass, and cement fiber panels. A Waiver to permit cement fiber panels will be required at Site Plan review. The applicant will need to provide specific information for review and approval of these materials during the final Site Plan review. The applicant will need to provide detailed percentage calculations for the primary material coverage, product information and installation details to adequately support the use of these materials as well as transparency calculations. Approval of Waivers will be required at Site Plan Review, by the designated required reviewing body.

Landscaping. The design of the open spaces and site landscaping are conceptual and will be further refined to meet the requirements and standards for quality open spaces and walkability. Designs, materials and landscape features will be reviewed with the final Site Plan review. The proposal includes 0.33-acre of open space split between a plaza, which connects Dale Drive to Mooney Street, and two pocket plazas located on Dale Drive. Based on the proposed mix of development, 0.84-acre of open space is required to be provided within 660 feet of the primary entrances to the residential and commercial uses located within the development. Due to the topography of the site and the dense, urban development style the applicant is unable to provide all the required open space on site. Given the proximity of the proposed Scioto Riverside Park, the applicant is requesting a Waiver to the distance from a publicly accessible

(660 feet required, 715 feet provided).

Parking. This proposal includes 396 structured parking spaces provided and fully screened by residential in Building G2/ G3. The applicant has indicated more detail will be provided with the Site Plan review with respect to interior circulation and ingress/ egress. A Waiver is requested with this application to permit one of the two required entrances to be located on Dale Drive, a principal frontage street.

Utility and Grading. This proposal includes the provisions of infrastructure for public water, fire protection, sanitary and storm sewer. The applicant should continue to work with Engineering to make any adjustments that are required to the plan.

PART III: APPLICABLE REVIEW STANDARDS

A. Waiver Review Criteria

The Planning and Zoning Commission is required to review the proposed Waivers based on the following review criteria.

1. Open Space Types–Section 153.064(C)(1)-(2) – Distance from Publicly Accessible Open Space – Within 660 feet (required); Within 715 feet (requested).

Criteria Met. Due to the topography of the site and the dense, urban development style the applicant is unable to meet the open space requirement and is requesting existing publically accessible open space in the proposed Scioto Riverside Park be counted toward the open space requirement. Publicly accessible open space must be located within 660 feet of the primary entrance of residential and commercial spaces. The applicant is requesting a Waiver to permit a distance of 715 feet of the primary entrances to provide access to the proposed Scioto Riverside Park.

2. Site Development Standards –Section 153.065(B)(5)(a)(3) – Location of Parking Structure Entrance/Exit Lanes – Entrance/Exit Lanes are not permitted on Principal Frontage Streets except where determined appropriate by the City Engineer.

Criteria Met. Due to the topography of the site, nearly 20 feet from the northeast to the southwest, the applicant is proposing an entrance to the parking structure on Dale Drive, a principal frontage street. Two entrance/exits are required for the parking structure. One is already provided on Mooney Street and due to the grade change it is impractical to provide the second on Tuller Ridge Drive.

3. Building Type –Section 153.062(O) – Ground Story Height – Ground story height must be between 12 feet and 16 feet.

Criteria Met. Due to the grade change along Bridge Park Avenue the first story of Building G1 is 20 feet in height. The request allows for development given the unique site conditions and is consistent with waivers that have been approved for previous blocks of development.

PART IV: ACTION ITEMS

The Administrative Review Team recommends that City Council approve the following Basic Site Plan Waivers and Conditions:

A. Basic Site Plan Review Criteria-Basic Site Plan

The Administrative Review Team has reviewed this application based on the review criteria for applications for Site Plan Review, and recommends the following proposed responses:

1. Site Plan is Substantially Similar to Basic Plan
Not applicable.
2. Consistency with Approved Development Plan
Not applicable.
3. Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065
Met with conditions or Site Plan Review Waivers. As reviewed in this report, all applicable sections of the Code are met, met with conditions, met with Waivers, or will be reviewed at final Site Plan.
4. Safe and Efficient Circulation
Met with Condition. The proposed site layout provides safe and efficient circulation for all modes of travel and is consistent with the Principals of Walkable Urbanism of Section 153.057. The applicant will have to work with staff to address the required improvements along the Dale Drive frontage.
5. Coordination and Integration of Buildings and Structures
Met. The proposed layout of the site and its modern architectural design does provide for coordination and integration of the development within the surrounding area, while maintaining the high quality image of the city.
6. Desirable Open Space Type, Distribution, Suitability, and Design
Waiver and Site Plan Review. The applicant has identified that they are unable to meet the open space provisions on site. Locations of open spaces have been determined. Quality design and details for all open spaces will be determined at Site Plan Review.
7. Provision of Public Services
Site Plan Review. This proposal includes preliminary public utility information. The details for providing services in a desirable manner will need to be coordinated and finalized to the satisfaction of the City Engineer.

8. Stormwater Management

Site Plan Review. The final plans providing stormwater details and design shall be coordinated and finalized to the City Engineer's satisfaction prior to Site Plan Review.

9. Phasing

Met. The applicant has not provided a phasing plan. Confirmation from the applicant that the overall development will be completed in one phase should be provided.

10. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents

Met. The Principles of Walkable Urbanism described in Section 153.057 are incorporated

Recommendation: The Administrative Review Team recommended approval of the proposed Site Plan with the following 2 conditions and 3 Waivers:

B. Conditions-Basic Site Plan

- 1) That the applicant continue to work with staff to detail construction of portions of Dale Drive to a public street standard appropriate for occupancy of the residential units, including construction design and cost sharing; and,
- 2) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

C. Waivers-Basic Site Plan

The Administrative Review Team recommended **approval with conditions noted** to the Planning and Zoning Commission of the following 10 Site Plan Waivers (see above for review criteria):

- 1) **Open Space Types—Section 153.064(C)(1)-(2)** – Distance from Publicly Accessible Open Space – Within 660 feet (required); Within 715 feet (requested). ***Criteria Met.***
- 2) **Site Development Standards –Section 153.065(B)(5)(a)(3)** – Location of Parking Structure Entrance/ Exit Lanes – Entrance/ Exit Lanes not on Principal Frontage Street (required) Entrance/ Exit lane on Principal Frontage Street (requested). ***Criteria Met.***
- 3) **Building Types – Section 153.065(O)(b)** – Ground Story Height – Ground story height must be between 12 feet and 16 feet (required) 20 feet due to grade change (requested). ***Criteria Met.***

D. Required Reviewing Body

City Council should designate a required reviewing body for future applications including Development Plan Review, Site Plan Review, and Master Sign Plan (if applicable).

ANALYSIS AND DETERMINATIONS – BASIC PLAN REVIEW

Applicable Development Plan Review Criteria

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

SPR: Enough information is not available at this stage to determine if requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.

153.060 – Lots & Blocks			
Code Section	Requirement	Notes	Met
(A)	Intent	Intent is to establish a network of interconnected streets with walkable block sizes organized to accommodate multiple modes of transportation. It is intended that block configurations encourage and support the principles of walkable urbanism provided in 153.057(D) and the walkability standards of 153.065(I).	Met
(B)	Applicability	Development Plan Review required due to required subdivision based on proposed block length and block perimeter length; Bridge Street District Street Network.	DPR (Completed 1-20-2015)
(C) General Block and Lot Layout			
(1)(a)-(f)	Interconnected Street Pattern	The network of streets within the Bridge Street District is intended to form an interconnected pattern with multiple intersections and resulting block sizes as designated in 153.060(C)(2).	DPR (Completed 1-20-2015)
(2)	Maximum Block Size	(a) <i>Required Subdivision:</i> Unless otherwise permitted by this chapter, all developments requiring Development Plan Review in accordance with 153.066(E)(1)(b)2-4 shall subdivide consistent with maximum block sizes as required by Table 153.060-A.	DPR (Completed 1-20-2015)
		<i>Sawmill Center Neighborhood Maximum Block Dimensions (from Table 153.060-A)</i>	

		Maximum Block Length: 500 ft.	Proposed Block Length: North: 253 ft. South: 203 ft. East: 449 ft. West: 447 ft.	Met (Completed 1-20-2015)
		Maximum Block Perimeter: 1,750 ft.	Proposed Block Perimeter: 1, 352 ft.	Met (Completed 1- 20-2015)
(3)		(d) <i>Exception:</i> When existing barriers limit the extension of the street network, blocks shall be created to match the above requirements to the maximum extent practicable. Barriers may include such features as a highway, waterway, open space, utility line, roadways with limited access restrictions, or development that is expected to remain.		N/A
(4)	Principal Frontage Streets	(e) Dale Drive		Met (Completed 1- 20-2015)

153.063(C) – Neighborhood Standards – BSD Scioto River Neighborhood

Code Section	Requirement	Met/Notes
(4)	Building Types	(a) Corridor Building Type permitted
(5)	Placemaking Elements	SPR. Additional details regarding activation of public realm in future applications.
(b)	Master Sign Plan	N/A
(6)	Open Spaces	Refer to §153.064

ANALYSIS & DETERMINATIONS – SITE PLAN

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).

SPR: Enough information is not available at this stage to determine if the requirement is met. Details of this nature would be expected as part of the Site Plan Review. The proposal is required to meet Code, or request a Site Plan Waiver.

153.059 – Uses			
Code Section	Requirement	Met, N/A, Adm. Dep., Waiver, Other	
Table 153.059-A	Permitted and Conditional Uses	Met. All proposed Principal and Accessory Uses are permitted. The proposed Principal Uses are: <ul style="list-style-type: none"> • Residential • Retail/Commercial • Office • Parking: 396 spaces (All parking structures completely lined by space available for occupancy along a public or private street frontage are permitted) • Parks and Open Space (0.33 acres provided on site) 	
	Accessory Uses	Met. General Retail and Eating and Drinking associated with the mixed use buildings are proposed as Accessory Uses to the proposed Principal Uses, which are permitted.	
(C)	Use Specific Standards	Parking Structures	N/A. Parking structures not completely lined by space available for occupancy along public and private street frontages require conditional use review. The proposed parking structure is completely wrapped by residential.
		Outdoor Dining and Seating	SPR. None proposed at this time.

153.062 – Building Types (General Requirements)		
Code Section	Requirement	Met/Not Met
(A)	Intent	Met. The proposed building types provide a range of high quality commercial, and residential buildings to reinforce the intended character of the BSD Scioto River Neighborhood District development.
(B)(3)	General Requirements	Met. Zoning Districts: Corridor Building types and Parking Structures are permitted in the BSD Scioto River Neighborhood District. All parking structures completely lined by space available for occupancy along a public or private street frontage are permitted.
		Met. Uses: Proposed uses are permitted in the district and in the building types. The BSD Scioto River Neighborhood Standards permits residential, commercial, office, and open space.
		Met. No Other Building Types: Proposed buildings are consistent with the Corridor Building type, which is permitted in the BSD Scioto River Neighborhood District.
		Met. Permanent Structures: The proposed buildings are permanent

153.062 – Building Types (General Requirements)			
Code Section	Requirement	Met/Not Met	
		structures.	
		N/A. Accessory Structures: None are proposed.	
(C)	General Building Type Layout and Relationships	Met. <i>Incompatible Building Types:</i> There are no building type incompatibilities.	
		Met. <i>Shopping Corridors:</i> At least one street or street segment is required to be designated as a shopping corridor in the BSD Scioto River Neighborhood district. A shopping corridor has been provided along north (Bridge Park Ave. and Riverside Dr.). This was designated with approval of a previous application.	
(D)(1)	Parapet Roof Type Requirements	Met/SPR. <i>Parapet Heights:</i> The applicant has indicated parapets have been designed to screen any roof appurtenances from view from the streets and are no more than 6-feet at adjacent buildings. This will be confirmed at Site Plan Review. (Buildings G1 and G2/G3).	
		Met. <i>Parapet Wraps all Facades:</i> Parapets of varying heights are continuous on all facades of the buildings.	
		Met. <i>Horizontal Shadow Lines:</i> <u>Encouraged</u> to distinguish parapets from upper stories and to define the top of the parapet.	
		Met. <i>Occupied Space:</i> None of the buildings with a parapet roof type incorporate occupied space or a half story within the roof.	
(D)(5)	Other Roof Types	N/A. No other roof type is proposed.	
(D)(4)	Towers	N/A. No towers are proposed.	
(E)(1)	Façade Materials	(a) <i>Percentage of Primary Materials Required:</i> Please refer to 153.062(O) - Building Type Analysis.	See Table Below
		(c) <i>Permitted Primary Materials:</i> Please refer to 153.062(O) - Building Type Analysis.	See Table Below
		(d) <i>Permitted Secondary Materials:</i> Please refer to 153.062(O) - Building Type Analysis.	See Table Below
		(d) <i>EIFS:</i> Permitted for trim only.	SPR
		(g) <i>Clapboard Siding Thickness:</i> Must have minimum butt thickness of a quarter of an inch.	SPR

153.062 – Building Types (General Requirements)			
Code Section	Requirement	Met/Not Met	
		(h) <i>Other High Quality Synthetic Materials</i> : May be approved by the required reviewing body	SPR
(E)(2)	Façade Material Transitions	Met. Vertical façade materials transition at inside corners. (a) Multiple materials proposed vertically: Where proposed, the 'heavier' material in appearance shall be incorporated below the 'lighter' material. (b) Transitions between different colors of same material: Shall occur at locations deemed architecturally appropriate by the required reviewing body. Transition materials are proposed on numerous elevations.	
(E)(3)	Roof Materials	Met/SPR. Parapet Roofs may use any roof materials appropriate to maintain proper drainage. Roof Penetrations are concealed and shall not be visible from principal frontage streets (Dale Drive).	
(E)(4)	Color	Met. The color palette consists of a complementary range of neutral tones with warm color accents.	
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	See Building Type Requirements Tables for each Building	
(F)(2)	Recessed Entrances	Met/SPR. Principal entrances are recessed.	
(F)(3)	Entrance Design	Met/SPR. All principal entrances are at a pedestrian scale and effectively address the street and include design elements to provide prominent entrances along the façade. Commercial uses appear to be consistent.	
(G)	Articulation of Stories on Street Façades	Met. All building façades have been effectively articulated to follow the stories of the buildings.	
(H)(1)	Windows	Met. All proposed windows are aluminum and to be designed to meet transparency requirements.	
(H)(3)	Awnings and Canopies	Met. Canopies on Building G1 are cantilevered metal.	
(I)	Balconies, Porches, Stoops, and Chimneys	Met/SPR. Balconies and stoops appear to meet the minimum open air requirements, façade coverage requirements, and does not extend forward of the RBZ or encroach into right-of-way; and is not designed to meet front or corner RBZ requirements.	
(J)	Treatments at Terminal Vistas	N/A. No terminal vistas present.	

153.062 – Building Types (General Requirements)					
Code Section	Requirement	Met/Not Met			
(K)	Building Variety	Met/SPR. 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: <ol style="list-style-type: none"> (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 			
		Adjacent Buildings	Dominant Material	Recesses and Projections	Entrance/Window Placement
			Required	2 of 4 Required	
		(G1) C3	Y	Y	
		(G1) C4	Y	Y	Y
		(G1) G2/G3	Y		Y
		(G2/G3) C4	Y	Y	
		(G2/G3) H1	Y	Y	Y
(L)	Vehicular Canopies	N/A. No vehicular canopies are proposed.			
(M)	Signs	SPR. The applicant has indicated that the design will be consistent with signs approved in previous approved Blocks.			
(N)(4)(a) 5	Vents, air conditioners and other utility elements	Met. These elements are not proposed to be part of any street-facing façade.			
(N) & (O)	Individual Building Type Requirements	Refer to following section for detailed analysis of each building.			

153.062(O)(5) – Corridor Buildings – G1 and G2/G3

Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	2 Buildings	Met
Front Property Line Coverage (%)	Min. 75%	Greater than 75% on all sides includes open space areas	Met
Occupation of Corner Required (Yes/No)	Yes	Meets requirements at all corners-includes open space	Met
Front Required Building Zone Required (range, ft.)	0-15 ft.	±0' min., 15' max.	Met
Corner Side RBZ Required (range, ft.)	0-15 ft.	0-15ft.	Met
Right-of-Way Encroachment	Awnings, canopies, eaves, patios & projecting signs permitted.	Signs, Awnings (potential) (Building G1)	Met/SPR
Side Yard Setback Required (ft.)	5 ft.	No Side Yard	N/A
Rear Yard Setback Required (ft.)	5 ft.	No Rear Yard	N/A
Minimum Lot Width Required (ft.)	50 ft.	Greater than 50 feet	Met/SPR
Maximum Lot Width Required (ft.)	None	N/A	N/A
Maximum Impervious Lot Coverage (Lot 6)	80%	The applicant is required to provide this detail at Site Plan Review.	SPR
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 80% Impervious Coverage) (Lot 6)	10%	The applicant is required to provide this detail at Site Plan Review.	SPR
Parking Location	Rear of first 3 floors and basement(s), within building	Within building	Met
Loading Facility Permitted (location relative to principal structure)	Rear & Side Façades	Loading and unloading will take place in the garage. Any loading the occurs in the public realm will need to be detailed at SPR.	SPR
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade, Corner	Entrance on Dale Drive	Waiver Required

153.062(O)(5) – Corridor Buildings – G1 and G2/G3			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
	side Façade on non-PFS		
Access	153.062 (n)(1)(c)	N/A	N/A
Minimum Building Height Permitted (ft.)	3 stories	G1: 6 stories G2/G3: 5 stories	Met
Maximum Building Height Permitted (ft.)	6 stories	G1: 6 stories G2/G3: 5 stories	Met
Ground Story Height	12 ft. Minimum 16 ft. Maximum	G1: 20 ft. G2/G3: 12 ft.	Waiver Required
Upper Story Height	10 ft. Minimum 14 ft. Maximum	G1: 10.5 ft. G2/G3: 10.5 ft.	Met
Ground Story Use Requirements	Residential, Office and related support uses permitted per Neighborhood Std.	Retail/Office Not located on a shopping corridor	Met/SPR
Minimum Occupied Space Required (ft.)	30' min depth Mechanical Rooms, service rooms, etc. shall not front a shopping corridor	Greater than 30 ft.	Met
Parking within Building	Rear of first 3 floors; fully in basement(s)	N/A	N/A
Ground Story Street Facing Transparency (%)	Minimum 60% Transparency	G1: The transparency appears to meet the requirement. Calculations are required to be provided with the SPR. G2/G3: The transparency appears to meet the requirement. Calculations are required to be provided with the SPR.	SPR

153.062(O)(5) – Corridor Buildings – G1 and G2/G3			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Upper Story Street Facing Transparency (%)	Minimum 30% Transparency	<p>G1: The transparency appears to meet the requirement. Calculations are required to be provided with the SPR.</p> <p>G2/G3: The transparency appears to meet the requirement. Calculations are required to be provided with the SPR.</p>	SPR
Non-Street Façade Transparency (%)	Minimum 15% Transparency	<p>G1: The transparency appears to meet the requirement. Calculations are required to be provided with the SPR.</p> <p>G2/G3: The transparency appears to meet the requirement. Calculations are required to be provided with the SPR.</p>	SPR
Blank Wall Limitations (Yes/No)	Yes	All elevations appear to meet blank wall limitations requirement	Met/SPR
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	<p>G1: Principal entrances are provide along Bridge Park Avenue and Dale Drive. There are additional entrance to Mooney Street and publicly accessible open space to the north.</p> <p>G2/G3: Principal entrances are provide along Dale Drive, public open space to the south, and Mooney Street.</p>	Met
Number of Street Facade Entrances Required (per ft. of facade)	1 per 75 ft. of façade, minimum	<p>G1: 7 entrances required. Appears to meet the requirement, the entrances for the tenant spaces will be finalized with SPR.</p>	Met/SPR Waiver Maybe Required at SPR

153.062(O)(5) – Corridor Buildings – G1 and G2/G3			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
		G2/G3: 25 entrances required. 13 provided.	
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	N/A	N/A
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	All buildings include sufficient architectural interest and articulation for all vertical increments	Met/SPR
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	All buildings include sufficient architectural interest and articulation.	Met/SPR
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, Metal.	Met/ SPR
Minimum Primary Façade Materials	80%	G1: The applicant will need to verify percentages meet the Code Requirements or request waivers with SPR. G2/G3: The applicant will need to verify percentages meet the Code Requirements or request waivers with SPR.	SPR
Permitted Secondary Materials	Glass fiber	Metal, Fiber Cement.	Met/SPR

153.062(O)(5) – Corridor Buildings – G1 and G2/G3			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
	reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding		
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	Met
Tower(s) Permitted (Yes/No)	Yes	None	N/A

153.064 – Open Space Types (Block G)			
Code Section	Requirement	Notes	Met
(C)(2)	Provision of Open Space	<p>There shall be a minimum of one square foot of publicly accessible open space for every 50 square feet of commercial space or fraction thereof and 200 square feet per residential unit. Required open space shall be located within 660 feet of the main entrance to the commercial space as measured along a pedestrian walkway. The applicant is proposing to use the public park for a portion of the open space requirement. The distance to the park is greater than 660 feet from the main entrance.</p> <p>Based on 174 residential units and 23,000 sq. ft. of commercial for a total of 0.84 acres required.</p>	Met
(D)	Suitability of Open Space	The proposed open space provides connectivity to active open space to the west. It is context sensitive to the location within the Bridge Park development and Bridge Street District.	Met/SPR
(F)	Open Space Types	Required Open Space is provided as a Pocket Plaza and Plazas. These are informal open spaces that serve as an impromptu gathering place designed as a well-defined area of refuge separate from the public sidewalk. Seating areas are required, and special features such as fountains	SPR

153.064 – Open Space Types (Block G)			
Code Section	Requirement	Notes	Met
		and public art installations are encouraged.	
(G) General Requirements			
(1)	Size	(a) <i>Minimum Dimension:</i> Minimum Pocket Plaza dimension is 10 feet. Dimensions will need to be confirmed at the SPR.	SPR
		(b) <i>Minimum Dimension:</i> Minimum Plaza dimension is 60 feet. Dimensions will need to be confirmed at the SPR.	
		(c) <i>Proportion Requirement:</i> Open Space Types (except Greenway) shall be sized at a ratio not more than three to one (3:1), length to width. (d) The Applicant will need to provide the information at SPR.	SPR
(2)	Access	(a) <i>Minimum Percentage of ROW Frontage Required:</i> Plazas and Pocket Plazas require a minimum of 30% of the Open Space perimeter along R-O-W Frontage. Over 30% of the proposed plazas and pocket plazas are along R-O-W frontage.	SPR
(4)	Improvements	(c) <i>Site Furnishings:</i>	SPR
		(d) <i>Public Art:</i>	SPR
		(f) <i>Maximum Impervious and Semi-Pervious Surface Permitted:</i>	SPR
		(h) <i>Fencing and Walls:</i>	SPR

153.065(B) – Site Development Standards – Parking and Loading		
Code Section	Requirement	Met/Notes
(1)(b)	Parking Location	Met. Provided on-site within a parking structure and on-street parking.
(2)	Required Vehicle Parking	<p>Met. G1: 56 parking spaces for residential; 28 parking spaces for general office; and 36 parking spaces for retail. G2/G3 A minimum of 152 parking spaces are required for residential uses.</p> <p>For both buildings a total of 272 parking spaces is required and a total of 396 structured spaces are provided.</p>

153.065(B) – Site Development Standards – Parking and Loading			
Code Section	Requirement	Met/Notes	
		Residential	208 spaces required for a mix of units ranging from micro to three bedroom
		Retail	12,000 square feet at 3 spaces per 1,000 (36 spaces required)
		Future Office	11,000 square feet at 2.5 per 1,000 (28 spaces required)
(2)(b)6	Adjustments to Required Vehicle Parking: Demonstration of Parking Need	Met/SPR. No adjustments are needed.	
(3)	Required Bicycle Parking	<p>Met. 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 at building permitting, subject to Planning approval.</p> <p>The applicant is encouraged to provide creative bike rack types for review and approval through the permitting process.</p>	
(4)	Off-Street Parking Space and Aisle Dimensions	Met. 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.	
(5)	Parking Structure Design	<p>Met. <i>Overall Number of Entrance/Exit Lanes:</i> The parking structure contains a total of 396 Spaces, and provides 2 Entrances, each with one entrance and one exit lane each ((1 per 300 spaces required) and 2 Exit Lanes (1 per 200 spaces required)).</p> <p>Met/SPR. <i>Entrance/Exit Lane Width 24 ft. max at Right of Way:</i> All Entrance/Exits will comply with the 24 foot maximum width.</p> <p>Waiver Required. <i>No Entrance/Exit Lanes on PFS:</i> Proposed Entrance/Exit on Dale Drive.</p> <p>Met. <i>Number of Entrances along Frontage:</i> One entrance is permitted for each 200 feet of frontage.</p>	
		Met/SPR. <i>Stacking Spaces:</i> Two, 20 foot long stacking spaces will be required to be provided between the entry gate and the street, and may not encroach sidewalk or public ROW. The proposed stacking spaces will be provided internal to the parking structure.	
		Met/SPR. <i>Interior Circulation, Aisle Length:</i> Maximum parking structure aisle lengths will not exceed 400 feet.	
		Met/SPR. <i>Interior Circulation, Ceiling Clearance:</i> A minimum ceiling clearance of 12 ft. is required where the garage has street frontage, and	

153.065(B) – Site Development Standards – Parking and Loading		
Code Section	Requirement	Met/Notes
		<p>the parking structure shall be designed and constructed to allow potential occupancy of the first 20 feet of building depth.</p> <p>Design of all other parking structures and upper levels shall include a minimum ceiling clearance of 8.5 ft. The applicant states that the parking structure will meet these requirements and details will need to be verified at SPR.</p> <p>SPR. Pedestrian Safety, Stairwell Visibility: 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.</p> <p>SPR. Pedestrian Safety, Pedestrian Circulation: The maximum distance between parking spaces and the nearest exist stairwell shall be 200 feet.</p> <p>SPR. Pedestrian Safety, Pedestrian Circulation/Elevator Access: 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.</p> <p>SPR. Pedestrian Safety, Surveillance</p>
(6)	Surface Parking Lot and Loading Area Design and Construction	N/A. No surface parking areas.
(7)	Required Loading Spaces	Met/SPR. Plan appears to show sufficient loading spaces.