



June 23, 2016

## **Basic Development Plan/ Basic Site Plan**

### **16-039BDP/BSP – Bridge Park – Block H**

### **BSD Scioto River Neighborhood District**

This is a request for a residential condominium development consisting of 73 townhome units with parking below each unit. The site is surrounded by John Shields Parkway to the north, Dale Drive to the east, Mooney Street to the west, and Tuller Ridge Drive to the south. This is a request for review and recommendation of approval by the Administrative Review Team of a Basic Development Plan/Basic Site Plan Review under the provisions of Zoning Code Section 153.066.

#### **Date of Application Acceptance**

Friday, May 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**

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<i>Zoning District</i>	BSD Scioto River Neighborhood District
<i>Review Type</i>	Basic Development Plan and Basic Site Plan Review
<i>Development Proposal</i>	This is a request for a residential condominium development consisting of 73 townhome units with parking below each unit on approximately 5.02-acres.
<i>Uses</i>	Dwelling, Townhouse, Open Space, Pool
<i>Building Types</i>	Corridor Building Type

### *Basic Site Plan Waivers*

- 1) Front Property Line Coverage (%): *Approval*
- 2) Roof Type(s) Permitted (types): *Approval*

### *Conditions*

- 1) That the applicant submit a parking plan that includes location of all on-street spaces that will count toward meeting the minimum parking requirement.
- 2) That the applicant continue to work with Staff to determine the width and location of the Greenway.
- 3) 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.
- 4) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

<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**

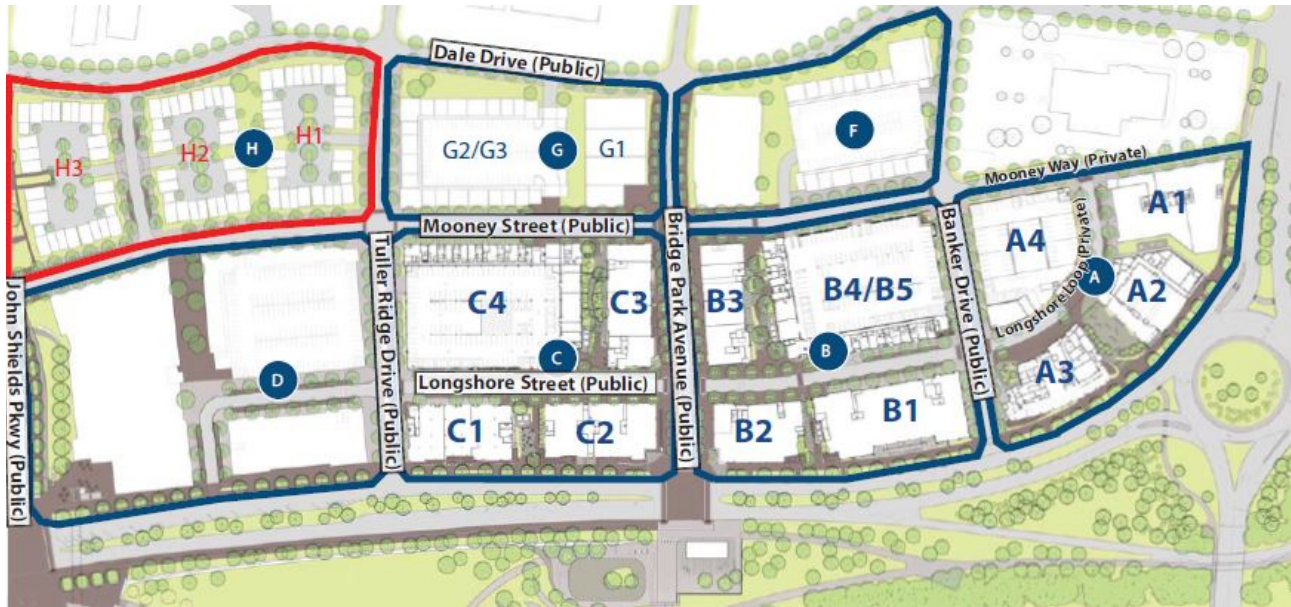
On January 20, 2015, City Council reviewed a Basic Development Plan for all blocks of the Bridge Park development and Basic Site Plan for only Blocks B and C. City Council made determinations on the Basic Development and Site Plans including 5 waivers to the Code requirements and the required reviewing 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 was supportive of the amount and location of the proposed open spaces noting the 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



This is a request for review and informal, non-binding feedback for the construction of townhome units in Block H of Bridge Park. The project proposes 6 Single-Family Attached residential buildings. The buildings include ground floor parking access through an interior auto court with multi-level units surrounding. A new public street is proposed to connect Mooney Street to Dale Drive.

In detail, the proposed project includes:

- 73 Residential Condominium Units with garage units
- Private and Public Open Space
- 38 off-street parking spaces

## 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 also reviewed the proposal in light of the detailed review standards and the applicant is aware that additional information will be needed as this proposal advances to Development Plan and Site Plan Review.

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

### Basic Development Plan

*Streets.* The site is bound by four public streets: John Shields Parkway, Mooney Street, Tuller Ridge Drive, and Dale Drive. A public street, Larimer Drive, is proposed between proposed Lots 10 and 11. Proposed Larimer Drive will provide access to the units and is necessary in order to meet Block and Layout requirements provided in the zoning code.

*Block/Access.* The proposed development is shown as a single block with two lots. The Neighborhood Standards permit the block to be longer than required by the Lots and Blocks portion of the Code.

*Plat.* A Preliminary Plat was previously approved for the entire Bridge Park development and a revised preliminary plat and final plat has been submitted. This plat required an update to include Larimer Drive and new Lots 10 and 11. The applicant will continue to work with Staff on finalizing the details of the revised plat.

### Basic Site Plan

*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 creating a pedestrian scale environment. Many of the proposed elements appear to be functional and promote connectivity through 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. It appears that the steps at some of the front entrances may encroach into the right-of-way. As the structural details are finalized at Site Plan Review, this may be resolved. Depending on final layout, a waiver may be required for the steps to encroach.

*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 as a primary material 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 information. A Waiver for these percentages may be required. Approval of Waivers will be required at Site Plan Review, by the designated reviewing body.

*Required Bicycle Parking.* This proposal includes bicycle parking within the individual garage units. The applicant was encouraged to provide additional bicycle parking outside of units.

*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 applicant is proposing use of permeable pavers within the auto-court. A pool is proposed as part of the open space. The applicant is proposing a private open space that would not be included for open space requirements. The applicant has noted that the space could be accessible to the public as a midblock pedestrian crossing, but would be designed for private use.

*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.

**Washington Township Fire Department, Police, Economic Development**

No comments.

## **PART III: APPLICABLE REVIEW STANDARDS**

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### **A. Waiver Review Criteria**

The Administrative Review Team is required to review the proposed Waivers based on the following review criteria.

1. Building Type–Section 153.062(O)(4) – Front Property Line Coverage – The structure is required to cover a minimum of 75% of the front property line. A portion of Building H1 is approximately 70% at the easterly boundary and 52% at the southerly boundary. The public space has been designed to give the appearance of a closer setback through plaza areas, walls, and landscaping.

*Criteria Met.* Due to usability of the interior of the units and the design of the auto-court for proper circulation, the layout options for the structure were limited.

2. Building Type–Section 153.062(O) (5) –Permitted Roof Types— Towers are permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type. Towers will be necessary in order to provide access to the roof top decks.

*Criteria Met.* The addition of the towers will add architectural interest and variety to the buildings, in addition to functionality. The request will further enhance the design character and provide interest and articulation along the street frontages.

### **B. Basic Plan Review Criteria-Basic Site Plan**

The Administrative Review Team should review this application based on the review criteria for applications for Site Plan Review, and consider 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 appropriate 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 conditions and Site Plan Review.* The applicant will need to work with Staff to ensure the development will be consistent with the Principles of Walkable Urbanism of Section 153.057. The applicant will have to continue working with staff to address the required finished 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  
*Site Plan Review.* Locations and quality of 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 should be continued to be developed when designing the proposed open spaces and frontage along all street frontages.

## PART IV: ART RECOMMENDATIONS

**Basic Plan**-The Administrative Review Team recommends that City Council consider the following Basic Plan Waivers and Conditions:

### *Basic Plan Waivers*

- 1) Front Property Line Coverage (%): *Approval*
- 2) Roof Type(s) Permitted (types): *Approval*

### *Conditions*

- 1) That the applicant submit a parking plan that includes location of all on-street spaces that will count toward meeting the minimum parking requirement.
- 2) That the applicant continue to work with Staff to determine the width and location of the Greenway.
- 3) 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,
- 4) That the applicant work with staff to determine appropriate locations for bicycle parking outside of the individual units.

## ANALYSIS & DETERMINATIONS – DEVELOPMENT PLAN

### *Applicable Site Plan Review Criteria*

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

DPR: 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 Development Plan Review. The proposal is required to meet Code, or request a Development Plan Waiver.

153.059 – Uses (Block H)			
Code Section	Requirement	Met, N/A, Adm. Dep., Waiver, Other	
Table 153.059-A	Permitted and Conditional Uses	<b>Met.</b> All proposed Principal and Accessory Uses are permitted. The proposed Principal Uses are: <ul style="list-style-type: none"> <li>• Dwelling, Townhouses</li> <li>• Parks and Open Space (0.45 acres provided on site)</li> </ul>	
(C)	Use Specific Standards	Dwelling, Townhouses	<b>Met.</b> No existing single-family attached residential units located across the street.
153.060 – Lots & Blocks Block H			



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	Met
<b>(C) General Block and Lot Layout</b>			
(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)	Met
(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.	Met
		<i>Scioto River Neighborhood Maximum Block Dimensions (from Table 153.060-A)</i>	
		Maximum Block Length: 500 ft.	Proposed Block Length: North: 401; South: 322; East: 435; West: 375 Met
		Maximum Block Perimeter: 1,750 ft.	Proposed Block Perimeter: ±1,533 ft. Met
		(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) John Shields Parkway and Dale Drive are principal frontage streets.	N/A
(5)	Block Access Configurations	(f) Mid-block access requirements are being met.	Met
(6)	Mid-Block Pedestrianway	(g) Required on Shopping Corridor	N/A

(7), (8)	Lot Dimensions and Configurations	Building type requirements, interior lot lines perpendicular to street right-of-way, no flag lots proposed.	<b>Met</b>
(9)	Street Frontage	Frontage on John Shields Parkway, Dale Drive, Tuller Drive, and proposed Larimer Street.	<b>Met</b>

### 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	<b>SPR</b>
(b)	Master Sign Plan	<b>N/A</b>
(6)	Open Spaces	<b>Refer to §153.064</b>

### 153.061 – Street Types (Block H)

Code Section	Requirement	Notes	Review Procedures
(A)	Intent	The proposed Principal Uses are permitted. The proposed Principal Use is Townhouse Dwellings.	<b>None</b>
(C)	Street Network	Proposed Larimer Street with 60-foot R-O-W to meet requirements.	<b>Met</b>
(E)	Street Elements	Detail provided at SPR or Plat Review	<b>SPR</b>
(F)-(G)	Curb Radii and Fire Access	Detail provided at SPR or Plat Review	<b>Plat Review</b>

## 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 (Block H)			
Code Section	Requirement	Notes	Review Procedures
Table 153.059-A	Permitted Uses	The proposed Principal Uses are permitted. The proposed Principal Use is Townhouse Dwellings.	None

153.062 – Building Types (Block H)		
Code Section	Requirement	Met/Not Met
(A)	Intent	<b>Met.</b> The proposed building types provide a range of high quality architecture with to reinforce the intended character of the BSD Scioto River Neighborhood District development.
(B)(3)	General Requirements	<b>Met. <i>Zoning Districts:</i></b> Corridor Building types and Parking Structures are permitted in the BSD Scioto River Neighborhood District.
		<b>Met. <i>Uses:</i></b> Proposed uses are permitted in the district and in the building types. The BSD Scioto River Neighborhood Standards permit Townhouse Dwellings.
		<b>Met. <i>No Other Building Types:</i></b> Proposed buildings are consistent with the Corridor Building Type, which is permitted in the BSD Scioto River Neighborhood District.
		<b>Met. <i>Permanent Structures:</i></b> The proposed buildings are permanent structures.
		<b>Met/SPR. <i>Accessory Structures:</i></b> A pool house is proposed in the open space and will be designed to meet requirements.
(C)	General Building Type Layout and Relationships	<b>Met. <i>Incompatible Building Types:</i></b> There are no building type incompatibilities.
		<b>Met. <i>Shopping Corridors:</i></b> 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 principal frontage streets to the north (Bridge Park Ave. and Riverside

153.062 – Building Types (Block H)			
Code Section	Requirement	Met/Not Met	
		Dr.). This was designated with approval of a previous application.	
(D)(1)	Parapet Roof Type Requirements	<b>Met/SPR. Parapet Heights:</b> Parapets have been designed to screen any roof appurtenances from view from the streets and are no more than 6-feet at adjacent buildings.	
		<b>Met. Parapet Wraps all Facades:</b> Parapets of varying heights are continuous on all facades of the buildings	
		<b>Not Met. Horizontal Shadow Lines:</b> <u>Encouraged</u> to distinguish parapets from upper stories and to define the top of the parapet.	
		<b>Met. Occupied Space:</b> None of the buildings with a parapet roof type incorporate occupied space or a half story within the roof.	
(D)(5)	Other Roof Types	<b>Met.</b> Meets the requirements for flat roof type. No uninterrupted vertical walls, not within BSD Historic Core.	
(D)(4)	Towers	<b>Refer to Individual Building Type Requirements Tables (Waiver Required)</b>	
(E)(1)	Façade Materials	(a) <i>Percentage of Primary Materials Required:</i> Please refer to 153.062(O) - Building Type Analysis.	<b>See Table Below</b>
		(c) <i>Permitted Primary Materials:</i> Please refer to 153.062(O) - Building Type Analysis.	<b>See Table Below</b>
		(d) <i>Permitted Secondary Materials:</i> Please refer to 153.062(O) - Building Type Analysis.	<b>See Table Below</b>
		(d) <i>EIFS:</i> Permitted for trim only.	<b>SPR</b>
		(g) <i>Clapboard Siding Thickness:</i> Must have minimum butt thickness of a quarter of an inch.	<b>SPR</b>
		(h) <i>Other High Quality Synthetic Materials:</i> May be approved by the required reviewing body	<b>SPR</b>
(E)(2)	Façade Material Transitions	<b>Met.</b> 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	<b>Met.</b> Parapet Roofs may use any roof materials appropriate to maintain	

153.062 – Building Types (Block H)		
Code Section	Requirement	Met/Not Met
		proper drainage. Roof Penetrations are concealed and shall not be visible from principal frontage streets (John Shields Parkway)
(E)(4)	Color	<b>Met.</b> The color palette consists of a complementary range of earth tones and neutral to dark colors.
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	<b>See Building Type Requirements Tables for each Building</b>
(F)(2)	Recessed Entrances	<b>Met/SPR.</b> Principal entrances incorporate raised stoops of at least three steps and appears to be setback 5-feet.
(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 provide prominent entrances along the façade.
(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> All proposed windows are aluminum.
(H)(3)	Awnings and Canopies	<b>Met/SPR.</b> The proposed sunscreens will be designed to meet canopy requirements.
(I)	Balconies, Porches, Stoops, and Chimneys	<b>Met/SPR.</b> Does not extend into R-O-W. Balcony and stoop size to be determined at site plan review.
(J)	Treatments at Terminal Vistas	<b>N/A.</b> No terminal vistas are present.
(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
(L)	Vehicular Canopies	<b>N/A.</b> No vehicular canopies are proposed.
(M)	Signs	<b>SPR.</b> Any directional shall be shown on final plan and designed to meet Bridge Street District code requirements.
(N)(4)(a)5	Vents, air conditioners and other utility	<b>Met.</b> These elements are not proposed to be part of any street-facing façade.

153.062 – Building Types (Block H)		
Code Section	Requirement	Met/Not Met
	elements	
(N) & (O)	Individual Building Type Requirements	<i>Refer to following section for detailed analysis of each building.</i>

153.062(O)(5) – Block H – Corridor Building (Townhouses)			
Building Type Requirements	Code Requirement	Provided	Met, N/A, Adm. Dep., Waiver, Other
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	6 Buildings (3 Pairs)	Met
Front Property Line Coverage (%)	Min. 75%	<b>Lot 11:</b> North: ±76% South: ±80% East: ±75% West: ±90%  <b>Lot 10:</b> West: 83% North: 86% East: 69.6 (without streetwall) South: 52.6%	Waiver may be required (SPR)
Occupation of Corner Required (Yes/No)	Yes	Walkway and landscaped areas	Met
Front Required Building Zone Required (range, ft.)	0-15 ft.	Ranging from 0-15ft.	Met
Corner Side RBZ Required (range, ft.)	0-15 ft.	Ranging from 0-15ft where provided	Met
Right-of-Way Encroachment	Awnings, canopies, eaves, patios & projecting signs permitted.	Steps project into right-of-way along	Waiver may be required (SPR)
Side Yard Setback Required (ft.)	5 ft.	N/A (No side yard)	N/A
Rear Yard Setback Required (ft.)	5 ft.	N/A (No rear yard)	N/A
Minimum Lot Width Required (ft.)	50 ft.	Lot 10: Width 355; Length ±380 Lot 11: Width ±158; Length ±508	Met/SPR

<b>153.062(O)(5) – Block H – Corridor Building (Townhouses)</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
Maximum Lot Width Required (ft.)	None	N/A	<b>N/A</b>
Maximum Impervious Lot Coverage (Lot 10 and Lot 11)	80%	The requirement appears to be met and will be confirmed at site plan review.	<b>Met/SPR</b>
Additional Semi-Pervious Lot Coverage Permitted (Lot 10 and Lot 11)	10%	No semi-pervious materials are proposed	<b>N/A</b>
Parking Location	Rear or within building	Within Building	<b>Met</b>
Loading Facility Permitted (location relative to principal structure)	Rear & Side Façades	N/A	<b>N/A</b>
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade, Corner side Façade on non-PFS	Rear façade (Access from non-principal frontage street)	<b>Met</b>
Access	153.062 (n)(1)(c)	One shared driveway from neighborhood street to interior auto-court	<b>Met</b>
Minimum Building Height Permitted (ft.)	3 stories	3-4 stories	<b>Met</b>
Maximum Building Height Permitted (ft.)	6 stories	3-4 stories	<b>Met</b>
Ground Story Height	12 ft. Minimum 16 ft. Maximum	Ranging from 14 ft.- 16 ft.	<b>Met</b>
Upper Story Height	10 ft. Minimum 14 ft. Maximum	12	<b>N/A</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	N/A	<b>Met</b>



<b>153.062(O)(5) – Block H – Corridor Building (Townhouses)</b>			
<b>Building Type Requirements</b>	<b>Code Requirement</b>	<b>Provided</b>	<b>Met, N/A, Adm. Dep., Waiver, Other</b>
Parking within Building	Rear of first 3 floors; fully in basement(s)	Parking within Building	<b>N/A</b>
Ground Story Street Facing Transparency (%)	Minimum 60% Transparency	Transparency to be calculated at SPR	<b>Waiver may be required (SPR)</b>
Upper Story Street Facing Transparency (%)	Minimum 30% Transparency	Transparency to be calculated at SPR	<b>Waiver may be required (SPR)</b>
Non-Street Façade Transparency (%)	Minimum 15% Transparency	Interior	<b>Met/SPR</b>
Blank Wall Limitations (Yes/No)	Yes	No windowless walls present	<b>Met</b>
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	All building principal entrances face a street.	<b>Met</b>
Number of Street Façade Entrances Required (per ft. of facade)	1 per 75 ft. of façade, minimum	This requirement appears to be met.	<b>Met/SPR</b>
Parking Lot Façade Number of Entrances Required	Not Required	N/A	<b>N/A</b>
Mid-Building Pedestrianways Required (# per ft. of facade)	1 required for buildings longer than 250 ft. in length	N/A Not on a shopping corridor	<b>N/A</b>
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	<b>Met</b>

<b>153.062(O)(5) – Block H – Corridor Building (Townhouses)</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)	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.	<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, Cement Fiber Panels	<b>Waiver may be required (SPR)</b>
Minimum Primary Façade Materials	80%	Appears to meet requirement. Site Plan Review required.	<b>Met/SPR</b>
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding	Metal Sun Screen and Railings	<b>Met/SPR</b>
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet and Tower	<b>Waiver Required</b>
Tower(s) Permitted (Yes/No)	No	Multiple Towers proposed. Final quantity to be reviewed at SPR	<b>Waiver may be required (SPR)</b>

<b>153.064 – Open Space Types (Block H)</b>
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Code Section	Requirement	Notes	Met
(C)(2)	Provision of Open Space	There shall be a minimum of 200 square feet of publicly accessible open space for every 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.  Based on 73 residential units, 0.35-acres of open space is required. Applicant states that 0.45 square feet of open space is provided as Greenway.	<b>Met</b>
(D)	Suitability of Open Space		<b>SPR</b>
(F)	Open Space Types	Required Open Space is provided as a Greenway— combination of an informal and well organized, primarily linear open spaces that serve to connect open space types and major destinations. Portions may follow and preserve a natural feature, or man-made features such as a street. Can be used to define edges of neighborhoods and districts and may be directly adjacent to other open space types.	<b>SPR</b>
<b>(G) General Requirements</b>			
(1)	Size	<i>Minimum Acreage:</i> 1 acre (.45-acres proposed within the development, cumulatively, the entire greenway portion meets this requirement) <i>Maximum:</i> None	<b>Met</b>
		<i>Minimum Dimension:</i> Minimum Pocket Plaza dimension is 30 feet, with average of 60. Minimum Dimension proposed is between 30-60 feet.	<b>Met</b>
(2)	Access	(a) <i>Minimum Percentage of ROW Frontage Required:</i> Pocket Plazas require a minimum of 50% of the Open Space perimeter along ROW Frontage.  100% is along John Shields Parkway	<b>SPR</b>
(4)	Improvements	(c) <i>Site Furnishings:</i>	<b>SPR</b>
		(d) <i>Public Art:</i>	<b>SPR</b>
		(f) <i>Maximum Impervious and Semi-Pervious Surface Permitted:</i>	<b>SPR</b>
		(h) <i>Fencing and Walls:</i>	<b>SPR</b>

153.065(B) – Site Development Standards – Parking and Loading (Block H)		
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	<b>Met with Condition/Parking Plan Approval.</b> Townhouses require a minimum of 2 spaces/dwelling unit for a minimum of 146 parking spaces. The parking plan has been provided that identifies 38 on-street parking spaces and 115 spaces within units for a total of 153 spaces available.
(2)(b)6	Adjustments to Required Vehicle Parking: Demonstration of Parking Need	<b>TBD.</b> The required reviewing body may approve a parking plan for fewer than the minimum required parking spaces or more than the maximum based on a demonstration of parking need by the applicant.
(3)	Required Bicycle Parking	<p><b>Met.</b> A total of 62 bicycle parking spaces are required for the commercial uses (one space for every 10 spaces required for commercial uses) The plans show that 75 bicycle parking spaces are provided throughout the site, including spaces in the parking structure. The applicant should consider including additional bicycle parking on-site for visitor and residents, outside of the individual units.</p> <p>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	<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.
(6)	Surface Parking Lot and Loading Area Design and Construction	<b>N/A.</b> No surface parking areas.
(7)	Required Loading Spaces	<b>SPR.</b> The proposal appears to meet all loading requirements.