



PLANNING REPORT

Administrative Review Team

Thursday, July 13, 2017

Case Summary

Agenda Item	1
Title	TownePlace Suites by Marriott
Case Number	17-044BPR
Proposal	Construction of a five-story, 64,000-square-foot hotel with 105 guest rooms and associated site improvements.
Request	Review and recommendation of approval to the Planning and Zoning Commission for a <u>Basic Plan Review</u> under the provisions of Zoning Code Section 153.066.
Site Location	South side of Upper Metro Place, approximately 550 feet west of the intersection with Frantz Road.
Applicant	Steven M. Roberts, Architect.
Case Managers	Logan Stang, Planner I (614) 410-4652 lstang@dublin.oh.us
Recommendation	Approval to the Planning and Zoning Commission with the following conditions and Waivers:

Basic Plan Waivers

- 1) Front Property Line Coverage
- 2) Front Required Build Zone
- 3) Parking Location
- 4) Ground Story Height
- 5) On-Site Parking
- 6) Mid-Block Pedestrianway

Conditions

- 1) The applicant submit a preliminary and final plat either prior to or concurrently with the Site Plan Review;
- 2) The applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan Review;
- 3) That the applicant revise the civil drawings to coordinate with the proposed property configuration, prior to filing for Site Plan Review;
- 4) That the applicant continue to work with staff on the location of the northern access point with the Site Plan Review;
- 5) That the applicant provide an updated tree survey and tree preservation/replacement plan with the Site Plan Review;
- 6) That the applicant submit a parking plan for the proposed adjustment with the Site Plan Review; and,
- 7) That final details regarding landscaping, lighting, utilities and stormwater management be provided with the Site Plan Review.



City of Dublin

17-044BPR
Basic Plan Review
TownePlace Suites Marriott
5155 Upper Metro Place

0 150 300
Feet



Facts	
Site Area	±2.4 acres
Zoning	BSD-C, Bridge Street District - Commercial
Surrounding Zoning	North: BSD-C, Commercial (Embassy Suites) East: BSD-C, Commercial (Vacant Parcel) West: BSD-C, Commercial (Multi-tenant Office) South: Planned Unit Development, Waterford Village (Extended Stay America)
Site Features	<ul style="list-style-type: none"> • Single access drive located in the center of the site. • Mature and dense tree row along the southern property line. • Stone walls on either side of the entry drive adjacent to the sidewalk. • Earth mound along edge of Upper Metro Place.
Review Process	<p>Code requires Basic Plan approval by the Planning and Zoning Commission as the first step in the Bridge Street District review process. The following outlines the review and approval procedures and the general sequence of each required application:</p> <ol style="list-style-type: none"> 1. Basic Plan Review: Reviewed by ART with recommendations forwarded to the Planning and Zoning Commission for determinations within 28 days. 2. Preliminary Plat/Final Plat: Reviewed with a recommendation from the Planning and Zoning Commission to City Council. 3. Development Plan/Site Plan Application: Reviewed by the ART with a recommendation forwarded to the final determining body as designated by the Planning and Zoning Commission for a determination within 42 days. 4. Building Permits through Building Standards.

Details and Analysis	
Basic Plan Review	
Proposal	This is a request for a new five-story development consisting of approximately 64,000 square feet of hotel space with 105 guest rooms; and associated site improvements on the south side of Upper Metro Place. The site contains a total of 112 parking spaces with two access points along the inside curve of Upper Metro Place and is currently an undeveloped parcel.
Use	The Bridge Street District – Commercial district permits a variety of uses such as general office, restaurants, retail, hotel, and institutional. The proposed hotel use meets the permitted uses outlined in the zoning code and is consistent with surrounding development in this area of the Bridge Street District.
Layout	The proposed site layout includes a single building located along Upper Metro Place with parking behind extending to the southern property line. An existing access drive is relocated to the east of the building with a new access drive

Details and Analysis	Basic Plan Review
	<p>proposed in the southwest corner of the site. A public open space is shown near the main entrance along Upper Metro Place with a private patio and amenity area on the south façade facing the parking area. Mechanicals are shown near the west elevation with visibility from the public street.</p>
Lots and Blocks	<p>The proposed plans include the creation of a new parcel, which requires a development plan; and a preliminary and final plat. The proposal includes the adjustment of property lines along with the removal of existing platted setbacks. Additionally, the site is part of a pre-existing block that lies along the southern edge of the Bridge Street District created by existing infrastructure and development. The applicant will be required to file the subsequent applications prior to or concurrently with the final site/development plan review.</p>
Dimensional Requirements	<p>Code requires a minimum of 95% Front Property Line Coverage, with 33% provided along Upper Metro Place. Due to the curvature of Upper Metro Place along with an existing utility easement the proposed building is located outside of the Required Build Zone (RBZ). Waiver approval is required for these deviations to address the proposed development. Additional details regarding the RBZ treatment along Upper Metro Place will be required with the Site Plan Review.</p>
Scale and Height	<p>The site is located in a critical location and acts as an integral transition between the Bridge Street District and existing development within Metro Center. Code does not limit the height of new development when adjacent to non-BSD zoning districts however the Mixed Use Building Type does have a maximum limit of 5-stories. The proposed massing is appropriate for this site and transition given the existing Embassy Suites hotel to the north with 8-stories and the 3-4-story office building and Extended Stay America to the south.</p>
Architecture and Materials	<p>For Mixed Use Buildings, Code permits stone, brick, and glass as primary building materials. Permitted secondary materials include reinforced gypsum, wood siding, fiber cement siding, metal, and architectural metal panels and cladding. Excluding fenestrations, the primary material must account for 80% of the façade unless otherwise approved by the required reviewing body. Additionally, the Code requires vertical and horizontal façade articulations and 15-70% façade transparency, depending on street frontage.</p> <p>Minimal details regarding materials, building type details and transparency are provided at this Basic Plan Review. Preliminary calculations indicate the transparency along the various elevations will not be met, which will require a Waiver. Additionally, Code requires limitations of blank walls along the south and north elevations as green walls or similar elements cannot be used to meet this requirement. Planning recommends continual refinement of these details at the Site Plan Review stage.</p>

Details and Analysis		Basic Plan Review
Circulation and Parking	The proposal includes a 112 space parking lot with two access points, one existing to be relocated and one new in the southwest corner. Code permits 2 space per 3 guest rooms in addition to 4 spaces per 1,000 square feet of accessory use area. The proposal is permitted 70 spaces minimum with a maximum of 125% of the required number or 88 spaces. Due to the adjustment exceeding the maximum allowed by code the proposal will require approval of a parking plan with the Site Plan Review.	
Open Space	The code requires open space be provided in conjunction with development; 1-square-foot per 50 square feet of commercial space is required within 660 feet of the main entrances. The required reviewing body may determine if an existing open space meets the requirements for the provision of open space for a development. The proposal includes a 1,279 square foot pocket park/pocket plaza meeting the minimum requirement on the north side of the building. The existing easement also provides additional streetscape treatment along the front of the structure. The details will be more clearly defined as the project moves forward including streetscape element phasing, landscaping, lighting, service structures, and ADA accessibility.	
Tree Preservation & Replacement	The existing site contains a dense tree row running along the majority of the southern property line in addition to a small area in the center of the site. The applicant has provided a tree survey indicating the existing conditions, species, and sizes of all trees on the property. After a close inspection it was identified that a number of areas were not included in the survey. The applicant will be required to provide an updated survey with the site plan review as well as a tree replacement & preservation plan accounting for all inches removed with this proposal and replaced on-site or with a fee-in-lieu.	
Roads, Utilities & Stormwater Management	<p>No additional public streets are proposed as part of this development. The applicant will continue to work with staff on the proposed location of the relocated access drive to ensure spacing requirements are met with the existing development.</p> <p>The existing utilities are available and would service the proposed structure and site. Stormwater management will be addressed at Site Plan Review.</p>	

Analysis	Basic Plan Review
Process	The designated reviewing body is required to review the Basic Site Plan and Development Plan based on the following review criteria.
Basic Site Plan Review	
Similar to Basic Plan	Not Applicable.
Consistency with Development Plan	Not Applicable.

Analysis	Basic Plan Review
Meets Sections 153.059 and 153.062-153.065	Criterion met with Conditions and Waivers. Additional details and refinement is required of the proposal as it moves forward. The plans should be revised to reflect the consistent lot configuration and proposed development. The applicant will continue to refine the architectural details and Building Type requirements, as part of the Site Plan Review. Waivers are required for ground story building height, front property line coverage and required build zone along Upper Metro Place, parking location, and mid-block pedestrianways.
Safe and Efficient Circulation	Criterion met with condition. The proposal provides sufficient vehicular circulation through the site, along with pedestrian connections to the public street and neighboring properties. The applicant will continue to work with staff on the location of the northern access point with the Site Plan Review.
Coordination and Integration of Buildings and Structures	Criterion met. The proposal is an integral transition between the Bridge Street District development and existing development within Metro Center. The site allows for continuation of similar development to the east to further enhance the edge of the district and transition to existing structures.
Consistency with Policy Documents	Criterion met. The proposal is consistent with City of Dublin's policies and Bridge Street District zoning code. Additional details will be finalized with the Site Plan Review.
Desirable Open Space	Criteria met with conditions. The applicant has identified an open space area that provides pedestrian connections to the streetscape. The final details regarding landscaping, lighting, and the design of the open space will be provided with the Site Plan Review.
Provision of Public Services	Criteria met with condition. The final details regarding utilities and stormwater management will be provided for review with the site plan review.
Stormwater Management	
Phasing	Criteria met with condition. The applicant continue to work with staff regarding the development plan and plat details, in combination with or prior to the submission of the Site Plan.

Analysis	Waiver Review
Waiver Review	Section 153.066(I) of the Zoning Code identifies Waiver Review procedures. Applications shall be reviewed under the provisions of 153.066(I)(6). The following is an analysis based on the standards outlined in the Bridge Street District Code.
<i>Front Property Line Coverage</i>	<p>Building Type–Section 153.062(O)(6)(a)(1) – Front Property Line Coverage – Minimum of 95% coverage (required). 33% provided along Upper Metro Place (requested).</p> <p>Criterion met. This deviation is due to the curvature of Upper Metro Place</p>

Analysis		Waiver Review
		creating significantly more frontage along a public street.
Front Required Build Zone		<p>Building Type–Section 153.062(O)(6)(a)(1) – Front Required Build Zone – 0-10 feet minimum with 25% of front façade permitted between 10-20 feet (required). 20 feet for the entire front facade (requested).</p> <p>Criterion met. This deviation is due to an existing utility easement along Upper Metro Place, which causes the building to be set back from the street.</p>
Parking Location		<p>Building Type–Section 153.062(O)(6)(a)(3) – Parking Location – Parking in rear or within building (required). Parking located in the front along Upper Metro Place (requested).</p> <p>Criterion met. This deviation is due to the curvature of Upper Metro Place creating significantly more frontage and visibility along a public street.</p>
Ground Story Height		<p>Building Type–Section 153.062(O)(6)(b) – Ground Story Height – 16 feet min. to 24 feet max. (required). 14 feet (requested).</p> <p>Criterion met. This deviation is to allow for additional space on the ground story while reducing the overall height of the building and fall just below the minimum story height.</p>
On-Site Parking		<p>Building Type–Section 153.065(B)(1)(b)(1)(A) – On-Site Parking – Surface parking only permitted in areas not required to be occupied by a structure (required). Parking located within principal structure area (requested).</p> <p>Criterion met. This deviation is due to the curvature of Upper Metro Place creating significantly more frontage along a public street.</p>
Mid-Block Pedestrianway		<p>Building Type–Section 153.065(I)(2)(a) – Mid-Block Pedestrianways – On all blocks exceeding 400 feet in length (required). None (requested).</p> <p>Criterion met. This deviation is due to existing development to the south preventing a suitable pedestrian connection from being made for this pre-existing block.</p>

Recommendation		Basic Plan Review
Summary		Recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review with conditions and Waivers.

Recommendation	Basic Plan Review
Waivers	<ol style="list-style-type: none"> 1) Front Property Line Coverage 2) Front Required Build Zone 3) Parking Location 4) Ground Story Height 5) On-Site Parking 6) Mid-Block Pedestrianway
Conditions	<ol style="list-style-type: none"> 1) The applicant submit a preliminary and final plat either prior to or concurrently with the Site Plan Review; 2) The applicant continue to refine the architectural details and Building Type requirements, as part of the Site Plan Review; 3) That the applicant revise the civil drawings to coordinate with the proposed property configuration, prior to filing for Site Plan Review; 4) That the applicant continue to work with staff on the location of the northern access point with the Site Plan Review; 5) That the applicant provide an updated tree survey and tree preservation/replacement plan with the Site Plan Review; 6) That the applicant submit a parking plan for the proposed adjustment with the Site Plan Review; and, 7) That final details regarding landscaping, lighting, utilities and stormwater management be provided with the Site Plan Review.
Required Reviewing Body	<p>The Planning and Zoning Commission is required to designate a required reviewing body for future applications including Development Plan Review, Site Plan Review, and Master Sign Plan (if applicable). The Commission can choose to delegate either the Administrative Review Team or Planning and Zoning Commission as the required reviewing body.</p>

ANALYSIS & DETERMINATIONS – BASIC PLAN REVIEW

Applicable Basic Plan Review Criteria

Includes §153.059 – Uses, §153.060 Lots & Blocks, §153.062 – Building Types, §153.064 – Open Space Types, and §153.065 – Site Development Standards

153.059 – Uses

Code Section	Proposed Uses	Permitted ?
Table 153.059-A	<ul style="list-style-type: none"> Hotel (63,906 GSF, 5 Stories, 105 Guest Rooms) 	Yes

153.060 – Lots & Blocks

Code Section	Proposed Uses	Met?
(B) Applicability		
<p>The requirements of this section apply to developments within all BSD zoning districts that require Development Plan Review in accordance with 153.066, and for land within all BSD zoning districts proposed for subdivision in accordance with Chapter 152.</p> <ul style="list-style-type: none"> The proposed application involves the future subdivision of the existing 2.40 acre parcel. A Development Plan application will be required at the time of subdivision. Two Master Site Plan Options have been included depicting the potential future layout of the balance of the site. Note that the Architectural Drawings depict the creation of a 1.72 acre parcel with the eastern property line centered within the proposed drive aisle, while the Civil Drawings depict a 2.399 acre parcel on all sheets except for the Basic Development Plan sheet. 		Met with Condition
(C) General Block and Lot Layout		
(1)	<p>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).</p> <ul style="list-style-type: none"> No new streets are proposed. 	N/A
(2)	Maximum Block Size	
(a)	<p>Required Subdivision. In the BSD Commercial District, the Maximum Permitted Block Length is 500 ft., and the Maximum Permitted Block Perimeter is 1,750 ft.</p> <ul style="list-style-type: none"> Existing Block Length: ±1,048 ft., Existing Block Perimeter: ±3,316 ft. 	See Below
(d)	<p>Exceptions. When existing barriers limit extension of the street network, blocks shall be created to match the above requirements to the maximum extent practicable. Barriers include highways, waterways, open space, utility lines, limited access roadways or existing development that is expected to remain.</p> <ul style="list-style-type: none"> The existing block meets the dimensional requirements to the maximum extent practicable due to existing development that is expected to remain. 	Exception Met

(4)	Principal Frontage Streets. Are designated to ensure certain streets are lined with continuous, pedestrian-oriented block faces of front building facades or public open space with limited conflicts between pedestrians and vehicular traffic <ul style="list-style-type: none"> • <i>No Principal Frontage Streets are present.</i> 	N/A
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153.062 – Building Types

Code Section	Requirement <ul style="list-style-type: none"> • <i>Analysis</i> 	Met?
(B) General Building Type Requirements		
(3)	General Requirements	
(a)	Zoning Districts: Each building type shall be constructed only within its designated BSD zoning district. <ul style="list-style-type: none"> • <i>The proposed structure is a Mixed-Use Building, and is permitted within the BSD Commercial District</i> 	Met
(b)	Uses: Each building type may house the uses allowed in the district in which it is located <ul style="list-style-type: none"> • <i>The proposed use is permitted within the proposed Mixed-Use Building.</i> 	Met
(c)	No Other Building Types: All Principal buildings shall meet the requirements of <u>Table 153.062-A, Permitted Building Types in Each BSD Zoning District</u> . <ul style="list-style-type: none"> • <i>The proposed Mixed-Use Building is permitted within the BSD Commercial District.</i> 	Met
(d)	Permanent Structures: All buildings constructed shall be permanent structures without a chassis, hitch, wheels or other features that would make the structure mobile. <ul style="list-style-type: none"> • <i>The proposed building is a permanent structure</i> 	Met
(e)	Accessory Structures: <ul style="list-style-type: none"> • <i>No accessory structures are proposed</i> 	N/A
(C) General Building Type Layout and Relationships		
(1)	Incompatible Building Types. Are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body. <ul style="list-style-type: none"> • <i>The proposed Mixed-Use Building type is compatible with all adjacent existing structures. (Which are determined as Corridor and Commercial Center Building Types)</i> 	Met
(D) Roof Type Requirements		
(1)	Parapet Roof Type.	
(a)	Parapet Height. Parapets shall be high enough to screen the roof and any roof appurtenances from view from the street and any adjacent building of similar height or lower, provided that the parapet shall be no less than 2 feet and no more than 6 feet high. <ul style="list-style-type: none"> • <i>Proposed parapet varies in height from 1.75 feet to 11.75 feet.</i> 	SPR
(b)	Parapets shall wrap all sides of the building. <ul style="list-style-type: none"> • <i>Proposed parapet wraps all sides of the building.</i> 	Met
(c)	Horizontal Shadow Lines. Expression lines are encouraged to distinguish the parapet from the upper stories of the building and to define the top of the parapet, as determined to be architecturally appropriate. <ul style="list-style-type: none"> • <i>Horizontal expression lines are proposed in some areas of the parapet roof.</i> 	SPR

153.062 – Building Types

(E) Materials

(1)	Façade Materials	
(a)	Percentage of Primary Materials Required: • <i>Please refer to 153.062(O) - Building Type Analysis.</i>	See Tables Below
(c)	Permitted Primary Materials: • <i>Please refer to 153.062(O) – Building Type Analysis</i>	See Tables Below
(d)	Permitted Secondary Materials: • <i>Please refer to 153.062(O) - Building Type Analysis.</i>	See Tables Below
(2)	Façade Material Transitions	
(a)	Vertical transition shall occur at inside corners • <i>Floor plans do not delineate exterior façade materials (brick vs. fiber cement panel) on upper stories.</i>	SPR
(b)	Multiple Materials Proposed Vertically: Where proposed, the 'heavier' material in appearance shall be incorporated below the 'lighter' material. • <i>Brick is proposed below fiber cement panels in locations where materials change vertically on façade.</i>	Met
(c)	Transitions between different colors of same material: Shall occur at locations deemed architecturally appropriate by the required reviewing body. • <i>Floor plans do not delineate exterior façade materials (brick vs. fiber cement panel) on upper stories.</i>	SPR
(3)	Roof Materials	
(b)	Flat roofs are permitted to use any roof material appropriate to maintain proper drainage. • <i>No roof material specifications have been provided.</i>	SPR
(e)	Roof penetrations (fans, exhaust, vents, etc.) shall be concealed and shall not be visible from principal frontage streets. • <i>No roof penetrations are depicted.</i>	SPR
(4)	Colors	
	Colors for all building materials shall be selected from appropriate historic color palettes, from any major paint manufacturer, or as determined appropriate by the required reviewing body. • <i>Proposed color palette includes two shades of gray brick and fiber cement panels in gray, tan and tobacco</i>	SPR

(F) Entrances & Pedestrianways

(1)	Entrances & Pedestrianways – Quantities and Locations See Building Type Requirements Table	
(2)	Recessed Entrances. Entry doors shall be recessed a minimum of three feet from property lines • <i>All entrances are recessed a minimum of three feet from property lines.</i>	Met

153.062 – Building Types

(3)	Entrance Design	
(a)	All principal entrances are to be at a pedestrian scale, effectively address the street and be given prominence on the façade through the use of architectural features. <ul style="list-style-type: none"> <i>A principal entrance is in the middle portion of the north elevation (front façade) which faces Upper Metro Place and connects to the existing sidewalk. The entry door to the vestibule faces east, and is made prominent by its location at the base of the interior vertical circulation corridor (elevator lobbies of each floor above), vertical façade glazing at this location, and aluminum canopy over the entrance.</i> 	Met
(c)	Doors for commercial uses along all street frontages shall be consistent with the design of principal entrances and include full glass and full operating hardware. <ul style="list-style-type: none"> <i>Entrances with outward swinging doors are proposed on the north, east and west elevations. No door hardware is depicted.</i> 	SPR
(G) Articulation of Stories on Street Facades		
	Façades shall be designed to follow the stories of the building with fenestration organized along and occupying each floor. Story heights are set to limit areas of the façade without fenestration. <ul style="list-style-type: none"> <i>The facades are articulated to follow the line of each story.</i> 	Met
(H) Windows, Shutters, Awnings and Canopies		
(1)	Windows	
(a)	Transparency is required according to building type. <i>Please refer to Building Type Requirements</i>	
(b)	Highly reflective glass is prohibited <ul style="list-style-type: none"> <i>No window details/specifications have been submitted.</i> 	SPR
(c)	Spandrel or heavily tinted glass cannot be used to meet minimum transparency requirements <ul style="list-style-type: none"> <i>No window details/specifications have been submitted.</i> 	SPR
(d)	Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass. <ul style="list-style-type: none"> <i>No window details/specifications have been submitted.</i> 	SPR
(f)	Windows within masonry walls shall have architecturally appropriate lintels and sills. <ul style="list-style-type: none"> <i>Where windows are proposed within the masonry portion of the façade, no lintels or sills are proposed.</i> 	SPR
(g)	Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four trim or brick mould casing. <ul style="list-style-type: none"> <i>Where windows are proposed within siding clad walls, no window trim is proposed.</i> 	SPR
(J) Treatments at Terminal Vistas		
	When a street terminates at a parcel, the parcel shall be occupied by either an open space with a vertical element to terminate the view or by the front or corner side of a building. <ul style="list-style-type: none"> <i>There are no terminal vistas in this location</i> 	N/A
(K) Building Variety		

153.062 – Building Types

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

	Dominant Material	(1) Recesses and Projections	(2) Entrance/ Window Placement	(3) Roof Design	(4) Change in Height
Adjacent Building	Required	2 of 4 Required			
5100 Upper Metro Place	X			X	X
450 Metro Place North	X			X	X
400 Metro Place North	X	X	X	X	X

(M) Signs

(1)	Signs attached to the principal structure shall be coordinated with the architecture of the building in terms of design, color scheme, location and lighting <ul style="list-style-type: none"> Monument Sign locations are proposed at each of the curb cuts to the site. No building mounted signs are proposed at this time. 	SPR
(2)	Locations of all signs intended to be affixed to the principal structure, or at any time in the future by subsequent tenants, shall be identified on the architectural elevations submitted. <ul style="list-style-type: none"> No building mounted sign locations are proposed. 	SPR

(N) Individual Building Type Requirements

Refer to following section for detailed analysis of the building.

153.062(O) – Individual Building Requirements Analysis

153.062(O)(6) –Mixed-Use Building

Building Type Requirements	Code Requirement	Provided	Met?
(a) Building Siting			
1. Street Frontage			
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	1 Proposed	Met
Front Property Line Coverage	Minimum 95%	33% Provided at Upper Metro Place (Building is also not within RBZ due to existing 20' easement)	Waiver Required
Occupation of Corner Required (Yes/No)	Yes	Not Applicable	N/A
Front Required Building Zone	0-10 feet with up to 25% of the front façade permitted	Front RBZ = Upper Metro Place 20 ft. provided	Waiver Required

153.062(O)(6) –Mixed-Use Building

Building Type Requirements	Code Requirement	Provided	Met?
	between 10-20 ft.		
Corner Required Building Zone	0-10 feet	<i>N/A</i>	N/A
Required Building Zone Treatment	Patio or Streetscape	<i>Landscape proposed</i>	SPR
Right-of-Way Encroachments	Projecting Signs, Awnings, Eaves, Patios & Canopies	<i>None Proposed</i>	N/A

2. Buildable Area

Minimum Side Yard Setback Required	0 ft.	<i>±188 feet to east property line ±112 feet to south property line</i>	Met
Minimum Rear Yard Setback Required	5 ft.	<i>N/A</i>	N/A
Minimum Lot Width Required	50 ft.	<i>567.86 feet</i>	Met
Maximum Lot Width Required	None	<i>N/A</i>	N/A
Maximum Impervious Lot Coverage	85%	<i>78% per applicant</i>	Met
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 85% Impervious Coverage)	10%	<i>0% per applicant</i>	Met

3. Parking Location & Loading

Parking Location	Rear, within building	<i>Rear, Front</i>	Waiver Required
Loading Facility Permitted (location relative to principal structure)	Rear	<i>Rear</i>	Met
Entry for Parking within Building (relative to principal structure)	Rear, side, or corner façade on non-PFS	<i>No parking proposed within building</i>	N/A

(b) Height

Minimum Building Height Permitted (ft.)	2 stories	<i>5 stories min. proposed</i>	Met
Maximum Building Height Permitted (ft.)	5 stories	<i>5 stories max. proposed</i>	Met
Ground Story Height	16 ft. Minimum 24 ft. Maximum	<i>14 ft. proposed</i>	Waiver Required
Upper Story Height	10 ft. Minimum 14 ft. Maximum	<i>11.33 ft. proposed</i>	Met

(c) Uses & Occupancy Requirements

Ground Story Use Requirements	Residential and office uses prohibited in shopping corridors; Podium parking structures are conditional uses in accordance with	<i>Building is not located along a shopping corridor. Hotel related uses proposed at ground story.</i>	Met
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153.062(O)(6) –Mixed-Use Building

Building Type Requirements	Code Requirement	Provided	Met?
	153.059(C)(3)(g)		
Upper Story Use Requirements	No additional requirements	N/A	N/A
Parking within Building	Permitted in the rear of all floors and fully in basement	No parking is proposed within the building	N/A
Occupied Space Required	Minimum 30 ft. depth from the front and/or corner side facades	Occupied space is proposed within entire ground story	Met

(d) Façade Requirements

1. Street Façade Transparency

Ground Story Street Facing Transparency (%)	65%	Upper Metro Place (North)=XX% Upper Metro Place (West)=XX%	SPR
Upper Story Transparency	Minimum 30%	2 nd Story North Elevation=XX% 3 rd Story North Elevation=XX% 4 th Story North Elevation=XX% 5 th Story North Elevation=XX% 2 nd Story West Elevation=XX% 3 rd Story West Elevation=XX% 4 th Story West Elevation=XX% 5 th Story West Elevation=XX%	SPR (Window Info Needed)
Blank Wall Limitations	Required	27 ft. blank wall area on ground story. Proposed green wall (and similar transitory elements such as wall signs) cannot be used to meet requirement.	SPR
Vents, Air Conditioners, Other Utility Elements	Not Permitted on Street Facing Façade	PTAC (Packaged Terminal Air Conditioners) units are proposed on the north and west (street facing elevations)	SPR

2. Non-Street Façade Transparency

Transparency (%)	Minimum 15%	1 st Story East Elevation=XX% Upper Stories East Elevation=XX% 1 st Story South Elevation=XX% Upper Stories South Elevation=XX%	SPR (Window Info Needed)
Non-Street Façade Blank Wall Limitations	Required	34 ft. blank wall area on ground story adjacent to patio. Proposed green wall (and similar transitory elements such as wall signs)	SPR

153.062(O)(6) –Mixed-Use Building

Building Type Requirements	Code Requirement	Provided	Met?
		<i>cannot be used to meet requirement.</i>	
Vents, Air Conditioners, Other Utility Elements	Architectural Integration or Other Means of Screening Required to Minimize Visibility of Unit	<i>PTAC (Packaged Terminal Air Conditioners) units are proposed on the south and east (non-street facing elevations).</i>	SPR
3. Building Entrances			
Principal Entrance Location	Principal Frontage Street Façade of Building	<i>No frontage on a Principal Frontage Street. Entrance provided on south elevation (rear façade).</i>	SPR
Street Facades: Number of Entrances Required	1 per 75 feet of façade minimum	<i>Upper Metro Place (North Elevation) 3 Required, 1 Provided Upper Metro Place (West Elevation) 1 Required, 1 Provided</i>	SPR Met
Parking Lot Façade: Number of Entrances Required	Minimum of 1	<i>2 Provided</i>	Met
Mid-Building Pedestrianway	In shopping corridors, 1 required for buildings greater than 250 ft. in length	<i>Building is not located along a shopping corridor. Building length is 225.25 feet.</i>	N/A
4. Façade Divisions			
Vertical Increments Required	No greater than 45 ft.	<i>46 ft. and 59.27 ft. wide increments at south elevation 1 ft. recess on north elevation does not meet minimum 18" depth, resulting in 76.66 ft. wide increment.</i>	SPR
Horizontal Façade Divisions Required (per ft. of façade)	On buildings 3 stories or taller, or where the maximum ground floor height is used, required within 3 ft. of ground story	<i>A brick belt course is provided at the top of the ground story</i>	Met
Required Change in Roof Plane or Type	No greater than every 80 feet.	<i>The maximum roof plane length is ±59.25 ft.</i>	Met
5. Façade Materials			
Permitted Primary Materials	Stone, Brick, Glass	<i>Brick & Glass</i>	Met
Minimum Primary Façade Materials	80%	<i>North Façade (62%)</i>	SPR

153.062(O)(6) –Mixed-Use Building

Building Type Requirements	Code Requirement	Provided	Met?
		<i>East Façade (54%) South Façade (57%) West Façade (59%)</i>	
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding	<i>Fiber Cement Siding</i>	SPR
6. Roof Types			
Permitted Types	Parapet, pitched roof, flat roof; other types permitted with approval	<i>Parapet Roof</i>	Met
Tower	Permitted on facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	<i>None Proposed</i>	N/A

153.064 – Open Space Types

Code Section	Requirement • <i>Analysis</i>	Met?
(C) Provision of Open Space		
(2)	Commercial. 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. Required open space shall be located within 660 feet of the main entrance of a multiple-family building as measured along a pedestrian walkway. • <i>63,906 gross square feet of commercial use is proposed (hotel), requiring 1,278 square feet (.03 acres) of open space. A 1,279 square foot potential Pocket Park or Pocket Plaza is identified on the north side of the building.</i>	Met
(D) Suitability of Open Space		
(1)	The ART or required reviewing body shall review all proposed open space types to determine the suitability of open space. In determining suitability of areas to be set aside for new open space types to meet the requirement, the ART or required reviewing body may consider all relevant factors and information, including but not limited to:	
(a)	The goals and objectives of the Community Plan and Parks and Recreation Master Plan;	SPR

153.064 – Open Space Types

Code Section	Requirement • <i>Analysis</i>	Met?
(b)	Suitability of the space for active or passive recreational use or preservation of natural features;	SPR
(c)	The need for the specific type of open space and recreation in the Bridge Street District, particularly in the vicinity of the development taking into account the anticipated users; <ul style="list-style-type: none"> <i>The proposed open space is generally surrounded by other hotels, and features no site furnishings.</i> <i>The required open space should make a stronger connection to the immediately adjacent internal functions of the hotel by creating seating areas clusters similar to the interior 'Hub' and 'Connection Center'.</i> 	SPR
(d)	The proximity or potential connectivity to other open space types. <ul style="list-style-type: none"> <i>The proposed location is along an existing sidewalk.</i> 	SPR

(F) Open Space Types

(1)	Pocket Plaza. Pocket Plazas are intended to provide a formal space for impromptu gathering, and a well-defined refuge from the public sidewalk. Seating areas are required and special features (i.e. public art, fountains) are encouraged. <ul style="list-style-type: none"> <i>The proposed Pocket Plaza is well positioned along the existing sidewalk to function as impromptu gathering space for hotel patrons.</i> <i>No seating areas or other site furnishings are provided.</i> 	SPR
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(G) General Requirements

(1)	Size	
(a)	Minimum/Maximum Acreage: 300 square feet / 1,200 square feet <ul style="list-style-type: none"> <i>Proposed: 1,279 square feet.</i> Minimum Dimension: 10 feet <ul style="list-style-type: none"> <i>Proposed: 5 ft.</i> 	SPR
(b)	Proportion Requirement: With the exception of Greenways, open space types shall be sized at a ratio of not more than three to one (3:1), length to width. <ul style="list-style-type: none"> <i>Proposed: ±3.2:1 (101.5 ft.:31.75 ft.)</i> 	SPR
(2)	Access	
(a)	Minimum Percentage of ROW Frontage Required. The minimum percentage of the open space perimeter, as measured along the outer edge of the space that shall be located directly adjacent to a street ROW to provide access and visibility to the open space. 30% along street/building required.	SPR
(3)	Districts Permitted	
(b)	Frontage Orientation of Adjacent Buildings. The preferred orientation of the adjacent buildings' frontage in relation to open space: Front or Corner <ul style="list-style-type: none"> <i>Proposed: Front orientation</i> 	SPR
(4)	Improvements	

153.064 – Open Space Types

Code Section	Requirement • <i>Analysis</i>	Met?
(b)	Site Furnishings. High quality, City-approved site furnishings are permitted and encouraged in all open spaces. • <i>No site furnishings proposed</i>	SPR
(c)	Public Art is highly encouraged as an amenity in all open space types: • <i>No public art locations proposed</i>	SPR
(f)	Maximum Impervious and Semi-Pervious Surface Permitted: Min. 40% Pervious required, Max. 80% + 10%	SPR
(h)	Fencing and Walls: Walls shall not exceed 36 inches as measured from established grade. • <i>No walls are proposed</i>	N/A

153.065 – Site Development Standards

Code Section	Requirement						Met?
• Analysis							
(B) Parking and Loading							
(1)	General Provisions						
(b)	Parking Location						
	1. On-Site Parking						
	A. Surface parking on-site may only be located on those areas of the site that are not required to be occupied by a principal structure. The parking areas shall be readily available by vehicles, bicycles and pedestrians.						Waiver Required
	• A portion of the proposed on-site surface parking is in an area required to be occupied by a principal structure.						
	B. Parking shall not be located within a setback as required for individual building types.						Met
• Parking is located ±2.5 feet from the southern property line with a minimum setback of 0 feet required.							
	Parking Location						
	3. On-Street Parking						
	On-street spaces may be counted toward meeting the minimum parking requirement, provided the spaces are on the same side of the street and within the lot lines of the parcel being served.						N/A
• No on-street parking is proposed							
(2)	Required Vehicle Parking						
(a)	Minimum Parking Required. Each use shall provide the minimum amount of parking required as listed on Table 153.065-A, and shall be permitted to provide up to the maximum amount of parking.						
	Proposed Use	Minimum Requirement for Proposed Use	Max. Spaces Permitted	Area/ # Guest	Min. Spaces Required	Max. Spaces Permitted	Parking Plan Required

153.065 – Site Development Standards

Code Section	Requirement • <i>Analysis</i>						Met?
				Rooms			
	Hotel	2 per 3 guest rooms	125% of Minimum Required	105 rooms	70 spaces	88 spaces	
		4 per 1,000 sf of accessory use area		N/A (Accessory Use Areas for Primary Use of Guests—Not Public. No Additional Parking Demand Generated)			
	Total Parking Required (Minimum):				70 Spaces		
	• Total Parking Provided:				112 Spaces		
(c)	Accessible Parking Spaces Within the total number of off-street spaces provided, a minimum number of accessible parking spaces shall be provided consistent with Ohio Building Code. • Based on the proposed provision of 112 parking spaces, 5 accessible parking space are required and provided.						Met
(3)	Required Bicycle Parking						
(b)	Minimum Number of Spaces Required. 1. Bicycle parking shall be provided as follows:						
	C. For commercial uses, one space is required for every 10 required vehicular spaces. • 70 vehicular spaces are required for the commercial use, requiring 7 bicycle parking spaces. • No bicycle parking spaces are provided.						SPR
(6)	Surface Parking Lot and Loading Area Design and Construction						
(c)	Driveways 3. On other (non-PFS) street frontages, driveways shall be limited to one per lot or parcel, whichever requires the fewer number of access points, unless vehicular access is provided from an alley or service drive or the need for an additional driveway on a street is documented based on an access management study approved by the City Engineer. • Two driveways to the lot are proposed.						SPR
(d)	Curbs and Wheel Stops 1. Raised or rolled concrete curbs or wheel stops at least 5 inches high shall be installed where necessary to prevent vehicular conflicts with abutting landscape areas, sidewalks, streets, buildings or lot lines. There shall be a minimum of four feet of clear walkway area and at least two and a half feet between a curb or wheel stop and any property line, planting area, street, or building. • Wheel stops will be necessary in the northwest parking spaces to provide the minimum four feet of clear walkway area.						SPR
(C) Stormwater Management							
• Stormwater is proposed to be managed in a StormTech system under the parking lot.							

153.065 – Site Development Standards

Code Section	Requirement • <i>Analysis</i>	Met?
(D) Landscaping and Tree Preservation		
(2)	General	
(b)	Each application for development shall include a landscape plan, and the siting of buildings shall avoid the removal of desirable trees in good or fair condition, where alternate building siting is available. <ul style="list-style-type: none"> <i>Tree Survey has been provided, but missing size and condition of several existing trees. No Tree Replacement Plan has been provided.</i> 	SPR
(c)	Protected trees shall be replaced in accordance with §153.146 <ul style="list-style-type: none"> <i>Tree Survey has been provided, but missing size and condition of several existing trees. No Tree Replacement Plan has been provided.</i> 	SPR
(e)	Landscape Plans shall exhibit diversity in tree selection, as determined by City Forester and Director of Parks & Open Space	SPR
(f)	In all areas where landscaping is required, the surface area of the bed shall be predominantly covered within four years after installation by living materials, rather than by bark, mulch, gravel or non-living materials. <ul style="list-style-type: none"> <i>Mulch is proposed in parking lot islands.</i> 	SPR
(k)	A registered landscape architect shall be used to prepare landscape plans required for applications for Site Plan Review. <ul style="list-style-type: none"> <i>Landscape Plans have been prepared by a registered landscape architect</i> 	Met
(4)	Perimeter Landscape Buffering	
(a)	Perimeter Landscape Buffering is required when: 1. Development in accordance with 153.062(B)(1) in any BSD zoning district abuts property in a non-BSD zoning district; <ul style="list-style-type: none"> <i>The proposed development abuts a non-BSD zoning district</i> 	
(d)	Required buffer materials must be placed on the parcel where development or redevelopment is occurring. <ul style="list-style-type: none"> <i>No buffering materials are proposed.</i> 	SPR
(e)	Vehicles or other objects shall not overhang or otherwise intrude upon the required perimeter landscape buffer. <ul style="list-style-type: none"> <i>No perimeter landscape buffer is provided.</i> 	SPR
(f)	Existing landscape material in good or fair condition may be used to satisfy these requirements with prior approval of the Director. <ul style="list-style-type: none"> <i>There is existing landscape material in this area that is proposed to be removed. No tree survey is provided documenting the condition of this landscape material.</i> 	SPR
(5)	Surface Parking and Circulation Area Landscaping	

153.065 – Site Development Standards

Code Section	Requirement • Analysis	Met?
(a)	<p>Street Frontage Screening. Surface parking lots and other vehicular use areas located within 40 feet of a public street shall either be landscaped or a street wall shall be installed</p> <p>2. Where a surface lot is located within 20 feet of any street right-of-way, the property owner shall install a street wall in accordance with 156.065(E)(2) and at least five deciduous or evergreen shrubs per 25 lineal feet of parking lot boundary facing the public street. Trees are permitted but not required</p> <ul style="list-style-type: none"> • <i>A surface parking lot is located within 19.5 feet of the right-of-way of Upper Metro Place.</i> • <i>No Street Walls are provided.</i> • <i>Approximately 122 linear feet of parking lot faces the public street, and 31 deciduous and evergreen shrubs are provided.</i> 	SPR
(b)	<p>Perimeter Buffering. Where a surface parking lot is located within 30 feet of a side, corner side or rear lot line, and the adjacent property is a non-BSD district, the property owner shall install perimeter buffering meeting the requirements of 153.065(D)(4).</p> <ul style="list-style-type: none"> • <i>The surface lot is located approximately 2.5 feet from a non-BSD district property. No perimeter buffering is provided.</i> 	SPR
(c)	<p>Interior Landscaping</p> <p>1. A minimum of 5% of the interior parking lot area (total area of parking spaces and drive aisles) shall be landscaped.</p> <ul style="list-style-type: none"> • <i>The interior parking area is approximately 42,420 square feet, requiring 2,121 square feet of interior landscaping.</i> • <i>Approximately 2,612 total square feet of interior landscaping has been provided.</i> 	SPR
	<p>2. The interior landscaping shall be landscaped with one of three options listed. Option 'A' (<i>proposed</i>) requires all islands or peninsulas to have a minimum width of 10 feet and a minimum area of 150 square feet, with a maximum run of 12 spaces permitted without a tree island; a medium deciduous tree is required for every 12 spaces.</p> <ul style="list-style-type: none"> • <i>The 3 peninsulas at the southern area of the parking lot, the 2 islands in the middle, and the peninsula adjacent to the dumpster enclosure have an interior width of 8 feet.</i> • <i>None of the peninsulas proposed meet the minimum 150 square feet area requirement.</i> 	SPR
	<p>4. When a landscape peninsula abuts the length of a parking space, a clear space shall be provided for pedestrians of turf, pavers, mulch or other similar non-vegetative material.</p> <ul style="list-style-type: none"> • <i>Landscape islands and peninsulas directly abut parking spaces in numerous locations, and a clear space has been provided to allow pedestrian egress.</i> 	Met
	<p>5. Each interior landscape area must include at least one deciduous shade tree to be counted toward the required landscape area, and the remaining area must be landscaped with mulch, shrubs, perennials or ground cover. Shrubs or perennials shall not exceed two feet in height.</p> <ul style="list-style-type: none"> • <i>Each interior landscape area includes at least one tree.</i> 	Met

153.065 – Site Development Standards

Code Section	Requirement • <i>Analysis</i>	Met?
	6. Required on-site drainage shall be incorporated into interior landscaped areas to maximum extent practicable consistent with standards in the City of Dublin Stormwater Management Design Manual. • <i>Proposed management does not incorporate any drainage into landscape peninsulas. All drainage is across asphalt pavement to a trench drain running the length of the parking area to an underground Stormtech chamber.</i>	SPR
(7)	Foundation Planting	
(a)	Building foundation landscaping is required along all sides of a building not otherwise occupied by entrances, sidewalk, parking or loading areas, or similar areas. Foundation landscaping is not required for portion of the front or corner side building façades located within 10 feet of the front property line and where a streetscape or patio is provided. • <i>Foundation planting has been provided in all areas required.</i>	Met
(b)	Where foundation planting is required, at least one shrub shall be provided per each 10 linear feet of building façade or fraction thereof. Landscape bed or raised planter must extend a minimum of 42 inches beyond the foundation.	SPR
(9)	Tree Preservation	
(a)	General Provisions 2. Tree Preservation Plan Required C. Applicants shall submit a Tree Preservation Plan for approval by the required reviewing body. • <i>No Tree Preservation Plans have been submitted.</i>	SPR
(E) Fences, Walls and Screening		
(2)	Street Wall Standards	
(b)	Design and Location 1. Street walls are intended to be placed within the front and/or corner side RBZ. If an RBZ is occupied by a building, the street wall shall be installed along the same plane as the nearest building façade. • <i>Street walls are required at the west end of the site to screen surface parking</i>	SPR
	3. Street walls shall be a minimum of 22 inches where seating is intended; all other walls shall be a minimum of 30 inches and a maximum of 36 inches in height	SPR
(c)	Street Wall Landscaping. In all areas where landscaping is required, within 4 years after installation a minimum of 80% of the surface areas of any landscape bed shall be covered by living materials. 1. Masonry Street Wall. At least 5 shrubs per 25 lineal feet of street frontage are required on the street side of the wall. • <i>Landscaping is provided in the area where the street wall is required, but will need to be rearranged to coordinate with the location of the required street wall.</i>	SPR
(3)	Screening	
(c)	Ground Mounted Mechanical Equipment	SPR

153.065 – Site Development Standards

Code Section	Requirement • <i>Analysis</i>	Met?
	<p>1. All ground mounted mechanical equipment shall be incorporated within the footprint of a principal structure or shall be fully screened from view on all sides by one of the following options:</p> <ul style="list-style-type: none"> A. Landscape material which provides a minimum 50% year round opacity B. A living wall or vertical garden covered with vegetation to provide a minimum 50% year-round opacity C. A decorative wall or fence that incorporates at least one of the primary materials and colors of the nearest wall of the principal structure. <ul style="list-style-type: none"> • <i>Two transformers are located on the site—one immediately to the west of the building and north of the dumpster enclosure, and another at the southwest corner of the parking lot adjacent to the proposed monument sign.</i> • <i>A combination of Arborvitae and Juniper are proposed to screen the units.</i> 	
	<p>4. Utility boxes shall be oriented with access doors facing away from the street right-of-way to the maximum extent practicable.</p> <ul style="list-style-type: none"> • <i>It is not clear in which direction the access doors face.</i> 	SPR
(d)	<p>Outdoor Waste and Storage Containers and Enclosures</p> <p>1. All waste, refuse and recycling containers shall be incorporated within the footprint of the principal structure to the maximum extent practicable. If impracticable, containers shall be screened from view on all sides by landscaping or a decorative wall finished to match the materials of the nearest wall of the principal structure and shall be fully opaque year round.</p> <ul style="list-style-type: none"> • <i>A dumpster enclosure is proposed to the west of the building.</i> 	SPR
	<p>2. The wall or screen shall be at least one foot taller than the height of the waste or storage container, to a maximum of 12 feet.</p> <ul style="list-style-type: none"> • <i>It is not clear if the enclosure proposed will screen the dumpster to a height of 1' above the tallest part of the container as required.</i> 	SPR
(F) Exterior Lighting		
(1)-(12)	<ul style="list-style-type: none"> • <i>No exterior light fixtures are depicted.</i> • <i>No photometric site plan has been submitted. Based on the landscape plan, there may be conflicts siting light pole locations to meet Exterior Lighting requirements due to proposed tree locations</i> 	SPR
(G) Utility Undergrounding		
(1)-(3)	<i>All utilities appear to be located underground</i>	SPR
(H) Signs		
(6)	Number of Permitted Signs	
(a)	<p>One ground sign is permitted per building or parcel for each street frontage, not to exceed a maximum of two ground signs</p> <ul style="list-style-type: none"> • <i>The alignment of Upper Metro Place north curves around the parcel—effectively creating a corner lot condition with a single street.</i> • <i>Two ground signs are proposed, one adjacent to each curb cut accessing the site.</i> 	SPR
(b)	Single tenant buildings are permitted a maximum of one building mounted sign per street	SPR

153.065 – Site Development Standards

Code Section	Requirement • <i>Analysis</i>	Met?
	frontage. • <i>The alignment of Upper Metro Place north curves around the parcel—effectively creating a corner lot condition with a single street.</i>	
(7)	Specific Sign Type Requirements	SPR
(I) Walkability Standards		
(1)	Intent and Purpose	
	Enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.	
(2)	Walkability Objective: Connectivity	
(a)	Mid-block Pedestrianways. Are required on all blocks exceeding 400 feet in length. • <i>Block is 1,048 feet in length, and no mid-block pedestrianway is provided.</i>	Waiver Required
(3)	Walkability Objective: Safety	
(b)	Pedestrian Circulation Plans: Each surface parking area that contains 50 or more parking spaces shall contain at least one pedestrian walkway or sidewalk allowing pedestrians to pass from the row of parking farthest from the primary building façade to the primary building entrance. The required walkway must be at least 5 feet wide, shall not be located within a drive aisle, and where possible shall be located in a landscaped island running perpendicular to the primary building façade; • <i>The proposed surface lot contains 112 parking spaces and does not provide a pedestrian walkway as required.</i>	SPR
(4)	Walkability Objective: Comfort and Convenience	
(a)	RBZ Treatment: All areas between the front and corner side property lines and the back of the RBZ or setback not occupied by a building shall be treated with either a landscape, patio or streetscape treatment as required by building type. 1. Where necessary to provide adequate sidewalk width in areas expected to have high volumes of pedestrian activity, a streetscape RBZ treatment may be required by the required reviewing body.	N/A
(b)	Building Entrances: A principal building entrance shall be on any principal frontage street or the front façade of the building. • <i>A principal entrance is provided on the north elevation (front façade) of the building. This entrance must be fully functioning during regular business hours and connect to the public sidewalk.</i>	SPR