

BRIDGE STREET DISTRICT (BSD) FINAL DEVELOPMENT PLAN CHECKLIST

I. NARRATIVES & DOCUMENTS: Please submit all documents digitally into the Documents folder on ProjectDox, these documents may consist of multiple pages. Documents typically include project summaries, stormwater report, traffic memo, etc.

DEVELOPMENT STATEMENT

- Overview of the proposed development including key elements and all applicable design guidelines

LEGAL DESCRIPTION AND/OR PROPERTY SURVEY FOR EACH PARCEL

II. PLANS & DRAWINGS: Please submit all drawings and plans digitally into the Drawings folder on ProjectDox, these drawings must be single sheets and named using the naming convention discussed in the ProjectDox guide.

VICINITY MAP

- Provide location of the site within the city and general surrounding context

REGIONAL CONTEXT MAP

- Indicate the subject site with the proposed layout and all areas, including adjacent property lines, within a 2,000-ft. buffer.

EXISTING CONDITIONS PLAN

- Indicate existing topography, natural features (streams, floodplains, wooded areas, or similar), drainage patterns, structures, zoning districts, boundaries (property, jurisdictional, etc.), utility types and locations, local regional transportation systems, easements, and other similar items.

FINAL DEVELOPMENT PLAN

- Blocks and lots layout with approximate perimeter distances along public rights-of-way, overall block acreage, and lot configuration with individual lot acreage.
- Potential public rights-of-way, street network connections, and pedestrian ways.
- Existing utilities (public or private) and proposed extensions within the development.
- Stormwater management design.
- Parking facilities (public or private) including loading areas, exact parking count, on-street parking, bicycle parking, and driveway locations with distance to intersections and surrounding or proposed driveways.
- Building footprints including perimeter measurements, distances to property lines, and exact coverage, measured in square feet, for each individual building footprint.
- Open space locations with designation (public or private), exact acreage, and proposed design elements (plantings, materials, furniture) included with the landscape plan for each open space proposed.
- Detailed architectural elevations including all measurements, architectural elements, materials with manufacturer specifications, and building sections showing construction methods for each type of exterior facade with statement outlining adherence to all applicable design guidelines.
- Proposed land uses (office, retail, residential, etc.) including support space with exact area in square feet.
- Density calculations based on acreage of the entire development, proposed land uses, and public and/or private open spaces.
- Material board including manufacturer name, product name, and color/type selected, for all exterior materials included in the development.
- Landscape plans for all individual open spaces, streetscapes, parking facilities, or other similar area identifying all proposed plant materials, installation methods, furniture details, quantities, and maintenance plans.
- Tree survey and preservation plan identifying existing species, condition, and status (preserved, removed, etc.).



- Photometric plan, including proposed and existing lighting, and lighting fixture cut-sheets for all proposed lighting fixtures.
- Sign plan including details such as height, location, size, colors, logo size, font height, materiality, sign type, and other similar code-required information.
- Phasing plan and details, if project is proposed to be developed in phases.
- Any additional items, not listed previously, that are required by city code or the applicant is including for review and approval.



§153.066(G)(5) - FINAL DEVELOPMENT PLAN (FDP) REVIEW CRITERIA

- (a) The FDP shall be substantially similar to the approved PDP, and consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation;
- (b) The proposed development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans, and citywide administrative and financial policies;
- (c) The proposed land uses conform to all applicable requirements and use specific standards of §153.059 Uses;
- (d) The proposed buildings are appropriately sited and conform to the requirements of §153.062 Building Types and §153.065 Site Development Standards;
- (e) The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks;
- (f) The proposed street types conform to the requirements and standards of §153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map, as amended;
- (g) The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services;
- (h) The proposed design, architecture, and materials of buildings is consistent with the BSD Design Guidelines, while integrating with nearby development, and avoids overshadowing of existing or proposed development;
- (i) The proposed site design, landscaping, screening, and buffering is consistent with the BSD Design Guidelines;
- (j) The proposed open spaces are appropriately sited and designed to conserve or enhance natural features as appropriate, enhance the community, benefit the community both within and outside the proposed development, and conform to the requirements of §153.064 Open Spaces;
- (k) The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
- (l) The proposed development conforms to the requirements of §153.063 Neighborhood Standards, as applicable;
- (m) The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the City or required by other government entities;
- (n) The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the City's most recently adopted capital improvements program;
- (o) If the development is proposed to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements; and
- (p) The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.

