

## BRIDGE STREET DISTRICT (BSD) CONCEPT 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

**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, 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.

**CONCEPT PLAN**

- Blocks and lots layout with approximate perimeter distances and acreages.
- Potential public rights-of-way, street network connections, and pedestrian ways.
- Parking facilities (public or private) with approximate parking counts and driveway locations.
- Illustrative building footprints.
- Open space features and design intent.
- Three-dimensional depiction (massing) of building form and height notations with statement outlining adherence to all applicable design guidelines.
- Proposed land uses (office, retail, residential, etc.) graphically indicated by building and by floor.
- Approximate density calculations including public and/or private open spaces.
- Architectural character using surrounding context and aspirational images to portray intended facade design. Intended material selections including examples of detailing architectural elements, and color.
- Landscaping character using surrounding context and aspirational images for public and private open spaces.
- Any additional items for which the applicant seeks feedback, may include lighting, sign plans, or other similar items.



**§153.066(E)(4) - CONCEPT PLAN (CP) REVIEW CRITERIA**

- (a) The CP is consistent with the applicable policy guidance of the Community Plan, the BSD Special Area Plan, and other applicable City plans, and citywide administrative and financial policies;
- (b) The CP conforms to the applicable requirements of the BSD Code;
- (c) The illustrative lots and blocks, supporting street and pedestrian network, and internal circulation provide a coherent development pattern that conforms to the requirements of §153.060 Lots and Blocks, §153.061 Street Types, and §153.065 Site Development Standards, and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;
- (d) The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of §153.059 Uses;
- (e) The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the architectural requirements of §153.062 Building Types;
- (f) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gather spaces that benefit the community both within and outside the proposed development;
- (g) The CP allows for the connection and or expansion of public or private infrastructure and the continued provision of services required by the City or other public agency; and
- (h) The development concept conforms to the requirements of §153.063 Neighborhood Standards, as applicable.

