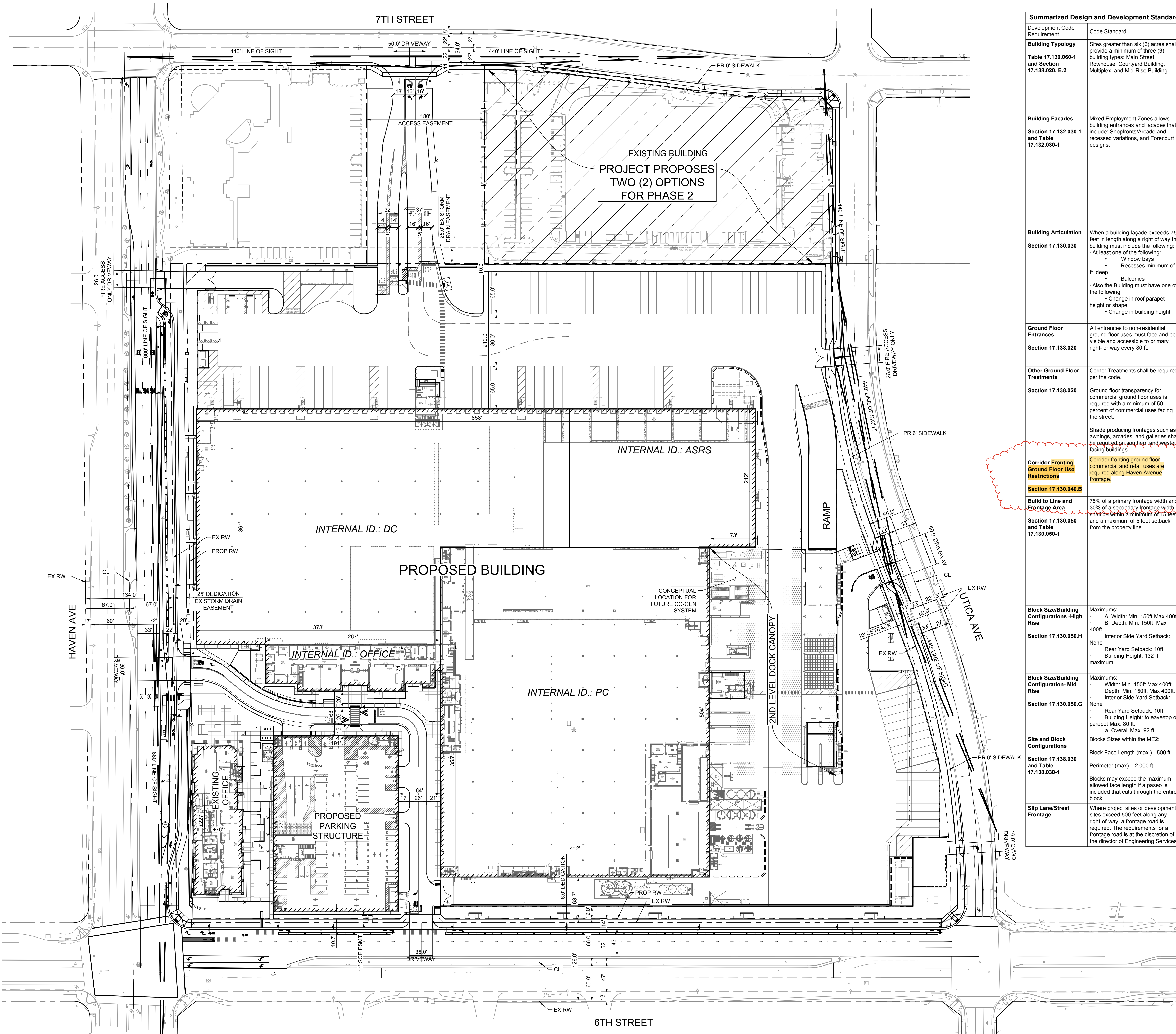




Summarized Design and Development Standards of the ME-2 Zoning Designating		
Development Code Requirement	Code Standard	Project Request
Building Typology Table 17.130.060-1 and Section 17.138.020, E.2	Sites greater than six (6) acres shall provide a minimum of three (3) building types: Main Street, Rowhouse, Courtyard Building, Multiplex, and Mid-Rise Building.	The Master Plan will allow: two (2) building types including Mid-Rise and High-Rise Buildings. Building Typologies have been selected based on minimum development standards (i.e. setbacks, permitted heights, etc.) and not based on architectural design requirement. The building design is specific for an end user with specific manufacturing requirements and use needs.
Building Facades Section 17.132.030-1 and Table 17.132.030-1	Mixed Employment Zones allows building entrances and facades that include: Shopfronts/Arcade and recessed variations, and Forecourt designs.	The Master Plan will allow: architectural enhancements that reflect these architectural building facades/characteristics/design elements while maintaining the function for the operational needs of the facility. The office building along Haven Avenue, office areas on the primary manufacturing building have been enhanced with architectural elements consistent with the requirements of Section 17.132 and other enhancements including art applications, landscaping and screening details have been included to provide visual interest along Haven Avenue and 6th Street.
Building Articulation Section 17.130.030	When a building facade exceeds 75 feet in length along a right of way the building must include the following: - At least one of the following: - Window bays - Recesses minimum of 3 ft. deep - Balconies - Also the Building must have one of the following: - Change in roof parapet height or shape - Change in building height	The Master Plan will allow for the following: No change in roof parapet, change in height or the addition of window bays, recesses or balconies. In lieu of these details, the Project shall provide articulated concrete walls with metal panels, glass, decorative screen walls, etc.
Ground Floor Entrances Section 17.138.020	All entrances to non-residential ground floor uses must face and be visible and accessible to primary right-of-way every 80 ft.	The Master Plan shall allow the following: No entrances shall be required along Haven Avenue, 6th Street or Utica Avenue to serve the Project.
Other Ground Floor Treatments Section 17.138.020	Corner Treatments shall be required per the code. Ground floor transparency for commercial ground floor uses is required with a minimum of 50 percent of commercial uses facing the street. Shade producing frontages such as awnings, arcades, and galleries shall be required on southern and western facing buildings.	The Master Plan shall allow the following: Corner Treatments, balconies, ground floor transparency for commercial ground floor uses or shade producing frontages such as awnings, arcades, and galleries shall not be required for the Project.
Corridor Fronting Ground Floor Use Restrictions Section 17.130.040.B	Corridor fronting ground floor commercial and retail uses are required along Haven Avenue frontage.	The Master Plan shall allow the following: No commercial or retail uses shall be required at the ground floor fronting Haven Avenue corridor.
Build to Line and Frontage Area Section 17.130.050 and Table 17.130.050-1	75% of a primary frontage width and 30% of a secondary frontage width shall be within a minimum of 15 feet and a maximum of 5 feet setback from the property line.	The Master Plan will allow the following setbacks: Along Primary Frontage (Haven Avenue): Minimum 25'-5" and maximum 50'4" from property line. Along Secondary Frontage (6th Street and Utica Avenue): Minimum 15'-10" and maximum 78'-5" from property line. Buildings do not front on Utica Ave as parking and truck/dock doors are located along Utica Avenue. Therefore, measurements represent the frontage along 6th Street.
Block Size/Building Configurations -High Rise Section 17.130.050.H	Maximums: - A. Width: Min. 150ft Max 400ft. - B. Depth: Min. 150ft. Max 400ft. - Interior Side Yard Setback: None - Rear Yard Setback: 10ft. - Building Height: 132 ft. maximum.	Proposed: - Width: Min. No Maximum. - Depth: No Maximum. - Interior Side Yard Setback: None - Rear Yard Setback: 5ft. - Building Height: 131ft. maximum
Block Size/Building Configuration- Mid Rise Section 17.130.050.G	Maximums: - Width: Min. 150ft Max 400ft. - Depth: Min. 150ft, Max 400ft. - Interior Side Yard Setback: None - Rear Yard Setback: 10ft. - Building Height: to eave/top of parapet Max. 60 ft. - a. Overall Max. 92 ft.	Proposed: - Width: Min. No Max - Depth: No Maximum - Interior Side Yard Setback: None - Rear Yard Setback: 5ft. - Building Height: 131ft.
Site and Block Configurations Section 17.138.030 and Table 17.138.030-1	Blocks Sizes within the ME2: Block Face Length (max.) - 500 ft. Perimeter (max) - 2,000 ft. Blocks may exceed the maximum allowed face length if a paseo is included that cuts through the entire block.	The Master Plan will allow: Block Face Length (max.) - No maximum Perimeter (max.) - No maximum Paseos, employee break areas and other parklets/green spaces are not required to extend the entire block length.
Slip Lane/Street Frontage	Where project sites or development sites exceed 500 feet along any right-of-way, a frontage road is required. The requirements for a frontage road is at the discretion of the director of Engineering Services.	The Master Plan will allow the following: No slip lane or frontage road will be required when the Project site exceeds 500 feet along any right of way.

Parking Standards – Manufacturing, Light-Large Section 17.64.050-1	Parking is required for warehouse, office and manufacturing per table 17.64.050-1 in the Development Code. Therefore, the Project would be required to provide approximately 806 auto parking stalls. Additionally, the Project would be subject to the TDM program and would be required to provide bike parking and locker facilities.	The Master Plan will allow: a maximum number of 490 auto parking spaces. The Project would be subject to the TDM program and would be required to provide bike parking and locker facilities.
Bicycle Parking	25 short term bicycle parking spaces and 25 long term bicycle parking spaces would be required for the project based on the 5% of the required parking	The Master Plan will allow the following: 44 Bicycle parking spaces will be provided within the parking structure. No lockers would be provided.
Signage	Per the RCMU: - Wall Mounted: - One Per Building Face - Maximum of 2 per street face Sign Area: 400 sf - Maximum Sign Copy Dimensions: - Architectural Art Sign Installation: If 1 line of copy: A maximum of 10' high X 92' long per line with a maximum area of 1,650 sf per building facade. Standard Sign Installation: - If a single line of copy: 10' high 40' long per building facade. - If two lines of copy: 5' high X 40' long per line per building facade. Free Standing/Monument: - 1 sign per street frontage Maximum Area: 24 sf Maximum Height: up to 8' in height Maximum number: 1 per street frontage and may be increased to two per street frontage when signs are spaced a minimum of 300 feet apart or alternatively, the maximum area may be increased to 48 sf when the sit frontage is longer than 500 feet. These can not be combined. Commercial/mixed use/Industrial facilities are exempt from Table 17.74.080-1	Wall Mounted: - One Per Building Face - Maximum of 2 per street face Sign Area: 400 sf - Maximum Sign Copy Dimensions: - Architectural Art Sign Installation: If 1 line of copy: A maximum of 10' high X 92' long per line with a maximum area of 1,650 sf per building facade. Standard Sign Installation: - If a single line of copy: 10' high 40' long per building facade. - If two lines of copy: 5' high X 40' long per line per building facade. Free Standing/Monument: - Up to 8' in height Sign Area: 36 square feet per sign face - Exterior Wayfinding: Including vehicular directional and pedestrian wayfinding signage. Freestanding Wayfinding Sign Height: Maximum of 14 feet Maximum sign area: 150 sq.ft of sign area (not including sign structure, pole, or architectural elements) (1).

(1) Architectural element's shall be defined as oversized graphics, contour or silhouette sections of the sign that may protrude from the sign face or cabinet, glass/metal finishes or fixtures that enhances the sign or adds dimension.

Summarized Landscape Standards, Development Code Requirements		
Development Code Requirement	Code Standard	Project Request
Open Space/Courtyards Section 17.134.030	Projects over 3 acres shall provide two (2) open spaces. This includes: Pocket parks (no min.), Paseos, or Town Square.	The Project will provide open spaces for employees and a public/private linear park space along Haven Avenue and 6th Street.
Walls/Fencing Section 17.48.050.E	Screening and walls shall be no higher than 8 ft in height within the industrial zone including screening of loading docks and reuse areas.	The Master Plan shall allow perimeter wall, screening walls and decorative walls between 6 ft. to 14 ft. in height along the perimeter of the project site, primarily along the truck courts to screen mechanical equipment, truck areas, and elevated truck parking.
Landscaping/Tree Ordinance- Removal and Replacement Section 17.56.050, 17.56.080, and 17.80	Parking Lot Landscaping shall be required with a minimum of one tree per 3 parking stalls. 10% of the total off-street parking area with landscaping, a minimum of 5' of perimeter of landscaping along side and rear proper lines and surface lots shall be screened. Existing trees shall be evaluated by an arborist. Removal of heritage trees shall be considered at a ratio of 1:1/2.	For the Master Plan: A total of 24 trees were determined heritage trees by a certified arborist. A total of 110 will be replaced on site. This replacement exceeds the 3 to 1 replacement requirement. The trees will be located within employee break areas, along parkways, within green spaces, and enlarged setbacks and will not be required to meet the 1 tree per 3 parking stalls requirement as all parking spaces are within a parking garage. Landscaping shall be per the site plan as shown.