

City Staff Recommended Responses to Requested Modifications

APPROACH:
MODULAR SCREEN PANELS
ATTACHED TO "BUMPER
PIPES"



"BUMPER PIPE"

DECORATIVE METAL
SCREEN

PRECEDENTS



EXAMPLE
PREFABRICATED
PANEL DESIGNS



#2 City Staff recommends all transformers associated with this development be installed subgrade.

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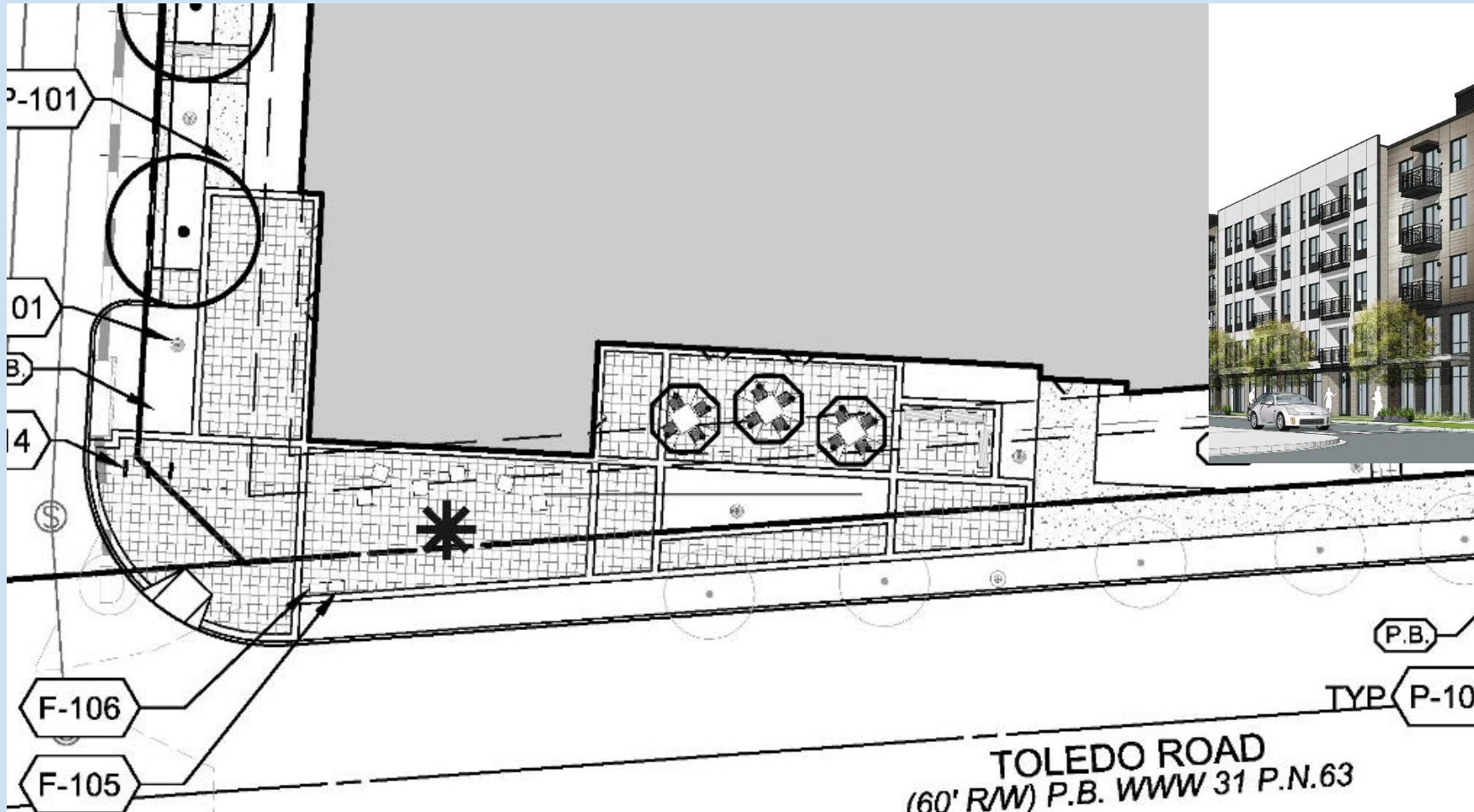
#3, 4, 5 Requesting an extension from the required build-to line

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#6 Requesting the retail space have a storefront fenestration height of 10' as opposed to the required 14'.

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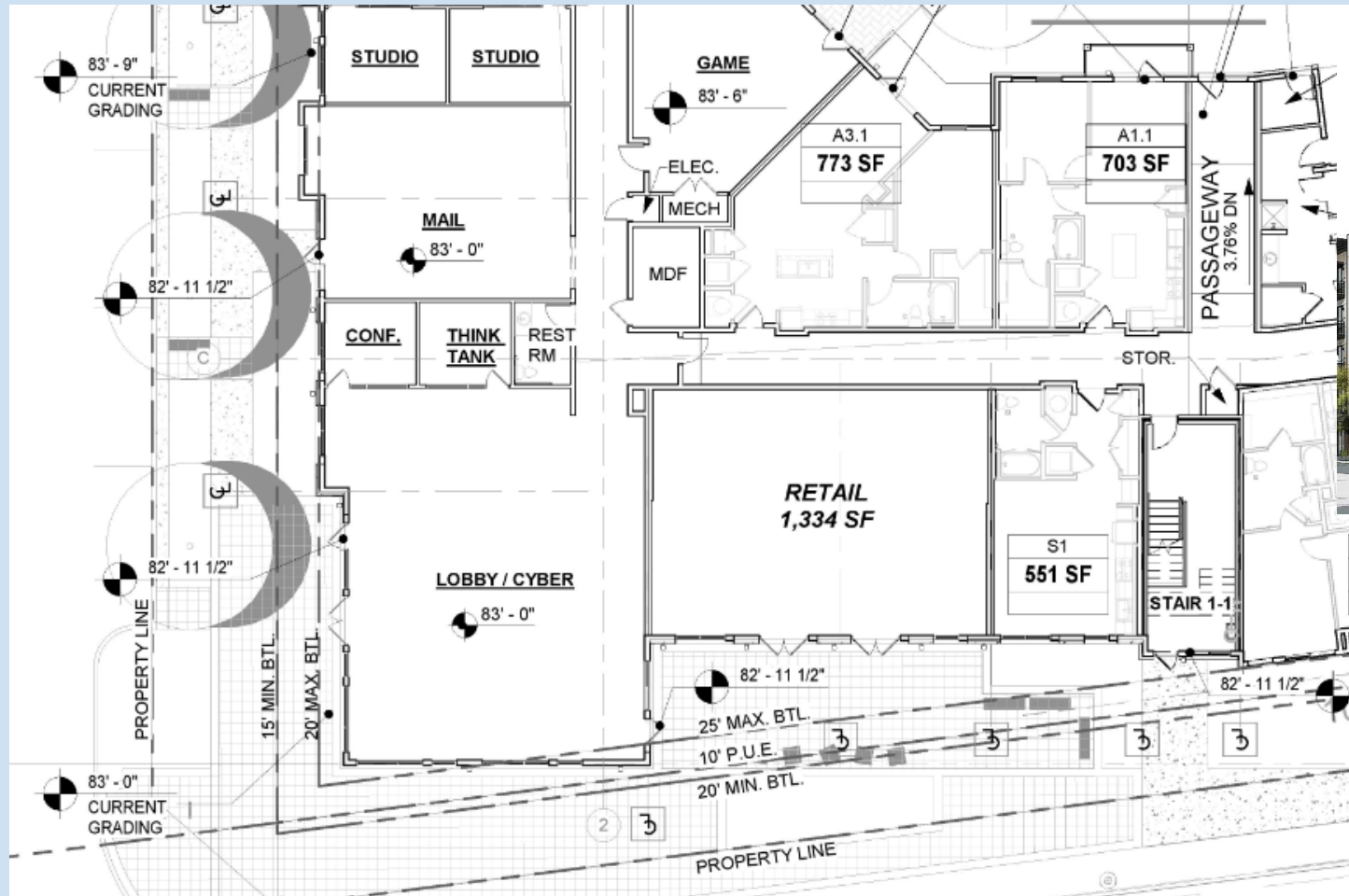


#7 Requesting an extension from the required build-to line for the proposed retail space.

- Small service**
- Specialty fitness**
- Barbershop**
- Hair salon**
- Boutique Services**
- Technology Retail (Cell/Mobile)**
- Independent Retail (start-up)**
- Medical**
- Dentist office**
- Chiropractor**
- Orthodontist**
- Office**
- Tax office**
- Legal office**
- Travel office**
- Design Office**

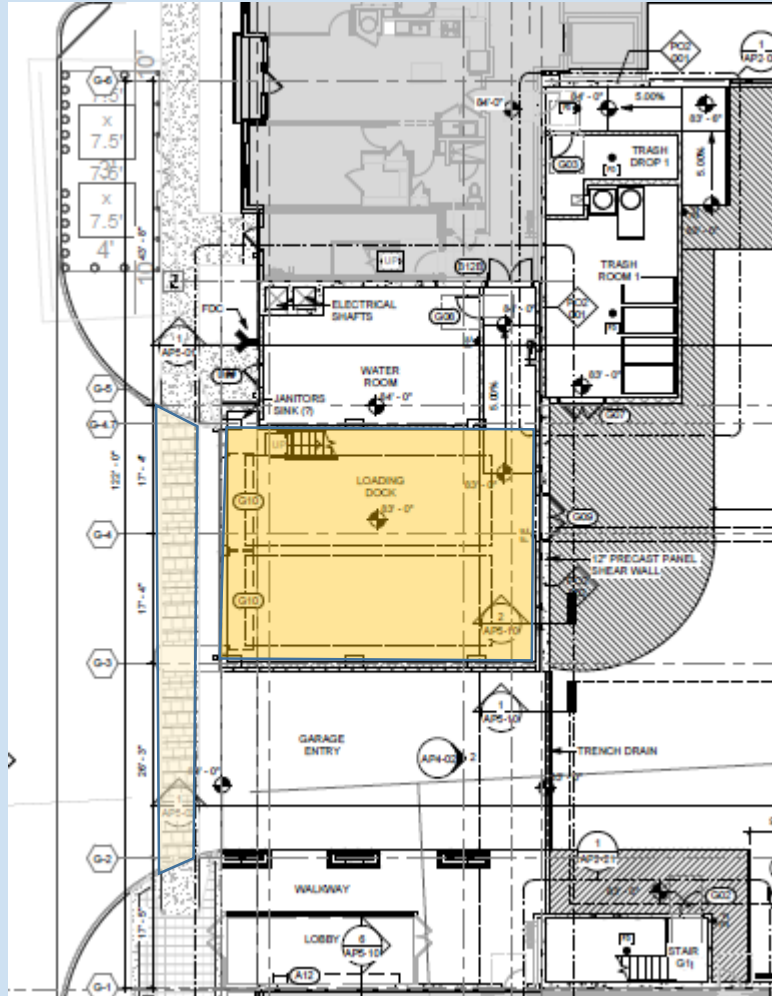
DSP-19050

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#9 Requesting the entrance of the apartment building front Public Road B as opposed to an "A" Street (Toledo Road).

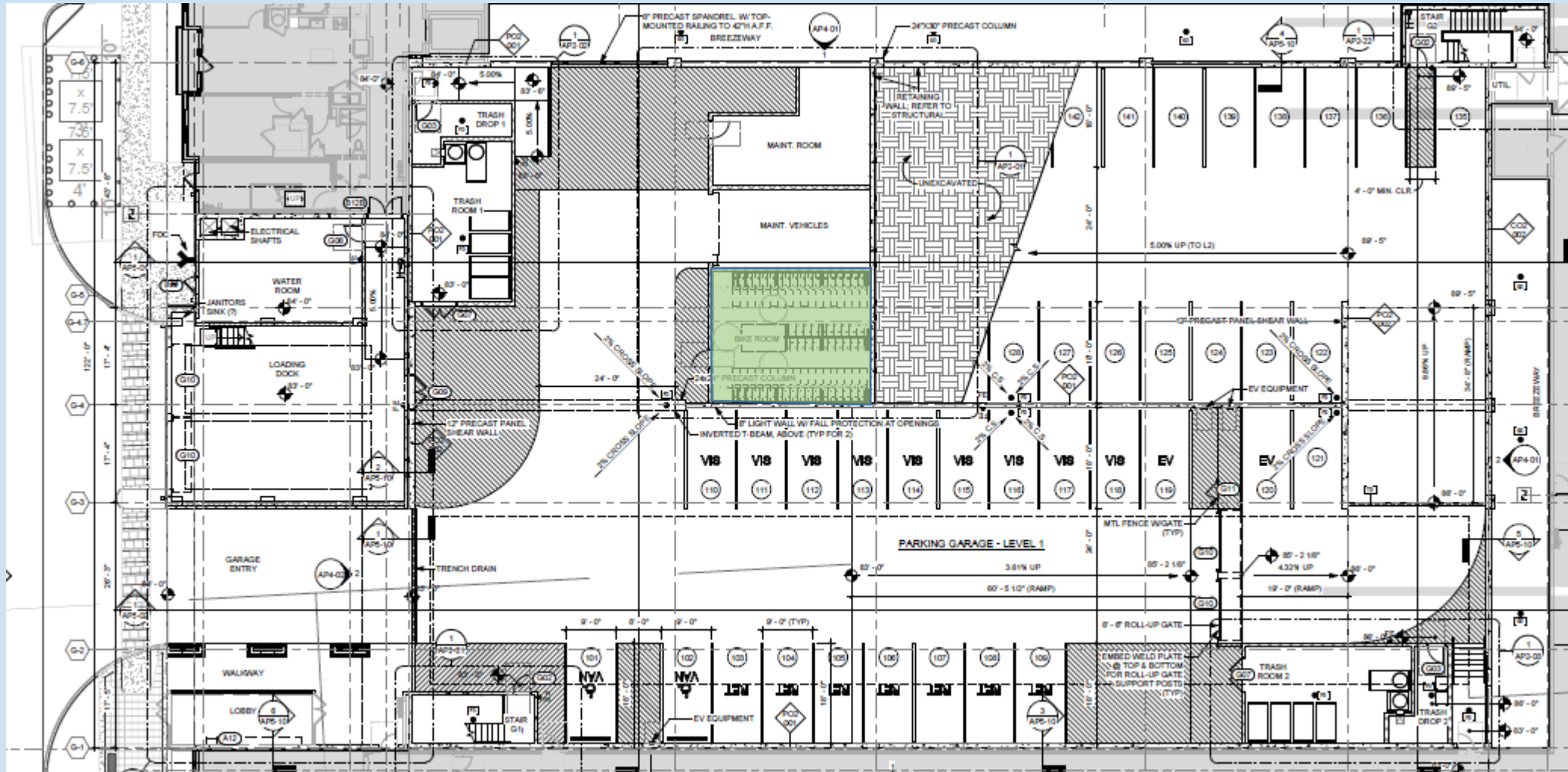
City Staff Recommendations-Vehicular and Transportation



#1 City Staff recommends the establishment of a dedicated delivery and service area within the proposed garage rather than have vehicles utilize Public Road B for deliveries.

DSP-19050

City Staff Recommendations-Vehicular and Transportation



#2 To ensure the building has adequate bicycle parking capacity for its residents, City Staff recommends a 1:1 ratio of bicycle parking spaces to vehicle parking spaces.

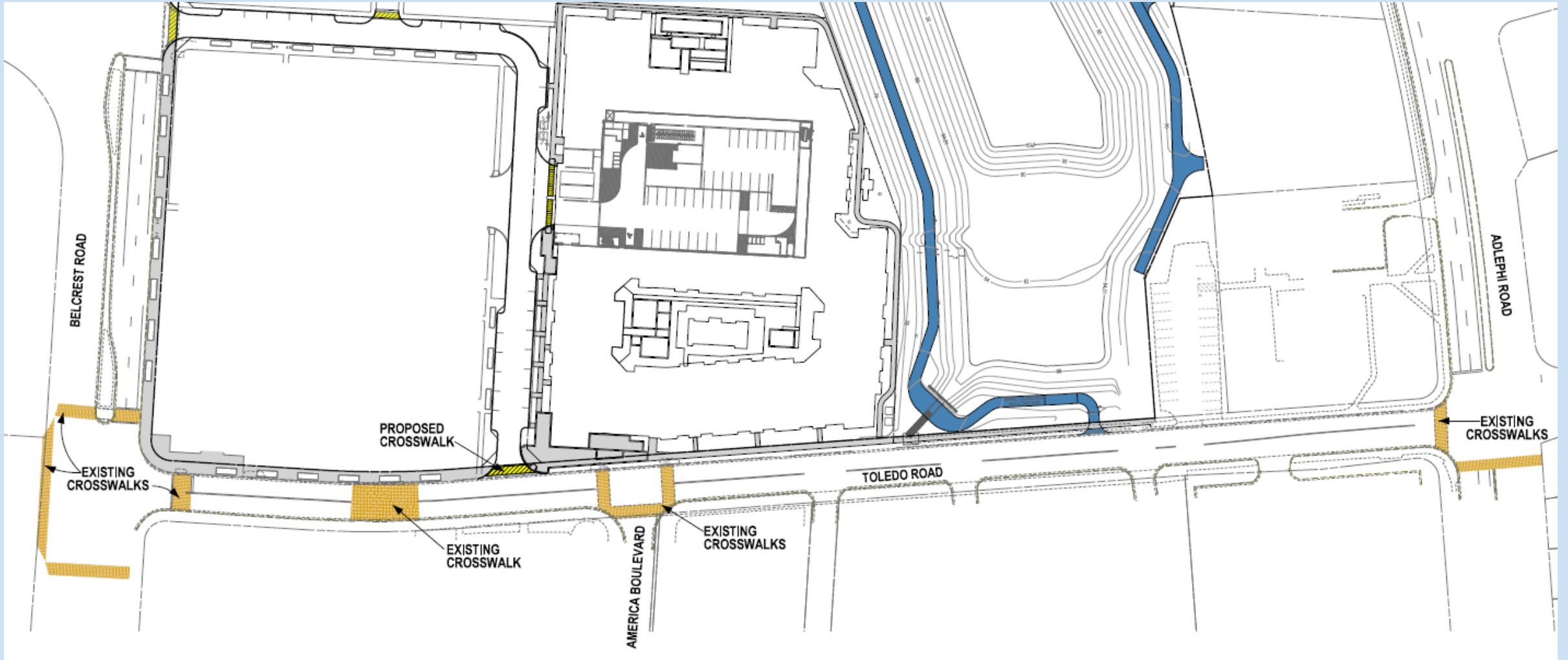
City Staff Recommended Responses to Aesthetic Recommendations



City Staff recommends the applicant employ a more diverse and visually appealing color palette for the architecture of the building. In addition, City Staff recommends the incorporation of an art installation in a publicly visual location on or near the proposed building.

DSP-19050

City Staff Recommended Crosswalks



Proposed and Existing Crosswalk Locations