

ATLAS WATERFRONT NEIGHBORHOOD DEVELOPMENT STANDARDS

DRAFT 02.28.2019

TABLE OF CONTENTS

Chapter One: Master Plan for the Atlas Waterfront Neighborhood

- 1.1 Vision
- 1.2 Illustrative Plan
- 1.3 Anticipated Phasing
- 1.4 How to use this document
- 1.5 Design Review

Chapter Three : Development

- 3.1 Development Concept
- 3.2 Street Frontages
- 3.3 Block Standards
- 3.4 Building Types

DRAFT 02.28.2019

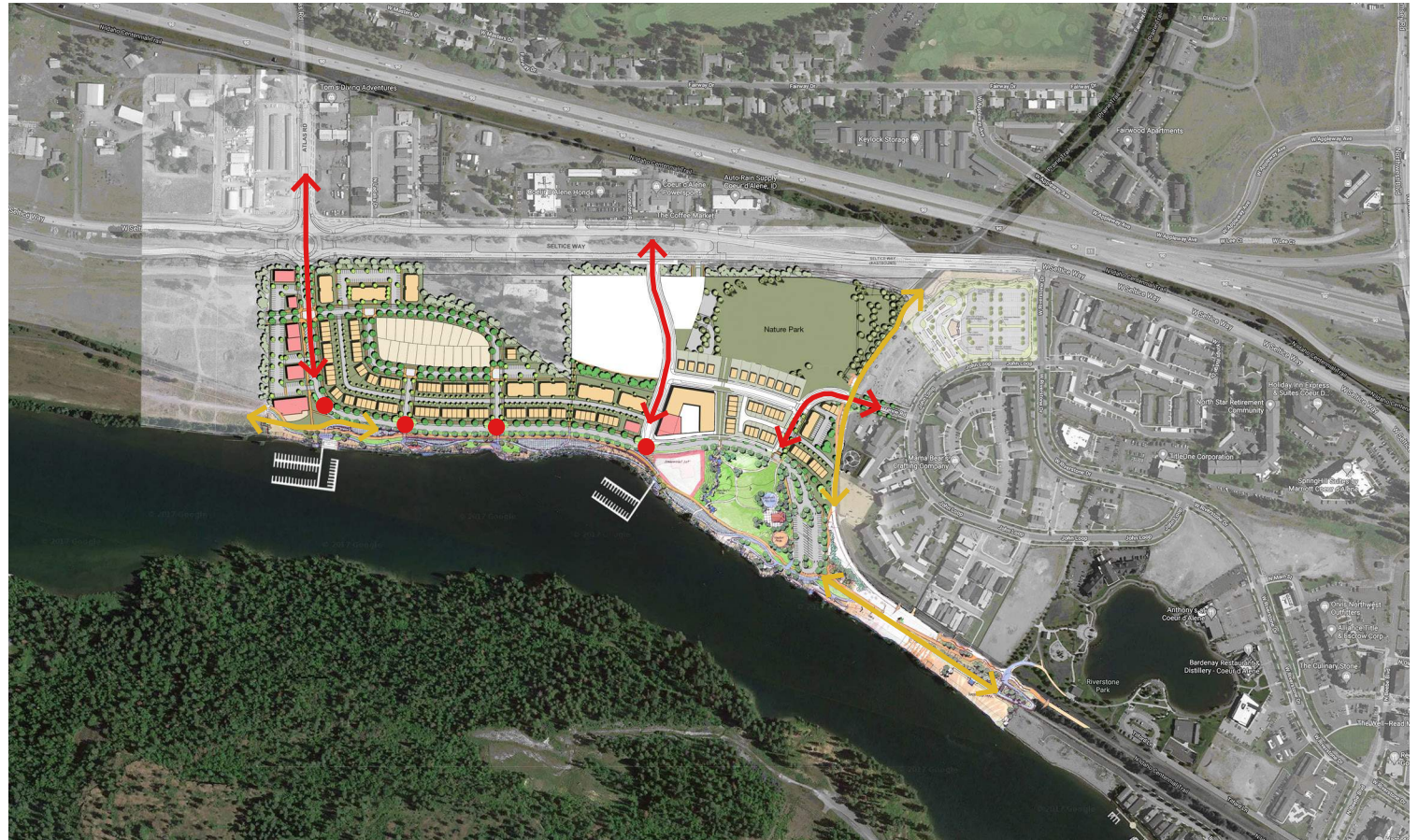
CHAPTER 1 - MASTER PLAN FOR THE ATLAS WATERFRONT NEIGHBORHOOD

DRAFT 02.28.2019

VISION

Create a Private Development Land Use and Public Space Plan that will:

- Support & Activate the Entire Waterfront Public Space
- Balance Public and Private Funding
- Create a Unique and Desirable Neighborhood that Re-ffects our Community Values
- Provide Pedestrian and Bike Access Throughout
- Create a Natural and Unique Neighborhood Identity
- Acceptable Trade-Off: Higher Density in Exchange for More Public Space (Inclusive of the Entire Waterfront as Public)
- Water Access is a Priority
- Reserving Commercial Property for Higher Wage-Job Creating Businesses is Supported



Establishes intended:

- Commercial and residential development quality, character and uses.
- Streetscape “look and feel” including pedestrian amenities
- Upland and waterfront trails, plazas, and park spaces character and general locations.

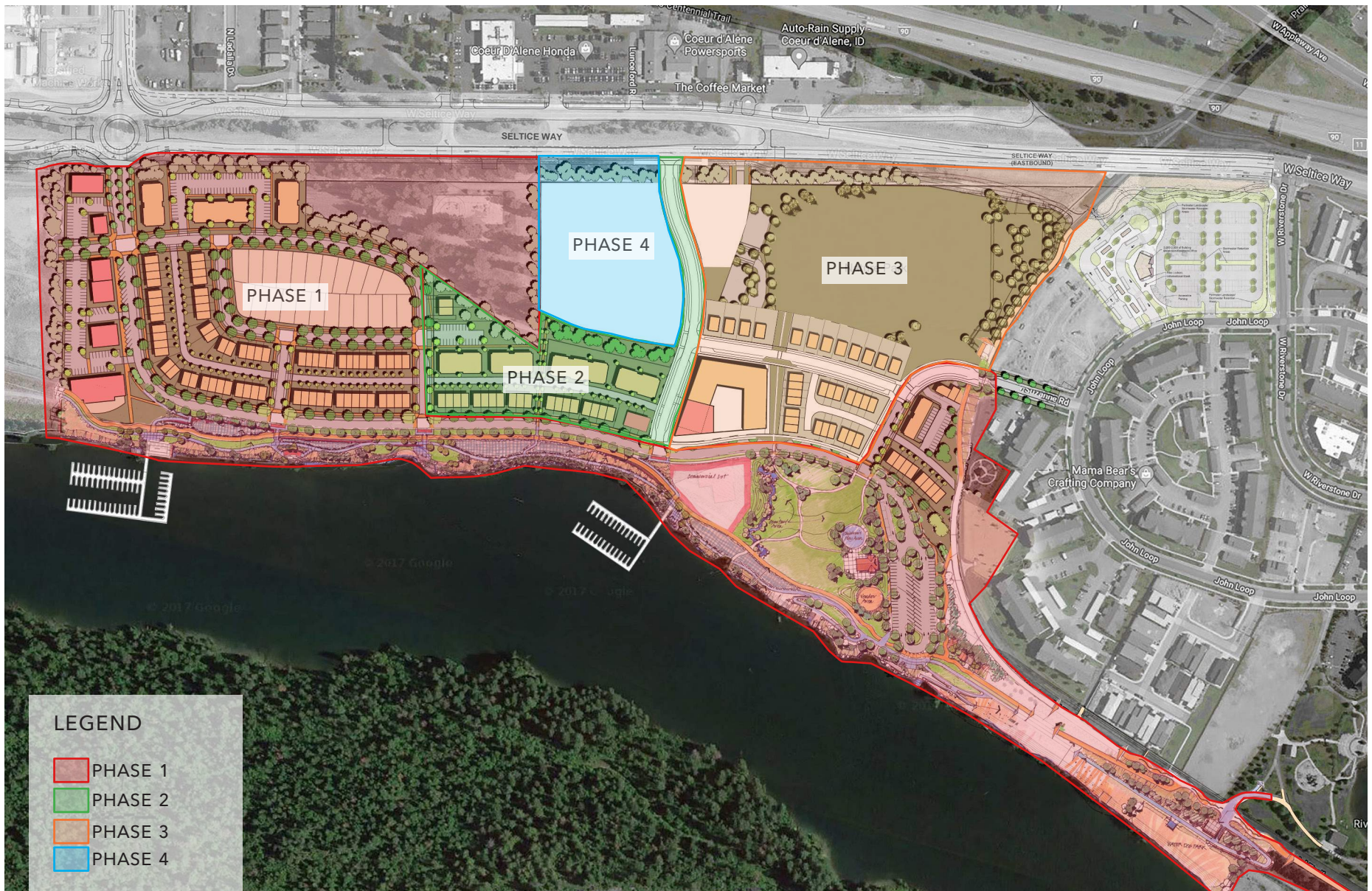
DRAFT 02.28.2019

ILLUSTRATIVE PLAN



DRAFT 02.28.2019

Anticipated Phasing



DRAFT 02.28.2019

CHAPTER 3 - DEVELOPMENT

DRAFT 02.28.2019

3.1 DEVELOPMENT CONCEPT

1. Composition, Diversity and Flexibility

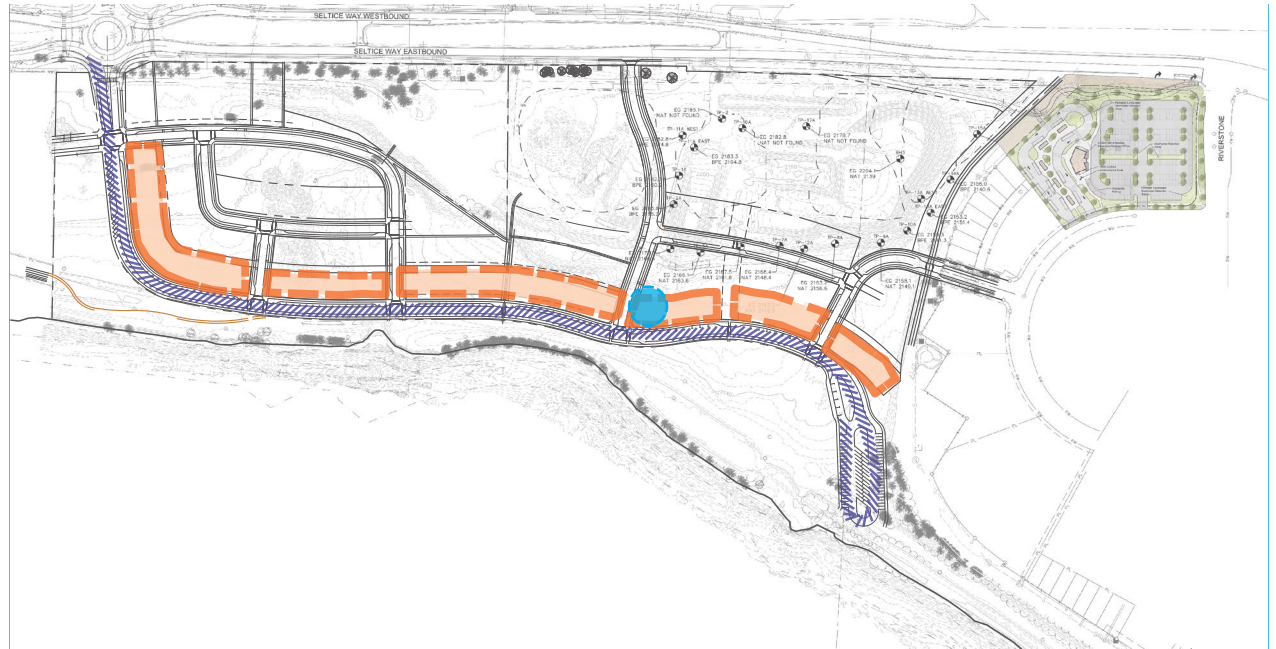
2. Detached Residence/Attached Residence/MF Residence

- Detached Residence: location, neighborhood composition (min one floor plan per 8 unit increments, two roof plans per floor plan etc.), Architectural Variety (no identical elevations adjacent or opposing, min two siding Materials in project etc.) and Flexibility of switching to attached residence due to future market.
- Attached Residence: location, neighborhood composition (min one floor plan per 8 unit increments, two roof plans per floor plan etc.), Architectural Variety (no identical elevations adjacent or opposing, min two siding Materials in project etc.) and Flexibility of switching to detached residence due to future market.
- MF Residence: location, large house appearance or articulated architecture, allow identical elevation adjacent or opposing, min two siding materials per structure, variety of color etc.

3. Frontage Zone towards waterfront street

- Orientation towards waterfront: architectural detail, step down in scale, special materials/color/form, side by side design compatibility, pedestrian connection between entrance and street etc.
- Corner lot orientation: wrap porches, frontage quality trim & materials, relationship to public realm
- Open side: side elevation is required, include pedestrian-friendly architectural treatments

4. Potential locations for cottage homes

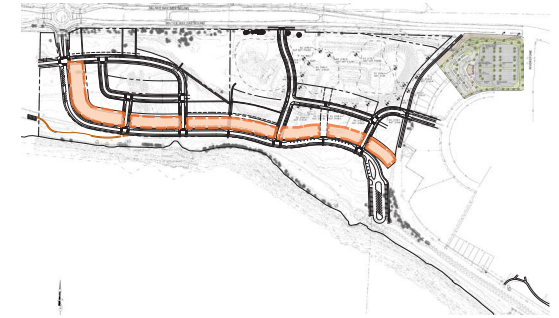


-  RETAIL NODE
-  FRONTAGE ZONE TOWARDS WATERFRONT WITH STREET
EDGE CREATED BY ALLEY LOADED RESIDENCE OR MIXED-USE
-  RIVERFRONT DRIVE

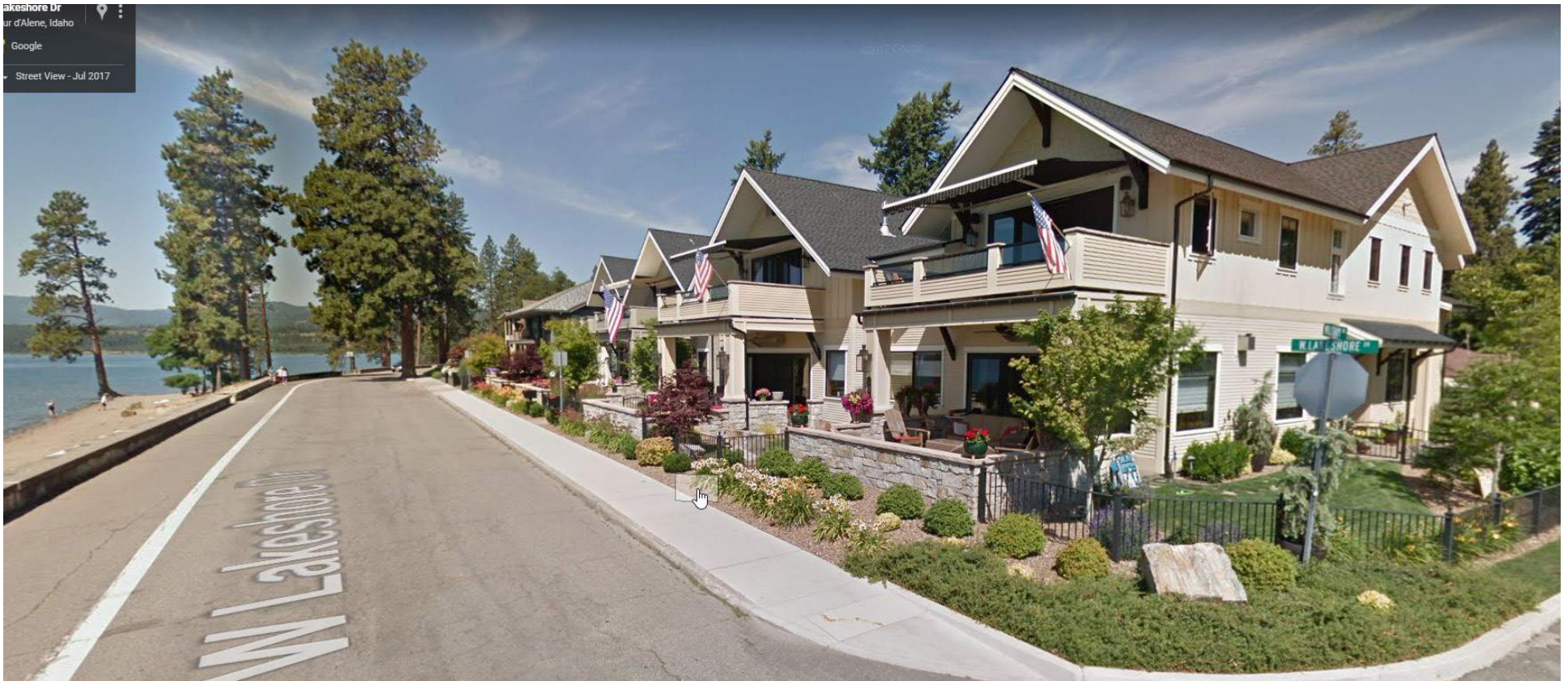
DRAFT 02.28.2019

3.1 DEVELOPMENT CONCEPT

KEY PLAN



FRONTAGE ZONE TOWARDS WATERFRONT WITH STREET EDGE CREATED BY ALLEY LOADED RESIDENCE OR MIXED-USE

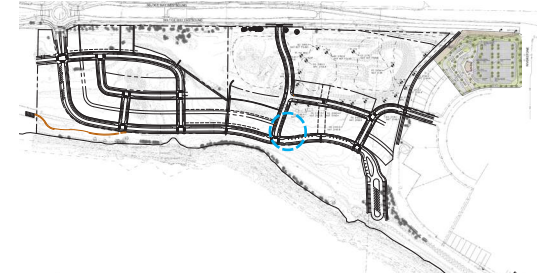


DRAFT 02.28.2019

3.1 DEVELOPMENT CONCEPT



KEY PLAN



 RETAIL NODE

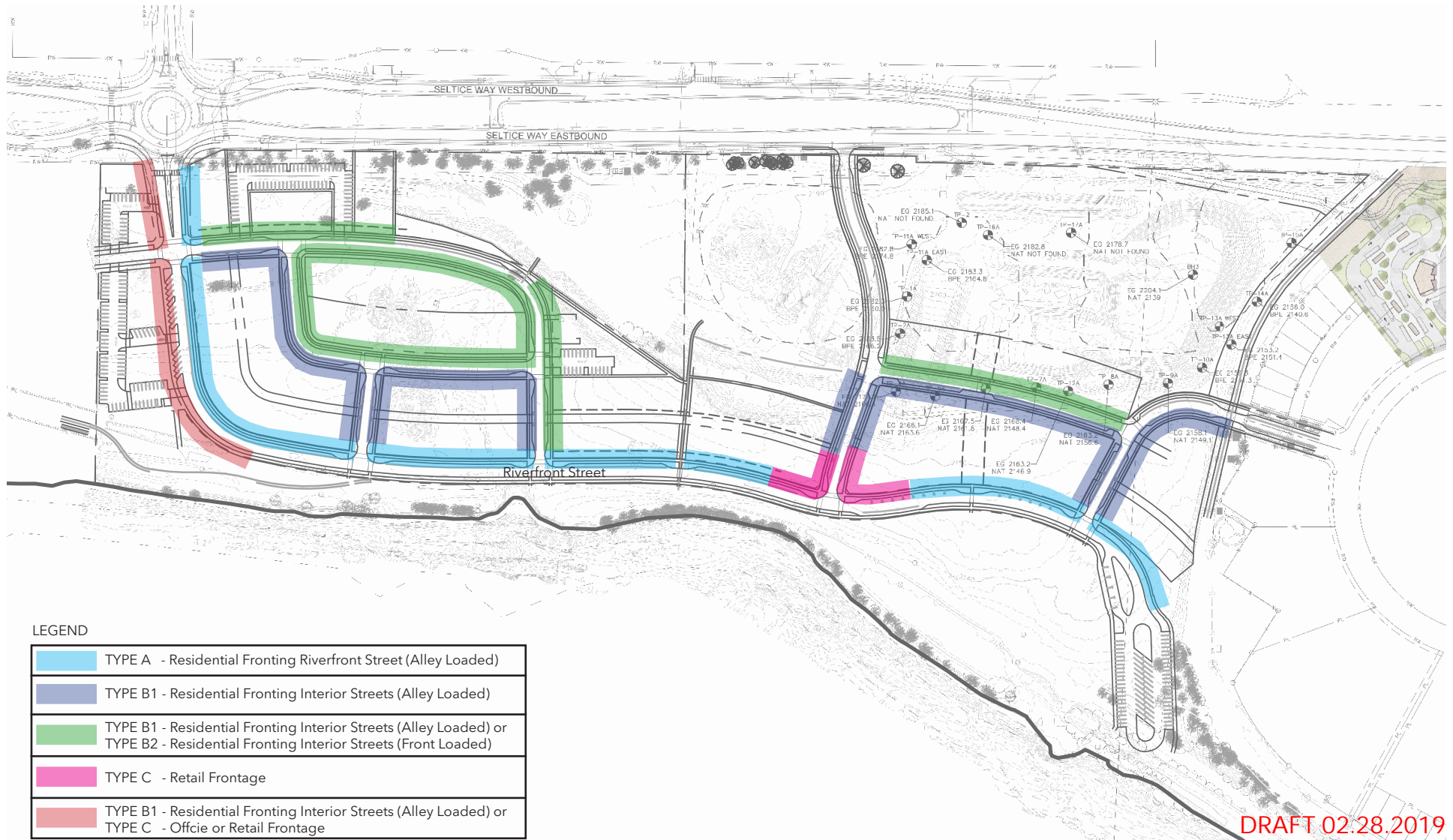
DRAFT 02.28.2019

FRONTAGE TYPES

DRAFT 02.28.2019

FRONTAGE TYPES

The design of the space between the street right-of-way and the face of buildings are key elements contributing to the character of a neighborhood and the quality of the pedestrian environment. Streetscapes and frontages should be appropriate to the setting and should vary by the character of the location. The diagrams and images illustrate typical frontages for Atlas Mill Redevelopment. Final designs will be developed at time of site plan approval.



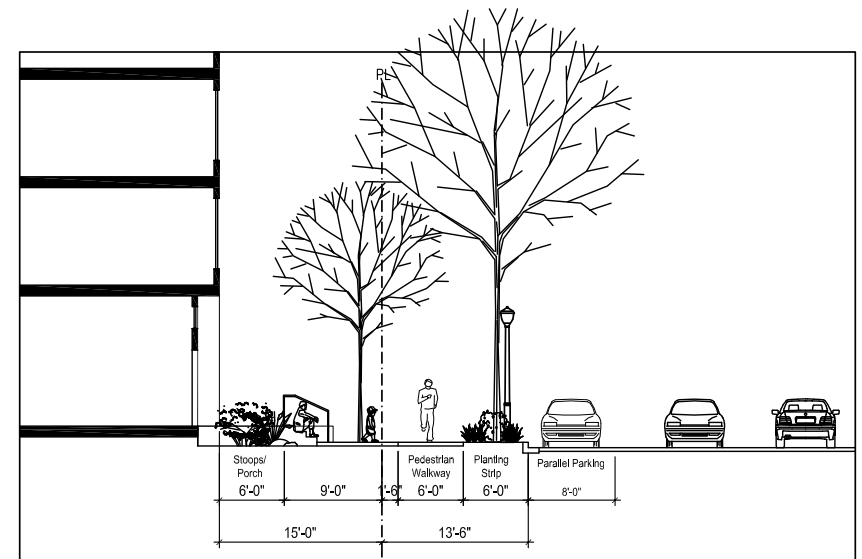
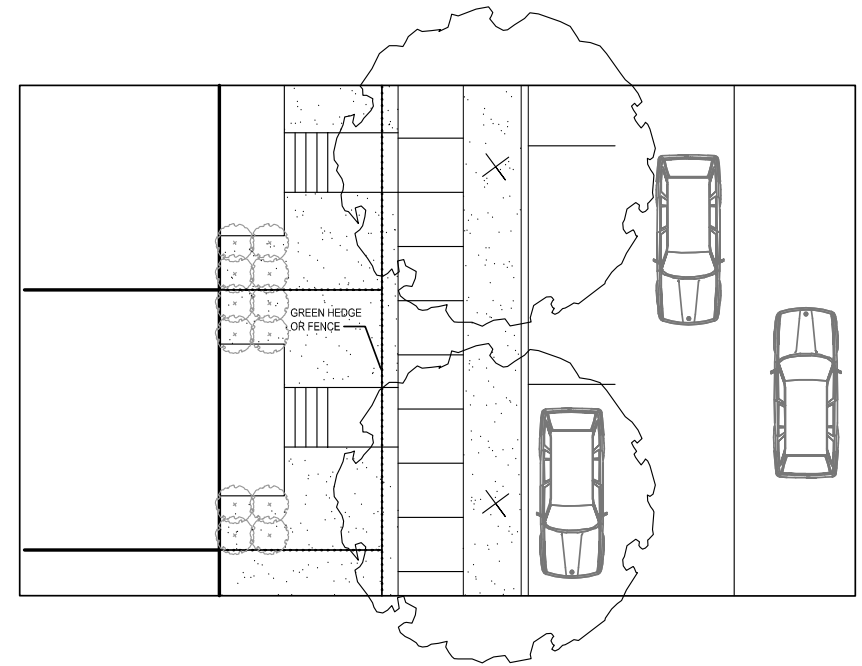
DRAFT 02.28.2019

FRONTAGE TYPES

FRONTAGE TYPE A

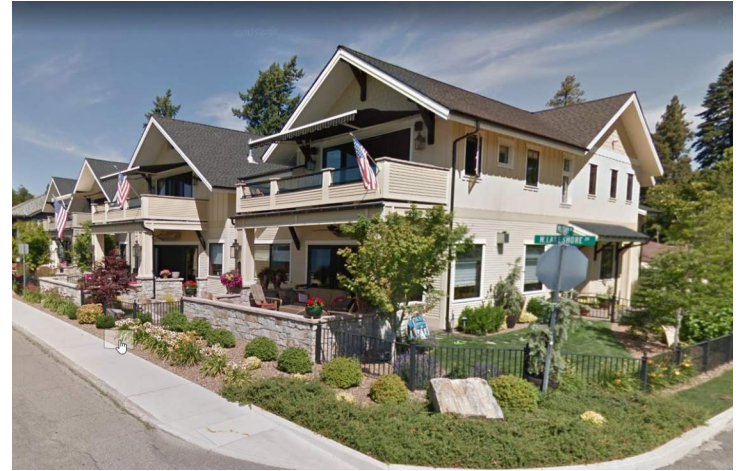
-RESIDENTIAL FRONTING WATERFRONT STREET (ALLEY LOADED)

- To be used on residential parcels fronting Waterfront Street.
- Ground Plane: Shall be grass or groundcover.
- Furnishing Location: Street lights should be centered in the tree planting strip that is contiguous with the street curb.
- Street trees shall be planted in tree planting strip.
- Frontage Delineation: A green hedge or fence (metal/wood/stone) is encouraged along the sidewalk edge and shall be maintained at a height of approximately 36". Each street shall be consistent in its frontage delineation.
- Entries for residential buildings: Ground floor units shall have Primary entries from corridor and shall be addressed from common building entry. Ground floor units are encouraged to also have a secondary entry from the sidewalk with a stoop that shall be raised a minimum of 2 risers and a maximum of 10 risers.



DRAFT 02.28.2019

FRONTAGE TYPES



DRAFT 02.28.2019



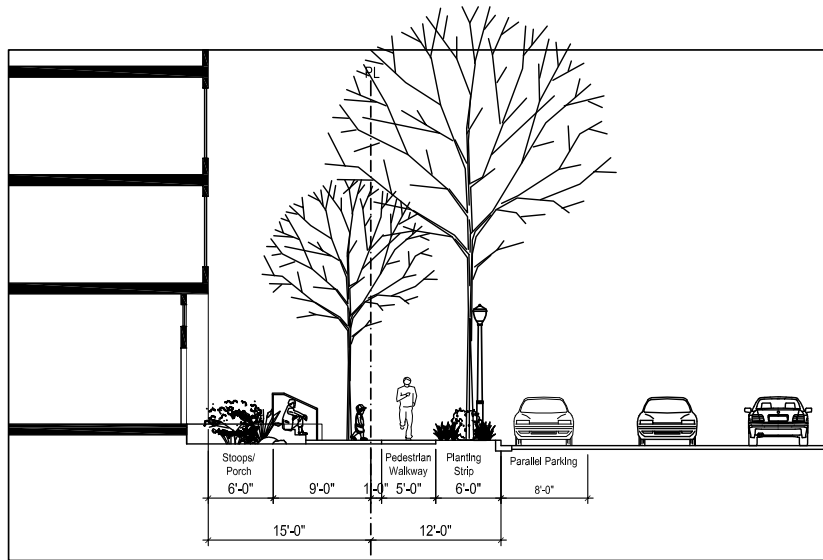
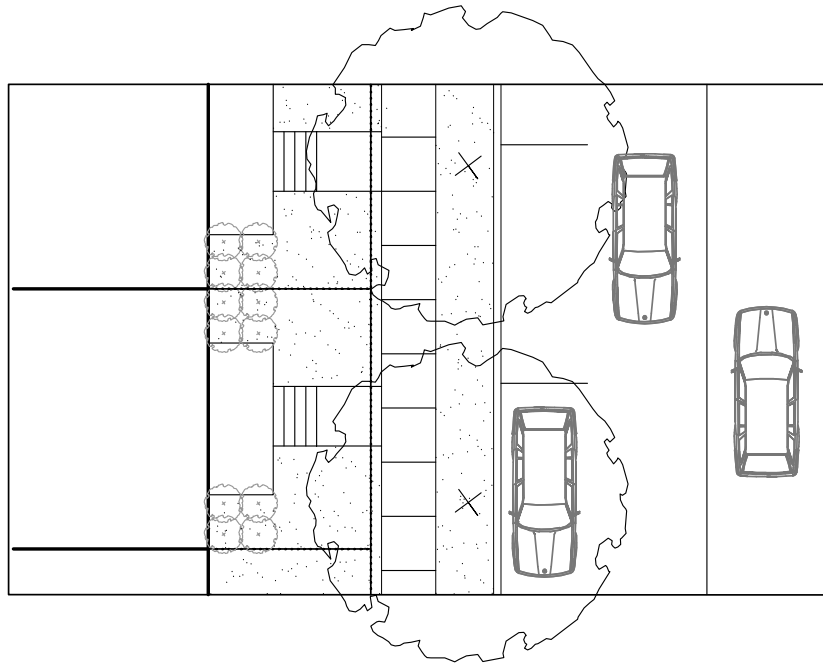
Atlas Mill
Redevelopment Strategy



HEARTLAND



FRONTAGE TYPES



FRONTAGE TYPE B1

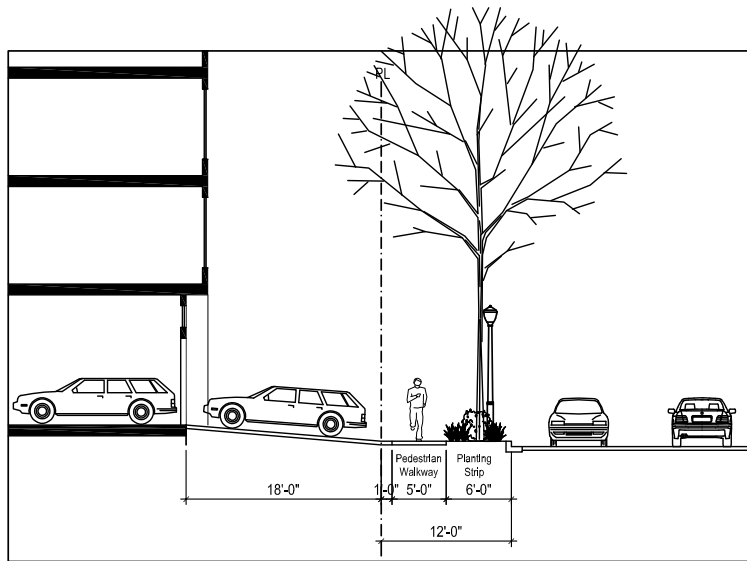
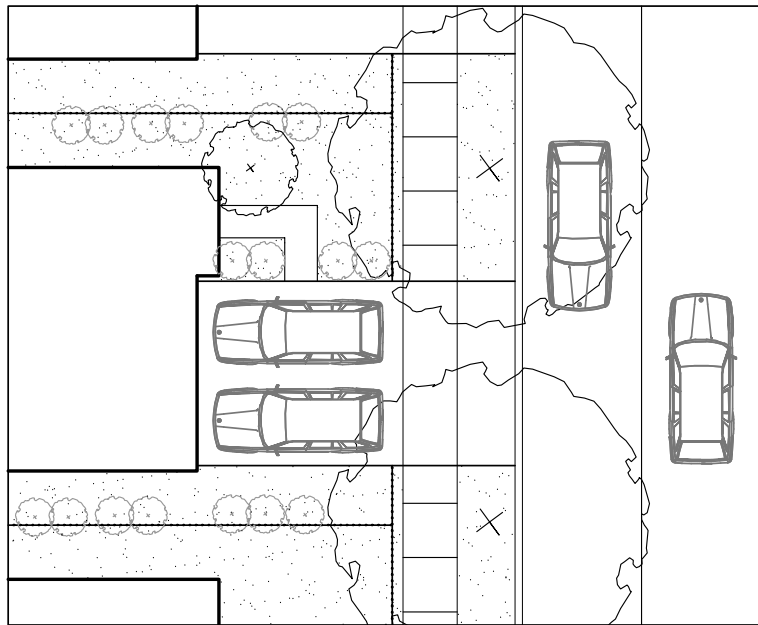
-RESIDENTIAL FRONTING INTERNAL STREETS (ALLEY LOADED)

- To be used on residential parcels fronting internal streets.
- Ground Plane: Shall be grass or groundcover.
- Furnishing Location: Street lights should be centered in the tree planting strip that is contiguous with the street curb.
- Street trees shall be planted in tree planting strip.
- Entries for multi-family buildings with corridors: Primary entrances to buildings shall be ADA accessible per code. Ground floor units shall have Primary entries from corridor and shall be addressed from common building entry.- Ground floor units are encouraged to also have a secondary entry from the sidewalk with a stoop that shall be raised a minimum of 2 risers and a maximum of 10 risers.



DRAFT 02.28.2019

FRONTAGE TYPES



FRONTAGE TYPE B2

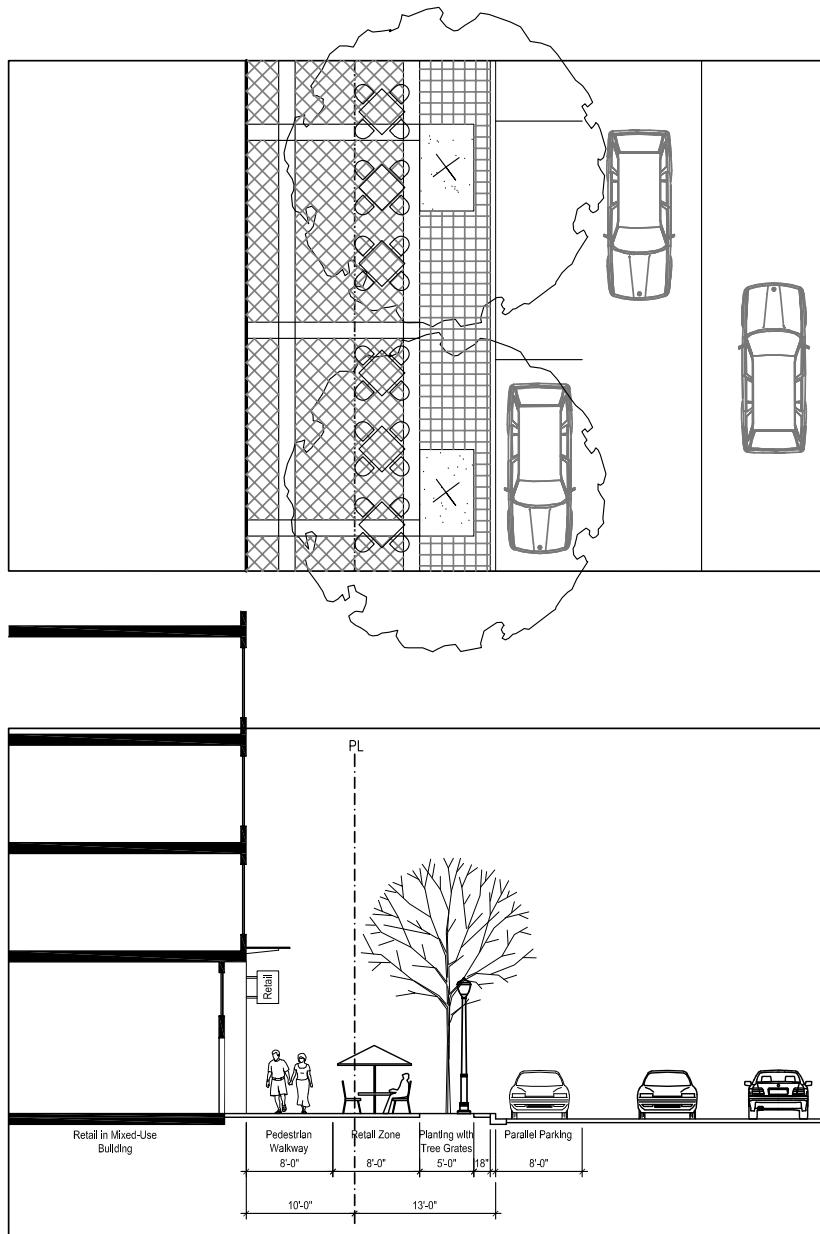
-RESIDENTIAL FRONTING INTERNAL STREETS (FRONT LOADED)

- To be used on parcels fronting internal streets.
- Ground Plane: Shall be grass or groundcover.
- Furnishing Location: Street lights should be centered in the tree planting strip that is contiguous with the street curb.
- Street trees shall be planted in tree planting strip.
- Entries for multi-family buildings with corridors: Primary entrances to buildings shall be ADA accessible per code. Ground floor units shall have Primary entries from corridor and shall be addressed from common building entry.- Ground floor units are encouraged to also have a secondary entry from the sidewalk with a stoop that shall be raised a minimum of 2 risers and a maximum of 10 risers.



DRAFT 02.28.2019

FRONTAGE TYPES



FRONTAGE TYPE C1

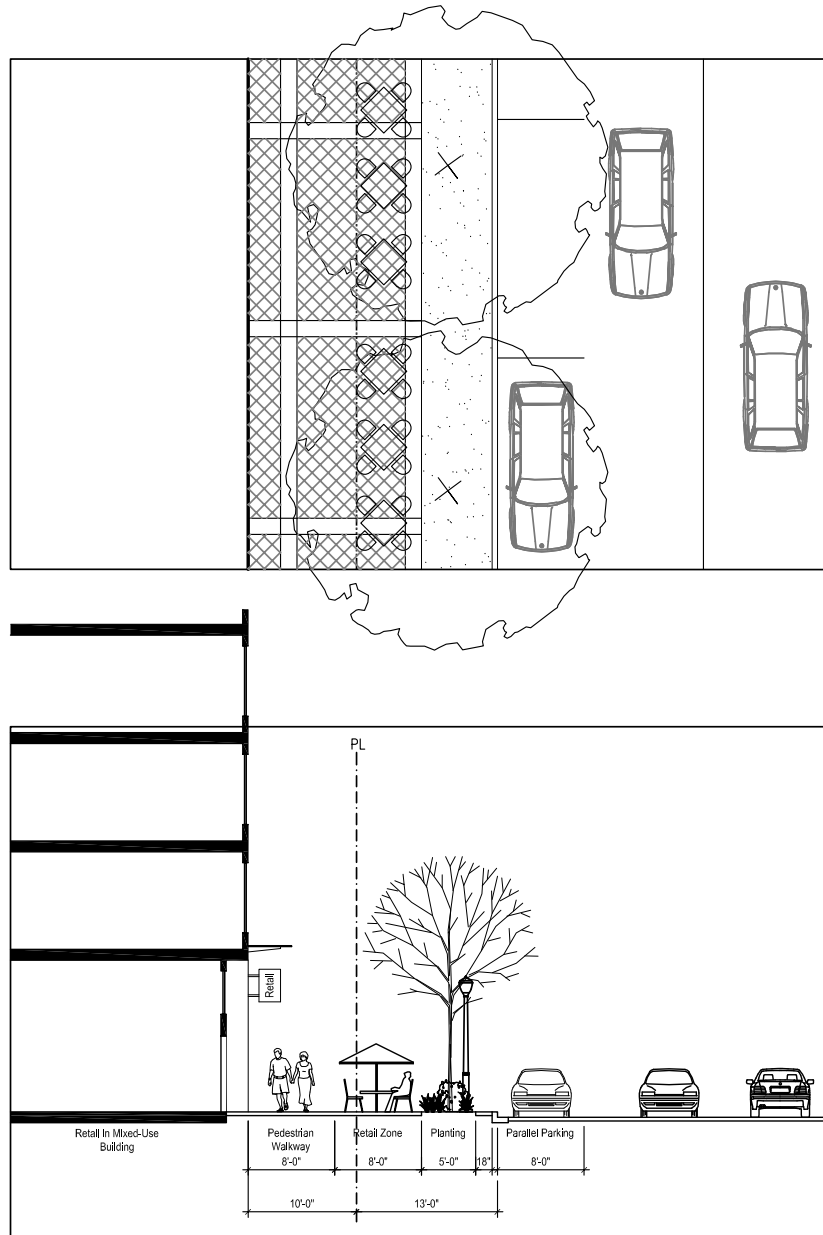
-OFFICE AND RETAIL FRONTAGE

- Entries: Shall be flush with exterior grade.
- Ground Plane: Shall be scored concrete or pavers from curb to face of building.
- Furnishing Location: A four foot furnishing zone should be established contiguous with the curb where street furniture shall be located.
- Street trees shall be planted in tree pits with tree grates.
- Café seating and product displays (flowers, food, etc.) are encouraged.
- Pedestrian walkway should be approximately 8' wide.



DRAFT 02.28.2019

FRONTAGE TYPES



FRONTAGE TYPE C2

-OFFICE AND RETAIL FRONTAGE

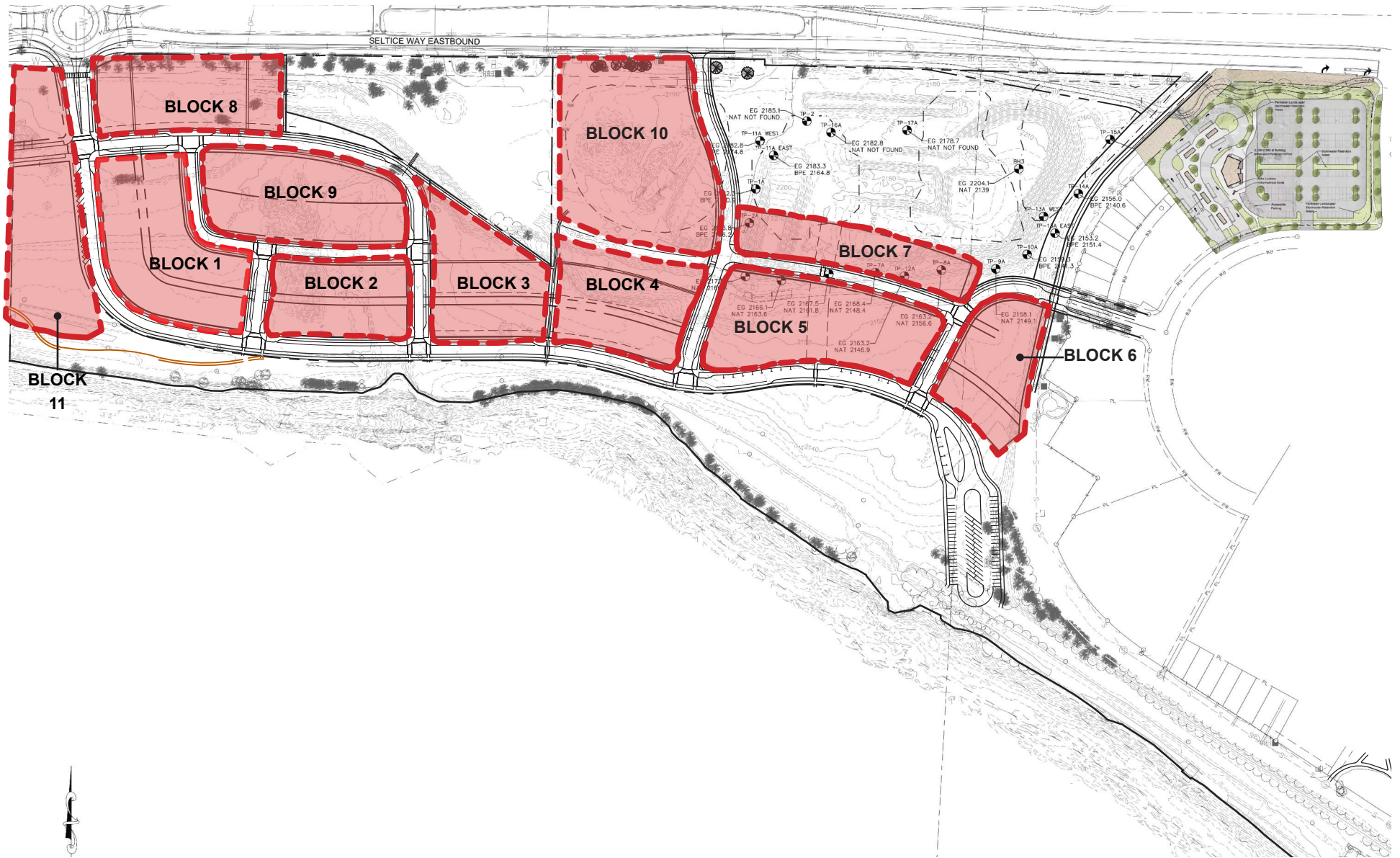
- Entries: Shall be flush with exterior grade.
- Ground Plane: Shall be scored concrete or pavers from the edge of grass strip to face of building.
- Furnishing Location: A four foot furnishing zone should be established contiguous with the curb where street furniture shall be located.
- Street trees shall be planted in tree pits with tree grates.
- Café seating and product displays (flowers, food, etc.) are encouraged.
- Pedestrian walkway should be approximately 8' wide.



BLOCK STANDARDS

DRAFT 02.28.2019

3.2 DEVELOPMENT BLOCKS KEY PLAN



DRAFT 02.28.2019

BLOCK 1- STANDARDS

Introduction / Use

- Residential block
- Development on Block 1 will help define the western gateway and western entry sequence into the Atlas Mill neighborhood.
- Future buildings on the west and south sides of the block play a key role in defining the upland streetwall and architectural character of the waterfront street.

Allowed Building Types

- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded

Lots

- Allowed lot width: 16' – 50'
- Accommodates the range of building types allowed on this block*
- Minimum width of corner lots: 16' + 6' = 22'
- Accommodates architectural elements where buildings must address a side street and/or vegetative screening at the end of an alley*
- Allowed lot depth: 75' – 90'

Corner lots

- Buildings on corner lots must physically address both streets
- The corner lots along the northern street may be converted so that the northern street becomes a primary frontage.

Setbacks

- Front (primary building wall): 15'
- Front (porches and projections): 9'
- Side (at street ends): 6'
- Side separation between buildings: 12'
- Zero lot line conditions allowed*
- Rear: 4'

Building Height

- Minimum: 2 stories
- Maximum: 3 stories
- Maximum story height (floor to floor): 13'

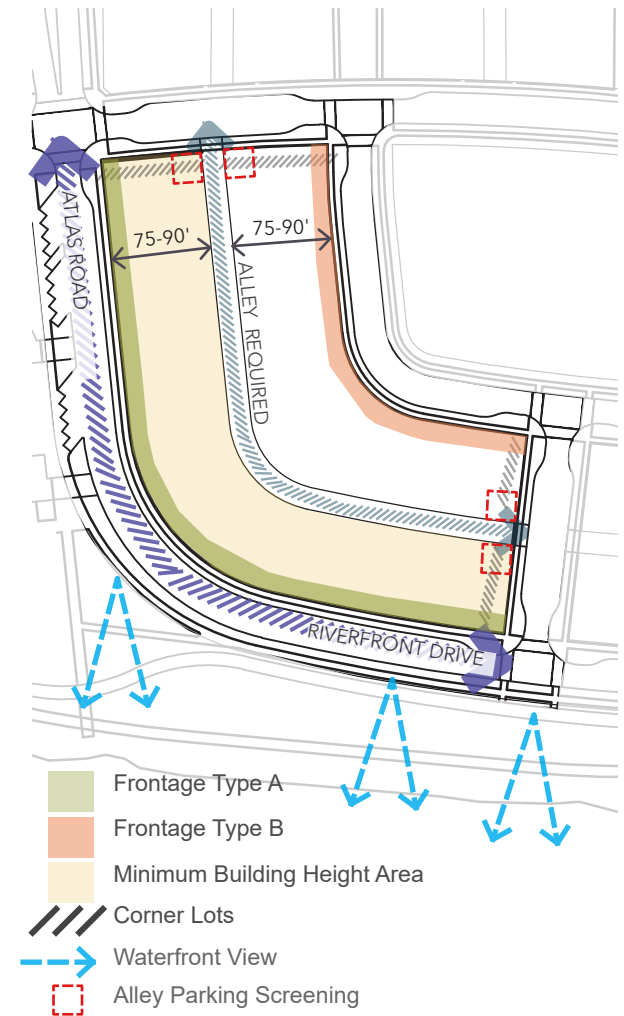
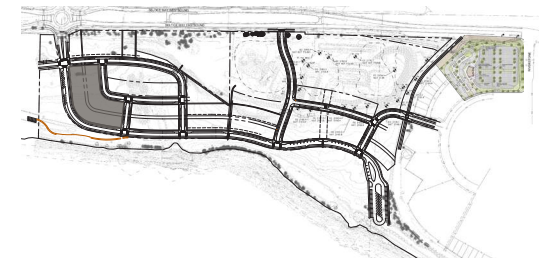
Alley Conditions & Parking

- Access to all off-street parking shall be provided from the alley.
- Where an alley meets a public street, garages or vegetative screening are required to conceal alley parking from the adjacent street.
 - Concern about density / extent of parking in alley. Determine best way to deal with this.
 - Minimum number of garages?
 - Vegetation required at certain intervals?
- Off-street parking: maximum 2 off-street parking stalls allowed per unit

Perimeter Streets

- See block plan for frontage conditions
- On-street parking: allowed on all sides of this block
- Curb cuts are not allowed along Frontage A
- Alley curb cuts are allowed along all other street frontages.
- Curb cuts for individual driveways are not allowed on this block.

KEY PLAN



BLOCK 1 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. TOWNHOUSES



2. SINGLE FAMILY



3. MIX OF TOWNHOUSES, SINGLE FAMILY HOMES & COTTAGE HOUSES



DRAFT 02.28.2019

BLOCK 2 - STANDARDS

Introduction / Use

- Residential block
- Development on Block 1 will help define the western gateway and western entry sequence into the Atlas Mill neighborhood.
- Future buildings on the west and south sides of the block play a key role in defining the upland streetwall and architectural character of the waterfront street.

Allowed Building Types

- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded

Lots

- Allowed lot width: 16' – 50'

Accommodates the range of building types allowed on this block

- Minimum width of corner lots: 16' + 6' = 22'

Accommodates architectural elements where buildings must address a side street and/or vegetative screening at the end of an alley

- Allowed lot depth: 75' – 90'

Corner lots

- Buildings on corner lots must physically address both streets
- The corner lots along the northern street may be converted so that the northern street becomes a primary frontage.

Setbacks

- Front (primary building wall): 15'
 - Front (porches and projections): 9'
 - Side (at street ends): 6'
 - Side separation between buildings: 12'
- v lot line conditions allowed*
- Rear: 4'

Building Height

- Minimum: 2 stories
- Maximum: 3 stories
- Maximum story height (floor to floor): 13'

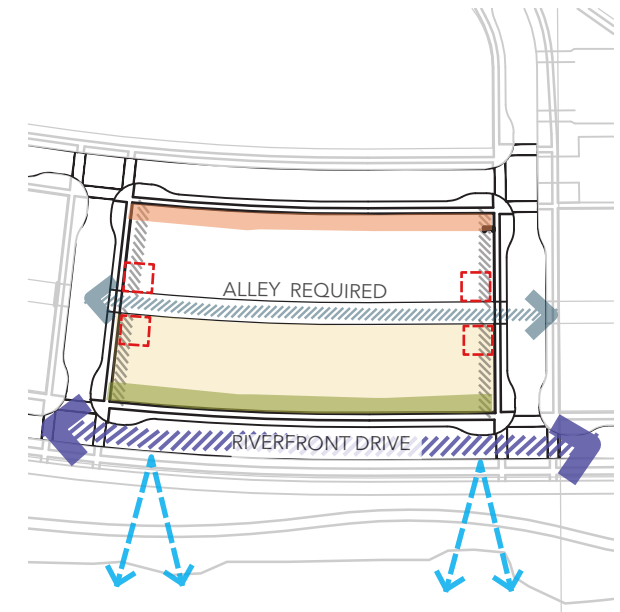
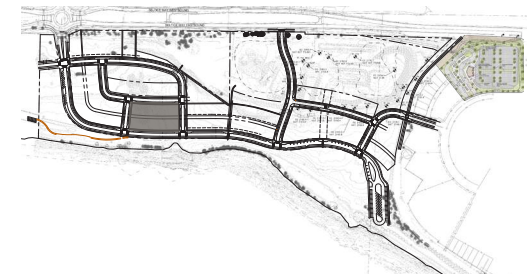
Alley Conditions & Parking

- Access to all off-street parking shall be provided from the alley.
- Where an alley meets a public street, garages or vegetative screening are required to conceal alley parking from the adjacent street.
 - Concern about density / extent of parking in alley. Determine best way to deal with this.
 - Minimum number of garages?
 - Vegetation required at certain intervals?
- Off-street parking: maximum 2 off-street parking stalls allowed per unit

Perimeter Streets

- See block plan for frontage conditions
- On-street parking: allowed on all sides of this block
- Curb cuts are not allowed along Frontage A
- Alley curb cuts are allowed along all other street frontages.
- Curb cuts for individual driveways are not allowed on this block.

KEY PLAN



- Frontage Type A
- Frontage Type B
- Minimum Building Height Area
- Corner Lots
- Waterfront View
- Alley Parking Screening

BLOCK 2 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. TOWNHOUSES



2. SINGLE FAMILY HOMES



3. MIX OF TOWNHOUSES & DUPLEXES



DRAFT 02.28.2019

BLOCK 3 - STANDARDS

Introduction / Use

- Residential block
- xxxx

Allowed Building Types

- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded allowed except along Riverfront Drive
- Multi-family residential

Lots

- xxxx
- xxxx
- xxxx

Corner lots

- xxxx
- xxxx

Setbacks

- Front (primary building wall): 15'
- Front (porches and projections): 9'
- Side (at street ends): 6'
- Side separation between buildings: 12'
- zero lot line conditions allowed*
- Rear: 4'

Building Height

- Minimum: 2 stories
- Maximum: 3 stories
- Maximum story height (floor to floor): 13'

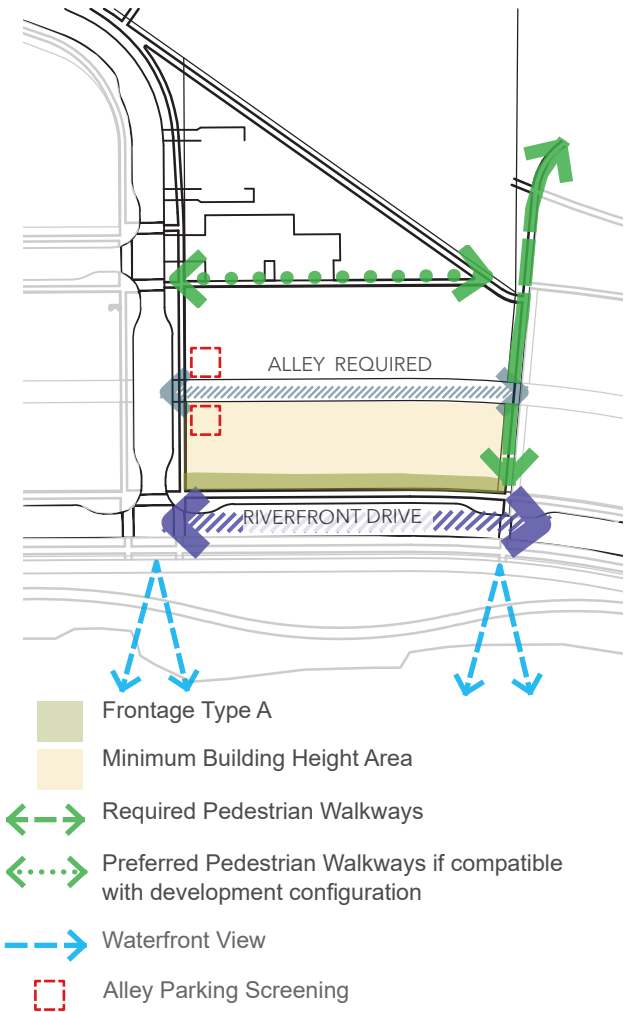
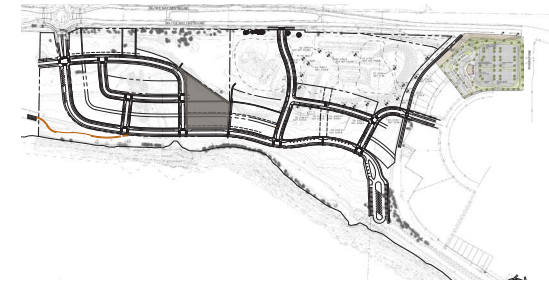
Alley Conditions & Parking

- Access to off-street parking for residential along frontage A (Riverfront Drive) shall be provided from the alley
- Where an alley meets a public street, garages or vegetative screening are required to conceal alley parking from the adjacent street.
 - Concern about density / extent of parking in alley. Determine best way to deal with this.
 - Minimum number of garages?
 - Vegetation required at certain intervals?
- Off-street parking: maximum 2 off-street parking stalls allowed per unit

Perimeter Streets

- See block plan for frontage conditions
- On-street parking: allowed on all sides of this block
- Curb cuts are not allowed along Frontage A
- Alley curb cuts are allowed along other street frontages.
- Curb cuts for individual driveways are not allowed on this block.

KEY PLAN



BLOCK 3 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. MIX OF TOWNHOUSE & LOW RISE RESIDENTIAL



2. TOWNHOUSES



3. ALTERNATIVE MIX OF TOWN-HOUSES & LOW RISE RESIDENTIAL



DRAFT 02.28.2019

BLOCK STANDARDS - BLOCK 4

Introduction / Use

- Residential / Mixed Use block
- xxxx

Allowed Building Types

- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Multi-family residential
- Residential / mixed use
- Retail

(or real estate office, discovery center, community gathering space)

Lots

- xxxx
- xxxx
- xxxx

Corner lots

- xxxx
- xxxx

Setbacks

- Front (primary building wall): 15'
 - Front (porches and projections): 9'
 - Side (at street ends): 6'
 - Side separation between buildings: 12'
- zero lot line conditions allowed*
- Rear: 4'

Building Height

- xxxx

- xxxx
- xxxx
- xxxx

Alley Conditions & Parking

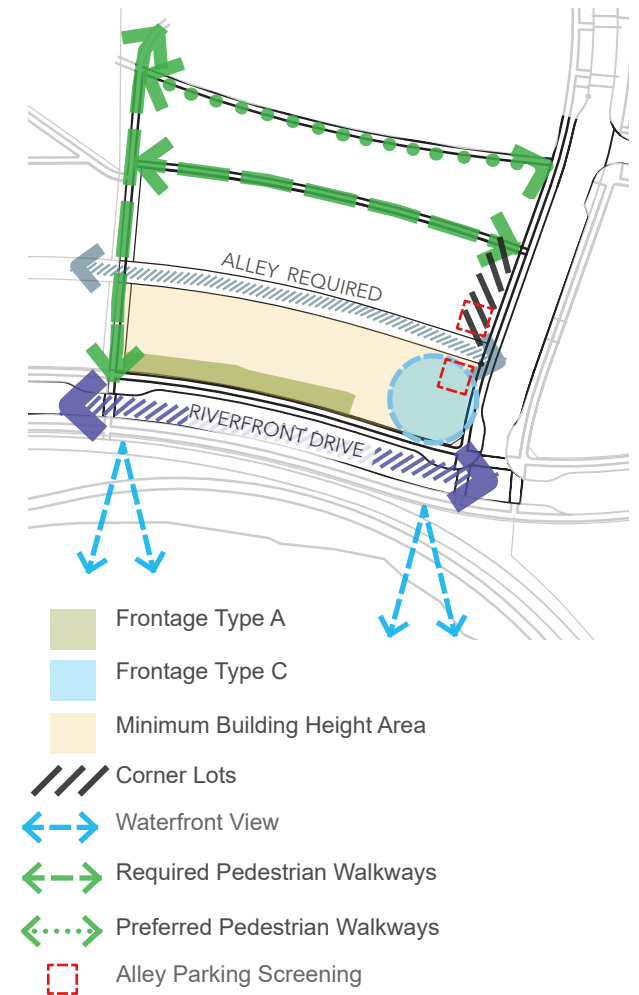
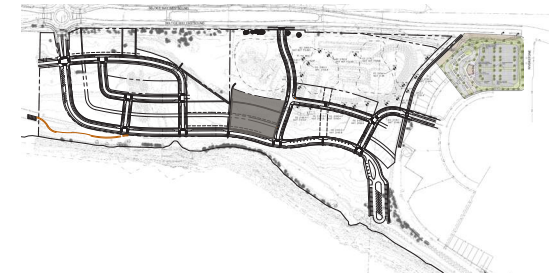
- xxxx
- xxxx
- xxxx
- xxxx

Perimeter Streets

- xxxx
- xxxx
- xxxx
- xxxx

Alley curb cut is preferred to be located on Riverview Drive (north/south street). However, if a development concept is proposed that occupies and activates south-west corner of the block, thereby requiring alley realignment, then the alley curb cut may occur on Riverfront Drive. Alley parking screening required.

KEY PLAN



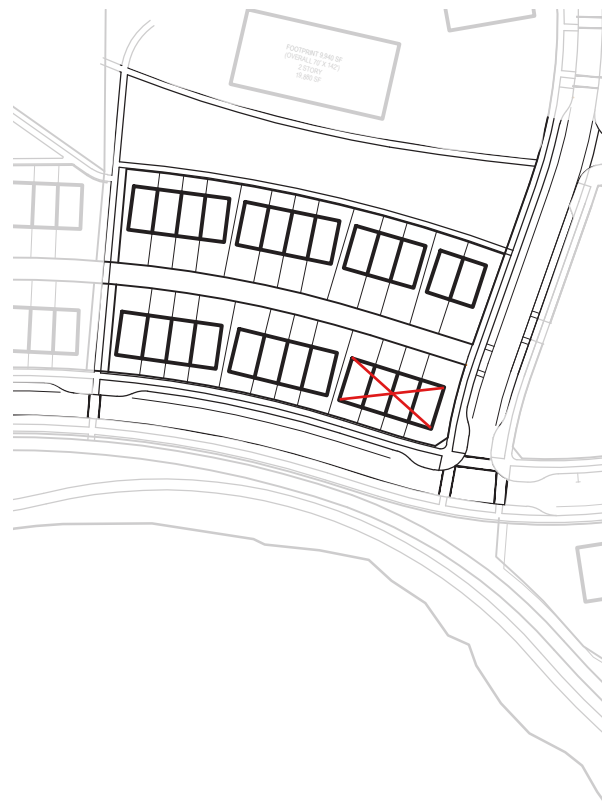
BLOCK 4 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

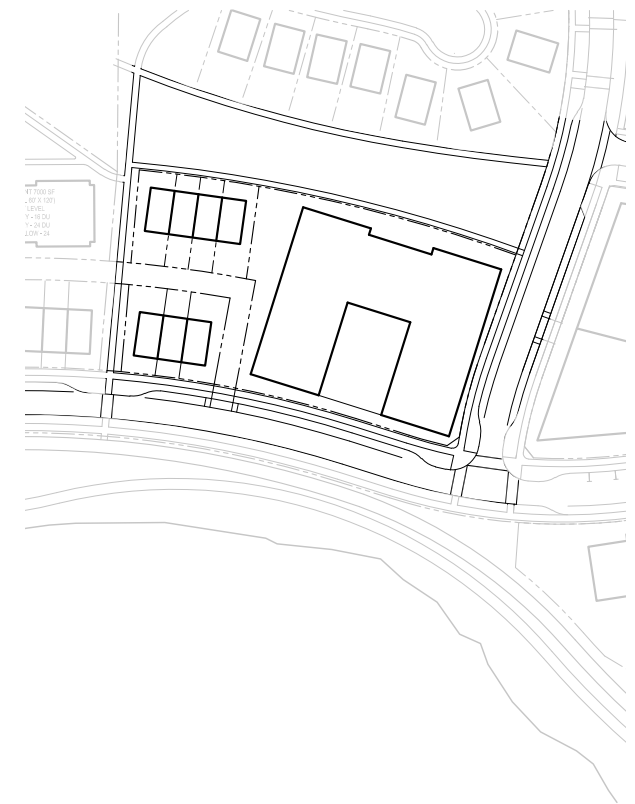
1. MIX OF TOWNHOUSE, LOW RISE RESIDENTIAL & RETAIL



2. TOWNHOUSES



3. MIX OF TOWNHOUSES & RESIDENTIAL / MIXED USE



DRAFT 02.28.2019

BLOCK 5 - STANDARDS

Introduction / Use

- Residential / Mixed Use block
- XXXX

Allowed Building Types

- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Multi-family residential
- Residential / mixed use
- Retail

Lots

- XXXX
- XXXX
- XXXX

Corner lots

- XXXX
- XXXX

Setbacks

- Front (primary building wall): 15'
- Front (porches and projections): 9'
- Side (at street ends): 6'
- Side separation between buildings: 12'
- *zero lot line conditions allowed*
- Rear: 4'

Building Height

- XXXX
- XXXX
- XXXX

- XXXX

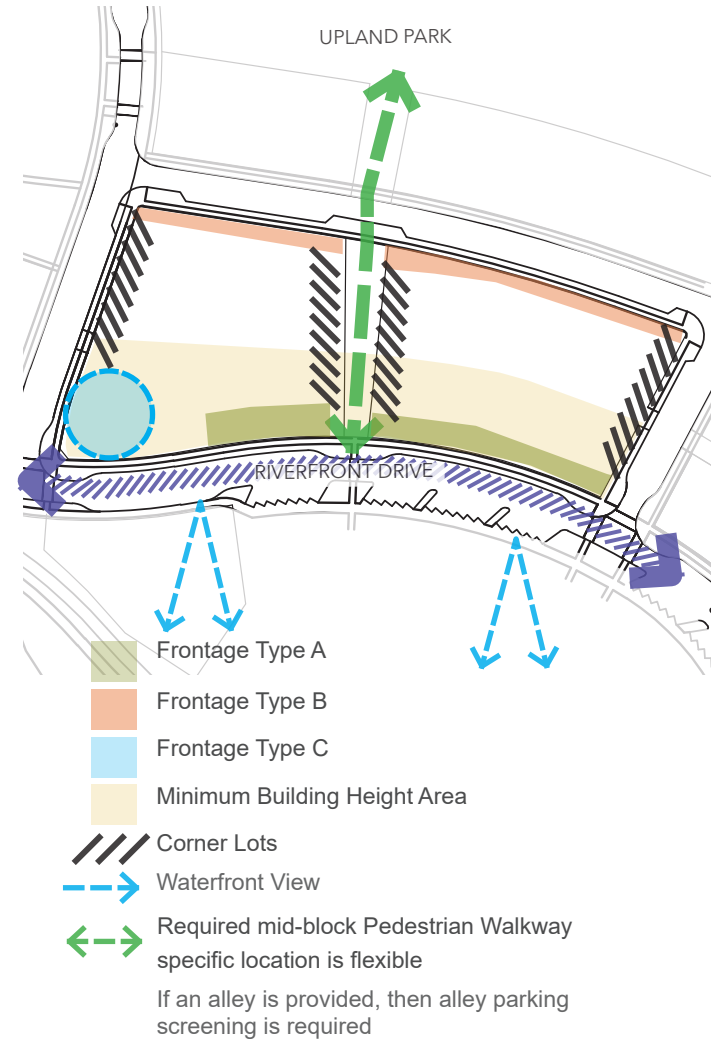
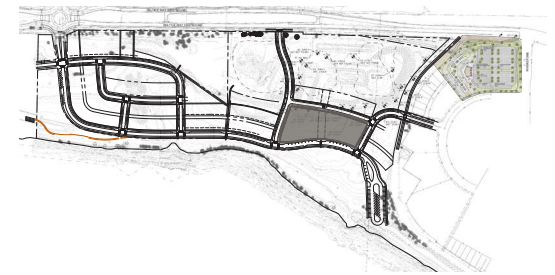
Alley Conditions & Parking

- XXXX
- XXXX
- XXXX
- XXXX
- XXXX

Perimeter Streets

- XXXX
- XXXX
- XXXX
- XXXX

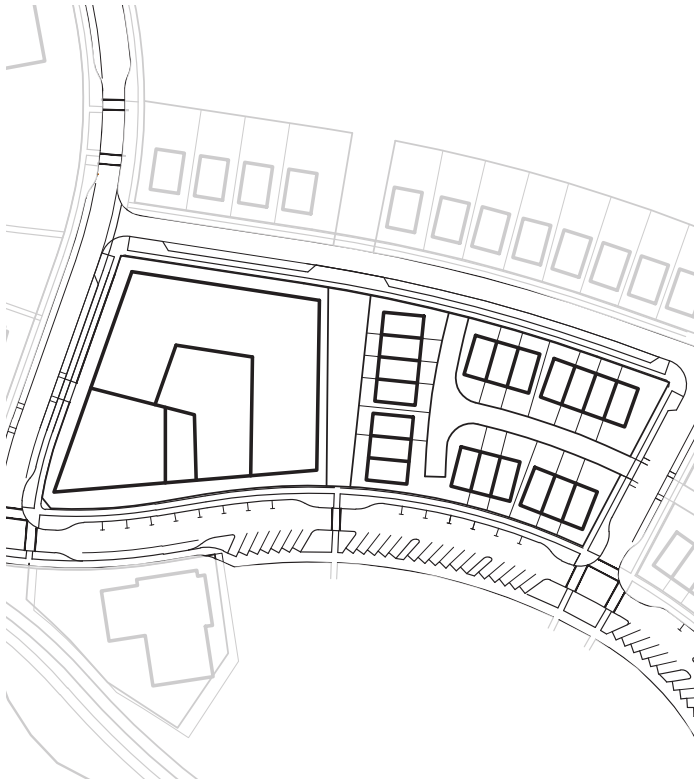
KEY PLAN



BLOCK 5 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. MIX OF TOWNHOUSES & MULTI-FAMILY / MIXED USE



2. TOWNHOUSES & RETAIL



DRAFT 02.28.2019

BLOCK 6 - STANDARDS

Introduction / Use

- Residential block
- xxxx

Allowed Building Types

- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded allowed except along Riverfront Drive
- Multi-family residential

Lots

- xxxx
- xxxx
- xxxx

Corner lots

- xxxx
- xxxx

Setbacks

- Front (primary building wall): 15'
- Front (porches and projections): 9'
- Side (at street ends): 6'
- Side separation between buildings: 12'
- zero lot line conditions allowed*
- Rear: 4'

Building Height

- xxxx
- xxxx
- xxxx
- xxxx

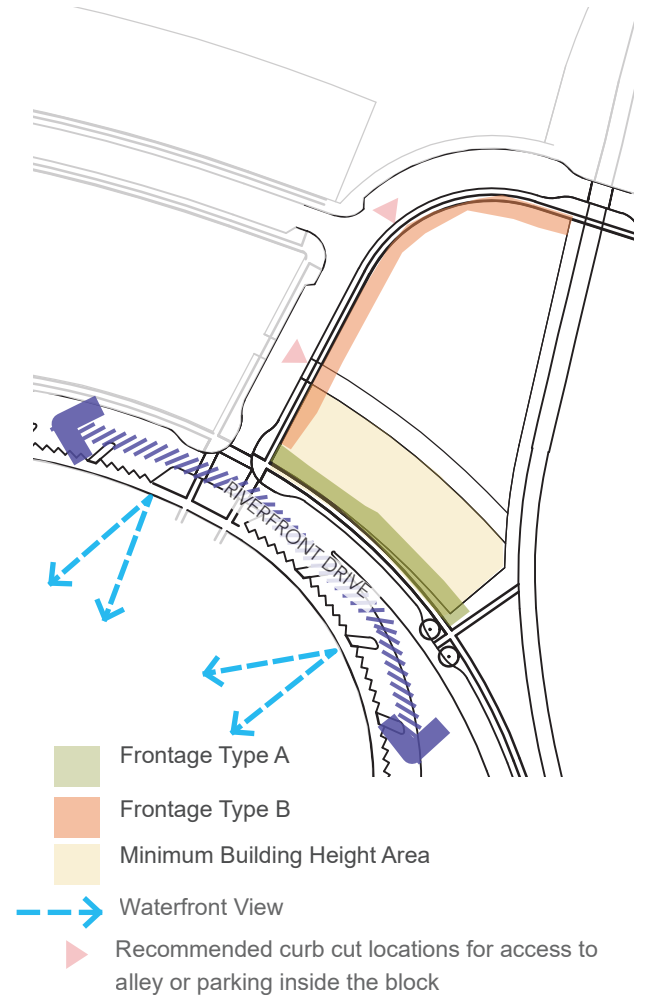
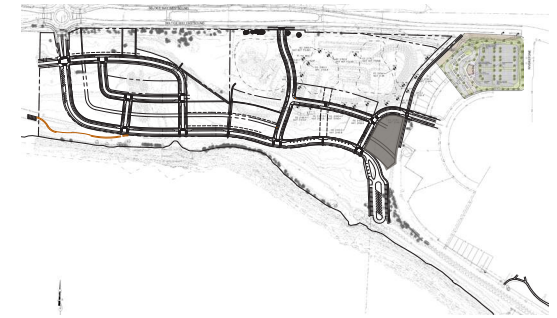
Alley Conditions & Parking

- xxxx
- xxxx
- xxxx
- xxxx

Perimeter Streets

- xxxx
- xxxx
- xxxx
- xxxx

KEY PLAN



BLOCK 6 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. TOWNHOUSES



2. TOWNHOUSE & MULTI-FAMILY



3. TOWNHOUSES



DRAFT 02.28.2019

BLOCK 7 - STANDARD

Introduction / Use

- Residential block
- XXXX

Allowed Building Types

- Single-Family front-loaded
- Duplex front-loaded
- Single-Family alley-loaded

*** Should we allow front loaded Townhouses? ***

Lots

- XXXX
- XXXX
- XXXX

Corner lots

- XXXX
- XXXX

Setbacks

- Front (primary building wall): xx'
 - Front (porches and projections): xx'
 - Side (at street ends): xx'
 - Side separation between buildings: xx'
- zero lot line conditions allowed
- Rear: xx'

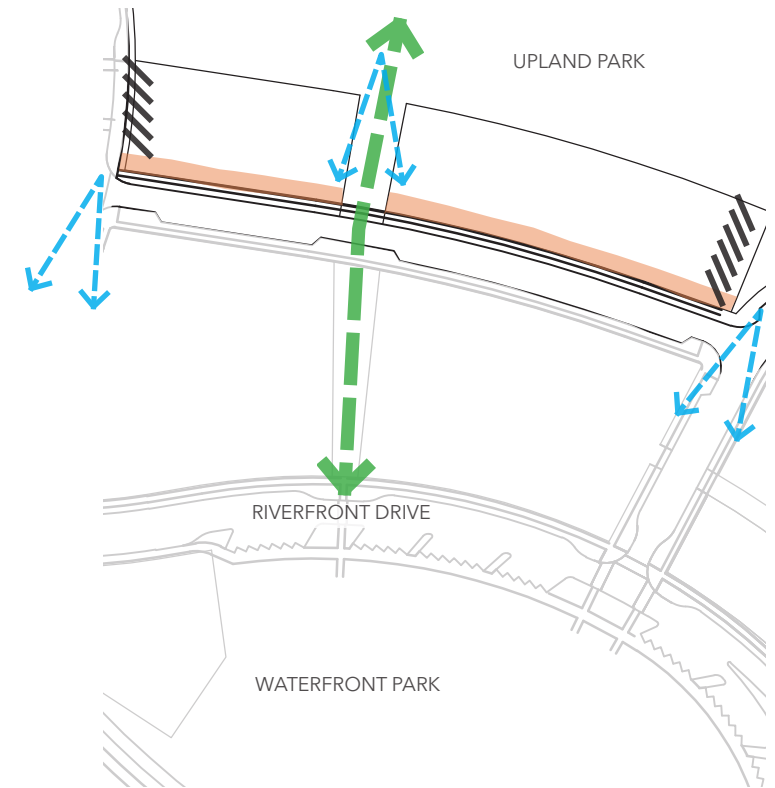
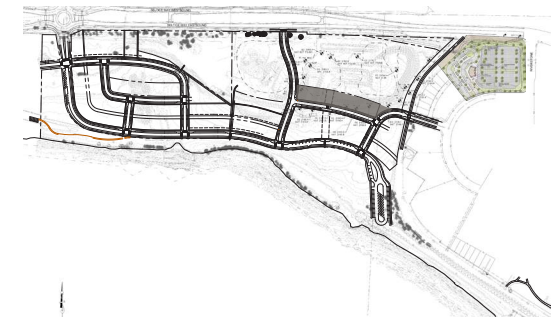
Building Height

- XXXX
- XXXX
- XXXX
- XXXX

Perimeter Streets

No on-street parking allowed along north side of ___ street (Frontage Type B)

KEY PLAN

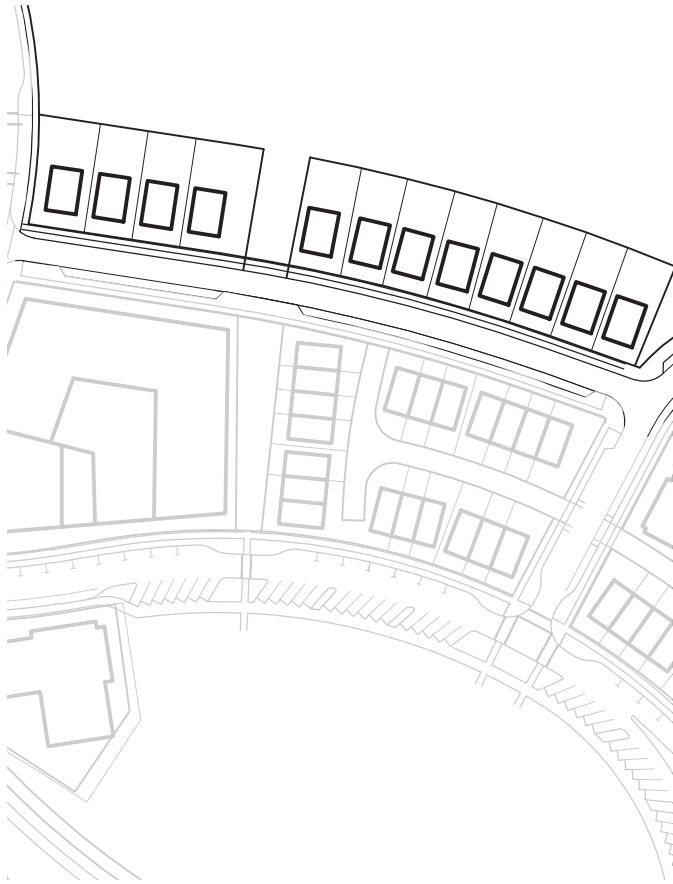


- Frontage Type B
- Corner Lots
- Waterfront View
- Required Pedestrian Walkway

BLOCK 7 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. SINGLE FAMILY



2. TOWNHOUSES & DUPLEX VARIATIONS



DRAFT 02.28.2019

BLOCK 8 - STANDARDS

Introduction / Use

- Residential block
- xxxx

Allowed Building Types

- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded
- Multi-family residential

Lots

- xxxx
- xxxx
- xxxx

Corner lots

- xxxx
- xxxx

Setbacks

- Front (primary building wall): 15'
- Front (porches and projections): 9'
- Side (at street ends): 6'
- Side separation between buildings: 12'
- zero lot line conditions allowed*
- Rear: 4'

Building Height

- xxxx
- xxxx
- xxxx
- xxxx

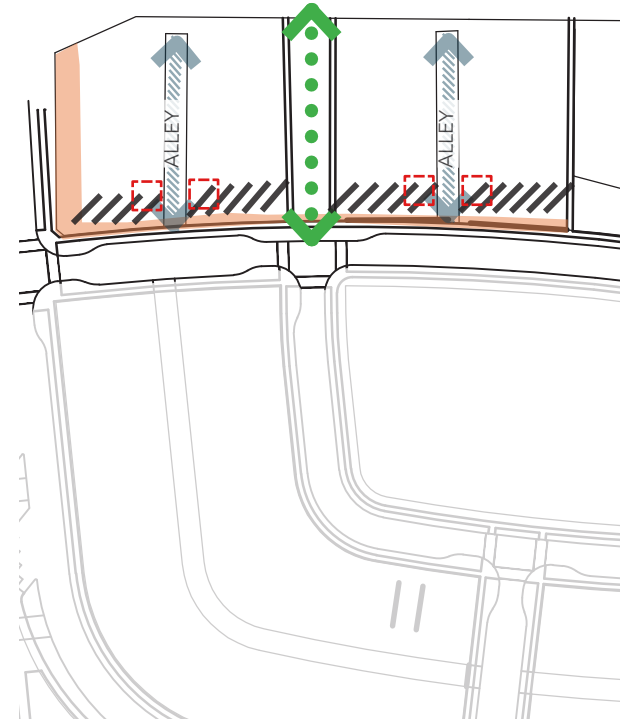
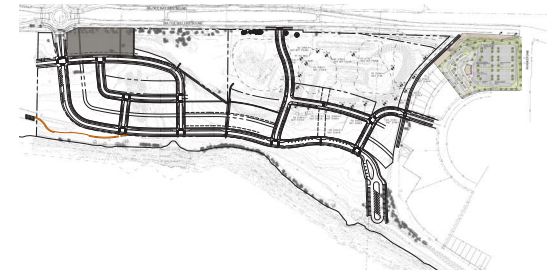
Alley Conditions & Parking

- xxxx
- xxxx
- xxxx
- xxxx

Perimeter Streets

- xxxx
- xxxx
- xxxx
- xxxx

KEY PLAN



- Frontage Type B
- Corner Lots
- Preferred Pedestrian Walkway if compatible with development configuration
- Alley Parking Screening

BLOCK 8 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

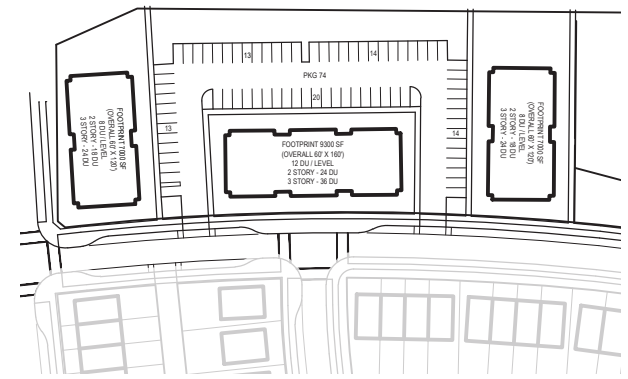
1. TOWNHOUSES



2. SINGLE FAMILY HOMES



3. MULTI-FAMILY RESIDENTIAL



DRAFT 02.28.2019

BLOCK 9 - STANDARDS

Introduction / Use

- Residential block
- xxxx

Allowed Building Types

- Single-Family front-loaded
- Duplex front-loaded

*** Should we allow front-loaded Townhouses? ***

- Single-Family alley-loaded
- Duplex alley-loaded

Lots

- xxxx
- xxxx
- xxxx

Corner lots

- xxxx
- xxxx

Setbacks

- Front (primary building wall): 15'
- Front (porches and projections): 9'
- Side (at street ends): 6'
- Side separation between buildings: 12'
- zero lot line conditions allowed*
- Rear: 4'

Building Height

- xxxx
- xxxx
- xxxx
- xxxx

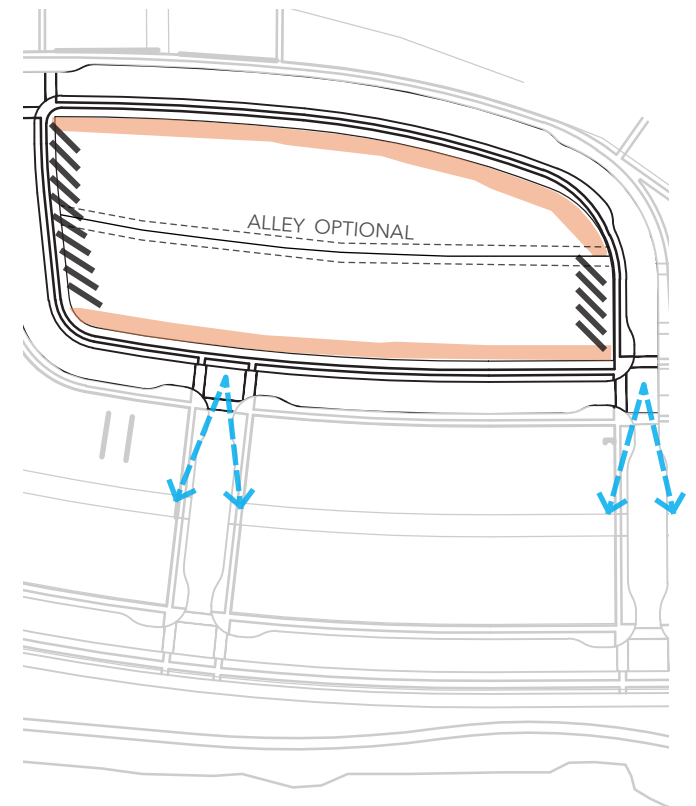
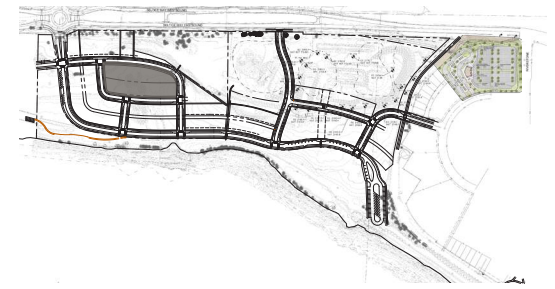
Alley Conditions & Parking

- Alley optional
- If an alley is provided, then alley parking screening is required where alley meets street
- xxxx
- xxxx

Perimeter Streets

- xxxx
- xxxx
- xxxx
- xxxx

KEY PLAN



- Frontage Type B
- Corner Lots
- Waterfront View

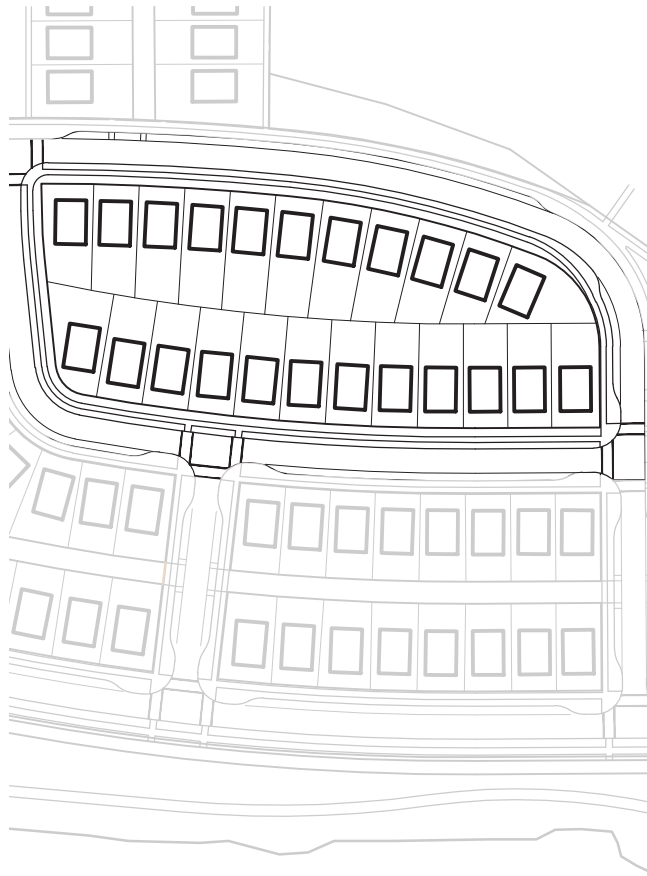
BLOCK 9 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. TOWNHOUSES



2. SINGLE FAMILY HOMES



3. MIX OF TOWNHOUSES & SINGLE FAMILY HOMES



DRAFT 02.28.2019

BLOCK 10 - STANDARDS

Introduction / Use

- Flexible block
- Residential, Office or Retail

Allowed Building Types

- Single-Family front-loaded
- Duplex front-loaded

*** Should we allow front-loaded Townhouses? ***

- Single-Family alley-loaded
- Duplex alley-loaded

Lots

- XXXX
- XXXX
- XXXX

Corner lots

- XXXX
- XXXX

Setbacks

- Front (primary building wall): xx'
- Front (porches and projections): xx'
- Side (at street ends): xx'
- Side separation between buildings: xx'
- zero lot line conditions allowed*
- Rear: x'

Building Height

- XXXX
- XXXX
- XXXX
- XXXX

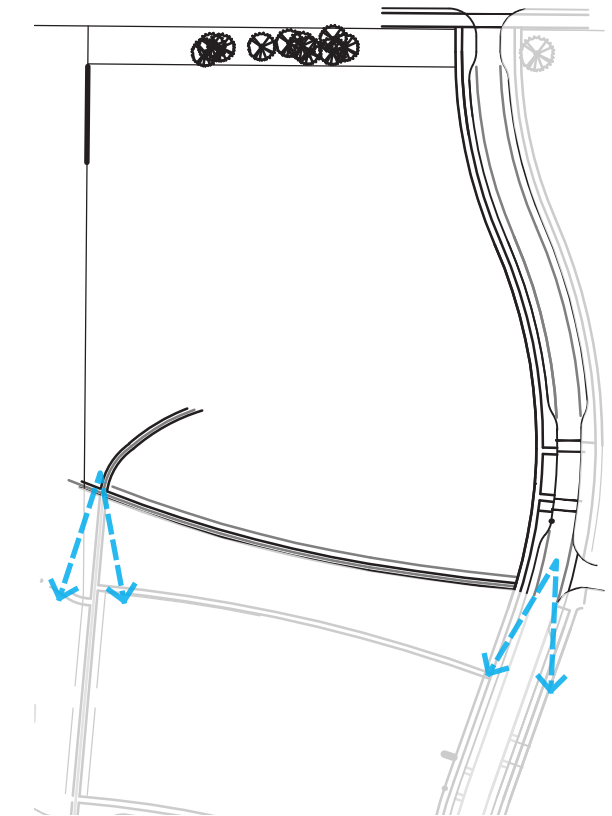
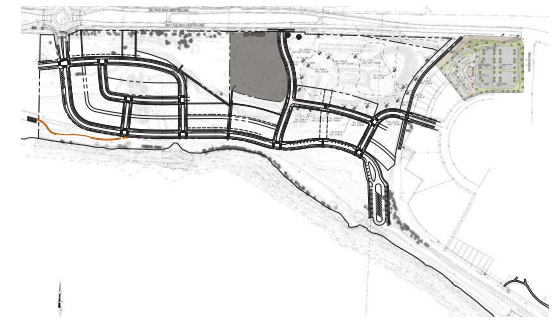
Alley Conditions & Parking



- Alley optional
- If an alley is provided, then alley parking screening is required where alley meets street
- XXXX
- XXXX

Perimeter Streets

- XXXX
- XXXX
- XXXX
- XXXX

KEY PLAN



-  Street frontage zone
-  Waterfront View

BLOCK 10 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

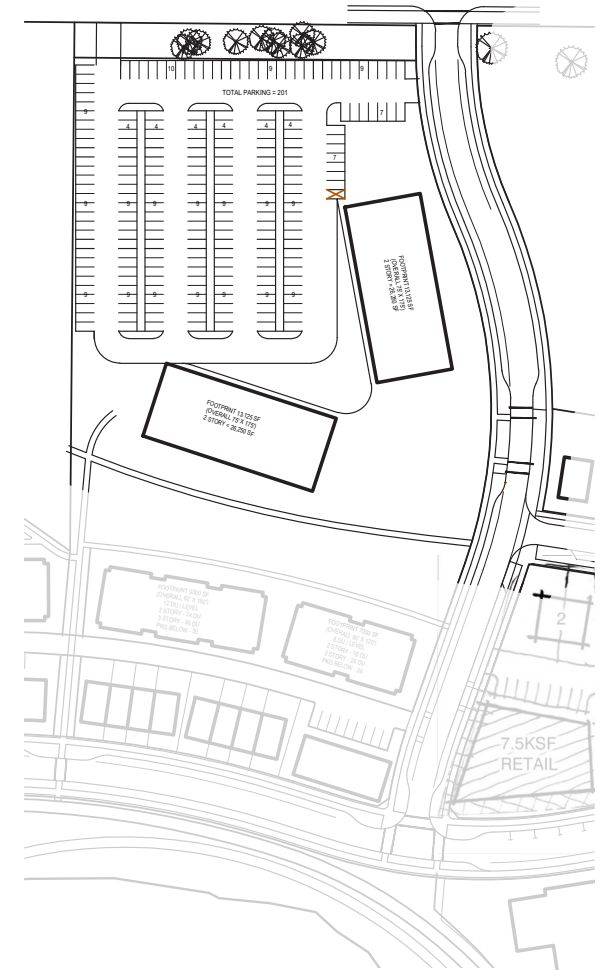
1. SINGLE FAMILY HOMES



2. SINGLE FAMILY HOMES



3. MEDICAL FACILITIES



BLOCK 11 - STANDARDS

Introduction / Use

- Flexible block
- Retail, Office, Residential or Mix

Allowed Building Types

- XXX
- XXX
- XXX
- XXX

Lots

- XXXX
- XXXX
- XXXX

Corner lots

- XXXX
- XXXX

Setbacks

- Front (primary building wall): xx'
- Front (porches and projections): xx'
- Side (at street ends): xx'
- Side separation between buildings: xx'
- zero lot line conditions allowed*
- Rear: x'

Building Height

- XXXX
- XXXX
- XXXX
- XXXX

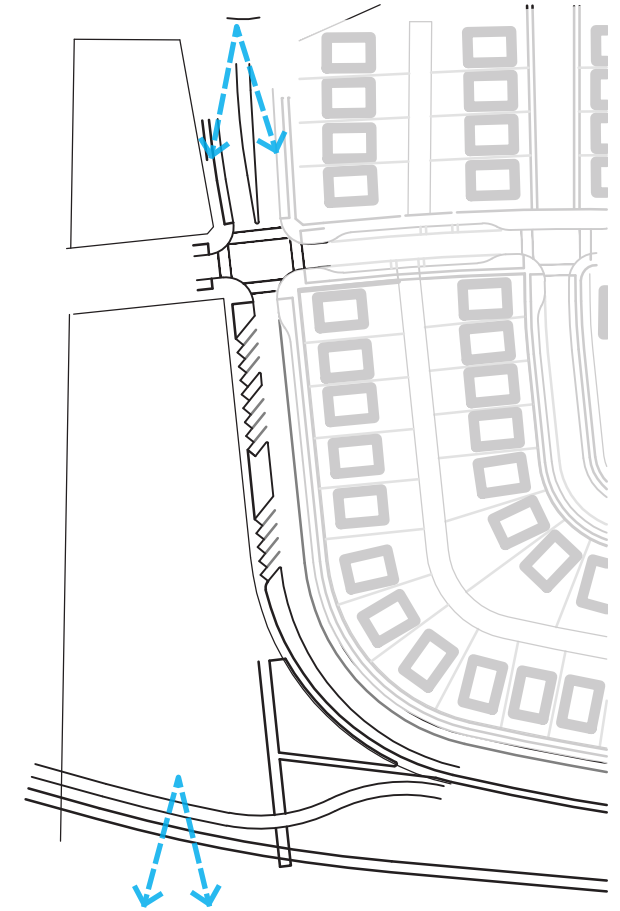
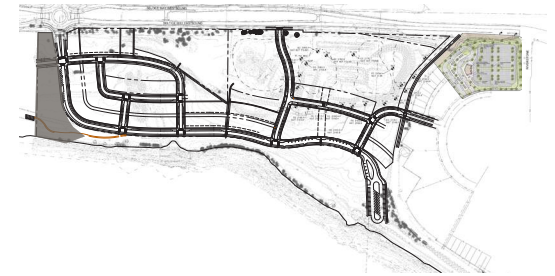
Alley Conditions & Parking



- XXXX
- XXXX

Perimeter Streets

- XXXX
- XXXX
- XXXX
- XXXX

KEY PLAN

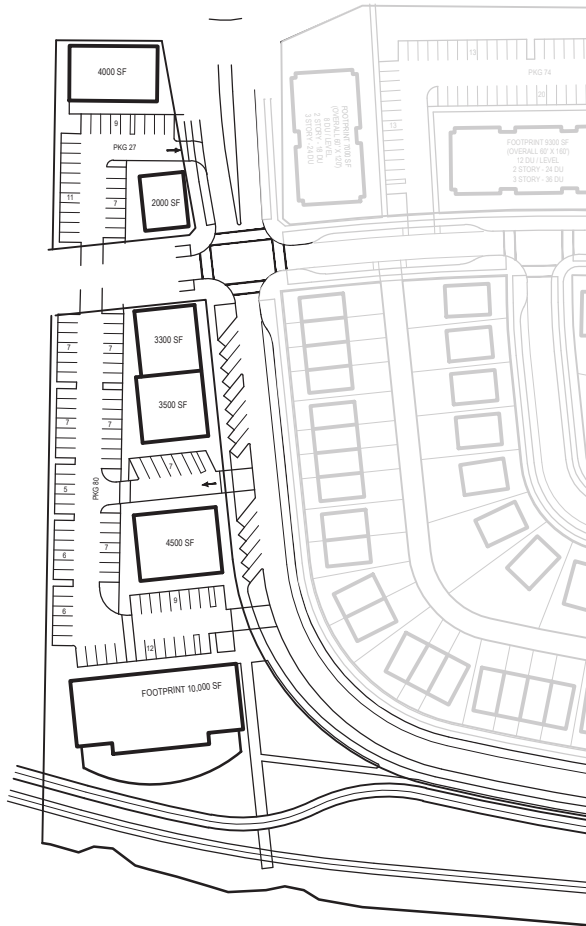


-  Street frontage zone
-  Waterfront View

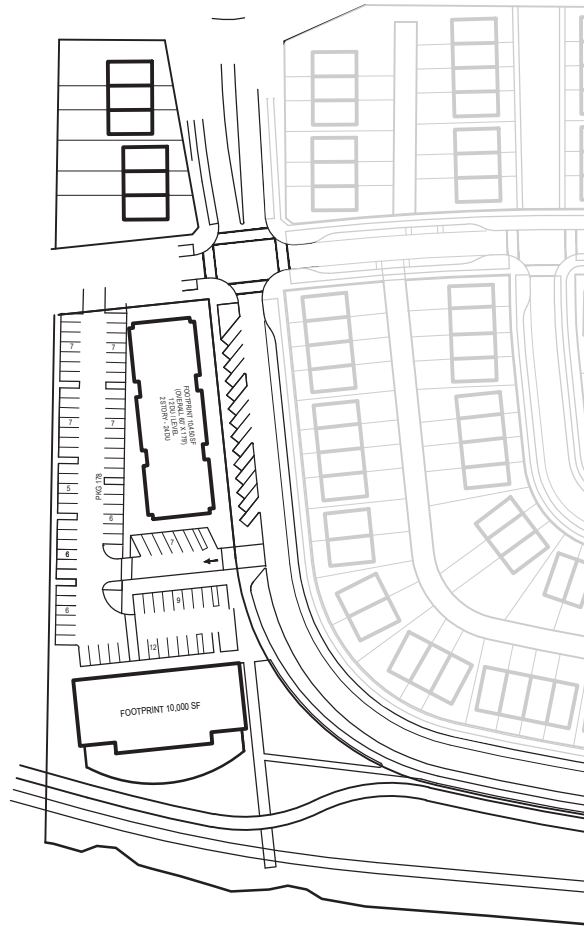
BLOCK 11 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

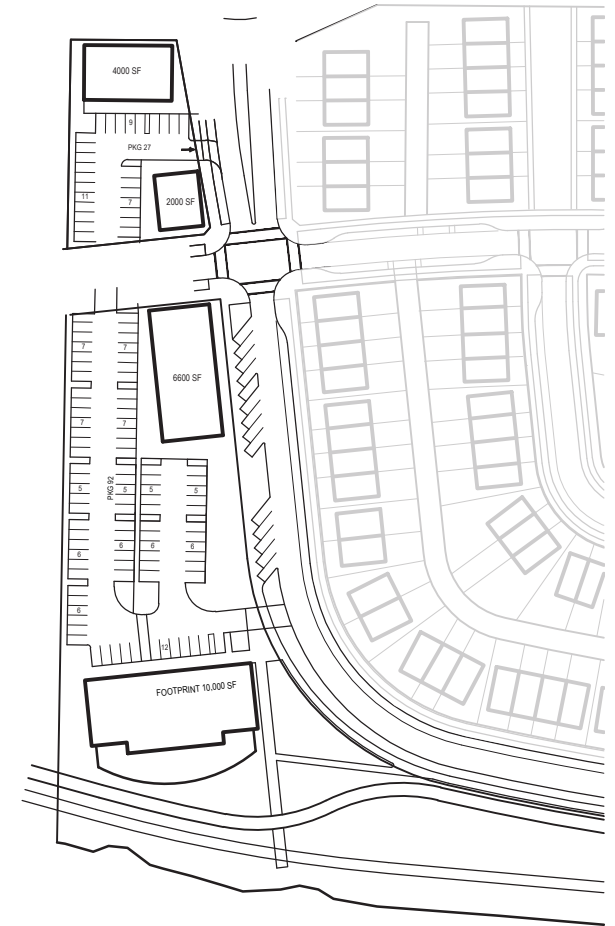
1. RETAIL



2. RESIDENTIAL



3. MIX OF RETAIL & OFFICES



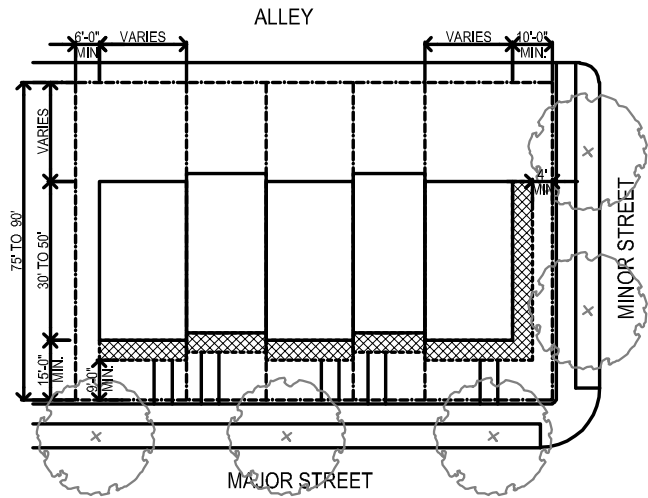
DRAFT 02.28.2019

BUILDING TYPES

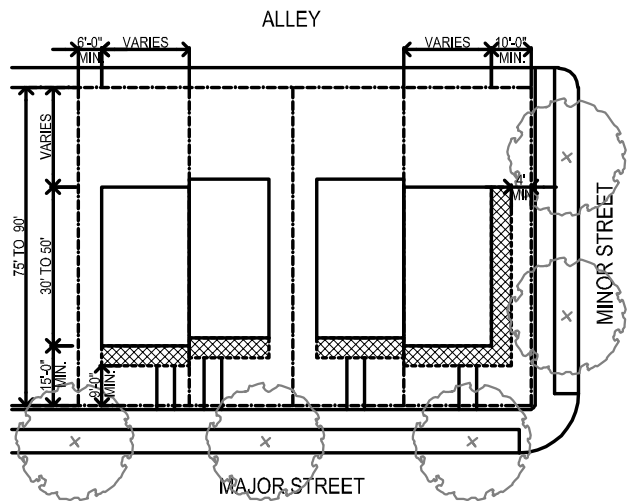
DRAFT 02.28.2019

BUILDING TYPES

ALLEY LOADED TOWNHOUSES



ALLEY LOADED DUPLEXES



A-ALLEY LOADED TOWNHOUSES/DUPLEXES

The alley loaded townhouses/duplexes will take access to each garage from an alley. The home will front on a green or street. A porch or stoop is required. These homes will range from 1200-2000 square feet.

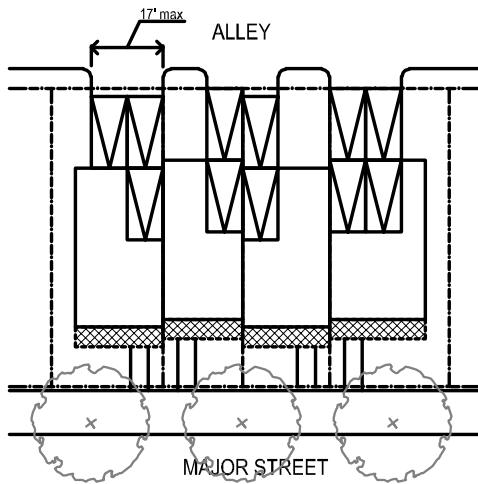


TYPICAL ALLEY LOADED TOWNHOMES

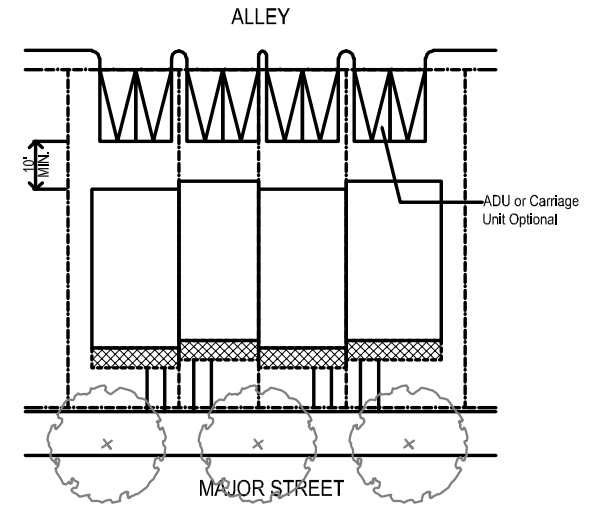
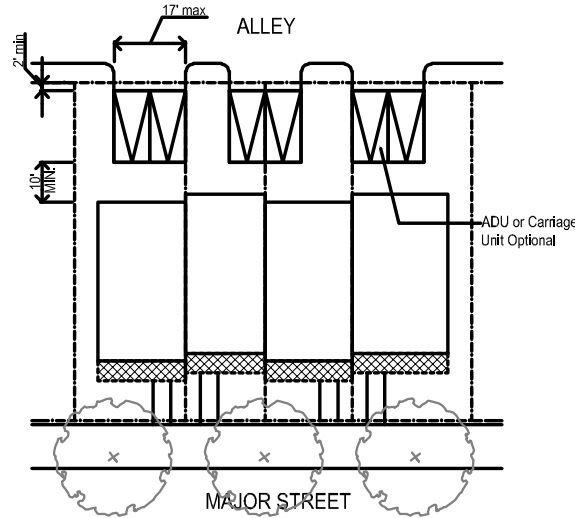
DRAFT 02.28.2019

BUILDING TYPES

ALLEY LOADED TOWNHOUSES-PARKING PLACEMENT



ALLEY LOADED TOWNHOUSES-PARKING PLACEMENT



| | |
|-----------------|---|
| HEIGHT: | <ul style="list-style-type: none"> • 2-3 stories |
| UNITS PER BLDG: | <ul style="list-style-type: none"> • Town Houses should be modulated with maximum 6 units attached • Duplexes should be modulated with maximum 2 units attached |
| LOT SIZE: | <ul style="list-style-type: none"> • Width: 16-28 ft • Depth: 75-90 ft (preferred 90 ft) |
| PARKING: | <ul style="list-style-type: none"> • Stall size: 9' X 18' min, 10'X20' max • Min. 1 parking stall per unit. |
| GARAGE: | <ul style="list-style-type: none"> • All access to the parking (for units) must take form the alley. • 2 car garage max • 2 car garags must have single doors • Carport allowed, provided they are not visible form street, and they must meet the allowed size and location guidelines of garages. |

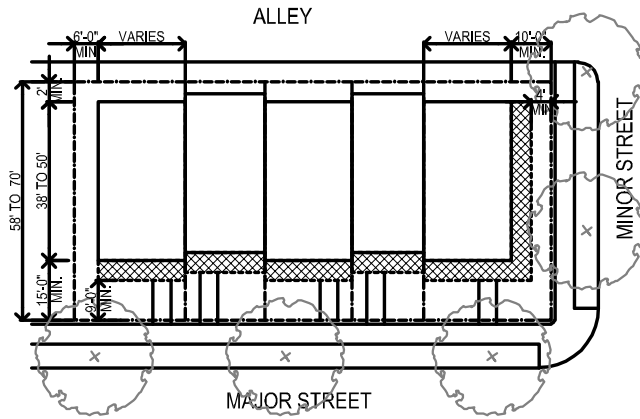
| | |
|------------------------|--|
| FRONT PORCH/ STOOP: | <ul style="list-style-type: none"> • Must face the street. • All homes must have a porch or a stoop. • 50% of homes are required to have a porch. • Front Porch: Min 6' deep, min area 60 sf, 18' high • Front Stoop: min 6' deep, min 6' wide, 18' high • Corner lots are encouraged to use wrap porches or a porch facing both streets |
| NOTE: | |

DRAFT 02.28.2019

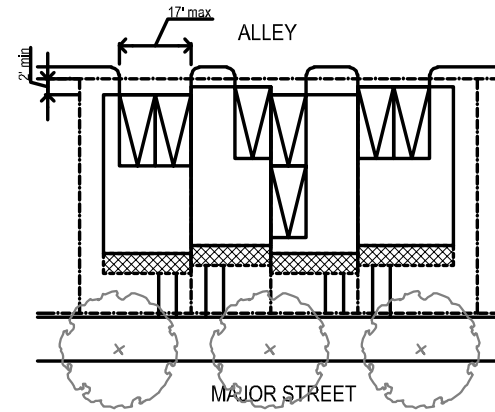
BUILDING TYPES

A-ALLEY LOADED TOWNHOUSES/DUPLEXES

ALLEY LOADED TOWNHOUSES (SHALLOW UNITS)



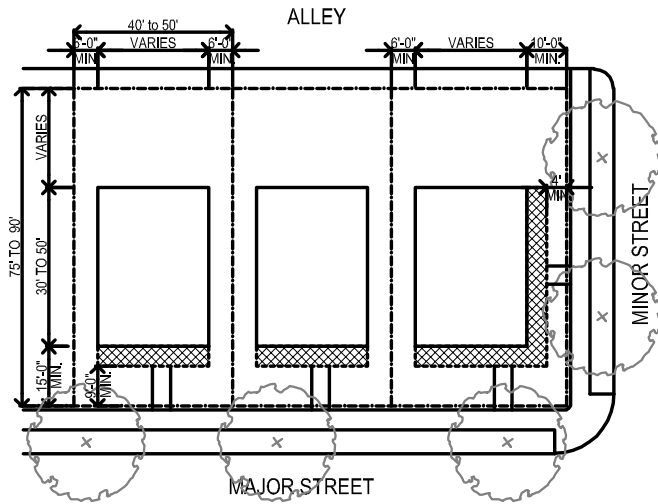
ALLEY LOADED TOWNHOUSES-PARKING PLACEMENT



DRAFT 02.28.2019

BUILDING TYPES

ALLEY LOADED SINGLE FAMILY HOMES



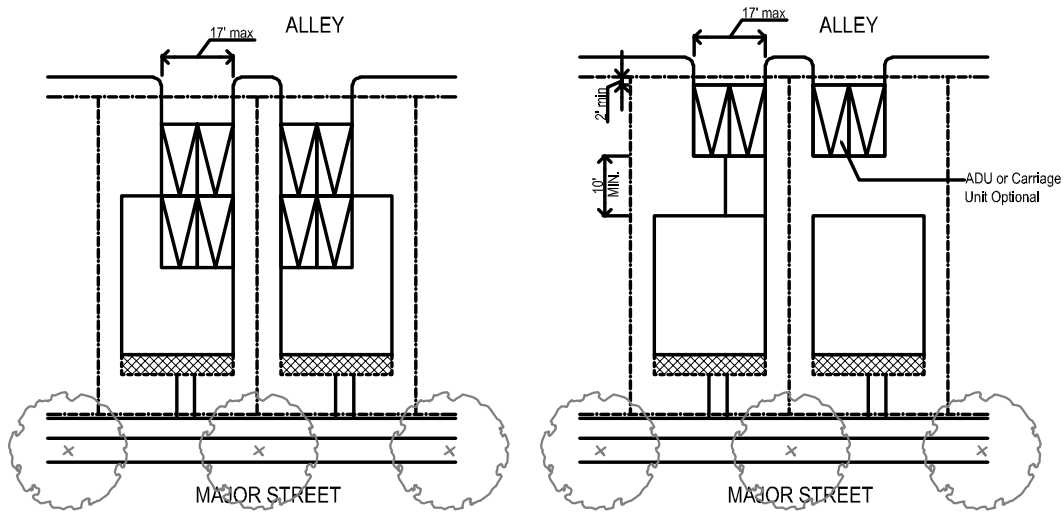
B- ALLEY LOADED SINGLE FAMILY HOMES

Alley loaded single family homes must take access from an alley or a private access easement. Front facades must appropriately address the street and front porches or stoops shall face the street. Homes will range from 1300-2800 square feet.



DRAFT 02.28.2019

BUILDING TYPES



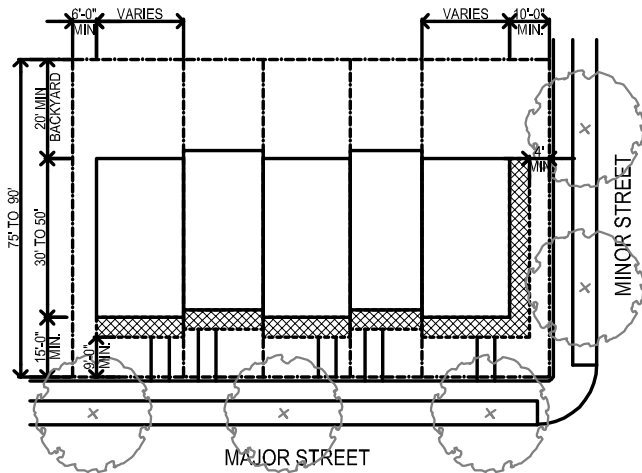
| | |
|-----------|--|
| HEIGHT: | <ul style="list-style-type: none"> 2-3 stories |
| LOT SIZE: | <ul style="list-style-type: none"> Width: 32-70 ft Depth: 75-90 ft (preferred 90 ft) |
| PARKING: | <ul style="list-style-type: none"> Stall size: 9' X 18' min, 10'X20' max Min. 1 parking stall per unit. |
| GARAGE: | <ul style="list-style-type: none"> All access to the parking (for units) must take form the alley. 3 car garage max 2 car garags musht have single doors Carport allowed, provided they are not visible form street, and they must meet the allowed size and location guidelines of garages. |

| | |
|------------------------|--|
| FRONT PORCH/ STOOP: | <ul style="list-style-type: none"> Must face the street. All homes must have a porch or a stoop. 50% of homes are required to have a porch. Front Porch: Min 6' deep, min area 60 sf, 18' high Front Stoop: min 6' deep, min 6' wide, 18' high Corner lots are encouraged to use wrap porches or a porch facing both streets |
| NOTE: | |

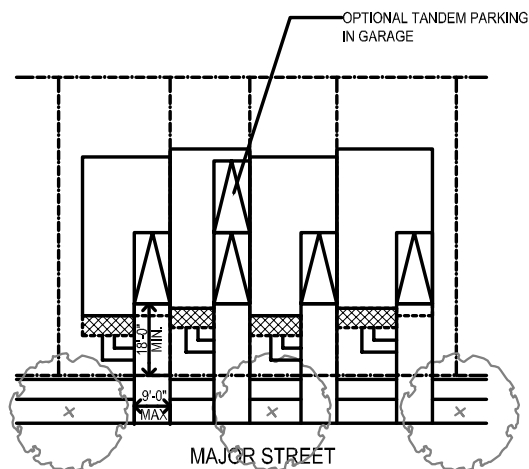
DRAFT 02.28.2019

BUILDING TYPES

FRONT LOADED TOWNHOUSES



FRONT LOADED TOWNHOUSES-PARKING PLACEMENT



C-FRONT LOADED TOWNHOUSES/DUPLEXES

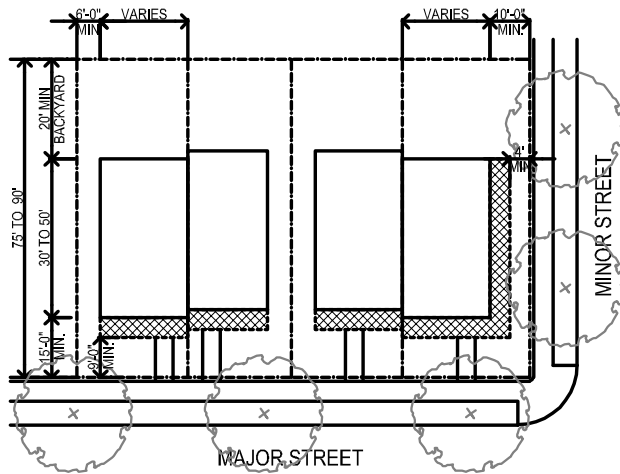
Only where access is not provided from an alley or private drive, front loaded townhouses will take access from the street for both the car and the pedestrian. The garage should not dominate the streetscape and should be recessed while take no more than 50% of the façade. Tuck under front loaded townhouses are only allowed to front private access easements or drive courts. Tuck under front loaded garages may take up 60% of the façade, but must minimize the impact of the garage.



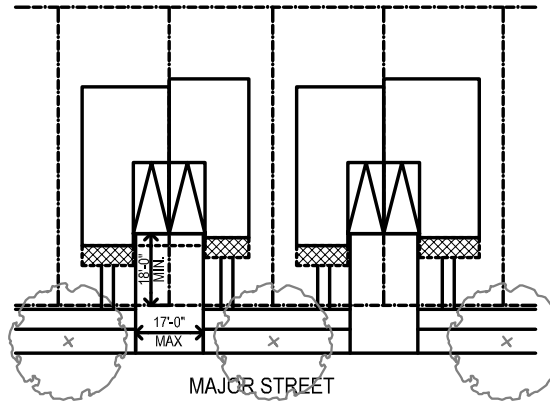
DRAFT 02.28.2019

BUILDING TYPES

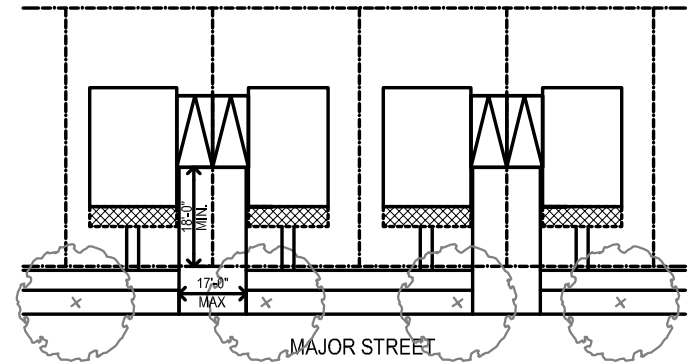
ONT LOADED DUPLEXES



FRONT LOADED TRIPLEXES-PARKING PLACEMENT



FRONT LOADED TRIPLEXES-PARKING PLACEMENT



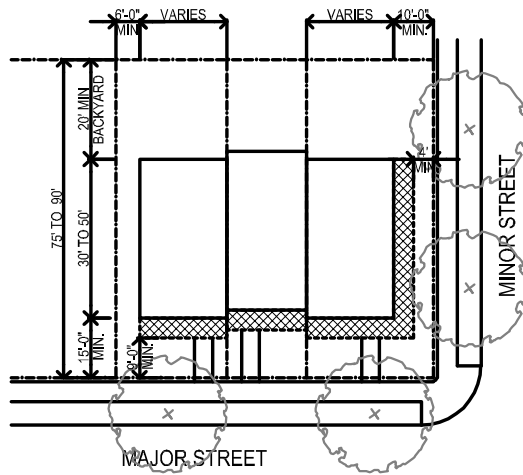
| | |
|-----------------|---|
| HEIGHT: | <ul style="list-style-type: none"> 2-3 stories |
| UNITS PER BLDG: | <ul style="list-style-type: none"> Town Houses should be modulated with maximum 6 units attached Duplexes should be modulated with maximum 2 units attached |
| LOT SIZE: | <ul style="list-style-type: none"> Width: 16-28 ft Depth: 75-90 ft (preferred 90 ft) |
| PARKING: | <ul style="list-style-type: none"> Stall size: 9' X 18' min, 10'X20' max Min. 1 parking stall per unit. |
| GARAGE: | <ul style="list-style-type: none"> Shared garages preferred 1 car garage preferred 2 car garage max with tandem stall Carport not allowed |

| | |
|--------------------|--|
| FRONT PORCH/STOOP: | <ul style="list-style-type: none"> Must face the street. All homes must have a porch or a stoop. 50% of homes are required to have a porch. Front Porch: Min 6' deep, min area 60 sf, 18' high Front Stoop: min 6' deep, min 6' wide, 18' high Corner lots are encouraged to use wrap porches or a porch facing both streets |
| NOTE: | |

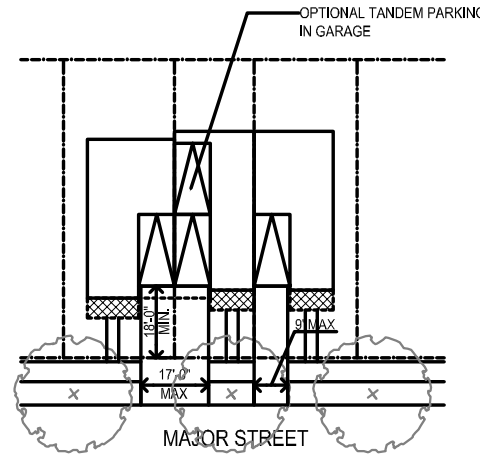
DRAFT 02.28.2019

BUILDING TYPES

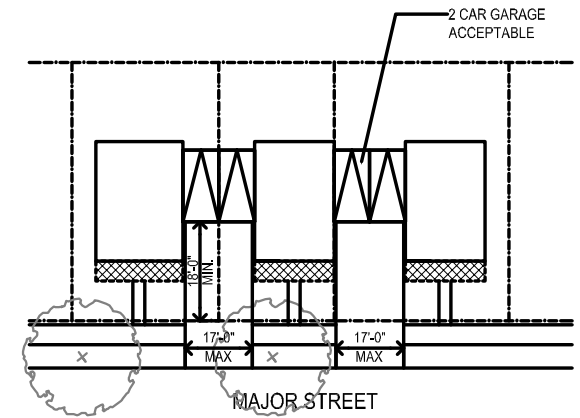
FRONT LOADED TRIPLEXES



FRONT LOADED TRIPLEXES-PARKING PLACEMENT

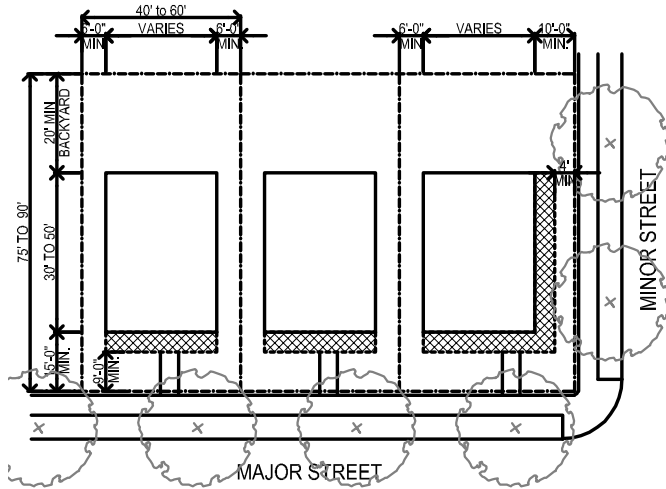


FRONT LOADED TRIPLEXES-PARKING PLACEMENT



BUILDING TYPES

FRONT LOADED SINGLE FAMILY HOMES



D- FRONT LOADED SINGLE FAMILY HOMES

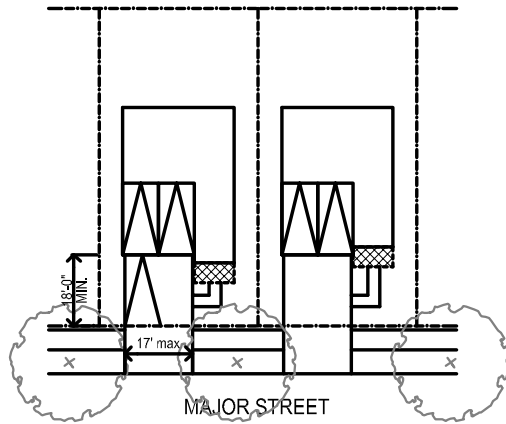
Front loaded single family homes are permitted only where no alley, private drive, side street or other access is possible. These homes take access from the street. The garage must not dominate the streetscape and front porches and stoops shall face the street or private access drive. These homes will range from 1600-2500 square feet.



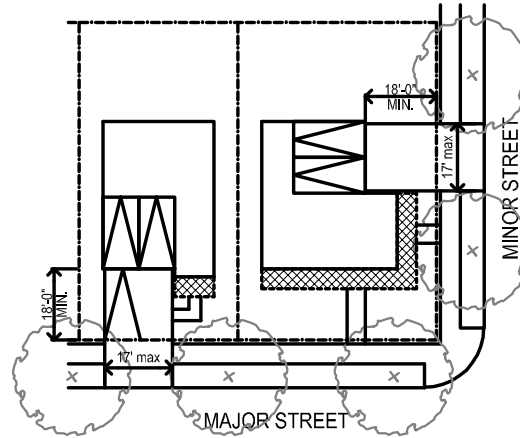
DRAFT 02.28.2019

BUILDING TYPES

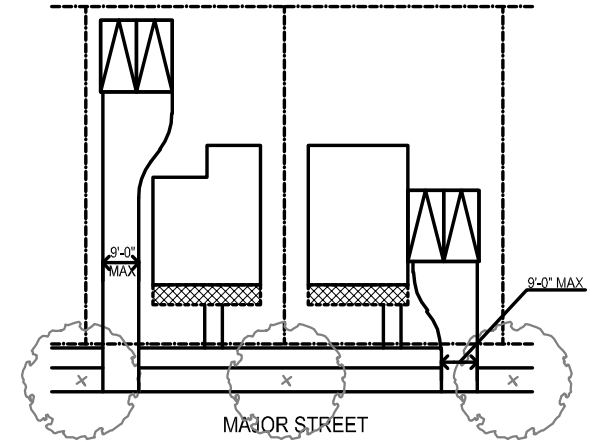
FRONT LOADED SINGLE FAMILY HOMES
-PARKING PLACEMENT



FRONT LOADED SINGLE FAMILY HOMES
-PARKING PLACEMENT



FRONT LOADED SINGLE FAMILY HOMES
-DETACHED 2 CAR GARAGE



| | |
|-----------|--|
| HEIGHT: | <ul style="list-style-type: none"> 2-3 stories |
| LOT SIZE: | <ul style="list-style-type: none"> Width: 32-70 ft Depth: 75-90 ft (preferred 90 ft) |
| PARKING: | <ul style="list-style-type: none"> Stall size: 9' X 18' min, 10'X20' max Min. 1 parking stall per unit. |
| GARAGE: | <ul style="list-style-type: none"> All access to the parking (for units) must take form the alley. 3 car garage max 2 car garags musht have single doors Carport allowed, provided they are not visible form street, and they must meet the allowed size and location guidelines of garages. |

| | |
|------------------------|--|
| FRONT PORCH/ STOOP: | <ul style="list-style-type: none"> Must face the street. All homes must have a porch or a stoop. 50% of homes are required to have a porch. Front Porch: Min 6' deep, min area 60 sf, 18' high Front Stoop: min 6' deep, min 6' wide, 18' high Corner lots are encouraged to use wrap porches or a porch facing both streets |
| NOTE: | |

DRAFT 02.28.2019

BUILDING TYPES



Medium-density residential and commercial mixed-use buildings are encouraged at designated locations within the Atlas Mill Neighborhood. Rather than stand-alone projects, these buildings are envisioned as an integral part of the surrounding neighborhoods, extending the fabric of friendly streets, creating activity nodes with ground level, community-oriented uses, and providing an appropriate scale transition to nearby detached and attached singlefamily houses.

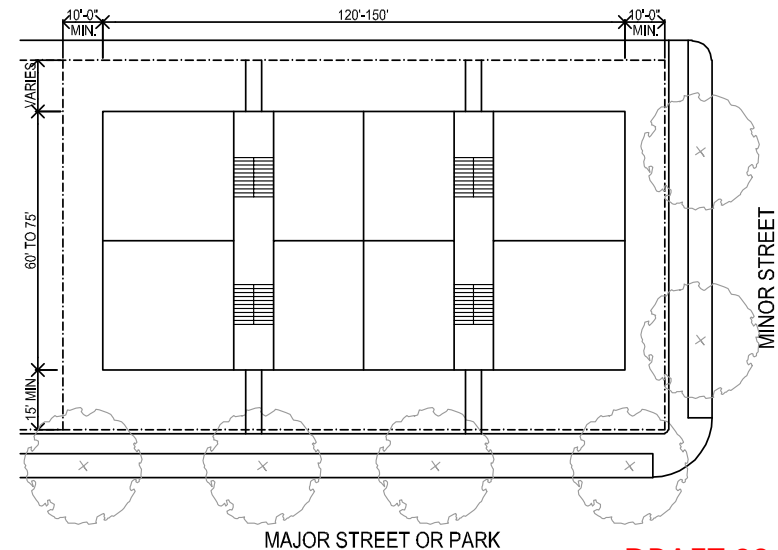
Clustering of apartment houses or neighborhood-scaled office buildings at these locations offers the opportunity to create activity centers with local-serving retail and restaurant uses, as well as neighborhood-serving amenities and services at the street level.

E1- WALKUP BUILDINGS (OPEN BREEZEWAY)

Walk-up buildings (20 to 35 units per acre), where apartments and flats are constructed around parking courts and above individual garages.

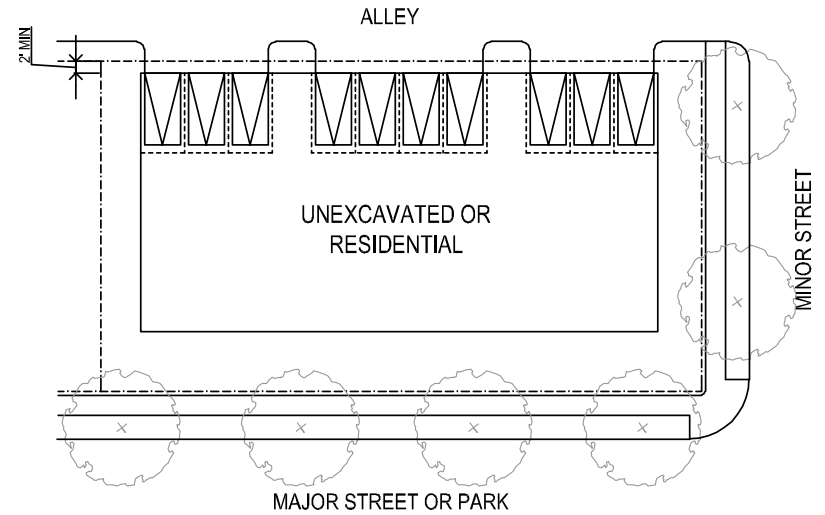
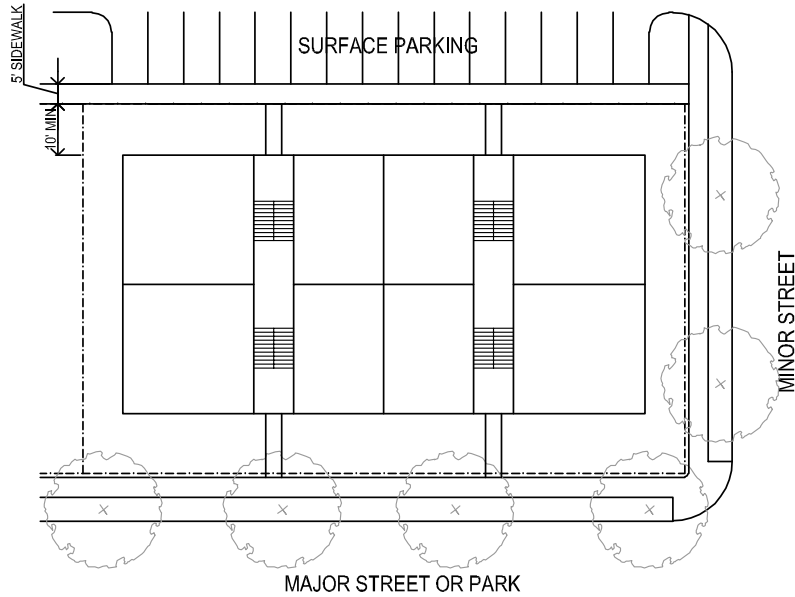


MF - WALKUP BUILDINGS (8 DU FLOOR PLATE)



DRAFT 02.28.2019

BUILDING TYPES



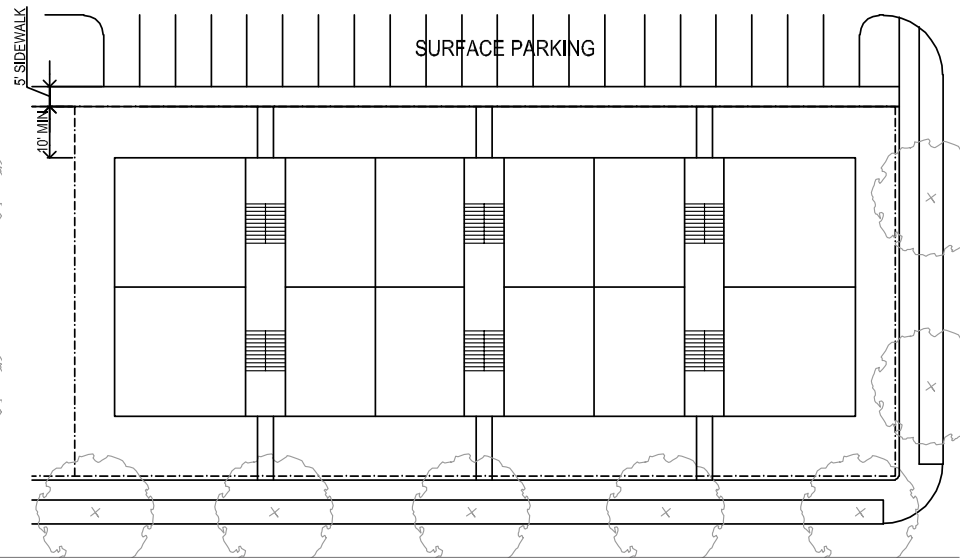
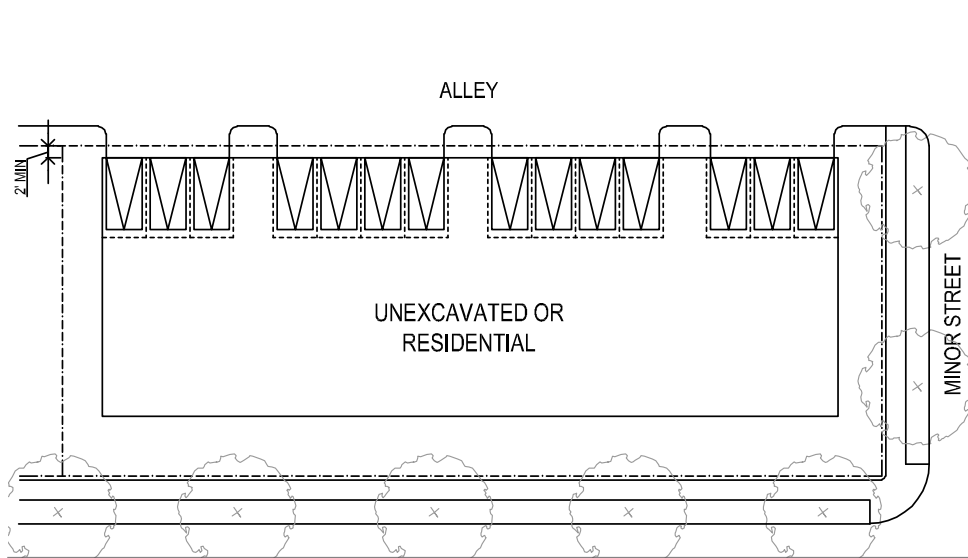
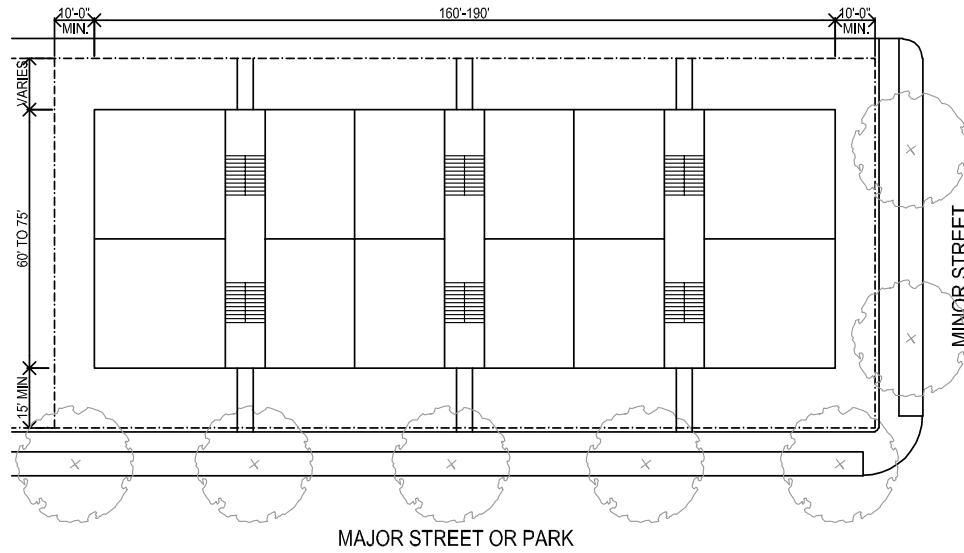
| | |
|-----------------|---|
| HEIGHT: | <ul style="list-style-type: none"> 3-4 stories |
| UNITS PER BLDG: | <ul style="list-style-type: none"> 8 DU/floor plate min 12 DU/floor plate max |
| LOT SIZE: | <ul style="list-style-type: none"> 8 DU floor plate: width 140-170 ft, depth: 85-100 ft 12 DU floor plate: width 180-210 ft, depth: 85-100 ft |
| PARKING: | <ul style="list-style-type: none"> Stall size: 9' X 18' min, 10'X20' max Min. 1 parking stall per unit. |
| GARAGE: | <ul style="list-style-type: none"> Shared garage under building or behind the building out of view of street |

| | |
|--------------------|---|
| FRONT PORCH/STOOP: | <ul style="list-style-type: none"> Porches and/or stoops for all ground level units, should be elevated above the sidewalk |
| NOTE: | |

DRAFT 02.28.2019

BUILDING TYPES

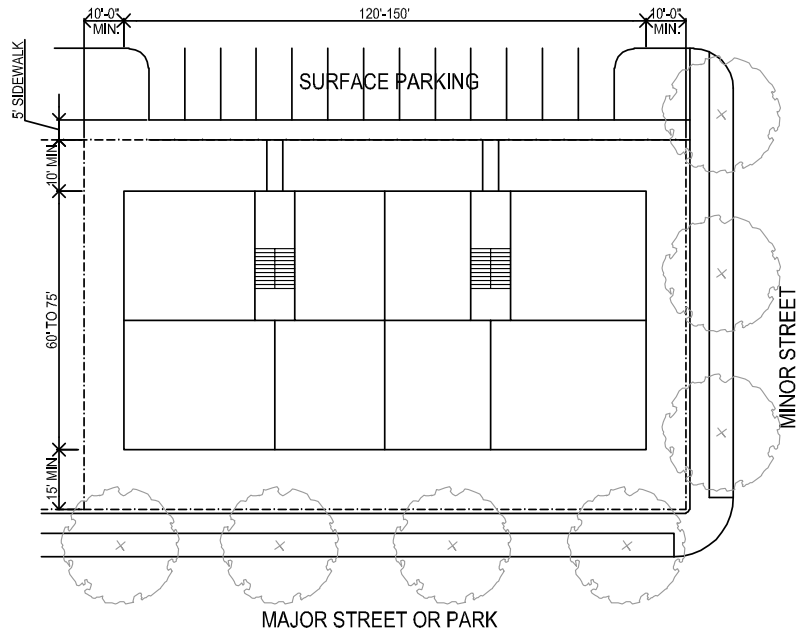
MF - WALKUP BUILDINGS (12 DU FLOOR PLATE)



BUILDING TYPES

E2- WALKUP BUILDINGS (NON-OPEN BREEZEWAY, GARDEN STYLE?)

MF - WALKUP BUILDINGS (8 DU FLOOR PLATE)



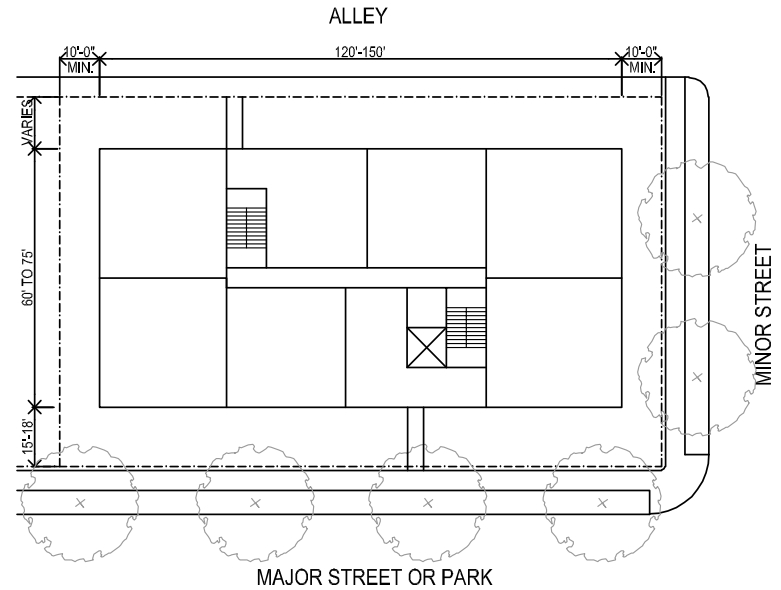
DRAFT 02.28.2019

BUILDING TYPES

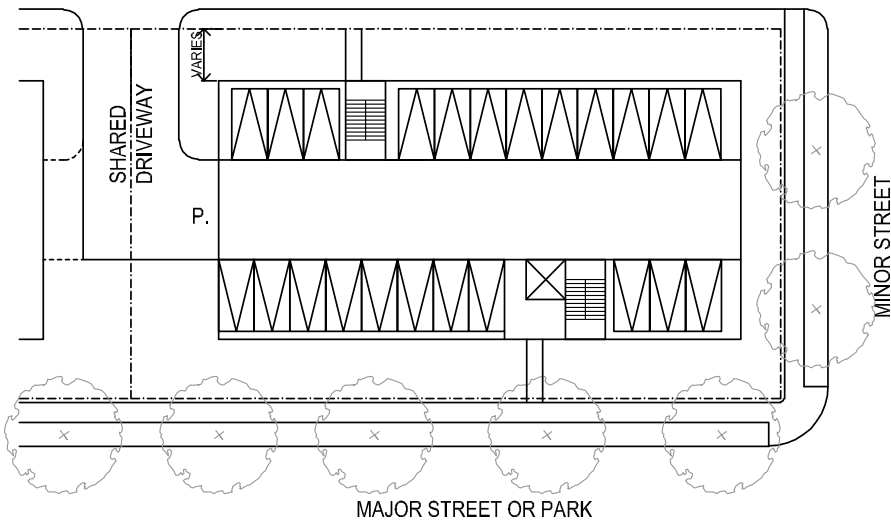


ALLEY

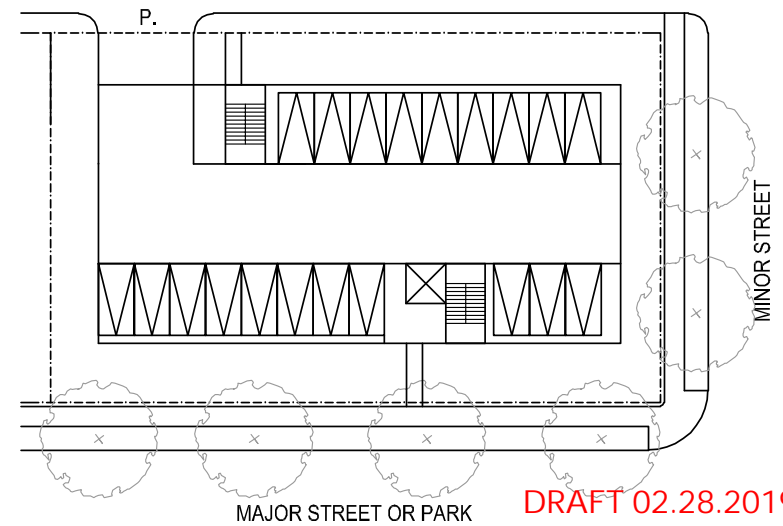
E3- PODIUM BUILDING WITH PARKING TUCKED UNDER OR GROUND LEVEL PARKING



ALLEY



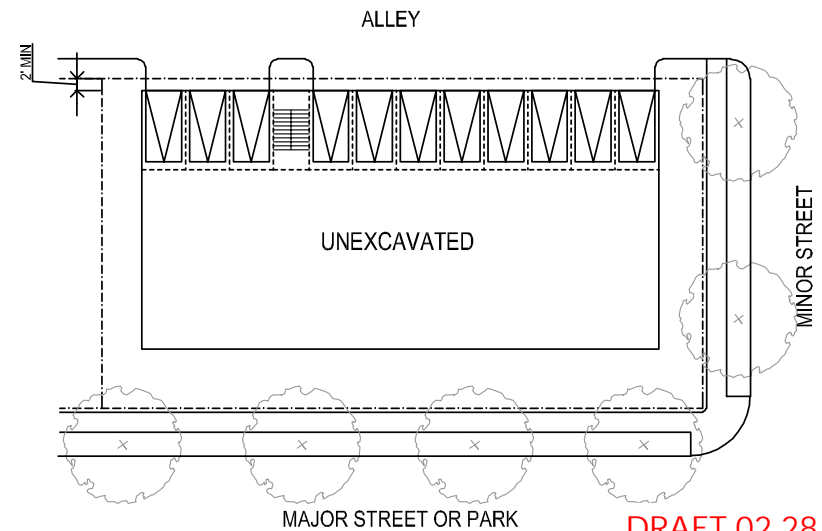
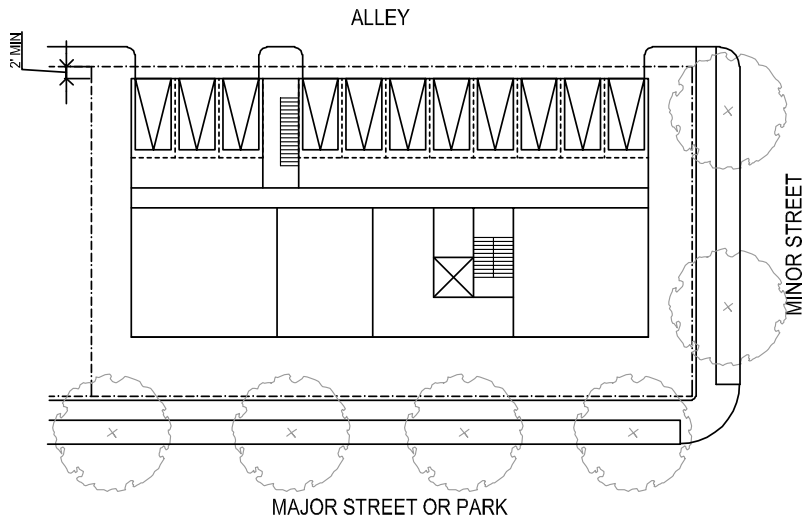
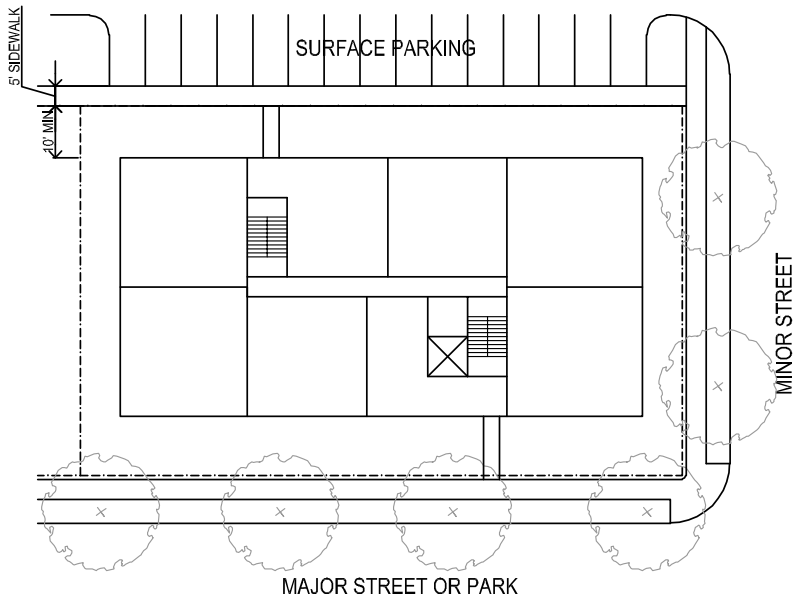
MAJOR STREET OR PARK



MAJOR STREET OR PARK

DRAFT 02.28.2019

BUILDING TYPES



DRAFT 02.28.2019

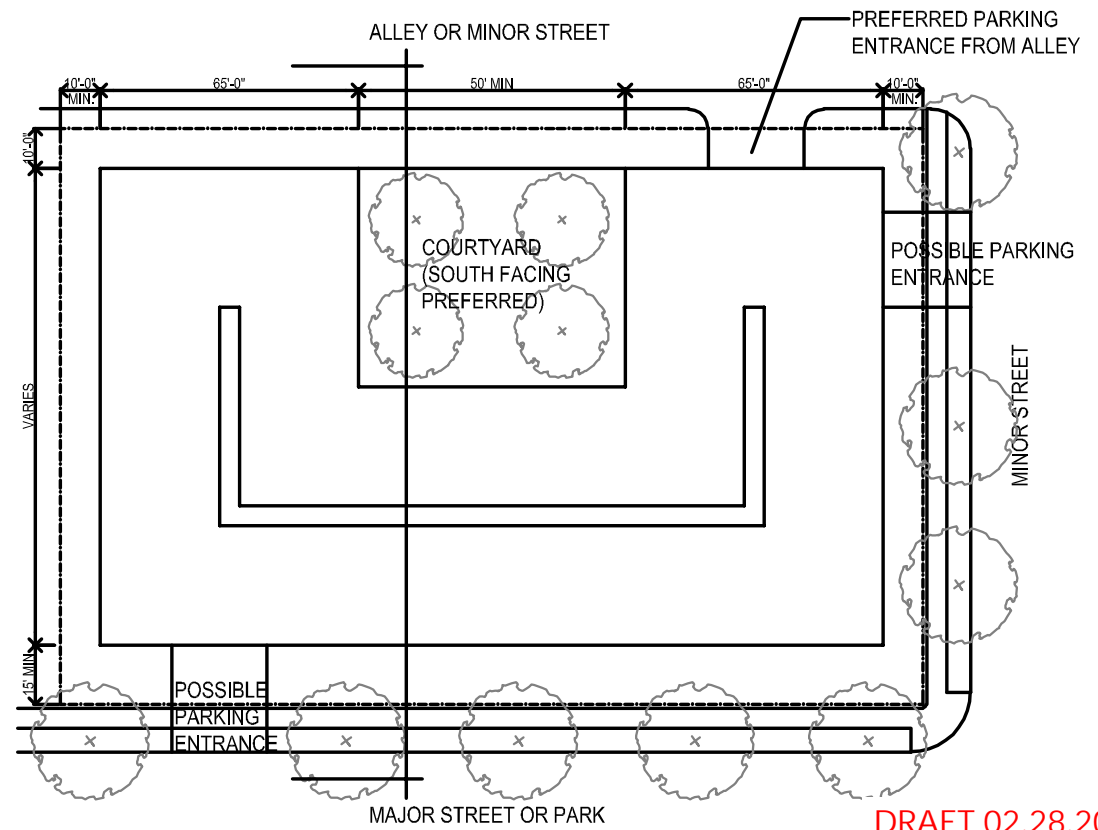
BUILDING TYPES



F- PODIUM BUILDINGS WITH MIXED USE

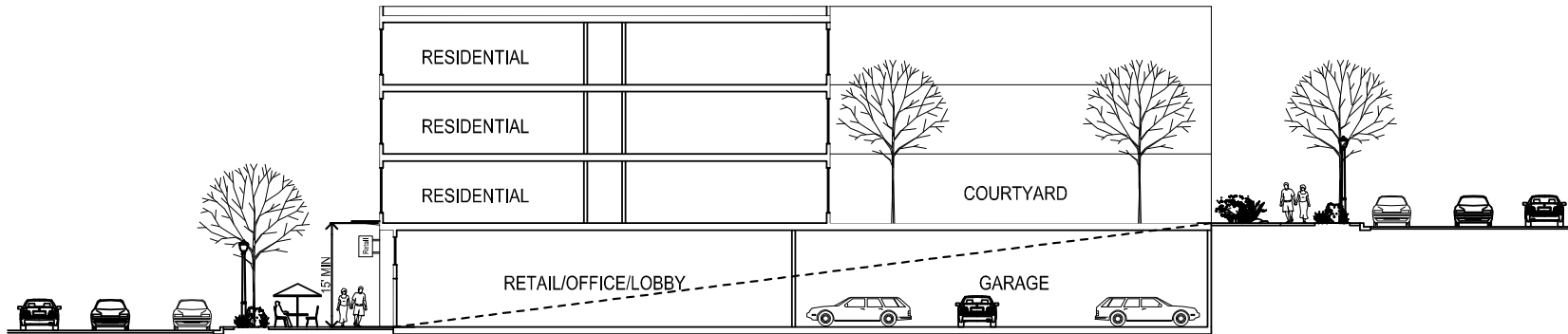
Podium buildings, ranging in density from 40 to 75 units per acre, where housing is constructed above and/or against one or two levels of structured parking, and where the roof of the parking garage may provide an interior courtyard and common space for residents.

MF-PODIUM BUILDINGS



DRAFT 02.28.2019

BUILDING TYPES



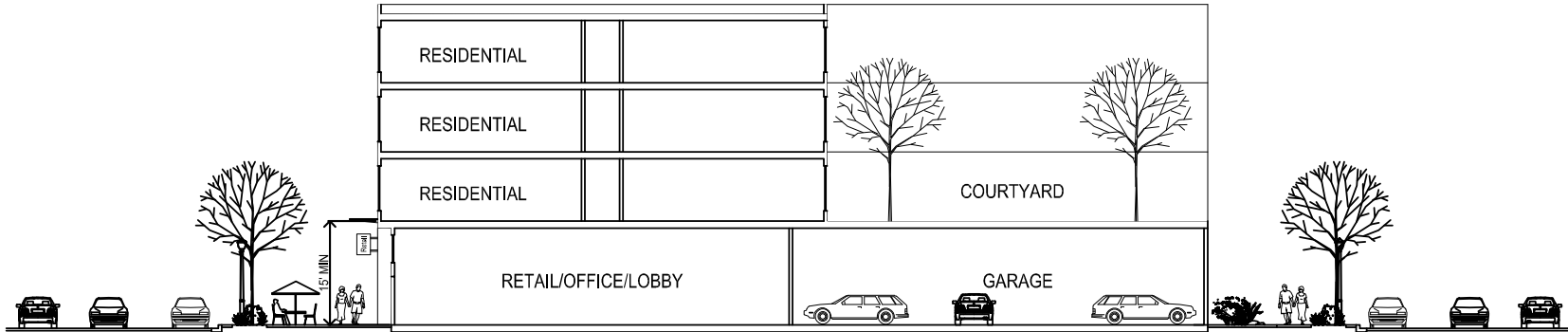
SECTION-1

| | |
|-----------------|---|
| HEIGHT: | <ul style="list-style-type: none"> 4-5 stories, Max 7 stories |
| UNITS PER BLDG: | <ul style="list-style-type: none"> TBD |
| LOT SIZE: | <ul style="list-style-type: none"> TBD |
| PARKING: | <ul style="list-style-type: none"> Stall size: 9' X 18' min, 10'X20' max Min. 1 parking stall per unit. |
| GARAGE: | <ul style="list-style-type: none"> Shared garage under building or behind the building out of view of street |

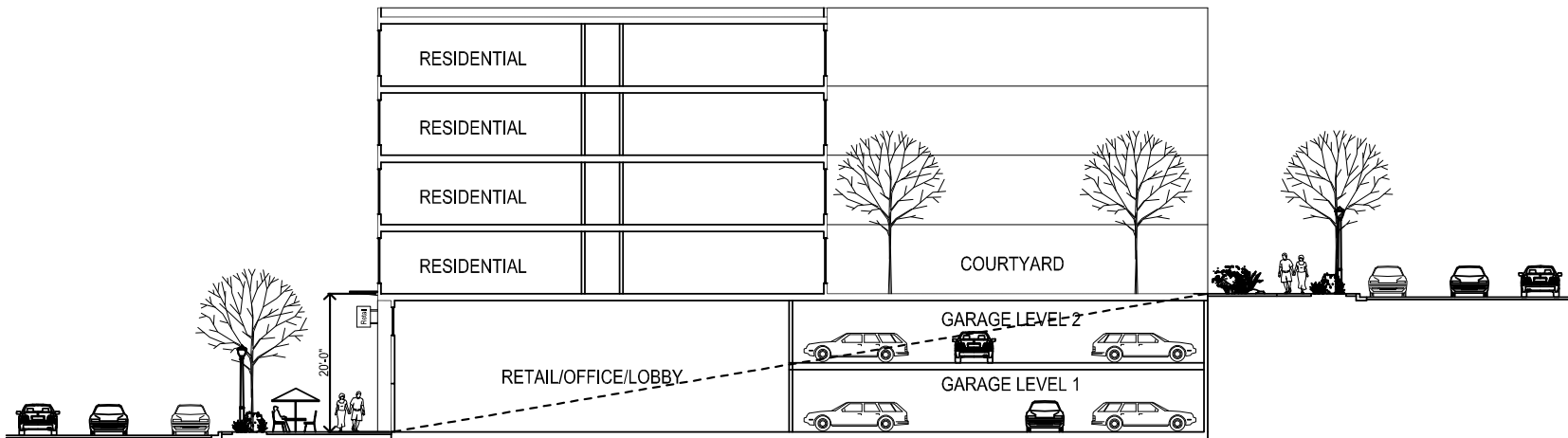
| | |
|------------------------|---|
| FRONT PORCH/ STOOP: | <ul style="list-style-type: none"> Porches and/or stoops for all ground level units, should be elevated above the sidewalk |
| NOTE: | |

DRAFT 02.28.2019

BUILDING TYPES



SECTION-3



SECTION-2

DRAFT 02.28.2019

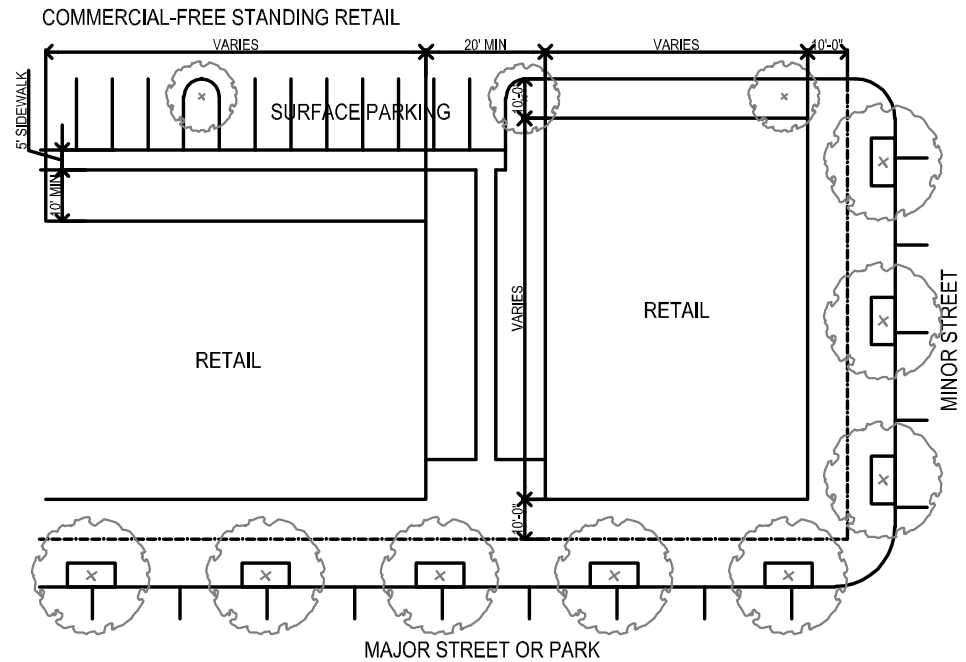
BUILDING TYPES

G- FREE STANDING COMMERCIAL



Free Standing Retail

- Retail buildings should be integrated into the streetscape
- Service functions, such as loading, should be located to the rear of buildings
- Even if a primary store entry is located facing the rear where parking is located, a primary entry should also be located to face the street
- Facades facing streets without a liner must be designed as a front with a storefront and must have windows
- Additional uses above the ground floor are strongly encouraged
- 1-2 stories, One story buildings should have a 25' minimum height

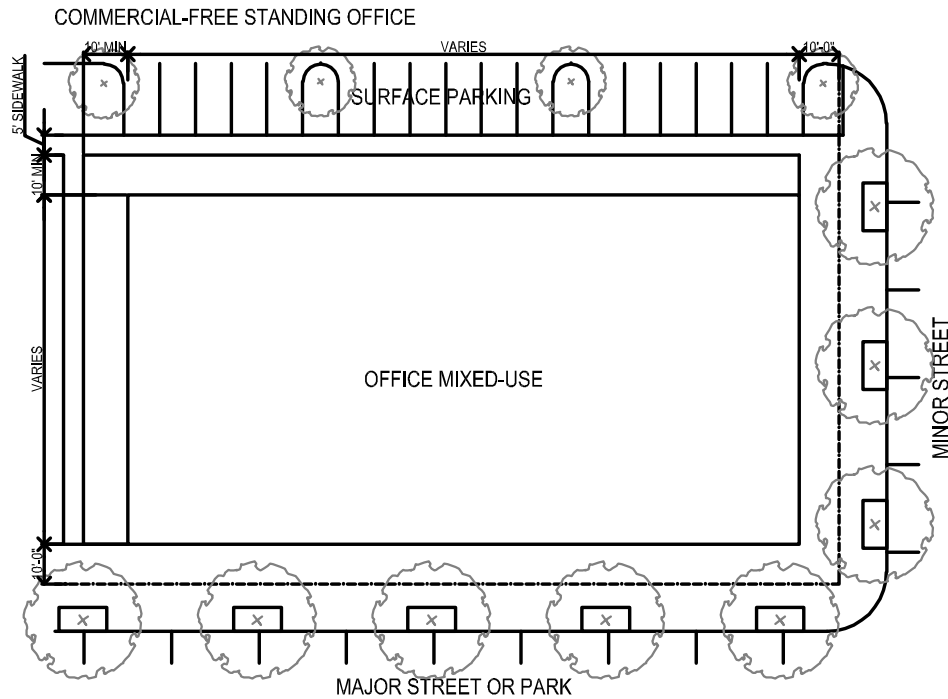


DRAFT 02.28.2019

BUILDING TYPES

Free Standing Office Mixed-Use

- Office building entries should be clearly recognizable as the entrance and the façade and massing should celebrate the entry
- The primary building entry should face the street
- Ground floor retail should have individual entries from the street
- Ground floor retail should have storefronts that follow the storefront guidelines
- When ground floor uses include a restaurant or similar establishment, outdoor seating is strongly encouraged to activate the streetscape
- Service functions should be located to the rear or sides of buildings
- Parking must be located to the side or rear of buildings
- 2-4 stories, Max 5 stories



DRAFT 02.28.2019