



Planning Commission Meeting May 11, 2016

Purpose

- Follow-Up Items Update
 - Building Height / Stories
 - Façade Transparency
- Future Follow-Up Items
 - Max Tenant Frontage / Square Footage Cap
 - Ground Floor Retail Uses / Setbacks & Stepbacks
- Open Discussion Items
 - Vision
 - Land Use and Private Development
 - Circulation and Public Improvements
 - Infrastructure / Public Facilities & Implementation



Update Items

Building Height / Stories

Planning Commission

Consensus / Follow-Up:

- No exception for mechanical or pitched roofs
- If mechanical allowed, specify size, dimensions, and location
- Potential exception for elevators (ADA)



Update Items

Building Height / Stories

Buildings within the 26' height limit



Update Items

Building Height / Stories



Buildings within
the 26' height limit



Update Items

Building Height / Stories

Varying designs within the 26' height limit



The Century Club



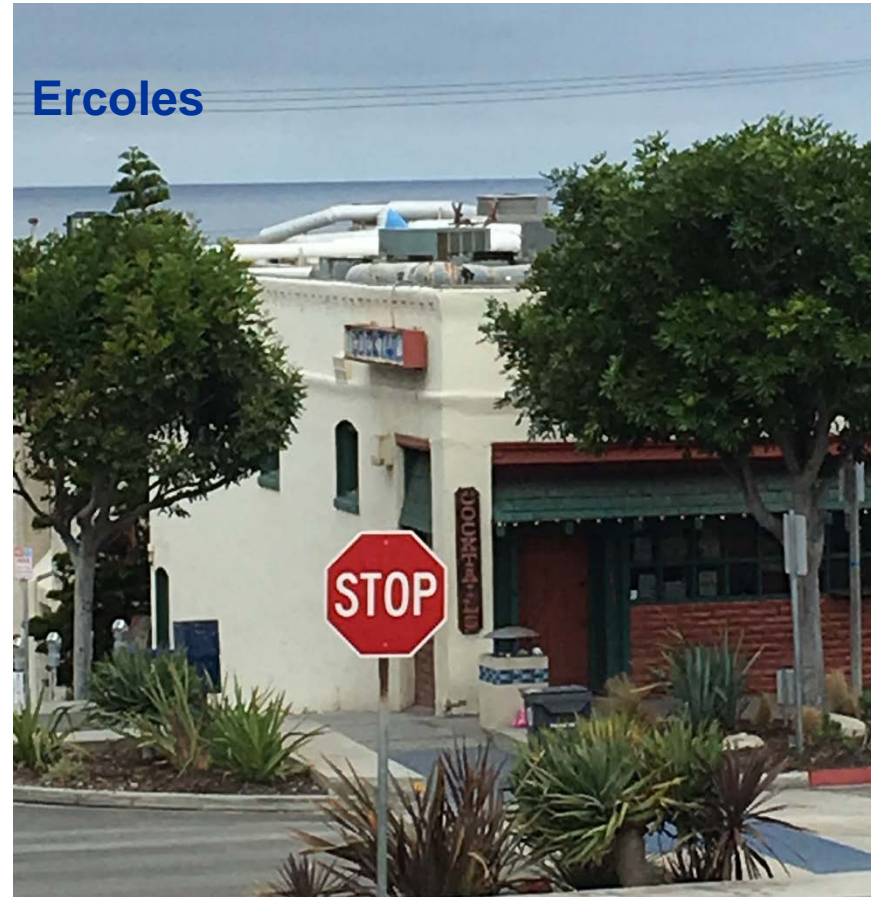
Mechanical Equipment

Restaurant Mechanical Equipment

Hennessey's Tavern



Ercoles



Office and Restaurant Mechanical Screening



Mechanical Screening



Update Items

Façade Transparency

Planning Commission Consensus / Follow-Up:

- Define frontage
 - Alley vs. street
 - Primary vs. secondary
- Specificity for regulations on corner lots
- Why 70%?



Façade Transparency



Dacha
91% transparency
42' frontage
950 sf

Manhattan Grocery
40% transparency
67' frontage
3700 sf



Future Update Items

Max Tenant Frontage / Retail Square Footage

Planning Commission

Consensus / Follow-Up:

- Request for “ratio analysis” of lots and square footage cap and how it relates to maximum tenant frontage



Future Update Items

Ground Floor Retail Uses / Setbacks & Stepbacks

Planning Commission Consensus / Follow-Up:

- Refer to Attachment B summary matrix for details
- Any additional items for staff to research



Open Discussion

Vision

- Chapter 1: Introduction
- Chapter 2: Existing Conditions
- Chapter 3: Vision



Open Discussion

Land Use & Private Development

- Chapter 4: Land Use
- Chapter 6: Private Realm
Development Standards & Design
Guidelines



Open Discussion

Circulation & Public Improvements

- Chapter 5: Circulation Plan
- Chapter 7: Public Realm Design Guidelines & Improvements



Open Discussion

Other

- Chapter 8: Infrastructure & Public Facilities
- Chapter 10: Implementation

