

## Department of Planning and Zoning

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**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** December 1, 2015  
**RE:** 16-0507SP; 475 Lake Street

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: DW-PT            Ward: 3C

Owner/Applicant: City of Burlington / New Moran, Inc.

**Request:** Sketch plan review of renovations to the vacant Moran power generating plant with north side addition. Proposal to include a market space, event/concert hall, co-working spaces, and historic displays.

### **Applicable Regulations:**

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Review Standards), Article 8 (Parking)

### **Background Information:**

The applicant is seeking sketch plan review of proposed renovations to the vacant Moran plant. The existing building is to be fitted up for a variety of interior uses, the steel latticework on the building's north side is to be enclosed, and a new loading dock is to be constructed next to it. Site work includes new surface parking and circulation, pedestrian improvements such as walkways, sitting areas, and a new center promenade, and shoreline improvements. Note that the "illustrative plan" depicts Waterfront Access North improvements and the new skate park already under construction via separate permit. A would-be marina is also depicted. This marina, if proposed, would be under separate future permit.

The Moran renovations and site work included in this proposal would largely be in place of the previously approved renovations and site work. Only the Waterfront Access North and skate park work approved under the prior permit have been constructed. Community Sailing Center work is also previously permitted, but work has not yet commenced.

The Design Advisory Board reviewed this sketch plan November 10, 2015 and supported the project. They felt that the proposed renovations were sympathetic to the existing structure, and they encouraged use of rooftop solar panels.

## **I. Findings**

### **Article 3: Applications and Reviews**

**Part 5, Conditional Use & Major Impact Review:**

**Section 3.5.6 (a) Conditional Use Review Standards** (as adopted by City Council 8.10.2015.)

*Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:*

1. *Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;*

The renovated Moran building will be served by the municipal water and wastewater systems. Adequate reserve capacity is available; however, written confirmation from the Department of Public Works is required before a state wastewater permit can be issued.

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The project site is located at the northern end of the Downtown Waterfront within the Public Trust District and adjacent to, and just south of, the Urban Reserve. This zone is intended to enhance and diversify commercial and residential development in the downtown waterfront area, and to increase access, utilization, and enjoyment of the lakeshore by the community. Strong emphasis is placed public access to the lakeshore.

The immediate surroundings contain the Coast Guard facility, BED and Water Department buildings, a public boat launch, fishing pier, the skate park, and the current sailing center. Waterfront Park is located just to the south of the subject site. The proposed site renovations are consistent with the intent of this district and make significant provision for passive recreational use and for public access to the water's edge. The project is heavily geared towards public access and serves to strengthen this end of the Downtown Waterfront.

3. *The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;*

Specific uses and parameters thereof are not articulated in the sketch plans. Generally, however, a mix of uses is proposed within the building. None of them are expected to generate exceptional noise, odor, dust, heat, or vibrations.

4. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies;*

No traffic information is included in the sketch plans. As with the prior Moran project, a traffic analysis will be required with the permit application. The analysis must address average daily trip ends, AM and PM peak hours, and nearby intersection impacts (College St/Lake St, Battery St/College St, and Battery St / Main St).

*and,*

5. *The utilization of renewable energy resources;*

Some of the project plans depict rooftop solar panels, while others do not. The project plans consistently depict the three rooftop wind turbines. As recommended by the DAB, the applicant is encouraged to install the rooftop solar panels.

*and,*

6. *Any standards or factors set forth in existing City bylaws and city and state ordinances;*

No identified conflicts. Required building and/or life safety codes will be under the review of the building inspector.

**(b) Major Impact Review Standards**

1. *Not result in undue water, air, or noise pollution;*

Onsite stormwater management measures have been constructed as part of the prior Moran zoning approval. The sketch plans do not address whether the proposed site changes will require modifications thereto. Air and noise pollution are expected to be unexceptional.

2. *Have sufficient water available for its needs;*

See Sec. 3.5.6 (a) 1.

3. *Not unreasonably burden the city's present or future water supply or distribution system;*

See Sec. 3.5.6 (a) 1.

4. *Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

The sketch plans do not contain anything relative to construction site erosion control. The permit application must include a comprehensive erosion prevention and sediment control plan, subject to the standards of Chapter 26.

5. *Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;*

See Sec. 3.5.6 (a) 3 for traffic impacts. The project is not expected to cause unreasonable congestion or unsafe conditions on nearby sidewalks or the newly revamped bike path. Pedestrian access throughout the site will be upgraded substantially. Vehicular access to the Moran building is limited to service vehicles, thereby limiting potential vehicle/pedestrian circulation conflicts.

6. *Not cause an unreasonable burden on the city's ability to provide educational services;*

This mixed use project contains no residential component and will have no adverse impact on the city's ability to provide educational services.

7. *Not place an unreasonable burden on the city's ability to provide municipal services;*

The project is, in part, an expansion and enhancement of city recreational facilities. Demands on municipal services are expected to be relatively moderate and will not be unreasonably burdensome. Impact fees will be paid to help offset what impacts there are on municipal services.

8. *Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;*  
See Sec. 6.2.2 (a) & 6.3.2 (b).

9. *Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;*

The project constitutes redevelopment of a vacant municipal power plant into a mixed use community facility. It will serve to substantially strengthen this portion of the Downtown Waterfront. The project will have no adverse impact on the city's present or future growth patterns.

10. *Be in substantial conformance with the city's municipal development plan;*

Although the sketch plans lack the details of an actual permit application, conceptually the proposed development can be found to be in substantial conformance with the MDP, as per the following:

The proposed development will transform a vacant municipal power plant into a mixed use community facility within the city's Downtown Improvement District (pg. I-10, Downtown Improvement District).

The Moran building is historically significant and will be renovated in such a way as to protect the existing form and features of the building (pg. IV-1, City Policies).

Renovation of the vacant Moran building and establishment of the proposed uses will contribute to Burlington's status as a regional growth center and will bring additional jobs and economic vitality into Burlington's downtown waterfront (pg. VI-3, Regional Growth Center & pg. VI-5, Creating New Jobs).

Redevelopment of the Moran is cited in the Economic Development Action Plan (pg. VI-13, Economic Development Action Plan) and is specifically called for in PlanBTV: Downtown & Waterfront (pg. 122, Moran Center).

The renovated building included in this proposal will meet or exceed the city's current energy efficiency standards. As proposed, it will incorporate wind and possibly solar energy (pg. VIII-1, City Policies).

11. *Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location;*

This project contains no residential component and will have no adverse impact on the present or projected housing needs of the city.

12. *Not have an undue adverse impact on the present or projected park and recreation needs of the city.*

Much of the proposal constitutes an expansion and upgrade of community facilities. No undue adverse impacts on city parkland are anticipated as a result of this project. Parks impact fees may be waived for this project based on the value of proposed capital improvements associated with this project.

## **Article 4: Maps & Districts**

### ***Sec. 4.4.1, Downtown Mixed Use Districts:***

#### ***(a) Purpose***

##### ***(4) Downtown Waterfront – Public Trust District (DW-PT)***

The subject property is located in the Downtown Waterfront – Public Trust District. This zone is intended to enhance and diversify commercial and residential development in the downtown waterfront area with an emphasis on enhanced community access to the lakeshore. This project will enhance access to the waterfront and will incorporate a variety of uses for community benefit. The project appropriately relates to the intent of this district.

#### ***(b) Dimensional Standards & Density***

No FAR or dimensional information is included in the sketch plans. All of these standards must be addressed in the permit application.

#### ***(c) Permitted & Conditional Uses***

See Sec. 4.4.1 (d) 2, *Public Trust Restrictions, A, Permitted Uses: North of Main Street.*

#### ***(d) District Specific Regulations***

##### ***1. Use Restrictions***

###### ***A. Ground Floor Residential Uses Restricted***

No residential use is included in this proposal.

##### ***2. Public Trust Restrictions***

###### ***A. Permitted Uses: North of Main Street***

The sketch plans do not specify exact uses. The floor plans note general uses in sections of the building, including office, restaurant, and mercantile. The permit application will need to articulate exactly what uses are proposed and how they comply with the public trust use restrictions of this criterion.

##### ***3. Facades and Setbacks on Side and Rear Property Lines***

Not applicable.

##### ***4. Building Height Setbacks***

Not applicable.

##### ***5. Lake Champlain Waterfront Setbacks***

The Moran building sits within the waterfront setback. It is unclear in the sketch plans whether additional encroachment is proposed. No additional building encroachment can be allowed. Site improvements such as walkways, patios, benches, etc. associated with the project are permitted encroachments per criterion C of this section.

##### ***6. Development Bonuses/Additional Allowances***

Not applicable.

## **Article 5: Citywide General Regulations**

### ***Sec. 5.2.3, Lot Coverage Requirements***

See Sec. 4.4.1 (b).

**Sec. 5.2.4, Buildable Area Calculation**

See Sec. 4.4.1 (b).

**Sec. 5.2.5, Setbacks**

See Sec. 4.4.1 (b).

**Sec. 5.2.6, Building Height Limits**

See Sec. 4.4.1 (b).

**Sec. 5.2.7, Density and Intensity of Development Calculations**

See Sec. 4.4.1 (b).

**Sec. 5.4.8, Historic Buildings and Sites**

**(a) Applicability:**

*These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.*

The Moran was listed on the National Register of Historic Places in 2010. Alterations and additions are, therefore, subject to review under Sec. 5.4.8.

**(b) Standards and Guidelines:**

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The application, while proposing new use, strives to maintain those building details, massing, and materials that are characteristic of the power generating facility.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Significant effort has been made to retain massing, spatial relationships, and materials associated with the Moran building. While alterations are proposed, they are consistent with the defining characteristics of the building.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Alterations proposed for the Moran building are distinctly identifiable, and distinguishable from the original structure. No conjectural features are proposed.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Significant effort has been made to assure the retention of important and character defining features of the Moran building in order to allow reasonable interpretation of the structure by the public in its proposed new use.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

See above.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

Existing windows have been badly damaged, as has some of the brick work. The original building superstructure will be clearly evident in project implementation. New brick work and window replacement will be consistent with existing characteristics.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Abatement of asbestos and lead paint as well as other hazardous materials has required significant attention, but no actions are proposed that will affect the integrity of the building mass.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

None identified.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The plan reflects considerable and attentive analysis of the qualities of the existing vacant electric generating facility and the thoughtful re-use of the structure. There is clear discernment between the original building mass and details and the proposed alterations such as the steel latticework enclosure and the west-facing center window. This discernment will both inform the public of what is old and new and present a pleasing and highly functional new structure.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

While the proposed alterations are effectively permanent, the proposed work leaves the essential form and integrity of the building intact.

#### ***Sec. 5.5.1, Nuisance Regulations***

Nothing in the proposal appears to constitute a nuisance under this criterion. Potential for noise impacts should be addressed in the permit application.

#### ***Sec. 5.5.2, Outdoor Lighting***

No outdoor lighting information is included in the sketch plans. The permit application must include a photometric plan of the site delineating separate lighting environments (parking & circulation, walkways, and building entries) and fixture cutsheets.

***Sec. 5.5.3, Stormwater and Erosion Control***

The sketch plans do not address whether any new or modified stormwater management measures are proposed. An assessment of whether changes to the existing stormwater facilities are needed must accompany the permit application. If changes are needed, they must be incorporated into the project plans.

**Article 6: Development Review Standards**

***Part 1, Land Division Design Standards***

Not applicable.

***Part 2, Site Plan Design Standards***

***Sec. 6.2.2, Review Standards***

***(a) Protection of important natural features***

The site contains no significant natural areas as identified in the Open Space Protection Plan. While the site is along the Lake Champlain waterfront, it (and the rest of the downtown waterfront) is not included in the Riparian and Littoral Conservation Zone.

Some existing trees and associated scrub growth along the immediate shoreline will be removed as part of the proposed shoreline improvements. New rip rap, seawalls, and plantings will be installed.

***(b) Topographical alterations***

The existing site is generally flat and will remain so. The site plan depicts general topographic information but is not especially detailed. Upon permit application, a separate topographic plan is recommended.

***(c) Protection of important public views***

There are significant public views from the project site across the lake and towards the Adirondacks. There are also significant public views across the site from Battery Park. Existing public views will not be adversely impacted by the renovated Moran or by the new sailing center building. Insofar as the proposed work includes improved pedestrian access to the waterfront, these important views will be more readily available to the public.

***(d) Protection of important cultural resources***

The project site is located on fill soils. The site has no archaeological significance. The Moran building is historically significant as noted under Sec. 5.4.8 (above) and 6.3.2 (b) below.

***(e) Supporting the use of alternative energy***

See Sec. 6.3.2 (f).

***(f) Brownfield sites***

The site is included on the Vermont DEC Hazardous Site List. No information relative to this item is included in the sketch plans; however, as part of the prior permit approval, a corrective action plan (CAP) had been established for the building and the site.

*(g) Provide for nature's events*

Stormwater management is not addressed in the sketch plans. Whether any new or upgraded stormwater management measures are proposed will need to be addressed in the formal permit application.

*(h) Building location and orientation*

The location of the Moran building will not change. What is effectively a rear entryway facing Lake Street will be revamped as one of two primary entrances into the structure. The proposed changes result in a clearly articulated main entrance facing the public street.

*(i) Vehicular access*

Only limited vehicular access is proposed right up to the Moran building. It appears that vehicular access to the building is limited to service vehicles and trucks coming to the new loading dock. Most vehicles will be directed to a new surface parking area to the southeast of the building or to the on-street parking located along Lake Street extension.

*(j) Pedestrian access*

Much of the proposed hardscaping is pedestrian-related. New concrete walkways are proposed in several locations. In the center, a new pedestrian promenade reaching from Lake Street out into the lake will be installed. Wide swaths of pavers are proposed around the building and through the site to provide ease of movement for pedestrians as well as limited vehicular access to the building. Well defined pedestrian routes will provide access from parking areas to the building, the lakeshore, and the nearby bike path.

*(k) Accessibility for the handicapped*

Several handicap parking spaces are depicted on the plans. They are located with ready access to pedestrian circulation areas and the Moran. It is the applicant's responsibility to comply with all applicable ADA requirements.

*(l) Parking and circulation*

All of the new parking included in this proposal is located to the southeast of the Moran building. The sketch plans submitted are reduced-size, and so are not true-to-scale. Therefore, dimensional adequacy of the parking and circulation cannot be assessed. Full size, true-to-scale project plans will be required with the formal permit application.

The proposed parking is broken into distinct components and includes new landscaping, apparently consisting of trees and shrubs within the landscaping islands and peripheral green spaces. The parking areas incorporate direct, well-defined pedestrian routes into the rest of the site.

No parking lot shading analysis is included in the sketch plans. This criterion establishes a target of 30% shading of the parking areas with new shade trees. At least 1 shade tree for every 5 parking spaces is required. Minimum caliper size at the time of planting is 2.5" – 3.5" and a mature canopy diameter of 35' is expected. Such details will be required with the formal permit application.

While not part of Design Advisory Board's purview, it bears mentioning that an updated parking analysis will be required as part of the formal permit application. The parking now proposed is similar to that included in the prior permit approval; however, the mix of uses is different.

*(m) Landscaping and fences*

General landscaping information has been provided in the sketch plans. New trees will line some portions of the interior pedestrian walkways. As noted above, some new trees will screen and shade the new parking area. A new public green is proposed to the north of the building and will be defined, at least in part, by new landscaping. A detailed landscaping plan will be required as part of the formal permit application.

*(n) Public plazas and open space*

Much of the proposed site work is aimed at creating a pleasant pedestrian environment. The layout of the site invites pedestrian access into the building and to the lakeshore. Ample opportunity for exploring the building, the site, and the lakeshore is afforded. A large paver area with associated seating walls will hug the new public green, and new terraces are proposed on both the east and west sides of the building. Rooftop public access will be provided.

*(o) Outdoor lighting*

See Sec. 5.5.2.

*(p) Integrate infrastructure into the design*

No new outdoor mechanical equipment is apparent. Judging from the floor plans, all of the mechanical equipment will be contained indoors. The dumpster and recycling facilities are also contained indoors. Any new utility lines must be buried.

**Part 3, Architectural Design Standards**

**Sec. 6.3.2, Review Standards**

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*

The massing, height, and scale of the existing structure will remain essentially unchanged. The enclosure of the steel latticework on the north will add to the overall scale of the building but reads as a distinct component. The new loading bay to the north of that will result in minimal additional building mass. While there are significant expanses of featureless brick wall due to the Moran's history as an industrial power plant, both the original building and addition thereto read as an agglomeration of distinct components that effectively break up the building's perceived mass. Proposed entry level terraces bring about an inviting new street level presence for pedestrians that was previously lacking.

*2. Roofs and Rooflines*

The existing building is a multi-level flat roof structure. The proposed addition will reflect this appearance with flat roofs on varying planes.

*3. Building Openings*

Most of the windows in the existing structure are broken or boarded-up. All windows will be replaced within the existing window openings. A new window, in a shape reminiscent of a sail, will be inserted in the building's western elevation. The addition to the north will stand in contrast to the original structure. The east and west elevations will be nearly all glass with

some metal paneling. As noted previously, new entries will be constructed on the building's eastern and western elevations. These proposed entries are well articulated and easily identifiable.

*(b) Protection of important architectural resources*

The Moran is included within the National Register of Historic Places. The building is clearly industrial in appearance. The proposed renovations respect the essential form and appearance of the structure. Additions to the structure are clearly not part of the original building but are stylistically sympathetic. See also Sec. 5.4.8.

*(c) Protection of important public views*

See 6.2.2 (c) above.

*(d) Provide an active and inviting street edge*

The existing building was constructed as a power plant standing alone at the northern end of the downtown waterfront. It was not constructed as an active, pedestrian oriented facility. The proposed renovations do much to improve the attractiveness and pedestrian-friendliness of the building. Site work draws people into the building and associated site amenities. The eastern elevation will be transformed from a rather bleak, faceless façade into the primary entrance.

*(e) Quality of materials*

The brick sheathing on the existing building will remain. New precast concrete coping will be installed, as will replacement windows throughout. Window materials are not noted and must be as part of the formal permit application. The addition will be clad in metal paneling and glass. Some stone accents will be installed along the ground level. The noted materials are durable and of acceptable quality.

*(f) Reduce energy utilization*

The sketch plans depict solar panels on the lower roof deck facing south. The upper roof contains 3 columnar wind turbines reminiscent of the long-ago smoke stacks. In addition to these renewable energy features, the renovated building will comply with the current energy efficiency requirements of the city and state.

*(g) Make advertising features complimentary to the site*

Two parallel building signs are included in the sketch plans. The smaller of the two, a "Moran" sign on the ground level facing east, appears to be in an acceptable location and of an acceptable size. Dimensions will be needed upon formal permit application to confirm. The larger of the two, a "Moran Plant City of Burlington" sign on the upper level facing south, appears too large and too high up the building. The maximum sign size is 200 sf, regardless of how large the building is. Sign placement on the building is limited to 14' or the ceiling height of the 1<sup>st</sup> floor. There is an existing "City of Burlington" sign in this area that could be retained or replaced in-kind as a legitimate nonconformity, but it cannot be made more nonconforming. As with the smaller sign, dimensions will be needed upon formal permit application.

*(h) Integrate infrastructure into the building design*

No rooftop mechanical equipment is evident in the sketch plans. The top of the elevator shaft will project as will the proposed wind turbines. As noted before, solar panels are proposed on a lower roof deck. An interior mechanical room will house all building mechanicals.

*(i) Make spaces safe and secure*

Revamped building entrances are clearly visible and will presumably be illuminated. The dual-purpose pavers surrounding much of the building appear to enable access by emergency vehicles. Written approval of the Fire Marshal regarding the building's accessibility by emergency service vehicles will be required upon formal permit application.

**Article 8: Parking**

***Sec. 8.1.8, Minimum Off-Street Parking Requirements***

The subject property is located in the Downtown parking district. The sketch plans depict a new parking area in the area previously approved for parking (as part of the prior Moran approval), located to the southeast of the Moran building. Without a specific articulation of the proposed uses and associated square footages, an evaluation of parking adequacy cannot be made. An assessment of required versus proposed parking will be needed as part of the permit application.

***Sec. 8.1.10, Off-Street Loading Requirements***

A new loading area on the north side of Moran is proposed.

***Sec. 8.1.11, Parking Dimensional Requirements***

The sketch plans are reduced-size and are, therefore, not true to scale. An assessment of dimensional adequacy cannot be made. Full size project plans will be required with the permit application.

***Sec. 8.1.12, Limitations, Location, Use of Facilities***

***(a) Off-Site Parking Facilities***

None proposed.

***(b) Downtown Street Level Setback***

Parking will be placed to the side of Moran. No parking is proposed immediately between the building and the street. As proposed, the parking will be set back somewhat from the front property line and the street.

***(c) Front Yard Parking Restricted***

Not applicable.

***(d) Shared Parking in Neighborhood Parking Districts***

Not applicable.

***(e) Single Story Structures in Shared Use Districts***

Not applicable.

***(f) Joint Use of Facilities***

The proposed parking will serve all uses onsite.

***(g) Availability of Facilities***

The parking to be constructed as part of this development must be for the exclusive use of employees and visitors. It may not be used for the storage or display of vehicles or materials.

*(h) Compact Car Parking*  
Not applicable.

***Sec. 8.1.13, Parking for Disabled Persons***

Several handicap parking spaces are depicted on the sketch plans. Dimensional adequacy cannot yet be assessed. These spaces shall be marked and signed as required for handicap spaces.

***Sec. 8.1.14, Stacked and Tandem Parking Restrictions***

Not applicable.

***Sec. 8.1.15, Waivers from Parking Requirements/Parking Management Plans***

Not applicable.

***Sec. 8.2.5, Bicycle Parking Requirements***

Both short term and long term bicycle parking will be required. The required bike parking will be based on the uses within the project and the sizes thereof. Bike parking details will be required as part of the permit application.

**II. Conditions of Approval**

None for sketch plan review.