

22. City Design Manual Standards

Design Standards contained within Site Plan Standards (Section 14-526) of the Land Use Ordinance and standards of the IS-FBC of the Zoning Ordinance apply to this project.

SECTION 14-526 – SITE PLAN STANDARDS

RESPONSE: To the best of our knowledge the proposed site plan adheres to the standards outlined in Section 14-526.

SECTION 14-275.1 - INDIA STREET FORM-BASED CODE ZONE

PURPOSE: The India Street Form-based Code is different than traditional zoning, placing the primary emphasis on a building's physical form and its relationship to the street, and de-emphasizing land use. The intent of the India Street Form-based Code zone is to establish a zoning district that encourages a vibrant, walkable, mixed-use, urban district, preserves and values the existing historic neighborhood fabric, and fosters and supports local businesses and residential areas. The components of a Form-Based Code include the Guiding Principles, REGULATING PLAN, Subdistricts, General Development Standards, Dimensional Requirements, BUILDING DESIGN STANDARDS, Diagrams, and Definitions. The goal of the India Street Form-based Code is the creation and preservation of an active and human-scale public realm and the reinforcement of existing neighborhood character through good street space design.

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RESPONSE: To the best of our knowledge the proposed architecture and site plans adheres to the standards outlined in Section 14-275.1. The proposed site plan was designed with the above standards in mind. This mixed-use building is only the second component of many to occur on this block and furthers the goal of an active, human scaled, mixed use urban district.