SITE PLAN APPLICATION
383 COMMERCIAL STREET
WRITTEN SUBMISSION S2 – ZONING ASSESSMENT

THE PROJECT IS LOCATED WITHIN THE B5b ZONING DISTRICT , AND CONFORMS TO THE PURPOSE OF THE DISTRICT – TO REDEVELOP UNDERDEVELOPED LOTS WITH DENSER, MIXED USES THAT RELY ON SHARED INFRASTRUCTURE, INCLUDING SERVICE ALLEYS, PARKING LOTS, PUBLIC TRANSPORTATION FACILITIES, STORMWATER MANAGEMENT, AND DRIVEWAYS.

THE RETAIL, RESIDENTIAL , SURFACE PARKING AND PARKING GARAGE USES ARE ALL PERMITTED USES IN THE B5b DISTRICT.

IN THE B5b DISTRICT THERE ARE NO DIMENSIONAL REQUIREMENTS FOR LOT SIZE, STREET FRONTAGE, LOT COVERAGE NOR MINIMUM YARD SETBACKS. THE PROJECT CONFORMS TO THE REQUIREMENT OF A MAXIMUM FRONT YARD SETBACK OF 10 FEET.

THE AVERAGE FINISH GRADE AT THE BUILKDING PERIMETER IS CALCULATED AS FOLLOWS "
ELEV 15.00 CORNER OF COMMERCIAL/ HIGH STREETS
ELEV 30.00 CORNER OF HIGH / YORK STREETS
ELEV 27.00 AT NW BUILDING CORNER/ YORK STREET
ELEV. 14.00 AT NE BUILDING CORNER / MAPLE STREET
ELEV. 12.00 CORNER OF MAPLE / COMMERCIAL STREET

ADDING THE AVOVE = 98 FEET DIVIDED BY FIVE DATA POINTS = 19.6 AVERAGE FINISH GRADE
MAXIMUM BUILKDING HEIGHT = 19.60 + 65.00 = 84.60 FEET
PROPOSED BUILDING HEIGHT = 84.00 FEET

THE PROJECT WILL CONFORM TO ALL OF THE PERFORMANCE STANDARDS IN THE B5b DISTRICT, AS STIPULATED IN ZONING SECTION 14 - 230.5.

ARCHETYPE HAS DESIGNED A BUILDING THAT COMPLIMENTS THE COMMERCIAL STREET CORRIDOR AND IS ENGAGED IN A REVIEW PROCESS WITH THE HP BOARD. A PUBLIC ACCESS WALKWAY WILL TRAVERSE THE SITE FROM YORK STREET TO COMMERCIAL STREET, LOCATED BETWEEN THE PHASE 1 AND PHASE 2 RESIDENTIAL TOWERS.

WITH RESPECT TO OFF STREET PARKING , 1 SPACE PER 275 UNITS = 275 SPACES. AT 1 PER 200 AFTER 2,000 SF, 104 SPACES ARE REQUIRED FOR RETAIL USES. 275 + 104= 379 SPACES REQUIRED ; 390 SPACES ARE PROPOSED.REQUIRED BICYCLE PARKING WILL BE PROVIDED IN THE TWO PLAZA SPACES ON COMMERCIAL STREET, AND WITHIN THE STORAGE AREAS ON THE TWO GARAGE LEVELS. TWO OFF STREET LOADING AREAS ARE PROPOSED, ONE ON MAPLE STREET AND ONE AT COMMERCIAL STREET.