

AREA PLAN + ZONING UNIVERSITY HEIGHTS



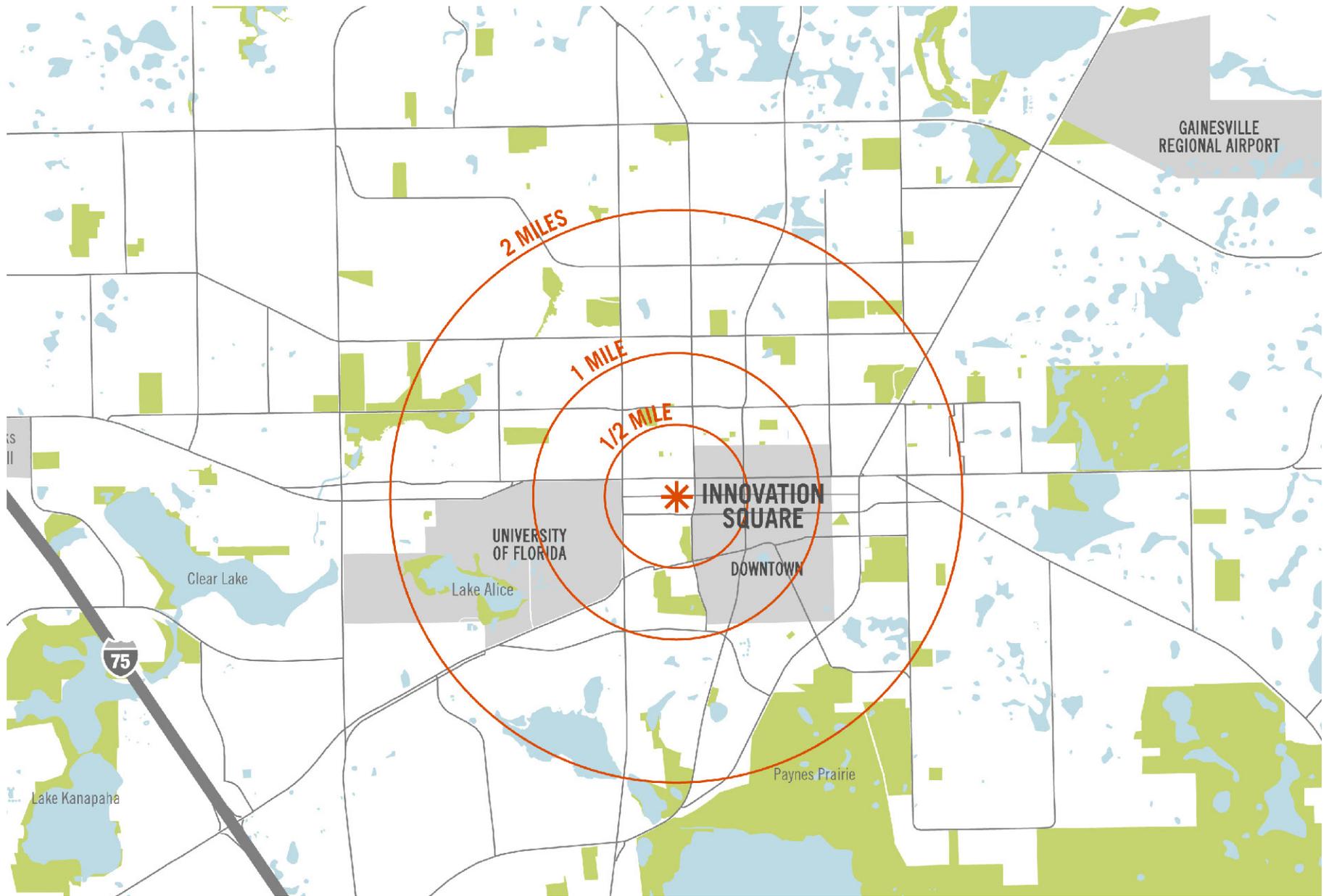
DRAFT CODE UPDATE – 11.15.10
PERKINS+WILL

What kind of District do we want?



+ University Heights

- *Study Area*
- *Research*
- *Ordinance*



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11.15.10





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research

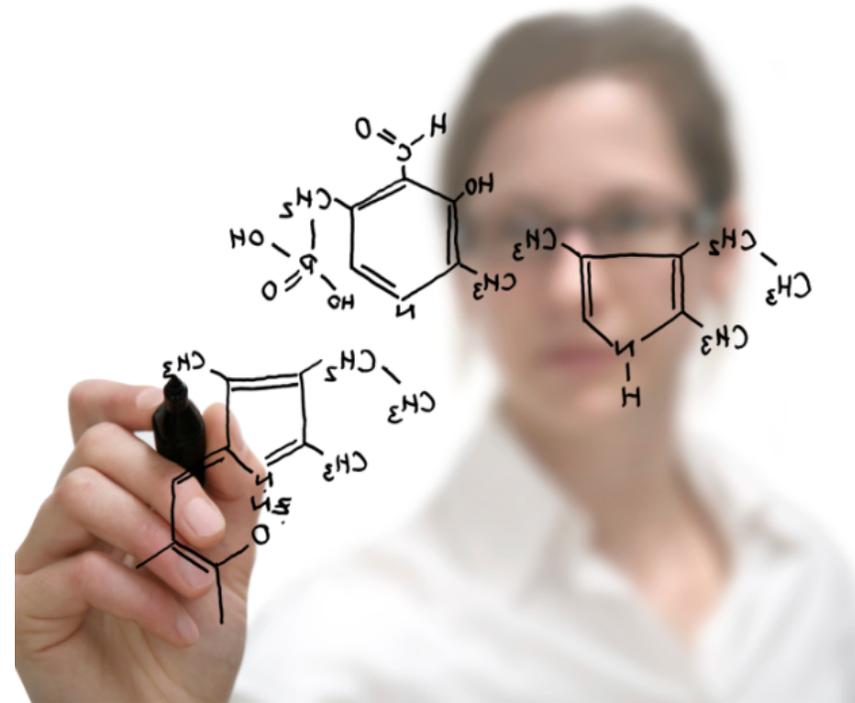
in recent years, a host of “new sciences” has grown exponentially, such as:

genomics, proteomics, bioinformatics, nanotechnology, robotics and a growing list of scientific concentrations

the raw material of economic growth in coming years will be ideas that are hatched and developed in universities, research centers and other knowledge-based settings

many companies and institutions are focused on research for the global good to more integrally support the economic, social, and cultural health of our world

KAUST is in a wonderful position to succeed at a global level



research parks

research parks are clusters of high-tech research, development and/or manufacturing

traditional research parks have been designed as enclosed, single-use, work-only districts

today, communities integrate science, business and academics into holistic environments that include residential lifestyles and amenities

through this, the design of a progressive research center is a task of community formation



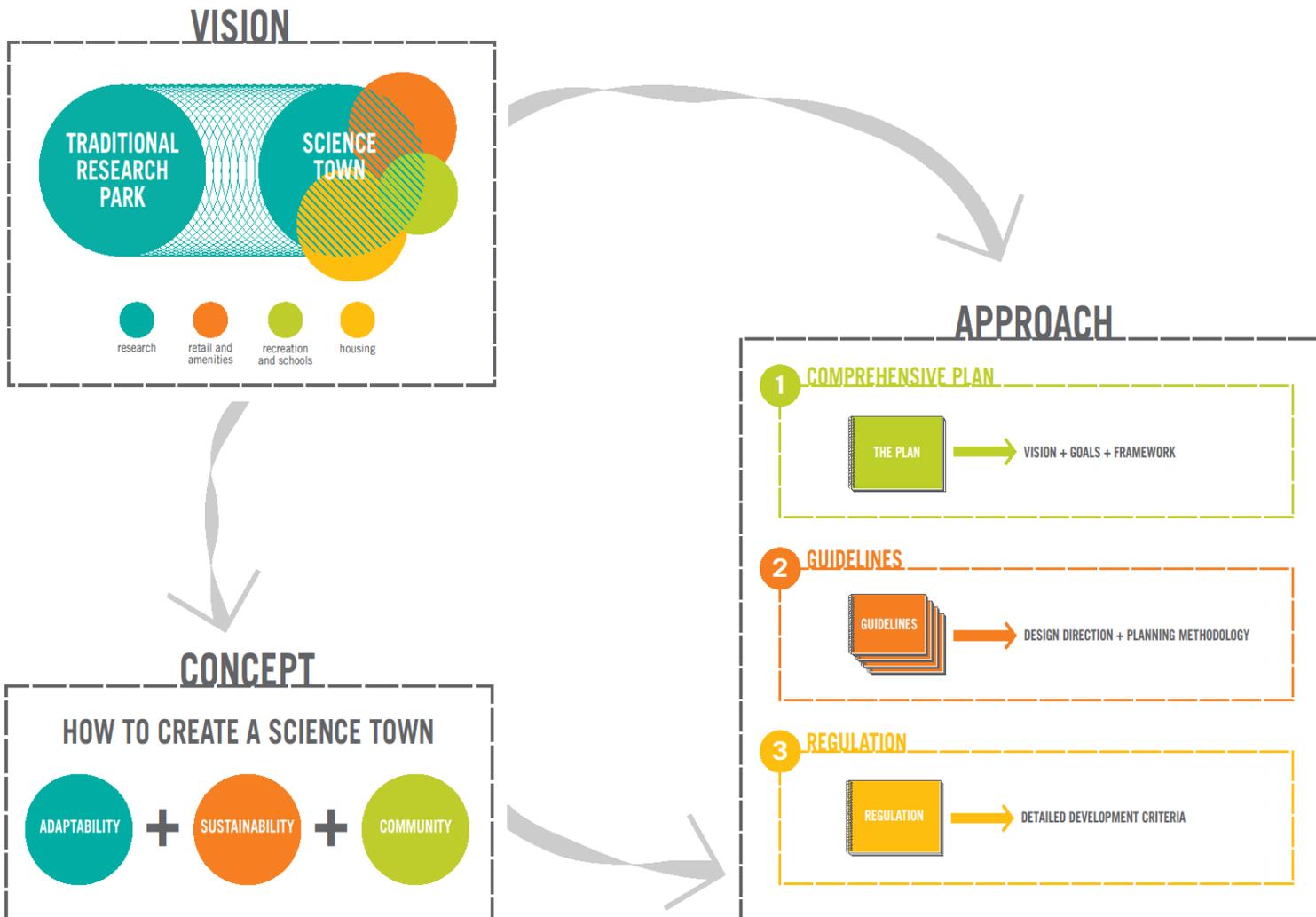
**traditional
research
park**

creating a science town

designed to foster collaboration and interaction with amenities, such as housing, retail, schools and recreation that center around the research facilities

research district as a rich and international assortment of retail, culinary, cultural and entertainment offerings, catering to a customer base 24 hours a day and seven days a week





1 COMPREHENSIVE PLAN



VISION + GOALS + FRAMEWORK

2 GUIDELINES

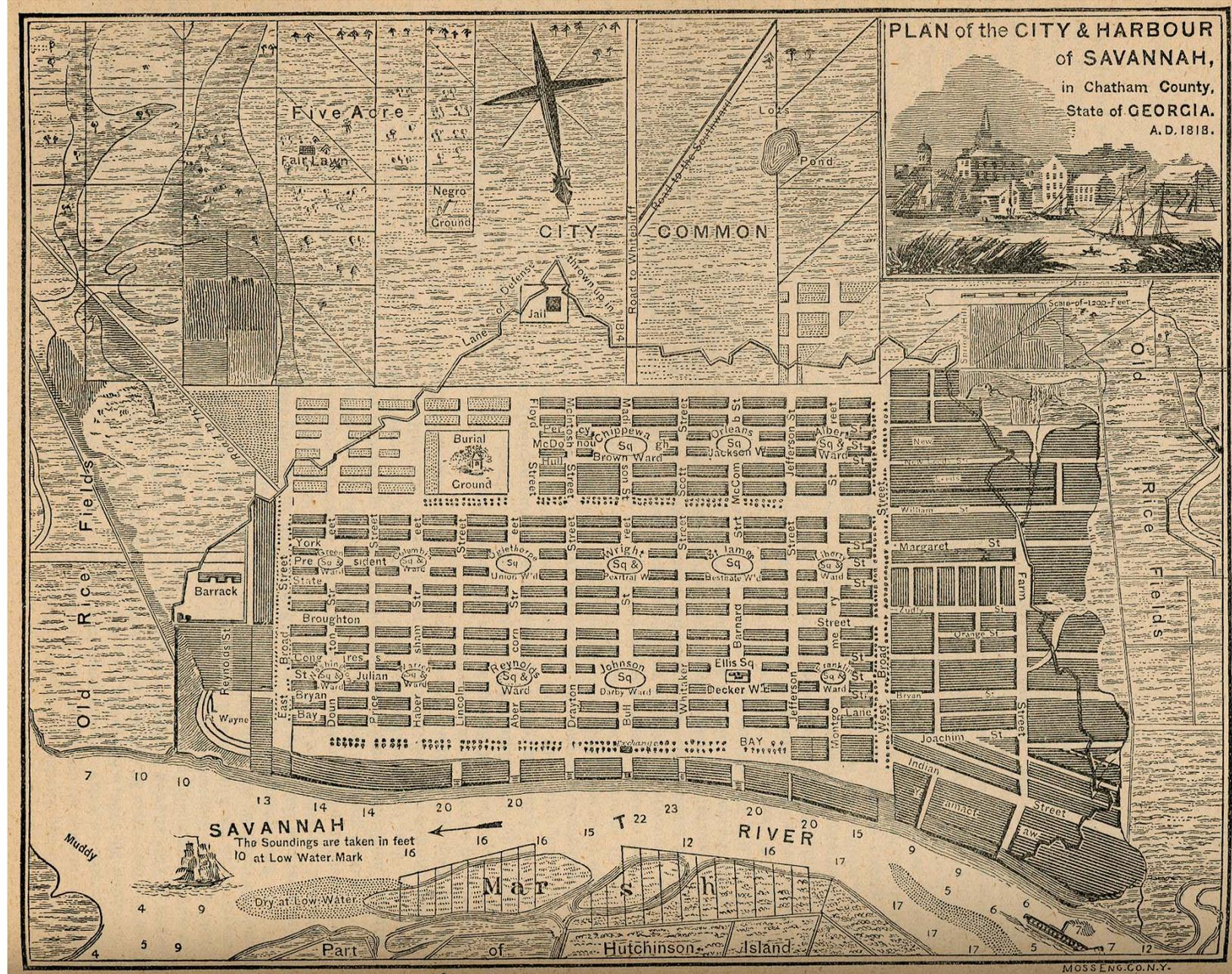


DESIGN DIRECTION + PLANNING METHODOLOGY

3 REGULATION

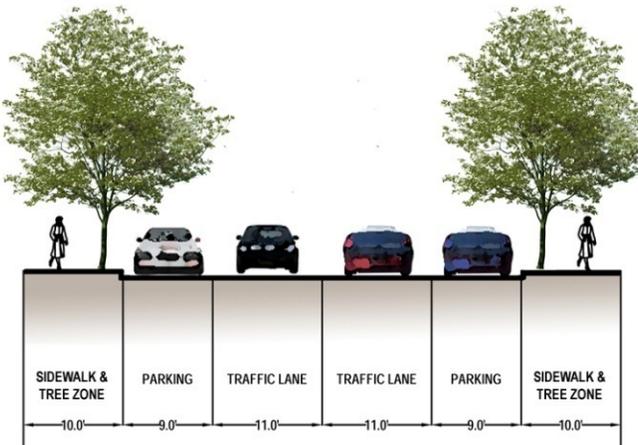
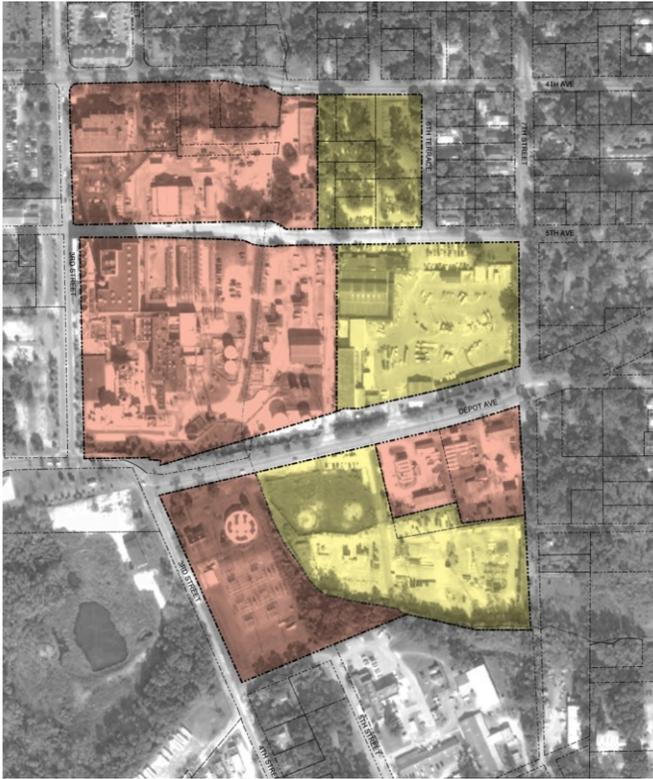


DETAILED DEVELOPMENT CRITERIA



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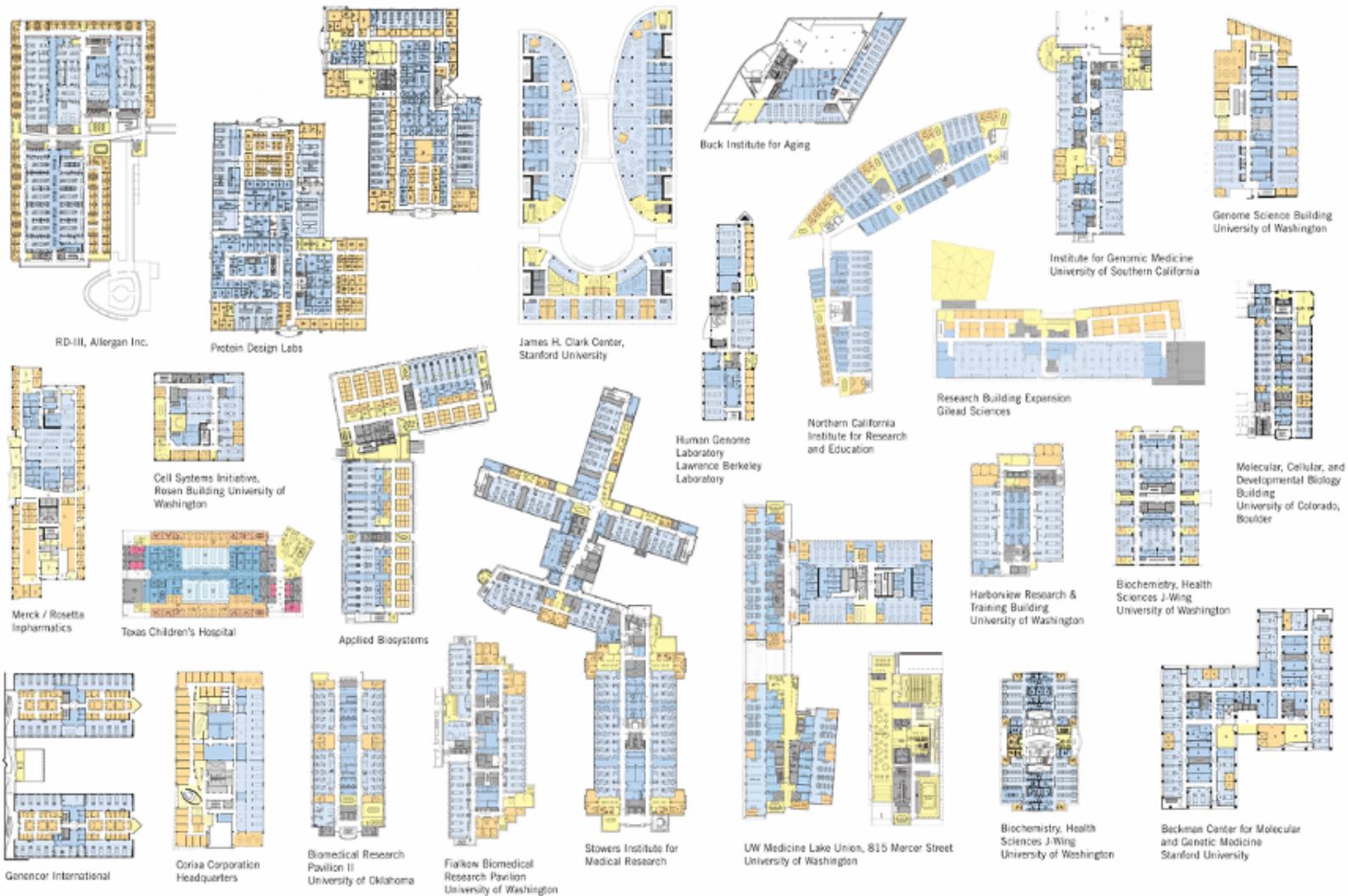
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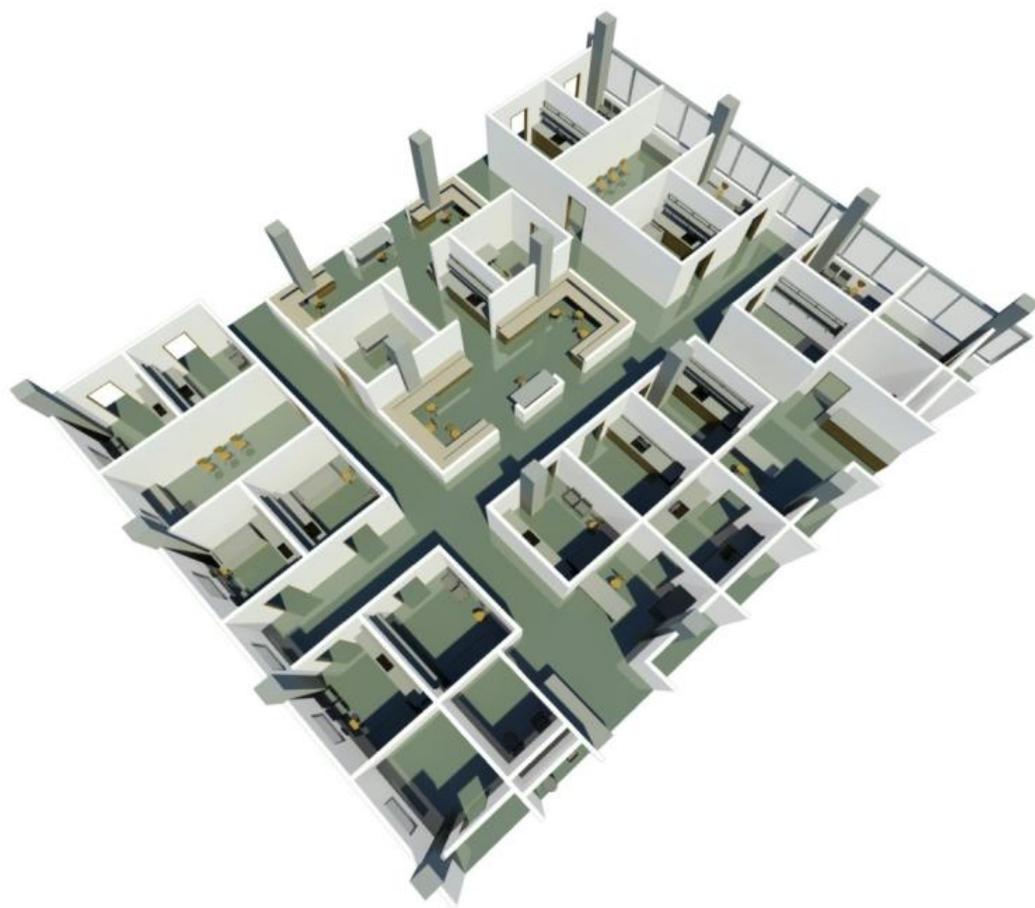
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SIMILAR PROGRAM – DIFFERENT GEOMETRIES



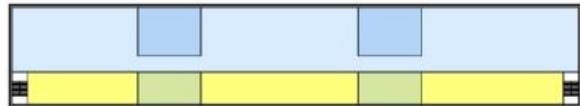
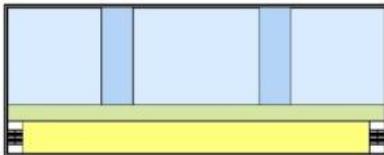
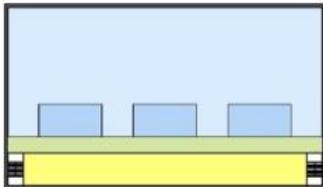
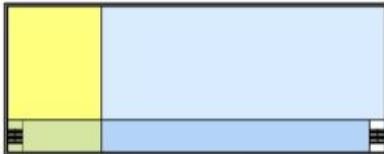
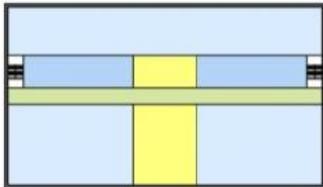
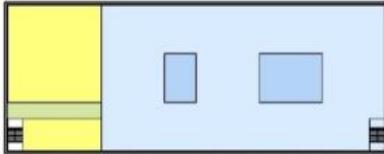
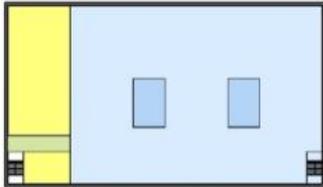
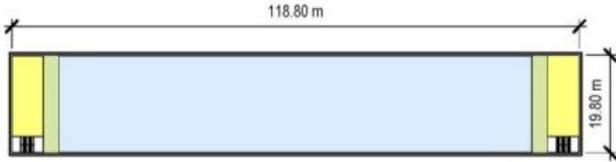
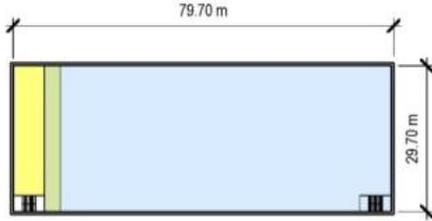
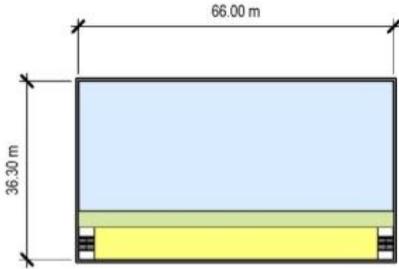
RESEARCH – ADAPTABLE BUILDINGS



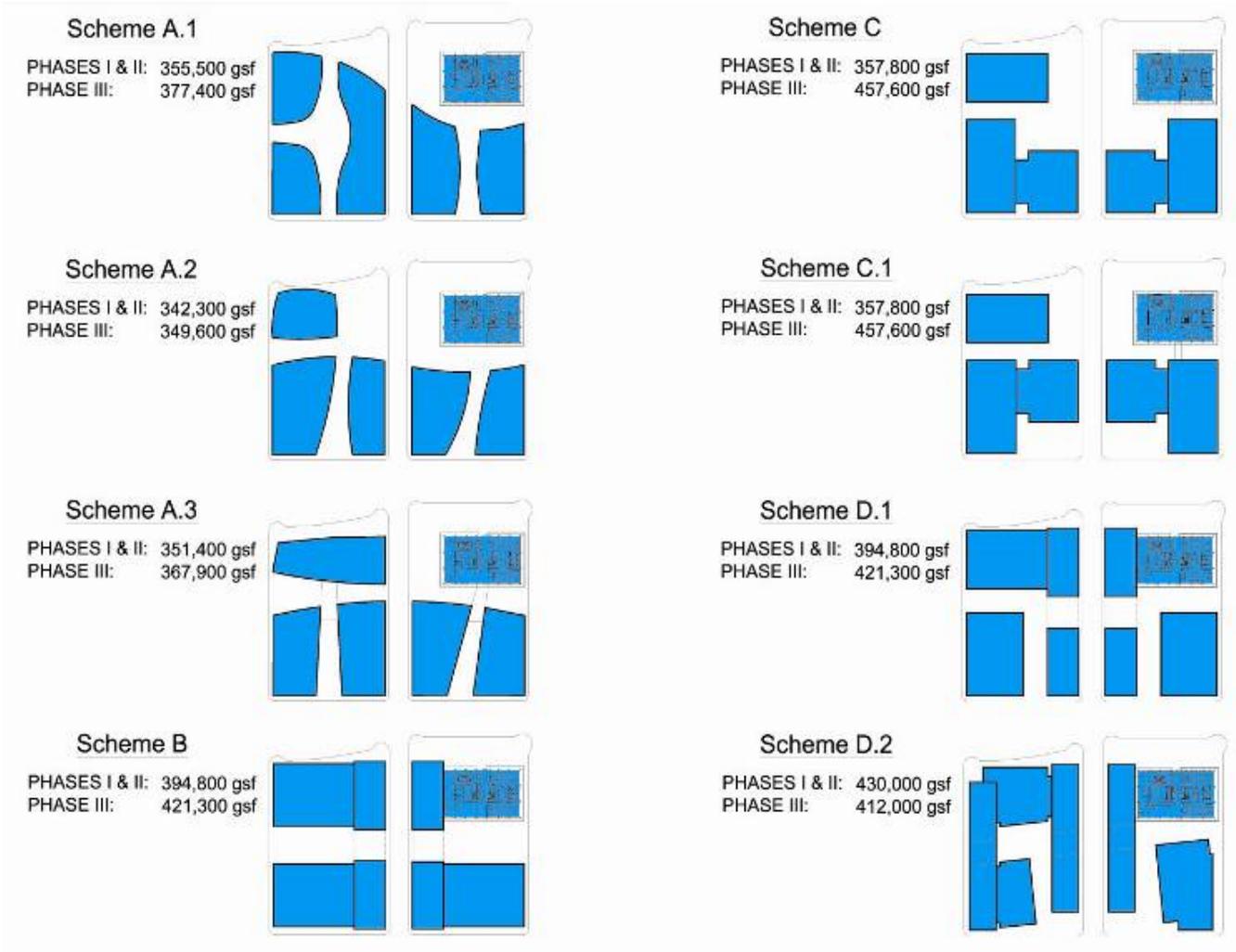
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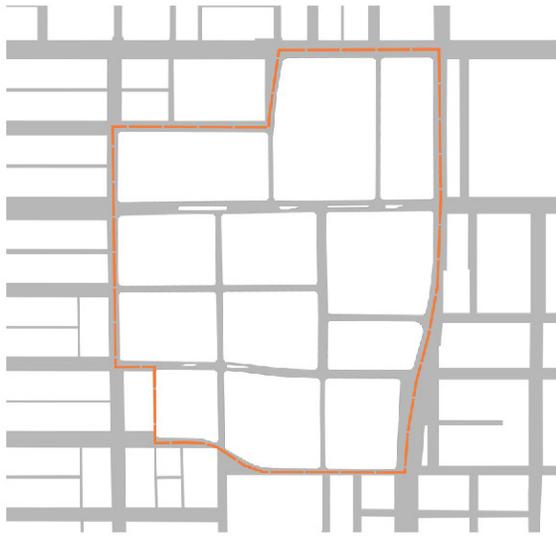
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VARIABLE PROGRAM PARAMETERS

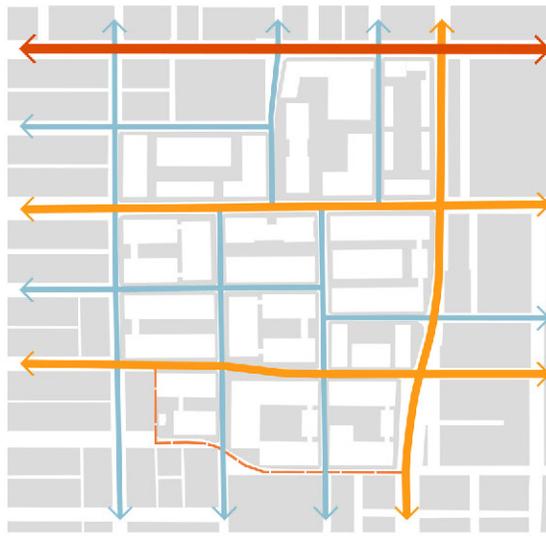


ADAPTABLE BLOCK PROGRAMMING





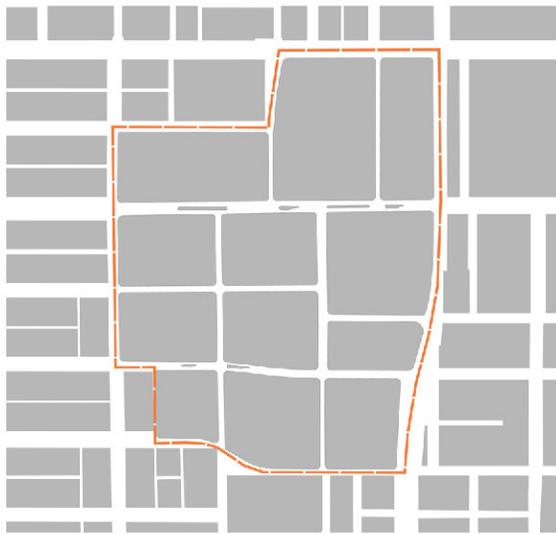
PUBLIC REALM



STREET TYPES



GREENSPACE



PRIVATE REALM



LOADING AREAS



ACTIVITY NODES

AREA PLAN + ZONING UNIVERSITY HEIGHTS

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Block Number	Approximate Size	Approximate Area
1	275' x 675'	185,625 sf (4.26 ac)
2	595' x 425'	250,000 sf (5.74 ac)
3	220' x 595'	130,900 sf (3.00 ac)
4	405' x 295'	119,475 sf (2.74 ac)
5	395' x 300'	118,500 sf (2.72 ac)
6	445' x 440'	195,800 sf (4.49 ac)
7	410' x 295'	120,950 sf (2.78 ac)
8	395' x 320'	126,400 sf (2.90 ac)
9	380' x 205'	77,900 sf (1.79 ac)
10	260' x 285'	74,100 sf (1.70 ac)
11	400' x 385'	154,000 sf (3.54 ac)
12	305' x 380'	115,900 sf (2.66 ac)

AREA PLAN + ZONING UNIVERSITY HEIGHTS

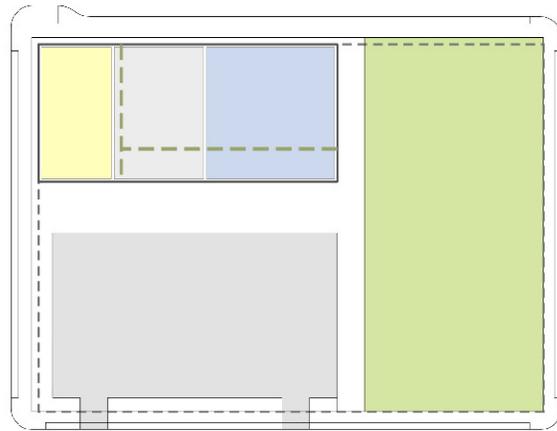
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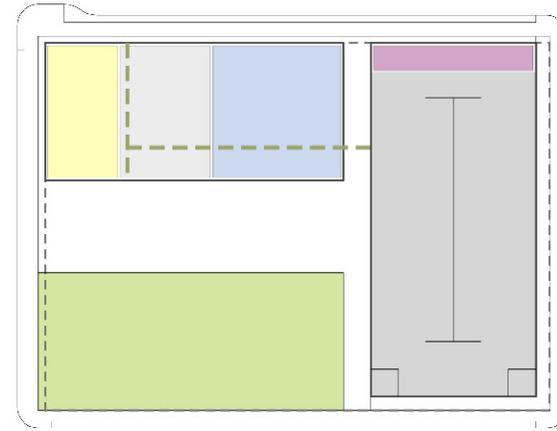
Office/Teaming
 Lab
 Lab Support
 Corridor
 Shared Office
 Service
 Conference/Teaming

AREA PLAN + ZONING UNIVERSITY HEIGHTS

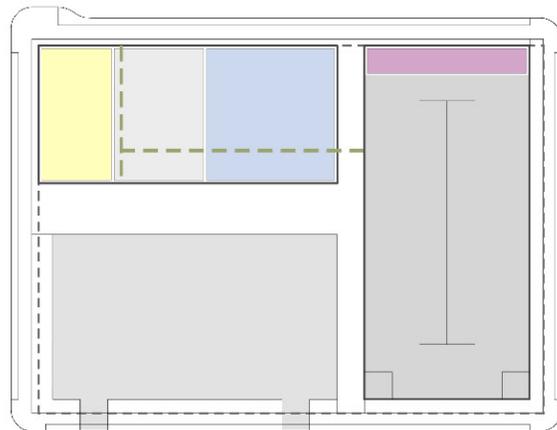
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PHASE ONE



PHASE THREE



PHASE TWO



PHASE FOUR

- Office/Teaming
 Lab
 Atrium
 Retail (Ground Floor)
 Surface Parking
 Structured Parking
- Future Development Site
 Build-To-Line
 Building Circulation



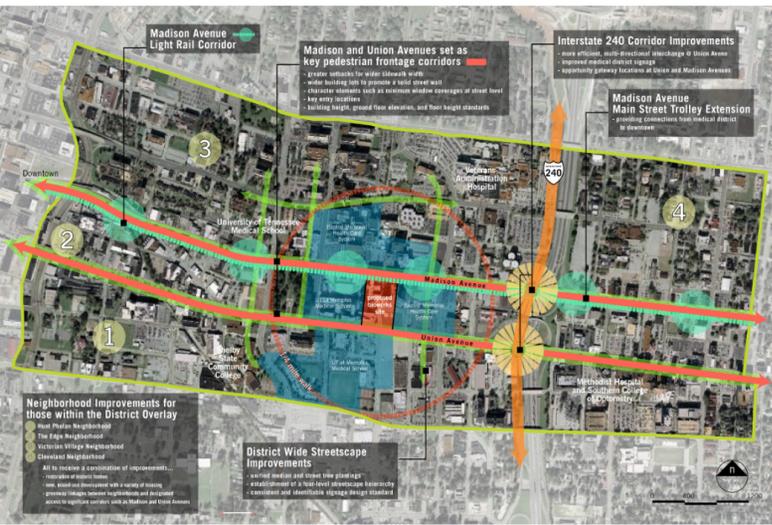
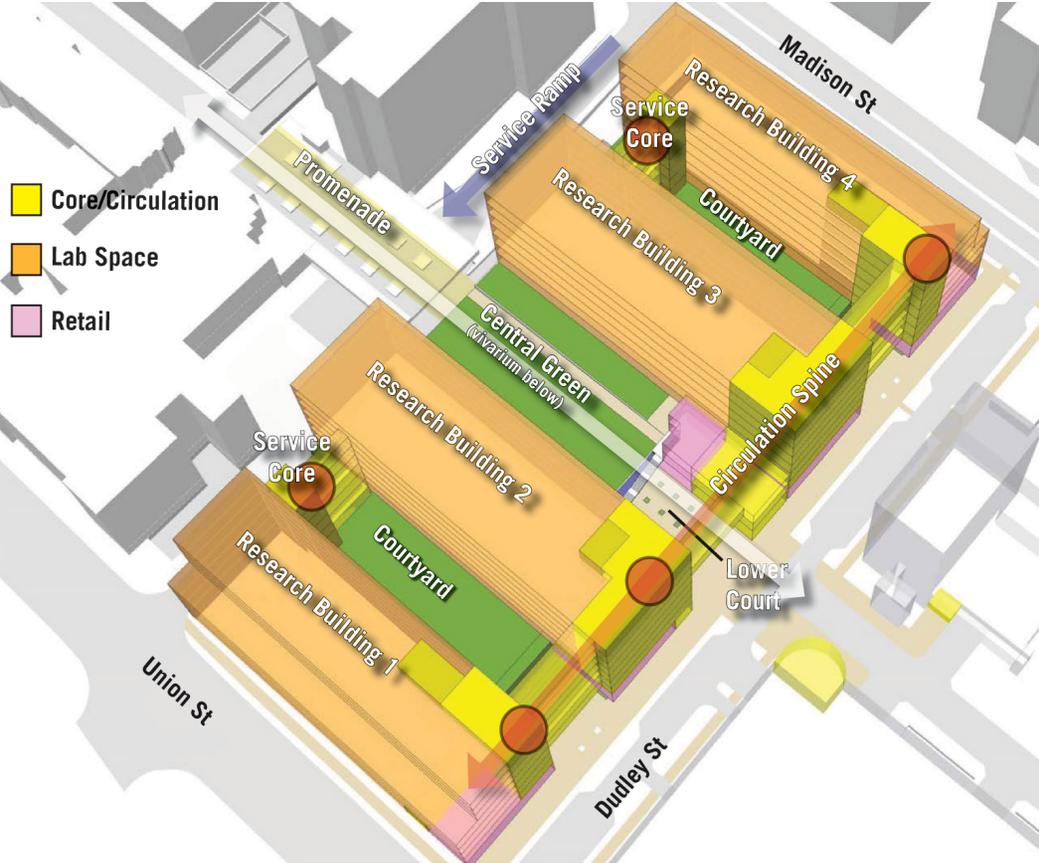
INNOVATION SQUARE | FRAMEWORK



TECH SQUARE | FRAMEWORK

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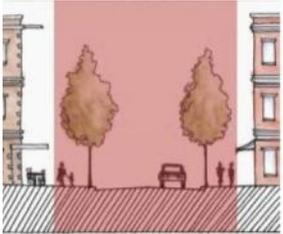
Community Characteristics:

- Proximity of work-residential-recreation.
- Convenient walking-bicycling-transit.
- Internationally diverse retail, culinary, cultural, entertainment offerings.
- Commitment to sustainable living.
- Smaller, rental residences for highly mobile knowledge workers.
- Excellent educational institutions; university-primary-secondary schools.
- Connectivity in its highest, most convenient form.
- Live and work in internationally-scientific group of accomplished peers.



01. Master Plan

Delineates the boundary between the public and private realm. The public realm is everything that the community holds collectively. It is a long term strategy for development that allows for flexibility over time.



02. Standards – Public Works

Standards that clearly define the condition of public streets and alleys by defining the width of the right of way and components within them.



03. Standards – Building

Standards that regulate the building envelope and its relationship to the public realm by identifying façade and material standards that tie the buildings together through similar design elements while allowing for design flexibility



04. Development Controls

Regulate the height and density allowed within the private realm. The regulations are based on the contextual limitations of the surrounding area while allowing for appropriate and necessary redevelopment to occur.

+ University Heights

- *Study Area*
- *Research*
- *Ordinance*

I. Intent

II. Administration

III. Definitions

IV. Uses

V. Dimensional Requirements

VI. Streetscape Dimensions

VII. Additional Requirements

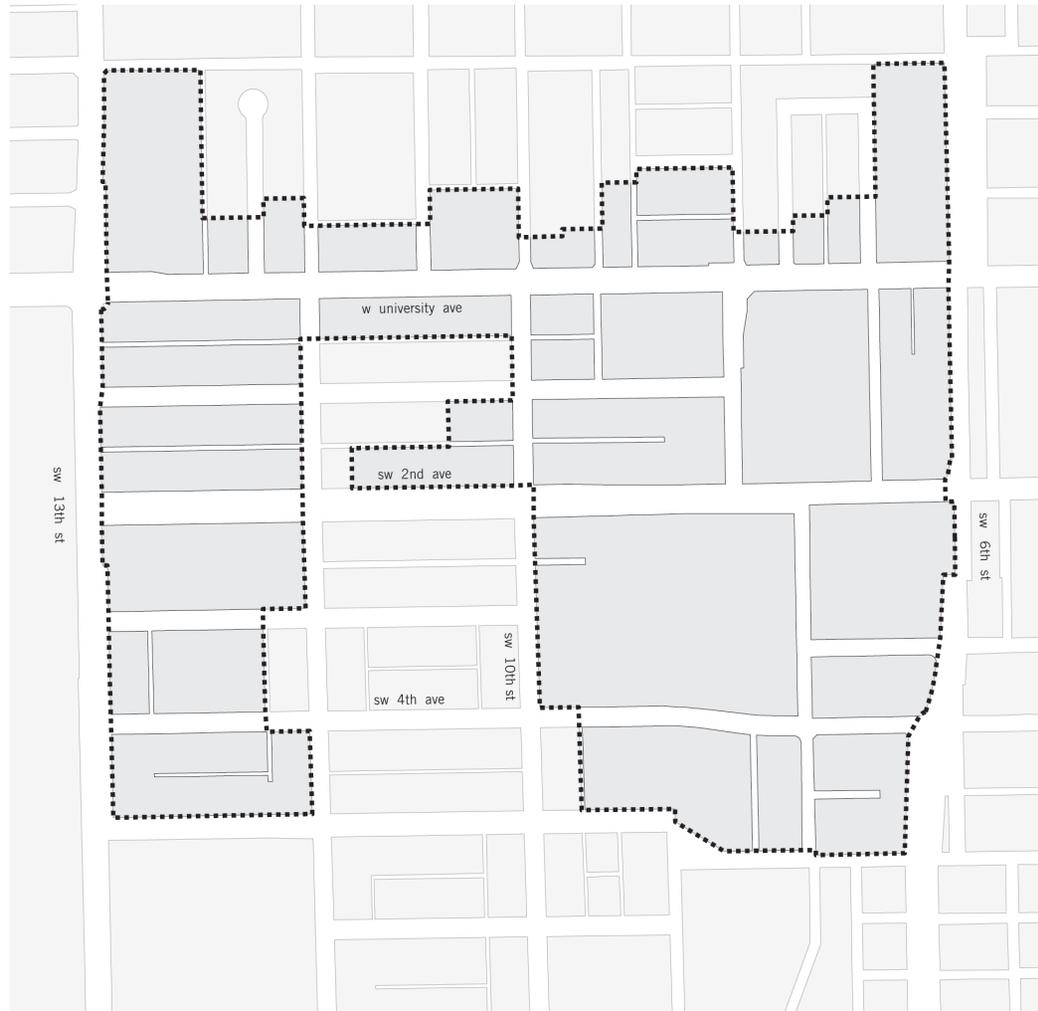


Fig. 1.0 District Boundary Map

I. Intent

- I. The University Heights Innovation district is created to promote and encourage redevelopment of the existing commercial areas of the University Heights neighborhood of the city. The district is intended to encourage multimodal mobility and to allow uses compatible with each other and with surrounding residential areas which are consistent with the land use policies of the comprehensive plan. Furthermore, this district will allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place.

This code establishes standards for land development in order to:

1. Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
2. Encourage the renovation of existing structures;
3. Promote multimodal transportation;
4. Promote retail and office uses that serve the surrounding neighborhoods; and
5. **Promote office/research uses that serve the needs of the University and the community.**

simplify the code + prioritize research program

II. Administration

- A. Required Compliance. All new development shall be required to comply with this Special Area Plan.
- B. Waiver from Compliance.** A Waiver from Compliance may be considered for applications that do not follow all aspects of the Special Area Plan, but offer exceptional benefits to the community. Applicants may request a Waiver from the design standards, but no waiver is allowed for uses. Waivers are reviewed by the Design Review Board. In granting a Waiver, the appropriate reviewing board must find by substantial competent evidence that:
1. The proposed development contributes to, promotes and encourages the improvement of the University Heights Neighborhood and catalyzes other development as envisioned in the University Heights Innovation district regulations.
 2. The proposed development abides by all rules in this code other than those specially excepted.
 3. The proposed development meets any reasonable additional conditions, restrictions or limitations considered deemed necessary or desirable by the City Manager, designee, or appropriate reviewing board, in order to preserve and promote the intent of the University Heights Innovation Special Area Plan.
 4. The applicant proves an undue hardship, owing to conditions peculiar to the existing structure and not the result of the action of the applicant, would result from the strict adherence to these standards because:
 - a. The structure is officially designated as historically significant and these standards conflict with standards established for the preservation of historic structures, or;
 - b. The application of these standards would result in inconsistency of proportion and scale with the existing structure, or;
 - c. The application of these standards would result in the project being made financially impossible.

follow the existing administrative processes

II. Administration

A. Administrative variations.

1. The administration manager of the planning department shall have the authority to grant limited minor administrative variations from certain provisions of this district, where the manager determines that:
 - a. The strict application of the requirements of this district would cause undue and unnecessary hardship to the property owner or authorized agent; and
 - b. The intent and continued integrity of the district can be achieved with equal performance and protection of public interests through grant of the administrative variation.

propose administrative variations

II. Administration

1. All applications for administrative variations shall be submitted to the planning department on administrative variation forms provided by the planning department. The authority to grant such administrative variations shall be limited to variations from the following requirements:
 - a. Build-to lines – Variation not to exceed 3 feet from the required setback.
 - b. Glazing – Variation not to exceed 20 percent of the required glazing.
 - c. Non-single-family building facades – Variation not to exceed 4 feet of the required minimum height.
 - d. Sidewalk zones – Variation not to exceed 2 feet deducted from the required minimum width and not to be less than the minimum required to meet ADA requirements
 - e. Landscape zones – Variation not to exceed 1 foot deducted from the required minimum width.
 - f. Encroachment into the sidewalk zone - Arcades, balconies, stoops and colonnades may encroach into the sidewalk zone. Variation not to exceed a distance of half the required sidewalk zone dimension.

simplification of the minor variation process

II. Administration

1. The administration manager of the planning department shall make an "administrative variation decision" for the application. For purposes of this article the term "administrative variation decision" means final action by the manager which results in an administrative variation approval or an administrative variation denial.
2. The decision of the administrative manager regarding an administrative variation decision shall be considered the "final decision." Said final decision shall be made no later than 60 days following filing of a complete application, unless extended by agreement of the applicant.
3. Appeals from a final decision on an administrative variation by an aggrieved party shall follow the appeals procedure of Sec. 30-354.

simplification of the minor variation process

III. Definitions

Awning: Architectural projection roofed with material supported entirely from the exterior wall of a building.

Colonnade or Arcade: A covered, open-air walkway at standard sidewalk level attached to or integral with the building frontage; the structure overhead is supported architecturally by columns or arches along the sidewalk.

Glazing: The design and placement of windows and entrances with clear glass in a building facade.

Lot coverage: The maximum combined area occupied by all principal and accessory buildings or structures expressed as a percentage, measured from the exterior walls that are roofed or otherwise covered.

Stoop: A small platform, entrance stairway at a house door, or both, covered by a secondary roof or awning. The stoop projects from the primary building plane.

minimal definitions

IV. Uses

Sic	Uses	Conditions
	Single-family dwellings	
	Row houses	
	Multi-family dwellings (up to 100 units per acre).	
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests.	
	Dormitory	Must not abut property designated single-family on the future land use map
	Rooming houses and boarding houses	In accordance with article VI
	Consolidated apartment management offices	In accordance with article II
	Bed and breakfast establishment	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multi-family residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Adult day care homes	In accordance with article VI
	Family day care homes	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Public service vehicles	In accordance with article VI
	Outdoor cafes	As defined in article II and in accordance with article VI
	Eating places	
	Repair services for household needs	As defined in article II
	Specialty T-shirt production	As defined in article II
	Limited automotive services	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Research and Development in the Physical, Engineering and Life Sciences	Research and Development in the Physical, Engineering and Life Sciences, defined as establishments primarily engaged in conducting research and experimental development in the

IV. Uses

- A. Use by special use permit. Alcoholic beverage establishments in accordance with article VI.
- B. Additional permitted accessory uses.
 - 1. **Chilled water and steam plants**, electric generation, and other energy storage, distribution, and conversion facilities.
 - 2. **Rain barrels**. Rain barrels shall be designed with the primary building materials and color tones of the primary structure.
- A. Prohibited uses.
 - 1. Auto Dealers, Auto Service and Limited Auto Services (IN-5511, MG-753).

allowing progressive infrastructure +
prohibiting un-beneficial uses

V. Dimensional Requirements

All principal and accessory structures shall be located and constructed in accordance with the Lot Dimensions Table

DIMENSIONAL REQUIREMENTS TABLE	Nonresidential and vertically mixed use buildings	Single-family dwellings	Multi-family dwellings, Two-family dwellings and rowhouses
Lot depth (min)	90 ft	90 ft	90 ft
Side (interior) setback (min)	7.5 ft, or 25 ft when abutting property designated single-family or residential low-density on the future land use map	5 ft except that, where adjoining lots are developed at the same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 ft	7.5 ft, or 25 ft when abutting property designated single-family or residential low-density on the future land use map
Rear	20 ft., or 25 ft. when abutting property designated single-family or residential low-density on the future land use map. When abutting an alley, shall be measured from centerline of said alley	20 ft.	20 ft., or 25 ft. when abutting property designated single-family or residential low-density on the future land use map. When abutting an alley, shall be measured from centerline of said alley
Lot coverage (max)	N/A	N/A	80%
Building frontage	70% minimum	N/A	70% minimum
Density (max)	N/A	N/A	100 du/acre

V. Dimensional Requirements

- A. Accessory structures. Accessory structures shall meet all regulations pertaining to primary structures within this district.
- B. Additional dimensional standards.
 1. Zero-lot-line subdivision is permitted for residential uses provided a minimum of 1,500 square feet in lot area is provided.
 2. Front yard setback and side street setback dimensions shall be as determined by Sec. VI. D. Build-to-line dimensional standards.
 3. Non-single-family building facades shall have a minimum height of 24 feet.
 4. **Maximum building heights shall be as delineated on the District Framework Plan (Fig. 2.3).** A maximum of eight stories is permitted; however, the height of buildings located within 100 feet of property designated single-family or residential low-density on the future land use map shall not exceed six stories. A special use permit is required for any height over six stories. Buildings over six stories shall meet the criteria listed at section 30-233.
 5. Transitional heights:
 - a. Shall be a maximum of 4 stories for a distance of 50 ft as measured from the rear or side property line of the Historic Designated Contributing or Non-contributing structure as delineated on the District Framework Plan - Height Diagram (Fig. 2.3).
 - b. Shall be a maximum of 6 stories for a distance of 100 ft as measured from the property line as delineated on the District Framework Plan - Height Diagram (Fig. 2.3).

simplification of set back/building siting –
to reinforce the street

V. Dimensional Requirements

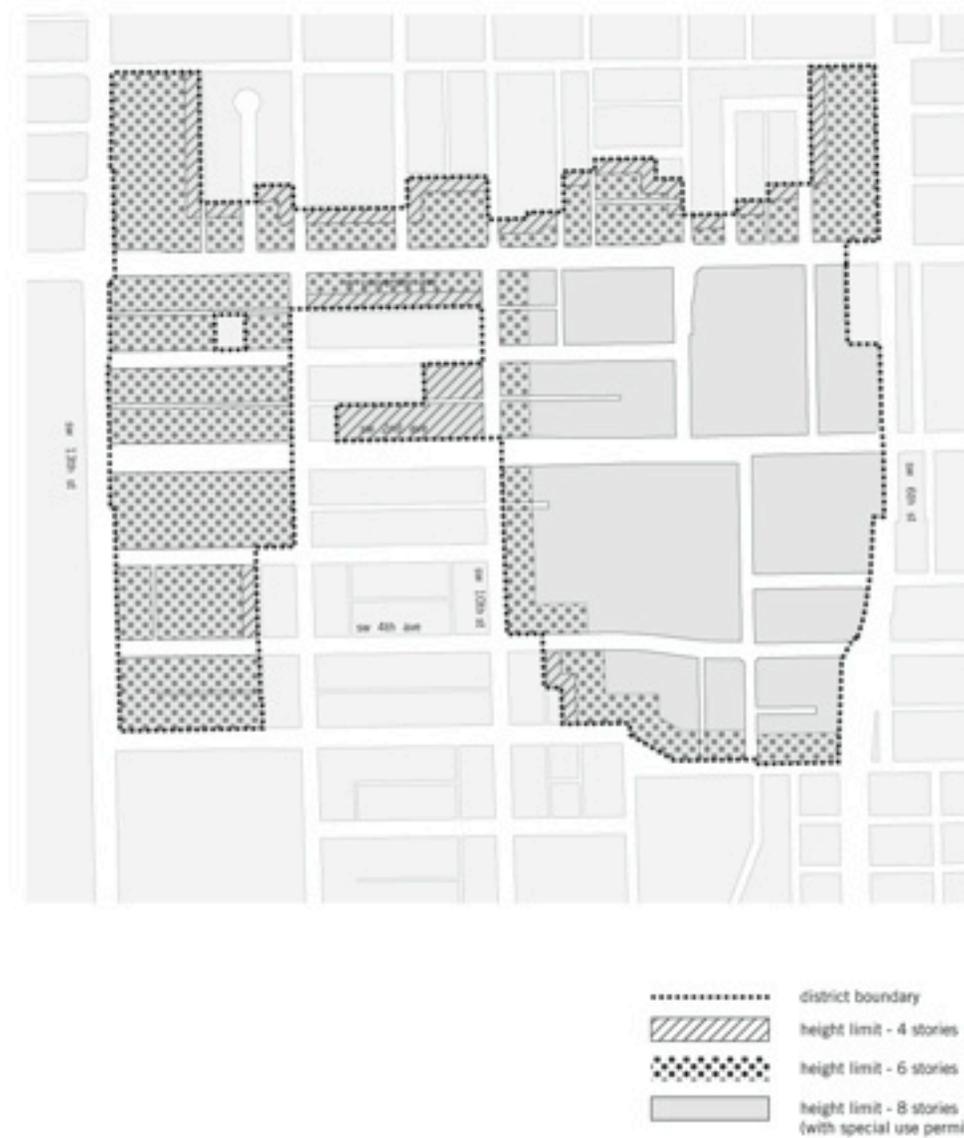


Fig. 2.3 Height Limits

V. Dimensional Requirements

- A. Building relationship to the street.
 - 1. **The primary pedestrian access to all sidewalk level uses with street frontage shall be directly accessible and visible from the sidewalk adjacent to such street.**
 - 2. Sidewalk connections from the principal building to the public sidewalk, with at least 5 ft of unobstructed width, must be provided, and be aligned to minimize walking distance.
 - 3. The front facade of the building is required to have its primary entrance facing the street.
 - 4. Front porches for multi-family uses.
 - a. Residential units located at street grade shall have individual front porches.
 - b. Front porches shall have a minimum surface area of 25 square feet with a minimum depth of 5 feet and a minimum width of 5 feet.
 - c. Front Porches shall have multi-story verandas and/or balconies above.
 - d. Front porches shall be open and un-air conditioned.
 - e. Front porches shall not be screened.
 - 1. Elements of buildings, including but not limited to stoops and front porches, shall not extend forward of the build-to-line or into the public right-of-way.
 - 2. Except for a driveway to reach the side yard or rear yard or on-site parking, neither driveways nor surface parking lots are permitted between the sidewalk and a building. Driveways shall be perpendicular to any adjacent street.

create a lively animated street

V. Dimensional Requirements

A. Building articulation and design.

1. Glazing and detailing (Fig. 2.7).

- a. The length of street-fronting facade without intervening entryway shall not exceed 150 feet.
- b. Shall be provided for a minimum of 30% of the length of all street frontages for the first story of multi-family residential uses and a minimum of 20% for upper stories.
- c. Shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards glazing requirements.
- d. The area between the first and second sidewalk-level building floors shall be architectural delineated.

1. **Local streets** and private streets. Non-residential uses on streets designated as Local streets or streets that are private shall have the following additional regulations:

2. **Principal streets.** Non-residential uses on streets designated as Principal streets shall have the following additional regulations:

3. **Storefront streets.** Non-residential uses on streets designated as Storefront streets shall have the following additional regulations:

street level program

V. Dimensional Requirements

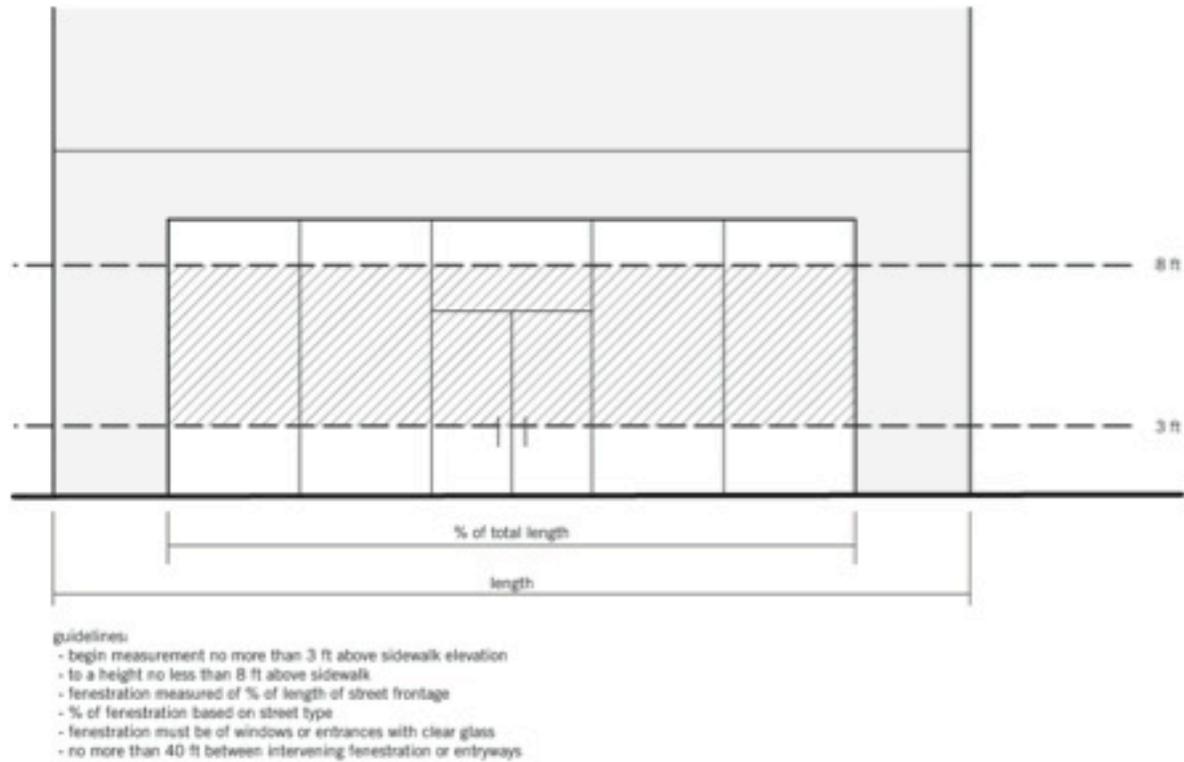


Fig. 2.7 Glazing

V. Dimensional Requirements

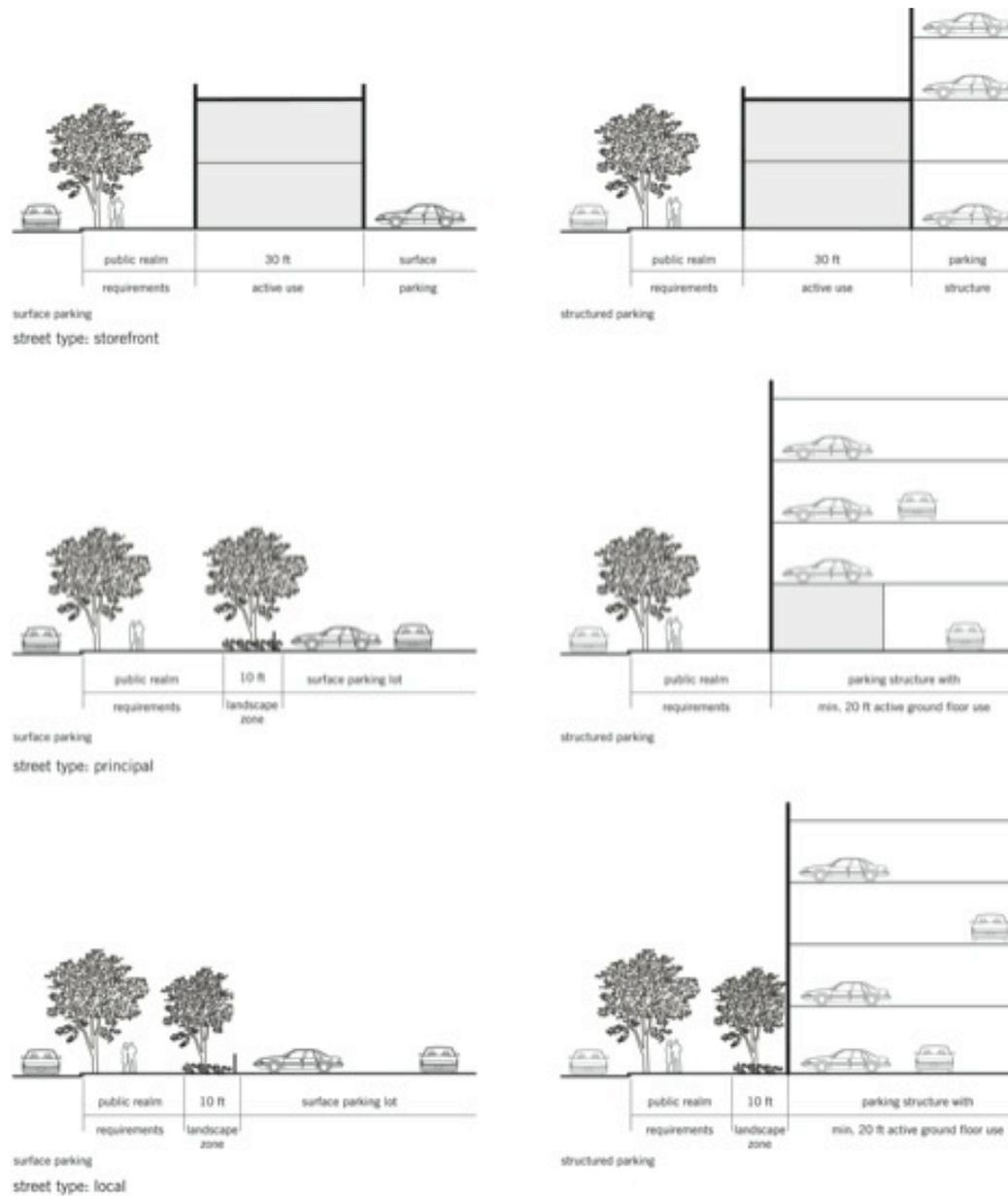


Fig. 2.5 Parking Exhibit

VI. Streetscape Dimensions

A. District Framework Plan.

1. The District Framework Plan attached as “Exhibit A” and incorporated by this reference is hereby made a part of the University Heights Mixed Use District regulations. The District Framework Plan specifies the location of all existing streets, the location of required future streets within the district, maximum building heights, minimum rear yard setback requirements and build-to lines.
2. The District Framework Plan shall identify the street classification of each street in accordance with the streets listed in the Public Realm Dimensions Table.
3. The District Framework Plan shall identify the dimensions of each proposed street right-of-way, lane width, curb-to-curb width and block dimensions.
4. The streets identified on the District Framework Plan shall constitute the required minimum number of new streets. Additional streets specific to future development may be authorized when keeping with the requirements of all applicable regulations.
5. All development, subdivisions, lot consolidations, and lot replats shall conform to the District Framework Plan.
6. All streets shown on the District Framework Plan that lie within a specific development or phase of development, or that are contiguous to the boundaries of a development or phase of development, are required to be built as a part of such development or phase thereof.
7. The District Framework Plan shall identify the dimensional requirements of maximum building heights, minimum rear yard setbacks and build-to lines.

master plan

VI. Streetscape Dimensions

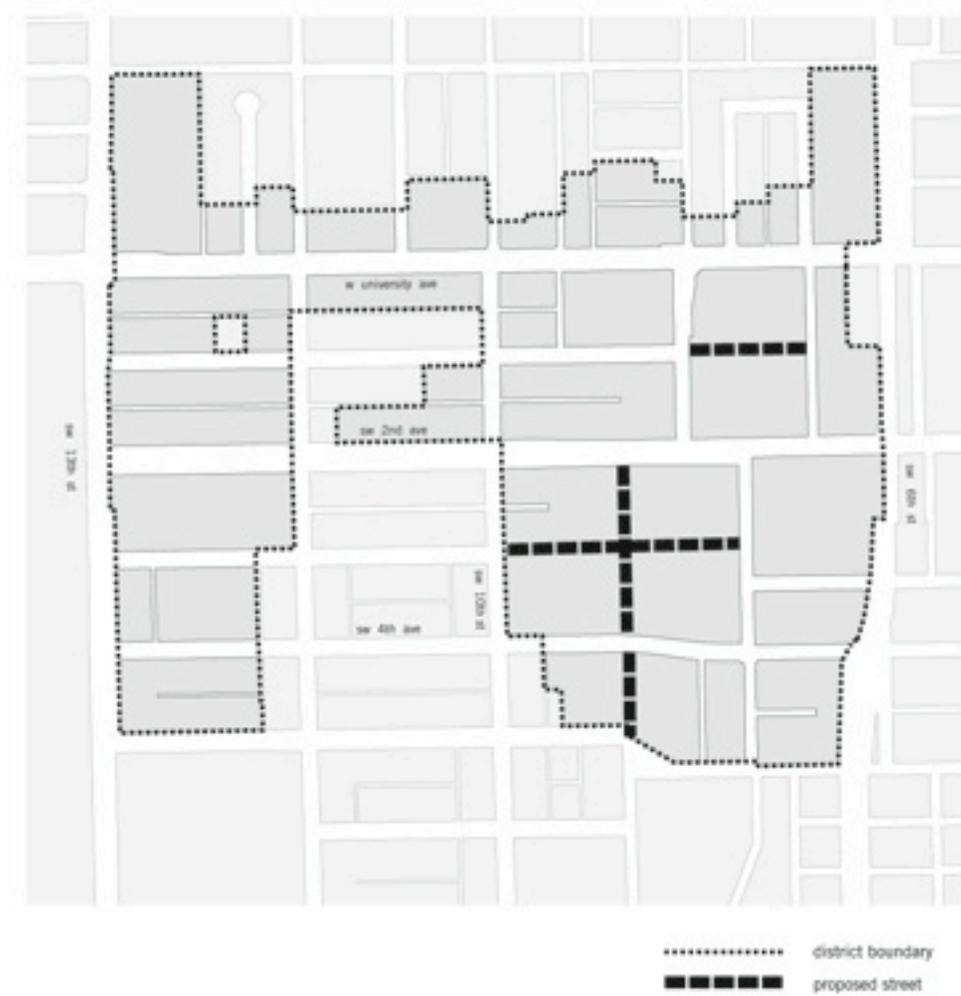


Fig. 2.1 New Streets

VI. Streetscape Dimensions

B. Sidewalk zone.

1. The streetscape dimensions set forth in the Streetscape Dimensions Table shall apply to all streets and related zones in this district.
2. Said zone shall be immediately contiguous to the landscape zone, shall be continuous and shall be hardscaped.
3. When applicable, sidewalks shall be placed to align with existing sidewalks (Fig. 2.8).

C. Landscape zone.

1. There shall be a continuous street tree and street furniture zone adjacent to the curb which shall meet the dimensions set forth in the Streetscape Dimensions Table. In addition to the planting of trees as required in this section, this zone is also intended for the placement of street furniture including light poles, bicycle racks, litter receptacles, benches and similar items.
2. Trees shall be planted within the street tree and street furniture zone. Newly planted trees shall be a minimum of 3 inches in caliper measured 36 inches above ground level, shall be a minimum height of 12 feet and shall be limbed up to a minimum height of 7 feet.
3. Ground plane between trees: hardscape on Storefront and Principal streets; and landscaping on Local streets. Plantings not to exceed 12" height at mature height.
4. In addition to the required planting of trees, this zone may also be used for the placement of street furniture including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility. Such elements, where installed, shall be a type specified by the administration manager of the planning department in accordance with uniform design standards utilized by the manager for placement of such objects in the public right-of-way.
5. Elements within the landscape zone shall comply with FDOT the vision triangle requirements.

VI. Streetscape Dimensions

D. Build-to line.

1. The build-to line shall be located at the back of the required sidewalk. The Planning Department shall determine the back of sidewalk for each block face
2. The build-to line standards of this section shall not result in structures being built in the public right-of-way. If the build-to line dimensions result in a build-to line within the public right-of-way, the actual build-to line shall be established at the property line adjacent to the public right-of-way.
3. Vehicular parking shall be prohibited within the area between the build-to line and the sidewalk
4. Marquees and awnings may encroach into the sidewalk zone up to a distance of half the required sidewalk zone dimension.

STREETSCAPE DIMENSIONS TABLE	Storefront streets	Principal streets	Local streets or private streets
Landscape zone (min)	5 ft	5 ft	5 ft
Street tree spacing	35 ft on center (min) 50 ft on center (max)	35 ft on center (min) 50 ft on center (max)	35 ft on center (min) 50 ft on center (max)
Sidewalk zone (min)	10 ft	10 ft	8 ft
Build-to-line (non-residential uses)	0 ft setback from the adjacent sidewalk	5 ft setback from the adjacent sidewalk	0 ft setback from the adjacent sidewalk
Build-to line (residential uses)	5 ft setback from the adjacent sidewalk	10 ft setback from the adjacent sidewalk	5 ft setback from the adjacent sidewalk

VI. Streetscape Dimensions

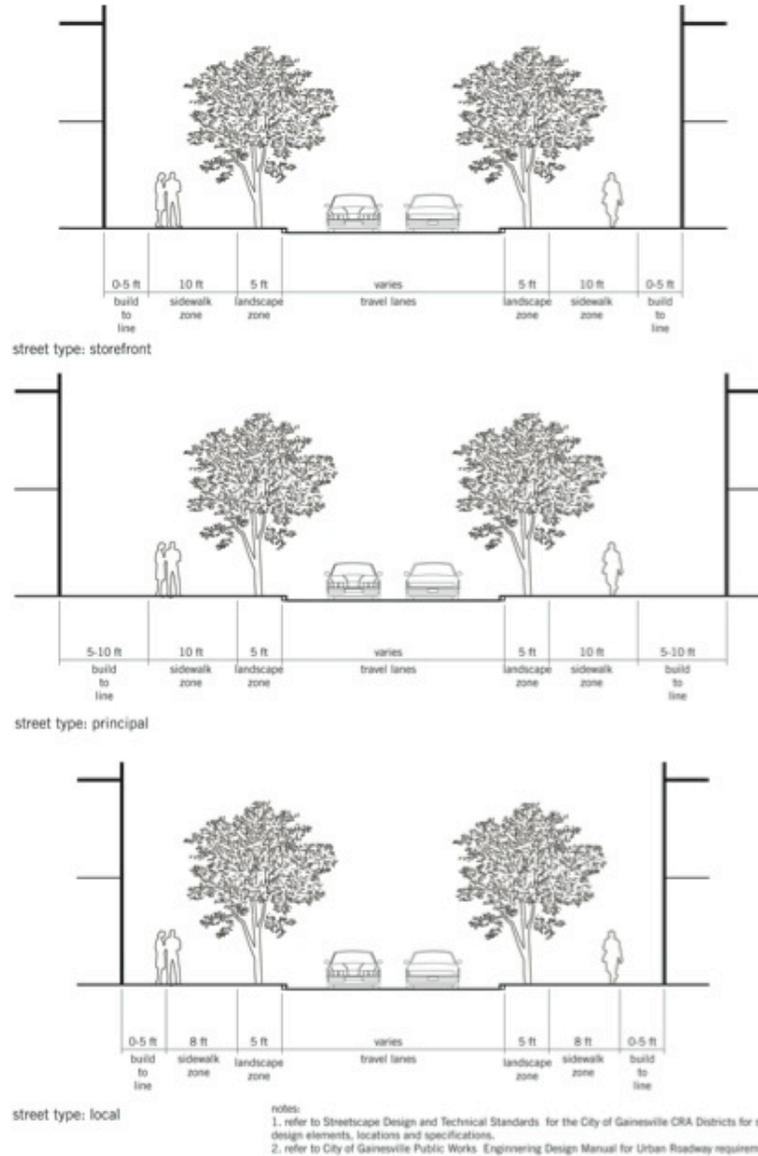


Fig. 2. 4Public Realm Requirements

V. Dimensional Requirements

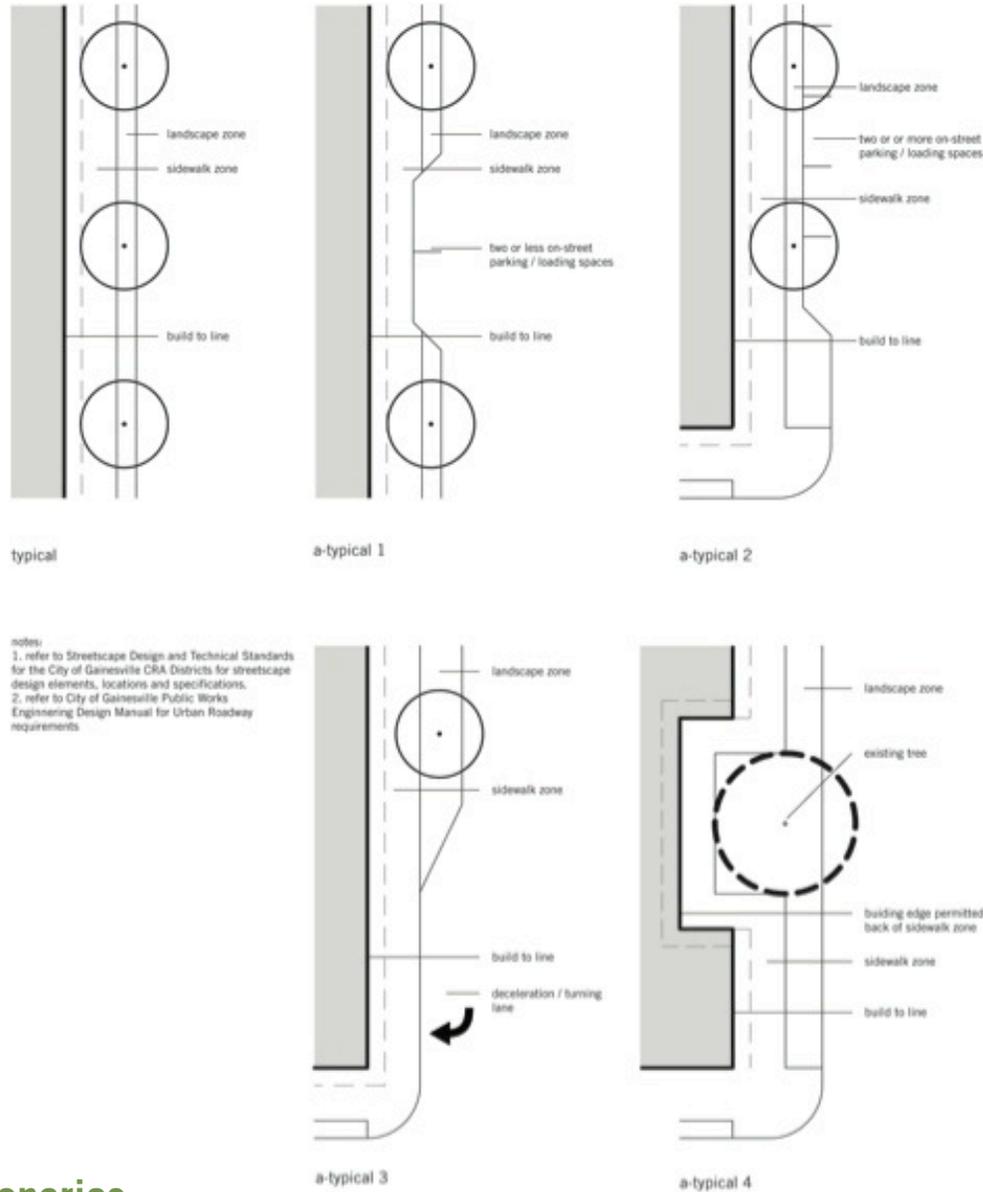


Fig. 2.6 Streetscape Scenarios

V. Dimensional Requirements

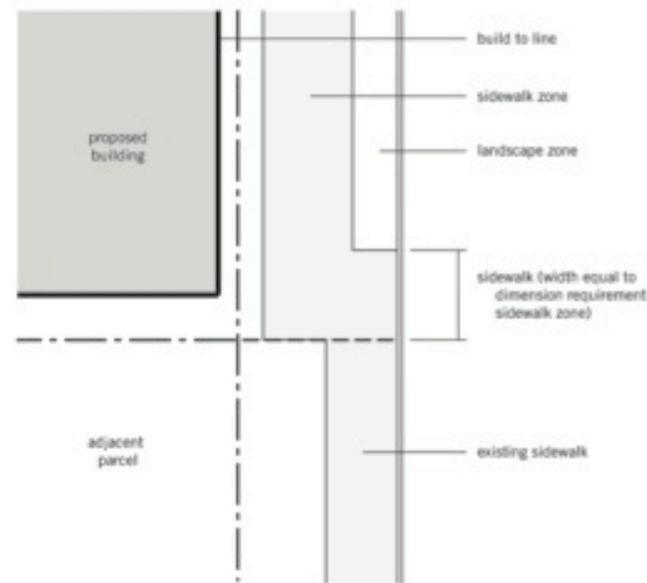


Fig. 2.8 Sidewalk Alignment

VII. Additional Requirements

A. Parking.

1. Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act and Florida Accessibility Code.
2. Other than ADA and FAC, there shall be no minimum auto-parking requirement. There shall be a maximum auto parking allowance of 1 parking space per 400 sq ft of gross floor area.
3. Bicycle parking.
 - a. A minimum of 1 per 1,000 sf of gross building square feet or a minimum of 10% of the total number of vehicular parking spaces provided, whichever is greater, shall be required for bicycle parking. Notwithstanding, a minimum of 2 such bicycle parking spaces shall be required. The total number of required bicycle parking spaces shall not exceed 50.
 - b. All spaces provided shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock and shall be a type specified by the administration manager of the planning department as applicable.
 - c. A minimum of 20 percent of the provided bicycle parking shall be located within the landscape zone. The remainder shall be located a maximum distance of 100 feet from a building entrance and shall be covered from inclement weather or located within an accessory parking structure.

minimize parking

VII. Additional Requirements

C. Curb cuts and parking facilities.

1. **Surface parking shall be located in the rear or interior side of the building** and accessed from a Local street, private street or alley as identified in the District Framework Plan.
2. Developments may have one curb cut located on each street frontage except that curb cuts shall not be permitted on Storefront or Principal streets when access may be provided from a Local street, private street or alley.
3. Structured parking facilities:
 - a. Shall be delineated through the second story above the sidewalk-level with architectural detailing and shall conceal automobiles from view.
 - b. Shall screen openings at the second story and above with architectural elements so as to prevent views into the parking structure; and
 - c. Except at points of ingress and egress, shall provide a 10 ft landscape strip when the ground floor sidewalk-level use is parking. Said strip shall be planted with street trees 20 feet on center and evergreen groundcover with a maximum mature height of 30 inches.
4. Surface parking lot shall adhere to city standard Sec. 30-252 except that shade trees shall be spaced and sized in accordance with the adjacent street type.

minimize automotive impact

VII. Additional Requirements

A. Loading areas.

1. Loading docks shall be prohibited from being located on Storefront or Principal designated streets as identified on the District Framework Plan. If parcel does not front a Local Street, applicant will work with Planning Staff to identify appropriate location.
2. Dumpsters shall be placed at the side or the rear of the building so that they are not visible from the street.
3. The enclosing wall shall not exceed 7 ft in height, and shall be finished or painted with the same material as is used on the building.
4. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch.
5. Loading docks entrances shall be screened with automatic doors so that said docks and related activities are not visible from the adjacent required sidewalk.

B. Walls and Fences.-

1. Fences and walls shall be a minimum 25% opaque.
2. Fences made of chain-link (wholly or in part) are prohibited along all street frontages.
3. The maximum height of fences shall be 40 inches when located within a front or side yard.
4. The maximum height of fences shall be 72 inches when located within a rear yard. Pillars and posts shall be permitted to extend an additional 6 inches, to a height of 78 inches.

minimize service impact

VII. Additional Requirements

A. Mechanical Equipment

1. Mechanical equipment shall not be permitted between any building and public street.
2. Mechanical equipment shall be located to the side, rear or roof of the building.
3. Screening that exceeds the height of the equipment shall be required if the equipment is visible from the street.
4. Certain elements of the building shall not be considered as mechanical equipment, such as rain barrels, cisterns ... (etc) but shall be designed as part of the building and shall not require screening.
5. Chiller Plants and other accessory uses:
 - a. Where possible, shall not be permitted between any building and public street.
 - b. Shall provide a minimum 15 ft landscape strip as measured from the required build to line. Said strip shall be planted with evergreen trees 15 feet on center and evergreen groundcover with a maximum mature height of 30 inches.
 - c. Opaque walls a minimum of six feet in height shall be provided. Screening that exceeds the height of the equipment shall be required if the equipment is visible from the street.

address unique service issues

Community Characteristics:

- Proximity of work-residential-recreation.
- Convenient walking-bicycling-transit.
- Internationally diverse retail, culinary, cultural, entertainment offerings.
- Commitment to sustainable living.
- Smaller, rental residences for highly mobile knowledge workers.
- Excellent educational institutions; university-primary-secondary schools.
- Connectivity in its highest, most convenient form.
- Live and work in internationally-scientific group of accomplished peers.

What kind of District do we want?





innovation square

DRAFT
11.10.2010





