

## One-site Redevelopment Scenarios

### Lot 1. Library Site, 1213 E Atlantic Blvd.



Lot Width	125*	
Lot Depth	233	
Sub-Area	Center/Edge	Liner (Center only), Flex, Townhouse, ZLL
Use-Area/Density	MM(0-60)/MM(0-24)	Commercial Required along Atlantic, Residential Optional throughout

\*Due to the limitations of Lot Width, not all building types can be developed on this lot.

This property is wide enough to accommodate a Liner Building Type but not wide enough to accommodate a Courtyard Building Type. This is significant because these are the building types that permit structured parking. Although a Liner Type is permitted within the Center and permitted by the Lot Width, a Liner Building Type is not an approved Building Type within the Edge Sub-Area. Therefore, this site would have to be developed as two buildings to maximize entitlements, likely a Liner Building along Atlantic screening structured parking, and a detached Flex Building along 1<sup>st</sup> or attached Townhomes screening the structured parking. The Flex Building type would provide a greater number of units however parking would be difficult. Townhomes may be directly abutting the structured parking but only permit one unit from base to top of the building.

### Lot 2. Vacant Parcel, 1207 E Atlantic Blvd.



Lot Width	75*	
Lot Depth	233	
Sub-Area/Height	Center(55)/Edge(35)	Flex, Townhouse, ZLL
Use-Area/Density	MM(0-60)/MM(0-24)	Commercial Required along Atlantic, Residential Optional throughout

\*Due to the limitations of Lot Width, not all building types can be developed on this lot.

Since Commercial Use is required along the Atlantic street frontage, the only type of building permitted is a Flex building type. The redevelopment of this site will likely match the previous condition which is not desirable, nor meeting the intent of this district.

## Two-site Redevelopment Scenario

Lot 1&2. Library Site, 1213 E Atlantic Blvd. & Vacant Parcel, 1207 E Atlantic Blvd. (assembled)



Lot Width	200	
Lot Depth	233	
Sub-Area	Center/Edge	Liner (center only), Courtyard, Flex, Townhouse, ZLL
Use-Area/Density	MM(0-60)/MM(0-24)	Commercial Required along Atlantic, Residential Optional throughout

Together this site is large enough to accommodate a Courtyard Building Type which is permitted within both Sub-Areas. This building type may contain the required commercial component along Atlantic, as well as any mix of office/commercial or residential use above. Furthermore, a Courtyard Building Type (Type B specifically), contain structured parking for all uses.

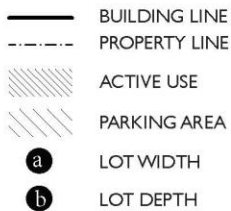
The assembled properties provides the only development scenario that does not have any limitation to maximize the development entitlements. Please see the attached Courtyard Building Type B for a feasible development scenario.

# 155.3501.O.4 - BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

## COURTYARD BUILDING TYPE B

### DEFINITION:

a building characterized as having a central open space that is open to the sky and enclosed by habitable space on at least three sides with attached parking.



### LOT STANDARDS: MIN. MAX.

a. Lot Width	150'	350'
b. Lot Depth	160'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2, 3)	N/A
g. Rear Setback	0' (2, 3)	N/A

### NOTES:

1. At grade.
2. Except 30' minimum when abutting zero lot lines or single family residential and an alley or service road is not existing or proposed.
3. Setback may be reduced to 15' total when abutting townhouses or two-family dwellings and a meaningful cross block pedestrian passage is provided.

### OPEN SPACE STANDARDS:

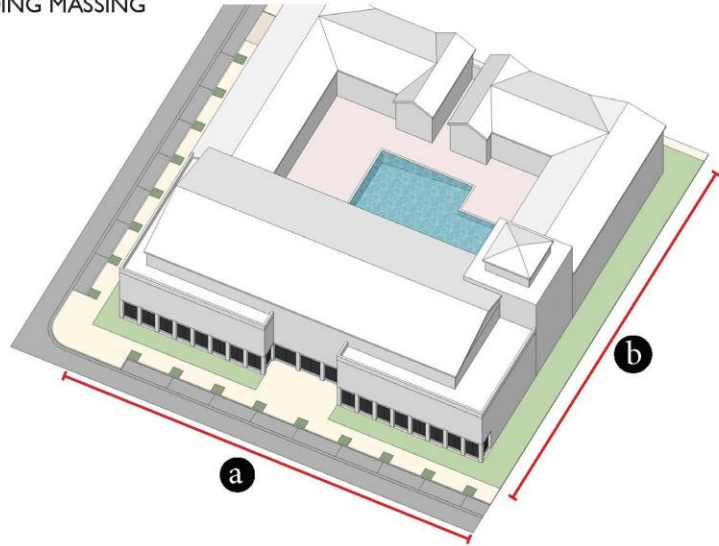
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

### FORECOURT STANDARDS:

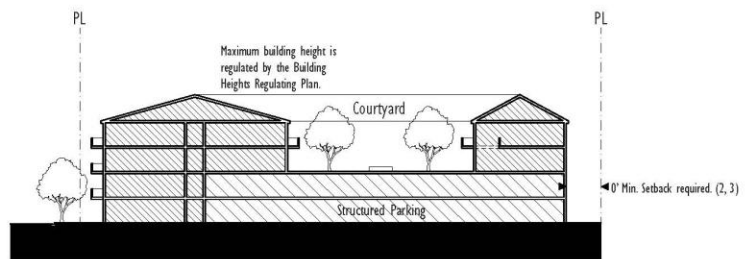
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

1. The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
2. To accommodate an outdoor eating area along the street frontage only, the building frontage may be altered by providing a forecourt. The forecourt shall not exceed sixty (60%) percent of the building frontage.

### BUILDING MASSING



### BUILDING CONFIGURATION



### BUILDING SETBACKS

