

Blue Hill Certificate of Appropriateness Application

Design Alternates Listing

Tarheel Lodging Redevelopment

September 12, 2018

Relevant design alternative
guidance from Form-Based Code
provided by staff in RED

Design Alternate-1 | Sect. 3.11.2.4 Block Parameters Code reference: 3.11.2.7.C.b

An Increase in the Maximum Block Length to 550'

Design Alternate-2 | Sect. 3.11.2.4 Lot Parameters-D Code reference: 3.11.2.7.S.d

An increase in the Maximum Pass-Thru Spacing to 517' + 5' striped pedestrian walkway to Europa PL

Design Alternate-3a | Sect. 3.11.2.1.D.5 Districts and Frontages Code reference: 3.11.1.2.H

An increase in the Build-to-Zone depth along Fordham Service Dr. from 10' to 17' for 60' of the Type-A1 Wrap

~~**Design Alternate-3b**~~ | omitted

Design Alternate-3c | Sect. 3.11.2.4 Walkable Mixed-Use (WX-5 and WX-7) Building Setbacks

A- Front - Type A-1 frontage (min/max) 0'/10' Code reference: 3.11.1.2.H OR 3.11.2.7.T.4

A 5' increase in the Build-to-Zone along Novus Ln. from 10' to 15' for Block-2 OR approve 4th & 5th floor encroachments of 260 SF +/- with 3'-6" building shift

Design Alternate -4a | Sect. 3.11.2.4 Build-to-Zone Type-A2 Street Code reference: 3.11.1.2.H

A reduction from 60% to a 40% Overall Build-to-Zone Frontage

Design Alternate -4b | Sect. 3.11.2.4.3.c Walkable Mixed-Use / Mass / Building Height / Stepback

A 2' +/- encroachment of the 4th and 5th floor facade within the 10' Building-Stepback-Zone

Code reference: 3.11.1.2.H

Design Alternate-5 | Sect. 3.11.2.5 Frontages - Parking Location

Reduced setback for the proposed parking deck from the proposed R.O.W. (north side).

Code reference: 3.11.2.7.T.4

~~**Design Alternative-6**~~ | solved

~~**Design Alternative-7**~~ | solved

~~**Design Alternative-8**~~ | solved

Design Alternative-9 | Sect. 3.11.2.4 Walkable Mixed Use (Form) Code reference: 3.11.1.2.H

A request to approve a 7% ground story transparency along the West building elevation.

Design Alternative-10 | Sect. 3.11.2.4 Walkable Mixed Use (Form) Code reference: 3.11.1.2.H

A request to approve a 4% upper story transparency along the West building elevation.

Design Alternative-11 | Sect. 3.11.2.4 Walkable Mixed Use (Form) **Code reference: 3.11.1.2.H**

A request to approve an alternate to the principal entrance location requirement.

Design Alternative-12 | Sect. 3.11.2.7.F.1. Measurements and Exceptions (In General – “unenclosed”)

Approval of OAS-6 as credited Outdoor Amenity Space. **Code reference: 3.11.1.2.H**

Design Alternative-13 | Sect. 3.11.2.7(8) Measurements and Exceptions (Building Materials)

A request to approve E.I.F.S as a primary material. **Code reference: 3.11.2.7.R.4**

Design Guidelienes reference: 4.43

DESIGN ALTERNATIVE- 14 | Sect. 3.11.2.4.3.H Ground Floor Elevation for non-residential uses

Exception to Ground Floor Elevation Requirement **Code reference: 3.11.1.2.H**

End