


















PROJECT FACT SHEET











Project Details

Site Description	
Project Name	E. Rosemary Street Redevelopment Project
Address	125 and 135 E. Rosemary Street
Property Size (NLA)	73,097 SF (1.68 acres)
Existing	Parking deck and surface parking lot
Orange County Parcel Identifier Numbers	9788-37-4748 and 9788-37-6817
Existing Zoning	Town Center-2 (TC-2)
Proposed Zoning	Town Center-2-Conditional Zoning (TC-2-CZ)


Site Development Standards

Topic	Comment	Status
Development Intensity		
Use/Density (Sec. 3.7)	Existing Use: 276 vehicle space parking garage and surface parking lot Proposed Use: up to 1,160 vehicle space parking garage	
Dimensional Standards (Sec. 3.8)	Primary height: 44 ft. (modification requested for up to 73 feet) Core height: 90 ft. Setbacks: 0 ft. in Town Center zoning districts except for Transitional Control Intensity standard (modification requested)	M
Floor area (Sec. 3.8)	Maximum: 158,401 sq. ft. Proposed: 6,000 sq. ft. (parking garage does not meet Town's definition of floor area)	
Landscape		
Buffer – North (Sec. 5.6.2)	<i>Required:</i> Type "C" 20' buffer (adjacent to single-family dwelling unit) <i>Proposed:</i> Alternate buffer (to be approved by the Community Design Commission)	
Other Buffers (Sec. 5.6.2)	N/A in Town Center zoning districts	
Tree Canopy (Sec. 5.7)	N/A in Town Center zoning districts	
Landscape Standards (Sec. 5.9.6)	Parking adjacent to Residential Zoning: either 4' continuous evergreen hedge or screening fence	

Environment		
Resource Conservation District (Sec. 3.6)	N/A	
Erosion Control (Sec. 5.3.1)	Orange County Erosion Control permit required	
Steep Slopes (Sec. 5.3.2)	N/A	
Stormwater Management (Sec. 5.4)	Meet or exceed LUMO 5.4 standards	
Land Disturbance	79,000 sq. ft. (including off-site)	
Impervious Surface	N/A in Town Center zoning districts	
Solid Waste & Recycling	N/A	
Jordan Riparian Buffer (Sec. 5.18)	N/A	
Access & Circulation		
Road Improvements (Sec. 5.8)	<p>Improvements to be completed in accordance with TIA findings, including:</p> <ul style="list-style-type: none"> - Remove western deck access point - Provide adequate internal queue storage for left and right turning exiting deck traffic - Provide adequate internal queue storage for entry flows. - Optimize traffic signal timings at the E. Rosemary Street and N. Columbia Street intersection - Include an inbound access from North Street and outbound exit (right-turn only) to N. Columbia Street - Include additional wayfinding signage - Include a mid-block pedestrian crosswalk 	
Vehicular Access (Sec. 5.8)	Two points of access from E. Rosemary Street and one point of access to North Street	
Bicycle Improvements (Sec. 5.8)	Bike lanes along E. Rosemary Street will be included <u>considered</u> as part of the future office building proposed to replace the Wallace Deck.	
Pedestrian Improvements (Sec. 5.8)	Streetscape improvements along E. Rosemary Street frontage including brick pavers and street trees	
Traffic Impact Analysis (Sec. 5.9)	TIA completed	
Vehicular Parking (Sec. 5.9)	<i>Proposed:</i> Up to 1,160 vehicle parking spaces	
Transit (Sec. 5.8)	N/A	

Bicycle Parking (Sec. 5.9)	<i>Required: 6 spaces Proposed: 40 spaces</i>	
Electric Vehicle Parking	<i>Proposed: Minimum of 20 stations with conduit installed for an additional future 20 stations</i>	
Parking Lot Standards (Sec. 5.9)	Built to Town Standards	
Technical		
Fire	Built to Town Standards	
Site Improvements	Parking garage with up to 1,160 parking spaces; Up to 7 parking levels.	
Schools Adequate Public Facilities (Sec. 5.16)	N/A	
Inclusionary Zoning Ordinance (Sec. 3.10)	N/A	
Recreation Area (Sec. 5.5)	N/A	
Lighting Plan (Sec. 5.11)	Built to Town Standards; not to exceed 0.3 foot-candles at property line	
Homeowners Association (Sec. 4.6)	N/A	

Project Summary Legend

Symbol	Meaning
	Meets Requirements
M	Seeking Modification
FP	Required at Final Plan
NA	Not Applicable