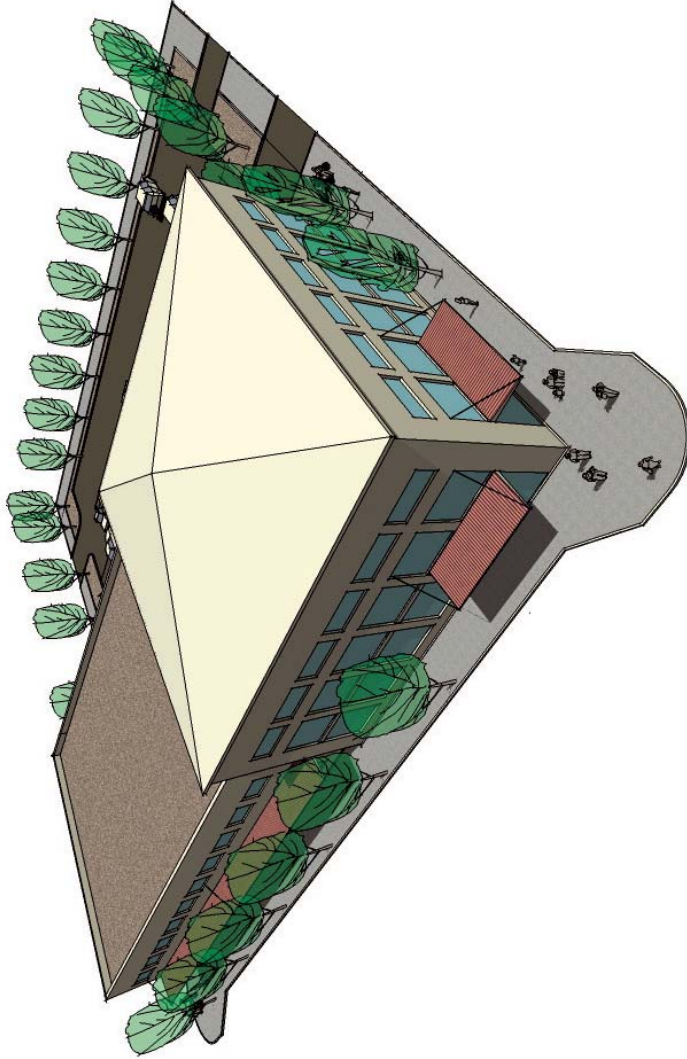
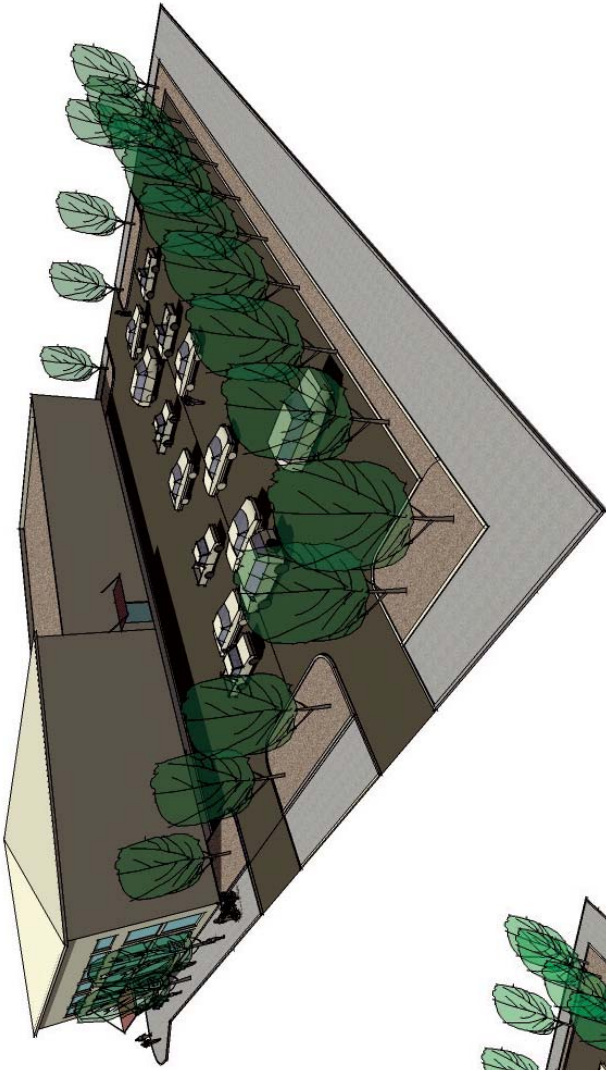


Zoning: CUC (Central Urban Core) is found in the existing core area. Primary uses permitted in the CUC zone are retail commercial, service and office uses. Mixed use developments, dwellings located above or behind commercial uses, single family attached dwellings and various institutional uses (e.g. library, public meeting halls, churches, government facilities) are also permitted. The scale and character of new development is intended to be similar to existing, traditional "Main Street" environment. These include two-story to four story buildings placed close to the sidewalk, with parking lots behind or close to the side of buildings

Site design: The proposed grocery store is urban in nature. The building sits on the property line and includes large amounts of transparent glazing that helps fosters a pedestrian oriented environment. The primary corner of the half block is activated by a two story volume and two doorways that open up to the side streets. To accommodate for the 16,000 square foot floor plate there are only 69 parking spaces as opposed to the 72 parking spaces, calculated at a rate of 4.5 spaces per 1000 square feet of building area.



Existing lot size-Approximately 40,000 Sq. Ft.

Proposed building size (floor plate)-16,000 Sq. Ft (grocery store).

Available parking area-24,000 Sq. Ft.

Required number of parking spaces per zone: 4.5 spaces per 1000 Sq. Ft. (3.7 Spaces per 1000 Sq. Ft. x 125%)=72 total spaces

Required parking area (72 parking spaces x 350 Sq. Ft. per Space)=25,200 Sq. Ft.

Other zoning standards depicted in the diagram:

FAR: minimum of .35 to 1

Building height: minimum of 2 stories

Maximum building height: 45 feet

Minimum of 50% of the ground floor must be dedicated to the second floor.

Building setbacks: 0-feet front, side and rear

Ground floor windows

Building entrances are oriented towards the street.

10% parking lot landscaping

Pedestrian path /walkway through the parking lot