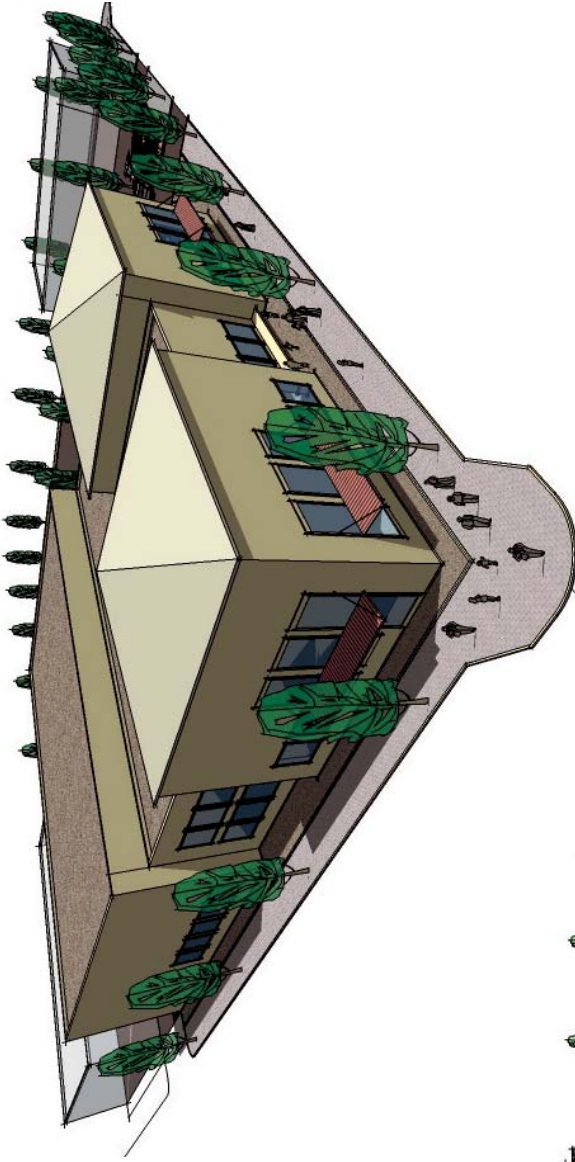


Zoning: DT (Downtown Transit) zone affects land around existing and future light rail stations in the downtown area. Primary uses include office buildings, retail and service uses. Also permitted are mixed use developments and housing at a minimum of 24 units per acre with no maximum density. Larger buildings are encouraged in these areas, with parking under, behind, or to the sides of buildings.

Site design: The proposed grocery store is located at the corner of a major arterial and a city community street. Unfortunately, the large size of the lot, the lack of building coverage and the surrounding auto-oriented land uses does not foster walking or a sense of community. To improve this condition and to take advantage of being within a 5-minute walking distance from the transit station, the building is designed with two front doors-a front door along the arterial and a front door to the parking lot, in the rear. These two entryways are further defined by two pyramid roof forms which help to define the corners of the building. The development of street facing elevations are highlighted by storefront windows, and the addition of two building pads that help to foster a more pleasant pedestrian experience. However, the primary attractor to people coming to the site from the transit center to the site is the parking lot plaza and garden which is designed to accommodate outdoor seating, music, barbeques and other community gatherings.



- Existing lot size-Approximately 120,000 Sq. Ft.
- Proposed building size (floor plate)-grocery store 30,000 Sq. Ft., building pad 10,000 Sq. Ft., and building pad 6,600 Sq. Ft.
- Available parking area-73,400 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%)-135 total spaces (grocery store only).
- Required parking area (135 parking spaces x 350 Sq. Ft. per space)-47,250 Sq. Ft.
- Other zoning standards depicted in the diagram:
 - FAR: minimum of .6 to 1
 - Building height: minimum of 2 stories
 - Maximum building height: 80 feet
 - Minimum of 50% of the ground floor must be dedicated to the second floor
 - Building setbacks: 0-foot 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