The existing street cross-radius for Finley Street will not be increased in order to preserve the existing trees.

W. 24th Street will be widened to have a minimum of 15 feet of pavement from the existing center line in order to preserve the existing trees. A 5 foot private right-of-way will be added for a total of 20 feet.

Building Capacity Avenue will be improved to have a minimum of 175 feet of pavement from the center line. This change will increase the width of the street by a maximum of 20 feet in order to preserve the existing trees.

The proposed one-family detached and detached dwellings units located along Building Capacity Avenue will be accessed via a 20 foot wide sidewalk.

On-street parking will not be allowed on streets with less than 20 feet clear width.

Access:
The principal building elements used for mid-rise residential units constructed on the Site may vary in size depending on the presence of existing streets. The existing streets are Hillcrest Street, 21st Street, and 22nd Street. The elements described herein are intended to address the combined effect of the Urban Design Standards and the Ordinance. Also, the Petitioner must comply with the Ordinance with respect to the Ordinance.

Parking:1. Building "Edges" have been analyzed along the existing streets as generally depicted on the Ordinance. These elements would include changes to graphics if they are:

a. Minor and don't materially change the overall design intent depicted on the Rezoning Plan.

b. As required and allowed by the Ordinance for the UR-2 zoning district.

c. The building elements shall be in conformance with the Ordinance and applicable to the UR-2 zoning district.

Parking:

C.1) 24th Street:

- Hillcrest Street

- 21st Street

- 22nd Street

- 23rd Street

This would include changes to graphics if they are:

a. Minor and don’t materially change the overall design intent depicted on the Rezoning Plan.

b. As required and allowed by the Ordinance for the UR-2 zoning district.

c. The building elements shall be in conformance with the Ordinance and applicable to the UR-2 zoning district.

Parking:

C.1) 24th Street:

- Hillcrest Street

- 21st Street

- 22nd Street

- 23rd Street

This would include changes to graphics if they are:

a. Minor and don’t materially change the overall design intent depicted on the Rezoning Plan.

b. As required and allowed by the Ordinance for the UR-2 zoning district.

c. The building elements shall be in conformance with the Ordinance and applicable to the UR-2 zoning district.

Parking:

C.1) 24th Street:

- Hillcrest Street

- 21st Street

- 22nd Street

- 23rd Street

This would include changes to graphics if they are:

a. Minor and don’t materially change the overall design intent depicted on the Rezoning Plan.

b. As required and allowed by the Ordinance for the UR-2 zoning district.

c. The building elements shall be in conformance with the Ordinance and applicable to the UR-2 zoning district.

Parking:

C.1) 24th Street:

- Hillcrest Street

- 21st Street

- 22nd Street

- 23rd Street

This would include changes to graphics if they are:

a. Minor and don’t materially change the overall design intent depicted on the Rezoning Plan.

b. As required and allowed by the Ordinance for the UR-2 zoning district.

c. The building elements shall be in conformance with the Ordinance and applicable to the UR-2 zoning district.

Parking:

C.1) 24th Street:

- Hillcrest Street

- 21st Street

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This would include changes to graphics if they are:

a. Minor and don’t materially change the overall design intent depicted on the Rezoning Plan.

b. As required and allowed by the Ordinance for the UR-2 zoning district.

c. The building elements shall be in conformance with the Ordinance and applicable to the UR-2 zoning district.

Parking:

C.1) 24th Street:

- Hillcrest Street

- 21st Street

- 22nd Street

- 23rd Street

This would include changes to graphics if they are:

a. Minor and don’t materially change the overall design intent depicted on the Rezoning Plan.

b. As required and allowed by the Ordinance for the UR-2 zoning district.

c. The building elements shall be in conformance with the Ordinance and applicable to the UR-2 zoning district.