

ATTACHMENT D Zoning Analysis of Applicable Development Standards

With the exception of the requested Adjustments, the project complies with the remainder of the applicable development standards, including:

- Setbacks for front (north sides (east and west) and rear (south) yards – No front, side, or rear setbacks are required. Zero setbacks are proposed in these locations on the ground floor, with the exception of publicly accessible courtyards on El Molino Avenue. Stepbacks are proposed on the upper floors of the multi-story office building.
- Project Parking and Transit-Oriented Development – The office square footage is 137,253 square feet, which requires three parking spaces per 1,000 square feet plus a reduction of 25 percent in the Transit-Oriented Development (TOD) area. This results in a maximum number of 309 parking spaces for the office use. The ancillary retail square footage is 3,675 square feet, which requires three parking spaces per 1,000 square feet plus a reduction of ten percent in the TOD area. This results in a maximum number of 10 parking spaces for the ancillary retail use. The restaurant square footage is 4,500 square feet (plus 930 square feet of outdoor dining area), which requires 10 parking spaces per 1,000 square feet plus a reduction of ten percent in the TOD area. This results in a maximum number of 48 parking spaces for the restaurant use. Therefore, the total number of parking spaces for the Revised Project is 367, which is proposed by the applicant.
- Parking/Vehicular Access – The dimensions and other requirements for the driveways, aisle, ramps, parking spaces, and vertical clearances comply with the applicable standards.
- Electronic Vehicle Charging Station – Based on a total of 367 parking spaces required, the Zoning Code requires that one EV station is included in the project. One EV station is proposed on the first level of the garage.
- Bicycle Parking – The Zoning Code requires that new developments provide bicycle parking stalls. For this project, five percent of the proposed 367 parking spaces equals 18 bicycle spaces. These stalls are proposed on the first floor of the subterranean parking garage. Some spaces are also required to be located near the ground floor retail uses.
- Pedestrian-Oriented Ground Floor Uses – In the Central District, the ground floor along the E. Colorado Bl. and S. El Molino Ave. shall be limited to pedestrian-oriented uses for at least 50 percent of a building's street frontage; the remaining 50 percent may contain uses otherwise permitted and/or accommodate pedestrian and vehicular access. The project meets this requirement.

- Ground Floor Building Height – In the Central District, the minimum height of the ground floor for a new non-residential building is 15 feet. The project proposes a ground floor height of 17 feet.
- Trip Reduction Requirements – New non-residential projects exceeding 75,000 square feet are required to provide reserved carpooling spaces for employees, loading areas for van pools, and other potential improvements in accordance with Section 17.46.290. The proposed parking plan complies with some of these requirements and can be modified with some revisions to meet all requirements without a Variance.