



**River North Campus**  
Urban Design Overlay Final Site Plan

ORACLE | **Foster + Partners** | HASTINGS

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Date: 08/31/26



# Purpose Statement + Vicinity Map

## PURPOSE STATEMENT

The Oracle Campus, River North Hotel, Open Space, and Retail development proposed in this document are bound by Cowan Street, Marine Drive, Waterside Drive, and the Cumberland River. This plan proposes the establishment of a mixed use development that links existing pedestrian connections, encourages a variety of transportation options, provides new and high quality open spaces, and improves the environment and green spaces within the city.

**The purpose of this plan is to permit a mixed-use development which includes offices, hotel, and retail that is compliant with the UDO standards.**





Project Information

|                        |                                                                                                                                                                                                                              |            |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| MAP/PARCEL             | 08206008700, 08206006800, 08206008800, 08206008300, 08206008600, 08206009100, 08206009800, 08206010400, 08206010100, 0820601000, 08206009800, 08206009700, 08206010300, 08206006900, 08206008500, 08202007900, & 08202007800 |            |
| EXISTING ZONING        | MUI-A WITH URBAN DESIGN OVERLAY                                                                                                                                                                                              |            |
| PROPOSED USES          | OFFICE<br>RETAIL<br>HOTEL                                                                                                                                                                                                    |            |
| SITE AREA              | 3,584,131 SF                                                                                                                                                                                                                 |            |
| BUILDING AREA          | 1,310,190 SF                                                                                                                                                                                                                 |            |
| CAR PARK AREA          | 1,356,000 SF                                                                                                                                                                                                                 |            |
| GROSS SITE ACREAGE     | 82.28 ACRES                                                                                                                                                                                                                  |            |
| ACREAGE IN OPEN SPACE  | 2+ ACRES                                                                                                                                                                                                                     |            |
| TOTAL PARKING PROVIDED | 2521 TOTAL SPACES                                                                                                                                                                                                            |            |
| PROPOSED LOTS          | NAME                                                                                                                                                                                                                         | SIZE       |
|                        | CAMPUS                                                                                                                                                                                                                       | 838,465 SF |
|                        | HOTEL                                                                                                                                                                                                                        | 66,562 SF  |

|                                |                |                |
|--------------------------------|----------------|----------------|
| BUILDING COVERAGE              | ± 24 ACRES     |                |
| FLOOR AREA RATIO (FAR)         | ± 0.8          |                |
| IMPERVIOUS SURFACE RATIO (ISR) | ± 0.4          |                |
| TREE DENSITY UNITS             | 1699.3         |                |
| GROSS FLOOR AREA               | SQUARE FOOTAGE |                |
|                                | ABOVE DECK     | PARKING/PODIUM |
| CLUSTER 0                      | 117, 961       | 191, 854       |
| CLUSTER 1                      | 272,908        | 329,892        |
| CLUSTER 2                      | 185,055        | 247,935        |
| CLUSTER 3                      | 153,134        | 207,180        |
| CLUSTER 4                      | 137,555        | 179,429        |
| CLUSTER 5                      | 178,083        | 233,603        |
| HOTEL                          | 174,242        | 54,093         |



The background is a solid dark gray. It features two sets of three parallel white lines that curve from the left and right edges towards the center, framing the text. The lines on the left start near the bottom left and curve upwards and to the right. The lines on the right start near the top right and curve downwards and to the left.

## **Subdistrict III**

### Campus Masterplan

Legend

Subdistrict 3

Primary Streets

Secondary Streets

Tertiary Streets

Future Streets

Pedestrian Bridge

Riverfront Condition

Vehicular Connections

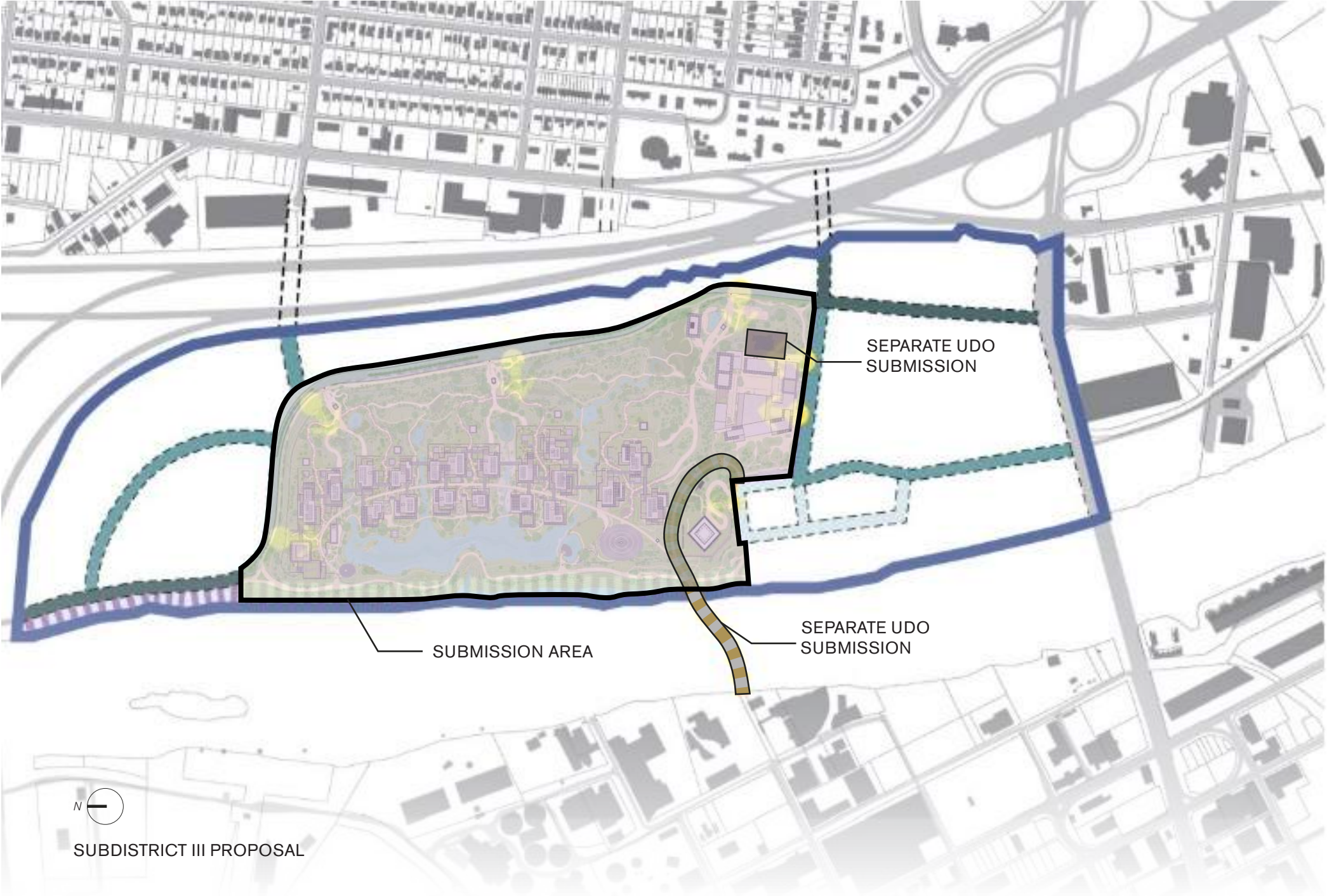
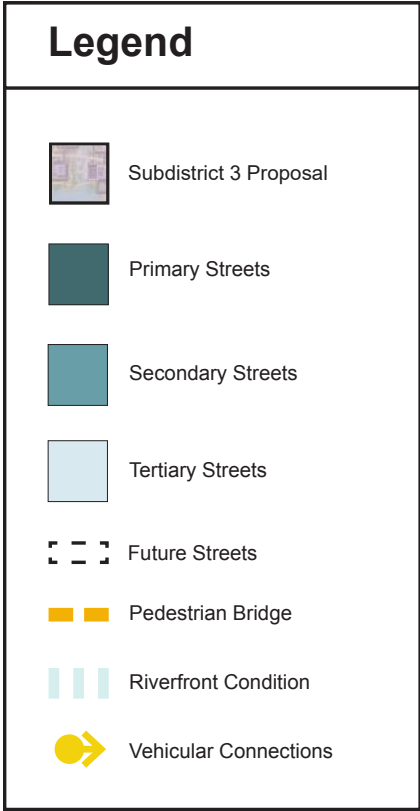
The map illustrates the Subdistrict III Regulating Plan, overlaid on an aerial photograph of an urban area. A large, irregularly shaped area in the center is shaded in purple, representing Subdistrict 3. This area is bordered by a thick blue line, likely representing a river or a major boundary. Within and around this area, various street types are shown: dark green lines for Primary Streets, teal lines for Secondary Streets, and light blue lines for Tertiary Streets. Dashed black lines indicate Future Streets. A yellow dashed line with arrows pointing towards the purple area represents Vehicular Connections. A yellow dashed line with arrows pointing away from the purple area represents a Pedestrian Bridge. A light blue hatched area along the bottom edge of the purple area represents the Riverfront Condition. A north arrow is located in the bottom left corner of the map area.

6

Oracle Campus Urban Design Overlay Compliance

SUBDISTRICT III REGULATING PLAN







Campus Masterplan  
Roof

 VEHICULAR CONNECTIONS

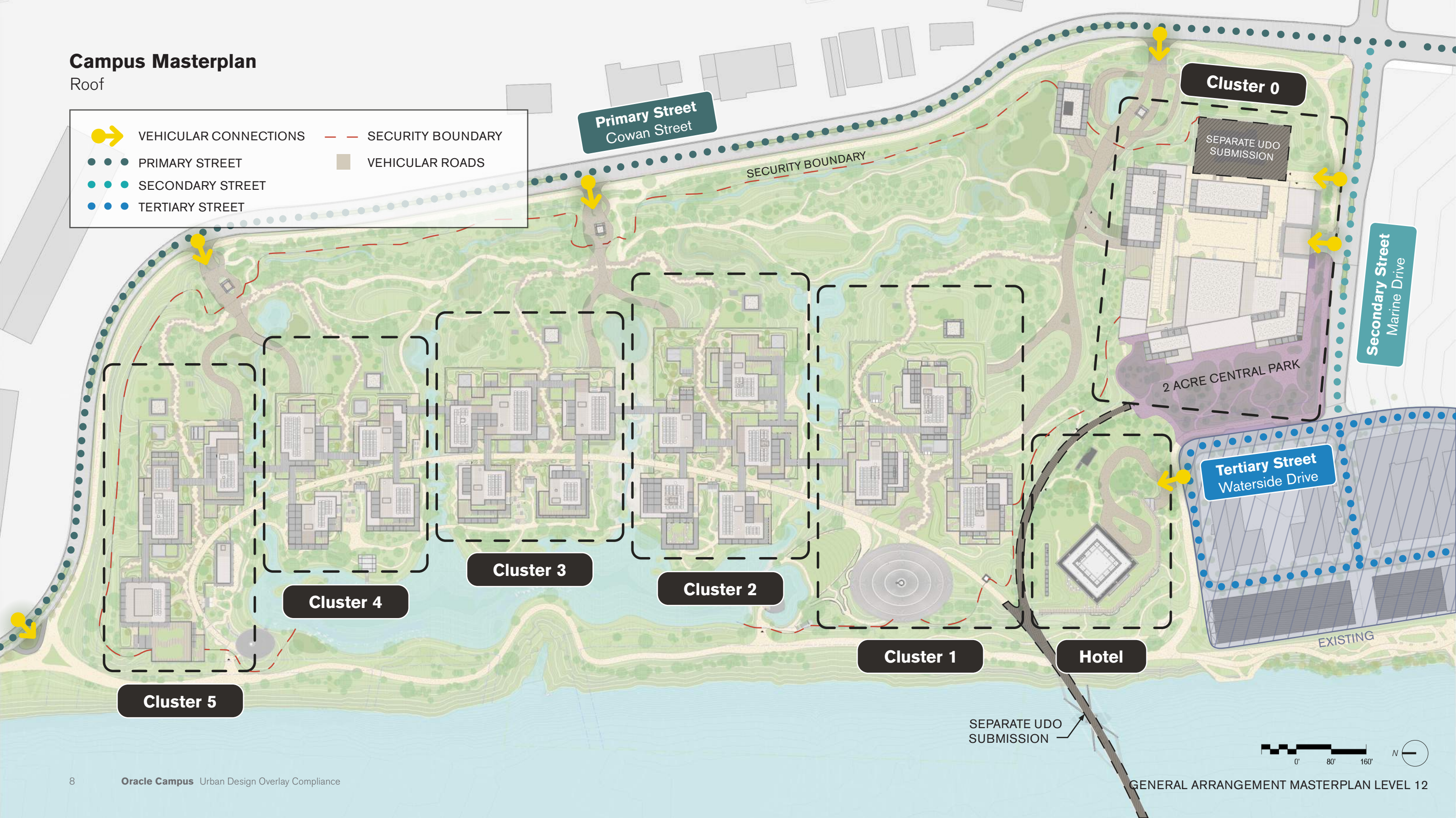
 SECURITY BOUNDARY

 PRIMARY STREET

 SECONDARY STREET

 TERTIARY STREET

 VEHICULAR ROADS





Campus Masterplan  
Level 01

 VEHICULAR CONNECTIONS

 SECURITY BOUNDARY

 PRIMARY STREET

 SECONDARY STREET

 TERTIARY STREET

 VEHICULAR ROADS





Campus Masterplan  
Lower Level 01





The background is a solid dark gray. It features two sets of three parallel white curved lines. One set is on the left side, curving from the bottom left towards the top right. The other set is on the right side, curving from the bottom right towards the top left. These lines create a sense of movement and frame the central text.

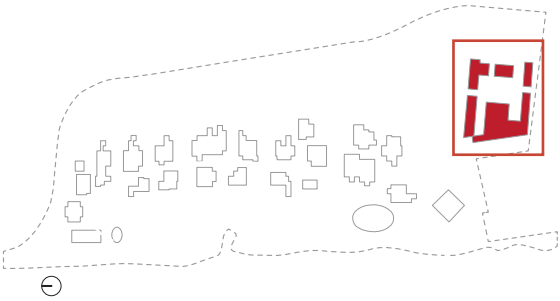
## **1. Subdistrict Standards**

Urban Design Overlay Compliance



1.1 Building Depth, Build To Zone, Facade Width, Building Setbacks, Step-Back - Cluster 0

UDO pg. 18



MINIMUM BUILDING DEPTH  
**15' FROM BUILDING FAÇADE**  
**15'+ PROVIDED ON ALL FRONTAGES**

BUILD-TO ZONE  
**NONE REQUIRED**

FAÇADE WIDTH  
**NONE REQUIRED**

BUILDING SETBACKS  
**NONE REQUIRED**

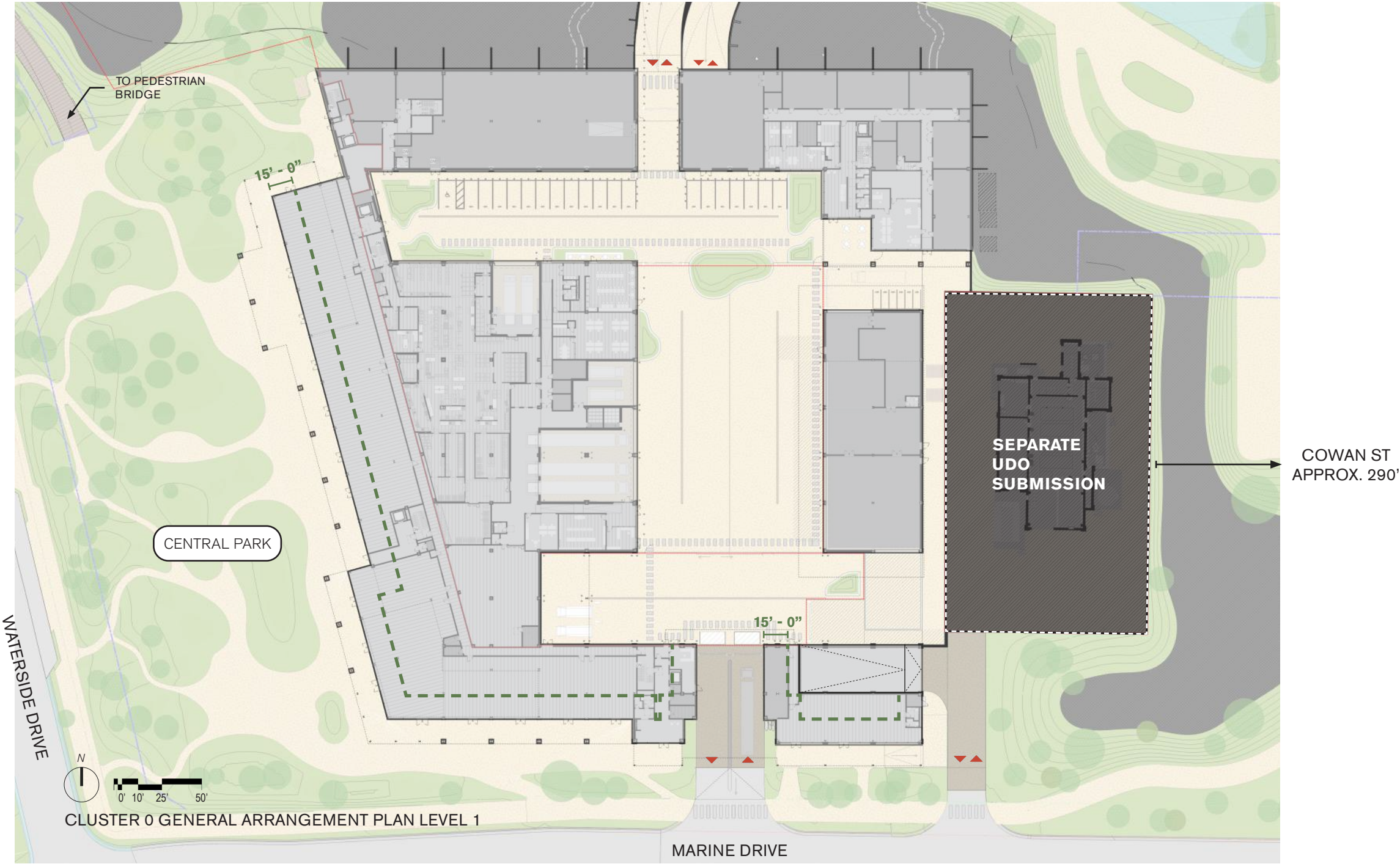
STEP-BACK  
**NONE REQUIRED**

LEGEND

- BUILDING
- BUILDING ENTRY
- GARAGE/SERVICE ENTRY

STATUS

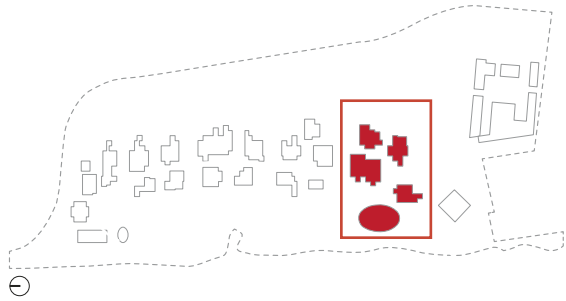
COMPLIANT





1.1 Building Depth, Build To Zone, Facade Width, Building Setbacks, Step-Back - Cluster 1

UDO pg. 18



MINIMUM BUILDING DEPTH

**15' FROM BUILDING FAÇADE**

**15'+ PROVIDED ON ALL FRONTAGES**

BUILD-TO ZONE

**NONE REQUIRED**

FAÇADE WIDTH

**NONE REQUIRED**

BUILDING SETBACKS

**NONE REQUIRED**

STEP-BACK

**NONE REQUIRED**

LEGEND

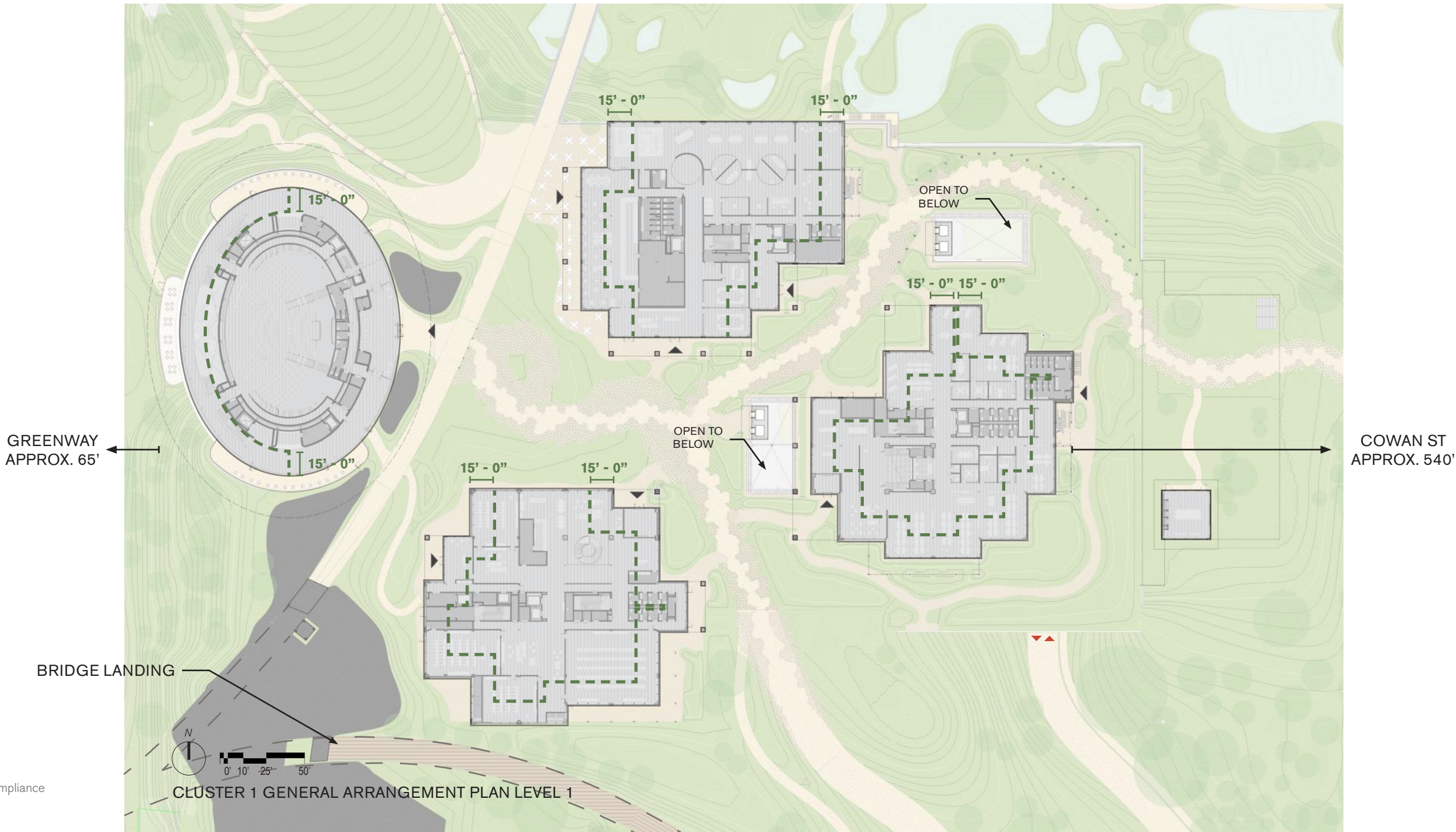
■ BUILDING

▲ BUILDING ENTRY

▲ GARAGE/SERVICE ENTRY

STATUS

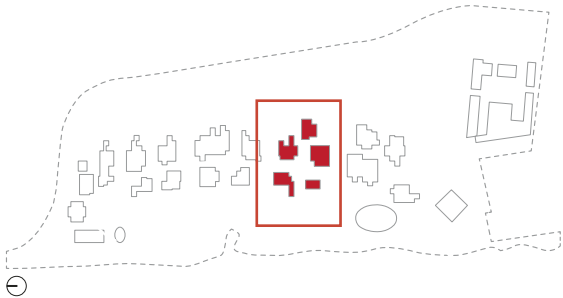
**COMPLIANT**





1.1 Building Depth, Build To Zone, Facade Width, Building Setbacks, Step-Back - Cluster 2

UDO pg. 18



MINIMUM BUILDING DEPTH

**15' FROM BUILDING FAÇADE**

**15'+ PROVIDED ON ALL FRONTAGES**

BUILD-TO ZONE

**NONE REQUIRED**

FAÇADE WIDTH

**NONE REQUIRED**

BUILDING SETBACKS

**NONE REQUIRED**

STEP-BACK

**NONE REQUIRED**

LEGEND

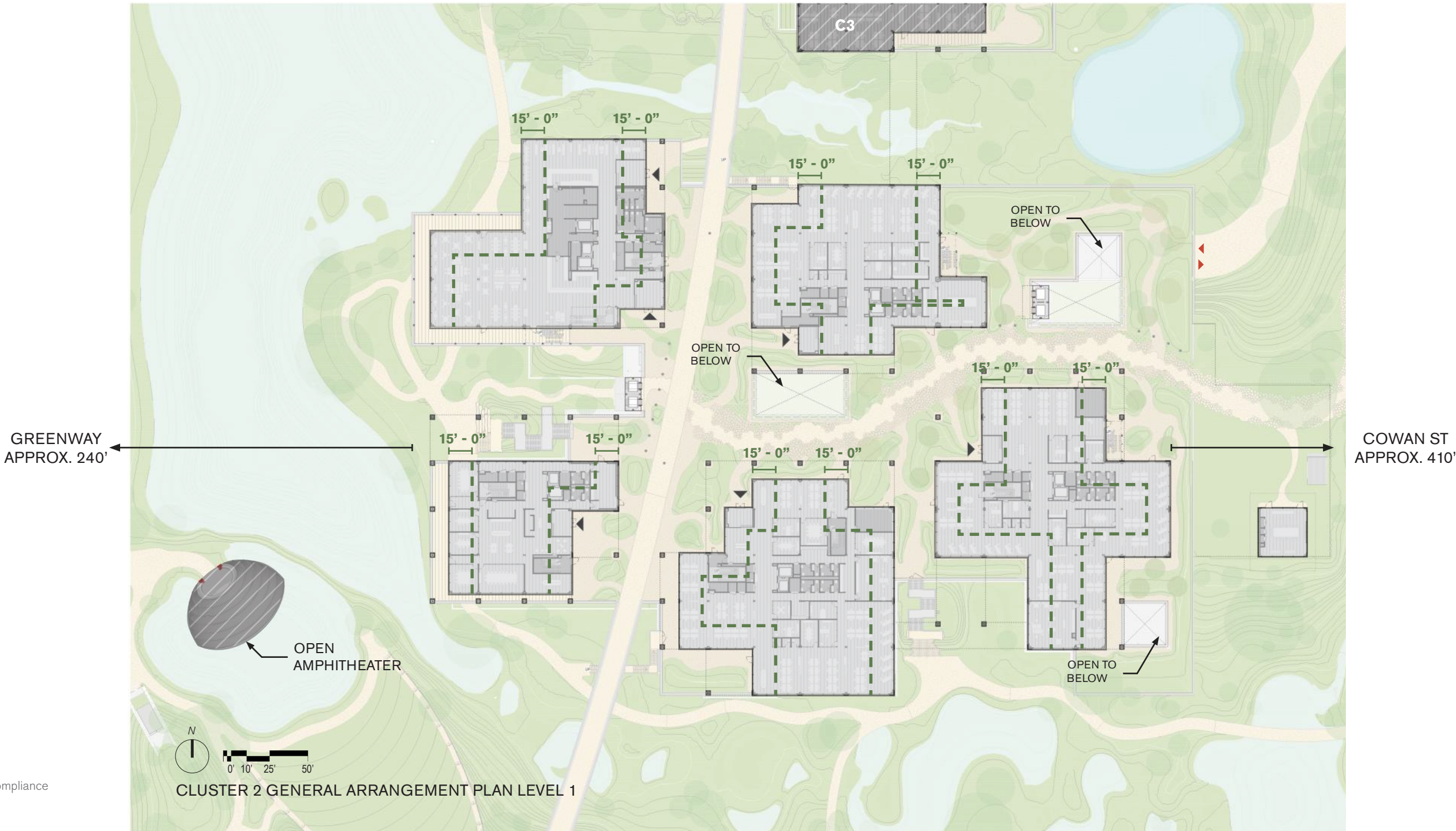
■ BUILDING

▲ BUILDING ENTRY

▲ GARAGE/SERVICE ENTRY

STATUS

**COMPLIANT**



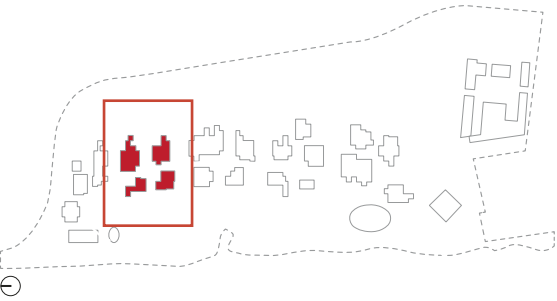






1.1 Building Depth, Build To Zone, Facade Width, Building Setbacks, Step-Back - Cluster 4

UDO pg. 18



MINIMUM BUILDING DEPTH  
**15' FROM BUILDING FAÇADE**  
**15'+ PROVIDED ON ALL FRONTAGES**

BUILD-TO ZONE  
**NONE REQUIRED**

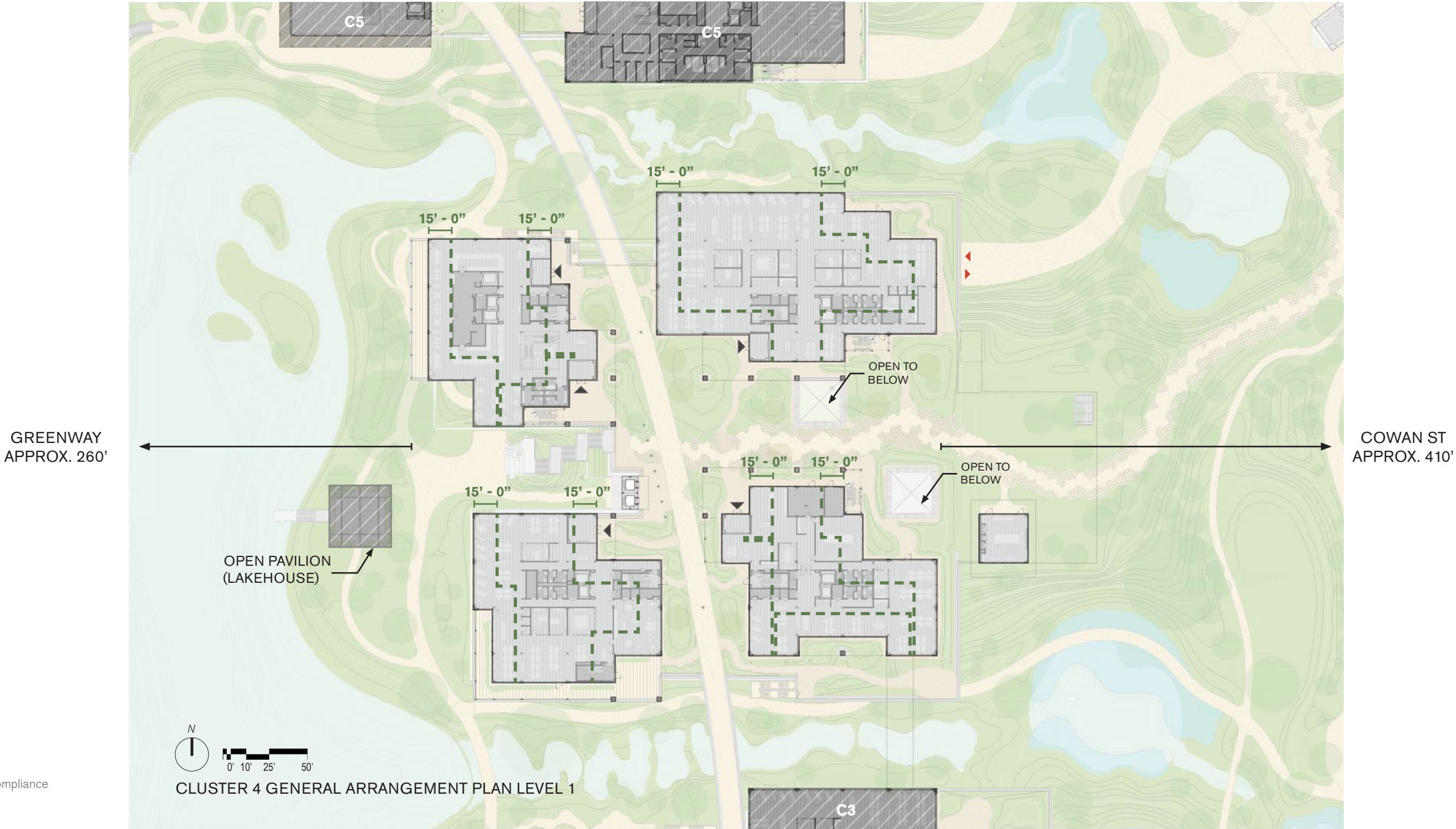
FAÇADE WIDTH  
**NONE REQUIRED**

BUILDING SETBACKS  
**NONE REQUIRED**

STEP-BACK  
**NONE REQUIRED**

- LEGEND
- BUILDING
  - BUILDING ENTRY
  - GARAGE/SERVICE ENTRY

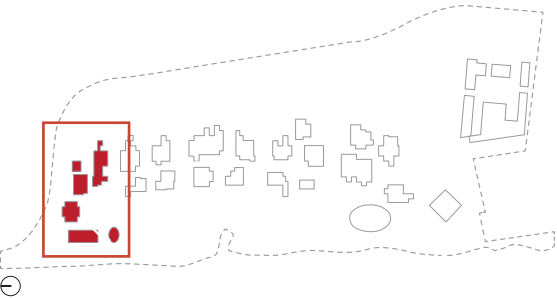
STATUS  
**COMPLIANT**





1.1 Building Depth, Build To Zone, Facade Width, Building Setbacks, Step-Back - Cluster 5

UDO pg. 18



MINIMUM BUILDING DEPTH

**15' FROM BUILDING FAÇADE**

**15'+ PROVIDED ON ALL FRONTAGES**

BUILD-TO ZONE

**NONE REQUIRED**

FAÇADE WIDTH

**NONE REQUIRED**

BUILDING SETBACKS

**NONE REQUIRED**

STEP-BACK

**NONE REQUIRED**

LEGEND

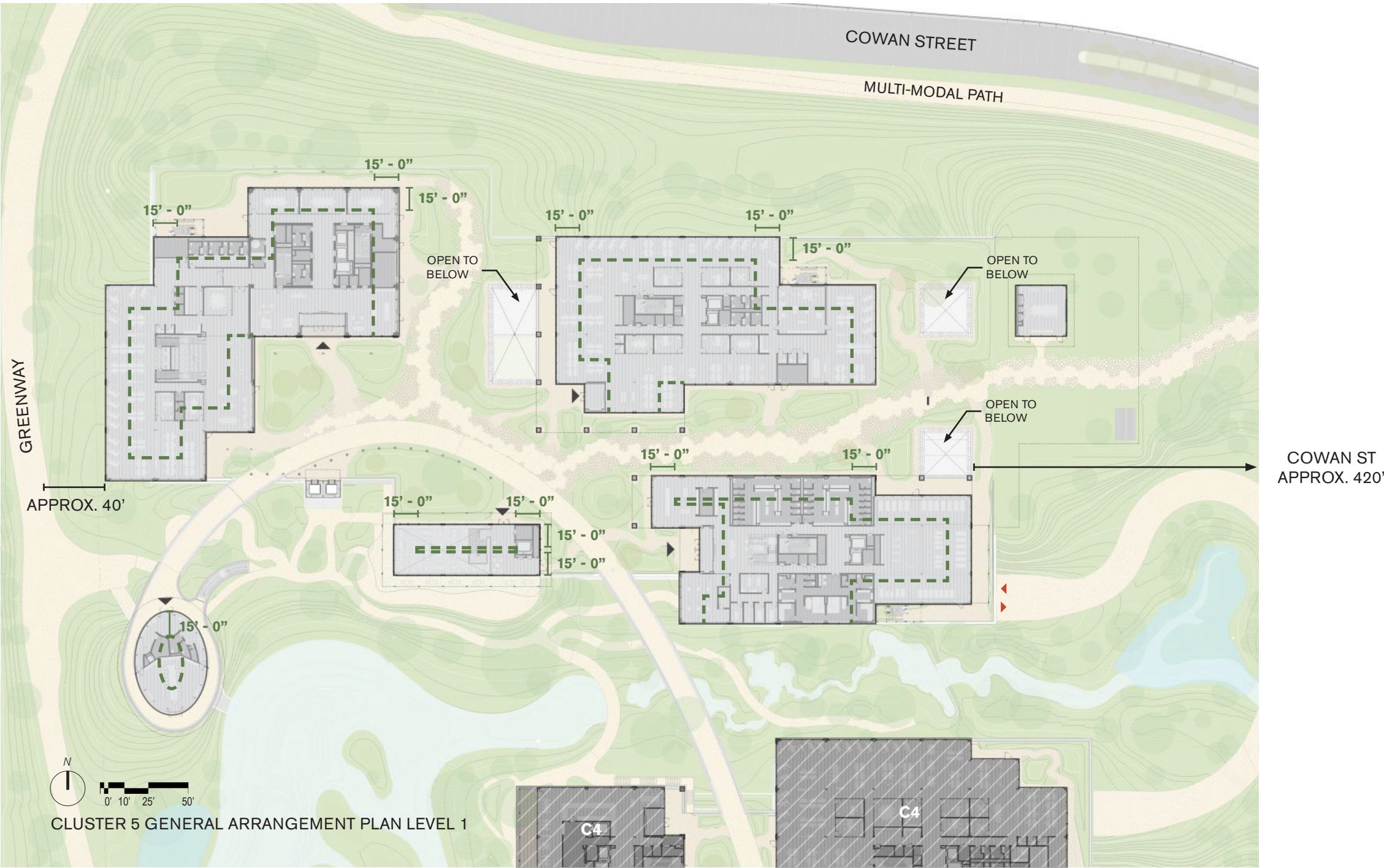
■ BUILDING

▲ BUILDING ENTRY

▲ GARAGE/SERVICE ENTRY

STATUS

**COMPLIANT**





1.1 Building Depth, Build To Zone, Facade Width, Building Setbacks, Step-Back - Hotel

UDO pg. 18



MINIMUM BUILDING DEPTH  
**15' FROM BUILDING FAÇADE**  
**15'+ PROVIDED ON ALL FRONTAGES**

BUILD-TO ZONE  
**NONE REQUIRED**

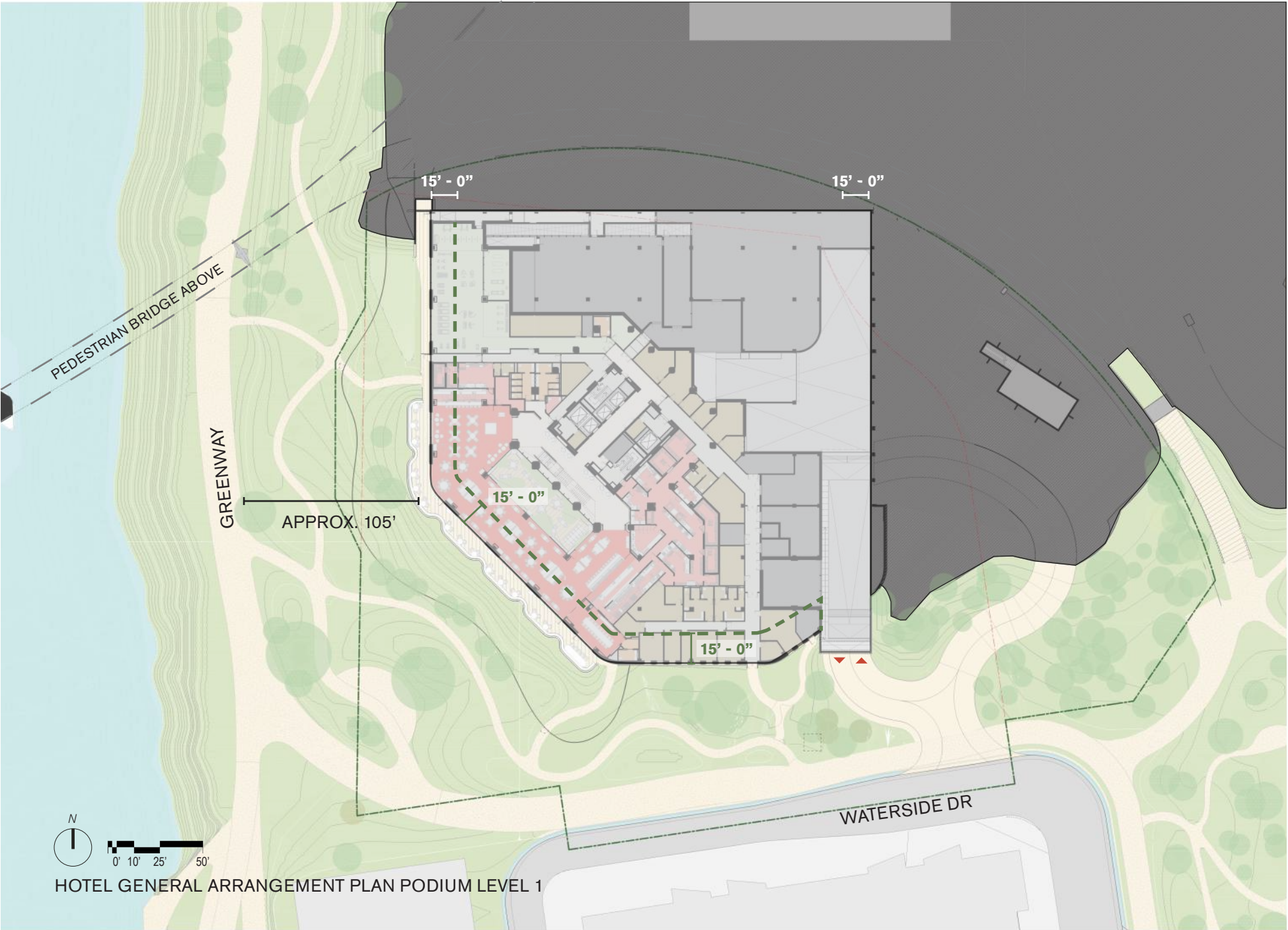
FAÇADE WIDTH  
**NONE REQUIRED**

BUILDING SETBACKS  
**NONE REQUIRED**

STEP-BACK  
**NONE REQUIRED**

- LEGEND
- BUILDING
  - BUILDING ENTRY
  - GARAGE/SERVICE ENTRY

STATUS  
**COMPLIANT**





1.1 Building Depth, Build To Zone, Facade Width, Building Setbacks, Step-Back - Hotel

UDO pg. 18



MINIMUM BUILDING DEPTH  
**15' FROM BUILDING FAÇADE**  
**15'+ PROVIDED ON ALL FRONTAGES**

BUILD-TO ZONE  
**NONE REQUIRED**

FAÇADE WIDTH  
**NONE REQUIRED**

BUILDING SETBACKS  
**NONE REQUIRED**

STEP-BACK  
**NONE REQUIRED**

- LEGEND
- BUILDING
  - BUILDING ENTRY
  - GARAGE/SERVICE ENTRY

STATUS  
**COMPLIANT**





1.2 Building Height - Cluster 0

UDO pg. 18

HEIGHT

14' MINIMUM building height

25' MAXIMUM floor to floor

(Building height shall be measured from the ground floor.  
Where floor to floor height exceeds 25', story shall be counted as two building stories for the purposes of overall building height calculations)

FLOORS

15 FLOORS MAXIMUM

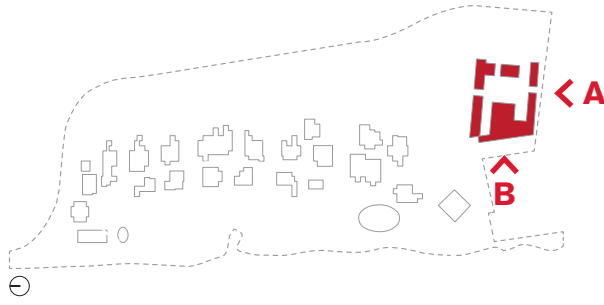
2 FLOORS TOTAL (1 FLOOR OVER 25' = 2 FLOORS)

LEGEND

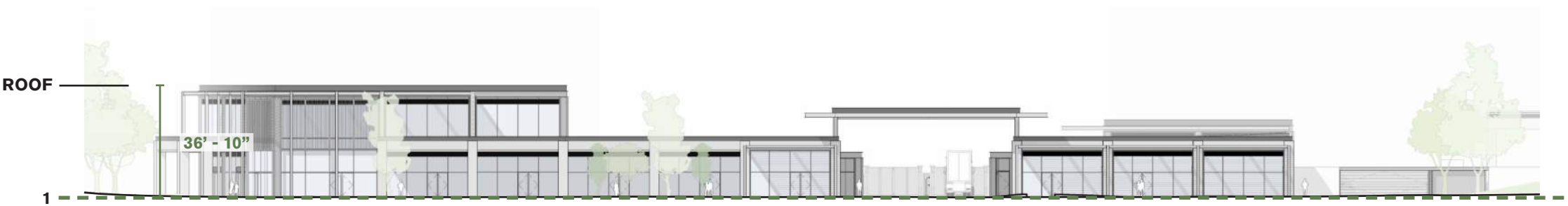
--- = GROUND FLOOR, AS DEFINED BY UDO  
SUBDISTRICT STANDARDS

STATUS

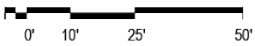
COMPLIANT



A CLUSTER 0 - MARINE DR ELEVATION



B CLUSTER 0 - WATERSIDE DR ELEVATION





1.2 Building Height - Cluster 1

UDO pg. 18

HEIGHT

14' MINIMUM building height

25' MAXIMUM floor to floor

(Building height shall be measured from the ground floor. Where floor to floor height exceeds 25', story shall be counted as two building stories for the purposes of overall building height calculations)

FLOORS

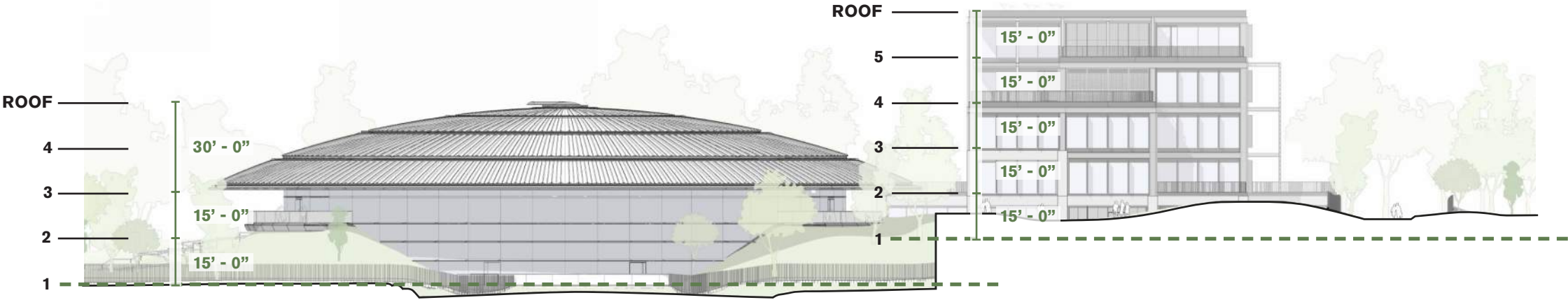
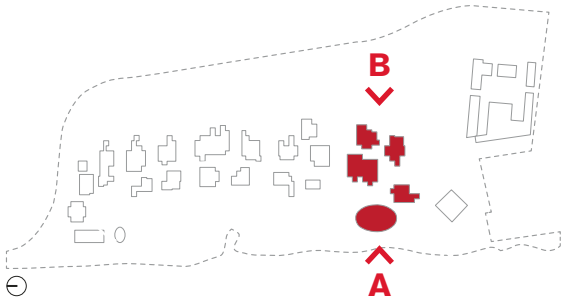
15 FLOORS MAXIMUM  
5 FLOORS TOTAL

LEGEND

--- = GROUND FLOOR, AS DEFINED BY UDO  
SUBDISTRICT STANDARDS

STATUS

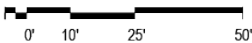
COMPLIANT



A CLUSTER 1 - GREENWAY ELEVATION



B CLUSTER 1 - COWAN ST ELEVATION





1.2 Building Height - Cluster 2

UDO pg. 18

HEIGHT

14' MINIMUM building height

25' MAXIMUM floor to floor

(Building height shall be measured from the ground floor. Where floor to floor height exceeds 25', story shall be counted as two building stories for the purposes of overall building height calculations)

FLOORS

15 FLOORS MAXIMUM  
4 FLOORS TOTAL

LEGEND

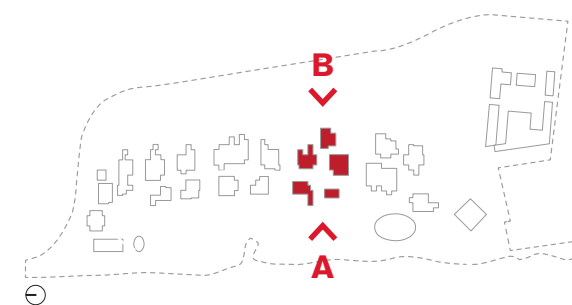
L01 = LOWER LEVEL 01

M = MEZZANINE LEVEL

--- = GROUND FLOOR, AS DEFINED BY UDO  
SUBDISTRICT STANDARDS

STATUS

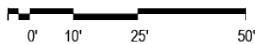
COMPLIANT



A CLUSTER 2 - GREENWAY ELEVATION



B CLUSTER 2 - COWAN ST ELEVATION





1.2 Building Height - Cluster 3

UDO pg. 18

HEIGHT

14' MINIMUM building height

25' MAXIMUM floor to floor

(Building height shall be measured from the ground floor. Where floor to floor height exceeds 25', story shall be counted as two building stories for the purposes of overall building height calculations)

FLOORS

15 FLOORS MAXIMUM  
3 FLOORS TOTAL

LEGEND

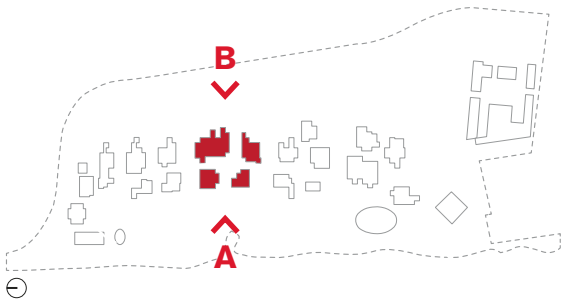
L01 = LOWER LEVEL 01

M = MEZZANINE LEVEL

--- = GROUND FLOOR, AS DEFINED BY UDO  
SUBDISTRICT STANDARDS

STATUS

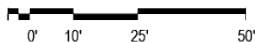
COMPLIANT



A CLUSTER 3 - GREENWAY ELEVATION



B CLUSTER 3 - COWAN ST ELEVATION





1.2 Building Height - Cluster 4

UDO pg. 18

HEIGHT

14' MINIMUM building height

25' MAXIMUM floor to floor

(Building height shall be measured from the ground floor. Where floor to floor height exceeds 25', story shall be counted as two building stories for the purposes of overall building height calculations)

FLOORS

15 FLOORS MAXIMUM  
4 FLOORS TOTAL

LEGEND

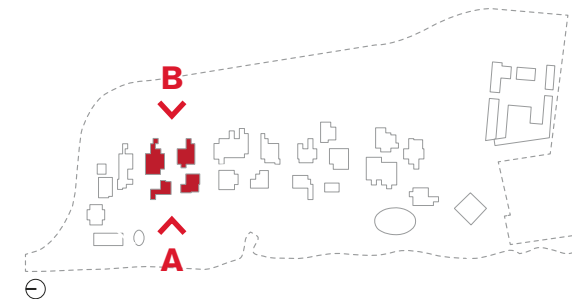
L01 = LOWER LEVEL 01

M = MEZZANINE LEVEL

--- = GROUND FLOOR, AS DEFINED BY UDO  
SUBDISTRICT STANDARDS

STATUS

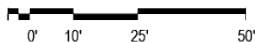
COMPLIANT



A CLUSTER 4 - GREENWAY ELEVATION



B CLUSTER 4 - COWAN ST ELEVATION





1.2 Building Height - Cluster 5

UDO pg. 18

HEIGHT

14' MINIMUM building height

25' MAXIMUM floor to floor

(Building height shall be measured from the ground floor.  
Where floor to floor height exceeds 25', story shall be counted as two building stories for the purposes of overall building height calculations)

FLOORS

15 FLOORS MAXIMUM  
8 FLOORS TOTAL

LEGEND

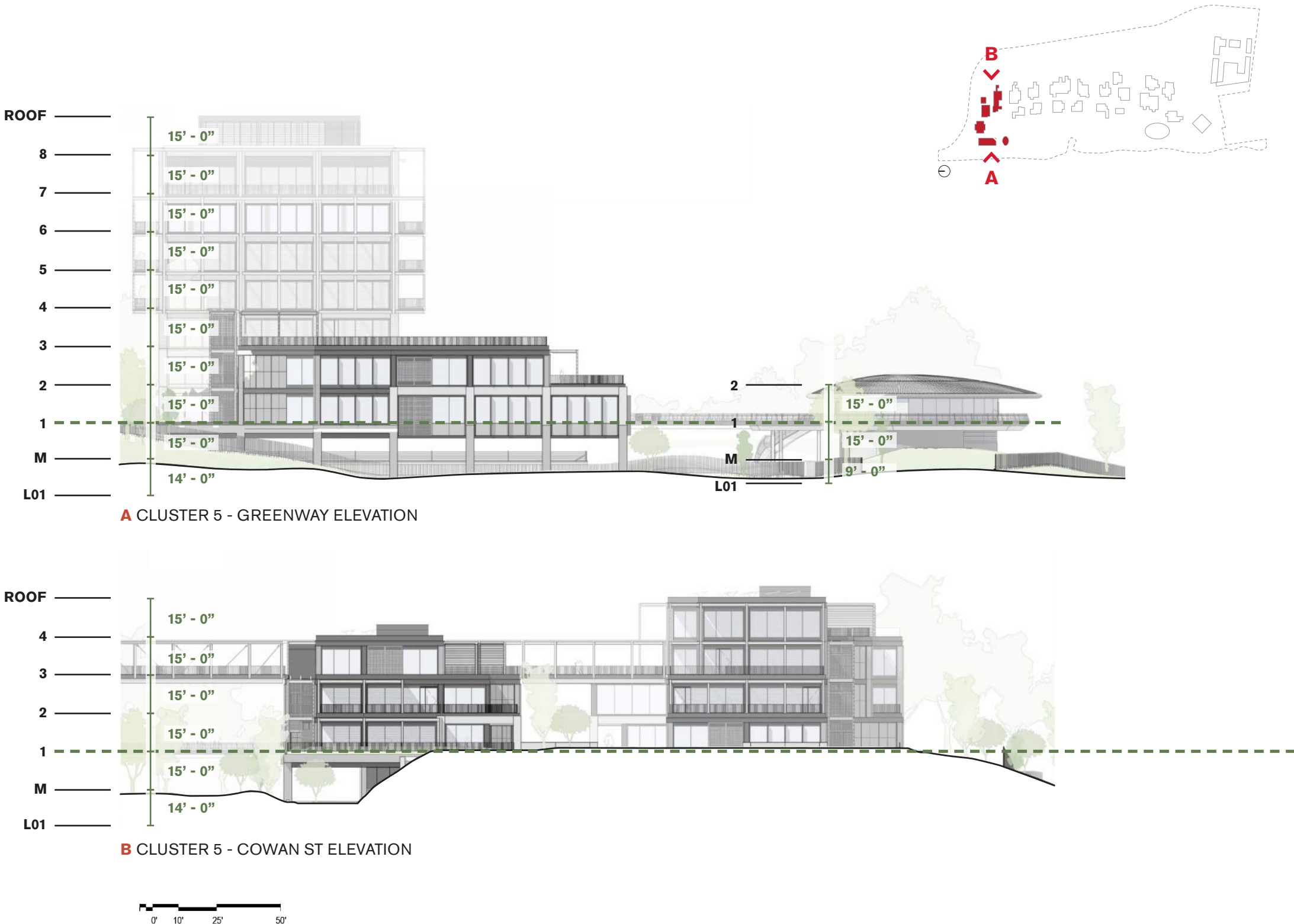
L01 = LOWER LEVEL 01

M = MEZZANINE LEVEL

--- = GROUND FLOOR, AS DEFINED BY UDO  
SUBDISTRICT STANDARDS

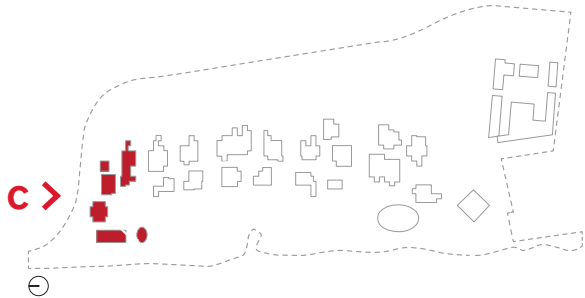
STATUS

COMPLIANT



1.2 Building Height - Cluster 5

UDO pg. 18



HEIGHT

14' MINIMUM building height

25' MAXIMUM floor to floor

(Building height shall be measured from the ground floor.  
Where floor to floor height exceeds 25', story shall be counted as two building stories for the purposes of overall building height calculations)

FLOORS

15 FLOORS MAXIMUM

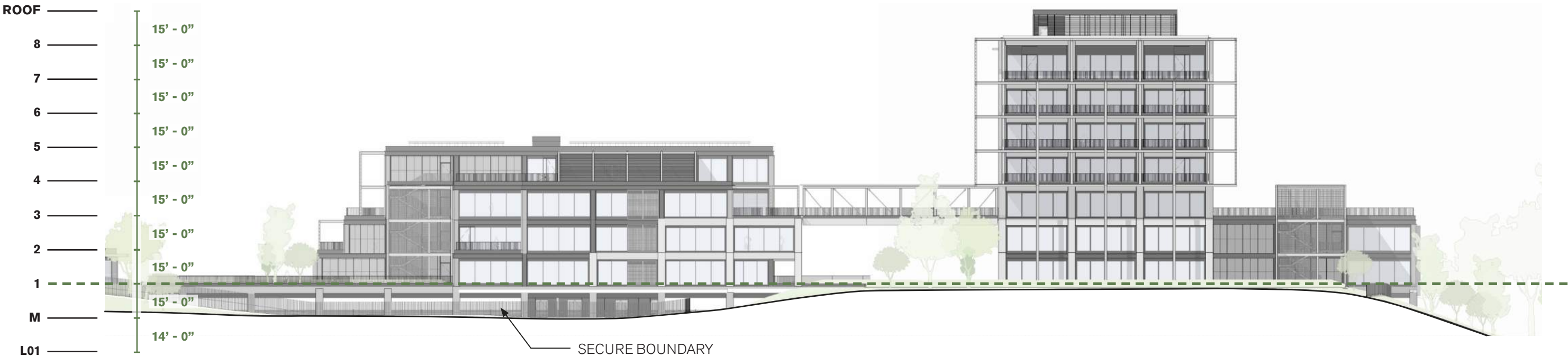
8 FLOORS TOTAL

LEGEND

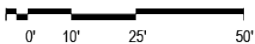
L01 = LOWER LEVEL 01

M = MEZZANINE LEVEL

--- = GROUND FLOOR, AS DEFINED BY UDO  
SUBDISTRICT STANDARDS



C CLUSTER 5 - COWAN ST ELEVATION



STATUS

COMPLIANT



1.2 Building Height - Hotel

UDO pg. 18

HEIGHT

14' MINIMUM building height

25' MAXIMUM floor to floor

(Building height shall be measured from the ground floor. Where floor to floor height exceeds 25', story shall be counted as two building stories for the purposes of overall building height calculations)

FLOORS

15 FLOORS MAXIMUM

10 FLOORS TOTAL

LEGEND

--- = GROUND FLOOR, AS DEFINED BY UDO  
SUBDISTRICT STANDARDS

STATUS

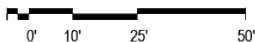
COMPLIANT



A RIVER NORTH HOTEL - GREENWAY ELEVATION



B RIVER NORTH HOTEL - COWAN ST ELEVATION



1.3 Ground Floor FFE, Impervious Surface Ratio

UDO pg. 18

GROUND FLOOR FFE

Ground floor finished floor elevation (FFE) to be a **maximum of 20’ above the FEMA designated 100 Year Flood Elevation.**

FEMA 100 Year Flood Elevation  
416.7 Feet

Campus Ground Floor Elevation  
**435 FEET OR AS NOTED**

IMPERVIOUS SURFACE RATIO  
**Maximum of 0.6**

TOTAL SITE AREA: 76.91 ACRES

TOTAL IMPERVIOUS AREA: 25.61

**IMPERVIOUS SURFACE RATIO: 0.4**

STATUS

**COMPLIANT**





1.4 Secure Boundary, Sidewalk and Planting

UDO pg. 19

SECURE BOUNDARY

A secure boundary is a physical barrier, such as a fence or body of water, delineating publicly accessible space from private development area. When utilized, fence shall be a **maximum of 10' in height** measured from adjacent grade.

FENCE HEIGHT 6' MIN - 10' MAX

All fences and gates at the secure boundary shall provide an **average of 30% opacity** unless otherwise approved by Metro Planning

30% OPACITY MAXIMUM

18.75% OPACITY PROVIDED

CALCULATIONS

AREA OF A 6' HEIGHT RAILING PANEL = 36 SF

SOLID = 6.75 SF

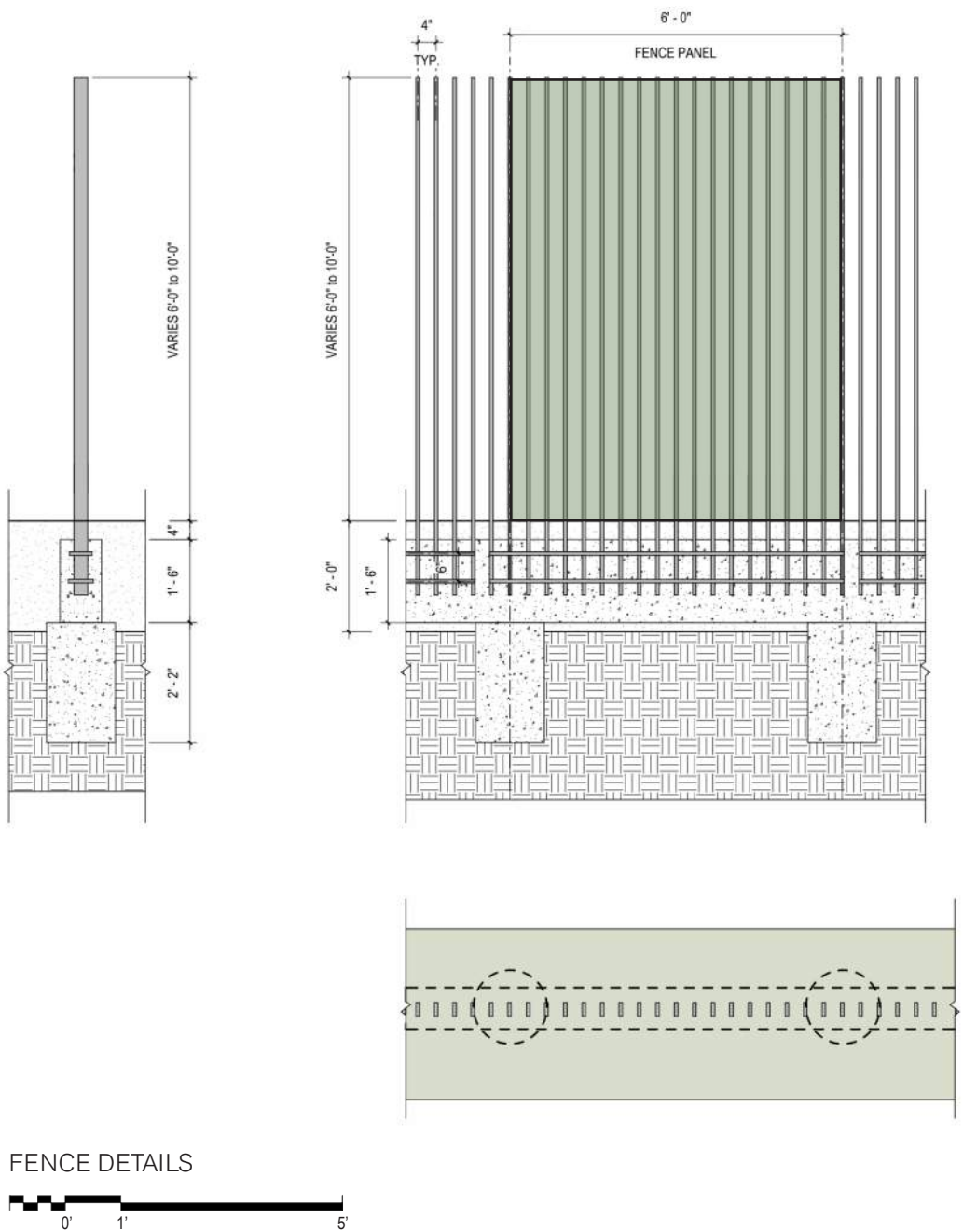
OPEN = 29.25 SF

SOLID : OPEN

6.75 SF : 29.25 SF = 18.75% OPACITY

STATUS

COMPLIANT



1.4 Secure Boundary, Sidewalk and Planting

UDO pg. 19

SECURE BOUNDARY

A secure boundary is a physical barrier, such as a fence or body of water, delineating publicly accessible space from private development area. When utilized, fence shall be a **maximum of 10' in height** measured from adjacent grade.

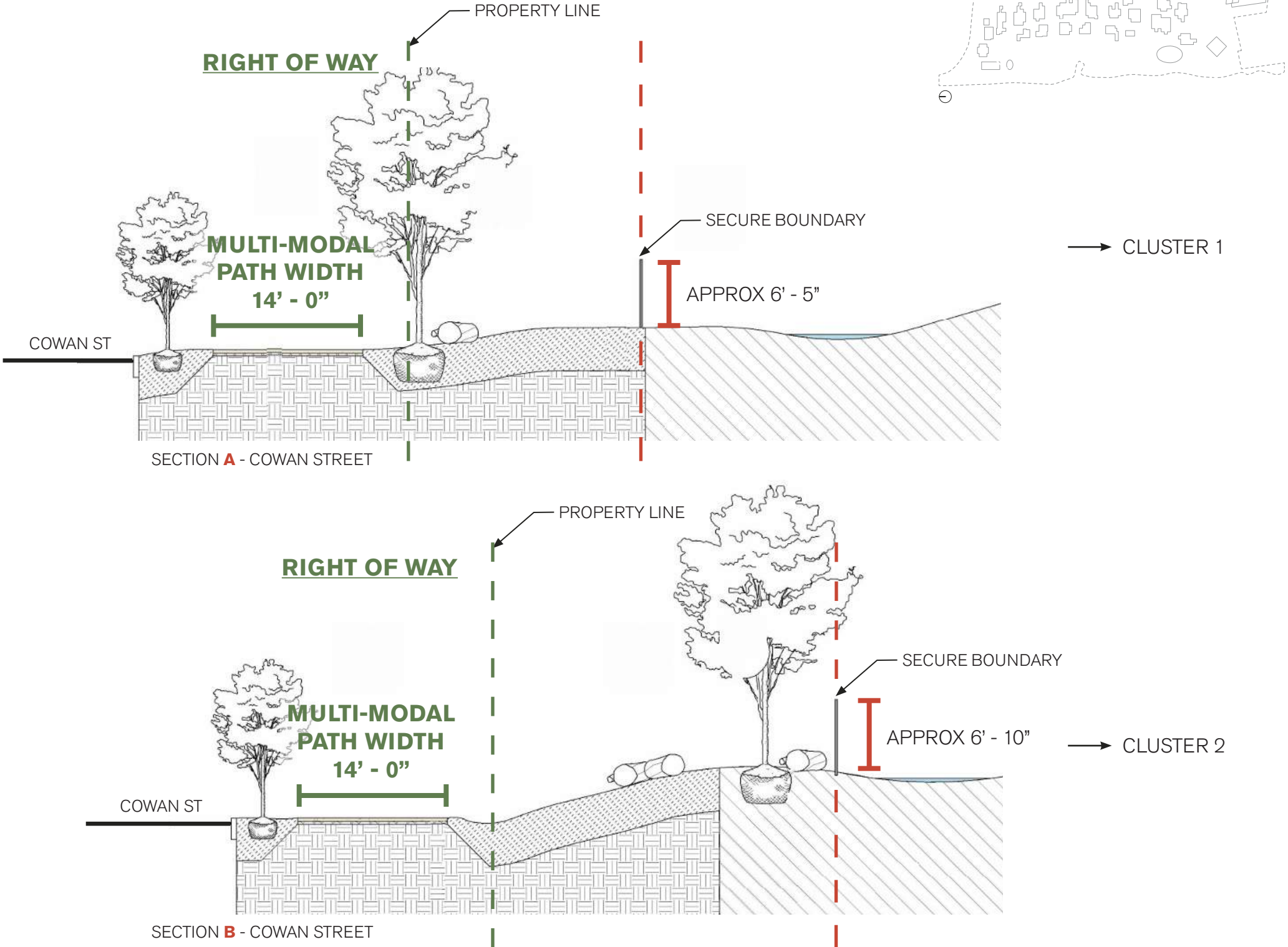
FENCE HEIGHT 6' MIN - 10' MAX

Fence shall not be located within or encroach upon the public right-of-way or any public access easements.

SIDEWALK AND PLANTING

Multi-Modal Path to be a **minimum of 14' wide**.

MULTI-MODAL PATH WIDTH: 14' OR MORE



STATUS

COMPLIANT



1.4 Secure Boundary, Sidewalk and Planting

UDO pg. 19

SECURE BOUNDARY

A secure boundary is a physical barrier, such as a fence or body of water, delineating publicly accessible space from private development area. When utilized, fence shall be a **maximum of 10' in height** measured from adjacent grade.

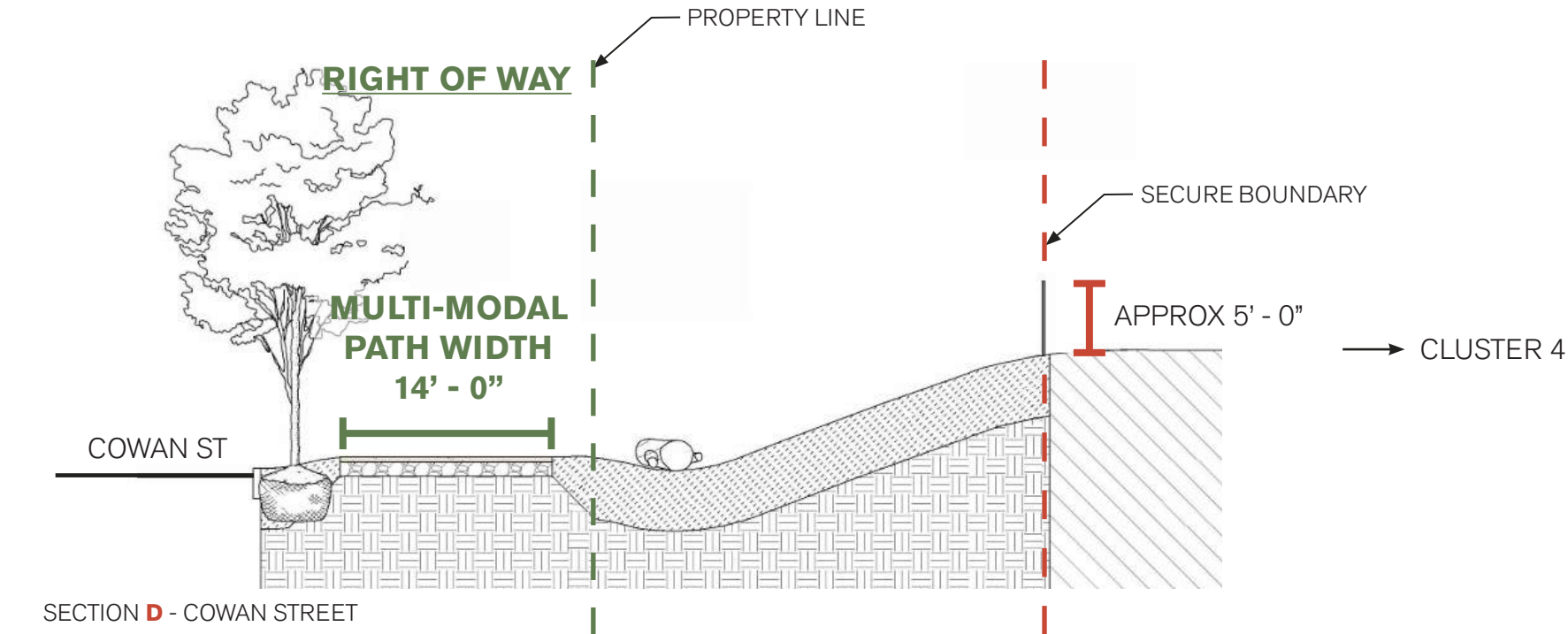
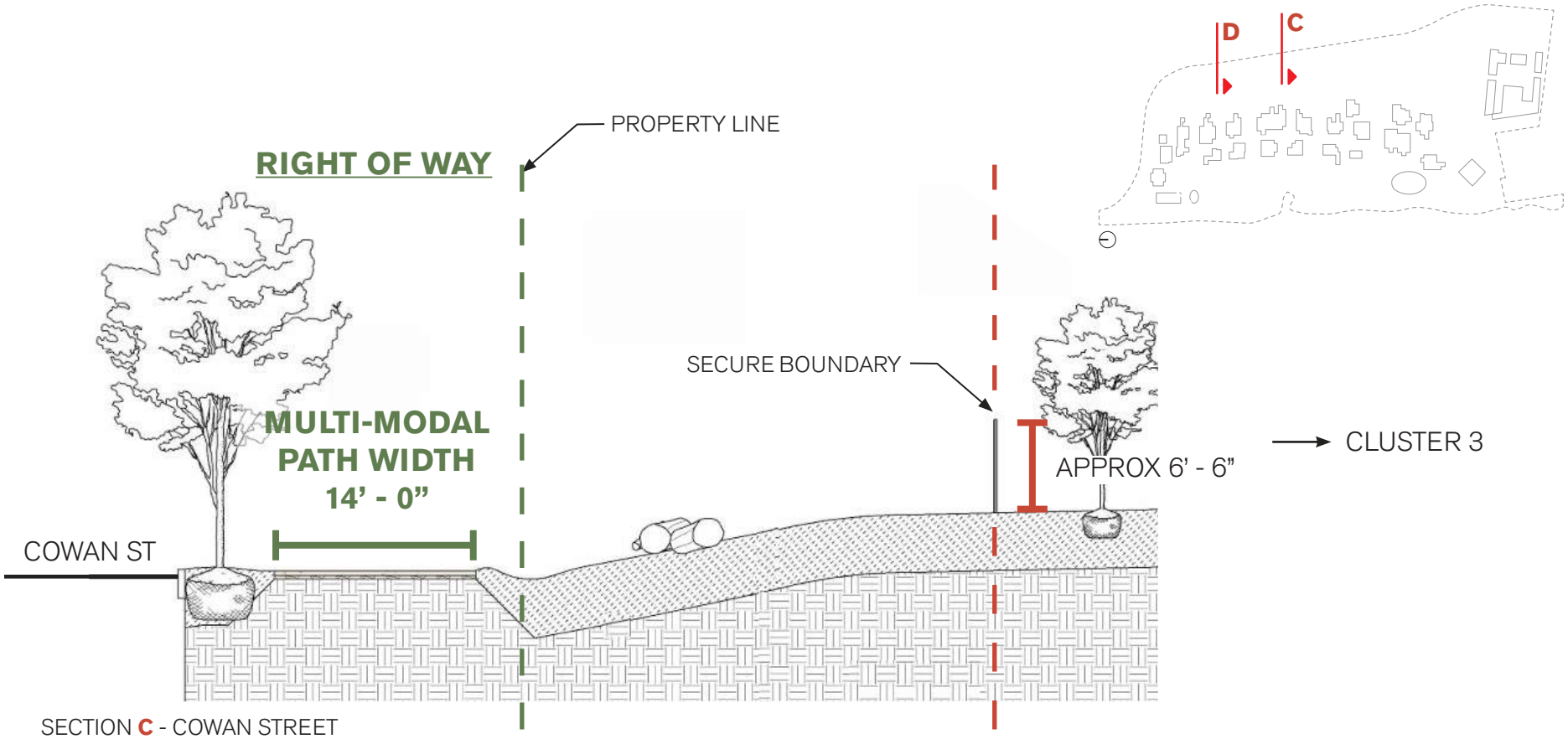
FENCE HEIGHT 6' MIN - 10' MAX

Fence shall not be located within or encroach upon the public right-of-way or any public access easements.

SIDEWALK AND PLANTING

Multi-Modal Path to be a **minimum of 14' wide**.

MULTI-MODAL PATH WIDTH: 14' OR MORE



STATUS

COMPLIANT

1.4 Secure Boundary, Sidewalk and Planting

UDO pg. 19

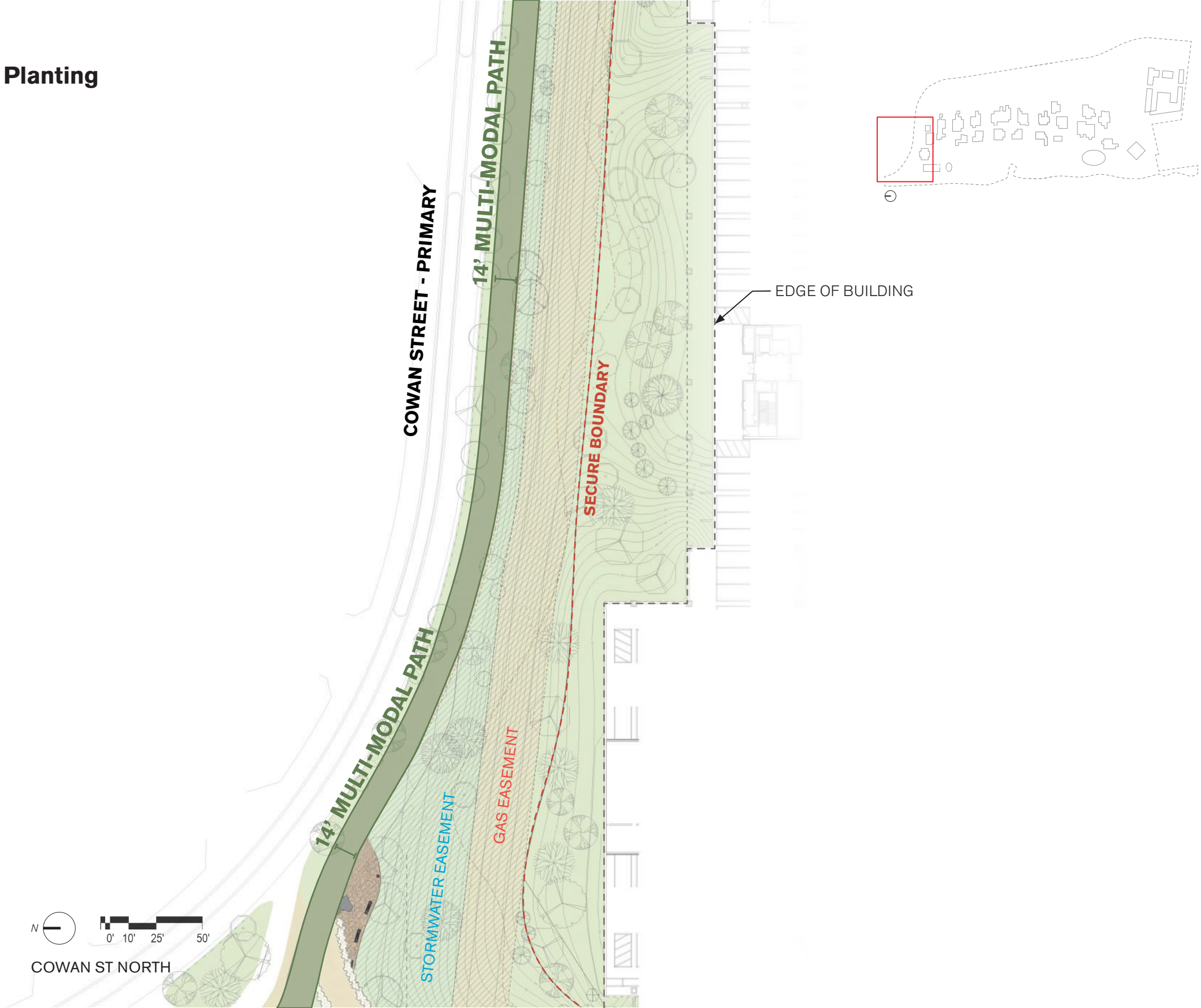
SIDEWALK AND PLANTING

Multi-Modal Path to be a **minimum of 14’ wide.**

**MULTI-MODAL PATH WIDTH: 14’ OR MORE**

STATUS

COMPLIANT





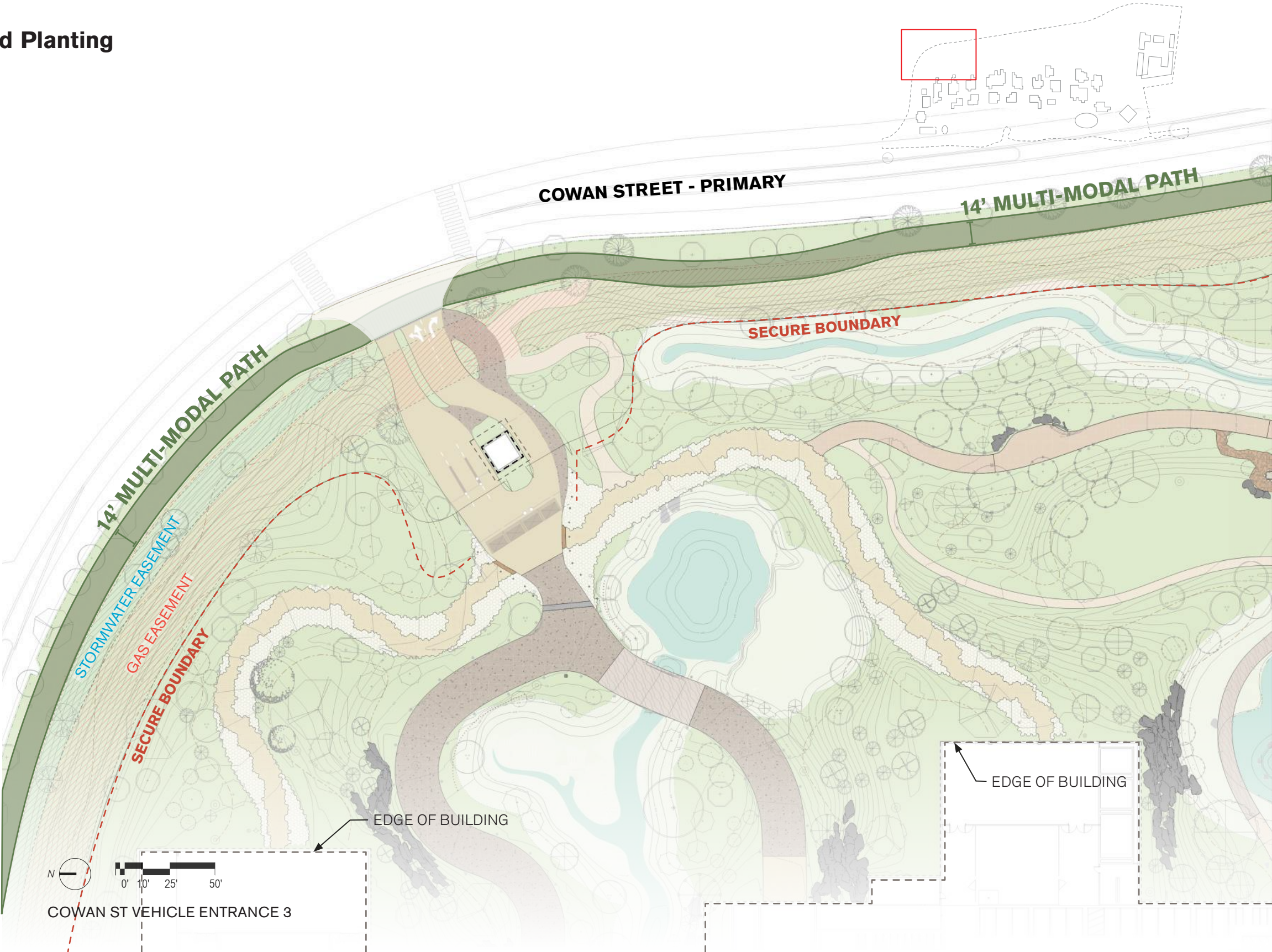
1.4 Secure Boundary, Sidewalk and Planting

UDO pg. 19

SIDEWALK AND PLANTING

Multi-Modal Path to be a **minimum of 14’ wide.**

**MULTI-MODAL PATH WIDTH: 14’ OR MORE**



STATUS

**COMPLIANT**



1.4 Secure Boundary, Sidewalk and Planting

UDO pg. 19

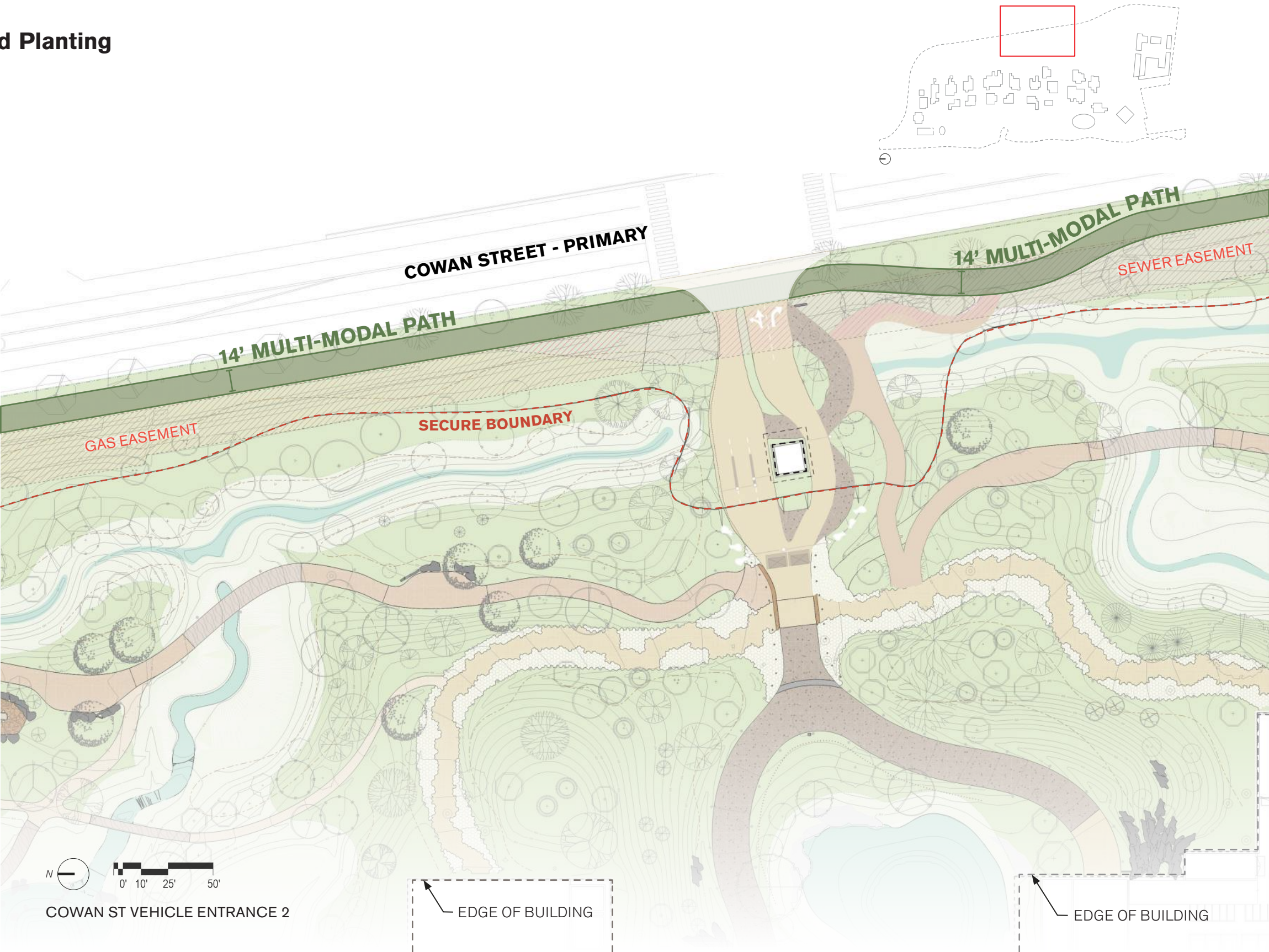
SIDEWALK AND PLANTING

Multi-Modal Path to be a **minimum of 14’ wide.**

**MULTI-MODAL PATH WIDTH: 14’ OR MORE**

STATUS

**COMPLIANT**





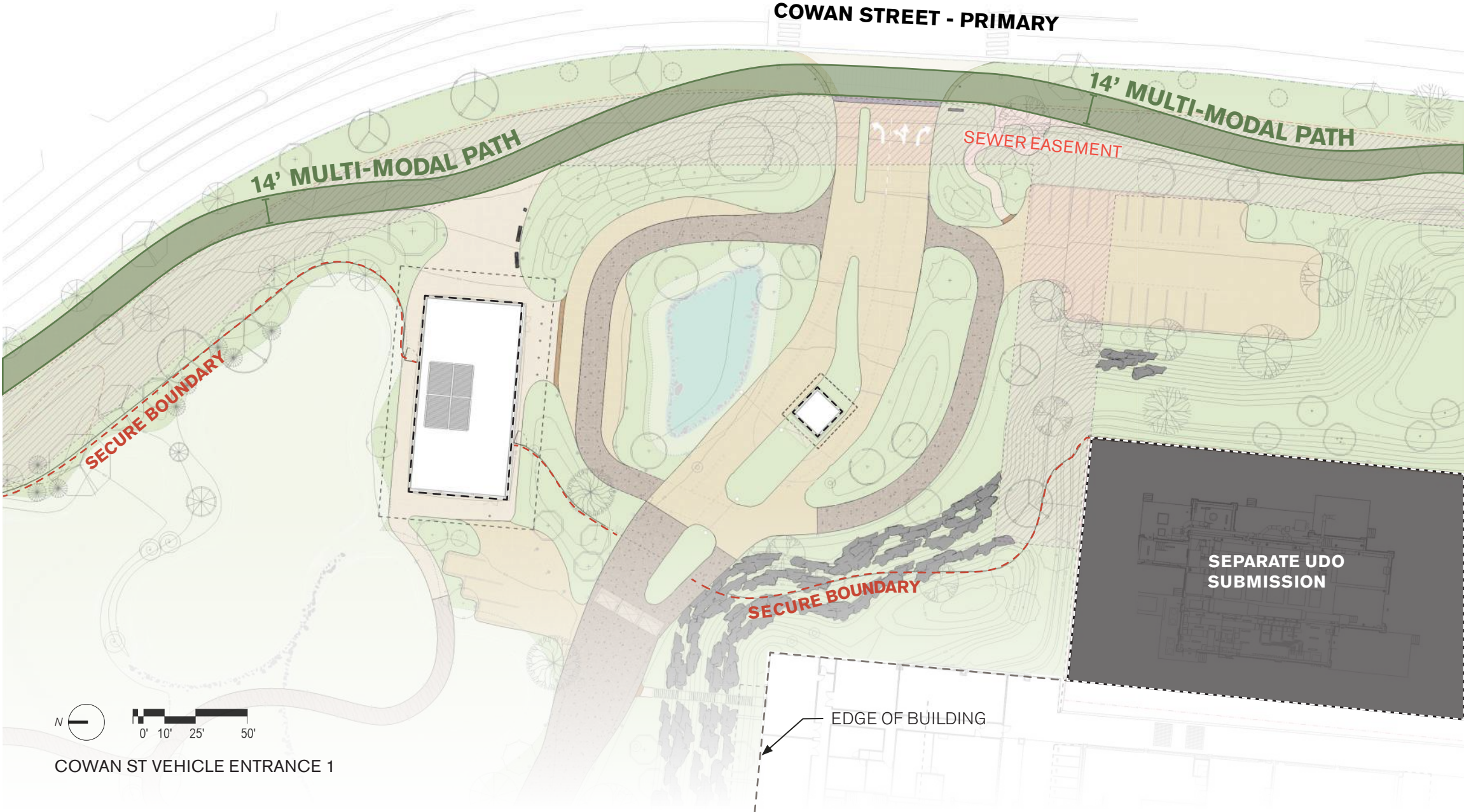
1.4 Secure Boundary, Sidewalk and Planting

UDO pg. 19

SIDEWALK AND PLANTING

Multi-Modal Path to be a **minimum of 14’ wide.**

**MULTI-MODAL PATH WIDTH: 14’ OR MORE**



STATUS

**COMPLIANT**

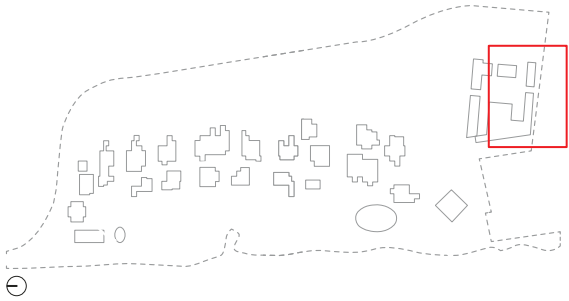
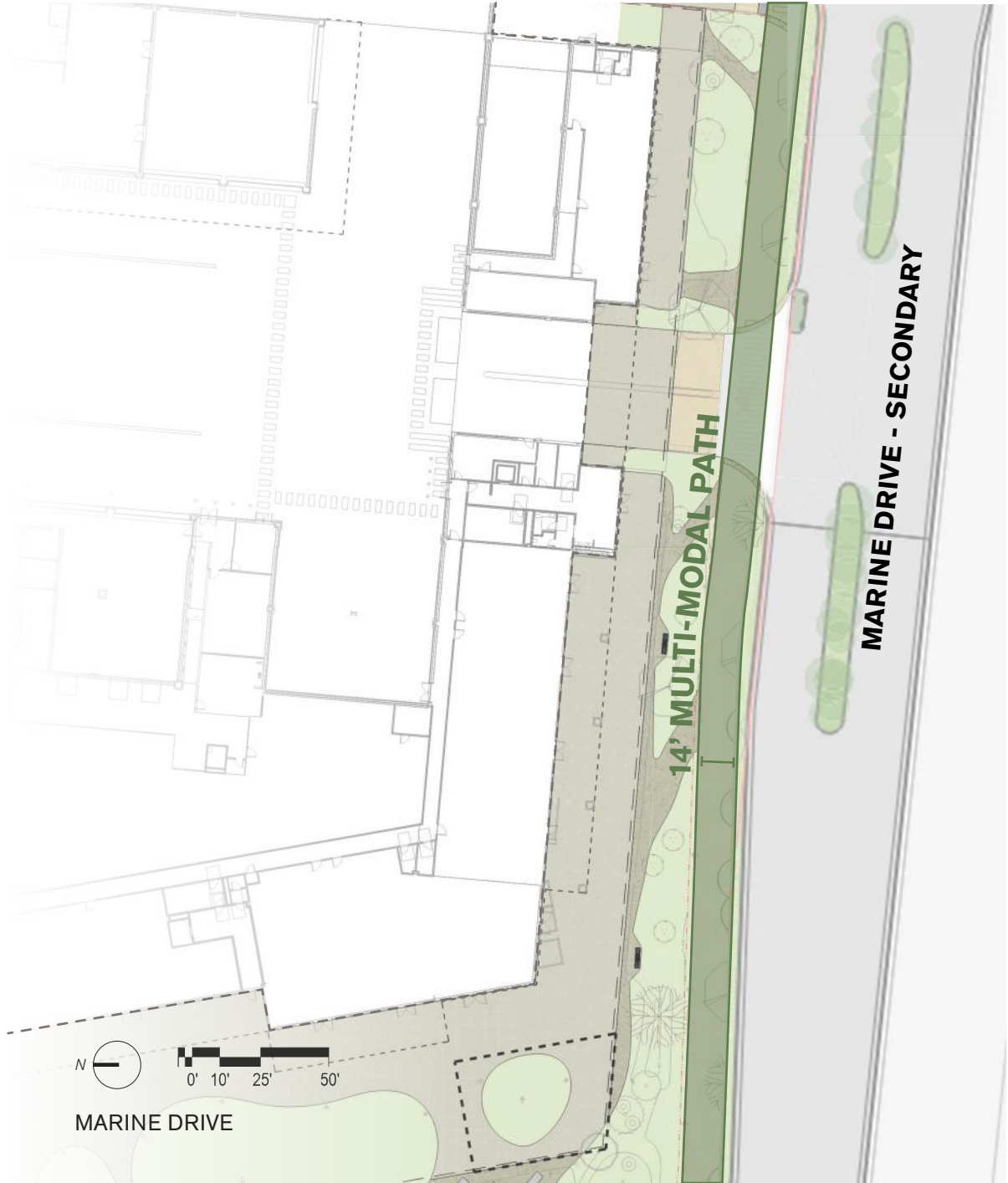
1.4 Secure Boundary, Sidewalk and Planting

UDO pg. 19

SIDEWALK AND PLANTING

Multi-Modal Path to be a **minimum of 14’ wide.**

**MULTI-MODAL PATH WIDTH: 14’ OR MORE**



STATUS

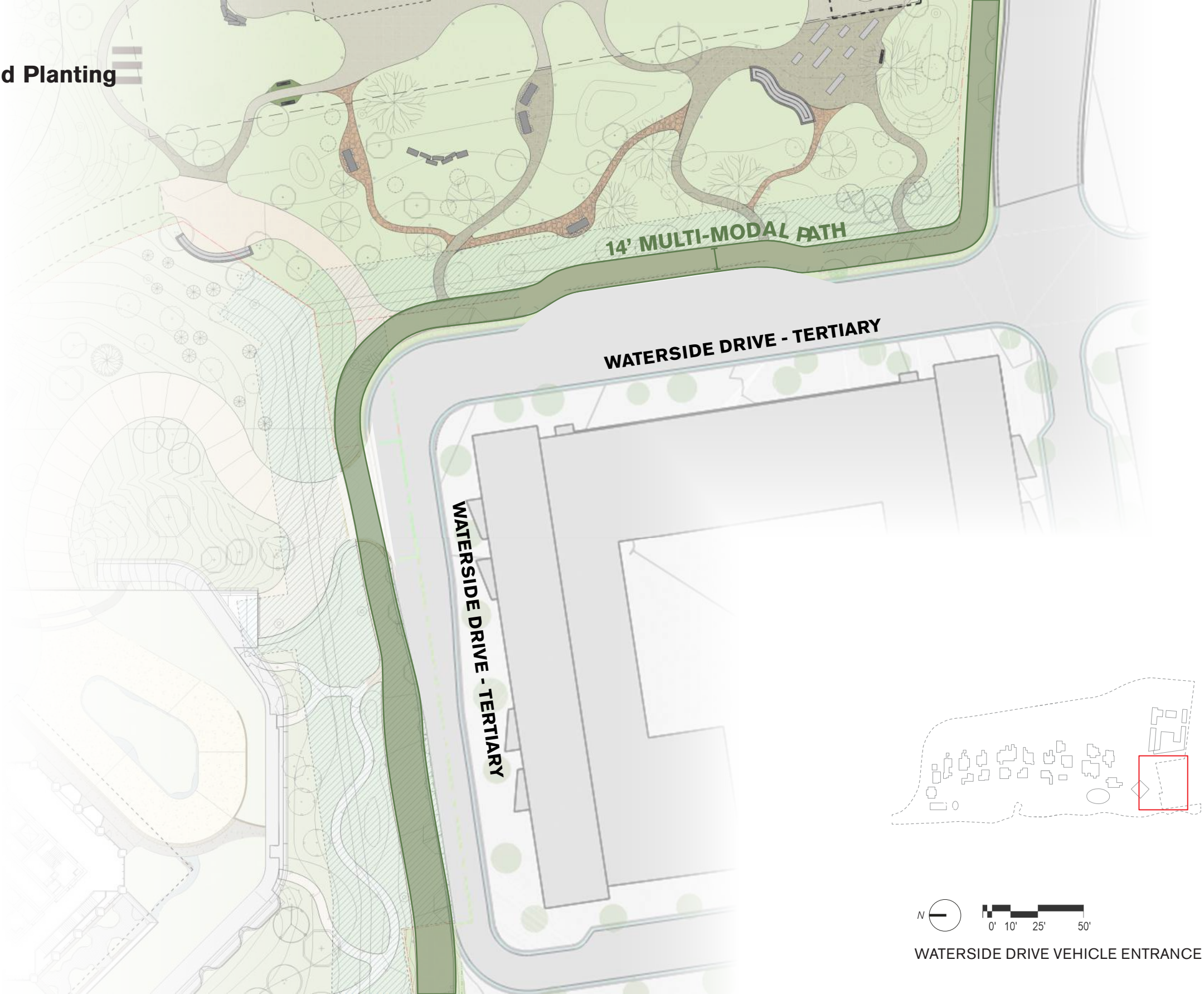
**COMPLIANT**



1.4 Secure Boundary, Sidewalk and Planting  
UDO pg. 19

SIDEWALK AND PLANTING  
Multi-Modal Path to be a **minimum of 14' wide.**  
**MULTI-MODAL PATH WIDTH: 14' OR MORE**

STATUS  
**COMPLIANT**





1.5 Transition Zone, Pedestrian Entrances

UDO pg. 19

TRANSITION ZONE

The Transition Zone is the area within the secure boundary.

**Where building ground floor finished floor elevation (FFE) is elevated compared to the adjacent grade of the public right-of-way (ROW) the Transition Zone shall function as a grade transition using sloped topography and landscape planting, minimizing the use of retaining walls.**

Proposed grade elevation may vary along exterior building facade within Transition Zone.

PEDESTRIAN ENTRANCES

Pedestrian entrances to buildings **located within Secure Boundary shall be exempt from all requirements for pedestrian entrances in the General Standards.**

LEGEND

- BUILDING
- PODIUM BOUNDARY
- TRANSITION ZONE
- PEDESTRIAN ENTRANCE WITHIN SECURE BOUNDARY
- SECURE BOUNDARY

STATUS

COMPLIANT





1.5 Transition Zone

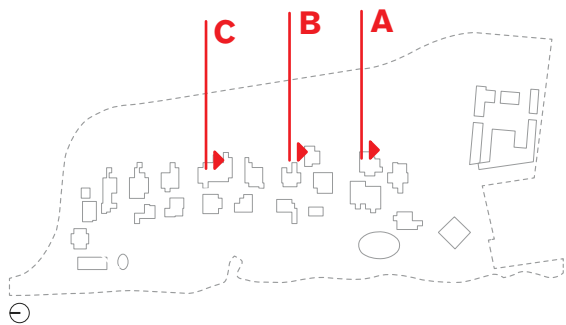
UDO pg. 19

TRANSITION ZONE

The Transition Zone is the area within the secure boundary.

Where building ground floor finished floor elevation (FFE) is elevated compared to the adjacent grade of the public right-of-way (ROW) the Transition Zone shall function as a grade transition using sloped topography and landscape planting, minimizing the use of retaining walls.

Proposed grade elevation may vary along exterior building facade within Transition Zone.



A Cluster 1 - E/W Section

SLOPED TOPOGRAPHY AND LANDSCAPE PLANTING IN USE WHEN FFE AND ROW ARE AT DIFFERENT ELEVATIONS

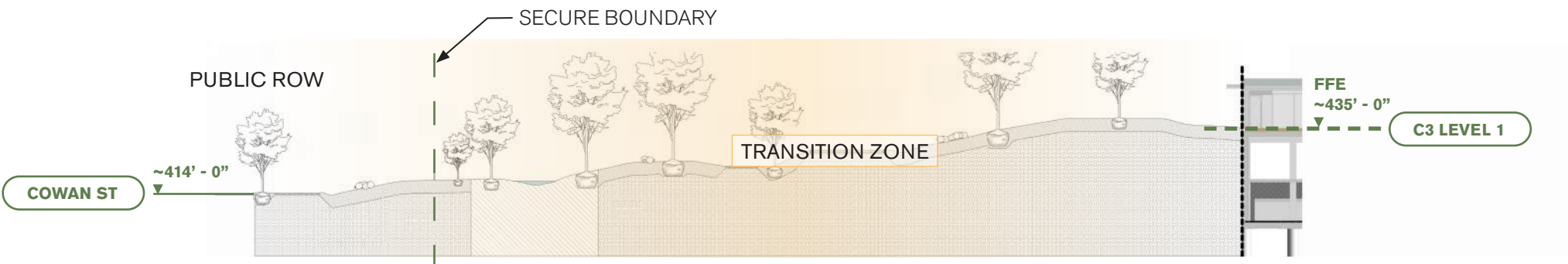
Refer to Section 1.6 and 2.11 of this document for innovative design treatment of exposed parking structures facing riverfront greenway.

LEGEND

--- = GROUND FLOOR, AS DEFINED BY UDO SUBDISTRICT STANDARDS



B Cluster 2 - E/W Section



C Cluster 3 - E/W Section



STATUS

COMPLIANT

1.5 Transition Zone

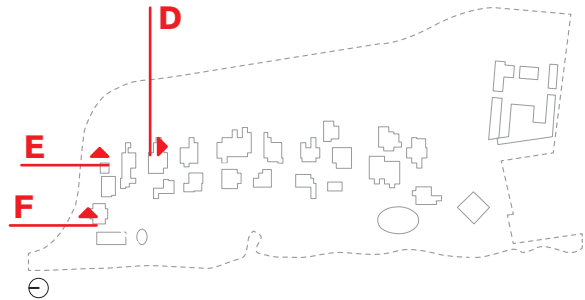
UDO pg. 19

TRANSITION ZONE

The Transition Zone is the area within the secure boundary.

Where building ground floor finished floor elevation (FFE) is elevated compared to the adjacent grade of the public right-of-way (ROW) the Transition Zone shall function as a grade transition using sloped topography and landscape planting, minimizing the use of retaining walls.

Proposed grade elevation may vary along exterior building facade within Transition Zone.

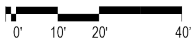
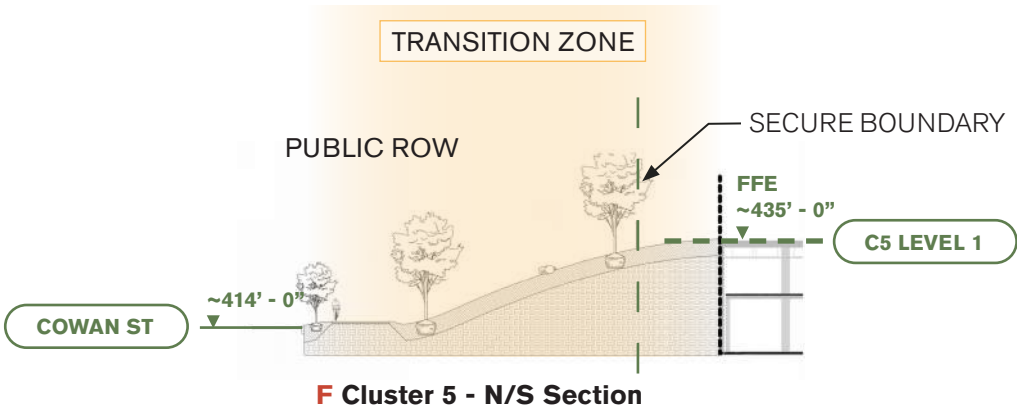
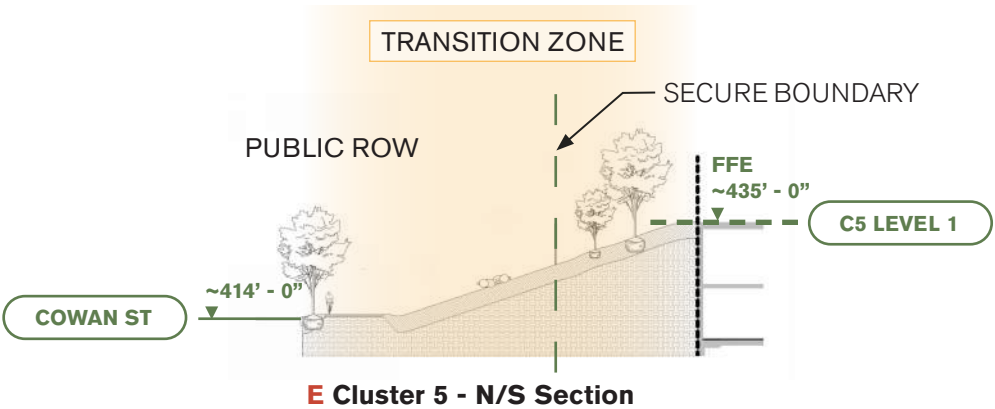


SLOPED TOPOGRAPHY AND LANDSCAPE PLANTING IN USE WHEN FFE AND ROW ARE AT DIFFERENT ELEVATIONS

Refer to Section 1.6 and 2.11 of this document for innovative design treatment of exposed parking structures facing riverfront greenway.

LEGEND

--- = GROUND FLOOR, AS DEFINED BY UDO SUBDISTRICT STANDARDS



STATUS

COMPLIANT



1.6 Structured Parking - Open Parking as Building Edge

UDO pg. 20

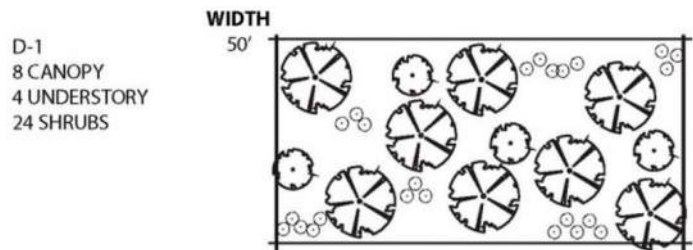
STRUCTURED PARKING

Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17 .24 .240D of the Metro Code.

Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"

Figure 17.24.240D  
STANDARD D- LANDSCAPE BUFFER YARDS



Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting

STATUS

COMPLIANT





1.6 Structured Parking - Cluster 2 - Canopy and Understory

UDO pg. 20

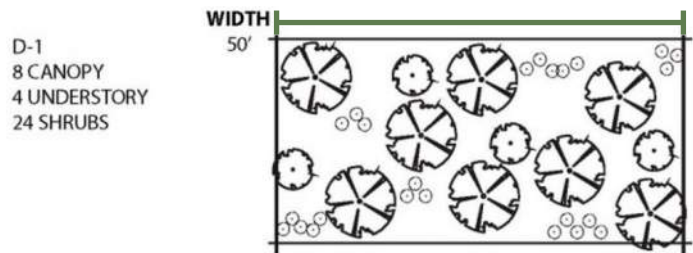
STRUCTURED PARKING

Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17.24.240D of the Metro Code.

Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"

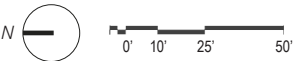
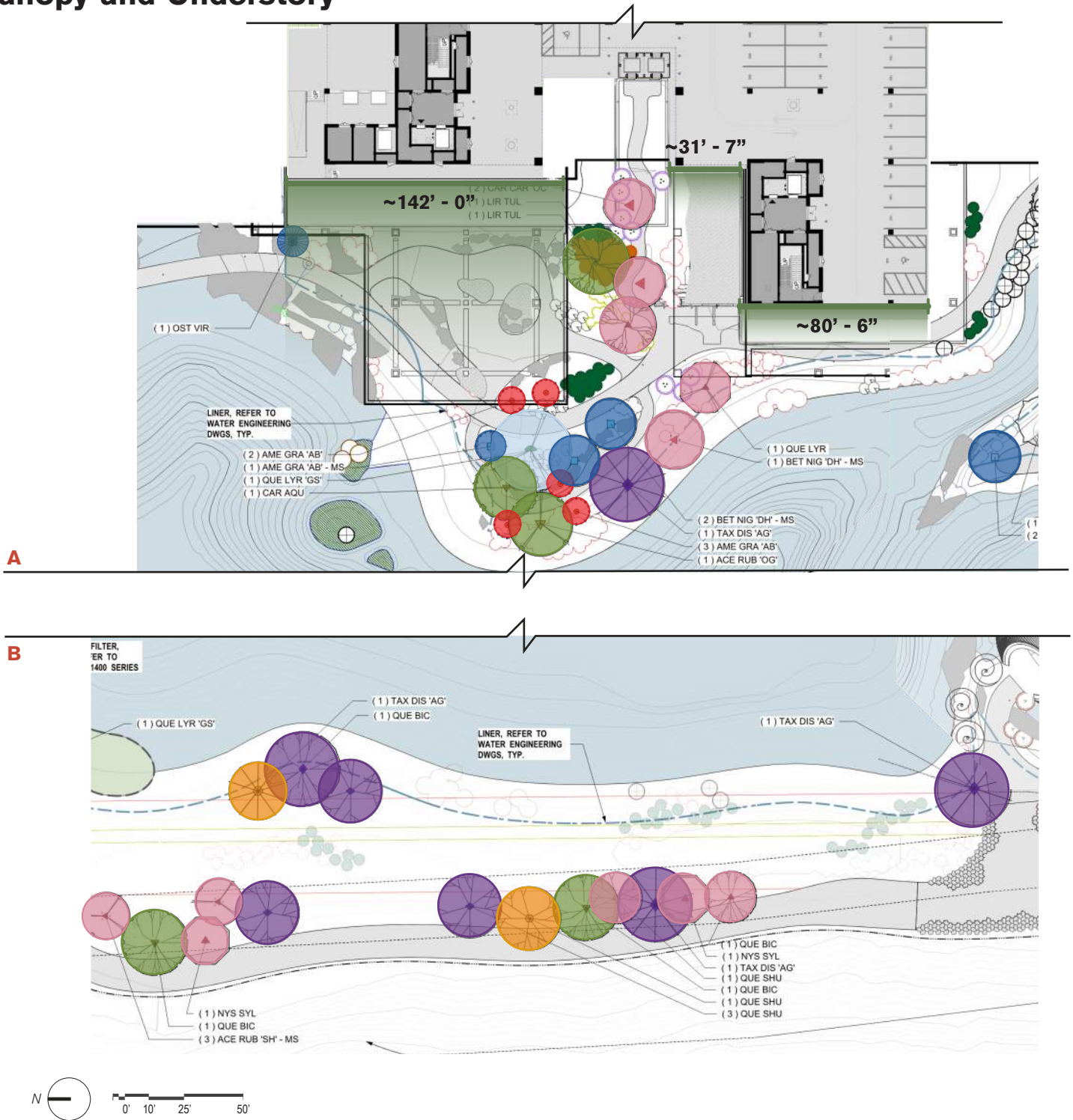
Figure 17.24.240D  
STANDARD D- LANDSCAPE BUFFER YARDS



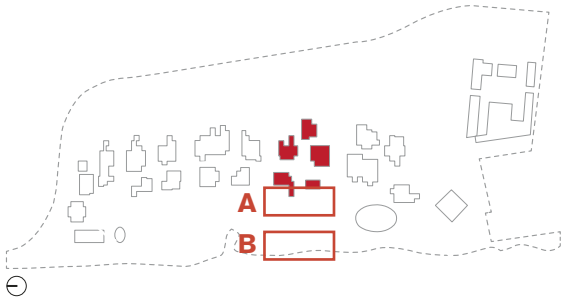
Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting

STATUS

COMPLIANT



TREE PLANTING PLAN AT CLUSTER 2, LOWER LEVEL 01



| TREE | CALIPER  | CATEGORY   | QTY |
|------|----------|------------|-----|
| ●    | 2" MIN.  | UNDERSTORY | 5   |
| ●    | 3" MIN.  | UNDERSTORY | 5   |
| ●    | 4" MIN.  | CANOPY     | 11  |
| ●    | 6" MIN.  | CANOPY     | 12  |
| ●    | 8" MIN.  | CANOPY     | 5   |
| ●    | 10" MIN. | CANOPY     | 7   |
| ●    | 14" MIN. | CANOPY     | 1   |

TOTAL CANOPY: 36

TOTAL UNDERSTORY: 10

— TOTAL EXPOSED PARKING: 254' - 1"

PER 100 FEET

8 CANOPY REQUIRED  
14 CANOPY PROVIDED

4 UNDERSTORY REQUIRED  
4 UNDERSTORY PROVIDED



1.6 Structured Parking - Cluster 2 - Shrubs

UDO pg. 20

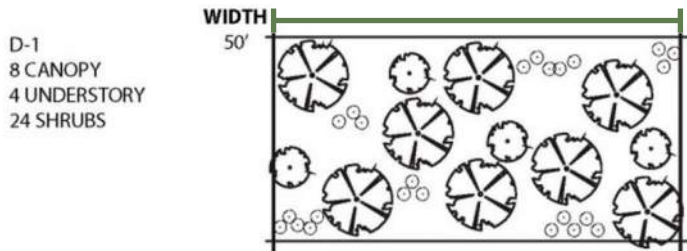
STRUCTURED PARKING

Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17 .24 .240D of the Metro Code.

Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"

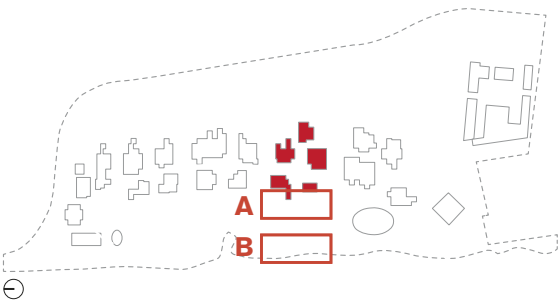
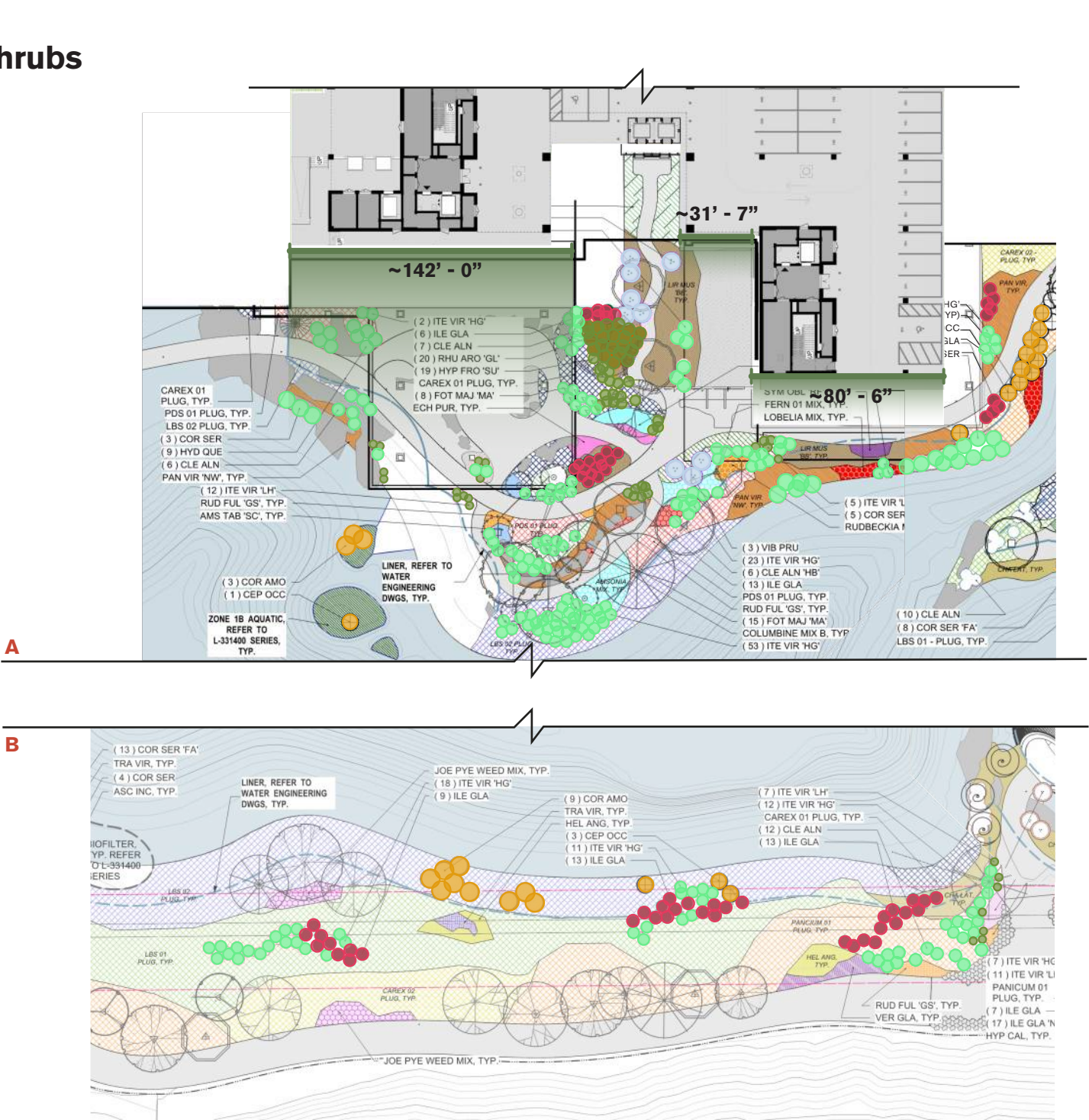
Figure 17.24.240D  
STANDARD D- LANDSCAPE BUFFER YARDS



Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting

STATUS

COMPLIANT



| SHRUB | HEIGHT    | QTY |
|-------|-----------|-----|
|       | 12" - 24" | 82  |
|       | 14" - 16" | 0   |
|       | 15" - 36" | 0   |
|       | 18" - 36" | 54  |
|       | 24" - 30" | 209 |
|       | 24" - 48" | 0   |
|       | 30" - 36" | 17  |
|       | 30" - 84" | 9   |
|       | 36" - 48" | 0   |
|       | 48" - 60" | 0   |

TOTAL SHRUBS: 371  
TOTAL EXPOSED PARKING: 254' - 1"

PER 100 FEET  
24 SHRUBS REQUIRED  
146 SHRUBS PROVIDED



1.6 Structured Parking - Cluster 3 - Canopy and Understory

UDO pg. 20

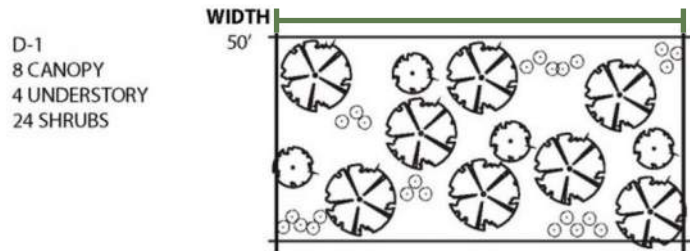
STRUCTURED PARKING

Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17 .24 .240D of the Metro Code.

Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"

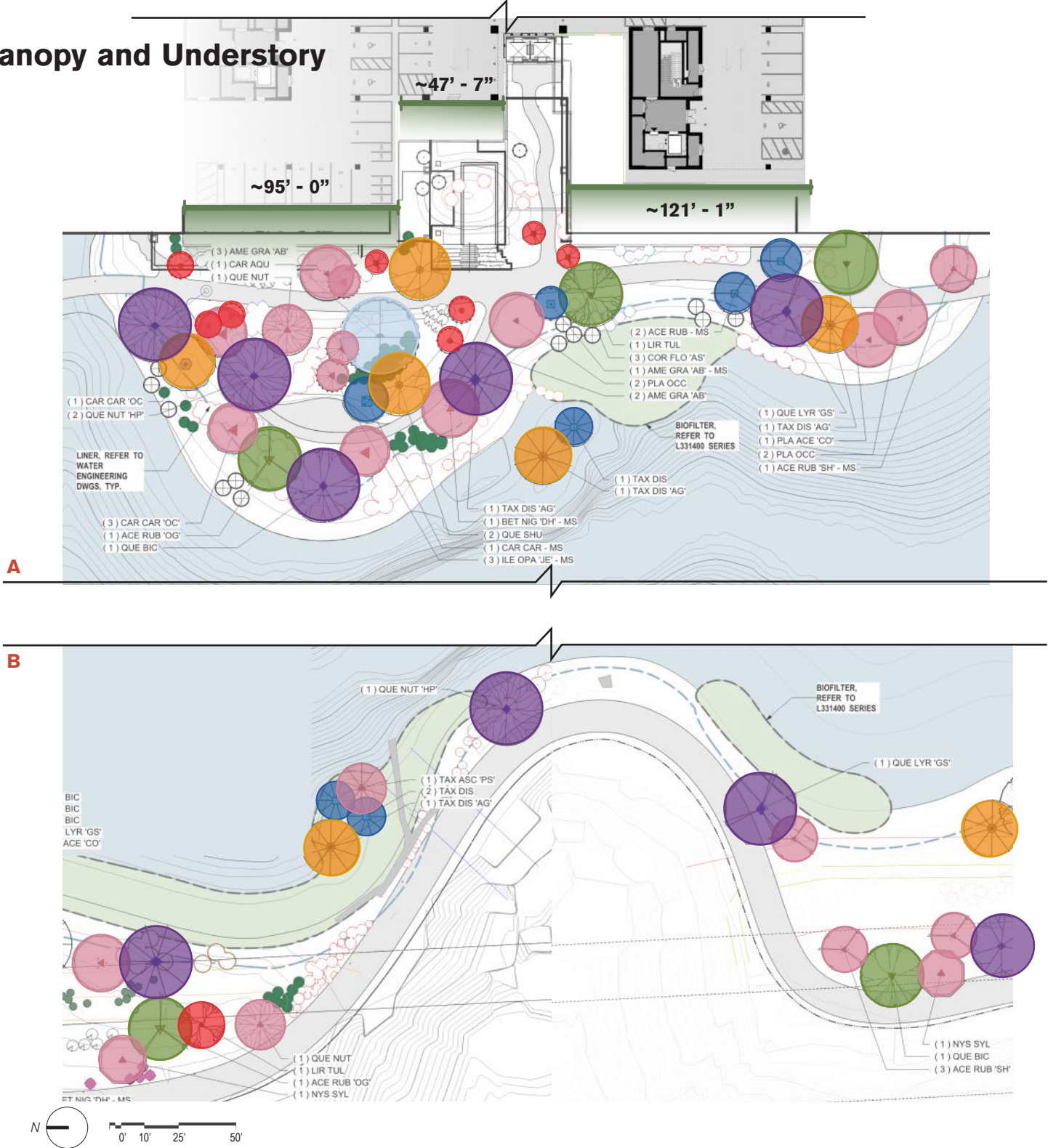
Figure 17.24.240D  
STANDARD D- LANDSCAPE BUFFER YARDS



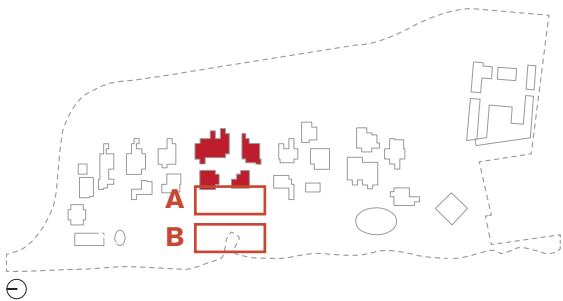
Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting

STATUS

COMPLIANT



TREE PLANTING PLAN AT CLUSTER 3, LOWER LEVEL 01



| TREE | CALIPER  | CATEGORY   | QTY |
|------|----------|------------|-----|
|      | 2" MIN.  | UNDERSTORY | 9   |
|      | 3" MIN.  | UNDERSTORY | 7   |
|      | 4" MIN.  | CANOPY     | 20  |
|      | 6" MIN.  | CANOPY     | 7   |
|      | 8" MIN.  | CANOPY     | 5   |
|      | 10" MIN. | CANOPY     | 9   |
|      | 14" MIN. | CANOPY     | 1   |

TOTAL CANOPY: 42

TOTAL UNDERSTORY: 16

— TOTAL EXPOSED PARKING: 263' - 8"

PER 100 FEET

8 CANOPY REQUIRED  
16 CANOPY PROVIDED

4 UNDERSTORY REQUIRED  
6 UNDERSTORY PROVIDED



1.6 Structured Parking - Cluster 3 - Shrubs

UDO pg. 20

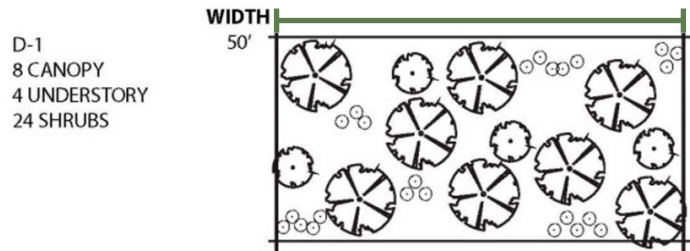
STRUCTURED PARKING

Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17 .24 .240D of the Metro Code.

Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"

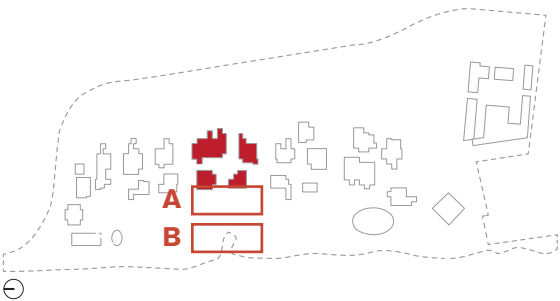
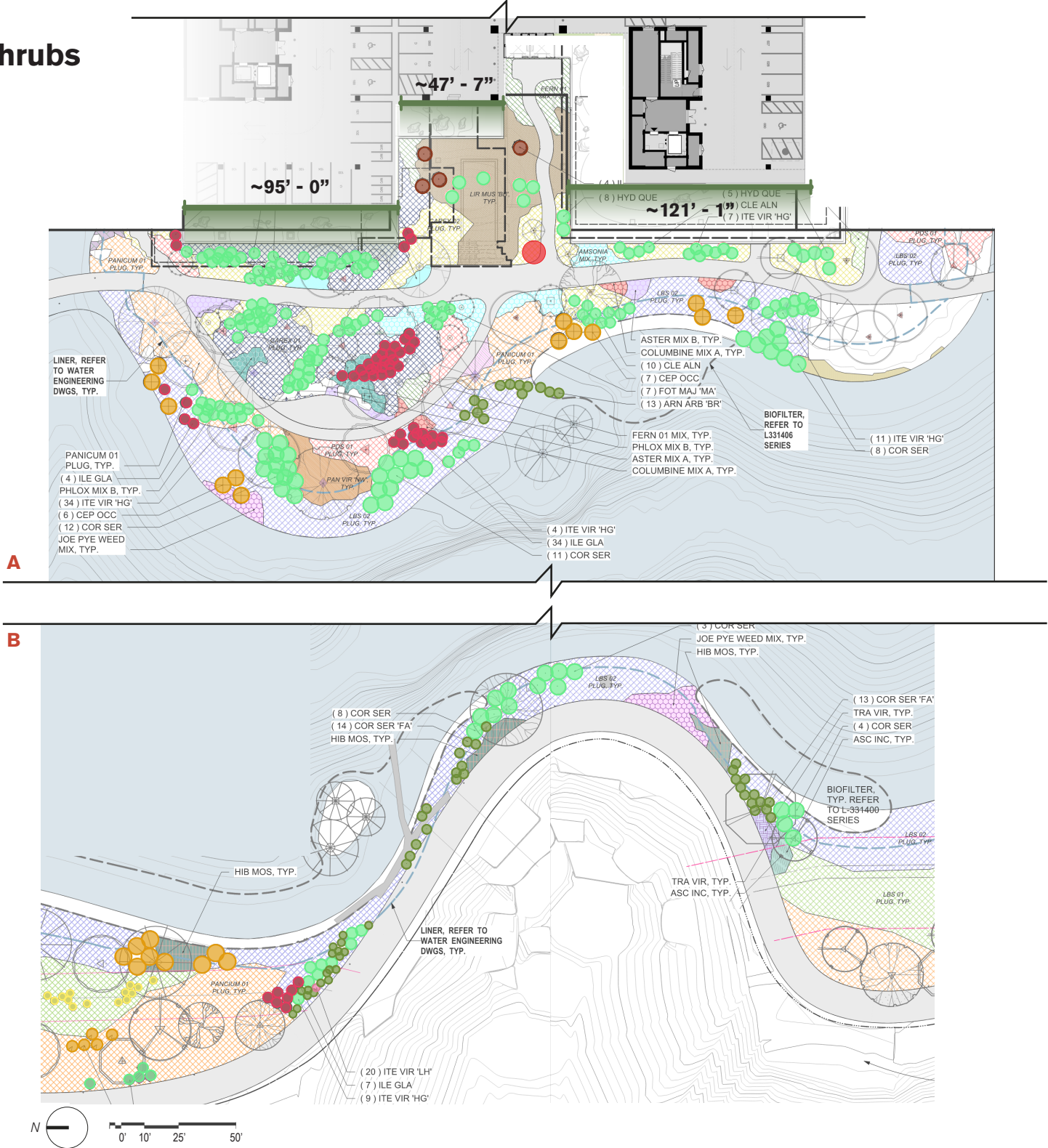
Figure 17.24.240D  
STANDARD D- LANDSCAPE BUFFER YARDS



Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting

STATUS

COMPLIANT



| SHRUB | HEIGHT    | QTY |
|-------|-----------|-----|
|       | 12" - 24" | 60  |
|       | 14" - 16" | 0   |
|       | 15" - 36" | 14  |
|       | 18" - 36" | 50  |
|       | 24" - 30" | 203 |
|       | 24" - 48" | 4   |
|       | 30" - 36" | 27  |
|       | 30" - 84" | 0   |
|       | 36" - 48" | 0   |
|       | 48" - 60" | 0   |

TOTAL SHRUBS: 358

— TOTAL EXPOSED PARKING: 263' - 8"

PER 100 FEET

24 SHRUBS REQUIRED  
136 SHRUBS PROVIDED

1.6 Structured Parking - Cluster 4 - Canopy and Understory

UDO pg. 20

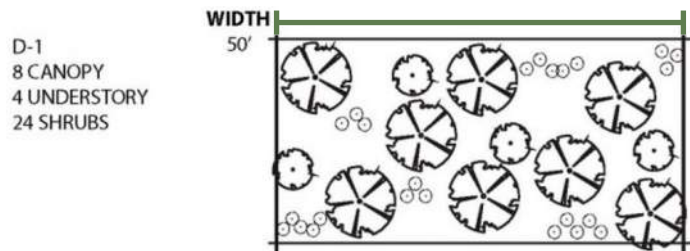
STRUCTURED PARKING

Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17 .24 .240D of the Metro Code.

Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"

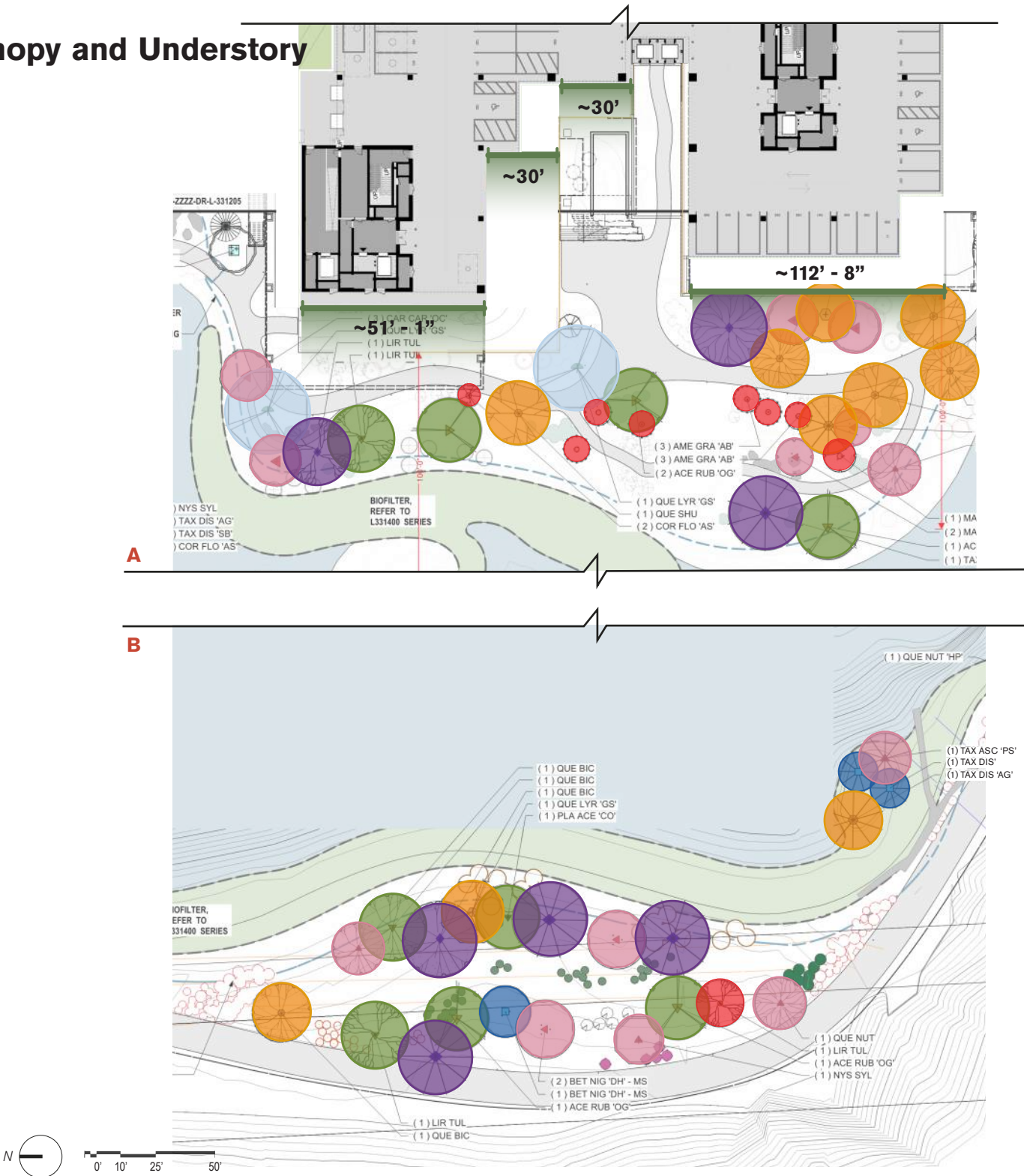
Figure 17.24.240D  
STANDARD D- LANDSCAPE BUFFER YARDS



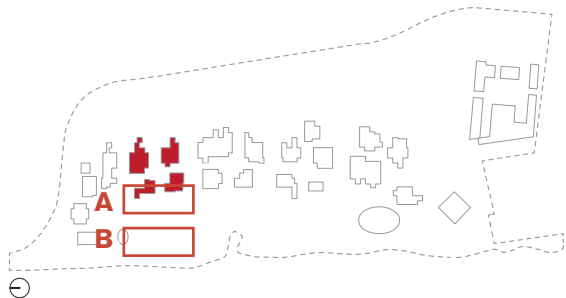
Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting

STATUS

COMPLIANT



TREE PLANTING PLAN AT CLUSTER 4, LOWER LEVEL 01



| TREE | CALIPER  | CATEGORY   | QTY |
|------|----------|------------|-----|
| ●    | 2" MIN.  | UNDERSTORY | 9   |
| ●    | 3" MIN.  | UNDERSTORY | 3   |
| ●    | 4" MIN.  | CANOPY     | 13  |
| ●    | 6" MIN.  | CANOPY     | 10  |
| ●    | 8" MIN.  | CANOPY     | 9   |
| ●    | 10" MIN. | CANOPY     | 7   |
| ●    | 14" MIN. | CANOPY     | 2   |

TOTAL CANOPY: 41

TOTAL UNDERSTORY: 12

— TOTAL EXPOSED PARKING: 223' - 9"

PER 100 FEET

8 CANOPY REQUIRED  
18 CANOPY PROVIDED

4 UNDERSTORY REQUIRED  
5 UNDERSTORY PROVIDED



1.6 Structured Parking - Cluster 4 - Shrubs

UDO pg. 20

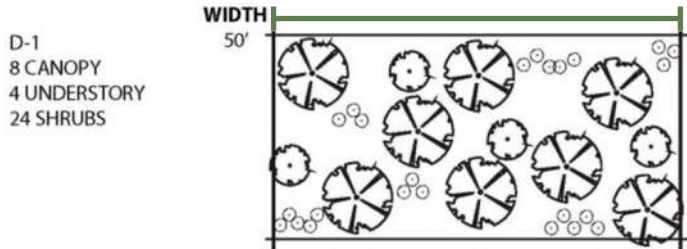
STRUCTURED PARKING

Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17 .24 .240D of the Metro Code.

Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"

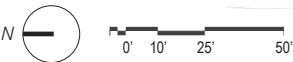
Figure 17.24.240D  
STANDARD D- LANDSCAPE BUFFER YARDS



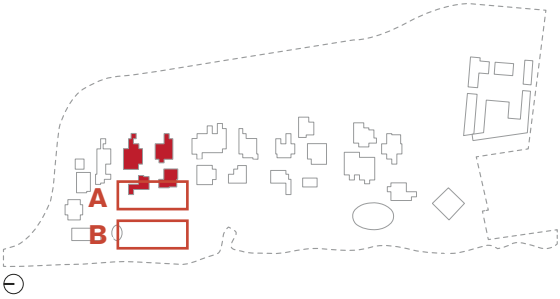
Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting

STATUS

COMPLIANT



PLANTING PLAN AT CLUSTER 4, LOWER LEVEL 01



| SHRUB | HEIGHT    | QTY |
|-------|-----------|-----|
|       | 12" - 24" | 157 |
|       | 14" - 16" | 0   |
|       | 15" - 36" | 27  |
|       | 18" - 36" | 60  |
|       | 24" - 30" | 111 |
|       | 24" - 48" | 3   |
|       | 30" - 36" | 33  |
|       | 30" - 84" | 9   |
|       | 36" - 48" | 0   |
|       | 48" - 60" | 80  |

TOTAL SHRUBS: 400

— TOTAL EXPOSED PARKING: 223' - 9"

PER 100 FEET

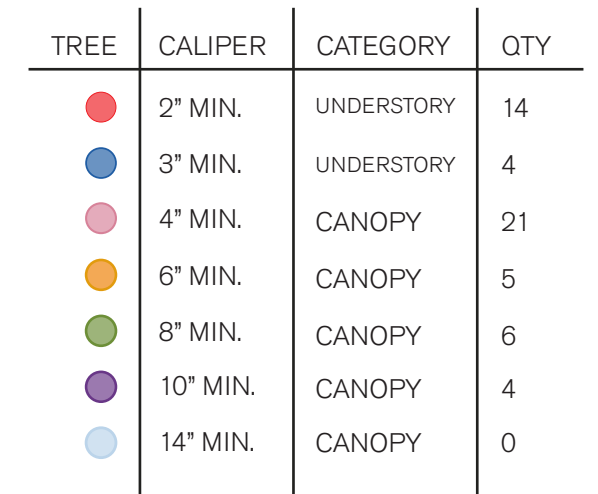
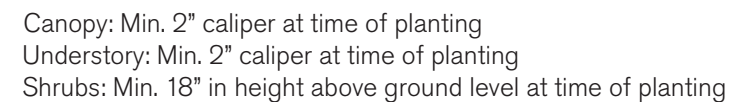
24 SHRUBS REQUIRED  
179 SHRUBS PROVIDED



## UDO pg. 20

**Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment**

Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"



— TOTAL EXPOSED PARKING: 330' - 6"

**4 UNDERSTORY REQUIRED**  
**5 UNDERSTORY PROVIDED**

## COMPLIANT



1.6 Structured Parking - Cluster 5 - Shrubs

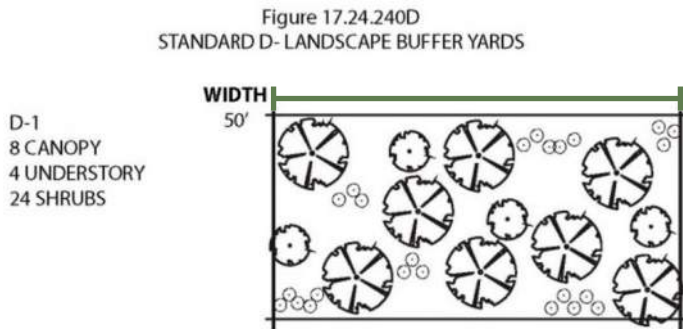
UDO pg. 20

STRUCTURED PARKING

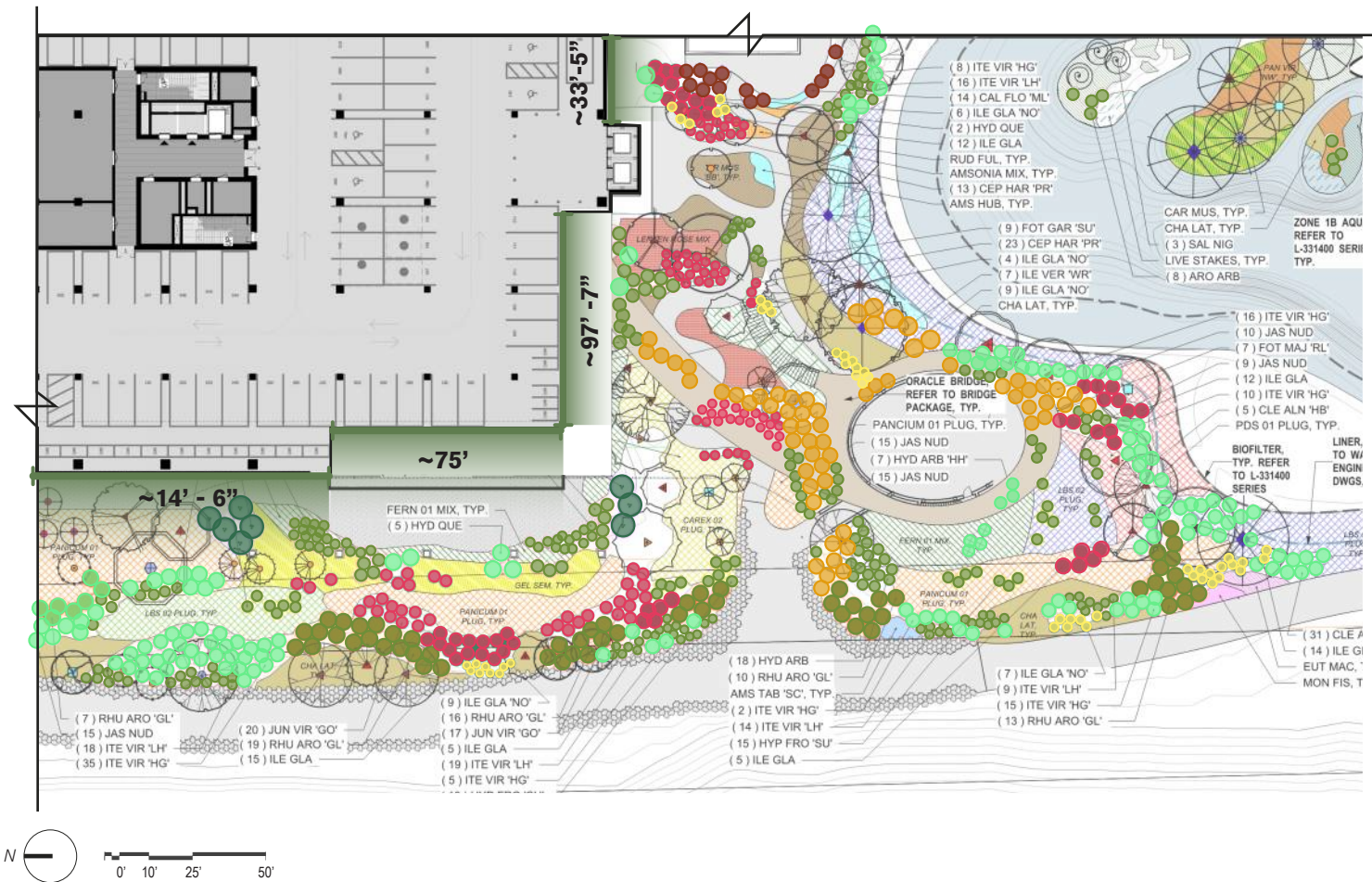
Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17 .24 .240D of the Metro Code.

Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"



Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting



TREE PLANTING PLAN AT CLUSTER 5, LOWER LEVEL 01

| SHRUB | HEIGHT    | QTY |
|-------|-----------|-----|
|       | 12" - 24" | 101 |
|       | 14" - 16" | 0   |
|       | 15" - 36" | 49  |
|       | 18" - 36" | 150 |
|       | 24" - 30" | 194 |
|       | 24" - 48" | 14  |
|       | 30" - 36" | 62  |
|       | 30" - 84" | 0   |
|       | 36" - 48" | 0   |
|       | 48" - 60" | 8   |

TOTAL SHRUBS: 578

TOTAL EXPOSED PARKING: 330' - 6"

PER 100 FEET

24 SHRUBS REQUIRED  
175 SHRUBS PROVIDED

STATUS

COMPLIANT

1.6 Structured Parking - Cluster 5 - Canopy and Understory

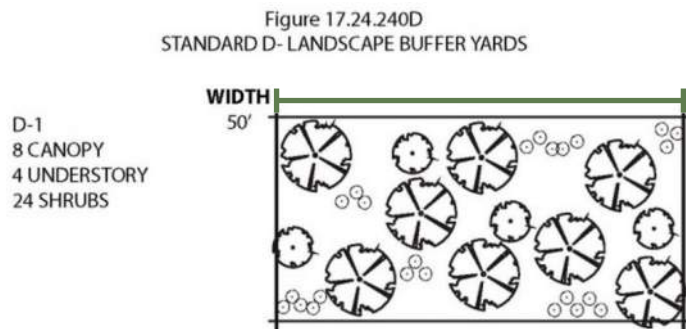
UDO pg. 20

STRUCTURED PARKING

Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17 .24 .240D of the Metro Code.

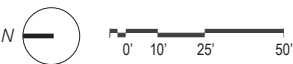
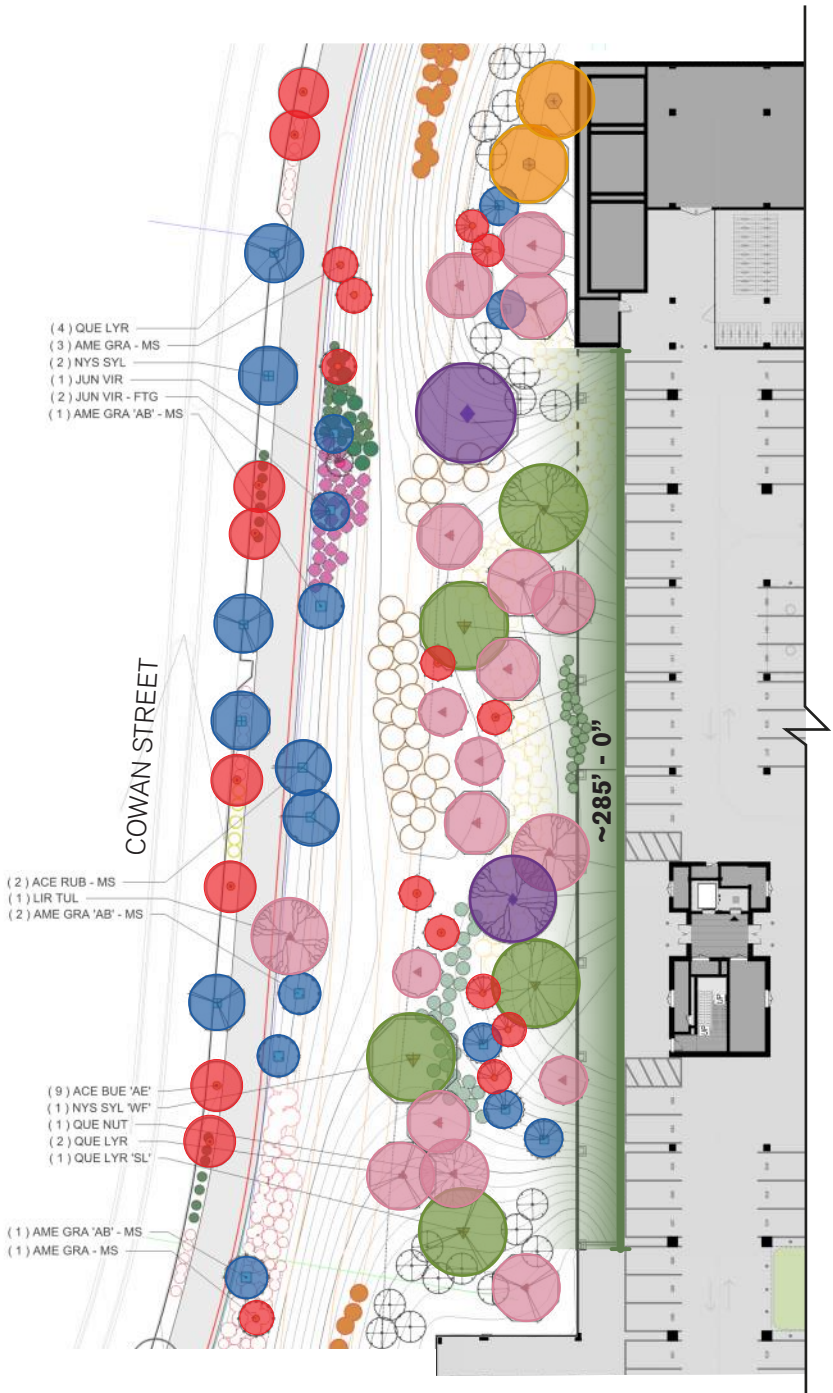
Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"



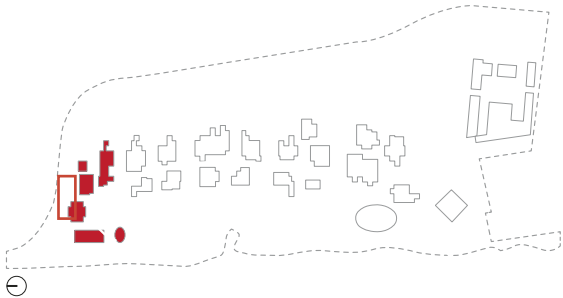
Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting

STATUS

COMPLIANT



TREE PLANTING PLAN AT CLUSTER 5, LOWER LEVEL 01



| TREE | CALIPER  | CATEGORY   | QTY |
|------|----------|------------|-----|
|      | 2" MIN.  | UNDERSTORY | 21  |
|      | 3" MIN.  | UNDERSTORY | 18  |
|      | 4" MIN.  | CANOPY     | 17  |
|      | 6" MIN.  | CANOPY     | 2   |
|      | 8" MIN.  | CANOPY     | 5   |
|      | 10" MIN. | CANOPY     | 2   |
|      | 14" MIN. | CANOPY     | 0   |

TOTAL CANOPY: 39

TOTAL UNDERSTORY: 26

— TOTAL EXPOSED PARKING: 385' - 0"

PER 100 FEET

8 CANOPY REQUIRED  
10 CANOPY PROVIDED

4 UNDERSTORY REQUIRED  
7 UNDERSTORY PROVIDED



1.6 Structured Parking - Cluster 5 - Shrubs

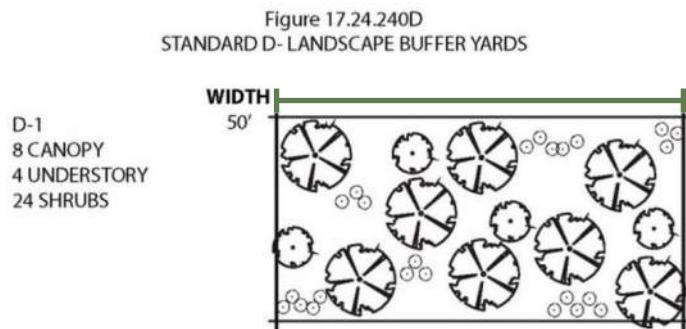
UDO pg. 20

STRUCTURED PARKING

Where parking is not below grade, Subdistrict 3 utilizes the Innovative Design approach per General Standards for Garage Treatment

Where open structured parking forms the building facade edge and vegetation is utilized as the primary screening method, plant quantities per 100 linear feet of structured parking façade along public right-of-way shall be **equivalent to quantities per D-1 buffer** per Section 17.24.240D of the Metro Code.

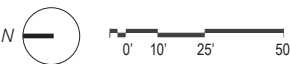
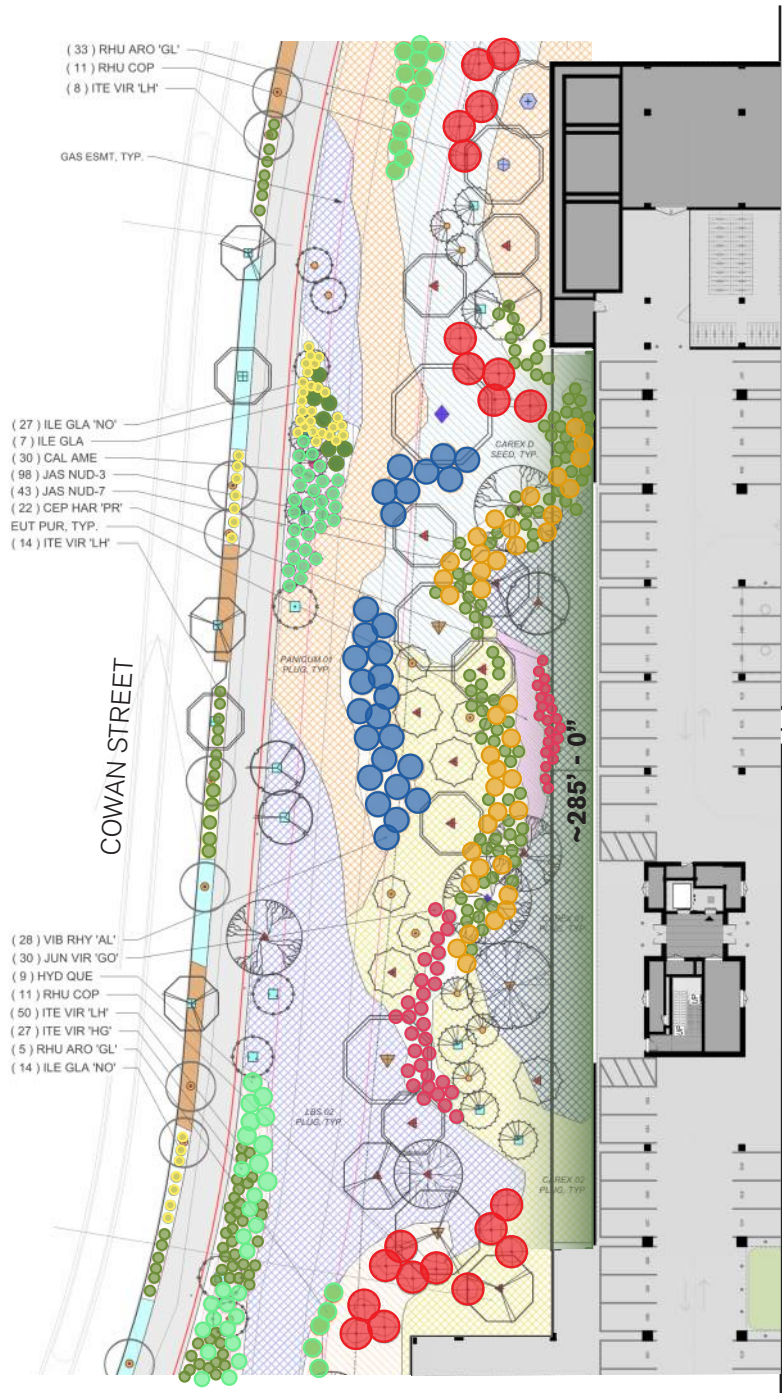
Standard Type D Buffer Yard: 8 Canopy, 4 Understory, 24 Shrubs, 50' width"



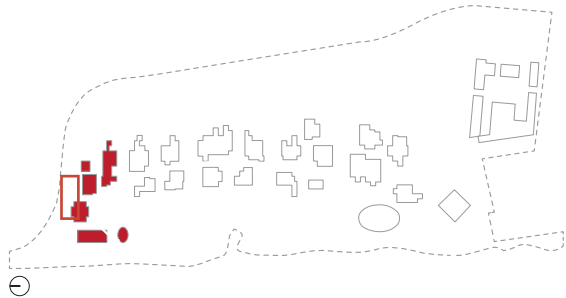
Canopy: Min. 2" caliper at time of planting  
Understory: Min. 2" caliper at time of planting  
Shrubs: Min. 18" in height above ground level at time of planting

STATUS

COMPLIANT



PLANTING PLAN AT CLUSTER 5, LOWER LEVEL 01



| SHRUB | HEIGHT    | QTY |
|-------|-----------|-----|
|       | 12" - 24" | 177 |
|       | 14" - 16" | 28  |
|       | 15" - 36" | 34  |
|       | 18" - 36" | 52  |
|       | 24" - 30" | 84  |
|       | 24" - 48" | 0   |
|       | 30" - 36" | 43  |
|       | 30" - 84" | 0   |
|       | 36" - 48" | 22  |
|       | 48" - 60" | 0   |

TOTAL SHRUBS: 440

TOTAL EXPOSED PARKING: 254' - 1"

PER 100 FEET

24 SHRUBS REQUIRED  
61 SHRUBS PROVIDED



1.7 Accessory Structures

UDO pg. 20

ACCESSORY STRUCTURES

An Accessory Structure shall be a maximum of 25' tall and 5,000 s.f. in total area.

2 ACCESSORY STRUCTURES

LAKEHOUSE = 1,025 SF  
AMPHITHEATER = 2,130 SF

Non-residential spaces may have finished floor elevations below the FEMA designated 100 year flood elevation.

FEMA 100 YEAR FLOOD ELEVATION = 416.7'

LAKEHOUSE FFE = 414' - 6"  
AMPHITHEATER FFE = 415' - 6"

STATUS

COMPLIANT





1.7 Accessory Structures

UDO pg. 20

ACCESSORY STRUCTURES

An Accessory Structure shall be **a maximum of 25’ tall and 5,000 s.f. in total area.**

Non-residential spaces may have finished floor elevations below the FEMA designated 100 year flood elevation.

LAKEHOUSE

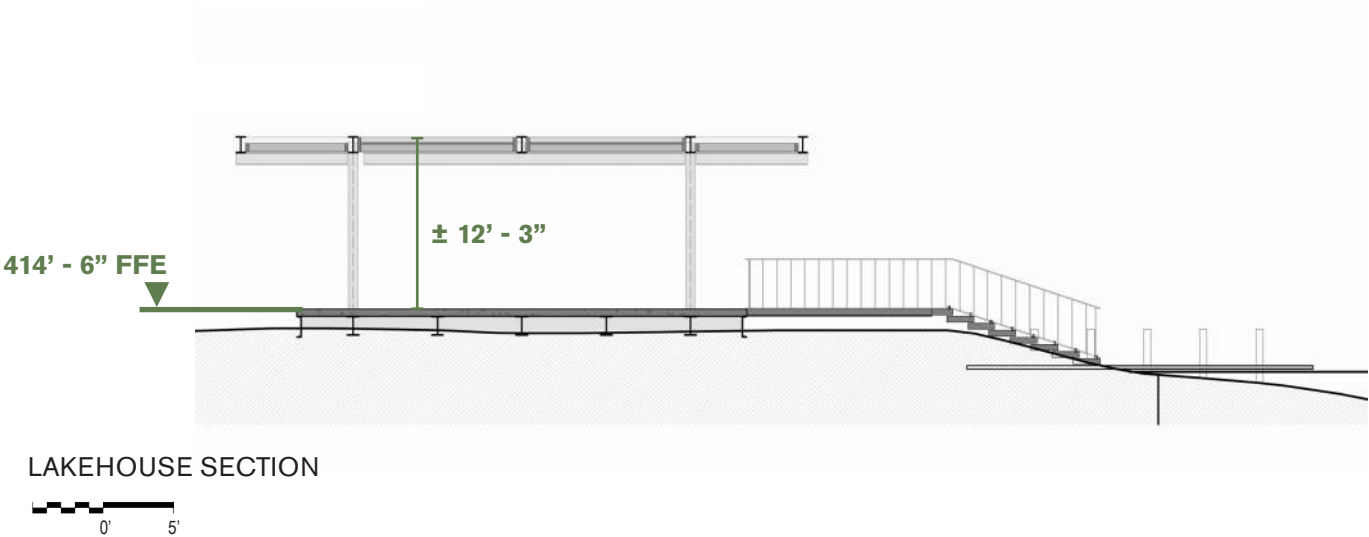
1,025 SF UNENCLOSED

414’ - 6” LEVEL 1 FFE

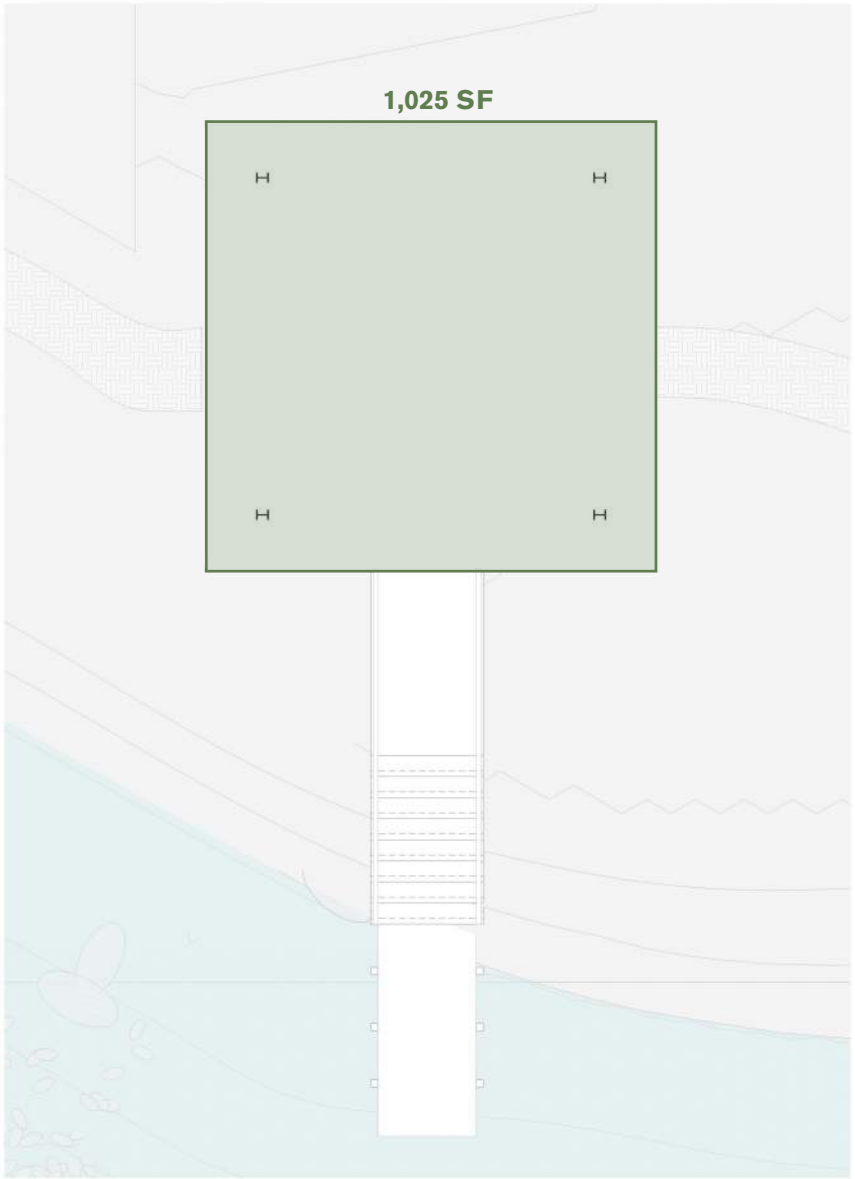
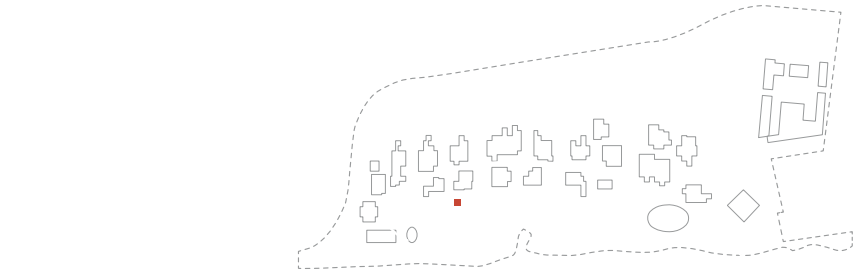
12’ - 3” FEET HEIGHT

STATUS

COMPLIANT



LAKEHOUSE SECTION



LAKEHOUSE PLAN - LEVEL 1

1.7 Accessory Structures

UDO pg. 20

ACCESSORY STRUCTURES

An Accessory Structure shall be **a maximum of 25’ tall and 5,000 s.f. in total area.**

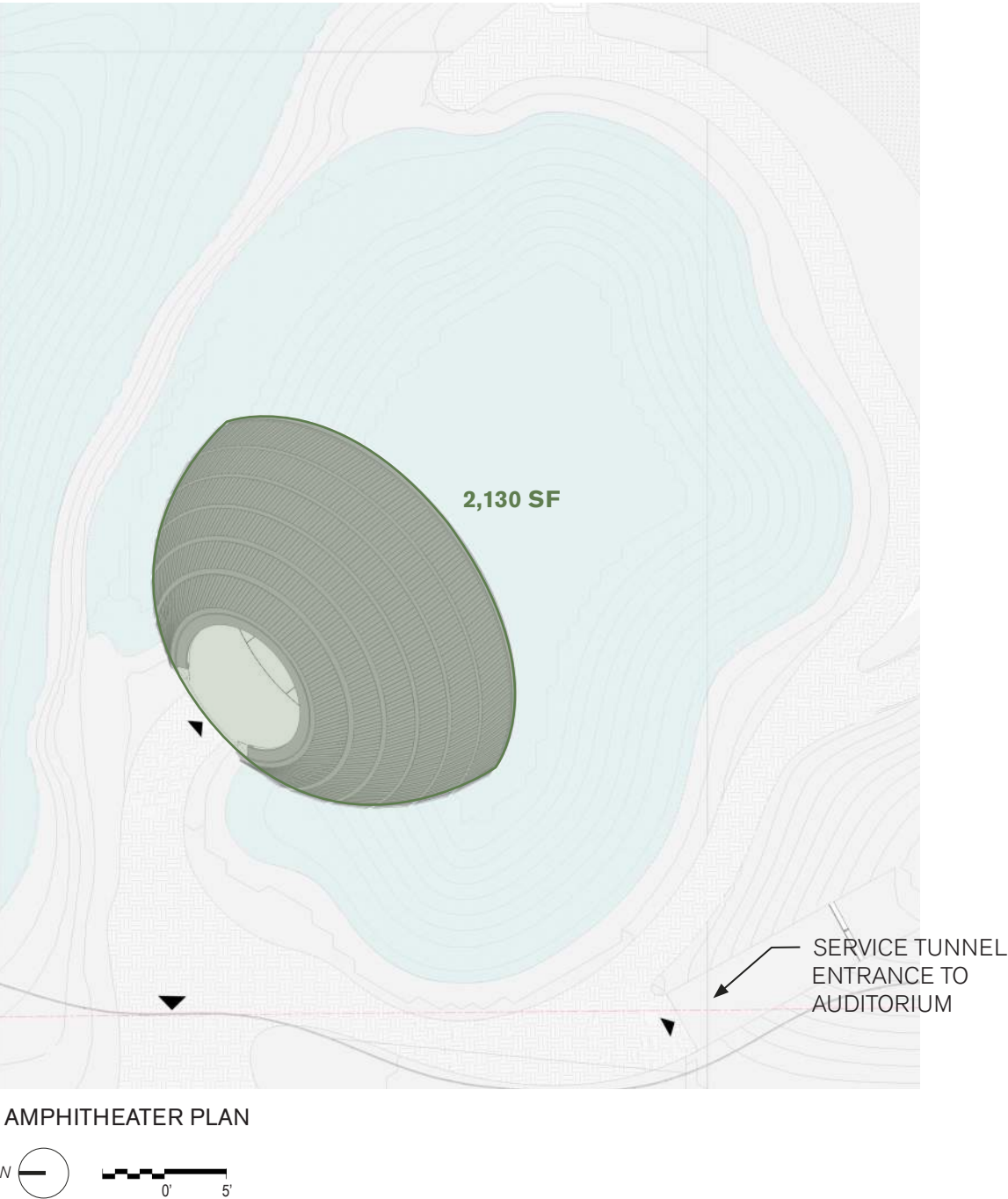
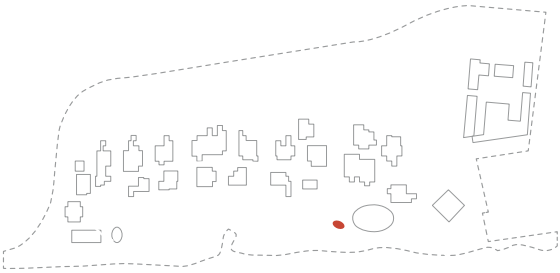
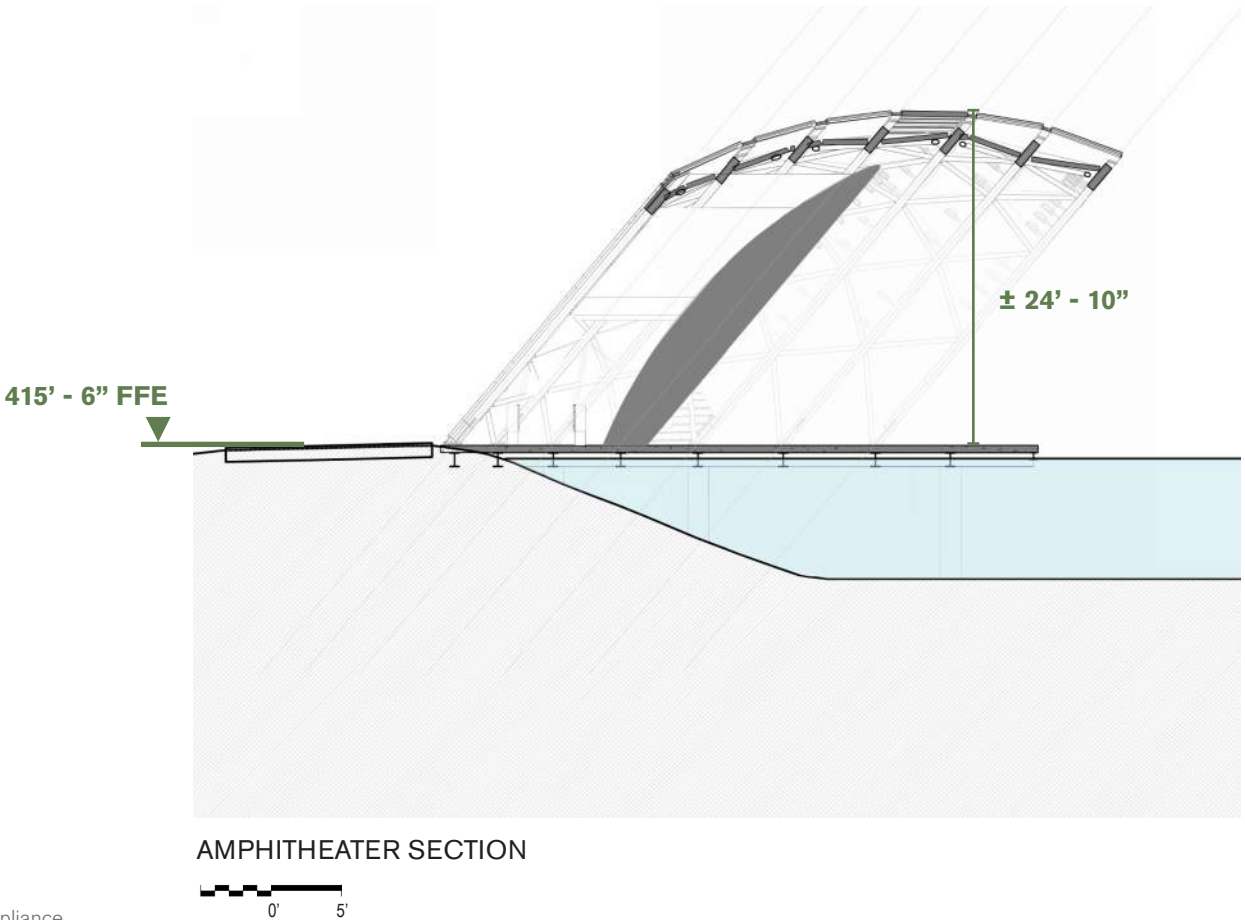
Non-residential spaces may have finished floor elevations below the FEMA designated 100 year flood elevation.

AMPHITHEATER

2,130 SF - UNENCLOSED

415’ - 6” LEVEL 1 FFE

24’ - 10” FEET HEIGHT



STATUS

COMPLIANT



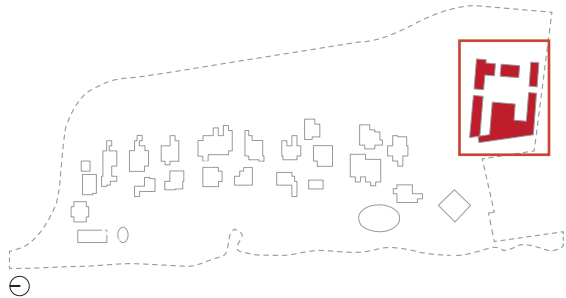
The background is a solid dark gray. It features two sets of three parallel white lines that curve from the bottom corners towards the top center, framing the central text.

## **2. General Standards**

Urban Design Overlay Compliance

2.1 Frontages and Entrances, Active Use - Cluster 0

UDO pg. 33



FRONTAGES

Buildings shall **front a street** (excluding alleys), open space, and/or a pedestrian passage.

All buildings fronting open space shall have a **min of one primary pedestrian entrance to the public space.**

ENTRANCES

Whether opening to the circulation network or other public space, the **functional entry must be connected to a sidewalk or equivalent provision for walking.**

ACTIVE USE

An active ground floor use requirement shall mean a habitable space occupied by retail, office, residential, institutional or recreational uses, specifically excluding parking and mechanical uses. **Minimum 15 feet in depth.**

Active uses are those programmed spaces that generate pedestrian street activity and interaction. **Hallways, storage rooms, fitness centers, and other ancillary spaces shall not qualify as an active use.**

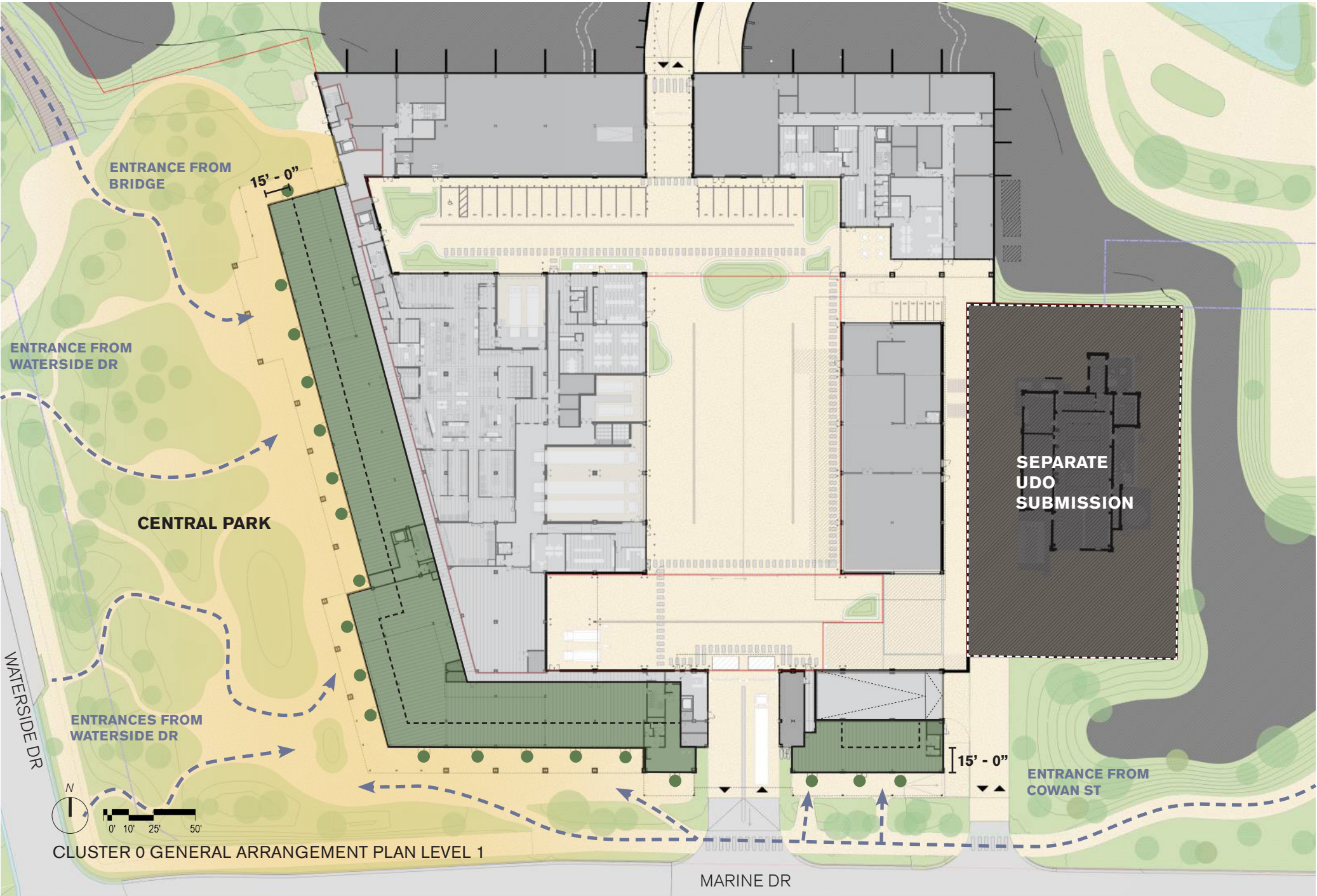
**An active use is required on the ground floor of all streets, open spaces and greenways other than Tertiary streets.**

LEGEND

- ACTIVE USE
- PUBLIC PEDESTRIAN ENTRANCE - TO BE FINALIZED WITH TENANT PLANS
- > ENTRANCE PATH FROM SIDEWALK
- 15' DEPTH

STATUS

COMPLIANT





2.1 Frontages and Entrances, Active Use - Hotel

UDO pg. 33



FRONTAGES

Buildings shall **front a street** (excluding alleys), open space, and/or a pedestrian passage.

All buildings fronting open space shall have a **min of one primary pedestrian entrance to the public space.**

ENTRANCES

Whether opening to the circulation network or other public space, the **functional entry must be connected to a sidewalk or equivalent provision for walking.**

ACTIVE USE

An active ground floor use requirement shall mean a habitable space occupied by retail, office, residential, institutional or recreational uses, specifically excluding parking and mechanical uses. **Minimum 15 feet in depth.**

Active uses are those programmed spaces that generate pedestrian street activity and interaction. **Hallways, storage rooms, fitness centers, and other ancillary spaces shall not qualify as an active use.**

**An active use is required on the ground floor of all streets, open spaces and greenways other than Tertiary streets.**

LEGEND

- ACTIVE USE
- PUBLIC PEDESTRIAN ENTRANCE
- > ENTRANCE PATH FROM SIDEWALK
- 15' DEPTH

STATUS

COMPLIANT



HOTEL GENERAL ARRANGEMENT PLAN LEVEL 1



2.2 Glazing and Massing, Storefront Frontage, **Building Materials**  
UDO pg. 47

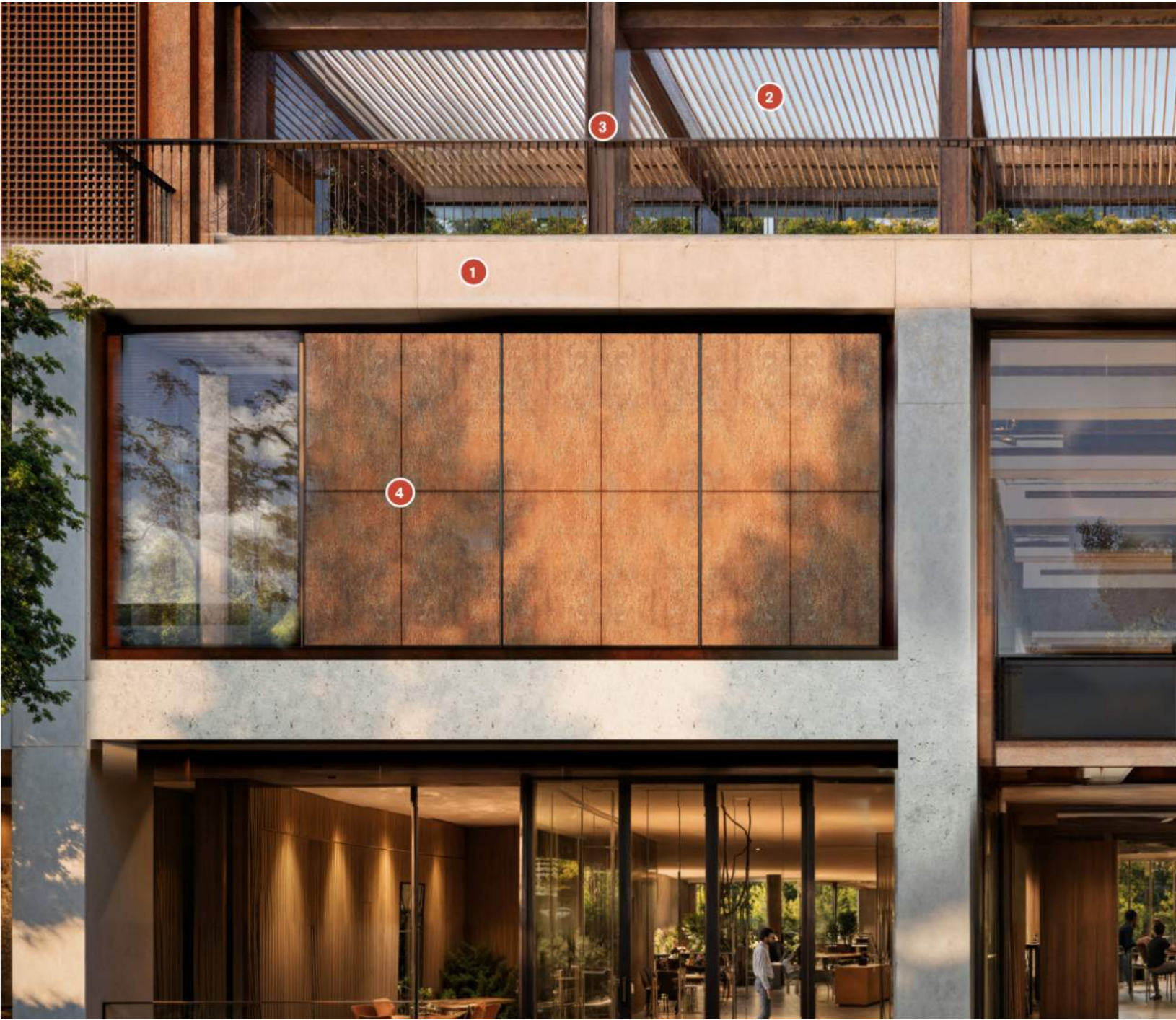
GENERAL MATERIAL STANDARDS

All facade materials, exclusive of clear fenestration, shall be **high quality and selected from the following list:**

- masonry, masonry panels,
- textured metal, metal paneling (2, 3, 4)
- precast concrete, precast concrete panel (1)
- spandrel glass (on upper stories only)
- cement fiber siding
- materials substantially similar in form and function

This requirement applies to **any facade visible from a public street, open space, or interstate in all subdistricts**. Alternative facade materials may be used if determined to be appropriate by the Planning Staff. Modifications may be permitted insofar as it is determined that these materials are necessary to further an established, overriding policy goal and will not significantly diminish the pedestrian experience.

All provided materials are compliant; see following elevations for details.



STATUS  
**COMPLIANT**



## 2.2 Glazing and Massing, Storefront Frontage, Building Materials

UDO pg. 33, 34, and 47

GENERAL MATERIAL STANDARDS

|                                                                                   |                                                                                   |                                                                                   |                          |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------|
|  |  |  | Glazing                  |
|  |                                                                                   |                                                                                   | Metal Coping             |
|  |  |  | Metal Cladding / Door    |
|  |                                                                                   |                                                                                   | Metal Screen             |
|  |  |                                                                                   | Rendered Face Rainscreen |
|  |                                                                                   |                                                                                   | Concrete Panel           |

### GLAZING AND MASSING

- All street and open space level exterior windows must have a **minimum light transmission of 60%**.

All glazing at street and open spaces are spec'd with a light transmittance greater than 60%.

### STOREFRONT FRONTAGE

Min. Ground Floor Glazing\*

Principle Frontage

40% Floor to Floor

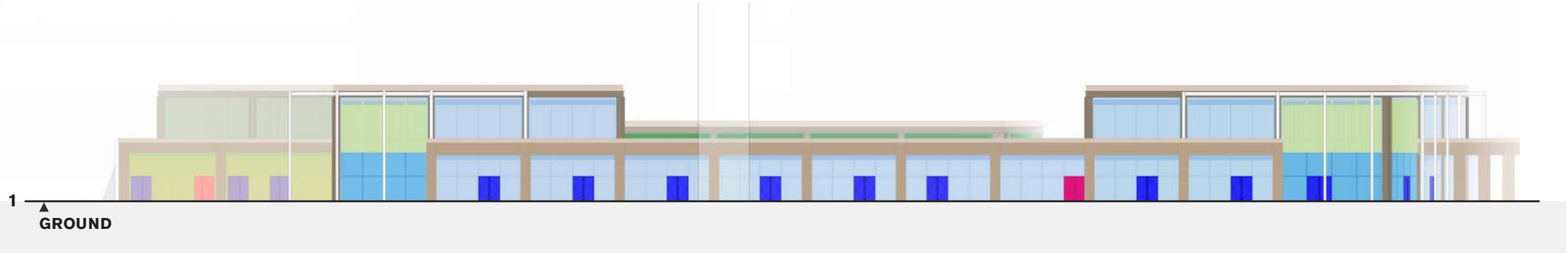
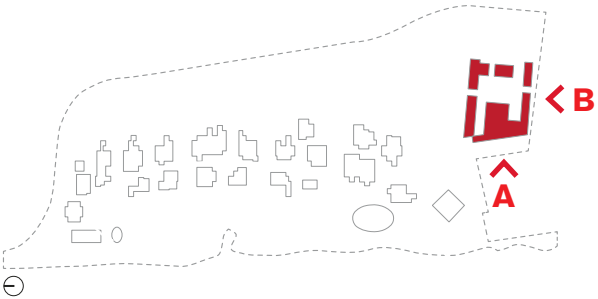
Minor Frontage

**30% Floor to Floor**

Min Upper Floor Openings

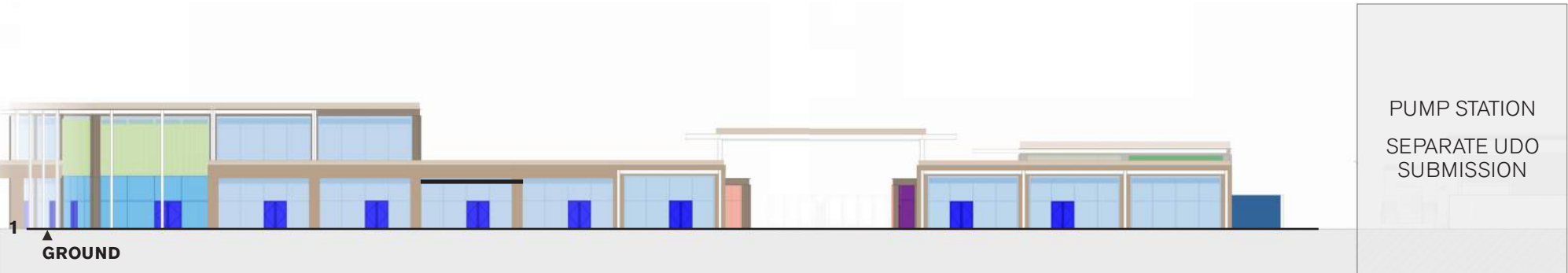
25% Floor to Floor

Refer to 1.2 Building Height for additional details.



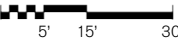
**A CLUSTER 0 - WATERSIDE DR ELEVATION (MINOR FRONTAGE)**

**30% Required**    **~42%**    **Ground** = Glazing Area: ~5,258 sf ÷ Facade Area: ~12,645 sf



**B CLUSTER 0 - MARINE DR ELEVATION (MINOR FRONTAGE)**

**30% Required**    **~53%**    **Ground** = Glazing Area: ~4,289 sf ÷ Facade Area: ~8,056 sf

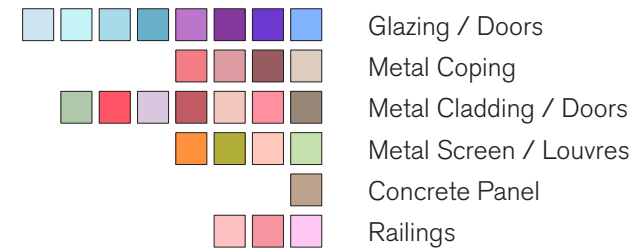


### STATUS

**COMPLIANT**

UDO pg. 33, 34, and 47

## GENERAL MATERIAL STANDARDS



## GLAZING AND MASSING

- All street and open space level exterior windows must have a **minimum light transmission of 60%**.

All glazing at street and open spaces are spec'd with a light transmittance greater than 60%.

## STOREFRONT FRONTAGE

Min. Ground Floor Glazing\*

## Principle Frontage

## 40% Floor to Floor

Minor Frontage

### 30% Floor to Floor

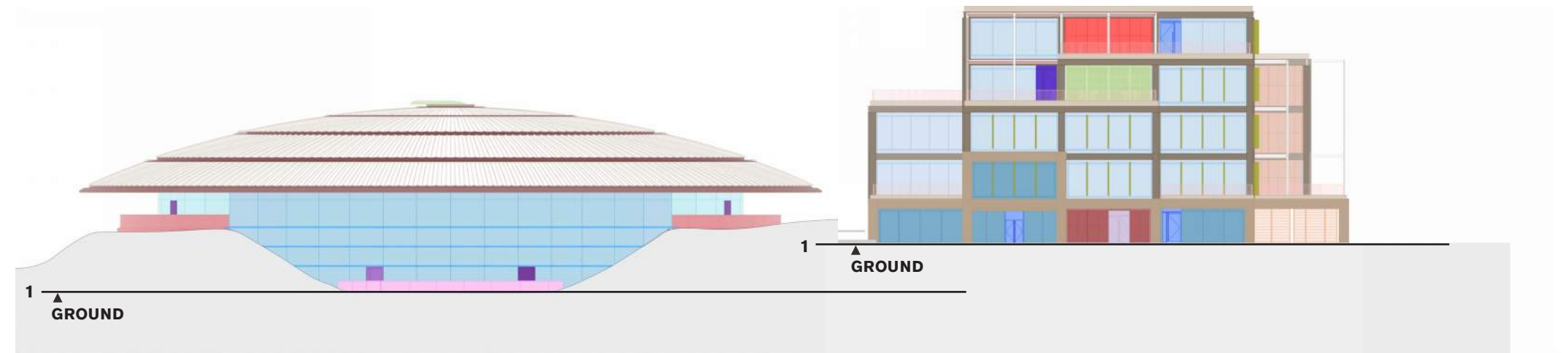
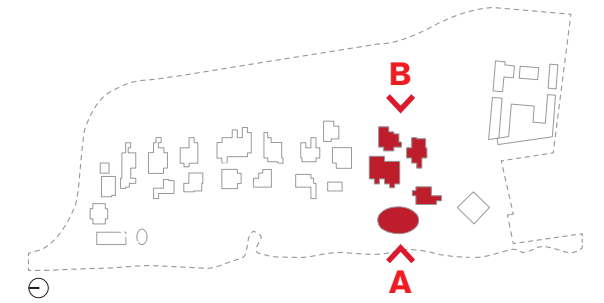
### Min Upper Floor Openings

## 25% Floor to Floor

*Refer to 1.2 Building Height for additional details.*

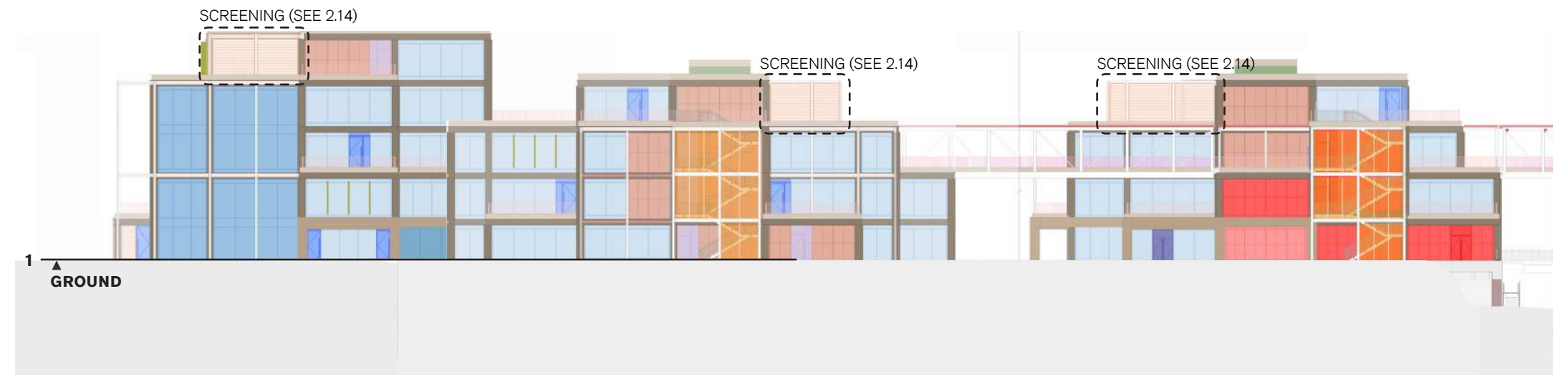
STATUS

**COMPLIANT**



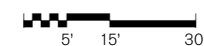
### A CLUSTER 1 - GREENWAY ELEVATION (MINOR FRONTAGE)

**30% Required** ~78% **Ground** = Glazing Area: ~5,204 sf ÷ Facade Area: ~6,646 sf  
**25% Required** ~34% **Upper** = Glazing Area: ~3,969 sf ÷ Facade Area: ~11,844 sf



### B CLUSTER 1 - COWAN ST ELEVATION (PRINCIPLE FRONTAGE)

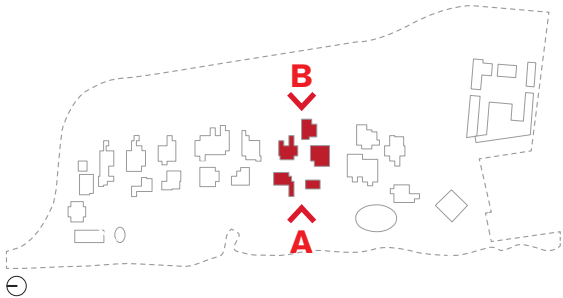
**40% Required** ~45% **Ground** = Glazing Area: ~2,913 sf ÷ Facade Area: ~6,420 sf  
**25% Required** ~46% **Upper** = Glazing Area: ~8,201 sf ÷ Facade Area: ~17,726 sf





# 2.2 Glazing and Massing, Storefront Frontage, Building Materials

UDO pg. 33, 34, and 47



GENERAL MATERIAL STANDARDS

|  |                        |
|--|------------------------|
|  | Glazing / Doors        |
|  | Metal Coping           |
|  | Metal Cladding / Doors |
|  | Metal Screen / Louvres |
|  | Render Face Rainscreen |
|  | Concrete Panel         |
|  | Railings               |

## GLAZING AND MASSING

- All street and open space level exterior windows must have a **minimum light transmission of 60%**.

All glazing at street and open spaces are spec'd with a light transmittance greater than 60%.

## STOREFRONT FRONTAGE

|                            |                           |
|----------------------------|---------------------------|
| Min. Ground Floor Glazing* |                           |
| Principle Frontage         | <b>40% Floor to Floor</b> |
| Minor Frontage             | <b>30% Floor to Floor</b> |
| Min Upper Floor Openings   | <b>25% Floor to Floor</b> |

Refer to 1.2 Building Height for additional details.

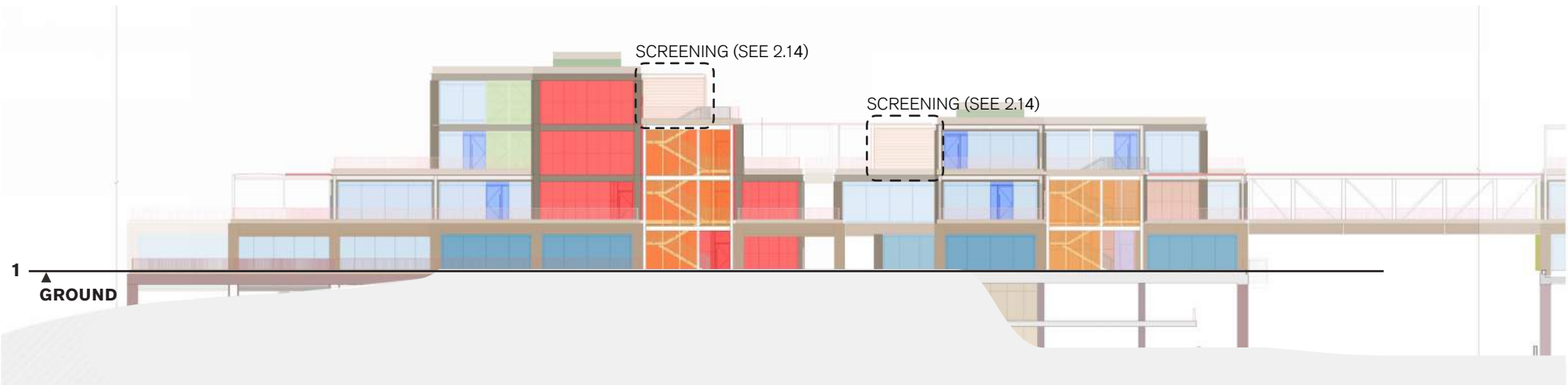
## STATUS

COMPLIANT



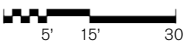
A CLUSTER 2 - GREENWAY ELEVATION (MINOR FRONTAGE)

**30% Required ~80% Ground** = Glazing Area: ~2,740 sf ÷ Facade Area: ~3,423 sf  
**25% Required ~55% Upper** = Glazing Area: ~4,095 sf ÷ Facade Area: ~7,421 sf



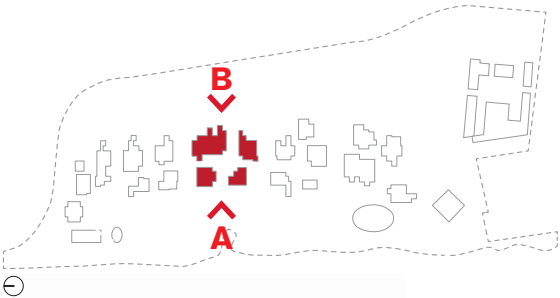
B CLUSTER 2 - COWAN ST ELEVATION (PRINCIPLE FRONTAGE)

**40% Required ~45% Ground** = Glazing Area: ~1,943 sf ÷ Facade Area: ~4,349 sf  
**25% Required ~30% Upper** = Glazing Area: ~2,518 sf ÷ Facade Area: ~8,316 sf



2.2 Glazing and Massing, Storefront Frontage, Building Materials

UDO pg. 33, 34, and 47



GENERAL MATERIAL STANDARDS

|                  |                        |
|------------------|------------------------|
| [Color Swatches] | Glazing / Doors        |
| [Color Swatches] | Metal Coping           |
| [Color Swatches] | Metal Cladding / Doors |
| [Color Swatches] | Metal Screen / Louvres |
| [Color Swatches] | Render Face Rainscreen |
| [Color Swatches] | Concrete Panel         |
| [Color Swatches] | Railings               |

GLAZING AND MASSING

- All street and open space level exterior windows must have a **minimum light transmission of 60%**.

All glazing at street and open spaces are spec'd with a light transmittance greater than 60%.

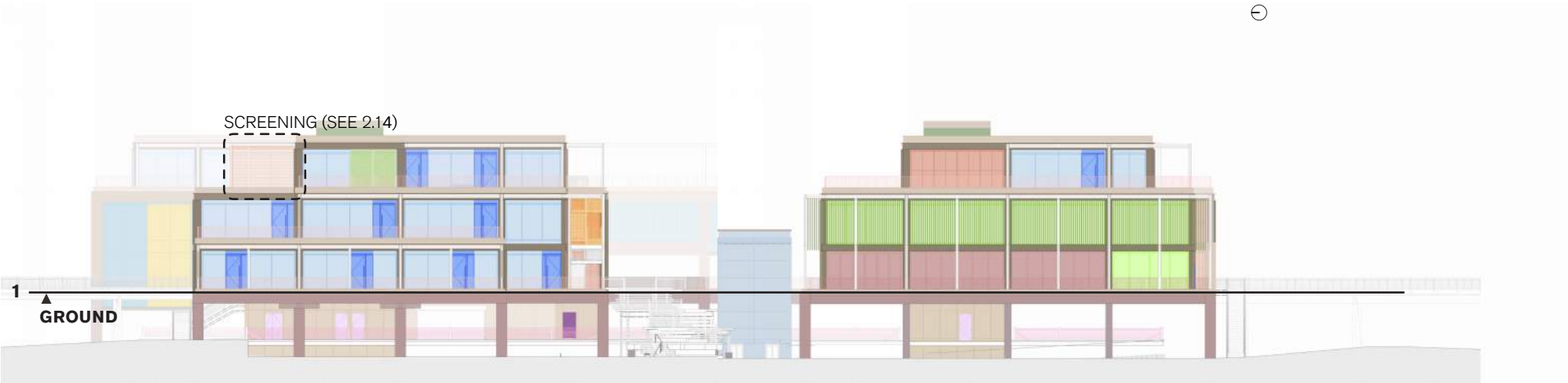
STOREFRONT FRONTAGE

|                            |                    |
|----------------------------|--------------------|
| Min. Ground Floor Glazing* |                    |
| Principle Frontage         | 40% Floor to Floor |
| Minor Frontage             | 30% Floor to Floor |
| Min Upper Floor Openings   | 25% Floor to Floor |

Refer to 1.2 Building Height for additional details.

STATUS

COMPLIANT



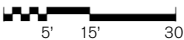
A CLUSTER 3 - GREENWAY ELEVATION (MINOR FRONTAGE)

30% Required ~71% Ground = Glazing Area: ~2,637 sf ÷ Facade Area: ~3,720 sf  
25% Required ~52% Upper = Glazing Area: ~3,491 sf ÷ Facade Area: ~6,739 sf



B CLUSTER 3 - COWAN ST ELEVATION (PRINCIPLE FRONTAGE)

40% Required ~51% Ground = Glazing Area: ~2,529 sf ÷ Facade Area: ~4,937 sf  
25% Required ~48% Upper = Glazing Area: ~4,646 sf ÷ Facade Area: ~9,686 sf





# 2.2 Glazing and Massing, Storefront Frontage, Building Materials

UDO pg. 33, 34, and 47

## GENERAL MATERIAL STANDARDS

|                                                                                                     |                        |
|-----------------------------------------------------------------------------------------------------|------------------------|
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | Glazing / Doors        |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | Metal Coping           |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | Metal Cladding / Doors |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | Metal Screen / Louvres |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | Render Face Rainscreen |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | Concrete Panel         |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | Railings               |

## GLAZING AND MASSING

- All street and open space level exterior windows must have a **minimum light transmission of 60%**.

All glazing at street and open spaces are spec'd with a light transmittance greater than 60%.

## STOREFRONT FRONTAGE

Min. Ground Floor Glazing\*

Principle Frontage

**40% Floor to Floor**

Minor Frontage

**30% Floor to Floor**

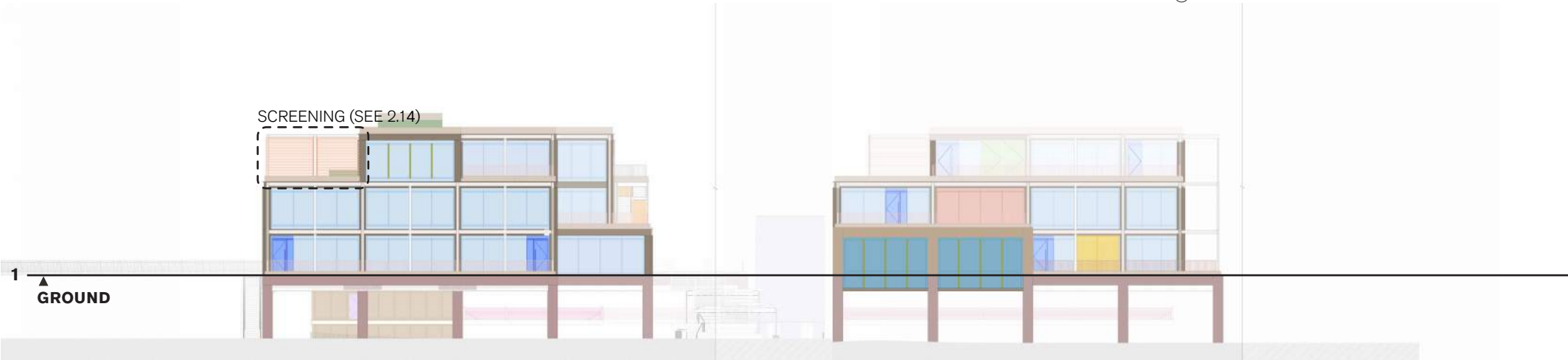
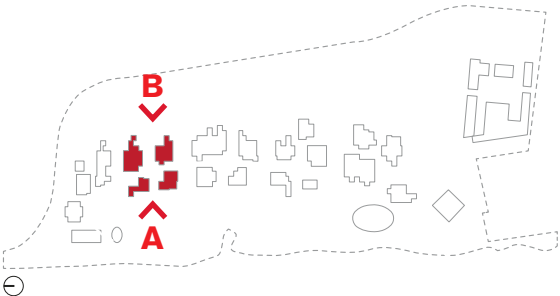
Min Upper Floor Openings

**25% Floor to Floor**

Refer to 1.2 Building Height for additional details.

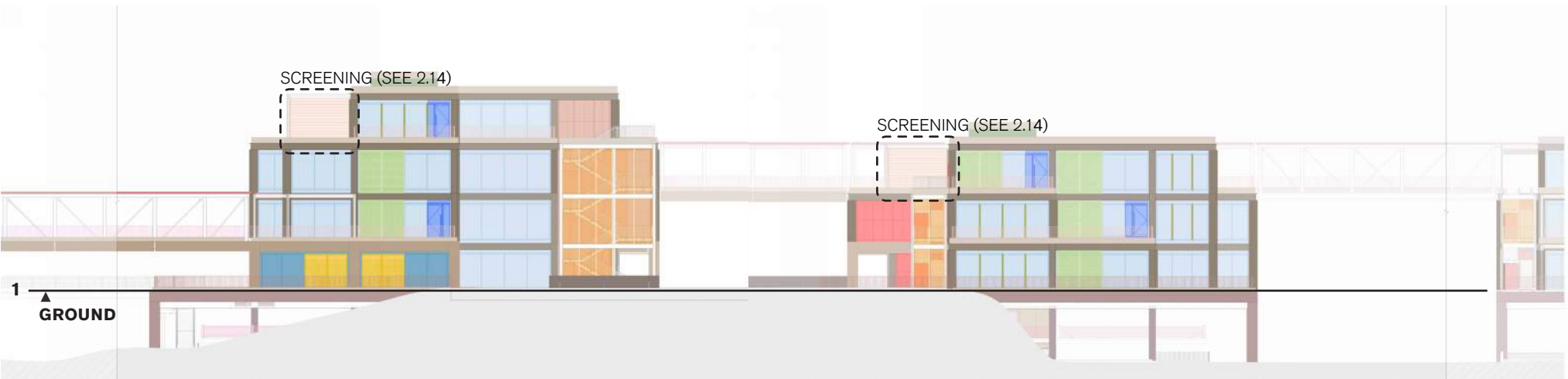
## STATUS

**COMPLIANT**



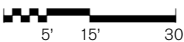
### A CLUSTER 4 - GREENWAY ELEVATION (MINOR FRONTAGE)

**30% Required ~79% Ground** = Glazing Area: ~2,817 sf ÷ Facade Area: ~3,553 sf  
**25% Required ~56% Upper** = Glazing Area: ~3,779 sf ÷ Facade Area: ~6,741 sf



### B CLUSTER 4 - COWAN ST ELEVATION (PRINCIPLE FRONTAGE)

**40% Required ~40% Ground** = Glazing Area: ~1,426 sf ÷ Facade Area: ~3,582 sf  
**25% Required ~41% Upper** = Glazing Area: ~3,584 sf ÷ Facade Area: ~8,777 sf



2.2 Glazing and Massing, Storefront Frontage, Building Materials

UDO pg. 33, 34, and 47



GENERAL MATERIAL STANDARDS

Glazing / Doors

Metal Coping

Metal Cladding / Doors

Metal Screen / Louvres

Render Face Rainscreen

Concrete Panel

Railings

GLAZING AND MASSING

- All street and open space level exterior windows must have a **minimum light transmission of 60%**.

All glazing at street and open spaces are spec'd with a light transmittance greater than 60%.

STOREFRONT FRONTAGE

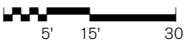
|                            |                           |
|----------------------------|---------------------------|
| Min. Ground Floor Glazing* |                           |
| Principle Frontage         | 40% Floor to Floor        |
| Minor Frontage             | <b>30% Floor to Floor</b> |
| Min Upper Floor Openings   | <b>25% Floor to Floor</b> |

Refer to 1.2 Building Height for additional details.



**A CLUSTER 5 - GREENWAY ELEVATION (MINOR FRONTAGE)**

**30% Required ~78% Ground** = Glazing Area: ~2,260 sf ÷ Facade Area: ~2,900 sf  
**25% Required ~54% Upper** = Glazing Area: ~5,898 sf ÷ Facade Area: ~10,828 sf



STATUS

**COMPLIANT**



# 2.2 Glazing and Massing, Storefront Frontage, Building Materials

UDO pg. 33, 34, and 47

## GENERAL MATERIAL STANDARDS

|  |                        |
|--|------------------------|
|  | Glazing / Doors        |
|  | Metal Coping           |
|  | Metal Cladding / Doors |
|  | Metal Screen / Louvres |
|  | Render Face Rainscreen |
|  | Concrete Panel         |
|  | Railings               |

## GLAZING AND MASSING

- All street and open space level exterior windows must have a **minimum light transmission of 60%**.

All glazing at street and open spaces are spec'd with a light transmittance greater than 60%.

## STOREFRONT FRONTAGE

Min. Ground Floor Glazing\*

Principle Frontage **40% Floor to Floor**

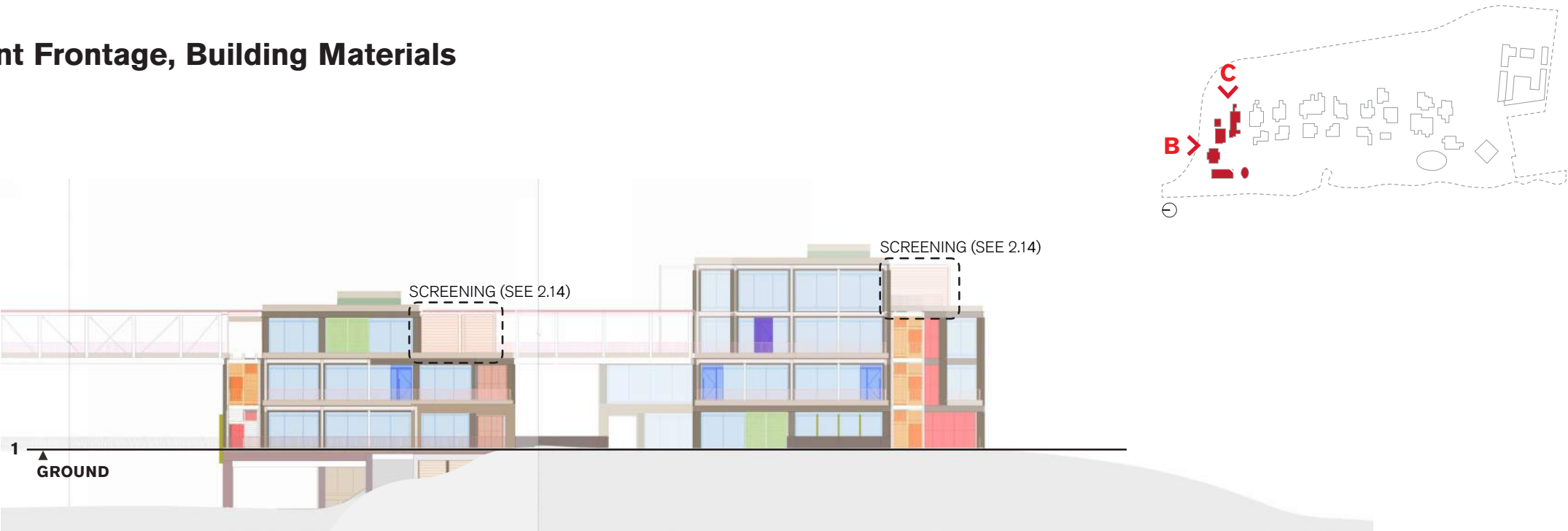
Minor Frontage 30% Floor to Floor

Min Upper Floor Openings **25% Floor to Floor**

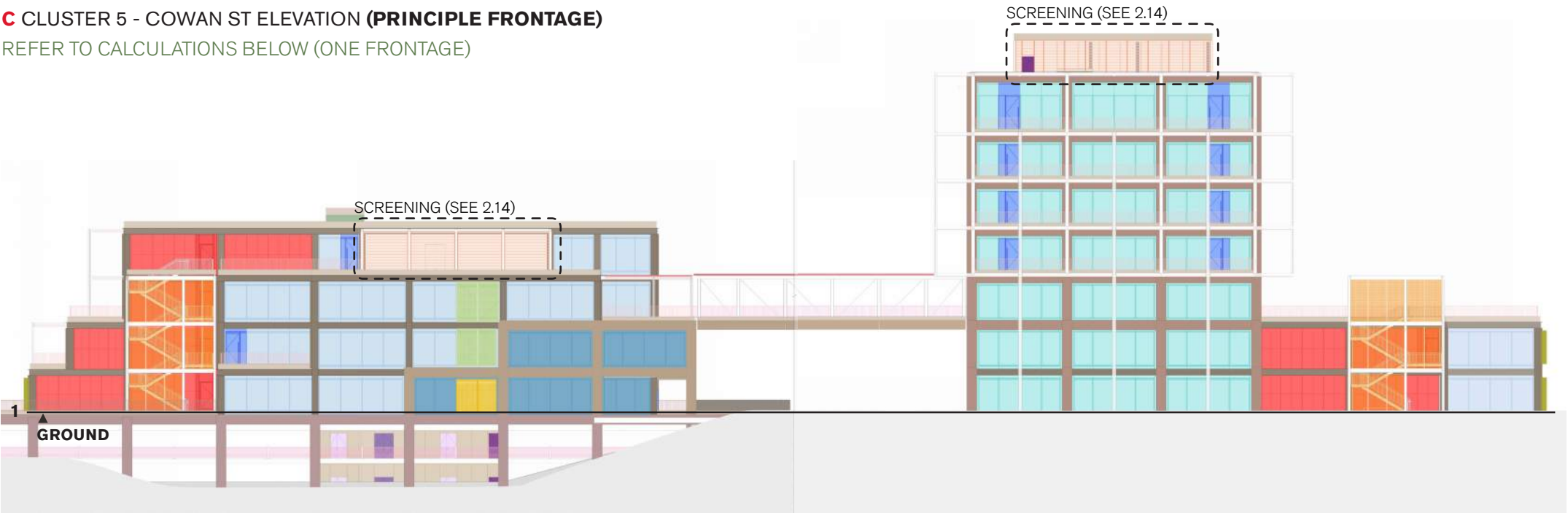
Refer to 1.2 Building Height for additional details.

## STATUS

**COMPLIANT**



**C CLUSTER 5 - COWAN ST ELEVATION (PRINCIPLE FRONTAGE)**  
REFER TO CALCULATIONS BELOW (ONE FRONTAGE)



**B CLUSTER 5 - COWAN ST NORTH ELEVATION (PRINCIPLE FRONTAGE)**

**40% Required ~44% Ground** = Glazing Area: ~3,871 sf ÷ Facade Area: ~8,879 sf  
**25% Required ~47% Upper** = Glazing Area: ~12,735 sf ÷ Facade Area: ~27,077 sf



2.2 Glazing and Massing, Storefront Frontage, Building Materials

UDO pg. 33, 34, and 47

GENERAL MATERIAL STANDARDS

|                  |                        |
|------------------|------------------------|
| [Color Swatches] | Glazing / Doors        |
| [Color Swatches] | Metal Coping           |
| [Color Swatches] | Metal Cladding / Doors |
| [Color Swatches] | Metal Screen / Louvres |
| [Color Swatches] | Render Face Rainscreen |
| [Color Swatches] | Concrete Panel         |
| [Color Swatches] | Railings               |

GLAZING AND MASSING

- All street and open space level exterior windows must have a **minimum light transmission of 60%**.

All glazing at street and open spaces are spec'd with a light transmittance greater than 60%.

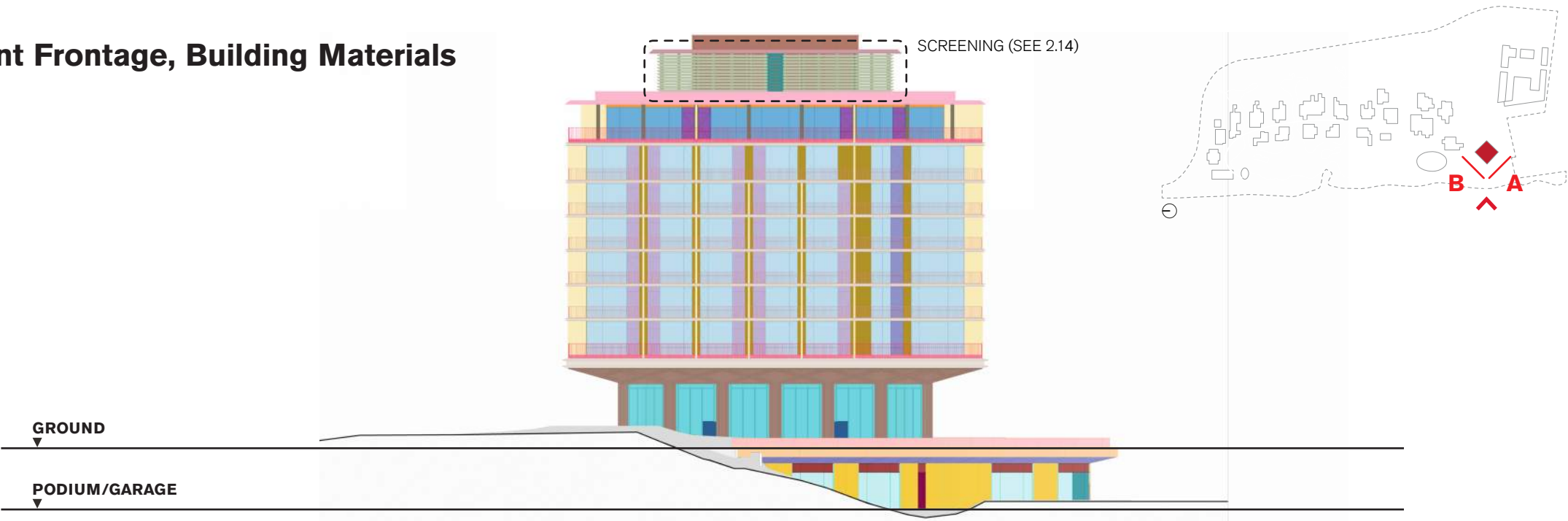
STOREFRONT FRONTAGE

|                            |                           |
|----------------------------|---------------------------|
| Min. Ground Floor Glazing* |                           |
| Principle Frontage         | 40% Floor to Floor        |
| Minor Frontage             | <b>30% Floor to Floor</b> |
| Min Upper Floor Openings   | <b>25% Floor to Floor</b> |

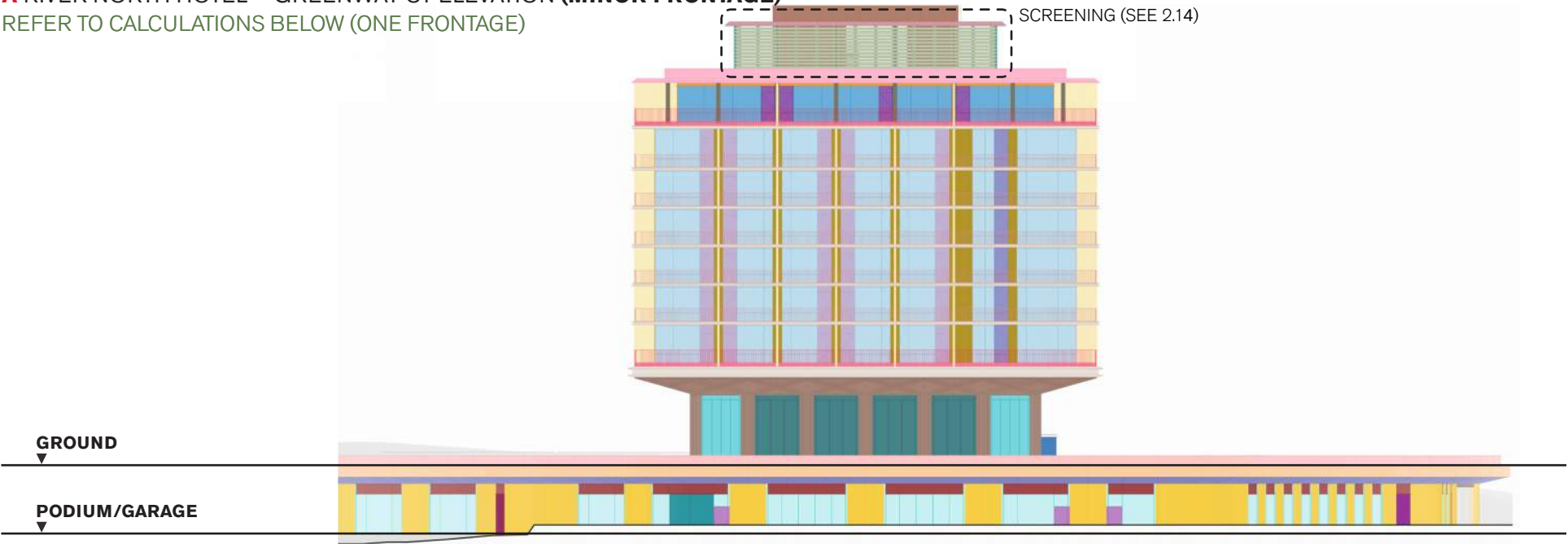
Refer to 1.2 Building Height for additional details.

STATUS

COMPLIANT

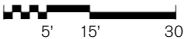


**A RIVER NORTH HOTEL - GREENWAY ST ELEVATION (MINOR FRONTAGE)**  
REFER TO CALCULATIONS BELOW (ONE FRONTAGE)



**B RIVER NORTH HOTEL - GREENWAY ELEVATION (MINOR FRONTAGE)**

|                     |      |                                                                         |
|---------------------|------|-------------------------------------------------------------------------|
|                     | ~36% | <b>Podium/Garage</b> = Glazing Area: ~1,627 sf ÷ Facade Area: ~4,541 sf |
| <b>30% Required</b> | ~49% | <b>Ground</b> = Glazing Area: ~3,042 sf ÷ Facade Area: ~6,162 sf        |
| <b>25% Required</b> | ~44% | <b>Upper</b> = Glazing Area: ~12,040 sf ÷ Facade Area: ~24,922 sf       |





2.2 Glazing and Massing, Storefront Frontage, Building Materials

UDO pg. 33, 34, and 47

GENERAL MATERIAL STANDARDS

|                  |                        |
|------------------|------------------------|
| [Color Swatches] | Glazing / Doors        |
| [Color Swatches] | Metal Coping           |
| [Color Swatches] | Metal Cladding / Doors |
| [Color Swatches] | Metal Screen / Louvres |
| [Color Swatches] | Render Face Rainscreen |
| [Color Swatches] | Concrete Panel         |
| [Color Swatches] | Railings               |

GLAZING AND MASSING

- All street and open space level exterior windows must have a **minimum light transmission of 60%**.

All glazing at street and open spaces are spec'd with a light transmittance greater than 60%.

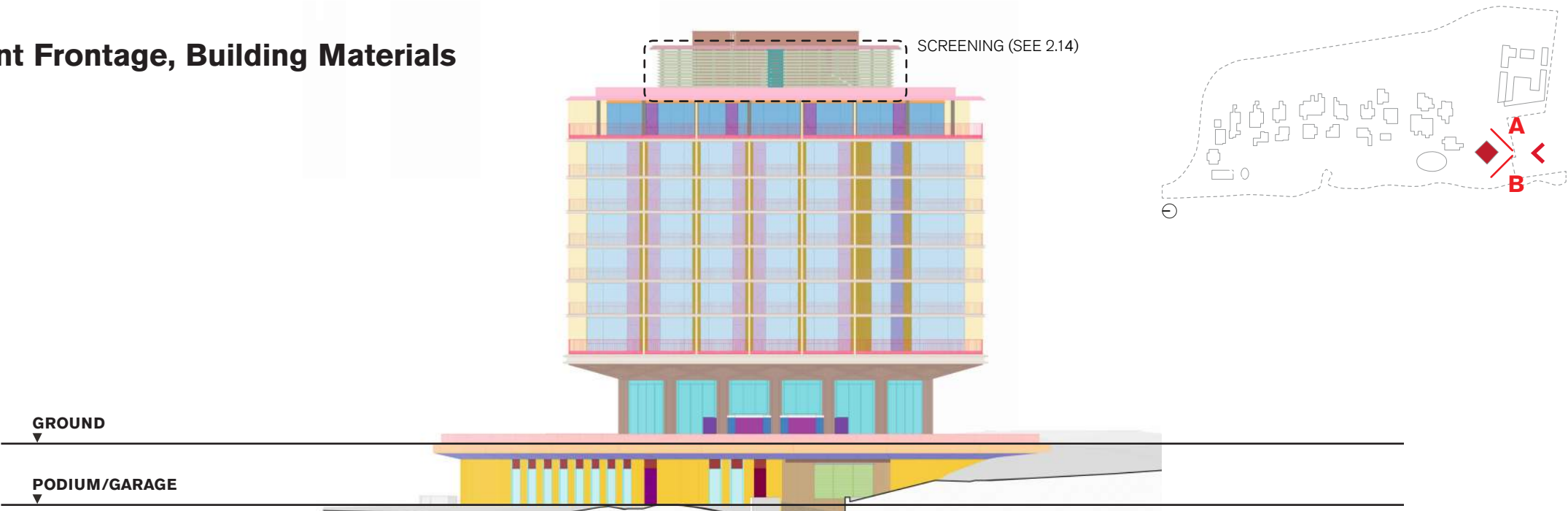
STOREFRONT FRONTAGE

|                            |                           |
|----------------------------|---------------------------|
| Min. Ground Floor Glazing* |                           |
| Principle Frontage         | 40% Floor to Floor        |
| Minor Frontage             | <b>30% Floor to Floor</b> |
| Min Upper Floor Openings   | <b>25% Floor to Floor</b> |

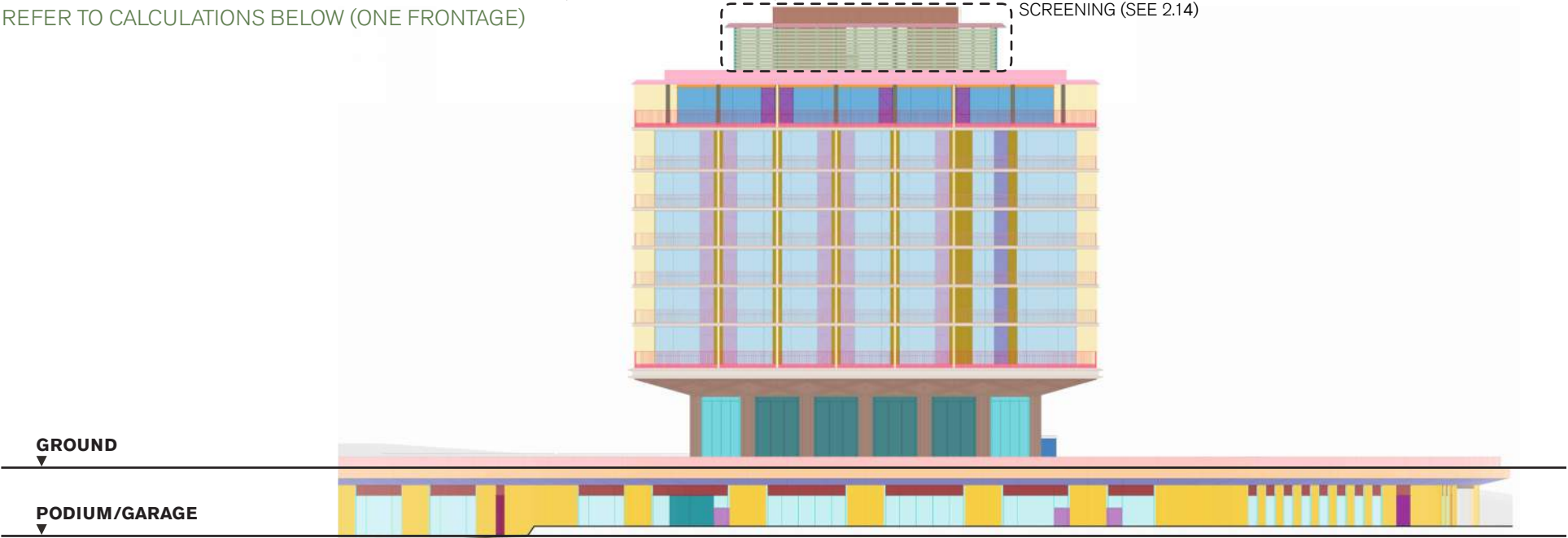
Refer to 1.2 Building Height for additional details.

STATUS

COMPLIANT

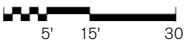


A RIVER NORTH HOTEL - GREENWAY ST ELEVATION (MINOR FRONTAGE)  
REFER TO CALCULATIONS BELOW (ONE FRONTAGE)



B RIVER NORTH HOTEL - GREENWAY ELEVATION (MINOR FRONTAGE)

|              |      |                                                                  |
|--------------|------|------------------------------------------------------------------|
|              | ~26% | Podium/Garage = Glazing Area: ~1,981 sf ÷ Facade Area: ~7,551 sf |
| 30% Required | ~49% | Ground = Glazing Area: ~3,042 sf ÷ Facade Area: ~6,162 sf        |
| 25% Required | ~49% | Upper = Glazing Area: ~12,040 sf ÷ Facade Area: ~24,922 sf       |



2.3 Primary Street, Street Trees, Tree Quality

UDO pg. 43, 46

PRIMARY STREETS

Pedestrian comfort on these streets is of highest importance. Primary streets should have a continuous street wall, **wide sidewalks between 14 and 20** feet to provide room for street furniture such as benches, trash receptacles, and bicycle parking.

Street trees provide protection from the sun and rain, reduce stormwater runoff and air pollution, and provide aesthetic value to the city. **Trees should be planted in wells with tree grates or planting strip** (refer to 1.4 Sidewalk and Planting) to allow for the uninterrupted flow of pedestrian traffic.

STREET TREES

Shade-producing street **trees shall be planted in the public right-of-way along the length of the lot frontage at a maximum spacing of forty feet** or in accordance with the regulations of Metro departments and agencies.

All trees are spaced <40' apart unless accomodating access drives, pedestrian routes, or views. Additional trees are planted immediately adjacent to the public right-of-way and sidewalk corridor to provide additional shading and buffering.

TREE QUALITY

**Planting areas shall not inhibit ingress/egress from buildings or pedestrian traffic along the sidewalk corridors.**

STATUS

COMPLIANT





2.3 Primary Street, Street Trees, Tree Quality

UDO pg. 43, 46

PRIMARY STREETS

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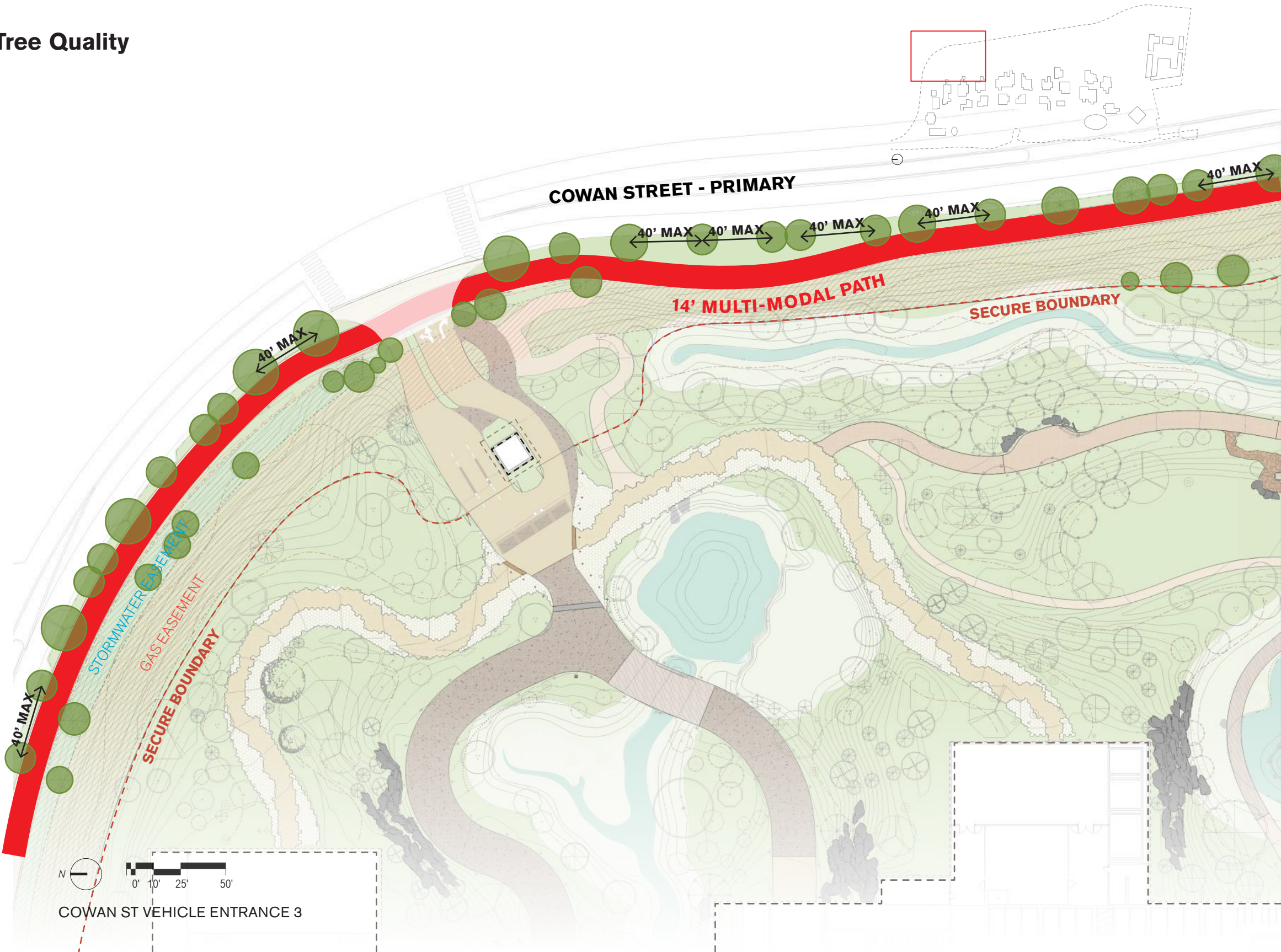
All trees are spaced <40' apart unless accomodating access drives, pedestrian routes, or views. Additional trees are planted immediately adjacent to the public right-of-way and sidewalk corridor to provide additional shading and buffering.

TREE QUALITY

**Planting areas shall not inhibit ingress/egress from buildings or pedestrian traffic along the sidewalk corridors.**

STATUS

COMPLIANT





2.3 Primary Street, Street Trees, Tree Quality

UDO pg. 43, 46

PRIMARY STREETS

Pedestrian comfort on these streets is of highest importance. Primary streets should have a continuous street wall, **wide sidewalks between 14 and 20** feet to provide room for street furniture such as benches, trash receptacles, and bicycle parking.

Street trees provide protection from the sun and rain, reduce stormwater runoff and air pollution, and provide aesthetic value to the city. **Trees should be planted in wells with tree grates or planting strip** (refer to 1.4 Sidewalk and Planting) to allow for the uninterrupted flow of pedestrian traffic.

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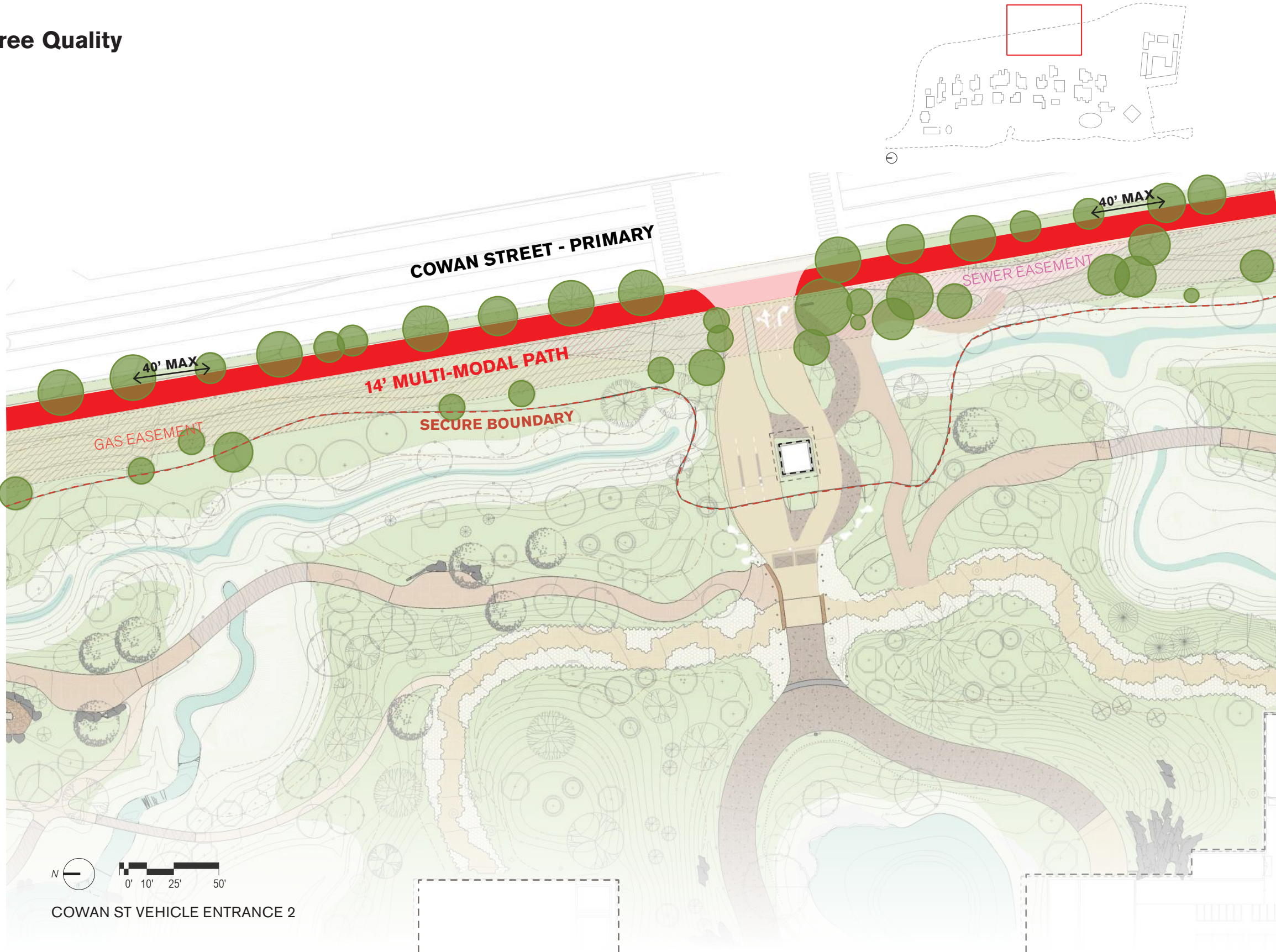
All trees are spaced <40' apart unless accomodating access drives, pedestrian routes, or views. Additional trees are planted immediately adjacent to the public right-of-way and sidewalk corridor to provide additional shading and buffering.

TREE QUALITY

**Planting areas shall not inhibit ingress/egress from buildings or pedestrian traffic along the sidewalk corridors.**

STATUS

COMPLIANT





2.3 Primary Street, Street Trees, Tree Quality

UDO pg. 43, 46

PRIMARY STREETS

Pedestrian comfort on these streets is of highest importance. Primary streets should have a continuous street wall, **wide sidewalks between 14 and 20** feet to provide room for street furniture such as benches, trash receptacles, and bicycle parking.

Street trees provide protection from the sun and rain, reduce stormwater runoff and air pollution, and provide aesthetic value to the city. **Trees should be planted in wells with tree grates or planting strip** (refer to 1.4 Sidewalk and Planting) to allow for the uninterrupted flow of pedestrian traffic.

STREET TREES

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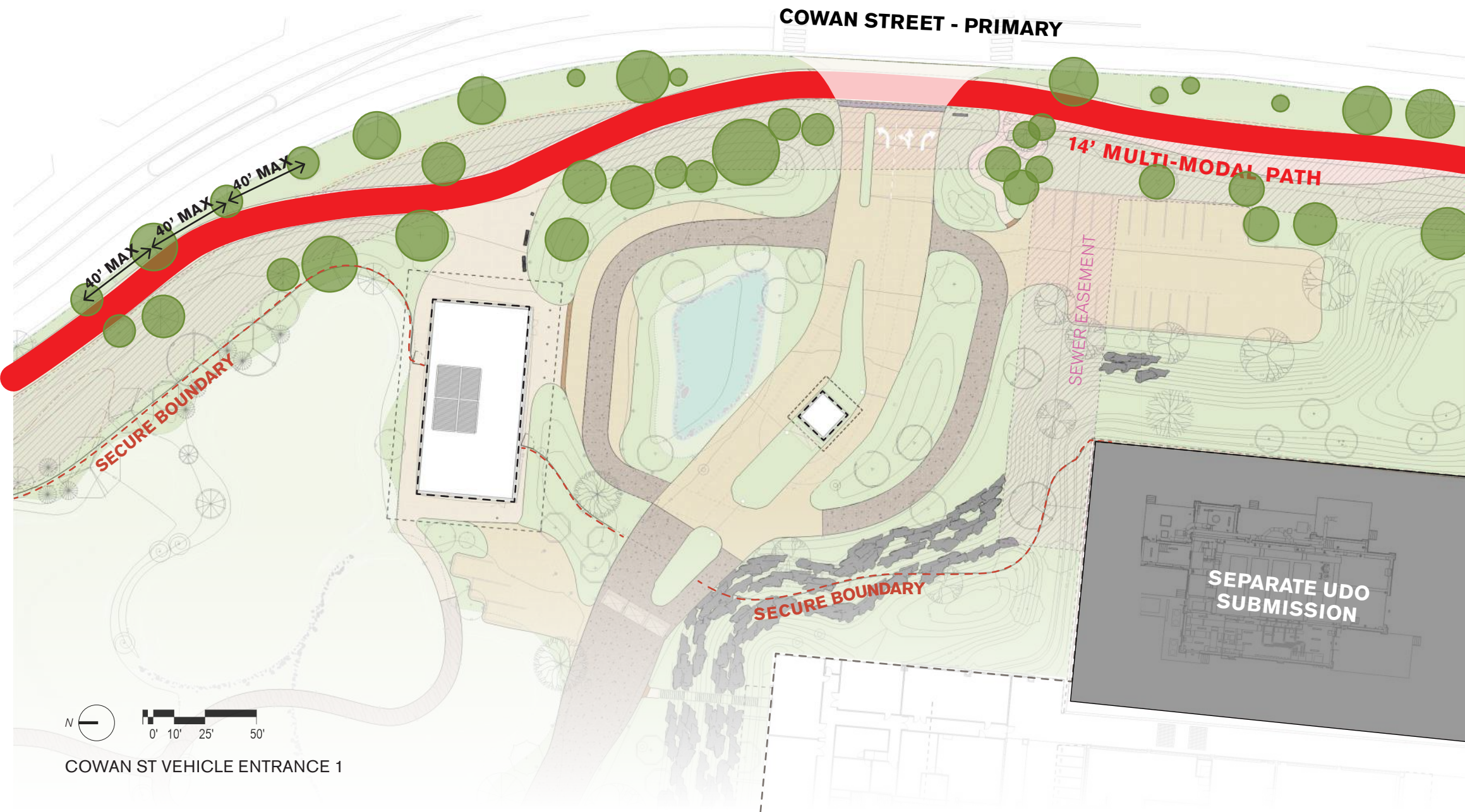
All trees are spaced <40' apart unless accomodating access drives, pedestrian routes, or views. Additional trees are planted immediately adjacent to the public right-of-way and sidewalk corridor to provide additional shading and buffering.

TREE QUALITY

**Planting areas shall not inhibit ingress/egress from buildings or pedestrian traffic along the sidewalk corridors.**

STATUS

COMPLIANT





2.4 Secondary Street, Street Trees, Tree Quality

UDO pg. 43, 46

SECONDARY STREET

In mixed-use areas, **a continuous street wall should be maintained and sidewalks should be between 12 and 16 feet wide** to accommodate pedestrian traffic.

STREET TREES

The Sidewalk Corridor is the portion of the right-of way between the vehicular lanes and the property line or building façade. The primary function of the Sidewalk Corridor is to provide a safe, comfortable, and convenient route for pedestrian travel that is separated from vehicular movements.

Shade-producing street **trees shall be planted in the public right-of-way along the length of the lot frontage at a maximum spacing of forty feet** or in accordance with the regulations of Metro departments and agencies.

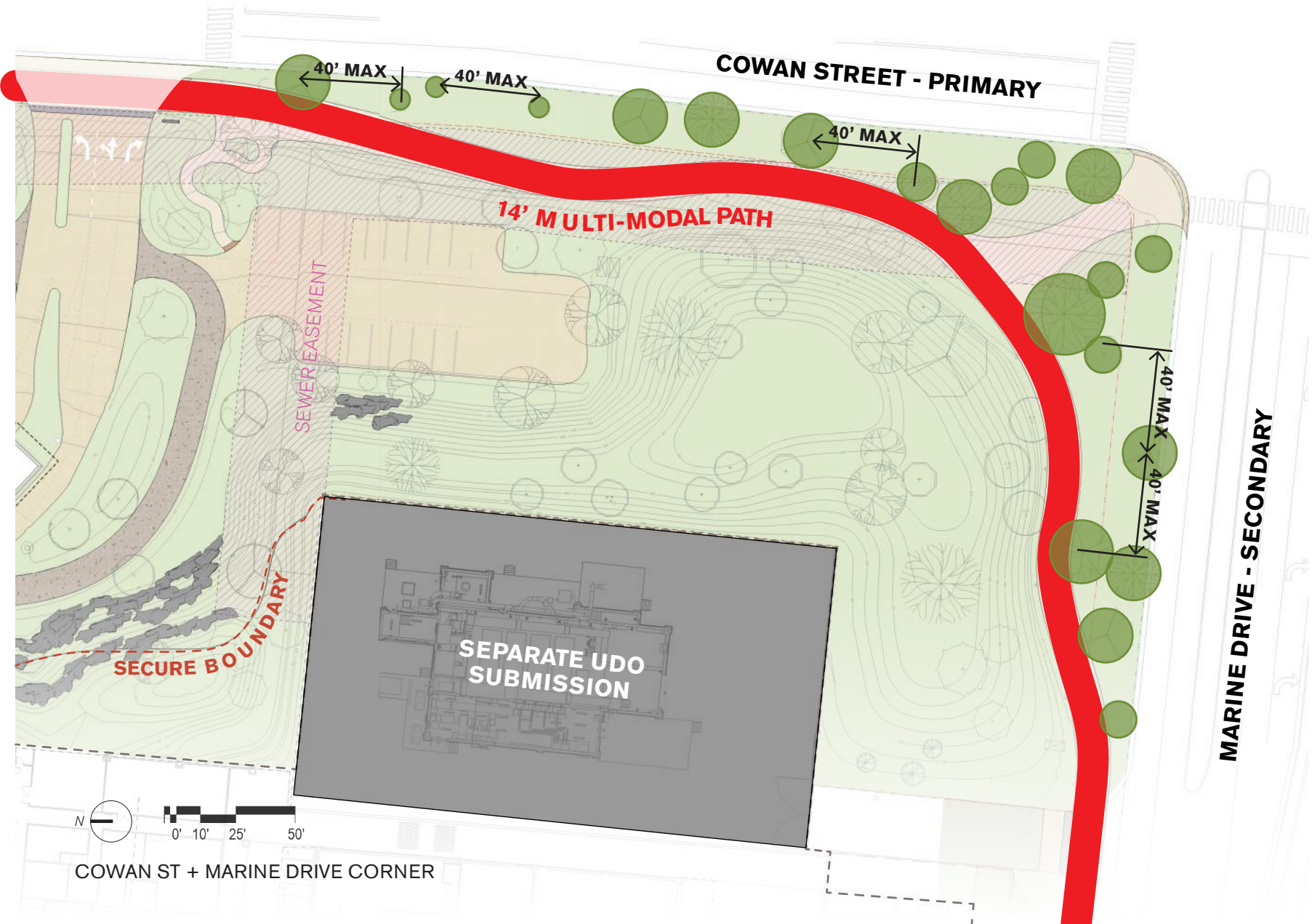
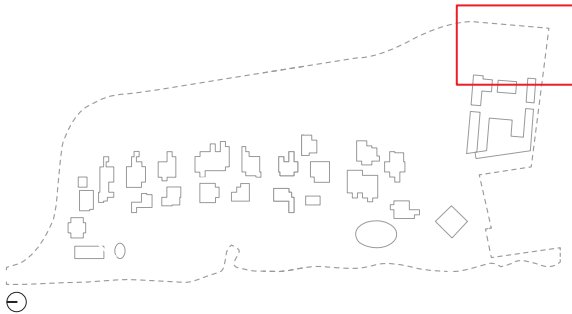
All trees are spaced <40' apart unless accomodating access drives, pedestrian routes, or views. Additional trees are planted immediately adjacent to the public right-of-way and sidewalk corridor to provide additional shading and buffering.

TREE QUALITY

**Planting areas shall not inhibit ingress/egress from buildings or pedestrian traffic along the sidewalk corridors.**

STATUS

COMPLIANT





2.4 Secondary Street, Street Trees, Tree Quality

UDO pg. 43, 46

SECONDARY STREET

In mixed-use areas, **a continuous street wall should be maintained and sidewalks should be between 12 and 16 feet wide** to accommodate pedestrian traffic.

STREET TREES

The Sidewalk Corridor is the portion of the right-of way between the vehicular lanes and the property line or building façade. The primary function of the Sidewalk Corridor is to provide a safe, comfortable, and convenient route for pedestrian travel that is separated from vehicular movements.

Shade-producing street **trees shall be planted in the public right-of-way along the length of the lot frontage at a maximum spacing of forty feet** or in accordance with the regulations of Metro departments and agencies.

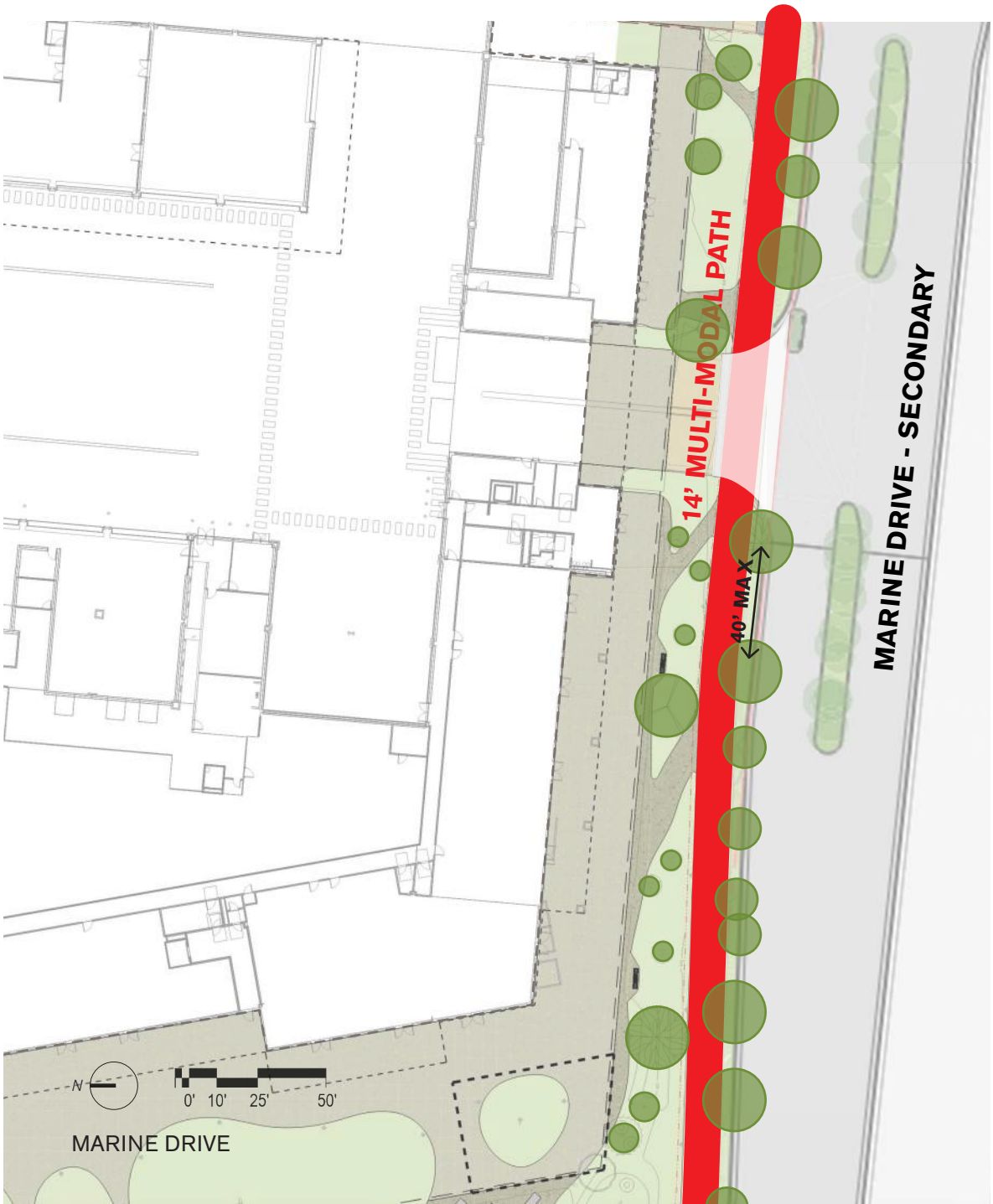
All trees are spaced <40' apart unless accomodating access drives, pedestrian routes, or views. Additional trees are planted immediately adjacent to the public right-of-way and sidewalk corridor to provide additional shading and buffering.

TREE QUALITY

**Planting areas shall not inhibit ingress/egress from buildings or pedestrian traffic along the sidewalk corridors.**

STATUS

COMPLIANT



2.5 Tertiary Street, Street Trees, Tree Quality

UDO pg. 43, 46

TERTIARY STREETS

Unless appropriately designed to share street space, an **8 foot sidewalk is a minimal dimension** for walking accommodations in a highly urbanized area such as River North.

STREET TREES

The Sidewalk Corridor is the portion of the right-of way between the vehicular lanes and the property line or building façade. The primary function of the Sidewalk Corridor is to provide a safe, comfortable, and convenient route for pedestrian travel that is separated from vehicular movements.

Shade-producing street **trees shall be planted in the public right-of-way along the length of the lot frontage at a maximum spacing of forty feet** or in accordance with the regulations of Metro departments and agencies.

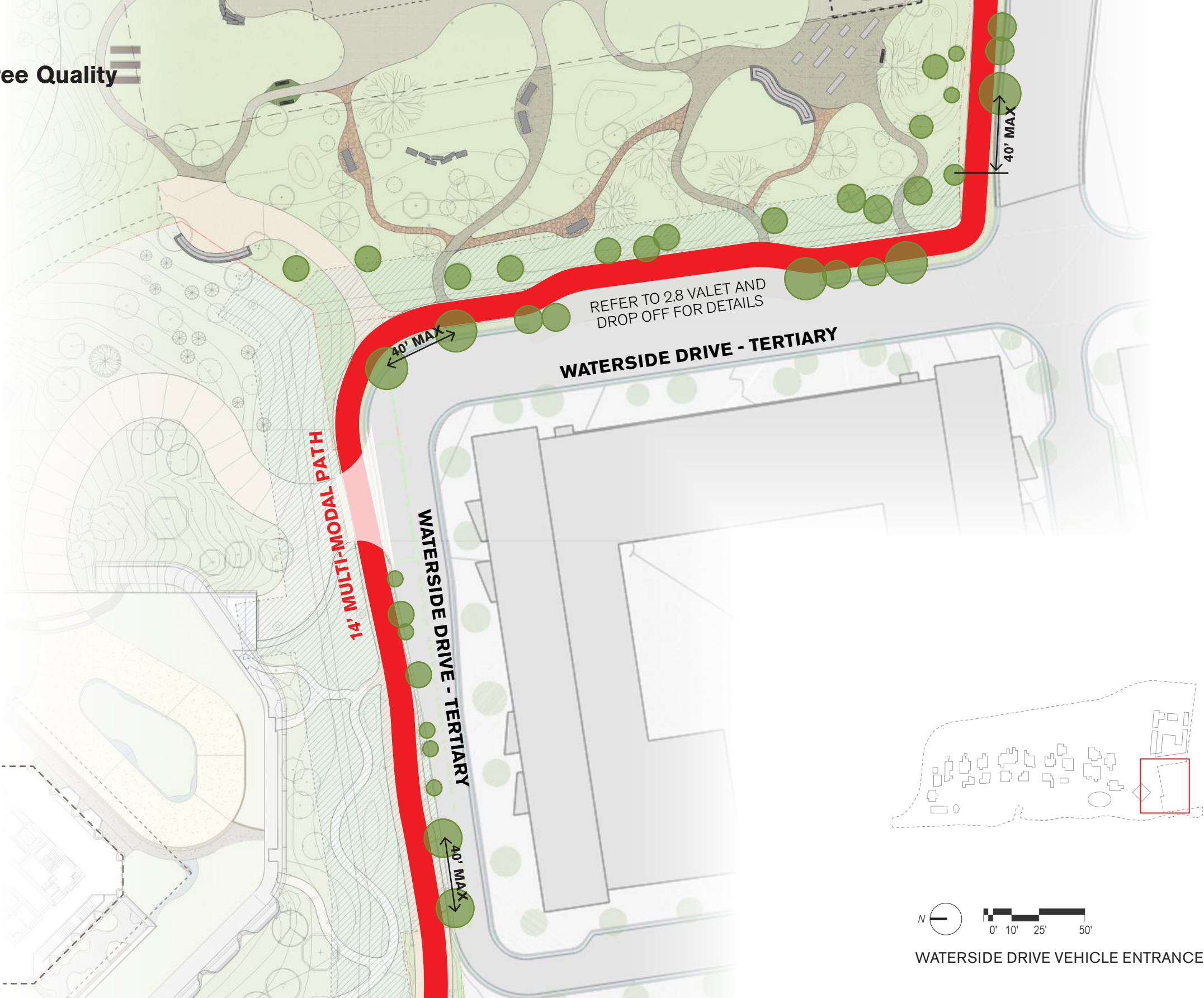
All trees are spaced <40' apart unless accomodating access drives, pedestrian routes, or views. Additional trees are planted immediately adjacent to the public right-of-way and sidewalk corridor to provide additional shading and buffering.

TREE QUALITY

**Planting areas shall not inhibit ingress/egress from buildings or pedestrian traffic along the sidewalk corridors.**

STATUS

COMPLIANT





# 2.6 Tree Quality

UDO pg. 46

## TREE QUALITY

Tree species shall be **chosen from the Urban Forestry Recommended and Prohibited Tree and Shrub List** based on tree size and planting area provided or an alternative species deemed appropriate by the Urban Forester .

- At planting, **trees shall meet the requirements for street trees set out in the American Standard for Nursery Stock.**
- All nursery stock used as street trees **shall be vigorous, healthy and free of diseases or infestation.**
- **No species considered invasive in the project's context according to USDA** or other state agriculture services shall be allowed.

**All project plantings are chosen in accordance with the requirements set out in the UDO's Tree Quality.**

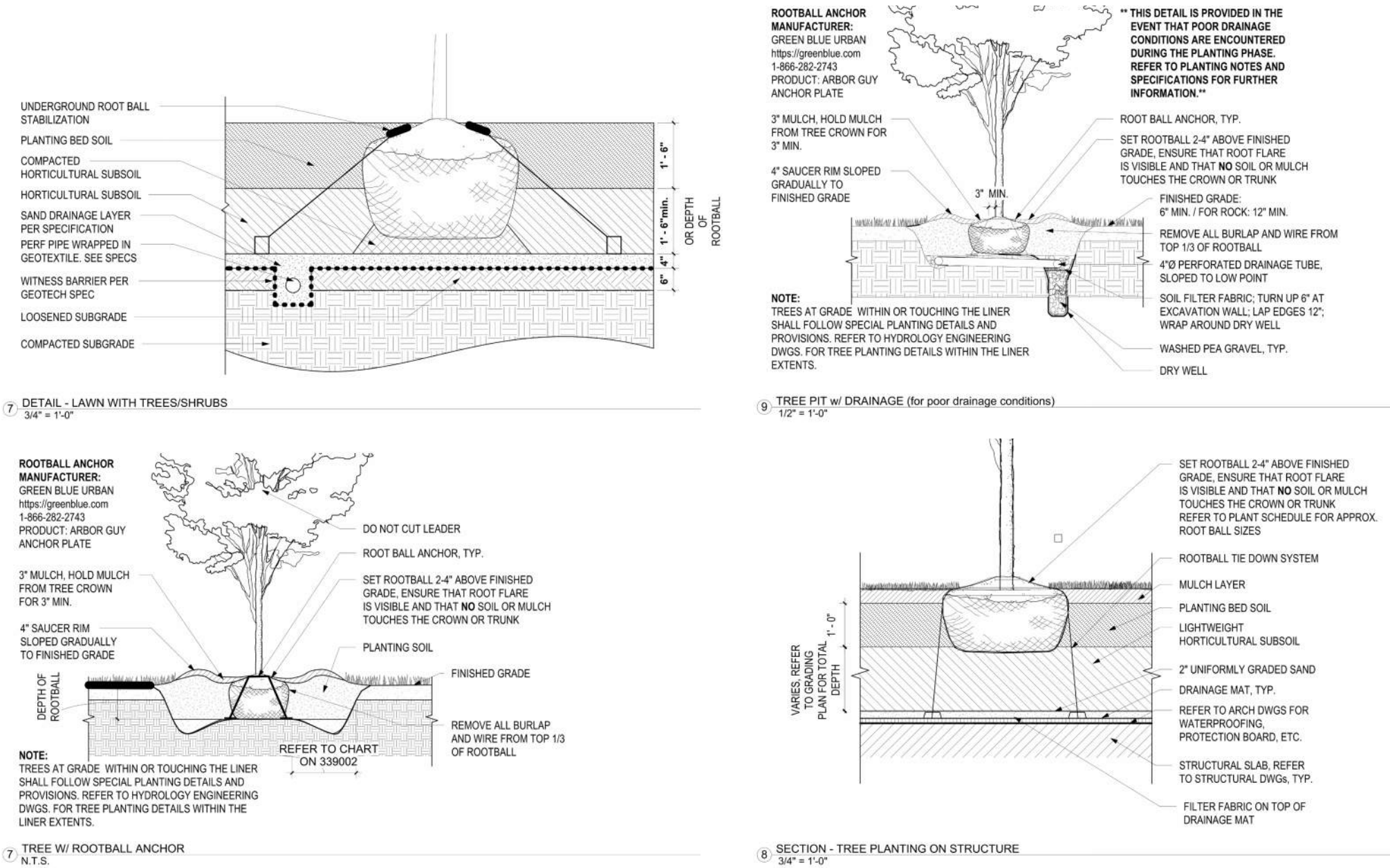
## PLANTING AREA DIMENSION

- The following standards are minimum standards. All development is encouraged to provide street trees with the largest area of pervious surface and volume of soil that can be accommodated.
- **Trees shall be accommodated in planting areas that follow the street tree standards and specifications.** When the regulations of this document are in conflict with the UDO, the UDO regulations shall take precedence.
- **Tree vaults shall have the capability to drain water.**
- **Planting areas shall not inhibit ingress/egress from buildings or pedestrian traffic along the sidewalk corridors.**

**Refer to 1.6 and 2.3 for details on planting locations.**

## STATUS

**COMPLIANT**





2.7 Parking and Access: General

UDO pg. 48

PARKING AND ACCESS: GENERAL

- No parking is required within the boundaries of the UDO.
- **No onsite parking is allowed between the street and the building.**

STATUS

COMPLIANT





2.8 Valet and Drop off Areas

UDO pg. 48

- They shall be located **within the right of way when space allows**. If not provided in the right of way, they shall be located internal to the development.
- Where driveways to parking facilities or drop off areas cross the Sidewalk Corridor, **priority should be given to the pedestrian realm** and the following shall be required:
  - **Bollards or other devices shall be used** to separate the pedestrian and vehicular areas.
  - **Distinction** behind vehicular lane and pedestrian areas **shall be indicated through changes in grade, color, texture and/or material**.
- Curbside management plans are required. Consolidation of drop-off locations to a single location for multiple properties is highly recommended.

● Rideshare drop-off location

STATUS  
COMPLIANT





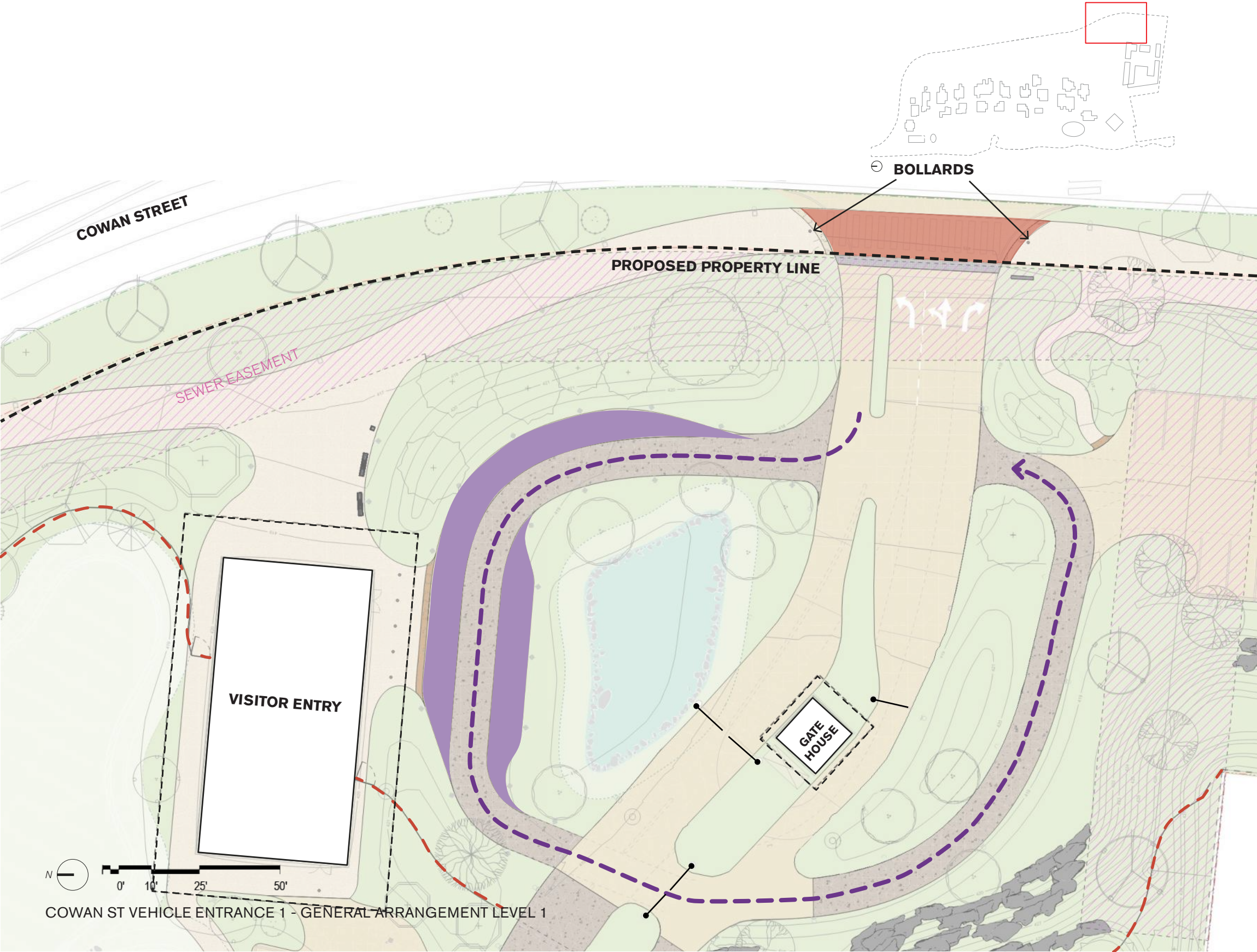
2.8 Valet and Drop Off Areas

UDO pg. 48

- They shall be located **within the right of way when space allows**. If not provided in the right of way, they shall be located internal to the development.
- Where driveways to parking facilities or drop off areas cross the Sidewalk Corridor, **priority should be given to the pedestrian realm** and the following shall be required:
  - **Bollards or other devices shall be used** to separate the pedestrian and vehicular areas.
  - **Distinction** behind vehicular lane and pedestrian areas **shall be indicated through changes in grade, color, texture and/or material**.
- Curbside management plans are required. Consolidation of drop-off locations to a single location for multiple properties is highly recommended.

-  Area with material distinction where driveway crosses sidewalk corridor
-  Proposed Property Line
-  Rideshare Lay-by
-  Secure Boundary

STATUS  
**COMPLIANT**





2.8 Valet and Drop Off Areas

UDO pg. 48

- They shall be located **within the right of way when space allows**. If not provided in the right of way, they shall be located internal to the development.
- Where driveways to parking facilities or drop off areas cross the Sidewalk Corridor, **priority should be given to the pedestrian realm** and the following shall be required:
  - **Bollards or other devices shall be used** to separate the pedestrian and vehicular areas.
  - **Distinction** behind vehicular lane and pedestrian areas **shall be indicated through changes in grade, color, texture and/or material**.
- Curbside management plans are required. Consolidation of drop-off locations to a single location for multiple properties is highly recommended.

-  Area with material distinction where driveway crosses sidewalk corridor
-  Proposed Property Line
-  Rideshare Lay-by
-  Secure Boundary

STATUS  
**COMPLIANT**





2.8 Valet and Drop Off Areas

UDO pg. 48

- They shall be located **within the right of way when space allows**. If not provided in the right of way, they shall be located internal to the development.
- Where driveways to parking facilities or drop off areas cross the Sidewalk Corridor, **priority should be given to the pedestrian realm** and the following shall be required:
  - **Bollards or other devices shall be used** to separate the pedestrian and vehicular areas.
  - **Distinction** behind vehicular lane and pedestrian areas **shall be indicated through changes in grade, color, texture and/or material**.
- Curbside management plans are required. Consolidation of drop-off locations to a single location for multiple properties is highly recommended.

-  Area with material distinction where driveway crosses sidewalk corridor
-  Proposed Property Line
-  Rideshare Lay-by
-  Secure Boundary

STATUS  
COMPLIANT





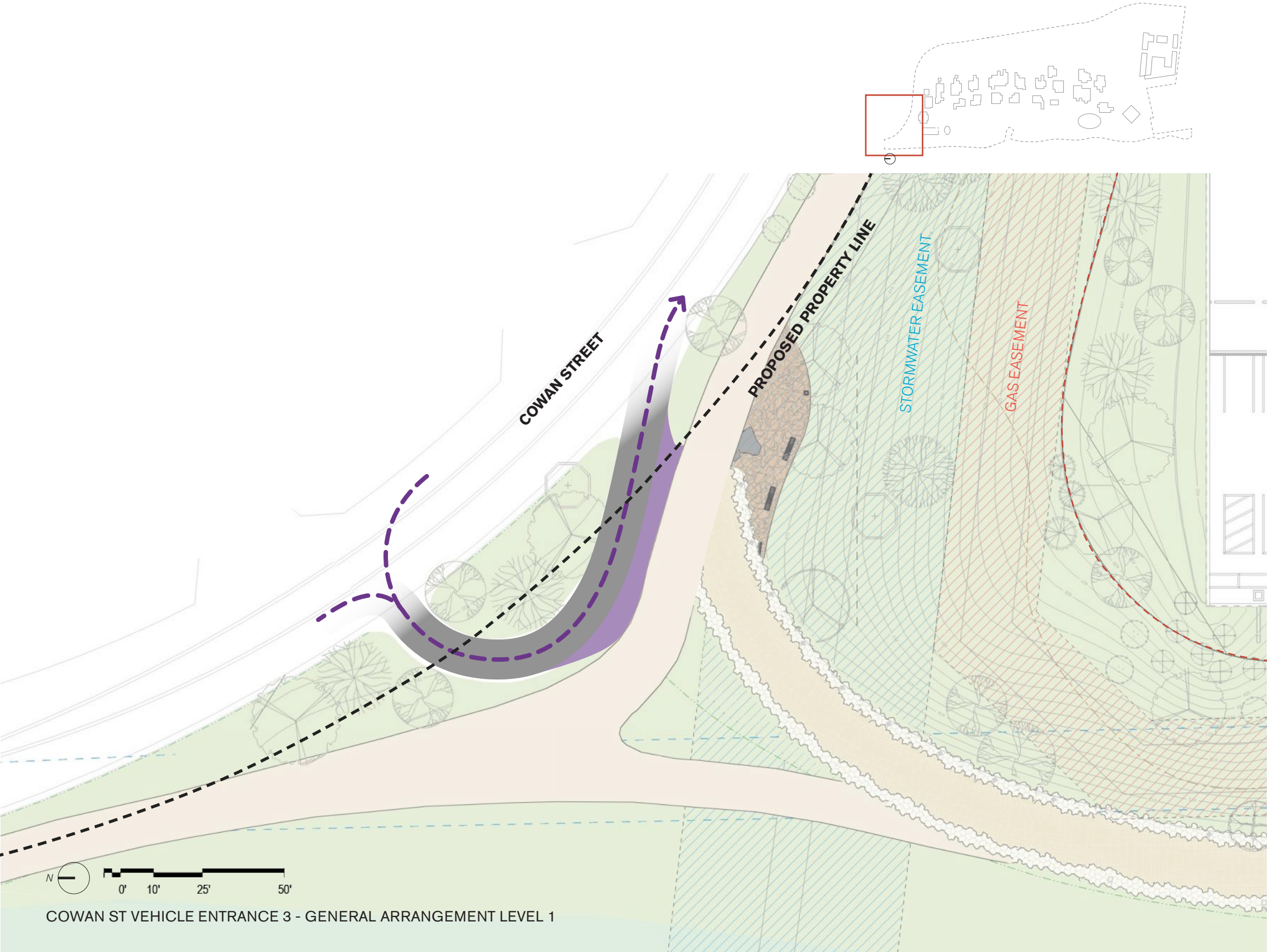
# 2.8 Valet and Drop Off Areas

UDO pg. 48

- They shall be located **within the right of way when space allows**. If not provided in the right of way, they shall be located internal to the development.
- Where driveways to parking facilities or drop off areas cross the Sidewalk Corridor, **priority should be given to the pedestrian realm** and the following shall be required:
  - **Bollards or other devices shall be used** to separate the pedestrian and vehicular areas.
  - **Distinction** behind vehicular lane and pedestrian areas **shall be indicated through changes in grade, color, texture and/or material**.
- Curbside management plans are required. Consolidation of drop-off locations to a single location for multiple properties is highly recommended.

- Area with material distinction where driveway crosses sidewalk corridor (area does not cross the corridor)
- Proposed Property Line
- Rideshare Lay-by
- Secure Boundary

STATUS  
COMPLIANT





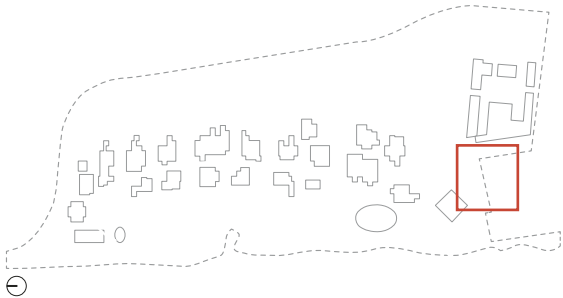
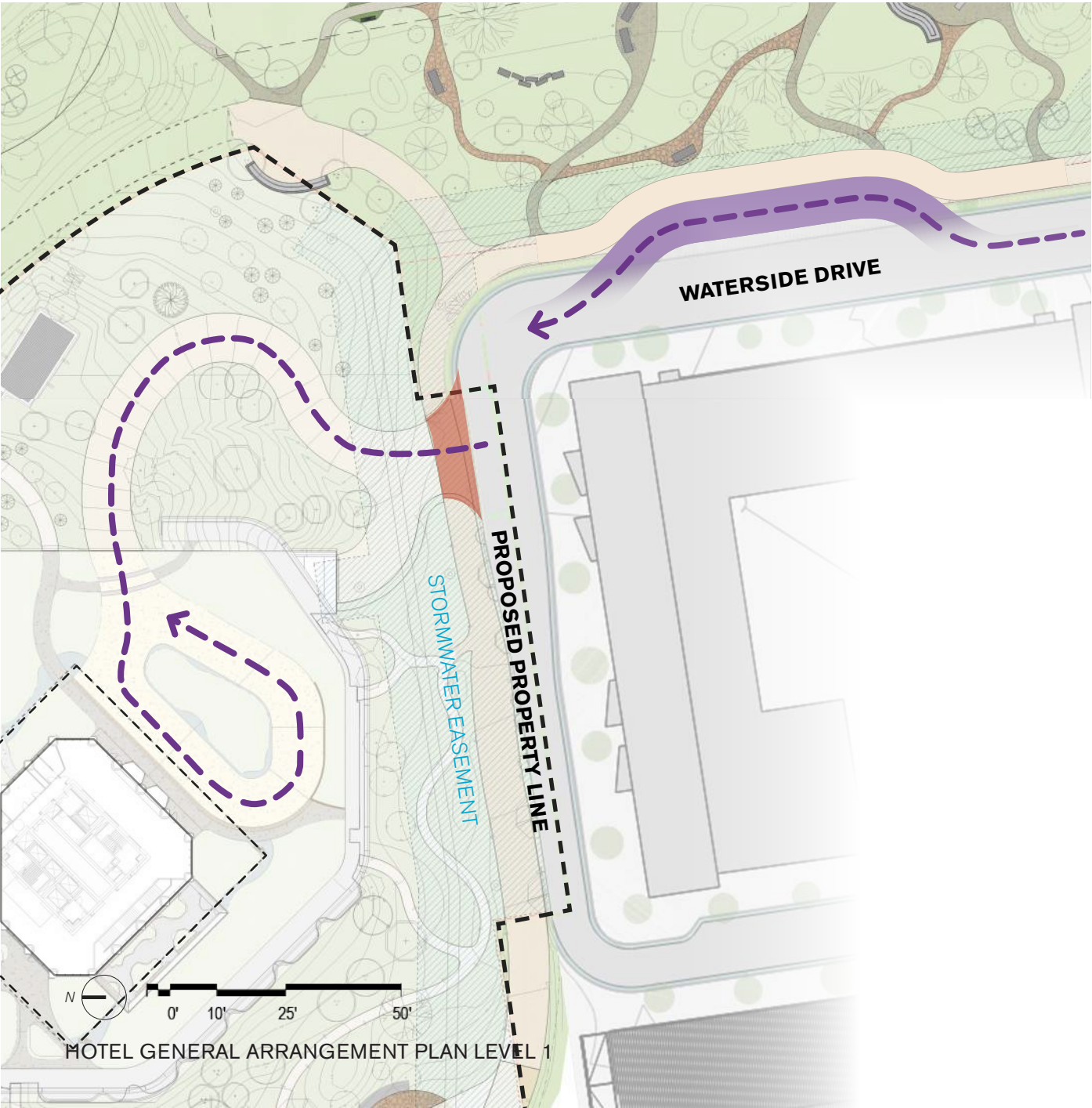
2.8 Valet and Drop Off Areas

UDO pg. 48

- They shall be located **within the right of way when space allows**. If not provided in the right of way, they shall be located internal to the development.
- Where driveways to parking facilities or drop off areas cross the Sidewalk Corridor, **priority should be given to the pedestrian realm** and the following shall be required:
  - **Bollards or other devices shall be used** to separate the pedestrian and vehicular areas.
  - **Distinction** behind vehicular lane and pedestrian areas **shall be indicated through changes in grade, color, texture and/or material**.
- Curbside management plans are required. Consolidation of drop-off locations to a single location for multiple properties is highly recommended.

-  Area with material distinction where driveway crosses sidewalk corridor
-  Proposed Property Line
-  Rideshare Lay-by
-  Secure Boundary

STATUS  
**COMPLIANT**





2.9 Structured Parking: Vehicular Access

UDO pg. 49

VEHICULAR ACCESS

- Vehicular openings to parking structures **shall not exceed thirty-five feet in width.**
- Vehicular openings shall have a **minimum spacing of thirty five feet.**

Subterranean Parking Structure Outline



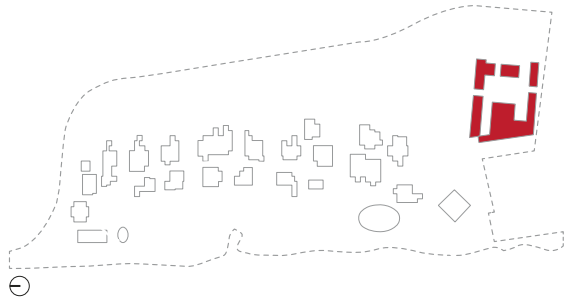
STATUS

COMPLIANT



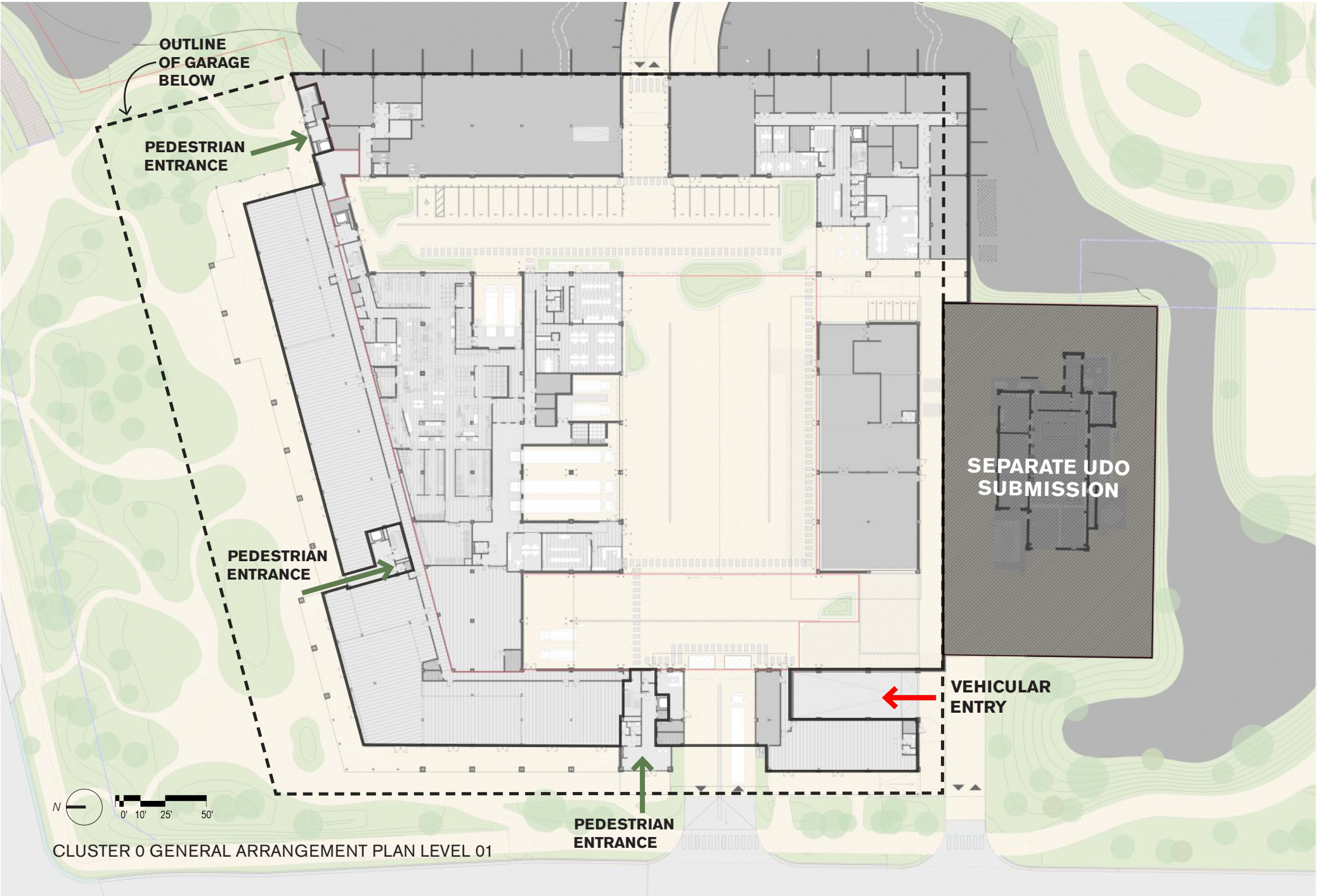
2.10 Structured Parking: Pedestrian Access

UDO pg. 49



PEDESTRIAN ACCESS

All parking structures shall have a **clearly marked pedestrian entrance, separate from vehicular access, on street frontages**. A publicly accessible building lobby may meet this requirement.

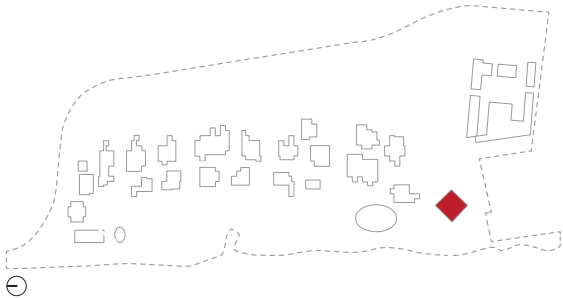


STATUS  
COMPLIANT



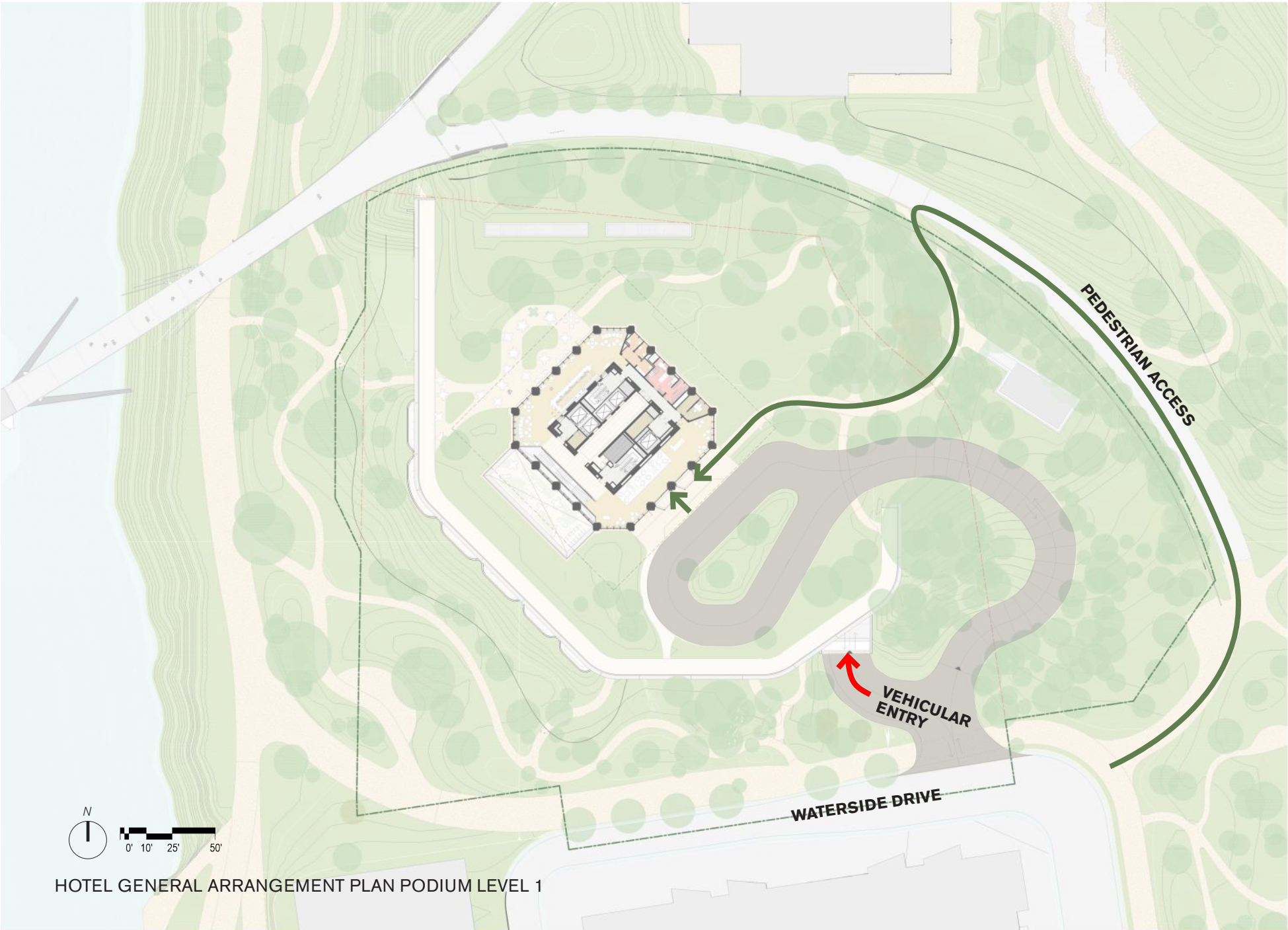
2.10 Structured Parking: Pedestrian Access

UDO pg. 49



PEDESTRIAN ACCESS

All parking structures shall have a **clearly marked pedestrian entrance, separate from vehicular access, on street frontages.** A publicly accessible building lobby may meet this requirement.



STATUS

COMPLIANT



# 2.11 Structured Parking: Location and Lining, Parking Garage Treatment/Cladding

UDO pg. 49

## LOCATION AND LINING

- On the ground level, parking structures shall be located behind a liner building with an active use that is a minimum of 15 feet deep.
- Upper level facade treatments /cladding is required on all street, open space and pedestrian ways (such as greenways frontages, including any portions of facades visible from a given frontage, including interstate frontages. Facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context . Openings for natural ventilation are permissible when integrated into the facade design. Landscape buffering may be considered as an alternative at appropriate locations, such as interstate frontages.

**All structured parking is below ground level. Areas of structured parking exposed to grade utilize innovative design compliance path. Refer to the following 2.11 details.**

**— Subterranean Parking Structure Outline**

## STATUS

**COMPLIANT**





# 2.11 Structured Parking: Location and Lining, Parking Garage Treatment/Cladding

UDO pg. 49, 52

## Berming

### STRUCTURED PARKING: LOCATION AND LINING

▪ Upper level facade treatments/cladding is required on all street, open space and pedestrian ways (such as greenways frontages, including any portions of facades visible from a given frontage, including interstate frontages. Facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. Openings for natural ventilation are permissible when integrated into the facade design. **Landscape buffering may be considered as an alternative at appropriate locations, such as interstate frontages.**

### PARKING GARAGE TREATMENT AND CLADDING

▪ All parking garage facades which are adjacent to and visible from a public street, publicly accessible open space, or interstate in all subdistricts are required to be visually shielded. **Visual shielding may be achieved by the parking garage levels being below grade, lined with program, or clad according to the standards of this document.**

▪ If cladding is the determined approach, **one or a combination of three cladding strategies shall be used** on all facades requiring cladding: Screening, Solid Wall, or **Innovative Design**.

The partially exposed parking structure is screened from the adjacent greenway by landscaping, grading, and the lake.

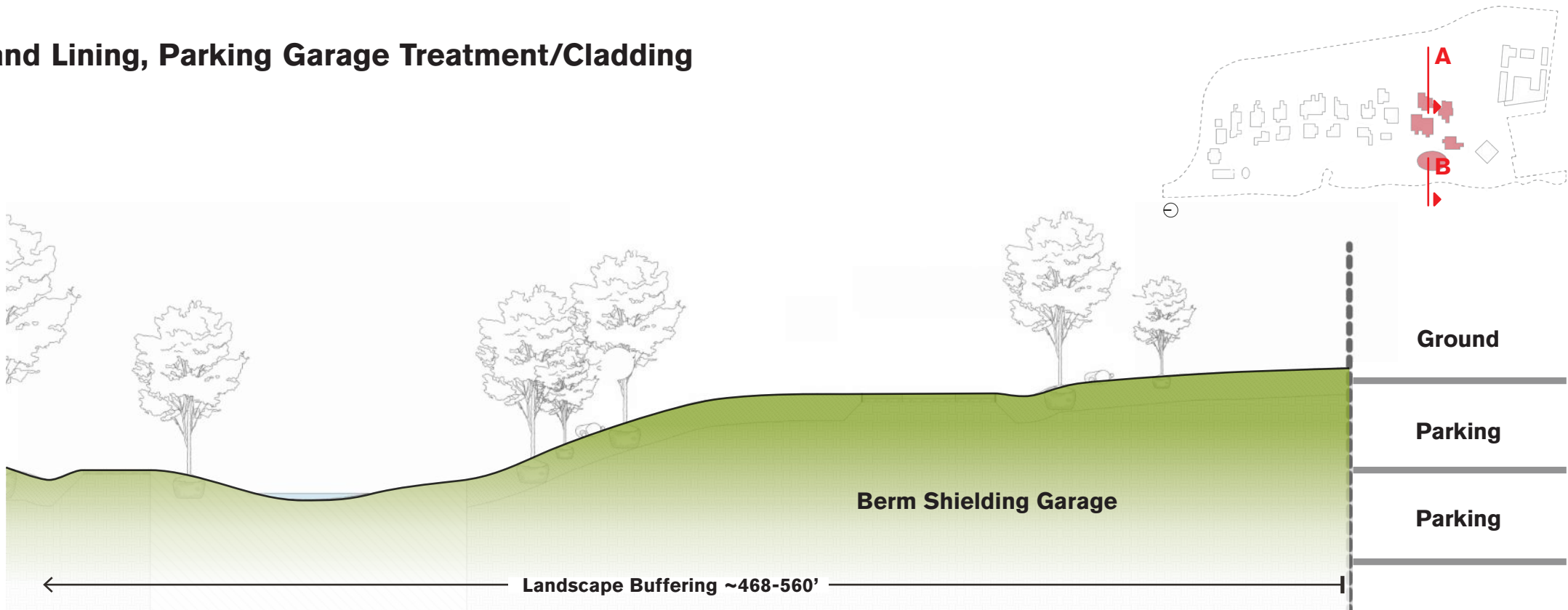
#### All planting complies with:

- **D-1 Buffer per Section 17.24.240D**
- **UDO Section 2 Subdistrict Standards, Subdistrict 3: Building regulations**

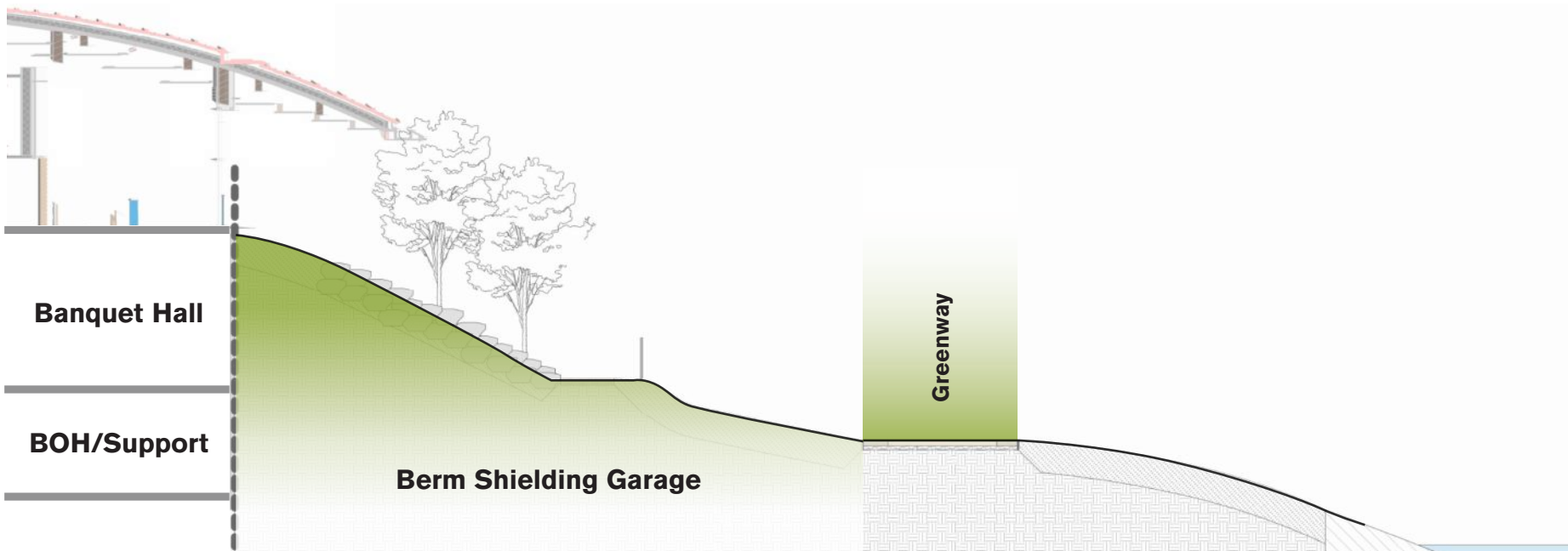
Refer to 1.6 of this document for D1-Buffer Compliance

#### STATUS

**COMPLIANT**



A Cluster 1 - E/W Section - Cowan Garage Condition



B Cluster 1 - E/W Section - Greenway Garage Condition

# 2.11 Structured Parking: Location and Lining, Parking Garage Treatment/Cladding

UDO pg. 49, 52

## Berming

### STRUCTURED PARKING: LOCATION AND LINING

▪ Upper level facade treatments/cladding is required on all street, open space and pedestrian ways (such as greenways frontages, including any portions of facades visible from a given frontage, including interstate frontages. Facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. Openings for natural ventilation are permissible when integrated into the facade design. **Landscape buffering may be considered as an alternative at appropriate locations, such as interstate frontages.**

### PARKING GARAGE TREATMENT AND CLADDING

▪ All parking garage facades which are adjacent to and visible from a public street, publicly accessible open space, or interstate in all subdistricts are required to be visually shielded. **Visual shielding may be achieved by the parking garage levels being below grade, lined with program, or clad according to the standards of this document.**

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The partially exposed parking structure is screened from the adjacent greenway by landscaping, grading, and the lake.

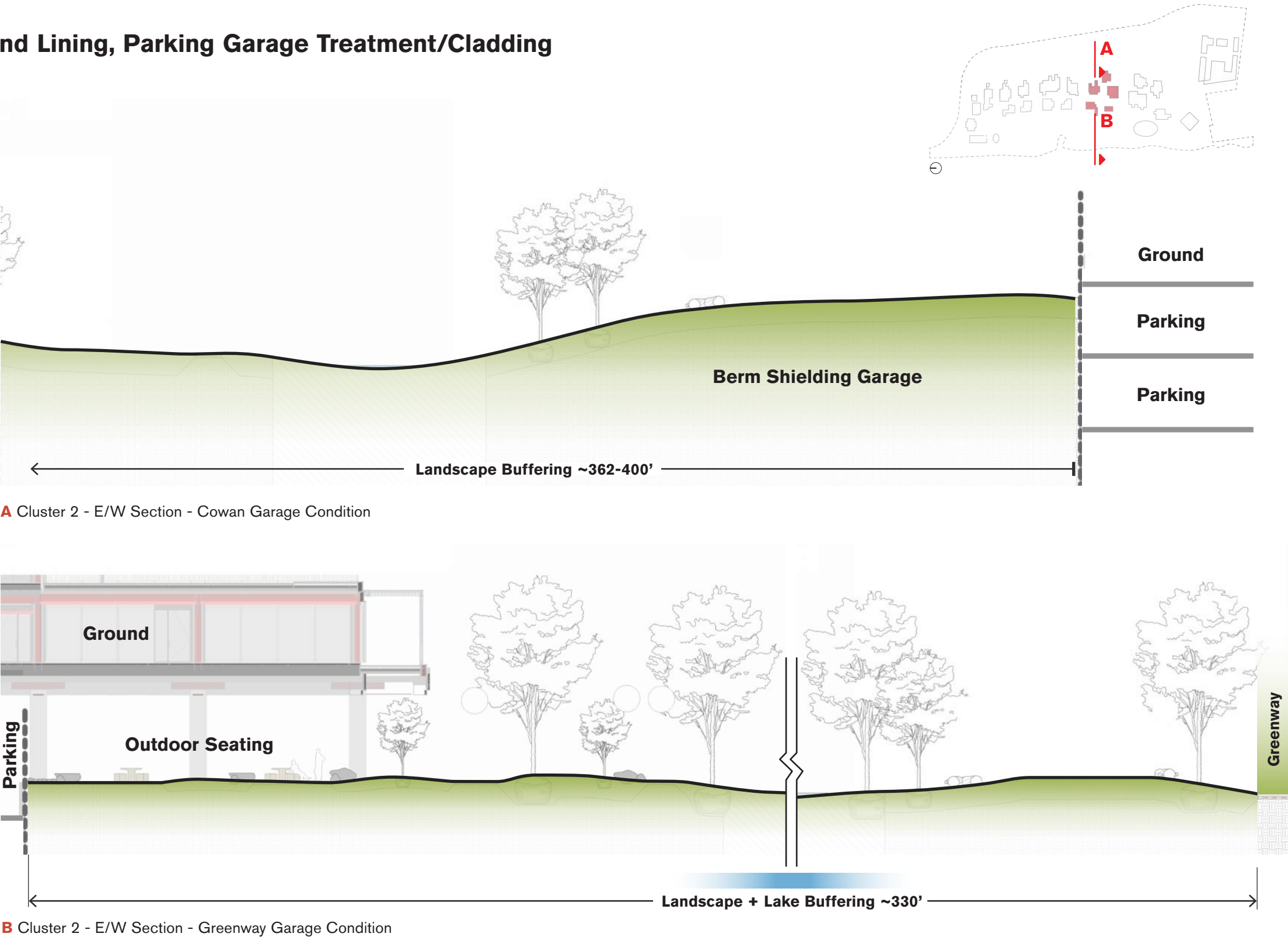
#### All planting complies with:

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- **UDO Section 2 Subdistrict Standards, Subdistrict 3: Building regulations**

Refer to 1.6 of this document for D1-Buffer Compliance

#### STATUS

**COMPLIANT**





# 2.11 Structured Parking: Location and Lining, Parking Garage Treatment/Cladding

UDO pg. 49, 52

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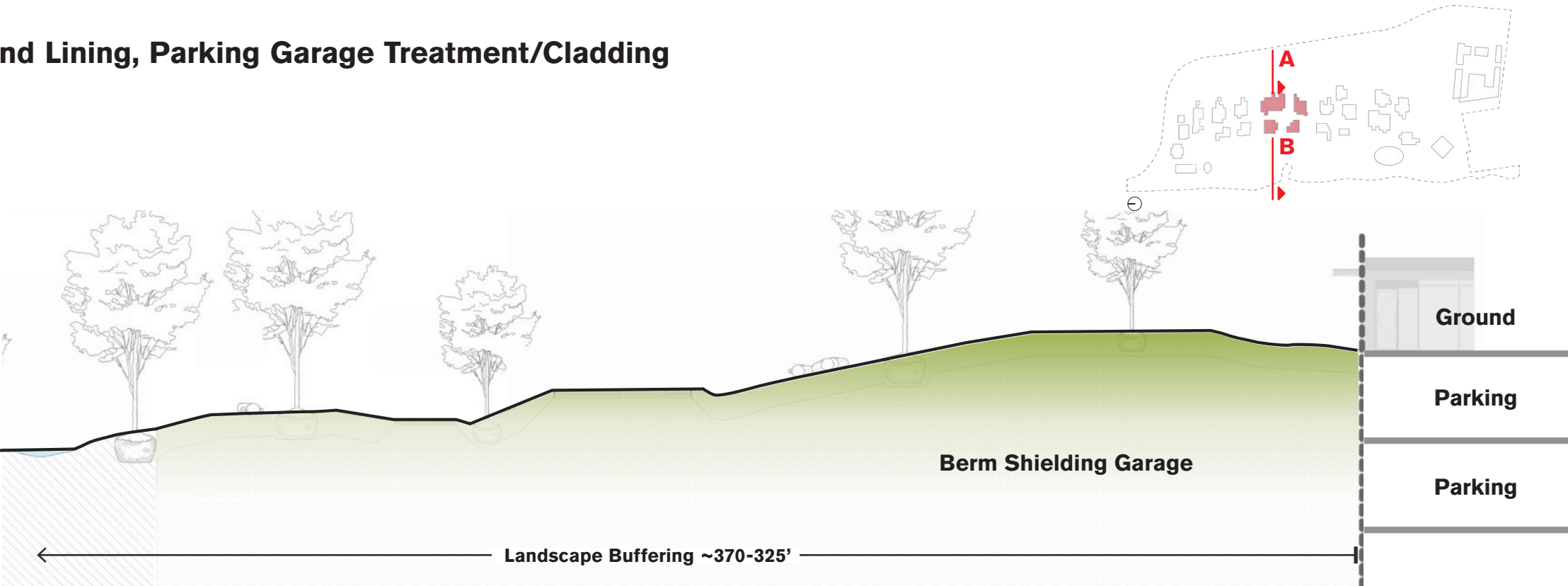
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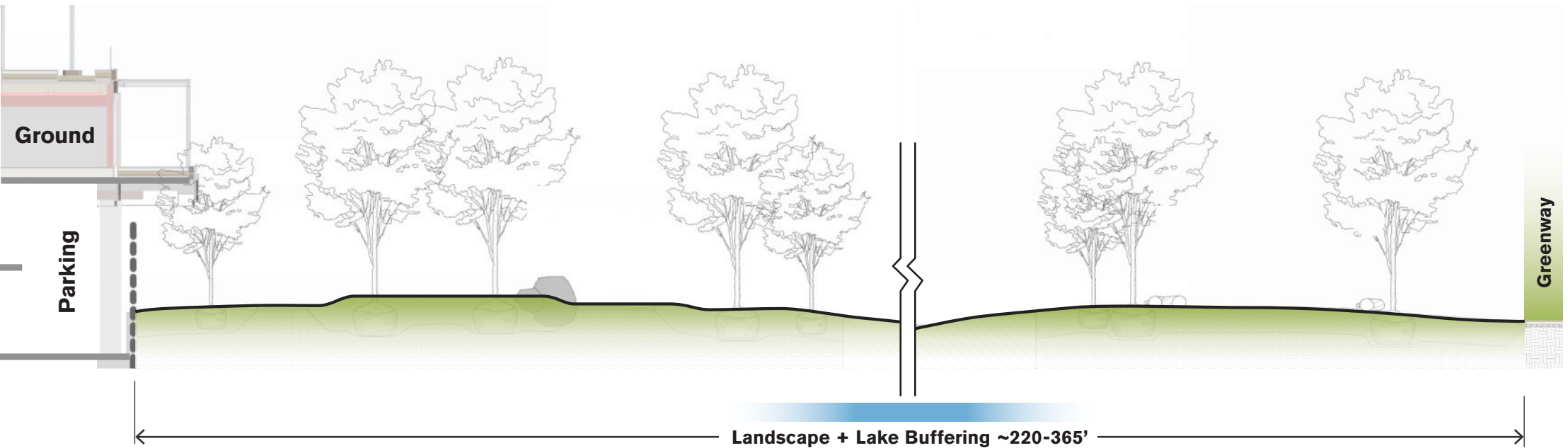
Refer to 1.6 of this document for D1-Buffer Compliance

#### STATUS

COMPLIANT



A Cluster 3 - E/W Section - Cowan Garage Condition



B Cluster 3 - E/W Section - Greenway Garage Condition

2.11 Structured Parking: Location and Lining, Parking Garage Treatment/Cladding

UDO pg. 49, 52

Berming

STRUCTURED PARKING: LOCATION AND LINING

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▪ If cladding is the determined approach, **one or a combination of three cladding strategies shall be used** on all facades requiring cladding: Screening, Solid Wall, or **Innovative Design.**

The partially exposed parking structure is screened from the adjacent greenway by landscaping, grading, and the lake.

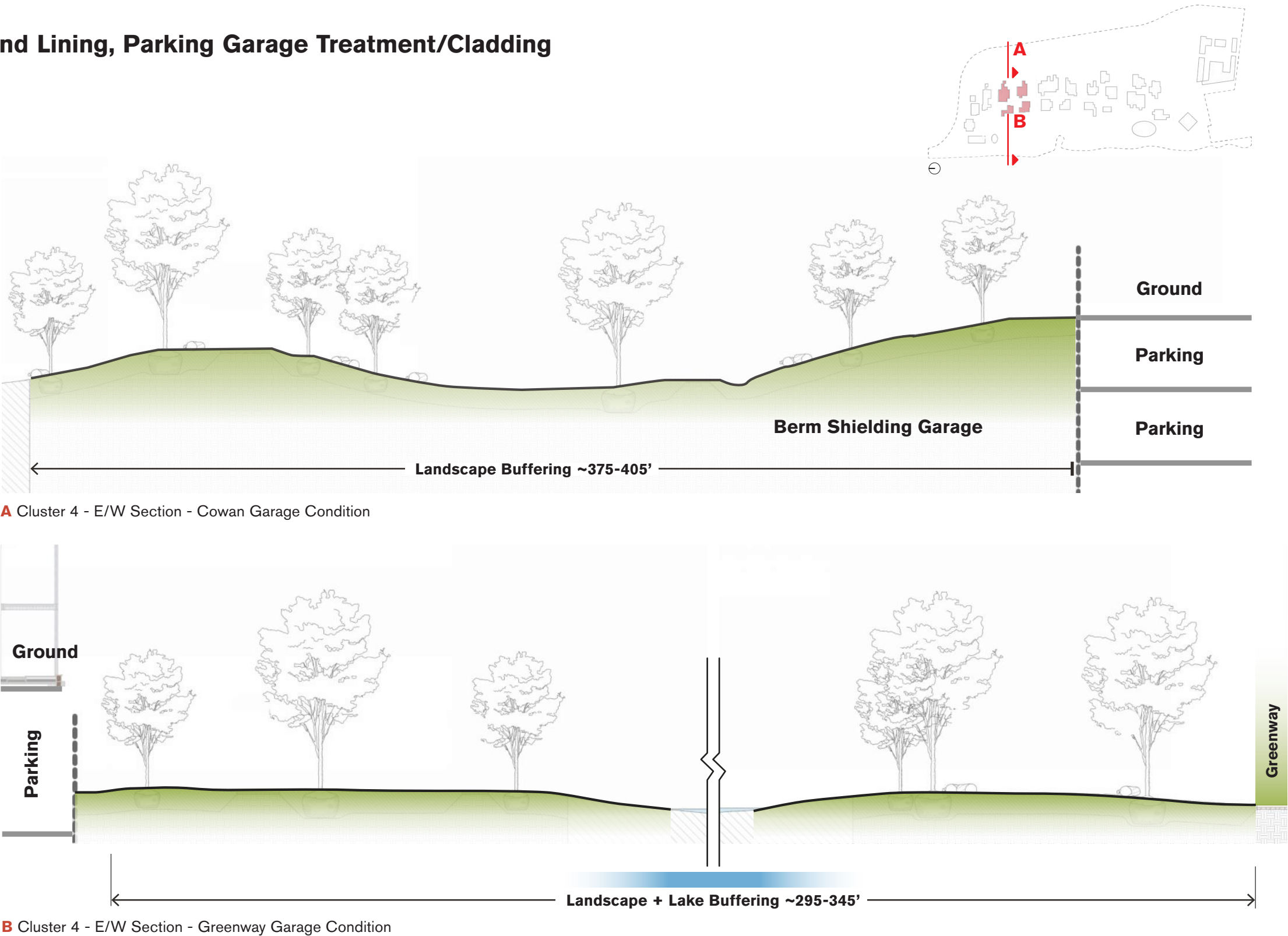
All planting complies with:

- **D-1 Buffer per Section 17.24.240D**
- **UDO Section 2 Subdistrict Standards, Subdistrict 3: Building regulations**

Refer to 1.6 of this document for D1-Buffer Compliance

STATUS

COMPLIANT





# 2.11 Structured Parking: Location and Lining, Parking Garage Treatment/Cladding

UDO pg. 49, 52

## Berming

### STRUCTURED PARKING: LOCATION AND LINING

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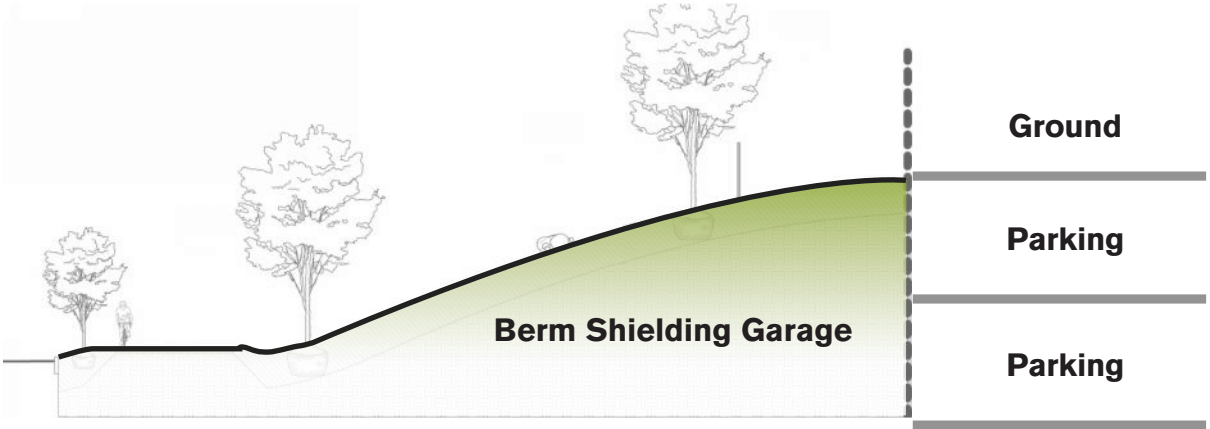
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- **UDO Section 2 Subdistrict Standards, Subdistrict 3: Building regulations**

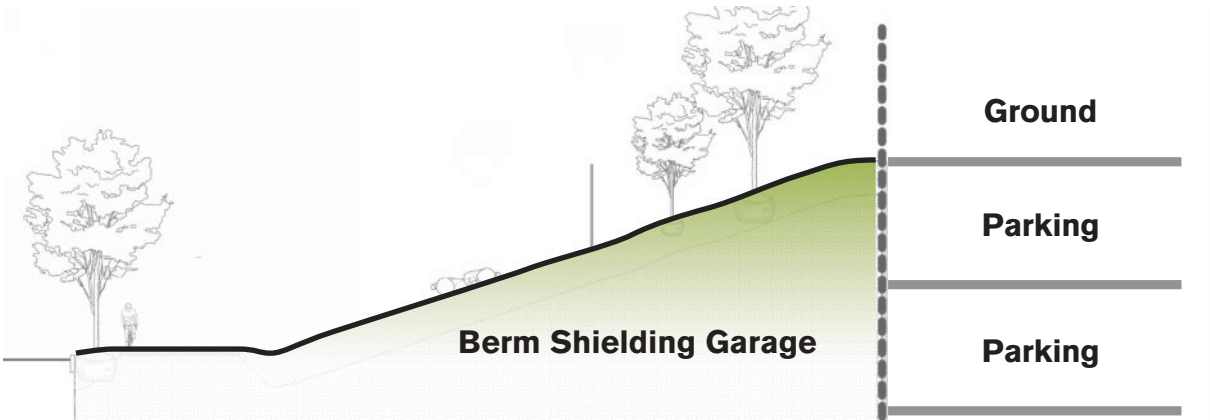
Refer to 1.6 of this document for D1-Buffer Compliance

### STATUS

COMPLIANT



A Cluster 5 - E/W Section - Cowan Garage Condition



B Cluster 5 - E/W Section - Cowan Garage Condition



2.12 Surface Parking: General Standards, Perimeter Screening Standards

UDO pg. 50

GENERAL STANDARDS FOR SURFACE PARKING

- Parking area screening and landscape standards shall apply to all surface parking lots.
- Surface parking is best suited at the **side or rear of a building**, leaving the building frontage facing the circulation route.

PERIMETER SCREENING FOR SURFACE PARKING

- Parking areas adjacent to public streets and open space shall be **separated from the edge of the ROW and property lines by a perimeter landscape strip a minimum of five feet** in width which shall be **landscaped per the standards** (*Refer to the following page*).

Surface Parking Lots shall **provides cross-access to all adjacent development and parking lots**.

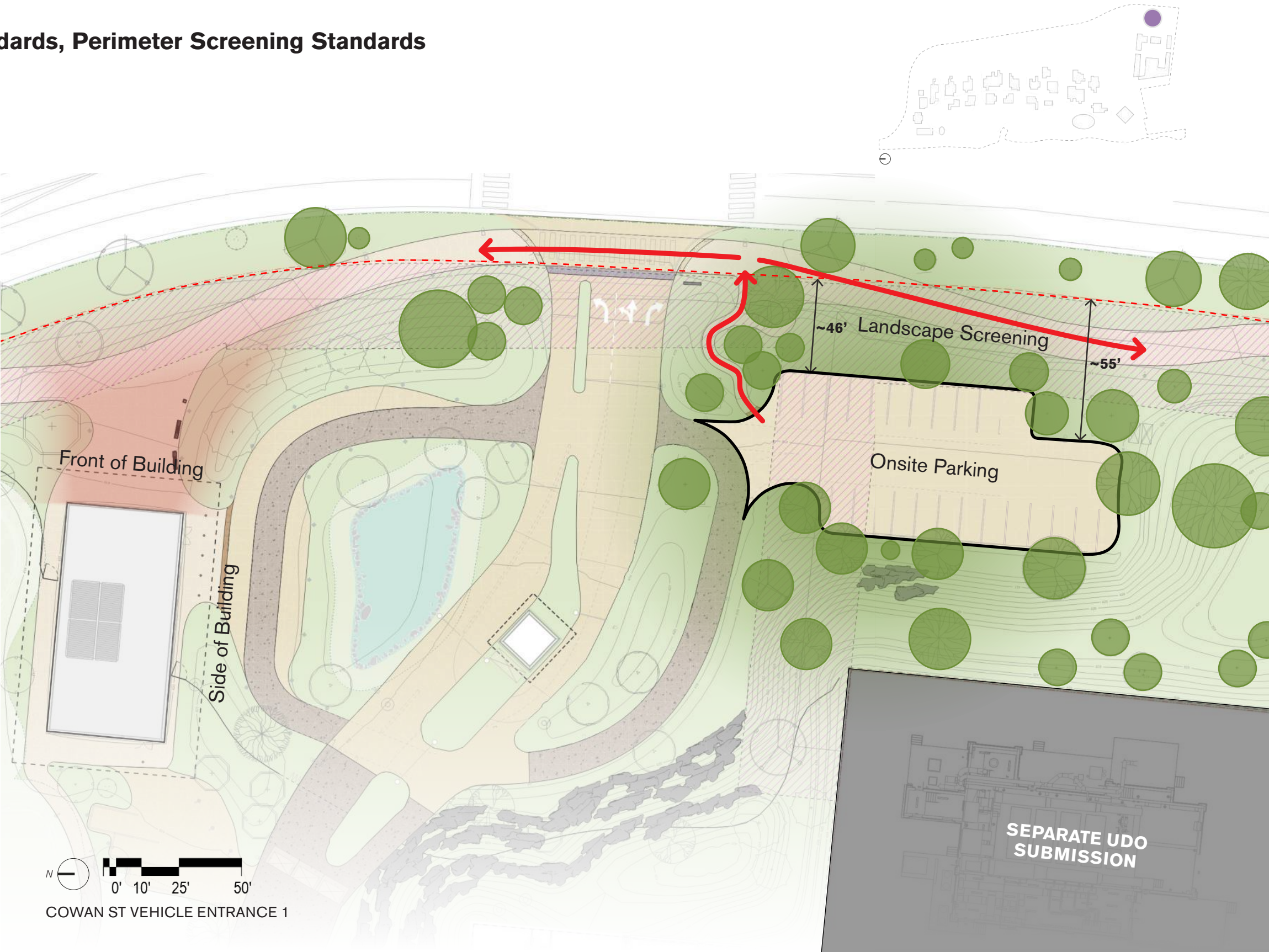
 **CROSS-ACCESS**

STATUS

REQUIRED 5'

**PROVIDED ~45'-55'**

**COMPLIANT**





2.13 Surface Parking: Landscape Materials

UDO pg. 50

Perimeter landscape strips along public streets, open space and side lot lines:

- Trees shall be installed at a minimum rate of **one tree for every thirty feet of frontage**. Spacing may be adjusted with the approval of the Urban Forester based upon tree species, the presence of utilities, and the dimensions of the planting strip. ~45' frontage = **1.3 required; 12 provided + shrubs**
- **Evergreen shrubs and trees shall be installed** at appropriate spacing to fully screen vehicles to **a minimum height of two and one-half feet**.
- **Plantings within fifteen feet of driveways or street intersections** shall be maintained to a **maximum height of two and one-half feet. No tall plantings within 15' of driveway.**

Tree and shrub species shall be chosen from the Urban Forestry Recommended and Prohibited Tree and Shrub List or an alternative species deemed appropriate by the Urban Forester .

At planting, trees shall be a minimum of six feet in height and two caliper inches .

All landscaping shall be in a functioning bio-swale, or irrigated using drip irrigation or sub-surface irrigation . If drought-tolerant species are used, no irrigation is required .

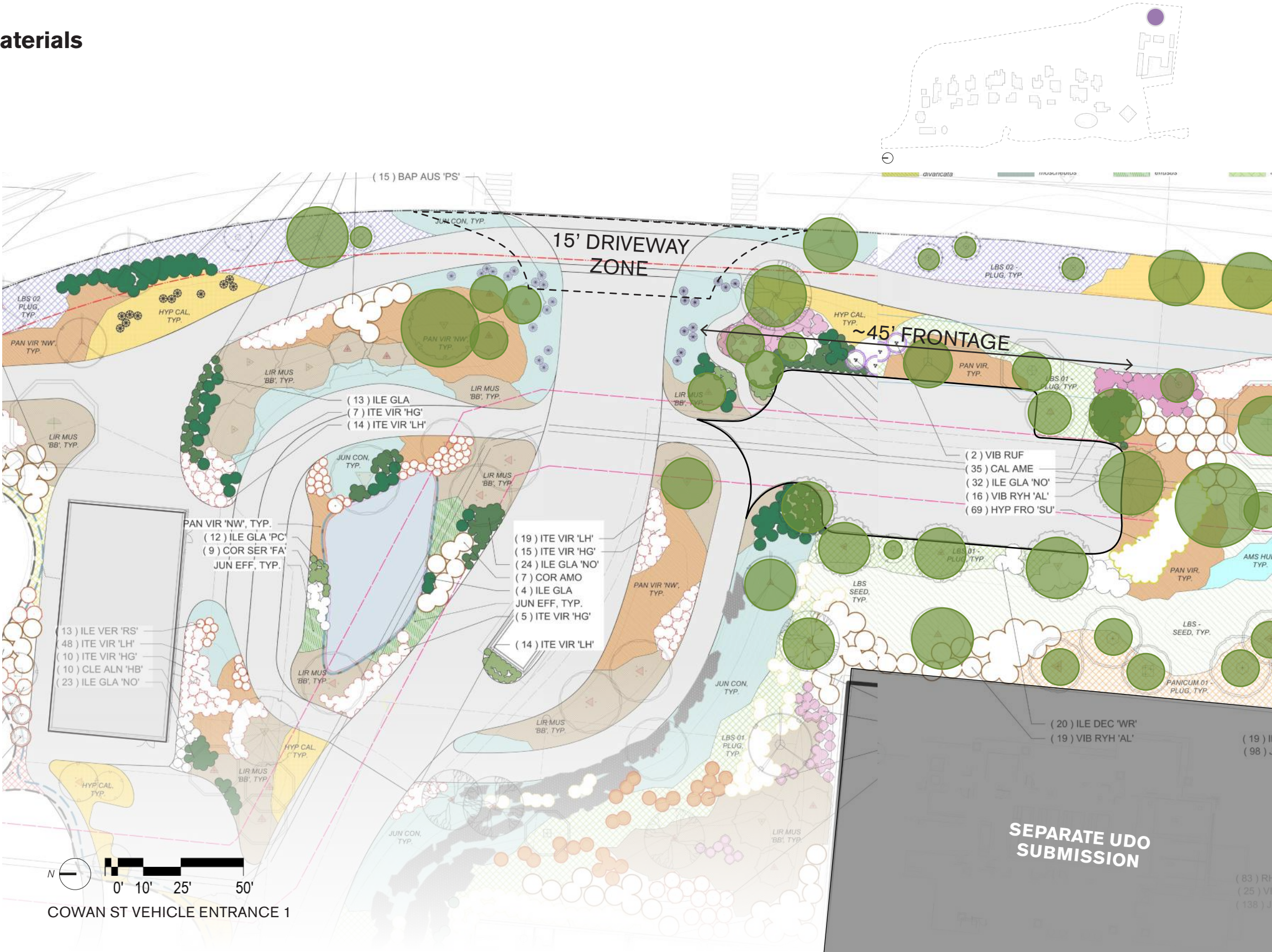
At planting, all landscaping shall meet the standards for size, form and quality set out in the American Standard for Nursery Stock (ANSI Z60 .1, latest edition) .

All nursery stock shall be vigorous, healthy and free of diseases or infestation .

STATUS

All plantings comply with the Urban Forestry List, minimum dimensions, standards for form and quality, and will be healthy and free of diseases or infestation.

COMPLIANT



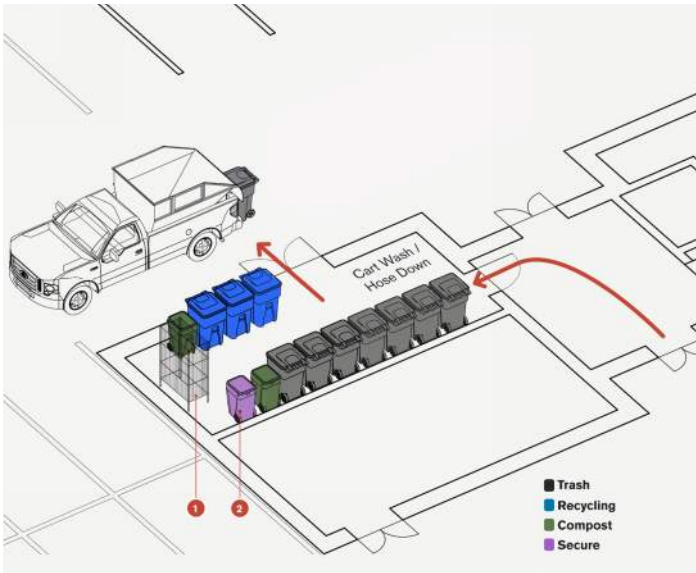


2.14 Mechanical Service and Loading  
UDO pg. 60

APPLICABILITY

The following elements shall be shielded from view from adjacent public streets, pedestrian corridors, and open spaces.

- Refuse collection, dumpsters, recycling bins, and refuse handling **areas that accommodate a dumpster or five or more trash or recycling cans.**



CAMPUS WASTE STRATEGY

Each office building on campus has a room for waste storage in the lower level of parking. This stored waste is collected and consolidated at the Central Utility Plant which is screened by retail and planting (refer to the next page for details).

STATUS

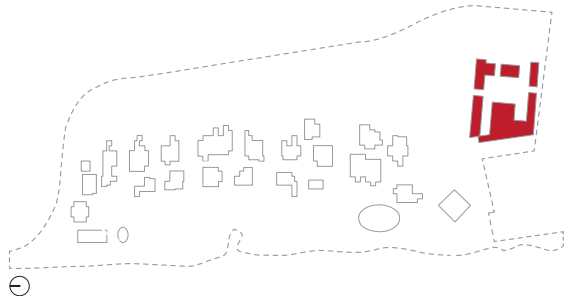
COMPLIANT





2.14 Mechanical Service and Loading - Cluster 0

UDO pg. 60



APPLICABILITY

The following elements shall be shielded from view from adjacent public streets, pedestrian corridors, and open spaces.

- Building or ground-mounted mechanical equipment including, but not limited to, **transformers, back-flow preventors, telephone risers, equipment cabinets, generators,** or similar devices
- Air conditioning or similar HVAC equipment.
- **Loading docks, berths, or similar spaces** including, but not limited to, service entrances and maintenance areas.
- **Outdoor storage of materials, equipment, and vehicles.**

LOCATION AND ACCESS

- Applicable site elements shall be located along the alley, along an interior property line, or **internal to the property.**
- **Service elements shall not be accessible from Primary Streets** unless a Primary Street is the only frontage.
- Vehicular or service bay openings shall make **up no more than 20% of the total frontage** length along Primary Streets, Secondary Streets, or Open Space frontages.

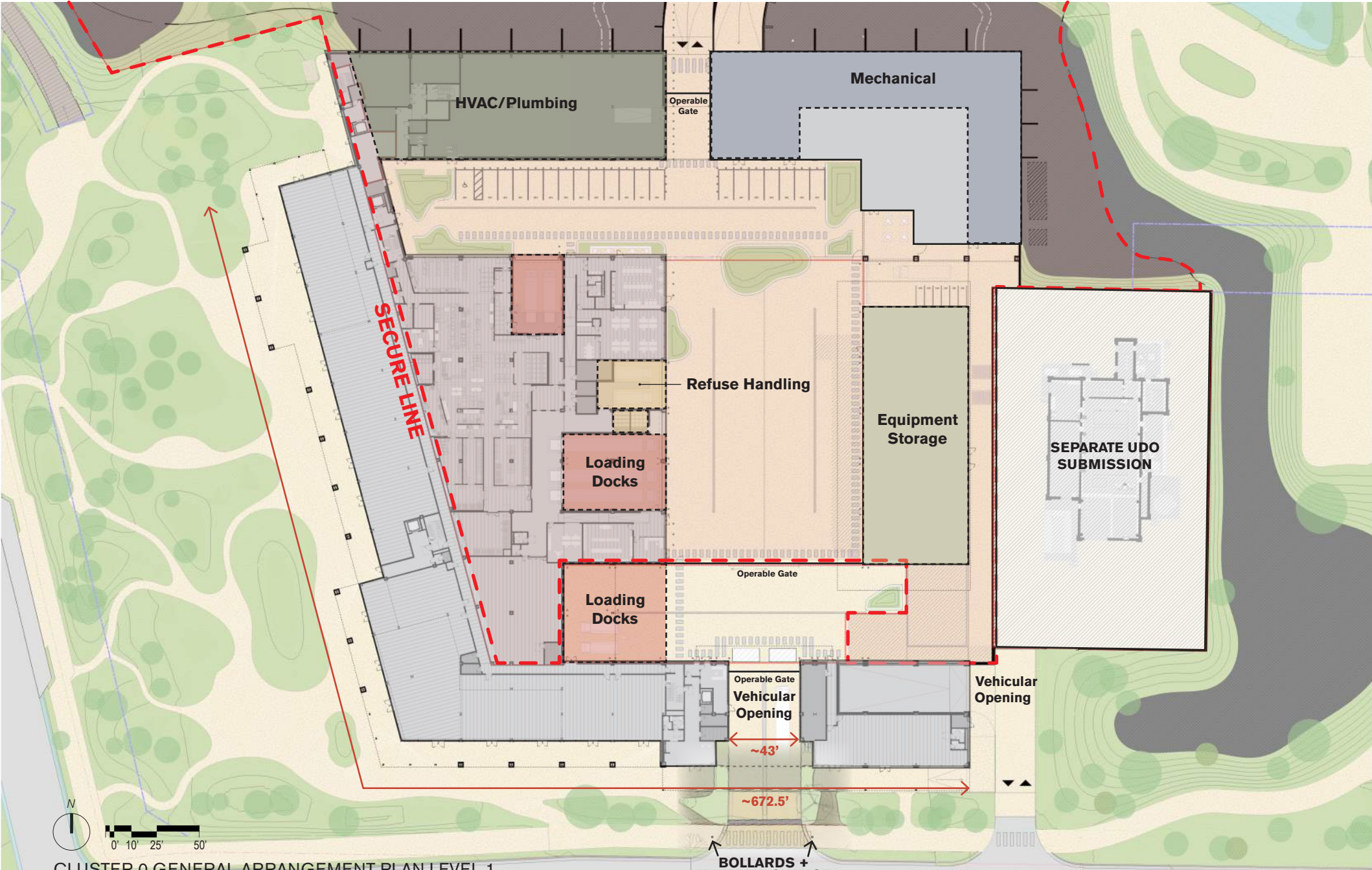
~6.4% Opening Frontage = ~43' / ~672.5'

- Where access to loading areas and service elements cross the Sidewalk Corridor: sidewalk and streetscape **standards shall be maintained for any pedestrian island or indentations, bollards or other protective devices and grade changes, color, texture, and/or material shall be used** to separate pedestrian and vehicular areas.

All service and loading spaces are internal to the property. Any openings are for access to the property only and utilize design standards where crossing a sidewalk corridor.

STATUS

COMPLIANT

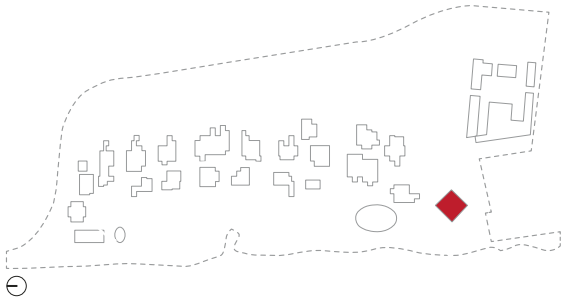


Marine Drive - Secondary Street



# 2.14 Mechanical Service and Loading - Hotel

UDO pg. 60



## APPLICABILITY

The following elements shall be shielded from view from adjacent public streets, pedestrian corridors, and open spaces.

- Building or ground-mounted mechanical equipment including, but not limited, to **transformers, back-flow preventors, telephone risers, equipment cabinets, generators,** or similar devices
- Air conditioning or similar HVAC equipment.
- **Loading docks, berths, or similar spaces** including, but not limited to, service entrances and maintenance areas.
- Outdoor storage of materials, equipment, and vehicles.

## LOCATION AND ACCESS

- Applicable site elements shall be located along the alley, along an interior property line, or **internal to the property.**
- **Service elements shall not be accessible from Primary Streets** unless a Primary Street is the only frontage.
- Vehicular or service bay openings shall make up no more than 20% of the total frontage length along Primary Streets, Secondary Streets, or Open Space frontages.
- Where access to loading areas and service elements cross the Sidewalk Corridor: sidewalk and streetscape **standards shall be maintained for any pedestrian island or indentations, bollards or other protective devices and grade changes, color, texture, and/or material shall be used** to separate pedestrian and vehicular areas.

All service and loading spaces are internal to the property. Any openings are for access to the property only and utilize design standards where crossing a sidewalk corridor (refer to 2.8). The hotel access is located on a tertiary street.

## STATUS

**COMPLIANT**





2.14 Mechanical Service and Loading

UDO pg. 60

APPLICABILITY

The following elements shall be shielded from view from adjacent public streets, pedestrian corridors, and open spaces.

- Mechanical equipment on roofs shall be fully screened.

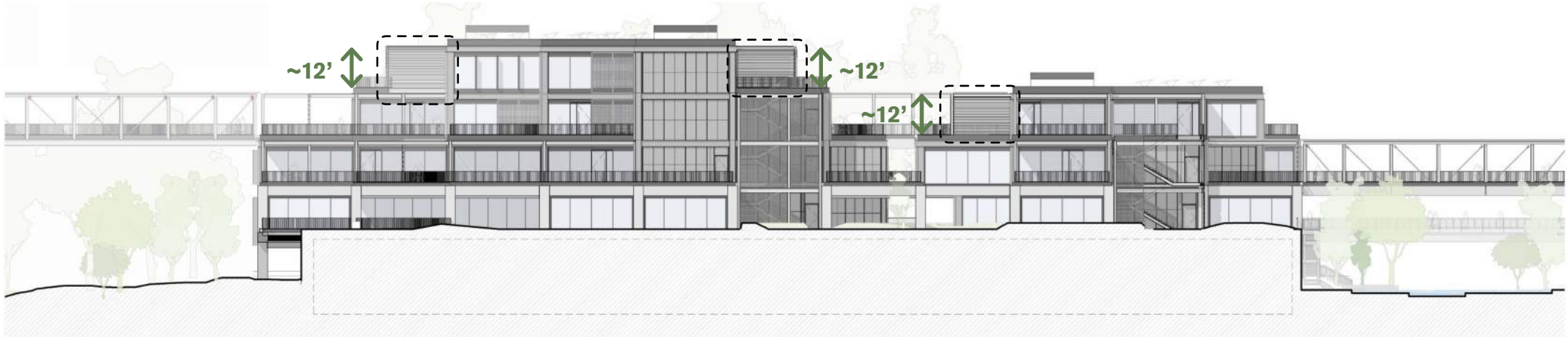
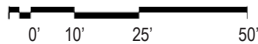
SCREENING METHODS: MECHANICAL PENTHOUSE

- Rooftop mechanical areas must be **visually screened from public ROW within UDO and from the interstate.**
- Penthouse **height limited to 20’.**
- Penthouse must be setback from the edge of the building roof below, by a distance equal to the penthouse height (minimum 1:1) **unless penthouse structure is integrated into the building facade.**
- Penthouse walls and design shall minimize its visual impact, and be otherwise **complementary to the building’s architecture and design.**

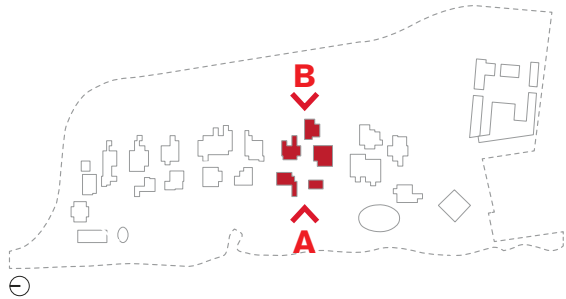
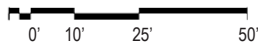
~12’



A CLUSTER 2 - GREENWAY ELEVATION



B CLUSTER 2 - COWAN ST ELEVATION



AHU TYPICAL SCREENING

STATUS

COMPLIANT



# 2.15 Fences and Walls

UDO pg. 62

## PERMITTED LOCATIONS

Fences and walls constructed in accordance with the standards in this section may be constructed within:

- The Build-to Zone.
- A utility easement only through the express written consent from the utility or entity holding the easement.
- A required landscape area, Tree Protection Zone, or open space.

## PROHIBITED LOCATIONS

### No fence or wall shall be installed that:

- Encroaches into a right-of-way (without approval through the Mandatory Referral process)
- Blocks or diverts a natural drainage flow on to or off of any other land.
- Compromises safety by blocking vision at street intersections or obstructs the visibility of vehicles entering or leaving driveways or alleys.
- Blocks access to any above ground or pad-mounted

## STATUS

COMPLIANT





# 2.15 Fences and Walls

UDO pg. 62

## APPEARANCE

- All fences shall be installed so that the **finished side shall face outward**; all bracing shall be on the inside of the fence.
- Fences and walls shall be constructed of any combination of **brick, stone, masonry materials, treated wood posts and plants, rot-resistant wood, metal, and wear resistant non-glossy plastics and recycled materials**. Chain link fencing shall be coated with dark colored vinyl when visible from a public street or open space (excluding alleys).
- Chain-link fences are prohibited along street and open space frontages (including along greenways or multi-use trails).
- Razor wire is prohibited.
- Fences and walls used to screen refuse areas shall be opaque and include gates that prohibit unauthorized users to access the area.

## STANDARDS BY FUNCTION AND LOCATION

- **All other fences and walls shall have a maximum height of ten feet measured from grade.**

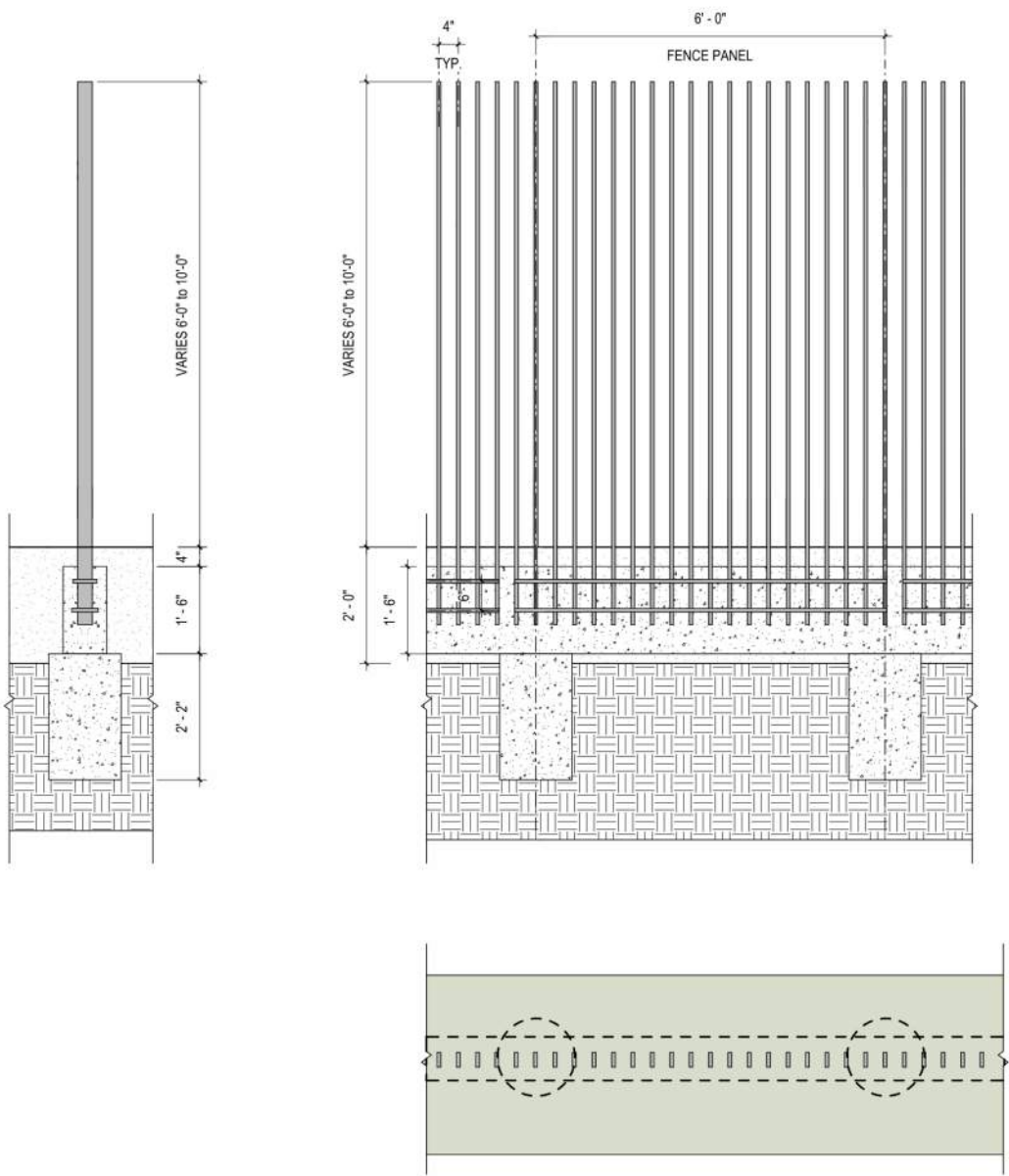
**Material**  
Painted Steel

**Height**  
6' min. to 10' max.  
Openings between pickets: 4" max.

**Properties**  
All sides finished  
No chain-link  
No razor wire

## STATUS

COMPLIANT



FENCE DETAILS



2.16 Open Space

UDO pg. 65

Two components critical to the success of this district and primary considerations for site design approval are the **Central Park** and the **riverfront greenway**. While the riverfront greenway provides public accessibility, porosity, and views of the river, the Central Park shall function as the heart of the public realm in this area--centrally located, thoughtfully programmed, and lined with active uses, making it a vibrant and desirable place to be.

LEGEND

- VEHICULAR CONNECTIONS
- MULTI-MODAL PATH
- RIVERFRONT GREENWAY
- ORACLE BRIDGE

STATUS

COMPLIANT





2.17 Open Space: Privately Owned Public Spaces

UDO pg. 64

Privately owned public spaces (POPS) are publicly accessible and welcoming outdoor spaces owned, operated, and maintained by a private entity on privately-owned property. As elements of River North's public realm, POPS shall:

- **Be accessible and enjoyable for all users** regardless of ability, by complying with applicable code standards for access for persons with disabilities.
- **Provide clear signage at each street frontage or entrance** that describes the space as publicly accessible and outlines the terms of use for the space.
- Be accessible during daylight hours, at a minimum, throughout the year.

LEGEND

-  SIGNAGE LOCATIONS
-  MULTI-MODAL PATH
-  RIVERFRONT GREENWAY
-  ORACLE BRIDGE

STATUS

COMPLIANT





## UDO pg. 64



The park shall allow for public gathering and recreation, with activated uses along its edges and **incorporate at least 2 priority elements and 2 amenities per acre** of park space or similar as approved by Metro Planning staff.

- Every open space shall have a **minimum of one primary pedestrian entrance from adjacent public right-of-way.**
- All publicly accessible open space shall meet the appropriate standards of the Americans with Disabilities Act.

- Every open space shall have a **minimum of one primary pedestrian entrance from adjacent public right-of-way**

- All publicly accessible open spaces shall meet the appropriate standards of the American Disabilities Act

Shade Elements  
Greenway Connections  
Passive Recreation Features  
Vertical Connection to Pedestrian Bridge

Community Garden  
Sculpture Art  
Pollinator Garden (Planted Garden)  
Gathering Space

**COMPLIANT**





2.19 Open Space: Riverfront Greenway, Green Connections

UDO pg. 65

RIVERFRONT GREENWAY

A north-south greenway shall provide public accessibility, porosity, and views of the Cumberland River. The paved greenway path shall be a **minimum of 14 feet wide with 2 foot shoulders on either side** unless otherwise approved by Metro Planning staff. Greenway path **shall meet ADA regulations**. Recreation opportunities, outdoor dining, overlooks, wayfinding, and other interactive programming are appropriate components.

GREEN CONNECTIONS / MULTIMODAL PATH

Green Connections are pathways that link the Riverfront Greenway and Central Park to the internal open space network of the larger UDO area . Such connections may serve multiple purposes, but shall facilitate the movement of pedestrians through the open spaces of the UDO and shall not accommodate vehicular traffic. Green Connections shall be a **minimum of 12' in width** and may include multi-modal paths that accommodate both pedestrian and bicycle traffic. Multi-modal paths and other Green Connections shall provide places of respite approximately every 1/2 mile which may include seating and bike racks.

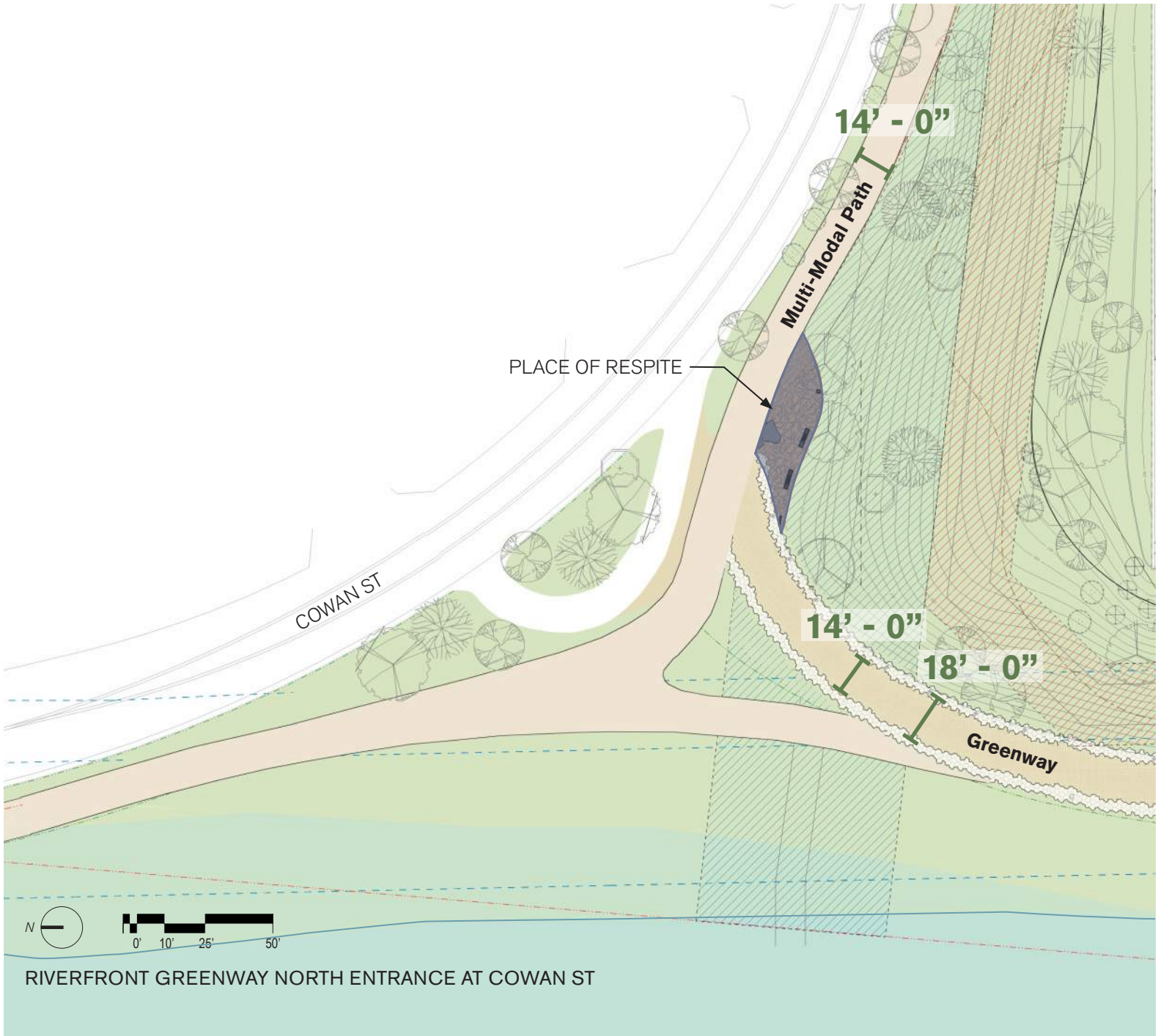
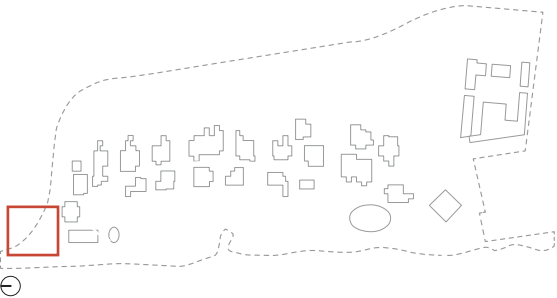
**GREENWAY PATH WIDTH**  
14' - 0"

**PATH WITH SHOULDERS**  
18' - 0"+

**MULTI-MODAL PATH**  
14' - 0"

STATUS

COMPLIANT



2.19 Open Space: Riverfront Greenway, Green Connections

UDO pg. 65

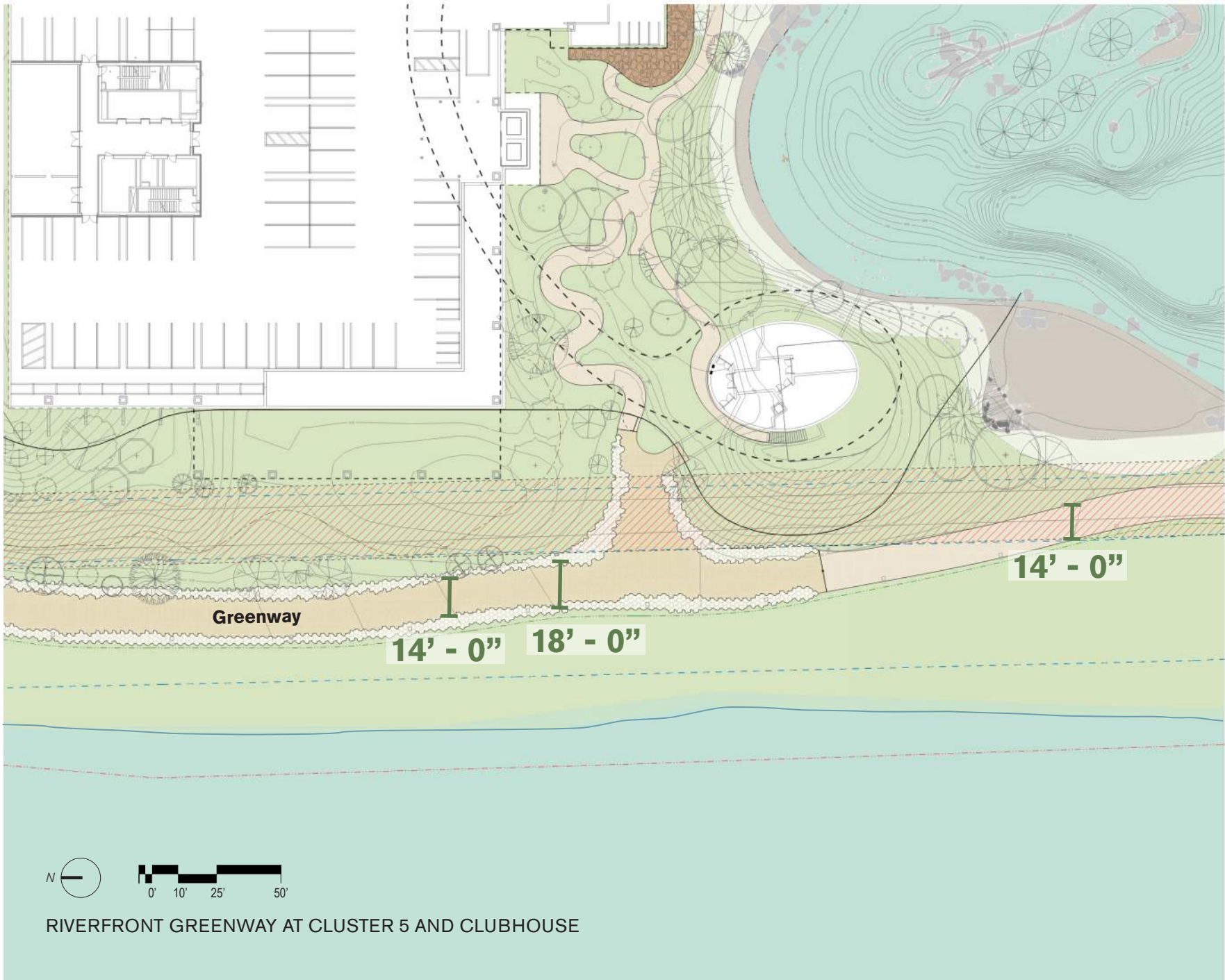


RIVERFRONT GREENWAY

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**GREENWAY PATH WIDTH**  
**14' - 0"**

**PATH WITH SHOULDERS**  
**18' - 0"+**



STATUS

COMPLIANT



2.19 Open Space: Riverfront Greenway, Green Connections

UDO pg. 65

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GREENWAY PATH WIDTH

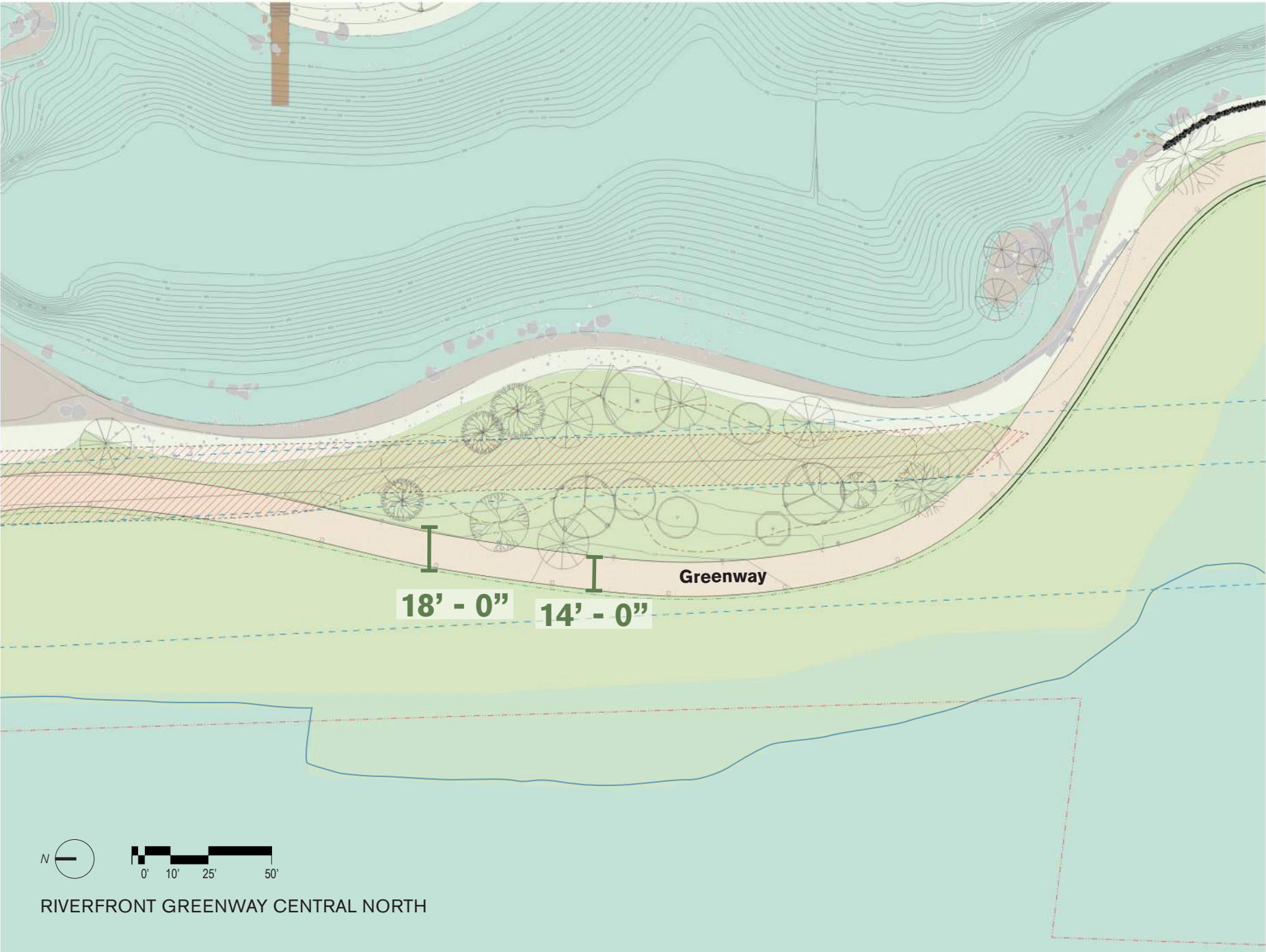
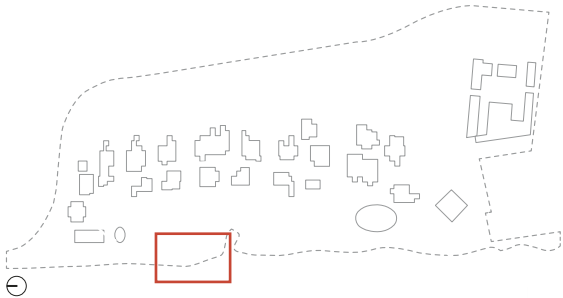
14' - 0"

PATH WITH SHOULDERS

18' - 0"+

STATUS

COMPLIANT



2.19 Open Space: Riverfront Greenway, Green Connections

UDO pg. 65

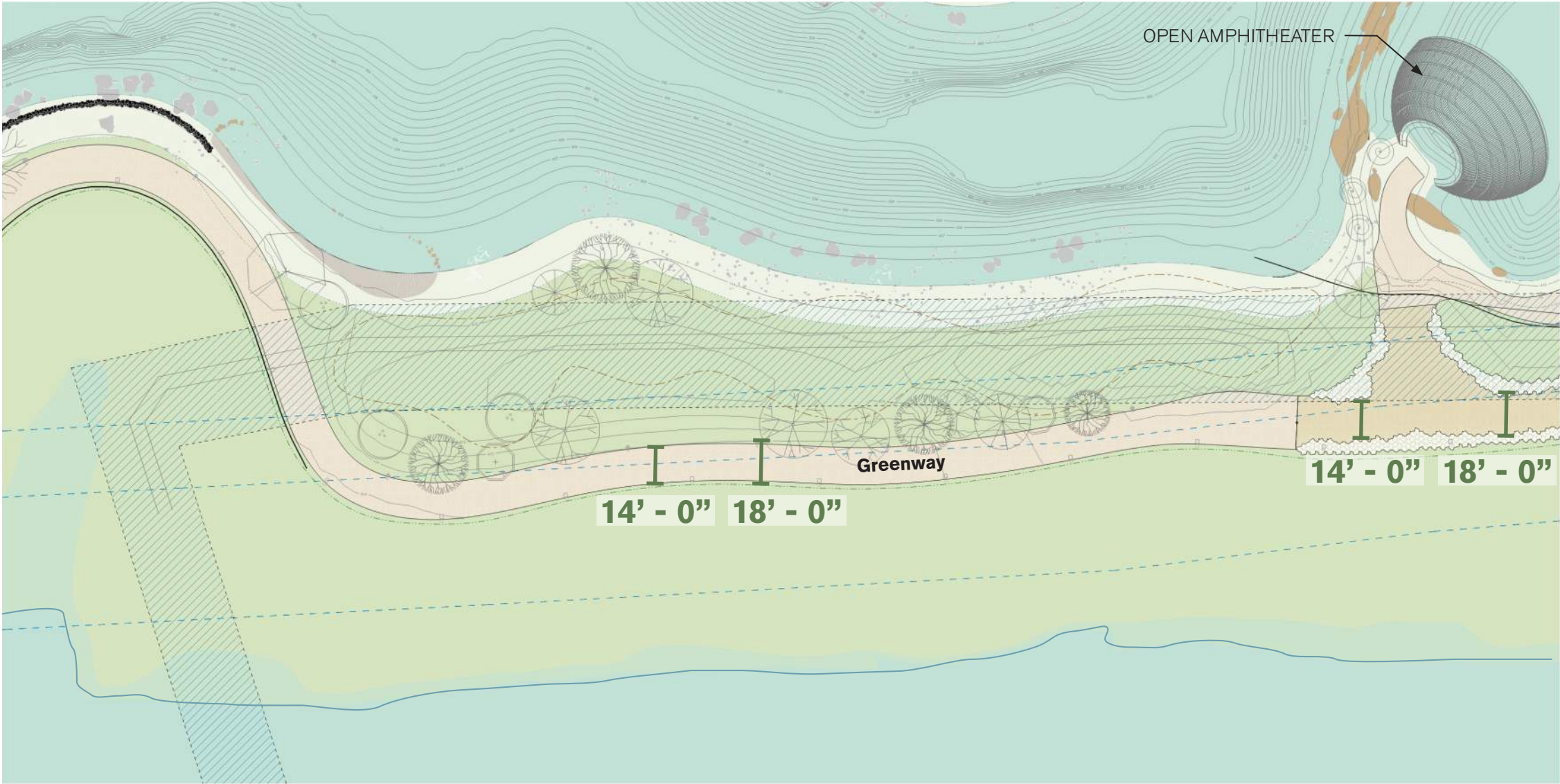


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**GREENWAY PATH WIDTH**  
**14' - 0"**

**PATH WITH SHOULDERS**  
**18' - 0"+**



STATUS

COMPLIANT



2.19 Open Space: Riverfront Greenway, Green Connections

UDO pg. 65

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GREENWAY PATH WIDTH

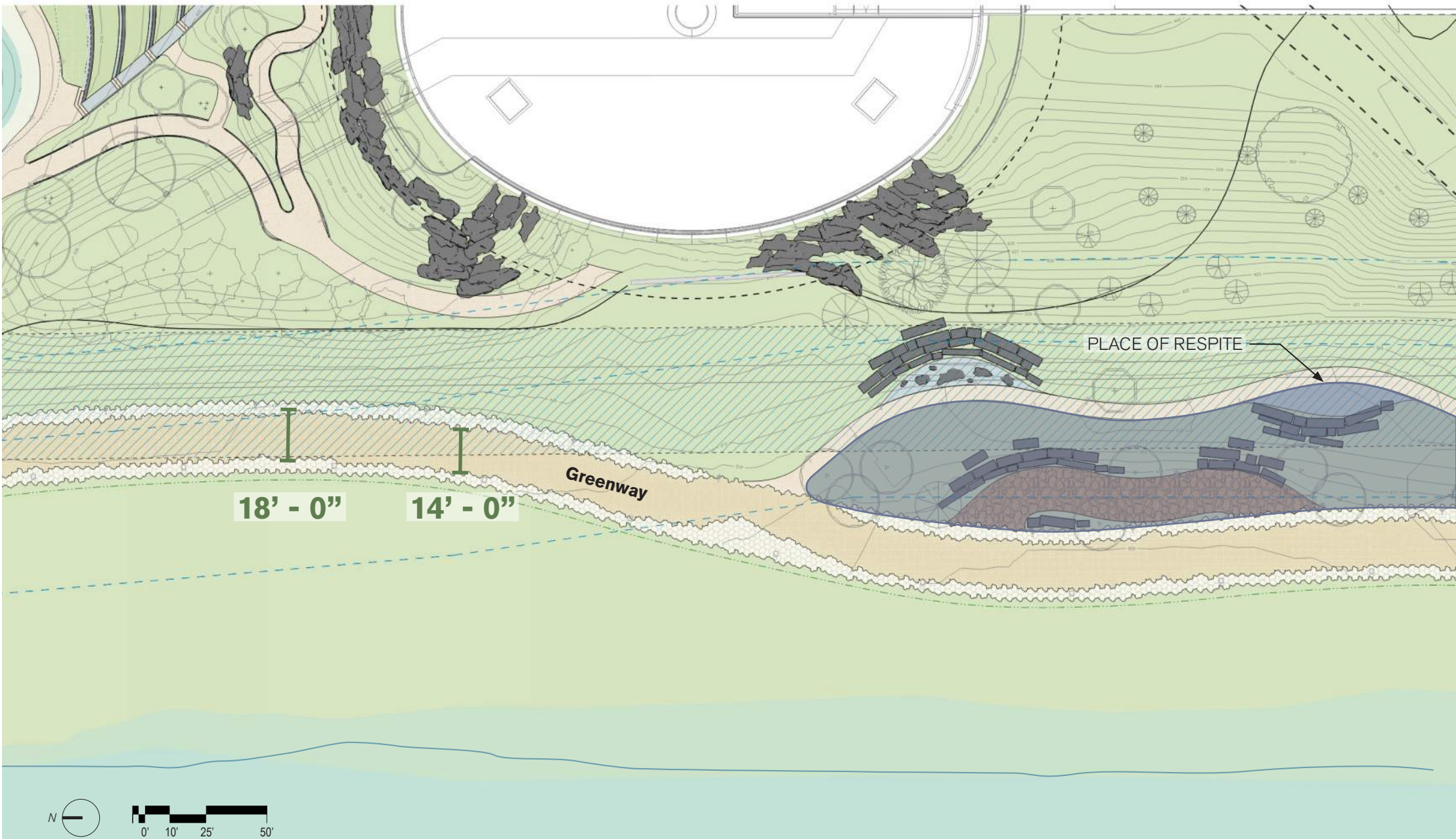
14' - 0"

PATH WITH SHOULDERS

18' - 0"

STATUS

COMPLIANT



RIVERFRONT GREENWAY AT AMPHITHEATER AND CLUSTER 1



2.19 Open Space: Riverfront Greenway, Green Connections

UDO pg. 65

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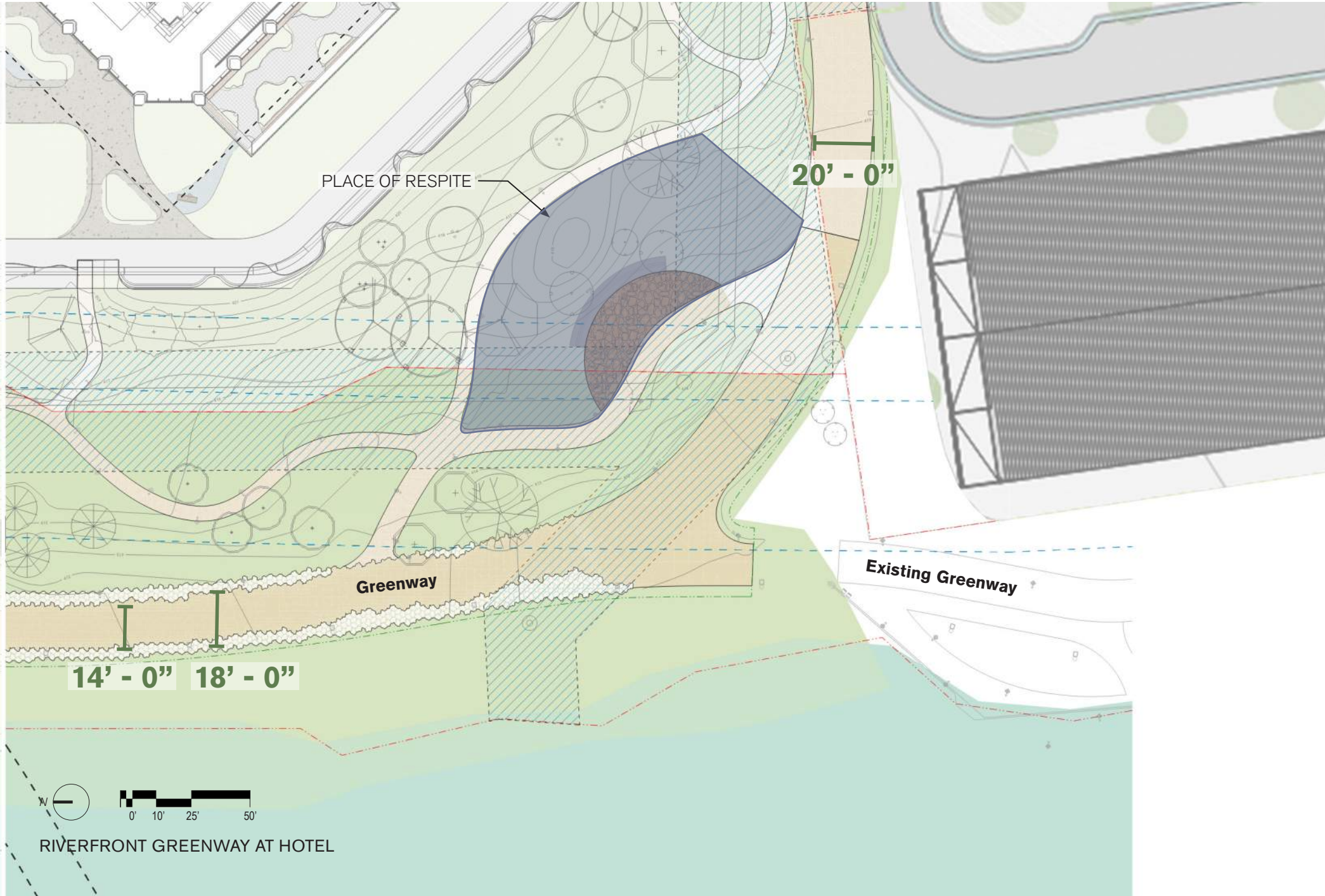
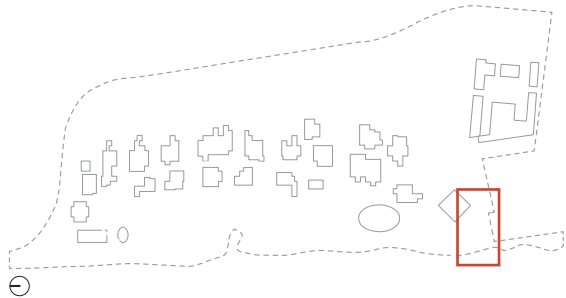
**GREENWAY PATH WIDTH**  
14' - 0"

**PATH WITH SHOULDERS**  
18' - 0"+

**MULTI-MODAL PATH**  
14' - 0" TO 20' - 0"

STATUS

COMPLIANT





2.20 Open Space: Landscaping

UDO pg. 65

LANDSCAPING

Planting areas **shall not impede ingress/egress** from buildings or pedestrian traffic.

**All ingress/egress from buildings or pedestrian traffic are clear from planting areas**

Tree and shrub species shall be chosen from the Urban Forestry Recommended and Prohibited Tree and Shrub List based on tree size and planting area provided or an alternative species deemed appropriate by the Urban Forester or Metro Planning.

**All project plantings are chosen in accordance with the requirements set out in the UDO’s Tree Quality.**



STATUS

COMPLIANT



# Appendix



3.1 Parking

UDO pg. 48

PARKING AND ACCESS: GENERAL STANDARDS

17.20.050 Handicapped Parking, 17.20.060 Parking area design standards, and 17.20.130 Loading space requirements shall apply . Where multiple structures are operated by the same entity, loading space requirements may be reduced and shared subject to Metro Codes approval.

17.2.050 HANDICAPPED PARKING

An appropriate number of parking spaces shall be specifically designated, located and reserved for vehicles licensed by the state for use by the handicapped.

2010 Standards Table 208.2 / IBC Table 1106.1

| Total Number of Parking Spaces Provided in Parking Facility | Minimum Number of Required Accessible Parking Spaces |
|-------------------------------------------------------------|------------------------------------------------------|
| 1 to 25                                                     | 1                                                    |
| 26 to 50                                                    | 2                                                    |
| 51 to 75                                                    | 3                                                    |
| 76 to 100                                                   | 4                                                    |
| 101 to 150                                                  | 5                                                    |
| 151 to 200                                                  | 6                                                    |
| 201 to 300                                                  | 7                                                    |
| 301 to 400                                                  | 8                                                    |
| 401 to 500                                                  | 9                                                    |
| 501 to 1000                                                 | 2 percent of total                                   |
| 1001 and over                                               | 20, plus 1 for each 100 over 1000                    |

17.20.130 LOADING SPACE REQUIREMENTS

Refer to section 2.14 of this document for loading space information

STATUS

COMPLIANT





3.1 Parking

UDO pg. 48

PARKING AND ACCESS: GENERAL STANDARDS

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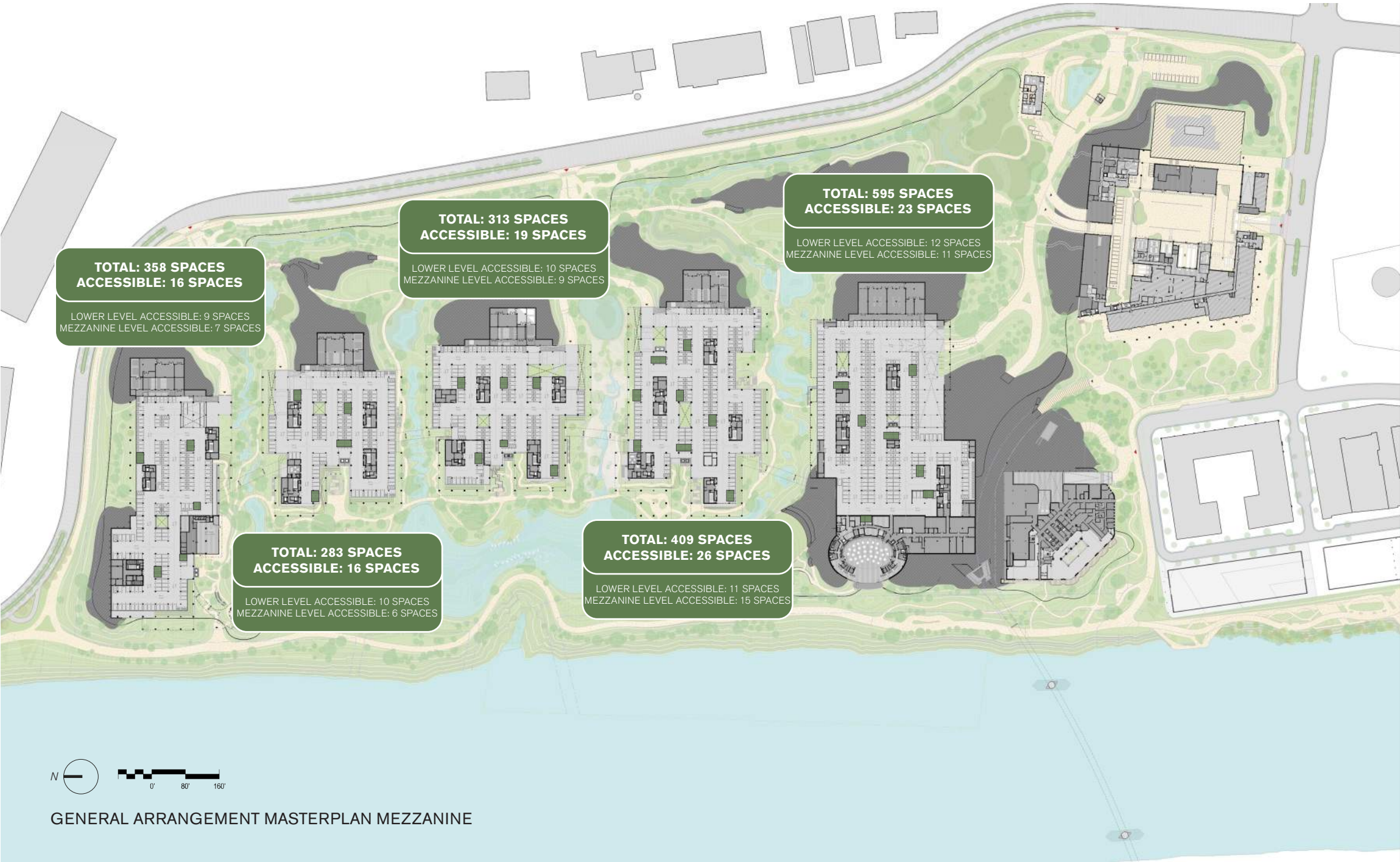
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17.20.130 LOADING SPACE REQUIREMENTS

Refer to section 2.14 of this document for loading space information

STATUS

COMPLIANT





3.1 Parking

UDO pg. 48

PARKING AND ACCESS: GENERAL STANDARDS

17.20.050 Handicapped Parking, 17.20.060 Parking area design standards, and 17.20.130 Loading space requirements shall apply . Where multiple structures are operated by the same entity, loading space requirements may be reduced and shared subject to Metro Codes approval.

17.20.060 PARKING AREA DESIGN STANDARDS

A. No development shall be allowed to have more than thirty percent of the total required parking as compact spaces.

**TOTAL: 2503 SPACES**  
**COMPACT: 222 SPACES**

**COMPACT: 8%**

B. Parking Space and Aisle Dimensions

**STANDARD SPACE: 9' WIDTH X 18' DEPTH**  
**DRIVEWAY WIDTH: 24'**

**COMPACT SPACE: 9' WIDTH X 15' DEPTH**  
**DRIVEWAY WIDTH: 24'**

C-F. Not Applicable

G. Paving and Marking. Permanent parking areas containing five or more spaces shall be surfaced with asphalt or concrete, or other hard-surfaced dustless materials, and shall be constructed to provide for adequate drainage. Each space shall be marked by a single or double stripe, with stall width measured centerline to centerline.

H. Curbs. Curbs or other equivalent means shall be provided to prevent any vehicle using a parking area from encroaching on any public right-of-way, on-site sidewalk, required landscaping area or adjacent property. **Bollards in use.**

STATUS

**COMPLIANT**





3.1 Parking

UDO pg. 48

PARKING AND ACCESS: GENERAL STANDARDS

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STATUS

**COMPLIANT**





3.2 Stormwater

UDO pg. 48

STORMWATER

Utilize LID strategies in Metro Water Services Stormwater BMPs for hardscape, including parking and drive lanes.

Prior to Final Site Plan approval, projects must demonstrate stormwater and flood mitigation design, and floodplain management.

METRO WATER SERVICES STORMWATER DESIGN REQUIREMENTS

- Limits of the drainage basins that contain or are within this project must be defined
- Major drainage infrastructure such as road crossings, drainage connectors, ponds, and outfalls must be adequate for all proposed development within the drainage basin
- Compliance with the detention and water quality requirements of the Nashville Metro Storm Water Management Regulations:
  - All runoff shall be treated for 60% TSS removal before being released into public infrastructure  
**60% Target Runoff Reduction Met**
  - The internal storm drainage system shall be design for the 10-year, 24-hour design storms: 5.23 Inches
  - Developments shall have no adverse impact on the existing downstream structures

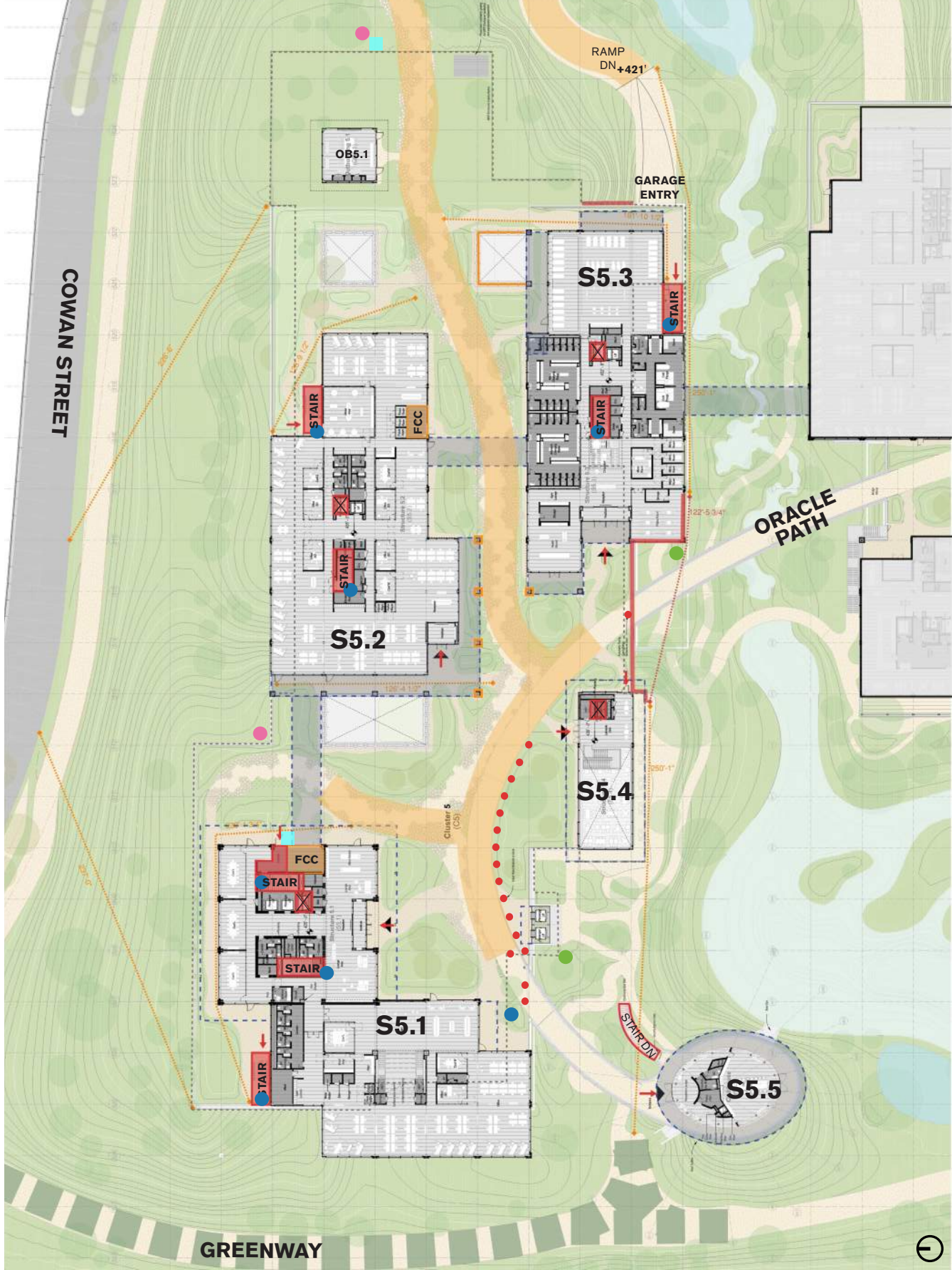
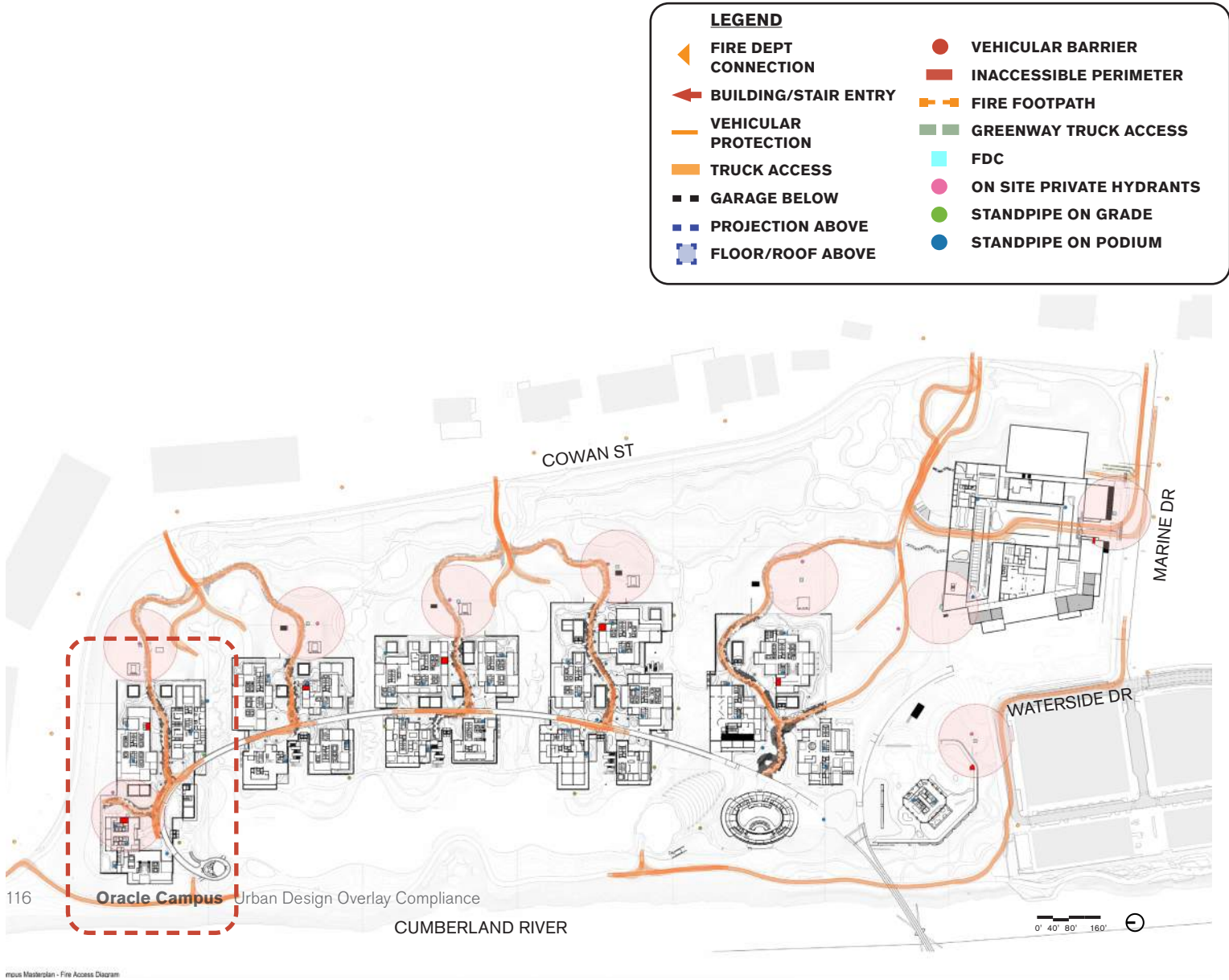
STATUS

COMPLIANT



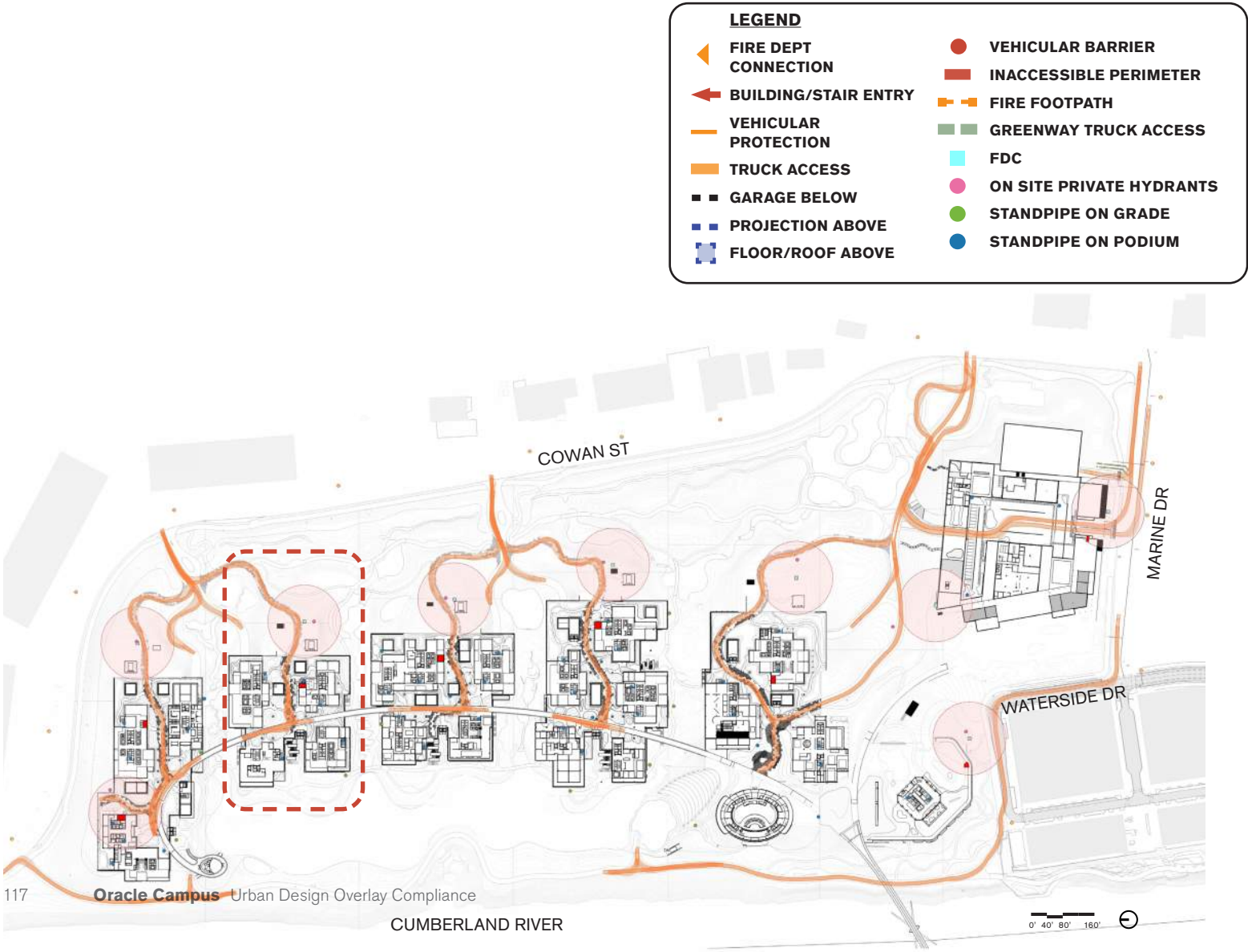


3.3 Fire Department Access  
Cluster Strategy - C5 Plaza Level

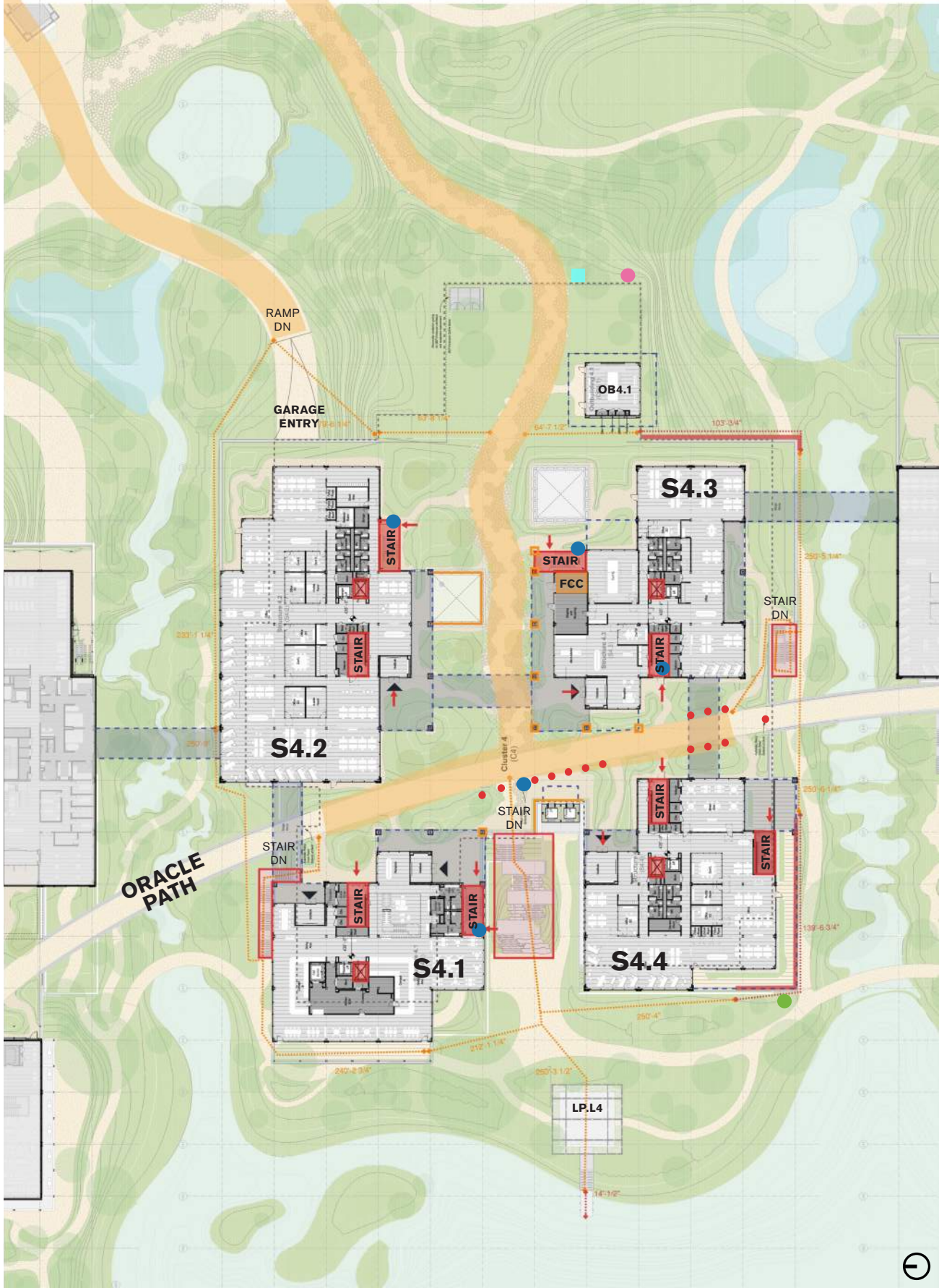




3.3 Fire Department Access  
Cluster Strategy - C4 Plaza Level

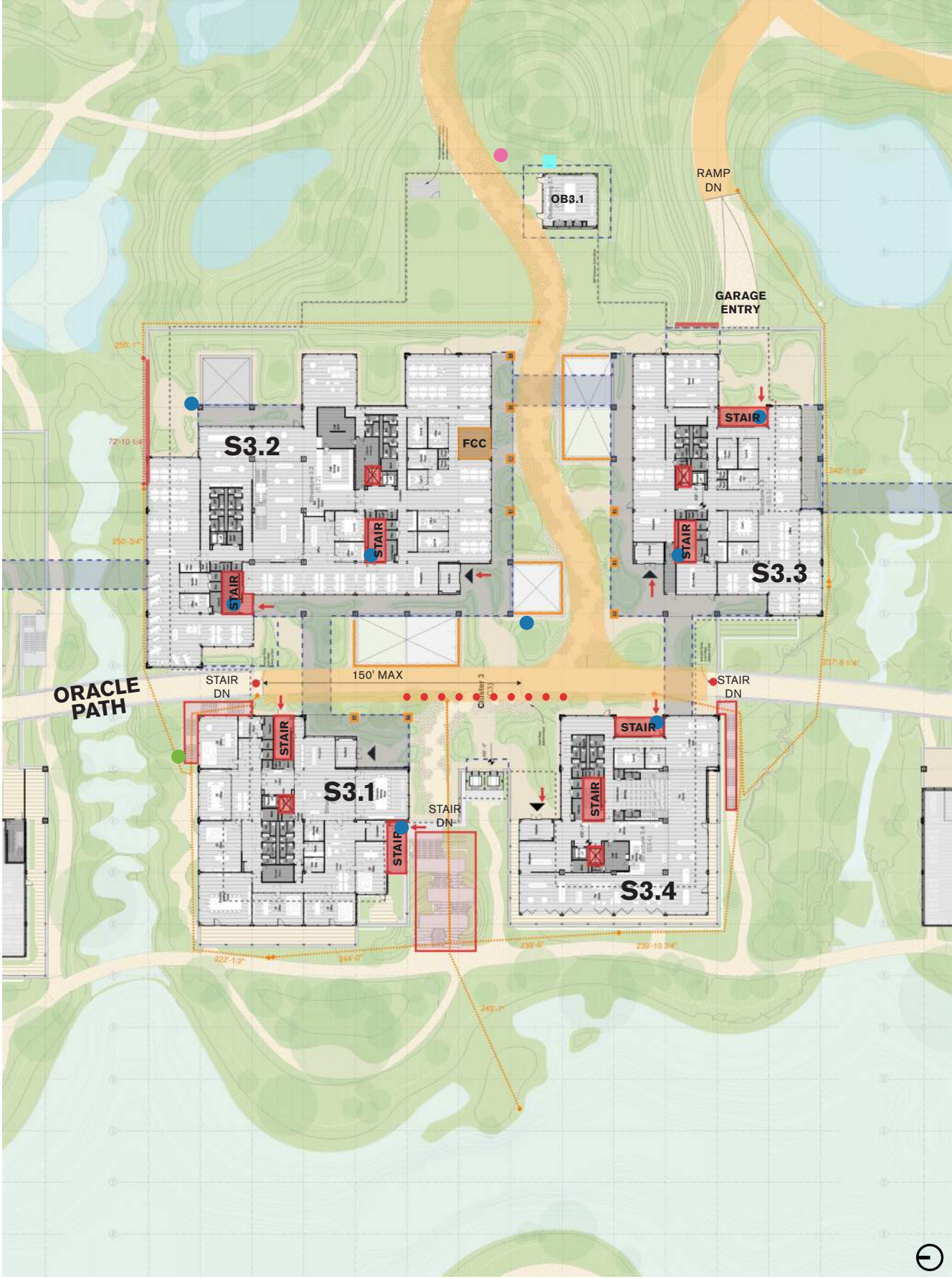
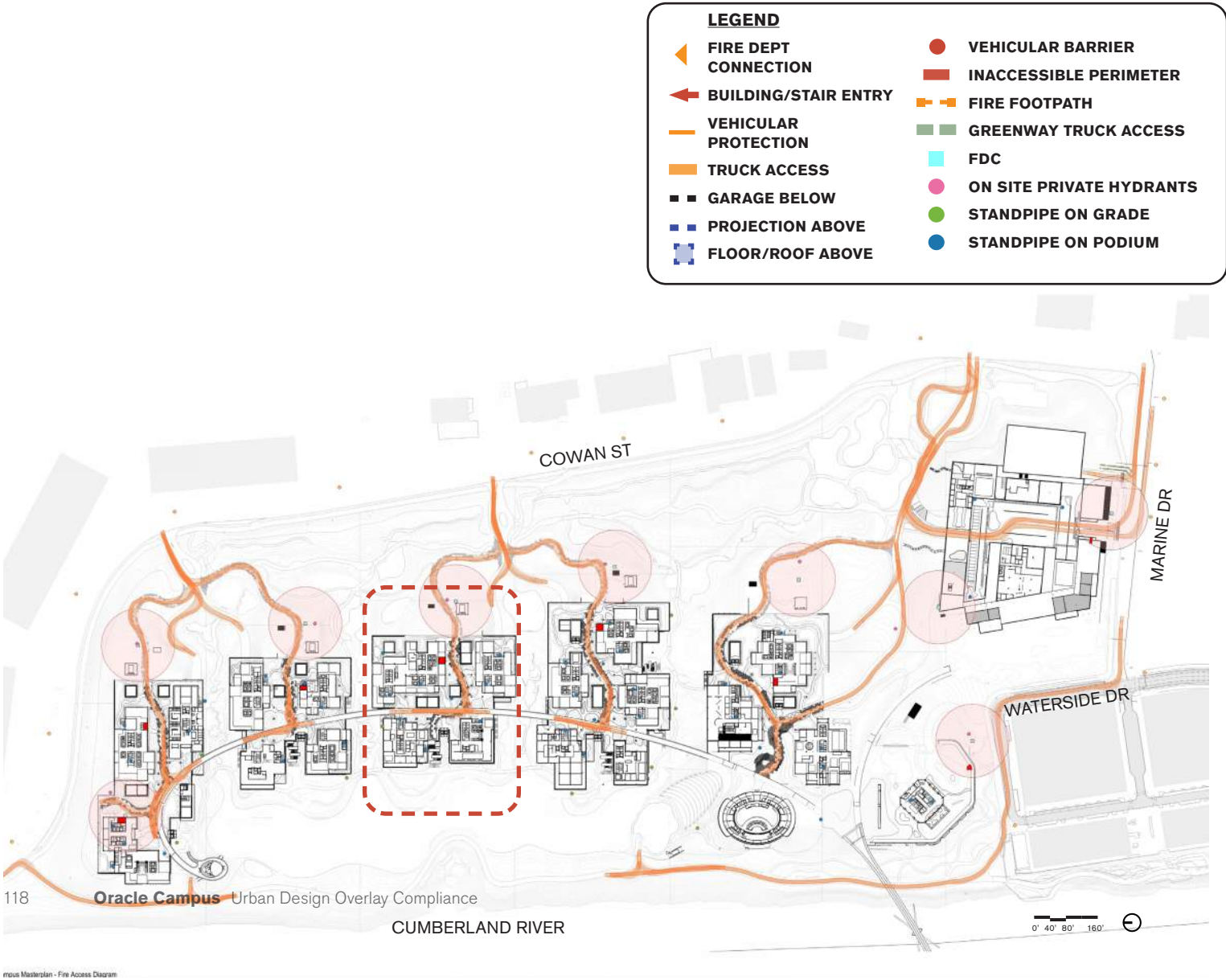


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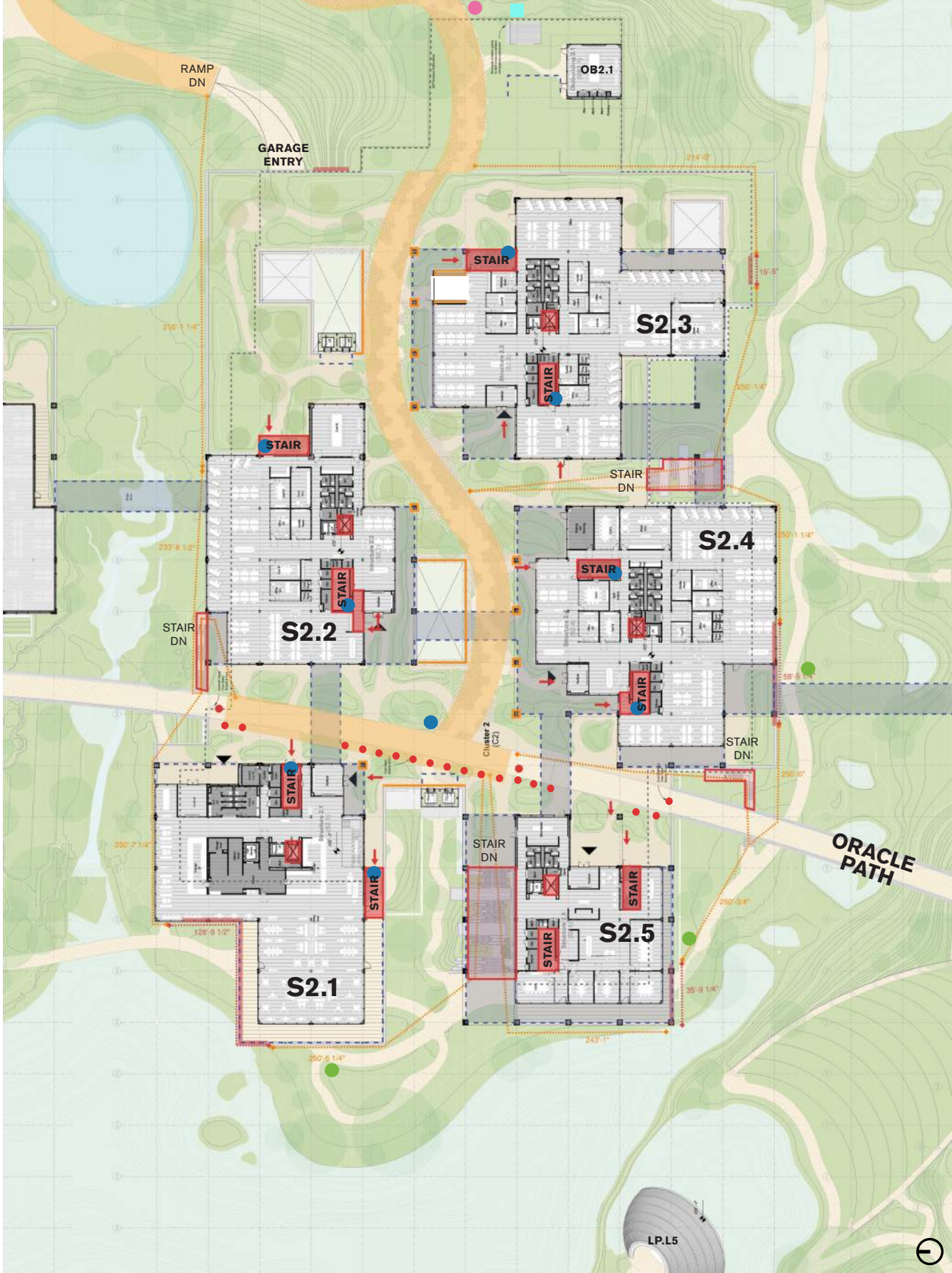
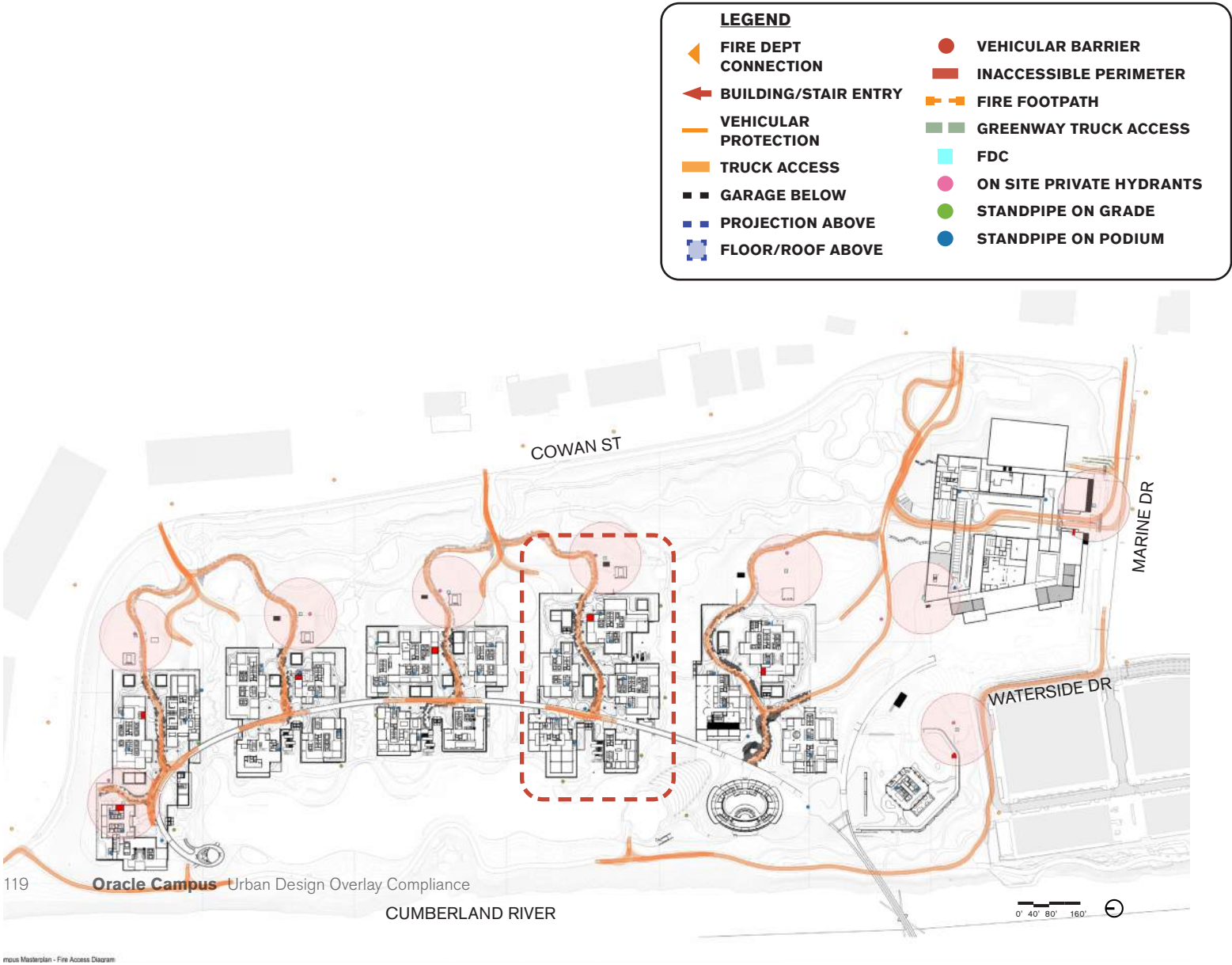


3.3 Fire Department Access  
Cluster Strategy - C3 Plaza Level



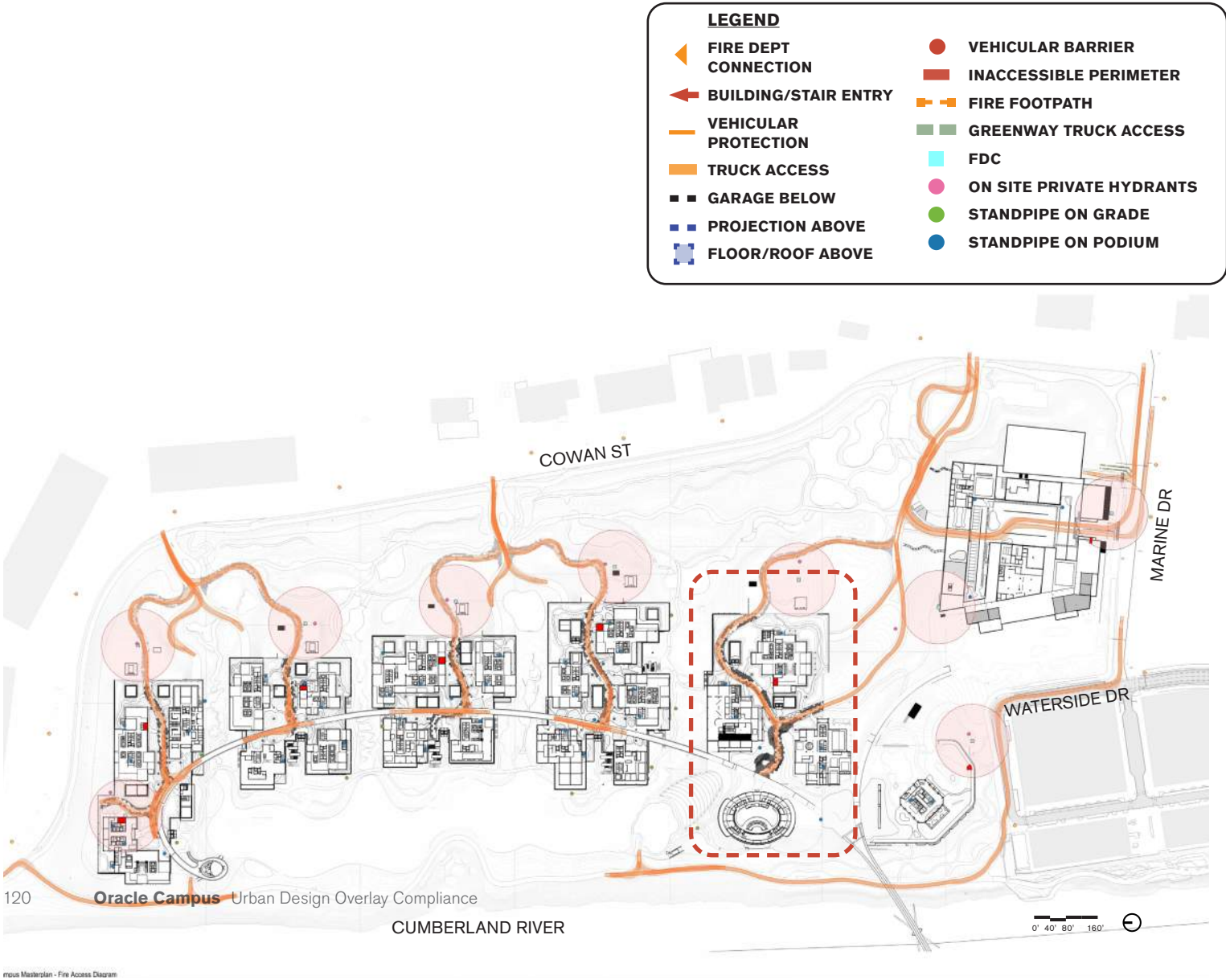


3.3 Fire Department Access  
Cluster Strategy - C2 Plaza Level



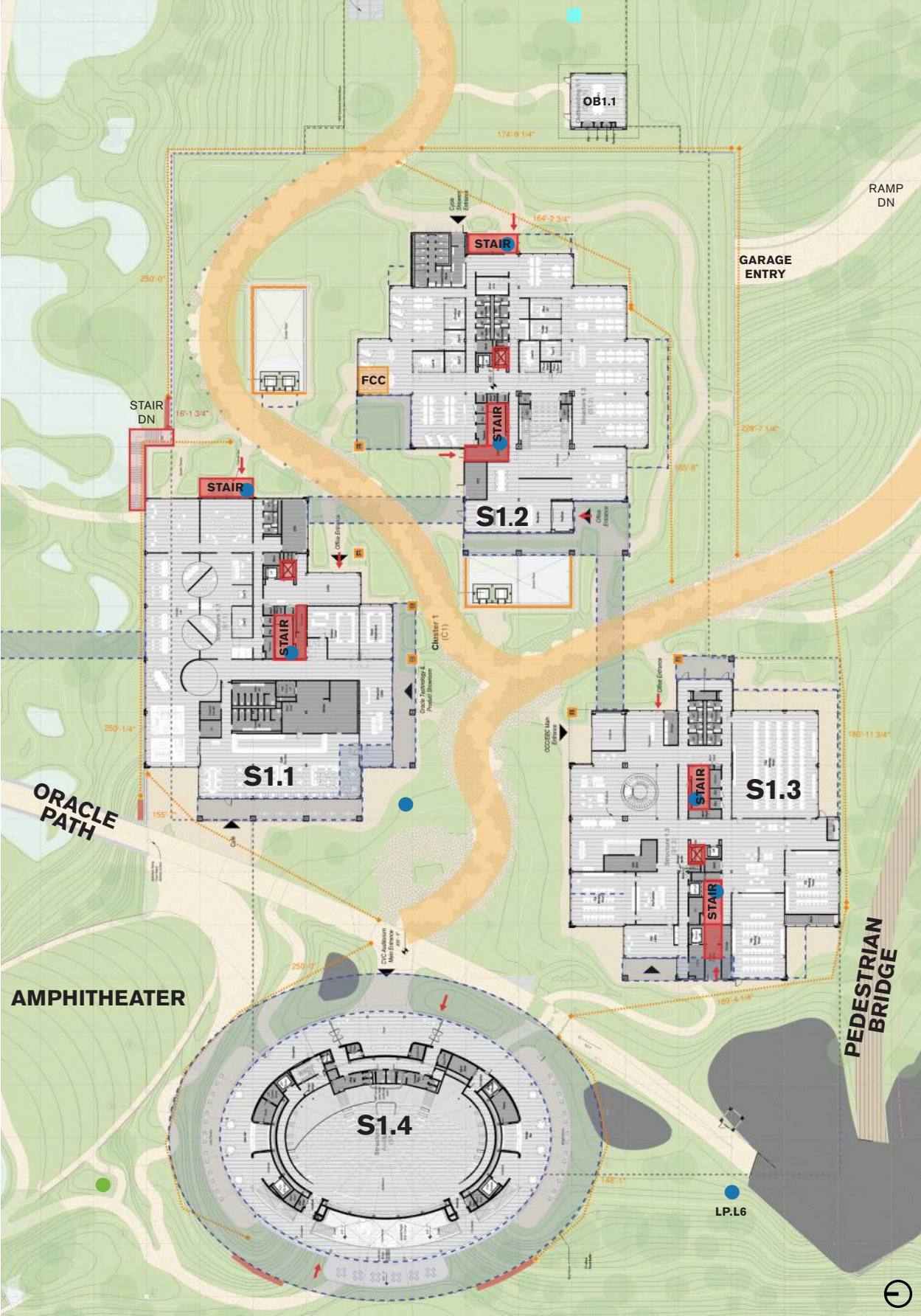


3.3 Fire Department Access  
Cluster Strategy - C1 Plaza Level



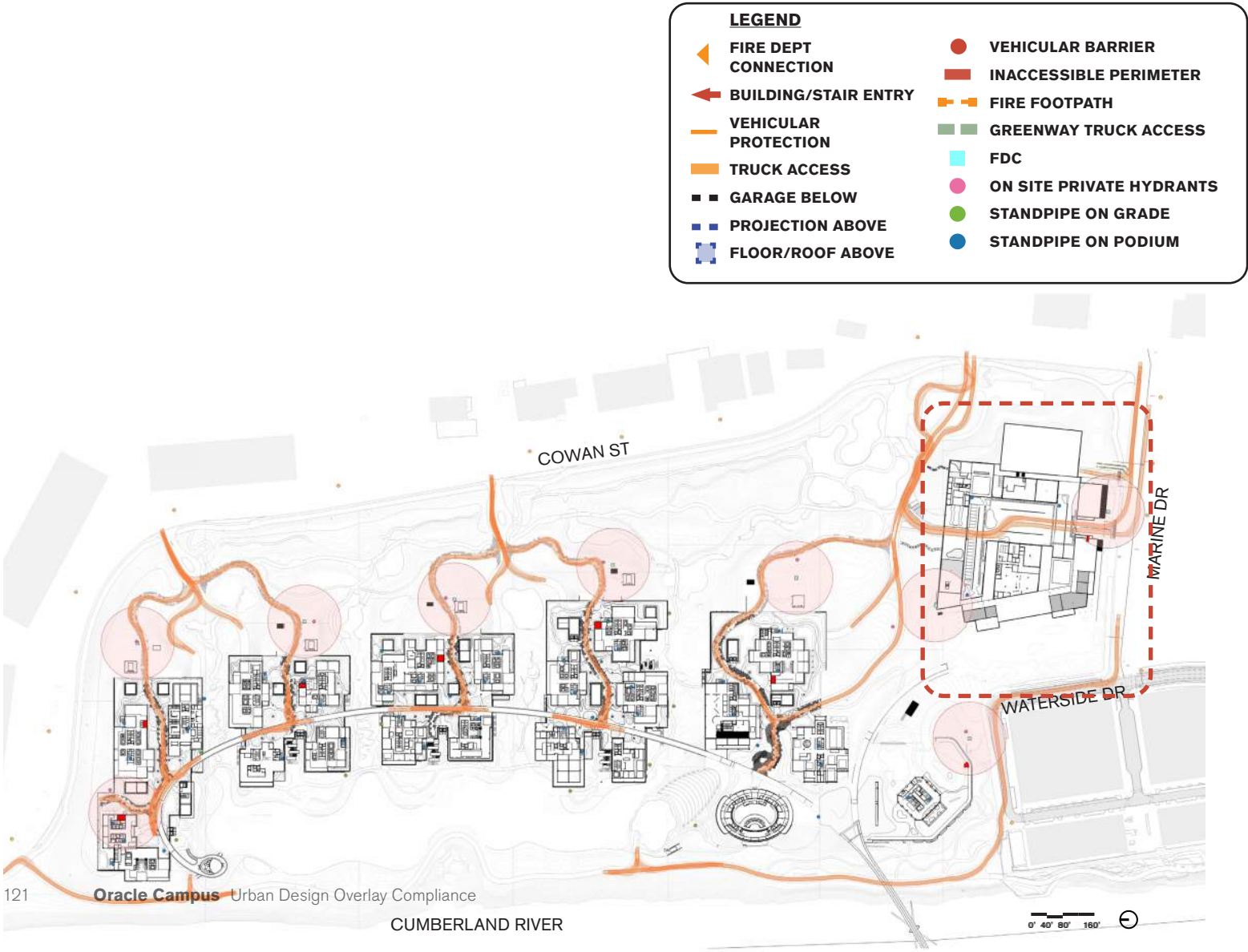
120 Oracle Campus Urban Design Overlay Compliance  
CUMBERLAND RIVER

120





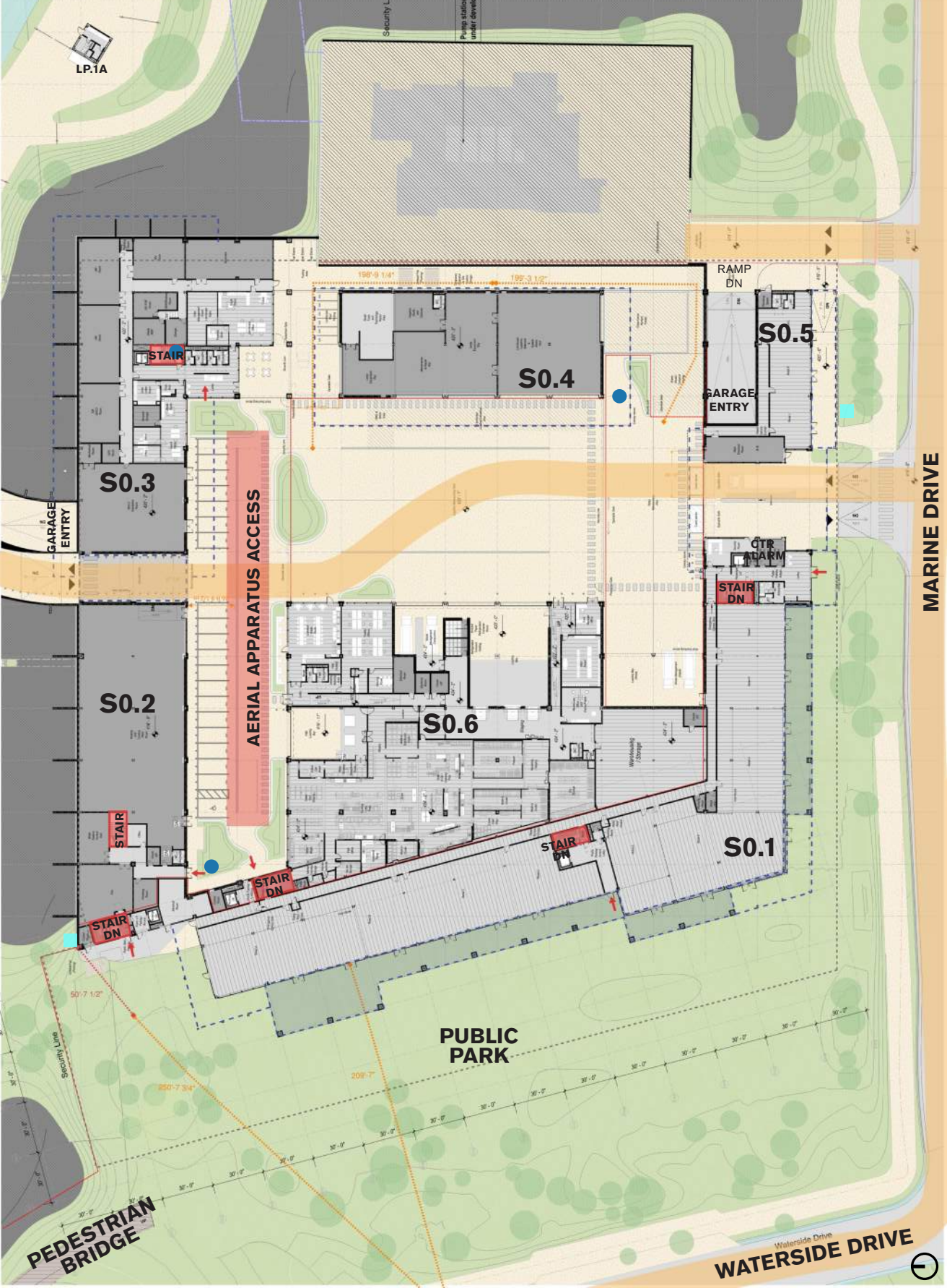
3.3 Fire Department Access  
Cluster Strategy - C0 Plaza Level



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Oracle Campus Urban Design Overlay Compliance

CUMBERLAND RIVER





3.3 Fire Department Access  
Cluster Strategy - Visitor Center

