

Bouraxis Layton (938 W. Layton) DIZ Overlay and Zoning Review Matrix

Standard	Bouraxis Layton DIZ (standards here)	LB1 Zoning (standards here)	Applicant Analysis of Proposal
Uses Complies with DIZ.	See DIZ use list .	DIZ regulates most uses. If the use does not appear on the DIZ use list, then LB1 use list applies.	Medical office is an allowable use per the DIZ overlay.
Building Placement N/A – existing building.	<ul style="list-style-type: none"> Locate buildings to define and create street frontage. Enhance the pedestrian experience along building facades. Relate to the physical character and scale of the neighborhood. If needed, the front setback from Layton Avenue may range from 70 to 80 feet. 	<ul style="list-style-type: none"> See LB1 standards for setbacks maximums and minimums. Front setback minimum is none, max is 70'. 	<p>DIZ:</p> <ul style="list-style-type: none"> The existing building is positioned to allow parking at three sides of the building. The existing building is setback approximately 80'. Applicant will not be proposing to alter the building beyond its current footprint. <p>LB1:</p> <ul style="list-style-type: none"> The project is following DIZ standards and therefore LB1 standards do not apply.
Access, Parking and Circulation Complies with DIZ. Long term bike parking compliance with zoning code to be confirmed by DNS.	<p>Pedestrian Accommodations:</p> <ul style="list-style-type: none"> Differentiate pedestrian and vehicular areas with crosswalks from parking areas to building entrances. Crosswalks must be delineated in a different color, material and/or texture than the parking areas. Coordinate site elements (driveways, bike racks, garbage and recycling receptacles, planters, etc.) throughout the entire development to enhance the pedestrian experience. <p>Driveways:</p> <ul style="list-style-type: none"> Curb cuts not to exceed the width of driveways. Along Layton, 2 curb cuts are allowed, pending DPW approval. The maximum drive aisle width is 30 feet. Align primary drive aisles with existing streets where possible. Extend pedestrian access aisles from Layton Avenue to the main entries of the major tenants. 	<ul style="list-style-type: none"> See Site Standards of the Commercial chapter of the zoning code (295-605-4) for additional standards. See General Provisions of the zoning code (295-403) for vehicular parking requirements. See General Provisions of the zoning code (295-404) for bicycle parking requirements. See General Provisions of the zoning code (295-405) for landscaping requirements. 	<p>DIZ:</p> <ul style="list-style-type: none"> The site accommodates multiple modes of transportation. Long-term and Short-term bike parking are provided. Zoning (295-404) requires long-term bicycle parking to be as convenient as the most convenient motor vehicle parking and within 50 feet of the main entrance. Bicycle parking areas shall be clearly marked as such, clearly lit and protected to minimize the possibility of being hit by a motor vehicle. Locating the long-term storage at the rear of the building risks the parked bicycles to vandalism, theft or being hit by delivery trucks to other tenants. Site lighting will be provided, it will be well lit for bicycles and pedestrians. There is a 5' wide pedestrian connection provided from the public sidewalk along Layton Ave to the building through the parking lot. The sidewalk will be colored concrete to further delineate the concrete from the asphalt pavement of the parking lot. Cross walk hatch has been changed to

	<ul style="list-style-type: none"> Aisles will include curbing, sidewalks, landscaping and site elements (planters, lighting, benches, etc.). <p>Parking Areas:</p> <ul style="list-style-type: none"> Allow shared parking among tenants where possible. Allow shared service areas where possible. In interior parking areas, provide curbed islands with landscaping to visually divide the lot and provide pedestrian safety. At a minimum, 2 trees at each curb island are required along the primary frontage. All landscaping must conform to the zoning code. Design all parking facilities and open spaces to work together to manage stormwater. Use concrete pavement rather than asphalt to keep parking areas cool. Consider using porous paving systems to extend the life of the pavement, allow for stormwater infiltration, reduce maintenance costs, and reduce the urban heat island effect in summer. 		<p>reflect proposed concrete and called out to not be painted.</p> <ul style="list-style-type: none"> Shared parking is provided as part of the agreement with the overall development. In accordance with the DIZ Overlay Design Guidelines for the Bouraxis Layton Area, a minimum of 2 trees at each curb island are required within the Layton Avenue frontage. On the left island corner of the building, there's a gas line going through the island making it not possible to place 2 trees. To meet the requirement, an additional tree was added along the Layton Ave perimeter and additional perennials withing the curbed island. Screening and landscaping requirements for parking lots will be 1 canopy tree and 100 sqft of landscape area for every 4 parking spaces. There are 115 parking spaces, therefore 29 trees and 2,875 sqft of landscape area is required. We provided 33 trees and 5,145 sqft of landscape area. <p>LB1:</p> <ul style="list-style-type: none"> Following site standards of the Commercial chapter of the zoning code (295-605-4). Project is following setback requirements, building height requirements, and landscaping requirements. Property line has been added to show that the proposed ADA access ramp to the sidewalk is fully within the property and is not within the Right of Way, thus, not requiring any of the additional permits.
<p>Site Improvements (and Landscaping)</p> <p>Complies with DIZ.</p>	<ul style="list-style-type: none"> See DIZ design standards (p. 6) for Street frontage requirements above and beyond the landscape requirements to screen parking. <p>Amenities:</p>	<ul style="list-style-type: none"> See General Provisions of the zoning code (295-405) for landscaping requirements. 	<p>DIZ:</p> <ul style="list-style-type: none"> The north perimeter of the site does not require a buffer, but we provided a screening consisting of 8 proposed trees with 3 existing trees, making it a total of 11 trees on the buffer, with the remaining being 79 tall shrubs.

- Along the primary retail frontage, provide site amenities such as pedestrian seating, planters, bike racks and trash receptacles.
- Coordinate site elements (benches, bike racks, planters, etc.) throughout the development site.

Screening:

- Locate dumpsters and service areas where they are not visible from the public street.
- Screen service and loading areas with wing walls using similar building materials or landscaping.
- Enclose and screen dumpsters and recycling units with a masonry enclosure, if visible from public streets (consistent with the building materials) or opaque enclosure.
- Locate compactors at the rear of buildings and provide an opaque enclosure so they are not visible from the public street and to prevent noise to the abutting residential neighbors.
- Screen ground electrical/mechanical units (transformers, etc.) with upright coniferous shrubs spaced 3 feet around the perimeter of the unit.
- Outdoor cart storage is not permitted, but cart corrals are allowed throughout surface parking areas for temporary storage.

Lighting:

- Lighting within parking areas must be designed and located to prevent glare onto adjoining properties.
- Use high efficiency lighting with low cut off angle and down-lighting for landscaping.
- Light poles within parking areas may not exceed 25 feet in height. Light poles along

- The west side doesn't require screening, but we are proposing 8 proposed evergreen trees and 67 tall shrubs. The east side doesn't need a screening due to the same zoning.
- The south perimeter (W. Layton Avenue) of the site requires a continuous 5-foot-wide landscape between the parking lot and the streets. This buffer shall provide one canopy tree along with 8 perennials per 20 linear feet and an ornamental fence at least 3 ft in height. The south perimeter is 288 LF which requires 14 trees and at least 115 perennials. We are proposing 11 new trees and 274 perennials. There are 4 existing trees that will count towards the buffer requirement in addition to the existing ornamental fence.

LB1:

- Landscaping of the parking lot is meeting the minimum standard based on the current zoning code.
- Landscaping is meeting code for screening requirements.

	<p>drive aisles and pedestrian areas may be up to 12 feet in height.</p> <p>Stormwater Management:</p> <ul style="list-style-type: none"> • Stormwater runoff should be handled on the site avoiding direct concentrated discharge of stormwater into rivers and should use vegetated swales, channels, underground cisterns, and/or retention ponds for stormwater infiltration in place of enclosed storm sewers. If a retention pond is proposed, it must be incorporated in the overall landscape plan as a site feature. • Design landscape planting materials, soils, and sub-soils for infiltration and evapotranspiration of rainwater. • Specify native plant and tree species for at least 50% of planted area in order to reduce water consumption and long-term maintenance costs and improve building energy efficiency and aesthetics. • Consider using green roof systems to collect and evapotranspiration rainwater, thus reducing runoff as well as heating and cooling loads. 		
<p>Building Design</p> <p>Complies with DIZ.</p>	<p>Massing:</p> <ul style="list-style-type: none"> • Establish hierarchy between building elements. For example, articulate entrances and building corners. • Maximum height of buildings is 45 feet. Entry features and tower elements integrated with the building may exceed 45 feet in height. <p>Facades:</p> <ul style="list-style-type: none"> • Variety in each building design is encouraged. • Front facades shall be oriented to Layton Av. • Buildings must have a storefront window system with vision glass at the first level. The 	<ul style="list-style-type: none"> • See restricted building materials section of the Commercial chapter of the zoning code (295-605-2-i-6). • See also 295-605 for other design standards not covered by the DIZ overlay. 	<p><u>DIZ:</u></p> <ul style="list-style-type: none"> • Existing facades include different building materials within each elevation. Materials included are modular brick, split face cmu, anodized aluminum, stucco. • Existing building materials are of high quality. • There is an established hierarchy between building elements with extended parapets at the Southwest and Southeast corners. • Existing building height is below the maximum allowed, with the Parapet height reaching 28' at the entrance for our space.

minimum glazing along the primary frontage is 50% based on the lineal frontage of the first floor as indicated in s. 295-605 of the zoning code.

- Building entrances shall be clearly identifiable and visible from streets and easily accessible and inviting to pedestrians.
- Blank, unarticulated walls facing primary frontage and streets are not permitted. Modulate façades with articulated bays, awnings, windows and openings, varying color and texture and/or other architectural details that relate to the human scale.
- Use lighting to enhance the architecture of the building and site as well as provide security and visual appeal.

Materials:

- All facades along the primary frontage, Layton Avenue, must contain the most architecturally significant materials and fenestration. Significant building materials include brick, cut stone, decorative masonry and block, glass, architectural-finished metal cladding and architectural precast concrete panels. Corrugated sheet metal, vinyl siding, reflective glass, exterior insulation finish system (EIFS) and imitation stone siding are discouraged.
- Coordinate color schemes for a cohesive appearance throughout the development.
- Screen rooftop equipment from pedestrian view at the property line with materials and colors that are compatible with the building.
- Glazing on the first floor of commercial buildings and entrances must be transparent, vision glass. Low-E glass without tinting may be used. Opaque glazing cannot be substituted for vision glass where vision glass

- Our proposed 6,045 SF medical office involves the interior build-out of this existing building (Suites D, E, F & G).
- Existing front façade is facing primary street (Layton Ave). Labeled as South Elevation on Architecture Plans.
- The front façade is articulated with varying materials, windows, color, texture and details – all of which currently exist on the building.
- Existing windows are provided on the front elevation facing Layton Ave. Window glazing percentage will follow maximum glazing standards.
- Existing mechanical systems and trash areas are currently screened from view of the right-of-way. Mechanical equipment is provided on the roof of the primary building and not visible due to the extended parapets. Trash areas are screened by an existing trash enclosure.

LB1:

- Following restricted building materials.
- Window glazing percentage will follow minimum glazing standards.

	<p>is required, but may be used in other areas as an architectural element if it is compatible with the overall design.</p> <ul style="list-style-type: none"> Samples of building materials must be submitted for review as requested. 		
<p>Signage</p> <p>The one building wall sign and 2 tenant sign plates within the existing multi-tenant monument sign comply with the DIZ.</p>	<p>Project Sign Standards:</p> <ul style="list-style-type: none"> One Type A Project ID sign is permitted to be mounted to the masonry wall along W. Layton Av. One Type A monument sign, with a max height of 8' and max sign area of 60 square feet on each side, or one Type B monument sign with a max height of 8 feet and max sign area of 32 square feet on each side is permitted. A construction sign measuring 64 feet in area is permitted. Billboards (off-premise signs) are not permitted. Pylon signs are not permitted. <p>Tenant Sign Standards:</p> <ul style="list-style-type: none"> Type A wall signs shall be integrated into the overall design of the building. One sign per 25 lineal feet of frontage is permitted. The max area of wall signs is 60 square feet. Individual pin-set metal letters that are back-lit are the most desirable. Internally illuminated individual letters are acceptable if the raceway is not visible. <p>Wall signs that meet the standards may be approved administratively.</p>	<ul style="list-style-type: none"> See General Provisions of the zoning code (295-407) for standards for all other sign types. 	<p>DIZ:</p> <ul style="list-style-type: none"> The DIZ overlay has signage standards for the project monument sign along with tenant signage. For building wall signs, each tenant is allowed one Type A sign per 25 feet of lineal frontage, and each sign may be up to 60 square feet in area. Internally illuminated individual letters are acceptable if the raceways are not visible. The proposed wall signage for this use is included in this package. The signage for the medical office, shown on Exterior Elevations, will be installed to align with tenant and building requirements. This project emphasizes efficient use of existing infrastructure while incorporating updates to meet the needs of the clinic's clientele. There is a single Type A, Archwell Health, wall sign above the entrance doors on the south (Layton Av.) façade that is the maximum size of 60 square feet. The Type A wall sign will be internally illuminated individually mounted letters without visible raceways. Additionally, a tenant sign plate for Archwell Health will be added to the existing multi-tenant monument sign along Layton Ave. amongst the other tenants in the overall center. <p>LB1:</p> <ul style="list-style-type: none"> Signage meets/exceeds LB1.