Midtown Center Area B – Midtown Center DIZ Design Review Matrix – Midtown Commons Phases 1 and 2

3.18.2026

Standard	Midtown Center Area B (standards here)	RB2 Zoning (standards here)	Proposal
Uses	DIZ regulates uses (use list here)	N/A – DIZ regulates uses	

Building Placement	• Locate buildings to define street edges and corners.
	• Relate to the physical character and scale of the neighborhood.
		• Front setback: Min – none, Max – 70'
		• Side street setback: Min – none, Max – 70'
		• No other setback requirements
			Phase 1, Lot 2:
			• Front setback (W Hope Ave): 39.8'
			• Side street setback (N 60th Street): 91.1'
			  ○ Additional setback is due to development utility easements running along N 60th Street
			  ○ N. 60th St. setback is in line with the existing (former Walmart) building to the south.
			  ○ Building fronts W. Hope Av.
			Phase 2, Lot 3:
			• Front setback (W Hope Ave) to play area fence: 31.5'
			• Side setback (both sides) to play area fence: 31'
			Phase 2, Lot 4:
			• Front setback (W Hope Ave): 39.6'
			• Side street setback (N 56th Street): 18.5'
			• Building fronts W. Hope Av.

Density	•	• 800 sf of lot area/du minimum	• Phase 1, Lot 2: 132,663 sf/ 100 du = 1,327 sf/du • Phase 2, Lot 3: No Structure, Play Area Only • Phase 2, Lot 4 : 111,254 sf / 100 du = 1113 sf/du

Building Design	Massing
	• Establish hierarchy between building elements. For example, articulate entrances and building corners.
	• Maximum height of buildings is 50 feet. Entry features and tower elements integrated with the building may exceed 50 ft in height.
	Facades
	• Variety in each building design throughout Area B is encouraged
	• Front facades shall be oriented to North 56th St, extended to West Capitol Dr, North 60th St, and West Hope Ave extended, excluding outlots
	• Along N 56th St extended from a point 450 ft north of W Capitol Dr to W Hope St extended, building must have a storefront window system with vision glass at the first level. A sign band area and/or canopies with signage must be provided.
	• Along W Hope Ave extended, the front façade must be modulated with windows, articulated bays, and/or an arcade with columns
	• Building entrances shall be clearly identified and visible from streets and easily accessible and inviting to pedestrians
		• DIZ regulates this, but RB2 sets a minimum 24' height; max 85' height
		• Min glazed area along primary street frontage: 30% (DIZ requires more along Hope extended)
		• Min glazed area along secondary street frontage: 15%
		• Min build-out along primary frontage: 30%
		• Multiple buildings allowed on a site
			Phase 1, Lot 2: 100 Unit, 4-story
			• Building Height: 41'-3" to Roof, 43'-4" to top of parapet
			• Architectural elements:
			  ○ Building corners established with 4-story brick façade
			  ○ Ground floor provides brick detailing above and below windows, datum line at 12'-4"
			  ○ Main entry and articulated bays/windows along W Hope Ave
			  ○ Articulated bays along N 60th St
			• %Glazing along W Hope Ave: 34%
			• %Glazing along N 60th St: 30%
			• %Build-out along primary frontage (W Hope Ave): 60%
			Phase 2, Lot 4: 100 Unit, 4-story
			• Building Height: 41'-3" to Roof, 43'-4" to top of parapet
			• Architectural elements:
			  ○ Building corners established with 4-story brick façade
			  ○ Ground floor provides brick detailing above and below windows, datum line at 12'-4"
			  ○ Main entry and articulated bays/windows along W Hope Ave
			  ○ Articulated bays along N 56th St
			• % Glazing along W Hope Ave (Lot 4, Phase 2): 34%
			• % Glazing along N 56th St (Lot 4, Phase 2): 30%
			• % Build-out along primary frontage (W Hope Ave) (Lot 3, Phase 2): 60%
			• % Build-out along primary frontage (W Hope Ave) (Lot 4, Phase 2): 75%

	• Blank, unarticulated walls facing streets are not permitted, except for service areas. Modulate facades visible from public with articulated bays, windows and openings, varying color and texture, and/or other architectural details that relate to the human scale		
Building Materials	• All storefronts visible from N 56th street extended, W Hope St extended, N 60th Street and W Capitol Dr must contain the most architecturally significant materials and fenestration. Significant building materials include decorative masonry and block, brick, cut stone, glass, architectural-finished metal cladding and architectural precast concrete panels. Exterior insulation and finish systems cannot be used on the base of the building up to 10 ft in height • Screen rooftop equipment that is visible at the pedestrian level and exceeds 8 cubic feet in area with materials and color that are compatible with the structure • Glazing on the first floor of commercial buildings and entrances must be transparent, vision glass. Low-E glass is permitted with no tinting. Opaque glazing cannot be substituted for vision glass where vision glass is required, but may be used in other areas as an architectural element if it is compatible with the overall design. • Samples of building materials must be submitted for review, as requested.	• See restricted building materials section of the Commercial chapter of the zoning code (295-605-2-i-6). • Min. glazed area along primary street frontage is 30%; 15% for secondary street frontage. See Commercial chapter of the code for areas of required glazing.	**Phase 1, Lot 2:** • Primary materials along N 60th Street & W Hope Ave are brick with cast stone accented with fiber cement siding. The architectural bump-outs along N 60th St are ornamented with a decorative pattern of fiber cement board & trim. Storefront windows are utilized at the corner of N 60th St & W Hope Ave and at the main entrance, and windows will be clear vision glass except at rear bicycle storage rooms for security. **Phase 2, Lot 4:** • Primary materials along N 56th Street & W Hope Ave are brick with cast stone accented with fiber cement siding. The architectural bump-outs along N 56th St are ornamented with a decorative pattern of fiber cement board & trim. Storefront windows are utilized at the corner of N 56th St & W Hope Ave and at the main entrance, and windows will be clear vision glass except at rear bicycle storage rooms for security.

Access, Parking and Circulation	Driveways
	• Minimize the number of curb cuts and widths of driveways
	• Align new driveways with driveways across street where possible
	Pedestrian Accommodations
	• Provide direct pedestrian connections between public sidewalks/bust tops and all building entrances
	• Provide secure areas for bicycle parking near entrances
	Parking Areas
	• Located parking areas to the rear of a building where possible
	• Locate parking areas mid-block instead of at corners where possible
	• Provide shared parking where possible
	• Provide shared service areas where possible
	• Provide on-street parking on North 56th street extended
	• New public streets or private streets with public access easements must connect to the adjacent neighborhood
		• See Site Standards of the Commercial chapter of the zoning code (295-605-4) for additional standards.
		• See general provisions re: bicycle parking requirements.
		• See general provisions re: vehicular parking requirements
			Driveways:
			• See attached site plan for driveway entrances from W Hope Ave
			  ○ Curb cuts to the resident parking lot along W Hope Ave have been reduced (from the existing/previous parking lot entries) to only 2 driveways into residential parking, as encouraged by the DIZ. There are no driveways on the south side of W Hope Ave to align with proposed new parking lots
			Pedestrian Accommodations:
			• A new sidewalk will be constructed to the north of Hope Av.
			• Pedestrian walkways to the building, parking lot, and open/play space along Hope Av. will be provided.
			• Pedestrian crossings across Hope Av. will be coordinated with the redevelopment of the existing building to the south.
			Bicycle Parking:
			• Short-term bicycle parking per code requirements is provided at the main entrances of Phase 1 & 2 100-unit buildings
			  ○ 1 space / 30 units = 100/30 = 4 short-term bicycle parking spaces
			• Long-term bicycle parking per code requirements
			  ○ 1 space per 4 units = 100/4 = 25 long-term bicycle parking spaces
			Parking Areas:

			• Parking Located at rear of buildings & at mid-block • Parking for both phase 1 & 2 were designed to be contiguous so they may be shared • Access for sanitation trucks and emergency vehicles, is provided through the parking lots. • The land just north of and adjacent to W Hope Ave was redesigned to provide shared angled street guest parking and loading zones for pick-up/drop-off and deliveries near the main entrances of the buildings. The overall width of W. Hope Av. has not changed. • An additional loading zone within the shared residential parking lot provides an off-street location for move-in vehicles. • It is anticipated that the Phase 2 building will commence construction immediately following completion of the Phase 1 building. If this does not occur within 6 months of completion of Phase 1, the remainder of the land on the north side of Hope Av. will be de-paved and be sodded or hydro-seeded. There might also be a secondary parking lot access point constructed to provide adequate circulation in the interim for the Phase 1 portion of the parking lot. Shared parking is provided along W Hope Ave; Resident parking located in the lots
Landscaping	• In interior parking lot areas, provide curbed islands with landscaping to visually dive the lot, at a minimum 1 tree per every 15 spaces must be provided • N. 60th St. is Type 3 frontage • W. Hope extended is considered Type 1 frontage • Type 1: All of the street frontage must be occupied with buildings except for drive openings • Type 2: All of the street frontage must be landscape with a masonry wall or decorative fencing with brick piers and a combination of trees and shrubs, at minimum • Type 3: All of the street frontage must meet the minimum landscape requires per the general provisions of the Code		• See proposed landscape plan • Interior Parking lot has curbed islands to divide the lot and (1) tree for every (4) stalls. • N. 60th Street landscaping for street frontage meets the Type 3 frontage. This requires the street frontage to meet the general provisions of the code which only required plantings when parking is adjacent. • W. Hope Avenue is required to meet Type 1 frontage which requires buildings or drives to occupy the frontage. Buildings and drives occupy the frontage for the most part. The playground area occupies a portion of the frontage and has landscaping and fencing along Hope Avenue.
Lighting	• Use lighting to enhance the architecture of the building as well as provide security and visual appeal • Lighting within parking areas must be designed and located to prevent glare onto adjoining properties • Lighting poles within parking areas may not exceed 25 ft in height. It if preferred that lighting poles along public right of ways are 12ft in height but may not exceed 18 ft in height.		• Building lighting is provided at the main and secondary entrance canopies and supplemented by site lighting for security. See attached site lighting plan. • All poles are only 23' high, so within their 25' max. • No new fixtures are provided along a public right-of-way, existing to remain when possible on W Hope Ave. See attached site lighting plan. • See attached lighting plan for photometrics, no glare will shine into adjacent properties. See attached cut-sheets for fixture specifications / cut-offs.
Site Improvements	Amenities • Along the east side of North 56th Street extended from a point 450 feet north of West Capitol Dr to West Hope Ave extended, provide pedestrian seating and trash receptacles Screening • Locate or screen dumpsters and service areas where they are not visible from the public street • Screen outdoor storage areas		• Coordinated trash enclosures are provided within the parking lots to conceal dumpsters from view behind matching utility brick and steel and composite slat gates.

	• Screen service and loading areas with wing walls or landscaping • Enclose and screen dumpsters and recycling units with a board on board or masonry enclosure		

Signage	• Billboards(off premise signs) are not permitted
	• Pylon signs are not permitted
	• Up to 2 monument signs in Area B are permitted preferable at entrances to the project, but cannot exceed 10 feet in height. The height limit may be increased if signage is designed and integrated into a kiosk, building structure or bus shelter. Signage may also be integrated into masonry wall.
	• The overall area of each monument sign may not exceed 150 square feet in area on each side
	• At least one monument sign in this area must provide an overall development name and each sign may include up to 3 tenant names. It is preferred that each kiosk sign has up to 3 tenant names, may not exceed 6 tenant names.
	• Building Signage shall not exceed 3 feet in height or 100 square feet In area per business.
	• A single-use tenant larger than 10,000 square ft may have one front entrance, vestibule sign with individual letters that may not exceed 60 inches in height. All other proposed building signage not meeting the standards listed may be reviewed and approved administratively.
	• Internally illuminated box signs are not permitted unless they are recessed into the building and are an integral part of the building design.
	• Individual pin-set metal letters that are halo-lighted are the most desirable. Internally illuminated individual letters are acceptable if raceways are not visible.
	• Building signage may be approved administratively.
		• Temporary signage and window signs must follow the general provisions of the zoning code.	• (1) building sign is provided for Phase 1 and Phase 2 each.
			  ○ See attached building elevations
			  ○ Dimensions: Vertical Sign - 1’-0”w x 28’-9”h x 3”d (29 sf each)
			  ○ Individual halo-lit channel letters, black powder-coat finish