



Development Memorandum

To: Christian J. Mercurio, MVEdge
From: Sam Gordon, EDR
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Reference: Marcy NanoCenter
EDR Project No: 20139

Current Zoning Review

Current Zoning: MU-N (Phase 1) RM (Phase 2)

Current Lot Area Requirement

MU-N: 20,000 SF (.46 Acres)

RM: 2 Acres

Current Lot Width Requirement

MU-N: 100 Feet

RM: 200 Feet

Current Maximum Lot Coverage

MU-N: 65%

RM: 35%

Current Maximum Net Density

MU-N: N/A

RM: 8 dwelling unit/acre

Current Yard Requirement

MU-N:

Front: 30 Feet

Side: 15 Feet (1 Side) 30 Feet(both)

Rear: 50 Feet

RM:

Front: 50 Feet

Side: 50 Feet (1 Side) 100 Feet (both)

Rear: 50

Current Maximum Building Height

MU-N: 3 Stories or 35 Feet

RM: 3 Stories of 45 Feet

Zoning Review

Current Zoning: MU-N (Phase 1) RM (Phase 2)

Proposed Zoning

Proposed Zoning: PD (Planned Development District)

Proposed Lot Area Requirement

1 Acre

Proposed Lot Width Requirement

100 Feet

Proposed Maximum Lot Coverage

65%

Proposed Maximum Net Density

N/A

Proposed Yard Requirement

Front: 30 Feet

Side: 15 Feet (1 Side) 30 Feet(both)

Rear: 50 Feet

Proposed Maximum Building Height

4 Stories or 48 Feet

Current Parking Requirements

Multifamily Dwelling:

1.5/du for one-bedroom units

2 /du for all other units

Office: 1/300 SF

Retail: 1/400 SF of net floor area

Parking Requirements Based on Proposed Development

Phase 1

7,000 SF Retail = 18

27,500 SF Commercial = 92

(26) One Bedroom Units = 39

(18) Two Bedroom Units = 36

Total Phase 1: 185 Parking Spots

Phase 2 Alternative 'A' (no walk ups, two floors of residential)

27,600 SF Commercial = 92

(44) One Bedroom Units = 66

(44) Two Bedroom Units = 88

(10) Townhouses = 20

Total Phase 2: 266 Parking Spots

Total Required Phase & Phase 2 Alt 'A': 451- 20% = 361 Parking Spots

Total Provided: 470 Parking Spots

Parking Lot: 270

On Street: 79

Parking Garage: 101

Townhouses: 20

Dwelling units per acre: 142 Unit/25.6 Acres = 5.5 du/acre

Phase 2 Alternative 'B' (walk ups, two floors of residential)

22,000 SF Commercial = 74

(44) One Bedroom Units = 66

(44) Two Bedroom Units = 88

(22) Townhouses & Walkups = 44

Total Phase 2: 272 Parking Spots

Total Required Phase & Phase 2 Alt 'B': 457- 20% = 366 Parking Spots

Total Provided: 432 Parking Spots

Parking Lot: 270

On Street: 79

Parking Garage: 63

Townhouses & Walkups: 20

Dwelling units per acre: 154 Unit/25.6 Acres = 6.0 du/acre

Parking and Dwelling Unit Summary

Parking Required:

Non Adjusted: 451-457 Depending on architectural concept

Adjusted (20% Reduction): 361-366 Depending on architectural concept

Parking Provided

Total: 432-470 Depending on architectural concept

Dwelling Units per acre: 5.5-6.0 du/acre