

Summary of Compliance with City Gateway Segment of the PCSP

3101-3191 N. Garey Avenue (DPR 72-2024)

Development Standards:	PCSP City Gateway Requirement	Proposed Project	Compliance Determination	Requesting Concession, Waiver, or Reduction
2.2 Building Use Regulations				
2.2.1 Use Types	F. Residential 1. Multi-Family w/Common Entry 2. Multi-Family w/Individual Entries 3. Attached Single Family 4. Detached Single Family	Multi-Family w/Common Entries	Yes	
2.2.3 Minimum Residential Unit Size	One Bedroom Units – 600 SF Two Bedroom – 800 SF Three Bedroom – 1,000 SF	1 -3 Bedroom 618 SF – 1,520 SF	Yes	
2.3 Building Scale Regulations				
2.3.1 Building Height	Minimum: 1 story & 20 feet Maximum Height: 3 Stories	4 Stories + Partially Submerged Parking		Concession Request
2.3.2 Special Building Height Limits	Adjacent to Housing	Required	Yes	
2.3.3 Building Length	Maximum: 300 feet	2 buildings	No	Concession Request
2.3.4 Special Building Length Limits	N/A along Garey	N/A	N/A	
2.3.5 Building Massing-	Along Garey Avenue 3L:2H: to 5L:2H Along all other streets	Required, and provided along Garey	Partially	Reduction Request

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Length(L):Height(H)	2L:3H: to 5L:2H	Ave. and Drake St.		
2.4 Frontage and Building Placement Regulations				
2.4.1 Building Orientation to Streets & Public Open Space	Required	Provided in part. The building orientation is to a privately owned public open space rather than the PROW.	Partially	Waiver Request
2.4.2 Private Frontage Types	Types Permitted: <ul style="list-style-type: none"> ○ Shop-Front articulation length 50ft max ○ Corner Entry ○ Arcade ○ Grand Portico ○ Forecourt ○ Common Lobby Entry ○ Stoop ○ Edge Treatment: Fenced ○ Edge Treatment: Terraced ○ Edge Treatment: Flush Limited Types: <ul style="list-style-type: none"> ○ Front Vehicular Door 	Provided in part. The common lobby entrances exceed the 100-foot spacing requirements to limit openings for security purposes.	Partially	Waiver Request
2.4.3 Front Yard Setback	On Garey Avenue N/A – defers to corner standard On Corner Properties Minimum: 5 feet Maximum: 15 feet On all Other Streets Minimum: 5 feet Maximum: 20 feet	Infeasible due to the proposed linear park. To maximize usability of the park, its location was the frontage along Garey Avenue.	No	Waiver Request
2.4.4 Side Yard Setback	Minimum w/living space windows: 10 feet	Partially not met by	Partially	Reduction Request

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		overhead extension of upper stories on Grove St.		
2.4.5 Rear Yard Setback	Minimum: 10 feet	Provided	Yes	
2.4.6 Alley Setback	Minimum: 5 feet	N/A	N/A	
2.4.7 Frontage Coverage	Minimum Garey Avenue: N/A Minimum on Other Streets: 50%	Provided on Garey Ave. and Grove St., insufficient on Drake St. due to existing cell tower.	Partially	Reduction Request
2.4.8 Space Between Buildings	Minimum: 20 feet	Varies	Yes	
2.4.9 Build-to-Corner	Required	Infeasible due to the proposed linear park. To maximize usability of the park, its location was the frontage along Garey Avenue, extending to both corners.	No	Waiver Request
2.5 Street Regulations				
2.5.1 Improvements to Existing Streets	Parkway Improvements: Required along Garey Avenue	Required	Yes	
	Neighborhood Streets Improvements	Required	Yes	
2.6 Open Space Regulations				
2.6.1 Provision of Public Open Space	Open Space: 150 SF per unit	Required: 43,350 SF	No	Reduction Request

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		Provided: 32,550 SF		
2.6.3 Provision of Private Open Space	Residential: Attached & Multi-Family 60 SF per unit	Required: 17,340 SF Provided as stoops, patios, and balconies.	Yes	
2.6.5 Private Open Space Types	Permitted: <ul style="list-style-type: none"> ○ Courtyard ○ Private Yard ○ Rooftop Deck or Garden ○ Balcony 	Required Provided as courtyards.	Yes	
2.6.6 Setback Area Landscape Types	A. Perimeter Block Setback Areas Permitted: <ul style="list-style-type: none"> ○ Sidewalk Extension ○ Neighborhood Street Landscaping B. Interior Block Setback Areas <ul style="list-style-type: none"> ○ Groundcover-Required ○ Moderate Screening-Required 	Required	Yes	
2.6.7 Stormwater Management Types	Types Permitted: <ul style="list-style-type: none"> ○ Landscaped setback/Open Space ○ Vegetated Swale/Strip ○ Rain Garden ○ Landscaped Tree Well ○ Grated Tree Well ○ Permeable/Pervious Paving ○ Green Roof ○ Waterscape 	Required	Yes	

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	<ul style="list-style-type: none"> ○ Rainwater Harvesting/Vault 			
2.6.8 General Open Space & Setback Area Guidelines	See Section 2.6.8 of the PCSP	Provided	Yes	
2.7 Parking Regulations				
2.7.1 Provisions of Parking	<p>Residential Uses:</p> <ul style="list-style-type: none"> ○ Spaces per studio unit 1 minimum / 1 maximum ○ Spaces per 1br unit 1.5 minimum / 1.5 maximum ○ Spaces per 2br unit 2 minimum / 2 maximum ○ Spaces per additional unit beyond 2 bedroom .5 spaces ○ Guest spaces per 4 units 1 minimum / 1.2 maximum ○ Location: on Site <p>Commercial:</p> <ul style="list-style-type: none"> ○ Eating & Drinking Establishments 4 per 1,000 SF 	<p>Provided per Density Bonus Ratios</p> <p>Required: 374</p> <p>Provided: 409</p>	Yes	Per Density Bonus
2.7.2 Parking Types	<p>Permitted Types:</p> <ul style="list-style-type: none"> ○ Surface Lot – Rear ○ Structure – Wrapped (all) ○ Partially Submerged Podium ○ Structure - Underground 	Garage, partial subterranean, and Surface Lot Rear. Minimum carport dimension not met.	Partially	Reduction Request

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2.7.3 General Parking Requirements	See Section 2.7.3 of the PCSP	Provided	Yes	
2.8 Architectural Regulations				
2.8.1 Façade Requirements	Required	Provided	Yes	
2.8.2 Architectural Guidelines	See Section 2.8.2 of the PCSP	Provided	Yes	
2.8.3 Architectural Character	See Section 2.8.3 of the PCSP	Provided	Yes	
Other Requirements				
Trash Facilities	Required	Provided	Yes	
Water Efficient Landscape Ordinance Compliance	Required	Provided	Yes	
Fences	Proposed		Yes	
Art in Public Places Requirement	Required	Provided as conceptual interactive sculptures in linear park.	Yes	