

## 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
<b>2.2 Building Use Regulations</b>				
<b>2.2.1 Use Types</b>	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	
<b>2.2.3 Minimum Residential Unit Size</b>	One Bedroom Units – 600 SF Two Bedroom – 800 SF Three Bedroom – 1,000 SF	1 -3 Bedroom 618 SF – 1,520 SF	Yes	
<b>2.3 Building Scale Regulations</b>				
<b>2.3.1 Building Height</b>	Minimum: 1 story & 20 feet Maximum Height: 3 Stories	4 Stories + Partially Submerged Parking		Concession Request
<b>2.3.2 Special Building Height Limits</b>	Adjacent to Housing	Required	Yes	
<b>2.3.3 Building Length</b>	Maximum: 300 feet	2 buildings	No	Concession Request
<b>2.3.4 Special Building Length Limits</b>	N/A along Garey	N/A	N/A	
<b>2.3.5 Building Massing-</b>	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.		
<b>2.4 Frontage and Building Placement Regulations</b>				
<b>2.4.1 Building Orientation to Streets &amp; Public Open Space</b>	Required	Provided in part. The building orientation is to a privately owned public open space rather than the PROW.	Partially	Waiver Request
<b>2.4.2 Private Frontage Types</b>	Types Permitted: <ul style="list-style-type: none"> <li>○ Shop-Front articulation length 50ft max</li> <li>○ Corner Entry</li> <li>○ Arcade</li> <li>○ Grand Portico</li> <li>○ Forecourt</li> <li>○ Common Lobby Entry</li> <li>○ Stoop</li> <li>○ Edge Treatment: Fenced</li> <li>○ Edge Treatment: Terraced</li> <li>○ Edge Treatment: Flush</li> </ul> Limited Types: <ul style="list-style-type: none"> <li>○ Front Vehicular Door</li> </ul>	Provided in part. The common lobby entrances exceed the 100-foot spacing requirements to limit openings for security purposes.	Partially	Waiver Request
<b>2.4.3 Front Yard Setback</b>	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
<b>2.4.4 Side Yard Setback</b>	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.		
<b>2.4.5 Rear Yard Setback</b>	Minimum: 10 feet	Provided	Yes	
<b>2.4.6 Alley Setback</b>	Minimum: 5 feet	N/A	N/A	
<b>2.4.7 Frontage Coverage</b>	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
<b>2.4.8 Space Between Buildings</b>	Minimum: 20 feet	Varies	Yes	
<b>2.4.9 Build-to-Corner</b>	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
<b>2.5 Street Regulations</b>				
<b>2.5.1 Improvements to Existing Streets</b>	Parkway Improvements: Required along Garey Avenue	Required	Yes	
	Neighborhood Streets Improvements	Required	Yes	
<b>2.6 Open Space Regulations</b>				
<b>2.6.1 Provision of Public Open Space</b>	Open Space: 150 SF per unit	Required: 43,350 SF	No	Reduction Request

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

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

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