

5th and Church SP Regulating Plan 2014SP-052-001

All provisions of the DTC Core Subdistrict Standards, the General Standards and the Sign Standards, unless modified by the provisions below, shall be applicable to the property.

Building Height (maximum):

- 750 feet

Vehicular Parking, Access and Loading:

- Vehicular access and loading shall be from the alley or an adjacent property. Vehicular access and loading is prohibited from 5th Avenue North and Church Street.
- Any valet drop-off shall not cross the sidewalk corridor but “laybys” may be permitted on 5th Avenue North and Church Street if the development provides additional right-of-way for the layby.

Structured Parking:

- Church St. and 5th Ave. North shall have architectural facade treatments that blend with the character of the building, or provide upper level habitable liners.

Pedestrian Entrances to the building (minimum):

- 5th Ave. North: One clearly marked public pedestrian entrance
- Church St: One clearly marked public pedestrian entrance

Streetscape:

- Sidewalks and street elements (street trees, plantings, and furnishing zones) shall comply with the Major and Collector Street Plan.

General Standards Modified:

- Build-to zone on Church and 5th Avenue North may be expanded from 0' to 35' for a public plaza.
- The lobby height may exceed the general standards.
- Minimum upper floor height may match Metro garage upper floor height.

