

Bradford Mills Lofts
15ZONE1050

Statement of Compliance

Bradford Mills Lofts is an adaptive reuse project in the Germantown neighborhood that will convert an historic mill building into 144 residential units and a small restaurant space. The project will preserve and enhance the existing buildings and site, removing much of the ground level impervious surface, adding landscaping and trees and taking steps to clean up and preserve the facades of the buildings. The property is currently zoned R-6 Multi-family residential and is occupied by a moving and storage business who operates under long-ago established non-conforming rights. The applicant proposes to rezone the property to OR-3 Office Residential and C-2 Commercial (to allow for the restaurant). The application complies with the Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Guideline 1-Traditional Neighborhood Form District

The subject property is located in the Traditional Neighborhood Form District. Traditional neighborhoods contain a variety of housing types, including multi-family, as proposed by the applicant. The proposal further complies with the intent of this Guideline because it is reusing an existing industrial building as residential space, adding to the mix of housing in the Germantown neighborhood. The proposal is not disturbing the existing street patten but is using it to service the proposed development.

Guideline 3-Compatibility

The proposed development complies with the intent of this Guideline and its applicable Policies. The proposed development will use the existing buildings to create 144 loft-style apartment units, amenity space and a restaurant. The proposal is using historic tax credits as part of its financing package, meaning that the buildings will be preserved and enhanced. The proposed development will include the removal of two existing residences to create space for off-street parking but the buffer adjacent to the remaining residences will include fencing and a greater landscape buffer area than there is currently. The proposal will use Reutlinger for vehicular access to the underground and above ground parking areas. The proposal is also located along Oak Street, a transit route. The single landscape buffer area reduction the applicant is requesting is along the alley parallel to Reutlinger Avenue, where the applicant will replace the existing fence with a three foot wide buffer and new fencing.

Guidelines 4-Open Space and 5-Natural Areas and Scenic and Historic Resources

The proposed development complies with these Guidelines and their applicable Policies. The site is currently an industrial building and almost completely paved. The proposed development will remove a significant amount of impervious surface, plant street trees and create an open courtyard and pool area between the two main buildings. While there are no natural resources identified on the property, the buildings are historic and will be preserved and enhanced in order to create the 144 apartment units, restaurant and amenity space.

Guideline 6-Economic Growth and Sustainability

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The proposed development represents exactly the kind of adaptive reuse this Guideline promotes. The applicant is using three credits toward the required minimum parking: 20% for renovating a structure on the National Register of Historic Places, 10% for its location on a transit route and 20% for Green Design. These flexible land use regulations are helping to make the project possible.

Guidelines 7-Circulation and 9-Bicycle, Pedestrian and Transit

The proposed development complies with the intent of these Guidelines and their applicable Policies. The proposed development will appeal to younger residents of the Germantown neighborhood by providing bicycle, motorcycle and car parking and by connecting to the transit network. The proposed development plan includes underground parking, including long term bicycle parking. The proposed development also contains access to the proposed surface parking from Reutlinger Avenue and the alley running parallel to Reutlinger. The proposal also includes compact and full sized parking spaces to maximize the amount of off-street parking on the subject property.

Guidelines 10-Flooding and Stormwater and 11-Water Quality

The proposed development complies with the intent of these Guidelines and their applicable policies. The proposal includes the removal of a significant amount of impervious surface from the site and the planting of street trees and landscape areas where none exist today. The overall impact will be to increase the amount of green space on the development site, even with the addition of parking areas. These design measures, along with engineered detention areas, should result in a higher level of stormwater control and improved water quality.

Guideline 12-Air Quality

The proposed development complies with the intent of Guideline 12 and its applicable Policies. The proposal is located in a historic and rapidly redeveloping neighborhood close to downtown offices and the commercial corridors to the east along Barrett, Baxter and Bardstown Road. The proposal is also along a TARC route, meaning that there should be fewer car trips per resident than in a suburban project. The location of the subject property should also encourage walking, especially to the commercial establishments in the immediate vicinity.

Guideline 13-Landscape Character

The proposed development complies with the intent of Guideline 13 and its applicable Policies. The current state of the subject property is that there is no landscaping. The proposed development will bring street trees, an open courtyard and landscape buffer areas to the property.

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