



Bardstown Road/Baxter Avenue Corridor Review Overlay (BROD) District

Report of the Urban Design Administrator to the
Committee

From: Joseph Haberman, AICP, Planning & Design Manager
Through: David Marchal, AIA, Deputy Director / Urban Design Administrator
Date: November 13, 2019
Meeting Date: November 19, 2019

CASE INFORMATION:

Case No: 19-OVERLAY-0018
Classification: Non-Expedited

GENERAL INFORMATION:

Property Address: La Bamba, 1237 & 1239 Bardstown Rd
Applicant: Ralph Mendez
215 Candle Lake Drive
Divide CO 80814
Property Owner: A & M Real Estate Ptnr
1905 Glenn Park Drive
Champaign IL 61821
Project Cost: Not provided

DESCRIPTION OF PROPOSED DEVELOPMENT:

The applicant is requesting an Overlay Permit to redevelop the subject property by demolishing the existing commercial building and replacing it with a new commercial building and parking area. The scope of work includes the following:

- Demolition of an existing building, a 1-story stucco structure currently occupied by La Bamba;
- Removal of side and rear surface parking areas (19 spaces);
- Construction of a new building, a 1-story brick/fiber cement/metal/stucco structure with 5,987 sq. ft. of floor area, which can accommodate up to three businesses;
- Construction a new rear parking area (13 spaces); and
- Completion of associated site improvements.

The subject property consists of two contiguous parcels, with the first parcel located at 1237 Bardstown Rd and the second parcel located at 1239 Bardstown Rd. In total, the two parcels are approximately 0.332 acres. The property is bordered by Bardstown Rd to the southwest, private property to the northwest, an alley to the northeast, and private property to the

southeast. The parcels are zoned C-2 (Commercial) and within the Traditional Marketplace Corridor (TMC) form district. Currently, the building on the property is used as a restaurant.

The subject property is surrounded by a mix of uses and building types, including: retail in 1 and 2-story brick and EIFS buildings across Bardstown Rd to the southwest (Roots and Fairleigh Animal Hospital); retail in a 2 ½-story brick building to the northwest (B Chic Consignment & Boutique); residential in 1 to 2-story residential garages and carriage houses across the alley to the northeast; and retail in a 1-story brick and concrete building to the southeast (McDonald's).

To accommodate the mixture of uses, buildings in the immediate area vary in terms of age, architectural style, height, and mass. Several of the buildings are 1 to 2-stories in height; however, there are some slightly taller buildings in the area.

To construct the new building, the existing building and structures will be demolished. The new building is contemporary in style and has architectural details and design elements that are common of other modern commercial developments.

COMPLETION OF APPLICATION:

The applicant submitted the Overlay Permit application on September 20, 2019. The application was determined to be substantially complete and classified as requiring a non-expedited review by the Urban Design Administrator on September 23, 2019. An amended site plan by QK4, last revised on October 25, 2019, was submitted with the Category 2B application on October 28, 2019. Revised renderings were submitted on October 29, 2019. The Committee will review the application at 12:00 PM on November 19, 2019.

The proposed development also requires a Category 2B development plan review (Case #19-CAT2-0024) and Land Development Code waiver (Case #19-WAIVER-0075). A final landscape plan shall be reviewed and approved by Planning & Design Services for compliance with the Land Development Code and the Guidelines as part of the development plan review process.

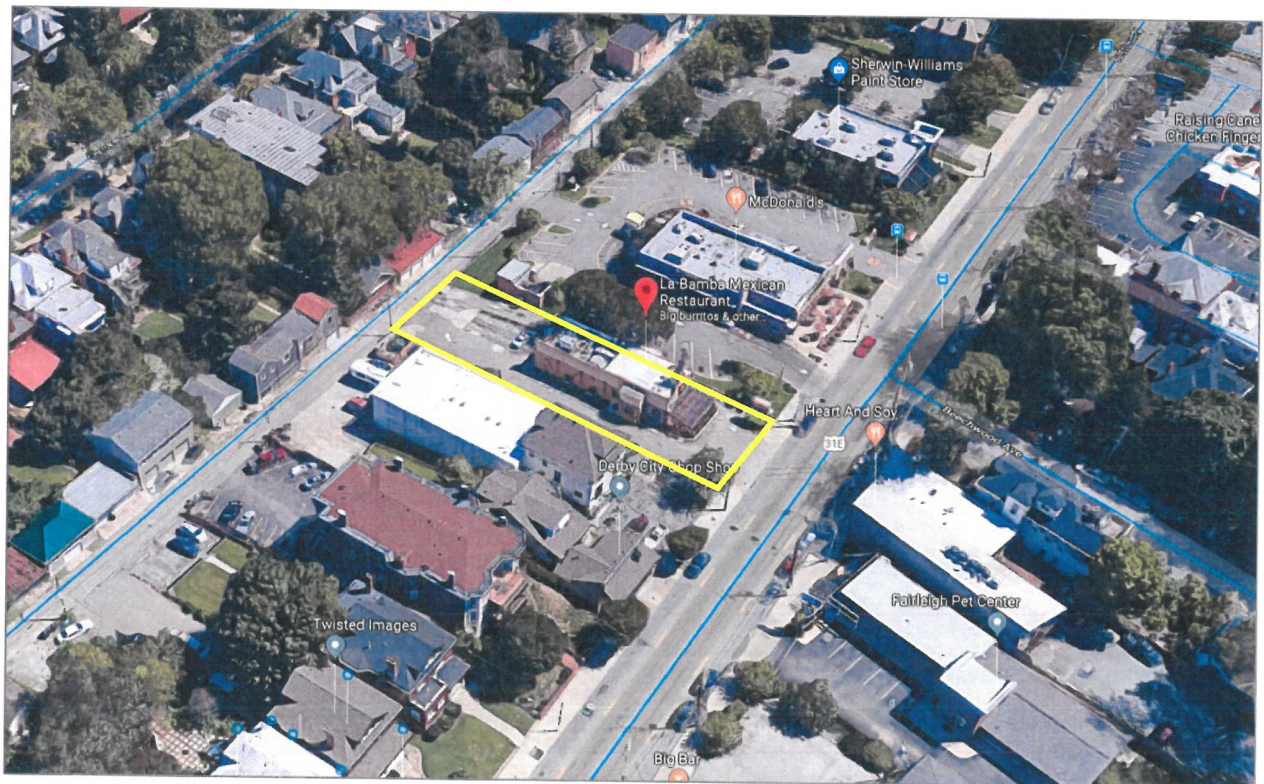
FINDINGS:

The following Principles and Design Guidelines are applicable to the proposal: 1- Signage; 2- Sign Mounting & Placement; 3- Awning; 4- Building; 5- Public Art; 6- Site Planning, Parking; and 7- Historic Preservation. Staff's findings of fact and conclusions with respect to the Principles and Design Guidelines are attached to this report.

Site Context



Subject Property (LOJIC, Aerial 2016)



Subject Property (Google)

Existing Conditions, 1237 Bardstown Rd (Parcel 075E00120000):

The 0.147-acre parcel is developed with surface parking that is used by customers of La Bamba, which is located on the neighboring parcel to the southeast. The asphalt parking area, which occupies most of the parcel, has 15 parking spaces located along the northwestern property line. The parking area is accessible from a curb cut on Bardstown Rd and from the alley to the rear of the property (which connects Patterson and Longest Aves). The drive aisle for the parking area also serves as the aisle from the restaurant's drive through (which follows a clockwise pattern rather than the more traditional counterclockwise pattern).

At the rear property line and adjacent to the alley, there is an outdoor trash receptacle area. There is an enclosure around trash receptacles –a concrete wall that is approximately 5' in height with a chain-link gate with slats that opens inward towards the restaurant.

Along Bardstown Rd, there is a tree and two shrubs between the edge of the sidewalk and the front of the parking area. There are two interior landscape areas, with each having a tree. There is a modest area of grass between the edge of the alley's pavement and the trash enclosure.



1237 Bardstown, La Bamba Parking, from Bardstown
Google April 2019



1237 Bardstown, La Bamba Parking, from Rear Alley
Google April 2019

Existing Conditions, 1239 Bardstown Rd (Parcel 075E00130000):

The 0.185-acre parcel is developed with a 1-story building, currently used as a restaurant. The stucco structure, built circa 1980, is a commercial building in design and purpose and is the only structure on the parcel. Consisting of 2,342 sq. ft. of floor area, the building is located in the center of the property to accommodate its drive through lane. It is set back approximately 20' from the front property line.

The building has a Mission Revival inspired design. Oriented towards Bardstown Rd, its front façade includes a triangular parapet that rises upward to a central feature that resembles a bell tower. Not associated with the Mission style, the building also has a glass atrium element on its Bardstown Rd façade, common of fast food type restaurants.

The northwestern side of the building includes the main entry to the restaurant, which is a vestibule adjacent to the parking area. This façade features a flat parapet and stylized square columns embedded into the wall. In addition to a square window on the vestibule, there is a square window located towards the front of the building in the dining area portion of the restaurant.

The southeastern side of the building includes the drive through window. This façade is similar to the other side façade, featuring a flat parapet and stylized square columns embedded into the wall. There are two square windows located towards the front of the building in the dining area portion of the restaurant.

The rear of the building is nondescript with little variation. The parapet does not extend around the rear façade and rooftop mechanical equipment is visible. There is a cooler adjacent to the building's rear doorway.

In front of the building is an asphalt drive that is associated with the exit of the drive through. In addition, there is a freestanding sign for the restaurant. Behind the building, there is an asphalt parking area and the entry to the drive through. The parking area includes four parking spaces. An interior landscape area with shrubs separates the parking spaces from the drive through lane.



1239 Bardstown, La Bamba, from Bardstown
Google May 2019



1239 Bardstown, La Bamba, from Rear Alley
Google May 2019



Bardstown, Section Adjacent to La Bamba
Google April 2019



Rear Alley, Section Adjacent to La Bamba
Google May 2019

Conclusions

To construct the new building, the existing building is to be demolished. The existing building has no historic and little architectural value. While adaptive reuse of existing structures is often encouraged, in this case, the existing building may be a detriment to the District, as it is not appropriately designed given the urban and architectural context of the area. The site design is auto-centric and consequently does not meet several of the Guidelines of the District that promote a pedestrian friendly atmosphere. Further, the architecture of the existing building is not a particularly good example of the Mission style that would warrant preservation.

While the proposal includes only a single new building, its design produces the appearance of three attached buildings. The new building is contemporary in style and has architectural details that are common of other modern retail and restaurant projects. To reflect its utilization by up to three tenants, each of the three sections has a different architectural style, incorporating varying materials, features, and colors. The sections are 2,108 sq. ft. (front retail/restaurant space), 5,987 sq. ft. (front retail/restaurant space), and 1,326 sq. ft. (rear restaurant space). The front and rear sections are connected by an interior corridor and shared restrooms.

Unlike the existing building, 30' of the new building is located along the Bardstown Rd property line. This represents slightly less than half of the building's front façade. The remaining 32' of the building is set back 12' to allow for a 250 sq. ft. patio area and space outside of the public domain to accommodate the outward openings of the two sets of doorways.

At its closest points, the building is located approximately 6' from the northwestern side property line, 7' from the southeastern side property line, and 100' from the rear property line adjacent to the alley.

The building is 1-story with a maximum height of 20'-4" and contains 5,987 sq. ft. of floor area (representing a floor area ratio of 0.41). While there are some taller structures along this segment of Bardstown Rd, the new building is consistent in size and scale to many buildings in the immediate vicinity, including adjacent 1-story buildings. The parapet style varies, with simple 4' flat parapets in the front sections and Mission style parapets on the rear section.

To reduce its apparent scale, the new building incorporates several design elements, materials, and colors that reduce its massing and provide interest. While the exact materials were not provided, the materials shown on the renderings appear to include red brick (front), gray fiber cement or metal panels (front), and yellow stucco (rear). The aforementioned materials are not dispersed across all four facades and isolated to each section. The use of brick is consistent with many of the buildings in vicinity and the District. Stucco, EIFS, and fiber cement are also widely used; however mostly as an accent material in addition to brick.

Windows are present on three of the four sides of the building. The three sections each have unique window types, with the front sections having contemporary storefront style windows with varying muntin/dividing bars and the rear having arched windows inspired by the Mission style (and reminiscent of the existing building).

In addition to the front patio, there is a 280 sq. ft. patio on the southeast side of the building. This patio is to be used as outdoor seating for the restaurant located in the rear section. The rear portion of the building and the patio are also accessible from a walkway from Bardstown Rd. There is a bike rack with a unique design located adjacent to the walkway.

The new project includes a 13 space parking area. This parking area is appropriately located to the rear of the new building. The building, assisted by a change in grade, screens the parking

from view along Bardstown Rd. Attributed to the change in grade, the parking area is located a few feet below the building's ground floor. This requires a stairway and ramp to provide access to the building entries. Vehicle access is solely from the alley and the curb cut along Bardstown Rd is eliminated.

While the inset portion of the building provides some variation to the front façade, it is important that this space be utilized for an activity that is encouraged by the Guidelines such as outdoor seating. In addition, the proposed front facade does not include a substantial architectural canopy or awning that extends over this patio. The inclusion of a canopy that extends further outward from the portion of the building set back will provide more variation and interest, as well as make that portion of the building appear closer to the street. It is also important that the seating area is a defined space. The renderings show planter boxes surrounding the seating area.

There are three canopy-style awnings projecting from the new building above the main entrances to each of the three sections. The canopies are the only common element used throughout the building to help tie the three architectural styles together into a cohesive, unified design. While the styles used in the front section are both contemporary and compatible, the rear section has a significantly different architectural style and coloring that makes it substantially contrast from the other sections. While the use of the different styles helps break up the mass of the building and adds some interest, it is important that the styles are compatible given that they have the resemblance of attached buildings. The use of harmonious colors and design features may assist in improving the compatibility.

On the windowless northwestern façade, a conceptual mural is shown on the renderings. Staff strongly encourages that a mural or other public art be applied on this relatively blank wall. To help ensure that any public art is appropriately integrated into the project and the District, the applicant should work with the Public Art Administrator prior to the painting of any mural or installation of other public art.

The pedestrian experience is enhanced by the building's ground level storefront style windows. Additional elements that promote a pedestrian-friendly environment include the building's location at the edge of sidewalk, its use of canopies, and entrances that face the street.

In comparing the proposed and existing developments, the proposal will bring a more appropriate scale and street wall presence to the subject property. The new building's design has a better relationship to the Bardstown Rd corridor. The building will have a larger footprint and its front façade is located on or near most of the front property line. This massing and lot coverage will improve the street wall.

The site is currently predominated by visible surface parking, drive aisles, and a drive through. The new building will screen the surface parking spaces. Currently, the parking area is located to the side of the building and negatively affects the street wall and visual appeal of the corridor. The new parking area is located to the rear of the new building, which is a design greatly encouraged by the Guidelines and traditional form district standards. In addition, the Bardstown Rd curb cut and drive through lane are eliminated, which will greatly improve safety as well as the pedestrian experience and street wall.

RECOMMENDATION

The proposed changes generally comply with the applicable Design Guidelines for the BROD District.

Considering the information furnished, the Urban Design Administrator recommends **approval** of the application for an Overlay Permit with the following conditions:

1. Finalized design details and materials shall be submitted to staff for final review and approval. If the design or materials change, the applicant shall contact staff for review and approval prior to installation.
2. Finalized landscape and streetscape design including light fixtures, street furnishings, street trees, and paving materials shall be submitted to staff for final review and approval.
3. Design elements shall be utilized in the front patio area to facilitate and encourage use as outdoor seating. Elements can include, but are not limited to, seating and the use of planters and a canopy to provide definition.
4. Public art is always encouraged to enhance the quality and design of projects in the district. Any public art proposals should comply with the Public Art guidelines and shall be submitted to staff for review and approval.
5. Signage and public art not detailed in the application shall be reviewed separately and, if deemed necessary by the Urban Design Administrator, require an additional Overlay Permit.

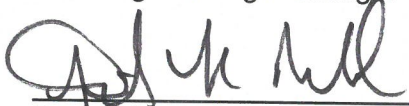
Date

11/15/19

Date

11/15/2019.


Joseph Haberman, AICP
Planning & Design Manager


David Marchal, AIA
Urban Design Administrator

1 Signage

Checklist

Signage is important to every business. By posting signs you not only create a brand image for your business, but also create an opportunity to attract customers. The signage guidelines promote attractive, artistic, well proportioned and thoughtfully located signs which will enhance the existing Bardstown Rd / Baxter Ave Corridor. Signs are to be designed as integral parts of the site and architectural design of a proposed project.

+ Meets Guidelines

NA Not applicable

- Does not meet Guidelines

TBD To be determined; insufficient Information

+/- Meets Guidelines with conditions as noted

Guideline	Finding	Comment
A Applicants are required to reuse and reface existing "significant or contributing signs". "Significant or contributing signs" are signs that are unique in design or material fabrication. These signs contribute to the history and diverse character of the BROD. For signage to be recognized as "significantly contributing" or for existing recognized signs to be removed or altered, an application must be submitted to the Overlay Staff.	NA	
B Contributing signs which have been painted directly onto walls and represent out of date logos or logos for businesses that are no longer in business are encouraged to remain in either their existing faded condition or restored to their original condition. These signs are recognized as contributing to the historic, artistic character of the Corridor and our community.	NA	
C Back-lit cabinet signs and monument signs including re-faced signs shall have opaque, non-illuminated face panels; only the individual letters and /or logos should be back-lit, not the entire surface of the sign.	TBD	While attached signs are shown on the renderings, sign details and dimensions were not provided in the application. See Condition.
D Freestanding pole signs are not allowed. Existing pole signs that are associated with a property that has not been abandoned or vacant for a period of less than one year may be restored or refaced.	+	The existing development has a freestanding pole sign. The sign will be removed and a new freestanding sign is not proposed.
E Signs that incorporate flashing text, animation, moving graphics, video, or LED text/ image signage with a text change rate greater than one hour are prohibited.	TBD	While attached signs are shown on the renderings, sign details and dimensions were not provided in the application. See Condition.
F Storefront window signage including temporary window signage and promotional advertising shall not exceed 25% of the total window area. Neon and hanging window signs are encouraged, and add to the "active atmosphere" for both vehicles and pedestrians.	+	Window signage is not shown on the elevations. Any window signage is required to follow this Guideline as the 25% maximum is also regulated by the sign ordinance (Ch. 155 of Louisville Metro Code of Ordinances).
G Projecting wall signs can be erected or attached to a building's wall and extend a minimum of 18" to a maximum of 8' from the wall surface. These signs are mounted perpendicular to the building's façade.	NA	
H Projecting banner signs can project no more than 24" from the face of the building. These signs should be attached so that they do not "flap" in the air, and should be removed or replaced when they show signs of unattractive wear.	NA	
I Attached wall signs or projecting signs are preferred. Attached signage composed of individual letters or symbols is also preferred.	TBD	While attached signs are shown on the renderings, sign details and dimensions were not provided in the application. See Condition.
J Monument signs are allowed only for businesses with a minimum front yard of 15' as measured from the street to the wall of the structure. Monument signs must also be set back a minimum of 16' from the adjacent side property line. For businesses with less than the required setback requirements, attached wall, awning, or window signage is recommended.	NA	
K Existing, nonconforming signage must be removed prior to new approved signs being installed. A "significant or contributing sign" is exempt from	+	The existing development has a freestanding pole sign. The sign will be

	this requirement.		removed and a new freestanding sign is not proposed.
L	Neon and neon simulated bulbs such as ("fiber optic" and "LED lighting strips" that simulate neon) are encouraged and help to maintain a sense of activity and contribute to the animated environment of the Corridor.	TBD	While attached signs are shown on the renderings, sign details and dimensions were not provided in the application. See Condition.
M	Projecting lighting fixtures used for externally illuminated signs shall be simple and unobtrusive in appearance. They should not obscure the graphics of the sign.	TBD	While attached signs are shown on the renderings, sign details and dimensions were not provided in the application. See Condition.
N	Directional signage is used to direct pedestrian or vehicular traffic. No more than one image, logo, or text combined with the "entry" or "exit" text is allowed on each directional sign. Directional signage cannot exceed 3' in height above finished grade.	TBD	Directional signage is not shown on the renderings. If such signage is added, it must meet this Guideline.
O	All exposed conduit, electrical transformer boxes, and electrical raceways should be concealed from public view, or painted to blend in with background.	TBD	While attached signs are shown on the renderings, sign details and dimensions were not provided in the application. See Condition.
P	Multiple signs placed on a building's façade should be compatible with other surrounding signage located on the structure.	TBD	Attached signs are shown on the renderings. As the tenant(s) is unknown at this point, the signs on the front sections of the building are simple placeholder signs that demonstrate where signage may be located. There are two such signs on the front façade. In location and size, the signs are compatible with surrounding signage. However, it is likely that the sizes and locations of the placeholder signs will change to accommodate a tenant(s). See Condition.
Q	Permanent banner signage shall be made of canvas material or matte textured vinyl material.	TBD	While attached signs are shown on the renderings, sign details and dimensions were not provided in the application. See Condition.

List of Contributing Signs:

Doo Wop Shop, 1587 Bardstown Rd; Leatherhead, 1601 Bardstown Rd; Cricket, 1707 Bardstown Rd;
 Twig and Leaf, 2122 Bardstown Rd; Tom Drexler Plumbing, 2233 Bardstown Rd; Jarfi's, 1543 Bardstown Rd;
 Old Town Liquors, 1529 Bardstown Rd; Sonotone, 1839 Bardstown Rd; Rose, 2307 Bardstown Rd;
 Buffalo Wild Wings, 1055 Bardstown Rd; Horton's Porter Hardware, 2202 Dundee Rd;
 Falls City Beer Sign for Outlook Inn, 916 Baxter Ave

2 Sign Mounting & Placement

Checklist

The following signage guidelines will help you bring greater awareness to your business while allowing signs to add to the diversity and character of the Corridor.

+ Meets Guidelines

NA Not applicable

- Does not meet Guidelines

TBD To be determined; insufficient Information

+/- Meets Guidelines with conditions as noted

Guideline		Finding	Comment
A	Signs shall be mounted or erected so they do not obscure the architectural features or openings of a building.	TBD	Attached signs are shown on the renderings. No sign obscures any notable architectural feature or opening. However, it is likely that the sizes and locations of the placeholder and conceptual signs will change to accommodate a tenant(s). See Condition.
B	Signs may not be located in the right-of-way unless they are approved by the Public Works Department. Exceptions include portable "A" frame signs which must be removed at the close of the business day. "A" frame signs cannot exceed 4' in height and 3' in width.	NA	
C	All wood signs need to be stained or painted and have a finished appearance.	TBD	While attached signs are shown on the renderings, sign details and dimensions were not provided in the application. See Condition.
D	No sign or portion of a sign shall extend above the cornice line at the top of the building facade or exceed 20' in height above finished grade. Rooftop signs are prohibited.	+	The attached signs do not extend above the cornice line at the top of the parapets.
E	New outdoor advertising billboards are not permitted. Removal of existing billboards is encouraged to promote an active and engaging atmosphere for pedestrians and vehicle traffic.	NA	

3 Awning

Checklist

Awnings can add aesthetic value as well as provide shade and cover for pedestrians. There are, however, a few guidelines that need to be followed. Awnings and canopies should be mounted in locations that respect the design of a building and the neighboring structures, including the arrangement of bays and openings. In general, they should not obscure transom windows, grillwork, piers, pilasters, or ornamental features of a structure.

+ Meets Guidelines

- Does not meet Guidelines

+/- Meets Guidelines with conditions as noted

NA Not applicable

TBD To be determined; insufficient Information

Guideline	Finding	Comment
A Lettering, logos, and other symbols shall take up less than 33% of the total area of an awning that is attached to a commercial structure. It is recommended that signs and logos be located on the valance area of awnings that have them.	NA	
B Convex or (bull nose) awnings are not allowed. Shed awnings are visually lighter and have simpler features, and they are more traditional in appearance than convex or bull nose awnings. Awnings with no end panels are more transparent and allow better views into openings and storefronts. Awnings with back-lit graphics or other kinds of interior illumination are not allowed.	+	The renderings show three canopy-style awnings extending from the building above the main entrances to each of the three sections. The awnings are low profile extruded canopies that project from the building and are not convex in design.
C Approved awning fabric materials include canvas and vinyl.	NA	
D Metal or glass canopies may be appropriate on some buildings if they are compatible with the design and scale of the building.	+/-	The canopies shown on the elevations and renderings are metal and compatible with the contemporary design of the front sections. The inclusion of a canopy that extends further outward from the set back portion of the building will provide more variation and interest, as well as make that portion of the building appear closer to the street.
E Awnings and canopies are to be installed at a minimum of 8' above finished grade so that pedestrian entry clearances are operationally functional. Awnings must project a minimum of 24" from the building. They should be mounted on the wood or metal framing within a door or window opening (and not on the wall surrounding the opening).	TBD	The canopies shown on the elevations appear to be at least 8' in height and project at least 24" from the building. However, due the scale of the submitted elevations, precise measurements could not be carried out.
F In openings with transoms, the awnings should be mounted on the horizontal framing element separating the storefront window from the transom. Awnings should be designed to project over individual window and door openings and not be a continuous feature extending over masonry piers or arches.	NA	

4 Building

Checklist

Existing structures along the Bardstown Road/Baxter Avenue Corridor are encouraged to be renovated and reused. The Overlay Staff can assist a licensed architect or design professional to develop designs that adaptively reuse these structures to meet the needs of new businesses and services. The Overlay Staff will also assist the applicant through the review and approval process.

+ Meets Guidelines

NA Not applicable

- Does not meet Guidelines

TBD To be determined; insufficient Information

+/- Meets Guidelines with conditions as noted

Guideline	Finding	Comment
A Existing structures along the Corridor are encouraged to be renovated and reused. The Overlay Staff can assist a licensed architect or design professional to develop designs that adaptively reuse these structures to meet the needs of new businesses and services. The Overlay Staff will also assist the applicant through the review and approval process.	+	While adaptive reuse of an existing structure is often encouraged, in this case, the existing building is not historic or particularly well designed. The existing building's design is auto-centric and does not meet several Guidelines. The new building has a design that is much more consistent with the Objectives and Guidelines of the District.
B Buildings should be "pedestrian- friendly". Design building facade elements that promote a pedestrian-friendly environment include building to the edge of sidewalk, large storefront window openings at the ground floor, awnings, canopies, and lighting.	+	Currently, the subject block of Bardstown Rd is very active with a significant number of pedestrians. The existing building's design is auto-centric to accommodate its drive through and past use as a fast food restaurant. The new building has a design that is considerably more pedestrian friendly. The curb cut to Bardstown Rd is eliminated, reducing a conflict point between vehicles and pedestrians. Further, part of the building is located at the property line/sidewalk, while the remaining portion that is set back is significantly closer to the street than the existing building. In addition, the new building has a greater front façade length, which better contributes to the street wall. The new building has two front entrances to accommodate its small-scale commercial uses, as well as large windows and commercial storefronts at the ground level. Canopies project from the building at its entrances. Landscaping is not shown on the site plan. It is anticipated that street trees will be located along the sidewalk in front of the building. Landscaping will be further reviewed as part of the development plan process.
C All storefront windows and doors at ground level shall have clear glass or light window tinting. Severe window tinting or mirrored glass is not permitted unless pre-approved by staff for "special conditions". Examples of "special conditions" may include restaurant kitchen areas, storage space, and restrooms that would need to be hidden from public view.	+	Window details were not provided. The renderings appear to indicate that the windows will be darkly tinted; however the applicant has indicated that they will have clear glass or light window tinting.
D New structures should be located at the front property line. Building sites should provide side yards wide enough to allow for maintenance of the building unless common party walls are provided on the lot line.	+/-	For the most part, the new building is situated at the front property line. One section is set back from the property line for variation, as well as to accommodate

			the entrances and create the space for the patio.
E	High quality materials and historically appropriate architectural details at the ground floor/street level of buildings can both accent buildings, and provide visual interest for pedestrians and motorists.	TBD	Exact building materials were not provided.
F	New structures greater than three stories high may be permissible if taller portions are set back from the street frontage so that overall sight lines are compatible, and if the increased height is not intrusive towards adjacent structures.	NA	
G	A visual terminus, such as a cornice at the top of a wall helps articulate the architecture, and gives it a completed finished look.	+	The renderings show a linear cornice atop the parapets.
H	Roof forms that are inconsistent with the character of the Corridor include single pitch (shed) roofs, curving roofs. Flat roof forms with parapets are well-suited to the character and image of the Corridor.	+	Lighting details were not provided. See Condition.
I	Outdoor eating or temporary seating located within public sidewalk areas must receive staff approval prior to installation. A 4' wide pedestrian zone is required in the public "right-of-way" sidewalk area.	NA	<i>The patio is located on entirely on private property and not the public sidewalk.</i>
J	All new mechanical equipment that is visible from a public right-of-way should be installed to have a minimal impact on adjacent properties and from public view. Replacement of existing mechanical equipment is considered general maintenance and will not require a staff review. Additional permits and approvals by other government agencies or authorities may be required.	+	The building has a parapet that is approximately 4' in height that will screen rooftop mechanical equipment from view.
K	Permanent service counters, service bars, decks, or similar structures may not be constructed in front of a building's primary street facing façade.	+	The renderings do not show a service counter, service bar, or deck in front of the building.

5 Public Art

Checklist

Public art is the continuously growing record of the community's identity, creativity, values, and its highest aspirations. Public Art is defined as art placed on public or publicly-accessible private property, including building exteriors and outdoor public areas. Public art contributes to the local economy, and adds to the richness of the community. The consideration of public art should be included in every project's written development plan.

+ Meets Guidelines

NA Not applicable

- Does not meet Guidelines

TBD To be determined; insufficient Information

+/- Meets Guidelines with conditions as noted

	Guideline	Finding	Comment
A	Public art should be available for the enjoyment and enrichment of people within the community. The plan should include a meaningful allowance for public art in the planning and construction of all projects.	+	While indicated to be a conceptual idea, the renderings include a mural on the side of the new building. Public art is strongly encouraged and the applicant should work with the Public Art Administrator prior to the painting of any mural or installation of other public art.
B	Public art can include all mediums, such as sculpture, mural or painting, film, light, or other forms of creative expression that are viewable on a site or building. Commercial logos or elements of commercial advertising for a business or organization are not considered public art under this definition.	+	While indicated to be a conceptual idea, the renderings include a mural on the side of the new building. Public art is strongly encouraged and the applicant should work with the Public Art Administrator prior to the painting of any mural or installation of other public art.
C	Public art shall be designed, executed and supervised by recognized artists or other design professionals who have been trained or have consistently provided examples of artistic work in their medium of expression.	TBD	Artist names were not provided in the application.
D	Public art must be integrated with the design of every project or development, and shall aesthetically enhance the urban environment of the District.	TBD	The mural shown is conceptual in a nature. To help ensure that any public art is appropriately integrated into the project and the District, the applicant should work with the Public Art Administrator prior to the painting of any mural or installation of other public art.
E	Public art proposals should conform to the design guidelines and master plan established by the Mayor's Committee for Public Art (MCOPA).	TBD	Public art design and selection may be finalized at a later date in coordination with the Public Art Administrator.

6 Site Planning, Parking

Checklist

Site planning is an important part of any project. Your site should incorporate attractive and maintainable landscaping to enhance the hardscape of the building. Plants can be used in minimizing the visual impact of parking lot and service areas along BROD.

+ Meets Guidelines

NA Not applicable

- Does not meet Guidelines

TBD To be determined; insufficient Information

+/- Meets Guidelines with conditions as noted

Guideline	Finding	Comment
A Development plans shall minimize the adverse visual impact of utility lines on the Corridor. Underground lines or service from the alley, where feasible, is encouraged.	TBD	Information related to this Guideline was not provided.
B Combining existing, small, under-utilized lots to create shared parking areas that are more efficient and more accessible is strongly encouraged.	TBD	Although developed in concert, the subject property includes two lots. These lots should be consolidated.
C Parking areas and drive-thru's should be located to the side or rear of structures.	+	The new parking area is located to the rear of the building. The new building will not have a drive through.
D Parking areas adjacent to the public sidewalks must use landscaping, trees, colonnades or other construction, to maintain the building line created by structures along the sidewalk. Side parking lots which exceed 40% of the total linear lot frontage adjacent to right-of-way shall provide a 36" high masonry, stone, or concrete wall that makes reference to a similar design within the surrounding area extending from the principal structure across the front of the parking area. Surface parking lots with no principal structure shall provide the 36" wall as described. The 36" tall wall can wrap around any existing or proposed monument signage to maintain visibility.	+	Landscaping details were not provided. A final landscaping plan shall be reviewed by Planning & Design Services for compliance with the Land Development Code and the Guidelines. The parking area is located to the rear of the building and is not located adjacent to an alley and not a public sidewalk.
E Adequate perimeter landscaping, fencing, or a combination of both is required to help screen parked vehicles from full public view. The screening height shall be 36" above finished grade of parking lot. This height will enable drivers of vehicles to safely see and avoid other pedestrians and vehicles while screening most of the parked vehicles' mass.	TBD	Landscaping details were not provided. A final landscaping plan shall be reviewed by Planning & Design Services for compliance with the Land Development Code and the Guidelines. See Condition.
F New development projects should provide adequate and significant screening to adjacent residential structures. Opaque landscape buffers and other forms of screening shall be used to minimize noise and lighting impact.	TBD	Landscaping details were not provided. A final landscaping plan shall be reviewed by Planning & Design Services for compliance with the Land Development Code and the Guidelines. See Condition.
G Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.	TBD	Outdoor lighting details were not provided. See Condition.
H Fencing and screening shall be constructed of materials compatible with the principal structure.	+	The only fencing or screening proposed is surrounding the trash receptacles adjacent to the alley. According to the renderings, its material will match the stucco material used for the rear section of the building.
I Chain link fencing must not be visible from Bardstown Road/Baxter Avenue.	NA	
J The number and width of curb-cuts on the Corridor should be minimized to promote pedestrian circulation. Existing continuous curb-cuts should be reduced to widths necessary for vehicular traffic.	+	The curb cut along Bardstown Rd is eliminated.
K Patios, plazas, or outdoor spaces, constructed, created, or installed in front of a structure that replaces existing turf and/or landscaped areas, shall use permeable pavers, pervious concrete, or equivalent permeable hard surface to reduce water runoff from the property.	+	The front patio area is located in area that is currently asphalt and used as part of the drive through lane.
L Minimum 4'-0" wide landscape buffer area containing a 36" minimum height (at maturity) screen shall run along 90% of the lineal area in front of the patio, plaza, or outdoor space that faces the street. This landscape	TBD	Landscaping details were not provided. A final landscaping plan shall be reviewed by Planning & Design Services for

	buffer area shall include permanent landscaping material such as trees (minimum 1-3/4" caliper size at time of planting), shrubs (minimum 18" height at time of planting), groundcover, and /or perennials. Fences, planters, and/or walls (maximum height of 36") are permitted within the landscape buffer area. Landscape buffer plantings shall be installed prior to occupancy or use of the patio, plaza, or outdoor space.		compliance with the Land Development Code and the Guidelines. See Condition.
M	Existing trees located within the property or adjacent property along the street, alley, or access easement shall be preserved and protected unless the City Arborist determines they are not healthy or are dangerous and should be removed. Removed trees should be replaced with appropriate trees approved by the City Arborist. The replacement trees shall be sized at a minimum of 1-3/4" caliper (at time of planting). Replacement tree(s) shall be planted within three months of the tree(s) removal or during the next planting season, whichever comes first.	TBD	At least two interior trees will be removed to accommodate the new building. It is unclear if the tree adjacent to Bardstown Rd will be removed. A final landscaping plan shall be reviewed by Planning & Design Services and the City Arborist for compliance with the Land Development Code and the Guidelines. See Condition.
N	The construction or installation of a deck or structure built off the ground and over existing landscaped areas in front of a building's primary façade is prohibited. Balconies located on the second or third floors of buildings that are cantilevered or bracketed, scaled to match the building's façade, and utilize contextual materials are appropriate.	NA	

7 Historic Preservation

Checklist

Historic buildings (65 years of age or older) help to anchor the BROD to our community's history. Buildings can serve as reminders to future generations how Louisville's citizens lived and worked in the past while serving business and residential requirements today through adaptive reuse. These buildings can serve as future adaptive reuse opportunities. Contributing historical structures are structures that have unique designs, are constructed with unusual materials, or served the public in a manner that was important to the local area. Such structures also add character to the pattern of established development in the Corridor. Given the significant role of historic structures in the Corridor, demolition of any structure will entail stringent review.

+ Meets Guidelines

NA Not applicable

- Does not meet Guidelines

TBD To be determined; insufficient Information

+/- Meets Guidelines with conditions as noted

Guideline	Finding	Comment
A Changes to the exterior of contributing historical structures and other structures within the Corridor which were constructed in the last 65 years and that have not been significantly altered shall be reviewed in accordance with the standards established for contributing historic structures by the U.S. Secretary of the Interior, but the Planning and Design Director or Committee may relax these standards in the interest of accomplishing the intentions of the guidelines	NA	
B The design of new or substantially remodeled structures which are adjacent to contributing historic structures should be compatible with them and should incorporate similar design details or references where appropriate.	+	The new building is in the proximity of many historic structures. Its design is compatible with those structures in terms of height and mass. The new building also utilizes brick as a material, which is a commonly used material in historic buildings in the District.
C No application to demolish any contributing historical structure or structure built within the last 65 years shall be approved by the Urban Design Administrator unless the applicant demonstrates to the satisfaction of Urban Design Administrator and the Historic Preservation Officer: 1) That the rehabilitation of a structure or construction of a new structure will have a greater positive impact on the District's economic vitality and appearance than would preservation of the structure proposed to be demolished and the rehabilitation of the structure or the construction of the new structure would not be possible or economically feasible without the demolition of the structure proposed to be demolished; or 2) That the applicant cannot obtain a reasonable economic return from the property or structure unless the contributing historical structure or structure constructed within the last 65 years is demolished in accordance with the application.	NA	