

# WHARTON STREET

## CITY OF PITTSBURGH

### PLANNING COMMISSION BRIEFING

SEPTEMBER 8, 2026

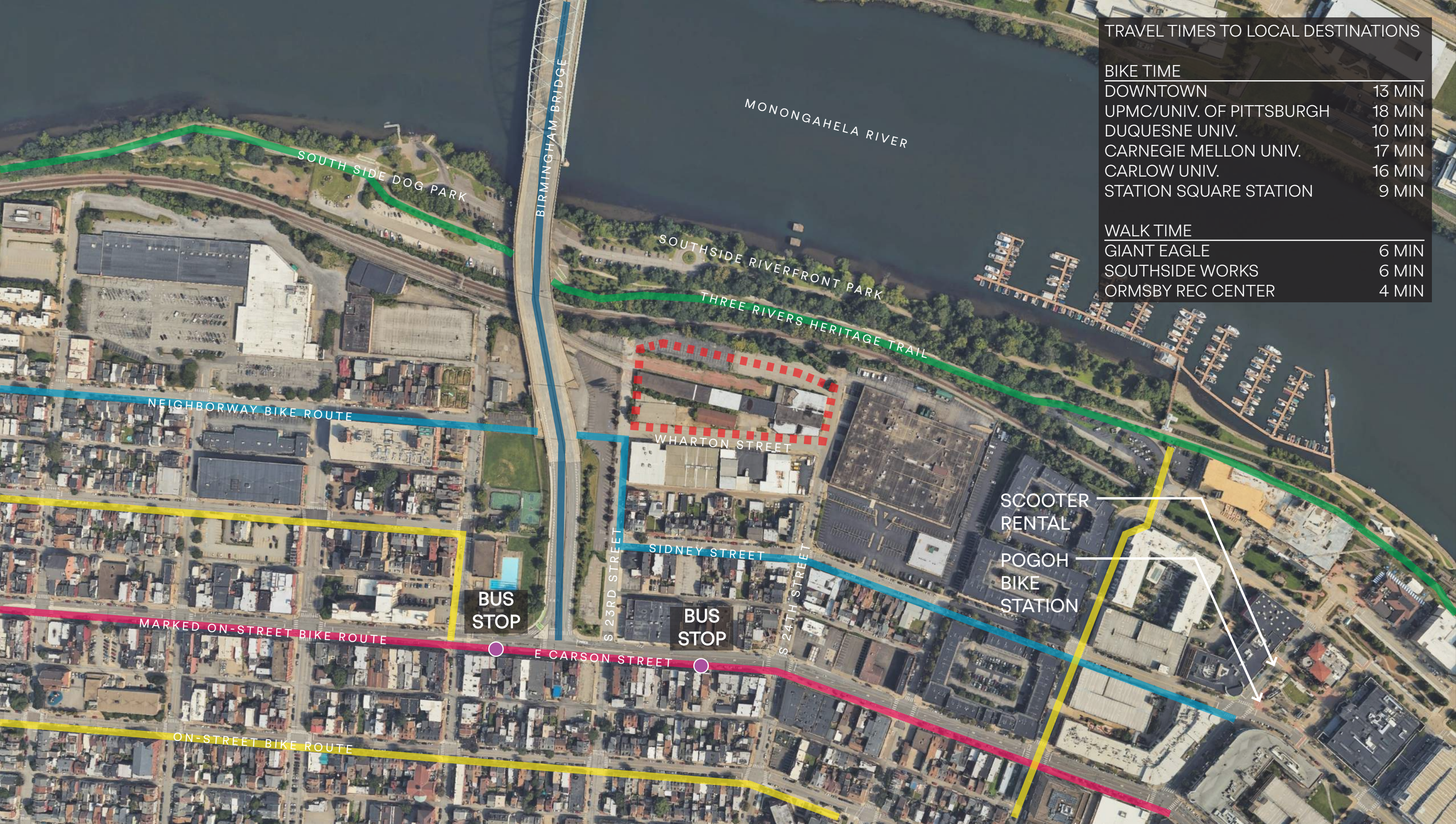
GREYSTAR



HCM

Kimley»Horn

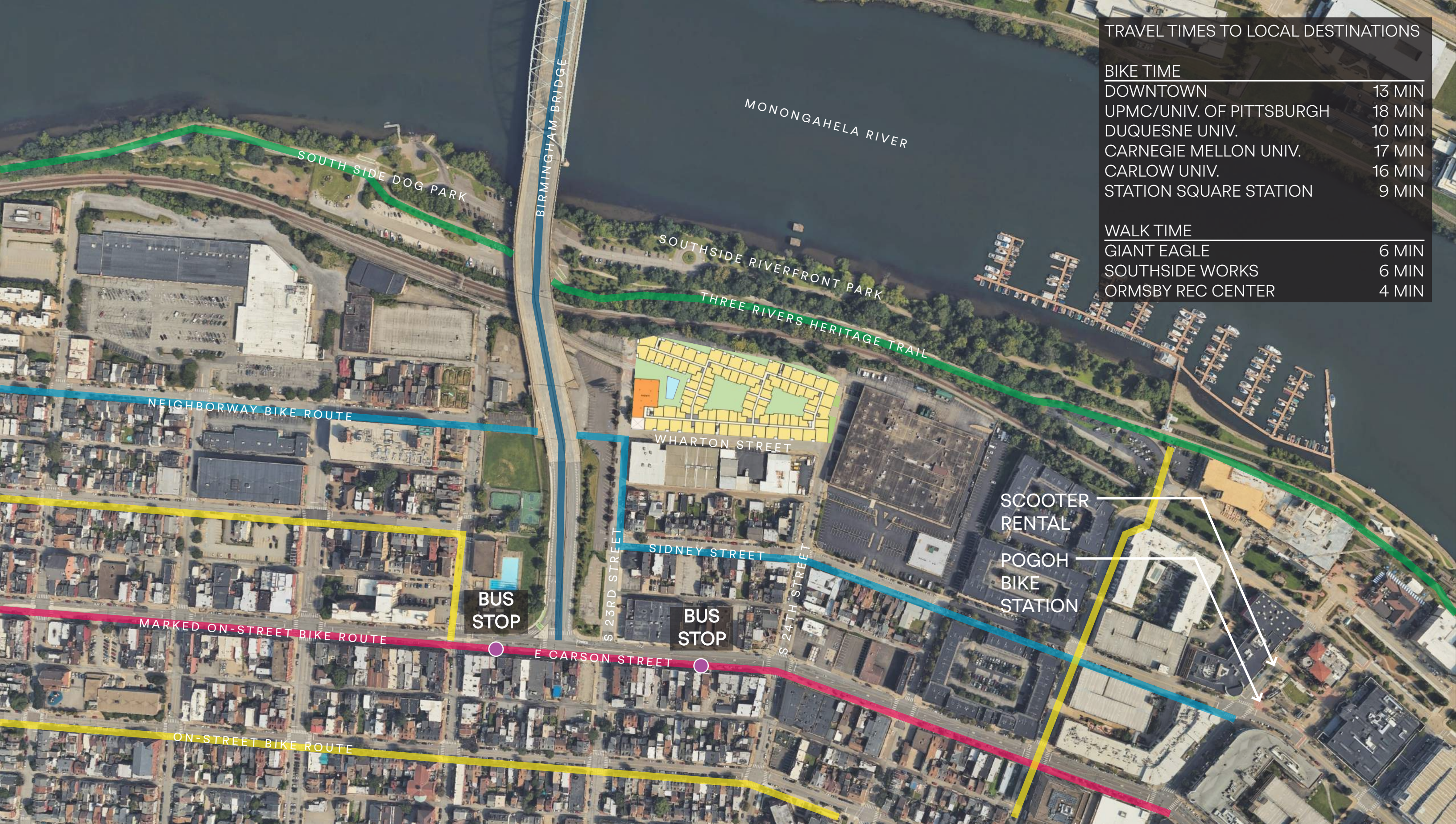




SITE CONTEXT EXISTING







| TRAVEL TIMES TO LOCAL DESTINATIONS |        |
|------------------------------------|--------|
| BIKE TIME                          |        |
| DOWNTOWN                           | 13 MIN |
| UPMC/UNIV. OF PITTSBURGH           | 18 MIN |
| DUQUESNE UNIV.                     | 10 MIN |
| CARNEGIE MELLON UNIV.              | 17 MIN |
| CARLOW UNIV.                       | 16 MIN |
| STATION SQUARE STATION             | 9 MIN  |
| WALK TIME                          |        |
| GIANT EAGLE                        | 6 MIN  |
| SOUTHSIDE WORKS                    | 6 MIN  |
| ORMSBY REC CENTER                  | 4 MIN  |

SITE CONTEXT PROPOSED







## PRIOR PROPOSAL

AS APPROVED BY THE ZBA

- DWELLING UNITS
  - 378 UNITS
- PARKING
  - ENCLOSED AREA WITH 290 SPACES



## CURRENT PROPOSAL

WITH AGREEMENTS

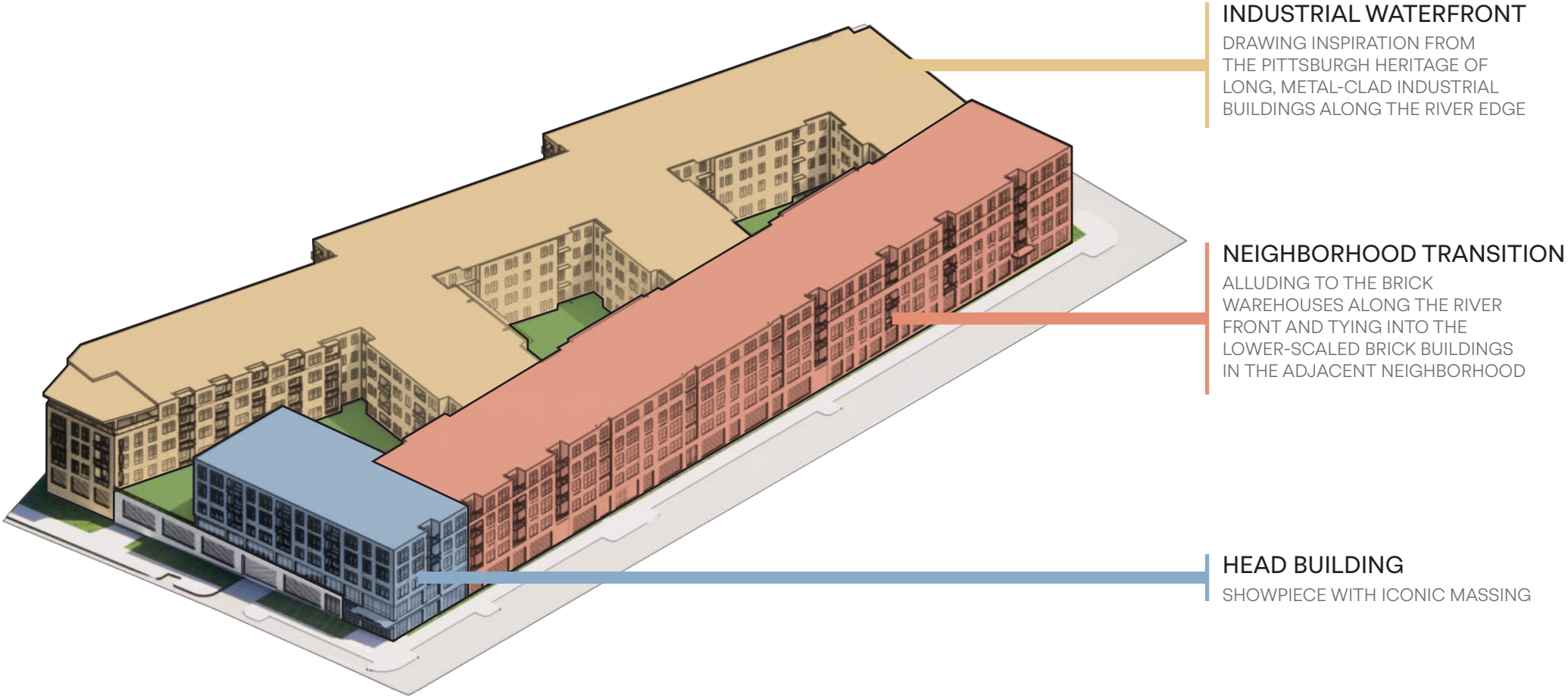
- DWELLING UNITS
  - 365 UNITS (MAXIMUM)
- PARKING
  - INCREASE OFF STREET PARKING TO 0.85 RATIO (MINIMUM 311 SPACES)
  - CITY STUDIED THE EXPANSION OF PITTSBURGH RESIDENTIAL PERMIT PARKING AREA KK AND THE LEGISLATION PASSED
  - PROJECT WILL NOT PARTICIPATE IN PERMIT PARKING PROGRAM
- TRAFFIC CALMING SPEED HUMPS
  - GREYSTAR WILL PAY FOR AND INSTALL 2 TOTAL ON SIDNEY STREET
    - ONE BETWEEN THE 23RD AND 24TH STREET BLOCK
    - ONE BETWEEN THE 24TH AND 25TH STREET BLOCK

## PRIOR + CURRENT PROPOSALS



# SITE FEATURES

- EXISTING NEARBY AMENITIES:
  - THREE RIVERS HERITAGE TRAIL
  - SOUTH SIDE RIVERFRONT PARK
  - SOUTH SIDE DOG PARK
- DOG CLEANUP STATIONS
- ENHANCED SITE LIGHTING
- 10' PEDESTRIAN-FRIENDLY SIDEWALKS ON ALL STREETS



## BUILDING + SITE FEATURES + AMENITIES





SITE CONTEXT AERIAL

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







SITE CONTEXT AERIAL

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







RENDERING 23RD STREET FACADE

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







RENDERING ENTRY FACADE

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







RENDERING WHARTON STREET CORNER

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







RENDERING WHARTON STREET FACADE

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







RENDERING WHARTON STREET FACADE

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







RENDERING RIVERFRONT FACADE

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







RENDERING RIVERFRONT FACADE

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







RENDERING BIRMINGHAM BRIDGE

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

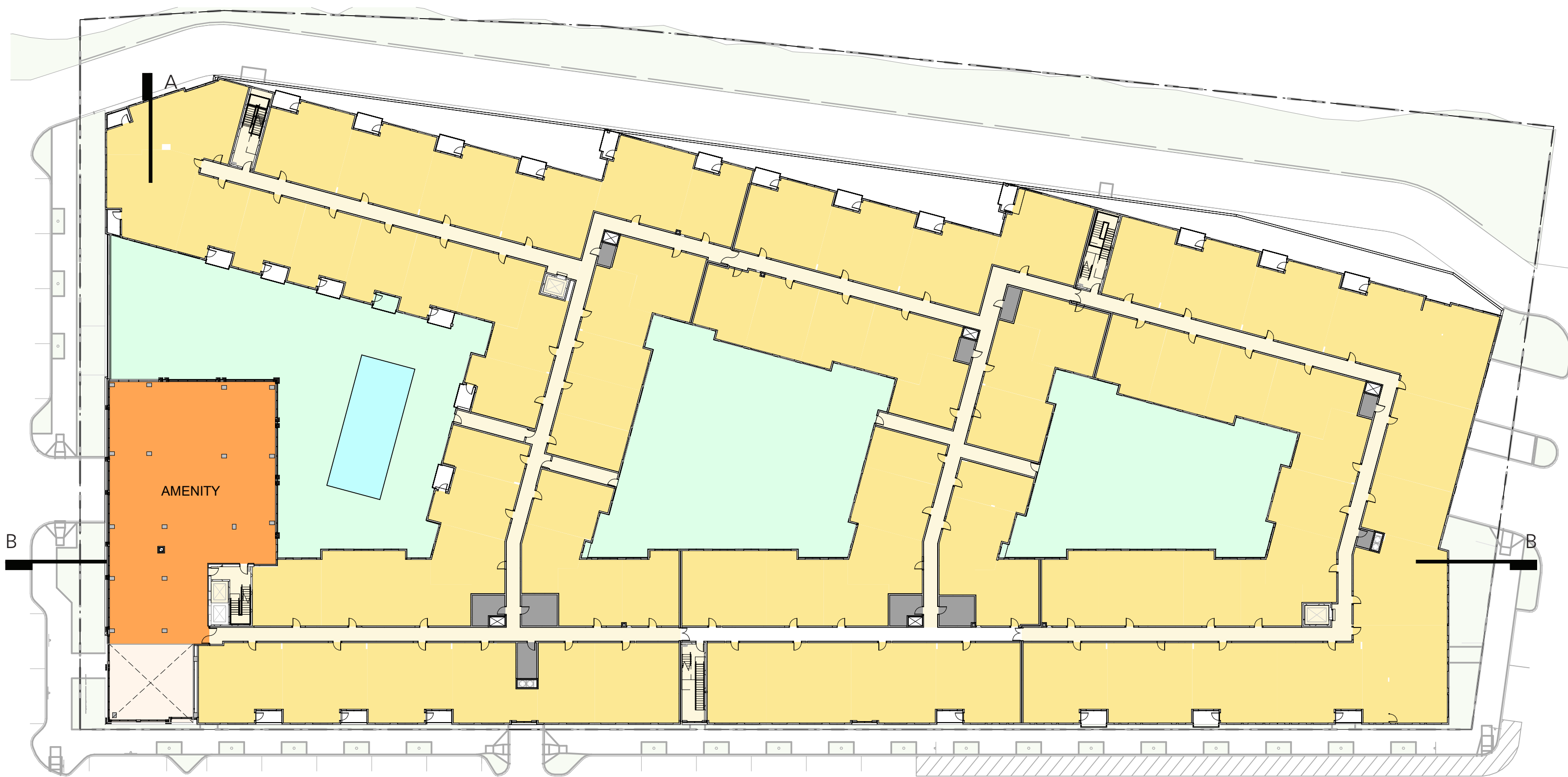






BUILDING PODIUM LEVEL PLAN

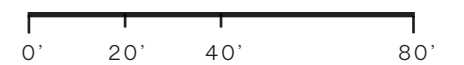




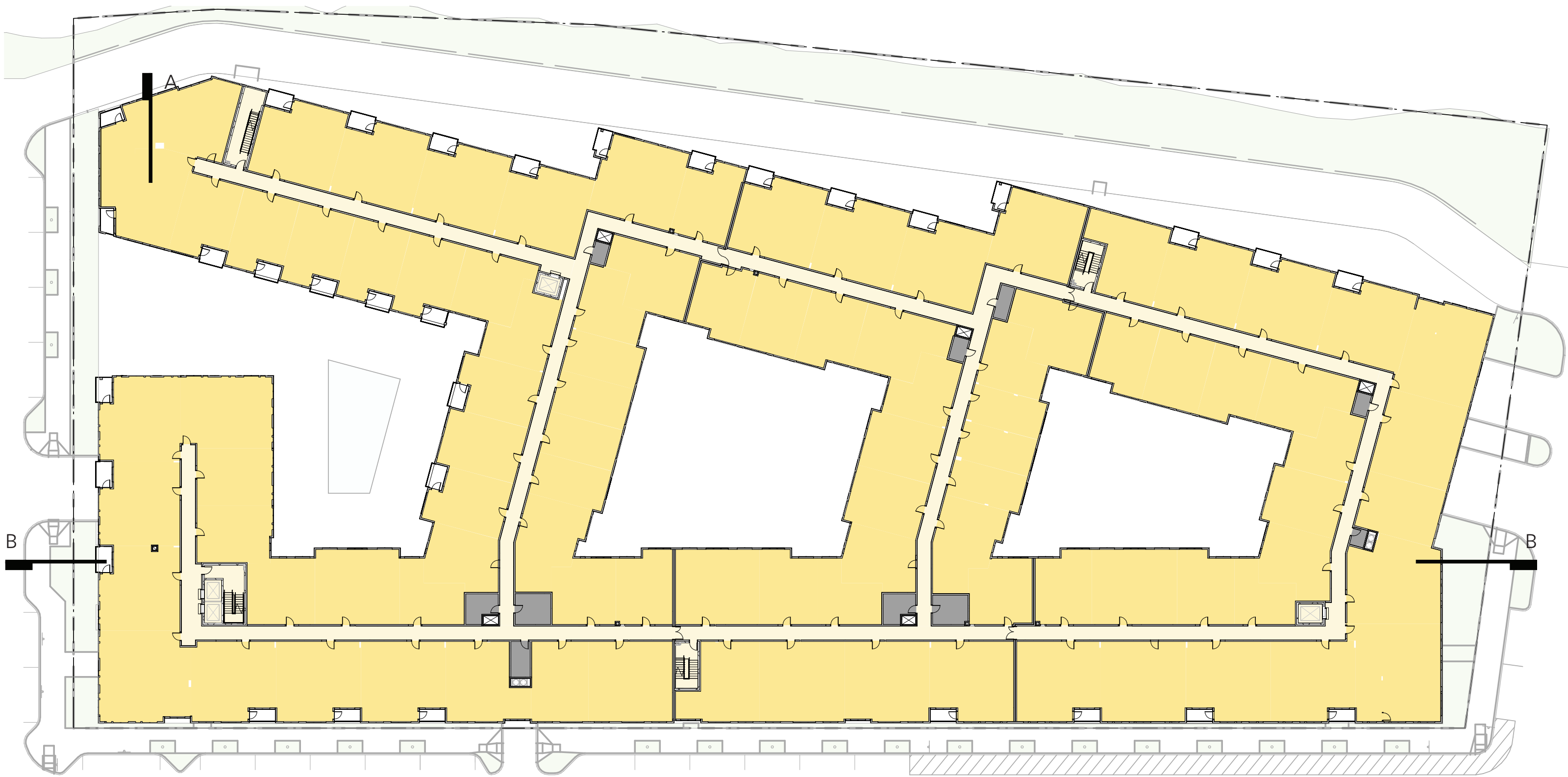
BUILDING LEVEL 2 PLAN

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







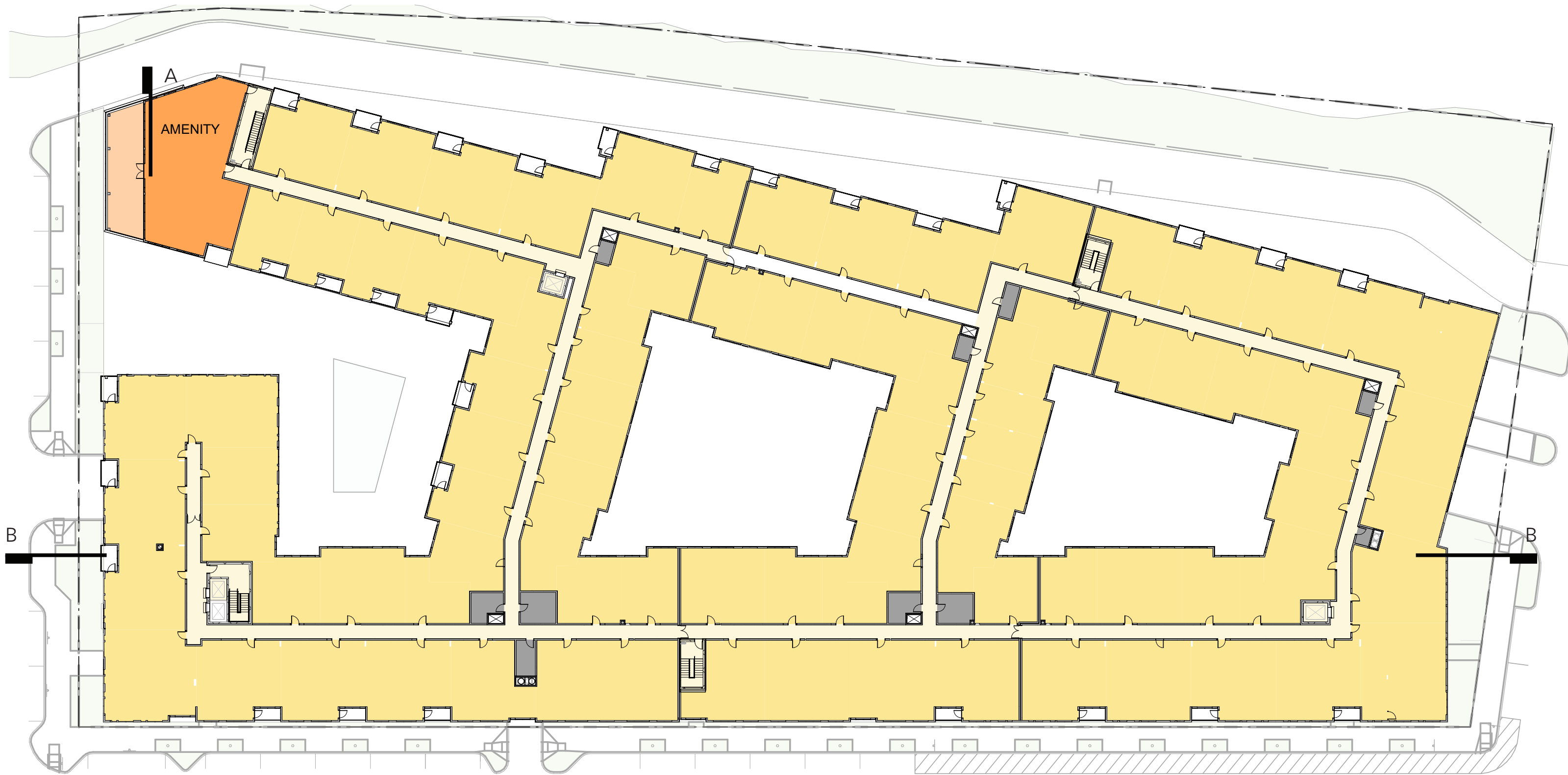
# BUILDING LEVEL 3-4 PLAN

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







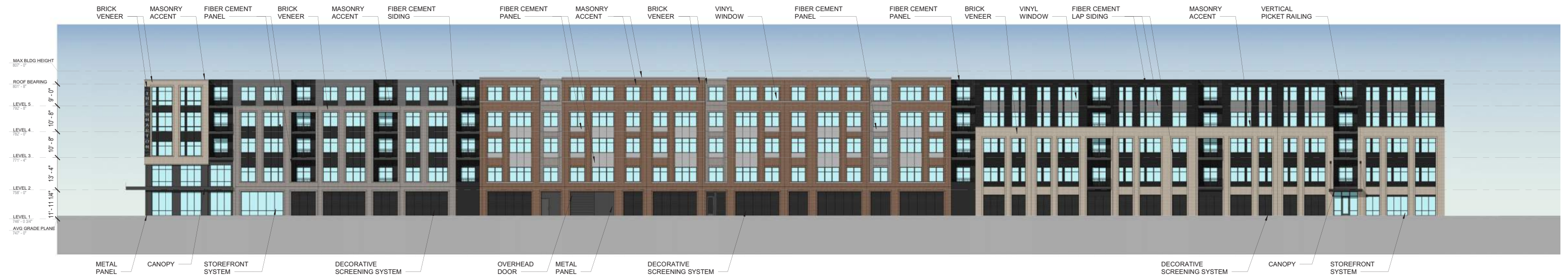
## BUILDING LEVEL 5 PLAN

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







ELEVATION SOUTH

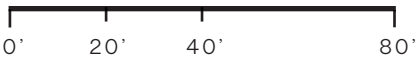


ELEVATION WEST

# BUILDING ELEVATIONS

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







ELEVATION NORTH

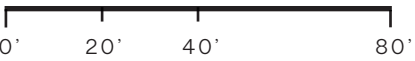


ELEVATION EAST

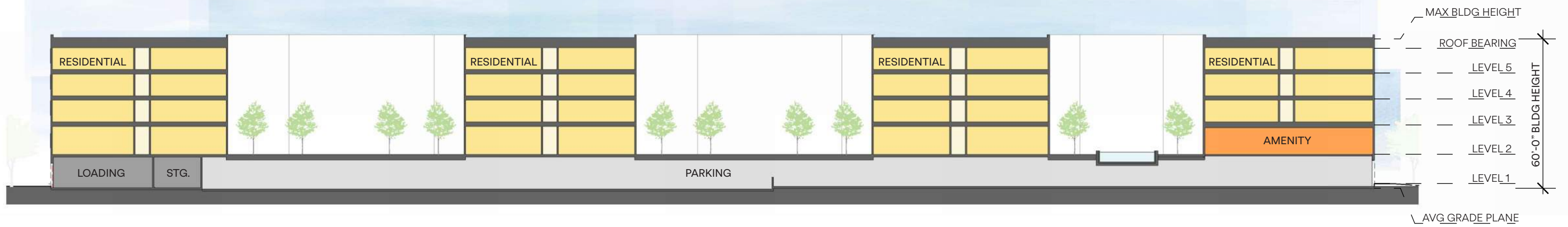
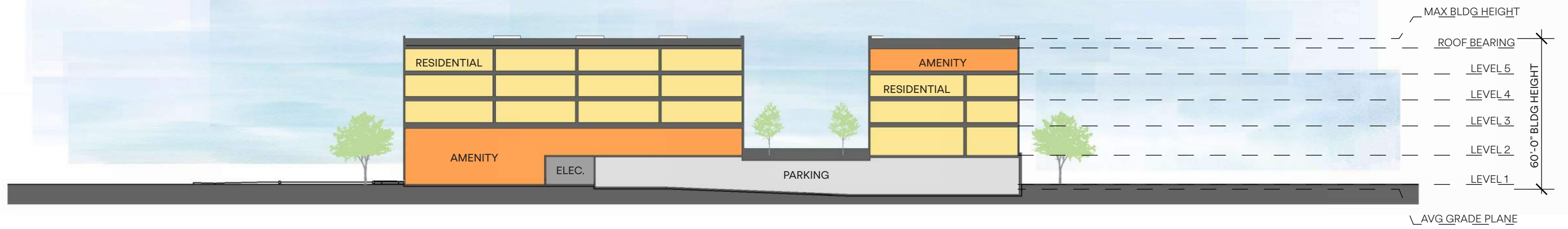
# BUILDING ELEVATIONS

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



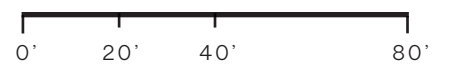




## BUILDING SECTIONS

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







**A** BRICK TYPE A. *Blonde*



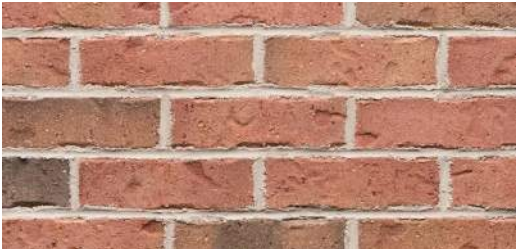
**F** FIBER CEMENT PANEL A. *Black*



**B** BRICK TYPE B. *Gray*



**G** FIBER CEMENT PANEL B. *Gray*



**C** BRICK TYPE C. *Red*



**H** FIBER CEMENT LAP SIDING A. *Black*



**D** SPLIT-FACE BLOCK. *Gray*



**I** FIBER CEMENT LAP SIDING B. *Gray*



**E** METAL PANEL *Black*



**J** FIBER CEMENT LAP SIDING C. *Wood-look*



# MATERIAL VISIONING

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE







**A** BRICK TYPE A. *Blonde*



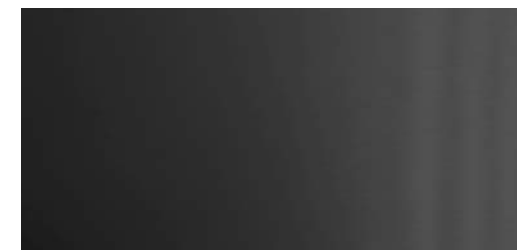
**B** BRICK TYPE B. *Gray*



**C** BRICK TYPE C. *Red*



**D** SPLIT-FACE BLOCK. *Gray*



**E** METAL PANEL *Black*



**F** FIBER CEMENT PANEL A. *Black*



**G** FIBER CEMENT PANEL B. *Gray*



**H** FIBER CEMENT LAP SIDING A. *Black*



**I** FIBER CEMENT LAP SIDING B. *Gray*



**J** FIBER CEMENT LAP SIDING C. *Wood-look*

# MATERIAL VISIONING

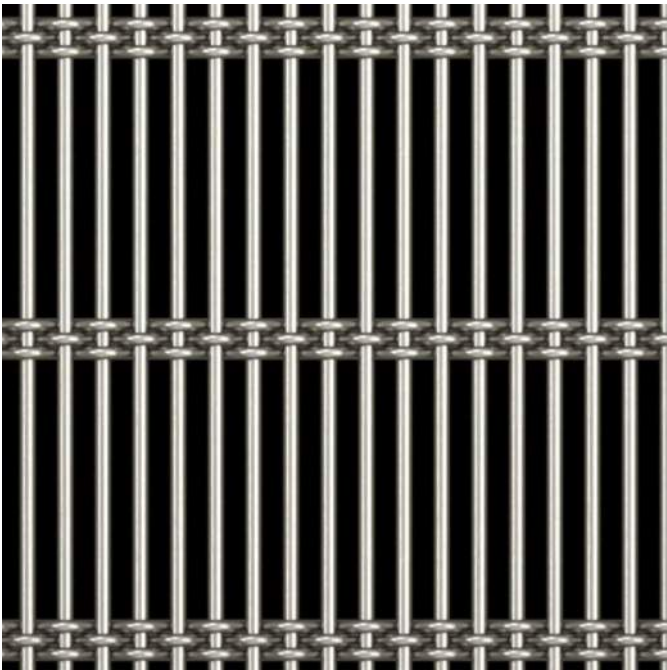
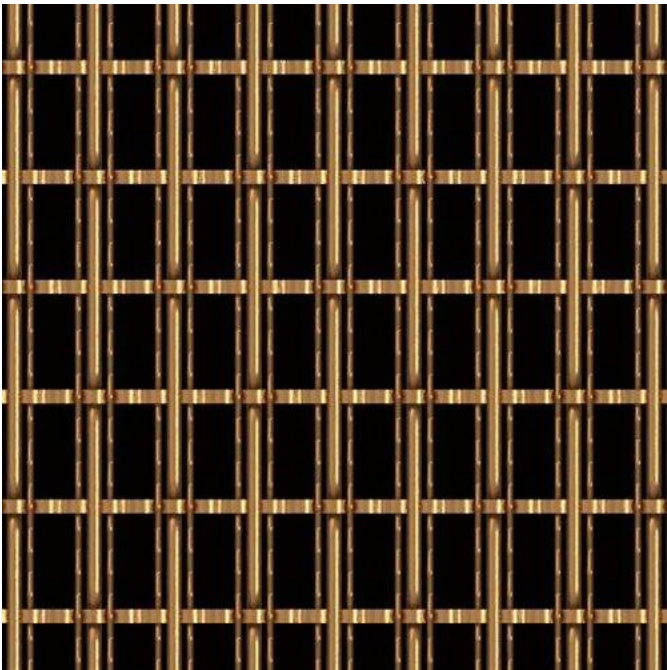
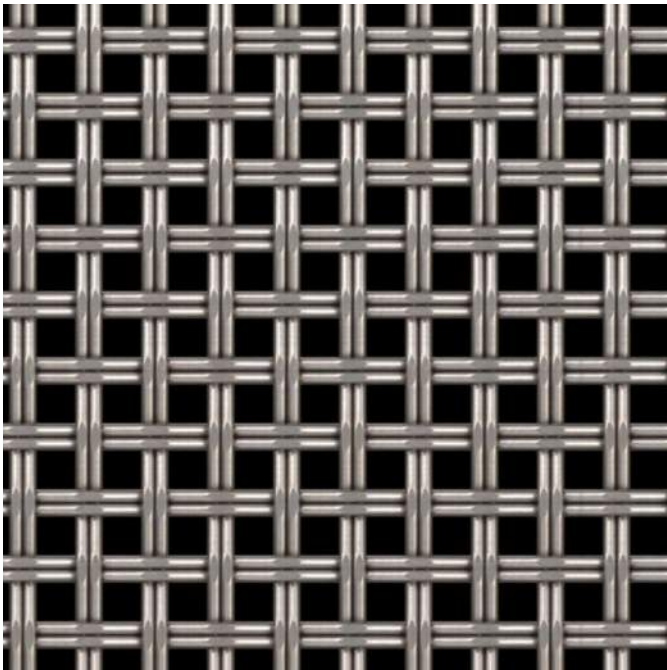
GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE





PROPOSED SCREENING AT GARAGE OPENINGS.  
MULTIPLE SCREEN PATTERNS AND MATERIALS USED  
AT DIFFERENT SECTIONS OF THE BUILDING FACADE.



# GARAGE SCREENING

GREYSTAR WHARTON STREET | ZDR SUBMISSION | AUGUST 28, 2026

\* ALL DRAWINGS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE





MAXIMIZED DIFFERENCE BETWEEN TALLEST  
PARAPET, AT MAXIMUM BUILDING HEIGHT, AND  
SHORTEST PARAPET AT THE TOP OF THE ROOF

ADDED DETAIL TO PARAPETS



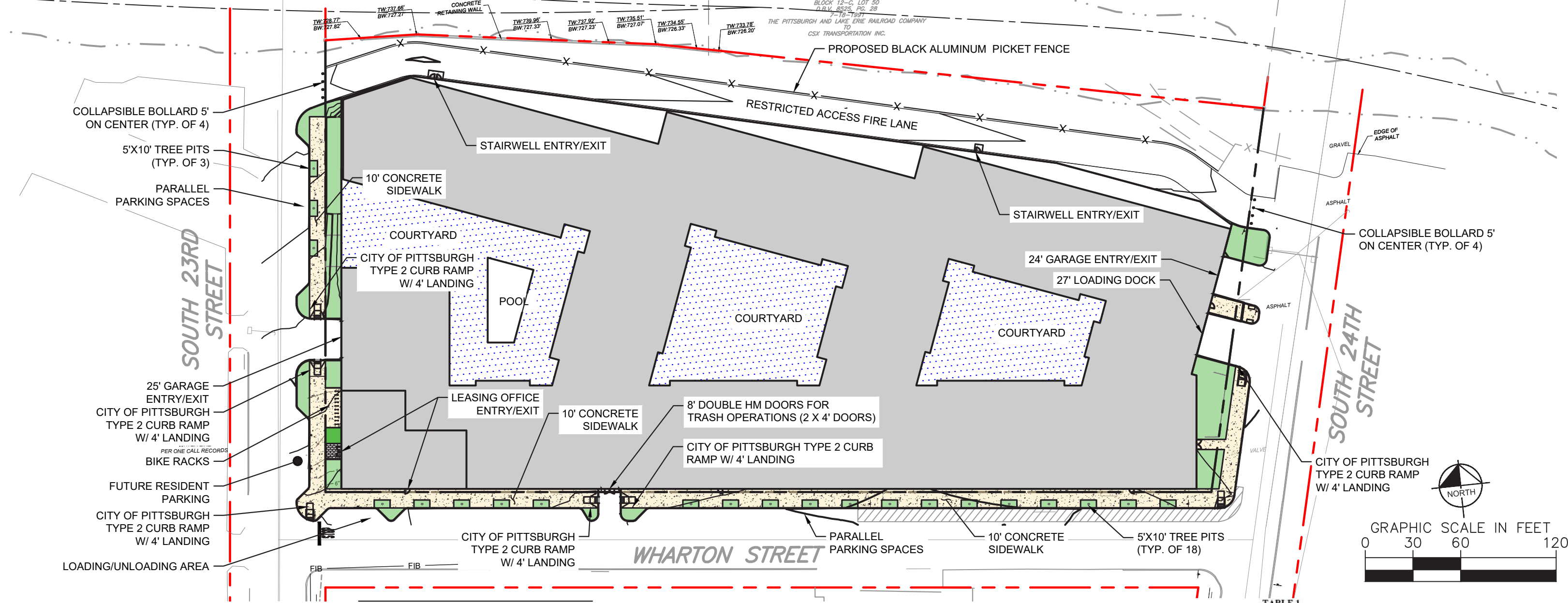
SECONDARY ENTRANCE CANOPY

WINDOW TRIM AND DETAILING



## PARAPETS - WINDOW TRIM - CANOPY





SITE FACILITIES

- 1. 5-STORY RESIDENTIAL BUILDINGS WITH 365 TOTAL UNITS.
- 2. GRADE LEVEL PARKING GARAGE WITH 311 PARKING STALLS.
- 3. EXTERIOR BIKE RACK WITH SPOTS FOR 20 BIKES.

SITE FEATURES

- 1. NATIVE/NON-INVASIVE TREES AND PLANTS.
- 2. SURFACE GREEN SPACES (SHOWN IN GREEN).
- 3. LEVEL 2 COURTYARD -- HARDESCAPED AND LANDSCAPED (SHOWN IN BLUE).
- 4. PERIMETER CURB IMPROVEMENTS AND ADA ACCESSIBLE CITY OF PITTSBURGH CURB RAMPS.
- 5. PERIMETER SITE LIGHTING.
- 6. 10' PEDESTRIAN-FRIENDLY SIDEWALKS ON ALL STREETS.

TRAFFIC IMPACT SUMMARY

- 1. PROPOSED ACCESS VIA 2 STOP CONTROLLED DRIVEWAYS: 1 ON SOUTH 23RD STREET AND 1 ON SOUTH 24TH STREET.
- 2. TRASH COLLECTION VIA WHARTON STREET.
- 3. LOADING AREA LOCATED ON SOUTH 24TH STREET.
- 4. STOP SIGN PROPOSED AT ENTRANCES ON SOUTH 24TH STREET AT WHARTON STREET, AND ON WHARTON STREET AT SOUTH 23RD STREET.
- 5. TRANSPORTATION MEMORANDUM FOR THIS PROJECT WAS SUBMITTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. AND APPROVED BY DOMI IN 2022

LEGEND

- BUILDING
- SIDEWALK
- GREENSPACE
- LEVEL 2 COURTYARD

TABLE 1  
ANTICIPATED TRIP GENERATION SUMMARY  
Proposed Wharton Street Multi-Family Residential Development  
City of Pittsburgh, Allegheny County, Pennsylvania

| ITE Land Use Code | Description          | Size      | Trip Type |      | Trip Generation <sup>(1)</sup> |                        |     |       |                        |     |       |
|-------------------|----------------------|-----------|-----------|------|--------------------------------|------------------------|-----|-------|------------------------|-----|-------|
|                   |                      |           |           |      | Weekday 24-Hour                | Weekday A.M. Peak Hour |     |       | Weekday P.M. Peak Hour |     |       |
|                   |                      |           |           |      |                                | In                     | Out | Total | In                     | Out | Total |
| 221               | Multifamily Mid-Rise | 370 units | Total     | 100% | 1,718                          | 35                     | 115 | 151   | 88                     | 57  | 145   |

| Modal Split <sup>(2)</sup> | Trip Type                  |        | Trip Generation <sup>(1)</sup> |                        |     |       |                        |     |       |
|----------------------------|----------------------------|--------|--------------------------------|------------------------|-----|-------|------------------------|-----|-------|
|                            |                            |        | Weekday 24-Hour                | Weekday A.M. Peak Hour |     |       | Weekday P.M. Peak Hour |     |       |
|                            |                            |        |                                | In                     | Out | Total | In                     | Out | Total |
| Total Development          | Vehicular                  | 61.4%  | 1,055                          | 21                     | 71  | 92    | 54                     | 35  | 89    |
|                            | Transit                    | 15.6%  | 268                            | 5                      | 18  | 23    | 14                     | 9   | 23    |
|                            | Pedestrian                 | 19.3%  | 332                            | 7                      | 22  | 29    | 17                     | 11  | 28    |
|                            | Bicycle                    | 1.4%   | 24                             | 1                      | 2   | 3     | 1                      | 1   | 2     |
|                            | Other (ex. Work from home) | 2.3%   | 40                             | 1                      | 3   | 4     | 2                      | 1   | 3     |
|                            | Total                      | 100.0% | 1,719                          | 35                     | 116 | 151   | 88                     | 57  | 145   |

(1) Anticipated trip generation calculated using the rates and formulae contained within the Institute of Transportation (ITE) publication *Trip Generation*, Eleventh Edition, 2021.  
(2) Modal split determined through mode of travel survey data published in the City of Pittsburgh PGHSnap Data, 2011 for the South Side Flats neighborhood.

SITE PLAN AND TRAFFIC IMPACT SUMMARY





SUSTAINABILITY AND STORMWATER SUMMARY

STORMWATER RUNOFF WILL BE COLLECTED VIA ROOF DRAINS AND SURFACE DRAINS AND CHANNELIZED INTO MULTIPLE STORMWATER CONTROL MEASURES (SCMS). ROOF DRAINS WILL BE DIRECTED INTO EITHER TWO UNDERGROUND DETENTION FACILITIES WITH PRETREATMENT MANHOLES, GREEN ROOFS, OR A BIORETENTION AREA. THESE FACILITIES WILL PROVIDE VOLUME REMOVAL CREDIT AND DETENTION REQUIRED BY CITY OF PITTSBURGH REGULATIONS AND THE PADEP. STORMWATER QUALITY WILL BE ADDRESSED WITH INLINE FILTER SYSTEMS TO PRETREAT STORMWATER UPSTREAM OF THE UNDERGROUND DETENTION AND THE OTHER SCMS.

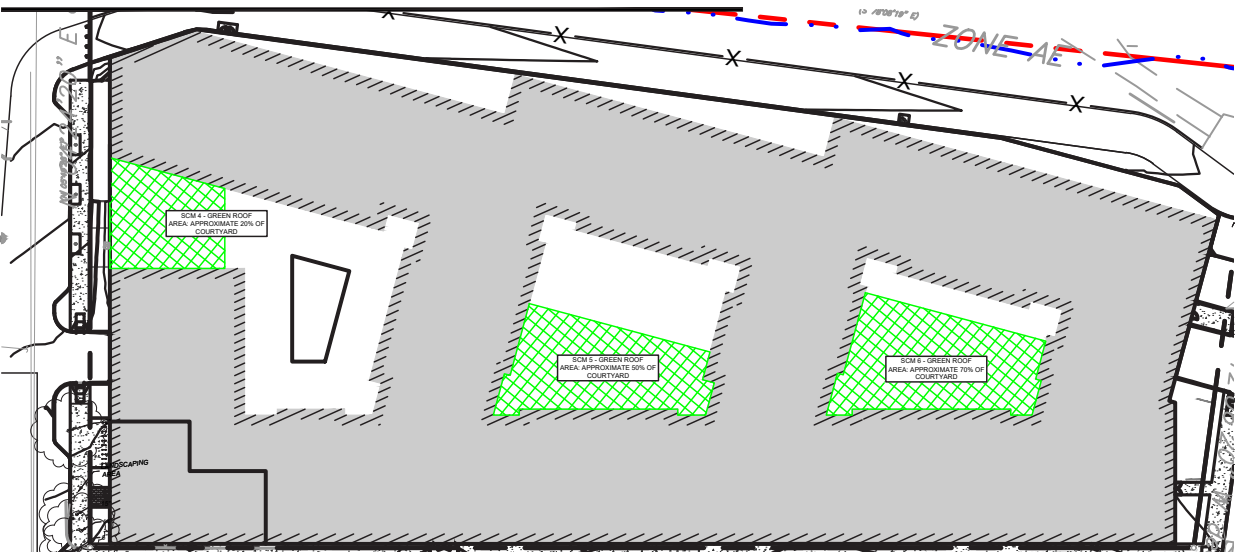
AS REQUIRED, THE FACILITY WILL ALSO REDUCE POST-DEVELOPMENT RUNOFF RATES TO LESS THAN PRE-DEVELOPMENT LEVELS.

THE PROPOSED UNDERGROUND STORAGE WILL BE LOCATED BENEATH THE BUILDING AND BENEATH THE PROPOSED FIRE LANE IN THE REAR OF THE SITE. THE GREEN ROOFS WILL BE LOCATED WITHIN THE LEVEL 2 COURTYARDS. THE BIORETENTION CELL WILL BE LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY.

LEGEND

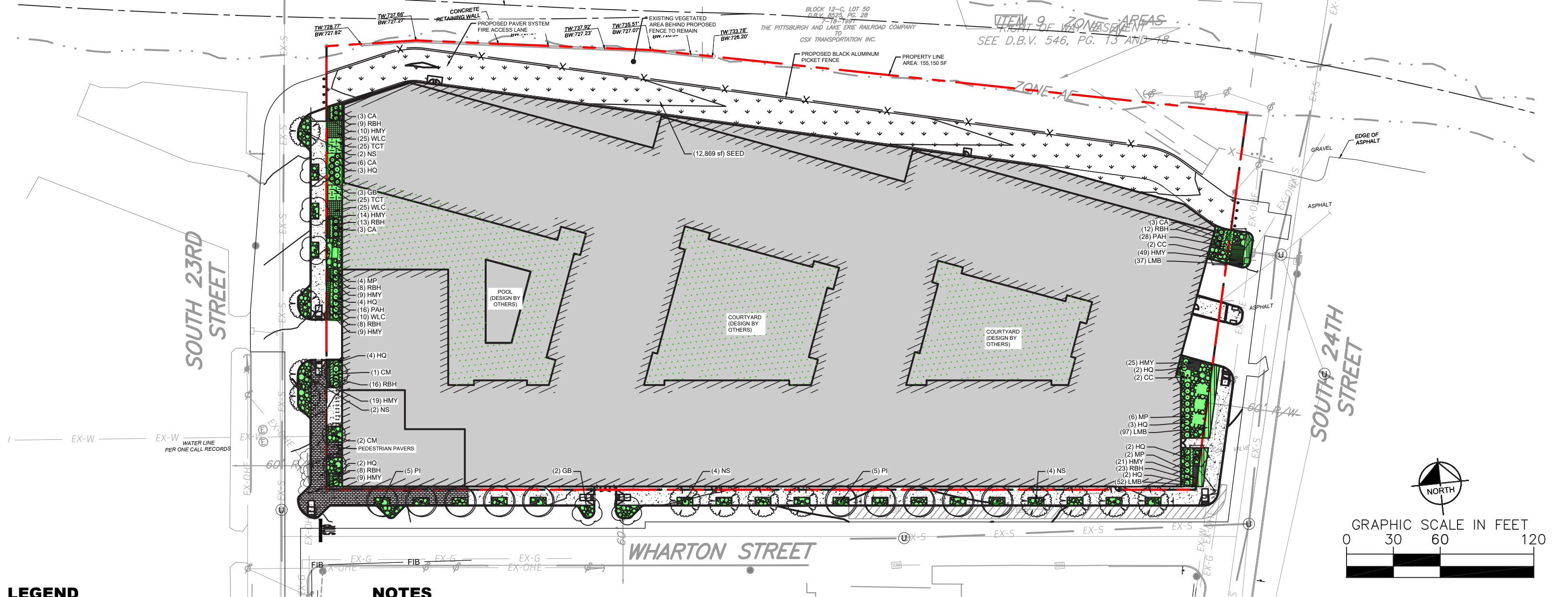
- PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM
- PROPOSED BIORETENTION AREA
- PROPOSED GREEN ROOF AREA
- PROPOSED STORM PIPE
- PROPOSED PRETREATMENT SYSTEM
- EXISTING COMBINED SEWER LINE

LEVEL 2 COURTYARD GREEN ROOF AREAS



STORMWATER MANAGEMENT SUMMARY





LEGEND

- SURFACE LEVEL GREEN SPACE
- LEVEL 2 COURTYARD GREEN SPACE
- PROPERTY LINE

STREET TREE REQUIREMENT:

WHARTON ST: 19 TREES REQUIRED; 19 TREES PROVIDED

SOUTH 23RD ST: 10 TREES REQUIRED; 10 TREES PROVIDED

SOUTH 24TH ST: 9 TREES REQUIRED; 4 TREES PROVIDED

TREE SURVEY MITIGATION REQUIRED: 2.5" PROVIDED. 59.92" REMAINING TO MITIGATE. APPLICANT TO SUBMIT ALTERNATIVE COMPLIANCE FORM.

NOTES

TREE PITS AND OTHER SURFACE LEVEL LANDSCAPED AREA WILL BE PLANTED WITH NATIVE, NON-INVASIVE SPECIES.

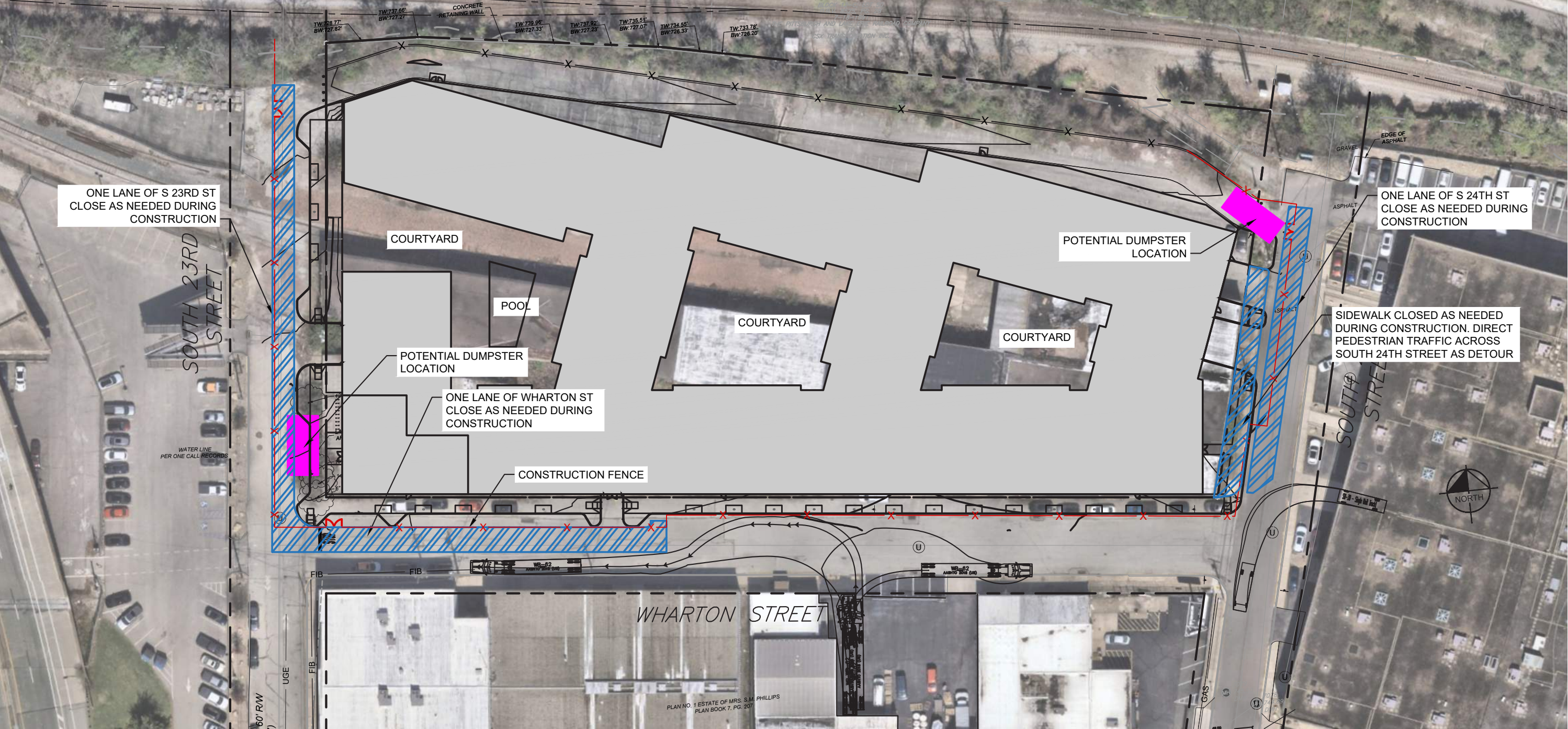
| PLANT SCHEDULE |      |     |                                 |                             |           |           |               |                                                                     |
|----------------|------|-----|---------------------------------|-----------------------------|-----------|-----------|---------------|---------------------------------------------------------------------|
| SYMBOL         | CODE | QTY | BOTANICAL NAME                  | COMMON NAME                 | SIZE      | CONTAINER | PLANTING SIZE | REMARKS                                                             |
| TREES          |      |     |                                 |                             |           |           |               |                                                                     |
|                | CC   | 4   | Cercis canadensis               | Multi-Stem Eastern Redbud   | 2.5" Cal. | B&B       | 10' HT MIN.   | 3-5 TRUNKS MIN.                                                     |
|                | CM   | 3   | Cornus mas                      | Multi-Stem Cornelian Cherry | 2.5" Cal. | B&B       | 10' HT MIN.   | 3-5 TRUNKS MIN.                                                     |
|                | GB   | 5   | Ginko biloba 'Princeton Sentry' | Maidenhair Tree             | 2.5" Cal. | B&B       | 14' HT MIN    | MALE CULTIVAR ONLY. STRONG CENTRAL LEADER. MAINTAIN 6' CLEAR TRUNK. |
|                | NS   | 12  | Nyssa sylvatica                 | Black Gum                   | 2.5" Cal. | B&B       | 14' HT MIN    | STRONG CENTRAL LEADER. MAINTAIN 6' CLEAR TRUNK.                     |
|                | PI   | 10  | Platanus occidentalis           | Sycamore                    | 2.5" Cal. | B&B       | 14' HT MIN    | STRONG CENTRAL LEADER. MAINTAIN 6' CLEAR TRUNK.                     |

LOCATION, NUMBER, AND SPECIES OF LANDSCAPING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.

| SYMBOL        | CODE | QTY       | BOTANICAL NAME                    | COMMON NAME              | SIZE   | CONTAINER |  | REMARKS                 |
|---------------|------|-----------|-----------------------------------|--------------------------|--------|-----------|--|-------------------------|
| SHRUBS        |      |           |                                   |                          |        |           |  |                         |
|               | CA   | 15        | Clethra alnifolia                 | Summersweet              | 2' Ht. | Cont.     |  | DENSE & FULL TO GROUND. |
|               | HQ   | 22        | Hydrangea quercifolia             | Oakleaf Hydrangea        | 2' Ht. | Cont.     |  | DENSE & FULL TO GROUND. |
|               | MP   | 12        | Morella pensylvanica              | Northern Bayberry        | 2' Ht. | Cont.     |  | DENSE & FULL TO GROUND. |
| SYMBOL        | CODE | QTY       | BOTANICAL NAME                    | COMMON NAME              | SIZE   | SPACING   |  | REMARKS                 |
| GROUND COVERS |      |           |                                   |                          |        |           |  |                         |
|               | RVR  | 3,108 sf  |                                   | River Rock               | ---    |           |  |                         |
|               | TCT  | 50        | Coreopsis tripteris               | Tall Coreopsis           | Cont.  | 24" O.C.  |  |                         |
|               | SEED | 12,869 sf | Festuca arundinacea               | Tall Fescue              | Seed   |           |  |                         |
|               | HMY  | 165       | Hemerocallis x 'Double Pardon Me' | Double Pardon Me Daylily | Cont.  | 18" O.C.  |  |                         |
|               | LMB  | 186       | Liriope muscari 'Big Blue'        | Big Blue Lilyturf        | Cont.  | 18" O.C.  |  |                         |
|               | WLC  | 60        | Nepeta x faassenii 'Walker's Low' | Walker's Low Catmint     | Cont.  | 24" O.C.  |  |                         |
|               | PAH  | 44        | Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass     | 1 gal. | 18" O.C.  |  |                         |

LANDSCAPED AREAS



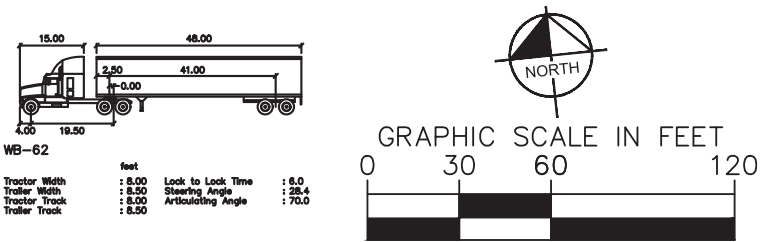


**GENERAL NOTES**

- 1. CONSTRUCTION STAGING AREA IS TO BE DETERMINED.
- 2. PART OF WHARTON STREET AND SOUTH 23RD STREET TO EACH HAVE 1 LANE SHUT DOWN AS NEEDED. SHUTDOWNS TO BE COORDINATED WITH CITY OF PITTSBURGH AND NEIGHBORS.
- 3. CONSTRUCTION TIMELINE IS APRIL 2027 TO APRIL 2029.
- 4. FINAL CONSTRUCTION MANAGEMENT PLAN COORDINATION AND PERMITTING WITH DOMI.
- 5. CONSTRUCTION NOISE CONSTRUCTION OPERATIONS AND OPERATING HOURS WILL BE IN ACCORDANCE WITH CITY OF PITTSBURGH DEPARTMENT OF PUBLIC WORKS AND DEPARTMENT OF MOBILITY AND INFRASTRUCTURE (DOMI).
- 6. AIR DUST GENERATING ACTIVITIES WILL INCLUDE SITE EXCAVATION. DUST WILL BE MONITORED AND MITIGATED WITH THE USE OF WATER.
- 7. LIGHT ALL TEMPORARY LIGHTING MEASURES REQUIRED BY OSHA WILL BE INSTALLED IN THE AREAS UNDER CONSTRUCTION.
- 8. OPERATIONS MUST COMPLY WITH CONSTRUCTION OPERATION HOURS AND IMPACT CONSTRUCTION HOURS AS DISCUSSED IN THE CONSENT ORDER AGREEMENT 917.06.
- 9. PUBLIC SIDEWALK SURROUNDING SITE TO BE CLOSED DURING CONSTRUCTION. DETOURS AS NOTED ON THIS PLAN.

**LEGEND**

- POTENTIAL DUMPSTER LOCATION
- TEMPORARY CLOSURES AS NEEDED
- CONSTRUCTION FENCE



Kimley»Horn



CONSTRUCTION MANAGEMENT PLAN



# THANK YOU

## LAND USE ATTORNEY CONTACT

Shawn Gallagher

Buchanan Ingersoll & Rooney PC  
Union Trust Building  
501 Grant Street, Suite 200  
Pittsburgh, PA 15219-4413  
412 562 8362 (o)

412 295 7905 (c)  
shawn.gallagher@bipc.com



# APPENDIX



| WHARTON STREET ZONING TABLE |                                                                                                          |                                                           |
|-----------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
|                             |                                                                                                          |                                                           |
| Address                     | 2329 Wharton St                                                                                          |                                                           |
| Parcels                     | 12-G-155, 12-G160, 12-G-164-0-1, 12-G-165, 12-G-168, 12-G-170, 12-G-178 (To be Consolidated)             |                                                           |
| Lot Size                    | Approx 3.7 Acres                                                                                         |                                                           |
| Zone District               | RIV-IMU                                                                                                  |                                                           |
| RCO                         | Southside Community Council                                                                              |                                                           |
| Council District            | District 3                                                                                               |                                                           |
| Property Owner              | Atlas Wate Paper Corp.                                                                                   |                                                           |
| Applicant                   | Greystar                                                                                                 |                                                           |
| Application                 | DCP-ZDR-2022-11848                                                                                       |                                                           |
| Primary Use                 | Multi-Unit Residential                                                                                   |                                                           |
|                             | Proposed Project                                                                                         | Zoning Code (RIV-IMU)                                     |
| Dwelling Units              | 365                                                                                                      |                                                           |
| Density                     | 98.65                                                                                                    | N/L<br>[ 925.03 ]                                         |
| Gross Floor Area            | Approx 500,000 GSF                                                                                       |                                                           |
| FAR                         | Approx 3.10                                                                                              | N/L<br>[ 925.04 ]                                         |
| Rear Setback                | N/R                                                                                                      | N/R<br>[ 905.04.E.4.c ]                                   |
| Setbacks                    | 2'-0" at Wharton (Front)<br>10'-0" at 23rd (Side)<br>10'-0" at 24th (Side)<br>20'-0" at Fire Lane (Rear) | N/R                                                       |
| Street Build-To Zone        |                                                                                                          | Build-To 0' to 10' at Street                              |
| 23rd St                     | 100%                                                                                                     | 60% Bldg Frontage in Build-To<br>[ 905.04.E.4.b ]         |
| Wharton St                  | 100%                                                                                                     |                                                           |
| 24th St                     | N/R [1]                                                                                                  |                                                           |
| Building Height             | 60'-0"                                                                                                   | 60'-0"<br>[ 905.04.E.3 ]                                  |
| Building Stories            | 5 Stories                                                                                                | N/L                                                       |
| Building Length [1]         | 538'                                                                                                     | 500'-0"<br>[ 905.04.E.5 ]                                 |
| Parking                     |                                                                                                          |                                                           |
| Off-Street Parking          | 0.85 per unit                                                                                            | 0.5 per unit min<br>1:1 per unit max<br>[ 905.04.I ]      |
| On-Street Parking           | 17 Spaces [2]                                                                                            | N/R                                                       |
| Accessible Parking          | 8 Spaces, 2 of which are Van Spaces                                                                      | 8 Spaces, 1 of which is a Van Space [ 914.06.I ]          |
| Bicycle Parking             | 122 Bicycles<br>(74 Protected Min, 48 Unprotected)                                                       | 1 per 3 Dwelling Units<br>60% Protected<br>[ 914.05.D.2 ] |

|                                                                                                                                                                                                                                                                           | Proposed Project | Zoning Code (RIV-IMU)          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------|
| Off-Street Loading                                                                                                                                                                                                                                                        | 4 Spaces         | 4 Spaces<br>[ 914.10.A ]       |
| Street Trees                                                                                                                                                                                                                                                              |                  | 1 Tree per 30'<br>[ 918.02.C ] |
| 23rd St                                                                                                                                                                                                                                                                   | 7 Trees [3]      | 10 Trees                       |
| Wharton St                                                                                                                                                                                                                                                                | 19 Trees         | 19 Trees                       |
| 24th St                                                                                                                                                                                                                                                                   | 5 Trees [3]      | 8 Trees                        |
| Screening                                                                                                                                                                                                                                                                 | Will Comply      | [ 905.04.H & 918.03 ]          |
| Landscaping                                                                                                                                                                                                                                                               | Will Comply      | [ 905.04.J ]                   |
| Flood Plain Overlay                                                                                                                                                                                                                                                       | Will Comply      | [ 906.02 ]                     |
| Grading Standards                                                                                                                                                                                                                                                         | Will Comply      | [ 915.02.A ]                   |
| Tree Replacement                                                                                                                                                                                                                                                          | Will Comply      | [ 915.02.D ]                   |
| Retaining Walls                                                                                                                                                                                                                                                           | Will Comply      | [ 915.02.A.1 ]                 |
| Stormwater Management                                                                                                                                                                                                                                                     | Will Comply      | [ 905.04.F ]                   |
| Dark Sky Light Ordinance                                                                                                                                                                                                                                                  | Will Comply      | [ Dark Sky Ordinance ]         |
| Construction Management Plan                                                                                                                                                                                                                                              | Will Comply      | [ 917 ]                        |
| Signage                                                                                                                                                                                                                                                                   | Will Comply      | [Chapter 919]                  |
| HVAC                                                                                                                                                                                                                                                                      | Will Comply      | [925.06.A.16-17]               |
| Design Reviews                                                                                                                                                                                                                                                            |                  |                                |
| RIV Design Standards and Building Materials                                                                                                                                                                                                                               | See Narrative    | [905.04.G.2 & 905.04.G.4]      |
| Project Development Plan Review Criteria                                                                                                                                                                                                                                  | See Narrative    | [922.10.E.2]                   |
| Urban Design Targets                                                                                                                                                                                                                                                      | See Narrative    | [ Urban Design Targets ]       |
| Notes:<br>[1] Approved per ZBA Decision Case 267 of 2022<br>[2] Approved per SA-23-000424, SA-23-000426; Consolidated at SA-23-000424<br>[3] Other street design requirements reduce ability to meet codified targets. On-Site Trees are included in the proposed totals. |                  |                                |

ZONING COMPARISON TABLE







# AREA KK EXPANSION EXHIBIT