



CITY OF SOUTH BEND REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 11/7/2010
FROM: Joseph Molnar
SUBJECT: Scattered Site RFP

Marcia Jones Pres/V-Pres
ATTEST: *[Signature]* Secretary
Date: 11.10.22
 APPROVED Not Approved
SOUTH BEND REDEVELOPMENT COMMISSION

Which TIF? (circle one) River West; River East; South Side; Douglas Road; West Washington

PURPOSE OF REQUEST: Approve Request for Proposal for various RDC owned lots

Specifics: Department of Community Investment staff have developed a Request for Proposal (RFP) for soliciting proposals from private developers, including nonprofit entities, for the development of select City-owned parcels identified RFP. Applicants may submit proposals for one, multiple, or all of the Development Proposal sites. This RFP does not commit the Commission to award a contract or pay costs incurred in preparation of a proposal responding to this request.

The RFP includes Project Requirements, Developer Requirements, Submission Requirements, Evaluation Criteria, and Process for Evaluation. Proposals for initial consideration are due by January 31, 2023. After the initial deadline, proposals will be accepted on a rolling basis and reviewed as they are received with no end date for all remaining properties.

Staff requests approval.

INTERNAL USE ONLY: Project Code: _____;

Total Amount new/change (inc/dec) in budget: _____; Break down:
Costs: Engineering Amt: _____; Other Prof Serv Amt _____;
Acquisition of Land/Bldg (circle one) Amt: _____; Street Const Amt _____;
Building Imp Amt _____; Sewers Amt _____; Other (specify) Amt: _____
_____ Going to BPW for Contracting? Y/N
Is this item ready to encumber now? ___ Existing PO# _____ Inc/Dec \$ _____

RESOLUTION NO. 3562

**RESOLUTION OF THE SOUTH BEND REDEVELOPMENT
COMMISSION ESTABLISHING THE SCATTERED SITE REQUEST FOR
PROPOSALS**

WHEREAS, the South Bend Redevelopment Commission (the "Commission"), the governing body of the City of South Bend, Indiana, Department of Redevelopment, exists and operates pursuant to I.C. 36-7-14 (the "Act"); and

WHEREAS, the Commission may dispose of real property in accordance with Section 22 of the Act; and

WHEREAS, the Commission owns multiple properties identified in the Request for Proposal (RFP) attached hereto and incorporated herein (the "Properties"); and

WHEREAS, the Commission has determined that it is in the best interests of the City of South Bend and its residents to offer the Properties for sale subject to the RFP, which the Commission has reviewed.

NOW, THEREFORE, BE IT RESOLVED that the Commission approves of the release of the RFP in substantially the same form in which it was presented.

IT IS FURTHER RESOLVED that any sale of the Properties made during this offering will be subject to the terms set forth in the RFP.

IT IS FURTHER RESOLVED that all notices and other actions required by Section 22 of the Act be performed in order to effectuate the disposal of the Properties.

Signature Page Follows

ADOPTED at a meeting of the South Bend Redevelopment Commission held on November 10, 2022, at 1308 County-City Building, 227 West Jefferson Boulevard, South Bend, Indiana 46601.

SOUTH BEND REDEVELOPMENT
COMMISSION



Marcia I. Jones, President

ATTEST:



Troy Warner, Secretary

EXHIBIT A

South Bend Redevelopment Commission: Request for Proposals

Purpose & Overview

The South Bend Redevelopment Commission (the "Commission") is soliciting proposals from private developers, including nonprofit entities, for the development of select City-owned parcels shown on the map to the right.

The pages that follow illustrate a vision of one possible way that each of the sites could be developed. Variations that follow the guidelines and general character expressed in this request are acceptable. Applicants may submit proposals for one, multiple, or all of the Development Proposal sites. If submitting proposals for more than one site, a separate proposal should be submitted for each site.

This RFP does not commit the Commission to award a contract or pay costs incurred in preparation of a proposal responding to this request. Proposals are accepted on a rolling basis and will be reviewed as they are received with no end date. For questions or clarifications, please contact the RDC at: RDCRFP@southbendin.gov prior to December 30, 2022.

Project Requirements

Each submitted proposals shall:

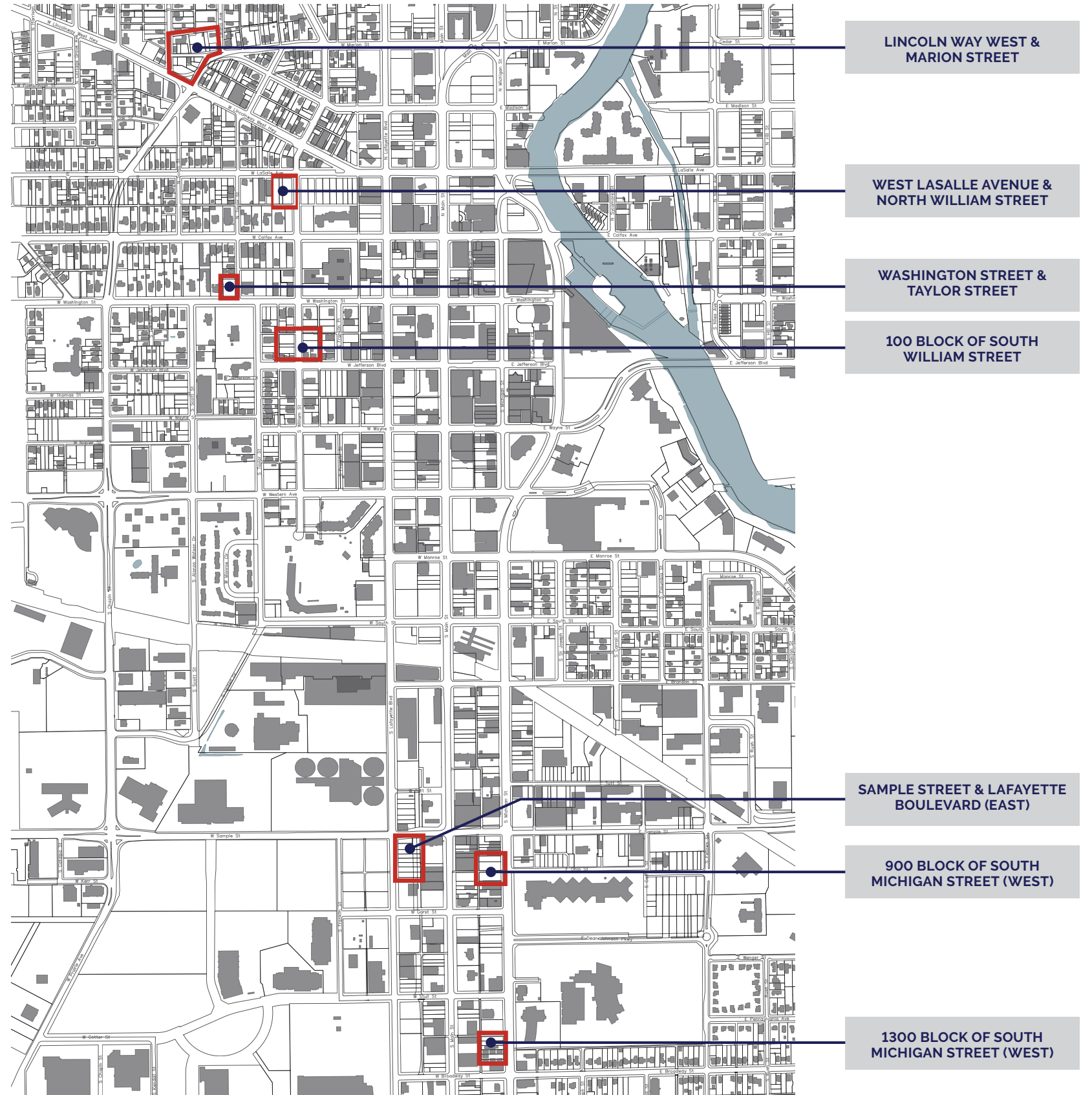
- Adhere to the general design principles outlined in the applicable Development Proposal;
- Meet zoning ordinance requirements;
- Be urban in building design and site layout;
- Reflect the architectural character of surrounding properties and South Bend's architectural history; and
- Feature a variety of housing options (size and price points) if housing is included.

Developer Requirements

Applicants submitting a proposal shall meet the following eligibility requirements:

- Applicants must be legally incorporated and in good standing or a validly-formed not-for-profit organization capable of demonstrating proof of tax-exempt status under Section 501(c) (3) of the Internal Revenue Code.
- Preference given to applicants with prior experience managing and completing all phases of construction for the building types illustrated in the project proposal.
- Applicants must comply with City of South Bend ordinances and all other federal, state, and local laws and regulations.
- Applicants must agree to hold the South Bend Redevelopment Commission harmless and to indemnify it and the City of South Bend for any damages or costs related to any claim, suit, or demand related to any action occurring as a result of the Applicant's proposal.

The Commission reserves the right to reject proposals submitted by Applicants who are not current on property taxes or utility payments for any properties currently owned, or for any other reason deemed to be in the best interests of the City.



South Bend Redevelopment Commission: Request for Proposals

Submission Requirements

All proposals must be submitted using the legal name of the organization with whom a contract would be executed and must be signed by an authorized representative. An electronic copy of the submittal, in a single PDF document, shall be submitted to RDCRFP@southbendin.gov with subject line of "**Bid: Infill Development Opportunity**" and include each of the following:

- **Cover Letter:** Provide a brief cover letter including an overview of the Applicant's organization, the proposed development, and proposed purchase price.
- **Organizational Information:** Detail the qualifications, skills, background, and relevant experience of the organization. Nonprofit applicants must provide a copy of its tax-exempt nonprofit status under Section 501(c)(3) of the Internal Revenue Code.
- **Narrative Description:**
 - Which project site is being addressed.
 - A description of how the proposed project meets the evaluation criteria and guiding principles associated with each individual project site.
 - The purchase price for project site.
 - A description of proposed building type(s). This must include the number of units, approximate unit size and number of bedrooms / baths per unit, and planned price point (market rate vs. subsidized).
 - Details about the project post-construction, such as proposed occupancy (i.e., rental, for-sale), overview of marketing plan for selling or renting unit(s), and overview of property maintenance and management plan (if maintaining ownership).
- **Budget:** Provide a clear understanding of the overall project budget and funding source(s) and basic project proforma, including the developer fee.
- **Timeline:** Provide a start-to-finish timeline for the implementation of the project, including timeframes for completion of major milestones.
- **Evidence of Financial Responsibility:** Must demonstrate ability to execute proposed project (see form: Statement of Qualification and Financial Responsibility included in this document).
- **Affidavit of Non-Collusion:** Applicant shall complete the Affidavit of Non-Collusion on the form provided. The Affidavit is affirmation that the Applicant has not colluded, conspired, connived, or agreed with any other Applicant or person, firm, or corporation regarding any submittal to the Commission.

The Commission shall not be responsible for errors and/or omissions on the part of the Applicant, and the Commission will not be responsible for making interpretations or deleting or correcting errors in calculations. The Commission expressly reserves the right to accept or reject any or all proposals, and to waive any informalities, irregularities, or technical defects if such are deemed, in the Commission's sole opinion, to be immaterial.

Evaluation Criteria

The Commission shall evaluate and consider the following factors in its review of bids:

- **RFP Requirements:** Proposal is complete and meets or exceeds the requirements of this request for proposals.
- **Consistency with City Plans and Studies:** Proposal is consistent with the goals of adopted development area and neighborhood plans (where applicable).
- **Design:** The size and character of the proposed development fits the general design principles for the site. Specifically, the building type(s), design, site layout, number of units, materials, and similar considerations will be evaluated.
- **Experience:** Applicant has sufficient experience in projects of similar type, size, and complexity.
- **Financial Responsibility:** The Applicant demonstrates the ability to finance and complete the Proposal in the timeframes stated.
- **Sustainability:** The degree to which sustainability features are incorporated beyond building code requirements.
- **Purchase Price:** Proposed purchase price for the city-owned lot(s)

Any other factors which will assure the Commission that the proposal will best serve the interest of the community, both from the standpoint of human and economic welfare and public funds expended.

Process for Evaluation

The staff of the South Bend Redevelopment Commission will review all submittals to determine whether they are complete and responsive to this RFP. Only submittals that are complete, responsive, and meet all requirements of this RFP will be evaluated. Complete and responsive submittals from qualified applicants will be reviewed in detail as they are submitted. If warranted, the Commission reserves the right to request clarification or additional information from individual applicants. If a bid is accepted, the bid will be publicly recommended at a meeting of the South Bend Redevelopment Commission.

Resources

City comprehensive plan, neighborhood plans, and residential market studies located at: www.southbendin.gov/departments/community-investment/planning-community-resources/plans-studies/

[South Bend Zoning Ordinance](#)

[TIF Districts](#)

Timeline

Issued RFP: November 10, 2022

Inquiry Deadline: December 30, 2022

Proposals Due: January 31, 2023

Proposer(s) Preliminary selection: Week of March 13, 2023

Development Proposal: Lincoln Way West & Marion Street

Summary

This project area is located along a major east-west street, at the fringe of downtown South Bend. The following proposal illustrates one successful way to transform a complicated and underutilized site along a mixed-use main street corridor. Variations of this proposal following the guidelines and general character expressed in this request are acceptable. The proposal balances the necessary amount of commercial and residential density while introducing buildings at a proper scale for the neighborhood. The proposal includes a variety of housing options including single family detached, various walk-up apartment house, live/work spaces, and single family detached houses organized in a cottage court community. Cottage court development would require the rezoning of the eastern-most parcels.



Existing Site Characteristics	
Total Site Area	1.27 Acres (55,313 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Near Northwest Neighborhood

Looking North toward mixed use buildings in the foreground with duplexes and cottage court in the distance

Development Proposal: Lincoln Way West & Marion Street

Guiding Principles for Site 1

- **Use:** Mixed-use and/or medium-scale residential
- **Setback:** At or near property line
- **Building Type:** Urban mixed-use buildings, walk-up apartments (stacked flats)
- **Height:** 1-3 story buildings
- **Design:** Minimum height of 12 feet for ground floor; entrances face Lincoln Way West and Leland Avenue; ample amount of windows to create a successful storefront
- **Parking:** Accessed from Marion Street and screened from street; can utilize public on-street parking as necessary



Possible/Potential Program (Site 1 Area Only)

Site 1 Area	28,785 SF (.66 Acres)
Building Use	Mixed-use and/or medium-scale residential
# of Residential Units	18 residences
Residential SF	13,400 SF
Commercial (Office + Retail) SF	6,225 SF
Residential Density	27 dwellings/acre
# of Parking Spaces	43 Total (27 off-street / 16 on-street)
<i>Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer</i>	

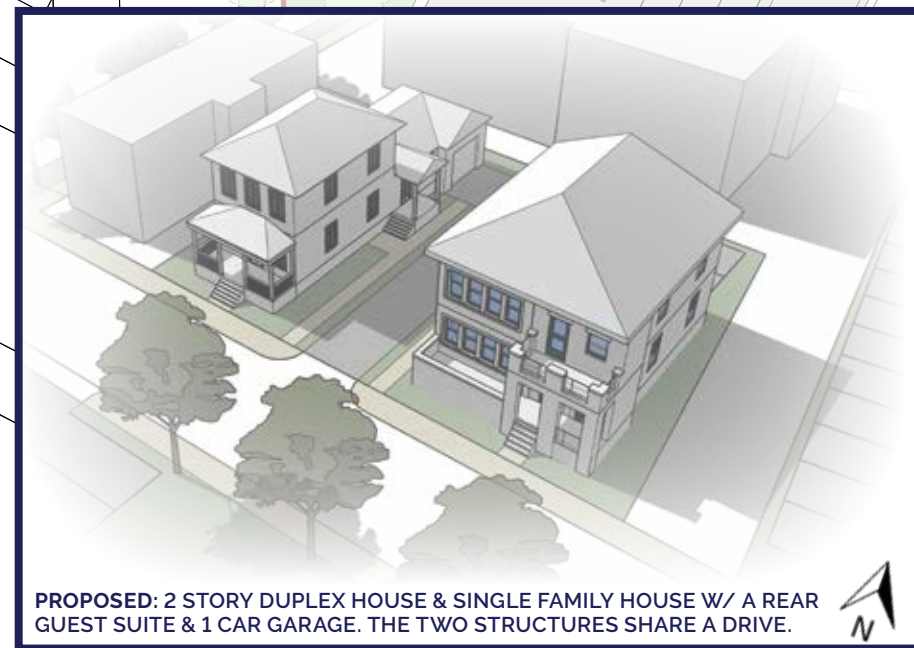
Development Proposal: Lincoln Way West & Marion Street

Guiding Principles for Site 2

- **Use:** Residential
- **Setback:** Modest setbacks
- **Building Type:** Detached house and/or duplex (Site 2) and Detached houses to form a cottage court with a fourplex terminating the court (Site 3)
- **Height:** 1.5 - 2 story buildings
- **Design:** Materials and architectural features consistent with surrounding properties; covered porches face the street; gable roof design; ample natural light in each unit
- **Parking:** Accessed from Marion Street and screened from street; can utilize public on-street parking as necessary
- **Alternative:** Instead of introducing a duplex house on the site, two detached single unit residences could be developed instead. These houses could still additionally include a guest suite or and ADU.



Possible/Potential Program (Site 2 Area Only)	
Site 2 Area	6,259 SF (.14 Acres)
Building Use	Residential
# of Residential Units	4 residences (3 primary units & a guest suite)
Residential SF	3,250 SF
Residential Density	28 dwellings/acre
# of Parking Spaces	5 Total (3 off-street / 2 on-street)



PROPOSED: 2 STORY DUPLEX HOUSE & SINGLE FAMILY HOUSE W/ A REAR GUEST SUITE & 1 CAR GARAGE. THE TWO STRUCTURES SHARE A DRIVE.



POSSIBLE ALTERNATIVE: 2 SINGLE FAMILY HOUSES WITH 1 CAR GARAGES AND A SHARED DRIVE.

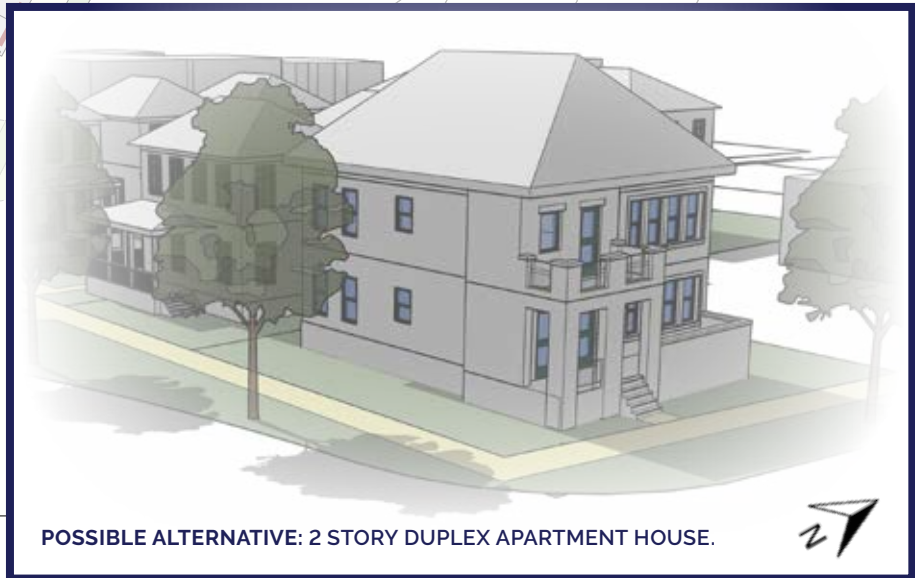
Development Proposal: Lincoln Way West & Marion Street

Guiding Principles for Site 3

- **Use:** Residential
- **Setback:** Modest setbacks
- **Building Type:** Detached house and/or duplex (Site 2) and Detached houses to form a cottage court with a fourplex terminating the court (Site 3)
- **Height:** 1.5 - 2 story buildings
- **Design:** Materials and architectural features consistent with surrounding properties; covered porches face the street and shared space; gable or hip roof design; landscaped shared space; ample natural light in each unit
- **Parking:** Accessed from Marion Street and screened from street; can utilize public on-street parking as necessary
- **Alternative:** The two detached cottages at the Leland Avenue curve could be replaced with a duplex house that provides for larger units and could add more physical presence at street and parklet.



Possible/Potential Program (Site 3 Area Only)	
Site 3 Area	24,145 SF (.55 Acres)
Building Use	Residential
# of Residential Units	12 residences
Residential SF	9,630 SF
Residential Density	22 dwellings/acre
# of Parking Spaces	12 Total (12 off-street)



Development Proposal: West LaSalle Avenue & North William Street

Summary

The site is in the Near West Side Neighborhood and the West LaSalle National Historic District, adjacent to Downtown South Bend. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable. Cottage court development would require the rezoning of western most parcels.



Street view along West LaSalle Avenue

Existing Site Characteristics

Total Site Area	1.31 Acres (56,908 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Near West Side

Development Proposal: West LaSalle Avenue & North William Street

Guiding Principles

- **Use:** Residential
- **Setback:** Modest setback that engages street
- **Building Type:** Mixture of building types including detached houses or duplexes on the west side of the site, walk-up apartment (stacked flats), and apartment house
- **Height:** 2-3 story walk-up apartments and 1.5-2 story detached houses
- **Design:** Inviting shared entrance (porches or stoops) facing street; materials and architectural features consistent with surrounding properties including church on the northwest corner; functional semi-private open space for cottage court residents
- **Parking:** Accessed from alley and not visible from street; can utilize public on-street parking as necessary



PROPOSED: 2 TO 3 STORY SMALL APARTMENT BUILDINGS AND COTTAGE COURT DEVELOPMENT



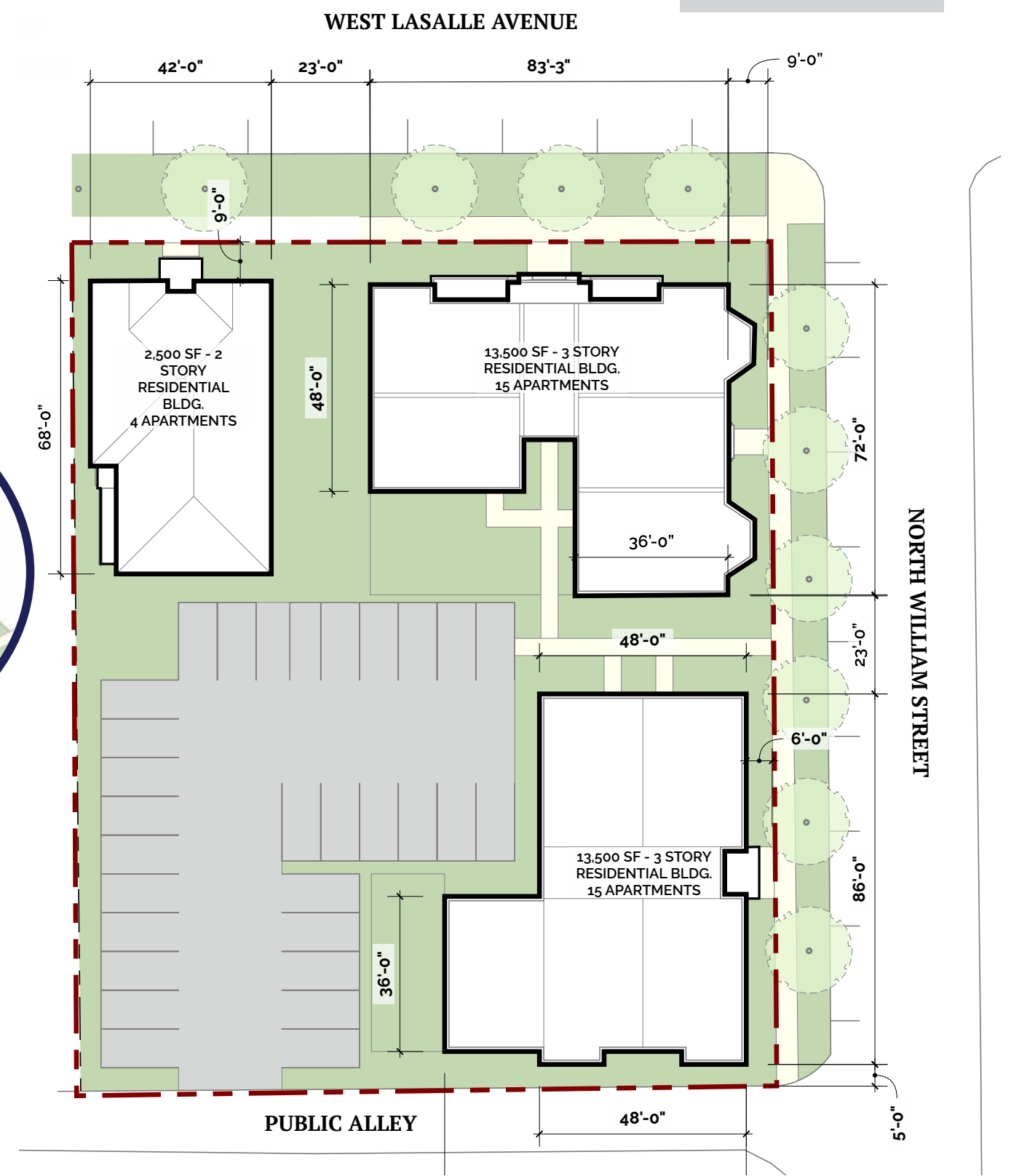
POSSIBLE ALTERNATIVE: SMALL APARTMENT BUILDINGS AND A DUPLEX UTILIZING ONLY CITY-OWNED PARCELS OF THE EAST SITE

Potential Program (East Site)

# of Units	24 - 36
Typical Size of Units	600 - 800 sq. ft.
# of Parking Spaces	28 off-street / 13 on-street

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer

AVERAGE NET DENSITY:
26 - 35 DWELLING/ACRES



Development Proposal: Washington Street & Taylor Street

Summary

The site is in the Near West Side Neighborhood and falls within the West Washington National Historic District and is adjacent to grand historic residences, large historic apartment buildings, modest residences, and some small commercial. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable.



Street view along Washington Street

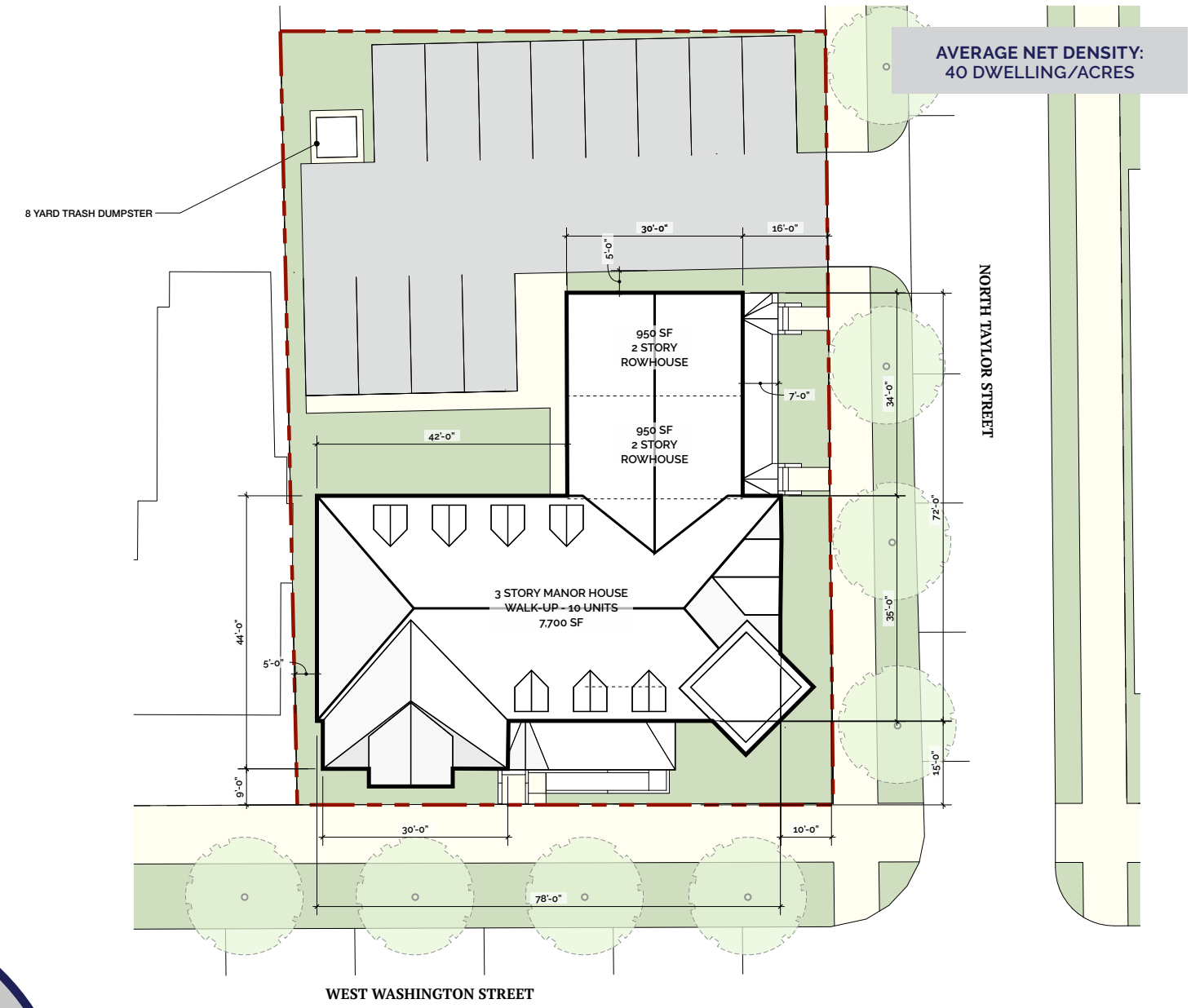
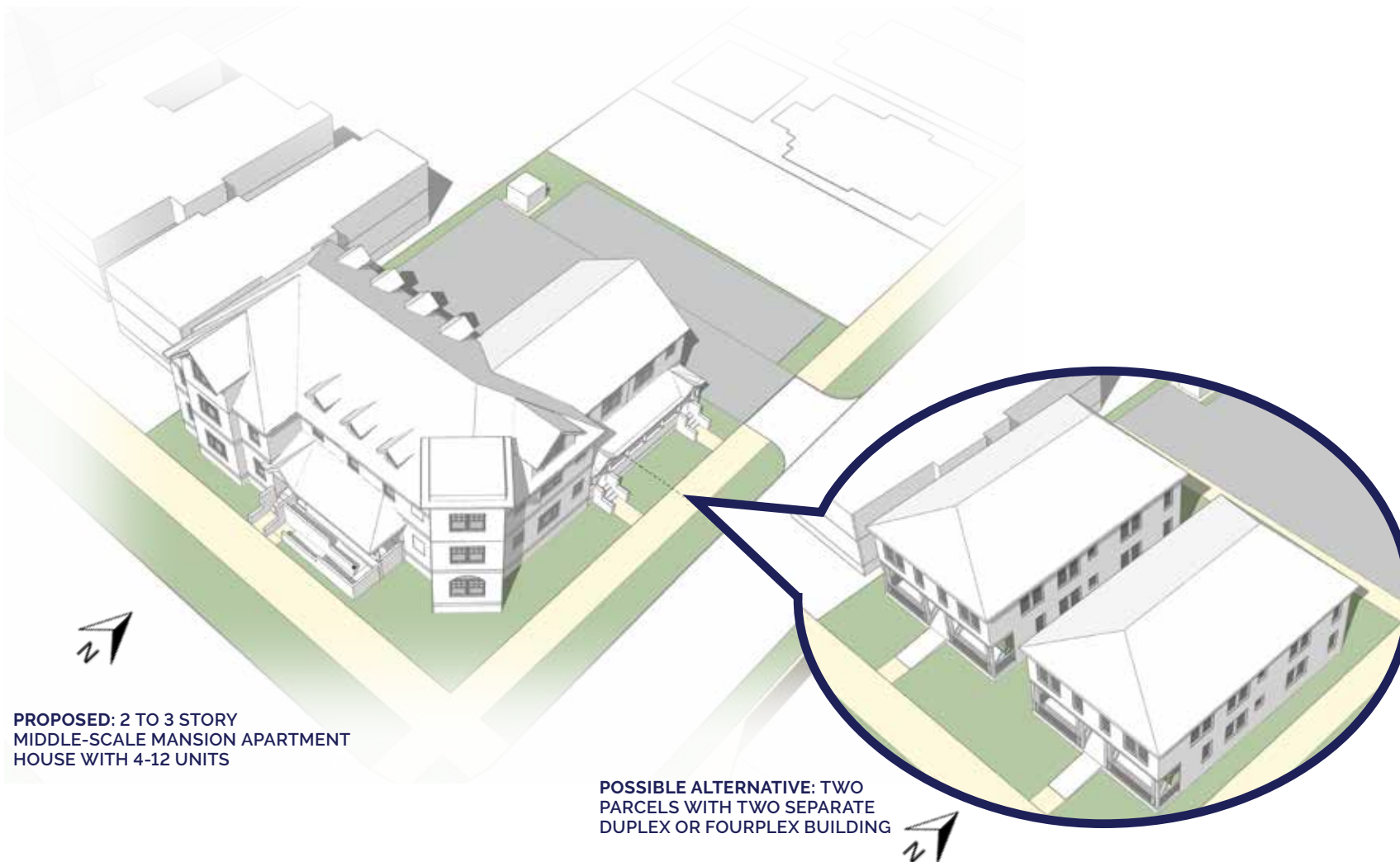
Existing Site Characteristics

Total Site Area	0.28 Acres (12,112 sq. ft.)
Zoning	(U3) Urban Neighborhood 3
Neighborhood	Near West Side Neighborhood

Development Proposal: Washington Street & Taylor Street

Guiding Principles

- **Use:** Residential; could be divided into two lots
- **Setback:** Minimal setback, in context with surrounding properties
- **Building Type:** Walk-up apartments, townhouses that appear to be a large single-family home
- **Height:** 2-3 story building
- **Design:** Materials and architectural features consistent with surrounding properties; scale building to be consistent with surrounding structures; covered porches and/or stoops; accessibility ramp integrated into the porch entry and concealed with masonry or stone wall; ground floor accessible units; windows should be consistent with architectural design of building; gable or hip roof; architectural gesture at corner
- **Parking:** Accessed from Taylor Street; can utilize public on-street parking as necessary
- **Alternative:** Instead of one large mansion house apartment, the site could be split and developed into two separate parcels each with a duplex or fourplex building.



Possible/Potential Program

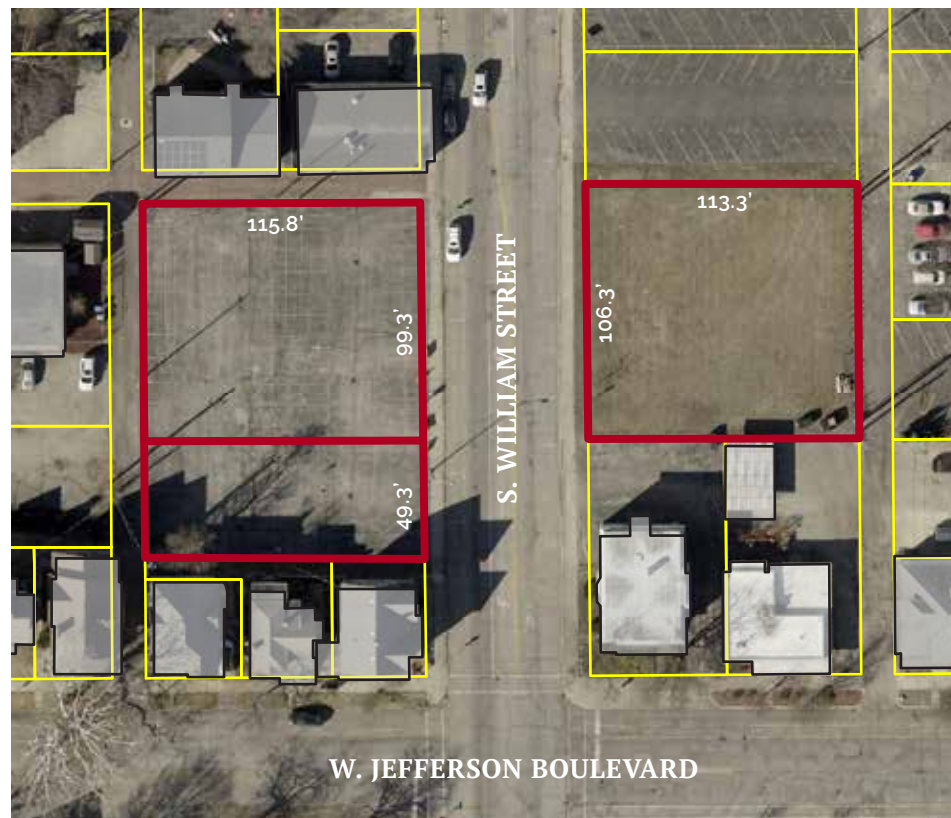
Building Use	Residential
Residential Space	9,600 sf
Number of Apartment Units	10 (up to 12)
Number of Townhomes	2 (950 sf ea.)
# of Parking Spaces	20 Total (12 off-street / 8 on-street)

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer.

Development Proposal: 100 Block of South William Street

Summary

These sites are on the border between the Near West Side Neighborhood and Downtown South Bend. The following proposal illustrates one possible way that the two sites located across the street from one another could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable.



Existing Site Characteristics

Total Site Area	0.67 Acres (29,200 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Downtown South Bend & Near West Side



Street view down South William Street

Development Proposal: 100 Block of South William Street

Guiding Principles

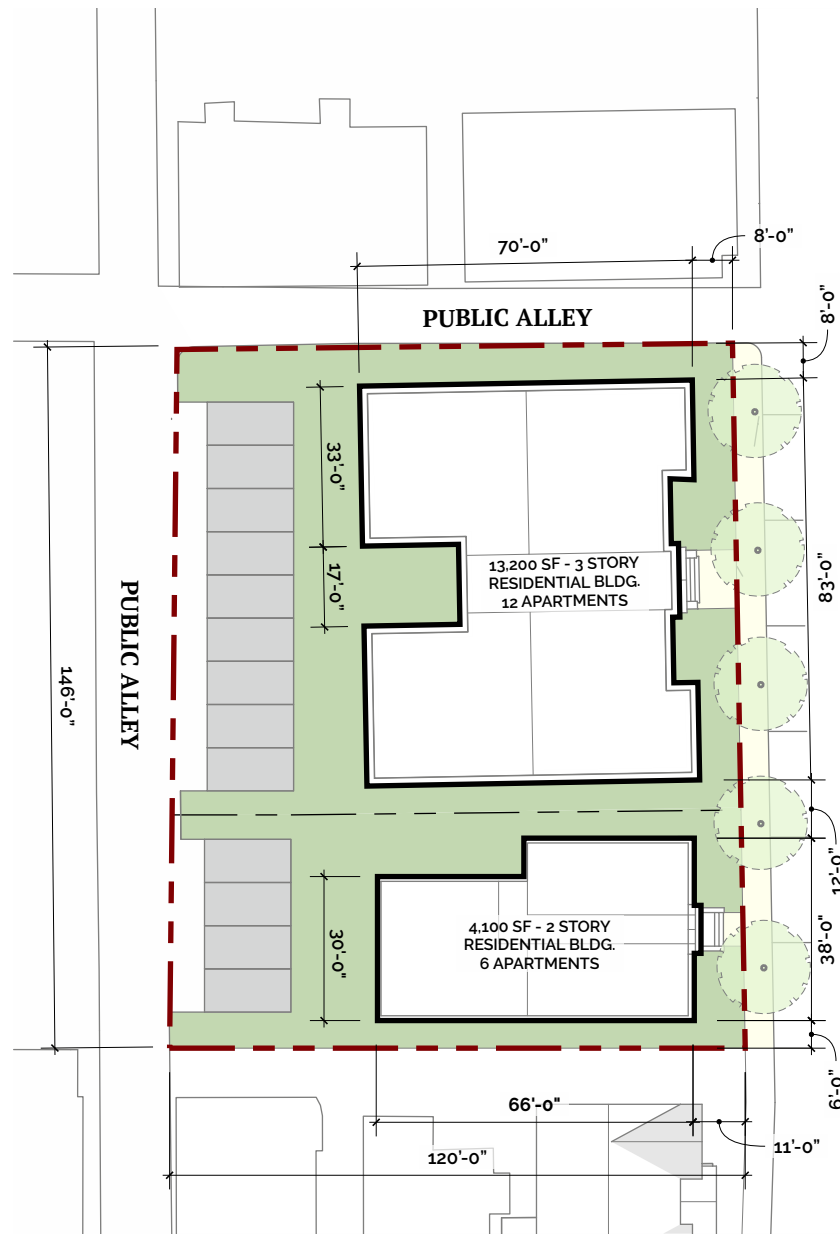
- **Use:** Residential
- **Setback:** Modest setback that engages street
- **Building Type:** Walk-up apartments (stacked flats) and/or apartment houses
- **Height:** 2-3 story buildings on west side, 3-4 story on east side
- **Design:** Inviting shared entrance facing street; materials and architectural features consistent with surrounding properties; flat roof on walk-up apartment buildings and hip roof on apartment house; ample natural light for each unit
- **Parking:** Accessed from alley and not visible from street; can utilize public on-street parking as necessary



PROPOSED: 3 TO 4 STORY MIDDLE-SCALE MULTIPLEX (WALK-UP APARTMENTS)



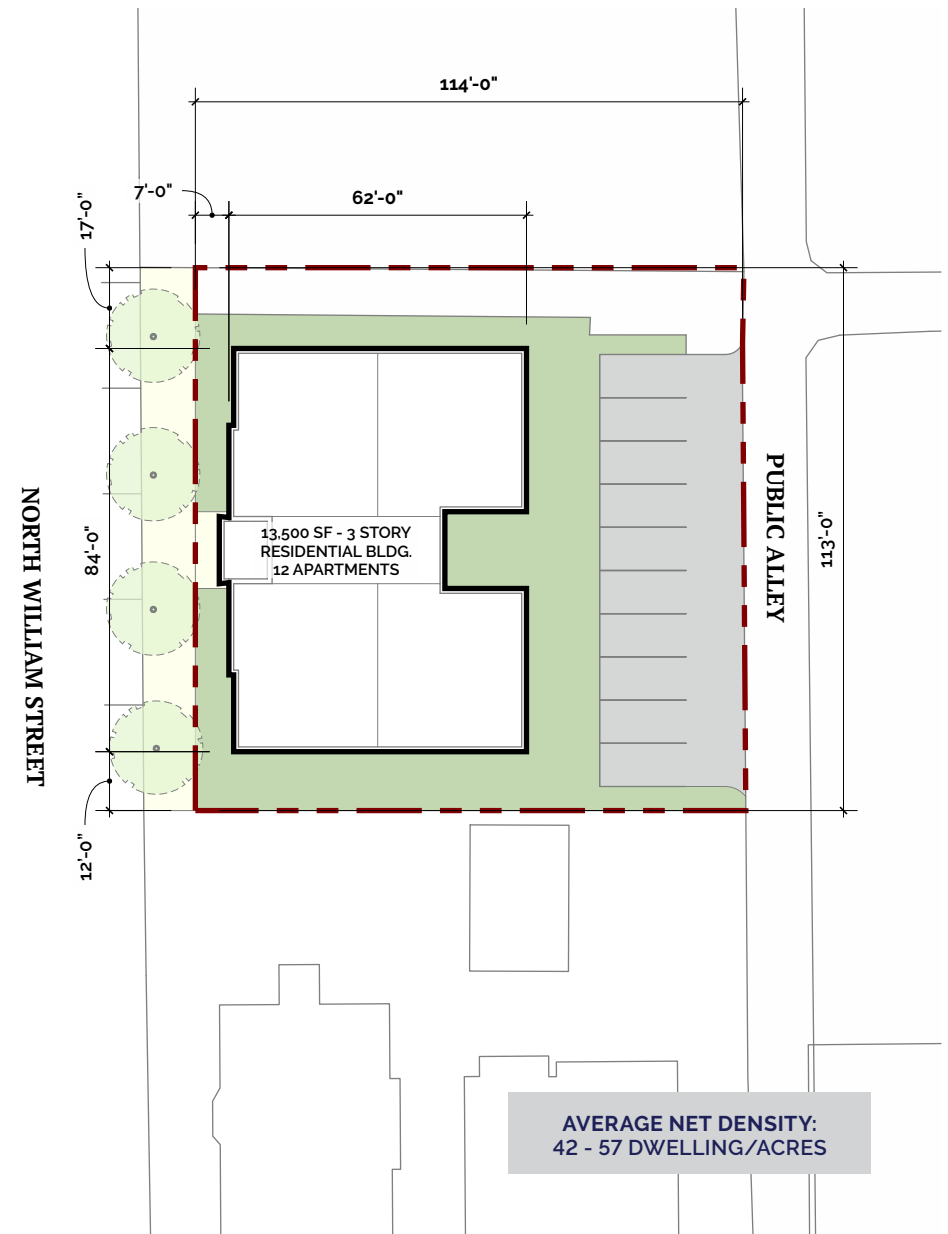
POSSIBLE ALTERNATIVE: ATTACHED 3-FLATS ON WEST SITE INSTEAD OF MULTIPLEX



Potential Program (West Site Area)

# of Units	16 - 22
Typical Size of Units	500 - 1000 sq. ft.
# of Parking Spaces	13 off-street / 6 on-street

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer.



Potential Program (East Site Area)

# of Units	12 - 16
Typical Size of Units	850 - 1000 sq. ft.
# of Parking Spaces	10 off-street / 5 on-street

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer.

AVERAGE NET DENSITY:
42 - 57 DWELLING/ACRES

Development Proposal: Sample Street & Lafayette Boulevard (East)

Summary

The site, near Downtown South Bend, is along Sample Street and Lafayette Boulevard at a highly visible, signalized intersection. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable.



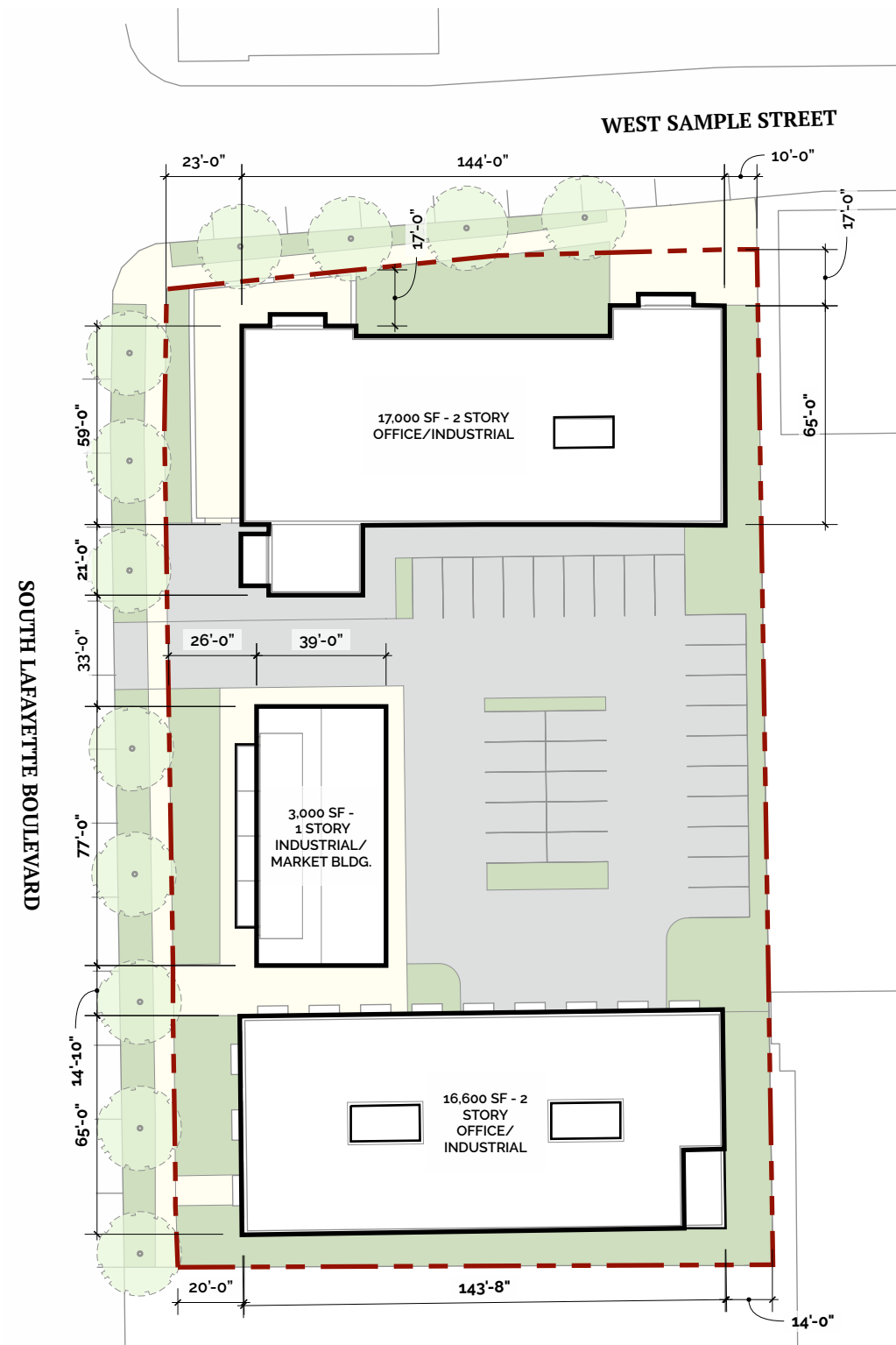
Street view at corner of West Sample Street and South Lafayette Boulevard

Existing Site Characteristics	
Total Site Area	1.16 Acres (50,743 sq. ft.)
Zoning	(I) Industrial
Neighborhood	Ignition Park

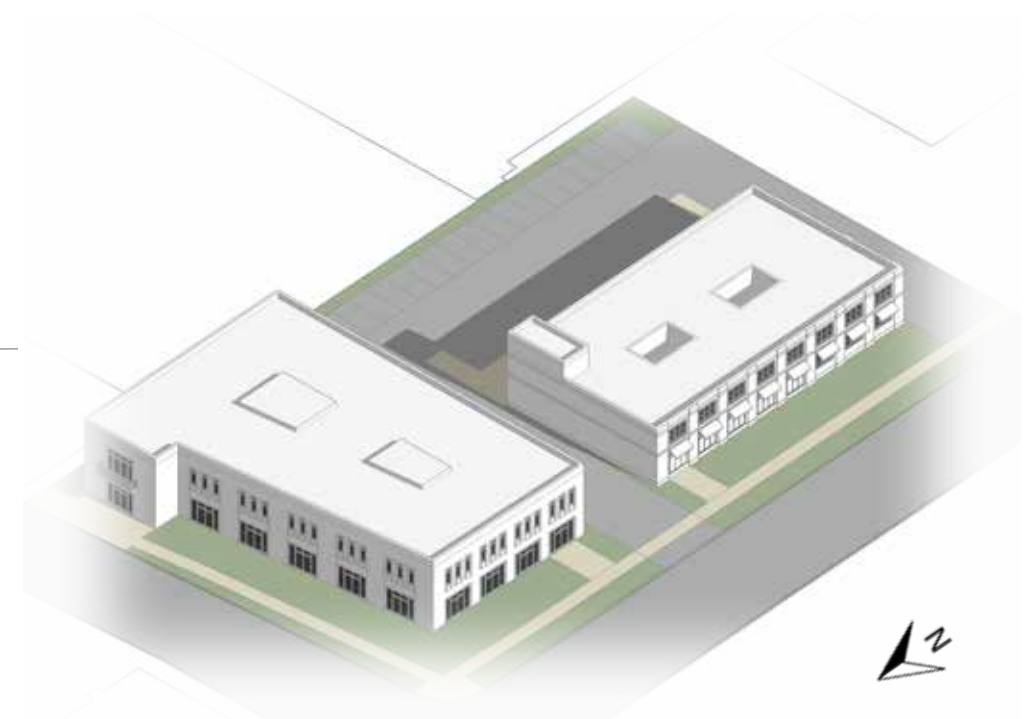
Development Proposal: Sample Street & Lafayette Boulevard (East)

Guiding Principles

- **Use:** Flexible office or industrial space
- **Setback:** Building sits at or near zoning ordinance minimums
- **Building Type:** Urban industrial/office
- **Height:** 1-2 story buildings
- **Design:** Flexible ground floor to allow for office or industrial use; facades support a pedestrian-friendly environment, address the street with ample amount of windows, create functional outdoor spaces, and shade primary entrances; architectural details to break down the larger mass and long facade of the overall buildings
- **Parking:** Access parking from Lafayette Boulevard including loading and truck access; not visible from Sample Street (encourage landscaping or creative screening options)



PROPOSED: 1 TO 2-STORY BUILDINGS GROUPED TO FORM AN INTERNAL PARKING/LOADING COURT WITH ACCESS FROM S LAFAYETTE BOULEVARD



POSSIBLE ALTERNATIVE: LARGER FOOTPRINT BUILDINGS WITH TWO ACCESS DRIVES TO PARKING/LOADING BEHIND

Possible/Potential Program

Building Use	Industrial, Institutional, Workshop, Commercial
Building Area	19,800 sq. ft. (1-story only) or up to 39,600 sq. ft (2-story buildings)
# of Parking Spaces	29 off-street / 17 on-street

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer

Development Proposal: 900 Block of South Michigan Street (West)

Summary

This site is located along the city's primary north-south street just south of downtown South Bend. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable. Taking cues from the width of the street and remaining buildings along the main street, the proposed buildings are scaled to match the pattern of commercial buildings. Residential or artist flats are an alternative use for all above grade levels.



Street view down South Michigan Street

Existing Site Characteristics

Total Site Area	0.68 Acres (29,575 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Southeast Neighborhood (adjacent)

Development Proposal: 900 Block of South Michigan Street (West)

Guiding Principles

- **Use:** Mixture of industrial, institutional, workshop, small scale commercial uses
- **Setback:** Building built at or near property line
- **Building Type:** Urban industrial, shop, or institutional
- **Height:** 1-4 story building (ideally 2-3 story) with a minimum 12-foot floor height for first floor
- **Design:** "Main street" building design; front entrance faces Michigan Street; large windows on each floor to increase natural light; materials and architectural features consistent with surrounding properties; pitched flat roof with appropriately scaled parapet; truck access, trash, and recycling accessed from alley
- **Parking:** Accessed from alley and not visible from street; can utilize public on-street parking as necessary



Possible/Potential Program

Building Use	Industrial, Institutional, Workshop, Light. Commercial
Industrial/Institutional Space	15,000 SF
Light Commercial	3,000 SF
Workshop/ Office	3,000 SF
# of Parking Spaces	35 Total (27 off-street/ 8 on-street)

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer

Development Proposal: 900 Block of South Michigan Street (West)



PROPOSED: LEFT BLDG - 2 STORY WORKSHOP/OFFICE/ LIGHT COMMERCIAL BUILDING - 3,000 SF;
RIGHT BLDG - 2 STORY 15,000 SF INDUSTRIAL/INSTITUTIONAL BUILDING



POSSIBLE ALTERNATIVE: LEFT BLDG - 3 STORY WORKSHOP/OFFICE/LIGHT COMMERCIAL BUILDING - 3,000 SF;
RIGHT BLDG - 3 STORY 15,000 SF INDUSTRIAL/INSTITUTIONAL BUILDING



POSSIBLE ALTERNATIVE: LEFT BLDG - 3 STORY WORKSHOP/OFFICE/LIGHT COMMERCIAL BUILDING - 3,000 SF;
RIGHT BLDG - 3 STORY 15,000 SF INDUSTRIAL/INSTITUTIONAL BUILDING; 1,500 SF ELEVATED SHARED SPACE OVER RIGHT OF WAY.

Development Proposal: 1300 Block of South Michigan Street (West)

Summary

The site is located along Michigan Street, South Bend's primary north-south street, but is farther away from the active core of downtown, in what is more of an industrial part of the city. The following proposal illustrates one possible way that the site could be developed. Variations of this proposal following the guidelines and general character expressed in this request are acceptable.



Street view along South Michigan Street

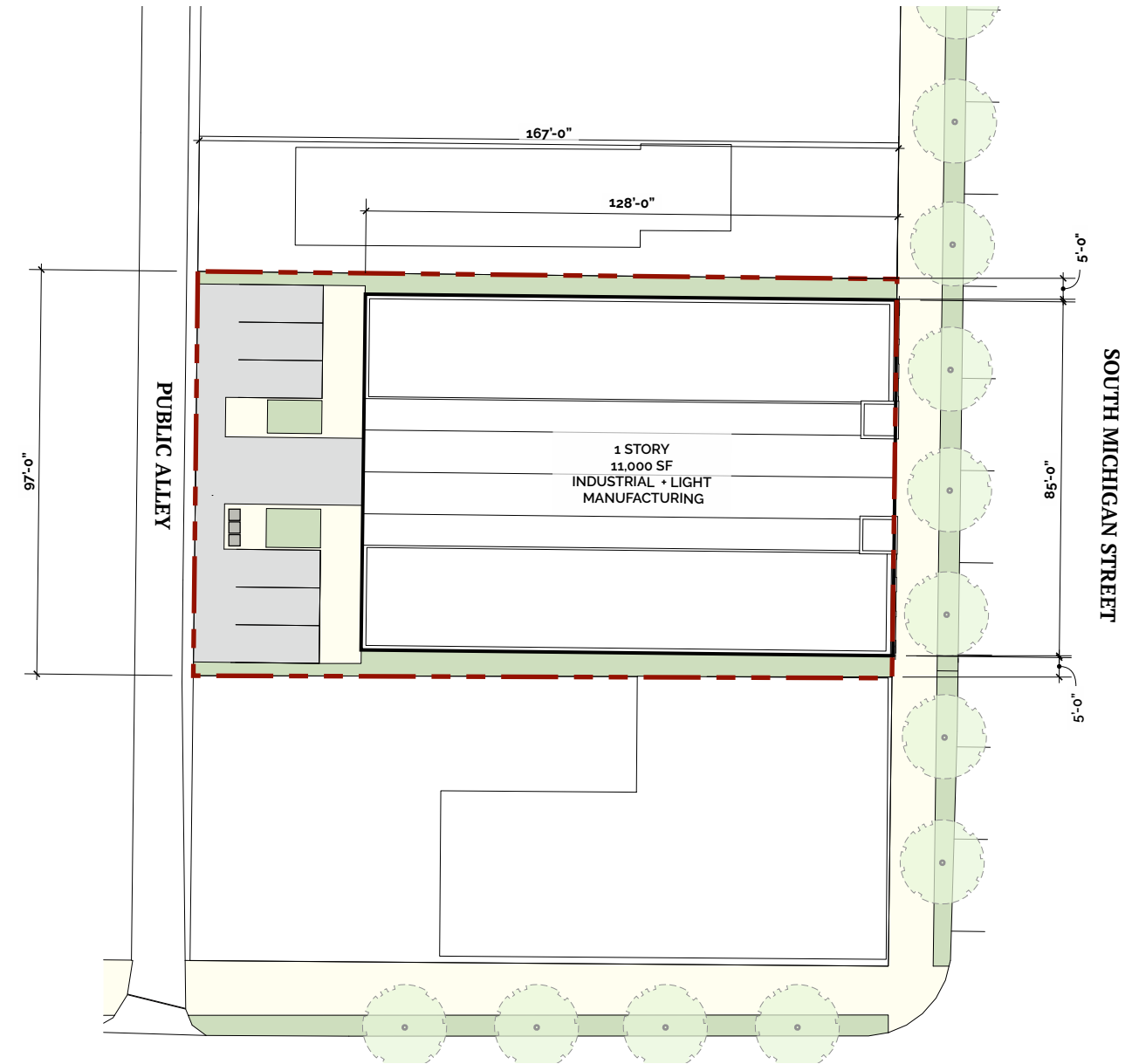
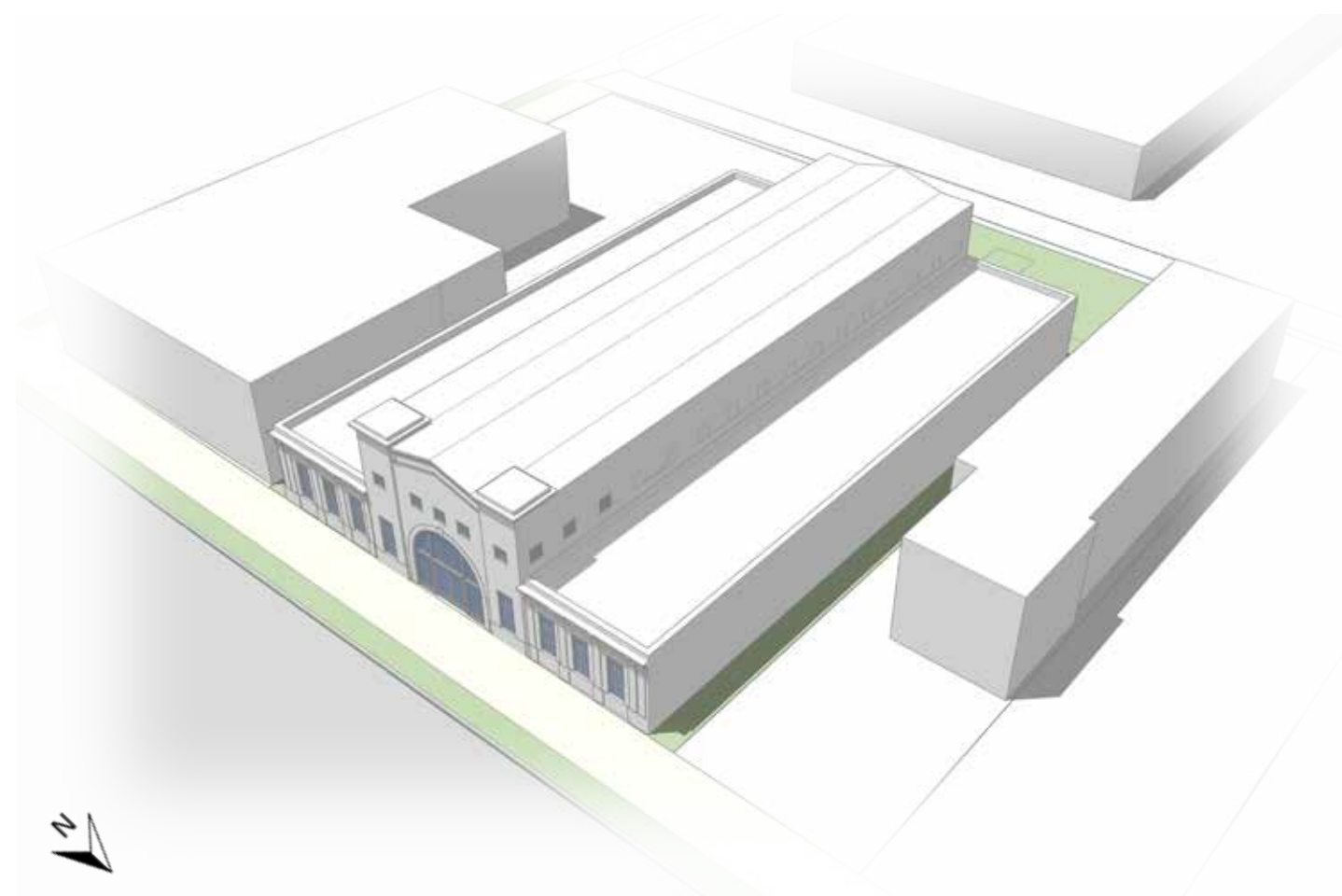
Existing Site Characteristics

Total Site Area	0.49 Acres (21,532 sq. ft.)
Zoning	(NC) Neighborhood Center
Neighborhood	Southeast Neighborhood (adjacent)

Development Proposal: 1300 Block of South Michigan Street (West)

Guiding Principles

- **Use:** Light industrial, commercial, office space, and residential above
- **Setback:** At or near property line
- **Building Type:** Urban industrial or shop
- **Height:** 1-3 story building with a minimum 12-foot floor height for first floor
- **Design:** Style of the building should take inspiration from the heritage of South Bend's industrial buildings; flexible design that can allow space to be divided into smaller tenant suites and workspaces for industrial and light commercial uses; materials and architectural features consistent with surrounding properties; dumpsters screened from view; pitched flat roof with appropriately scaled parapet
- **Parking:** Accessed from alley and not visible from street; can utilize public on-street parking as necessary; trash and recycling pick up, and truck unloading accessed from alley



Possible/Potential Program

Building Use	Light Industrial, Commercial, Office,
Industrial/Commercial (Flexible)	11,000 SF
Building Height	1 Story (Tall Ceiling)
# of Parking Spaces	11 Total (6 off-street/ 5 on-street)

Note: No parking is required by the zoning ordinance but may be provided at the discretion of the developer. Industrial/Institutional Space and Office. Light Commercial Space is interchangeable and yields should be determined by the developer.