



Ephesus/Fordham Form District Permit Application

A Form Permit is required for all land distributing activity, as defined in LUMO 3.11.4.6.C.1.a, and any changes of use or change of type of occupancy of any land or structure as defined in LUMO 3.11.4.7.C.1.b, within the Ephesus/Fordham Form District as defined in LUMO 3.11.2. **Projects with multiple buildings must complete pages 3-4 for each building.**

Parcel Identifier Number(s) (PIN): 9799460556, 9799368876, 9799461879 Date: 7-9-2018
 Revised: 5-31-2019

Section A: Project Information

Project Name: Tarheel Lodging Redevelopment
 Property Address: 1742 & 1740 Fordham Blvd Zip Code: 27514
 Project Description: Phase-I: Demolition of Hong Kong restaurant and development of TRU Hotel by Hilton (97 rooms), Phase-II: Demolition of the Quality Inn and construction of a commercial office building (3-story) and multi-family residential housing 234+/-du

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Scott Murray Land Planning, Inc.
 Address: 1450 Environ Way
 City: Chapel Hill State: NC Zip Code: 27517
 Phone: 252-213-9501 Email: smurray@stmlandplan.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Scott T. Murray* Date: May 31, 2019

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Tarheel Lodging LLC and Unicorn Group Fifteen LLC (Attn: Atma Hotel Group Inc./Neil Kapadia and Manish Atma)
 Address: 6110 Falconbridge Rd., Suite 200
 City: Chapel Hill State: NC Zip Code: 27517
 Phone: (704) 806-7615 Email: nkapadia@rkinvestors.com manish@atmahotelgroup.com

The undersigned hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate. The undersigned further authorizes Town staff to enter the property(ies) for the purposes of conducting a site visit(s) to evaluate existing site conditions.

Signature: *[Signature]* Date: May 31, 2019

REV August 3, 2017

NOTE All fields in sections C - G refer to this specific Development application submittal unless otherwise noted. All fields must

be filled. Enter NA for information that is not applicable to this Development application submittal.

Section C: Project Summary

Types of work proposed: (select all that apply)

- Addition
 Change of Use
 Demolition
 New Building
 Street / Right of Way
 Parking
 Replace Building
 Utilities
 Other:

| | | | |
|--------------------------------------|----------------------|--|----------------------|
| Zoning District | WX-5/WX-7 | Net Land Area (Sq. Ft.): Requirement 3.11.2.3&4.1 | 4.98 AC (217,040 SF) |
| Proposed Land Disturbance (Sq. Ft.): | 6.52 AC (284,074 SF) | Gross Land Area (Sq. Ft.): Refer to Standard 3.11.2.7.E | 6.97 AC (303,787 SF) |
| Project Limits (Sq. Ft.) | 7.62 AC (332,096 SF) | Proportion of residential floor area to non-residential floor area | 78.5 % TO 21.5 % |

| Requirement: 3.11.2.3&4-1 Standard: 3.11.2.7.F-G | Land Area (Sq. Ft.) | | Proportion of floor area 3-sty/5-sty | | Ratio | | Space Required | | Space Provided /credited | | Space met thru payment in lieu | PIL Note |
|--|---------------------|---|--------------------------------------|---|-----------------|---|----------------|---|--------------------------|---|--------------------------------|----------------|
| Outdoor Amenity Space – all uses (NLA) | 217,040 SF | X | 1 | X | .06 | = | 13,023 | - | 17,186 SF | = | 0 SF | 90% max |
| Active Recreation Space- residential (GLA) | 238,453 SF* | X | 41,968 SF/ 196,485 SF | X | .08/ .12 | = | 26,936 SF | - | 20,283 SF/ 13,468 SF | = | 13,468 SF | 50% min |

*Residential Land Area 78.5% of GLA

| | Existing (pre- construction) | Proposed Demolition | Proposed New | Net Total, As Proposed |
|---|------------------------------|---------------------|--------------|------------------------|
| Floor Area, Dwelling Units | | | | |
| Hospitality (Sq. Ft.) | 40,752 SF | 40,752 SF | 43,040 SF | 43,040 SF |
| Office (Sq. Ft.) | 0 | 0 | 42,455 SF | 42,455 SF |
| Retail (Sq. Ft.) | 5,965 SF | 5,965 SF | 0 | 0 |
| Residential (Sq. Ft.) | 0 | 0 | 312,037 SF | 312,037 SF |
| Institutional/Civic (Sq. Ft.) | 0 | 0 | 0 | 0 |
| Total Floor area (Sq. Ft.) | 46,717 SF | 46,717 SF | 397,532 SF | 397,532 SF |
| Total residential units | n/a | n/a | 234 +/- | 234 +/- |
| Affordable housing units | n/a | n/a | 0 | 0 |
| Site Data | | | | |
| Number of Buildings | 3 | 3 | 5 | 5 |
| Vehicular parking | 127 SP | 127 SP | 572 sp | 572 SP |
| Bicycle parking | 0 SP | 0 SP | 144 SP | 144 SP |
| Impervious surface area (Sq. Ft.) | 147,877 SF | 147,877 SF | 177,376 | 177,376 |
| Impervious Surface (% of Net Land Area) | 68.14 | 68.14 | 81.73 | 81.73 |
| Site Improvements | | | | |
| Public Streets (Linear Ft.) | 0 LF | 0 LF | 890 LF | 890 LF |
| Bike facilities (Linear Ft.) | 0 LF | 0 LF | 943 LF | 943 LF |
| Sidewalk (Linear Ft.) | 0 LF | 0 LF | 2,412 LF | 2,412 LF |
| Greenways (Linear Ft.) | 0 LF | 0 LF | 0 LF | 0 LF |

Submit a copy of pages 3-4 / Sections D-F for each building proposed.**Building Information**

| | | | | | |
|--------------------------|--------------------|------------------------|-----------|---|--------------------------------------|
| Building Address* | 1742 Fordham Blvd. | Floor Area (sf) | 43,040 SF | Height (ft. & # of stories) Requirement: 3.11.2.3&4.3 Standard: 3.11.2.7.K | 4 STY. Proposed (52.5' Height) |
|--------------------------|--------------------|------------------------|-----------|---|--------------------------------------|

*Established Orange County Emergency-911 addresses. Contact the Planning office to establish an address.

Section D. Lot, Building Placement, Streetscape

Block Length: 450' maximum. **Block Perimeter:** 1800' maximum **Requirement:** 3.11.2.3&4.2 **Standards:** 3.11.2.7.C-D
Measured from ROW line to ROW line, or property line where not abutted by ROW.

Setbacks & Build-To-Zone (BTZ) Requirements: 3.11.2.3&4.2 **Standards:** 3.11.2.7.-I. Setback and build to zone requirement applies to building face for Type A/B Frontages. Build-to-zone requirement is expressed as a percentage of lot width or project boundary width if project boundary is less than the lot width.

Streetscape Requirements: 3.11.2.5. Min average spacing for Canopy Tree Plantings is 40 ft. on center

Parking Location: 3.11.2.5 Except in vehicular way or below grade, parking must be 30 ft. behind facade for Type A-B.

| Setback / Frontage Type | Setback (min/max) | BTZ | Ped Way Sidewalk | Ped Way Tree zone | Surface Parking | Hedge Zone | Street Sidewalk | Street Tree Zone |
|----------------------------|-------------------|----------|------------------|-------------------|---|------------|-----------------|------------------|
| Front: Type A-1 Frontage | 0 ft. / 10 ft. | .80 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type A-2 Frontage | 0 ft. / 10 ft. | .60 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type B Frontage | 0 / 20 / 85 ft. | .60 min. | 8 ft. min. | 8 ft. min. | 60 ft. max. | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: Type C Frontage | 5 ft. / NA | NA | 6 ft. min. | 8 ft. min. | NA | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: No Frontage | 0 or 5 ft. / NA | NA | NA | NA | NA | NA | NA | NA |

| Site / Streetscape Element widths | | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | |
|--|--|---------------------|---|--|------------|--|
| Direction / Street Name | | Fordham Service Dr. | Fordham Service Dr. (wrapped frontage) | Novus Lane | | |
| Setback / Frontage Type* | | Type-B | Type-A1 | Type-A1 | | |
| Frontage Width (property line to line) | | 145' | 75' | 245.9' (Ph-I + Temporary OAS-1b Frontage) | | |
| Lot | Block Length | 550'** | 550'** | 279.2' | | |
| | Block Perimeter | 1,500 lf | 1,500 lf | 1,500 lf | | |
| Placement | Facade Length/Lot Frontage (and Credited OAS) | 137.5'/145' | 65'/75' | 207.2'/245.9' | | |
| | % of Frontage w/ Facade | 94.8% | 86.7% | 84.3% | | |
| | Front Setback | varies 10'-20' | 17' | 10' | | |
| Pedestrian Way | Sidewalk | 10' | 10' | 10' | | |
| | Tree Planting Zone | 8' | 8' | 8' | | |
| Vehicular Way | Parking Area | n/a | n/a | entry court drop | | |
| | Hedge or Wall (36" min) | n/a | n/a | provided | | |
| Streetscape | Sidewalk | 10' | 10' | 10' | | |
| | Tree Planting Zone | 8' | 8' | 8' | | |

*List "wrapped" or corner lot application of frontages separately from the applicable base frontage according to Section 3.11.2.D.4

** Block length restricted by NCDOT intersection spacing requirements outside the control of this developer.

Submit a copy of pages 3-4 / Sections D-F for each building proposed.**Building Information**

| | | | | | |
|--------------------------|------------|------------------------|-----------|---|--------------------------------------|
| Building Address* | unassigned | Floor Area (sf) | 42,455 sf | Height (ft. & # of stories) Requirement: 3.11.2.3&4.3 Standard: 3.11.2.7.K | 3 STY. Proposed (60' Max. Ht.) |
|--------------------------|------------|------------------------|-----------|---|--------------------------------------|

*Established Orange County Emergency-911 addresses. Contact the Planning office to establish an address.

Section D. Lot, Building Placement, Streetscape

Block Length: 450' maximum. **Block Perimeter:** 1800' maximum **Requirement:** 3.11.2.3&4.2 **Standards:** 3.11.2.7.C-D
Measured from ROW line to ROW line, or property line where not abutted by ROW.

Setbacks & Build-To-Zone (BTZ) Requirements: 3.11.2.3&4.2 **Standards:** 3.11.2.7.-I. Setback and build to zone requirement applies to building face for Type A/B Frontages. Build-to-zone requirement is expressed as a percentage of lot width or project boundary width if project boundary is less than the lot width.

Streetscape Requirements: 3.11.2.5. Min average spacing for Canopy Tree Plantings is 40 ft. on center

Parking Location: 3.11.2.5 Except in vehicular way or below grade, parking must be 30 ft. behind facade for Type A-B.

| Setback / Frontage Type | Setback (min/max) | BTZ | Ped Way Sidewalk | Ped Way Tree zone | Surface Parking | Hedge Zone | Street Sidewalk | Street Tree Zone |
|----------------------------|-------------------|----------|------------------|-------------------|---|------------|-----------------|------------------|
| Front: Type A-1 Frontage | 0 ft. / 10 ft. | .80 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type A-2 Frontage | 0 ft. / 10 ft. | .60 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type B Frontage | 0 / 20 / 85 ft. | .60 min. | 8 ft. min. | 8 ft. min. | 60 ft. max. | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: Type C Frontage | 5 ft. / NA | NA | 6 ft. min. | 8 ft. min. | NA | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: No Frontage | 0 or 5 ft. / NA | NA | NA | NA | NA | NA | NA | NA |

| Site / Streetscape Element widths | | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | |
|--|--|----------------|------------------------------------|------------------------|------------|--|
| Direction / Street Name | | Novus Lane | New Street-A (wrapped frontage) | New Street-A | | |
| Setback / Frontage Type* | | Type-A1 | Type-A3 | Type-A3 | | |
| Frontage Width (property line to line) | | 145.9' | 75' | 310' | | |
| Lot | Block Length | 279.2' | 385' | 385' | | |
| | Block Perimeter | 1,500 lf | 1,500 lf | 1,500 lf | | |
| Placement | Facade Length/Lot Frontage (and Credited OAS) | 145.9'/145.9' | 75' | 258.6'/310' | | |
| | % of Frontage w/ Facade | 100% | 100% | 83.4% | | |
| | Front Setback | varies 0'-3.5' | varies 0'-3' | varies 0'-3' | | |
| Pedestrian Way | Sidewalk | 10' | 6' | 6' | | |
| | Tree Planting Zone | 8' | 8' | 8' | | |
| Vehicular Way | Parking Area | none | none | structured setback 70' | | |
| | Hedge or Wall (36" min) | n/a | n/a | provided | | |
| Streetscape | Sidewalk | 10' | 6' | 6' | | |
| | Tree Planting Zone | 8' | 8' | 8' | | |

*List "wrapped" or corner lot application of frontages separately from the applicable base frontage according to Section 3.11.2.D.4

Submit a copy of pages 3-4 / Sections D-F for each building proposed.**Building Information**

| | | | | | |
|--------------------------|------------|------------------------|------------|---|------------------------------------|
| Building Address* | unassigned | Floor Area (sf) | 193,400 SF | Height (ft. & # of stories) Requirement: 3.11.2.3&4.3 Standard: 3.11.2.7.K | 5 STY. Proposed (72' Height) |
|--------------------------|------------|------------------------|------------|---|------------------------------------|

*Established Orange County Emergency-911 addresses. Contact the Planning office to establish an address.

Section D. Lot, Building Placement, Streetscape

Block Length: 450' maximum. **Block Perimeter:** 1800' maximum **Requirement:** 3.11.2.3&4.2 **Standards:** 3.11.2.7.C-D
Measured from ROW line to ROW line, or property line where not abutted by ROW.

Setbacks & Build-To-Zone (BTZ) Requirements: 3.11.2.3&4.2 **Standards:** 3.11.2.7.-I. Setback and build to zone requirement applies to building face for Type A/B Frontages. Build-to-zone requirement is expressed as a percentage of lot width or project boundary width if project boundary is less than the lot width.

Streetscape Requirements: 3.11.2.5. Min average spacing for Canopy Tree Plantings is 40 ft. on center

Parking Location: 3.11.2.5 Except in vehicular way or below grade, parking must be 30 ft. behind facade for Type A-B.

| Setback / Frontage Type | Setback (min/max) | BTZ | Ped Way Sidewalk | Ped Way Tree zone | Surface Parking | Hedge Zone | Street Sidewalk | Street Tree Zone |
|----------------------------|-------------------|----------|------------------|-------------------|---|------------|-----------------|------------------|
| Front: Type A-1 Frontage | 0 ft. / 10 ft. | .80 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type A-2 Frontage | 0 ft. / 10 ft. | .60 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type B Frontage | 0 / 20 / 85 ft. | .60 min. | 8 ft. min. | 8 ft. min. | 60 ft. max. | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: Type C Frontage | 5 ft. / NA | NA | 6 ft. min. | 8 ft. min. | NA | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: No Frontage | 0 or 5 ft. / NA | NA | NA | NA | NA | NA | NA | NA |

| Site / Streetscape Element widths | | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | Frontage 5 |
|--|--|---------------|------------------------------------|------------------------|------------------------------------|------------------------|
| Direction / Street Name | | Novus Lane | New Street-A (wrapped frontage) | New Street-A | New Street-B (wrapped frontage) | New Street-B |
| Setback / Frontage Type* | | Type-A1 | Type-A1 | Type-A3 | Type-A1 | Type-A3 |
| Frontage Width (property line to line) | | 346' | 75' | 220' | 75' | 90' |
| Lot | Block Length | 346' | 550' | 550' | 165' | 165' |
| | Block Perimeter | 1,598'** | 1,598'** | 1,598'** | 1,598'** | 1,598'** |
| Placement | Facade Length/Lot Frontage (and Credited OAS) | 277.6'/346' | 75'/75' | 194.7'/220' | 67.2'/75' | 3.8'/90' |
| | % of Frontage w/ Facade | 80.2% | 100% | 88.5% | 89.6% | 4% |
| | Front Setback | varies 0'-32' | 0' | varies 0'-10' | varies 4'-10' | 10' |
| Pedestrian Way | Sidewalk | 10' | 6' | 6' | 6' | 6' |
| | Tree Planting Zone | 8' | 8' | 8' | 8' | 8' |
| Vehicular Way | Parking Area | none | none | structured setback 36' | none | structured setback 17' |
| | Hedge or Wall (36" min) | n/a | n/a | n/a | n/a | provided |
| Streetscape | Sidewalk | 10' | 6' | 6' | 6' | 6' |
| | Tree Planting Zone | 8' | 8' | 8' | 8' | 8' |

*List "wrapped" or corner lot application of frontages separately from the applicable base frontage according to Section 3.11.2.D.4

** Calculation assumes possible service drive extension along Europa Center service drive.

Submit a copy of pages 3-4 / Sections D-F for each building proposed.

Building Information

| | | | | | |
|--------------------------|------------|------------------------|-----------|---|------------------------------------|
| Building Address* | unassigned | Floor Area (sf) | 63,709 SF | Height (ft. & # of stories) Requirement: 3.11.2.3&4.3 Standard: 3.11.2.7.K | 5 STY. Proposed (72' Height) |
|--------------------------|------------|------------------------|-----------|---|------------------------------------|

*Established Orange County Emergency-911 addresses. Contact the Planning office to establish an address.

Section D. Lot, Building Placement, Streetscape

Block Length: 450' maximum. **Block Perimeter:** 1800' maximum **Requirement:** 3.11.2.3&4.2 **Standards:** 3.11.2.7.C-D
Measured from ROW line to ROW line, or property line where not abutted by ROW.

Setbacks & Build-To-Zone (BTZ) Requirements: 3.11.2.3&4.2 **Standards:** 3.11.2.7.-I. Setback and build to zone requirement applies to building face for Type A/B Frontages. Build-to-zone requirement is expressed as a percentage of lot width or project boundary width if project boundary is less than the lot width.

Streetscape Requirements: 3.11.2.5. Min average spacing for Canopy Tree Plantings is 40 ft. on center

Parking Location: 3.11.2.5 Except in vehicular way or below grade, parking must be 30 ft. behind facade for Type A-B.

| Setback / Frontage Type | Setback (min/max) | BTZ | Ped Way Sidewalk | Ped Way Tree zone | Surface Parking | Hedge Zone | Street Sidewalk | Street Tree Zone |
|----------------------------|-------------------|----------|------------------|-------------------|---|------------|-----------------|------------------|
| Front: Type A-1 Frontage | 0 ft. / 10 ft. | .80 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type A-2 Frontage | 0 ft. / 10 ft. | .60 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type B Frontage | 0 / 20 / 85 ft. | .60 min. | 8 ft. min. | 8 ft. min. | 60 ft. max. | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: Type C Frontage | 5 ft. / NA | NA | 6 ft. min. | 8 ft. min. | NA | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: No Frontage | 0 or 5 ft. / NA | NA | NA | NA | NA | NA | NA | NA |

| Site / Streetscape Element widths | | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | |
|--|---|------------------------|------------|------------|------------|--|
| Direction / Street Name | | New Street-A | | | | |
| Setback / Frontage Type* | | Type-A3 | | | | |
| Frontage Width (property line to line) | | 255' | | | | |
| Lot | Block Length | 550' | | | | |
| | Block Perimeter | 1,598'*** | | | | |
| Placement | Facade Length/Lot Frontage (and Credited OAS) | 174'/255' | | | | |
| | % of Frontage w/ Facade | 68.2% | | | | |
| | Front Setback | varies 0'-42' | | | | |
| Pedestrian Way | Sidewalk | 6' | | | | |
| | Tree Planting Zone | 8' | | | | |
| Vehicular Way | Parking Area | structured setback 36' | | | | |
| | Hedge or Wall (36" min) | n/a | | | | |
| Streetscape | Sidewalk | 6' | | | | |
| | Tree Planting Zone | 8' | | | | |

*List "wrapped" or corner lot application of frontages separately from the applicable base frontage according to Section 3.11.2.D.4

** Calculation assumes possible service drive extension along Europa Center service drive.

Submit a copy of pages 3-4 / Sections D-F for each building proposed.**Building Information**

| | | | | | |
|--------------------------|------------|------------------------|-----------|---|------------------------------------|
| Building Address* | unassigned | Floor Area (sf) | 54,928 SF | Height (ft. & # of stories) Requirement: 3.11.2.3&4.3 Standard: 3.11.2.7.K | 3 STY. Proposed (42' Height) |
|--------------------------|------------|------------------------|-----------|---|------------------------------------|

*Established Orange County Emergency-911 addresses. Contact the Planning office to establish an address.

Section D. Lot, Building Placement, Streetscape

Block Length: 450' maximum. **Block Perimeter:** 1800' maximum **Requirement:** 3.11.2.3&4.2 **Standards:** 3.11.2.7.C-D
Measured from ROW line to ROW line, or property line where not abutted by ROW.

Setbacks & Build-To-Zone (BTZ) Requirements: 3.11.2.3&4.2 **Standards:** 3.11.2.7.-I. Setback and build to zone requirement applies to building face for Type A/B Frontages. Build-to-zone requirement is expressed as a percentage of lot width or project boundary width if project boundary is less than the lot width.

Streetscape Requirements: 3.11.2.5. Min average spacing for Canopy Tree Plantings is 40 ft. on center

Parking Location: 3.11.2.5 Except in vehicular way or below grade, parking must be 30 ft. behind facade for Type A-B.

| Setback / Frontage Type | Setback (min/max) | BTZ | Ped Way Sidewalk | Ped Way Tree zone | Surface Parking | Hedge Zone | Street Sidewalk | Street Tree Zone |
|----------------------------|-------------------|----------|------------------|-------------------|---|------------|-----------------|------------------|
| Front: Type A-1 Frontage | 0 ft. / 10 ft. | .80 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type A-2 Frontage | 0 ft. / 10 ft. | .60 min. | 10 ft. min. | 8 ft. min | Surface parking not permitted on Type A | | | |
| Front: Type B Frontage | 0 / 20 / 85 ft. | .60 min. | 8 ft. min. | 8 ft. min. | 60 ft. max. | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: Type C Frontage | 5 ft. / NA | NA | 6 ft. min. | 8 ft. min. | NA | 5 ft. min. | 6 ft. min. | 8 ft. min |
| Side/Rear: No Frontage | 0 or 5 ft. / NA | NA | NA | NA | NA | NA | NA | NA |

| Site / Streetscape Element widths | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | Frontage 5 | |
|--|--|------------------------------------|--------------|----------------------------------|---------------|----------------|
| Direction / Street Name | Novus Lane | New Street-B (wrapped frontage) | New Street-B | Legion Rd. (wrapped frontage) | Legion Rd. | |
| Setback / Frontage Type* | Type-A1 | Type-A1 | Type-A3 | Type-A1 | Type-A3 | |
| Frontage Width (property line to line) | 174' | 75' | 51' | 75' | 61.7' | |
| Lot | Block Length | 174' | 126' | 126' | 136.7' | |
| | Block Perimeter | 600' | 600' | 600' | 600' | |
| Placement | Facade Length/Lot Frontage (and Credited OAS) | 162.5'/174' | 63.7'/75' | 20'/51' | 71'/75' | 47.4'/61.7' |
| | % of Frontage w/ Facade | 93.4% | 85% | 39.2% | 94.7% | 76.8% |
| | Front Setback | varies 0'-5' | 0' | n/a | varies 0'-10' | varies 10'-14' |
| Pedestrian Way | Sidewalk | 10' | 6' | 6' | 10' | 10' |
| | Tree Planting Zone | 8' | 8' | 8' | 8' | 8' |
| Vehicular Way | Parking Area | none | none | 25' pkg. setback | none | none |
| | Hedge or Wall (36" min) | n/a | n/a | proposed | n/a | n/a |
| Streetscape | Sidewalk | 10' | 6' | 6' | 10' | 10' |
| | Tree Planting Zone | 8' | 8' | 8' | 8' | 8' |

*List "wrapped" or corner lot application of frontages separately from the applicable base frontage according to Section 3.11.2.D.4

Section E. Mass, Form

Step-back: 10' minimum step-back required for Type A/B Frontages where building is placed in first ten feet of the build-to-zone. **Requirement:** 3.11.2.3&4.3 Requirement does not apply to building elements that protrude from the building face as defined in section 3.11.2.6.A-F which are permitted to encroach into front setbacks and step-back zone.

Pedestrian Access. Required on Type A/B Frontages. 100' maximum spacing. **Requirement 3.11.2.3-4 Standard: 3.11.2.7.Q**

Building Form: Design and Transparency Requirements: 3.11.3&4.4 **Standards:** 3.11.2.7.M-P standards apply to street facing facades.

Pass Through: 330' maximum spacing. **Requirement:** 3.11.2.3&4.1 **Standards:** 3.11.2.7.S. Requirement applies to each building face, measured from end of façade to end of façade.

| | Ground Story Ceiling height | Upper Story Height | Ground Floor Elevation (min) | Ground Floor Elevation (max) | Ground Story Transparency | Upper Story Transparency | Blank Wall Area (Lf) |
|------------------------|-----------------------------|--------------------|------------------------------|------------------------------|---------------------------|--------------------------|----------------------|
| Residential | 9 ft. min. | 9 ft. min. | 2 ft. | 4 ft. | .20 min. | .20 min. | 50 ft. |
| Non-Residential | 13 ft. min. | 9 ft. min. | 0 ft. | 2 ft. | .60 min. | .20 min. | 30 ft. |

| Mass / Form Requirements | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | |
|-----------------------------------|-------------------------------------|---------------------------------------|------------|------------|--|
| Direction / Street Name | Fordham Service Rd. | Novus Lane | n/a | n/a | |
| Ground Story Use (Res or Non-Res) | Non-Residential | Non-Residential | | | |
| Ground Story Ceiling Height (ft.) | 12'-2" a.f.f | 12'-2" a.f.f | | | |
| Upper Story Ceiling Height (ft.) | 9'-8" a.f.f | 9'-8" a.f.f | | | |
| Ground Floor Elevation min (ft.) | 299.7' (0') | 300.00' (0') | | | |
| Ground Floor Elevation max (ft.) | 301.7' (2') | 301.70' (1.7') | | | |
| Ground Story Transparency (%) | 66.5% | 25.0% | | | |
| Upper Story Transparency (%) | 60.2% | 7.0% | | | |
| Blank Wall Area max (linear ft.) | 12'-2" | 12'-2" | | | |
| Entrance Spacing max (ft.) | 86' | 30' | | | |
| Passthrough spacing (ft.) | 220' Frontage No Pass-Thru Prop. | 133.2' Frontage No Pass-Thru Prop. | | | |

Section F. Permitted Uses

| Proposed Use(s) 3.11.3.4 | Use Key: P = Permitted, S = Special | Square footage | Floors | |
|-----------------------------|--|----------------|--------|--|
| Lodging | P | 43,040 SF | 4 | |
| | | | | |
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Section E. Mass, Form

Step-back: 10' minimum step-back required for Type A/B Frontages where building is placed in first ten feet of the build-to-zone. **Requirement:** 3.11.2.3&4.3 Requirement does not apply to building elements that protrude from the building face as defined in section 3.11.2.6.A-F which are permitted to encroach into front setbacks and step-back zone.

Pedestrian Access. Required on Type A/B Frontages. 100' maximum spacing. **Requirement 3.11.2.3-4 Standard: 3.11.2.7.Q**

Building Form: Design and Transparency Requirements: 3.11.3&4.4 **Standards:** 3.11.2.7.M-P standards apply to street facing facades.

Pass Through: 330' maximum spacing. **Requirement:** 3.11.2.3&4.1 **Standards:** 3.11.2.7.S. Requirement applies to each building face, measured from end of façade to end of façade.

| | Ground Story Ceiling height | Upper Story Height | Ground Floor Elevation (min) | Ground Floor Elevation (max) | Ground Story Transparency | Upper Story Transparency | Blank Wall Area (Lf) |
|------------------------|-----------------------------|--------------------|------------------------------|------------------------------|---------------------------|--------------------------|----------------------|
| Residential | 9 ft. min. | 9 ft. min. | 2 ft. | 4 ft. | .20 min. | .20 min. | 50 ft. |
| Non-Residential | 13 ft. min. | 9 ft. min. | 0 ft. | 2 ft. | .60 min. | .20 min. | 30 ft. |

| Mass / Form Requirements | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | |
|-----------------------------------|---------------------------------------|-------------------------------------|------------|------------|--|
| Direction / Street Name | Novus Lane | Street-A | n/a | n/a | |
| Ground Story Use (Res or Non-Res) | Non-Residential | Non-Residential | | | |
| Ground Story Ceiling Height (ft.) | 13' | 13' | | | |
| Upper Story Ceiling Height (ft.) | 10' | 10' | | | |
| Ground Floor Elevation min (ft.) | exempt | exempt | | | |
| Ground Floor Elevation max (ft.) | exempt | exempt | | | |
| Ground Story Transparency (%) | 69% | 62% | | | |
| Upper Story Transparency (%) | 35% | 38% | | | |
| Blank Wall Area max (linear ft.) | 30 lf | 30 lf | | | |
| Entrance Spacing max (ft.) | 67' | 90' | | | |
| Passthrough spacing (ft.) | 145.9' Frontage No Pass-Thru Prop. | 385' Frontage Pass-Thru at 346.5 | | | |

Section F. Permitted Uses

| Proposed Use(s) 3.11.3.4 | Use Key: P = Permitted, S = Special | Square footage | Floors | |
|-----------------------------|--|----------------|--------|--|
| Office/Commercial | P | 42,455 SF | 3 +/- | |
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Section E. Mass, Form

Step-back: 10' minimum step-back required for Type A/B Frontages where building is placed in first ten feet of the build-to-zone. **Requirement:** 3.11.2.3&4.3 Requirement does not apply to building elements that protrude from the building face as defined in section 3.11.2.6.A-F which are permitted to encroach into front setbacks and step-back zone.

Pedestrian Access. Required on Type A/B Frontages. 100' maximum spacing. **Requirement 3.11.2.3-4 Standard: 3.11.2.7.Q**

Building Form: Design and Transparency Requirements: 3.11.3&4.4 **Standards:** 3.11.2.7.M-P standards apply to street facing facades.

Pass Through: 330' maximum spacing. **Requirement:** 3.11.2.3&4.1 **Standards:** 3.11.2.7.S. Requirement applies to each building face, measured from end of façade to end of façade.

| | Ground Story Ceiling height | Upper Story Height | Ground Floor Elevation (min) | Ground Floor Elevation (max) | Ground Story Transparency | Upper Story Transparency | Blank Wall Area (Lf) |
|------------------------|-----------------------------|--------------------|------------------------------|------------------------------|---------------------------|--------------------------|----------------------|
| Residential | 9 ft. min. | 9 ft. min. | 2 ft. | 4 ft. | .20 min. | .20 min. | 50 ft. |
| Non-Residential | 13 ft. min. | 9 ft. min. | 0 ft. | 2 ft. | .60 min. | .20 min. | 30 ft. |

| Mass / Form Requirements | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | |
|-----------------------------------|---------------------------------------|-----------------|--------------------------------|------------|--|
| Direction / Street Name | Novus Lane | Street-A | Street-B | n/a | |
| Ground Story Use (Res or Non-Res) | Residential | Non-Residential | Residential | | |
| Ground Story Ceiling Height (ft.) | 9' | 13' | 9' | | |
| Upper Story Ceiling Height (ft.) | 9' | 9' | 9' | | |
| Ground Floor Elevation min (ft.) | 2' | 0' | 2' | | |
| Ground Floor Elevation max (ft.) | 4' | 2' | 3' | | |
| Ground Story Transparency (%) | 25% | 61% | 22% | | |
| Upper Story Transparency (%) | 35% | 25% | 26% | | |
| Blank Wall Area max (linear ft.) | 8 lf | 16 lf | 5 lf | | |
| Entrance Spacing max (ft.) | 26' average max. 100' or less | 100' | 48' | | |
| Passthrough spacing (ft.) | 350' Frontage Ped. Connect at 327' | 220' Frontage* | 165' Frontage none-proposed | | |

* 550' Total Frontage for Buildings 3 & 4 with a Pass through approved for CDC at 517' with a Pedestrian Connection through parking deck to Europa at 527'.

Section F. Permitted Uses

| Proposed Use(s) 3.11.3.4 | Use Key: P = Permitted, S = Special | Square footage | Floors | |
|-----------------------------|--|----------------|--------|--|
| Residential | P | 193,400 SF | 5 | |
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Section E. Mass, Form

Step-back: 10' minimum step-back required for Type A/B Frontages where building is placed in first ten feet of the build-to-zone. **Requirement:** 3.11.2.3&4.3 Requirement does not apply to building elements that protrude from the building face as defined in section 3.11.2.6.A-F which are permitted to encroach into front setbacks and step-back zone.

Pedestrian Access. Required on Type A/B Frontages. 100' maximum spacing. **Requirement 3.11.2.3-4 Standard: 3.11.2.7.Q**

Building Form: Design and Transparency Requirements: 3.11.3&4.4 **Standards:** 3.11.2.7.M-P standards apply to street facing facades.

Pass Through: 330' maximum spacing. **Requirement:** 3.11.2.3&4.1 **Standards:** 3.11.2.7.S. Requirement applies to each building face, measured from end of façade to end of façade.

| | Ground Story Ceiling height | Upper Story Height | Ground Floor Elevation (min) | Ground Floor Elevation (max) | Ground Story Transparency | Upper Story Transparency | Blank Wall Area (Lf) |
|------------------------|-----------------------------|--------------------|------------------------------|------------------------------|---------------------------|--------------------------|----------------------|
| Residential | 9 ft. min. | 9 ft. min. | 2 ft. | 4 ft. | .20 min. | .20 min. | 50 ft. |
| Non-Residential | 13 ft. min. | 9 ft. min. | 0 ft. | 2 ft. | .60 min. | .20 min. | 30 ft. |

| Mass / Form Requirements | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | |
|-----------------------------------|----------------|------------|------------|------------|--|
| Direction / Street Name | Street-A | n/a | n/a | n/a | |
| Ground Story Use (Res or Non-Res) | Residential | | | | |
| Ground Story Ceiling Height (ft.) | 9' | | | | |
| Upper Story Ceiling Height (ft.) | 9' | | | | |
| Ground Floor Elevation min (ft.) | 2' | | | | |
| Ground Floor Elevation max (ft.) | 4' | | | | |
| Ground Story Transparency (%) | 30% | | | | |
| Upper Story Transparency (%) | 32% | | | | |
| Blank Wall Area max (linear ft.) | 6 lf | | | | |
| Entrance Spacing max (ft.) | 24' avg. | | | | |
| Passthrough spacing (ft.) | 255' Frontage* | | | | |

* 550' Total Frontage for Buildings 3 & 4 with a Pass through approved for CDC at 517' with a Pedestrian Connection through parking deck to Europa at 527'.

Section F. Permitted Uses

| Proposed Use(s) 3.11.3.4 | Use Key: P = Permitted, S = Special | Square footage | Floors | |
|-----------------------------|--|----------------|--------|--|
| Residential | P | 63,709 SF | 5 | |
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Section E. Mass, Form

Step-back: 10' minimum step-back required for Type A/B Frontages where building is placed in first ten feet of the build-to-zone. **Requirement:** 3.11.2.3&4.3 Requirement does not apply to building elements that protrude from the building face as defined in section 3.11.2.6.A-F which are permitted to encroach into front setbacks and step-back zone.

Pedestrian Access. Required on Type A/B Frontages. 100' maximum spacing. **Requirement 3.11.2.3-4 Standard: 3.11.2.7.Q**

Building Form: Design and Transparency Requirements: 3.11.3&4.4 **Standards:** 3.11.2.7.M-P standards apply to street facing facades.

Pass Through: 330' maximum spacing. **Requirement:** 3.11.2.3&4.1 **Standards:** 3.11.2.7.S. Requirement applies to each building face, measured from end of façade to end of façade.

| | Ground Story Ceiling height | Upper Story Height | Ground Floor Elevation (min) | Ground Floor Elevation (max) | Ground Story Transparency | Upper Story Transparency | Blank Wall Area (Lf) |
|------------------------|-----------------------------|--------------------|------------------------------|------------------------------|---------------------------|--------------------------|----------------------|
| Residential | 9 ft. min. | 9 ft. min. | 2 ft. | 4 ft. | .20 min. | .20 min. | 50 ft. |
| Non-Residential | 13 ft. min. | 9 ft. min. | 0 ft. | 2 ft. | .60 min. | .20 min. | 30 ft. |

| Mass / Form Requirements | Frontage 1 | Frontage 2 | Frontage 3 | Frontage 4 | |
|-----------------------------------|-------------------------------------|---------------------------------------|-------------------------------------|------------|--|
| Direction / Street Name | Novus Lane | Legion Rd. | Street-B | n/a | |
| Ground Story Use (Res or Non-Res) | Residential | Residential | Residential | | |
| Ground Story Ceiling Height (ft.) | 9' | 13' | 9' | | |
| Upper Story Ceiling Height (ft.) | 9' | 9' | 9' | | |
| Ground Floor Elevation min (ft.) | 2' | 2' | 2' | | |
| Ground Floor Elevation max (ft.) | 7' | 7' | 4' | | |
| Ground Story Transparency (%) | 32% | 25% | 22% | | |
| Upper Story Transparency (%) | 29% | 29% | 22% | | |
| Blank Wall Area max (linear ft.) | 9 lf | 11 lf | 6 lf | | |
| Entrance Spacing max (ft.) | 76' | 0 | 78' | | |
| Passthrough spacing (ft.) | 164' Frontage No Pass-Thru Prop. | 136.7' Frontage No-Pass Thru Prop. | 127' Frontage No-Pass Thru Prop. | | |

Section F. Permitted Uses

| Proposed Use(s) 3.11.3.4 | Use Key: P = Permitted, S = Special | Square footage | Floors | |
|-----------------------------|--|----------------|--------|--|
| Residential | P | 54,928 SF | 3 | |
| | | | | |
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Section G. Parking

| Vehicle Parking* 3.11.4.1.C | Required Ratios | | Proposed Units or Floor Area | Required Spaces | | Proposed Spaces | |
|--|--------------------------|--------------------------|------------------------------|----------------------|----------------------|-----------------|--|
| | Parking ratio (min) | Parking ratio (max) | | Parking Spaces (min) | Parking Spaces (max) | | |
| Attached, multi-family residential Efficiency, 1 bedroom | 1 / unit | 1.25 / unit | 143 du | 143 sp | 179 sp | 173 sp | |
| Attached, Multi-family residential-2 bedrooms | 1.25 / unit | 1.75 / unit | 91 du | 114 sp | 159 sp | 159 sp | |
| Attached, Multi-family residential- 3 bedrooms | 1.5 / unit | 2.25 / unit | | | | | |
| Attached, Multi-family residential- 4+ bedrooms | 1.67 / unit | 2.5 / unit | | | | | |
| All Group Living | 1 / 4 beds | 1 / 2 beds | | | | | |
| Civic / Place of Worship | 1 / 500 sf of floor area | 1 / 350 sf of floor area | | | | | |
| All Commercial uses, except as noted below | 1 / 300 sf of floor area | 1 / 200 sf of floor area | 42,455 sf | 142 sp | 212 sp | 142 sp | |
| Overnight Lodging | 0.9 / lodging unit | 1.25 / lodging unit | 97 rms | 87 sp | 121sp | 98 sp | |
| Restaurant/bar | 1 / 110 sf of floor area | 1 / 75 sf of floor area | | | | | |
| TOTAL PARKING | | | | 486 sp | 671 sp | 572 sp | |

*Refer to sections 3.11.4.C.1 and 5.9.3 for allowable reductions to minimum parking requirement.

| Bicycle Parking 3.11.4.1.C | Required Ratios | | Proposed Units or Floor Area | Required Spaces | | Proposed Spaces | | |
|--|-----------------------------------|------------------------|------------------------------|-----------------|-----------|-----------------|-----------|--|
| | Min parking ratio | Short Term / Long Term | | Short Term | Long Term | Short Term | Long Term | |
| Attached, Multi-family residential (all) | 1 / 2 units | 20% / 80% | 234 du | 24 sp | 94 sp | 24 sp | 94 sp | |
| All group living | 1 / 4 beds (4 min) | 10% / 90% | | | | | | |
| Civic/ Place of Worship | 1 / 5000 sf of floor area (4 min) | 80% / 20% | | | | | | |
| All Commercial uses, except as noted below | 1 / 2500 sf of floor area (4 min) | 80% / 20% | 42,455 sf | 13 sp | 4 sp | 14 sp | 4 sp | |
| Overnight Lodging | 1 / 15 lodging units (4 min) | 20% / 80% | 97 rms | 6 sp | 2 sp | 6 sp | 2 sp | |
| Restaurant/bar | 1 / 1000 sf of floor area (4 min) | 80% / 20% | | | | | | |
| TOTAL PARKING | | | | 43 sp | 100 sp | 44 sp | 100 sp | |

Green Building Incentive

All projects in the Ephesus-Fordham district qualify for a Green Building Incentive whereby projects receive a 35% rebate of building permit fees for complying with the terms of the incentive. **Details:** <http://chplan.us/efgreenbuilding>

| | |
|--|---|
| x | Opt-out: We have evaluated the Town's Green Building Incentive for this project and choose to opt out for the following reasons: |
| To provide a lower rate hotel option for the market and neighborhood, additional costs associated with providing green building practices would preclude this type development. Developer plans to utilize green building practices as possible through planning and construction to the extent possible | |

Submittal Requirements

The following must accompany your application. Failure to do so will result in your application being considered incomplete.

| | | | |
|---|---|-----------------------|-------------------------------------|
| | Application fee (refer to fee schedule) | Total \$ | TBD |
| x | Existing Recorded Documents — Refer to Section 1 | Application Fee \$ | payable at final July 20, submittal |
| x | Supplemental Documentation — Refer to Section 2 | Engineering Review \$ | TBD |
| x | Stormwater Management Plan and Report — Refer to Section 3 | Fire / Life Safety \$ | TBD |
| x | Plan Sets — Refer to Section 4 | | |
| x | Single JPEG Image of Building Elevation / Perspective — for use on application webpage | | |

Submit all Town Staff copies to the Development Services Desk on the 1st Floor of Town Hall.

Submit External Agency copies directly to those agencies listed on the next page.

Weekly Submittal Deadline (new and resubmittals): Thursdays, 12 noon.

| | | | |
|-------------------------------------|---|-------------------|--------------------------|
| <input checked="" type="checkbox"/> | First Submittal: | Town Staff | External Agencies |
| | Complete set of documents required in sections 1-3 | 1 copy | No copies |
| | Transmittal Sheet (Confirm External Agency submittal on Town submittal) | 1 copy | 1 per agency |
| | Plan Set Packets, to include the following: | 10 copies | 1 per agency |
| | 1. Project Fact Sheet (portion filled out by applicant; 4-9 pages) | | |
| | 2. Plan sets, with the following requirements: <ul style="list-style-type: none"> Coversheet with project name, location, contact info, contents Each sheet must be numbered and titled according to contents Folded, collated plans are preferred, when possible. | | |
| | Electronic Files, to include the following: | 1 copy | No copies |
| | 1. One for each document required on application form | | |
| | 2. One file for each plan sheet, name must match page title/number | | |
| | 3. One "bundled" plan set file. If this file exceeds 20MB, also submit multiple files with a size no larger than 20MB for application website. | | |

| | | | |
|-------------------------------------|--|-------------------|--------------------------|
| <input checked="" type="checkbox"/> | All Subsequent Submittals | Town Staff | External Agencies |
| | Same requirements as above. * Confirm number of plan sets with Planner | See above | See above |
| | Comment Response Letter | 10 copies* | 1 per agency |
| | Plan sets must include revision dates on each revised sheet Changes must be bubbled, called out, listed or otherwise noted. | | |