

## AGENDA STATEMENT

## City of Bellaire

**MEETING:** City Council - Jan 23 2023

**PREPARED BY:** Onesimo Lopez

**DEPARTMENT:** Police

### ITEM TITLE:

Consideration of and possible action on a request for City Council direction regarding two options for the replacement and potential relocation of the Bellaire City Dog Pound - Submitted by Onesimo Lopez, Chief of Police.

### RECOMMENDATION:

Onesimo Lopez, Chief of Police, requests that City Council provide staff direction on which dog pound replacement option should be pursued.

### BACKGROUND/SUMMARY:

The Bellaire Police Department operates a small dog pound facility located in the 4300 block of Edith, Bellaire, Texas. This facility can house up to five dogs in separate fenced enclosures and has been in service since at least 1976. In November 2021, City Council asked the Police Department to identify options available for replacement of the dog pound facility. On November 21, 2022, City Council held a workshop to review and discuss those options and narrowed them down to two: development of a City-owned site located on First Street in Bellaire, or development of a donated site located on W. Bellfort Avenue in Houston. For ease of identification, these options are referred to in this Agenda Statement as the "First Street Dog Pound Replacement Project" and the "Bellfort Dog Pound Replacement Project." Both options require acquisition of a modular facility.

#### First Street Dog Pound Replacement Project:

The City of Bellaire owns property located at 1311 N. First Street. This property is approximately 0.48 acres and is currently undeveloped. The Jerry and Maury Rubenstein Foundation has generously agreed to donate funds for use towards the First Street Pound Replacement Project in the amount of \$100,000.00. With this donation, the Police Department estimates the City's total cost for the project at this location will be \$303,120.60, broken down as follows:

Site preparation (including soil testing, clearing and grading, temporary and permanent utility connections, parking lot construction, landscaping, and fencing)	\$178,300.00
ADA ramp, fire system, security cameras, technology, and furnishings	\$32,100.00
Modular facility (including delivery and set-up)	\$156,073.60

Jerry and Maury Rubenstein Foundation donation	(\$100,000.00)
10% project contingency	\$36,647.00
TOTAL	\$303,120.60

The City of Bellaire Development Services Department conducted an analysis of the First Street Dog Pound Replacement Project and submitted a memorandum detailing zoning requirements associated with developing this site. The memorandum is attached to this agenda statement. These requirements must present challenges to the facility and site design and will increase the cost of the project. These costs have not been determined and are not reflected in the above estimate of project costs.

Should Council decide to pursue the First Street Pound Replacement Project, staff will schedule later City Council agenda items to accept the donation from the Jerry and Maury Rubenstein Foundation, authorize the City Manager to execute a contract to purchase the modular facility, and authorize the City Manager to execute any and all documentation necessary for site development and other expenditures in an amount not to exceed budgeted funds.

Bellfort Dog Pound Replacement Project:

Texas Pipe and Supply currently leases to the City a parcel of land for use as a firearms training facility. Expansion of the Texas Pipe and Supply business operations requires the facility to be moved to a different site on the same property, which is located at approximately 2328 W. Bellfort, Houston, Texas 77054. This site is approximately 2.9 acres and is undeveloped. Texas Pipe and Supply is developing the site for the firearms training facility and has offered to co-locate the dog pound at the same site. Texas Pipe and Supply will fund costs associated with site preparation and costs related to the modular facility. The Police Department estimates the City's total cost for the project at this location to be \$33,225.60, broken down as follows:

Site preparation (including permitting, landscaping, fencing, and final inspection)	\$0.00
ADA ramp, fire system, security cameras, technology, and furnishings	\$32,100.00
Modular facility (including delivery and set-up)	\$0.00
10% project contingency	\$3,210.00
TOTAL	\$35,310.00

Should Council decide to pursue the Bellfort Dog Pound Replacement Project, staff will schedule later City Council agenda items to accept the donation from the Jerry and Maury Rubenstein Foundation, authorize the City Manager to execute a contract to purchase the modular facility, and authorize the City Manager to execute any and all documentation necessary for City expenditures in an amount not to exceed budgeted funds.

Attached to this agenda statement are the following:

- Memorandum to the City Manager from Development Services dated January 6, 2023 file titled: Proposed Dog Pound Facility Zoning Analysis

- Proposal Pricing Options - Side-by-side comparison
- Quote for sample modular facility
- Floorplan for sample modular facility

**PREVIOUS COUNCIL ACTION:**

City Council held a workshop on November 21, 2022 to review available options for replacement of the dog pound.

**FISCAL IMPACT:**

Funding in an amount up to \$300,000.00 was approved in the FY2023 budget.

**CITY ATTORNEY REVIEW:**

Yes  No

Trailside Structures LLC.  
 88 Airstrip Drive  
 Mill Hall, PA 17751



# Estimate

Date	Estimate #
11/9/2022	308

Name / Address
City of Bellaire Police Department 5110 Jessamine Street Bellaire, TX 77401

Ship To
City of Bellaire Police Department 2835 Bellfort Houston, TX 77051

Terms	PO/ Project #
<b>30 Days</b>	

Item	Description	Qty	Rate	Total
DKCCUSTOM	12 x 60 Commercial Kennel PRICE INCLUDES DELIVERY OF 12 X 60 BUILDING AND PLACEMENT ON RECOMMENDED FOUNDATION ALSO INCLUDES DELIVERY AND SET UP OF RUN AREA WITH SEPARATE RUN DECK AND HINGED OVERHANG	1	105,010.00	105,010.00

trailsidestructures.com (800) 655-5322 sales@trailsidestructures.com

**Total**

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Item	Description	Qty	Rate	Total
KENNEL COMM...	STANDARD FEATURES INCLUDE: - 4x6 Pressure Treated Foundation Runners - 2x4 Pressure Treated Floor Joist - 16" OC - 5/8" LP SmartFloor - 2x4 Wall Studs - 16" OC - Polyurea coating on Interior Floor - Your Choice of Siding - Painted LP SmartSide, Stained Pine Board & Batten or Stained Pine Tongue & Groove - 24"x36" Double Pane Single Hung Windows with Screens - Insulated Fiberglass 6-Pane Slab Door with Keyed Latch - Double 2x4 Header Above Runs - 4' High Glasbord on Exterior Wall in Run Area - Vinyl Posts in Run Area - Exterior Dog Runs with Chain Link Partitions and Entry Gate - 20" Plexi-Glass Spring Hinge Dog Door - Molded plastic dog door trim kit - 1x6 PVC Composite Decking in Exterior Dog Run Area - Interior Dog Box Partitions & Gates are Chain Link - R-13 Insulated Interior Dog Box Area - Fiberglass in walls & ceiling, Spray Foam in Floor - Interior Walls & Ceiling are Lined with Trusscore - Interior Dog Box Partitions & Gates are Chain Link - Cathedral Ceiling on Interior - 2x4 Rafters - 16" OC - 7/16" OSB Sheathing on Roof - Vented Ridge Cap & Soffit - 30 Year Architectural Shingles		0.00	0.00
DKMetalRoof	Metal Roof - We prefer to have metal roofing on all buildings that are being shipped over 1,000 miles	1	1,196.00	1,196.00

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DKDDD30	Upgrade to Deluxe 17" x 30" Dog Door - spring hinge - swings in and out - chew proof * The Deluxe dog doors are easier for dogs to learn how to use. With the Standard dog doors that come with the kennel, the dogs would need to be trained how to use the door. Otherwise the dogs could get stuck in the run area if they don't know how to use the dog door to get back inside. * The 30" size allows all sizes of dogs to be able to get through without being too small for large dogs. The standard size in the kennel is 20".	9	100.10	900.90
DKDDG	Guillotine Dog Door - Aluminum - This door is used as a secondary door for locking the dogs in or out without entering the fencing. That way people can get into either the run area or the interior dog box without the dog for cleaning and maintenance.	9	149.50	1,345.50
DKSDP6Door	6 Panel Single Door Prehung - outswing with exterior hinges - locking door knob * These doors are similar to a house door with a locking door knob. The standard doors on the kennel have a "T" handle which is not as secure as the prehung doors.	2	269.10	538.20
DKFB	Feeder Bowl System - two 3 quart stainless steel bowls - hinged bracket with rods to keep bowls in place * We also have options for automatic waterers and single wall mounted feed bowls if you would prefer that.	9	202.80	1,825.20

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Item	Description	Qty	Rate	Total
DKHP	Hose Port - attach a standard garden hose to wash down kennel interior - gives you access to hot (with an included water heater) or cold water	1	143.00	143.00
DKUT	Utility Tub	1	466.70	466.70
DKCont Drain	SS Interior Channel Drain - per foot - 32' - drains are installed right inside the dog door against the wall	1	1,747.20	1,747.20
DKSIFloor	Sloped Floor - per sq ft - This helps water flow towards the floor drain when the kennel is washed out.	1	1,996.80	1,996.80
DKFloorDrainR	Floor Drain for Residential Kennels- includes drain pipe - per foot - 4' * Separate drain for Isolation Kennel	1	260.00	260.00
DKWasherHookUp	Washer & Dryer Hook Up - Includes 110 outlet for washer, water supply and drain - includes 220 outlet for dryer and vent	1	686.40	686.40
DKELTLWH	Electric Tankless Water Heater - 240 V, 60 Amp circuit - for domestic water supply only	1	509.60	509.60
HEATING & CO...	Heating & Cooling - Five Zone Mini Split System	1	20,332.00	20,332.00
DKE110ExFan	16" 110-Volt Exhaust Fan - with aluminum gable shutters on exterior - 1900 CFM 1.356 Amps - with percentage timer * To provide fresh air circulation in kennel area	1	578.50	578.50

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DKEACU5	AC 5,000 BTU Unit Installed * Separate unit for Isolation Kennel	1	425.10	425.10
DKEnviHeat	Envi Wall Mounted Electric Heater * Separate unit for Isolation Kennel	1	351.00	351.00
DKSDividerInterior	Interior Solid Kennel Divider Based on 4' High - per foot - 1 & 3/8" Norlock PVC panels - white color * Solid panels between kennels to keep dogs from each other.	7	182.00	1,274.00
DKSDividerExterior	Exterior Solid Kennel Divider Based on 4' High - per foot - 1/4" Evolve Plastic Sheeting - Clay Color * Solid panels between kennels to keep dogs from each other.	9	351.00	3,159.00
DK6GaWire2x4	6 Gauge 2x4 Welded Wire - - hot dipped galvanized - 2 x 4 welded wire pattern * Stronger, Non-Flexible option that is better than the 11.5 Gauge standard chain link, especially if the kennel will be housing dogs that are not familiar with each other.	1	4,365.00	4,365.00
DKElecPackBB	Electrical Package w/ Breaker Box - includes: one light, one switch, one receptacle & breaker box - Rough Electric Inspection	1	1,513.20	1,513.20

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DKEAddLight	Additional Lights - One light included with electric package - One light in each room - Two lights in hallways - Three lights in kennel - One light in Bathroom - One light in Isolation Kennel	8	137.80	1,102.40
DKEAddSwitch	Additional Light Switch - One included with electric package - 10 x 11 Room - 12.5 x 7.5 Room - Bathroom - Isolation Kennel	3	123.50	370.50
DKEAddOutlet	Additional Receptacle - One outlet included with electric package - Four outlets in 10x11 Room - Four outlets in 12.5 x 7.5 Room - One outlet in hallways - One outlet in bathroom - Three outlets in kennel area	12	206.70	2,480.40
DKE2waySwitch	2-Way switch - For kennel area lights - For hallway lights	2	195.00	390.00
DKEExtEntLt	Exterior Entrance Lights - One at each exterior door	2	325.00	650.00
DKEExtRunLt	Exterior Run Light	2	253.50	507.00
DOG KENNEL O...	Shop Built Grooming Tub	1	1,950.00	1,950.00

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Item	Description	Qty	Rate	Total
DRAWINGS	- Architectural/Engineered Sealed Drawings if Needed - Cost TBD - State Sealed Drawings if Needed - Cost TBD - Note that building pricing is subject to change after review of drawings if framing changes are required. - Drawings Fee- this fee must be pre-paid and is non-refundable. - Typically the price range is \$1,500 to \$7,500 - Changes requested after drawings have been submitted to the engineer/architect will be charged a fee of \$150 - Changes requested after drawings have been submitted to the state will be charged a fee of \$1,000		0.00	0.00
CKENNEL TERMS	TERMS: - A 10% Deposit is required to place an order into the build schedule. This deposit may be charged to Visa/Mastercard. Once the initial deposit is paid we will send an Invoice and order drawings for your project.  - 25% of the balance, payable by cash or check, and signed Invoice & Drawings are required prior to construction of the structure.  - 85% of the invoice total is due prior to delivery of the structure.  - Balance is due upon delivery, payable by cash or check, to the delivery driver. If your kennel requires set up by our crew, the balance will be due on the last day that the crew is on site when your building is complete.  - There will be an additional 3% added to amount if a credit card is used for the 50% or balance payment.  Trailside Structures LLC is not responsible for obtaining any needed permits. The customer is responsible for		0.00	0.00

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	<p>obtaining all permits and agrees to being listed on the permit as the homeowner contractor. Trailside Structures can provide shop drawings to assist with the process if needed. (Note: Architectural Stamped Drawings, If Needed for Permitting, Can Be Provided for an Additional Fee)</p> <p>PLACEMENT is included in the price of your kennel. The kennels will be completely assembled when they are delivered. If our driver determines that he is unable to place the kennel where requested, he will place the kennel in your driveway or yard (adjacent to your driveway).</p> <p>Please call us at 800-655-5322 if you have any questions or concerns regarding the desired placement of your kennel.</p> <p>NOTE: Because our dog kennels are built-to-order, orders are subject to a 25% cancellation / re-stocking fee.</p>			

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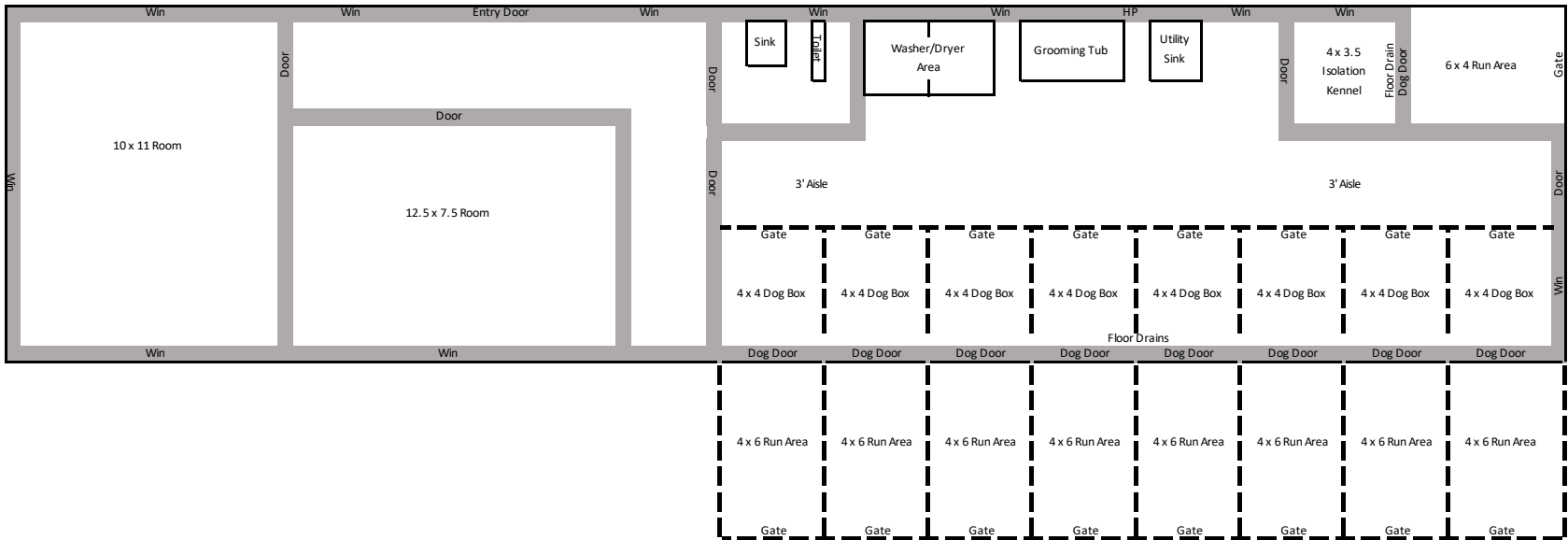
Terms	PO/ Project #
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**30 Days**

Item	Description	Qty	Rate	Total

trailsidestructures.com (800) 655-5322 sales@trailsidestructures.com

<b>Total</b>	\$156,073.60
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	First St. Option		Bellfort Option	
<b>SITE PREPARATION</b>				
• Site evaluation	Not Needed		Donated	
• Soil testing	\$ 2,500.00		Donated	
• Site surveying	No Fee		Donated	
○ Locate any obstacles underground				
○ Road, driveway, and culvert location				
○ Location of power lines				
○ Location of public sewer lines				
○ Location of existing buildings, bins, etc.				
○ Location of proposed buildings, bins, etc.				
• Site clearing and grading	No Fee		Donated	
• Plan submittal & building permits	No Fee		Donated	
• Permanent electricity hookup	\$30,000.00		Donated	
• Sanitary and Plumbing Hookup	\$42,500.00		Donated	
• Portable toilet (construction)	\$ 300.00		Donated	
• Landscaping	\$20,000.00		\$20,000.00	
• Foundation, Parking lot, Walkway	\$22,000.00		Donated	
• Fencing (Standard wood & kennel fence)	\$61,000.00		\$ 3,850.00	
○ Tree removal				
○ Kennel fencing				
• Final inspections	None		Donated	
	First St. Option		Bellfort Option	
<b>TOTAL ESTIMATED SITE PREPARATION COST</b>		<b>\$178,300.00</b>		<b>Donated</b>
<b>BUILDING BASE PRICE (PROPOSAL 2)</b>		<b>\$156,073.60</b>		<b>Donated</b>
<b>SUPPLEMENTALS</b>		<b>\$32,100.00</b>		<b>\$ 32,100.00</b>
• ADA Ramp	\$17,000.00		\$17,000.00	
• Fire system	\$ 5,000.00		\$ 5,000.00	
• Security cameras	\$ 2,000.00		\$ 2,000.00	
• Technology	\$ 5,000.00		\$ 5,000.00	
• Furnishings, Fixtures & Equipment	\$ 3,100.00		\$ 3,100.00	
<b>Site Preparation, Building, Supplementals Total</b>		<b>\$366,473.60</b>		<b>\$ 32,100.00</b>
<b>CONTINGENCY (10%)</b>		<b>\$ 36,647.00</b>		<b>\$ 3,210.00</b>
<b>Rubenstein Donation:</b>		<b>-\$100,000.00</b>		<b>Included</b>
<b><u>Total Estimated Cost:</u></b>		<b><u>\$303,120.60</u></b>		<b><u>\$ 35,310.00</u></b>

# City of Bellaire

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## Development Services

To: Sharon Citino, City Manager, City of Bellaire

From: Travis Tanner, Director, Development Services

Date: January 6, 2023

Subject: Proposed City of Bellaire Dog Pound Facility

Development Services is evaluating the feasibility of constructing a new dog pound on the city-owned property in the UV-T district.

### **Property Details:**

Address: 1317 N 1st St

Legal: Tract 3N, Block 13, Westmoreland Farms

Owner: City of Bellaire

Lot Size: 20,600 sq ft / 100-ft wide by 206-ft deep

Zoning District: UV-T (Urban Village-Transit Oriented Development)

### **Executive Summary:**

The regulations that were established for the UV-T District make it difficult to develop this type of project. It would require a Planned Development procedure and would consist of many differences from the regulations set in our ordinances, since the UV-T regulations were intended for mixed use developments, with relatively high floor area ration, zero lot line development, etc. The current UV-T regulations make it tough both from a procedural and design standpoint to fit this type of use.

### **Short Project Description:**

The schematic drawing shows a small, one-story building with a few offices for staff, multiple dog kennels, 4-5 parking spaces, a fenced yard, and sound barriers/walls along the side perimeters of the lot.

### **Allowed Uses in UV-T:**

Use: City-owned facilities are permitted.

*Note: UV-T generally allows 'single-use' projects only as a Planned Development, and the development standards are therefore tailored for mixed-use projects. It's not clear if the intent was for city facilities, which may be single-use without going through the Planned Development process, to be exempt from certain district standards, such as FAR. Any exception for city facilities would allow development*

*inconsistent with the 'urban' character of multistory buildings built to the front property line that is intended for the UV-T zone.*

**B. Uses.**

**(1) Permitted uses.**

- b) Facilities owned and maintained by the City of Bellaire or other governmental entities, including public transit facilities and public parks.
- c) Mixed-use developments consisting of a combination of two or more of the permitted uses listed in this subsection.
- d) Planned Development: Applicants may propose planned developments in this district under the amendatory procedures in Section 24-604. This procedure will enable consideration of proposed single-use projects which could be a positive addition to the district, and of other development proposals which might not strictly adhere to the standards within this Section but would meet the spirit and intent of the district. All such applications must still meet the following district standards:
  - 1) *Site area.* Minimum of one acre.
  - 2) *Height.* Minimum building height of two working stories or 30 feet, whichever is greater.
  - 3) *Sidewalk Width.* Minimum 10 feet wide along any side of a public street.

**Review Process:**

Some of the required development standards in the UV-T zone may be modified through the Planned Development approval process. However, Planned Developments require a minimum site area of one acre in the UV-T zone, so presumably the PD approval process would not be available for this project.

Planning & Zoning Commission review is required, however, for the proposed site plan.

**C. (1) Site plan review required.** All development applications in the UV-T district are subject to approval by the Planning and Zoning Commission following a site plan review process to determine conformance with the substantive standards for this district and other applicable provisions of the City Code.

**Development Standards:**

1. Front Setback: At least 75% of the front facade must be located at the front property line (zero setback). The 75% requirement may be reduced only to accommodate a public open space or plaza between the building and street.

**Front Building Setback.** At least 75 percent of the front building facade of all principal buildings shall be at the front property line, with zero feet of setback. Step-backs from the front building line are permitted elsewhere along the front building facade for articulation purposes. The 75 percent minimum may only be decreased to accommodate a public plaza, pocket park or other public open space which is situated between the building and along a public street.

2. Building Height: The UV-T district has a minimum height requirement instead of a maximum. The minimum height shall be two working stories or 30 feet, whichever is greater. This requirement



cannot be waived through the Planned Development process.

3. Lot Size: The minimum site area for all developments is two acres. Although this property is only one-half acre, the two-acre minimum size requirement probably doesn't apply since this is an existing lot. (City will need to clarify with the City Attorney)
  
4. Development Intensity/Floor Area Ratio: As noted above, the standards in the UV-T zone only address 'mixed-use' development. However, I don't think the intent was to exempt single-use city facilities, which are permitted regardless of the number of uses, since that would not meet the spirit and intent of the UV-T zone. (The presumption is that all uses in UV-T would be mixed-use (or a PD) and therefore, the Development Intensity Standards were meant to apply to all developments. The bolded language below from the code seems to support this interpretation.)

If applicable, the standard for developments using surface parking is a minimum FAR of .75 and maximum of 1.0. This would mean a minimum required floor area of 15,450 SF/maximum of 20,600 SF for the building, based on the size of the lot.

*(4)Development intensity.* The standards provided in Table 24-547.A, Development Intensity Standards, indicate **the required minimum floor area ratio (FAR) for all developments in the UV-T district**, and the maximum FAR permitted under varying conditions. Opportunities for development intensity bonuses, in the form of increased FAR allowances, are also indicated

Table 24-547.A: Development Intensity Standards						
Land Use	Minimum Floor Area Ratio (FAR)**	Maximum Floor Area Ratio (FAR)***	Off-Street Parking Provision	Additional Site Area	Public Plaza, Pocket Park or Other Public Open Space^^	Commentary
Mixed-Use Development*	0.75	1.00	All Surface Parking, with a 10% FAR Bonus if none of the parking area(s) abuts a public street or sidewalk	25% FAR Bonus for each 1 acre of additional site area beyond the minimum 2 acres	5% FAR Bonus for each 1,000 square feet of such amenity area provided, up to 10,000 square feet	Projects which rely entirely on surface parking will have reduced development intensity but are still provided an adequate FAR allowance to support an Urban development character. However, even here, incentives are provided for desired outcomes through potential FAR bonuses.

\* For purposes of the UV-T district, for a building or development to be considered a "mixed use" project, each different use must occupy at least 5,000 square feet or 10% of the total floor area of the building or development, whichever is less.

**\*\* A minimum FAR of 0.75 for all developments, together with a minimum building height of two stories, helps to establish an Urban character in the district, even for smaller sites and projects.**

5. Sidewalks: 10-ft wide sidewalks are required along the street frontage. This cannot be waived through the PD process
6. Parking:
  - Location – Surface parking in UV-T should generally be located behind buildings and/or screened from public view. The existing 60-foot ROW is not wide enough to accommodate a 10-ft sidewalk and angled parking spaces (min length 18 feet) on the street.
  - Parking lot landscaping and screening
    - Perimeter screening is required for parking areas containing 5 or more parking spaces, unless not visible from ROW (3-ft tall shrubs every four feet).
    - Interior trees – one tree required for every 10 parking spaces; in UV-T, these trees may be planted within or near the perimeter screening area rather than the interior.
  - Minimum required parking spaces – this use is not individually listed in the Parking Requirements Chart. The minimum parking required for the listed uses that are the most similar are:

General Office	3 per 1000 SF GFA
Wholesaling, warehousing, manufacturing, industrial	2.5 per 1000 SF GFA of office space; and 1.00 per 5,000 SF GFA of non-office space

- Off-street loading space – probably not required, but if one is provided, it will need to be located behind the building and screened from view of the street. On-street loading is allowed in UV-T between 7:00 a.m. and 10:00 p.m.
7. Landscaping Requirements
    - Street trees – one 45-gallon tree required for every 30 ft of street frontage. This means 3-4 street trees for this property. Additional trees may be required on the lot.
  8. Outdoor Screening & Storage:
    - Trash receptacles/Dumpsters: Must be located behind the building if possible and must be screened from public ROW. Must be enclosed by an 'opaque wall' and not a wood fence.
    - Outdoor storage: Not allowed in UV-T.
  9. Fences: No restrictions on fence location or height in non-residential zones.
  10. Design standards: All non-residential developments in UV-T are subject to the following design standards (this is a summary of relevant provisions. Table 24-513a.A contains additional standards.)

- Arrangement and Design for Multiple Buildings – Projects with multiple buildings must have coordinated design and clustering for pedestrian focus, as applicable.
- Building Canopies and Awnings – Encouraged adjacent to and above public sidewalks and other public spaces for shade and weather protection.
- Clear Building Entries – The primary building entry shall be easily identifiable for visitors, and the entry design should be pedestrian-scale and transparent.
- Curb Cut and Driveway Restrictions – Maximum of one curb cut for every 100 ft of street frontage. Driveways limited to two lanes, with max 30 ft width for all driveways and associated curb cuts. A crosswalk treatment of contrasting texture and color (brick pavers, patterned concrete, etc) is required wherever a driveway crosses the public sidewalk.
- Framing of and Relationship to Public Spaces – Buildings shall be arranged and designed, whenever possible, to form pedestrian-friendly outdoor spaces adjacent to and easily accessible from the street, with landscaping, street furniture, water features, public art and/or other amenities.
- Ground-Level Uses – The ground level of structures that front on public sidewalks should be occupied by active service, office, or other uses. Off street parking must be located away from the public street frontage and should not directly abut a public sidewalk.
- Off-Street Parking - Maximum Parking Area Dimension is 150 feet.
- Overhead Utility Lines – All local utility wires, not including high-capacity power transmission lines, shall be installed underground.
- Screening of Mechanical/Service Equipment – All rooftop, ground-level, or building-mounted mechanical equipment (mechanical components, electrical drops, utility meter banks, heating/cooling controls) shall be completely screened from ground-level view through design, materials, painting or dense evergreen vegetation.
- Sidewalks - Minimum width of 10 feet required on frontage abutting public street.
- Transparency of Non-Residential Uses at Street Level – At least 60 percent of the front ground-level building facade must have glazing (windows and door openings).
- Visual Interest and Anti-Monotony – Exterior building elevations visible to public view are subject to standards related to building and roofline articulation.

Avoidance of Blank Walls – The building elevation that faces the street shall have no more than 16 feet of uninterrupted blank wall space in a horizontal or vertical direction.

Landscape Treatment for Large Walls – Where buildings are more than 60 feet in length or 35 feet in height, site trees shall be arranged to break up the appearance of building mass.