

Meagan Jones  
Community Development Dept.  
Planning & Zoning Division 2100  
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December 8, 2022

Darren Nielsen  
HNTB Corporation  
715 Kirk Drive  
Kansas City, MO 64105

RE: **Zoning Analysis Application**  
**Ryan Field – 1501 Central Street**

Dear Mr. Nielsen,

Staff has reviewed your zoning analysis application for the proposed Ryan Field stadium at 1501 Central Street.

Based on our review of your submittal, there are a number of comments that need to be addressed in addition to the requirements within the Planned Development application. The following comments need to be addressed in your next submittal:

### **Planning & Zoning**

1. The proposed project meets minimum thresholds to be a planned development. Site Development Allowances:
  - A. Parking - 4,204 parking spaces is the minimum required based on the principal uses on the lot (Ryan Field and Welsh Ryan Arena). 1,365 total (472 on-site, 893 in parking lot across Ashland Ave) are proposed. This also includes 99 parking spaces City of Evanston leases from Northwestern University. *Information must be provided regarding games/events currently held on the lot that indicates that there is not/will not be substantial conflict in the principal operating hours of the uses on the lot, specifically in Ryan Field and Welsh Ryan Arena.*
  - B. Landscape Strip - 35 ft. required abutting residential district. Northeast corner of lot is approx. 12.5 ft. at closest point and approx. 18.6 ft. along a section of proposed parking.
  - C. Rear yard setback - 27 ft. setback for open parking where 30 ft. is required.
2. Based on previous reviews of other buildings on the lot, it appears that staff determined the rear yard for this property to be along Isabella St. which means a 30 ft. rear yard setback would apply (see site development allowance 3 above).
3. Please note that by definition in Section 6-18-3 of the Zoning Code, for gross

floor area “Any space devoted to required off-street parking or loading for the building shall not be included in “floor area.” The following areas shall be excluded from calculations for ‘floor area’: elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building.” This will lead to adjustments in the FAR provided in the application though, by calculations, this will still be below maximum allowed.

4. Please provide additional information on the loading area: dimensions of loading spaces, height of truck/vehicle entry, circulation paths, turning radii, etc.).
5. Please confirm and provide parking space and drive aisle dimensions on the site plan.
6. Please provide additional information on lighting within the parking area. Lighting should be directed to minimize glare onto adjacent residential property.
7. Please plan to provide additional details on planting materials for landscaping, especially for that within the required 35 ft. landscape strip to the east adjacent to the residential district, within the parking lot and properties across Isabella St. in Wilmette.
8. Please clarify and label the distance between the Welsh-Ryan Arena and the proposed stadium.
9. Please provide additional information on any fencing provided and the mechanical enclosure materials.
10. Would like to see more detailed plans and perspectives of the proposed ancillary spaces including the two larger adaptable plaza spaces. Understanding how the complex transitions or softens into its adjacent context is important.
11. Would like additional information on how the adaptable spaces will be seasonally programmed
12. Would like to understand in greater detail the materials being proposed for the exterior.
13. The stadium has significant cultural and social associations with the City and its residents – associations which are part of our collective memory. The stadium was also designed by significant architect James Gamble Rogers, a figure locally important in the design of many NU campus buildings deeply associated with its identity. Suggest representing and integrating this complex history into the new stadiums common areas or within the publicly accessible exterior spaces to memorialize its past significance as it transitions into a new future.
14. Staff suggests creating a Unified Sign Plan for this site given the amount of signage proposed.
15. There are several elevator and stair areas that appear to not be consistently shaded/labeled. Please double check these areas to ensure that calculations occur accordingly.

### **Building & Inspection Services**

16. Distance between new and existing buildings on the north will determine fire rating required of exterior walls, new and existing.
17. City requires the developer to create a Construction Management Plan to detail the management and execution of the project. An approved CMP is

required prior to permit and construction/demolition activity. The CMP addresses:

- Project Schedule
  - Staging and Logistics based on phase of construction
  - Pedestrian and Traffic Controls/Closures
  - Truck Routes/Deliveries
  - Entrances/Crane/Office locations
  - Site Security – fencing/lighting
  - Construction Hours
  - Contractor Parking
  - Vibration Monitoring
  - Photo/Video Survey of adjacent properties to document existing conditions
  - Work Site Communication – Signage w/ 24 hr. contact information; Development website
  - Hours of construction-site lighting after hours
  - Stormwater management during construction
18. Demolition – included in project CMP or create a separate modified plan to address the Demolition phase of the project.
19. NU shall provide company/contact information/qualifications for special inspections and testing per Chapter 17 of the IBC. Provide detailed scope of work to include all applicable special inspections and material testing to be performed including but not limited to concrete construction, steel construction soils/excavation, deep driven foundations (as applicable), fire resistant applications and rated shaft assemblies (per city request). All reports shall be sent to the Supervising Inspector with the Civil Engineer receiving all soils/excavation and other related reports.
20. Please advise of other state or federal regulatory reviews and permits that are required for this project and their impact on city review/permitting.
21. On past NU projects, cost of non-typical inspection requests (half-day, full-day) were covered by the General Contractor. City inspection staff will be assigned to the Ryan Field project and cost of 3<sup>rd</sup> party inspectors for remaining city projects would be the responsibility of the GC. Please confirm.
22. Provide construction valuation breakdown for Ryan Field and enabling projects
23. Provide updated timeline for review/demolition/construction.
24. Project is subject to the city's updated Green Building Ordinance and new Bird Friendly Building Design Ordinance. Details and submittal documents are located on the Building & Inspection Services website pages.

### **Transportation & Mobility**

25. Earlier media releases by the University described making the stadium the most bike accessible venue in the country. This should be elaborated on and the university and consultant team should implement new alternative transportation (bike etc.) infrastructure between the stadium and Sheridan Road. This could be accomplished on either Central Street or Lincoln Street to Ashland Avenue. Connections should continue west to the west portion of the Central Street Business District (west of Green Bay Road) – connecting the University, CTA Purple Line, and Metra Service.

## **Parking**

26. The City leases 99 parking spaces from Northwestern. With the new proposal, staff wants to make sure that conditions don't change for events.

## **Public Works/Engineering**

27. Existing Northwestern owned water main will need to be relocated since it is in conflict with the proposed stadium location.
28. Will existing water main connections along Ashland Avenue and Central Street be reused? Or will new water connections be constructed?
29. How is site drainage being handled?
30. Extensive below ground level will likely result in constant groundwater pumping. This has to be minimized and the volume handled so as not to adversely affect the city's sewer system. A geotechnical study and report is required that assesses the impact of the dig to groundwater movement.
31. A sewer capacity study for the area is required.
32. A soils report is required.
33. Traffic study is needed. An increase in traffic using Isabella for access is discouraged.
34. There will be major disruptions to the existing stormwater and water services. A detailed plan is needed for keeping these active during construction and beyond.
35. Stormwater control is required for the whole site.
36. Central Street is under IDOT jurisdiction in this block. All activity in the Central St. Right Of Way requires IDOT permits in addition to city permits.
37. MWRD permit(s) are required. This includes resolving all existing sewer/stormwater permits for the site.
38. Photometric studies for the whole site are required.
39. 3D plans for all aspects of the project are to be shared with the city reviewers.
40. All substandard public sidewalk around the site must be replaced as part of the project.
41. A wind effect analysis should be made.
42. MS4 permit is required.

## **Public Works/Forestry**

43. Confirm the container sizes/service frequency/waste stream of containers listed in Development Drawings?
44. Is there an associated plan on type of containers, locations, signage and anticipated actions for staff/fans for disposal of material inside the stadium?
45. Is there an associated plan on type of containers, locations, signage and anticipated actions for fans for disposal of material outside the stadium?

## **Health & Human Services**

46. The stadium was built pre-1978. Provide a lead hazard containment and disposal plan that will be implemented from Lead Licensed Contractor.
47. Provide a rodent control plan by a licensed Pest Control Operator that will be implemented before, during and immediately after construction.
48. Provide a garbage control and disposal plan during construction.

## **Fire**

49. A minimum of 3-set of plans, one set of specifications and one set of hydraulic calculations for the installation of the automatic sprinkler system, Class I

standpipe and fire pump shall be submitted for review and permit approval. Any contractor performing work without the proper permits may be issued a "Stop Work Order" for the entire project, ticket and assessed a fine. (*IFC 901.2*)

50. Provide a fire hydrant within 100 feet from the fire department connection.
51. A five (5) inch storz fire department connection with a thirty (30) degree down turn shall be provided for the fire department connection. The fire department connection shall be installed between twenty-four (24) and forty-two (42) inches above the standing surface.
52. Any fire department connection located behind or within landscaping or vegetation shall have a concrete pad from the sidewalk or closest public way to the connection. A concrete pad shall also be provided at the fire department connection.
53. A 24-volt (connection to the fire alarm control panel) white strobe light in a weather-proof housing shall be located above the fire department connection and shall flash upon the activation (general alarm) of the fire alarm system. The strobe shall be installed at a height that will make it visible from the street.
54. Install indicating control valves for sprinklers in electrical rooms. Signage shall be installed to identify the location of the valve.
55. Class I standpipe connections required.
56. A minimum of 3-set of plans, one set of specifications and one set of secondary power supply calculations for the installation of the automatic fire alarm system shall be submitted for review and permit approval. Any contractor performing work without the proper permits may be issued a "Stop Work Order" for the entire project, ticket and assessed a fine. (*901.2*)
57. Emergency light units, with a minimum of 90 minute secondary power supply shall be provided for all means of egress, including the exit discharge area, rooms with the fire alarm control unit, mechanical, electrical and sprinkler control rooms. (*IFC 1006*) Final approval will be subject to a field inspection and test.
58. Exit signs, with a 90-minute secondary power source, shall be installed for all means of egress. Lettering for the exit signs shall be RED in color. Exit signs shall be located so that no point is greater than one hundred (100) feet from the nearest visible exit sign. (*IFC 1011*) Final approval will be subject to a field inspection and test.
59. Signage shall be placed at all doors, identifying the room's intended use. The signage shall be installed at a height of approximately five (5) feet above the standing surface. The signage shall be installed immediately to the side of the door so it is visible with the door in the open or closed position. (*EMC 509.3*)
60. A minimum size ten-pound (4A60BC) type fire extinguisher shall be installed on each floor level with the travel distance to an extinguisher not to exceed seventy-five (75) feet. The portable fire extinguisher shall be installed and mounted in all locations visible and available to the buildings occupants. (*IFC 906 & EMC 906.3*)
61. Projection (tent) style signage shall be installed above each fire extinguisher to identify the location. The sign shall be installed at a height of approximately six (6) to seven (7) feet above the standing surface where the extinguisher is mounted. Final approval will be subject to a field inspection.
62. Addresses shall be applied to the front and rear of the building. The address shall be installed at a height of approximately five (5) feet above the standing

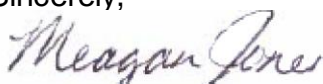
- surface. Numbers shall be a minimum of four (4) inches in height, with a stroke of ½-inch in width, in contrasting colors, and be easily and distinctly read from the street and or alley. (*IFC 505 & EMC 505.1.1*)
63. A Knox Box shall be installed for the building. The Knox box shall be installed at a height of approximately five (5) feet above the standing surface. The Knox Box application/order form can be obtained from the Fire Prevention Bureau, 847-448-8192. (*IFC 506*)
64. All stairwells greater than two (2) stories must install information signage on each floor landing. The signs shall be installed approximately five (5) feet above the standing surface and on the wall opposite the door swing so that it is visible with the door in the opened or closed position. It shall include the following elements: (*EMC 1022.9*)
- Unique stairwell identifier
  - · Floor number and number of floors in the building
  - · Floor of actual exit from the building
  - · If roof access is possible from the stairwell
65. A copy of the proposed signage for the stairwells shall be submitted to the Fire Department for review and approval prior to the installation.
66. In buildings four or more stories above grade plane, one stairways shall extend to the main roof surface, unless the roof has a slope steeper the four unit vertical to twelve units horizontal (33% slope). The stairs shall terminate at a minimum 4 feet deep landing in a penthouse conforming to section 1509.2 and shall have a 3 feet wide side-door to the roof area. If the door is locked a key in an elevator key box shall be provided adjacent to the door. (*IFC 1009.16*)
67. The building shall meet the emergency responder radio coverage requirements outlined in City of Evanston Code 4-4-5. A test report that identifies compliance shall be provided to the fire department prior to occupancy. (*IFC 510 & EMC 4-4.5*)

### **Sustainability**

68. The University should explore deconstruction rather than wholesale demolition of the Stadium Complex.
69. Provide draft LEED score sheet to indicate pathway towards publicly stated commitment to LEED Gold Certification.
70. Provide plan for EV charging infrastructure to comply with commercial requirement of 10% EV-Installed, 40% EV-Capable.
71. The University should explore the inclusion of food waste diversion services within the Stadium Complex.
72. The University should explore the inclusion of reusable food and beverage wares and the needed infrastructure.

**Please note additional comments may be provided at various points in the review process.** If you have any questions or concerns about the above comments, please do not hesitate to contact me directly at [mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org).

Sincerely,



Meagan Jones

Neighborhood and Land Use Planner

Attachment: Zoning Analysis and Summary

Cc: Katie Janke Dale  
Steven Himes  
Bonnie Humphrey  
Luke Figora  
Matthew Kopp  
Councilmember Eleanor Revelle  
Elizabeth Williams, Planning & Zoning Manager  
Sarah Flax, Interim Director of Community Development  
Nicolas Cummings, Corporation Counsel  
Alex Ruggie, Assistant City Attorney  
Dave Stoneback, Deputy City Manager



## Zoning Analysis Summary

### Case Number:

### Case Status/Determination:

|                                   |               |
|-----------------------------------|---------------|
| 22ZONA-0223 – 1501 CENTRAL STREET | NON-COMPLIANT |
|-----------------------------------|---------------|

### Proposal:

|  |
|--|
| Demolish existing Ryan Field stadium and construct a new stadium with approximately 35,000 seats |
|--|

### Zoning Section:      Comments:

|   |   |
|---|---|
|   | Property zoned U2 University Athletic Facilities District.  |
|   | Zoning Lot Size: 1,293,359.2 sq. ft.  |
|   | Property located in a Transit Oriented Development (TOD) area.  |
| 6-15-1-9.D                                      | A Planned Development is required due to the zoning lot proposed to be improved with new construction being in excess of 30,000 square feet and proposed new construction being greater than twenty 20,000 square feet of gross floor area under one roof.  |
| 6-15-7-3  | A Planned Development is a special use in the U2 zoning district. Special uses require City Council approval.   |
| 6-3-6-3; 6-3-6-4; 6-15-1-9.C                    | For Planned Developments, site development allowances may be approved if the modification is essential to achieve at least one defined public benefit.  |
| 6-15-7-2  | Stadiums and their accessory uses are considered permitted uses in the U2 zoning district.  |
| 6-15-7-7  | <p>Non-Compliant:<br/>A 35 ft. wide landscape strip is required abutting residential districts. Northeast corner of lot is approx. 12.5 ft at closest point and approx. 18.6 ft. along a section of proposed parking.</p> <p><i>Additional information on landscape materials should be provided.</i></p> <p>Eligible site development allowance</p>  |
| 6-16-2, 6-16-3-5, Table 16-B, Table 16-C, 5-7-1 | <p>Non-compliant:<br/>472 Parking spaces proposed on the lot and 893 existing parking spaces on the adjacent lot for a total of 1,365 parking spaces. <i>Please provide parking space and drive aisle dimensions on plans.</i></p> <p>Minimum required number of off-street parking spaces based on the principal uses on the lot (Ryan Field and Welsh Ryan Arena) is 4,204. <i>Documentation must be provided regarding games/events currently held at each building and the times in which they occur to assist in understanding parking usage</i></p> |



|                      |   |
|----------------------|---|
|                      | Eligible site development allowance   |
|                      | <p>Non-compliant:<br/>Rear yard setback for open parking. Based on previous reviews of other buildings on the lot, staff determined the rear yard for this property to be along Isabella St. which means a 30 ft. rear yard setback would apply.</p> <p>Open parking with a 27 ft. setback from the rear property line where a 30 ft. setback is required</p> |
|                      | Eligible site development allowance   |
| Additional Comments: | Please clarify clearance for loading entry and the dimensions of the loading spaces (three short, 10 ft. X35 ft., loading berths required based on building floor area).  |
|                      | Please clarify and label the distance between the Welsh-Ryan Arena and the proposed stadium.  |
|                      | Building design must address bird friendly measures. Please reach out to Bird Friendly Evanston for their suggestions and guidance. Leslie Shad, Bird-Friendly Evanston, birdfriendlyevanston@gmail.com.  |
|                      | Additional information on any proposed fencing and the mechanical enclosure materials must be provided.   |
|                      | Please provide additional details on any plaza programming and any permanent structures (e.g. signage, benches, sculptures, etc.)   |
|                      | There are several elevator and stair areas that appear to not be consistently shaded/labeled. Please double check these areas to ensure that calculations occur accordingly.  |
|                      | Creation of a Unified Signage Plan is recommended for the site.   |

# City of Evanston

## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** Review Complete December 09, 2022

**RESULTS OF ANALYSIS:** Non-Compliant

**Z.A. Number:** 22ZONA-0223  
**Address:** 1501 Central ST  
**Applicant:** Darren Nielsen  
**Phone:** 8165272446

**Purpose:** Zoning Analysis without Bld Permit App  
**District:** U2      **Overlay:**      **Preservation**  
**Reviewer:** Meagan Jones      **District:**

**THIS APPLICATION PROPOSES (select all that apply):**

**ANALYSIS BASED ON:**

- |   |                           |               |
|---|---------------------------|---------------|
| <input checked="" type="checkbox"/> New Principal Structure | Change of Use             | Sidewalk Cafe |
| <input type="checkbox"/> New Accessory Structure            | Retention of Use          | Other         |
| <input type="checkbox"/> Addition to Structure              | Plat of Resubdiv./Consol. |               |
| <input type="checkbox"/> Alteration to Structure            | Business License          |               |
| <input type="checkbox"/> Retention of Structure             | Home Occupation           |               |

**Plans Dated:** 10/28/22  
**Prepared By:** HNTB  
**Survey Dated:** 4/29/22

**Proposal Description:**

**Existing Improvements:** Multiple sports (halls, arena, fields and stadium)

### ZONING ANALYSIS

#### PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for R's; Section 6-9-1-9(D) for B's; Section 6-10-1-9(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for RP; Section 6-13-1-10(D) for MU & MUE; Section 6-15-1-9 for O1, T's, U's, oH, oRE, & oRD.

- |  |                |
|--|----------------|
| 1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below. | Yes            |
| 2. Does the zoning lot area exceed 30,000 sqft?  | Yes            |
| 3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination?   | Does Not Apply |
| 4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area?   | Yes            |

#### RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

| <u>Front Porch Exception (Subtract 50%)</u> | <u>Pavers/Pervious Paver Exception (Subtract</u> | <u>Open Parking Debit (Add 200sqft/open space</u> |
|---|--|---|
| Total Eligible Front                        | Total Paver Area                                 | # Open Required Spaces                            |
| Front Porch Regulatory Area                 | Paver Regulatory Area                            | Addn. to Bldg Lot Cov.                            |

#### PRINCIPAL USE AND STRUCTURE

|   | Standard | Existing        | Proposed        | Determination |
|---|----------|-----------------|-----------------|---------------|
| <b>USE:</b>   |          | Stadium         | Stadium         | Compliant     |
| <b>Comments:</b>                                      |          |                 |                 |               |
| <b>Minimum Lot Width (LF)</b>                         | None     | 785.75 ft.      | 785.75 ft.      | Compliant     |
| <b>USE:</b> Other                                     |          |                 |                 |               |
| <b>Comments:</b>                                      |          |                 |                 |               |
| <b>Minimum Lot Area (SF)</b>                          | None     | 1,293,359.2 ft. | 1,293,359.2 ft. | Compliant     |
| <b>USE:</b> Nonresidential                            |          |                 |                 |               |
| <b>Comments:</b>                                      |          |                 |                 |               |
| <b>Gross Floor Area (SF)</b>                          | 1.5      | 751,346         | 787,662.23      | Compliant     |
| <b>Use:</b> Non-Residential                           |          | 0.58            | .61             |               |
| <b>Comments:</b> note: open seating bowl not included |          |                 |                 |               |

|  | Standard | Existing  | Proposed       | Determination |
|--|----------|-----------|----------------|---------------|
| Height (FT)  | 125 ft   | 139 ft.   | 116 ft.        | Compliant     |
| <b>Comments:</b> Height compliant with additional required setback |          |           |                |               |
| Front Yard(1) (FT)   | 27       | 41.5 ft.  | 42 ft.         | Compliant     |
| Direction: S   |          |           |                |               |
| Street: Central Street   |          |           |                |               |
| <b>Comments:</b>   |          |           |                |               |
| Street Side Yard (FT)  | 20       | 19.75     | 81.75          | Compliant     |
| Direction: W   |          |           |                |               |
| Street: Ashland Avenue   |          |           |                |               |
| <b>Comments:</b>   |          |           |                |               |
| Interior Side Yard(1) (FT)   | 15       | 275.5 ft. | 181 ft.        | Compliant     |
| Direction: E   |          |           |                |               |
| <b>Comments:</b>   |          |           |                |               |
| Rear Yard (FT)   | 30 ft.   |           | approx 865 ft. | Compliant     |
| Direction: N   |          |           |                |               |
| <b>Comments:</b> Along Isabella St.                                |          |           |                |               |

### ACCESSORY USE AND STRUCTURE

| Use (1)                           | Standard                       | Existing                | Proposed                | Determination |
|-----------------------------------|--------------------------------|-------------------------|-------------------------|---------------|
| Permitted Districts:              |                                | Open Off-street Parking | Open Off-street Parking | Compliant     |
| <b>Comments:</b>                  |                                |                         |                         |               |
| Permitted Required Yard:          |                                | Rear Yard               | Rear Yard               | Compliant     |
| <b>Comments:</b>                  |                                |                         |                         |               |
| Additional Standards:             |                                | Side Yard               | Side Yard               | Compliant     |
| <b>Comments:</b>                  |                                |                         |                         |               |
| Height (FT)                       | Flat or mansard roof 14.5', or |                         |                         |               |
| <b>Comments:</b>                  |                                |                         |                         |               |
| Distance from Principal Building: | 10.00'                         |                         |                         |               |
| <b>Comments:</b>                  |                                |                         |                         |               |
| Front Yard(1A) (FT)               |                                |                         |                         |               |
| Direction: S                      |                                |                         |                         |               |
| Street: Central Street            |                                |                         |                         |               |
| <b>Comments:</b>                  |                                |                         |                         |               |
| Front Yard(1B) (FT)               |                                |                         |                         | Compliant     |
| Direction:                        |                                |                         |                         |               |
| Street:                           |                                |                         |                         |               |
| <b>Comments:</b>                  |                                |                         |                         |               |
| Street Side Yard (FT)             |                                |                         |                         | Compliant     |
| Direction: W                      |                                |                         |                         |               |
| Street: Ashland Avenue            |                                |                         |                         |               |
| <b>Comments:</b>                  |                                |                         |                         |               |

|  | Standard                       | Existing | Proposed                          | Determination |
|--|--------------------------------|----------|-----------------------------------|---------------|
| <b>Interior Side Yard(1A) (FT)</b><br>Direction: E   | 35 ft landscape strip required |          | 12.5 ft. setback at closest point | Non-Compliant |
| <b>Comments:</b> 12.5 ft. at closest point and approx. 18.6 ft. along a section of proposed parking. |                                |          |                                   |               |

|                                       |                         |                 |                |               |
|---------------------------------------|-------------------------|-----------------|----------------|---------------|
| <b>Rear Yard (FT)</b><br>Direction: N | 30 ft. required setback | +30 ft. setback | 27 ft. setback | Non-Compliant |
| <b>Comments:</b>                      |                         |                 |                |               |

### PARKING REQUIREMENTS

|  | Standard                                 | Existing                           | Proposed                           | Determination |
|--|--|------------------------------------|------------------------------------|---------------|
| <b>Use(1):</b> Gymnasium/Sports<br>Arena | 10 percent of designed seating capacity. | 1365 (includes 893 offsite spaces) | 1365 (includes 893 offsite spaces) | Non-Compliant |

**Comments:** Ryan Field (3500 required)

|  |  |                                    |                                    |           |
|--|--|------------------------------------|------------------------------------|-----------|
| <b>Use(2):</b> Gymnasium/Sports<br>Arena | 10 percent of designed seating capacity. | 1365 (includes 893 offsite spaces) | 1365 (includes 893 offsite spaces) | Compliant |
|--|--|------------------------------------|------------------------------------|-----------|

**Comments:** Welsh Ryan (704 required)

|                        |  |  |  |               |
|------------------------|--|--|--|---------------|
| <b>TOTAL REQUIRED:</b> | 204 based on principal uses on the lot |  |  | Non-Compliant |
| <b>Comments:</b>       |  |  |  |               |

|                                |               |  |          |           |
|--------------------------------|---------------|--|----------|-----------|
| <b>Handicap Parking Spaces</b> | Sec. 6-16-2-6 |  | 36 total | Compliant |
| <b>Comments:</b>               |               |  |          |           |

|                  |               |  |  |           |
|------------------|---------------|--|--|-----------|
| <b>Access:</b>   | Sec. 6-16-2-2 |  |  | Compliant |
| <b>Comments:</b> |               |  |  |           |

|                                   |    |  |  |           |
|-----------------------------------|----|--|--|-----------|
| <b>Vertical Clearance (LF)</b>    | 7' |  |  | Compliant |
| <b>Comments:</b> open air parking |    |  |  |           |

|                   |                   |  |  |           |
|-------------------|-------------------|--|--|-----------|
| <b>Surfacing:</b> | Sec. 6-16-2-8 (E) |  |  | Compliant |
| <b>Comments:</b>  |                   |  |  |           |

|                  |              |  |  |           |
|------------------|--------------|--|--|-----------|
| <b>Location:</b> | Sec. 6-4-6-2 |  |  | Compliant |
|------------------|--------------|--|--|-----------|

**Comments:** general location compliant. See above for re: rear setback

|                            |                  |  |     |           |
|----------------------------|------------------|--|-----|-----------|
| <b>Angle(1):</b> 90 Degree | <b>Comments:</b> |  |     |           |
| <b>Width(W) (FT)</b>       | 8.5              |  | 8.5 | Compliant |

|                      |      |  |    |           |
|----------------------|------|--|----|-----------|
| <b>Depth(D) (FT)</b> | 18.0 |  | 18 | Compliant |
| <b>Comments:</b>     |      |  |    |           |

|                      |      |  |    |           |
|----------------------|------|--|----|-----------|
| <b>Aisle(A) (FT)</b> | 24.0 |  | 24 | Compliant |
| <b>Comments:</b>     |      |  |    |           |

|                    |                  |  |  |           |
|--------------------|------------------|--|--|-----------|
| <b>Module (FT)</b> | SL 42.0, DL 60.0 |  |  | Compliant |
| <b>Comments:</b>   |                  |  |  |           |

### LOADING REQUIREMENTS

|  | Standard                                       | Existing | Proposed      | Determination |
|--|--|----------|---------------|---------------|
| <b>Loading Use:</b><br>College and/or University | 1 short 10K to 300K, 1 short each addtl. 200K. | 0        | 3 long berths | Compliant     |

**Comments:**

**TOTAL (long):** 3

|   | Standard            | Existing | Proposed | Determination |
|---|---------------------|----------|----------|---------------|
| Long Berth Size (FT)  | 12' wide x 50' deep |          |          | Compliant     |
| <b>Comments:</b> Please provide dimensions on plans                       |                     |          |          |               |
| Vertical Clearance (FT)   | 14'                 |          |          | Compliant     |
| <b>Comments:</b> Please clarify vertical clearance of loading area entry. |                     |          |          |               |
| Location:   | Sec. 6-16-4-1       |          |          | Compliant     |
| <b>Comments:</b>  |                     |          |          |               |

**MISCELLANEOUS REQUIREMENTS**

|   | Standard                | Existing | Proposed   | Determination |
|---|-------------------------|----------|------------|---------------|
| Requirement (1):<br>6-15-7-6                      | 20 ft between buildings |          | approx. 31 | Compliant     |
| <b>Comments:</b> Please clarify distance on plans |                         |          |            |               |

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.

*Meagan Jones*

\_\_\_\_\_  
SIGNATURE

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DATE