



# Request for Proposal

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**City Owned Property**  
**Summit Lake Neighborhood**  
**Akron, Ohio 44301**  
**RFP No.: 2025OIDS1**

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CITY OF AKRON, OHIO | MAYOR'S OFFICE OF INTEGRATED DEVELOPMENT |  
166 SOUTH HIGH STREET, ROOM 202 | AKRON, OHIO 44308

# BACKGROUND

The City of Akron, Ohio (the “City”) is soliciting proposals from qualified developers for the purchase and development of the subject property (the “Property”) located in the Summit Lake Neighborhood, Akron, Ohio 44301. The City of Akron is offering land for the development of residential infill housing. Developers may request any number of lots they deem appropriate for development, and that are able to be completed within two years. See attached list and map of available properties; purchase prices are listed for each, as well as special circumstances where applicable.

The subject properties are regulated under the [City of Akron Form-Based Zoning Code](#), which allows for an array of housing types. See [the Code](#) for specific site and building requirements.

## Existing Conditions

The Summit Lake Neighborhood is a historic and unique community with many distinctive advantages. These advantages include Summit Lake itself, with abundant wildlife and recreational amenities. Numerous investments have been made in public open spaces over the past several years. These include: Summit Metro Parks’ recently opened Nature Center on the eastern shore of the lake; a 2-mile multi-purpose loop trail around the lake is now complete; the nearby \$7.5 million Summit Lake North Shore park project, offering a picnic pavilion and kayak rentals, commencing construction in 2025; and the Ohio & Erie Canal Towpath Trail which runs along the east side of the lake, connecting the neighborhood to Downtown Akron and the Cuyahoga Valley National Park to the north, and the cities of Barberton and Canton to the south. Downtown Akron workplaces and amenities are just a 10-minute bike ride away via the Towpath. The Summit Lake Community Center and the Reach Opportunity Center provide neighborhood hubs with access to educational services, meeting rooms, a public gymnasium, and a summer Farmer’s Market. Additionally, Summit Lake is only 1.5 miles from the Kenmore Boulevard Great Streets area; a neighborhood business district featuring food, entertainment, and an active Community Development Corporation that hosts First Friday community events.

The Akron Civic Commons has been active in the Summit Lake for several years, helping to improve neighborhood communication and bring public space improvements to the community. With the success of the Civic Commons improvements around the lake, many Summit Lake residents have been asking “What about the rest of the community?” The recently completed [Summit Lake Choice Neighborhoods Plan](#) and [Our Summit Lake Land Use Plan](#) are responses to this question. These plans establish a community vision for land use and infrastructure improvements, such as pedestrian greenway paths throughout the neighborhood; greenways are designed to break up the walking distance between streets, allowing pedestrians to cut through the block on a paved and maintained walking path.

## **Project Objectives**

The goal of this project RFP is to bring real, positive change to Summit Lake. The project sites offered provide an opportunity for new housing development within the Summit Lake neighborhood.

The City is seeking proposals that:

- Enhance the vibrancy of the neighborhood.
- Align with city and community goals for providing healthy, equitable, beautiful, and resilient housing.
- Development of single-family detached homes, duplexes, townhouses, and small apartment buildings are encouraged.
- Are compatible with the existing neighborhood housing types.
- Follow best practices for urban design by meeting the requirements of the [City of Akron Form-Based Zoning Code](#) and of the City's Housing Standards, included at the end of this document.

## **Optional: HOME Investment Partnership Program (HOME) Subsidies**

**\*Contingent on the City's continued HOME allocation from the federal government\***

The City of Akron has allocated \$350,000 of HOME Investment Partnership Program (HOME) funds to be used for the redevelopment of 10 city-owned residential properties located in Summit Lake. This will take the form of a grant to the Low-Income qualifying purchaser in order to fill the gap between the purchase price and the mortgage amount they qualify for.

Sale or rent of properties MUST meet HOME low-income requirements, and continue to do so over 20 years as enforced through a HUD required affordability lien. Affordability is determined based on municipality and family size; information on the particular income limits is available at:

<https://www.hudexchange.info/programs/home/home-income-limits/>

## **Eligibility**

Applicants must have documented experience in housing development. The applicant organization must be incorporated in a State within the United States of America (documented) and duly authorized to engage in business activities in the state of Ohio. Applicants must be in good financial standing. All work must be completed within two (2) years of commitment.

# GUIDANCE & FORMAT

The proposal and project shall be consistent with the terms contained in this Request for Proposals. Proposals should include the following:

1. A cover letter to provide a summary of your proposed project, including your name, mailing address, contact numbers, and email address.
2. A Narrative describing your project concept.
3. Typical site layout drawings, schematic floor plans and building elevations showing proposed materials.
4. A detailed timetable for accomplishing the proposed project. This timetable should show sequencing, if any, and contingencies.
5. The desired method of acquisition. State with specificity the form of and proposed consideration for acquiring the Property from the City. All contingencies, including but not limited to financing, should be clearly identified.



# EVALUATION & SELECTION

## Proposal Evaluation and Selection

The Mayor's Office of Integrated Development shall review and evaluate proposals received by the due date and make its recommendation to the Mayor. Any agreement will be subject to the approvals of City Council and other applicable boards or commissions.

The City shall consider the following information when evaluating submitted proposals to determine which proposal(s), in the sole judgment of the City's Administration, is(are) in the best interest of the City:

- A. The proposal(s) best suited to complement the objectives of the RFP in a way that is financially sound and sustainable, attractive to the community, and supportive of the City's vision.
- B. The proposal(s) that is in the best financial interest of the community with consideration of future tax generation potential.
- C. The Developer's direct and substantial experience in planning and developing building projects with a municipal partner.
- D. The Developer's credentials, financial stability, and ability to perform on its proposal.

**Your proposal must be received no later than 4:00 p.m. EST on July 31, 2025. Your proposal shall be labeled "RFP 2025OIDSL1 Summit Lake Neighborhood Proposal" and either:**

**(a) delivered to:**

City of Akron Office of Integrated Development  
166 South High Street, Room 400  
Akron, Ohio 44308

**(b) uploaded online at [Akronohio.Submittable.com](https://akronohio.submittable.com) and selecting the application for Summit Lake Neighborhood Proposal RFP.**

The City of Akron reserves the right to:

- Modify, waive, or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements
- Select more than one proposal to develop the entire property or portions thereof
- Reject any or all proposals
- Cancel or withdraw the RFP at any time
- Accept the proposal which best serves the interest of the City

The following schedule represents the anticipated timeline for the selections of the RFP. If the need arises, the schedule may be altered by the City of Akron. During this process, the City may seek additional information from the responders. In addition, the City may choose to conduct interviews during the Review of Proposal period with any and/or all of the respondents, and may request that responders make a presentation of their proposal.

The estimated schedule is as follows:

RFP Distribution	June 3, 2025
Proposal Due Date	July 31, 2025
Review of Proposals	August 1, 2025 through August 15, 2025
Award of Proposal	August 18, 2025

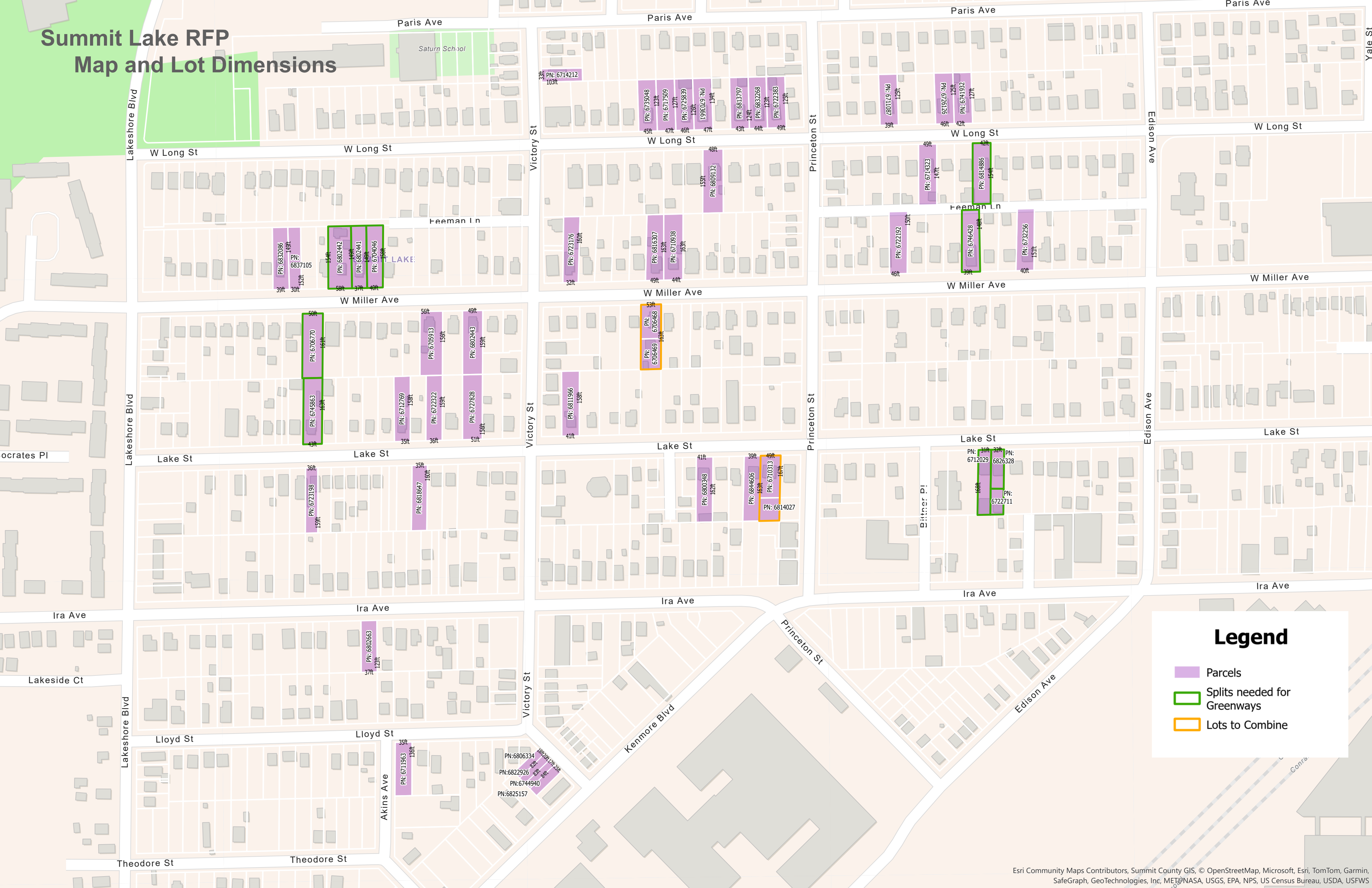
The City will assume that any respondent submitting a proposal has familiarized themselves with the Property enough to submit a knowledgeable proposal. All questions about this RFP should be directed by email to David Messner at [DMessner@akronohio.gov](mailto:DMessner@akronohio.gov). Questions should be submitted no later than July 11, 2025 Any responses to questions will be posted to the “Developers” section of the City’s website: [akronohio.gov/rfp](http://akronohio.gov/rfp)

# MISCELLANEOUS

- 1) Respondent shall work with the City of Akron, prior to execution of a contract to modify the project to fit the best interest of the City.
- 2) Respondent shall certify that it is not delinquent in the payment of real estate taxes or City of Akron income tax.
- 3) City reserves the right to make no selection.
- 4) In submitting a response to this RFP and in the performance of any resulting award each respondent warrants that it has complied with and/or will comply with all federal, state, and local laws, ordinances, and lawful rules and regulation thereunder. Respondents further agree: 1) not to discriminate against any employee or applicant for employment because of age, race, color, creed, religion, national origin, ancestry, disability, marital status, familial status, sex, gender (including gender identity) sexual orientation, or military status and 2) That every subcontract related to the Project will contain a provision requiring non-discrimination in employment as specified above.
- 5) The respondent, by submitting a proposal agrees that any cost it incurs in responding to this RFP or in support of activities associated with this RFP, are to be borne solely by respondent and are not the responsibility of the City. The City will incur no obligation or liability whatsoever to any one by reason of issuance of this RFP, or action by anyone relative thereto.

# Summit Lake RFP

## Map and Lot Dimensions





## Lot Dimensions

\*Lot dimensions are pulled from GIS and may differ slightly from the county record.

Street	Parcel Number	Price	Total Sqft	Frontage	Depth	Front Setback	NOTES
Victory St	6714212	\$ 1,694	3388 sqft	33	103	18	
Long St	6735048	\$ 2,982	5965 sqft	45	123	27	
	6717509	\$ 2,974	5948 sqft	47	127	27	
	6725839	\$ 2,932	5865 sqft	46	126	27	
	6703661	\$ 3,043	6087 sqft	47	134	27	
	6813797	\$ 3,004	6009 sqft	43	124	27	
	6832268	\$ 2,893	5785 sqft	44	123	27	
	6722383	\$ 2,994	5988 sqft	49	125	27	
	6711087	\$ 2,939	5878 sqft	39	125	30	
	6726126	\$ 2,963	5926 sqft	46	125	30	
	6741932	\$ 2,932	5864 sqft	42	127	30	
	6809132	\$ 4,065	8129 sqft	48	155	44	
	6714323	\$ 3,450	6900 sqft	49	147	42	
	6814886	\$ 3,411	6822 sqft	42	154	40	*The COA will retain ownership of ~8ft of frontage, likely along the eastern line (depending on placement of water/sewer lines) of the parcel for a midblock greenway. Sale price will be adjusted to the resulting area* \$0.50/sqft.
W Miller Ave	6832086	\$ 3,093	6187 sqft	39	149	40	
	6837105	\$ 2,405	4809 sqft	30	152	40	
	6802442	\$ 4,513	9027 sqft	58	149	35 - 40	* The COA will retain ownership of ~15ft of frontage along the eastern line of parcel 6704046 for a midblock greenway. Sale price will be adjusted to the resulting area * \$0.50/sqft. Recommended: 6802442, 6802441, and remainder of 6704046 be replatted to make 3 lots with 40ft frontage each.
	6802441	\$ 2,956	5911 sqft	37	149	35 - 40	
	6704046	\$ 3,152	6303 sqft	40	158	35 - 40	
	6723176	\$ 3,279	6558 sqft	32	160	30	
	6816307	\$ 3,597	7194 sqft	49	163	25 - 30	
	6710938	\$ 3,951	7902 sqft	44	163	25 - 30	
	6722192	\$ 3,531	7061 sqft	46	150	28	*Fence encroachments*
	6746428	\$ 3,427	6854 sqft	39	148		*The COA will retain ownership of ~8ft of frontage, likely along the western line (depending on placement of water/sewer lines) of the parcel for a midblock greenway. Sale price will be adjusted to the resulting area* \$0.50/sqft.
	6732256	\$ 3,380	6761 sqft	40	151	25	
	6706770	\$ 4,061	8122 sqft	50	161	25 - 30	
	6705913	\$ 4,501	9003 sqft	56	156	25 - 30	
	6802443	\$ 4,014	8027 sqft	49	159	25 - 30	
	6706468	\$ 2,144	4287 sqft	53	163	30	* 6706469 is a landlocked parcel, located behind 6706468. The two must be combined for a full depth parcel.
	6706469	\$ 1,921	3842 sqft			30	

## Lot Dimensions

Street	Parcel Number	Price	Total Sqft	Frontage	Depth	Front Setback	NOTES
Lake St	6745863	\$ 3,862	7724 sqft	43	161	30'	
	6712769	\$ 3,283	6566 sqft	35	158	30'	
	6722322	\$ 3,306	6613 sqft	36	159	30'	
	6727828	\$ 4,014	8028 sqft	51	159	25'	
	6811966	\$ 3,580	7160 sqft	41	158	25	
	6723198	\$ 2,523	5046 sqft	36	159	25'	
	6818647	\$ 3,154	6308 sqft	35	160	25'	
	6800348	\$ 3,370	6740 sqft	41	162	25	
	6844606	\$ 3,323	6646 sqft	39	163	25	
	6710313	\$ 2,637	5275 sqft	49	167	25	* 6814027 is a landlocked parcel, located behind 6710313. The two must be combined for a full depth parcel.
	6814027	\$ 1,436	2872 sqft			25	
	6712029	\$ 2,584	5167 sqft	31	168	30	* Parcel 6722711 is landlocked, located behind 6826328. Additionally, the COA will retain ownership of ~15ft of frontage along the eastern line of these two parcels. Sale price will be adjusted to the resulting area* \$0.50/sqft. Combining the remainder of these two lots with parcel 6712029 to create a 44ft wide lot.
	6826328	\$ 1,582	3164 sqft	32		30	
	6722711	\$ 1,045	2090 sqft			30	
Ira Ave	6802663	\$ 2,574	5149 sqft	37	123	30'	
Lloyd St	6711963	\$ 2,821	5641 sqft	35	136	20' - 30'	
Victory St	6822926	\$ 825	1651 sqft	18	82	15'-30'	
	6806334	\$ 814	1627 sqft	20	83	15'-30'	
	6744940	\$ 727	1453 sqft	17	84	15'-30'	
	6825157	\$ 1,005	2010 sqft	25	84	15'-30'	



Kyle Julien  
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DEPT. OF PLANNING & URBAN DEVELOPMENT

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Long Range Planning Manager

**CITY OF AKRON HOUSING STANDARDS:**  
**SINGLE-FAMILY DETACHED HOMES & TWO-FAMILY HOMES**  
**PROJECTS RECEIVING CITY OF AKRON FUNDING OR LAND**  
***CREATING A COMMUNITY THAT IS HEALTHY, EQUITABLE, BEAUTIFUL, AND RESILIENT***

ELEMENT	REQUIREMENT
1. Lot Size	<ul style="list-style-type: none"> <li>Design the dwelling unit to fit on a typical lot size or standard lot of record in the neighborhood.</li> <li>Combining standard lots of record to create a large building lot for a single dwelling unit is not permitted.</li> </ul>
2. Block Length & Connectivity in Multi-Unit Developments	<ul style="list-style-type: none"> <li>Provide street or pedestrian/bike connections to achieve: <ul style="list-style-type: none"> <li>Block Length: 500' maximum</li> <li>Block Perimeter: 1600' maximum.</li> </ul> </li> <li>Connect new streets and sidewalks to the existing street network using streets, sidewalks, or pedestrian/bike paths, when feasible.</li> </ul>
3. Street Lights on New Streets	<ul style="list-style-type: none"> <li>Furnish street lights on all new streets per City of Akron requirements. <ul style="list-style-type: none"> <li>Achieve average maintained illumination on the pavement of 0.25 foot-candles.</li> <li>Color Temperatures to be standard ODOT 3000K.</li> <li>Distance from face of poles to face of curb: 24" min.</li> </ul> </li> <li>Installed by Ohio Edison, as selected from their standard fixtures and poles.</li> </ul>
4. Sidewalks & Tree Lawns	<ul style="list-style-type: none"> <li>Provide a public sidewalk with tree lawn at the ROW line for each building. <ul style="list-style-type: none"> <li>Infill Development: Match existing sidewalk and tree lawn width.</li> <li>New Site Development: 5' sidewalk width, 5' tree lawn width, minimum.</li> </ul> </li> </ul>
5. Tree Canopy	<ul style="list-style-type: none"> <li>Preserve existing healthy, mature site trees, 12" or greater in diameter.</li> <li>Protect existing street trees throughout construction.</li> <li>Where no street tree exists, provide a new street tree in front of each new building. <ul style="list-style-type: none"> <li>Species as determined by City Arborist.</li> </ul> </li> </ul>
6. Front Yard Setback	<ul style="list-style-type: none"> <li>Match the established front yard setback within the neighborhood.</li> <li>Where no context exists: 15' minimum. <ul style="list-style-type: none"> <li>The garage alone shall not be used to meet the setback requirement.</li> </ul> </li> </ul>
7. Active Use Living Spaces	<ul style="list-style-type: none"> <li>Provide Active Use living spaces on 50% minimum of the building's First Floor facade facing the Principal Street. <ul style="list-style-type: none"> <li>Active Use living spaces include living, dining, kitchen, family room, home office.</li> <li>Uses that are not considered Active Uses include garages, bedrooms, bathrooms, storage, mechanical, utility, non-habitable spaces, and similar.</li> </ul> </li> </ul>
8. Driveways	
a) Location	<ul style="list-style-type: none"> <li>If the lot abuts an Alley, vehicular access shall be from the Alley.</li> <li>On corner lots without an Alley, garage doors shall not face the Principal Street.</li> <li>On interior lots without an Alley or side street, vehicular access can be from the Principal Street.</li> </ul>
b) Width	<ul style="list-style-type: none"> <li>10' maximum at the public right of way on Principal and side streets.</li> </ul>
9. Garages	
a) Location	Garages shall not project beyond the street-facing façades of the home.
b) Garage Doors facing a Principal Street	<ul style="list-style-type: none"> <li>Garage door in the rear half of the lot: No requirements.</li> <li>Garage door in the front half of the lot: <ul style="list-style-type: none"> <li>Garage door shall be set back 15' minimum from the front façade of the home.</li> <li>9' total door width per dwelling unit, maximum</li> <li>Provide 20% glass in the garage door, minimum.</li> </ul> </li> </ul>

# HOUSING STANDARDS - SINGLE-FAMILY DETACHED & TWO-FAMILY

ELEMENT	REQUIREMENT
10. Finished First Floor Height	<ul style="list-style-type: none"> <li>Match neighborhood context, or 24", whichever is greater.</li> <li>Required ADA accessibility compliance is exempted.</li> </ul>
11. Roof Form	<ul style="list-style-type: none"> <li>Roof shape, slope, and orientation shall be similar to those found on existing typical homes in the neighborhood. <ul style="list-style-type: none"> <li>For example, use front-facing gables, side gables (ridge parallel to the street), or hip roofs in neighborhoods where these are the predominant roof forms.</li> </ul> </li> </ul>
12. Glass Windows	
a) Exterior Facades	<ul style="list-style-type: none"> <li>Principal Street facade, First Floor: 30% of wall area, minimum.</li> <li>Upper Floor, Side, and Rear facades: 15% of wall area, minimum. <ul style="list-style-type: none"> <li>Wall and glass area are measured between the height of 3' and 7' above Finished Floor.</li> <li>Glass area includes all clear, non-tinted, non-frosted glass in windows &amp; doors.</li> </ul> </li> </ul>
b) Bedrooms	<ul style="list-style-type: none"> <li>Provide 22 sf of windows in all bedrooms, minimum. <ul style="list-style-type: none"> <li>Two 36" x 60" windows typically meet this requirement.</li> </ul> </li> </ul>
c) Bathrooms	<ul style="list-style-type: none"> <li>Provide an operable window in full bathrooms, when the room has an exterior wall. <ul style="list-style-type: none"> <li>Frosted glass in the bathroom window is acceptable.</li> </ul> </li> </ul>
13. Doors	
a) Front Door	<ul style="list-style-type: none"> <li>Provide a front door facing the Principal Street.</li> </ul>
b) Back Door	<ul style="list-style-type: none"> <li>Provide a door to access the back yard from the First Floor.</li> <li>Provide stairs to reach grade level.</li> </ul>
14. Front Porch	<ul style="list-style-type: none"> <li>Provide a front porch facing the Principal Street.</li> <li>The porch shall have a roof entirely covering it.</li> </ul>
a) Porch Dimensions	<ul style="list-style-type: none"> <li>Depth: 6' minimum; 8' preferred.</li> <li>Floor Area: 48 square feet, minimum.</li> </ul>
b) Porch Columns	<ul style="list-style-type: none"> <li>Provide at least 2 columns per porch</li> <li>Column width: 8" minimum, 10" preferred, or equivalent. <ul style="list-style-type: none"> <li>Examples of a single column equivalent: <ul style="list-style-type: none"> <li>(2) 4" diameter turned posts</li> <li>A pair of 4" square columns</li> </ul> </li> </ul> </li> </ul>
c) Porch Railings	<ul style="list-style-type: none"> <li>Provide railings on porches. <ul style="list-style-type: none"> <li>If vertical spindles are used, attach spindles between top and bottom rails. Do not attach spindles to the front or back of the horizontal rails.</li> </ul> </li> </ul>
15. Window & Door Trim	<ul style="list-style-type: none"> <li>Provide head trim, side casings, and sills at all windows and doors on street-facing facades; 3½" minimum trim width.</li> <li>Provide expressed masonry lintels at masonry window and door openings.</li> </ul>
16. Vinyl Siding, if used	<ul style="list-style-type: none"> <li>Thickness: .040", minimum.</li> <li>Through-color vinyl.</li> <li>Cornerboards shall have integral J-channels.</li> <li>Window and door trim shall have integral J-channels.</li> </ul>

## RECOMMENDATIONS

ELEMENT	RECOMMENDATION
1. Exterior Cladding Materials	<ul style="list-style-type: none"> <li>Preferred Materials: Brick; stone; dimensional siding, shingles, or shakes made of wood, cement board, or similar.</li> <li>Use a limited number of different exterior cladding materials.</li> </ul>
2. Trim	<ul style="list-style-type: none"> <li>Use more durable trim materials such as wood, cement board, Azek, or similar. <ul style="list-style-type: none"> <li>Preferred at the most visible portions of the home, such as front porches, and at window and door trim on the front facade.</li> <li>Also recommend use at fascia boards, rake boards, cornices, and other trim.</li> <li>Aluminum brake metal trim is not recommended.</li> </ul> </li> </ul>
3. Column Detail	<ul style="list-style-type: none"> <li>Provide an articulated base and top (capital).</li> </ul>
4. Porch Beam Depth	<ul style="list-style-type: none"> <li>Typically, the beam should be at least as deep as the width of the columns that the beam rests on.</li> </ul>





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DEPT. OF PLANNING & URBAN DEVELOPMENT

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**CITY OF AKRON HOUSING STANDARDS:  
TOWNHOUSES & MULTI-FAMILY APARTMENTS  
FOR PROJECTS RECEIVING CITY OF AKRON FUNDING OR LAND  
*CREATING A COMMUNITY THAT IS HEALTHY, EQUITABLE, BEAUTIFUL, AND RESILIENT***

ELEMENT	REQUIREMENT
1. Project Location - Proximity to Transit	<ul style="list-style-type: none"><li>▪ Recommended for all development; Required for Affordable, Workforce and Senior Housing: Locate development within a 5-minute walk (1300') of a bus line that has 30-45 minute frequency, minimum.</li></ul>
2. Block Length & Connectivity	<ul style="list-style-type: none"><li>▪ Provide street or pedestrian/bike connections to achieve:<ul style="list-style-type: none"><li>• Block Length: 500' maximum</li><li>• Block Perimeter: 1600' maximum.</li></ul></li><li>▪ Connect new streets and sidewalks to the existing street network using streets, sidewalks, or pedestrian/bike paths, when feasible.</li></ul>
3. Street Lights on New Streets	<ul style="list-style-type: none"><li>▪ Furnish street lights on all new streets per City of Akron requirements.<ul style="list-style-type: none"><li>• Achieve average maintained illumination on the pavement of 0.25 foot-candles.</li><li>• Color Temperatures to be standard ODOT 3000K.</li><li>• Distance from face of poles to face of curb: 24" min.</li><li>• Distance from all other underground utilities: 24" min.</li></ul></li><li>▪ Installed by Ohio Edison, as selected from their standard fixtures and poles.</li></ul>
4. Sidewalks & Tree Lawns	<ul style="list-style-type: none"><li>▪ Provide a public sidewalk with tree lawn at the right of way line for each townhouse unit and apartment building that faces a street.</li><li>▪ Infill Development: Match existing sidewalk and tree lawn width.</li><li>▪ New Site Development: 5' sidewalk width, minimum 5' tree lawn width, minimum.</li></ul>
5. Tree Canopy	<ul style="list-style-type: none"><li>▪ Preserve existing healthy site trees, 12" or greater in diameter.</li><li>▪ Protect existing street trees during construction.</li><li>▪ Where no street tree exists, provide a new street tree in front of each dwelling unit or at 50' on center, minimum.</li></ul>
6. Usable Open Space	<ul style="list-style-type: none"><li>▪ Front facades of buildings shall face streets, pedestrian paths, or usable open space.</li><li>▪ Front facades shall not face parking lots.</li><li>▪ Building layout shall create open space that is useful to residents.<ul style="list-style-type: none"><li>• Examples include courtyards, gardens, or play spaces</li></ul></li><li>▪ For apartment buildings, 30% usable open space is required per the Zoning Code.</li></ul>
7. Vehicular Access	
a) Location	<ul style="list-style-type: none"><li>▪ At a development site that abuts an Alley, vehicular access shall only be from the Alley.</li><li>▪ At a development site with access to a Side Street, but not an Alley, all vehicular access shall be from the Side Street only.</li><li>▪ At a development site without access to an Alley or a Side Street, vehicular access may be from the Principal Street.</li></ul>

# HOUSING STANDARDS - TOWNHOUSES & MULTI-FAMILY APARTMENTS

ELEMENT	REQUIREMENT
b) Driveway Width	<ul style="list-style-type: none"> <li>▪ Driveway serving one dwelling unit: 10' maximum.</li> <li>▪ One-way driveway serving multiple dwelling units: 11' maximum.</li> <li>▪ Two-way driveway serving multiple dwelling units: 22' maximum.</li> <li>▪ Driveways at Alleys: No maximum. <ul style="list-style-type: none"> <li>• All driveway widths are measured at the public right of way.</li> </ul> </li> </ul>
c) Public Sidewalks at Driveways	<ul style="list-style-type: none"> <li>▪ Public sidewalks at the street right of way shall be continuous across driveways and at the same elevation as the adjoining sidewalk. <ul style="list-style-type: none"> <li>• Drive apron shall slope down from sidewalk level to meet street pavement level.</li> </ul> </li> </ul>
8. Off-street Parking	
a) Number of Parking Spaces	<ul style="list-style-type: none"> <li>▪ Recommended for all development, required for Affordable, Workforce, and Senior Housing: Limit the number of parking spaces constructed to the minimum needed to adequately serve the facility.</li> <li>▪ The number of parking spaces provided shall not exceed the number required by the Zoning Code.</li> </ul>
b) Surface Lot Location	<ul style="list-style-type: none"> <li>▪ Locate parking behind the building, when feasible.</li> <li>▪ Parking is not permitted within the front yard setback.</li> <li>▪ When parking is visible from a Principal Street, parking shall be set back from the Building Line 20' min.</li> </ul>
c) Screening	<ul style="list-style-type: none"> <li>▪ When parking is in the front half of the lot and visible from the street, provide a wall or fence that screens the view of the parking.</li> <li>▪ Screen height: 3' high min., 6' high max.</li> <li>▪ Above the height of 4', maximum opacity of the screening is 50%.</li> </ul>
9. Garage Doors, Vehicular Entries, Service Access	
a) Townhouse Garage Door Location	<ul style="list-style-type: none"> <li>▪ 20' minimum from the Building Line.</li> </ul>
b) Townhouse Garage Door or Opening Width	<ul style="list-style-type: none"> <li>▪ Facing an Alley or rear drive: No maximum.</li> <li>▪ Facing Principal or Side Streets: 9' total width per dwelling unit.</li> </ul>
c) Apartment House Garage Door, Parking Access, or Service Access Width	<ul style="list-style-type: none"> <li>▪ Facing an Alley: No maximum</li> <li>▪ Facing Principal or Side Streets: 20' total width per building</li> </ul>
d) Garage Door Glazing	<ul style="list-style-type: none"> <li>▪ Garage doors facing a Street: 20% glazing minimum</li> </ul>
10. Building Location - Front Setback	<ul style="list-style-type: none"> <li>▪ On Infill Sites: Match the established front yard setback within the context.</li> <li>▪ Where no context exists: No minimum</li> </ul>
11. Building Facade Buildout Width	<ul style="list-style-type: none"> <li>▪ Building façade shall occupy 65% of the lot width facing a Principal Street, minimum. <ul style="list-style-type: none"> <li>• Buildout Width is measured at the Setback Line.</li> </ul> </li> </ul>
12. Building Height, Form, and Massing	<ul style="list-style-type: none"> <li>▪ On infill sites, building height, form, and massing shall be compatible with the existing neighborhood.</li> </ul>
13. Roof Form	<ul style="list-style-type: none"> <li>▪ On infill sites, roof shape, slope, and orientation shall be similar to those found on existing typical structures in the neighborhood. <ul style="list-style-type: none"> <li>• For example, use front-facing gables, side gables, hip roofs, or flat roofs, per the predominant roof form types found in the neighborhood.</li> </ul> </li> </ul>

# HOUSING STANDARDS - TOWNHOUSES & MULTI-FAMILY APARTMENTS

ELEMENT	REQUIREMENT
14. Active Use Living Spaces, First Floor	<ul style="list-style-type: none"> <li>Provide Active Use living spaces on 55% minimum of the Principal Street Façade Buildout.</li> <li>Minimum depth of the Active Use: 9' <ul style="list-style-type: none"> <li>Active Use living spaces include living, dining, kitchen, family room, office, lobbies, community rooms, exercise rooms, other common spaces.</li> <li>Uses that are not considered Active Uses include garages, bedrooms, bathrooms, storage, mechanical, utility, non-habitable spaces, and similar.</li> </ul> </li> </ul>
15. Finished First Floor Height	<ul style="list-style-type: none"> <li>Match context, or 24" minimum, whichever is greater.</li> <li>Townhouses on high traffic volume streets (ADT &gt; 7500): 30" minimum</li> <li>Apartment Houses may have entrances, building lobby, and common spaces at grade level. <ul style="list-style-type: none"> <li>Required ADA accessibility compliance is exempted.</li> </ul> </li> </ul>
16. Glass Windows & Doors	<ul style="list-style-type: none"> <li>First Floor Principal Street facade: 30% of wall area, minimum.</li> <li>First Floor Side Street façades: 20% of wall area, minimum.</li> <li>Upper Floor Street facades: 20% of wall area, minimum. <ul style="list-style-type: none"> <li>Glass area is measured between the height of 3' and 7' above Finished Floor.</li> <li>Glass area includes all clear, non-tinted, non-frosted glass in windows and doors.</li> </ul> </li> </ul>
17. Front Door	
a) Townhouses	<ul style="list-style-type: none"> <li>For each dwelling unit, provide a front door facing a Principal Street, Side Street, or pedestrian path.</li> <li>For units with a property line on an existing street, the front door shall be oriented toward that street.</li> <li>The front door of a unit shall not face the rear façade, garage door, or driveway of another unit.</li> </ul>
b) Apartment Houses	<ul style="list-style-type: none"> <li>Provide a front door facing the Principal Street or a pedestrian path.</li> </ul>
18. Frontage Feature	<ul style="list-style-type: none"> <li>Townhouses: Provide a front porch or stoop on each dwelling unit.</li> <li>Apartment Houses: None required; Porch, stoop, or awning recommended.</li> </ul>
a) Porch Characteristics	<ul style="list-style-type: none"> <li>Depth: 5' minimum; 8' preferred.</li> <li>A porch shall have a roof entirely covering it.</li> </ul>
b) Porch Railings	<ul style="list-style-type: none"> <li>Provide railings on porches. <ul style="list-style-type: none"> <li>If vertical spindles are used, attach spindles between top and bottom rails. Do not attach spindles to the front or back of the horizontal rails.</li> </ul> </li> </ul>
19. Column Width	<ul style="list-style-type: none"> <li>If provided, columns shall be 8" wide, minimum, or equivalent. <ul style="list-style-type: none"> <li>Example of equivalents: <ul style="list-style-type: none"> <li>(2) 4" diameter posts</li> <li>A pair of 4" square columns</li> </ul> </li> </ul> </li> </ul>
20. Window & Door Trim	<ul style="list-style-type: none"> <li>Provide head trim, side casings, and sills at all windows and doors on street-facing facades; 3½" minimum trim width.</li> <li>Provide expressed masonry lintels at masonry window and door openings.</li> </ul>
21. Vinyl Siding, if used	<ul style="list-style-type: none"> <li>Thickness: .040" minimum.</li> <li>Through-color vinyl.</li> <li>Cornerboards shall have integral J-channels</li> <li>Window and door trim shall have integral J-channels</li> </ul>

# HOUSING STANDARDS - TOWNHOUSES & MULTI-FAMILY APARTMENTS

## RECOMMENDATIONS

ELEMENT	RECOMMENDATION
1. Vehicular Access	<ul style="list-style-type: none"> <li>▪ Access to garages from rear alleys is preferred, when feasible, rather than from Principal and Side Streets.</li> </ul>
2. Exterior Cladding Materials	<ul style="list-style-type: none"> <li>▪ Preferred Materials: Brick; stone; dimensional siding, shingles, or shakes made of wood, cement board, or similar.</li> <li>▪ Use a limited number of different exterior cladding materials. <ul style="list-style-type: none"> <li>• In general, use changes in materials to delineate the parts of the building, e.g. delineating the base, gable, cornice, or other features; distinguishing the first floor from upper floors; emphasizing special elements or rooms, such as the entry or large interior spaces.</li> </ul> </li> </ul>
3. Column Detail	<ul style="list-style-type: none"> <li>▪ Provide an articulated base and top (capital).</li> </ul>
4. Beam Depth	<ul style="list-style-type: none"> <li>▪ Typically, the beam should be at least as deep as the width of the columns that the beam rests on.</li> </ul>
5. Trim	<ul style="list-style-type: none"> <li>▪ Use more durable trim materials such as wood, cement board, Azek, or similar. <ul style="list-style-type: none"> <li>• Use these materials at the most visible portions of the building, such as porches and window &amp; door trim on the front facade.</li> <li>• Also recommend use at fascia boards, rake boards, cornices, and other trim.</li> <li>• Aluminum brake metal trim is not recommended.</li> </ul> </li> </ul>
Windows	<ul style="list-style-type: none"> <li>▪ Provide 22 sf of window per bedroom.</li> <li>▪ Provide a window in bathrooms that are located on exterior walls. <ul style="list-style-type: none"> <li>• Frosted glass in bathrooms is acceptable.</li> </ul> </li> </ul>