



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**210 N. Morgan**

**27th Ward**

**Newcastle Limited (Solar Junkyard LLC)**

05/26/2022



# Near West Side Community Area Snap Shot

## General Population Characteristics, 2020

	Near West Side	City of Chicago	CMAP Region
Total Population	67,881	2,746,388	8,577,735
Total Households	33,918	1,142,725	3,266,741
Average Household Size	1.9	2.4	2.6
Percent Population Change, 2010-20	23.7	1.9	1.7
Percent Population Change, 2000-20	46.2	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

## Race and Ethnicity, 2015-2019

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	27,287	43.2	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	5,839	9.2	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	16,885	26.7	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	11,246	17.8	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	1,913	3.0	59,510	2.2	182,620	2.2

Source: 2015-2019 American Community Survey five-year estimates.

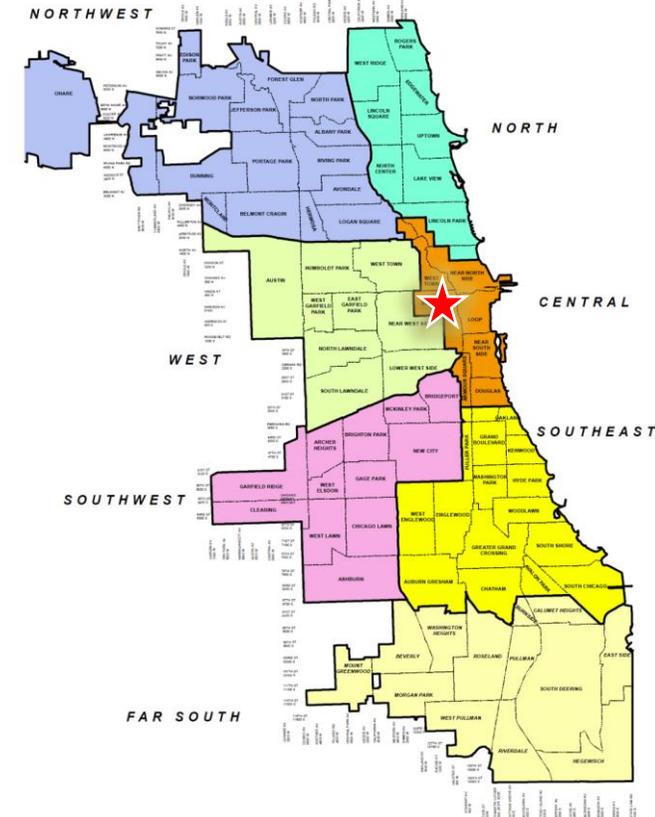
Universe: Total population

## Age Cohorts, 2015-2019

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,685	5.8	171,323	6.3	518,065	6.1
5 to 19	8,377	13.3	462,093	17.1	1,644,152	19.4
20 to 34	26,078	41.3	739,281	27.3	1,794,152	21.1
35 to 49	13,329	21.1	546,045	20.2	1,701,494	20.1
50 to 64	7,089	11.2	453,823	16.7	1,635,766	19.3
65 to 74	3,014	4.8	195,049	7.2	691,947	8.2
75 to 84	1,180	1.9	100,949	3.7	346,833	4.1
85 and Over	418	0.7	40,971	1.5	150,858	1.8
Median Age	31.3		34.6		37.5	

Source: 2015-2019 American Community Survey five-year estimates.

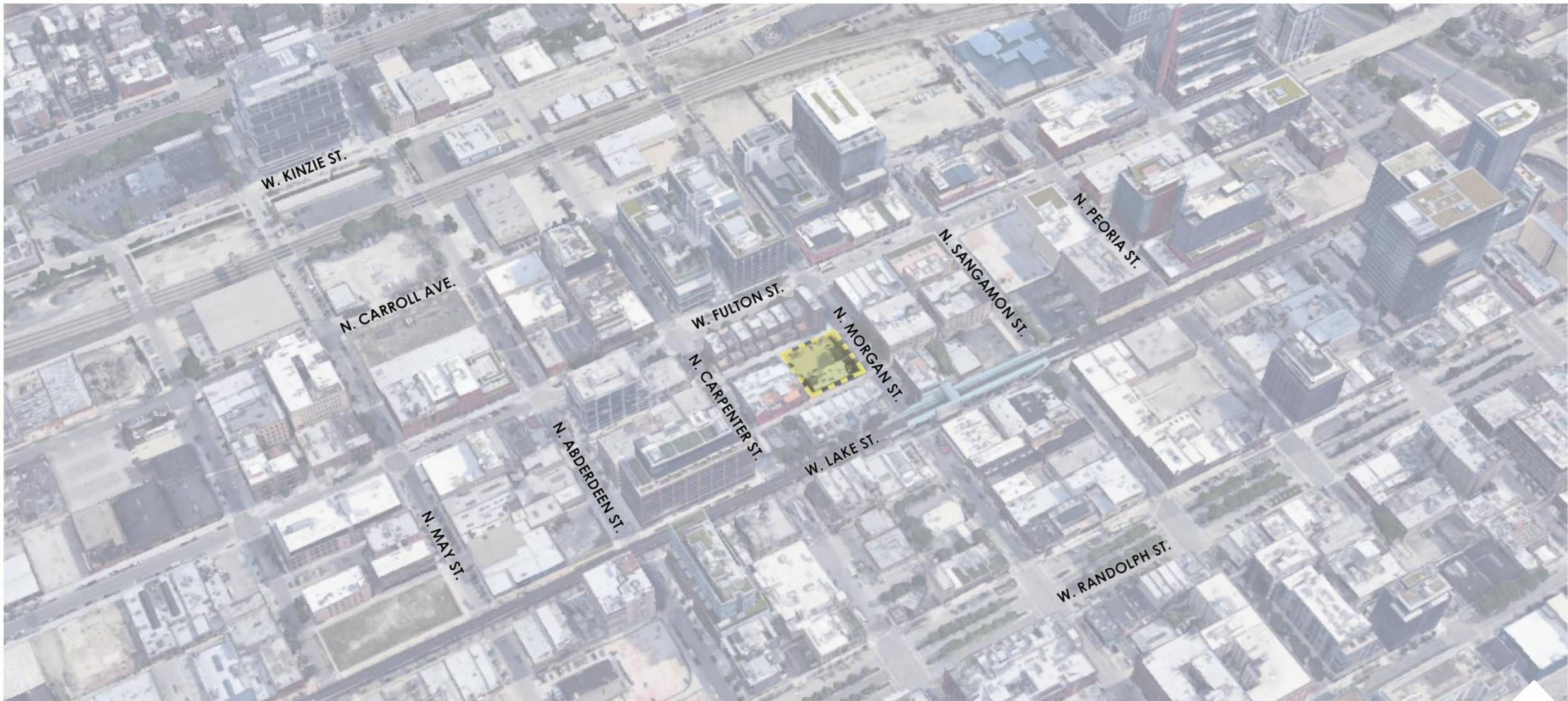
Universe: Total population



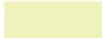
- 210 N Morgan is a **transit oriented development**, within 2 min walk to green and pink line station
- 1320' radius includes (2) CTA train routes, (1) bus route and (7) divy stations
- Adjacent to, but not within Fulton / Randolph historic district



**SITE CONTEXT PLAN**



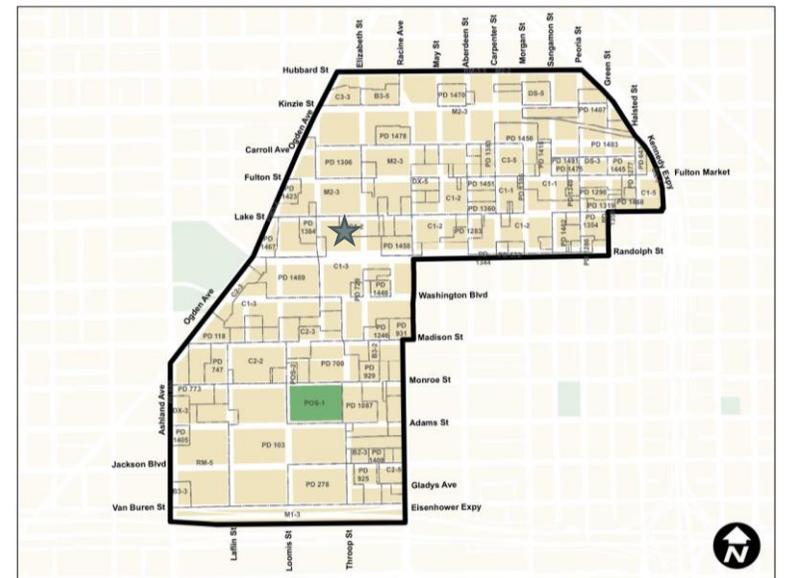
EXISTING AERIAL  
PROPOSED SITE



# SITE CONTEXT PLAN



EXISTING ZONING MAP

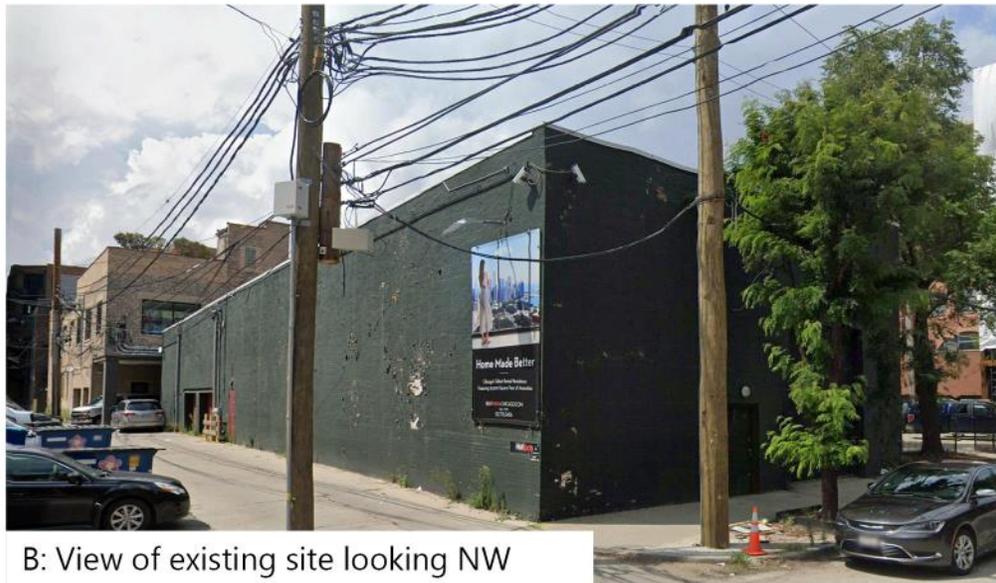


DOWNTOWN (D) ZONING EXPANSION

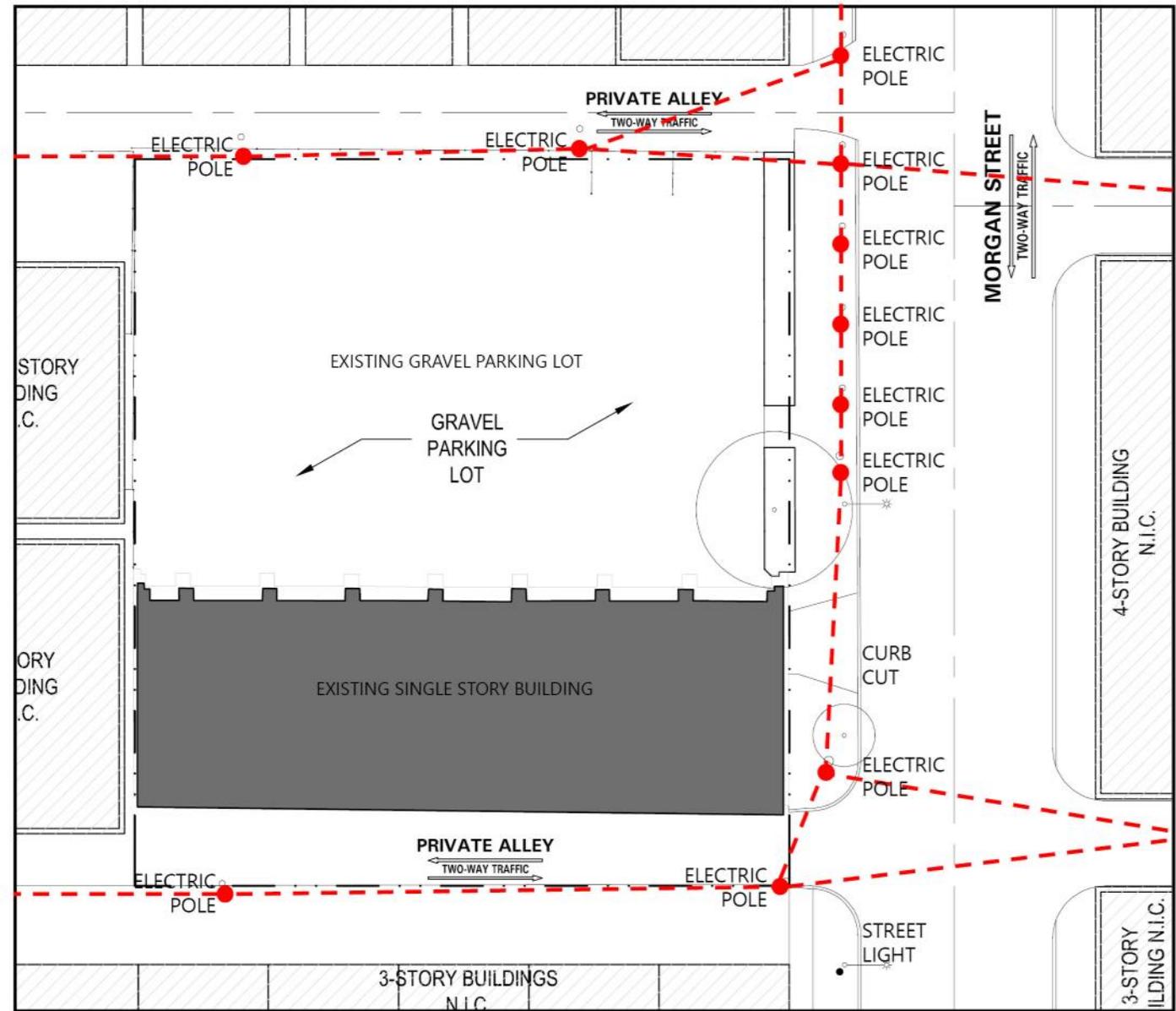
LAND USE CONTEXT



A: View of existing site looking SW



B: View of existing site looking NW



# SITE CONTEXT PLAN



1 1300 W CARROLL, +514'-0"  
PROPOSED



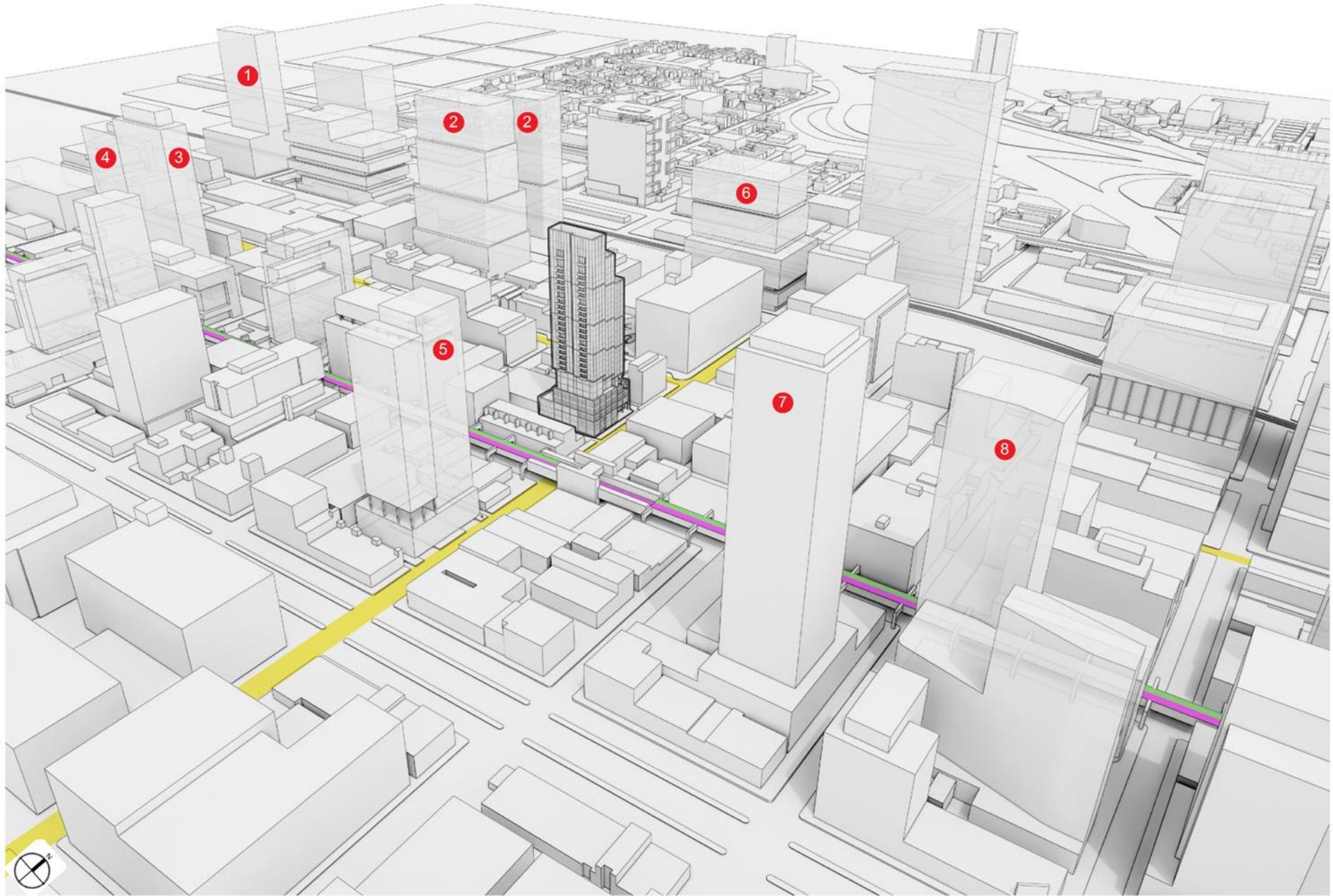
2 315 N MAY, +410'-0"  
PD 1526



3 1201 W FULTON, +414'-0"  
PD 1511



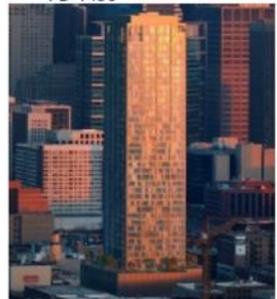
4 1245 W FULTON, 314'-0"  
PD 1532



5 160 N MORGAN, +350'-0"  
PD 1524



6 1000 W CARROLL, +288'-0"  
PD 1456



7 170 N PEORIA, +495'-0"  
PD 1462



8 170 N GREEN, +443'-0"  
PROPOSED

# AERIAL VIEW FROM SOUTHEAST



9 400 N ABERDEEN, +245'-0"  
PD 1470



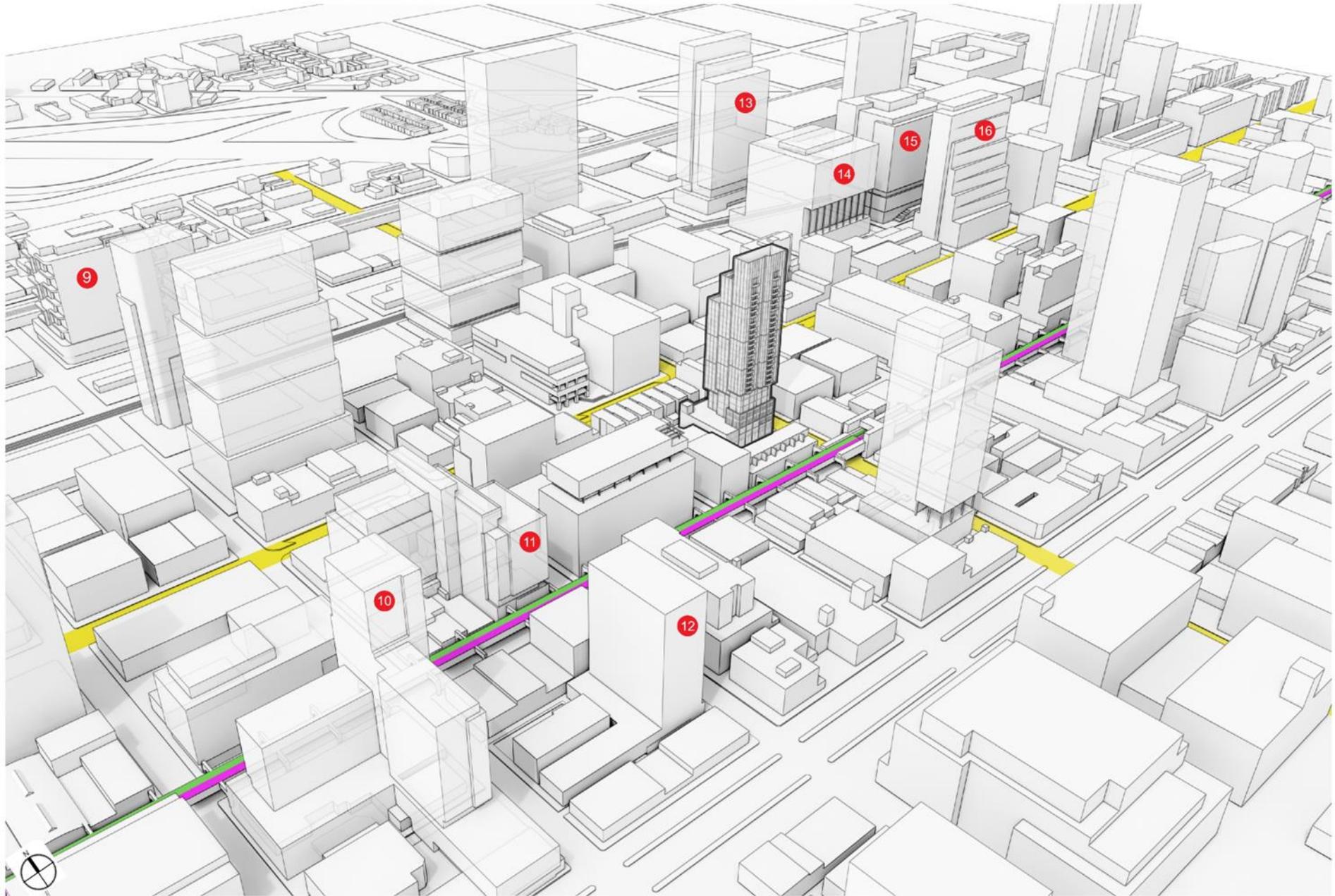
10 1150 W LAKE, +330'-0"  
PD 1512



11 210 N ABERDEEN, +238'-0"  
PD 1507



4 160 N MORGAN, +241'-0"  
PD 1283



13 360 N GREEN, +399'-0"  
PD 1407



14 360 N GREEN, +296'-0"  
PD 1403



15 330 N GREEN, +267'-0"  
PD 1403



16 800 W FULTON, +300'-0"  
PD 1445

# AERIAL VIEW FROM SOUTHWEST



**VIEW FROM WEST**



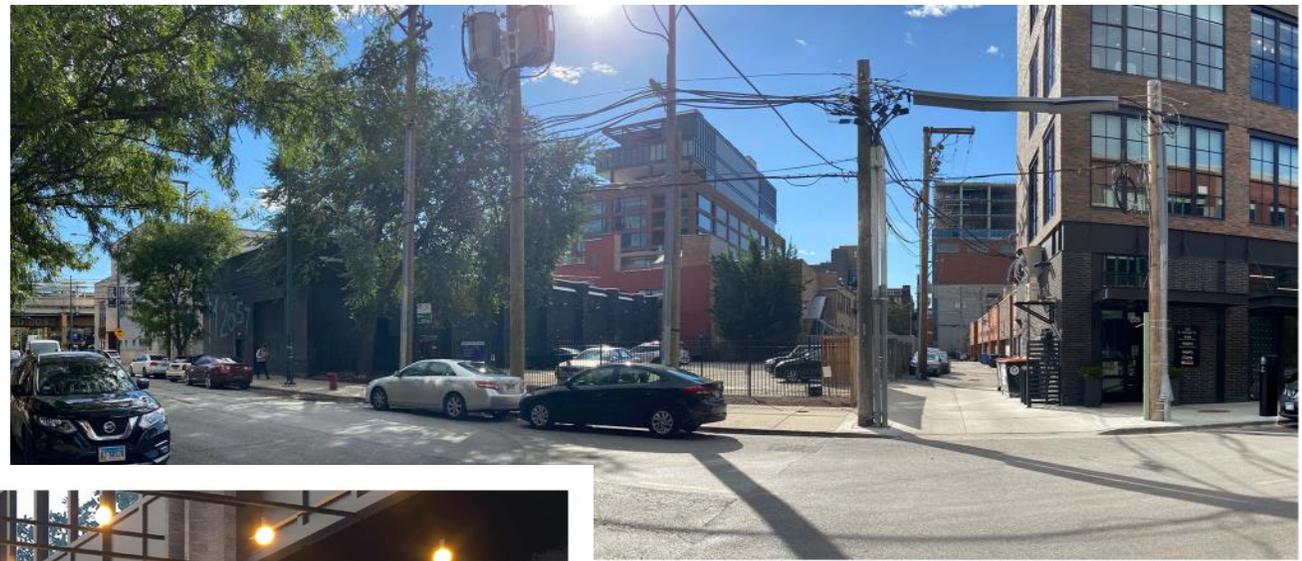
**VIEW FROM NORTHEAST**

# Pedestrian Context



EXISTING CONDITIONS ALONG MORGAN

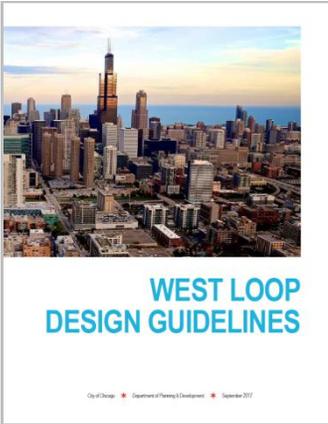
# Pedestrian Context



EXISTING CONDITIONS ALONG MORGAN



# ★ PLANNING + DESIGN GUIDELINES



## West Loop Design Guidelines

City of Chicago Department of Planning and Development, September 2017

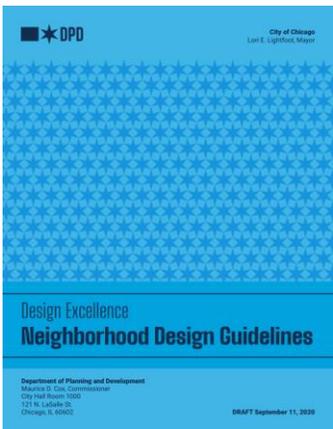
- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood



## Fulton Market Innovation District Plan

City of Chicago Department of Planning and Development, 2014 (Updated 2021)

- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets



## Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Sustainability - Features that have long-term environmental, sociocultural and human health impacts
- Program - Targeted uses that complement a property's surrounding context
- Site Design - Building orientation, layout, open space, parking, and services
- Public Realm - Improvements within and near the public right-of-way adjacent to the site
- Massing - Bulk, height, and form of a building
- Façade - Architectural expression of a building's exterior, including entrances and windows



## Design Excellence Principles

City of Chicago Department of Planning and Development, September 2020

- Equity and Inclusion - Achieving fair treatment, targeted support, and prosperity for all citizens
- Innovation - Implementing creative approaches to design and problem-solving
- Sense of Place - Celebrating and strengthening the culture of local communities
- Sustainability - Committing to environmental, cultural, and financial longevity
- Communication - Fostering design appreciation and responding to community needs

# ★ Planning Context

## FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE):

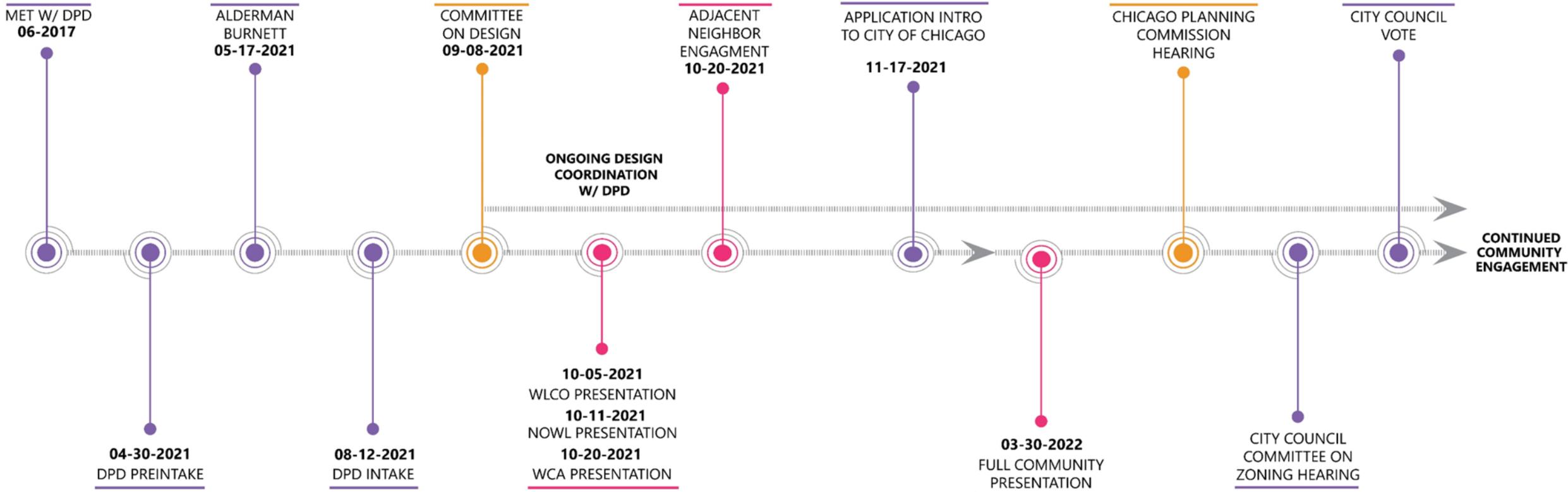
- 1) Promote mixed-use developments
  - 1.1) Allow new residential uses north of Lake Street
  - 1.5) Open space opportunities
- 2) Improve access for all transportation modes
  - 2.2) Prioritize pedestrian safety and experience
  - 2.3) Improve multi-modal transit options

## WEST LOOP DESIGN GUIDELINES

- 1 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
- 2 1.3.2 – Line base of building with active use to promote safe and active public realm
- 3 1.5.1 – Building entries are emphasized by architectural features/canopies
- 4 3.9.3 – Grade level facade comprised of non-reflective windows that allow views of indoor commercial space
- 5 4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings



# Project Timeline + Community Outreach





### UPDATED DESIGN

Retail entrance relocated to forward most portion of Morgan Street facade

Building set back 12'-0" from property line with an additional 8' at ground floor retail

Brick spandrels added between floors 2 and 3

Metal panel spandrel integrated with storefront system

Canopies added to recessed retail area & residential entry



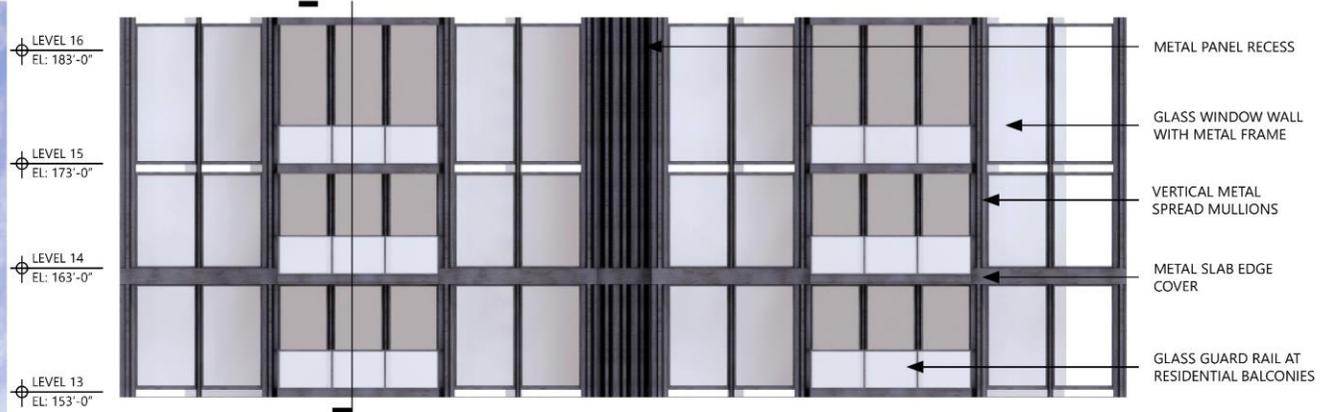
### PREVIOUS DESIGN

People spot removed in updated design per traffic concerns from community

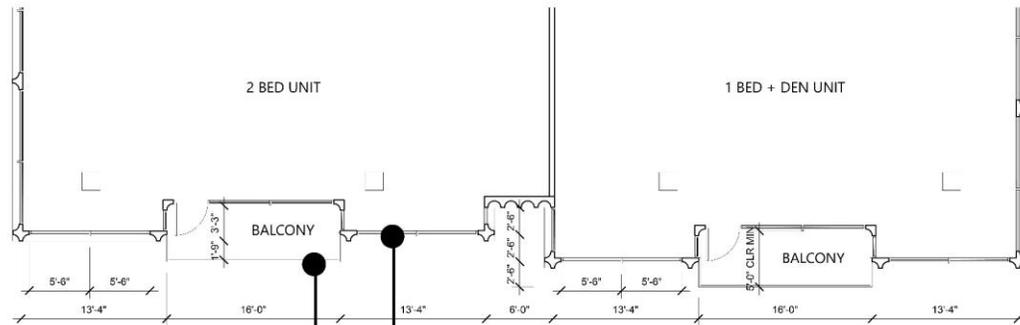
Scale of window openings revised in updated design to better align with neighborhood context

## DESIGN MODIFICATIONS

# UPDATED DESIGN



RESIDENTIAL BALCONIES ENLARGED ELEVATION

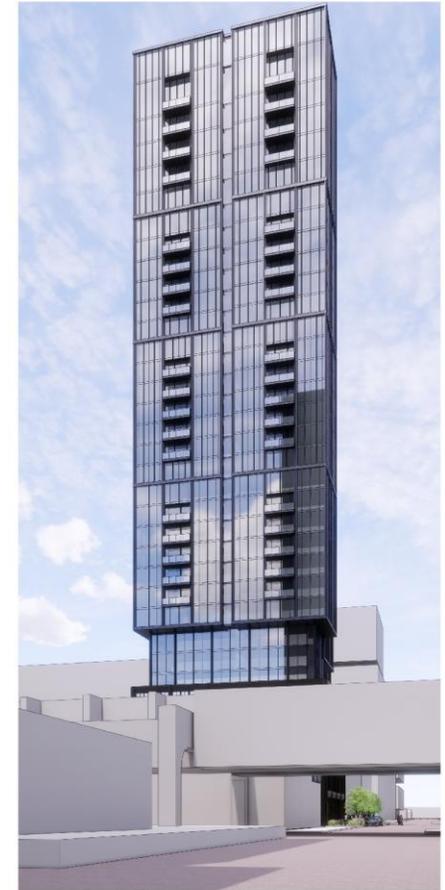


ENLARGED PLAN

- Continuous stacked balconies
- Metal panel clad inset
- West portion of south Facade further set back

- Forms offset N-S revised from previously aligned forms
- Balconies project from facade revised from previously flush railings

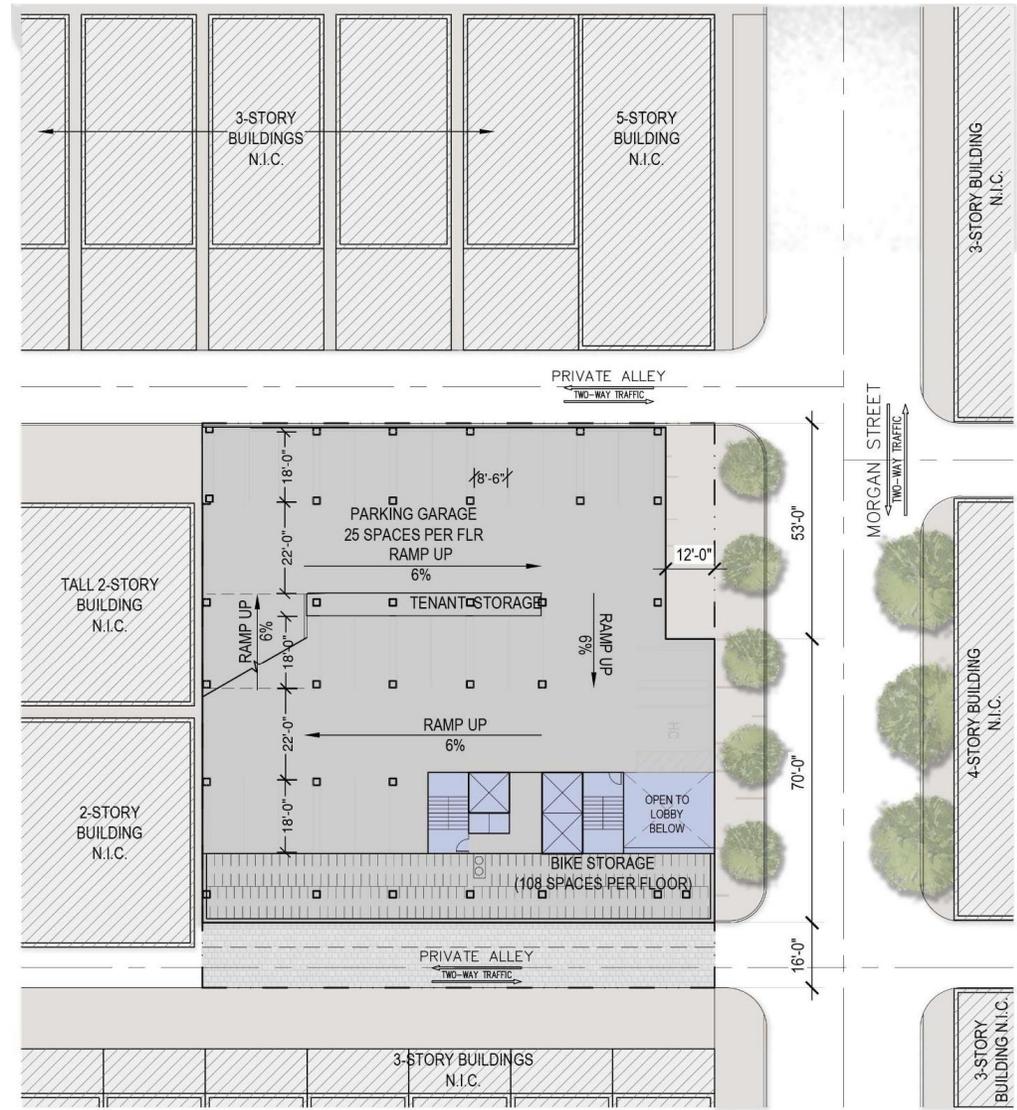
# PREVIOUS DESIGN



# DESIGN MODIFICATIONS



GROUND FLOOR PLAN

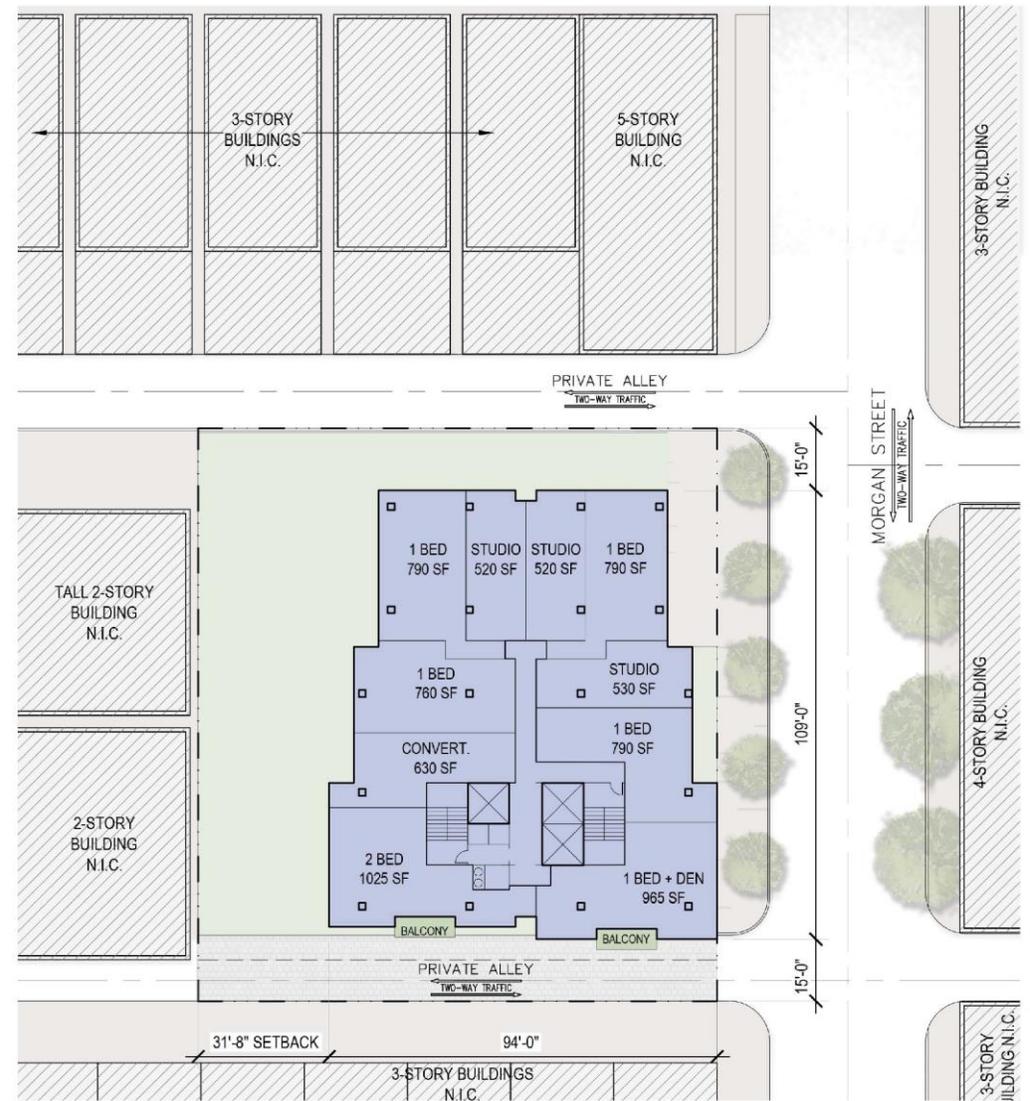


PARKING FLOOR PLANS (2ND-3RD)

# GROUND FLOOR & PARKING LEVEL PLANS

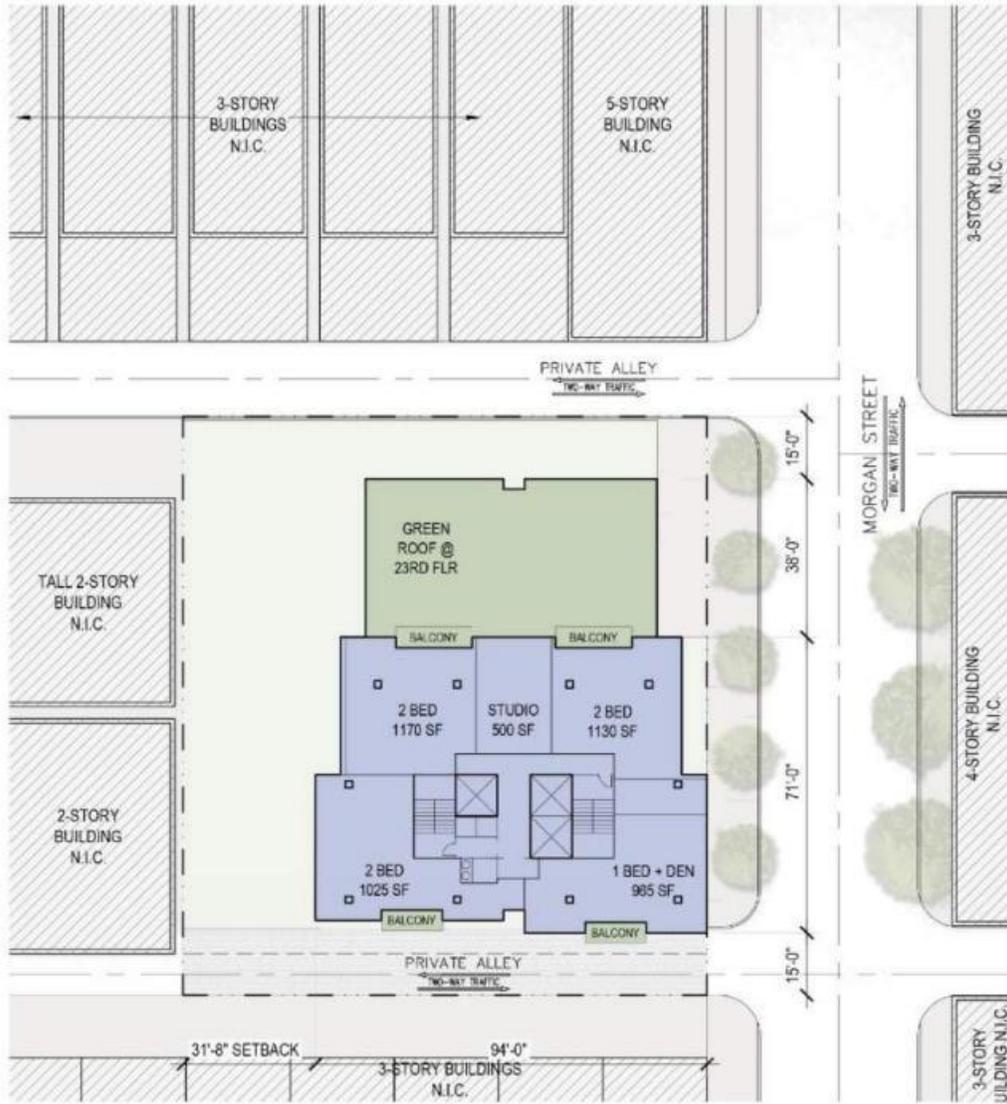


FOURTH FLOOR PLAN

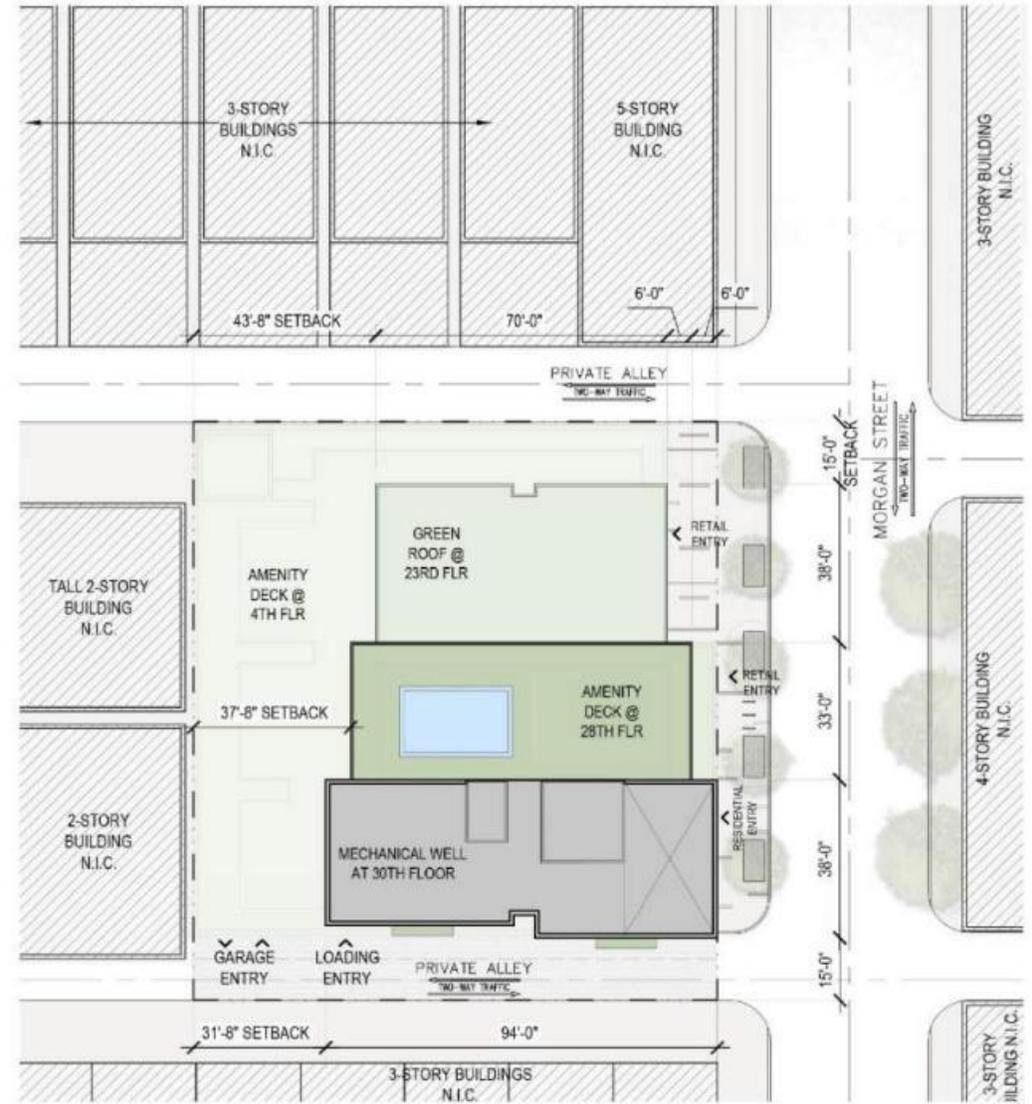


5TH-22ND TYPICAL FLOOR PLAN





23RD-27TH FLOOR PLAN

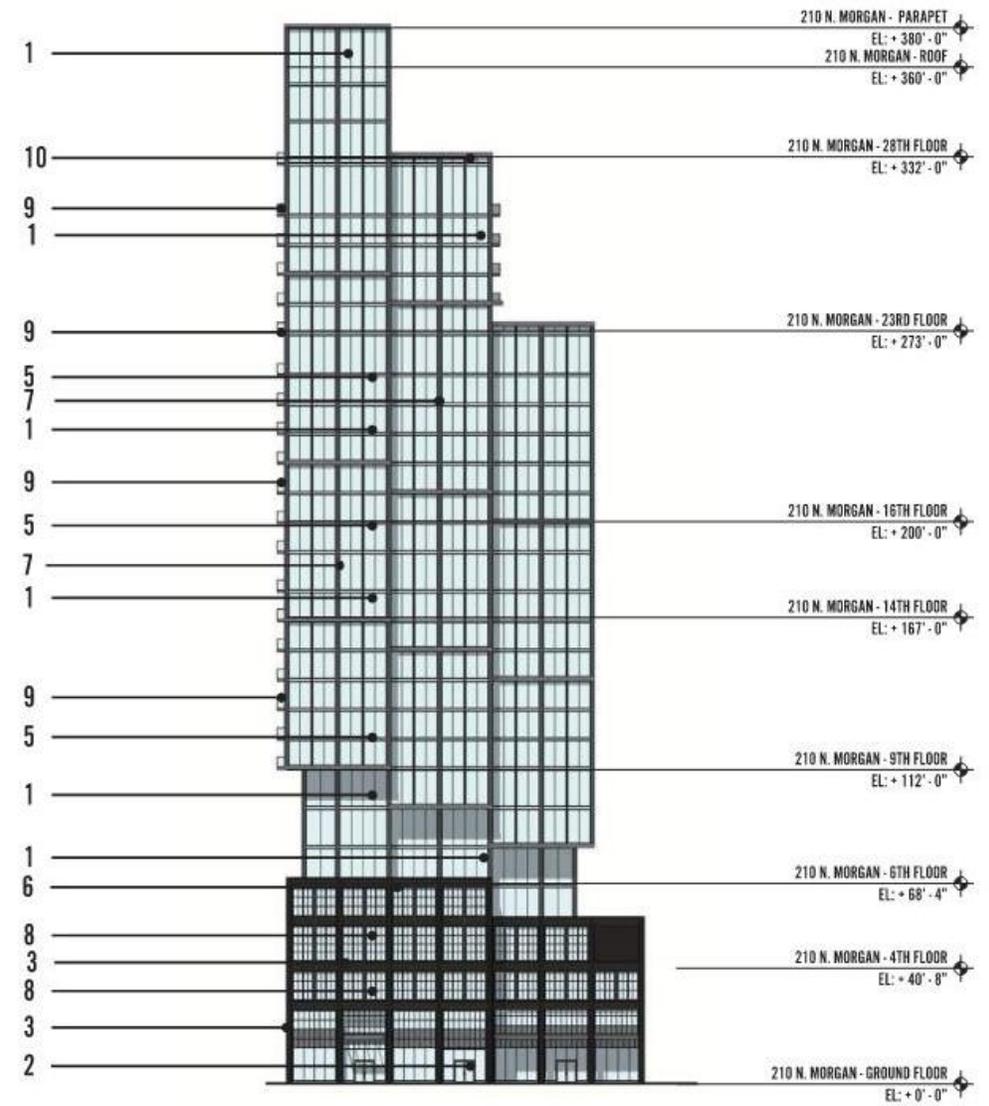
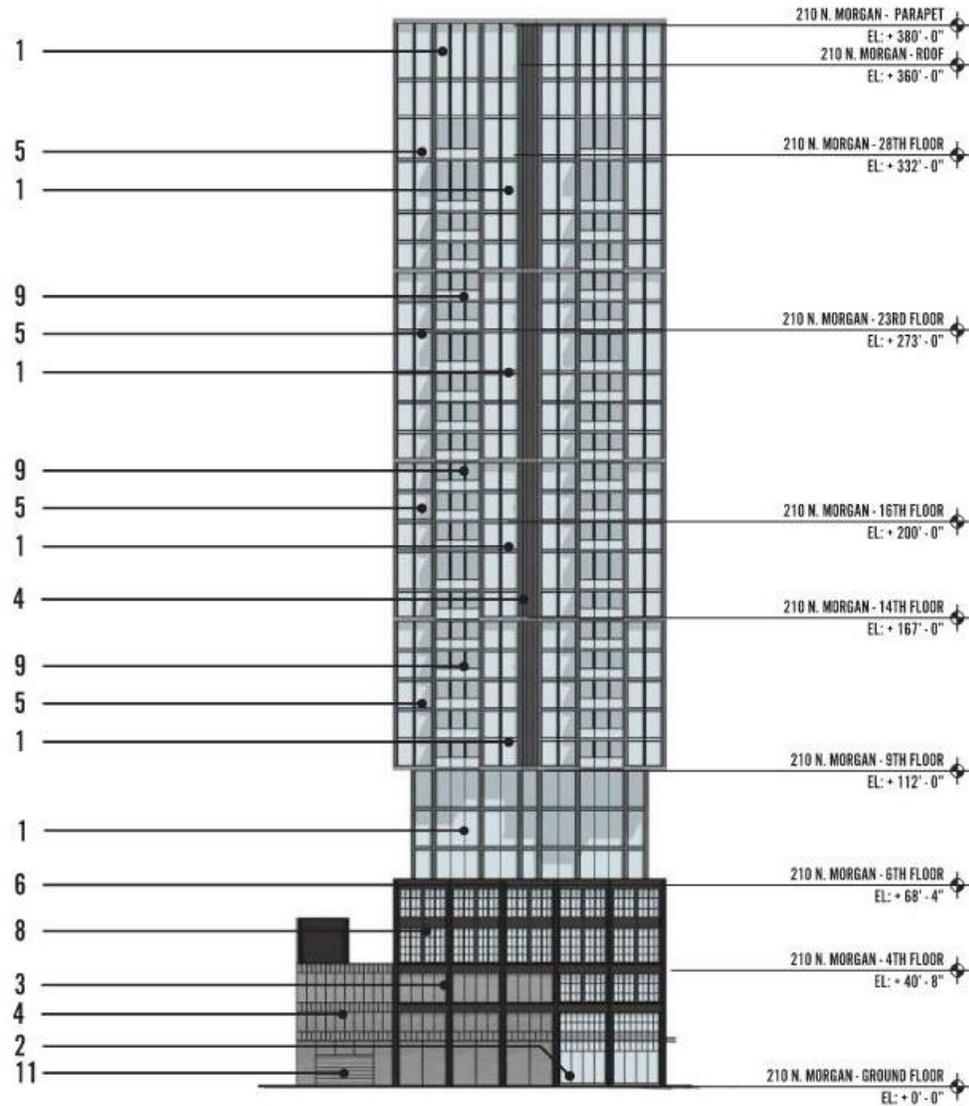


28TH FLOOR PLAN



**MATERIAL LEGEND**

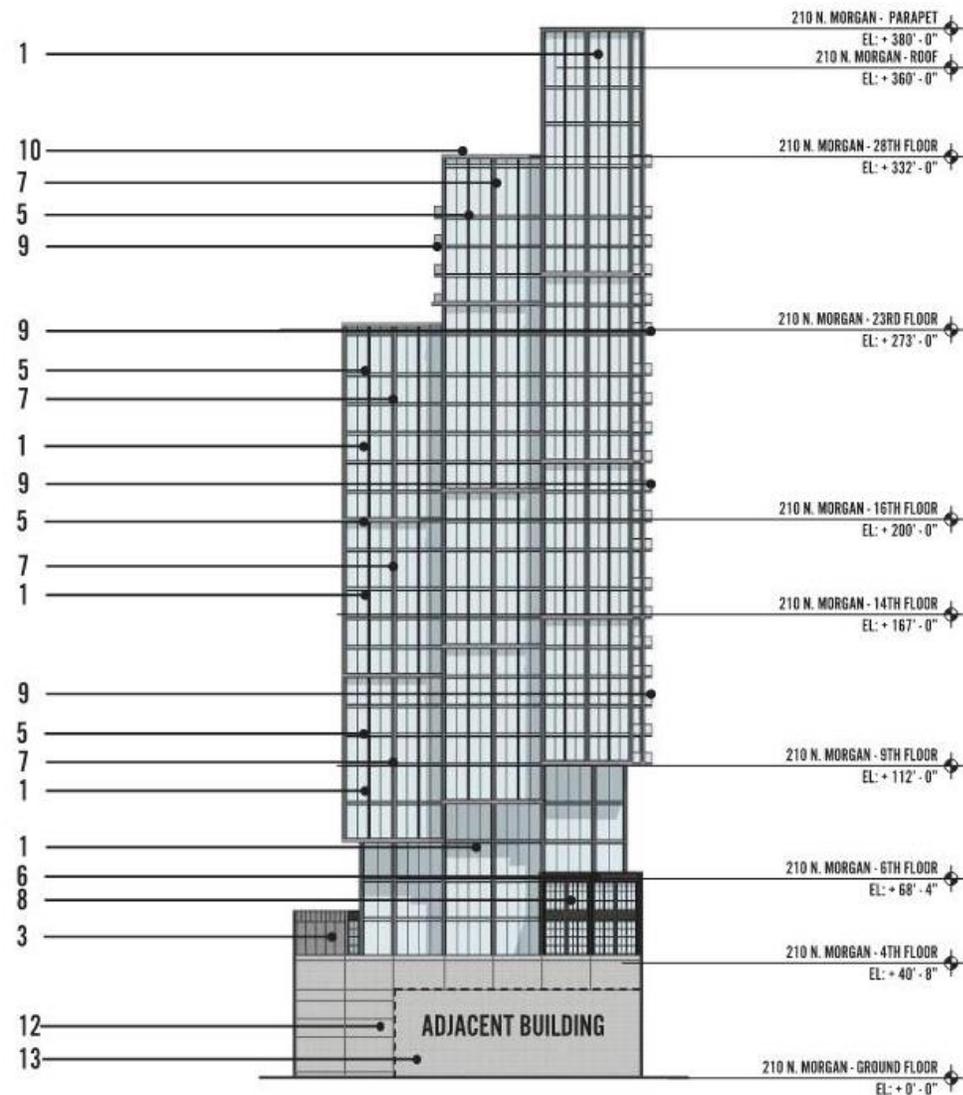
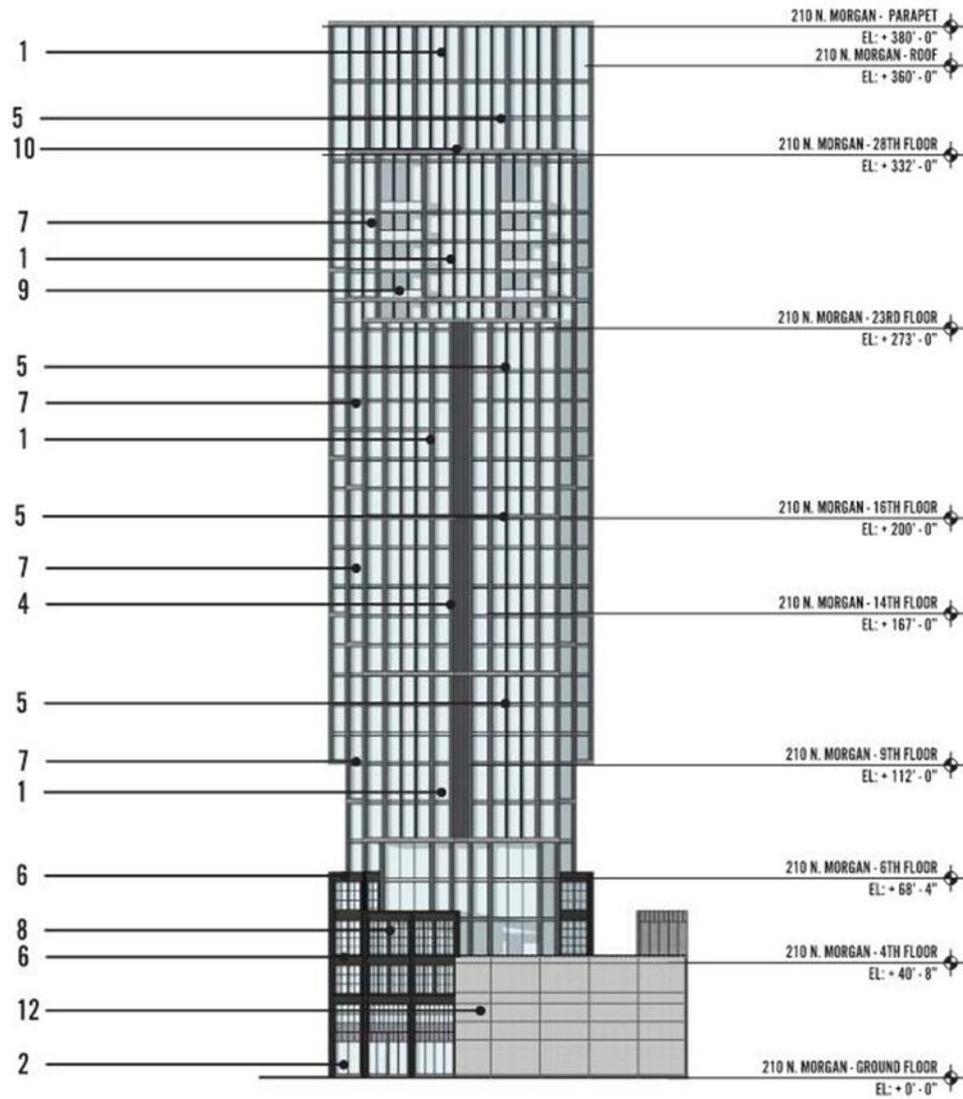
1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. SLAB EDGE COVERS
6. BRICK SPANDREL
7. EXTRUDED VERTICAL MULLIONS
8. PUNCHED WINDOWS
9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. OVERHEAD GARAGE DOOR



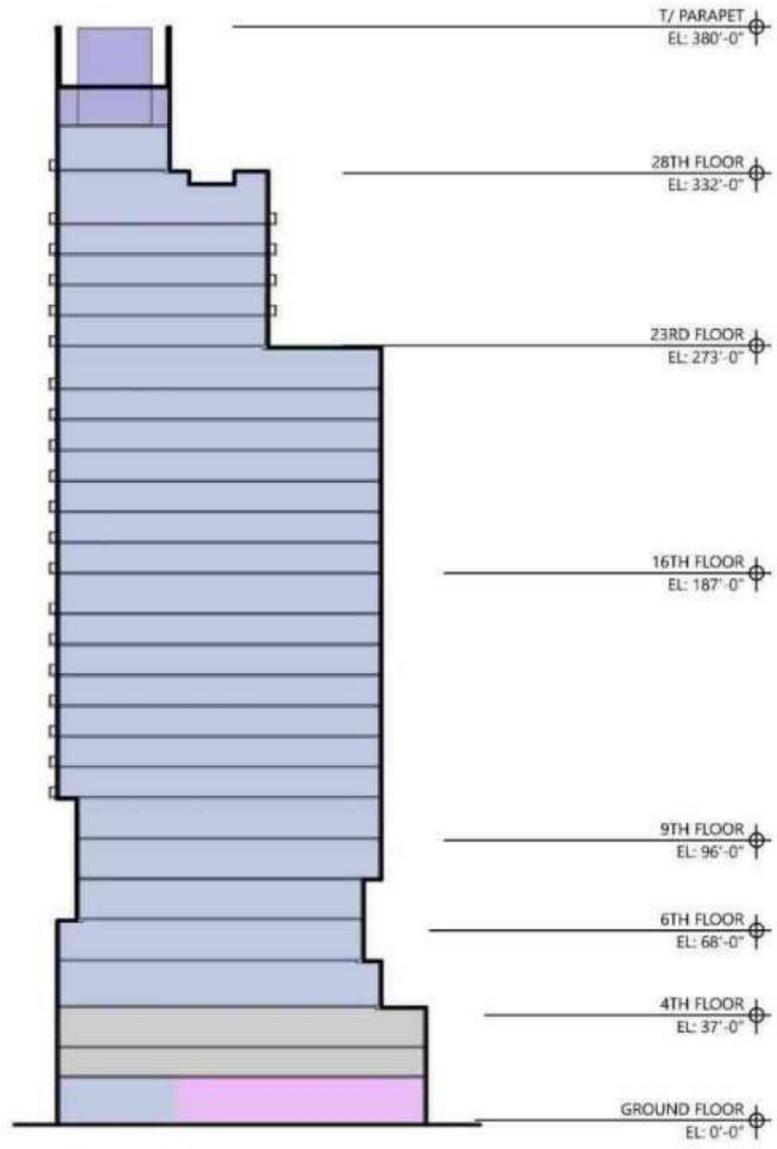
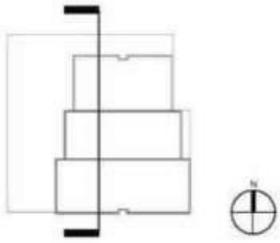
**BUILDING ELEVATIONS (SOUTH & EAST)**

**MATERIAL LEGEND**

1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. SLAB EDGE COVERS
6. BRICK SPANDREL
7. EXTRUDED VERTICAL MULLIONS
8. PUNCHED WINDOWS
9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. OVERHEAD GARAGE DOOR
12. FIBER CEMENT PANEL



**BUILDING ELEVATIONS (NORTH & WEST)**



**USAGE KEY:**

-  RESIDENTIAL
-  RETAIL
-  PARKING
-  MECHANICAL

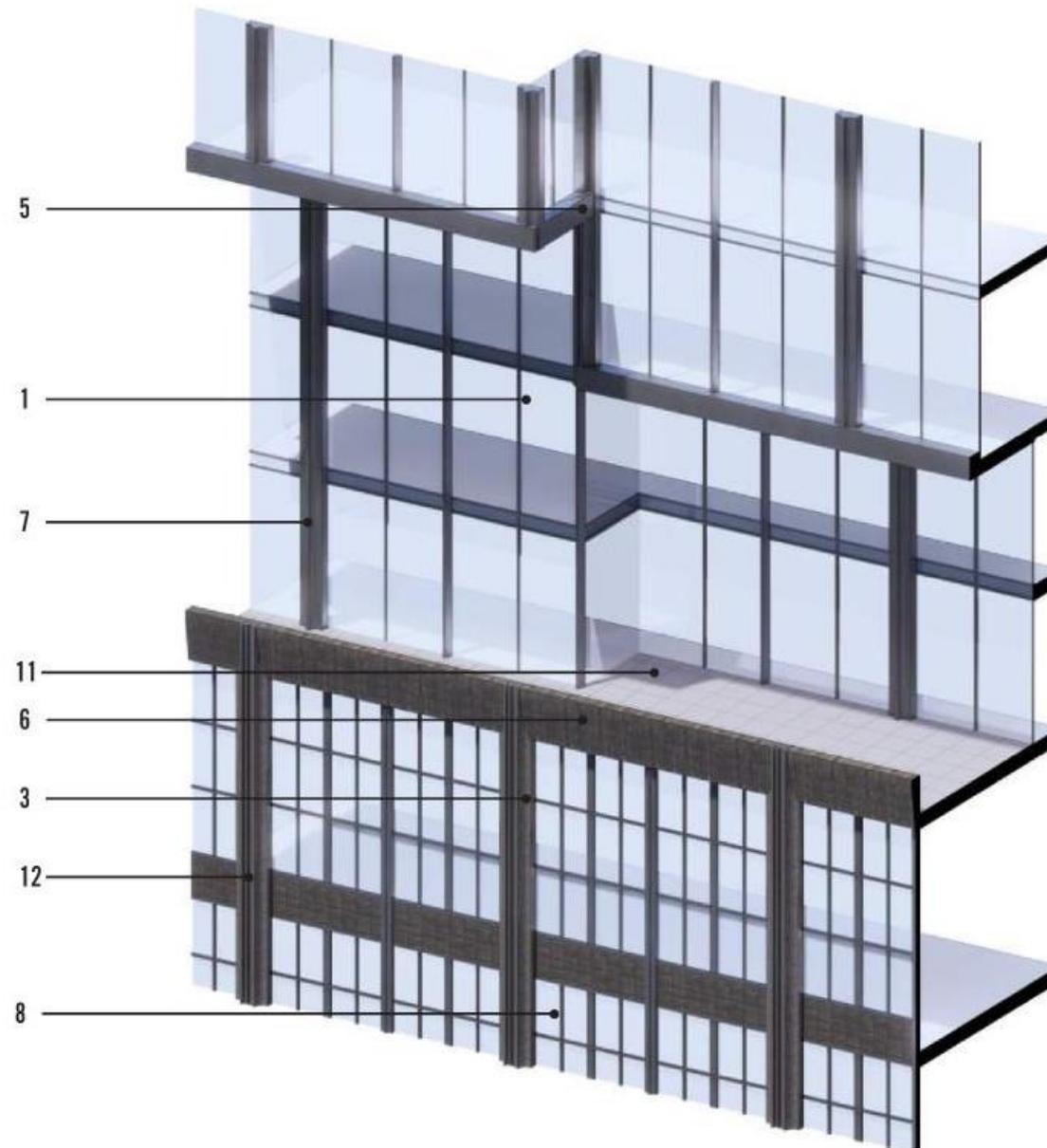
#### MATERIAL LEGEND

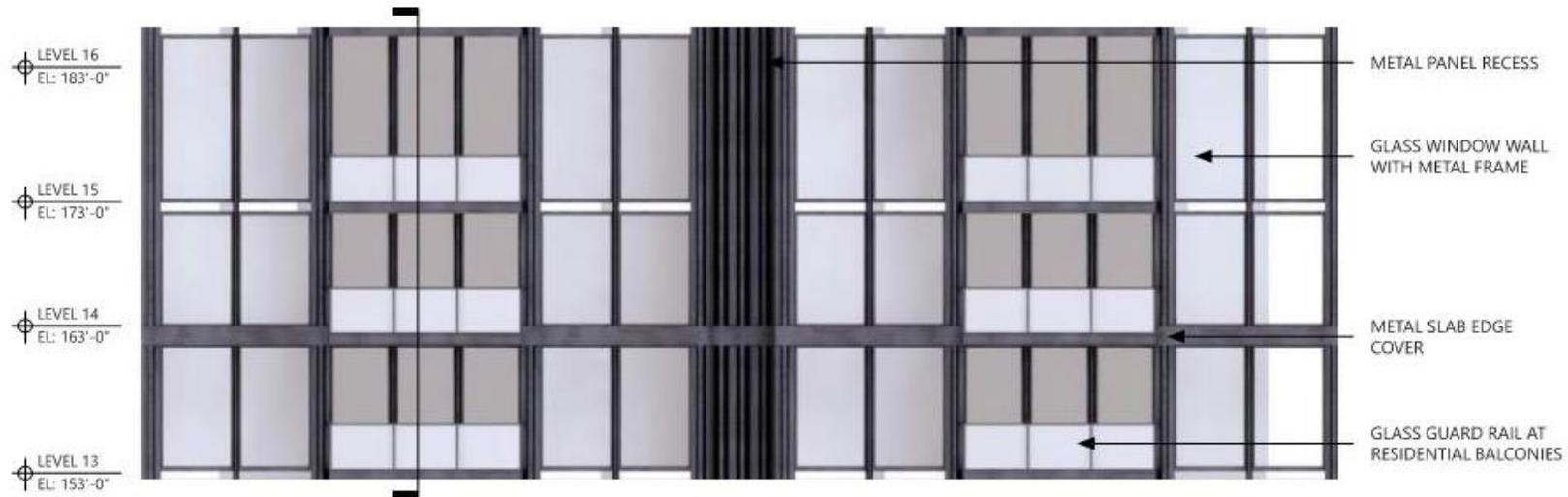
1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. SLAB EDGE COVERS
6. BRICK SPANDREL
7. EXTRUDED VERTICAL MULLIONS
8. PUNCHED WINDOWS
9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. TERRACE PAVERS
12. METAL REVEAL AT BRICK PIER



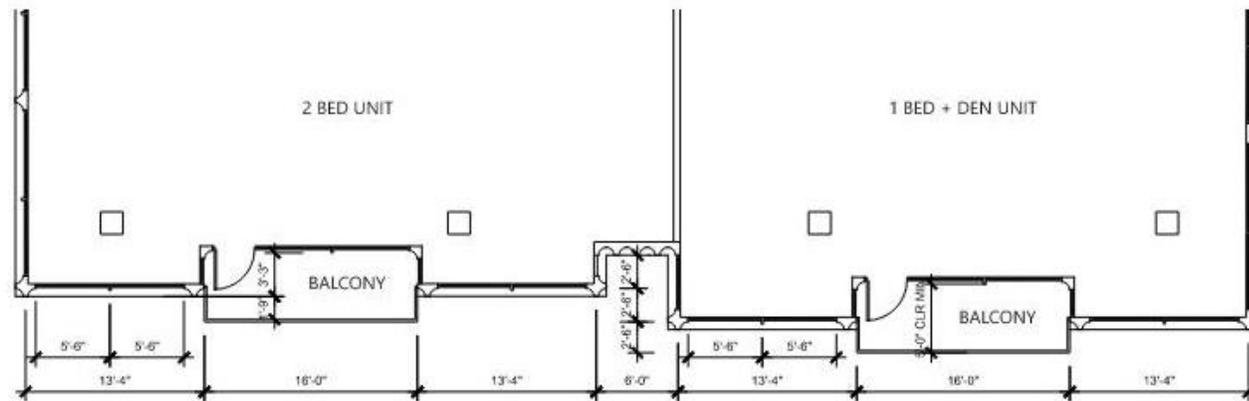
**MATERIAL LEGEND**

- 1. WINDOW WALL
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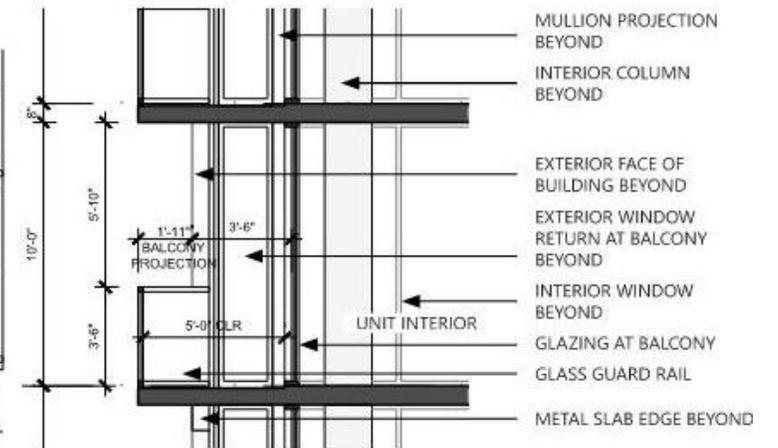




RESIDENTIAL BALCONIES ENLARGED ELEVATION



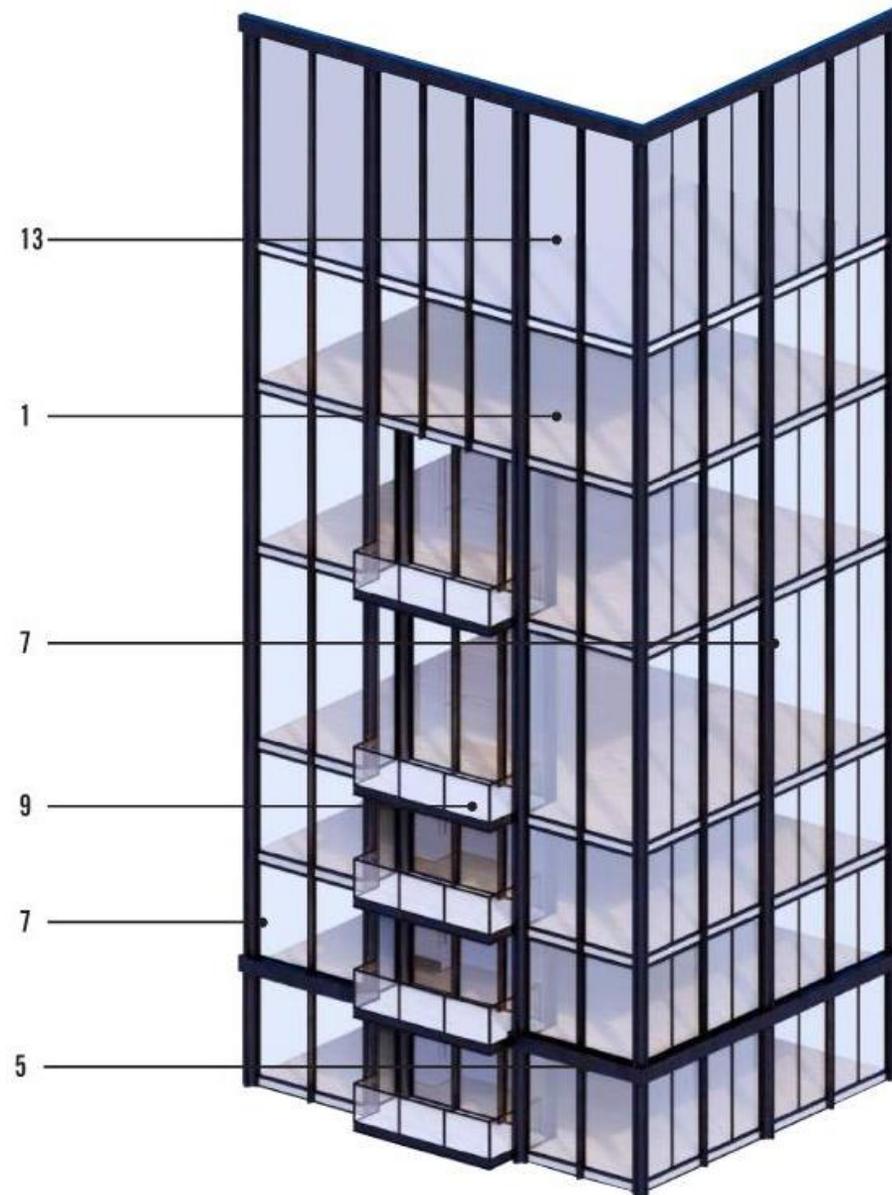
ENLARGED PLAN



ENLARGED SECTION

**MATERIAL LEGEND**

1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. SLAB EDGE COVERS
6. BRICK SPANDREL
7. EXTRUDED VERTICAL MULLIONS
8. PUNCHED WINDOWS
9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. TERRACE PAVERS
12. METAL REVEAL AT BRICK PIER
13. SPANDREL GLASS AT MECHANICAL WELL



**FAÇADE SECTIONS – TOP OF BUILDING**

### 17-8-0904-A General Intent.

- Promotes transit, pedestrian and bicycle use
- NO disturbances to the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- NO new curb cut, elimination of one existing curb cut

### 17-8-0904-B Transportation.

- The project will restore the sidewalk along Morgan with landscaping per CDOT standards
- Expanded area of private alley to the south of the building will be built following the city's Green Alley standards

### 17-8-0904-C Parking.

- TOD Project
- Replaces existing surface lot
- Bicycle parking facilities are easily accessible and secure

### 17-8-0904-D Parking in "D" Districts.

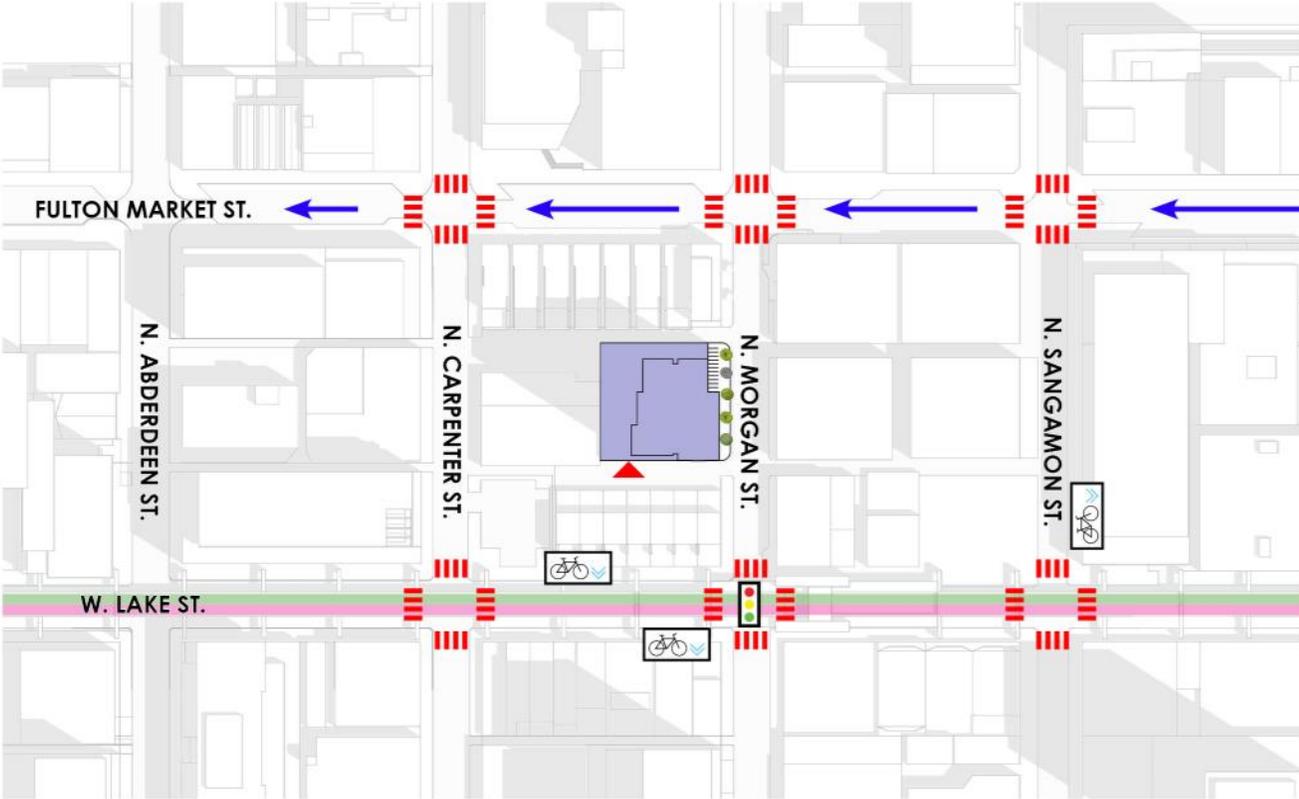
- All vehicle access and service functions is accessed from alleys in order to diminish conflicts with pedestrian traffic on sidewalks



GROUND FLOOR PLAN

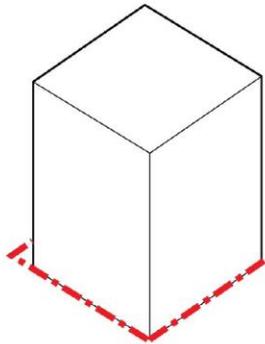
**TRAFFIC CONDITIONS**

- Parking garage ramp off the private alley.
- Elimination of one existing curb cut on Morgan Street.
- The development is projected to increase traffic traversing by 2% or less during peak hours.



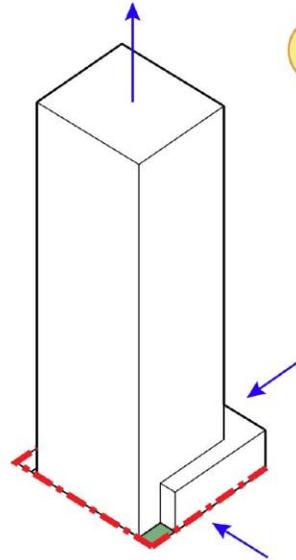
PROPOSED DESIGN & EXISTING STREET CHARACTERISTICS

	HIGH VISIBILITY CROSSWALK		TRAFFIC SIGNAL		GARAGE ACCESS
	DIVVY STATION		ONE WAY TRAVEL LANE		



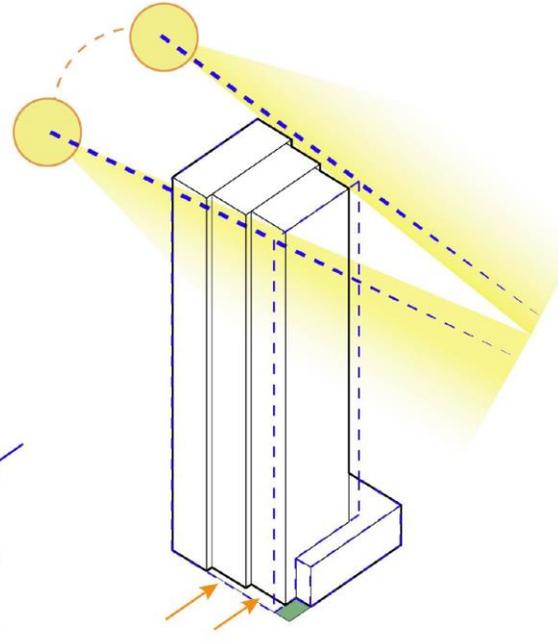
**BASE ZONING**

DX-7 + BONUS  
7.0 FAR + 4.5 FAR  
11.5 FAR TOTAL



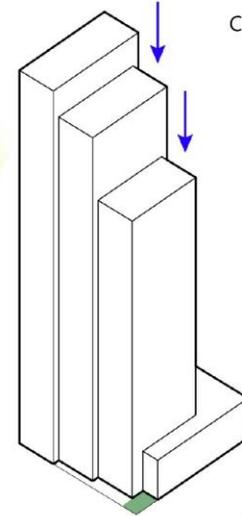
**ZONING SETBACKS**

SIDE AND REAR SETBACKS  
INCORPORATED



**GUIDELINE SETBACKS**

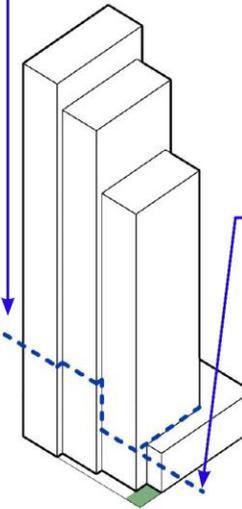
SETBACKS OFF OF EAST &  
WEST FAÇADE PER WLDG  
RESULTS IN MAXIMUM  
SUN ACCESS AT FULTON  
MARKET ST.



**HFRMD RESPONSE**

STEP DOWN TOWARDS  
FULTON MARKET ST.  
TO REDUCE BUILDING  
MASSING AT HISTORIC  
DISTRICT BOUNDARY

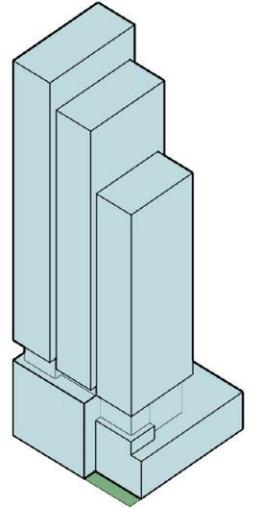
HEIGHT OF  
900 LAKE  
TALLEST  
CONTRIBUTING  
BUILDING  
IN HISTORIC  
DISTRICT  
90'-10"



**PODIUM INSET**

INSET BUILDING AT  
HISTORIC DATUM LINES  
OF TYPICAL BUILDING  
HEIGHTS IN THE FULTON  
MARKET STREETScape

AVERAGE  
HEIGHT OF  
FULTON  
STREETScape  
40'-0"

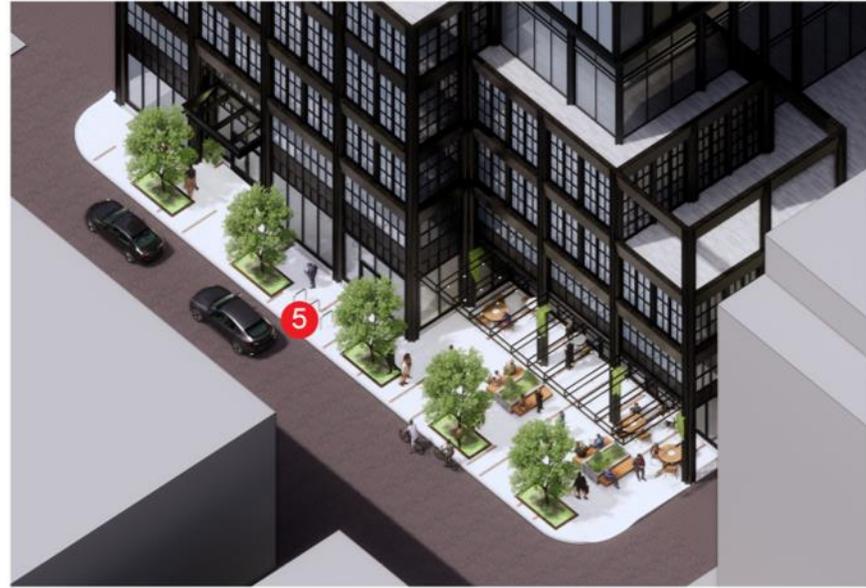
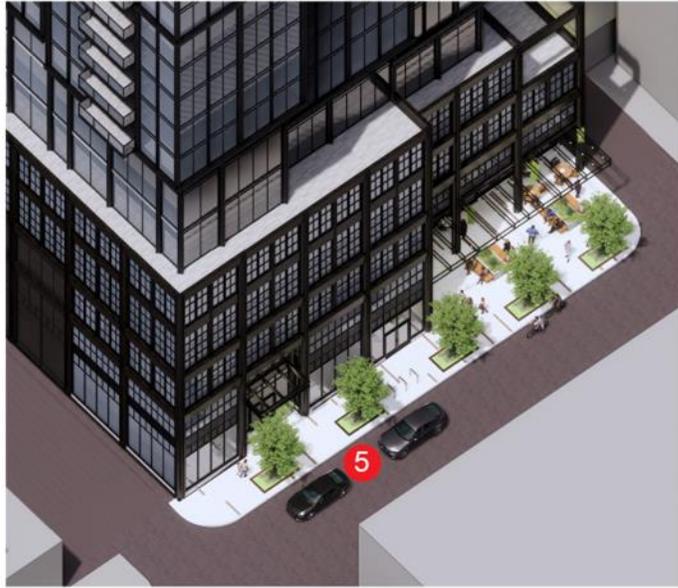


**BUILDING DESIGN**

RESULTING MASS  
RESPONDS TO WLDG,  
FMID, AND HFRMD  
REQUIREMENTS

**WEST LOOP DESIGN GUIDELINES**

- 1 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
- 2 1.3.2 – Line base of building with active use to promote safe and active public realm
- 3 1.5.1 – Building entries are emphasized by architectural features/canopies
- 4 3.9.3 – Grade level facade comprised of non-reflective windows that allow views of indoor commercial space
- 5 4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings



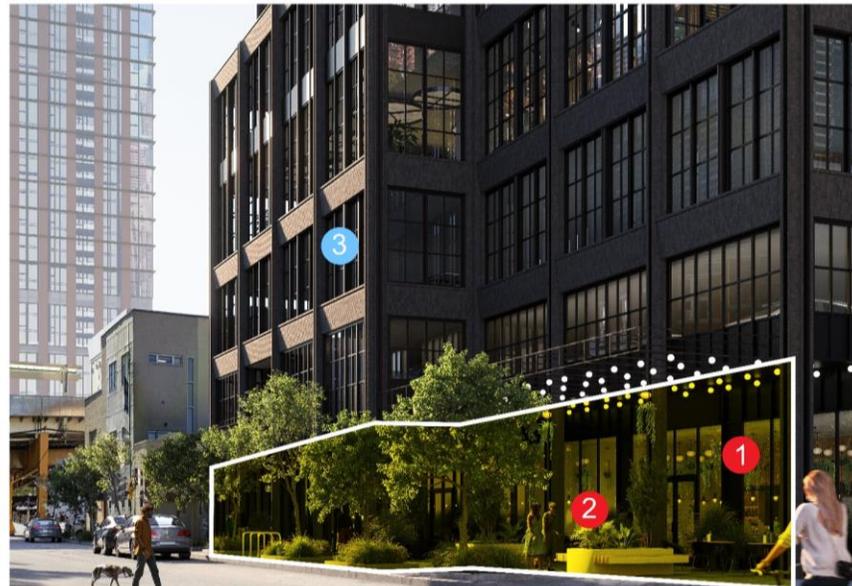
### 17-8-0905 Pedestrian-Orientation.

- 1 A1. creating safe and attractive walkways and pedestrian routes;
- 2 A2. providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest;
- 3 A3. avoiding blank walls, especially near sidewalks; and
- 4 A4. emphasizing building entries through architecture and design.
- 5 B8. Adequate sidewalk widths should be maintained to ensure pedestrian clear zones with a width appropriate for the level of pedestrian activity expected.



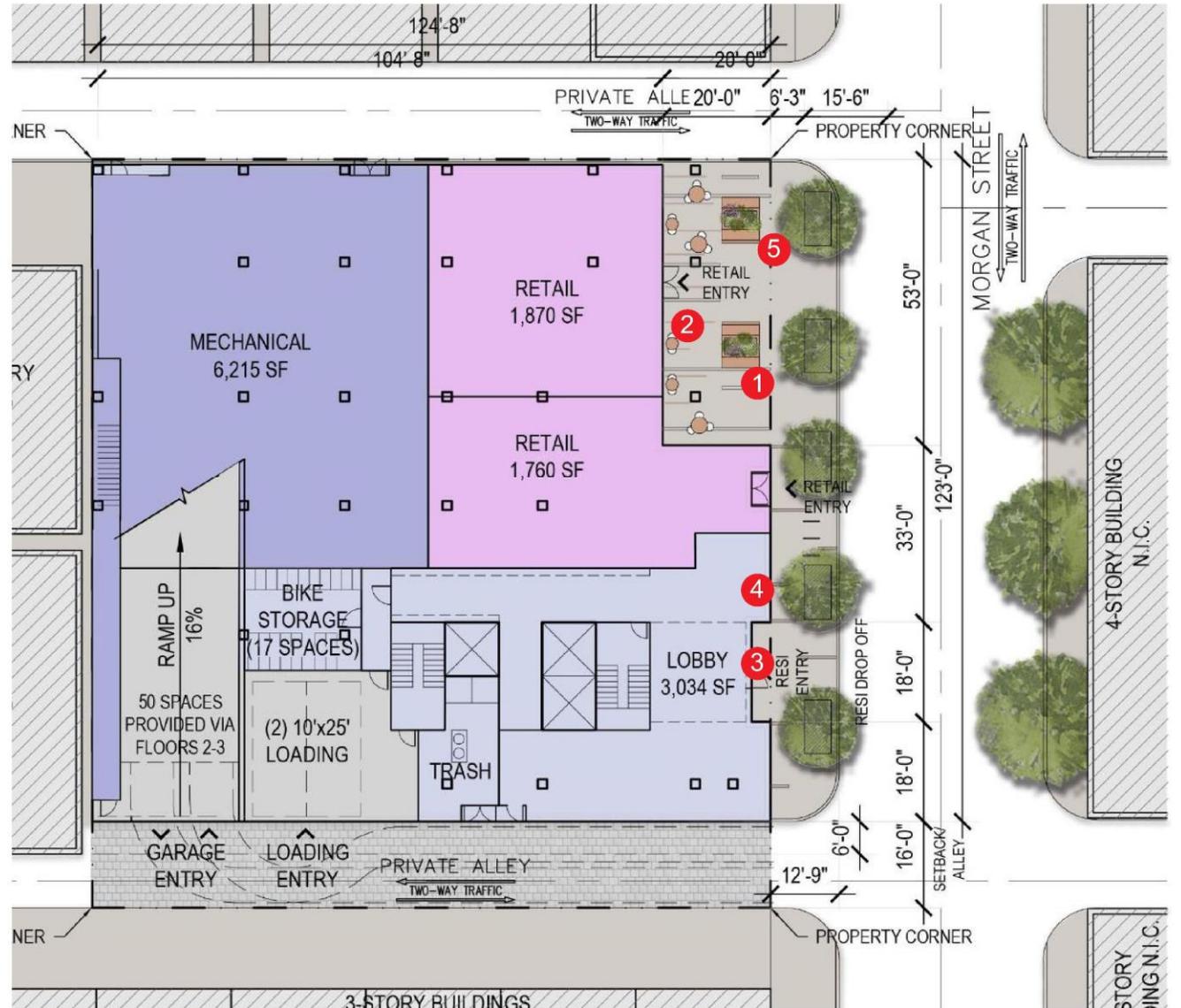
### 17-8-0906 Urban Design.

- 1 A1. reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics;
- 2 A2. create seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character;
- 3 B1. Building orientation and massing should create active "street or building walls" lining the sidewalk.
- 4 B2. Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another.



### 17-8-0909 Parks, Open Space, and Landscaping

- 1 12' deep open space plaza open to sky with additional covered space
- 2 Parkway trees and understory planting per Landscape ordinance
- 3 Building entries are emphasized by architectural features/canopies
- 4 Grade level facade comprised of non-reflective windows that allow views of indoor commercial space
- 5 Create safe and inviting public realm with lighting, planting, and sidewalk furnishings





WINDOW WALL



PUNCHED WINDOWS



DARK MASONRY



METAL PANEL  
SLAB EDGE

# BUILDING MATERIALS



1 WATER USE REDUCTION



2 CONSTRUCTION WASTE DIVERSION



3 EXCEED ENERGY CODE BY 5%



4 BIKE PARKING



5 TREE PLANTING



6 OVER 50% GREEN ROOF



7 INCORPORATE MULTI-MODAL TRANSPORTATION METHODS



8 EV CHARGING STATIONS



9 INCORPORATE CTA DIGITAL DISPLAYS

- Energy
  - 2.2 – Exceed Energy Code (10%).....30 pts
- Stormwater
  - 5.1 – Exceed Stormwater Ordinance by 25%.....10 pts
- Landscapes
  - 4.3 – Tree Planting.....5 pts
- Green Roofs
  - 5.1 – Green Roof 50-100%.....10 pts
- Transportation
  - 7.1 – Proximity to Transit Service.....5 pts
  - 7.3 – Bike Parking Residential.....5 pts
  - 7.5 – EV Charger Readiness.....10 pts
  - 7.7 – CTA Digital Displays .....5 pts
- Solids Waste
  - 8.1 – 80% Waste Diversion.....10 pts
- Work Force
  - 8.2 – 80% Workforce Development .....10 pts

**TOTAL 100 pts**

Compliance Options	Points Required	Sustainable Strategies Menu																																				
		Health	Energy							Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife									
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Site Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	8.1 Bird Protection (Basic)	8.2 Bird Protection (Enhanced)			
Options Without Certification																																						
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	10	5	10		
Options With Certification																																						
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	NA	5	5	NA	10	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10		
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10		
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10		
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10		
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10		
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10		
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	NA	10	5	5	10	10	5	10		
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	NA	10	5	5	10	10	5	10		
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10			

\*only available to affordable housing projects funded by DPD's Housing Bureau

## 210 North Morgan Stormwater Compliance Summary

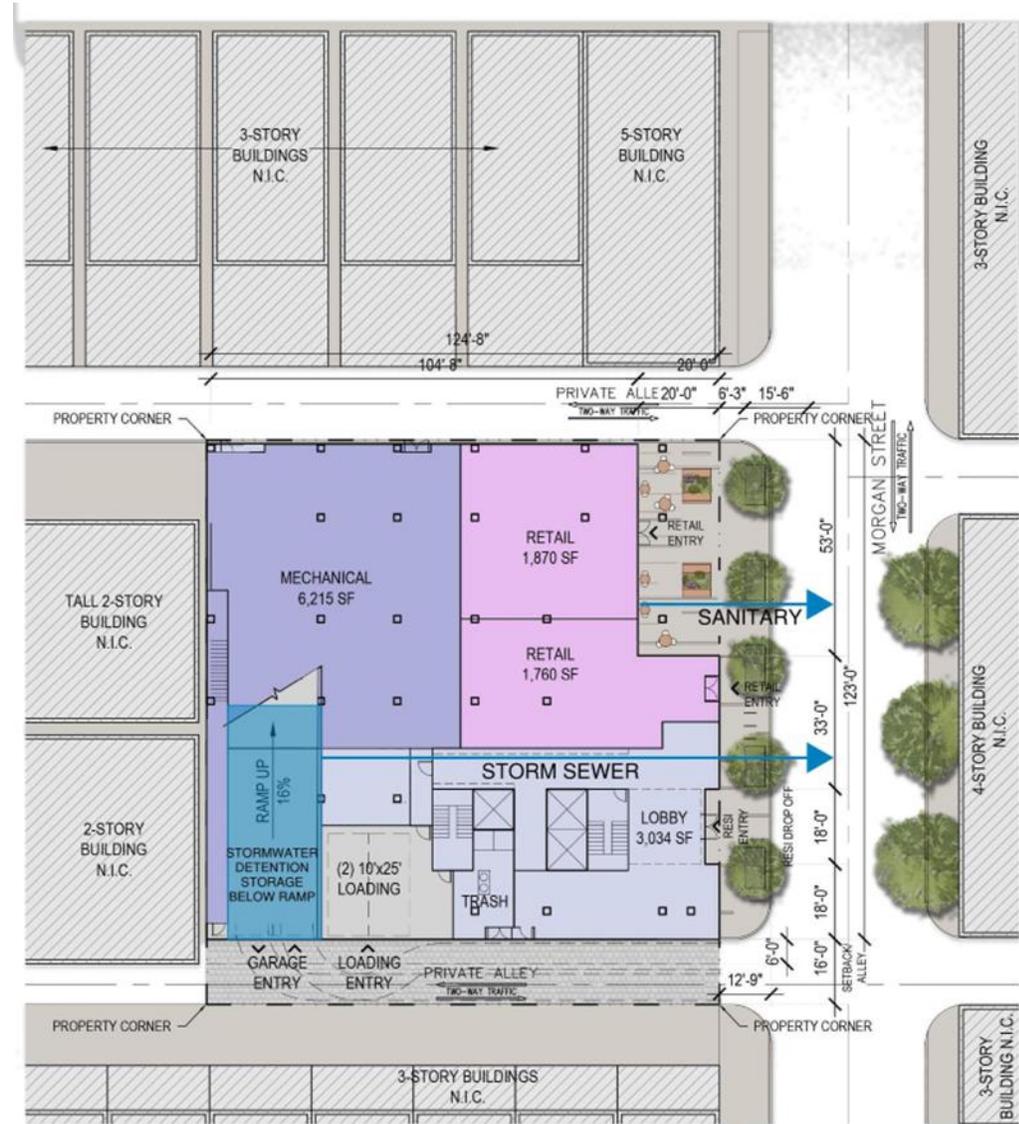
Site area ..... 17,591 SF  
 25% of Sidewalk area..... 12,000 SF  
 Standard Release Rate..... 0.15 CFS

Rate Control Volume..... 6,000 CF  
 Volume Control..... 1,000 CF

### Stormwater Management Sustainability

5.1 – Exceed Stormwater Ordinance by 25% .... 8,750 CF

Preliminary plans have been reviewed with Ben Stammis, the stormwater reviewer for City of Chicago on December 6<sup>th</sup>, 2021.





AFFORDABLE REQUIREMENTS ORDINANCE

Summary							
unit type	market rate			ARO			affordable v. market square footage*
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
studio	63	39%	565	16	39%	494	87%
one-bed	79	48%	835	20	49%	711	85%
two-bed	21	13%	1,144	5	12%	1,160	101%
<b>TOTAL</b>	<b>204</b>			<b>41</b>	<b>20%</b>		

The Applicant agrees to collaborate with DOH to provide an additional 10% affordability in accordance with the FMID Plan Update.

## **PUBLIC BENEFITS - 210 N MORGAN STREET**

### ***ECONOMIC BENEFITS***

Increased annual tax revenue  
250+ Construction jobs during construction  
65 Permanent on-site jobs when complete  
26% Participation from Qualified Minority Business Enterprises  
6% Participation from Qualified Women Business Enterprises  
No public funding

### ***AFFORDABLE HOUSING***

20% Requirement (41 total units)  
Working with DOH on additional 10% goal

### ***STREET-SCAPE IMPROVEMENTS***

Improved street-scape  
Public art  
Buried electric line / removal of existing poles  
Public bike parking  
Bike/air station  
Green alley pavers per CDOT standards  
Increased alley width per CDOT standards



EXISTING CONDITIONS ALONG MORGAN



PROPOSED CONDITIONS ALONG MORGAN

# ★ DPD Recommendations

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal is in compliance with the West Loop Design Guidelines and is in general conformance with the Fulton Market Innovation District Plan (17-8-0903);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1); and,
- The project is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A).

