

Sections Amended:

33.825.025.A.4 Review Procedures, Models of proposals in the Central City plan district

Commentary

33.825.025.A.4 Review Procedures, models of proposals in the Central City plan district

This section is revised to require applicants to submit a digital model of proposed new developments and redevelopments that change an existing building's mass. These models will be added to the City's existing 3D digital model of the Central City and help keep that model up-to-date. This model has been helpful not only to the City for planning projects but also to the development community, architects and urban designers.

BPS will develop 3D model submittal guidelines to assist applicants but this requirement will not be a significant burden on developers, as the data for the 3D model will already have been developed by project architects during the building design process.

Map 825-1 will need to be deleted and the rest of the 33.825 series of maps and references thereto in the code will need to be renumbered.

33.825.025 Review Procedures

A.4. Models of proposals in the Central City plan district. For proposals located in the ~~area of the~~ Central City plan district shown on Map ~~825-1 510-1~~, a three dimensional ~~cardboard~~ digital model of the proposal is required with an application for Design Review. This requirement applies only to new developments or changes in the bulk of existing buildings. ~~The scale of the model must be 1 inch equals 50 feet.~~

Before a building permit is issued, a three dimensional ~~wooden~~ digital model of the proposal as approved must be submitted to the Bureau of Planning and Sustainability. ~~be placed in the City's downtown model. The scale of the model must be 1 inch equals 50 feet.~~ The model requirements will be waived if the application does not involve a change in the bulk of buildings on a site for which the City possesses an accurate ~~wooden~~ digital model.

