

(12-1)

GREENBRIDGE DEVELOPMENT

Changes Between Concept Plan and Special Use Permit Application

Subject	Concept Plan Proposal	SUP Proposal	Notes
Floor area	184,000 s.f.	216,540 s.f.	
Retail/Office Space	40,000 s.f.	37,847 s.f.	The 40,000 s.f. included common area and mechanical space. The 37,847 in the current plan is net retail/office space.
Connectivity	Pedestrian Connections at Graham St. and Merritt Mill Rd.	Pedestrian connection at Merritt Mill Road.	There had been an interior connection between the West Rosemary Street plaza and Graham and Merritt Mill Road. The Graham St. connection was eliminated and the Merritt Mill Rd. connection remains. Comments at the Concept Plan hearing indicated that the Graham St. connection diluted the effectiveness of the Graham St. storefront and that we should concentrate on activating the street.
# of floors	9 floors for both sides of this building	10 floors for the east side, 7 floors for the west side	During meetings with the community the western section of the building was reduced in scale to respect St. Pauls church. The community members did not have concerns about the eastern section of the building.
Roof	Landscaped Green Roof	Rooftop finish Not addressed	All of the top roof areas will be: Landscaped, or Used for PV or other Solar collection, or, Used for mechanical purposes. Lower roof areas will be used for: 1) Green roof 2) Outside area for owners.
Bldg set-backs at Merritt Mill Road	Stepped, max. bldg. ht at 43 ft. from street	Max. bldg. ht. 14 ft. from street	Building set-backs have been modified to enlarge the area between the western and eastern building segments. For 40% of the eastern (Graham St.) facade the heated portion of the building steps back, and balconies extend over the building below.
Bridge location	Bridge at top floor	Bridge at third floor	The concept plan to the CDC had a bridge at the top floor. The concept plan shown to the Council did not. The SUP request has a bridge at the third floor on the eastern segment. This bridge attaches the free-standing corner building and makes it more a part of the development, without impeding pedestrian connectivity.
Loading Dock Design	One bay loading dock	Two bay loading dock	The loading bays have been re-configured to better serve solid waste and recycling initiatives.
Corner Bldg. At Merritt Mill and W. Rosemary	Separate Structure on corner	Connected structure at corner	The corner building has been absorbed into the main part of the proposal to help make the pedestrian feeling more connected.