

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-MOD-021

Property Address: 1010 East 86th Street, and 8685 and 8699 North Guilford Avenue

Location: Washington Township, council District #2

Petitioner: TM Crowley and Associates, LLC, by Joseph D. Calderon

Current Zoning: D-P

Request: Modification of Development Statement related to 2024-ZON-055 to provide for additional surface parking areas, commercial space, a reduction of residential units and elimination of a parking garage (previous development statement limited surface parking to 20 spaces, commercial space was limited to the proposed mixed-use building, proposed up to 473 dwelling units, and provided for a 686-space parking garage)

Current Land Use: Single-family dwellings / commercial uses

Staff Recommendations: Approval.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the October 9, 2025 hearing, to the October 23, 2025 hearing, and to the November 13, 2025 hearing, at the request of staff, to provide additional time for further discussions with the petitioner and their representative related to the modification request.

STAFF RECOMMENDATION

Approval, subject the modification of the D-P Statement, file dated September 8, 2025, substantial compliance with the site plan file dated November 3, 2025, and subject to the following commitment being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

Petitioner / developer shall have an appropriately licensed professional engineer to conduct a traffic impact study (TIS), the scope of which shall be determined between the Engineer and the City of Indianapolis, Department Public Works (DPW), Engineering Division. After the TIS is completed, reviewed and approved by DPW, the petitioner / developer shall construct and complete the recommended infrastructure improvements within six months after the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

This 7.18-acre site, zoned D-P, is comprised of two parcels developed with single-family dwellings and third larger parcel developed with commercial uses. It is surrounded by single-family dwellings and a U.S. Postal Service facility to the north, zoned D-2 and C-4, respectively; a library and commercial uses to the south across East 86th Street, zoned SU-37, C-1 and C-3, respectively; commercial uses to the east, zoned C-4; and a library and single-family dwellings to the west, zoned SU-37 and D-2, respectively.

Petition 2024-ZON-055 rezoned the site from the D-2 and C-1 Districts to the D-P District, to provide for single-family attached dwellings, multi-family dwellings, commercial office, and retail uses, including restaurants, day care center or nursery school, community center, financial services, and other light general retail uses.

MODIFICATION

The request would modify the Development Statement related to 2024-ZON-055 to provide for additional surface parking areas, increased commercial space, a reduction of residential units and elimination of a parking garage.

Petition 2025-ZON-055 provided for 20 surface parking spaces and 686 spaces within a parking garage. This modification would provide for 410 surface parking spaces primarily around the perimeter of the site.

The number of multi-family dwelling units would be reduced from 473 units to 256 dwelling units and the commercial square footage increase from 15,000 square feet to 31,000 square feet. The request represents a substantial modification from the proposed 2024 site development. See Exhibit A.

Additionally, plans for this major project considered the entrance / access drives to this development as proposed in the 2024 rezoning.

This modification would shift the East 86th Street access drive to the west, with a right-in and right-out. Consequently, the Department of Public Works staff requested an updated TIS to reflect the resulting change in the traffic patterns and possible improvements.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Single-family dwellings / commercial uses	
Comprehensive Plan	Suburban Neighborhood / Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-2 / C-4	Single-family dwelling / commercial use

South:	SU-37 / C-1 / C-3	Public library / commercial uses
East:	C-4	Commercial uses
West:	SU-37 / D-2	Public Library / single-family dwellings
Thoroughfare Plan		
East 86 th Street	Primary arterial	Existing 97-foot right-of-way and proposed 112-foot right-of-way.
Local Street	Local Street	Existing 50-foot right-of-way and proposed 50-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 8, 2025	
Site Plan (Amended)	November 3, 2025	
Elevations	September 8, 2025	
Elevations (Amended)	September 8, 2025	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	September 8, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Suburban Neighborhood typology for the parcels located on Guilford Avenue. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

The Plan recommends Village Mixed-Use for the larger parcel fronting on East 86th Street. “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses,

housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

- *Conditions for All Land Use Types – Suburban Neighborhood*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Hydrological patterns should be preserved wherever possible.
 - Curvilinear streets should be used with discretion and should maintain the same general direction.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- *Conditions for All Housing*
 - A mix of housing types is encouraged.
 - Developments of more than 30 housing units must have access to at least one arterial street of three or more continuous travel lanes between the intersections of two intersecting arterial streets.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
 - Developments with densities higher than five dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

- *Multi-family Housing*
 - Should be located along arterial or collector streets, parks, or greenways.
 - Parking should be either behind or interior to the development.
 - Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.
- *Conditions for All Land Use Types - Village Mixed-Use Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
 - Where possible, contributing historic buildings should be preserved or incorporated into new development.
- *Conditions for All Housing*
 - Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- *Large-Scale Multi-Family Housing (defined as single or multiple buildings each with five or more legally complete dwelling units in a development of more than two acres and at a height greater than 40 feet.)*
 - Should be located along an arterial or collector street.
 - Mixed-Use structures are preferred.
 - Parking should be either behind or interior to the development.
- *Small-scale Office, Retailing, and Personal or Professional Services (defined as Commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet).*
 - Mixed-Use structures are preferred.
 - Automotive uses (such as gas stations and auto repair) and uses with drive-through lanes are excluded.
 - Should not include outdoor display of merchandise.

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2024-MOD-021; 1010 East 86th Street and 8685-8699 Guilford Avenue, requested rezoning of 7.18 acres from the D-2 and C-1 Districts to the D-P District, to provide for single-family attached dwellings, multi-family dwellings, commercial office, and retail uses, including restaurants, day care center or nursery school, community center, financial services, and other light general retail uses, **approved**.

2016-DV1-057; 1010 East 86th Street, requested a Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish two, 32-square foot free-standing signs, with zero-foot front setbacks from 86th Street, located within approximately 60 feet of each other, on a 340-foot frontage, and within 50 feet of a protected district, **granted**.

2014-UV1-019; 1010 East 86th Street, requested variance of use of the Commercial Zoning Ordinance to provide for cosmetology services, body health services, day spa, massage therapy, nail salon, Pilates studio, personal fitness training, life coaching, medical lab and dance studio, **granted**.

2006-UV2-022; 1010 East 86th Street, requested variance of use of the Commercial Zoning Ordinance to provide for a salon and day spa use, **granted**.

VICINITY

2016-ZON-064; 1005 East 86th Street, requested rezoning of 0.443 acres from the D-3 District to the C-1 classification, **approved**.

2014-DV2-042; 1001 East 86th Street, requested variance of development standards of the Sign Regulations to provide for six, four-foot-wide awnings, being twelve feet in height, and a 15.75-foot-wide awning, being 6.33 feet in height, with a 5.5-foot horizontal projection, and with all awning projecting within approximately zero feet of the pavement edge, **granted**.

2007-UV1-026; 8582 Compton Avenue, requested variance of use of the Dwelling Districts Zoning Ordinance to provide for an office use, **granted**.

2005-HOV-005; 1103 and 1221 East 86th Street, requested a variance of development standards of the Commercial Zoning Ordinance to provide for a package liquor store located forty-eight feet from a protected district, in C-4; **granted**.

2004-DV2-009; 1300 East 86th Street, requested variance of development standards of the Sign Regulations to provide for a 27-foot-tall pole sign located 185-feet from an existing on-premise advertising sign to the west and 200 feet from an existing on premise advertising sign to the east along East 86th Street, **granted**.

2001-DV2-060; 1225 East 86th Street, requested a variance of development standards of the Sign Regulations to legally establish a 287.66-square foot pole sign located 274 feet from an existing integrated center sign, in C-S, **denied**.

2000-DV1-006; 1225 East 86th Street, requested a variance of development standards of the Commercial Zoning Ordinance to provide for a concrete pad for a “lathe house” with a one-foot west side setback, in C-S, **granted**.

99-UV1-12; 8581 Compton Street, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a commercial office within a residential structure and the storage of landscaping material for an adjacent garden center, in D-3, **granted**.

97-Z-45; 1302 East 86th Street, requested rezoning of 0.938 acre from the C-1 District to the C-4 classification to provide for a map correction error; **approved**.

97-HOV-83; 8625 Guilford Avenue, requested variance of development standards of the Sign Regulations to provide for the placement of an incidental sign with a surface area of nine square feet and being four feet in height, **granted**.

95-Z-216; 8541 Evergreen Avenue, requested rezoning of 1.27 acres from the C-1 District to the C-3 classification to provide for commercial retail development, **approved**.

95-V3-12; 1225 East 86th Street, requested a variance of development standards of the Sign Regulations to provide for a five-foot tall ground sign, in C-S, **granted**.

91-HOV-26; 1300 East 86th Street, requested variance to provide for a free-standing identification sign located within an integrated center, **granted**.

89-HOV-85; 1221 East 86th Street, requested a variance of development standards of the Sign Regulations to provide for a pole sign with four feet of ground clearance, in C-4; **granted**.

88-UV3-97; 911 East 86th Street, requested variance of use of the Commercial Zoning Ordinance to provide for the continued operation of a nail and hair salon for a temporary period, expiring June 30, 1990, **denied**.

88-V3-27; 1221 East 86th Street, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for commercial offices within a residential structure and the storage of landscaping material for an adjacent garden center, in D-3, **granted**.

86-V1-75; 1224 East 86th Street, requested to provide for a free-standing identification sign located within an integrated center, **granted**.

86-V3-29; 1300 East 86th Street, requested to provide for a 28-foot-tall pylon sign with reduced grade clearance, **granted**.



**Department of Metropolitan Development
Division of Planning
Current Planning**

85-UV1-36; 1007 East 86th Street, requested variance of use of the Dwelling Districts Zoning Ordinance to provide for an addition to an existing restaurant, in D-3, **granted**.

84-UV3-73; 1007 East 86th Street, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for an addition of an 8 by 10-foot storage building to an existing restaurant, in D-3, **granted**.

82-V3-103; 1302 East 86th Street, requested a variance of development standards to provide for an additional sign panel on a pole sign, **granted for one year**.

70-V-112; 1300 East 86th Street, requested a variance of use to provide for a retail drive-through store, **granted**.

69-V4-104; 1300 East 86th Street, requested a variance of use to provide for a car wash, **granted**.

69-V4-103; 1300 East 86th Street, requested a variance of use and development standards to provide for a veterinary clinic; **granted**.

68-Z-73; 1300 East 86th Street, requested the rezoning of 4.59 acres, from A-2 to B-2, to provide for additional off-street parking for a shopping center, **approved**.

65-V-120; 1300 East 86th Street, requested a variance of use and development standards to provide for an indoor movie theater; **granted**.

65-V-119; 1300 east 86th Street, requested a variance of use and development standards to provide for a tire sales and service store, **granted**.

58-Z-173; North of 86th Street, approximately 500 feet west of the Monon Railroad, requested the rezoning of 15 acres, from A-2 to B-2, to provide for a shopping center and parking, **approved**.

[illegible]

1010 East 86th Street / 8685 and 8699 Guilford Avenue

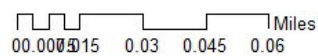
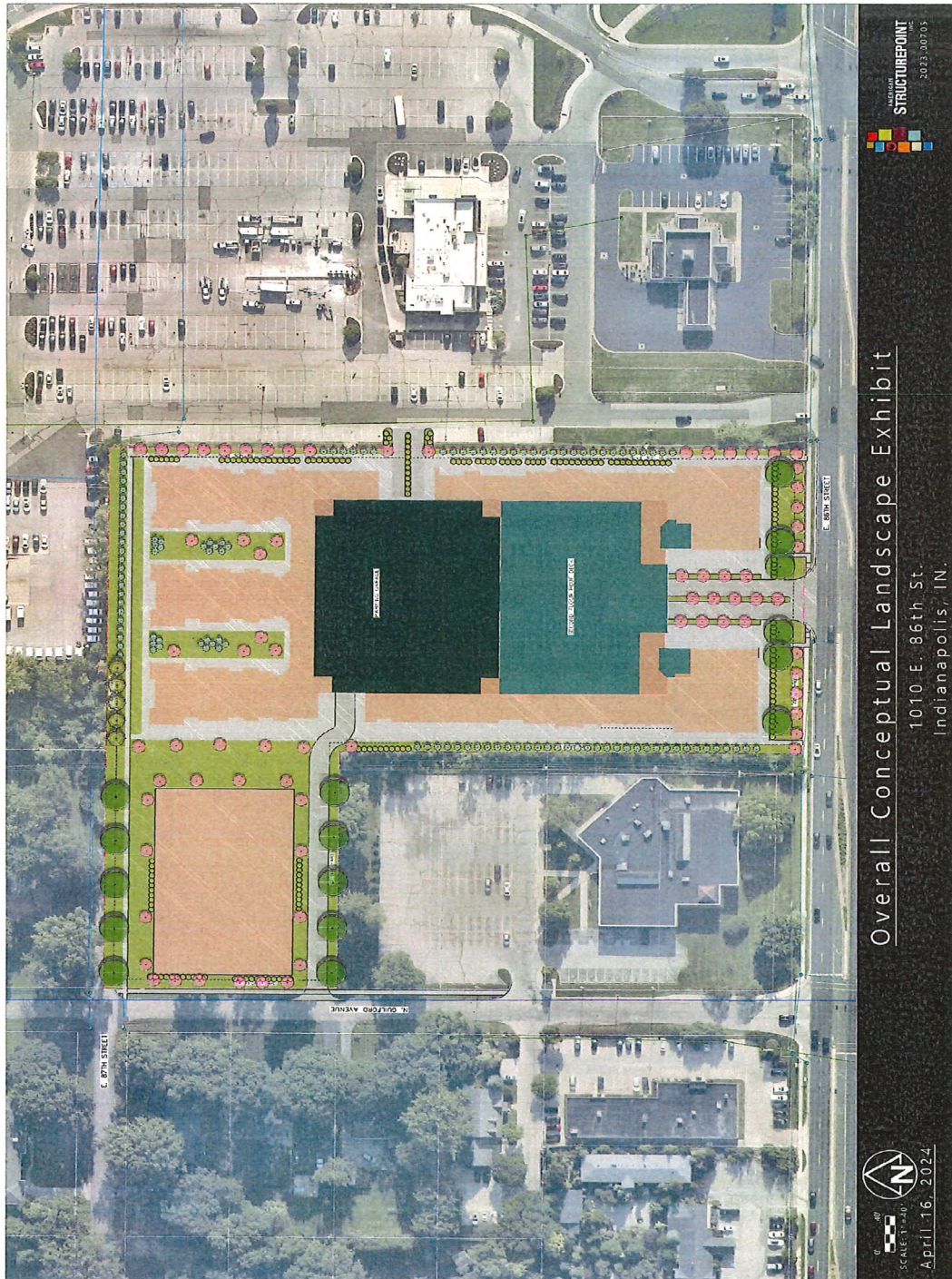


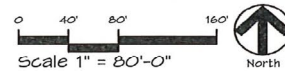
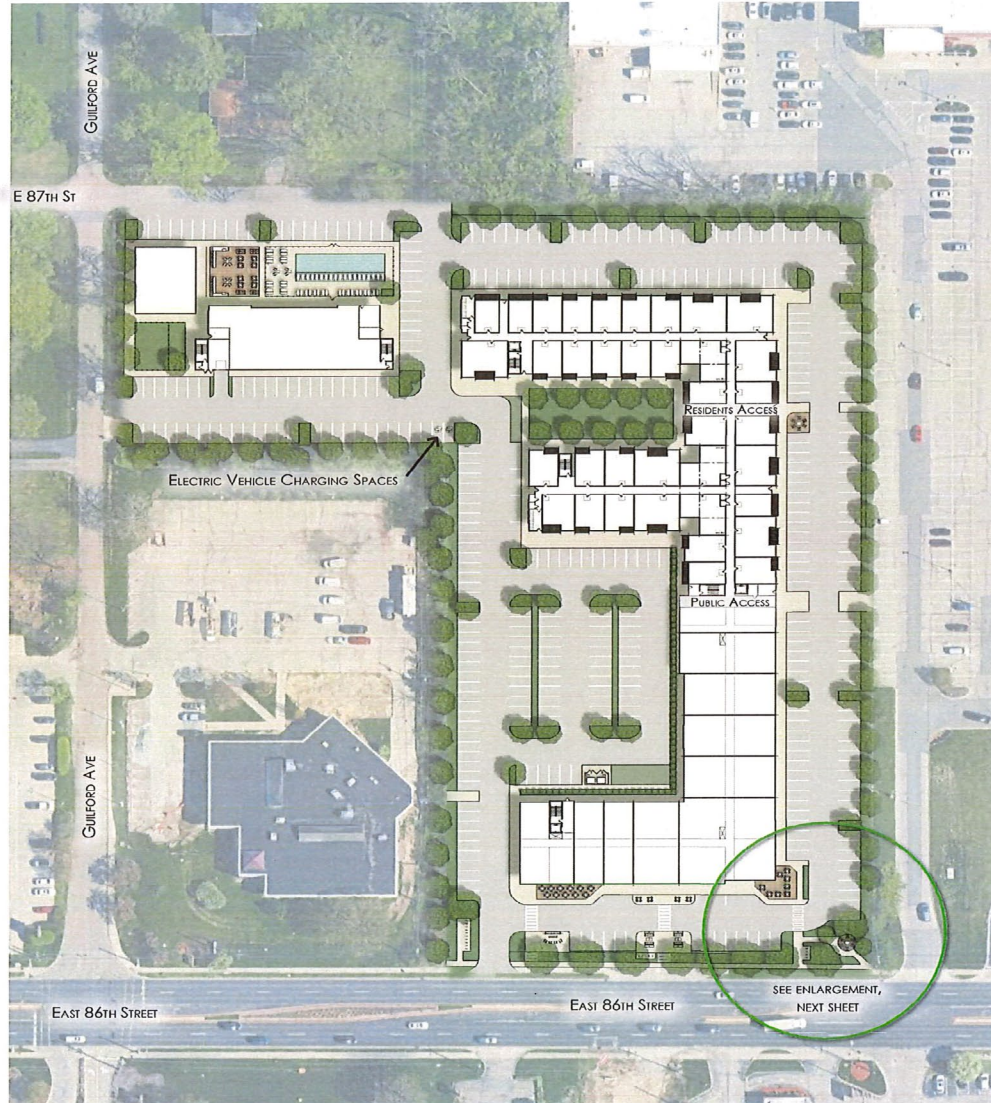
EXHIBIT A



SITE PLAN – NOVEMBER 3, 2025

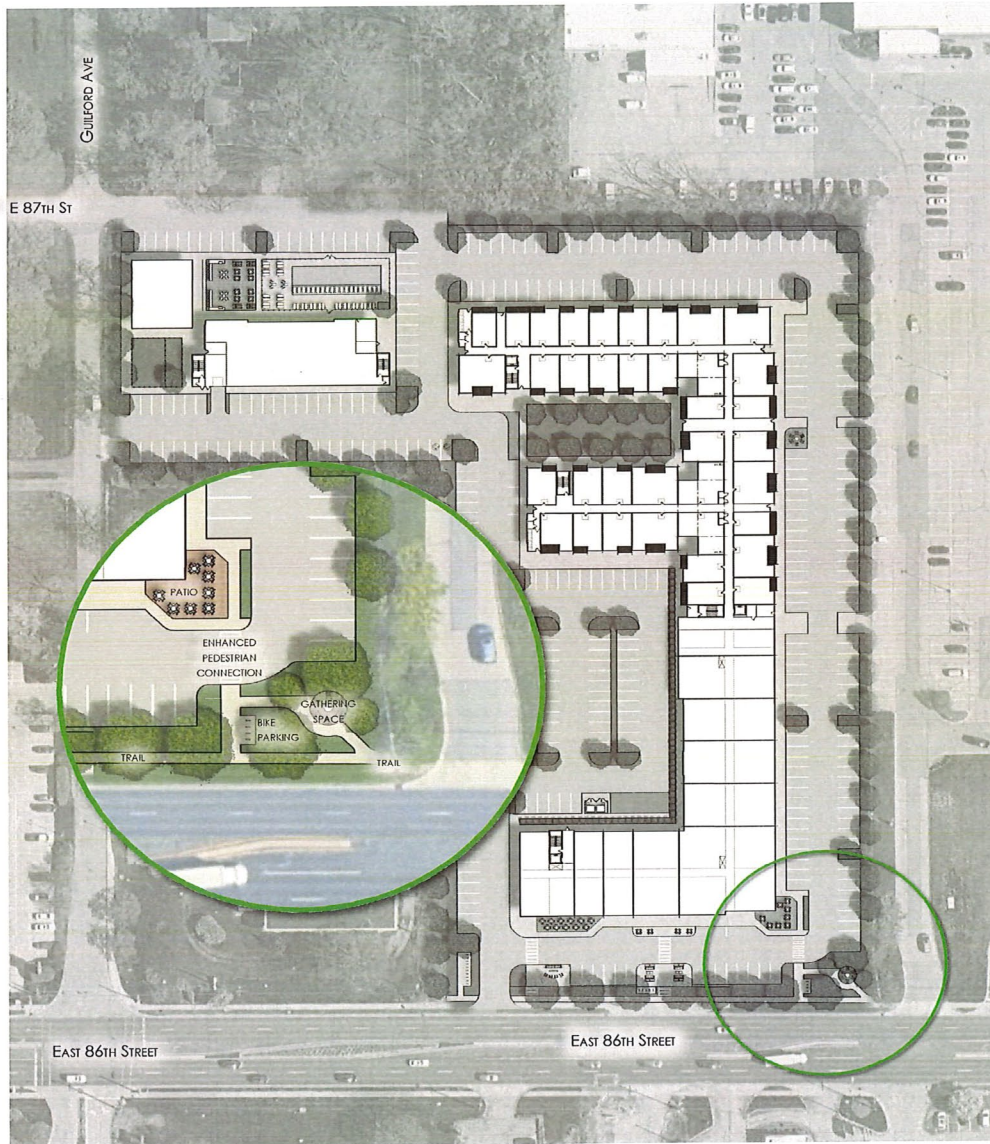
CONCEPTUAL SITE PLAN

NOVEMBER 3, 2025



TRAIL NODE enlargement

NOVEMBER 3, 2025



0 20' 40' 80'
 Scale 1" = 40'-0"
 North

Amended and Restated Preliminary DP Plan

1010 East 86th Street
8685 Guilford Avenue
8699 Guilford Avenue

Introduction

TM Crowley & Associates, LLC ("Petitioner") is seeking to purchase property containing approximately 5.73 acres and commonly addressed as 1010 – 1070 East 86th Street (the "Winterton Property"). Petitioner has either acquired, through an affiliate, or is under contract to purchase two additional properties located adjacent to and west of the Winterton Property, 8685 Guilford Avenue and 8699 Guilford Avenue (the "Guilford Parcels"). The Winterton Property is currently improved with several single-story commercial office buildings. In 2024, the Petitioner received a rezoning to allow for a mixed-use development for both the Winterton Property and the Guilford Parcels (collectively, the "Subject Property") under case number 2024-ZON-055 (the "2024 DP"). The 2024 DP allowed for both certain commercial uses (approximately 15,000 square feet), as well as 473 attached multi-family units, with both use types in one building which wrapped around a large parking structure. Following more detailed analysis of the project, Petitioner proposes a different building arrangement on the Subject Property, with two primary buildings, and, because of the changes, Petitioner is now proposing to amend and restate the Preliminary DP Plan approved with the 2024 DP.

The Proposed Development/Permitted Uses and Development Standards

Introduction: Petitioner proposes to demolish the existing office buildings on the Winterton Property and replace them with two mixed-use buildings as generally shown on the site plan attached to this Amended and Restated Preliminary DP Plan as Exhibit "A" ("Site Plan").

Permitted Uses: The mixed use building on the Winterton Parcel (the "Winterton Mixed Use Building") is planned to contain both attached multi-family residential units and commercial space. The mixed use building on the Guilford Parcels (the "Guilford Mixed Use Building") will contain attached multi-family residential units, a leasing office, and residential amenities for use by residents of the Subject Property. The Guilford Parcels also propose a small commercial space, shown as a 3,000 square foot dental office on the Site Plan. The Winterton Mixed Use Building will also provide/facilitate amenity space/common space. All uses are those which are described in Chapter 743, Article II, Table 743-1 "Use Table" of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis, Marion County (the "Zoning Ordinance").

Permitted Commercial uses in the Winterton Mixed Use Building shall include:

1. Offices (Any type, including general, medical, government)
2. Eating Establishment or Food Preparation
3. Day Care Center or Nursery School
4. Community Center
5. Museum, Library, or Art Gallery
6. Consumer Services or Repair of Consumer Goods

7. Financial and Insurance Services
8. Hair/Body Care Salon
9. Light General Retail

Permitted Residential uses for the Winterton Mixed Use Building shall include:

1. Multifamily Dwellings
2. Single-Family Attached Dwellings
3. Live/work units

Permitted Accessory uses for the Winterton Mixed Use Building may include:

1. Outdoor Seating/ Sidewalk Café
2. Outdoor Recreation, which may include a swimming pool, game courts, etc.
3. Community Garden
4. Passive or active green space, including walking paths, trails, pocket parks, dog park, outdoor seating
5. Outdoor Seasonal Produce Sales, including Farmers Market
6. Outdoor Display and Sales, temporary
7. Temporary Outdoor Event
8. Sidewalk Cafe

Development Standards/Setbacks for the Winterton Property:

The Mixed Use Building and other permanent structures constructed on the Winterton Property shall meet the following minimum setbacks:

1. Front Yard (86th Street): 10 feet from the existing right of way line.
2. Side Yards: 10 feet from east property line, 10 feet from west property line.
3. Rear Yard (north): Building: 10 feet from the north property line.
Accessory Uses: 5 feet from the north property line.
4. Setback at 1040 South Parcel Line: 0 feet for the Winterton Mixed Use Building and any Accessory Use.

Development Standards | Height for the Winterton Mixed Use Building: The Winterton Mixed Use Building shall have a maximum building height of 6 stories or 70 feet, measured to the top of the parapet wall; provided, however, the portion of the Winterton Mixed Use Building which is outlined as residential use only on the Site Plan shall be limited to a maximum height of 4 stories or 50 feet, measured to the top of the parapet wall.

Note: The Maximum Height requirements shall not include architectural elements, such as elevator/stairwell shafts or decorative features.

Permitted Commercial Uses for the Guilford Parcels shall be limited to Office use (general or medical/dental only, and not to exceed 4,000 square feet).

Permitted Residential Uses for the Guilford Parcels shall include:

1. Multifamily Dwellings (integrated with the Winterton Property, but does not require physical connection of buildings).
2. Single-Family Attached Dwellings (Townhomes or Rowhouse style).
3. Duplex, Triplex or Quadplex Units.

Permitted Accessory Uses for the Guilford Parcels may include:

1. Passive or active green space, including walking paths, trails, pocket parks, dog park, outdoor seating.
2. Community Garden.
3. Residential Amenities, including leasing office, community room, fitness center, and swimming pool.

Development Standards/Setbacks for Guilford Parcels:

Buildings and other permanent structures constructed on the Guilford Parcels shall meet the following minimum setbacks:

1. Front Yard (Guilford Avenue): 10 feet from the existing right-of-way line.
2. Side Yards (Former 87th Street and south line of 8685): 10 feet.
3. Rear Yard (east): 0 feet if attached multi-family, 5 feet for any other type of product.

Development Standards | Height: Building heights for the Guilford Parcel shall be limited to a maximum of 3 stories or 42 feet, measured to the top of the parapet wall, but not including elevator/stairwell shafts, or decorative features.

Utilities/Drainage: All utilities are available to the site. There will be no utility poles located on the Subject Property, unless already existing and financially impractical to bury. Storm drainage will be professionally engineered to meet all City of Indianapolis requirements with respect to runoff rate and quantity, as well as water quality.

Signs: Petitioner proposes the following signs:

1. Development Identification Signs for the Winterton Property: Petitioner proposes one freestanding development identification sign, to be located on the 86th Street frontage, which may include panels for individual commercial tenants. The overall dimensions of the sign(s) shall not exceed 15 feet in height and 150 total sign square footage. Digital Display shall not be permitted, although a backlit sign shall be permitted.
2. Wall Signs: Commercial tenants may have individual wall signs meeting the standards for signs in commercial zoning districts as set forth in the Zoning Ordinance.

3. Development Identification Signs for the Guilford Parcels: One entry sign on either side of the access drive, not to exceed four (4) feet in height and thirty-two (32) total square feet shall be permitted. These signs shall be externally lit.
4. Incidental Signs and Vehicle Entry Point Signs: Shall be permitted as provided by the Sign Regulations (Ch. 744, Art. IX) of the Zoning Ordinance.

Landscaping: Petitioner has conceptually identified certain areas on the Subject Property as potential areas for landscaping, as shown on the preliminary landscaping plan attached to this Preliminary DP Plan as Exhibit "C". For both the Winterton Property and the Guilford Parcels, Petitioner proposes tendering a landscaping plan for Administrator's Approval prior to obtaining an Improvement Location Permit for the respective Property/Parcels.

Miscellaneous

Amenities: The residential component of the development, at a minimum, shall provide the following amenities:

1. Fitness Center
2. Active and passive recreation space, including a swimming pool.

Parking: The Project will yield no less than the minimum number of required parking spaces, as set forth in the Zoning Ordinance. Petitioner will also provide both indoor secure bicycle parking spaces, and exterior dedicated bicycle parking spaces as required by the Zoning Ordinance.

Guilford Avenue Access: The Petitioner proposes an access drive connecting the project to Guilford Avenue, as shown on the Site Plan.

86th Street Access: There is an entry/exist access drive proposed for the Winterton Property generally as shown on the Site Plan.

87th Street Access: The Petitioner will provide for directional signage and a right turn impediment at Guilford, to restrict/discourage vehicular traffic from using 87th Street.

Connectivity to Nora Plaza and Monon Trail: The Petitioner is working with both Target Corp and KRG Nora Plaza to provide access between the Subject Property and Nora Plaza, including the north/south access drive immediately adjacent to the Winterton Property as shown on the Site Plan. The Petitioner has also made initial contact with the Indianapolis Public Library about coordinating direct pedestrian access to the Nora branch library, located adjacent to the Subject Property.

Lighting: All freestanding and wall mounted light fixtures shall feature full cut-off shields, and shall meet all minimum/maximum foot candle requirements as set forth in the Zoning Ordinance.

Architecture: The Mixed Use Building and any buildings constructed on the Guilford Parcels shall feature a variety of materials from the following list: brick, stone, EIFS, Hardiplank or similar fiber cement siding, wood, glass and aluminum. The predominant exterior for the first two floors of the Mixed Use Building shall be a mix of brick, EIFS or similar masonry material. The elevations on Exhibit "B" are to convey a sense of architectural character and not final design.

The Petitioner shall consult with the City Architect on final architectural plans, which shall be subject to Administrator's Approval.

48603986.1



View looking west along East 86th Street



View looking east along East 86th Street



View looking south along access drive along eastern boundary



View looking southwest along access drive along eastern boundary



View of site looking west from adjacent parking lot to the east



View of site looking west from adjacent parking lot to the east



View from site looking west at adjacent land use to the north (USPS facility)



View of site looking west across entrance drive



View of site looking northwest



View of site looking north along eastern boundary



View of site looking west



View of site looking south



View of site looking northwest



View looking south along Guildford Avenue



View looking north along Guildford Avenue



View of site addressed as Guilford Avenue looking east across Guilford Avenue



View of site addressed as Guilford Avenue looking south across East 87th Street



View of site addressed as Guilford Avenue looking southeast across East 87th Street termination