

## APPENDIX B: MX MASTER PLAN SUBMISSION REQUIREMENTS FOR CONCEPT AND FINAL PLANS

A MX Master Plan, to be prepared by the applicant or developer, shall be provided for review and recommendation by the Zoning Administrator and the Capitol Area Architectural and Planning Board. The MX Master Plan submittals shall include all of the information noted in the following table.

**NOTE 1:** Location maps of suitable scale showing the boundaries and dimensions of the site within the context of the community and adjacent parcels, including:

- a) Locations of any streets; railroads; significant natural, geographic or topographic features; and other major features within five hundred (500) feet of the site; and
- b) Existing parks, open space, major institutions, and concentrations of commercial use within one-half mile of the site.

**NOTE 2:** A site inventory and analysis to identify site resources and constraints, including floodplain, wetlands, poorly drained soils, soils with bedrock near surface, utility easements, slopes greater than twelve (12) percent, and areas of possible soil contamination.

**NOTE 3:** A preliminary stormwater plan, identifying any wetlands or floodplain, and preliminary locations of structures and methods to be used in managing stormwater and surface water on the site. Integration of stormwater treatment into the landscape and site design is encouraged, as is the use of natural methods such as ponds, wetlands or swales.

<b>MX MASTER PLAN SUBMISSION REQUIREMENTS</b> REQ Required • As appropriate and applicable, at the discretion of CAAPB staff	<b>Step 1: Pre-Application (Collaboration)</b>	<b>Step 2: Concept Approval</b>	<b>Step 4: Final Approval</b>
<b>Base Mapping and Site Analysis</b>			
○ Location maps ( <i>see note 1</i> )	REQ	REQ	REQ
○ Site inventory and analyses ( <i>see note 2</i> )	•	REQ	REQ
<b>Public Realm Plan</b>			
○ Street and Block (Right-of-Way) Plan (delineate open spaces, curb lines, walks, vehicular and property lines)	REQ	REQ	REQ
○ Street sections and street classification network map	REQ	REQ	REQ
○ Key urban design features	•	REQ	REQ
○ Landscape plan (indicating street trees and landscape requirements)		•	REQ
<b>Development Regulating Plan</b>			
○ Potential building type menu w/ height ranges in stories	REQ	REQ	REQ
○ Frontage map (include identification of ground floor retail/shopfront) ( <i>See Section F: Frontages</i> )	•	REQ	REQ
○ Phasing map (include phasing of open space and street improvements)	•	REQ	REQ
○ Proposed first phase development program	•	REQ	REQ
○ Proposed later phase(s) development program	•	REQ	REQ
<b>Illustrative Imagery</b>			
3D SketchUp model showing massing of project buildings and context (no architectural design and materials specified, only roof types, step backs, ground level frontages and balconies)	•	REQ	REQ
Illustrative birds-eye rendering(s) (minimum detail: as specified above)	•	REQ	REQ
Illustration(s) of street level experience	•	REQ	REQ
Plan details of key areas	•	•	•
Site sections / elevational views (include first phase architecture)	•	REQ	REQ
<b>Mobility &amp; Parking Plan (MaPP)</b>			
<i>See Appendix A: Mobility and Parking Plan Requirements</i> *At the discretion of staff, a letter summarizing approaches and commitments may be satisfactory for concept approval.	•	REQ*	REQ
<b>Other Requirements</b>			
Master plan for community green	•	TBD	TBD
Topographic contours at five-foot intervals		TBD	TBD
Stormwater plan ( <i>see note 3</i> )		TBD	TBD
District energy plan ( <i>See Section E: Energy, Water and Waste</i> )		TBD	TBD
Memo: Later phase approach to architectural design and materials of buildings	•	REQ	REQ
Utility Plan		•	REQ
Impact on critical views and vistas		•	REQ
Palette of streetscape elements		•	REQ