

## Comparing CDR for Master Plans and CDR for Buildings

	CDR for Master Plans	CDR for Buildings
<b>Triggered By</b>	A City Councilmember's introduction of legislation, or a letter to the Planning Commission from the Councilmember that they are considering legislation, for a new Master Plan or Master Plan amendment greater than 50,000 square feet. Upon review of the legislation or letter, the Executive Director of the Commission and the CDR Committee Chair can decide to initiate the CDR process.	Department of Licenses and Inspections referral of: <ul style="list-style-type: none"> <li>• New construction greater than 50,000 square feet and/or 50 units, in or affecting residential zoning districts</li> <li>• New construction greater than 100,000 square feet and/or 100 units in most zoning districts</li> </ul>
<b>Community Meetings Required</b>	One publicly advertised community meeting coordinated by a designated Registered Community Organization (RCO).	Same as CDR for Master Plans
<b>Typical Matters Discussed</b>	General impact of project on the site and surrounding areas: <ul style="list-style-type: none"> <li>• Site and neighborhood circulation <ul style="list-style-type: none"> <li>○ Pedestrian access</li> <li>○ Transportation and transit</li> <li>○ Parking and loading</li> </ul> </li> <li>• Location and distribution of open spaces</li> <li>• Overall size and shape of buildings <ul style="list-style-type: none"> <li>○ Effects on light, air, and open space</li> </ul> </li> </ul>	Elements of architectural building design: <ul style="list-style-type: none"> <li>• Ground floor layout and building entries</li> <li>• Height and setback of building</li> <li>• Landscaping and access to open space</li> <li>• Parking and loading</li> <li>• Building materials and transparency</li> <li>• Sustainable design</li> </ul>
<b>Typical submission materials required</b>	<ul style="list-style-type: none"> <li>• Photographs of existing conditions</li> <li>• Complete Streets form describing sidewalk and roadway conditions</li> <li>• Site plans, including building entries, and parking and loading locations</li> <li>• Overall sizes and shapes of buildings</li> <li>• Area circulation plans showing movement of pedestrians, cyclists, vehicles, and other forms of transportation</li> </ul> <p>The Director of the Planning Commission can ask for additional materials as needed.</p>	<ul style="list-style-type: none"> <li>• Photographs of existing conditions</li> <li>• Complete Streets form describing sidewalk and roadway conditions</li> <li>• Site plans, including building entries, and parking and loading locations</li> <li>• Overall sizes and shapes of buildings</li> <li>• Existing site survey</li> <li>• Zoning permit application plan</li> <li>• Building floor plans</li> <li>• Building Elevations</li> <li>• Site Sections</li> <li>• Building massing</li> <li>• Renderings</li> <li>• Sustainable design checklist</li> </ul> <p>The Director of the Planning Commission can ask for additional materials as needed.</p>
<b>Number of CDR Meetings</b>	Up to two reviews. Development team must present at a CDR meeting, and can be asked to return for a second review.	Same as CDR for Master Plans