



### LOCATION

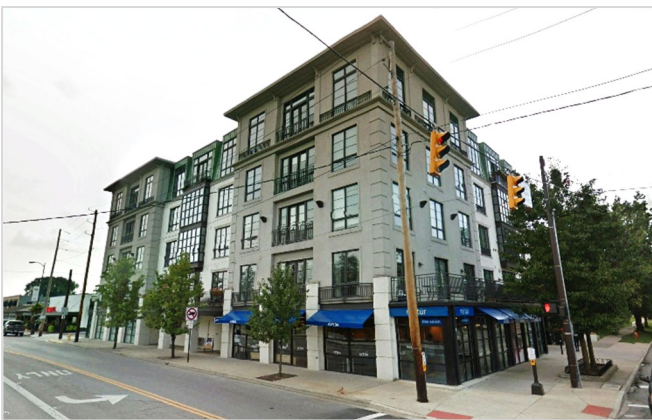
City of Grandview Heights, Ohio

### TASKS

- Site Development Review & Contextual Analysis
- Form-Based Code Zoning
- Development Standards & Architectural Guidelines

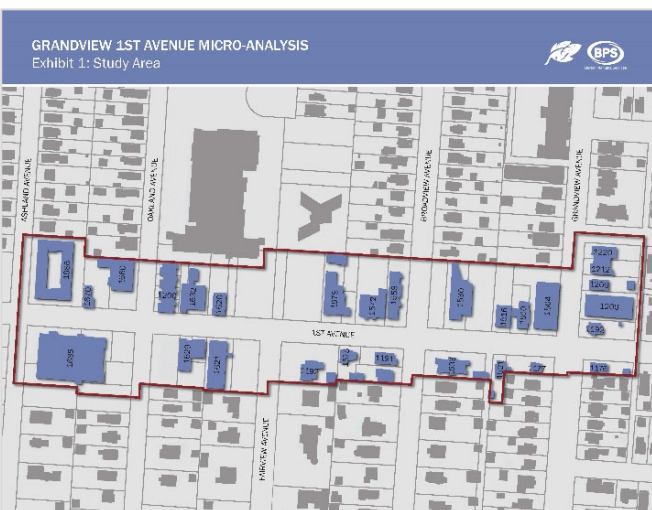
### HIGHLIGHTS

- Reviewed 2 site development proposals
- Performed contextual analysis for form-based regulations
- Prepared development standards & architectural guidelines
- Prepared visualizations of proposals & standards



### PROJECT DESCRIPTION

BPS served as a consultant for the City of Grandview Heights to provide contextual analysis for form-based regulations. Prior to the contract, the City had received two residential proposals for a site zoned commercial (C2). The first proposal included all residential units while the second included a mixed of uses with both ground floor retail and residential units above. BPS performed a contextual analysis of the area, conducted benchmarking of similar development, and created a set of development standards to inform future development decisions for the site.



After a detailed analysis of the two development proposals, BPS prepared development standards and architectural guidelines for building typologies based on the characteristics of the surrounding built environment. Additional work included an extensive review of the existing zoning code, zoning map, development application(s), Planning Commission meeting minutes, Design Guidelines, and related exhibits. BPS then prepared base maps and visualizations of alternative proposals and associated architectural styles.