

# PLANNED AREA DEVELOPMENT OVERLAY

## PARK PLACE

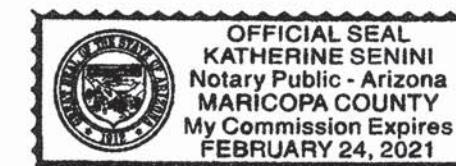
A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 01 NORTH,  
RANGE 04 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### OWNER AUTHORIZATION

1135 APACHE LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: Steven A. Tsoffos 4/3/2018  
OWNER DATE

ITS Member



### ACKNOWLEDGMENT

ON THIS 3 DAY OF April, 2018 BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED Steven A. Tsoffos, WHO ACKNOWLEDGED  
HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING  
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL  
SEAL

BY: Katherine Senini February 24, 2021  
NOTARY PUBLIC MY COMMISSION EXPIRES  
PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: Paul Levin 4/24/18  
OWNER DATE

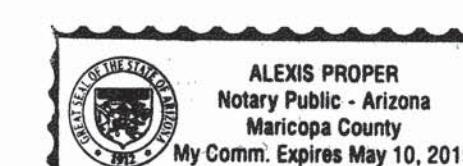
ITS Authorized Signatory

### OWNER AUTHORIZATION

KASSEL CORPORATION

BY: Magda Farag Kassel 3/30/18  
OWNER DATE

ITS President



### ACKNOWLEDGMENT

ON THIS 30 DAY OF March, 2018 BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED Magda Farag, WHO ACKNOWLEDGED  
HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING  
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL  
SEAL

BY: Alexis Proper May 10, 2019  
NOTARY PUBLIC MY COMMISSION EXPIRES  
PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: Paul Levin 4/24/18  
OWNER DATE

ITS Authorized Signatory

### LEGAL DESCRIPTION

(SEE PAD000.1)

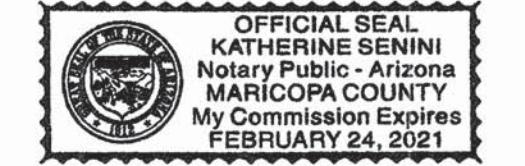
DS170297

### OWNER AUTHORIZATION

NEXT GEN INVESTMENTS XII, A ARIZONA LIMITED LIABILITY COMPANY

BY: Adam Guy Feldman 4/11/18  
OWNER DATE

ITS Authorized Agent



### ACKNOWLEDGMENT

ON THIS 11 DAY OF April, 2018 BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED Adam Guy Feldman, WHO ACKNOWLEDGED  
HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING  
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL  
SEAL

BY: Katherine Senini February 24, 2021  
NOTARY PUBLIC MY COMMISSION EXPIRES  
PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: Paul Levin 4/24/18  
OWNER DATE

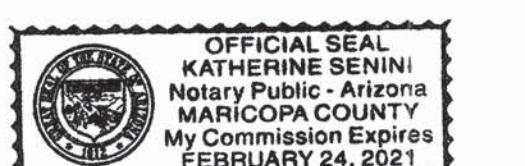
ITS Authorized Signatory

### OWNER AUTHORIZATION

NEXT GEN PARTNERS XII, LLC

BY: Adam Guy Feldman 4/11/18  
OWNER DATE

ITS Authorized Agent



### ACKNOWLEDGMENT

ON THIS 11 DAY OF April, 2018 BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED Adam Guy Feldman, WHO ACKNOWLEDGED  
HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING  
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL  
SEAL

BY: Katherine Senini February 24, 2021  
NOTARY PUBLIC MY COMMISSION EXPIRES  
PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: Paul Levin 4/24/18  
OWNER DATE

ITS Authorized Signatory

### APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY TEMPE ON  
THIS 8 DAY OF FEBRUARY, 2018

PL170166

### OWNERS:

1135 APACHE LLC  
1135 EAST APACHE BOULEVARD, TEMPE, AZ 85281  
PARCEL 133-09-031G

KASSEL CORPORATION  
1125 EAST APACHE BOULEVARD, TEMPE, AZ 85281  
PARCEL 133-09-030B

NEXT GEN INVESTMENTS XII, LLC  
1201 EAST APACHE BOULEVARD, TEMPE, AZ 85281  
1313 SOUTH TERRACE ROAD, TEMPE, AZ 85281  
1321 SOUTH TERRACE ROAD, TEMPE, AZ 85281  
PARCEL 133-09-030B | 133-09-033B | 133-09-033C

NEXT GEN PARTNERS XII, LLC  
1320 SOUTH TERRACE ROAD, TEMPE, AZ 85281  
1340 SOUTH TERRACE ROAD, TEMPE, AZ 85281  
PARCEL 133-09-031F | 133-09-031K

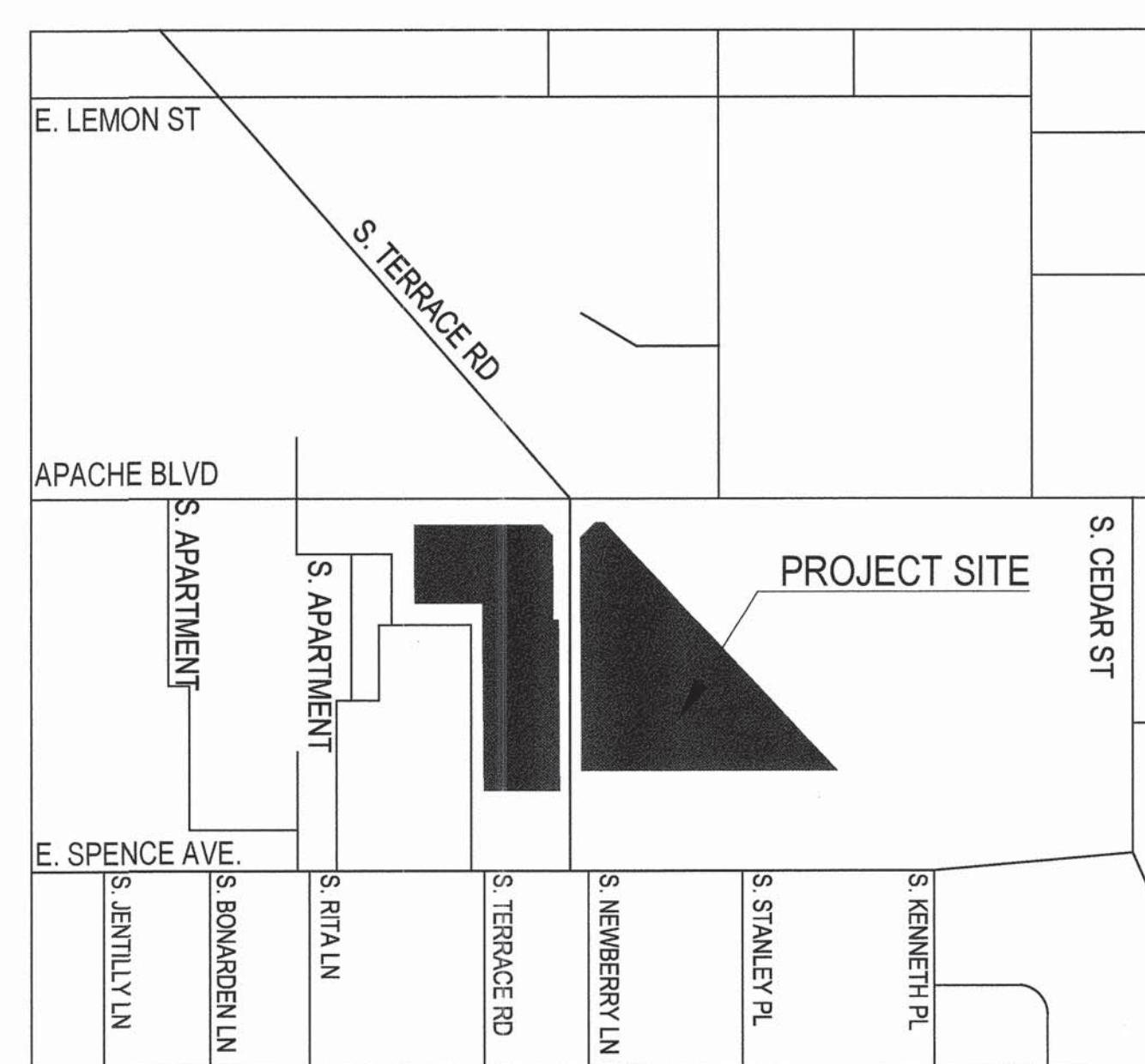
### DEVELOPER:

PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY  
461 PARK AVENUE S. FLOOR 4, NEW YORK, NY 10016  
CHRISTOPHER KRITZMAN - (404) 861-8063  
CKRITZMAN@PARK7GROUP.COM

### PROJECT DATA

(SEE PAD000.1)

### SITE VICINITY MAP



ISSUE DATE:		
REVISIONS:		
#	DATE	COMMENTS

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REC17105

PARK PLACE  
1201 E. APACHE  
TEMPE, ARIZONA  
These drawings are for  
preliminary coordination  
only and not to be used  
for regulatory approval or  
construction.

HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.  
DALLAS•NEW YORK•CHICAGO•NEW ORLEANS•ORLANDO•EDMONTON•SAN RAMON  
NEWPORT BEACH•SCOTTSDALE•TORONTO•CHENNAI•DUBAI•HANOI•MONTREAL

CITY PLANNING SUBMITTAL-11/22/2017

SHEET CONTENTS:  
PAD COVER  
SHEET NO.  
HPA 17030

DS170297

PAD000  
REC17105

# PLANNED AREA DEVELOPMENT OVERLAY

## PARK PLACE

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 01 NORTH, RANGE 04 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### LEGAL DESCRIPTION

#### East Lot.

A parcel of land lying within the southwest quarter of Section 23, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the west quarter corner of said Section 23, a 3-inch City of Tempe brass cap in handhole, from which the southwest corner of said section, a 3-inch Arizona Highway Department brass cap in handhole, bears South 00°04'20" East (basis of bearing), a distance of 2641.10 feet; THENCE along the east-west mid-section line of said section, South 89°59'20" East, a distance of 1830.77 feet; THENCE leaving said east-west mid-section line, South 00°00'40" West, a distance of 50.75 feet, to the southerly right-of-way line of East Apache Boulevard and the POINT OF BEGINNING; THENCE along said southerly right-of-way line, South 89°58'38" East, a distance of 16.59 feet; THENCE leaving said southerly right-of-way line, along the northerly prolongation of and the southwesterly line of Lot 1 of The Motley as shown on Final Plat recorded in Book 1245, page 37, Maricopa County Records (M.C.R.) South 43°02'04" East, a distance of 626.24 feet, to the northeast corner of Attebery Tract as shown on Final Plat recorded in Book 56, page 19, M.C.R.; THENCE leaving said southwesterly line, along the north line of said Attebery Tract, North 89°57'56" West, a distance of 469.33 feet, to the northwest corner of said Attebery Tract; THENCE leaving said northerly line, along a line parallel with and 20 feet east of the centerline of South Terrace Road, North 00°17'47" West, a distance of 429.75 feet, to the southerly right-of-way line of said East Apache Boulevard; THENCE leaving said parallel line, along said southerly right-of-way line, North 44°52'19" East, a distance of 39.12 feet, to the POINT OF BEGINNING. Containing 117,112 square feet or 2.6885 acres, more or less. Subject to existing right-of-way and easements.

#### West Lot

A parcel of land lying within the southwest quarter of Section 23, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the west quarter corner of said Section 23, a 3-inch City of Tempe brass cap in handhole, from which the southwest corner of said section, a 3-inch Arizona Highway Department brass cap in handhole, bears South 00°04'20" East (basis of bearing), a distance of 2641.10 feet; THENCE along the east-west mid-section line of said section, South 89°59'20" East, a distance of 1498.71 feet; THENCE leaving said east-west mid-section line, South 00°00'40" West, a distance of 55.00 feet, to the southerly right-of-way line of East Apache Boulevard and the POINT OF BEGINNING; THENCE along said southerly right-of-way line, South 89°59'20" East, a distance of 234.33 feet; THENCE South 45°08'34" East, a distance of 28.36 feet; THENCE leaving said southerly right-of-way line, along a line parallel with and 30 feet west of the centerline of East Terrace Road, South 00°17'47" East, a distance of 155.00 feet, to the south line of the north 180 feet of Lot 17 of Jenn Tilly Terrace as shown on Final Plat recorded in Book 28, page 40, Maricopa County Records (M.C.R.); THENCE leaving said parallel line, along said south line, South 89°59'20" East, a distance of 10.00 feet, to the east line of said Lot 17; THENCE leaving said south line, along said east line, South 00°17'47" East, a distance of 314.83 feet, to the north line of the south 176 feet of said Lot 17; THENCE leaving said east line, along said north line, North 89°57'56" West, a distance of 139.32 feet, to the west line of said Lot 17; THENCE leaving said north line, along said west line, North 00°17'48" West, a distance of 344.77 feet; THENCE leaving said west line, along a line parallel with and 200 feet south of the east-west mid-section line of said section, North 89°59'20" West, a distance of 125.01 feet; THENCE leaving said parallel line, along a line that is parallel with and 25 feet west of the east line of Lot 15 of said Jenn Tilly Terrace, North 00°17'48" West, a distance of 145.00 feet, to the POINT OF BEGINNING. Containing 84,415 square feet or 1.9379 acres, more or less. Subject to existing right-of-way and easements.

### PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203(B)	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY (UP TO 65 DU/AC)
ZONING	MU-4 PAD TOD CORRIDOR
GROSS EAST SITE AREA	117,112 SF (2.69 ACRES)
GROSS WEST SITE AREA	84,415 SF (1.94 ACRES)
TOTAL GROSS SITE AREA	201,527 SF (4.63 ACRES)
NET EAST SITE AREA	112,442 SF (2.58 ACRES)
NET WEST SITE AREA	81,204 SF (1.86 ACRES)
TOTAL NET SITE AREA	193,646 (4.45 ACRES)
DWELLING QUANTITY	285 DU
BEDROOM QUANTITY	783 BEDROOMS
DENSITY	285 DU / 4.63 ACRES = 62 DU/AC
EAST BUILDING HEIGHT	67'
WEST BUILDING HEIGHT	69'
EAST BUILDING LOT COVERAGE	68% - 76,097 SF
WEST BUILDING LOT COVERAGE	67% - 54,097 SF
TOTAL BUILDING LOT COVERAGE	67% - 130,194 SF
EAST LOT LANDSCAPE COVERAGE	17.8% - 20,157 SF
EAST LOT TERRACE LANDSCAPE	19% - 21,731 SF
WEST LOT LANDSCAPE COVERAGE	20.2% - 16,492 SF
WEST LOT TERRACE LANDSCAPE	18% - 14,721 SF
TOTAL GROUND LANDSCAPE COVERAGE	18.9% - 36,649 SF
TOTAL LANDSCAPE COVERAGE (INCLUDING TERRACES)	37.7% - 73,101 SF
EAST BUILDING SETBACKS	
FRONT (APACHE BLVD.)	55'
REAR (SOUTH)	28'
SIDE (EAST)	26'
STREET SIDE (WEST)	0'
WEST BUILDING SETBACKS	
FRONT (APACHE BLVD.)	7'
REAR (SOUTH)	43'
SIDE (WEST)	18'
STREET SIDE (EAST)	0'
VEHICLE PARKING QUANTITY	
RETAIL PARKING (per TOD)	1 SPACE PER 300 SF (6,679*.75)/300 = 17 SPACES
RESTAURANT	1 SPACE PER 75 SF (2,394*.75)/75 = 24 SPACES
RESIDENTIAL PARKING (per TOD)	
GUEST	57 SPACES (.2/UNIT)
1 BEDROOM (66 UNITS)	33.80 SPACES (.5121/BED)
2 BEDROOM (50 UNITS)	51.21 SPACES (.5121/BED)
3 BEDROOM (59 UNITS)	90.64 SPACES (.5121/BED)
4 BEDROOM (110 UNITS)	225.32 SPACES (.5121/BED)
TOTAL RESIDENTIAL	458 SPACES
GRAND TOTAL PARKING	499 SPACES PROVIDED
BICYCLE PARKING QUANTITY	
RETAIL:	8 SPACES
RESTAURANT:	10 SPACES
RESIDENTIAL:	
GUEST	80 SPACES
1 BEDROOM (66 UNITS)	68 SPACES
2 BEDROOM (50 UNITS)	124 SPACES
3 BEDROOM (59 UNITS)	178 SPACES
4 BEDROOM (110 UNITS)	193 SPACES
TOTAL RESIDENTIAL BIKE PARKING	643 SPACES
GRAND TOTAL BIKE PARKING	661 PROVIDED
USES	
RETAIL	6,679 SF
RESTAURANT	2,394 SF
RESTAURANT PATIO	651 SF (EXCLUDED FROM BUILDING AREA CALCULATION)
PARKING	187,933 SF
RESIDENTIAL	342,964 SF
AMENITIES	8,380 SF
LOBBY/LEASING	3,916 SF
MEP/STORAGE/LOADING	12,483 SF
MVP	7,370 SF
TOTAL BUILDING AREA	572,119 SF

### CONDITIONS OF APPROVAL: PL170166

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
2. THE PROPERTY OWNERS(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THE APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR PARK PLACE SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

ISSUE DATE:		
REVISIONS:		
#	DATE	COMMENTS

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**PARK PLACE**  
1201 E. APACHE  
TEMPE, ARIZONA

PARK 7 GROUP

**HUMPHREYS & PARTNERS** URBAN ARCHITECTURE, L.P.  
DALLAS • NEW YORK • CHICAGO • NEW ORLEANS • ORLANDO • EDMONTON • SAN RAMON  
NEWPORT BEACH • SCOTTSDALE • TORONTO • CHENNAI • DUBAI • HANOI • MONTEVIDEO

SHEET CONTENTS:  
PAD PROJECT DATA TABLE

SHEET NO.

DS170297  
CITY PLANNING SUBMITTAL-11/22/2017  
PAD000.1

REC17105  
HPA 17030

# PLANNED AREA DEVELOPMENT OVERLAY

## PARK PLACE

## SITE PLAN

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# PARK PLACE

1201 E. APACHE  
TEMPE, ARIZONA

# PARK 7 GROUP

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

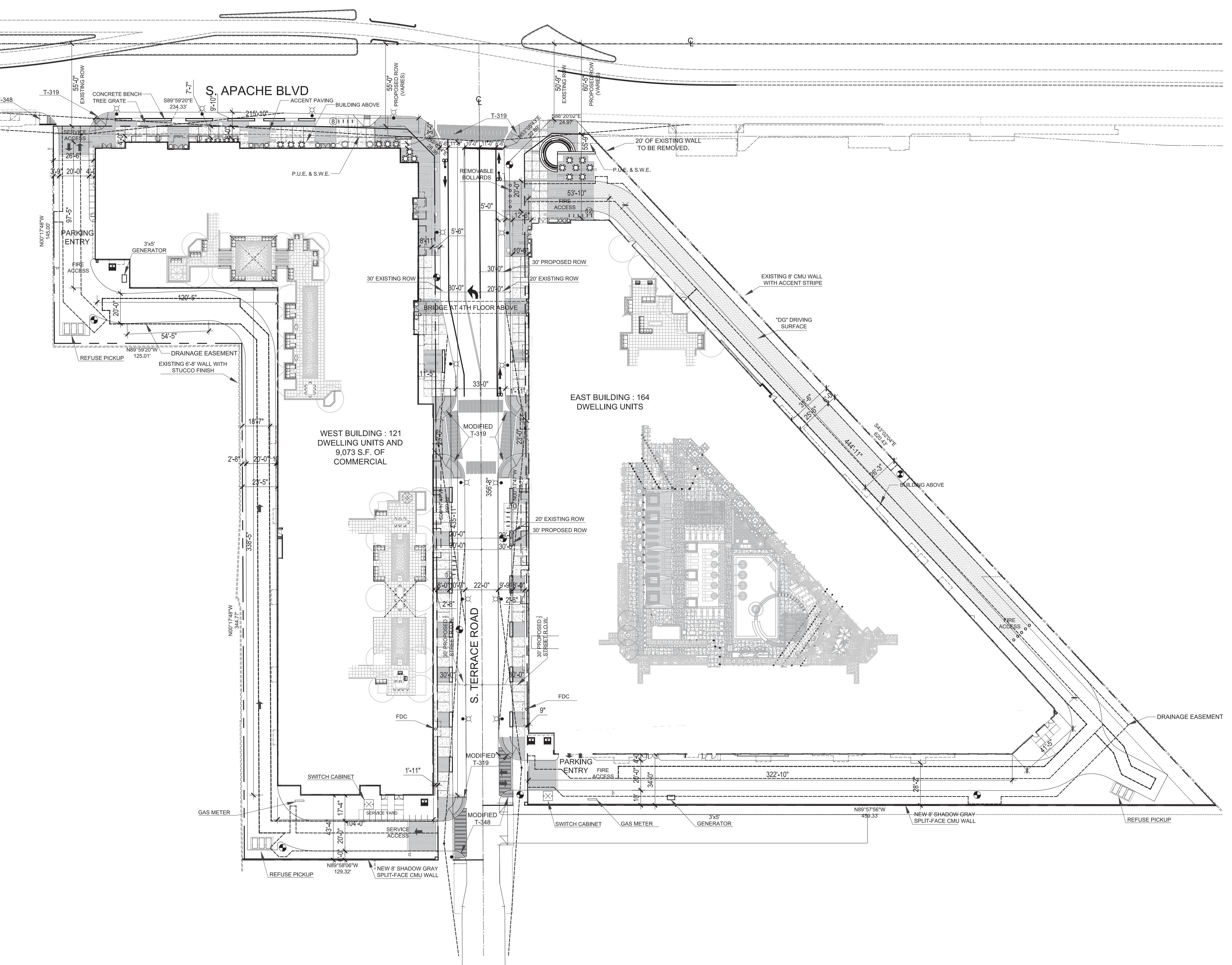
**HUMPHREYS & PARTNERS** URBAN ARCHITECTURE, L.P.  
DALLAS•NEW YORK•CHICAGO•NEW ORLEANS•ORLANDO•EDMONTON•SAN RAMON  
NEWPORT BEACH•SCOTTSDALE•TORONTO•CHENNAI•DUBAI•HANOI•MONTEVIDEO

SHEET CONTENTS:  
**PAD SITE PLAN**



SHEET NO.

**PAD001**



A scale bar and north arrow are located in the top left corner of the map. The scale bar is a horizontal line divided into four equal segments, with labels '0ft', '20ft', '40ft', '60ft', and '100ft' at the bottom. Above the scale bar, the text 'SCALE: 1" = 40ft' is written. To the left of the scale bar is a black circle containing a white arrow pointing upwards, representing the north direction.

DS170297

PL170166

REC17105

JBM/ITAI- 11.22.2017



# SHEET CONTENTS:

## **PAD SITE PLAN**

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SHEET NO.

**PAD001**

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203(B)	CSS TOD STANDARDS	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY	HIGH DENSITY
ZONING	CSS (TOD)	MU-4 PAD TOD CORRIDOR
GROSS EAST SITE AREA		117,112 SF (2.69 ACRES)
GROSS WEST SITE AREA		84,415 SF (1.94 ACRES)
GROSS TOTAL SITE AREA		201,527 SF (4.63 ACRES)
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NET WEST SITE AREA		81,204 SF (1.86 ACRES)
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DWELLING QUANTITY		285 DU
DENSITY	20 DU/ACRE	285 DU / 4.63 ACRES = 62 DU/AC
EAST BUILDING HEIGHT	35' MAX	67'
WEST BUILDING HEIGHT	35' MAX	69'
EAST BUILDING LOT COVERAGE		68% - 76,097 SF
WEST BUILDING LOT COVERAGE		67% - 54,097 SF
TOTAL BUILDING LOT COVERAGE	75% MAX	67% - 130,194 SF
EAST LOT LANDSCAPE COVERAGE		17.8% - 20,157 SF
EAST LOT TERRACE LANDSCAPE		19% - 21,731 SF
WEST LOT LANDSCAPE COVERAGE		20.2% - 16,492 SF
WEST LOT TERRACE LANDSCAPE		18% - 14,721 SF
TOTAL GROUND LANDSCAPE COVERAGE	25% MIN	18.9% - 36,649 SF
TOTAL LANDSCAPE COVERAGE (INCLUDING TERRACES)		37.7% - 73,101 SF
EAST BUILDING SETBACKS		
FRONT (APACHE BLVD.)	0' MIN/10' MAX	55'
REAR (SOUTH)	10'	28'
SIDE (EAST)	0'	26'
STREET SIDE (WEST)	0'	0'
WEST BUILDING SETBACKS		
FRONT (APACHE BLVD.)	0' MIN/10' MAX	7'
REAR (SOUTH)	10'	43'
SIDE (WEST)	0'	18'
STREET SIDE (EAST)	0'	0'
VEHICLE PARKING QUANTITY		
RETAIL PARKING (per TOD) 1/300 SF. PARKING WAIVED FOR 25% OF FLOOR AREA, NOT TO EXCEED 10,000 SF OF FLOOR AREA	1/300 SF   17 SPACES	1 SPACE PER 300 SF (6,679*.75)/300 = 17 SPACES
RESTAURANT PARKING	1/75 SF   24 SPACES	1 SPACE PER 75 SF (2,394*.75)/75 = 24 SPACES
RESIDENTIAL PARKING (per TOD)	.75/BED	
GUEST	.2/UNIT   57 SPACES	57 SPACES (.2/UNIT)
1 BEDROOM (66 UNITS)	49.5 SPACES	33.80 SPACES (.5121/BED)
2 BEDROOM (50 UNITS)	75 SPACES	51.21 SPACES (.5121/BED)
3 BEDROOM (59 UNITS)	132.75 SPACES	90.64 SPACES (.5121/BED)
4 BEDROOM (110 UNITS)	330 SPACES	225.32 SPACES (.5121/BED)
TOTAL RESIDENTIAL	644.25 SPACES	458 SPACES
GRAND TOTAL PARKING	685.25 SPACES	499 SPACES PROVIDED
BICYCLE PARKING QUANTITY		
RETAIL: (1 SPOT/7,500 SF = 4 SPACES MIN.)	4 SPACES	8 SPACES
RESTAURANT: (1 SPOT/500 SF = 5 SPACES)	5 SPACES	10 SPACES
RESIDENTIAL: STUDIO = .75 SPACES PER UNIT. 1 BEDROOM = .75 PER UNIT. 2 BEDROOM = .75 PER UNIT. 3 BEDROOM = 1 PER UNIT. 4 BEDROOM = 1 PER UNIT. GUEST = 0.2 PER UNIT		
GUEST	57 SPACES	80 SPACES
1 BEDROOM (66 UNITS)	49.5 SPACES	68 SPACES
2 BEDROOM (50 UNITS)	37.5 SPACES	124 SPACES
3 BEDROOM (59 UNITS)	59 SPACES	178 SPACES
4 BEDROOM (110 UNITS)	110 SPACES	193 SPACES
TOTAL RESIDENTIAL BIKE PARKING	313 SPACES	643 SPACES
GRAND TOTAL BIKE PARKING	322 SPACES	661 PROVIDED
USES		RETAIL : 6,679 SF RESTAURANT : 2,394 SF RESTAURANT PATIO : 651 SF (EXCLUDED FROM BUILDING AREA CALCULATION) PARKING : 187,933 SF RESIDENTIAL : 342,964 SF AMENITIES : 8,380 SF LOBBY/LEASING : 3,916 SF MEP/STORAGE/LOADING : 12,483 SF MVP : 7,370 SF TOTAL BUILDING AREA : 572,119 SF