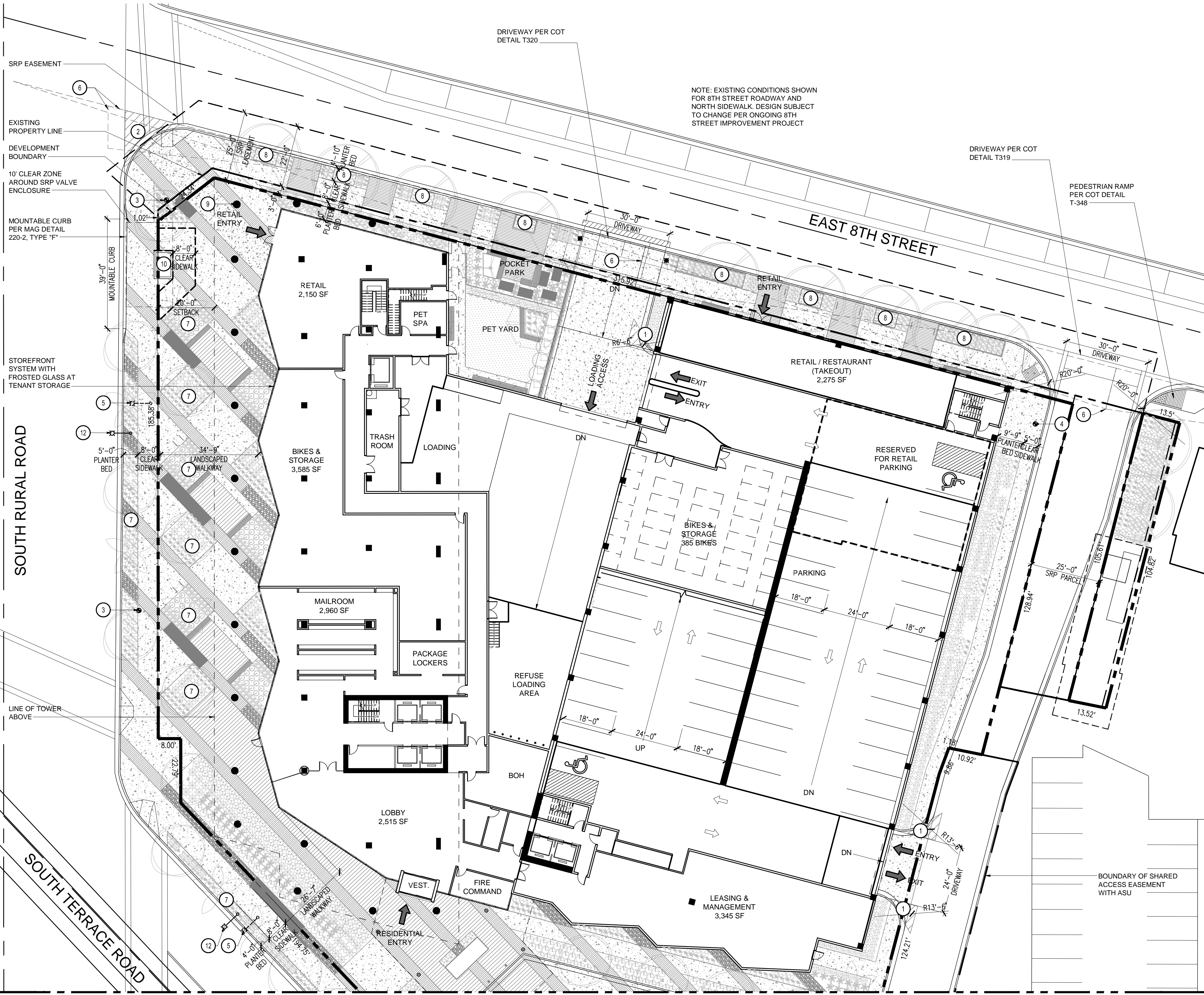


1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR SKYVIEW

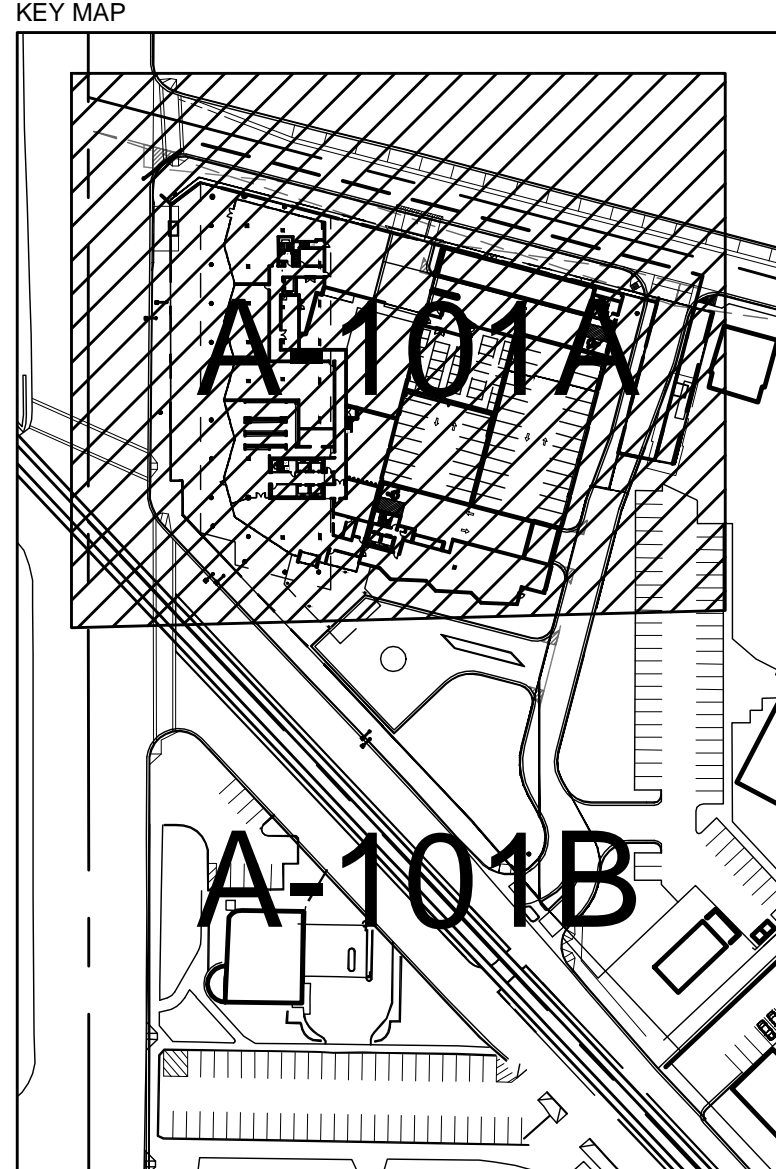


NOTE: EXISTING CONDITIONS SHOWN FOR 8TH STREET ROADWAY AND NORTH SIDEWALK. DESIGN SUBJECT TO CHANGE PER ONGOING 8TH STREET IMPROVEMENT PROJECT

The proposed site plan modifies the existing entitlements for this site with a proposed new Planned Area Development, based on the design presented within this plan dated 11/14/2016.

ZONING DISTRICT(S) AND OVERLAY(S)	MU-4 (TOD STATION AREA)	EXISTING APPROVED PAD	PAD PROPOSED
TABLE 4-203B			
GENERAL PLAN LAND USE	Mixed-Use	Mixed-Use	Mixed-Use
GENERAL PLAN DENSITY	High-Density - Urban Core (more than 65 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)
SITE AREA		2,0929 Acres (91,667 SF)	2,0709 Acres (90,208 SF)
DWELLING QUANTITY	NS	483 dwelling units	393 dwelling units
Studio		16	85
Convertible		36	0
1 Bedroom		56	141
2 Bedroom		256	137
3 Bedroom		119	30
DENSITY		483 units / 2,0929 acres = 230.78 units / acre	393 units / 2,0709 acres = 189.77 units / acre
Dwelling quantity / gross site area (acres)	NS		
BUILDING HEIGHT		250'-0" (21 floors)	grade to 1' root 249'-0" (24 floors) 1' mechanical screen: 280'-0"
BUILDING SETBACK	NS	yes	yes
Section 4-404, Building Height Step-Back			
BUILDING LOT COVERAGE	NS	75%	57%
SITE LANDSCAPE COVERAGE	NS	51%	25%
BUILDING SETBACKS			
FRONT (Terrace Road)		0'-0"	0'-0"
SIDE		0'-0"	15'-0"
STREET SIDE (Rural Road)		0'-0"	20'-0"
REVERSE FRONT (8th Street)		0'-0"	3'-0"
VEHICLE PARKING QUANTITY			
Residential			
Studio	(1)70.75 spaces / unit (85) = 63.75 spaces	0.5 spaces / unit (16) = 8 spaces	(1)70.75 spaces / unit (85) = 63.75 spaces
Convertible	(1)70.75 spaces / unit (0) = 0 spaces	0.5 spaces / unit (36) = 18 spaces	(1)70.75 spaces / unit (0) = 0 spaces
1 Bedroom	(1)70.75 spaces / unit (141) = 105.75 spaces	1.0 spaces / unit (56) = 56 spaces	(1)70.75 spaces / unit (141) = 105.75 spaces
2 Bedroom	(2)70.75 spaces / unit (256) = 256 spaces	1.0 spaces / unit (256) = 256 spaces	(2)70.75 spaces / unit (256) = 256 spaces
3 Bedroom	(3)70.75 spaces / unit (30) = 67.5 spaces	1.5 spaces / unit (119) = 178.5 spaces	(3)70.75 spaces / unit (30) = 67.5 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (50% reduction up to 30,000 SF)	0.1 spaces / unit (483) = 48.3 spaces (80% reduction up to 30,000 SF)	0.2 spaces / unit (393) = 78.6 spaces (80% reduction up to 30,000 SF)
Retail	1 space / 300 SF	1 space / 4,000 SF	1 space / 300 SF
Total Requirement	530 spaces	567 spaces	530 spaces
BICYCLE PARKING QUANTITY			
Residential			
Studio	75 spaces / unit (85) = 63.75 spaces	75 spaces / unit (16) = 12 spaces	75 spaces / unit (85) = 63.75 spaces
Convertible	75 spaces / unit (0) = 0 spaces	75 spaces / unit (36) = 27 spaces	75 spaces / unit (0) = 0 spaces
1 Bedroom	75 spaces / unit (141) = 105.75 spaces	75 spaces / unit (56) = 42 spaces	75 spaces / unit (141) = 105.75 spaces
2 Bedroom	75 spaces / unit (256) = 192 spaces	75 spaces / unit (256) = 192 spaces	75 spaces / unit (256) = 192 spaces
3 Bedroom	1 spaces / unit (30) = 30 spaces	1 spaces / unit (119) = 19 spaces	1 spaces / unit (30) = 30 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (4 minimum)	0.2 spaces / unit (483) = 96.6 spaces (4 minimum)	0.2 spaces / unit (393) = 78.6 spaces (4 minimum)
Retail	1 space / 7,500 SF	1 space / 7,500 SF	1 space / 7,500 SF
Total Requirement	493 spaces	493 spaces	385 spaces
USES			
Residential		450,151 SF	457,175 SF
Retail		15,544 SF	4,425 SF
Total		465,695 SF	461,600 SF

- KEY NOTES
- 1 10' X 10' CUT-OFF TRIANGLE, TYP.
 - 2 20' X 20' CUT OFF TRIANGLE
 - 3 EXISTING FIRE HYDRANT
 - 4 PROPOSED FIRE HYDRANT
 - 5 EXISTING STREETLIGHT TO BE RELOCATED
 - 6 INTERSECTION SIGHT TRIANGLE
 - 7 PLANTER W/ STREET TREES, SEE LANDSCAPE DRAWINGS
 - 8 RAISED, MOVEABLE PLANTER W/ STREET TREES, SEE LANDSCAPE DRAWINGS
 - 9 TOWER COLUMN
 - 10 EXISTING SRP VALVE ENCLOSURE
 - 11 ENTRY CANOPY - 13'-6" MINIMUM CLEARANCE
 - 12 RELOCATED STREETLIGHT



1 SITE PLAN
SCALE: 1" = 20'-0"

DS160155

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SITE PLAN -
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Drawn By:
SB
Checked By:
SH / GK

Sheet Number:

A1.01A

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR SKYVIEW

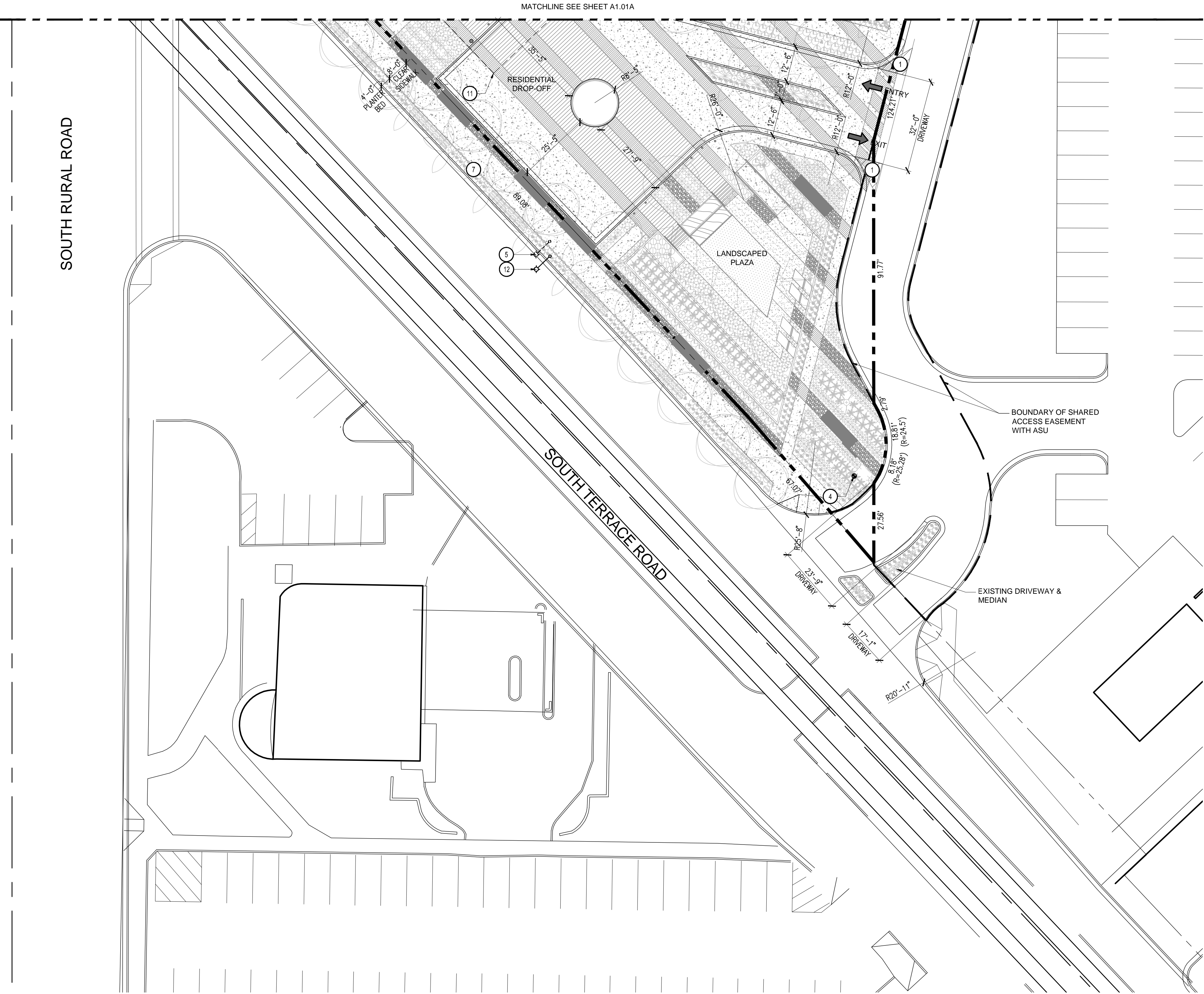
REC16155

PL160154

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SOUTH RURAL ROAD

SOUTH TERRACE ROAD



The proposed site plan modifies the existing entitlements for this site with a proposed new Planned Area Development, based on the design presented within this plan dated 11/14/2016.

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203B	MU-4 (TOD STATION AREA)	EXISTING APPROVED PAD	PAD PROPOSED
GENERAL PLAN LAND USE	Mixed-Use	Mixed-Use	Mixed-Use
GENERAL PLAN DENSITY	High-Density - Urban Core (more than 65 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)
SITE AREA		2.0929 Acres (91,667 SF)	2.0709 Acres (90,208 SF)
DWELLING QUANTITY	NS	483 dwelling units	393 dwelling units
Studio		16	85
Convertible		36	0
1 Bedroom		56	141
2 Bedroom		256	137
3 Bedroom		119	30
DENSITY		483 units / 2.0929 acres = 230.78 units / acre	393 units / 2.0709 acres = 189.77 units / acre
Dwelling quantity / gross site area (acres)	NS		
BUILDING HEIGHT		250'-0" (21 floors)	grade to 1' roof 249'-0" (24 floors) 1' mechanical screen: 280'-0"
BUILDING SETBACK	NS	yes	yes
Section 4-404, Building Height Step-Back			
BUILDING LOT COVERAGE	NS	75%	57%
SITE LANDSCAPE COVERAGE	NS	51%	25%
BUILDING SETBACKS			
FRONT (Terrace Road)	0'-0"	0'-0"	0'-0"
SIDE	20'-0" maximum along street frontage, see Section 5-612D	0'-0"	15'-0"
STREET SIDE (Rural Road)	0'-0"	0'-0"	20'-0"
REVERSE FRONT (8th Street)	0'-0"	0'-0"	3'-0"
VEHICLE PARKING QUANTITY			
Residential			
Studio	(170.75 spaces / bdr. (85) = 63.75 spaces	0.5 spaces / unit (16) = 8 spaces	(170.75 spaces / bdr. (85) = 63.75 spaces
Convertible	(170.75 spaces / bdr. (0) = 0 spaces	0.5 spaces / unit (36) = 18 spaces	(170.75 spaces / bdr. (0) = 0 spaces
1 Bedroom	(170.75 spaces / bdr. (141) = 105.75 spaces	1.0 spaces / unit (56) = 56 spaces	(170.75 spaces / bdr. (141) = 105.75 spaces
2 Bedroom	(270.75 spaces / bdr. (137) = 205.5 spaces	1.0 spaces / unit (256) = 256 spaces	(270.75 spaces / bdr. (137) = 205.5 spaces
3 Bedroom	(370.75 spaces / bdr. (30) = 67.5 spaces	1.5 spaces / unit (119) = 178.5 spaces	(370.75 spaces / bdr. (30) = 67.5 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (50% reduction up to 30,000 SF)	0.1 spaces / unit (483) = 48.3 spaces (50% reduction up to 30,000 SF)	0.2 spaces / unit (393) = 78.6 spaces (50% reduction up to 30,000 SF)
1 space / 300 SF		1 space / 4,000 SF	1 space / 300 SF
Retail	567 spaces	* (15,544 SF) = 4 spaces	530 spaces
Total Requirement	530 spaces	571 spaces provided	540 spaces provided
BICYCLE PARKING QUANTITY			
Residential			
Studio	75 spaces / unit (85) = 63.75 spaces	75 spaces / unit (16) = 12 spaces	75 spaces / unit (85) = 63.75 spaces
Convertible	75 spaces / unit (0) = 0 spaces	75 spaces / unit (36) = 27 spaces	75 spaces / unit (0) = 0 spaces
1 Bedroom	75 spaces / unit (141) = 105.75 spaces	75 spaces / unit (56) = 42 spaces	75 spaces / unit (141) = 105.75 spaces
2 Bedroom	75 spaces / unit (137) = 102.75 spaces	75 spaces / unit (256) = 192 spaces	75 spaces / unit (137) = 102.75 spaces
3 Bedroom	1 spaces / unit (30) = 30 spaces	1 spaces / unit (119) = 19 spaces	1 spaces / unit (30) = 30 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (4 minimum)	0.2 spaces / unit (483) = 96.6 spaces (4 minimum)	0.2 spaces / unit (393) = 78.6 spaces (4 minimum)
1 space / 7,500 SF		1 space / 7,500 SF	1 space / 7,500 SF
Retail	* (4,425 SF) = 4 spaces	* (4,425 SF) = 4 spaces	* (4,425 SF) = 4 spaces
Total Requirement	493 spaces	493 spaces	385 spaces
USES			
Residential		450,151 SF	457,175 SF
Retail		15,544 SF	4,425 SF
Total		465,695 SF	461,600 SF

- KEY NOTES
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1 SITE PLAN
SCALE: 1" = 20'-0"

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