

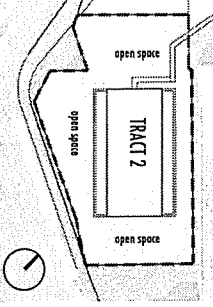
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VICINITY MAP
3/24/21
ARCADIS

641

	Tract 1	Tract 2
Land Area	262,968 sf	101,874 sf
Uses	All uses allowed in Sec. 51P-183.107, MU-3 uses and the following main uses: Cooling tower, data center, financial institution with drive-in window, health club, mechanical plant, radio, television, or microwave tower, restaurant without drive-in or drive-through service, transit passenger shelter, transit passenger station or transfer center. All uses allowed in Sec. 51P-183.108.	All uses allowed in Sec. 51P-183.107, MU-3 uses and the following main uses: Cooling tower, data center, executive storage, financial institution with drive-in window, health club, mechanical plant, radio, television, or microwave tower, restaurant without drive-in or drive-through service, transit passenger shelter, transit passenger station or transfer center. All uses allowed in Sec. 51P-183.108.
Floor Area	Existing Proposed Total	Existing Proposed Total
	N.A. 975,000 sf 975,000 sf	1,371,477 sf 25,000 sf 1,396,477 sf
Structure Height	175' Max. & 75' Max where indicated on plan. See Plan Key below.	556'/546' Max height for habitable space
Stories	N.A.	42
Existing Parking	Below Grade @ Grade @ Loading Dock	Tracts 1 & 2
	3305 spaces 25 spaces 15 spaces	
Proposed Parking	Min of 3,406 with a min. of 3,000 below grade. Max 110 are permitted at grade where indicated on plan. Parking spaces wholly enclosed within a parking structure are not considered at grade parking spaces. (See Sec. 51P-183.111).	
Open Space	10% per Sec. 51P-183.113 (a)(1)	
Lot Coverage	69%	

- Plan Notes:**
1. Entry drive with building above, maintain a min. clearance of 14'.
 2. Existing entry/exit ramp to below grade parking.
 3. Proposed location of entry/exit ramp to below grade parking.
 4. Above grade pedestrian connections between Tract 1 and Tract 2.
 5. Entry drive impacts existing parallel parking along street.

- Plan Key:**
- Potential Parking and Loading Zones
 - Maximum Building height of 75'
 - Maximum Building height of 175'



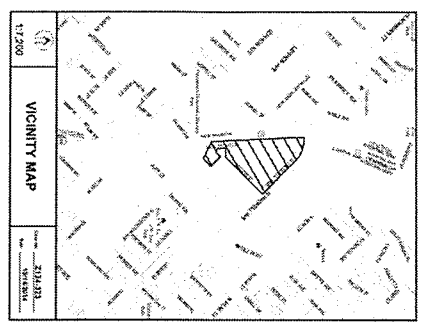
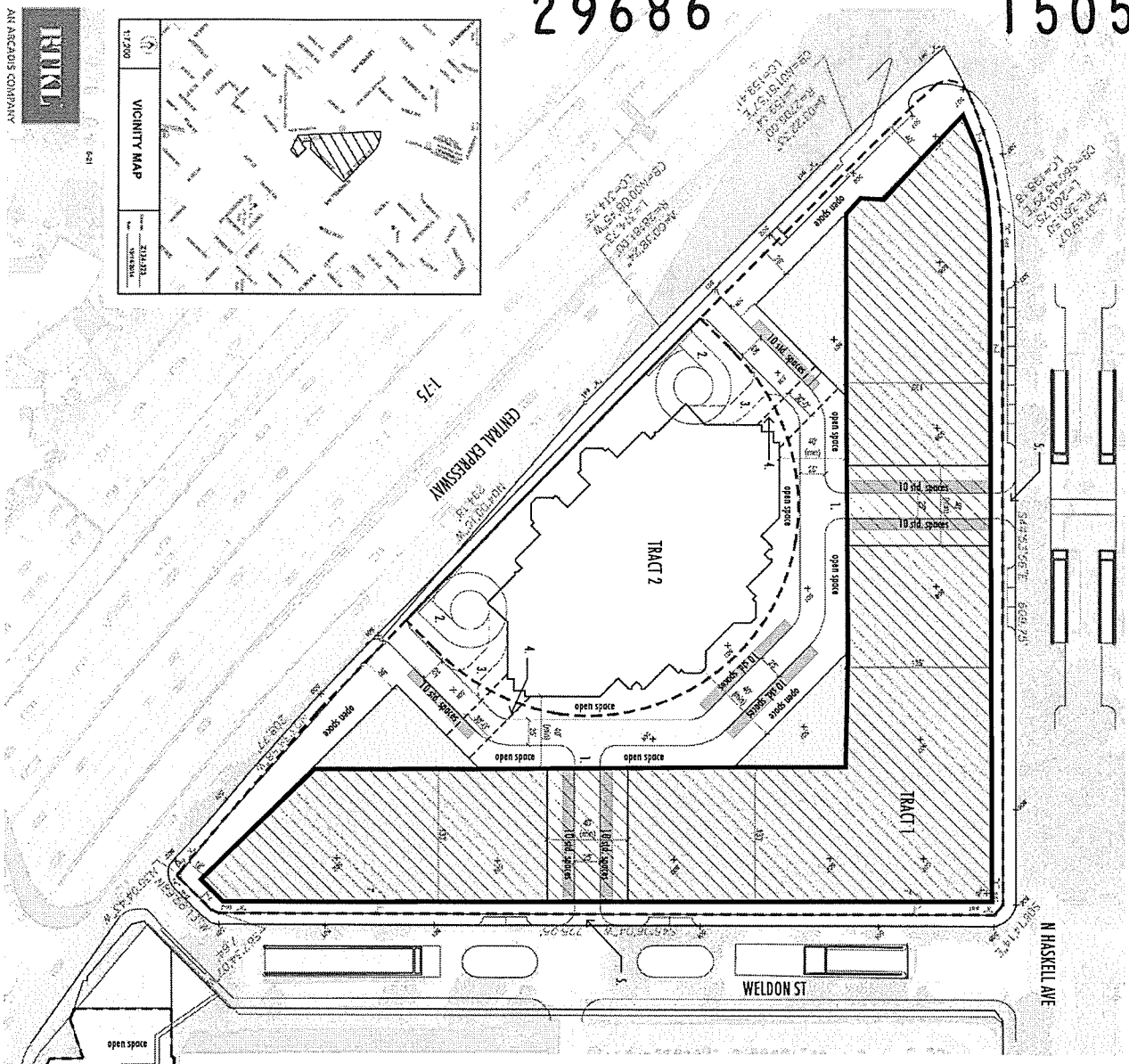
Development Plan A
Exhibit 138A, Sheet 1
PDD No. 183, Tract 1/Tract 2

Approved
City Plan Commission
February 19, 2015

Development Plan A (Laminated Retail at Tower) : File No. Z134-323(RB)

29686

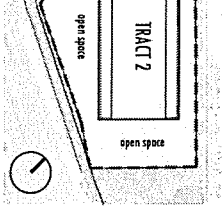
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Land Area	Tract 1	Tract 2
262,988 sf	101,874 sf	
Uses	All uses allowed in Sec. 51P-183.107, MU-3 uses and the following main uses: Cooling tower, data center, executive storage, financial institution with drive-in window, health club, mechanical plant, radio, television, or microwave tower, restaurant without drive-in or drive-through service, transit passenger shelter, transit passenger station or transfer center. All uses allowed in Sec. 51P-183.108.	All uses allowed in Sec. 51P-183.107, MU-3 uses and the following main uses: Cooling tower, data center, executive storage, financial institution with drive-in window, health club, mechanical plant, radio, television, or microwave tower, restaurant without drive-in or drive-through service, transit passenger shelter, transit passenger station or transfer center. All uses allowed in Sec. 51P-183.108.
Floor Area		
Existing	N.A.	1,371,477 sf
Proposed	975,000 sf	0 sf
Total	975,000 sf	1,371,477 sf
Structure Height	175' Max. & 75' Max where indicated on plan. See Plan Key below.	556'/546' Max height for habitable space
Stories	N.A.	42
Existing Parking		
Below Grade	3305 spaces	
@ Grade	25 spaces	
@ Loading Dock	15 spaces	
Proposed Parking		
Min of 3,406 with a min. of 3,000 below grade. Max 110 are permitted at grade where indicated on plan. Parking spaces wholly enclosed within a parking structure are not considered at grade parking spaces. (See Sec. 51P-183.111).		
Open Space	10% per Sec. 51P-183.113 (a)(1)	
Lot Coverage	70%	

- Plan Notes:**
1. Entry drive with building above, maintain a min. clearance of 14'.
 2. Existing entry/exit ramp to below grade parking.
 3. Proposed location of entry/exit ramp to below grade parking.
 4. Above grade pedestrian connections between Tract 1 and Tract 2.
 5. Entry drive impacts existing parallel parking along street.

- Plan Key:**
- Potential Parking and Loading Zones
 - Maximum Building height of 75'
 - Maximum Building height of 175'
 - Maximum Building height of 175'



Development Plan B
Exhibit 138A, Sheet 2
PDD No. 183, Tract 1/Tract 2

Approved
City Plan Commission
February 19, 2015

Development Plan B : File No. 2134-323(RB)