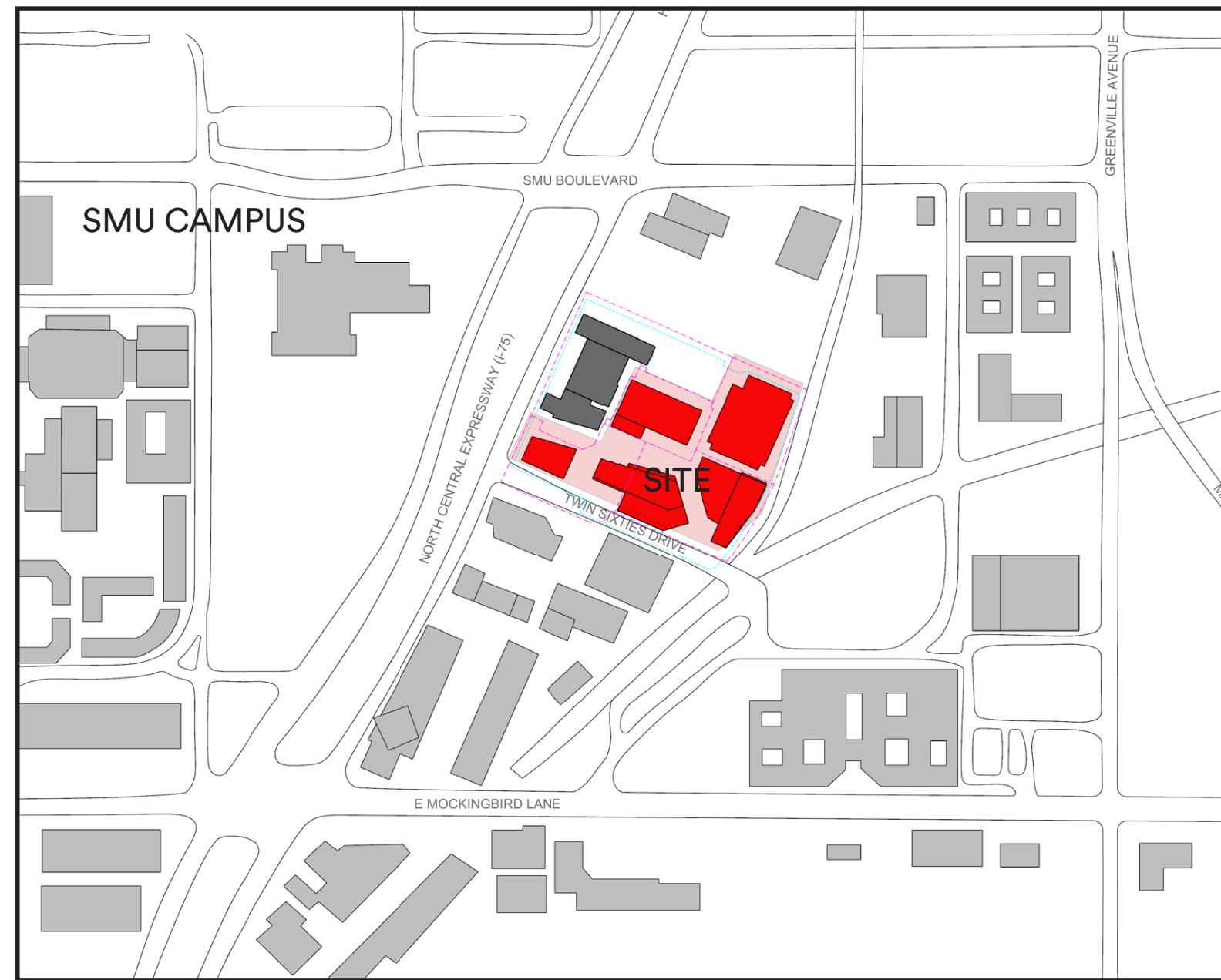


AREA MAP



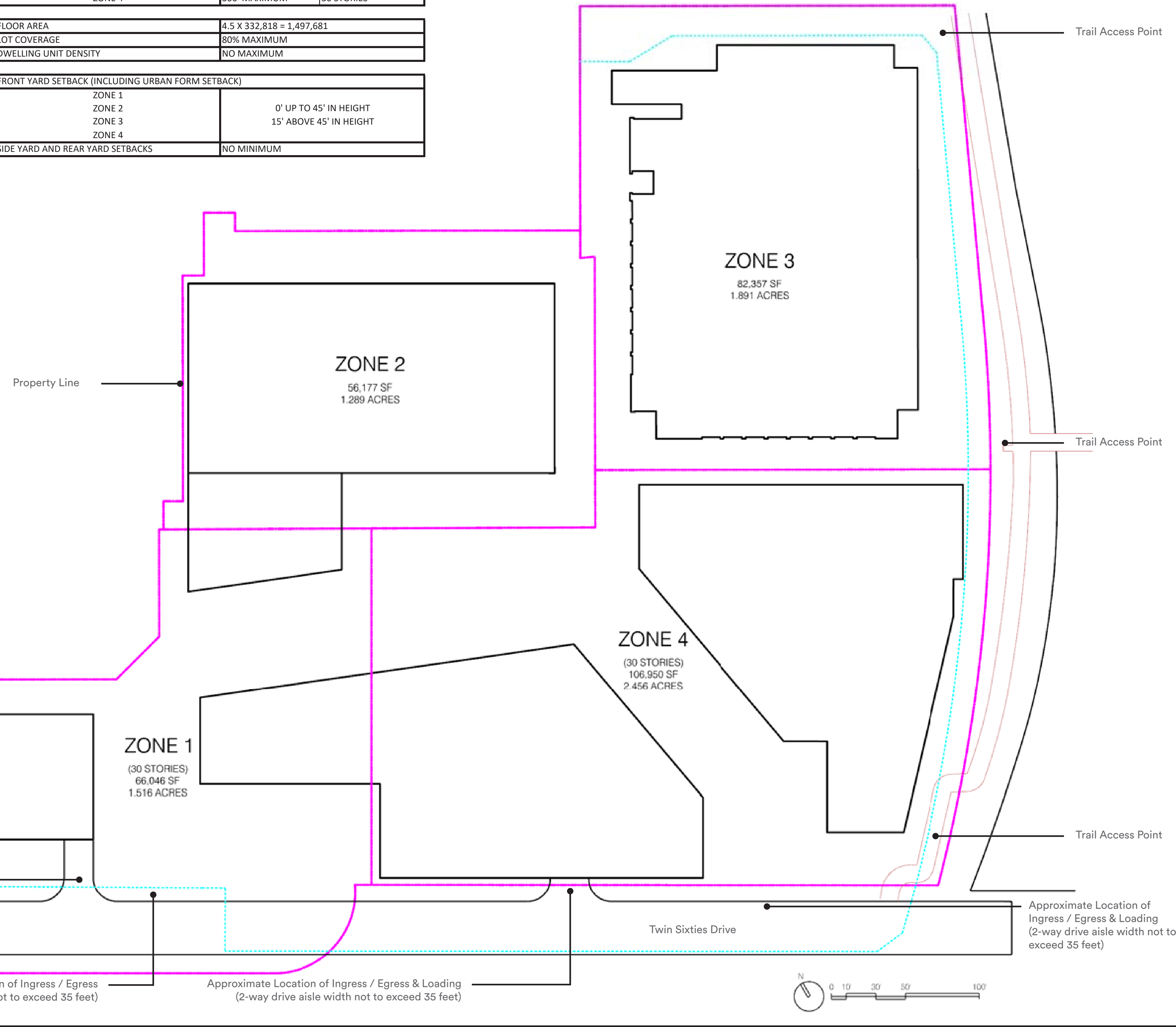
ZONING CONDITIONS

HEIGHT (FT.) AND STORIES		
ZONE 1	300' MAXIMUM	30 STORIES
ZONE 2	125' MAXIMUM	8 STORIES
ZONE 3	125' MAXIMUM	8 STORIES
ZONE 4	300' MAXIMUM	30 STORIES

FLOOR AREA	4.5 X 332,818 = 1,497,681
LOT COVERAGE	80% MAXIMUM
DWELLING UNIT DENSITY	NO MAXIMUM

FRONT YARD SETBACK (INCLUDING URBAN FORM SETBACK)	
ZONE 1	0' UP TO 45' IN HEIGHT 15' ABOVE 45' IN HEIGHT
ZONE 2	
ZONE 3	
ZONE 4	

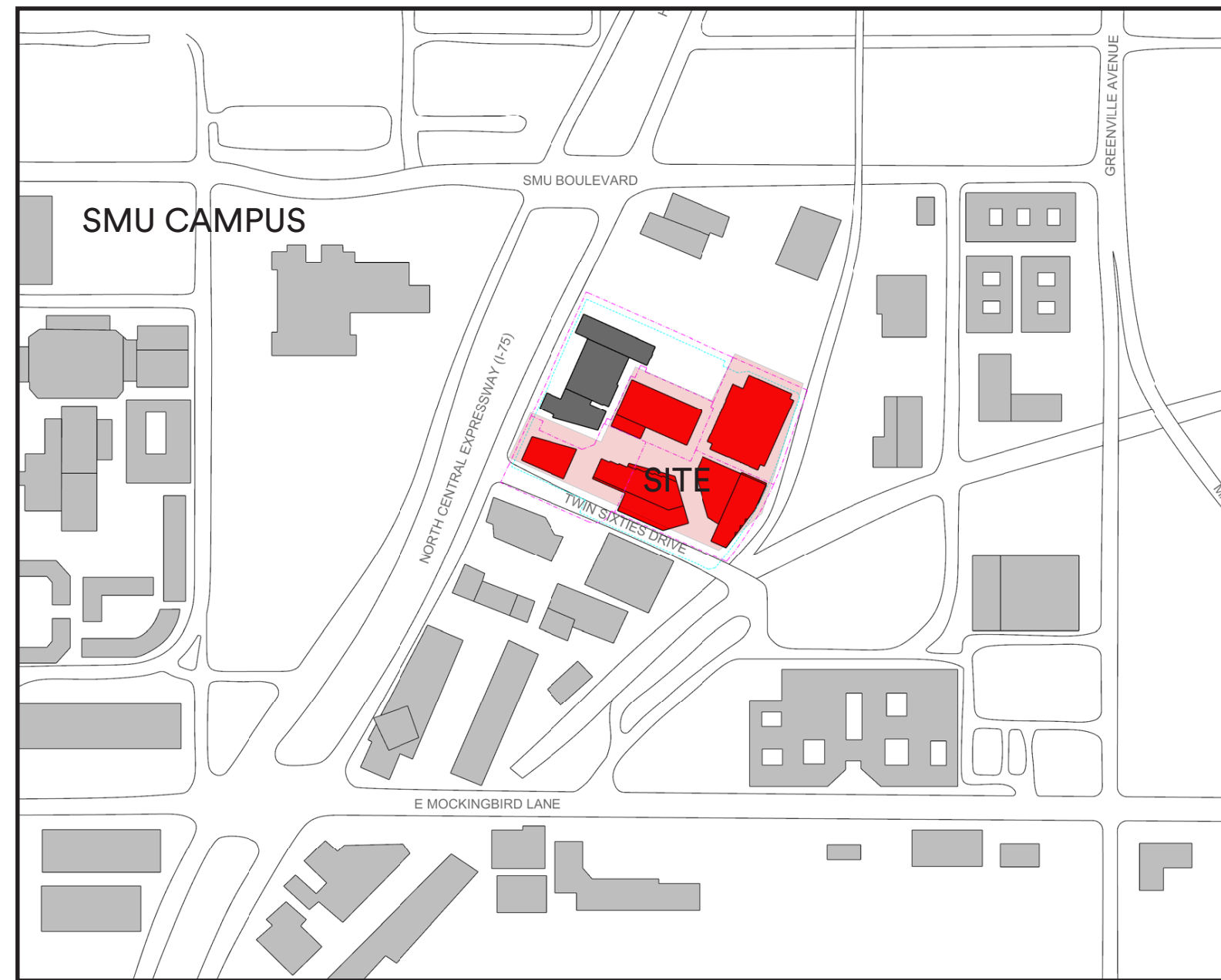
SIDE YARD AND REAR YARD SETBACKS	NO MINIMUM
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NO.	DATE	DESCRIPTION
4	04.23.18	Concept Plan
3	04.13.18	Concept Plan
2	02.28.18	Concept Plan
1	01.08.18	Concept Plan

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AREA MAP



ZONE 1: ZONING CONDITIONS

HEIGHT (FT.)	300'
STORIES	30 STORIES PROPOSED
LOT COVERAGE	35%
FRONT YARD SETBACK	NO FRONT YARD
URBAN FORM SETBACK (FRONT YARD SETBACK)	
	0' UP TO 45' IN HEIGHT
	15' ABOVE 45' IN HEIGHT
SIDE YARD AND REAR YARD SETBACKS	NO MINIMUM REQUIRED
REQUIRED PARKING	149 SPACES
PARKING PROVIDED	199 SPACES

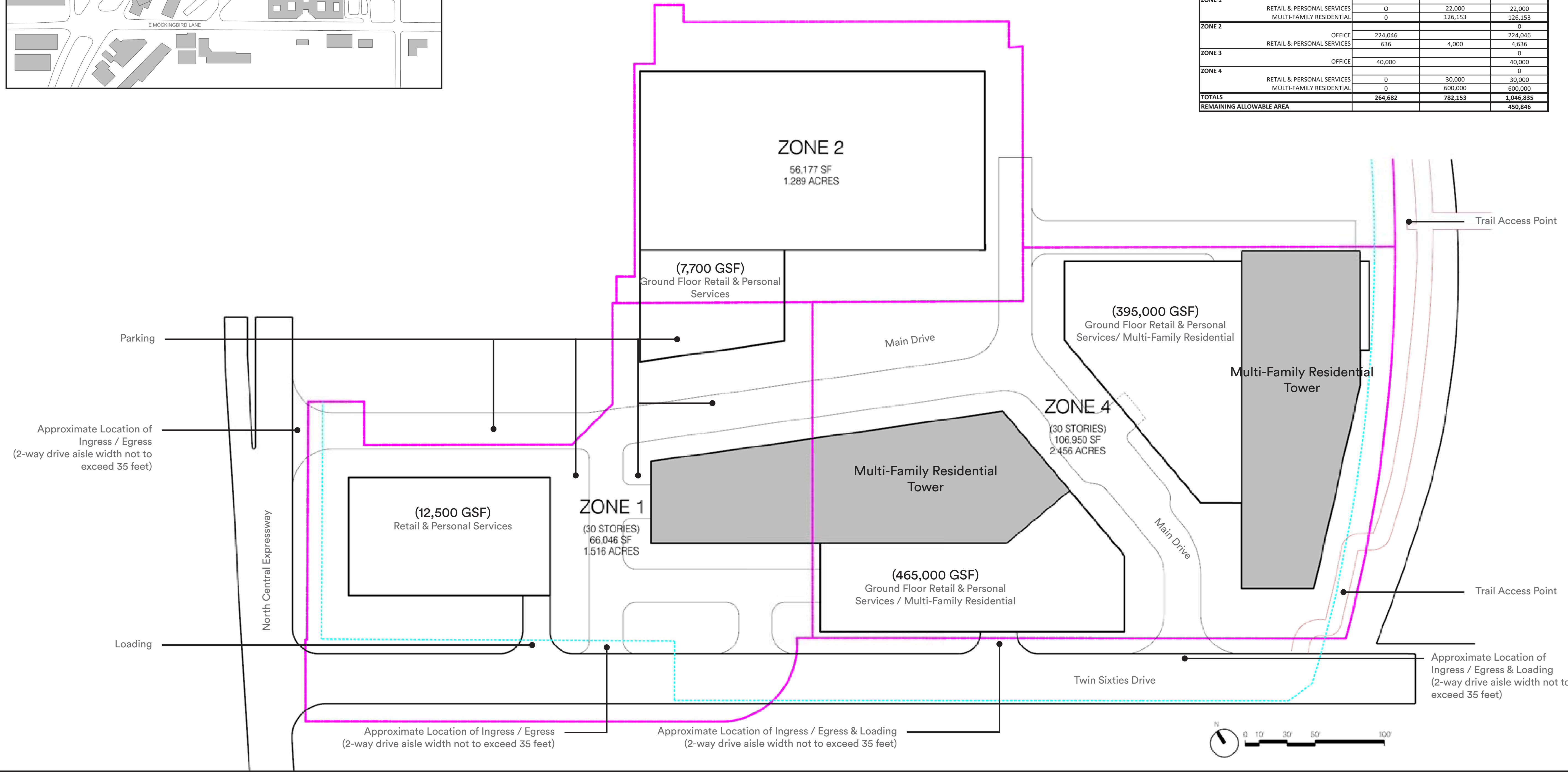
ZONE 2: ZONING CONDITIONS

HEIGHT (FT.)	120'
STORIES	8 STORIES EXISTING
LOT COVERAGE	70%
FRONT YARD SETBACK	NO FRONT YARD
URBAN FORM SETBACK (FRONT YARD SETBACK)	
	0' UP TO 45' IN HEIGHT
	15' ABOVE 45' IN HEIGHT
SIDE YARD AND REAR YARD SETBACKS	184' EXISTING
REQUIRED PARKING	461 SPACES
PARKING PROVIDED	461 SPACES (15 in Zone 1; 446 in Zone 3)

ZONE 4: ZONING CONDITIONS

HEIGHT (FT.)	300'
STORIES	30 STORIES PROPOSED
LOT COVERAGE	60%
FRONT YARD SETBACK	NO FRONT YARD
URBAN FORM SETBACK (FRONT YARD SETBACK)	
	0' UP TO 45' IN HEIGHT
	15' ABOVE 45' IN HEIGHT
SIDE YARD AND REAR YARD SETBACKS	NO MINIMUM REQUIRED
REQUIRED PARKING	736 SPACES
PARKING PROVIDED	836 SPACES

ALLOWABLE AREA BREAKDOWN			
ALLOWABLE FLOOR AREA	EXISTING AREA (SF)	PROPOSED AREA (SF)	TOTAL AREA (SF)
ZONE 1			
RETAIL & PERSONAL SERVICES	0	22,000	22,000
MULTI-FAMILY RESIDENTIAL	0	126,153	126,153
ZONE 2			
OFFICE	224,046		224,046
RETAIL & PERSONAL SERVICES	636	4,000	4,636
ZONE 3			
OFFICE	40,000		40,000
ZONE 4			
RETAIL & PERSONAL SERVICES	0	30,000	30,000
MULTI-FAMILY RESIDENTIAL	0	600,000	600,000
TOTALS	264,682	782,153	1,046,835
REMAINING ALLOWABLE AREA			450,846



NO.	DATE	DESCRIPTION
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2	02.28.18	Concept Plan
1	01.08.18	Concept Plan

ZONING CASE #Z-178-170 (SM)