

**CR3.0 C-2.0 R-2.75 H-90 T ZONE DEVELOPMENT STANDARDS**

OPTIONAL METHOD OF DEVELOPMENT  
ZONING ORDINANCE SECTION 59-4.5.4

TRACT AREA = 118,775 SF  
PRIOR DEDICATIONS = 39,763 SF  
PROPOSED DEDICATION = 0 SF  
SITE AREA = 79,012 SF

DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
PUBLIC BENEFIT POINTS	100 POINTS / 3 CATEGORIES <sup>6</sup>	124 POINTS / 5 CATEGORIES
MINIMUM PUBLIC OPEN SPACE	10% (7,901 SF)	10% (7,901 SF)
MAXIMUM COMMERCIAL DENSITY (FAR)	2.0 (237,550 SF)	1.16 (137,972 SF) <sup>8</sup>
MAXIMUM RESIDENTIAL DENSITY (FAR) - BASE	2.75 (326,631 SF)	1.84 (228,353 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - BONUS	0.40 (48,038 SF) <sup>1</sup>	0.40 (50,238 SF)
MAXIMUM TOTAL DENSITY (FAR)	3.0 (356,325 SF)	3.42 (406,563 SF) <sup>7</sup>
MINIMUM MPDUS	15.0%	15.0%
MAXIMUM BUILDING HEIGHT	90 FT	90 FT <sup>2,3</sup>
MINIMUM FRONT SETBACK (WISCONSIN AVE)	0 FT	0 FT <sup>3</sup>
MINIMUM FRONT SETBACK (SOUTH PARK AVE)	0 FT	0 FT <sup>3</sup>
MINIMUM FRONT SETBACK (THE HILLS PLAZA)	0 FT	0 FT <sup>3</sup>
MINIMUM SIDE SETBACK	0 FT	0 FT <sup>3</sup>
MINIMUM REAR SETBACK	N/A <sup>4</sup>	N/A
MINIMUM VEHICLE PARKING SPACES REQUIRED	288 SPACES	391 SPACES <sup>3,5</sup>
MAXIMUM VEHICLE PARKING SPACES ALLOWED	895 SPACES	391 SPACES <sup>3,5</sup>
MINIMUM BICYCLE PARKING SPACES REQUIRED	125 SPACES	125 SPACES <sup>3</sup>

- BONUS DENSITY (22%) IS PROPOSED IN ACCORDANCE WITH 59-4.5.2.C.2 FOR PROVIDING 15.0% MPDUS. THE 22% BONUS IS APPLIED TO THE AVAILABLE MAPPED RESIDENTIAL, AFTER DEDUCTING THE PROPOSED COMMERCIAL AREA.
- BUILDING HEIGHT IS MEASURED IN ACCORDANCE WITH 59-4.5.2.D.2.d RESULTING IN A MAXIMUM BUILDING HEIGHT OF 185 FEET, WITH AN OVERALL BUILDING HEIGHT AVERAGE OF 90 FEET, AS SHOWN ON THE HEIGHT AVERAGING EXHIBIT.
- FINAL BUILDING HEIGHT, SETBACKS AND NUMBER OF PARKING SPACES PROVIDED TO BE DETERMINED AT SITE PLAN.
- THE PROPERTY IS A CORNER LOT WITH THREE STREET FRONTAGES AND THEREFORE DOES NOT HAVE A REAR YARD.
- PARKING PROVIDED WILL SERVE HOTEL AND RESIDENTIAL AND WILL NOT INCLUDE SPACES DEDICATED TO RETAIL. A PARKING WAIVER WILL BE REQUESTED FOR THE RETAIL AT THE TIME OF SITE PLAN.
- THE PROJECT WILL PROVIDE 15% MPDUS, THEREFORE PER THE CR INCENTIVE DENSITY GUIDELINES, ONE LESS PUBLIC BENEFIT POINT CATEGORY THAN REQUIRED UNDER 4.5.4.A.2 MUST BE SATISFIED.
- TOTAL COMMERCIAL AND RESIDENTIAL DENSITY NUMBERS SHOWN ABOVE REFLECT THE "UP TO" NUMBERS. THE FINAL ALLOCATION OF COMMERCIAL/RESIDENTIAL DENSITY TO BE DETERMINED AT TIME OF SITE PLAN, WHEN AS-BUILT SQUARE FOOTAGE OF EXISTING/REMAINING HOTEL IS CONFIRMED. ANY GIVEN COMBINATION OF COMMERCIAL AND RESIDENTIAL DENSITY WILL NOT EXCEED 406,563 SQUARE FEET.
- TOTAL COMMERCIAL DENSITY INCLUDES EXISTING HOTEL TO REMAIN.

PRELIMINARY VEHICLE PARKING CALCULATIONS (MINIMUM REQUIRED)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RESIDENTIAL UNITS (MPDUS)	57 UNITS	0.50/UNIT	28.50
MULTIFAMILY RESIDENTIAL UNITS (1BR + STUDIO, MARKET RATE, UNBUNDLED)	210 UNITS	0.50/UNIT	105.00
MULTIFAMILY RESIDENTIAL UNITS (2BR, MARKET RATE, UNBUNDLED)	113 UNITS	0.75/UNIT	84.75
RETAIL	12,500 SF	3.50/1,000 SF	43.75
HOTEL ROOMS	230 ROOMS	0.33/ROOM	75.90
HOTEL MEETING & DINING	11,255 SF	2.00/1,000 SF	22.51
NADMS REDUCTION		-20%	-72.08
<b>TOTAL</b>			<b>288 SPACES</b>

PRELIMINARY VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RESIDENTIAL UNITS (STUDIO)	124 UNITS	1.00/UNIT	124.00
MULTIFAMILY RESIDENTIAL UNITS (1BR)	124 UNITS	1.25/UNIT	155.00
MULTIFAMILY RESIDENTIAL UNITS (2BR)	132 UNITS	1.50/UNIT	198.00
RETAIL	12,500 SF	6.00/1,000 SF	75.00
HOTEL ROOMS	230 ROOMS	1.00/ROOM	230.00
HOTEL MEETING & DINING	11,255 SF	10.00/1,000 SF	112.55
<b>TOTAL</b>			<b>895 SPACES</b>

PRELIMINARY BICYCLE PARKING CALCULATIONS (MINIMUM)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RESIDENTIAL UNITS	380 UNITS	0.50/UNIT (100 MAX)	100.00
RETAIL	12,500 SF	1.00/10,000 SF (50 MAX)	1.25
HOTEL	230 ROOMS	1.00/10 ROOMS (25 MAX)	23.00
<b>TOTAL</b>			<b>125 SPACES</b>