

Exhibit A
File No. 241871
2nd Amendment
General Planned Development known as Bookends
711 E. Kilbourn Av.
April 8, 2025

Previous File History

In 2008, a General Planned Development (GPD) was established for 700 and 711 E. Kilbourn Avenue, and 822 N. Van Buren Street as File No. 071500. This GPD contemplated two mixed-use residential buildings on the subject sites. The GPD was amended in 2014 as File No. 140578 to remove 700 E. Kilbourn Avenue from the GPD boundary. That site was subsequently rezoned to a Detailed Planned Development (DPD) and has been developed as a mixed-use building known as Ascent. 711 E. Kilbourn Avenue remains vacant and 822 N. Van Buren Street continues to be used as a surface parking lot. Plans as outlined in the amended GPD to develop the sites with a mixed-use building remain, and change in zoning from GPD to a DPD will be necessary to approve project details at that time. Meantime, this 2nd Amendment to the GPD will allow 711 E. Kilbourn Avenue to be used as a community garden in the interim, until that future development occurs.

Overall Development Concept and Project Summary

This amendment to the GPD relates only to 711 E. Kilbourn Avenue, and does the following:

- Allows a Community Center as an interim use on the site until future development occurs.
- Approves a site plan and anticipated plan of operation relating to this interim use.

DCD staff may approve additional adjustments to the site plan for the community garden based on changes that might be needed to comply with ADA-related accessibility and building permitting requirements.

Intent and Plan of Operation

NLE, the owner of the subject site, would like to transform the current construction staging site into a community garden as defined by the city zoning code:

112. COMMUNITY GARDEN means any use of land or a premise for the growing of crops, plants or other vegetation by a group of individuals or by a public or non-profit organization. This use includes composting and the raising of crops, native vegetation or fruit not otherwise in violation of this code. It also includes the sale of produce and ornamental crops grown on-site. This use does not include a commercial farming enterprise or outdoor storage facilities.

The site will include a gravel surface with raised planter beds as shown on the attached site plan. The garden programming, maintenance, and access will be managed by NLE who owns and manages the adjacent Ascent and the nearby Nova residential properties. The garden would be a temporary installation for 5 years or until such time the parcel is suitable for development. Additional details are as follows:

- Hours of operation: 8:00 am – dusk
- Number of employees: 2 part-time NLE employees

GPD Owner's Written Narrative

- Parking available to customers and employees: 72 spaces on the adjacent lot at 822 N. Van Buren Street.
- Pedestrian access: The garden will be available to the public to walk through and enjoy.
- This site will not receive deliveries or pick-ups by vehicle beyond what's necessary to operate and maintain the community garden.
- Anticipated users of the community garden: Primary community garden users will be from nearby residences. The community garden will be actively marketed to residents at Ascent and Nova, but open to use by the public. Signs will be posted giving instructions on how to apply for garden access via QR code. We also anticipate users from neighborhood restaurants.
- Water for the community garden will be provided via by NLE.
- Electricity: No electricity is planned for the site. Should electricity be required for string lighting or to operate and maintain the community garden, NLE will submit for staff approval.
- Signage: Small metal or wooden planter signs will be placed in perimeter planters indicating how to apply for garden access. No monument or entry sign is planned.
- Fencing: No fence is planned. Should fence be required for security or to operate and maintain the community garden, NLE will submit for staff approval.

District Standards (s. 295-907) and Site Statistics are unchanged, as this file relates to an interim use of 711 E. Kilbourn Avenue as a community garden. Reference the 1st Amendment to the GPD (File No. 140578) for these standards and site statistics, which remain valid.

711 E. Kilbourn Ave

Kilbourn Ave

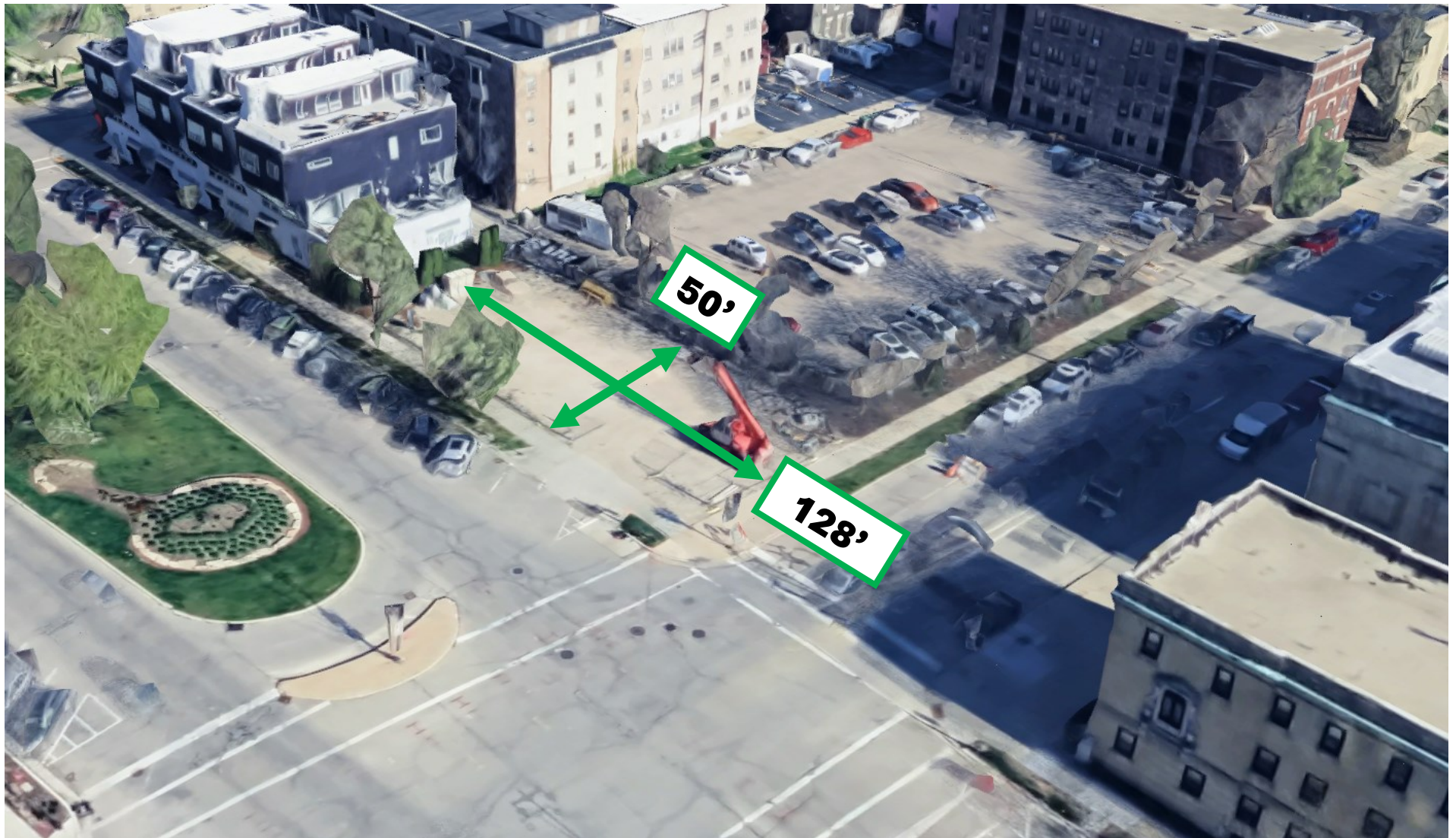
Van Buren Ave



Community Garden Concept



Site Plan



Site Plan

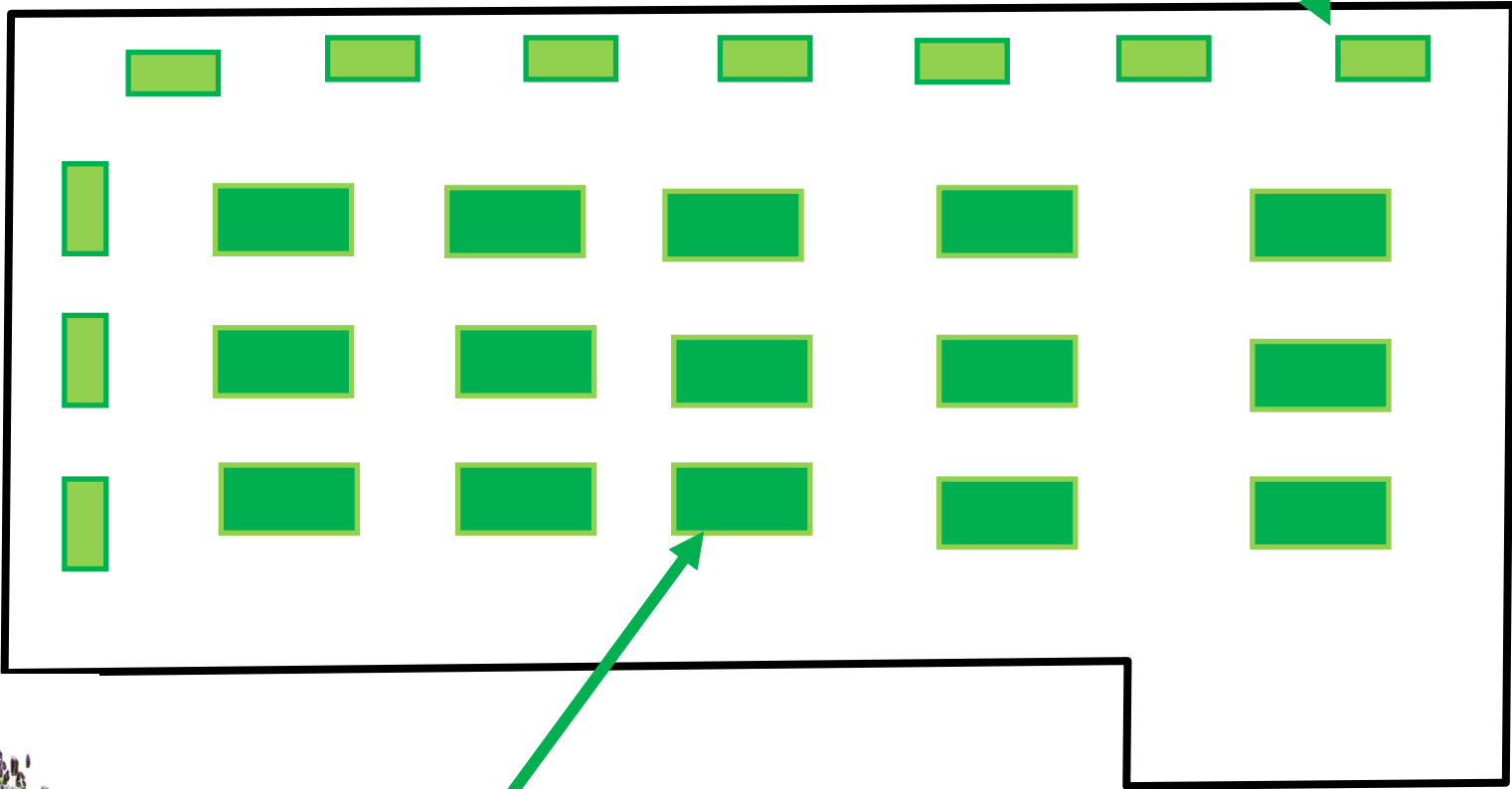
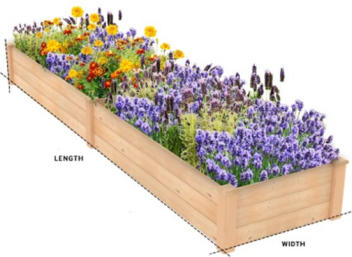
Kilbourn Ave

Van Buren Ave

Border Boxes



Planter Boxes



Planter Details



DIMENSIONS

Length: 2 ft

Width: 4 ft

Height: 30 in

Depth: 10 in

Soil Volume: 6.5 ft³

PRODUCT SIZE:

BOARD THICKNESS:
5/8 INCHES

HEIGHT:
10 INCHES

LENGTH:
8 FEET

WIDTH:
2 FEET

SOIL VOLUME:
13 CUBIC FEET

