

## WORKSHOPARCHITECTS

### KILBOURN AND VAN BUREN DEVELOPMENT

General Plan Development

March 14, 2008

Project Description and Owner's Statement of Intent  
Components of General Plan and Supporting Materials

#### PURPOSE:

New Land Enterprises, Inc. requests that the zoning be amended from C9A to a General Plan Development (GPD) in accordance with this document. This statement, together with the accompanying drawings and related materials, constitutes and supports the General Plan Development.

#### ENUMERATION OF DOCUMENTS:

Overall Development Concept  
Exhibit A        Statistical Sheet  
Exhibit B        Vicinity Map  
Exhibit C        Existing Site Photos and Context

#### PLAN SHEETS:

- Survey for North Site
- A001    Site Plan – North Site, dated March 14
- Survey for South Site
- A002    Site Plan – South Site, dated March 14

**295-907 DISTRICT STANDARDS**

GENERAL PLAN PROJECT DESCRIPTION and OWNER'S STATEMENT OF INTENT for properties located at the northeast and southeast corners at the intersection of KILBOURN AND VAN BUREN AVENUES

DESCRIPTION OF THE OVERALL DEVELOPMENT CONCEPT

The proposal is for two buildings on separate parcels of land located on northeast and southeast corners of Kilbourn Avenue and Van Buren Avenue.

1. The building on the north site will be a mixed-use facility with approximately 407,500 GSF, up to 230 residential units and up to 20 stories.
2. The building on the south site will be a mixed-use building with approximately 483,800 GSF and up to 230 residential units and up to 20 stories.

1. USES:

North and South Sites:

- Each development is for multifamily residential dwelling units, parking and retail. The proposed retail uses include general retail establishments, personal and business services and restaurants.

2. DESIGN STANDARDS:

North and South Sites:

- Several floors of dwelling units, above grade parking structure and ground floor retail for each building totaling up to 20 stories.
- The ground retail space for each building ranges from 3,000 – 10,000 SF.
- The parking levels at each building will be screened or enclosed and internally ventilated. Exhaust louvers will be provided where required and not face the frontage streets.
- At the parking levels, the exterior wall will be broken up with openings or change in exterior cladding.
- Overhead doors facing the public way will be ribbed steel doors with a single row of windows. The doors will be set a minimum of 2'-0" from the face of building and where applicable 4'-0" from the face of building.

3. DENSITY:

North and South Sites:

- Up to 230 residential units in each proposed building.

4. SPACE BETWEEN STRUCTURES

North and South Sites:

- The buildings vary from 5 feet to approximately 20 feet from adjacent structures. Each property is located on a corner lot which is fronted by streets on two sides. See attached site plans dated March 14, 2008.

5. SETBACKS:

North Site:

- Side Setback (North property line): 5'-0"
- Side, Street Setback (South property line): 0'-0"
- Rear Setback (East property line): Varies, 11'-0" Minimum
- Front, Street Setback (West property line): 0'-0"

South Site:

- Side Setback (South property line): 10'-0"
- Side, Street Setback (North property line): 0'-0"
- Rear Setback (East property line): 10'-0"
- Front, Street Setback (West property line): 0'-0"

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### 6. SCREENING:

North and South Sites:

- Not applicable

### 7. OPEN SPACES:

North and South Sites:

- Open spaces are proposed at the side and rear setbacks for each building. See attached site plans for exact locations.

### 8. CIRCULATION, PARKING AND LOADING:

North and South Sites:

- Vehicular access will be from Van Buren. Parking will be located within structure. Trash/recycling will also be internal to the buildings.
- Pedestrian access will be from Kilbourn Avenue for the residents and Van Buren Avenue for the commercial space. The commercial space may also have entrances at or near the intersection.

### 9. LANDSCAPING:

North and South Sites:

- At the open spaces, as shown on the site plans, seeded grass will be provided.
- At street frontages and within the right of way, with permission, these areas will be planted with Type G plantings with no fence per Table 295-405-1-c. The planting would include a decorative edging that contain the soil, wood chips or other landscaping materials. If landscaping is not approved, seeding will be provided.

### 10. LIGHTING:

North and South Sites:

- Outdoor lighting will comply with current lighting regulations for planned development districts.
  - The lighting shall have cut-off fixtures that ensure that lighting levels and glare are controlled such that no light source will be visible from an adjoining property or public right of way and where adjoining properties are zoned residential, the maximum illumination at the property line shall be one foot-candle.
  - In all other circumstances, the maximum illumination at a property line shall be 5 foot-candles.

### 11. UTILITIES:

North and South Sites:

- Existing overhead utilities located on the property will be moved underground. The new service transformer for the building will be located within the building.

### 12. SIGNS

North and South Sites:

- The signage will follow the guidelines in planned development districts. Signage will include building, retail and parking identification.
- One project identification sign will be located at each entrance along each street frontage. The sign will be internally illuminated as noted below and shall not exceed 32 square feet for each sign. The signs will be mounted to the building.
- The sign for the commercial tenant/ retail spaces shall be illuminated as described below and not exceed 18 square feet for each nonresidential tenant.
- Temporary signs will be included for each building. Construction signs will be removed within 30 days receipt of certificate of occupancy.

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- One sign pertaining to the construction of the buildings will be provided and not exceed 48 square feet.
- One sign, not exceeding 36 square feet, advertising the leasing or rental of the residential units and commercial space will be provided.

### 13. SIGN ILLUMINATION

#### North and South Sites:

- The permanent signs will be illuminated in compliance with the current planned development regulations.
- The source of illumination shall not be visible or intermittent.

**EXHIBIT A  
STATISTICAL SHEET**

**295-907. Planned Development District (GPD)**

2. b-1a: Gross land area  
North Site: 28,505 SF  
South Site: 30,132 SF
2. b-1b: Maximum amount of land covered by principle building  
North Site: 25,475 SF  
South Site: 26,600 SF
2. b-1c: Maximum amount of land devoted to parking, drives, and parking structures. Count excludes any covered parking which is included above. Count includes the pavement in right of way.  
North Site: Up to 500 SF for access to building from street  
South Site: Up to 750 SF for access to building from street/alley
2. b-1d: Minimum amount of land devoted to landscaped open space, not including the right of way.  
North Site: Minimum 2,500 SF  
South Site: Minimum 3,000 SF
2. b-1e: Maximum proposed dwelling unit density  
North Site: 124 SF of land/ unit (28505 SF – Land/230 Unit Total)  
South Site: 131 SF of land/ unit (30,132 SF – Land/230 Unit Total)
2. b-1f: Proposed number of buildings  
North Site: One (1)  
South Site: One (1)
2. b-1g: Maximum number of dwelling units per building  
North Site: Up to 230 units  
South Site: Up to 230 units
2. b-1h: Bedrooms per unit  
North Site: Average of 1.41  
South Site: Average of 1.56
2. b-1i: Parking spaces provided and ratio per unit  
North Site: 1 space/bedroom with a maximum of 2 spaces for 2 & 3 bedroom units  
1.25 bedrooms/unit X 230 units = 288 parking spaces  
  
Non-Residential: 20 spaces  
  
South Site: 1 space/bedroom with a maximum of 2 spaces for 2 & 3 bedroom units  
1.51 bedrooms/unit X 230 units = 347 parking spaces  
  
Non-Residential: 20 spaces