

**Exhibit A**  
**File No. 241339**  
**2nd Amendment to General Planned Development - Arena Master Plan**  
**As Affecting Block 3 of GPD (specifically 430 W State Street)**  
**January 10, 2025 (Revised February 11, 2025)**

**Previous File History:**

In January 2016, a General Planned Development (GPD) was approved as file number 150724 for the arena master plan area. This GPD established, among other things, permitted uses, design standards, building setbacks, heights, and street grid for the future development of the eight blocks within the plan area.

The 1st Amendment to the GPD was approved in 2018 as File No. 181157 to allow temporary banner signs on an existing parking structure on Block 2.

This Second Amendment to the GPD relates specifically to Block 3 and the hotel development concurrently being proposed within a portion of what is currently Lot 3 CSM 9545. Specifics of the hotel development are included in the DPD zoning exhibits (File No. 241340).

A Certified Survey Map (CSM) is underway to further divide Lot 3 of CSM 9545 to accommodate the hotel and future phase development (the "Pending CSM").

**Overall Development Concept and Project Summary:**

To accommodate future development within Block 3, the following modifications are requested to the GPD:

1. The GPD originally contemplated 1-3 buildings on Block 3. To accommodate additional existing, proposed and future development, this amendment modifies the proposed maximum number of buildings on Block 3 to 4.
2. Permitting an additional vehicular access point(s) along N Vel R Phillips and an additional vehicular access point along W State Street to accommodate hotel valet and back-of-house access for the proposed hotel.
3. The amendment will allow (2) two, 24' wide driveway openings at the street (18' at the sidewalk) for the Porte Cochere entrances off of Vel R. Phillips and (1) one, 22' wide driveway opening at the street (16' at the sidewalk) for the service drive. Since the current property line-to-curb is approximately 10.7ft a wider drive / curb cut at these locations will better accommodate two-way pedestrian traffic and circulation.
4. Modification of activation zones within Lot 2 of the Proposed CSM to account for an extension of higher activation along Vel R. Phillips at the front of the proposed hotel and a decrease in activation along a portion of West State Street to accommodate proposed vehicular access.

**Design Standards:** No additional changes are requested.

**District Standards (s. 295-907):**

Design Standard	GPD Design Standards	Proposed Amendment #2
Building Height	The buildings will be a minimum of 4 stories in height and up to a maximum of 20 stories.	No Change
Façade Requirements	See sheet A130 for location of street activation.	<i>Revised Vehicular Access, Pedestrian Access and Street Activation Diagram included in submission</i>
<b>Site Statistics:</b>		
Gross Land Area (295-907,2,b-1-a)	144,135 sf	No Change
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)	124,628 sf  86%	No Change
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	40% (All Phases) – or 57,654 sf, maximum	No Change
Land devoted to landscaped open space and plazas. (295-907,2,b-1-d)  Open Space (295-907,3,g)  Landscaping (295-907,3,i)	0 sf to 72,000 sf  0% to 50%  Open spaces will be landscaped per the Urban Planning and Design Principles, Design Principle 7, 7A and 7B - Landscape Standards (pages 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.	No Change
Maximum proposed dwelling unit density	Dwelling unit density = 144,135 sf / 960 units  150 sf / unit  Maximum of 960 units total for the site	No Change

Maximum proposed SF Devoted to Non-Residential Uses	900,000 SF	No Change
Proposed number of buildings. (295-907,2,b-1-f)	There may be up to three buildings proposed for development on this block.	There may be up to <i>four</i> buildings proposed for development on this block.
Bedrooms per unit. (295-907,2,b-1-h)	1-3 bedrooms and Studio units	No Change
Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential. (295-907,2,b-1-i)	No minimum number required.  Maximum to be determined as part of DPD.	No change
Uses (295-907,3,a)	See Urban Planning and Design Principles, Design Principles 1 uses (pages 9-15), for acceptable uses on this block. See the Development Agreement for the duration of the temporary surface parking lot use.	No Change
Design standards (295-907,3,b)	See Urban Planning and Design Principles, Design Principles 1 through 7 (pages 7-29) for Design Principles that apply to this block.	No Change
Space between structures (295-907,3,d)	All spaces between buildings will comply with the version of the IBC that in force at the time of building design and Department of Safety and Professional Services (DSPS) approval.	No Change
Setbacks (295-907,3,e)	Minimum setback: north side of block: 80 feet, east side of block: 0 feet, south side of block: 0 feet, west side of block: 0 feet.  Maximum setback: north side of block: 230 feet, east side of block: 12 feet, south side of block: 15 feet, west side of block: 12 feet.	No Change

	See sheet A130 for setbacks.	
Screening (295-907,3,f)	The proposed GPD standards will not include any screening between the residential components and all other components on the site. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle 4.2.2 (page 22).	No Change
Circulation, Parking and Loading (295-907,3,h)	Traffic circulation facilities will be planned and installed consistent with these Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped with high quality materials per these design standards.	No Change
Lighting (295-907,3,j)	See Urban Planning and Design Principles, Design Principle 6 - Exterior Site Lighting Standards (page 23)	No Change
Utilities (295-907,3,k)	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.	No Change
Signage (295-907,3,L)	Signage Standards will be approved as part of the Detail Plan Development (DPD). Permitted signs will include: <ul style="list-style-type: none"> <li>• Temporary construction signage.</li> <li>• Awning signs</li> <li>• Canopy Signs</li> <li>• Wall signs</li> <li>• Roof signs</li> <li>• Projecting signs</li> <li>• Marquee signs</li> </ul>	No change