

DPD Owner's Written Narrative –
The 4th Amendment to the
Detailed Planned Development known as 1st & Greenfield (Freshwater Plaza)
Lot 4 - 200 East Greenfield Ave
Final Submittal 06-03-2024

Exhibit A

File No. 230879

**The 4th Amendment to the
Detailed Planned Development known as 1st & Greenfield (Freshwater Plaza)
Phase 3 (Lot 4) - 200 East Greenfield Ave
Final Submittal 06-03-2024**

Previous File History

In 2014, a General Planned Development (GPD) was established for Freshwater Plaza and serves as a master zoning plan for phased development of the land within the boundary. It includes permitted uses, site and design standards. The 1st Amendment to the GPD allowed changes to the permitted uses and design standards for Lot 4. The 2nd Amendment to the GPD established a master sign program for the development. Additionally, Detailed Planned Developments (DPD) have been approved for the specific buildings that have been constructed, including a mixed-use residential building, grocery store, retail paint store, and an approved credit union. In January 2023, the 3rd Amendment to the GPD was approved as File No. 220987 and updated the development standards for Lot 4 of Freshwater Plaza in preparation for the Redevelopment Authority of the City of Milwaukee's (RACM) issuance of a Request for Proposals (RFP) for the development of the subject site, which was subsequently awarded to this proposal. The GPD amendment updated the allowable residential density and other site standards for 200 E. Greenfield Avenue.

Project Summary

This 4th Amendment to the Detailed Planned Development (DPD) approves the development plan for Phase 3 development within Freshwater Plaza. An amendment to the Freshwater Plaza General Planned Development (GPD) is also being proposed to further update the Lot 4 (Phase 3) design standards in order to align with this proposal. This site is anticipated to be sold by RACM to the development team. The development will occur on Lot- 4, East Greenfield Avenue), bounded by Railroad tracks on the east, Greenfield Avenue to the south, vacated Barclay Street to the east, and Bike trail connection to the north. Cermak grocery store is further north of the bike trail, and the Phase 1 mixed-use residential building is to the west. Currently, the site is not occupied by a structure, and is an open field. This statement, together with the accompanying drawings and related materials, constitutes and supports the amended Detailed Planned Development request.

Project Overview:

The proposed project is for the design and construction of a 5-story mixed-use Residential Apartment building with one level of interior and integrated parking within the building. There are a total of 140 residential units with associated tenant amenities to include uses accessory and ancillary to the residential building including but not limited to a management/leasing office, fitness room, community room, business center, indoor residential storage, and indoor parking for vehicles and long-term bike parking. The building height is up to approximately 64'-0 feet from street side elevation. Additionally, there will be an approximately 1500 sf of rentable commercial tenant space located on the first floor of the building along its west façade facing Barclay Street.

A plaza faces Greenfield Avenue and will engage the building's main entrance and continue to extend to a water feature plaza similar to one that already exists on the western neighboring

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building. An integrated storm water management system will be constructed as the water feature in the plaza as shown in drawing sheet A01, C100 & L100. Both hard and soft scape design, as well as integrated walks and steps will engage pedestrians with this active natural feature. Details relating to the plaza are provided in the landscape and architectural drawing Sheets, L200, L300, & A05.

The project is financed through Wisconsin Housing and Development Authority, (WHEDA), utilizing its housing and tax credit program. The project was awarded Low Income Housing Tax Credit 4% plus 4% LIHTC financing. Of the 140 residential units, the project plans to have 70 units at 50% AMI, 43 units at 60% AMI and 27 Market Rate units.

The Development includes multi-family residential units with a mix of, 1-bedrooms, 2-bedrooms and 3-bedroom. Additional uses for the residential portion of the building include indoor residential storage for units, leasing office, fitness room, and a community room facing the Greenfield Avenue and the storm water management plaza with water feature, internal car parking and bike storage for residents. On the west side of the development along Barclay Street a small office tenant use will be incorporated as the commercial component to activate the street. This will constitute an office use. See table on next sheet, District Standard, for allowable uses within the commercial space, and the specific tenant identified. Additionally, a dog park along Barclay Street provides an amenity for the tenants and their pets. The fencing for this area follows (295-405-2-c-3-5), See Sheets A07.2 for details.

Building Overview:

- Street Level- First Floor: Main Building Resident Entrance & Lobby, leasing office, package room, community room and fitness room, mechanical spaces, indoor parking, indoor bike parking, indoor tenant storage, trash/recycling, and vertical circulation elements such as stairs and elevators. There will be no residential units on the first floor of this building. See sheet A02.
- One commercial tenant without connection to the building lobby is also located on the first floor, with independent entrances facing Barclay Street. A02, & A06.
- Second Level, through Fifth Level will house all the apartment units. See sheets A02, through A04.

Building Materials:

The exterior materials for the proposed building will consist of a combination of the following materials. Material samples will be provided to DCD once requested, and all final material selections will be reviewed and approved by DCD in advance of permit issuance:

- Allure by Echelon Masonry: Full bed install of units that are- 2-1/4" High X 15-5/8" Length X 3-5/8" Deep – Color Selected is Alabaster. See sheets A07, A10, A11, & A15.
- Spectra Glaze CMU, Glazed Masonry units: Full bed install of units that are – 3-5/8 "High X 15-5/8" Length X 3-5/8" Deep – Colors selected are of 5 shades of Blue. See Material Legend on Sheet A15, and elevations on sheets A07, A08
- Architectural fiber cement panels. See sheets A07, A10, A11, and A12 for location placement and associated depth of material in relation to each other.

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- 4' x 8' FC panels will be cut to panel sizes and patterns per elevation, in 2 different colors. See sheets A15, A14, and A12.
- Smooth Surface Interlocking Metal Panels with concealed fasteners in three shades and sizes. See Exterior Material Legend on sheets A07, A10, A11, & A15
- Smooth Faced CMU block, painted see sheets A10, & A15
- Masonry piers matching masonry used on the building, for dog park fence at 6 feet high, with 5 feet tall aluminum fence panels in between piers as per 295-405. See sheets A07.1 for pier details, and related elevation.
- Clear, Low E glazing for all unit windows, and frosted glazing at windows opening to the parking level on first floor. See sheets A07, A07.1, & A07.2.
- Fiberglass operable and fixed windows, and patio doors. Also see window placement in exterior walls depth on sheet A13.
- Aluminum storefront, for Building Entry, Fitness and Community rooms facing the plaza, and the tenant space, facing Barclay Street. See elevations on sheets A05, A06, & A07
- Metal railings for plaza exterior stairs as needed per code. See sheet A01, & A05
- Metal overhead garage door from internal parking lot, not visible to streets
- Membrane roofing.
- Steel framed and hung balconies, with associated hardware. Prefinished pipe metal railing. See sheet A16.
- The underside of balconies will show finished painted metal framing at mid support and perimeter. The walking surface of the balcony is made of incombustible material; therefore, the underside looks like the finished top side. Balconies are provided to 50% of the total units facing all cardinal directions optimizing best the views.

District Standards (s. 295-907):

<p>Uses:</p>	<p>The Development includes multi-family residential units with a mix of, 1-bedrooms, 2-bedrooms, and 3-bedrooms. The units will be developed as affordable housing. Multi-family residential and uses ancillary and accessory to that primary use. Additionally, one rentable space has been created along Barclay Street. The rentable space shall be under office occupancy. The potential tenant is United WI. This office occupancy follows their model and exact occupancy they have received from City of Milwaukee at 2505 West North Avenue, Unit 200.</p> <p>Permitted uses per GPD (Amendment #2; File No. 180044) for the commercial space include Artist studio, General office, Government office, Bank or other financial institutions, General retail establishments, Research and development, Tavern, Brewpub, restaurant, Sit-Down, Fast food/carry out, Personal or Business services, caterings service, health club.</p>
<p>Design standards:</p>	<p>The design standards followed for this project are set by RFP which indicates use of high-quality material on ground floor such as brick</p>

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	<p>masonry that complements the brick of existing buildings in Freshwater Plaza. RFP Standards also allow for upper material to be architectural metal panels or glass curtain wall. Material such as EIFS, utility split face block, lap siding, and wood is not allowed. Cement fiber panels may be allowed for upper portion of building if not more than 20%.</p> <p>See sheet A14 for percentage of FCB used in this project. See sheet A13 for window placement on façade. See sheet A12 for depth of material to each other as placed in this project.</p> <p>A calculation and a visual diagram on Sheet A07.2 represent the linear feet of glazing in relation to façade linear feet for West Façade, facing Barclay Street and South façade facing Greenfield street,</p>
Density (sq. ft. of lot area/dwelling unit):	140 units or 647 SF of lot area per Unit
Space between structures:	Only one structure is planned for the site.
Setbacks (approximately):	<ul style="list-style-type: none"> ▪ North: (Bike trail facing): Setback ranges from 43.5' to 45' from the lot line. <p>This meets the minimum setback requirement noted in the RFP design guidelines of 35'</p> <ul style="list-style-type: none"> ▪ South: (Greenfield Avenue facing), street setback: 58' – 64.5' setback from the lot line (requires GPD amendment) <p>RFP required a minimum setback of 40' to 45' feet from lot line. Additionally, GPD sets a maximum setback at 50 feet. This setback cannot be met due to an existing water and sewer easement which the project is respecting and not overlapping with. In addition to the easement lines, there is also a vault within the steam easement, exact location within the easement is unknown, refer to WE Energies document plat 682 attached, as "Attachment # 1".</p> <p>Another factor to consider would be the load spread from the building due to existing soil condition exerted to the vault. At nine (9) feet away from the easement, our engineers consider this a safe zone for the vault and its related potential future access need for any construction.</p> <p>a.) Proposed South set back varies due to lot's geometry and ranges from Southwest corner at 58 feet from lot line to 64.5 feet. Also see drawings on sheet A01, & C100. On sheet</p>

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	<p>C100 a diagram identifying each easement line with a designated color to demonstrate above condition stated.</p> <p>▪ East: (Railroad track facing): Setback varies due to lot's geometry and building's shape and ranges from 6.6 feet to 13.5 feet at buildings extended portion close to East property line. See drawings on sheets A01, & C100</p> <p style="padding-left: 40px;">Setbacks for the portion of building that abuts the open parking area and still faces East ranges from 83' to 88' feet from lot line. Also see drawings on sheet A01, and C10</p> <p>▪ West: (Barclay Street facing): Setback varies from 5 to 35 feet from the sidewalk (32 to 60.5 feet from the property line) where the building reaches vacated Barclay St., and 16 to 44.5 feet where the building is set in from the vacated street.</p> <p>RFP and GPD require a maximum 5' feet set back from existing sidewalk (meets the minimum setback requirement noted in the RFP design guidelines) More specifically, the setbacks are as follows:</p> <ol style="list-style-type: none"> a) The building's west façade directly on south and north end keeps the 5 feet from sidewalk and is closer to the west property line; and punches in further east for another 30 feet from sidewalk, to create a large courtyard space along Barclay Street. b) At green courtyard space along west side setbacks is 60' feet to 61.5' feet from lot line. The setback to sidewalk is at 35'. c) In the courtyard space a dog park is located that is fenced with a combination of masonry piers and aluminum fencing, per 295-405-2 (c3-5). The set back from sidewalk to the dog park pier portion of the fence is at 7 feet. The set back to Aluminum fence portion is 7'-8. Additionally, the space between fence and sidewalk an approximate depth of 2 feet is landscaped for further visual separation, per 295-405-3a. See Green Spaces, and see drawings on sheet A-01, A07.1, C100, and L300
Screening:	<p>▪ The mechanical units will consist of condenser units with dimensions of 3 feet x 3 feet by 3 feet tall located in the middle of roof, and not anticipated to be visible from any angle due to low height and being away 25 feet from roof edge that shall have parapets at various heights. The various heights for parapets are different</p>

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	<p>on Green Field Ave than Barclay Street. The entire Greenfield parapet and the first 70 feet of façade along Barclay Street represent the tallest parapet condition, at 36 inches and 24 inches. The balance of parapets are 28 inches and 16 inches. All parapets' undulations in relation to each other are 12 inches. See Sheet A04</p> <ul style="list-style-type: none"> ▪ There will also be solar panels mounted on the roof. The panels shall have low tilt and are about 20 inches above the roof membrane. No screening is anticipated at the roof level. Sheet A04 ▪ There will be a transformer and generator located within the greenspace along vacated Barclay. These utilities will be screened with significant landscaping See Sheet L300 and related plant schedule.
Open space:	<ul style="list-style-type: none"> ▪ The open spaces planned for this development are located along Greenfield Avenue and vacated Barclay Street. Greenfield Avenue will have an open plaza as an open space, and a dog park will fill 50% of the open space along west façade along vacated Barclay Street. For a high-quality active area along Barclay the dog park is fenced off with a combination of masonry piers and decorative aluminum fencing, and the balance of open space outside of the dog park is landscaped. Within the open space outside of the dog park, 2 concrete pads will be mounting stands for WE Energies transformer and one to accommodate a generator for the building. The pads for this equipment shall be screened with proper landscaping. See sheets A01, A06, L100, L200, L300, and L301 ▪ The Bike path on the north side is an existing sloped paved strip and shall remain untouched. The bike path and connection will remain open during construction and after the building is completed. The adjacent sloped area next to the existing bike path will be graded to a slope of 6:1 to meet the WisDOT Bicycle and Facility Design Handbook requirements. See sheets C100, & C200 ▪ With the alignment of the building's driveway with the existing Freshwater Plaza access drive on the south side, and the proposed grades from the bike path, the bio-filtration basin was not feasible on the north side of the site. The

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	<p>stormwater for the site is addressed with porous pavement located in the building's parking lot along the east parking bay. See C100, & C200</p> <ul style="list-style-type: none">▪ The Railroad tracks on the east, are atop an existing sloped area with existing groves of trees, project anticipates keeping this natural edge, as is, with minimal disturbance. See sheet L300▪ The Greenfield Avenue Plaza, located on the southside of the building, is developed as an integrated stormwater management system capturing rainwater on the site. This area is designed with a combination of hard plaza, pedestrian walking surfaces, ADA accessible walks to negotiable the street elevation and the building entrance elevation. The green edges are developed with native plants. Two wet ponds are located on either end of plaza, and a stream connects them. The ponds receive rainwater collected at the roof top of the building. The rainwater from the roof is channeled down to the ponds via an internal roof drainpipe along the building's exterior perimeter inside a shaft not visible on the interior of units. At these locations the façade surface is articulated with Blue Glazed Masonry units to highlight the running flow of water behind this surface. Roof drain pipe discharges out from the building facade via a lambs tongue on to an elevated down spot supported by a steel column and delivers collected rainwater to the pond while elevated at about 10 to 11 feet above plaza surface, creating a waterfall action. See sheets L100, L200, A01, A08, A09, & A05 <p>There will be a new pedestrian walkway offset by green between the curb and sidewalk, south of the plaza. This is a direct sloped sidewalk with approved 5% slope with no rail requirement. This creates the most direct route and the least stained path for wheelchair access. This path is 40 feet long to the flat portion of plaza. A switch back ramp with associated landings would have made pedestrians undulate for a distance of 46 feet with 3 switch backs to reach the top of plaza. The stair access from Barclay sidewalk will match in width with the neighboring property curb cut on the other side and will be aligned and constructed to conform with Milwaukee Code of Ordinances Chapter 115, the Milwaukee</p>
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	<p>Complete Streets Policy, and Department of Public Works Design Standards. See sheet A01, and C100.</p> <p>Along vacated Barclay on the west side, the development proposes planting trees within the tree border, to help serve as a buffer between vehicular traffic, pedestrians on the sidewalk, and the building itself.</p> <p>In order to better define the street edge, the project also proposes to plant the buffer zone between the dog park fence and sidewalk per landscape requirements set in 295-405-3-a. Equipment pads within the western courtyard will also be screened with plantings, as well as the back portion of parking wall set 60 feet back from lot line. All spaces located on west side will be seeded, and planted, see Sheets L300, & L301, A01, A07, and A07.1.</p> <p>Additionally, for visual activation along vacated Barclay Street the project proposes to develop brick detailing on its entire west faced, see sheets A07, A07.1</p>
Circulation, parking, and loading:	<p>Pedestrian access:</p> <ul style="list-style-type: none">▪ The Main Apt Building Entrance & Lobby is located from Greenfield Avenue, at the corner of vacated Barclay and Greenfield, accessed from public sidewalk by two alternative paths, one that is sloping or ADA access to the front door, and another path with risers that step up to reach the building for others. Access to the building lobby is also provided from the interior parking lot on the east and restricted for residents' use. See Sheet C100, and A01, and A02.▪ At the courtyard along vacated Barclay, several paths will accommodate tenants in various ways. To access public sidewalk with their bikes directly from long term bike parking inside the garage, a direct path brings them to public sidewalk. A separate path from the same location provides tenant access to the dog park via a meandering landscaped path to the dog park gate.▪ Additional stub walk also provides access from dog park gate directly to the public sidewalk.▪ Office tenant's access into their suite is from the public sidewalk on the west side of vacated Barclay Street at grade elevation, via another sub walk to entry door of the

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	<p>suite.</p> <p>Automobile access and parking:</p> <ul style="list-style-type: none"> ▪ Total parking stalls provided is 94 stalls for residents. Surface parking 59 stalls. Covered garage parking 35 stalls. ▪ Internal parking is provided for residents, accessed from a driveway located north of the site along vacated Barclay Street. This driveway travels east bound and turns internally to the open lot parking area located east of the building. As the driveway turns south bound it will pass under the elevated portion of the building supported by columns for about 60 feet before it reaches open on surface parking lot. Surface parking offers 59 stalls. ▪ There is also a garage parking inside the building on the first floor accessed from the open parking lot via a garage door located on the east facade. The opening provides controlled access to first floor enclosed parking for the tenants. The presence of an open parking lot and garage parking area is invisible from Barclay Street and Greenfield Avenue, as the building and its various functions wrap the parking on three sides. <p>Loading:</p> <ul style="list-style-type: none"> ▪ Residential building deliveries and services (such as refuse pick up, tenant move-in and deliveries), are planned to be at first floor surface parking lot accessed from eastern side of building. The trash room is internal to the building and dumpsters are pulled outside for pick up day only. ▪ A loading zone spot will also be applied for near the building's front entry on Greenfield Avenue, close to the accessible path from the sidewalk. This will allow package delivery vehicles to have access to the building without blocking the Public Sidewalk. This permit will be maintained via annual fees due to the City of Milwaukee. ▪ Loading/deliveries for the commercial tenant will take place along Barclay Street from their front entry. Commercial tenants are expected to share trash bins with the residents at the lower level of the building facing east.
Landscaping:	Proposed Landscaping:

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	<ul style="list-style-type: none"> ▪ All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p> <p>The general goal for the landscaping is to provide modest maintenance vegetation, a sustainable-focus, and visually cohesive neighborhood aesthetic for the Public Right-of - Way facing Greenfield Avenue. Also see OPEN SPACES. The Vegetation within the plaza will be compatible with Raingarden plants moisture-tolerant natives that can also endure dry periods, See L300, and L301.</p>
Lighting:	<p>Proposed lighting:</p> <ul style="list-style-type: none"> ▪ Site Lighting The surface parking lot will have commercial grade pole type parking lot fixtures supported on a three feet high cylindrical concrete base. Pole fixtures lumen output will be selected to ensure proper light coverage over large areas of the lot, and to provide visibility and ensure safe navigation of pedestrians and vehicles. Light pole height to be 15 feet tall Maximum. ▪ Proposed Facility Lighting Up lighting of building will take place at one location. The location is the Southwest corner of the building highlighting the vertical brick pier. 2 fixtures will be employed, one to light the pier up and one to light the pier below the signage band that wraps around the pier. This Accent lighting on Southwest corner entry amplifies the corner's heavy grounded presence. The selected fixture projects laser beam of light up to 40 feet distance upward and a 14 feet beam downward bringing public attention to the corner entry. See Sheet A015 for fixture cut sheet.

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	<p>Lighting building name at fascia band will be done via 2 fixtures that would have inward tilts to shine on letters only. See A15. Downlighting at canopy for main entrance.</p> <p>Accent lighting to highlight architectural interest areas, such as lighting along rainwater gutter collectors on south façade.</p> <p>Lighting for egress and safety, where required by the building code. accomplished with building mounted fixtures with cut offs.</p>
Utilities:	<ul style="list-style-type: none"> ▪ New services from existing public utilities in Greenfield Avenue and Barclay Street. C300 ▪ Electrical- power exists in both Greenfield Avenue and Barclay Street. Further specific location of the transformers to be discussed with WE Energies. ▪ The sewer is combined, and the entry is from Barclay Street. ▪ The project will protect any existing Water & Steam Easement infrastructure that exists along Greenfield Avenue where Plaza will be placed. Sheet C001 ▪ Fiber Optics lines are removed as it is no longer active, and only the conduit remains. There is no existing easement for the fiber. The dashed line in the Alta survey represents the Vacated Barclay right of way. That vacated right of way will remain on the ALTA survey, but there are no active utilities in the vacated right of way where the building encroaches.
Signs (type, square footage, quantity, and placement):	<ul style="list-style-type: none"> • Freestanding signs: Not anticipated. ▪ Building wall signs: A building wall sign will be added to both the south and west elevations of the building. This may take one of 2 various forms: <ul style="list-style-type: none"> ▪ Getting placed on the southwest and southeast canopy fascia. In this case the signs will contain the building name “TBD” with individual letters, per client’s to be developed logo for the development. The signs will not exceed approximately 50 sq ft. See perspective views on sheets A05, A06, A07. As shown. The other potential option is a wall blade sign, for which the project will submit design intent drawings at the time of permit request. ▪ The overall size of each sign is approximately 15’ in length and it shall get illuminated externally via fixtures on fascia band. The sign will be Type A sign (per 295-407-2-b-2-a of the zoning code) with individual channel letters. The painted aluminum dimensional letters are installed. This light will meet zoning lighting requirement section 295-

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	<p>409. The maximum illumination at the property line is going to be one foot-candle.</p> <ul style="list-style-type: none"> ▪ Final building signs will be reviewed and approved by DCD staff prior to issuance of permits. Alternative signage may be considered provided it meets the spirit and intent of the DPD standards. ▪ Temporary signs: Temporary Construction signs will be installed. Construction signs will be removed within 30 days of receipt of certificate of occupancy. Up to 3 signs pertaining to the construction of the buildings will be provided and not to exceed 96 square feet. Signs will be equally spaced throughout the project site. <p>Other signs:</p> <ul style="list-style-type: none"> ▪ Signs for the one anticipated tenant space on the west façade will also match canopy fascia signage in format and installation. Signs will be Type A and shall be signed off by DCD staff prior to issuance of permits. See perspective views on sheet A06. Signs as needed for the dog park will be reviewed and approved by DCD staff prior to permits (if needed) or installation. <p>illumination:</p> <p>Letter signs are anticipated to be illuminated via a fixture surface mounted on canopy fascia with a goose neck bent downward that redirects light onto the letters only. Sheet A015.</p>
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Site Statistics:

Gross land area:	90,588 SF
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 25,500 - Level 01 of site: (28%) 33,500 SF - Typical Upper Floor (37%)
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 36,565 SF 25,165 SF open land 11,400 SF covered inside building. of site: (40%)

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Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 27,935 SF of site: (30.8%)
Max proposed dwelling unit density (lot area per dwelling unit):	140 dwelling units 647 sq. ft lot area/du
Proposed number of buildings:	one
Max dwelling units:	140
Bedrooms per unit (approximately):	1 bed - 69 Units 2 bed - 61 Units 3 bed - 10 Units
Parking spaces provided (approx.):	
	<p>Automobile spaces: Total- 94 Stalls On surface- 59 Stalls In Garage space- 35 Stalls.</p> <p>Ratio per residential unit: 94 stalls /140units= .67 Cars</p> <p>Spaces per 1000 sq ft for non-residential uses: None. Parking for the office tenant is expected along Street as permitted along the property line.</p>
	<p>Bicycle spaces: Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404), Table 295-404-1</p> <p style="padding-left: 40px;">LT- one bike for every 4 unit ST- one bike for every 30 units. Total Bike parking is 42 as follows: See Sheet A16</p> <p>140 units/4= 35 Long Term required, and 36 provided.</p> <p>140/30= 5 Short Term required, and 6 provided.</p> <ul style="list-style-type: none"> ▪ Short term Bike parking spaces for the public use placed outside of the building along Barclay Street near front entry to building. See sheet A01. Please note this is for a bike park on one side of the bike loop. We only need to accommodate 5 spots, and project has provided 6 bike park spots. ▪ Long term Bike parking for units is located inside the garage

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	<p>near the lobby for resident's access. They can also access outside directly with their bikes from parking access door to courtyard and directly to sidewalk.</p> <ul style="list-style-type: none">▪ The small office tenant space is too small to require dedicated counts per code, although the project exceeds total requirements.
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Time Limit on Zoning:

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to GPD at that time unless the criteria identified in 295-907-c-11-a and –b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.