

**University Club Tower Zoning Amendment**  
**List of Changes from Original DPD**  
**July 6, 2004**

1. Changed statistics as indicated on following pages
2. Redesigned crown of building
  - Reduced number of glass/metal fins
  - Reshaped conical portion of crown that hides mechanicals
3. Changed material on back of building from pre-cast to metal (or it may remain as pre-cast)
4. Changed Setbacks
  - Previously, the first four stories were 5' and the remaining floors 20' from the north property line. Now, the first two stories are 5' and the remaining floors 20' from the north property line.
  - 3'0" setback changed to 3'2" setback between parking structure and north property line
  - 3'3" setback change to 9" setback between parking structure and west property line
  - 7'0" setback changed to 5'0" setback between parking structure and south property line
5. Reduced height of building from a maximum of 492' 6" to 470' 0".
6. Increased the maximum number of floors from 33 to 36.
7. Redesigned lower base of building
  - Increased height of screen wall by one floor
8. Redesigned landscaping on site plan
  - Included screen wall between University Club Tower site and Kilbourn Tower site. The entire property line shared by University Club Tower and Kilbourn Tower will be screened mostly by two-story high (approximately) screen wall or plantings. The plantings are techny arborvitae (thuja occidentalis), an evergreen, conical plant that grow to around 12' tall.
9. Redesigned first floor
  - Reduced entrances to main lobby from two to one
  - Relocated loading area from inside building to just outside of building, but still off-street
  - Relocated mechanicals and bike storage to first floor
10. Change to penthouse atrium areas
  - Glass area shown previously now may be an open-air trellis, pre-cast, or remain a glass area
11. Redesigned Parking Structure
  - Relocated fire stair
  - Closed north entrance to parking structure on Marshall Street
12. Change in use allocation
  - Health club increased in size from 8,000 SF to 8,700 SF
  - Rooftop garden reduced in size from 18,000 SF to 17,000 SF

**UNIVERSITY CLUB TOWER ZONING COMPARISON 6/23/04**

<u>Zoning Statistics</u>	<u>8/22/03 Planning Submission</u>		<u>7/12/04 Planning Submission</u>	
	AREA (SF)	AREA (ACRES)	AREA (SF)	AREA (ACRES)
Gross Land Area	41,265	0.947	41,265	0.947
Gross Enclosed Area	292,200		288,134	
Land Covered by Principal Buildings				
Tower	11,411	0.262	10,568	0.243
Bridge	478	0.011	199	0.005
Land For Parking	4,700	0.108	4,315	0.099
Land Devoted to Drives	2,851	0.065	1,140	0.026
Land Devoted to Parking Garage	17,812	0.409	18,936	0.435
Land Devoted to Landscaped Open Space	2,508	0.058	2,237	0.051
Land Devoted to Rooftop Open Space	16,638	0.382	17,185	0.395
Land Devoted to Surface Open Space	4,362	0.100	5,232	0.120
Proposed Unit Density (Units/Acre)	59.00		59-61	
Rooftop Open Space + Landscaped Open Space	19,146		19,422	
<u>Proposed Number of Buildings</u>				
Tower	1		1	
Parking Garage	1		1	
Dwelling Units	52-56		56-58	
Bedrooms per Unit	2-6		2-6	(Most are 2 Bedrooms)
<u>Parking Spaces Provided</u>				
Reserved for Residential in Garage	100-120		100-120	
Reserved for University Club in Garage	100-120		100-120	
Total in Garage	200-240		200-240	
Total Surface	8-12		8-12	