

Minor Modification to Detailed Planned Development (DPD) known as  
1<sup>st</sup> and Greenfield (Freshwater Plaza) – Phase I  
Mixed-Use Building  
File No. 171628

In November 2014, the Freshwater Plaza development site was rezoned to General Planned Development (GPD; FN 141111) and concurrently, the Detailed Planned Development (DPD) known as 1<sup>st</sup> and Greenfield – Phase I was approved as FN 141113 for the Cermak grocery store and subject mixed-use building at the corner of 1<sup>st</sup> and Greenfield. The DPD was subsequently amended in 2015 as FN 150462 to allow an increase in residential units within the mixed-use building and modified in 2016 as FN 161713 to approve the design of the water feature along Greenfield Avenue.

The GPD and DPD establish design standards for the mixed-use building, including signage and locations of entrances. Window signs are not currently permitted within the mixed-use building, and the DPD states that the glazing along the street will remain transparent. However, up to 50% of the glazing along the facades facing the parking lot may contain spandrel glass to accommodate back of spaces for the retail.

This minor modification will add a provision to allow window signs. All storefronts within the mixed-use building may have window signage not to exceed 25% of the glazed area of each window, consistent with the general provisions of the zoning code (295-407-2-b-7). All other aspects of the DPD zoning remain unchanged.