

Exhibit A
File No. 201262
1st Amendment to the Detailed Planned Development known as City Place
6th & Vine Streets
March 23, 2021

Previous File History: In 2017 a Detailed Planned Development (DPD) was established for City Place (FN 161708) to allow phased construction on land located on the north side of West Walnut Street, west of North 5th Street. More specifically, City Place was to be developed in three phases. Phase 1, located at the intersection of N. 5th Street and W. Walnut, is complete and consists of a 4-story building with 51 residential units including 12 townhouses with individual entrances. Phase 2 was to be located at the corner of 5th Street and Vine, consisting of 9, 2-story townhouse units. Phase 3 was to be a 3-story building located at the corner of 6th Street and Vine, consisting of 30 residential units.

Project Summary: This 1st Amendment to the City Place includes the following changes:

- Makes changes to the previously approved multi-family building at 1728 N. 6th Street including increasing the number of residential units from 30 to 38 and increasing the number of stories from 3 to 4. Minor changes have also been made to the organization of the exterior of the building:
 - More of a rhythm is defined by the use of materials as well as the placement of windows and balconies all around the building.
 - A base all around the building is more clearly defined from the upper floors by the use of masonry and color.
 - A top is defined by a reveal in the fiber cement panel at the fourth floor window head on the West and North facades.
 - The NW corner of the building facing N. 6th and W. Vine Streets is visually separated from the remainder of the building by a slight change in materials and window groupings.
 - *An outside deck/patio area of nearly 600 SF has been added on the second floor roof over the parking on the east side of the building off the Community Room.*
- This phase was previously known as Phase 3 in the original DPD, but will now be known as Phase 2. Site statistics have been updated to reflect these changes.
- The previously noted Phase 2 (townhouses) will now be known as future Phase 3.

District Standards (s. 295-907): See highlighted boxes on table below and summary of changes directly below.

GENERAL SUMMARY OF CHANGES TO PREVIOUSLY APPROVED GENERAL PLANNED DEVELOPMENT:

- Boxes highlighted below indicate information that is being changed from the previously approved multi-family building located at 1728 N. 6th Street. Changes included are: increasing the number of units from 30 to 38, increasing the number of stories from 3 to 4, and the following design changes are to be noted:
 - Overall footprint is slightly larger.
 - Exterior materials are not significantly changed, though how they are organized on the elevations has been somewhat altered.
 - Unit breakdown has changed such that there are no longer any one bedroom units. Instead, several three bedroom units have been added and the number of two bedroom units has increased.

DPD Owner Narrative – City Place 2

- At this time, City Place Phase 1 has been constructed and it was anticipated that the 9-unit townhouses would be Phase 2 and the multi-family building Phase 3. This has changed, and the multi-family building will now be known as Phase 2 and the townhouse building will be Phase 3. Applicable drawings have been updated to reflect this.
- Only Phase 2 (formerly Phase 3) is the subject of this amendment, and that the original DPD (File No. 161708) should be referenced for all other aspects of the City Place DPD (Phases 1 (completed) and 3 (future))

	Amended Phase 2 (previously noted as Phase 3)	Approved Phase 3 (will now become Phase 2)
Uses:	A multifamily dwelling building consisting of <u>a four story structure</u> with covered parking, bicycle parking and resident storage. Accessory uses also within the building are leasing office, community room and fitness room.	A multifamily dwelling building consisting of <u>a three story structure</u> with covered parking, bicycle parking and resident storage. Accessory uses also within the building are leasing office, community room and fitness room.
Design standards:	** (See below)	** (See below)
Density (sq. ft. of lot area/dwelling unit):	478 SF / Unit	605 SF / Unit
Space between structures:	N/A	N/A
Setbacks (approximately):	North: 6" South: 0" East: 0" West: 2'-6"	North: 2'-8" South: 10" East: 0" West: 6'-0"
Screening:	All utility and HVAC equipment will be internal to the building, or roof mounted and located so as to be not visible from the ground.	All utility and HVAC equipment will be internal to the building, or roof mounted and located so as to be not visible from the ground.
Open space:	The building will share green space at the center of the overall development in the form of stormwater management spaces and landscaped areas.	The building will share green space at the center of the overall development in the form of stormwater management spaces and landscaped areas.
Circulation, parking and loading:	Pedestrian access: Public sidewalks along the north and west sides of the building on Vine and 6 th Streets. Automobile access and parking: 38 covered parking stalls are included at the first floor of the proposed structure. Bicycle parking: Eight internal stalls and two external spots at the NW corner are provided.	Pedestrian access: Public sidewalks along the north and west sides of the building on Vine and 6 th Streets. Automobile access and parking: 38 covered parking stalls are included at the first floor of the proposed structure. Bicycle parking: Eight internal stalls and two external spots at the NW corner are provided.

DPD Owner Narrative – City Place 2

	<p>Loading: Street parking available, and bus routes available on 6th Street.</p>	<p>Loading: Street parking available, and bus routes available on 6th Street.</p>
<p>Landscaping:</p>	<p>Proposed Landscaping: Plantings appropriate to their location directly adjacent to public sidewalks at both the west and north of the building will be installed per City ordinance.</p> <p>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> <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 GPD, including all existing turf and landscaping, until such time that future development occurs</p>	<p>Proposed Landscaping: Plantings appropriate to their location directly adjacent to public sidewalks at both the west and north of the building will be installed per City ordinance.</p> <p>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> <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 GPD, including all existing turf and landscaping, until such time that future development occurs</p> <p><u><i>The northern end of the western planting strip is 3' wide and widens to 5' as you move towards the southern part of the building. The plantings on the west side of the building were selected with the challenges of salt tolerance, shade/sun, heavy pedestrian traffic, and the overhang limiting rainfall in mind. We made planting selections to survive with the limitations while also trying to provide some interest with color, texture, and seasonality.</i></u></p>
<p>Lighting:</p>	<p>Adequate lighting shall be provided along the two street elevations. Walk-up units will be well lit for security purposes using wall mounted fixtures adjacent to the entry doors. All lighting shall comply with City ordinance section 295-409.2.</p>	<p>Adequate lighting shall be provided along the two street elevations. Walk-up units will be well lit for security purposes using wall mounted fixtures adjacent to the entry doors. All lighting shall comply with City ordinance section 295-409.2.</p>
<p>Utilities:</p>	<p>All utility lines will be installed underground if possible. Otherwise,</p>	<p>All utility lines will be installed underground if possible. Otherwise,</p>

DPD Owner Narrative – City Place 2

	existing poles will remain in place. Transformers and substation will be installed within buildings or otherwise screened from view.	existing poles will remain in place. Transformers and substation will be installed within buildings or otherwise screened from view.
Signs (type, square footage, quantity and placement):	<p>Freestanding signs: None.</p> <p>Building wall signs: Backlit pin-mounted address numbers, and backlit wall mounted building name.</p> <p>Temporary signs: Construction and leasing signage will consist of up to (2) 4'x8' banners with a printed graphic of the project and contact information attached to the construction fence.</p> <p>Other signs: None.</p> <p>Illumination: Building signs to be backlit.</p>	<p>Freestanding signs: None.</p> <p>Building wall signs: Backlit pin-mounted address numbers, and backlit wall mounted building name.</p> <p>Temporary signs: Construction and leasing signage will consist of up to (2) 4'x8' banners with a printed graphic of the project and contact information attached to the construction fence.</p> <p>Other signs: None.</p> <p>Illumination: Building signs to be backlit.</p>

****Design Standards:**

Amended Phase 2 (previously noted as Phase 3): The building enclosure is a combination of colored fiber cement panels and face-brick masonry veneer similar to City Place 1. The first floor units on the west façade along 6th Street are walk-up units and include small porches with metal railings and concrete stairs leading to the public sidewalk. The first floor west façade incorporates brick, colored cement board (both panels and lap siding) and wood-look lap siding cement board for visual interest at the pedestrian level. The windows into the common spaces will be aluminum storefront with clear glazing. The residential spaces will be vinyl windows of varying sizes with clear glazing. On the 2nd-4th levels, the west façade includes eight (8) inset balconies, decorative vertical building signage, and feature a blend of colored fiber cement (both panels and lap siding) and wood-look lap siding cement board. The punched openings will filled with vinyl windows with clear glazing. On the first floor of the north façade, the lobby entrance is located on the corner and will have an aluminum storefront system with clear glazing. A garage door entry to the parking is located nearer to the alley with a couple of punched openings with vinyl windows, clear glazing and blackout panels. On the 2nd-4th levels, the north façade includes six (6) inset balconies and three (3) featured balconies on the corner. Punched openings will have vinyl windows with clear glazing. The first floor of the east and south facades consists of dark cement board lap siding above a face-brick masonry base, with green screens on the alley façade only. The upper floor facades include colored cement board lap siding, accent wood-look lap siding cement board, vinyl lap siding only at the wall set back from the alley edge, and 14 cantilevered balconies. Punched openings will have vinyl windows with clear glazing.

Approved Phase 3 (will now become Phase 2): This building is enclosed with a combination of painted fiber cement panels and face-brick masonry veneer. A feature element at the corner of North 6th and West Vine Streets will include floor to ceiling fiberglass windows and clear glazing on all three floors. The feature element is wrapped in extruded section of wall clad in painted fiber cement panels. The first floor units on the west façade along North 6th Street are walk-up units and include small porches with metal railings and concrete steps leading to the sidewalk. There are eight (8) recessed balconies on the west elevations. The stair tower on the south end of the building is clad in masonry. Two (2)

additional balconies project in front of the stair tower. The south façade is comprised of masonry with punched window openings. The east façade includes an amenity deck above the parking garage on the first floor. The top two (2) floors are clad in painted fiber cement panels infilled with composite window units and clear glazing, and includes five (5) recessed balconies on the third floor and access doors on the second floor. The north façade of the building is clad in painted fiber cement panels infilled with composite window units and clear glazing. A recessed portion of the façade adjacent to the stairwell holds two (2) balconies with metal railings. The first floor of the north façade includes a recessed entry for the parking garage. The entire building will sit upon a masonry base. Construction type permitting, every attempt will be made to create depth and shadow lines through the corporation of bay windows, reveals, and recessed window jambs.

Site Statistics:

Gross land area:	18,150 SF	18,150 SF
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 17,078 % of site: 95%	Sq. ft.: 16,509 % of site: 91%
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 10,853 % of site: 60%	Sq. ft.: 10,850 % of site: 60%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 1,072 % of site: 5%	Sq. ft.: 691 % of site: 4%
Max proposed dwelling unit density (lot area per dwelling unit):	478 SF / DU	605 SF / DU
Proposed number of buildings:	1	1
Max dwelling units:	38	30
Bedrooms per unit:	(32) 2-bedroom units (6) 3-bedroom units	(14) 1-bedroom units (16) 2-bedroom units
Parking spaces provided (approx):	Automobile spaces: 38 Ratio per residential unit: 1:1	Automobile spaces: 31 Ratio per residential unit: 1.03:1

	<p>Spaces per 1000 sq ft for non-residential uses: No on site non-residential spaces provided as street parking is available. Bicycle spaces: 10 Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).</p>	<p>Spaces per 1000 sq ft for non-residential uses: No on site non-residential spaces provided as street parking is available. Bicycle spaces: 10 Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).</p>
--	--	--

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 original DPD 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.