PLANNING COMMISSION REPORT Regular Agenda -Public Hearing Item

PC Staff Report 2/24/14

ITEM NO. 3B PRELIMINARY DEVELOPMENT PLAN FOR HERE @ KANSAS; 1101 INDIANA ST (SLD)

PDP-13-00518: Consider a Preliminary Development Plan for HERE @ Kansas, a mixed-use multi-dwelling residential apartment building with ground floor retail uses, located at 1101 Indiana St. Submitted by Hartshorne Plunkard Architects, for Berkeley Flats Apartments LLC, property owner of record.

STAFF RECOMMENDATION ON PRELIMINARY DEVELOPMENT PLAN: Planning Staff recommends approval of Here @ Kansas Preliminary Development Plan based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Provision of a revised plan to reflect correct unit and density count

STAFF RECOMMENDATION ON PRELIMINARY PLAT: Planning Staff recommends approval of Here @ Kansas Preliminary Development Plan – Preliminary Plat based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Approval of a variance for the reduced right-of-way for 11th Street.

Reason for Request: Here Kansas, LLC plans to construct a state-of-the art, five (5) story, LEED certifiable, mixed-use project. It will contain ground floor retail/restaurant uses on both Indiana and Mississippi Streets, three (3) residential floors containing approximately ¹156 residential student housing units, amenity areas which includes a fitness room, two outdoor common open spaces, a roof top garden which includes a swimming pool area, and three (3) level automated robotic parking garage containing approximately 592 parking spaces strategically integrated into the natural topography of the site. Unlike conventional real estate developers, Here Kansas views itself as the curator of an experience which provides desired outcomes, not merely an erector of bricks and mortar.

KEY POINTS

Proposed redevelopment of existing high-density residential use.

- Proposed development project uses density bonuses to achieve the intended development density.
- The MU district allows on-street parking toward required parking.
- Parking is accommodated through garage parking as well as on-street parking for this development.
- Pedestrian scale uses are located at the street level and include non-residential uses.
- Project includes either 171 units or 176 units depending on 2-bedroom and 4-bedroom unit configuration of the project.

¹ 156 units refers to a calculated density. The Actual number of units proposed is 171 or 176 depending on the bedroom arrangement.

• The applicant is proposing a 25% increase in the base density per the Development Plan. the City Commission must approve the increase. The Planning Commission may make a recommendation regarding this increase.

FACTORS TO CONSIDER

- Compliance with Development Code.
- Conformance with Horizon 2020.
- Conformance with Subdivision Regulations.

PLANS AND STUDIES REQUIRED

- Traffic Study Study received and accepted by staff.
- Downstream Sanitary Sewer Analysis Required study and supporting documentation provided and is approved by City Stormwater Engineer.
- Drainage Study The revised downstream sanitary sewer analysis and cover letter dated January 24, 2014 provided by Landplan Engineering has been reviewed and is accepted for this project to satisfy the criteria required for the DSSA as outlined in Administrative Policy 76.
- Retail Market Study Not applicable to this request

ASSOCIATED CASES/OTHER ACTION REQUIRED Associated Cases

Z-13-00516 RM32 to MU-PD

Other Action Required

- City Commission approval of Preliminary Development Plan.
- Submittal and approval of Final Development Plan and Final Plat.
- Recording of Final Development Plan and Final Plat with the Douglas County Register of Deeds.
- Building permits must be obtained prior to construction of structures.

ATTACHMENTS

- 1. Development Plan
- 2. Project Summary
- 3. Density Bonus Calculation

PUBLIC COMMENT

Refer to Zoning Staff Report

GENERAL INFORMATION	
Current Zoning and Land Use:	RM32 (Multi-Dwelling Residential) District. Existing apartment buildings and surface parking lot and site plan for temporary placement of cellular equipment on light truck (COLT) during KU home football games.
Surrounding Zoning and Land Use:	To the North RM32 (Multi-Dwelling Residential) District and RM32-PD [Varsity House – Final Development Plan]. Existing multi-dwelling residential uses.

To the East

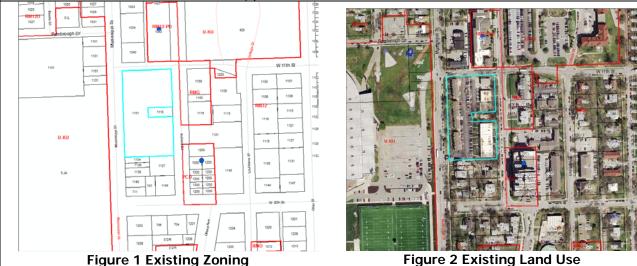
RMG (Multi-Dwelling Greek Housing Residential) District and RM32 (Multi-Dwelling Residential) District and PD – [The Oread PCD]. Existing Group Housing-Sorority/Fraternity House multi dwelling, and mixed residential, hotel and commercial use development.

To the South:

RM32 (Multi-Dwelling Residential) District to the south. Existing multi-dwelling residential uses.

To the West:

U-KU [University of Kansas] Memorial Stadium, parking and practice fields.



Per section 20-1108 (k) the *Land Development Code* allows on-street parking within the MU district to count toward the off-street parking requirements for specified uses in section 20-902. This project includes on-street parking along both Mississippi and Indiana Streets. The proposed plan shows parallel parking along Indiana Street (17 spaces) and angled parking along Mississippi Street (21 spaces). The Project Data summary on the face of the plan indicates the total number of on street parking is 37. As final plans and public improvement plans are completed these numbers may shift. On-street parking will continue to be reviewed as part of the Final Development Plan process.

At this time specific uses for the non-residential (retail/restaurant) space is not identified. This use would be accommodated with on-street parking as needed. The following table provides a summary of the off-street parking requirements for the uses and the proposed parking provided for this development.

PARKING SUMMARY	,		
Use	Use Parking Required		
Multi-Dwelling Residential	1 space per bedroom (592 total bedrooms) 1 space per 10 units (18 spaces to accommodate 176 units ² 18 spaces (to accommodate 176 units)	592 spaces within garage	
Nonresidential use 8,958 SF	Retail Space: 1 space per 300 SF (30 spaces for 8,958 SF) Eating and Drinking Space: 1 space per 100 SF customer service area + 1 per employee maximum shift.	38 spaces shown along public streets	

STAFF ANALYSIS

This preliminary development plan is for a mixed use, multi-story building with garage parking and street level non-residential uses. The base zoning for this project is MU, which requires the designation of development zones. The subject property is proposed to be developed with a single vertical mixed-use structure. The property includes frontage along Mississippi Street, Indiana Street and 11th Street. All three streets serve a primary function and are designed for pedestrian scale. Vehicular access to this development is limited to Mississippi Street. In addition to the MU district requirements, this project includes a PD overlay. Certain development standards and bonuses conflict. An example of this conflict is development with buildings oriented at the property line (zero setback). However, density and height bonuses can be achieved by setting a building back from the property line.

A greenfield development would be expected to meet all design standards of the *Land Development Code*. As an infill development within the context of a fully developed urban area, some standards are not achievable or desirable. Key elements for this project have focused on providing a pedestrian scale along the public streets, prohibiting residential uses at the ground floor levels and requiring a mix of uses.

The plan includes residential and non-residential uses as well as structured parking. The plan also identifies two units on the fourth floor as live work units.



Figure 3 Fourth Floor Plan Showing Work Live Units

² Plan states 175 units in project data. If approved this information will need to be corrected on a revised submittal.

The following table provides a summary of use and square footage by level of the proposed vertical use building.

Building Use Su	Building Use Summary							
USE	Basement	1st floor	2nd floor	3rd floor	4th floor	5th floor	Roof	Total
				11001	411111001	11001	ROOI	
Parking	60,767	52,725	44,656					158,148
Retail		5,771		3,187	3,107			12,065
Residential		672		69,885	75,972	83,349		230,333
Mechanical		1,759		4,975	3,170	3,170		13,074
Residential Amenity				4,128	1,900			6,028
Open Space		19,441		11,051			27,840	58,332
Common Open								
Space		12,018						12,018
TOTAL	60,767	92,386	45,111	93,226	81,042	86,519	27,840	489,998

Density Review

The base zoning district, MU (Mixed Use) allows a maximum density of 32 units per acre. Without including any additional calculation reductions or bonuses this would result in a total of 76 units for this property [32 * 2.39 = 76.4]. Additionally, the MU district permits an increase in the allowable development potential when certain public goals are met. These development bonuses are listed in section 20-1108 (I) of the Development Code. For each 10 points earned a one additional dwelling unit may be added to the project. The bonus calculations are attached to this staff report.

Per Section 20-701(f)(3), density within a Planned Development is calculated based on the number of bedrooms rather than the number of dwelling units. Regardless of the unit design, the total bedroom count for this project is 592 beds. Section 20-701(f)(3) also allows the City Commission to increase the maximum net density (153) units beyond the *Base District* by 25% for a Planed Development if: "The City Commission determines that such an increase is warranted to support the public benefit likely to result from the proposed development."

The developer is proposing two alternatives in terms of the mix of 2-bedroom unit and 4-bedroom unit configuration. The density for this development is calculated below and includes the number of calculated units as well as the resulting units if a 25% increase is approved.

Density Calculations for a Planned Development (2.39 Acres)						
Number of Bedrooms	UN	UNITS				
	-			acre		
Studio or one-bedroom	.4 dwelling unit	0	0			
Two-bedroom [92 or 112]	.6 dwelling unit	46 * .6 = (28)	56 * .6 = (34)			
Three-bedroom	.8 dwelling unit	0	0			
Four-bedroom or more [500 or 480]	1 dwelling unit	125	120			
Total PD Calculated Density	28+ 125 = 153	34 + 120 = 154	64			
Total Actual Units Proposed	171	176	72/74			
Calculated Density with 25% increase = u	153 *.25 =38	154 *.25 38				
Calculated Density with 25% increase = u	nits per acre	153 + 38 = 191	154 + 38 = 192	80		

Landscape Review

Section 20-701(d) states that all of the standards of the *Development Code* apply to development within a PD District except as expressly authorized by regulations of Section 20-701. Street trees are typically applicable along all public streets. The plan as proposed does not include street trees along W 11th Street. The building is setback approximately 12' from the property line. As an exterior side setback, the building must be 10' setback from this property line. Within that space is a 10' utility easement and an extended plaza area between Mississippi Street and Indiana Street.

The plan shows an existing 5' sidewalk along the south side of W. 11th Street and a foundation planting area in the central portion of the block face. There is insufficient room to provide street trees unless the project size is reduced. W. 11th Street was constructed within only 40' of total right-of-way. This is an existing condition of the area. This segment of the street includes mature trees on both sides of the street as well as 5' sidewalks. No additional right-of-way was requested during the review of this project.

This property is adjacent to multi-dwelling residential zoning along the north and most of the east sides as well as the south sides. A buffer yard is not required for the MU District when adjacent to any non-RS district.

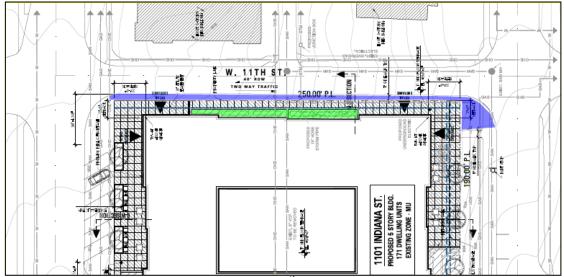


Figure 4: 11th Street Greenspace

Subdivision Review

This property is currently platted with multiple lots. In some cases, existing buildings cross platted lot lines. As part of this redevelopment project, the property will be replatted as a single lot. The Preliminary Development Plan also satisfies the requirements of a Preliminar Plat. Prior to redevelopment of this site, the developer is required to complete a Final Plat. Staff is working with the applicant to address the sanitary sewer utility design for this property and address how that service will be provided for the property at 1115 Indiana Street.

W. 11th Street is designated as a collector street. As such, a total of 80' of right-of-way is required as a standard design requirement per the section 20-810. The existing street is only 40'. No additional right-of-way was requested during the review of this project. There are no plans to widen W. 11th Street. This is an existing condition of the site. Since the Preliminary Development Plan also acts as the Preliminary Plat, it is appropriate for the Planning

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Commission to consider a variance from the right-of-way standards in the Subdivision regulations.

Both Indiana Street and Mississippi Streets south of 11th Street (adjacent to the subject property) are designated local streets and exceed the minimum required 60' of right-of-way.

Preliminary Development Plan Review

The proposed Preliminary Development Plan for Here @ Kansas has been evaluated based upon findings of fact and conclusions per Section 20-1304(d)(9) of the *Development Code* for the City of Lawrence, requiring consideration of the following nine items:

1) The Preliminary Development Plan's consistency with the Comprehensive Plan of the City.

This property is proposed to be rezoned for mixed-use development with a Planned Development Overlay to facilitate increased density bonuses within the project. Redevelopment and infill development are recommended policies within the urban areas of the City. Appropriate transitions and buffers are also recommended when high-density uses are adjacent to lower density or intensity uses. This property is immediately adjacent to the University of Kansas along the west property line. Other high-density land uses are located within the immediate vicinity of the property.

Recommendations for medium- and higher-density residential development from Chapter 5 of *Horizon 2020* are listed below.

"Development proposals shall be reviewed for compatibility with existing land uses. The review should include use, building type, density and intensity of use, architectural style, scale, access and its relationship to the neighborhood, and the amount and treatment of screening and open space." (Policy 1.1, page 5-23)

"Encourage new and existing medium- and higher-density residential development which is compatible in size, architectural design, orientation, and intensity with the surrounding land uses in established areas." (Policy 3.4, page 5-29)

Land uses are further refined in The Oread Neighborhood Plan. The Neighborhood Plan identifies this area as suitable for mixed uses as discussed in the related rezoning report. Additionally, the plan recommends multiple overlay districts (refer to map 4-7 of the Oread Plan). This property is located within what is identified as Overlay District No. 2 (High Density).

This request represents an infill redevelopment of an existing high-density multi-dwelling residential land use. The location of the project is on the edge of the Oread Neighborhood where it abuts the University of Kansas along Mississippi Street. High-density residential uses are recommended near existing high intensity land uses. The University is a high-intensity land use.

Neighborhood compatibility must be mitigated through architectural treatment of the building to provide pedestrian scale design at the ground level and reduce the bulk of the building.

Staff Finding – The proposed development complies with the land use goals and policies for medium- and higher-density residential development of the Comprehensive Plan.

2) Preliminary Development Plan's consistency with the Planned Development Standards of Section 20-701 including the statement of purpose.

The purpose statement includes the following (staff comments follow in *italics*):

- a) Ensure development that is consistent with the comprehensive plan.

 As discussed previously, the development is consistent with the comprehensive plan.
- b) Ensure that development can be conveniently, efficiently and economically served by existing and planned utilities and services.

The City and the applicant are working to provide an internal design acceptable to the City to facilitate this development and the remaining residence at 1115 Indiana Street. Public Improvement Plans will be required with this development. Sufficient capacity within the water and sanitary sewer systems exists to accommodate this proposed development.

c) Allow design flexibility which results in greater public benefits than could be achieved using conventional zoning district regulations.

The intent of the developer is to provide a project that exceeds the current development form in types of units, uses, and environmental benefits with a structured vertical mixed-use development. This is accommodated through the use of rezoning and a planned development overlay that offers incentives (density) for providing a higher quality development than the existing development or through what could be developed with conventional zoning.

Two specific elements of this project are LEED certifiable and Energy Star certifiable construction. The incorporation of these design standards allows the project to be considered for a density bonus – a benefit to the developer; in exchange, the community benefits by efficient and sustainable forms of development.

- **d)** Preserve environmental and historic resources.

 There are no known historical or environmental resources on this property.
- e) Promote attractive and functional residential, nonresidential, and mixeduse developments that are compatible with the character of the surrounding area.

The proposal is for a vertical mixed-use development. It will be constructed as a redevelopment – infill project. This area is designated in The Oread Neighborhood Plan as suitable for mixed uses.

Staff Finding_ The proposed Preliminary Development Plan is consistent with the Statement of Purpose of Planned Development.

3) The nature and extent of the common open space in the Planned Development. Common open space is provided around the perimeter of the building and includes hard surface areas for the parking garage and plaza areas adjacent to the ground floor uses. Additional common opens space can be found around the perimeter of the building and interior to the building as planter areas, green spaces and roof top amenities with the development.

Staff Finding – This plan includes developed common open spaces internal to the development and along all street frontages as a mix of residential and public spaces throughout the development.

4) The reliability of the proposals for maintenance and conservation of the common open space.

The property owner will own and maintain the common open space within this development. This development is anticipated as a singly owned building and the developer will have control over the common areas within the development.

Staff Finding –The property owner will own and maintain the common open space.

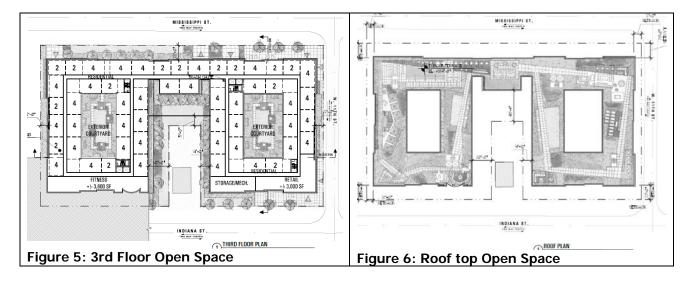
5) The adequacy or inadequacy of the amount and function of the common open space in terms of the densities and dwelling types proposed in the plan.

The minimum outdoor area, as required on Article 20-601 (a) is based on the total calculated dwelling unit count and not the actual number of dwelling units.

Open Space	Open Space Requirement Calculation							
Number Bedrooms	Proposed	Optional	Required Outdoor Space (P * 50 SF)	Required Outdoor Space (O * 50 SF)				
2 br units	46 units [46 * .6 = 28]	56 units [56 * .6 = 34]	28 * 50 = 1,380 SF	34* 50 = 1,700 SF				
4 br units	125 units [125 * 1 = 125]	120 units [120 * 1 = 120]	125 * 50 = 6,250 SF	120 * 50 = 6,000 SF				
Total Units	171	176	7,630 SF	7,700 SF				

This proposed development includes 19,441 SF of common open space located around the perimeter of the building. An additional 4,128 SF of open space is provided within the exterior courtyard area accessible from the 3rd floor of the building. An additional 27,840 SF is provided on the roof level.

Common open space within this development is located on the roof level of the project and on the third floor of the property. Open space areas are also located around the perimeter of the building and within plaza areas along the street frontage as an extension of the retail commercial area.



Staff Finding – The amount and function of the common open space exceeds the requirements of the Development Code.

6) Whether the Preliminary Development Plan makes adequate provisions for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment.

A location criterion for a Mixed Use development is the proximity to multiple public services. This project is:

- Located along established transit routes
- Located within one quarter mile of public open space (University of Kansas) and one half mile of public parks (South Park and the Japanese Friendship Garden)
- Located within one half mile of a fire/medical station (Fire Station 1) and multiple community and public buildings.
- Serviced by existing water and sanitary sewer infrastructure.

A traffic study was provided to City Staff for reviewed. The study includes recommended pavement markings at specific locations for the surrounding street network. These recommendations would be included as part of the Final Development Plan and are represented graphically as follows:

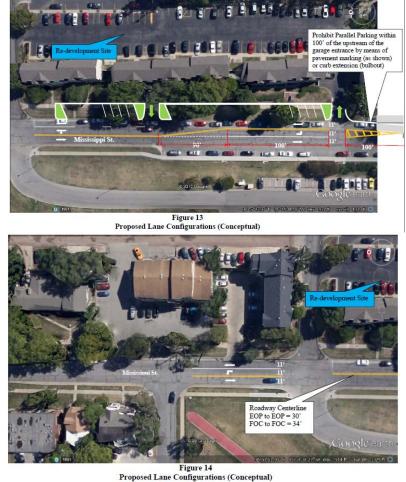


Figure 7: Traffic Study Graphic of Pavement Markings

This project is unique in that there will be no on-site vehicular circulation. Off-street parking is provided within the building through an automated garage feature. Access to the garage is from Mississippi Street. Additionally, this development will include on-street parking along Mississippi Street and Indiana Street adjacent to the development. Staff has been working with the applicant to outline the necessary agreement that must be executed regarding use of on-street parking within this area.

The project includes required open space within the development and is setback from property lines to create public plaza areas adjacent to the commercial areas of the development. The site also includes setbacks from the property at 1115 Indiana Street creating open space around this remaining residence.

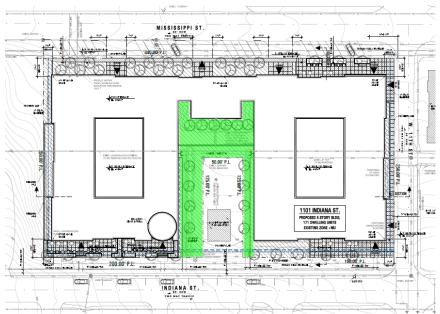


Figure 8: Buffer Yard Area

Staff Finding_– The Preliminary Development Plan's provisions for Fire/Medical access will continue to be reviewed as part of the Final Development Plan as well as the construction documents. Overall, the proposed Preliminary Development Plan provides adequate provisions for public services and controls for vehicular circulation.

7) Whether the plan will measurably and adversely impact development or conservation of the neighborhood area by:

a) doubling or more the traffic generated by the neighborhood;

This property is developed with an existing high-density residential use. The project location is within a fully developed portion of the urban area. The traffic study indicates that overall traffic in the area will result in almost four times the current traffic level that exists in the area today. However, the adjacent street network has enough capacity to support the development. The study identified specific turn lanes that are needed to enhance the safety in the area as discussed earlier in the staff report.

b) proposing housing types, building heights or building massings that are incompatible with the established neighborhood pattern; or

The proposed development uses the existing grade of the property to provide an overall development that is consistent with other development in the area as it relates to height. Pedestrian scale amenities and building articulation help to mitigate the mass of the proposed development along the adjacent street frontages. These elements will continue to be reviewed and refined as part of the Final Development Plan and the building code review processes.

c) increasing the residential density 34% or more above the density of adjacent residential properties.

This property is surrounded by a high-density residential development. The proposed density is substantially higher than the adjacent development pattern of the immediate area. Density bonuses are accommodated through both the base MU District and the PD overlay district.

Staff Finding-- Staff has determined that the Preliminary Development Plan will have an impact on property specifically located at 1115 Indiana Street. The impact of the project for that property is significant.

8) Whether potential adverse impacts have been mitigated to the maximum practical extent.

Potential adverse impacts with multi-dwelling apartments can occur with lighting that extends onto adjacent properties, or with balconies that overhang single-dwelling residences. A photometric plan will be required prior to approval of the Final Development Plan to insure there is no negative impact from the exterior lighting. Parking lot lighting will not impact the surrounding uses since it is contained within the building. Exterior lights shall have full cut-off features and will be further reviewed as part of the Final Development Plan. A note on the plans states; "No balconies are proposed on this project."

As discussed in the rezoning application, the proposed development will surround an existing single-story detached residence on three sides. The building has been setback to provide a large buffer around the residence. The mass and size of the proposed development will be significant compared to the existing residence. A concern for the residence at 1115 Indiana Street is the availability of off-street parking. Staff is reviewing options as a this project is refined. The slope of the property from Indiana Street is not appropriate for the construction of a driveway. The residence is situated several feet below the street. Currently the property owner of 1115 Indiana Street accesses the rear of the property for parking through the Berkley Flats Apartment development. There are no existing easements or agreements recorded for this parking. Designation of an on-street parking space may be necessary for this residence.

Staff and the applicant have attempted to address concerns or to incorporate the property at 1115 Indiana into the proposed development without success.

Staff Finding – Possible adverse impacts of exterior lighting will be addressed with a photometric plan to insure there is no spillover light. The size and location of the proposed development in proximity to the existing residence at 1115 Indiana Street will be significant.

9) The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the Planned Unit Development in the case of a plan that proposes development over a period of years.

The proposed project is a mixed-use development within a single building in property that is currently developed with several buildings and surface parking as a multi-dwelling residential use. There is no phasing associated with this project.

Staff Finding- A phased development has not been proposed.

Staff Review and Conclusion

The proposed Preliminary Development Plan conforms to the land use recommendations for mixed-use development in the *Oread Neighborhood Plan*. This property is located within an existing urban area and is constrained by the topography and the surrounding development.

1101 INDIANA ST.

LAWRENCE, KS

PROJECT NOTES

OWNER

HERE Kansas, LLC 908 N. Halsted, Chicago, II 60607

p. 312 642 0170 jwh@here-llc.com

PROPERTY DESCRIPTION

LOTS 1-6 IN BLOCK 14, LANE'S SECOND ADDITION, AN ADDITION TO THE CITY OF LAWRENCE; AND LOT 1 THE NORTH HALF OF LOT 2, AND ALL OF LOTS 3-5 AND 9-12 IN BLOCK 9, OREAD ADDITION TO THE CITY OF LAWRENCE, ALL IN DOUGLAS COUNTY, KANSAS.

GENERAL NOTES

- 1. NO BALCONIES ARE PROPOSED ON THIS PROJECT.
- 2. ALL ACCESSIBLE SIDEWALK RAMPS PER ADA STANDARDS.
- 3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION. 4. SWIMMING POOL SHALL COMPLY WITH CITY CODE CHAPTER 19, ARTICLE 11,
- 5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE RIGHT-OF-WAY
- 6. ALL EXISTING BUILDINGS AND STRUCTURES CURRENTLY ON THE SITE ARE
- PROPOSED TO BE DEMOLISHED.
- 7. TOPOGRAPHIC INFORMATION IS BASED ON GIS INFORMATION PROVIDED BY
- THE CITY OF LAWRENCE BASED ON NAVD88 VERTICAL DATUM.
- 8. THIS SITE PLAN IS INTENDED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDING,
- PARKING, AND PEDESTRIAN ACCESS.

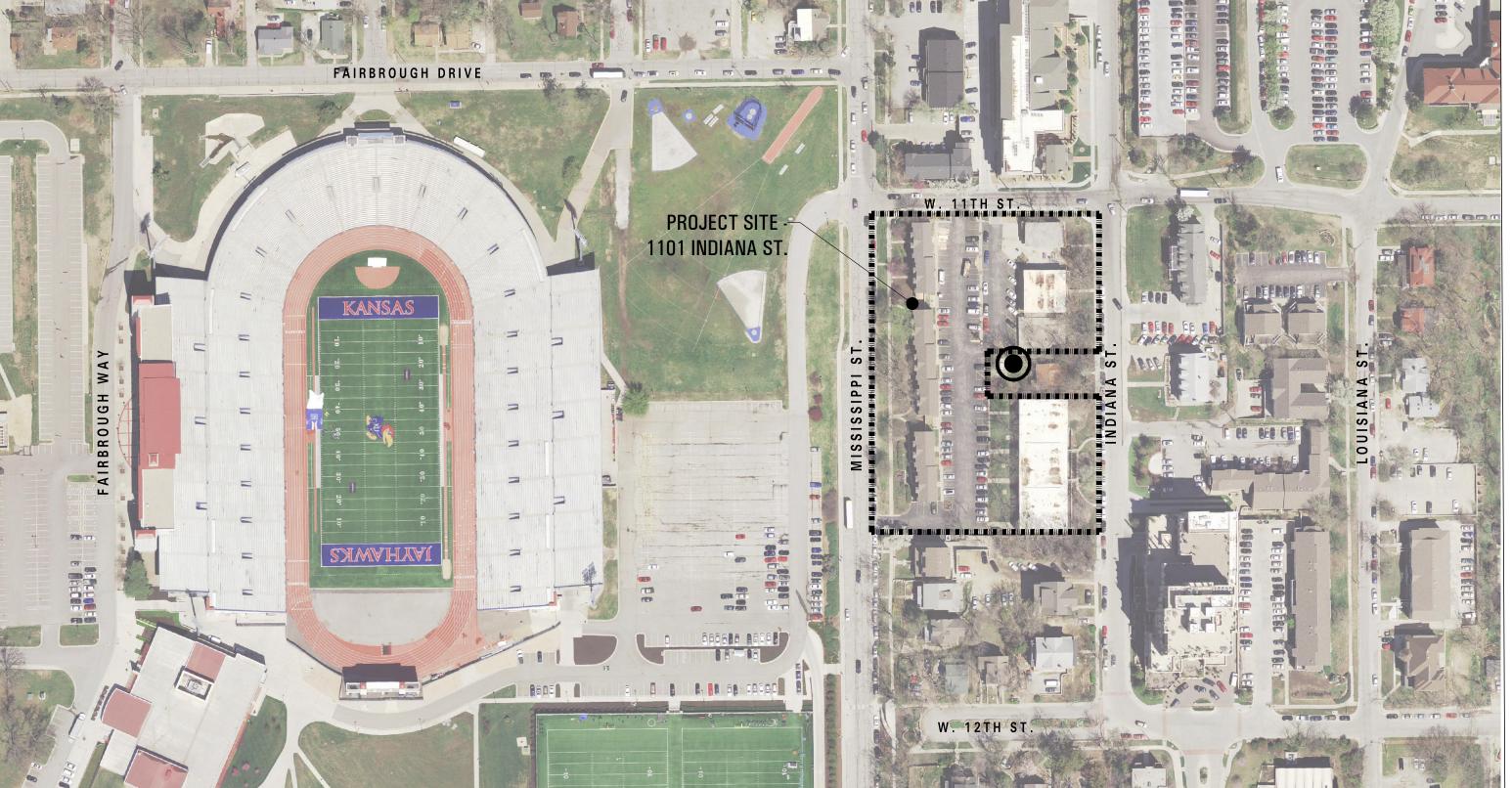
CODE ANALYSIS

ILDING CODE ANALYSIS E AND OCCUPANCY CLASSIFICATIONS - CHAPTER 3 QUIREMENTS	IBC - 2012 ORDINANCE REQUIREMENTS	IBC CODE SECTION	REQUIREMENTS		
L. SECTION 301-303, 309-311: USE AND OCCUPANCY CLASSIFICATION	RESIDENTIAL - GROUP R-2 MERCANTILE - GROUP M	3Ø2.1	I. SECTION 10/03: GENERAL MEANS OF EGRESS A. GENERAL REQUIREMENTS A. GENERAL REQUIREMENTS		
	ASSEMBLY - GROUP A-2 PARKING - GROUP S-2		A. GELING HEIGHT 2. HEADROOM	NOT LESS THAN T'-6" (T'-6" IN GARAGES AND BATHROOMS) 80" OR 6'-8" (STAIRS)	1003. 1003.
A. INCIDENTAL USE: SEPARATIONS			HORIZONTAL PROJECTIONS EXCEPTIONS: HANDRAILS SERVING STAIRS AND RAMPS	NOT MORE THAN 4" PERMITTED 4.5" FROM WALL	10033
STORAGE ROOMS OVER 1000 SF PARKING GARAGE	1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM 2 HR OR 1 HR W SPRINKLERS	TABLE 509 TABLE 406.46	4. FLOOR SURFACE 5. ELEVATION CHANGE	SLIP-RESISTANT SURFACE LESS THAN 12" (GREATER PER RAMP REQUIREMENTS)	1003 1003
3. ROOMS WITH ANY BOILER OF IS PSI & IØ H.P. 4. ROOMS CONTAINING FIRE PUMPS IN HIGH-RISE BUIDLINGS	1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM 2 HR	TABLE 509 TABLE 9132.1	EXCEPTIONS: SINGLE STEP # 1" MAXIMUM B. OCCUPANT LOAD		
B. OCCUPANCY SEPARATIONS: (SEPARATED USES PER IBC 302.1 4 500.4) R2 RESIDENTIAL TO S2 GARAGE	2 HRS OR I HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1	TABLE 508.4	I. MAXIMUM ALLOWABLE FLOOR AREA a. CALCULATIONS PER FLOOR	RESIDENTIAL: 200 GROSS FLOOR AREA PER OCCUPANT SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	TABLE 1004.
R2 RESIDENTIAL TO R2 RESIDENTIAL R2 RESIDENTIAL TO A2 ASSEMBLY	1 HR 2 HRS OR I HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 3/02.1.1	108 TABLE 508.4	2. OCCUPANT LOAD a. PARKING GARAGES	200 SF/ PERSON GROSS	
R2 RESIDENTIAL TO M MERCANTILE A2 ASSEMBLY TO S2 GARAGE	2 HRS OR I HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1 2 HRS OR I HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1	TABLE 508.4 TABLE 508.4	b. ACCESSORY STORAGE / MECHANICAL c. OUTDOOR TERRACES / ASSEMBLY UNCONCENTRATED	300 SF/ PERSON GROSS IS SF/ PERSON NET	
CIAL DETAILED REQUIRMENTS BASED ON USE AND OCCUPANCY - CHAPTER 4			d. FITNESS CENTER (EXERCISE ROOMS) e. RESIDENTIAL	50 SF/ PERSON GROSS 200 SF/ PERSON GROSS	
JIREMENTS I. SECTION 403: HIGH RISE BUILDINGS		4Ø32	f. MERCANTILE g. POOLS	30 SF/ PERSON GROSS (SALES FLOOR), 300 SF/ PERSON (STORAGE) 50 SF/ PERSON GROSS (POOL), IS SF/ PERSON GROSS (POOL DECK)	
A. REDUCTION IN FIRE-RESISTANCE RATING I. TYPE OF CONSTRUCTION	TYPE IA FOR BUILDINGS LESS THAN 420 FT, RATINGS MAY BE REDUCED		C. EGRESS WIDTH I. MINIMUM WITH SPRINKLERS		
2. SHAFT ENCLOSURE	TO THOSE REQUIRED IN TYPE IB CONSTRUCTION (EXCEPT COLUMNS) 2HR PROVIDED OR I HR WHERE SPRINKLERS ARE ARE WITHIN THE	4 <i>0</i> 3.2.1.1 4 <i>0</i> 3.2.1.2	a. STAIRWAYS: FACTOR Ø3Ø b. OTHER EGRESS: FACTOR Ø2Ø	SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	TABLE 1005
3. SPRAYED FIRE-RESISTANT MATERIALS (SFRM)	SHAFT AT THE TOP AND AT ALTERNATE FLOOR LEVELS SFRM MIN. BOND STRENGTH OF 430 PSF	4Ø32.4	2. ILLUMINATION REQUIREMENTS D. ACCESSIBLE MEANS OF EGRESS	NOT REQUIRED FOR R2 DWELLING UNITS	1006
4. AUTOMATIC SPRINKLER SYSTEM 5. WATER SUPPLY TO REQUIRED FIRE PUMPS	CONTAINS SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9/03.3.1.1 FIRE PUMP SUPPLIED BY TWO WATER MAIN CONNECTIONS	4Ø32.4 4Ø3.32	REQUIREMENTS BUILDINGS WITH 4 OR MORE STORIES	MUST COMPLY FOR NEW BUILDINGS ELEVATOR COMPLYING W/ SECTION 10/07.4 NOT REQID W/ SPRINKLERS	100
6. EMERGENCY SYSTEMS	(TWO CONNECTIONS TO ONE MAIN ARE PERMITTED IF MAIN IS VALVED)		3. ENCLOSED EXIT STAIRUIAYS a. AREA OF REPUGE	INSIDE STAIRUELL OR REMOTE ENCLOSED ROOM	1007
a. SMOKE DETECTION b. FIRE ALARM SYSTEM	AREA SMOKE DETECTION AND DUCT SMOKE DETECTION PROVIDED SMOKE DETECTION, FIRE DEPARTMENT COMMUNICATION PROVIDED	4Ø3.4.1 9Ø12.13	b. EXCEPTIONS 4. AREAS OF REFUGE	4'-0" CLEAR BETWEEN HANDRAILS NOT REQUIRED W/ SPRINKLERS	1001.3
c. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM	SYSTEM, AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PAGING ZONES AT ELEVATORS, EXITS STAIRS, AND A.O.R. PROVIDED	907.522	a. MAXIMUM TRAVEL DISTANCE b. ACCESS	NOT MORE THAN PERMITTED PER OCCUPANCY ENCLOSED STAIRIUAY OR THROUGH CORRIDOR	1007
d. EMERGENCY RESPONDER RADIO COVERAGE	PROVIDED IN ACCORDANCE WITH SECTION 510 OF THE IFC	IFC 510	c. SIZE	30" X 48" SPACE PER 200 OCCUPANTS	1007.6
e. FIRE COMMAND I. LOCATION AND ACCESS	APPROVAL BY FIRE CHIEF	911.1.1	d. SEPARATION e. TWO-WAY COMMUNICATION	SMOKE BARRIER OR SPRINKLERS TO CENTRAL CONTROL POINT	1007.6 1001.6
II. SEPARATION III. SIZE	I HR MIN. FIRE BARRIER MIN. 2000 SF WITH A MIN DIMENSION OF 10'	911.1.2 911.1.3		DOORWAY SIGNAGE WITH ILLUMINATION	1007
IV. LAYOUT APPROVAL V. REQUIRED FEATURES	APPROVAL OF LAYOUT IS REQUIRED BEFORE INSTALLATION EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM CONTROL UNIT	911.1.4 911.1.5		32" MINIMUM / 48" MAXIMUM (80" MIN. HEIGHT) MINIMUM & MAXIMUM NOT APPLY TO INTERIOR UNITS DOORS	1008
	FIRE DEPT. COMMUNICATION SYSTEM, FIRE DETECTION AND ALARM ANNUNCIATOR, ANNUNCIATOR ELEVATOR OPERATION INDICATOR,		a. DOORS IN DWELLING UNITS b. INTERIOR EGRESS DOORS IN DWELLING UNITS	NOT LESS THAN 18" IN HEIGHT NOT REQUIRED TO BE ACCESSIBLE	
	STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION, FIRE-FIGHTER CONTROL PANEL, STAIRWAY DOOR CONTROLS, SPRINKLER		2. PROJECTIONS: 3. DOOR SUING	4" MAXIMIM IN THE DIRECTION OF EGRESS TRAVEL (IF MORE THAN 50 OCCUPANTS)	1008.1 1008.
	VALVE AND WATER FLOW PANELS, EMERGENCY AND STANDBY POWER STATUS INDICATORS, FIRE DEPT. TELEPHONE, FIRE PUMP STATUS,		OPENING FORCE 4. FLOOR ELEVATION	5 LBS LEVEL ON EITHER SIDE OF DOOR	1008.1
	SCHEMATIC BUILDING PLANS WITH APPLICABLE FIRE DETAILING, WORK TABLE, GENERATOR CONTROLS, PUBLIC ADDRESS SYSTEM,		a. EXCEPTIONS: DOOR SERVING R2	PERMITTED SUING OVER LANDING # TOP STEP OF STAIRS NOT MORE THAN 1/3" IN HEIGHT	10000.
	ELEVATOR RECALL SWITCH, ELEVATOR EMERGENCY OR STANDBY		b. EXCEPTIONS: INTERIOR FLOOR FINISH THRESHOLDS: A LIAPPHILAGE LIE GLIT	NOT TO EXCEED 3/4" HIGH (DWELLING UNITS), 1/2" HIGH (OTHER DOORS)	1008
e. SMOKE REMOVAL	POWER SELECTOR SWITCH NATURAL AND MECHANICAL VENTILATION PROVIDED	4@3.4.7	6. HARDWARE HEIGHT 1. STAIRWAY DOORS	34" MINIMUM & 48" MAXIMUM UNLOCKED FROM BOTH SIDES, OR LOCKABLE OPPOSITE THE PATH OF	1008.1. 1008.1.9.11, 403.
STANDBY POWER A. SPECIAL REQUIREMENTS FOR STANDBY POWER	2 HR FIRE BARRIER PROVIDED FOR GENERATOR ROOM	403.4.8.1	F. STAIRWAYS AND HANDRAILS	EGRESS AND TIED TO FIRE COMMAND CENTER TO FAIL SAFE	
b. STANDBY POWER LOADS 8. EMERGENCY POWER SYSTEMS	POWER AND LIGHTING, VENT. AND FIRE DETECTION, ELEVATORS	403.4.82	1. STAIRWAY WIDTH 2. HEADROOM	NOT LESS THAN 44" OR 3'-8" (36" MIN. W/N DWELLING UNIT) NOT LESS THAN 80"	100
a. EMERGENCY POWER LOADS	EXIT SIGNS, AND MEANS OF EGRESS ILLUMINATION, ELEVATOR CAR LIGHTING, EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM,	403.4.9.1	3. STAIR TREADS AND RISERS	RISERS 1" MAXIMUM / 4" MINIMUM TREADS 11" MINIMUM	1009
	AUTOMATIC FIRE DETECTION SYSTEMS, FIRE ALARM SYSTEM, ELECTRICALLY POWERED FIRE PUMP		4. STAIRWAY LANDINGS 5. VERTICAL RISE	NOT LESS THAN STAIRWAY WIDTH NOT MORE THAN 12'-0" RISE	100
9. MEANS OF EGRESS a. REMOTENESS OF EXIT STAIR ENCLOSURE	NOT LESS THAN 30' OR NOT LESS THAN 1/4 OF THE LENGTH OF THE	403.5.1	6. HANDRALIS a. HEIGHT	EACH SIDE OF STAIRS BETWEEN 34" - 38"	1009
a. REPIDIENESS OF EXIT STAIR ENGLOSURE	OF THE MAX OVERALL DIAGONAL DIMENSION OF THE BUILDING OR	405.5.1	b. INTERMEDIATE HAND RAILS	STAIRWAY WIDTH WITHIN 30"	101
b. SMOKE PROOF EXIT ENCLOSURES	AREA TO BE SERVED, WHICHEVER IS LESS REQUIRED FOR STAIRWAYS SERVING FLOOR MORE THAN 15'	403.5.4	c. HANDRAIL GRASPABILITY d. EXTENSIONS	MIN. 1 1/4" OUTSIDE DIAMETER (NOT MORE THAN 2") 12" © TOP TREAD WIDTH, 12" + TREAD © BOTTOM	1012
c. LUMINOUS EGRESS PATH	HIGHEST POINT OF FIRE DEPT VEHICLE ACCESS REQUIRED IN ACCORDANCE WITH SECTION 10/24	403.5.5	e. CLEARANCE f. STAIRWELL TO ROOF: 4 OR MORE STORIES	NOT LESS THAN I 1/2" FROM WALL REQUIRED: ONE STAIRWAY ACCESS	1Ø1 1Ø09
d. EMERGENCY ESCAPE AND RESCUE	EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED BY SECTION 1029 ARE NOT REQUIRED	403.5.6	G. RAMPS 1. SLOPE	1 : 12 SLOPE (MAX # 8%)	101
IØ. ELEVATORS a. FIRE SERVICE ACCESS ELEVATOR	REQUIRED FOR BUILDINGS OVER 120' (N/A FOR THIS PROJECT)	403.6.1	2. VERTICAL RISE 3. WIDTH	MAXIMUM 30" OR 2"-6" 36" MINIMUM	1010 1010
RAL BUILDING HEIGHTS AND AREAS - CHAPTER 5			4. LANDINGS	WIDTH X 60" (ONE DIRECTION) 60" X 60" (CHANGE IN DIRECTION)	1016
REMENTS SECTION 503			5. HANDRAILS	REQUIRED EACH SIDE FOR RISE MORE THAN 6"	1010
A. RESIDENTIAL GROUP R2 (PRIMARY OCCUPANCY)	TYPE IB - II STORIES MAX. HEIGHT, UNLIMITED AREA)	TABLE 5Ø3	II. SECTION IDIS: EXIT & EXIT ACCESS DOORWAYS		
ASSEMBLY GROUP A-2 MERCANTILE GROUP M	TYPE IB - 11 STORIES MAX. HEIGHT, UNLIMITED AREA) TYPE IB - 11 STORIES MAX. HEIGHT, UNLIMITED AREA)		A. EXIT AND EXIT ACCESS DOORWAYS I. REQUIREMENTS	TWO EXITS REQUIRED (MINIMUM)	101
PARKING GARAGE GROUP 5-2	TYPE IB - II STORIES MAX. HEIGHT, 19,000SF MAX. AREA/ FLOOR)		OCCUPANT LOAD REMOTENESS	GROUP R - MAXIMUM OF 10 PERSONS FOR ONE EXIT ONLY NOT LESS THAN 1/2, REQUIRED DIAGONAL DISTANCE OF ROOM	TABLE 10
OF CONSTRUCTION - CHAPTER 6 REMENTS			a. WITH SPRINKLERS 4. BOILERS, INCINERATORS, AND FURNACE ROOMS OVER 5000 SF	NOT LESS THAN 1/3 REQUIRED DIAGONAL DISTANCE OF ROOM TWO EXIT ACCESS DOORWAYS	1015
I. SECTION 602: CONSTRUCTION CLASSIFICATION A. TYPE IB	NON-COMBUSTIBLE MATERIALS	6022		PER TABLE: A-2, M, R-2 = 250', S-2 = 400'	
I. SECTION 603: COMBUSTIBLE MATERIALS IN TYPE IA4 2A A. FIRE RETARDANT TREATED WOOD PERMITTED	NON BEARING PARTITIONS AND EXTERIOR WALLS, NON BEARING ROOF		B. TRAYEL DISTANCE: OCCUPANCY GROUP R IV. SECTION IØI8: CORRIDORS	250'-0" WITH SPRINKLERS (200'-0" WITHOUT)	TABLE 1016
B. INTERIOR FLOOR FINISH, TRIM AND MILLWORK	EXTERIOR WALLS WHERE NO FIRE RATING IS REQUIRED, ROOF CONST. PERMITTED		A. CORRIDOR FIRE RESISTANCE RATING B. CORRIDOR WIDTH	1/2 HR W/ SPRINKLERS (R-2), Ø HR W/ SPRINKLERS (A-2, M, S-2) NOT LESS THAN 44"	TABLE IØI
C. INSTALLED LESS THAN 15'-0" ABOVE GRADE: WINDOWS, NAILING, OR FURRING STRIPS	PERMITTED		I. EXCEPTION C. DEAD ENDS	36" WITHIN DWELLING UNIT NOT MORE THAN 20'-0"	1018
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B. BEARING WALLS (EXTERIOR) BEARING WALLS (INTERIOR)	2 HR 2 HR		V. SECTION 10/9: NUMBER OF EXITS & CONTINUITY A. NUMBER OF EXITS AND CONTINUITY	1	
C. NON BEARING WALLS AND PARTITIONS	PER TABLE 602 - ØHR FOR INT. / IHR FOR EXT.		1. MINIMUM: OCCUPANT LOAD	1 - 500 (2 EXITS MINIMUM)	TABLE 10
D. FLOOR CONSTRUCTION AND SECONDARY MEMBERS E. ROOF: INCLUDING SUPPORTING BEAMS AND JOISTS	2 HR 1 HR		IV. SECTION 1022: VERTICAL EXIT ENCLOSURES A ENCLOSURES REQUIRED	2-HR RATING WHERE STAIRS CONNECT 4 OR MORE STORIES	102
A TYPE IB CONSTRUCTION			B. ENCLOGURES UNDER STAIRMAYS C. UNIT STAIRMAYS	I-HR RATING REQUIRED NOT REQ'D TO BE ENCLOSED	
INTERIOR / EXTERIOR FIRE SEPARATION LESS THAN 5FT:	I HR RATING (GROUP A-2, R-2, 9-2), 2HR RATING (GROUP M)		D. SMOKEPROOF ENCLOSURES	STORIES OVER 15 FT. ABOVE THE LOWEST LEVEL, SMOKEPROOF ENCLOSURE OR PRESSURIZED STAIRWAY REQ'D.	1022
MORE THAN 5 FT, LESS THAN 10FT: MORE THAN 10FT, LESS THAN 30FT (1HR RATING)	1 HR RATING (GROUP A-2, R-2, 5-2), 2HR RATING (GROUP M) 1 HR RATING (ALL OCCUPANCIES)		I. ENCLOSURE EXIT V. SECTION 1023: EXIT PASSAGEWAYS	2-HR RATED EXIT PASSAGEWAY FROM STAIRWAY	1Ø22
MORE THAN 30FT	NO RATING REQUIRED (ALL OCCUPANCIES)		A WIDTH	NOT LESS THAN 44", EXCEPT PASSAGEWAYS SERVING OCCUPANT LOAD LESS THAN 50" PERSONS SHALL BE NOT LESS THAN 36"	1002
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OCCUPANCY GROUP 5-2 SECTION 107: FIRE BARRIERS/ SHAFT ENCLOSURES A GLIABTA	2 HRS	1,841,011,110,11	MINIMUM DIMENSIONS MAXIMUM HEIGHT FROM FLOOR DOEED AT UNALL CONGRETA NATA	44" FROM THE FLOOR TO CLEAR OPENING	102
A. SHAFTS	2 HRS (CONNECTING 4 + STORIES) I HR (CONNECTING LESS THAN 4 STORIES) PER PURP B ADDIED PER MEMBER 175	707.3.1/ 713.4	5. OPERATIONAL CONSTRAINTS 6. WINDOW WELLS	WITHOUT KEY OR TOOLS OPENING SILL BELOW ADJACENT GROUND LEVEL MINIMUM ACCESSIBLE NET CLEAR AREA OF 9 RE III - 26 II	102
B. SHAFT OPENINGS C. REFUSE AND LAUNDRY CHUTES	PER FIRE BARRIER REQUIREMENTS	7076	b. LADDERS OR STEPS: WINDOW WELLS DEPTH	MINIMUM ACCESSIBLE NET CLEAR AREA OF 9 SF, W = 36" PERMANENT LADDER W=12" MINIMUM, 3" PROJECTION	1Ø29
OPENINGS ACCESS ROOMS	SELF CLOSING W/ SMOKE DETECTOR 1 HR ENCLOSURE (3/4 HR FOR SELF-CLOSING DOORS)	TI3.I3.1 TI3.I3.3	GREATER THAN 44"		
3. TERMINATION ROOM 4. SPRINKLERS	RATING TO MATCH THE REQUIRED RATING FOR THE SHAFT ENCLOSURE AUTOMATIC SPRINKLERS REQUIRED	TI3.I3.4 TI3.I3.6			
D. ELEVATOR LOBBY I. SEPARATION	FIRE-RATED DOORS - REQUIREMENT APPLIES IS SERVING AN	713.14.1.4	I. SECTION II/04: ACCESSIBLE ROUTE A. SITE ARRIVAL / WITHIN A SITE	ACCESSIBLE ROUTE	116
SECTION 108: FIRE PARTITIONS	OCCUPIED FLOOR AT LEAST 15' ABOVE FD ACCESS		B. CONNECTED SPACES II. SECTION 1006: PARKING AND PASSENGER LOADING FACILITIES	ACCESSIBLE ROUTE	110
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S. C. ELEVATOR LOBBY SECTION 109: SMOKE BARRIERS	THR	713.14.1		GROUP R 2% OF TOTAL UNITS TO BE TYPE A, ALL OTHER UNITS TO BE TYPE B	1107.62.1, 1107.1
SECTION TIES OF ENING PROTECTIVES	1 HR	7/9.3	IV. SECTION IIID: SIGNAGE A. SIGNS	AREA OF REFUGE, TOILETS, ENTRANCES, PARKING SPACES	
A. FIRE RATED GLASS: LIMIT AREA	1-2 HRS (100 SQ IN)	116.5		NAME OF THE WAS, TOTAL TO, ENTRANCED, L'ARRANGE OFFICED	
I. SECTION 116: DUCTS AND AIR TRANSFER OPENINGS A. FIRE DAMPERS	NOT REQUIRED AT RATED PENETRATIONS	717.5.4	ACCESSIBILITY - FHA REQUIREMENTS		
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REMENTS . SECTION 903: AUTOMATIC SPRINKLER SYSTEMS			B. ACCESSIBLE ENTRANCE FROM THE PARKING II. ACCESSIBLE COMMON AND PUBLIC USE AREA	ACCESSIBLE ROUTE	CHAPTER 2
A. GROUP R2	REQUIRED AUTOMATIC SPRINKLER SYSTEM SPRINKLER & TOP OF RUBBISH CHUTE	9Ø32.8 9Ø3.2.11.2	A. AMMENITY SPACES AND LOBBY	COMMON AREAS ARE ACCESSIBLE	CHAPTER 3
B. CHUTES	PER NFPA 13	9Ø3.3.1 9Ø3.3.12	A. DOOR WIDTH 32" MINIMUM	PROVIDED PROVIDED	
B. CHUTES C. STANDARDS D. NPPA B R (IF APPLICABLE)	LESS THAN 4 STORIES IN HEIGHT ALLOWED			PROVIDED	CHAPTER 4
C. STANDARDS D. NFPA I3 R (IF APPLICABLE) E. ALARMS AND CONTROLS	LE95 THAN 4 STORIES IN HEIGHT ALLOWED AS REQUIRED	9Ø3.42			
C. STANDARDS D. NFPA 13 R (IF APPLICABLE) E. ALARMS AND CONTROLS II. SECTION 926: PORTABLE FIRE EXTINGUISHERS A. PER INTERNATIONAL FIRE CODE			V. LIGHT SWITCHES, ELEC. CUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS	PROVIDED	CHAPTER 5
C. STANDARDS D. NFPA I3 R (IF APPLICABLE) E. ALARYS AND CONTROLS II. SECTION 906: PORTABLE FIRE EXTINGUISHERS	AS REQUIRED	9Ø3.42	V. LIGHT SUITCHES, ELEC. OUTLETS, THERMOSTATS,AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS VI. REINFORCED WALLS AT BATHROOMS FOR GRAB BARS VII. USABLE KITCHENS AND BATHROOMS		

PROJECT DATA

	EXISTING	PROPOSED	NOTES
UNDERLYING ZONE USES	RM32 Residential	MU (PLANNED DEVELOPMENT) RESIDENTIAL/ RETAIL	
SITE AREA GROSS BUILDING AREA	103,750 SF (2.38 ACRES)	103,750 SF (2.38 ACRES) 422,000 SF	REFER TO PLANS FOR AREA SUMMARY

	REQUIRED/ ALLOWED (RM32 ZONE)	PROPOSED (MU PLANNED DEV.)	NOTES
MLA PER DWELLING UNIT (INCLUDING 25% DISCRETIONARY BONUS)	40 UNITS/ ACRE	66 UNITS/ ACRE	
DWELLING UNITS ALLOWED PER MLA	95	156	
EXISTING DWELLING UNITS	103	-	
PROPOSED DWELLING UNITS (PER PD CALC.)	-	156	
PROPOSED DWELLING UNITS (ACTUAL #)	•	175	
PROPOSED TOTAL BEDROOMS	-	592	
BUILDING HEIGHT (ACTUAL)		79'	48' BASE HT. + 1' PER 1' SETBACK
BUILDING HEIGHT (ABOVE DATUM)	60'	69'	
OPEN SPACE			
TOTAL COMMON OPEN SPACE	6,599SF (20%)	19,441 SF (59%)	REFER TO PDP-02 FOR
RECREATIONAL OPEN SPACE	3,299SF (10%)	12,018 SF (36%)	CALCULATION
REQUIRED OFF-STREET PARKING	627	592	
EXISTING OFF-STREET SPACES	165	-	
ON-STREET SPACES	34	37	
REQUIRED PARKING (UNITS)	592	INCLUDED ABOVE	1/ BEDROOM
REQUIRED PARKING (GUEST SPACES)	16	INCLUDED ABOVE	1/ 10 UNITS
ESTIMATED REQUIRED PARKING (RETAIL)	17	INCLUDED ABOVE	1/300 SF NET (ESTIMATED)
ESTIMATED REQUIRED PARKING (RESTAURANT)	56	INCLUDED ABOVE	1/45 SF NET (ESTIMATED)



LOCATION MAP

			LEG	iEND			
	ELEVATION MARKING		ROOM		BATT, INSUL, OR SOUND ATTN, BLANKET		MORTAR, GROUT,
\ \	REVISION		PARTITION TYPE		BRICK (SECTION)		THINSET OR CEMENT PLASTER
\sim					BRICK (ELEVATION)		GYPSUM BOARD
\bigcirc	LARGE SCALE DETAIL	*	- DOOR MARK	لىلىلىا	CARPET	1	METAL LATH & PLASTER
*	— DETAIL — SHEET NUMBER		EXISTING CONSTRUCTION TO REMAIN	<u> </u>	CONCRETE		PLYWOOD
			NEW PARTITION - SEE PLANS FOR TYPE		CONCRETE BLOCK		QUARRY TILE OR CERAMIC TILE
	— SECTION — SHEET NUMBER		NEW PARITION - SEE PEARS FOR THE		GLASS (ELEVATION)		RIGID INSULATION
			EXISTING CONSTRUCTION TO BE REMOVED		GLASS (SECTION)		STEEL
	— ELEVATION — SHEET NUMBER		ACOUSTIC TILE				WOOD FINISH
			ALUMINUM				WOOD ROUGH OR FRAMING

AREA FOR CITY APPROVAL STAMP

DRAWING LIST

PDP-01	PROJECT DATA & LOCATION PLAN
PDP-02	SITE PLAN
PDP-03	LANDSCAPE PLAN
PDP-04	FLOOR PLANS
PDP-05	FLOOR PLANS
PDP-06	ELEVATIONS
PDP-07	ELEVATIONS
PDP-08	ENLARGED ELEVATIONS

HERE KANSAS

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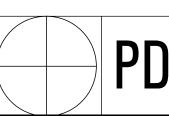


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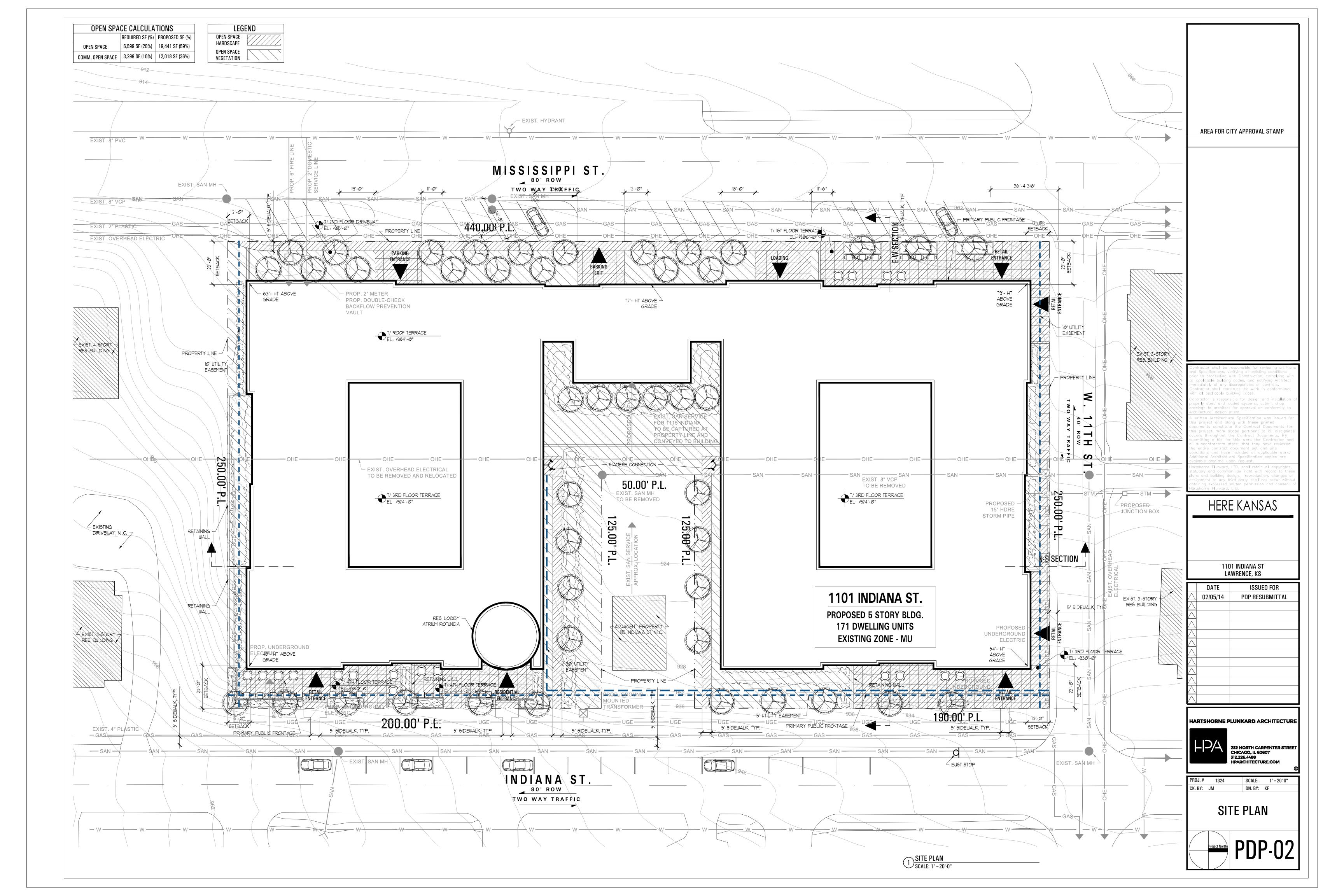
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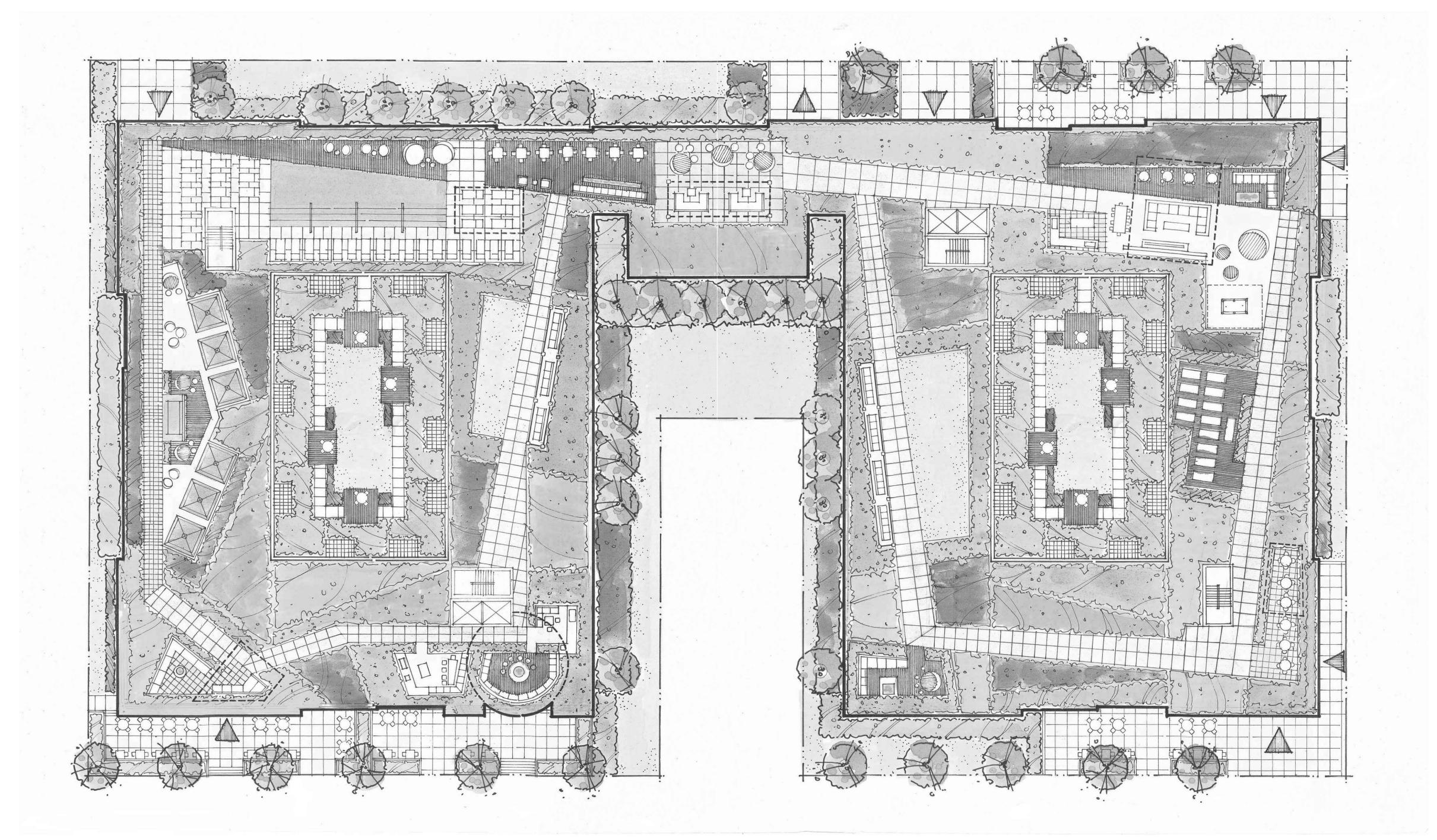
PROJECT DATA

& LOCATION PLAN



PDP-01





Ornamental & Native Grasses ANDROPOGON gerardi CALAMAGROSTIS x acutifolia Karl Foerster CAREX Ice Dance CAREX stricta CHASMANTHIUM latifolium FESTUCA ovina Elijah Blue LIRIOPE muscari Variegata LIRIOPE spicata MISCANTHUS sinensis Gracillimus MISCANTHUS sinensis Gracillimus MISCANTHUS sinensis Morning Light PANICUM virgatum PANICUM virgatum Heavy Metal PANICUM virgatum Northwind PANICUM virgatum Shenandoah PENNISETUM alopecuroides Hameln PENNISETUM alopecuroides Hameln SCHIZACHYRIUM scoparium The Blues SORGHASTRUM nutans SPOROBOLUS heterolepis Perennials ACHILLEA Paprika AGASTACHE Blue Fortune ALCHEMILLA mollis Thriller AQUILEGIA caerulea ASTER novi Alert ASTER Professor Kippenburg ASTILBE arendsii Fanal ASTILBE arendsii Rhineland BAPTISIA australis BERGENIA cordifolia Winter Glow BRUNNERA macrophylla CAMPANULA carpatica White Clips COREOPSIS verticillata Moonbeam COREOPSIS verticillata Zagreb ECHINACEA purpurea Magnus GERANIUM cinereum Ballerina HEMEROCALLIS Happy Returns HEMEROCALLIS Stella D'Oro HEUCHERA micrantha Palace Purple HEUCHERA Caramel HOSTA Blue Angel HOSTA Frances William HOSTA Gold Standard **HOSTA** Patriot HOSTA plantaginea Royal Standard HOSTA sieboldiana Elegans IRIS Caesar's Brother MONARDA Petite Delight NEPETA Walkers Low PEROVSKIA atriplicifolia PHLOX paniculata David PHYSOSTEGIA virginiana Vivid RUDBECKIA fulgida Goldsturm SEDUM spectabile Autumn Joy SOLIDAGO Fireworks **Groundcovers & Vines** AJUGA Chocolate Chip

CLEMATIS x jackmanii
EUONYMUS fort Coloratus
EUONYMUS fort Coloratus

VINCA minor Bowles

LONICERA japonica Halliana
PACHYSANDRA terminalis

PARTHENOCISSUS quinquefolia

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Contractor shall be responsible for reviewing all Plar and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation properly sized and loaded systems, submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all discipline occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

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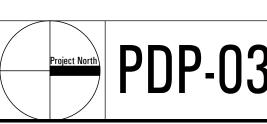
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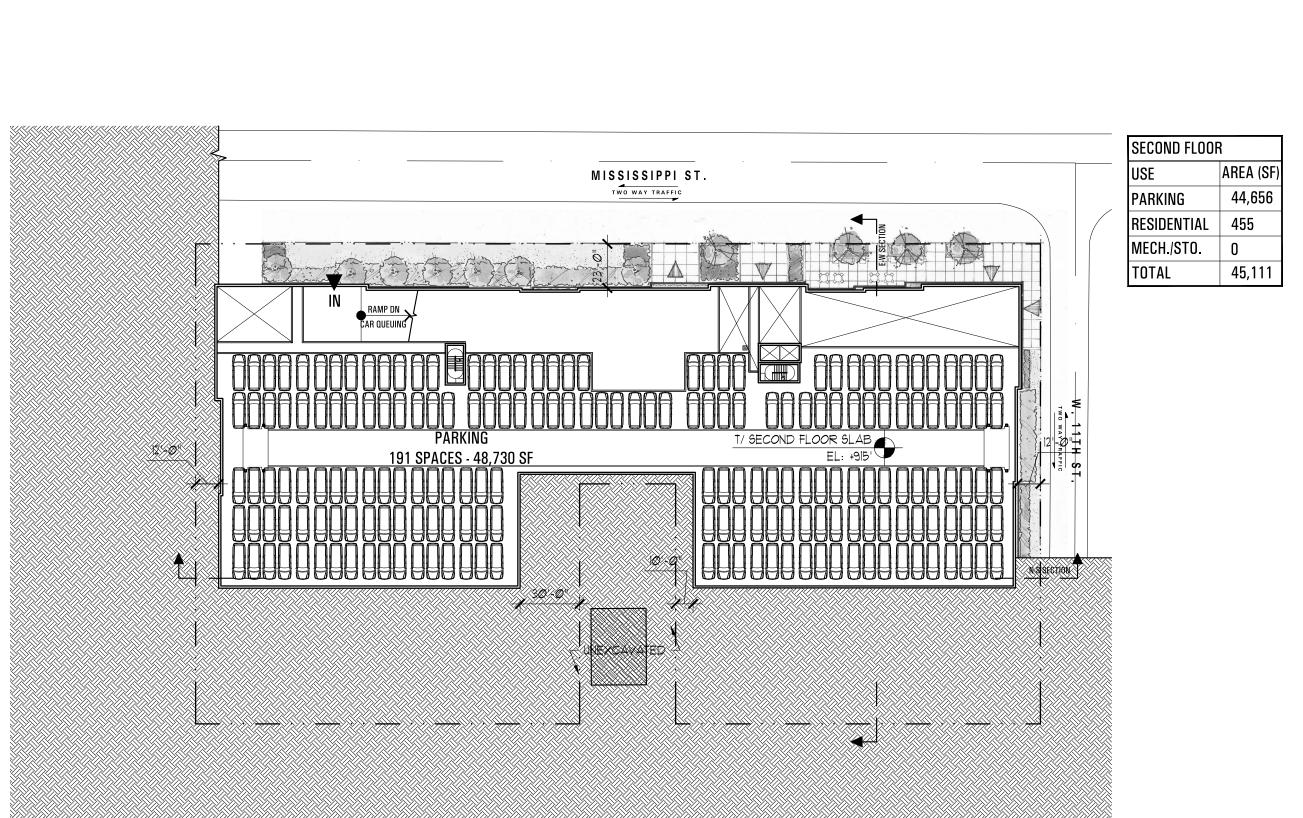
HARTSHORNE PLUNKARD ARCHITECTURE

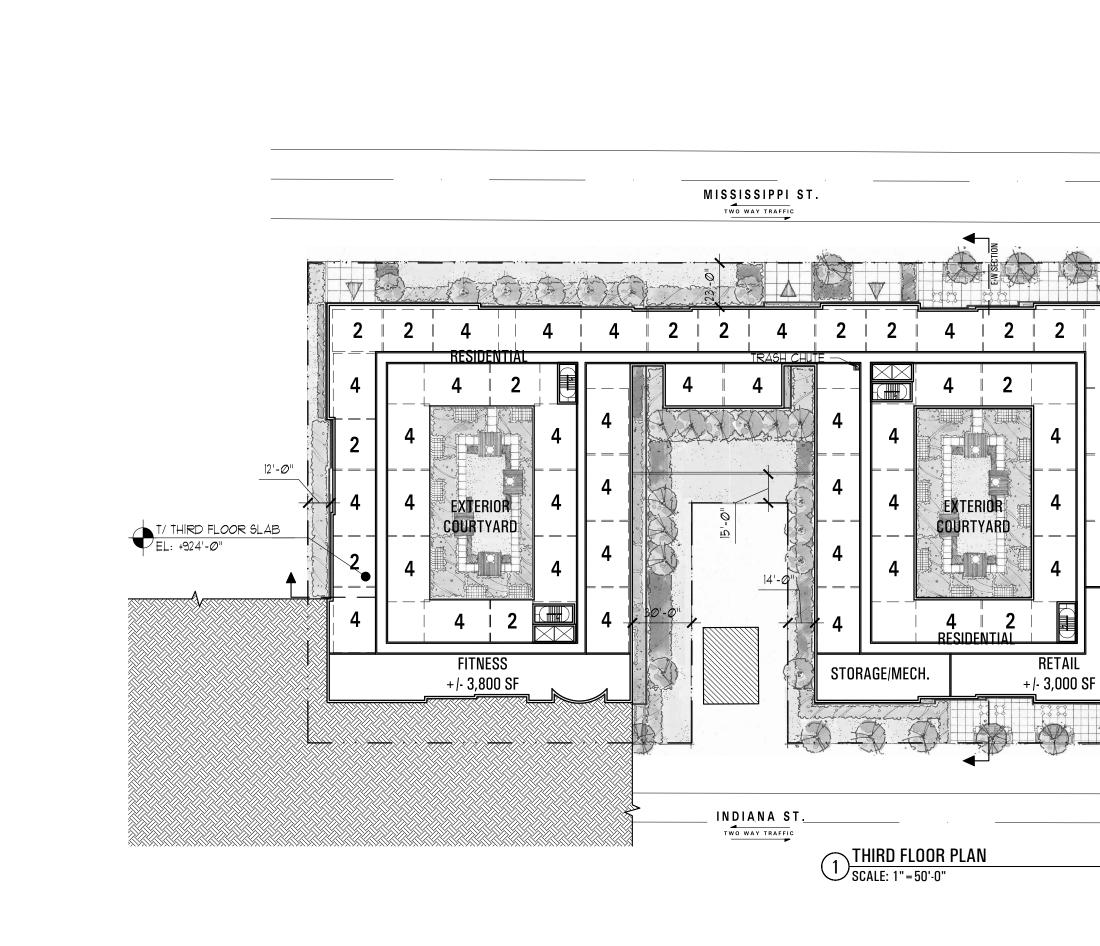


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LANDSCAPE PLAN

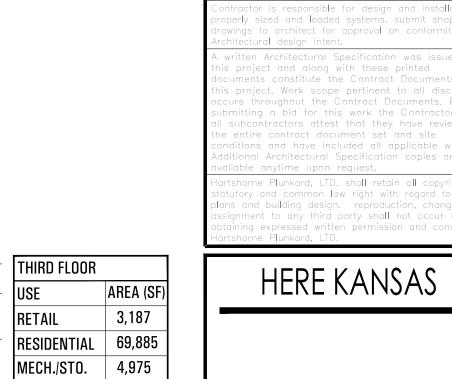






MISSISSIPPI ST.

FIRST FLOOR PLAN
SCALE: 1"=50'-0"



AREA FOR CITY APPROVAL STAMP

AREA (SF)

60,927

5,771

59,129

PARKING

TOTAL

RESIDENTIAL 672 MECH./STO. 1,759

RES. AMENITY 4,128

82,175

TOTAL

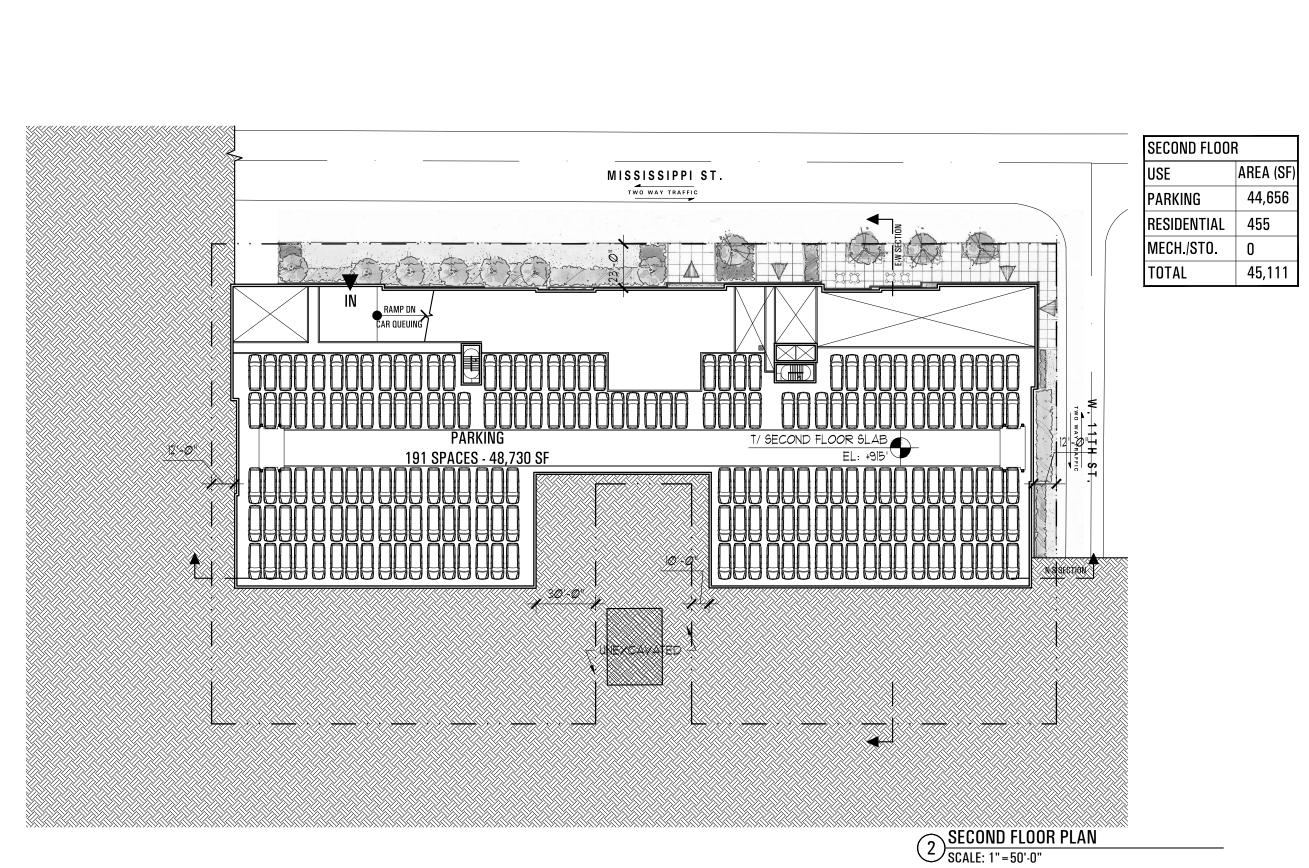
1101 INDIANA ST Lawrence, KS

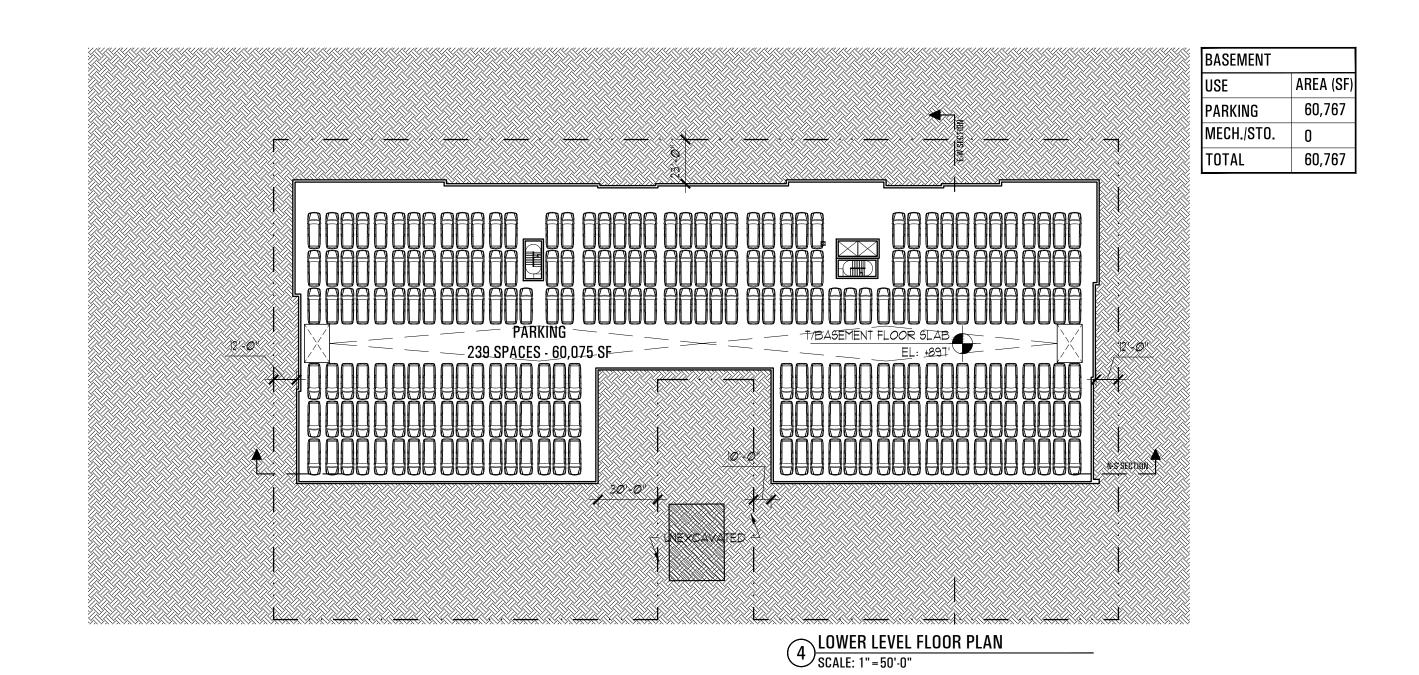
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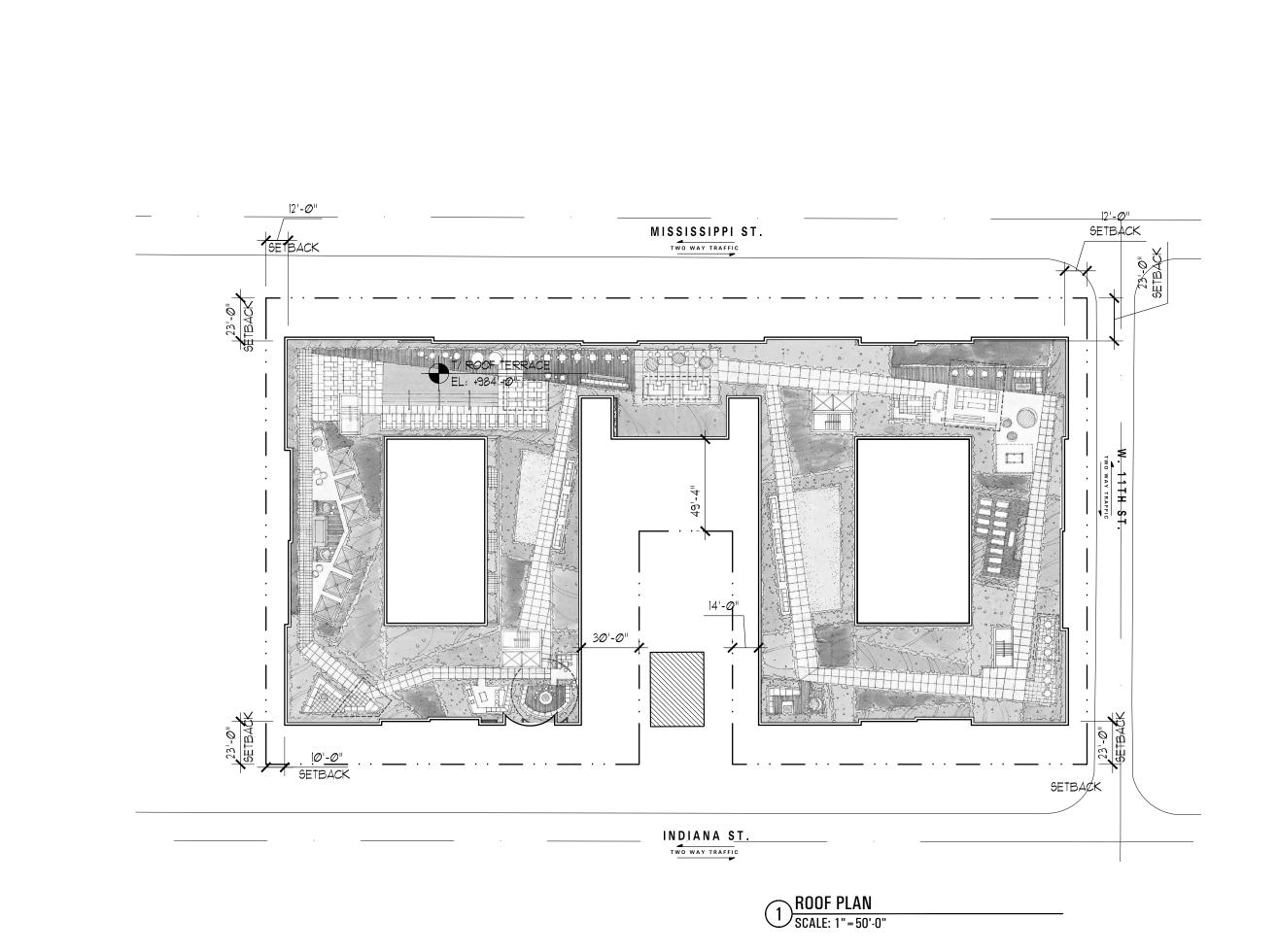
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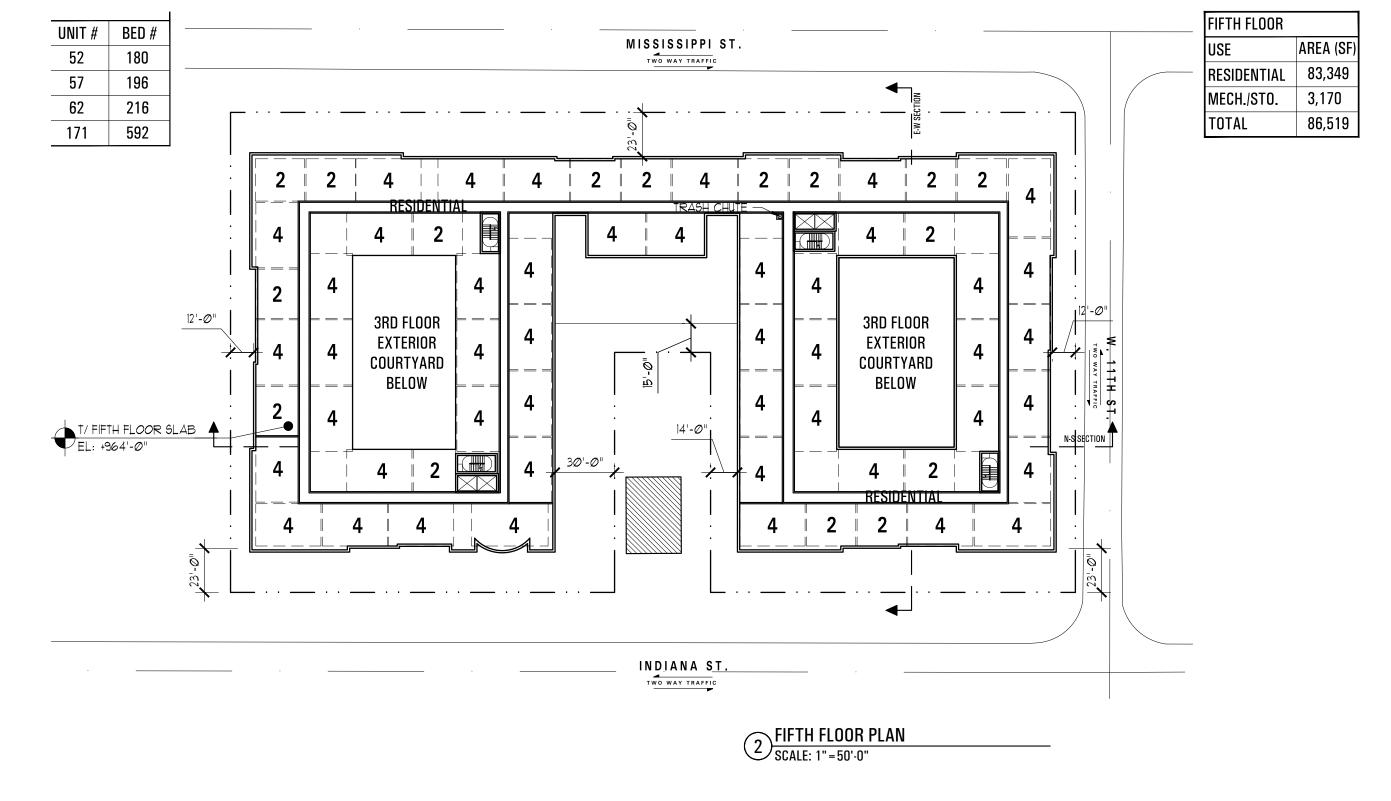












AREA FOR CITY APPROVAL STAMP

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HERE KANSAS

1101 INDIANA ST

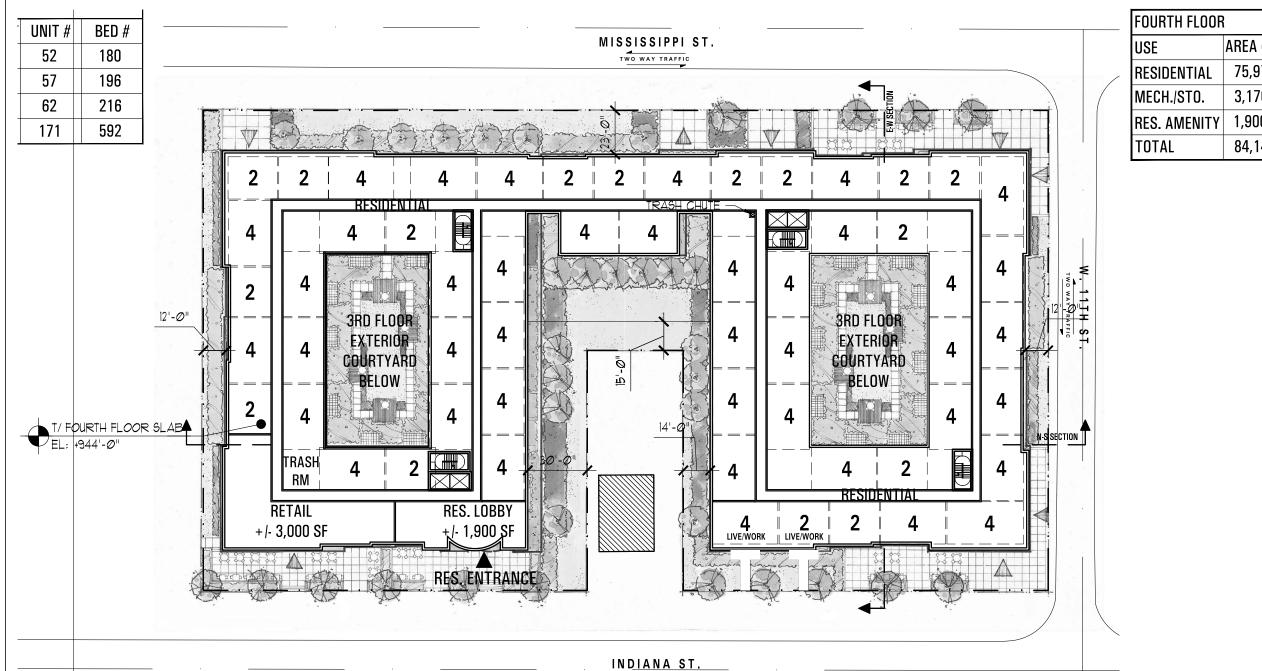
LAWRENCE, KS **ISSUED FOR** 02/05/14 PDP RESUBMITTAL

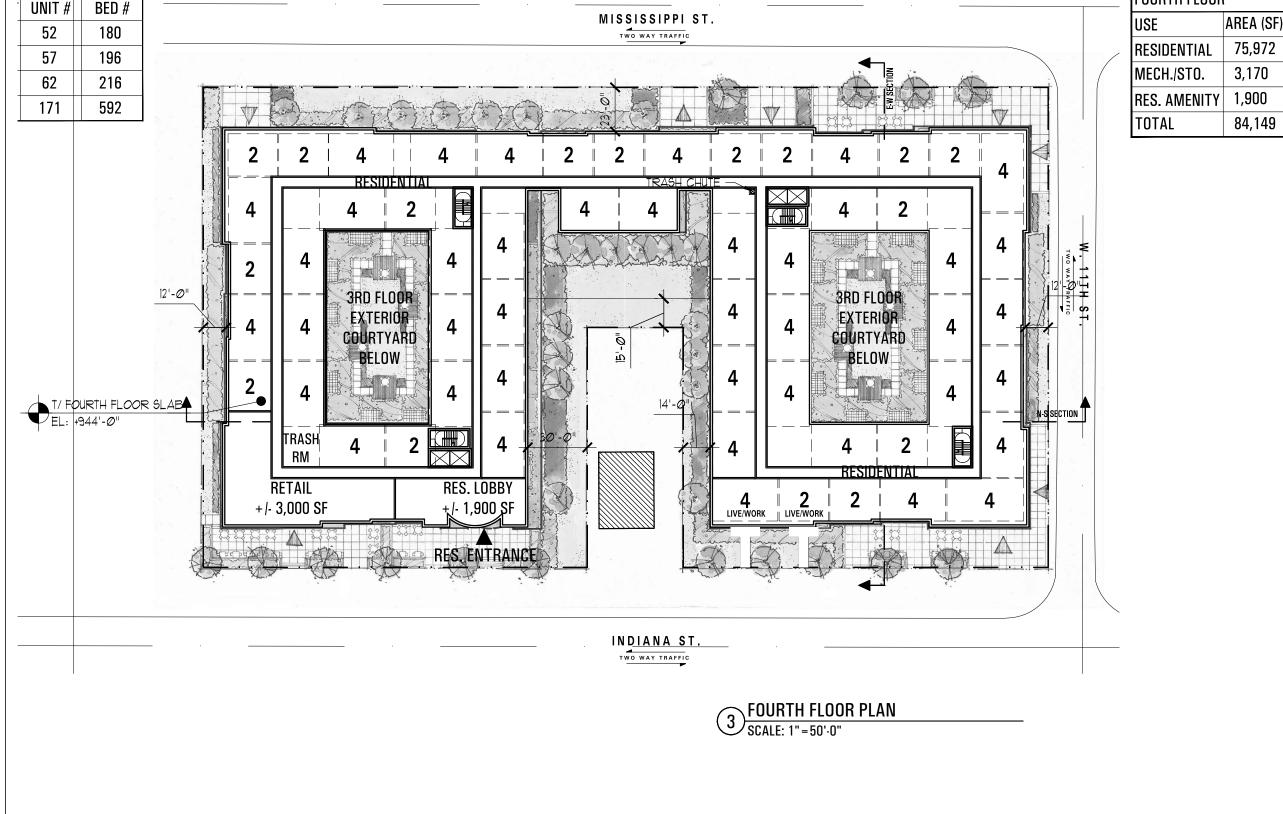
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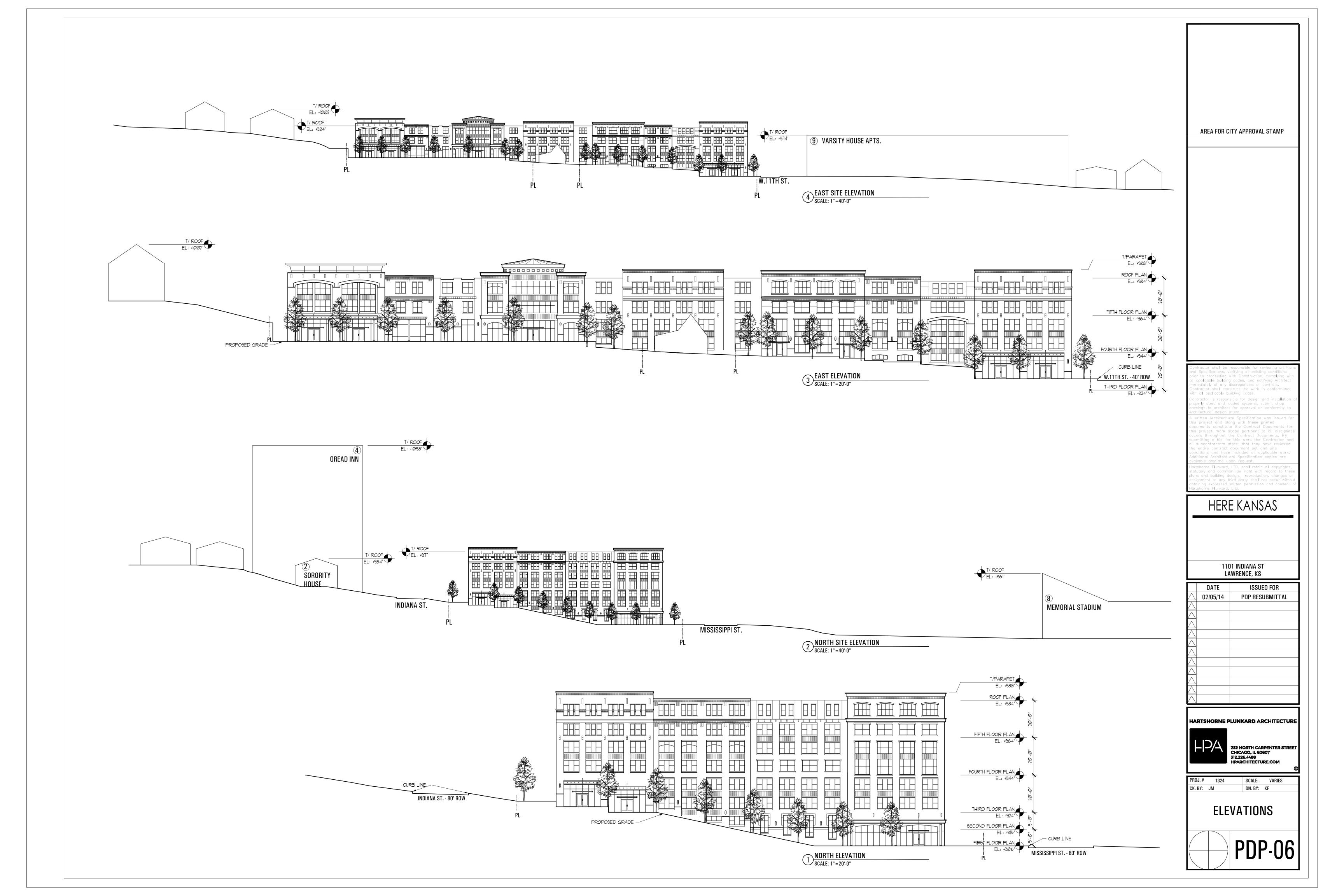
232 NORTH CARPENTER STREET CHICAGO, IL 60607 312.226.4488 HPARCHITECTURE.COM PROJ. # 1324 SCALE: 1"=50'-0" CK. BY: JM DN. BY: KF

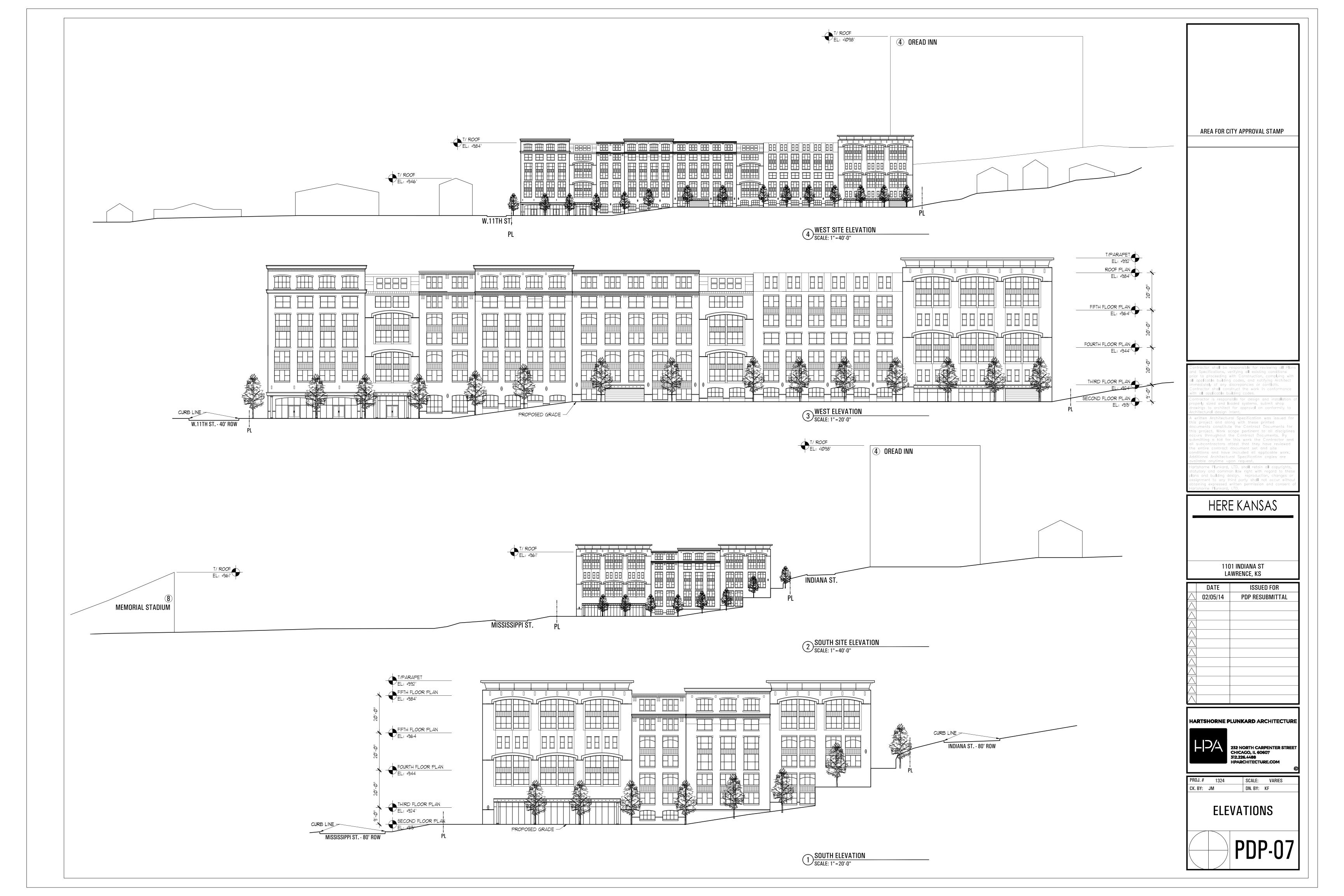
FLOOR PLANS















6 East 6th Street, P.O. Box 708, Lawrence, KS 66044 (785) 832-3150 Fax (785) 832-3160 http://www.lawrenceks.org/pds/

Description of Project:

EXECUTIVE SUMMARY

HERE Kansas, LLC plans to construct a state-of-the-art, five (5) story, LEED certifiable, mixed-use project. It will contain ground floor retail/restaurant uses on both Indiana and Mississippi Streets, three (3) residential floors containing approximately 156 residential student housing units, an amenity area which includes a fitness room, two outdoor common open spaces, a rooftop garden which includes a swimming pool area, and a three (3) level automated robotic parking garage containing approximately 592 parking spaces strategically integrated into the natural topography of the site. Unlike conventional real estate developers, HERE Kansas views itself as the curator of an experience which provides desired outcomes, not merely an erector of bricks and mortar.

SITE PLANNING

The Project design reflects the Applicant's long term view of the Project and its historic neighborhood. The site layout incorporates large expanses of elevated landscaped outdoor areas for the project's residents and their guests. In addition, outdoor use zones are provided along the Primary Public Frontages.

Vehicular access is limited to Mississippi Street so as not to disrupt the pedestrian qualities of Indiana Street with a drive aisles south justified on Mississippi Street to minimize vehicular disruption to the adjacent intersection of 11th Street (collector) and Mississippi Street (collector north of intersection). The building's residential floors both have twenty-three foot setbacks from Indiana and Mississippi Streets.

STREET LEVEL

12/14/2013

The applicant's Project design emphasizes the public benefits of the MU District by providing ground level commercial space with adjacent outdoor dining and gathering areas along the setback between the Project and the surrounding public streets. The Project is designed to complement the energy



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and community created by its immediate adjacency to Memorial Stadium and its close proximity to the remainder of the Kansas University campus.

ARCHITECTURAL DESIGN

The building design follows classic traditional planning principles. Changes in material, color, and shape help to break up the bulk of the building. Strategically place setbacks and undulations along the building facade and roofline create visual interest and the appearance of a commercial building district with multiple buildings juxtaposed with zero side yard setbacks.

SCALE

The building design masterfully utilizes the extreme topographic differences contained within the site to hide the onsite parking garage leaving visible a building that is highly attractive and blends into the surrounding neighborhood aesthetic. The building's height/elevation fits well within the context of its surroundings (see Exhibit C - Contextual Height Study).

THE HERE RESIDENTIAL UNIT

HERE Kansas's copyrighted design provides an unparalleled living experience for all its residents. Each unit has an eighteen (18) foot high great room creating an urban loft —like feel with abundant natural light. All bedrooms, regardless of unit type, have an identical configuration. Bathrooms are situated adjacent to the bedrooms providing the desired level of privacy our residents' desire. Each unit has a fully functioning kitchen as well as a full size washer and dryer.

PARKING

HERE Kansas is providing a state of the art automated robotic parking garage with a capacity of 592 parking spaces. The utilization of this parking technology allows the creation of the single largest parking footprint in the neighborhood, while simultaneously providing many smart green building benefits and a superior building aesthetic that could not be replicated utilizing conventional means.



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AMENITIES

At HERE @ Kansas, resident safety is very important. HERE Kansas provides onsite security as well as an integrated series of surveillance cameras positioned throughout the Project. By design, the building provides limited access to the building's residential floors. Guests will be required to go through secured entry points before obtaining access to a residential floor. The building will provide an onsite fitness center, two expansive landscaped outdoor courtyards (common open spaces), and a rooftop pool and deck. The building lobby will provide an inviting and comfortable hotel-like experience.

SUSTAINABILITY

HERE Kansas will construct a LEED certifiable building with an abundance of design innovations and sustainability technologies intended to promote indoor environmental quality, as well as energy and water consumption efficiencies.



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Please describe the reasonable effort(s) made to meet with and receive input from individuals required to receive notice. The written narrative should include items such as meeting dates, copies of meeting sign-in sheets, issues discussed, and possible resolutions to such issues. (Attach additional sheets if needed.)

Applicant organized a neighborhood meeting on Wednesday, December 4, 2013 at the Community Building located at 115 W. 11th Street. The meeting commenced at 7:30 PM. Applicant mailed the entire certified property ownership within 200 feet of the project site as supplied by Douglas County. In addition, the leadership of both the Oread Neighborhood Association and the Oread Residents Association were emailed and asked to notify their respective memberships of the meeting.

Applicant presented applicable excerpts from The Oread Neighborhood Plan which identified the Project Site as a Future Mixed-Use Land Use and also being in the High Density Overlay District Two. The Project as presented showed that it was consistent with the Oread Neighborhood Plan for the Project Site. The Project Plan also showed the design intent to activate the pedestrian viability of both Indiana and Mississippi Streets with commercial uses.

A preliminary site plan along with all four building elevations where presented for feedback and input. A contextualize height study was also presented to the audience. Onsite and adjacent street parking solutions were shown and discussed. Vehicular access was depicted to be exclusively on Mississippi Street. The Project Plan showed the intended desire to hide the majority of the onsite parking's bulk by creatively utilizing the natural topography of the site. In addition, it was explained that the footprint of the parking was compressed by more than 40% over a conventional parking deck through the utilization of an automated robotic parking solution.

No concerns were voiced by the attendants of the meeting. Questions concerning the project centered around the automated parking system. Only two people attended the meeting.



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Developer's Statement of Intent

Please provide a statement setting forth the reasons why the planned development would be consistent with the Developer's Statement of Intent (as found in Article 7, Section 20-701(c)) by addressing the following two issues. (Attach additional sheets if needed.)

1. Please provide a comparison of the proposed development with the standards of the base district and the otherwise applicable standards of the Development Code.

20-1108 - General Development Standards for Mixed-Use (MU) Districts

The Project meets the appropriate standard because it is located within a quarter mile of a Transit Route and is within a mile of the University. The Project exceeds this standard considerably because it is within a quarter mile of eight (8) bus routes and is across the street from Kansas University.

The Project provides a mixture of residential and nonresidential uses and is designed to form a pedestrian scale environment. Consistent with a vertical mixed-use building, the applicant is proposing the three (primarily subterranean) levels of the parking garage be designated as a Secondary Development Zone. The remaining levels of the building are proposed as a Primary Development Zone within the Mixed-Use District.

The Project complies by having both residential and non-residential uses and no interruption of building frontage along the public frontage within the Primary Zone. It is designed to accommodate heavy pedestrian traffic and ground-level nonresidential uses. All residential units are above the ground level as required. The Project is compatible with surrounding existing development in terms of building height, building form, and land use.

As a vertical mixed-use project, the five (5) story design is compliant with the minimum height of two (2) stories. The primary public frontages are planned and designed to create outdoor use zones (sidewalk dining and gathering).



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Along a portion of Mississippi Street designated as Secondary Public Frontage, vehicular access is provided from the designated Secondary Development Zone. Pedestrian access is provided from both Mississippi and Indiana Streets within the Primary Development Zones of the Project. Work/Live units are also incorporated into the Project.

MU Parking Standards are utilized by counting perimeter boundary off-street parking toward the minimum off-street parking count. As encouraged in Mixed-Use Development ordinance shared parking shall be utilized for the various uses within the Project.

2. Please provide a statement describing how the proposed development provides greater benefits to the City than would a development carried out in accordance with otherwise applicable Development Code standards.

The Project advances the following community achievement goals as outlined in the Lawrence County Comprehensive Land Use Plan:

Goal II - Housing Types

The Project provides non-ground floor dwellings units and live/work units.

Goal III - Provision For Transit-Supportive Development

The Project is adjacent to a designated transit stop for routes 10 and 11

Goal IV - Ensuring Availability of Adequate Public Facilities

A fire station (745 Kentucky Street) is located with a ½ mile of the site

A police station (111 E. 11th Street) is located within 1 mile of the site

An Open Space is located within a 1/4 mile of the site (designed within the site itself)

The development site is within a ¼ mile of both Kansas University and the Spencer Museum of Art

Goal V - Ensuring Protection of Environmental Quality

The Project has a green roof to control storm water

The Project utilizes the best management practices as per the adopted BMP manual

The Project is designed to be LEED Certifiable

The Project's residential portion is constructed to comply with Energy Star Certification

HERE @ Kansas

Property Address:

1101 Indiana Street

Property Size (acres):

2.382

Current Base District:

Multi-Dwelling Residential District (RM 32)

Proposed Base District:

Proposed Zoning: Mixed-Use Planeed Development District (MU-PD)

Verticle Mix-Use Structure

Primary Development Zone - All three (3) levels above grade

Secondary Development Zone - All three (3) levels of parking garage

Max. Dwelling Units Per Acre - 32

Setbacks - Public Frontages - 0-10 feet/ Side (interior) 0-5

Max Building Coverage 100%
Max. Impervious Coverage - 100%

Max Height - 48 feet

Min. Outdoor Area (per dwelling unit) - 50 sq. ft. Min. ground floor level nonresidential spaces:

> Height - 12 feet Area (sq. ft.) - 800

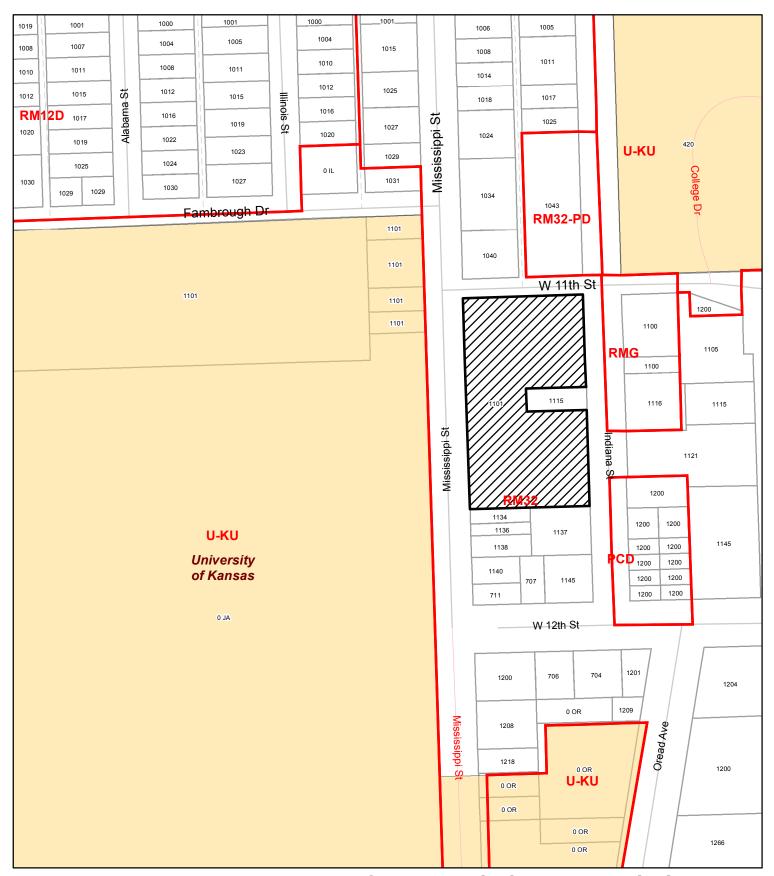
MU Development Bonus Calculation

Points Earned. 25	nnt 100	is is	10	unt nt r plied sr r ling 1 1 1 1 1 1 1 1	25	vay 25	75	20	100	25
Explanation Ground floor commercial Provided	Bus route routes 10 & 11 stop in front of site on Mississippi	Fire Station 1 (745 Kentucky Street) is located .475 miles from the site (per drawing A) A Police Station (1.1.1 E 1.1th Street) is located .424 miles from the cite (ner	drawing B)	After further review of the code, onsite open space applies. This is consistent with Section 20-218 which states an Open Space District may also be applied to "Common Open Space" within a residential PD and Cluster Housing Projects. This interpretation is also consistent with Article 6 (c) Mixed Use District which states - "Min. Outdoor Space is not required for each dwelling unit onsite if a public park is located within 1/4 mile of the site" (FVI- South Dock is Located 370 miles. [S10 feet to the	farl is incated .300 lines - [210 let far] from the site per drawing C) The Spencer Museum of Art (1301	Mississippi) is located .185 miles away from site				
Non Ground Floor Dwellings Live/Work Units	(points earned for provision of the above mentioned goals may be combined) Located adjacent to Designated Transit Stop	Location within 1/2 mile of a fire station	Location within 1 mile of a police station		Location within 1/4 mile of a public park <u>or</u> open space	Location within 1/4 mile of a school or cultural center	Provision of a green roof or rooftop garden to control storm water runoff	Provision of a storm water best management practice as per adapted BMP Manual	Construction of a Structure with LEED Certification	Construction of a residential structure with Energy Star Certification
Public Goal Goal II:	Goal III:	Goal IV:					Goal V:			

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MU-PD Development Bonus Utilization

Density	MU District Base Density Per Acre PD Net Density Increase (25%)		32 40	
	Requested # of dwelling units Requested # of dwelling units Per PD calculation - Proposed Density per Acre Variance from MU-PD allowable density (units/acre) Number of Points Needed (10 pts/unit/acre)		176 156 65 25	-255
Height	MU District Base Maximum Height PD Maximum Base Height Increase (12' ft setback) (per 20-701(g)		48	
	Building Height measured per 20-601(h)(i) in feet Tallest Mississippi Elevation Height from Datum Tallest Indiana Elevation Height from Datum Tallest 11th Street Elevation Height from Datum Variance from MU-PD Allowable Height	Datum elevation is 10' above the lowest grade 5' away from the building. (Lowest grade 905' +10' = 915')	69 69 69	-75
	Number of Points Needed (8.33 points = 1 toot increase)			
Parking	Per 20-1108 (k)(1) Provision for On-Street Parking Per Article 11(m)(4) (5 points = 1 space reduction up 20 space maximum) MU Parking Requirement residential (1/bed) MU Parking Requirement residential visitor (1/10 units)	Estimate includes introduction of angled parking on Mississippi Street	-49 -20 592 16	-100
	MU Parking Requirement commercial: Accessory Retail (estimate 2 of 3 commercial spaces)	1space/300sq. Ft.	17	
	Accessory Restaurant (estimate 1 of 3 commercial spaces) -	1 space for every 3 occupants+1 space /employee) 1 occupant for every 15 sq. ft. of usable space est. at 50% of gross + estimate of 10 employees	99	
	Total On Site Parking Required Total Onsite Parking Supplied MILDD Pronoced Shared Spares	Propoasal assumes 4% of required on site parking spaces are shared	612 592 20	
	Total Ponts Remaining			-430



Z-13-00516: Rezone 2.391 acres from RM32 District to MU-PD District & PDP-13-00518: Preliminary Development Plan for a mixed use multi-dwelling residential building with ground floor retail uses Located at 1101 Indiana Street