Appendix: **g**

Block 1 – Proposed GPD Design Standards and Site Statistics (Work in Phase 1 of the development)	
Design Standard	**Proposed GPD Design Standards**
Building Form Combinations	A Type II-Large Venue building is proposed.
Building Height	The proposed building will be a maximum of 6 stories in height. (Maximum of 150')
Façade Requirements	See sheet A101 for location of street activation
Permitted Floor Area	Surface open area between 0 - 40% Minimum = 500,000 sf Maximum = 1,743,780 sf
Site Statistics:	
Gross Land Area (295-907,2,b-1-a)	290,630 sf
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)	290,630 sf
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	50,000 sf
Minimum amount of land devoted to landscaped open space (295-907,2,b-1-d)	0 sf
Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e)	There are no dwelling units proposed for this block. The non-residential square footage will be between 500,000 and 1,743,780 sf.
Proposed number of buildings. (295-907,2,b-1-f)	There will be one building proposed on this block.
Maximum number of dwelling units per building. (295-907,2,b-1-g)	There are no dwelling units proposed for this block.
Bedrooms per unit.	There are no dwelling units proposed for this block.

(295-907,2,b-1-h)	
Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential. (295-907,2,b-1-i)	There will be between 25 to 50 enclosed parking spaces for staff. Parking for patrons will be provided off site.
Uses (295-907,3,a)	See Block 8 of the proposed uses table included as part of this GPD.
Design standards (295-907,3,b)	See proposed GPD Design Standards above for this standard
Density (295-907,3,c)	N/A
Space between structures (295-907,3,d)	All spaces between buildings will comply with the version of the IBC that in force at the time of building design and DSPS approval.
Setbacks (295-907,3,e)	See proposed GPD Design Standards above for this standard.
Screening (295-907,3,f)	The proposed GPD standards will not include any screening between the residential components and all other components on the site.
Open Space (295-907,3,g)	Open spaces will be landscaped per the proposed GPD design standards and will be maintained by the de eloper so as not to create a nuisance or hazardous conditions.
Circulation, Parking and Loading (295-907,3,h)	Circulation, Parking and Loading. Traffic circulation facilities will be planned and installed consistent with the McKinley Avenue District Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped in a manner which meets or exceeds the requirements of this chapter.
Landscaping (295-907,3,i)	See Urban Planning and Design Principals, Design Principal 8 - Landscape Standards.
Lighting (295-907,3,j)	See Urban Planning and Design Principals, Design Principal 7 - Exterior Site Lighting Standards
Utilities (295-907,3,k)	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.

Signage (295-907,3,L)	Signage Standards will be based on zoning code (295-705 7) as a basis for development of a master sign program that will be defined as part of the Detail Plan Development (DPD. Temporary construction signage and final site and building signage will be defined in the future Detailed Plan Development standards.

Block 2 – Proposed GPD Design Standards and Site Statistics (Work in Phase 2 of the development)			
Origin of Existing Design Standard	**Existing Design Standards**	**Proposed GPD Design Standards**	**Compliance or GPD Equivalency (Equivalencies are shaded.)**
CIVIC ACTIVITY (C9D)	See Table 295-703-1 Downtown Districts Use pages 842-846 for permitted uses.	The proposed uses include: Multi-family dwelling Live-work unit Dormitory Day care center School, elementary or secondary College General office Government office Bank or other financial institution Retail establishment, general Artist studio Medical office Health clinic Medical research laboratory Medical service facility Personal service Business service Catering service Laundromat Furniture and appliance rental and leasing Household maintenance and repair service Drive-through facility Parking structure, principal use Tavern Brewpub Assembly hall Restaurant, sit-down	?

		Restaurant, fast-food/carry-out Recreation facility, indoor Health club Alcohol beverage facility, micro Research and development Live entertainment special event	
	L-2. If located in the C9D district, the parking lot is located in sub district B. m. Parking Structure, Principal Use. At least 50% of the street frontage shall be devoted to permitted uses or uses approved by the board.	The proposed parking structure has XX% street frontage devoted to permitted uses approved by the board.	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	Transmission Tower. s-1. The tower shall comply with the applicable provisions of s. 295-413. s-2. If the tower is located in a C9A, C9B, C9C, C9D, C9F or C9G district, the tower shall not exceed 150 feet in height or the tower shall be accessory to an elementary or secondary school and be set back from all property lines a distance at least equal to the height of the tower. Any other tower may be allowed as a special use.	There will not be a transmission tower.	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	Front Setback = 10ft	See sheet A102 for proposed setbacks.	?
	Side Setback = each side setback shall be at least 3 ft., with a minimum of 8 ft. total for 2 sides	See sheet A102 for proposed setbacks.	?
	Side Street setback = no requirement	See sheet A102 for proposed setbacks.	?
	Rear setback = no requirement	See sheet A102 for proposed setbacks.	?
	Rear street setback = no requirement	See sheet A102 for proposed setbacks.	?

	Lot width, minimum = 100ft	?	?
	Lot, area minimum = 20,000 sq ft	123,693 sf	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	Permitted floor area (when surface open space will comprise 40% or less of the development site); see s. 295-705-4 = 2(W)+20(X) +10(Y) + 0.05(z) =2(123,693)+20(0) + 0.05(0) = 247,386 sf	Surface open space will comprise between 0% - 40% of the development site. Minimum = 689,020 sf Maximum = 1,033,528 sf	The maximum floor area exceeds the permitted floor area
	Building height, minimum = 30 ft	The minimum building height will be 4 stories.	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	Building height max = none	The maximum building height will be 17 stories	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	See Table 295-705-7 Downtown District Sign Classifications (click here) page 854.		
Site Statistics:			
Gross Land Area (295-907,2,b-1-a)		123,693 sf	
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)		123,693 sf	

Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)		90,787	
Minimum amount of land devoted to landscaped open space (295-907,2,b-1-d)		0 sf	
Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e)		Nonresidential = 679,565 sf Dwelling unit density = 123,693 sf / 75 units 1,649 sf / unit	
Proposed number of buildings. (295-907,2,b-1-f)		There will be three buildings of proposed development on this block.	
Maximum number of dwelling units per building. (295-907,2,b-1-g)		75 units total for the site (1 building)	
Bedrooms per unit. (295-907,2,b-1-h)		1 – 3 bedrooms per unit.	
Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if		1,190 – 1786 parking spaces XX Per thousand SF Residential: 50 - 94 parking spaces at 1 - 1.25 spaces per unit.	

non-residential. (295-907,2,b-1-i)			
Uses (295-907,3,a)	Uses. All permitted uses and related operating standards or restrictions shall be specified in the detailed plan.	See proposed GPD Design Standards above for this standard	
Design standards (295-907,3,b)	Design Standards. Conceptual design elements and standards shall be provided in the general plan. Specific design elements and standards shall be specified in the detailed plan.	See proposed GPD Design Standards above for this standard	
Density (295-907,3,c)	Density. Residential densities shall be consistent with those prescribed in the comprehensive plan.	See proposed GPD Design Standards above for this standard	
Space between structures (295-907,3,d)	Space Between Structures. Spaces between structures shall not be less than required by the building code.	All spaces between buildings will comply with the version of the IBC that in force at the time of building design and DSPS approval.	
Setbacks (295-907,3,e)	Setbacks. A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.	See proposed GPD Design Standards above for this standard.	
Screening (295-907,3,f)	Screening. Residential uses shall be screened from existing or proposed business or industrial	The proposed GPD standards will not include any screening between the residential components and	Equivalency: The development is being designed as a downtown mixed use

	uses on or adjacent to the site. Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.	all other components on the site.	area. Screening of residential uses in this context would not be appropriate.
Open Space (295-907,3,g)	Open Spaces. All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.	Open spaces will be landscaped per the proposed GPD design standards and will be maintained by the developer so as not to create a nuisance or hazardous conditions.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Circulation, Parking and Loading (295-907,3,h)	Circulation, Parking and Loading. Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	Circulation, Parking and Loading. Traffic circulation facilities will be planned and installed consistent with the McKinley Avenue District Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Landscaping (295-907,3,i)	Landscaping. 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.	See Proposed GPD Landscape Standards	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Lighting (295-907,3,j)	Lighting. See s. 295-409 for lighting regulations applicable to planned development districts.	See Proposed GPD Exterior Site Lighting Standards	The Proposed GPD Design Standard complies with the

			applicable Zoning standard.
Utilities (295-907,3,k)	All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view.	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Signage (295-907,3,L)	L-3. Signs specified in a master sign program and approved as part of the planned development.	Signage (295-705 7) Limited Permission Sign Standards as a basis for development of a master sign program as part of the Detail Plan Development (DPD): Large scale site, wall and roof signage will be proposed as part of block 1 and 4 development. • Awning signs – maximum 12" in height • Canopy and Hood signs-If the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Wall signs – If the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Freestanding Signs- The sign display area shall not be larger than 35 square feet,	These standards are allowed under the McKinley Avenue District Design Standards and are in compliance.

		the sign shall be a type A sign. • Roof Signs-if the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Projecting Signs-if the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Marquee Signs-if the sign has a display area larger than 50 square feet, the sign may be illuminated only by internal lights. • Off premise signs-The sign shall not be located within 300 feet of a residential district or 100 feet of a residential use. The sign display area shall not be larger than 300 square feet. If this condition is not met the sign is prohibited. • Temporary sign-A sign pertaining to the construction of a building or the sale or lease of vacant	

		land not exceeding 72 square feet. • Temporary Sign-A sign not exceeding 36 square feet erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate.	

Block 3 – Proposed GPD Design Standards and Site Statistics (Work in Phase 2 of the development)			
Origin of Existing Design Standard	**Existing Design Standards**	**Proposed GPD Design Standards**	**Compliance or GPD Equivalency (Equivalencies are shaded.)**
CIVIC ACTIVITY (C9D)	See Table 295-703-1 Downtown Districts Use pages 842-846 for permitted uses.	The proposed uses include: Multi-family dwelling Retail establishment, general Personal service Business service Catering service Hotel, commercial Hotel, residential Tavern Brewpub Assembly hall Restaurant, sit-down Restaurant, fast-food/carry-out Recreation facility, indoor Health club Alcohol beverage facility, micro Live entertainment special event	?

	L-2. If located in the C9D district, the parking lot is located in subdistrict B. m. Parking Structure, Principal Use. At least 50% of the street frontage shall be devoted to permitted uses or uses approved by the board.	Parking will be located underground.	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	s. Transmission Tower. s-1. The tower shall comply with the applicable provisions of s. 295-413. s-2. If the tower is located in a C9A, C9B, C9C, C9D, C9F or C9G district, the tower shall not exceed 150 feet in height or the tower shall be accessory to an elementary or secondary school and be set back from all property lines a distance at least equal to the height of the tower. Any other tower may be allowed as a special use.	There will not be a transmission tower.	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	Front Setback = 10ft	See sheet A103 for proposed setbacks.	?
	Side Setback = each side setback shall be at least 3 ft., with a minimum of 8 ft. total for 2 sides	See sheet A103 for proposed setbacks.	?
	Side Street setback = no requirement	See sheet A103 for proposed setbacks.	?
	Rear setback = no requirement	See sheet A103 for proposed setbacks.	?
	Rear street setback = no requirement	See sheet A103 for proposed setbacks.	?
	Lot width, minimum = 100ft	?	?
	Lot, area minimum = 20,000 sq ft	162,673 sf	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	Permitted floor area (when surface open space will comprise 40% or less of the development site); see s. 295-705-4 = 2(W)+20(X) +10(Y) + 0.05(z)	Surface open space will comprise between 0% - 40% of the development site. Minimum = 315,104 sf Maximum = 472,656 sf	The maximum floor area exceeds the permitted floor area

	=2(162,673)+20(0) + 0.05(0) = 325,346		
	Building height, minimum = 30 ft	The minimum building height will be 3 stories.	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	Building height max = none	The maximum building height will be 12 stories	The Proposed GPD design standard complies with the Civic Activity C9D Standards
	See Table 295-705-7 Downtown District Sign Classifications (click here) page 854.		
Site Statistics:			
Gross Land Area (295-907,2,b-1-a)		162,673 sf	
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)		162,673	
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)		20,550	
Minimum amount of land devoted to landscaped open space (295-907,2,b-1-d)		0 sf	
Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to		There are no dwelling units proposed for this block. The non-residential square footage is 472,656	

non-residential uses. (295-907,2,b-1-e)			
Proposed number of buildings. (295-907,2,b-1-f)		There will be three buildings of proposed development on this block.	
Maximum number of dwelling units per building. (295-907,2,b-1-g)		There are no dwelling units proposed for this block.	
Bedrooms per unit. (295-907,2,b-1-h)		There are no dwelling units proposed for this block.	
Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential. (295-907,2,b-1-i)		98 – 146 parking spaces XX Per thousand SF	
Uses (295-907,3,a)	Uses. All permitted uses and related operating standards or restrictions shall be specified in the detailed plan.	See proposed GPD Design Standards above for this standard	
Design standards (295-907,3,b)	Design Standards. Conceptual design elements and standards shall be provided in the general plan. Specific design elements and standards shall be specified in the detailed plan.	See proposed GPD Design Standards above for this standard	
Density (295-907,3,c)	Density. Residential densities shall be consistent with those prescribed in the comprehensive plan.	See proposed GPD Design Standards above for this standard	

Space between structures (295-907,3,d)	Space Between Structures. Spaces between structures shall not be less than required by the building code.	All spaces between buildings will comply with the version of the IBC that in force at the time of building design and DSPS approval.	
Setbacks (295-907,3,e)	Setbacks. A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.	See proposed GPD Design Standards above for this standard.	
Screening (295-907,3,f)	Screening. Residential uses shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.	The proposed GPD standards will not include any screening between the residential components and all other components on the site.	Equivalency: The development is being designed as a downtown mixed use area. Screening of residential uses in this context would not be appropriate.
Open Space (295-907,3,g)	Open Spaces. All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.	Open spaces will be landscaped per the proposed GPD design standards and will be maintained by the developer so as not to create a nuisance or hazardous conditions.	The Proposed GPD Design Standard complies with the applicable Zoning standard.

Circulation, Parking and Loading (295-907,3,h)	Circulation, Parking and Loading. Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	Circulation, Parking and Loading. Traffic circulation facilities will be planned and installed consistent with the McKinley Avenue District Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Landscaping (295-907,3,i)	Landscaping. 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.	See Proposed GPD Landscape Standards	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Lighting (295-907,3,j)	Lighting. See s. 295-409 for lighting regulations applicable to planned development districts.	See Proposed GPD Exterior Site Lighting Standards	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Utilities (295-907,3,k)	All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view.	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Signage (295-907,3,L)	L-3. Signs specified in a master sign program and approved as part of the planned development.	Signage (295-705 7) Limited Permission Sign Standards as a basis for development of a master sign program as part of the Detail Plan Development (DPD): Large scale site, wall and roof signage will be proposed as	These standards are allowed under the McKinley Avenue District Design Standards and are in compliance.

		part of block 1 and 4 development. • Awning signs – maximum 12” in height • Canopy and Hood signs-If the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Wall signs – If the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Freestanding Signs-The sign display area shall not be larger than 35 square feet, the sign shall be a type A sign. • Roof Signs-if the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Projecting Signs-if the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Marquee Signs-if the sign has a display area larger than 50	

		square feet, the sign may be illuminated only by internal lights. • Off premise signs- The sign shall not be located within 300 feet of a residential district or 100 feet of a residential use. The sign display area shall not be larger than 300 square feet. If this condition is not met the sign is prohibited. • Temporary sign-A sign pertaining to the construction of a building or the sale or lease of vacant land not exceeding 72 square feet. • Temporary Sign-A sign not exceeding 36 square feet erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate.	

Block 4 – Proposed GPD Design Standards and Site Statistics (Work in Phase 1 and 2 of the development)			
Origin of Existing Design Standard	**Existing Design Standards**	**Proposed GPD Design Standards**	**Compliance or GPD Equivalency (Equivalencies are shaded.)**
Chapter 3: McKinley Avenue District Design Standards Building Form Combinations	Type I	Type I	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards
Chapter 3: McKinley Avenue District Design Standards Landmark Building	No landmark building required.	No landmark building proposed.	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards
Chapter 3: McKinley Avenue District Design Standards Land Use	The main permitted on all blocks are: • Residential • Office • Retail/Service •Entertainment/Accommodations • Institutional (see "Park East Zoning Use Table" for complete list)	The proposed uses include: Multi-family dwelling Retail establishment, general Personal service Business service Catering service Tavern Brewpub Assembly hall Restaurant, sit-down Restaurant, fast-food/carry-out Alcohol beverage facility, micro Live entertainment special event	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards Parking use is subject to special city approval.
Chapter 3: McKinley Avenue District Design Standards Building Height	Minimum Height • 4 stories Maximum Height • 12 stories	The buildings will be a minimum of 4 stories in height and up to a maximum of 20 stories.	The building height exceeds the maximum building height standards.
Chapter 3: McKinley Avenue District Design Standards Façade Requirements	High Street Activation is Required • Ground Floor Build-to Line = 90% • Upper Floor Build-to Line = 60% • Ground Floor Glazing = 75% or 50% for residential	See sheet A104 for location of street activation.	Build to lines and street activation locations have been modified.

	Moderate Street Activation is Required • Ground Floor Build-to Line = 90% • Upper Floor Build-to Line = 60% • Ground Floor Glazing = 50% Limited Street Activation • Ground Floor Build-to Line: 75%		
Permitted Floor Area	When surface open area will comprise 40% or less of the development site: • 6(W)+5(X)+2.5(Y) • 6(75639 sf)+5(14445)+2.5(0) =526,059 sf	Surface open area between 0 - 40% Minimum = 124,000 sf Maximum = 186,000 sf	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards
Site Statistics:			
Gross Land Area (295-907,2,b-1-a)		75,639 sf	
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)		61,194 sf	
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)		0 sf	
Minimum amount of land devoted to landscaped open space (295-907,2,b-1-d)		Total Site: 75,639 sf Building: - 61,194 sf = 14,445 sf	
Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e)		Nonresidential = 121,200 sf Dwelling unit density = 75,639 sf / 57 units 1,327 sf / unit	
Proposed number of buildings. (295-907,2,b-1-f)		There will be two buildings proposed for development on this block.	
Maximum number of dwelling units per		57 units total for the site	

building. (295-907,2,b-1-g)			
Bedrooms per unit. (295-907,2,b-1-h)		1-3 bedrooms	
Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential. (295-907,2,b-1-i)		Residential: 37 - 57 parking spaces at .75 - 1 spaces per unit.	
Uses (295-907,3,a)	Uses. All permitted uses and related operating standards or restrictions shall be specified in the detailed plan.	See proposed GPD Design Standards above for this standard	
Design standards (295-907,3,b)	Design Standards. Conceptual design elements and standards shall be provided in the general plan. Specific design elements and standards shall be specified in the detailed plan.	See report section: Design Principals that Apply to the Overall Development.	
Density (295-907,3,c)	Density. Residential densities shall be consistent with those prescribed in the comprehensive plan.	See proposed GPD Design Standards above for this standard	
Space between structures (295-907,3,d)	Space Between Structures. Spaces between structures shall not be less than required by the building code.	All spaces between buildings will comply with the version of the IBC that is current at the time of building design and DSPS approval.	
Setbacks (295-907,3,e)	Setbacks. A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water	See proposed GPD Design Standards above for this standard.	

	detention basins and drainage channels.		
Screening (295-907,3,f)	Screening. Residential uses shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.	The proposed GPD standards will not include any screening between the residential components and all other components on the site.	Equivalency: The development is being designed as a downtown mixed use area. Screening of residential uses in this context would not be appropriate.
Open Space (295-907,3,g)	Open Spaces. All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.	Open spaces will be landscaped per the proposed GPD design standards and will be maintained by the developer so as not to create a nuisance or hazardous conditions.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Circulation, Parking and Loading (295-907,3,h)	Circulation, Parking and Loading. Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	Circulation, Parking and Loading. Traffic circulation facilities will be planned and installed consistent with the McKinley Avenue District Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Landscaping (295-907,3,i)	Landscaping. 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.	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.

Lighting (295-907,3,j)	Lighting. See s. 295-409 for lighting regulations applicable to planned development districts.	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Utilities (295-907,3,k)	All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view.	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Signage (295-907,3,L)	L-3. Signs specified in a master sign program and approved as part of the planned development.	Signage (295-705 7) Limited Permission Sign Standards as a basis for development of a master sign program as part of the Detail Plan Development (DPD): Large scale site, wall and roof signage will be proposed as part of block 1 and 4 development. • Awning signs – maximum 12" in height • Canopy and Hood signs-If the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Wall signs – If the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Freestanding Signs-The sign display area shall not be larger than 35 square feet, the sign shall be a type A sign. • Roof Signs-if the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Projecting Signs-if the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Marquee Signs-if the sign has a display area larger than 50 square feet, the	These standards are allowed under the McKinley Avenue District Design Standards and are in compliance.

		sign may be illuminated only by internal lights. • Off premise signs-The sign shall not be located within 300 feet of a residential district or 100 feet of a residential use. The sign display area shall not be larger than 300 square feet. If this condition is not met the sign is prohibited. • Temporary sign-A sign pertaining to the construction of a building or the sale or lease of vacant land not exceeding 72 square feet. • Temporary Sign-A sign not exceeding 36 square feet erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate.	

Block 5 – Proposed GPD Design Standards and Site Statistics (Work in Phase 1, 2 and 3 of the development)			
Origin of Existing Design Standard	**Existing Design Standards**	**Proposed GPD Design Standards**	**Compliance or GPD Equivalency (Equivalencies are shaded.)**
Chapter 3: McKinley Avenue District Design Standards Building Form Combinations	Type I	Type I	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards
Chapter 3: McKinley Avenue District Design Standards Landmark Building	The northwest corner of Block 5 requires a Special Feature serving to close the vista looking west on McKinley Avenue	A special feature will be included at the corner of McKinley and 4th Street.	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards

Chapter 3: McKinley Avenue District Design Standards Land Use	The main permitted on all blocks are: • Residential • Office • Retail/Service •Entertainment/Accommodations • Institutional (see "Park East Zoning Use Table" for complete list)	The proposed uses include: Multi-family dwelling Live-work unit Dormitory Day care center School, elementary or secondary College General office Government office Bank or other financial institution Retail establishment, general Artist studio Medical office Health clinic Medical research laboratory Medical service facility Personal service Business service Catering service Laundromat Furniture and appliance rental and leasing Household maintenance and repair service Drive-through facility Parking structure, principal use Parking structure, accessory use Tavern Brewpub Assembly hall Restaurant, sit-down Restaurant, fast-food/carry-out Recreation facility, indoor Health club Alcohol beverage facility, micro Research and development Live entertainment special event	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards Parking use is subject to special city approval.
Chapter 3: McKinley Avenue District Design Standards Building Height	Minimum Height • 3 stories along 3rd street • 4 stories along 4th street Maximum Height	The buildings will be a minimum of 3 stories in height and up to a maximum of 20 stories.	The building height exceeds the maximum building height standards.

	• 12 stories		
Chapter 3: McKinley Avenue District Design Standards Façade Requirements	High Street Activation is Required • Ground Floor Build-to Line = 90% • Upper Floor Build-to Line = 60% • Ground Floor Glazing = 75% or 50% for residential Moderate Street Activation is Required • Ground Floor Build-to Line = 90% • Upper Floor Build-to Line = 60% • Ground Floor Glazing = 50% Limited Street Activation • Ground Floor Build-to Line: 75%	See sheet A105 for location of street activation.	Build to lines and street activation locations have been modified.
Permitted Floor Area	When surface open area will comprise 40% or less of the development site: • 6(W)+5(X)+2.5(Y) • 6(95,432 sf)+5(16,957)+2.5(0) =657,377 sf	Surface open area between 0 - 40% Minimum = 452,665 sf Maximum = 908,145 sf	The maximum floor area exceeds the permitted floor area.
Site Statistics:			
Gross Land Area (295-907,2,b-1-a)		95,432 sf	
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)		78,475 sf	
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)		45,000 sf	
Minimum amount of land devoted to landscaped open space (295-907,2,b-1-d)		Total Site: 95,432 sf Building: - 78,475 sf = 16,957 sf	
Maximum proposed dwelling unit density, if residential, and/or		Nonresidential = 656,032 sf Dwelling unit density = 95,432 sf / 260 units	

total square footage devoted to non-residential uses. (295-907,2,b-1-e)		367 sf / unit	
Proposed number of buildings. (295-907,2,b-1-f)		There will be one buildings proposed for development on this block.	
Maximum number of dwelling units per building. (295-907,2,b-1-g)		260 units total for the site	
Bedrooms per unit. (295-907,2,b-1-h)		1-3 bedrooms	
Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential. (295-907,2,b-1-i)		Approximately 300 - 750 parking stalls will be utilized by the purposed non-resident uses in this development. XX Per thousand SF Residential: 175 - 325 parking spaces at 1 - 1.25 spaces per unit.	
Uses (295-907,3,a)	Uses. All permitted uses and related operating standards or restrictions shall be specified in the detailed plan.	See proposed GPD Design Standards above for this standard	
Design standards (295-907,3,b)	Design Standards. Conceptual design elements and standards shall be provided in the general plan. Specific design elements and standards shall be specified in the detailed plan.	See report section: Design Principals that Apply to the Overall Development.	
Density (295-907,3,c)	Density. Residential densities shall be consistent with those prescribed in the comprehensive plan.	See proposed GPD Design Standards above for this standard	
Space between structures (295-907,3,d)	Space Between Structures. Spaces between structures shall not be less than required by the building code.	All spaces between buildings will comply with the version of the IBC that is current at the time of building design and DSPS approval.	
Setbacks (295-907,3,e)	Setbacks. A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks	See proposed GPD Design Standards above for this standard.	

	that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.		
Screening (295-907,3,f)	Screening. Residential uses shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.	The proposed GPD standards will not include any screening between the residential components and all other components on the site.	Equivalency: The development is being designed as a downtown mixed use area. Screening of residential uses in this context would not be appropriate.
Open Space (295-907,3,g)	Open Spaces. All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.	Open spaces will be landscaped per the proposed GPD design standards and will be maintained by the developer so as not to create a nuisance or hazardous conditions.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Circulation, Parking and Loading (295-907,3,h)	Circulation, Parking and Loading. Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	Circulation, Parking and Loading. Traffic circulation facilities will be planned and installed consistent with the McKinley Avenue District Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Landscaping (295-907,3,i)	Landscaping. 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,	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.

	including seasonal tree and plant replacement.		
Lighting (295-907,3,j)	Lighting. See s. 295-409 for lighting regulations applicable to planned development districts.	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Utilities (295-907,3,k)	All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view.	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Signage (295-907,3,L)	L-3. Signs specified in a master sign program and approved as part of the planned development.	Signage (295-705 7) Limited Permission Sign Standards as a basis for development of a master sign program as part of the Detail Plan Development (DPD): Large scale site, wall and roof signage will be proposed as part of block 1 and 4 development. • Awning signs – maximum 12” in height • Canopy and Hood signs-If the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Wall signs – If the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Freestanding Signs-The sign display area shall not be larger than 35 square feet, the sign shall be a type A sign. • Roof Signs-if the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Projecting Signs-if the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Marquee Signs-if the sign has a display area larger	These standards are allowed under the McKinley Avenue District Design Standards and are in compliance.

		than 50 square feet, the sign may be illuminated only by internal lights. • Off premise signs-The sign shall not be located within 300 feet of a residential district or 100 feet of a residential use. The sign display area shall not be larger than 300 square feet. If this condition is not met the sign is prohibited. • Temporary sign-A sign pertaining to the construction of a building or the sale or lease of vacant land not exceeding 72 square feet. • Temporary Sign-A sign not exceeding 36 square feet erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate.	

Block 6 – Proposed GPD Design Standards and Site Statistics (Work in Phase 1, 2 and 3 of the development)			
Origin of Existing Design Standard	**Existing Design Standards**	**Proposed GPD Design Standards**	**Compliance or GPD Equivalency (Equivalencies are shaded.)**
Chapter 3: McKinley Avenue District Design Standards Building Form Combinations	Type II-Type I + Large Venue	A Type II-Slab and Core building is proposed.	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards
Chapter 3: McKinley Avenue District Design Standards Landmark Building	No landmark building required.	No landmark building proposed.	The Proposed GPD design standard complies with the McKinley Avenue

			District Design Standards
Chapter 3: McKinley Avenue District Design Standards Land Use	The main permitted on all blocks are: • Residential • Office • Retail/Service •Entertainment/Accommodations • Institutional (see "Park East Zoning Use Table" for complete list)	The proposed uses include: Multi-family dwelling Live-work unit Dormitory Day care center School, elementary or secondary College General office Government office Bank or other financial institution Retail establishment, general Artist studio Medical office Health clinic Medical research laboratory Medical service facility Personal service Business service Catering service Laundromat Furniture and appliance rental and leasing Household maintenance and repair service Drive-through facility Parking structure, principal use Parking structure, accessory use Tavern Brewpub Assembly hall Restaurant, sit-down Restaurant, fast-food/carry-out Recreation facility, indoor Health club Alcohol beverage facility, micro Research and development Live entertainment special event	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards Parking use is subject to special city approval.
Chapter 3: McKinley Avenue District	Minimum Height • 4 stories	The buildings will be a minimum of 4 stories in height	The building height exceeds the

Design Standards Building Height	Maximum Height • 12 stories	and up to a maximum of 20 stories.	maximum building height standards.
Chapter 3: McKinley Avenue District Design Standards Façade Requirements	High Street Activation is Required • Ground Floor Build-to Line = 90% • Upper Floor Build-to Line = 60% • Ground Floor Glazing = 75% or 50% for residential Moderate Street Activation is Required • Ground Floor Build-to Line = 90% • Upper Floor Build-to Line = 60% • Ground Floor Glazing = 50% Limited Street Activation • Ground Floor Build-to Line: 75%	See sheet A106 for location of street activation.	Build to lines and street activation locations have been modified.
Permitted Floor Area	When surface open area will comprise 40% or less of the development site: • 6(W)+5(X)+2.5(Y) • 6(111,154 sf)+5(0)+2.5(0) =666,924 sf	Surface open area between 0 - 40% Minimum = 261,154 sf Maximum = 926,770 sf	The maximum floor area exceeds the permitted floor area.
Site Statistics:			
Gross Land Area (295-907,2,b-1-a)		111,154 sf	
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)		111,154 sf	
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)		50,000 sf	
Minimum amount of land devoted to landscaped open space (295-907,2,b-1-d)		Total Site: 111,154 sf Building: - 111,154 sf = 0 sf	
Maximum proposed dwelling unit density, if residential, and/or		Nonresidential = 106,000 sf Dwelling unit density = 111,154 sf / 180 units	

total square footage devoted to non-residential uses. (295-907,2,b-1-e)		618 sf / unit	
Proposed number of buildings. (295-907,2,b-1-f)		There will be one buildings proposed for development on this block.	
Maximum number of dwelling units per building. (295-907,2,b-1-g)		180 units total for the site	
Bedrooms per unit. (295-907,2,b-1-h)		1-3 bedrooms	
Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential. (295-907,2,b-1-i)		Approximately 180 - 600 parking stalls will be utilized by the purposed non-resident uses in this development. XX Per thousand SF Residential: 55 - 225 parking spaces at 1 - 1.25 spaces per unit.	
Uses (295-907,3,a)	Uses. All permitted uses and related operating standards or restrictions shall be specified in the detailed plan.	See proposed GPD Design Standards above for this standard	
Design standards (295-907,3,b)	Design Standards. Conceptual design elements and standards shall be provided in the general plan. Specific design elements and standards shall be specified in the detailed plan.	See report section: Design Principals that Apply to the Overall Development.	
Density (295-907,3,c)	Density. Residential densities shall be consistent with those prescribed in the comprehensive plan.	See proposed GPD Design Standards above for this standard	
Space between structures (295-907,3,d)	Space Between Structures. Spaces between structures shall not be less than required by the building code.	All spaces between buildings will comply with the version of the IBC that is current at the time of building design and DSPS approval.	
Setbacks (295-907,3,e)	Setbacks. A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks	See proposed GPD Design Standards above for this standard.	

	that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.		
Screening (295-907,3,f)	Screening. Residential uses shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.	The proposed GPD standards will not include any screening between the residential components and all other components on the site.	Equivalency: The development is being designed as a downtown mixed use area. Screening of residential uses in this context would not be appropriate.
Open Space (295-907,3,g)	Open Spaces. All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.	Open spaces will be landscaped per the proposed GPD design standards and will be maintained by the developer so as not to create a nuisance or hazardous conditions.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Circulation, Parking and Loading (295-907,3,h)	Circulation, Parking and Loading. Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	Circulation, Parking and Loading. Traffic circulation facilities will be planned and installed consistent with the McKinley Avenue District Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Landscaping (295-907,3,i)	Landscaping. 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,	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.

	including seasonal tree and plant replacement.		
Lighting (295-907,3,j)	Lighting. See s. 295-409 for lighting regulations applicable to planned development districts.	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Utilities (295-907,3,k)	All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view.	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Signage (295-907,3,L)	L-3. Signs specified in a master sign program and approved as part of the planned development.	Signage (295-705 7) Limited Permission Sign Standards as a basis for development of a master sign program as part of the Detail Plan Development (DPD): Large scale site, wall and roof signage will be proposed as part of block 1 and 4 development. • Awning signs – maximum 12” in height • Canopy and Hood signs-If the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Wall signs – If the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Freestanding Signs-The sign display area shall not be larger than 35 square feet, the sign shall be a type A sign. • Roof Signs-if the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Projecting Signs-if the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Marquee Signs-if the sign has a display area larger	These standards are allowed under the McKinley Avenue District Design Standards and are in compliance.

		than 50 square feet, the sign may be illuminated only by internal lights. • Off premise signs-The sign shall not be located within 300 feet of a residential district or 100 feet of a residential use. The sign display area shall not be larger than 300 square feet. If this condition is not met the sign is prohibited. • Temporary sign-A sign pertaining to the construction of a building or the sale or lease of vacant land not exceeding 72 square feet. • Temporary Sign-A sign not exceeding 36 square feet erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate.	

Block 7 – Proposed GPD Design Standards and Site Statistics (Work in Phase 1 and 2 of the development)			
Origin of Existing Design Standard	**Existing Design Standards**	**Proposed GPD Design Standards**	**Compliance or GPD Equivalency (Equivalencies are shaded.)**
Chapter 3: McKinley Avenue District Design Standards Building Form Combinations	Type II-Type I + Large Venue	A Type II-Slab and Core building is proposed.	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards
Chapter 3: McKinley Avenue District Design Standards Landmark Building	A special feature should be located in the northwest corner of block 7 to highlight the prominence site location along the entrance to downtown.	A special feature will be located in the northwest corner of block 7 to highlight the prominence site location	The Proposed GPD design standard complies with the McKinley Avenue

		along the entrance to downtown.	District Design Standards
Chapter 3: McKinley Avenue District Design Standards Land Use	The main permitted on all blocks are: • Residential • Office • Retail/Service •Entertainment/Accommodations • Institutional (see "Park East Zoning Use Table" for complete list)	The proposed uses include: Multi-family dwelling Live-work unit Dormitory Day care center School, elementary or secondary College General office Government office Retail establishment, general Artist studio Medical office Health clinic Medical research laboratory Medical service facility Personal service Business service Catering service Laundromat Furniture and appliance rental and leasing Household maintenance and repair service Drive-through facility Parking structure, principal use Tavern Brewpub Assembly hall Restaurant, sit-down Restaurant, fast-food/carry-out Recreation facility, indoor Health club Alcohol beverage facility, micro Research and development Live entertainment special event	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards Parking use is subject to special city approval.
Chapter 3: McKinley Avenue District Design Standards Building Height	Minimum Height • 4 stories Maximum Height • 12 stories	The buildings will be a minimum of 6 stories in height and up to a maximum of 8 stories.	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards

Chapter 3: McKinley Avenue District Design Standards Façade Requirements	High Street Activation is Required • Ground Floor Build-to Line = 90% • Upper Floor Build-to Line = 60% • Ground Floor Glazing = 75% or 50% for residential Moderate Street Activation is Required • Ground Floor Build-to Line = 90% • Upper Floor Build-to Line = 60% • Ground Floor Glazing = 50% Limited Street Activation • Ground Floor Build-to Line: 75%	See sheet A107 for location of street activation.	Build to lines and street activation locations have been modified.
Permitted Floor Area	When surface open area will comprise 40% or less of the development site: • 6(W)+5(X)+2.5(Y) • 6(111,916 sf)+5(0)+2.5(0) =671,496 sf	Surface open area between 0 - 40% Minimum = 671,496 sf Maximum = 895,328 sf	The maximum floor area exceeds the permitted floor area.
Site Statistics:			
Gross Land Area (295-907,2,b-1-a)		111,916 sf	
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)		111,916 sf	
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)		92,253 sf	
Minimum amount of land devoted to landscaped open space (295-907,2,b-1-d)		Total Site: 111,916 sf Building: - 111,916 sf = 0 sf	
Maximum proposed dwelling unit density, if residential, and/or		There are no dwelling units proposed for this block. The non-residential square footage is:	

total square footage devoted to non-residential uses. (295-907,2,b-1-e)		Nonresidential = 106,000 sf Dwelling unit density = 111,916 sf / 96 units 1165 sf / unit	
Proposed number of buildings. (295-907,2,b-1-f)		There will be two buildings proposed for development on this block.	
Maximum number of dwelling units per building. (295-907,2,b-1-g)		96 units total for the site	
Bedrooms per unit. (295-907,2,b-1-h)		1-3 bedrooms	
Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential. (295-907,2,b-1-i)		Approximately 1300 parking stalls will be utilized by the purposed non-resident uses in this development. XX Per thousand SF Residential: 70 - 120 parking spaces at 1 - 1.25 spaces per unit.	
Uses (295-907,3,a)	Uses. All permitted uses and related operating standards or restrictions shall be specified in the detailed plan.	See proposed GPD Design Standards above for this standard	
Design standards (295-907,3,b)	Design Standards. Conceptual design elements and standards shall be provided in the general plan. Specific design elements and standards shall be specified in the detailed plan.	See report section: Design Principals that Apply to the Overall Development.	
Density (295-907,3,c)	Density. Residential densities shall be consistent with those prescribed in the comprehensive plan.	See proposed GPD Design Standards above for this standard	
Space between structures (295-907,3,d)	Space Between Structures. Spaces between structures shall not be less than required by the building code.	All spaces between buildings will comply with the version of the IBC that is current at the time of building design and DSPS approval.	
Setbacks (295-907,3,e)	Setbacks. A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a	See proposed GPD Design Standards above for this standard.	

	smaller setback is approved by the common council because adjacent buildings have setbacks that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.		
Screening (295-907,3,f)	Screening. Residential uses shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.	The proposed GPD standards will not include any screening between the residential components and all other components on the site.	Equivalency: The development is being designed as a downtown mixed use area. Screening of residential uses in this context would not be appropriate.
Open Space (295-907,3,g)	Open Spaces. All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.	Open spaces will be landscaped per the proposed GPD design standards and will be maintained by the developer so as not to create a nuisance or hazardous conditions.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Circulation, Parking and Loading (295-907,3,h)	Circulation, Parking and Loading. Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	Circulation, Parking and Loading. Traffic circulation facilities will be planned and installed consistent with the McKinley Avenue District Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Landscaping (295-907,3,i)	Landscaping. All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.

	required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.		
Lighting (295-907,3,j)	Lighting. See s. 295-409 for lighting regulations applicable to planned development districts.	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Utilities (295-907,3,k)	All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view.	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Signage (295-907,3,L)	L-3. Signs specified in a master sign program and approved as part of the planned development.	Signage (295-705 7) Limited Permission Sign Standards as a basis for development of a master sign program as part of the Detail Plan Development (DPD): Large scale site, wall and roof signage will be proposed as part of block 1 and 4 development. • Awning signs – maximum 12” in height • Canopy and Hood signs-If the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Wall signs – If the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Freestanding Signs-The sign display area shall not be larger than 35 square feet, the sign shall be a type A sign. • Roof Signs-if the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Projecting Signs-if the sign has a display area larger than 25 square feet, the sign shall be a type A sign.	These standards are allowed under the McKinley Avenue District Design Standards and are in compliance.

		• Marquee Signs-if the sign has a display area larger than 50 square feet, the sign may be illuminated only by internal lights. • Off premise signs-The sign shall not be located within 300 feet of a residential district or 100 feet of a residential use. The sign display area shall not be larger than 300 square feet. If this condition is not met the sign is prohibited. • Temporary sign-A sign pertaining to the construction of a building or the sale or lease of vacant land not exceeding 72 square feet. • Temporary Sign-A sign not exceeding 36 square feet erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate.	

Block 8 – Proposed GPD Design Standards and Site Statistics (Work in Phase 1, 2 and 3 of the development)			
Origin of Existing Design Standard	**Existing Design Standards**	**Proposed GPD Design Standards**	**Compliance or GPD Equivalency (Equivalencies are shaded.)**
Chapter 3: McKinley Avenue District Design Standards Building Form Combinations	Type I-Slab and Core	A Type I-Slab and Core building is proposed.	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards
Chapter 3: McKinley Avenue District	The Northeast corner of Block 8 requires a Landmark Building to highlight the prominent site	A two story building is proposed on this corner.	*Equivalency: a two story building will incorporate high*

Design Standards Landmark Building	location along the entrance to downtown. The minimum dimensions of the Landmark Building along 6th Street and McKinley Avenue is 60'. The maximum dimension along 6th Street is 141' and along McKinley is 160'.		*activation at street level and be built to build to line to provide a building with a prominent presence.*
Chapter 3: McKinley Avenue District Design Standards Land Use	The main permitted on all blocks are: • Residential • Office • Retail/Service •Entertainment/Accommodations • Institutional (see "Park East Zoning Use Table" for complete list)	The proposed uses include: Sports facility Multi-family dwelling Live-work unit General office Government office Medical office Health clinic Medical research laboratory Medical service facility Personal service	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards
Chapter 3: McKinley Avenue District Design Standards Building Height	Minimum Height • 4 stories, 10 stories at landmark building. Maximum Height • 12 stories, 20 stories at landmark building.	The buildings will be a minimum of 2 stories in height and up to a maximum of 8 stories.	*Equivalency: The proposed GPD design standard is two stories less than the McKinley Avenue District Design Standards but will meet the intent of the standards by being built to the build to lines and having building design elements that engage the users at the street level to help create a strong street edge.*
Chapter 3: McKinley Avenue District Design Standards Façade Requirements	Moderate Street Activation is Required • Ground Floor Build-to Line = 90% • Upper Floor Build-to Line = 60% • Ground Floor Glazing = 50% Limited Street Activation • Ground Floor Build-to Line: 75%	See sheet A108 for location of street activation.	Build to lines and street activation locations have been modified.

Permitted Floor Area	When surface open area will comprise 40% but less than 80% of the development site: • 7(W) • 7(144,296 sf) =1,010,072 sf	Surface open area between 40-80%. Minimum = 195,000 sf Maximum = 233,800 sf	The Proposed GPD design standard complies with the McKinley Avenue District Design Standards
Site Statistics:			
Gross Land Area (295-907,2,b-1-a)		144,296 sf	
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)		80,030 sf	
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)		Surface parking = 40,350 sf	
Minimum amount of land devoted to landscaped open space (295-907,2,b-1-d)		Total Site: 144,296 sf Building: - 80,030 sf Parking: -40,350 sf = 23,916 sf	
Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e)		There are no dwelling units proposed for this block. The non-residential square footage is: Nonresidential = 106,000 sf Dwelling unit density = 144,296 sf / 90 units 1600 sf / unit	
Proposed number of buildings. (295-907,2,b-1-f)		There will be three buildings proposed for development on this block.	
Maximum number of dwelling units per building. (295-907,2,b-1-g)		90 units total for the site	
Bedrooms per unit. (295-907,2,b-1-h)		1-3 bedrooms	
Parking spaces provided, whether surface or in structures, and ratio		Non-residential: 1.1 – 1.4 / per thousand	

per unit if residential, or per thousand square feet of building area if non-residential. (295-907,2,b-1-i)		Residential: 70 - 90 parking spaces at 1 - 1.25 spaces per unit.	
Uses (295-907,3,a)	Uses. All permitted uses and related operating standards or restrictions shall be specified in the detailed plan.	See proposed GPD Design Standards above for this standard	
Design standards (295-907,3,b)	Design Standards. Conceptual design elements and standards shall be provided in the general plan. Specific design elements and standards shall be specified in the detailed plan.	See report section: Design Principals that Apply to the Overall Development.	
Density (295-907,3,c)	Density. Residential densities shall be consistent with those prescribed in the comprehensive plan.	See proposed GPD Design Standards above for this standard	
Space between structures (295-907,3,d)	Space Between Structures. Spaces between structures shall not be less than required by the building code.	All spaces between buildings will comply with the version of the IBC that is current at the time of building design and DSPS approval.	
Setbacks (295-907,3,e)	Setbacks. A planned development exceeding 5 acres in size shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.	See proposed GPD Design Standards above for this standard.	
Screening (295-907,3,f)	Screening. Residential uses shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.	The proposed GPD standards will not include any screening between the residential components and all other components on the site.	Equivalency: The development is being designed as a downtown mixed use area. Screening of residential uses in this context would not be appropriate.

Open Space (295-907,3,g)	Open Spaces. All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.	Open spaces will be landscaped per the proposed GPD design standards and will be maintained by the developer so as not to create a nuisance or hazardous conditions.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Circulation, Parking and Loading (295-907,3,h)	Circulation, Parking and Loading. Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	Circulation, Parking and Loading. Traffic circulation facilities will be planned and installed consistent with the McKinley Avenue District Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped in a manner which meets or exceeds the requirements of this chapter.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Landscaping (295-907,3,i)	Landscaping. 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.	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Lighting (295-907,3,j)	Lighting. See s. 295-409 for lighting regulations applicable to planned development districts.	See report section: Design Principals that Apply to the Overall Development.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Utilities (295-907,3,k)	All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view.	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.	The Proposed GPD Design Standard complies with the applicable Zoning standard.
Signage (295-907,3,L)	L-3. Signs specified in a master sign program and approved as part of the planned development.	Signage (295-705 7) Limited Permission Sign Standards as a basis for development of a master sign program as part of	These standards are allowed under the McKinley Avenue District Design

		the Detail Plan Development (DPD): Large scale site, wall and roof signage will be proposed as part of block 1 and 4 development. • Awning signs – maximum 12” in height • Canopy and Hood signs-If the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Wall signs – If the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Freestanding Signs-The sign display area shall not be larger than 35 square feet, the sign shall be a type A sign. • Roof Signs-if the sign has a display area larger than 50 square feet, the sign shall be a type A sign. • Projecting Signs-if the sign has a display area larger than 25 square feet, the sign shall be a type A sign. • Marquee Signs-if the sign has a display area larger than 50 square feet, the sign may be illuminated only by internal lights. • Off premise signs-The sign shall not be located within 300 feet of a residential district or 100 feet of a residential use. The sign display area shall not be larger than 300 square feet. If this condition is not met the sign is prohibited. • Temporary sign-A sign pertaining to the construction of a building or the sale or lease of	Standards and are in compliance.

		vacant land not exceeding 72 square feet. • Temporary Sign-A sign not exceeding 36 square feet erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate.	