MILWAUKEE BUCKS ARENA DEVELOPMENT

GENERAL PLANNED DEVELOPMENT (GPD)

Exhibit A

File No. 150724

January 12, 2016

GPD INDEX

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Description of The General Plan Development

INTRODUCTION

The development outlined in this plan is based on the vision of the ownership of the Milwaukee Bucks to provide an economic catalyst for growth and revitalization in downtown Milwaukee surrounding a new arena for the Milwaukee Bucks. The plan is a result of an unprecedented partnership between the Milwaukee Bucks, the City of Milwaukee, Milwaukee County and the State of Wisconsin. There is a central focus by all the partners to see the project attract a vibrant community to live, work and play in the area, attract significant tourism to the region and spur future development in every direction.

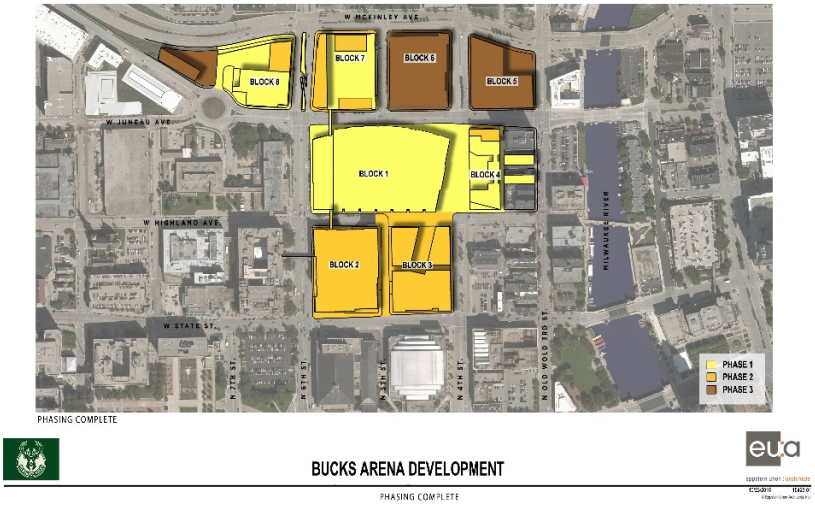
As the project is built, the developers are committed to having a meaningful impact on the Milwaukee community. Opportunities for training and employment will engage many residents during the construction process. It is also a priority to ensure the construction process is done in an environmentally responsible way.

The developers also hope to attract additional local and national investors and developers to the project. The master plan of the development was created in a way that allows many of the structures to be built for a variety of uses and to maximize flexibility to meet future demand, while maintaining the cohesive design vision and sense of community.

A partial list of uses that are envisioned for the development include: a sports arena, offices, live-work residential, entertainment retail including sit down and carry out restaurants, a seasonal market, parking decks, and a hotel. A list of potential uses specific to each block will be given in the Proposed GPD Design Standards and Site Statistics that are provided for each block.

The development will be located in an area known as the McKinley Avenue District in the Park East Redevelopment Plan. The McKinley Avenue District is located on the west side of the Milwaukee River and includes the section of the Park East Freeway corridor between McKinley Avenue to the north, Juneau Avenue to the south, the Milwaukee River to the east and Sixth Street to the west. Much of the land in this district is currently either vacant or used for surface parking. Through the planned redevelopment, McKinley Avenue will become a new gateway to downtown, providing access for both regional and local traffic. Although McKinley Avenue will become the largest east west thoroughfare, Juneau Avenue will continue to be a major arterial street because of its continuity to the lakefront. Sixth Street will also provide an important north to south link from Bronzeville through to the Menomonee River Valley.

PHYSICAL DESCRIPTION OF PROPERTY



This General Planned Development encompasses 8 blocks with the following addresses and (property owners):

Block 1:

- 1133 N 5th St (Bradley Center Sports & Entertainment)
- 505 W Juneau Av (Deer District LLC)
- 429 W Juneau Av (Bradley Center Sports & Entertainment)
- 1137 N 4th St (Bradley Center Sports & Entertainment)
- 1111 N 4th St (Bradley Center Corp.)

Block 2:

- 1030 N 6th St (Bradley Center Corp.)
- 1010 N 6th St (Bradley Center Corp.)

Block 3:

- 1001 N 4th St (Bradley Center Sports & Entertainment)

Block 4:

- 324 W Highland Av (City of Milwaukee)
- 1129 N Old World St (Deer District LLC)
- 1121 N Old World St (Deer District LLC)
- 1117 N Old World St (Deer District LLC)

Block 5:

- 300 W Juneau Av (Redevelopment Authority of Milwaukee)
- 1225 N Old World Third St (Milwaukee County)
- 1245 N Old World Third St (Milwaukee County)

- 1244 N 4th St (Milwaukee County)
- 1224 N 4th St (Milwaukee County)

Block 6:

- 420 W Juneau Ave (Milwaukee County)
- 423 W McKinley Ave (Milwaukee County)

Block 7:

- 516 W Juneau Ave (Milwaukee County)
- 519 W McKinley Ave (Milwaukee County)

Block 8:

- 1227 N 6th St (Milwaukee County)
- 740 W Winnebago St (Milwaukee County)
- 1247 N 6th St (Milwaukee County)

For surveys that provide detailed physical descriptions of each block see the following drawing sheets:

C101 Block 1 ALTA
C102 Block 2 Plat of Survey
C103 Block 3 Plat of Survey
C104 Block 4 Plat of Survey
C105 Old World Third Street St ALTA
C106 Old World Third Street St ALTA
C107 Block 5 ALTA
C108 Block 6 ALTA
C109 Block 7 ALTA
C110 Block 8 ALTA

CONSTRUCTION AND DEVELOPMENT PHASING

The overall development will be divided into three phases. The following is a brief description of the uses that may occur on each block of the development.

As development occurs, rezoning to a Detailed Planned Development (DPD) will be necessary on a block by block basis. Some staging and pre-development actions will not require rezoning to a DPD. Those activities are noted below.

Phase 1
Will include site preparation for construction and the development on Blocks 1 through 8 and is broken down into construction sequences as follows:

Construction Sequence 1A (as part of GPD)

Relocation of the existing combined sewer outfall (CSO) that currently runs through Blocks 5 through 8. The combined sewer is expected to be relocated to the West McKinley Avenue R.O.W.

Construction Sequence 1B (as part of GPD)

Install construction fencing around the perimeter of Blocks 5 and 6. These lots will be used for construction trailers, construction staging and drop down areas for Phase I construction activities.

Construction Sequence 1C (as part of GPD)

Install construction fencing around the perimeter of Blocks 1, 7 and 8. Raze existing structures on Block 1 and relocate the Bradley Center cooling tower.

Construction Sequence 1D

Begin construction of the Arena on Block 1. Begin construction of parking structure on Block 7. A portion of the parking structure along West Juneau Avenue and West McKinley Avenue will built out to a "Grey Box" level of finish. The building facades in these areas will include a storefront system (see drawing A170). Begin construction of the practice facility on Block 8. Extend the construction fence to the perimeter of Block 4 and raze the existing parking structure on Block 4 (raze will be done as part of GPD).

Construction Sequence 1E

Complete construction of the practice facility on Block 8. Arena construction continues on Block 1. Parking structure construction continues on Block 7. Construction of the live block begins on Block 4.

Construction Sequence 1F

Complete construction of the parking structure on Block 7. Arena construction continues on Block 1. Live block construction continues on Block 4.

Construction Sequence 1G

Complete construction of the arena on Block 1. Live block construction continues on Block 4.

Construction Sequence 1H

Complete construction of the live block on Block 4. Complete the pedestrian links between Block 4 and 3rd Street.

Construction Sequence 1I

Complete surface parking lots on Blocks 5 and 6.

Construction Sequence 1J

Install construction fence around the perimeter of the Bradley Center on Blocks 2 and 3. Raze the Bradley Center (as part of GPD).

Phase 2

Will include future development on Blocks 2, 3, 4, 7 and 8 and is broken down into sub phases as follows and will require zoning change to Detailed Planned Development (DPD):

Phase 2A - Install a construction fence around the existing parking structure on Block 2. Raze the existing parking structure (as part of GPD).

Phase 2B - Proposed future development as follows:

Block 2 Construction of a new mixed use building.
Block 3 Construction of a new mixed use building and plaza space.
Block 4 Construction of the Phase 2 portion of the mixed use building(s).
Block 7 Construction of the Phase 2 portion of the mixed use building(s).
Block 8 Construction of the Phase 2 portion of the mixed use building(s).

Phase 3
Will include future development on Blocks 5 and 6 and is broken down into sub phases as follow:

Phase 3A - Proposed future development as follows:
Block 5 Demolish the existing surface parking lot. Construct a new mixed use building.
Block 6 Demolish the existing surface parking lot. Construct a new mixed use building.

See the following Phasing drawings for additional details:

A002 Existing Block Plan

A010 Phase 1: Construction Sequence 1A

A011 Phase 1: Construction Sequence 1B

A012 Phase 1: Construction Sequence 1C

A013 Phase 1: Construction Sequence 1D

A014 Phase 1: Construction Sequence 1E

A115 Phase 1: Construction Sequence 1F

A016 Phase 1: Construction Sequence 1G

A117 Phase 1: Construction Sequence 1H

A018 Phase 1: Construction Sequence 1I

A019 Phase 1: Construction Sequence 1J

A020 Phase 1: Construction Sequence Complete

A021 Phase 2A

A022 Phase 2B

A023 Phase 3A

See the following sheets for photos and existing context of the Blocks:

A401 Site Photos Block 1

A402 Site Photos Block 2

A403 Site Photos Block 3

A404 Site Photos Block 4

A405 Site Photos Block 5

A406 Site Photos Block 6

A407 Site Photos Block 7

A408 Site Photos Block 8

Urban Planning and Design Principles that Apply to the Overall Development

URBAN PLANNING PRINCIPLES

The following are the urban planning Principles that have been established by the City of Milwaukee for the development of the Park East Redevelopment Plan McKinley Avenue District. These Principles will be utilized in the development of all blocks of the Milwaukee Bucks Arena development General Plan Development (GPD) with modifications as documented in the specific block narratives. The narratives will be provided for each of the 8 blocks in the development and demonstrate how the applicable Principles are incorporated. If there are any contradictions between these Principles and the block specific GPD design standards, the GPD standards will supersede these principles. Appendix G offers additional information on the site statistics for each block.

1. Ground Floor Uses and Urban Experience

Many factors contribute to the quality of experience in a downtown. One of the most critical is the nature of the social and economic activity located at street level. The ground floor of the city contains uses open to the public and will be enhanced with additional shops, restaurants, entries to offices, lobbies for major public buildings, and various service activities that move goods and people in and out of buildings. To effectively contribute to the quality of experience, these uses need to be visible, accessible, and memorable. This involves careful consideration of windows, entries, signage, and many other design details. The full public realm involves both the inside and outside of buildings – effective connection of these two types of areas makes downtowns more valuable.

2. Land Use, Economic and Social Activities

The McKinley Avenue District will be the northern gateway to downtown. New regional entertainment activities will flourish with supportive hotels and restaurants. Corporate and multi-tenant office buildings will develop along with supporting retail and residential uses. This district will create strong linkages to residential and commercial uses to the north; Riverwalk activities along the east; entertainment, institutional, and commercial uses to the south; and revitalization and adaptive reuse of buildings to the west. The McKinley Avenue District will provide a mix of activities that enhance the street experience and add to the vitality of the adjacent neighborhoods and downtown.

Office

Several factors make this district conducive to corporate and multi-tenant office buildings including easy freeway access, high visibility, easily assembled larger parcels, and adjacent entertainment uses that serve as amenities to potential employees.

Not all areas of downtown are equally suited to larger building floorplates often needed by corporate tenants. Consequently, this type of use will be given greater preference. By grouping corporate offices in one district, they will provide strong support for business-oriented retail and will create higher property values. To be successful, corporate office uses need to occur within a diverse, mixed-use area. Consequently, the other supporting uses – both retail and residential – are essential to the success of office activities. Supporting retail might include carryout and sit-down restaurants, a pharmacy, and/or other shops that offer convenience items and services. While large floor structures that occupy up to an entire city block will be permitted, it is not desirable to have buildings that will require the abandonment of public streets. Parking provided for development will be in the form of parking structures and on-street parking.

Residential
Some forms of support and infill residential such as smaller apartment structures, apartments/condominiums over offices, and hotels for business travelers are encouraged. The large number of nearby institutional and government offices provides a market for more affordable dwelling units serving employees. Support retail will create customers and services for residents and business owners during evening and weekend hours.

Entertainment
Development within McKinley Avenue District will complement the regional entertainment activities of the Bradley Center, the Wisconsin Center, and the related entertainment and retail activities of Old World Third Street. New major entertainment venues will be given strong consideration; however, such uses must fit within the prescribed pattern of lots and blocks and most importantly, ensure continuity of the social street front and economic activities. Newly expanded or remodeled uses must create strong street-front activities incorporated along the perimeter of their structures and must complement other uses in terms of circulation, character, and mutual benefit. Other forms of supporting retail/entertainment uses such as restaurants, clubs, cafes, and similar smaller-scale activities are especially welcome at street level and corner sites.

Outdoor Public Activities
The unique alignment of McKinley Avenue creates several locations with unusual shapes that offer good opportunities for creating high-value urban squares and landmarks. These spaces are typically portions of lots that are located at high visibility junctures where the revision of existing infrastructure systems creates new alignments. Adjacent and abutting parcels in and/or near these public places would be useful for restaurants, cafes, and other uses that can animate these spaces and make them socially desirable during both the day and night.

Parking
Parking entries will be located in alleys and/or designed as attractive, active gateways into buildings. Accessory parking is allowed when not visible from the street. Shared parking among multiple offices and with uses that have non-overlapping peak parking demands

DESIGN PRINCIPLES

The following are Design Principles and Definitions that have been established by the City of Milwaukee for the development of the Park East Redevelopment Plan McKinley Avenue District. These Principles will be utilized in the development of all blocks of the Milwaukee Bucks Arena development General Plan Development (GPD) with modifications as documented in the specific block narratives. The narratives will be provided for each of the 8 blocks in the development and demonstrate how the applicable Principles are incorporated. If there are any contradictions between these Principles and the block specific GPD design standards, the GPD standards will supersede these principles.

1. LAND USES

The following uses will be allowed per block as indicated below. All uses currently operating within the GPD boundary may continue to operate under the GPD zoning. Any new uses not defined in the table shall follow Downtown – Mixed Activity (C9G) standards.

Use	Arena Block 1	Mixed Use Block 2	Mixed Use Block 3	Live Block Block 4	Mixed Use Block 5	Mixed Use Block 6	Mixed Use Block 7	Training FacilityBlock 8
Residential Uses								
Single-family Dwelling	N	N	N	N	N	N	N	N
Two-family Dwelling	N	N	N	N	N	N	N	N
Multi-family Dwelling	N	Y	Y	Y	Y	Y	Y	Y
Permanent Supportive Housing	N	Y	Y	Y	Y	Y	Y	Y
Transitional Housing	N	Y	Y	Y	Y	Y	Y	Y
Street Level Residential Use	N	Y	Y	Y	Y	Y	Y	Y
Attached Single-Family Dwelling	N	N	N	N	N	N	N	N
Live-work Unit	N	Y	Y	Y	Y	Y	Y	Y
Mobile Home	N	N	N	N	N	N	N	N
Watchman/Service Quarters	N	N	N	N	N	N	N	N
Family Day Care Home	N	Y (Note 1)	Y (Note 1)	Y (Note 1)	Y (Note 1)	Y (Note 1)	Y (Note 1)	Y (Note 1)
Group Residential Uses								
Rooming House	N	N	N	N	N	N	N	N
Convent, Rectory, or Monastery	N	N	N	N	N	N	N	N
Dormitory	N	Y	Y	Y	Y	Y	Y	Y
Fraternity or Sorority	N	N	N	N	N	N	N	N
Adult Family Home	N	N	N	N	N	N	N	N
Foster Family Home	N	Y	Y	Y	Y	Y	Y	Y
Small Foster Home	N	Y	Y	Y	Y	Y	Y	Y
Group Home or Group Foster Home	N	N	N	N	N	N	N	N
Family Shelter Care Facility	N	N	N	N	N	N	N	N
Small Group Shelter Care Facility	N	N	N	N	N	N	N	N
Large Group Shelter Care Facility	N	N	N	N	N	N	N	N
Community Living Arrangement	N	N	N	N	N	N	N	N
Educational Uses								
Day Care Center	N	Y (note 1)	Y (note 1)	Y (note 1)	Y (note 1)	Y (note 1)	Y (note 1)	Y (note 1)
School, Elementary or Secondary	N	N	N	N	N	N	N	N
College	N	Y	Y	Y	Y	Y	Y	Y
School, Specialty or Personal Instruction	N	Y	Y	Y	Y	Y	Y	Y

Use	Arena Block 1	Mixed Use Block 2	Mixed Use Block 3	Live Block Block 4	Mixed Use Block 5	Mixed Use Block 6	Mixed Use Block 7	Training FacilityBlock 8
Community-Serving Uses								
Library	N	Y	Y	Y	Y	Y	Y	Y
Cultural Institution	Y	Y	Y	Y	Y	Y	Y	Y
Community Center	Y (note 2)	Y	Y	Y	Y	Y	Y	Y
Religious Assembly	N	N	N	N	N	N	N	N
Cemetery or Other Place of Interment	N	N	N	N	N	N	N	N
Public Safety Facility	N	Y	Y	Y	Y	Y	Y	Y
Correctional Facility	N	N	N	N	N	N	N	N
Commercial and Office Uses								
General Office	Y	Y	Y	Y	Y	Y	Y	Y
Government Office	N	Y	Y	Y	Y	Y	Y	Y
Bank or Other Financial Institution	N	Y	Y	Y	Y	Y	Y	Y
Currency Exchange, Payday Loan Agency, or Title Loan Agency	N	N	N	N	N	N	N	N
Installment Loan Agency	N	N	N	N	N	N	N	N
Cash for Gold Business	N	N	N	N	N	N	N	N
Pawn Shop	N	N	N	N	N	N	N	N
Retail Establishment, General	Y	Y	Y	Y	Y	Y	Y	Y
Garden Supply or Landscaping Center	N	N	N	N	N	N	N	N
Home Improvement Center	N	Y	Y	Y	Y	Y	Y	Y
Secondhand Store	N	N	N	N	N	N	N	N
Outdoor Merchandise Sales	Y	Y	Y	Y	Y	Y	Y	Y
Artist Studio	N	Y	Y	Y	Y	Y	Y	Y
Healthcare & Social Assistance Uses								
Medical Office	N	Y	Y	Y	Y	Y	Y	Y
Health Clinic	N	Y	Y	Y	Y	Y	Y	Y
Hospital	N	N	N	N	N	N	N	N
Medical Research Laboratory	N	Y	Y	Y	Y	Y	Y	Y

Use	Arena Block 1	Mixed Use Block 2	Mixed Use Block 3	Live Block Block 4	Mixed Use Block 5	Mixed Use Block 6	Mixed Use Block 7	Training FacilityBlock 8
Medical Service Facility	N	N	N	N	N	N	N	N
Social Service Facility	N	N	N	N	N	N	N	N
Emergency Residential Shelter	N	N	N	N	N	N	N	N
Nursing Home	N	Y	Y	Y	Y	Y	Y	Y
General Service Uses								
Personal Service	N	Y	Y	Y	Y	Y	Y	Y
Business Service	N	Y	Y	Y	Y	Y	Y	Y
Building Maintenance Service	N	Y	Y	Y	Y	Y	Y	Y
Catering Service	N	Y	Y	Y	Y	Y	Y	Y
Funeral Home	N	N	N	N	N	N	N	N
Laundromat	N	Y	Y	Y	Y	Y	Y	Y
Dry Cleaning Establishment	N	Y	Y	Y	Y	Y	Y	Y
Furniture and Appliance Rental and Leasing	N	N	N	N	N	N	N	N
Household Maintenance and Repair Service	N	N	N	N	N	N	N	N
Tool/Equipment Rental Facility	N	N	N	N	N	N	N	N
Animal Service Uses								
Animal Hospital/Clinic	N	N	N	N	N	N	N	N
Animal Boarding Facility	N	N	N	N	N	N	N	N
Animal Grooming or Training Facility	N	N	N	N	N	N	N	N
Motor Vehicle Uses Light Motor Vehicle								
Sales Facility	N	Y	Y	N	Y	Y	Y	N
Rental Facility	N	Y	Y	Y	Y	Y	Y	Y
Repair Facility	N	N	N	N	N	N	N	N
Body Shop	N	N	N	N	N	N	N	N
Outdoor Storage	N	N	N	N	N	N	N	N
Wholesale Facility	N	N	N	N	N	N	N	N
Motor Vehicle Uses General Motor Vehicle								
Filling Station	N	N	N	N	N	N	N	N

Use	Arena Block 1	Mixed Use Block 2	Mixed Use Block 3	Live Block Block 4	Mixed Use Block 5	Mixed Use Block 6	Mixed Use Block 7	Training FacilityBlock 8
Car Wash	N	N	N	N	N	N	N	N
Drive-through Facility	N	N	N	N	N	N	N	N
Motor Vehicle Uses Parking								
Parking Lot, Principal Use	N	N	N	N	N	N	N	N
Parking Lot, Accessory Use	N	N	N	N	N	N	N	Y
Parking Structure, Principal Use	N	Y	N	N	N	N	Y	N
Parking Structure, Accessory Use	Y	Y	Y	Y	Y	Y	Y	Y
Heavy Motor Vehicle Parking Lot, Principal Use	N	N	N	N	N	N	N	N
Heavy Motor Vehicle Parking Lot, Accessory Use	N	N	N	N	N	N	N	N
Temporary Parking Lot	N	N	N	N	Y (Phase 1, 2)	Y (Phase 1, 2)	N	N
Accomodation and Food Service Uses								
Bed and Breakfast	N	N	N	N	N	N	N	N
Hotel, Commercial	N	Y	Y	Y	Y	Y	Y	Y
Hotel, Residential	N	N	Y	N	N	N	N	N
Tavern	Y	Y	Y	Y	Y	Y	Y	Y
Brewpub	Y	Y	Y	Y	Y	Y	Y	Y
Assembly Hall	Y	Y	Y	Y	Y	Y	Y	N
Restaurant, Sit-down	Y	Y	Y	Y	Y	Y	Y	Y
Restaurant, Fast-food / Carry out	Y	Y	Y	Y	Y	Y	Y	Y
Entertainment & Recreation Uses								
Park or Playground	N	Y	Y	Y	Y	Y	Y	Y
Festival Grounds	N	N	N	N	N	N	N	N
Recreation Facility, Indoor	Y	Y	Y	N	Y	Y	Y	Y
Recreation Facility, Outdoor	N	N	N	Y	N	N	Y	Y
Health Club	N	Y	Y	Y	Y	Y	Y	Y
Sports Facility	Y	Y	Y	Y	Y	Y	Y	Y
Gaming Facility	N	N	N	N	N	N	N	N
Theater	N	Y	Y	Y	Y	Y	N	N

Use	Arena Block 1	Mixed Use Block 2	Mixed Use Block 3	Live Block Block 4	Mixed Use Block 5	Mixed Use Block 6	Mixed Use Block 7	Training FacilityBlock 8
Convention and Exposition Center	Y	Y	Y	N	N	N	N	Y
Marina	N	N	N	N	N	N	N	N
Outdoor Racing Facility	N	N	N	N	N	N	N	N
Storage, Recycling and Wholesale Trade Uses								
Recycling Collection Facility	N	N	N	N	N	N	N	N
Mixed-waste Processing Facility	N	N	N	N	N	N	N	N
Material Reclamation Facility	N	N	N	N	N	N	N	N
Salvage Operation, Indoor	N	N	N	N	N	N	N	N
Salvage Operation, Outdoor	N	N	N	N	N	N	N	N
Wholesale and Distribution Facility, Indoor	N	N	N	N	N	N	N	N
Wholesale and Distribution Facility, Outdoor	N	N	N	N	N	N	N	N
Storage Facility Uses								
Indoor Storage Facility	N	N	N	N	N	N	N	N
Outdoor Storage Facility	N	N	N	N	N	N	N	N
Hazardous Materials	N	N	N	N	N	N	N	N
Transportation Uses								
Ambulance Service	N	N	N	N	N	N	N	N
Ground Transportation Service	N	N	N	N	N	N	N	N
Passenger Terminal	Y	N	N	Y	N	N	Y	N
Helicopter Landing Facility	N	N	N	N	N	N	N	N
Airport	N	N	N	N	N	N	N	N
Ship Terminal or Docking Facility	N	N	N	N	N	N	N	N
Truck Freight Terminal	N	N	N	N	N	N	N	N
Railroad Switching, Classification Yard, or Freight Terminal	N	N	N	N	N	N	N	N
Industrial Uses								
Alcoholic beverage faciliy, micro	N	Y	Y	Y	Y	Y	Y	Y

Use	Arena Block 1	Mixed Use Block 2	Mixed Use Block 3	Live Block Block 4	Mixed Use Block 5	Mixed Use Block 6	Mixed Use Block 7	Training FacilityBlock 8
Alcoholic beverage faciliy, large	N	N	N	N	N	N	N	N
Food processing	N	N	N	N	N	N	N	N
Manufacturing, Light	N	N	N	N	N	N	N	N
Manufacturing, Heavy	N	N	N	N	N	N	N	N
Manufacturing, Intense	N	N	N	N	N	N	N	N
Research and Development	N	Y	Y	Y	Y	Y	Y	Y
Processing or Recycling of Mined Materials	N	N	N	N	N	N	N	N
Contractor's Shop	N	N	N	N	N	N	N	N
Contractor's Yard	N	N	N	N	N	N	N	N
Agricultural Uses								
Plant Nursery or Greenhouse	N	N	N	N	N	N	N	N
Raising of Crops or Livestock	N	N	N	N	N	N	N	N
Community Garden	N	Y	Y	Y	Y	Y	Y	Y
Commercial Farming Enterprise	N	N	N	N	N	N	N	N
Utility and Public Service Uses								
Broadcasting or Recording Studio	Y	Y	Y	Y	Y	Y	Y	Y
Transmission Tower	N	N	N	N	N	N	N	N
Water Treatment Plant	N	N	N	N	N	N	N	N
Sewage Treatment Plant	N	N	N	N	N	N	N	N
Power Generation Plant	N	N	N	N	N	N	N	N
Small Wind Energy System	N	N	N	N	N	N	N	N
Solar Farm	N	N	N	N	N	N	N	N
Substation/Distribution Equipment, Indoor	N	N	N	N	N	N	N	N
Substation/Distribution Equipment, Outdoor	N	N	N	N	N	N	N	N
Temporary Uses								
Seasonal Market	Y	Y	Y	Y	Y	Y	Y	Y
Temporary Real Estate Sales Office	Y	Y	Y	Y	Y	Y	Y	Y
Concrete Batch Plant, Temporary	Y	Y	Y	Y	Y	Y	Y	Y

Use	Arena Block 1	Mixed Use Block 2	Mixed Use Block 3	Live Block Block 4	Mixed Use Block 5	Mixed Use Block 6	Mixed Use Block 7	Training FacilityBlock 8
Live Entertainment Special Event	Y	Y	Y	Y	Y	Y	Y	Y

Note 1:

The daycare use shall be designed and operated per Wisconsin Administrative Code, Chapter DCF 251. This is the rule that governs Group Child Care and Supervision of 9 or more children for less than 24 hours a day.

Note 2:

The arena may function as a Community Center between games and in the off season. Uses related to community services and functions may be provided.

General Notes:

Accessory Uses Definition - All other uses that are accessory to the permitted principal uses. All accessory uses are acceptable and permitted.

All uses that are currently operating within the extents of this General Planned Development (GPD) may continue to operate.

Temporary Parking Lot Definition - The lot shall be accessory to this GPD and within the GPD boundaries, provided that the parking lot shall only serve the development within the GPD. A plan for the interim landscaping of open lots and duration of this use shall be submitted to the Commissioners of Neighborhood Services, Public Works and Department of City Development for approval prior to issuance of any permits. See the Development Agreement for the duration of the temporary surface parking lot use.

2. BUILDING HEIGHT

Building heights are regulated to create streets in character with the Districts described in the Park East Master Plan. Building height ranges are indicated on each block in the Block Development Standards on the following drawings: A110, A120, A130, A140, A150, A160, A170 and A180. Building heights are identified by the number of stories above grade and given a minimum and maximum range. The ground floor shall not be less than 12 feet from finished floor to finished ceiling but has no maximum height limit. Above the ground floor, a story is defined as a habitable level no more than 14 feet in height from finished floor to finished ceiling. When an upper story exceeds 14 feet in height, the additional height will count as an additional story.

Large Venue Buildings must be a minimum of 36 feet in height and cannot exceed the block maximum height as stated in the GPD Design Standards. The ground floor maximum height does not apply to Large Venue Buildings.

3. SETBACKS

Setback ranges are established for each block to ensure that building placements clearly define street edges and corners. The setback range is the line parallel to the property line along which the facade of the building must be located. Facade is defined as any vertical, exterior face or wall of a building.

Setbacks establish the maximum footprint of the proposed building. The building extents will be located within setback range.

Build out requirements: The facades of buildings shall be built out to at least the minimum number of stories stated in the site statistics for each block for a minimum of 90%. Exceptions block by block may apply, such as, but not limited to the west face of Block 4, north side of Block 3, northeast corner of Block 5 and the western portion of Block 8.

Building construction can vary from the setback range to accommodate façade articulation including: arcades, entrances, balconies, and reveals.

Within the Park East Redevelopment Plan – McKinley Districts, the Setback Area must be paved (asphalt is prohibited) to create a wider walk area. The Setback Area can include elements such as the following: stairs, ramps, terraces, awnings, signs, bay windows, balconies, roof overhangs, lighting, below grade vaults, foundations, and footings. Further protrusions from the building that extend into the public R.O.W are called encroachments and are allowed up to the dimensions specified in Chapter 245 of the Milwaukee Code of Ordinance or could be allowed if a special privilege is granted.

4. BUILDING COMPOSITION

4.1. Street Activation Requirements

Visual interaction with all stories of the building is encouraged, visual interaction by means of clear, non-tinted windows (glazing) is required along the street frontage of a building. The amount and type of ground floor windows is as follows:

The clear glazing zone is measured along the street frontage of the building and does not include service entries. Glazing requirements vary by activation type as follows:

High Activation: 75% of the street frontage
(50% for residential)

Medium Activation: 50% of the street frontage

Low Activation: No requirement

- The area where clear, non-tinted glazing must occur is between 2 feet above grade to at least 8 feet above grade. Lower glazing (such as glazing extending to the floor) and/or higher-level glazing (such as transoms and clerestories) are encouraged. For residential buildings, ground floors should be raised a half level and the area where clear, non-tinted glazing must occur is between 3 feet above the ground floor to at least 8 feet above the ground floor. Glazing is measured along the street frontage of a building.
- In order for the glazing to be considered “clear”, it should not be tinted, not be reflective, and have a visual transmittance factor of at least 65%. This rating refers to the amount of light that is able to pass through the glass. This rating will typically allow for the required clear window to be double insulated glass with a low-e coating. Selecting a low-e coating with low reflectivity is also required.

Where required glazing is provided along the ground floor, the area behind the glazing must be Street Activating Uses for a minimum of 12 feet in depth.

See Drawing A100 – Overall Development Standards for the extent of high activation, medium activation and low activation.

4.1.2 Street Activation Uses

Street Activating Uses are those open to the public including shops, restaurants, lobbies, and other service activities that move goods and people in and out of the building. Street Activating Uses can also include areas that are not open to the public yet still activate the street. Street Activating Uses do not include parking stalls.

For Residential Uses, the following Street Activating Uses are permitted:

In all types of residential buildings, foyers and entry areas, main living spaces, dens, home offices, and live-work spaces are appropriate. There shall be no racks covering the window areas.

Where a multi-family use is present in the entire building, uses may also include vestibules, lobbies, mailbox areas, exercise rooms, regularly used activity rooms, leasing offices and similar types of spaces.

Examples of inappropriate areas would include parking areas, storage lockers, mechanical room, and other generally non-active spaces.

For Office Uses, the following Street Activating Uses are permitted:

Reception areas, waiting rooms, lobbies, teller areas, frequently used meeting rooms, break rooms, cafeterias and other similar areas are appropriate. Individual offices which may have the need for privacy and closed blinds are not appropriate along street frontages at street level.

Examples of inappropriate areas would include parking areas, supply rooms, mechanical room, and other generally non-active spaces.

For Retail/Service Uses, the following Street Activating Uses are permitted:

Merchandise display and sales floor areas, register areas, vestibules, and other staff areas are appropriate.

Examples of inappropriate areas would include areas not-accessible to the public such as offices, storage rooms, parking areas, employee lockers areas, mechanical room, and other generally non-active spaces.

For Entertainment/Accommodation Uses, the following Street Activating Uses are permitted:

In taverns and restaurants, customer seating and waiting areas, circulation areas, and other areas which could accommodate windows are appropriate.

Examples of inappropriate areas would include coat check, storage areas, and bar backs (unless designed with open transparency).

For hotels, Large Venue Buildings and other places of accommodation, lobbies, customer service areas, restaurants and bar areas, coffee shops, gift shops, and often used gathering and meeting breakout areas are appropriate.

Examples of inappropriate areas would include areas not accessible to the public such as offices, storage rooms, coat checks rooms, only occasionally used ballrooms and large meeting rooms, parking areas, employee lockers areas, mechanical room, and other generally non-active spaces.

4.1.3. Entries

Pedestrian entries should be provided for each distinct ground floor use (or tenant) along the street frontage. Shared ground floor entrance lobbies are permitted for upper story uses. Dominant corner entrances that maintain the Build-to-Line are desirable on corner sites.

Service entries include truck docks, fire exit doors, areas for waste disposal, and areas for deliveries. Service entries should be located along alleys and are not permitted along street frontages unless no other access is available. Fully enclosed service entries are permitted along street frontages unless otherwise noted in the Block Development Standards. The paving along the sidewalk must be at the same typical height as the adjacent sidewalks to create a level, non-interrupted path for pedestrians.

Fire exit doors and service doors that must be along the street frontage should be designed to be consistent with other ground floor facade elements.

Vehicular parking entries, curb cuts, and driveways are permitted except as noted in the Block Development Standards. Curb cuts and driveways for vehicle parking entries shall not exceed 20 feet in width. Not more than 3 lanes total should enter/exit at any single location. Where the vehicle entry driveway crosses the sidewalk, the paving along the sidewalk must remain at the same typical height as the adjacent sidewalks to create a level, non-interrupted path for pedestrians.

Gates/doors for possible nighttime closure must be recessed 4 feet from the building façade.

Card readers or ticket booths shall be properly placed so that a vehicle entering will not protrude into the public Right-of-Way when stopped.

Full height glazed entrances with clear glass and a lobby or substantial vestibule (at least 10' in depth) at the interior may be counted for meeting the minimum activation requirements. Frosted or visually obscured glass, or conditions with obstructions immediately behind glazed doors would not meet the activation requirements.

4.1.4. Materials

Enrichment of the pedestrian realm requires building base materials to be of high quality, such as stone, brick, metal panel systems, and other durable materials. Materials such as EIFS should not be used on the building base, and utility grade materials such as split face block are only allowed on rear, interior lot lines and alley frontages.

4.1.5. Detailing Enrichments

Detailing of the base of buildings should be used to enhance the human scale qualities of the building. On all types of buildings, the building base should be distinctly noticeable from the middle portion of the building. Cornices, friezes, hoods, canopies or other expressive elements should demark the separation of these portions of the buildings.

Awnings and light shelves are also encouraged to help create a more human scale to the building.

The base of commercial and other buildings should have additional expressive elements that enhance the building's relation to human scale. A change in material or detailing for the base can often achieve this goal. Lighting that illuminates the exterior of a building and highlights its design features is encouraged

4.2 <u>Building Façade Requirements</u>

4.2.1 Building Articulation

"Flat" facades should be avoided. When dissimilar materials of the exterior cladding meet, a distinct variation in surface plane must be present. For example, when a brick clad section meets up with a glass curtain wall, a variation in plane is generally needed to avoid the façade appearing too flat.

- When horizontal changes in materials are desired, different materials should generally meet only at a change of plane, particularly at an inside corner. This gives the material a sense of thickness and a perception of permanence and quality. Different materials should never meet at an outside corner as this reveals the thinness of the material.

- When adjacent vertical changes in materials are desired, different materials should typically meet with the upper material overlapping the lower material, sealed by an ornamental trim detail.

The window mullions in a curtain wall should be expressive and create depth and scale to the façade.

4.2.2 Low Activation /Ground Level Walls

Street fronting first floor/ground floor walls that have no or little functional activation behind the façade occurs with parking garages, along large format venues and indoor performance spaces, in certain large format retail settings and other buildings where the program does not promote activated spaces.

In residential uses, lobby areas, mail rooms, community rooms and other active spaces should be considered along street frontages. In commercial uses, lobbies, shopping cart areas, valet stand areas, kitchens and other functional aspects can create activity and allow glazing.

Where there is a "Low Activation No Glazing Requirement", as noted on the individual block standard diagrams, the following standards will be required to mitigate the potential negative effects of a non-activated wall:

High quality materials must be used. The materials provide high quality detailing and must be durable in nature. Materials such as stone and brick masonry are appropriate. Materials not permitted include large scaled masonry units, including split-faced block units, which do not offer an appropriate finish or scale. Simulated stucco and metals siding products do not provide the durability and must be avoided. Spandrel glass "fake" windows are not appropriate as well.

Horizontal modulation is needed to break down a long, blank wall. Approximately every 25' a vertical expression element is needed. This could occur in any number of ways, such as

engaged pilasters, recesses and plane changes on the building facade, a change in material, or a combination thereof.

Vertical modulation is needed to give a sense of human scale to the wall. A distinct base level is needed at approximately 2' to 4' above the grade. In this ground level, an upper differentiation approximately 7' to 9' above the grade is needed to give a sense of human scale, normally found with typical door and window heights.

Pedestrian-scaled elements are needed to increase interest and decrease monotony, especially in the case of a long non-active wall. A number of techniques could be employed. These include display cases, engaged planters, green-screen wall systems, backlit windows with opaque glass, and decorative lighting elements. The need for these elements will be building and site specific, but must occur in at least every other bay of horizontal modulation. These elements must help to create "layered" quality to the façade wall.

In some cases, uses which may not programmatically allow windows, consider frosted or fritted windows to obscure vision but allow light to spill out from the interior.

4.2.3 Alley and Side Facing Walls

Walls along alleys and side facing / interior block conditions cannot be blank at the upper floors. Following are standards to achieve this:

Where windows are not possible, the wall must be broken down by design elements. This could include expressive vertical and horizontal elements, or for example, in the case of a precast wall, could be scored patterns.

Facades on buildings must wrap around onto the alley side by at least 10' so that the oblique view on the street does not present a lesser finished wall.

4.2.4 Large Format Uses Façade Design

These standards are for facades, specifically area above the ground level, where the use includes large format interior spaces that often have programmatic difficulty with significant clear glazed windows at the façade wall. This includes uses such as gymnasiums, theaters, assembly spaces, large format retail stores and similar scaled and programmed uses.

The building's larger design solution should contemplate not locating the larger interior spaces along street edges and those spaces being placed more interior to the site. Also, a liner of uses such as lobby spaces, lounges, offices, etc. should be considered to allow activation and glazing along the street frontage. Where this placement approach or liner uses is not possible, various techniques should be utilized to allow the large format uses to be appropriately designed for placement along the street facades. Following are standards to achieve this:

Breaking down the resulting large façade is key to mitigating design challenges posed by large format uses. Incorporating any clerestory windows or narrow, regularly spaced opaque windows is a method that is encouraged.

Horizontal modulation is needed to break down a long wall. Approximately every 25' a vertical expression element is needed. This could occur in any number of ways, such as engaged pilaster, recesses, a plane change, a change in material, or a combination thereof.

Vertical modulation is needed to give a sense of scale to the building. Horizontal expression lines that scale the façade to a human-scaled typical floor height must be a part of the facade composition. Additional elements, material changes lighting effects and other details should be used to improve the interest of the large wall areas.

4.2.5 Parking Structure Facade Standards

Parking Structure Placement within Buildings
Above ground structured parking is best concealed with active uses lining the perimeter of the structured parking on all or most sides along street frontages. Where structured parking levels are located at the lower levels of a building with commercial, residential or active uses above, the facade of the parking levels and floors above should be integrally designed.

First Floor/Ground Floor Pedestrian Activation
In the urban context, pedestrian activation of the first floor is an important essential quality that gives city's their unique quality. Where the parking structure parking is either the principle use, or is an integral portion of a larger building, the first floor/ground floor must follow the designation for activation found in the Block Development Standards.

Upper Floor Facade Design
In urban areas, buildings tend to have balanced vertical and horizontal proportions. Long, horizontal forms typically found in many examples of parking structures relate more to the auto-dominated forms found in the suburbs. Successful buildings in urban city environments generally have a good balance between the solid and void areas on building facades. A façade of the parking structure building should possess smaller, layered and/or detailed elements to further refine the human scale quality.
Following are standards to achieve this:

Where parking structure uses are along exterior façades above the building base, they must be fully enclosed along street frontages. The parking structure on Block 7, however, does not need to follow this requirement.

In locations where parking structure facades are allowed to be open for ventilation purposes, they must not have long, horizontal openings. The façade must establish a vertical pattern or create a grid pattern or punched window-type openings in order for the structured garage façade to maintain a sense of scale and vertical proportion.

Parking structure façade proportions must be visually broken down into clear vertical bays, spaced no more than approximately 20' or 30' apart, help to aid in maintaining these vertical proportions. These building bays can be developed by expressive engaged columns, either structural or decorative, or by the ventilation openings found in the wall. In some cases, additive elements can help to create a vertical pattern to the façade.

Repetitive vertical elements can create an inappropriate monotony when balanced with horizontal elements in the composition of the facade.

When floor levels of the garage are evident in the façade, sloping floors often necessary in the functional design must not be expressive to the exterior. Sloping floors must occur on the internal part of the site, along the alley, or if needed along a street, must be hidden with a concealing façade.

Introduce human scaled details and layering elements to give the parking structure appropriate scale. Layered screens, elements and other details can also add a sense of human scale as well as assisting with the verticality of proportions. Any needed secured area must be done with decorative metal fencing or decorative screening and not chain link or similar products.

4.2.6. Detailing and Enrichments

For Residential Uses, balconies, French windows, bay windows or similar features are encouraged on all units above the building base to further activate the street and give the upper façade articulation and interest.

For Commercial Uses and other buildings with curtain wall facade, additional expressive elements are encouraged above the building base.

For Large Venue Buildings, wall areas above the building base should be articulated. Flat, windowless walls should be avoided.

Lighting that illuminates the exterior of a building and highlights its design features is encouraged.

Roof gardens are permitted and encouraged. Occupied penthouses are permitted and do not count as an additional story if the penthouse occupies less than one-half of the roof area. Roof forms and elements that serve as visual landmarks special features and architectural lighting of roof top elements are encouraged.

Mechanical equipment, dumpsters and utilities that are not inside of buildings shall be screened with quality material consistent with the overall design of the facades.

5. Site Features

Outdoor areas, such as cafés, beer gardens and plazas should be constructed with materials consistent with those along the ground floor facade. Material such as poured in place concrete, stone, and masonry elements should be used. Wood railings, wood skirting and wood-decking should be avoided. Retaining and garden walls should be constructed of poured in place concrete, or stone and brick masonry. Wood retaining walls and dry-stack block systems should be avoided.

5.1 Bicycle Parking Minimum Requirements

Bicycle parking must be provided for each of the blocks in the overall GPD development. Requirements are established for regular/daily occupants (long term) and visitors/patrons (short term). Each phase in the DPD will consider appropriate placement of facilities in the proposal.

Long Term Parking facilities for residential occupants in dwelling units; employees in offices, hospitality, and other similar uses, must be in a secure, indoor environment, that is located conveniently in the building so to encourage use of bicycles as transportation.

Short Term Visitor and/or patron parking should generally be provided an outdoors publicly accessible location no more than 100' from the entrance to the use, and be a secure and well-lit area. Required visitor parking meeting these provisions may be accommodated in the public right-of-way if approval is granted by the Department of Public Works.

The following requirements are based on use categories.

Residential Units
Residents: Provide a minimum of 1 interior space for every 4 dwelling units for the residents.
Visitors: Provide a minimum of 2 exterior spaces for visitors for every 30 dwelling units.

Commercial Office Uses and General Service Uses (This also includes Medical Offices)
Employees: Provide one for every 6,000 sq. ft. of gross floor area; min. of 2 spaces.
Visitors: one for every 25,000 sq. ft. of gross floor area; min. of 2 spaces.

Retail Uses (This also includes health clubs and indoor recreation facilities)
Employees: Provide one for every 4,000 sq. ft. of gross floor area; min. of 2 spaces.
Patrons: Provide one for every 2,000 sq. ft. of gross floor area; min. of 2 spaces; max. of 20 spaces

For Taverns and Restaurants
Patrons: one for every 1,000 sq. ft. of gross floor area; min. of 2 spaces; max. Of 20 spaces
Employees: one for every 2,000 sq. ft. of gross floor area; min. of one space; max. of 10 spaces

For the Arena, Block 1
The location and quantity for both patrons and employees will be established in the DPD proposal.

Other Notes
Arrangements in centralized shared facilities for employees may be allowed if approved by arrangements as outlined in specific DPD proposals.

As a point of clarification, a single U-type rack (or commonly called "a staple"), in considered parking for two bicycles when appropriately positioned.

5.2 Fencing
Fencing should be decorative metal, masonry or other quality materials. Chain link fencing should be avoided. Site lighting should be controlled to prevent glare from the light source onto adjacent properties of the public R.O.W.

6. GPD Exterior Site Lighting Standards
The primary purpose of the exterior site lighting standards for the Planned Development district is to provide illumination for the security and safety of entry drives, parking lots, service and loading areas, pedestrian pathways, courtyards and plazas. At the same time, lighting should be focused at intended surfaces to minimize glare and the intrusion of light on adjacent properties.

The color and materials of poles and other light components within the Planned Development district should be compatible and relate to the architectural character of the buildings. Lighting treatments may be used to establish a sense of place and to create visual interest and design continuity within a site. Walkway lighting will be scaled to the pedestrian to emphasize pedestrian activity and provide for safe use of pathways and pedestrian areas. Lighting features will be designed to aid in the geographic

orientation of people. Lighting may also be used to accent landscaped areas, building entrances, special focal points, architectural details, signage or other special site features.

Consistent with s. 295-409 of the Milwaukee Code of Ordinances, the Planned Development district lighting will have cut-off fixtures to ensure lighting levels and glare are controlled so that no light source is visible from an adjoining property or public right of way. Also, the maximum illumination at a property line shall be 5 foot-candles.

7. GPD Landscaping Standards

The Planned Development district landscaping standards are intended to enhance the visual character of properties within the district, provide enclaves of shade and offer opportunities for infiltration of run-off. On-site landscaping elements will be unified through a repetition of plant varieties and other materials such as vegetated planters, shade trees, pavement colors and/or outdoor furniture. Planting palettes should strive to provide changing colors, textures and size throughout the year. Whenever possible, native plants that are hardy and harmonious to the design should be used. In high pedestrian activity areas, entrances and walkways should define pedestrian movement with landscape elements such as special pavement, benches, trash receptacles and/or general plantings.

<u>Perimeter Landscaping and Edge Treatment Types</u>

The perimeter landscaping and edge treatment types for the Planned Development district are consistent with s. 295-405-1 of the Milwaukee Code of Ordinances. The Planned Development district will utilize Type B and Type C landscaping standards for perimeter landscaping and edge treatments. **Table A** specifies the treatment types and requirements for the district. Permanent surface parking is only permitted on Block 8.

Type B landscaping standards (Standard Hard Urban Edge) will be the minimum required type of perimeter landscaping and edge treatment within the Planned Development district. Type B landscaping is primarily intended for application along street frontages of light motor vehicle parking lots. It requires regularly-spaced trees and continuous base shrubs, as well as fences or walls. Fences or walls shall clearly define the street edges of properties. Plantings in the low-level (below 3 feet above grade) and high-level zones (6 feet above grade) shall create a continuous edge of plants, while the eye-level zone (3 to 6 feet above grade) shall be kept mostly open, to allow for surveillance between parking lots and streets.

Type C (Modified Hard Urban Edge) is allowed as an alternative to the required Type B landscaping in the Planned Development district. Type C landscaping is primarily intended for application along street frontages of light motor vehicle parking lots. It reduces the width of the setback and drops the base-shrub requirement in exchange for upgraded edge elements such as low-level walls (below 3 feet above grade). To maintain the low- level edge (below 3 feet above grade), an opaque wall of at least 3 feet in height is required. Higher fences or walls up to 6 ft. high are allowed. Fences or walls shall clearly define the street edges of properties. The crown of trees in the high-level zone (6 feet above grade) shall create a continuous street edge, while the eye-level zone (3 to 6 feet above grade) shall be kept mostly open, to allow for surveillance between parking lots and streets. Low-level (below 3 feet above grade) shrubs, plantings and grasses are allowed and encouraged, but not required.

Table A: Perimeter Landscaping and Edge Treatment Types and Requirements

Treatment Type	Landscape Standard	Type B Standard Hard Urban Edge	Type C Modified Hard Urban Edge
Fences/Walls	Height	3 ft. min.; 6 ft. max.	6 ft.
	Materials	Masonry or decorative metal	Combination masonry/decorative metal
	Opacity	None	Solid in low-level (below 3 feet)
	Location	Anywhere within landscape area	Anywhere within landscape area
	Masonry	Up to 6 ft. high	Up to 6 ft. high
	Decorative metal	Up to 6 ft. high	Up to 6 ft. high; lowest 3 ft. is solid wall
	Materials	Open and opaque wood; chain link	Open and opaque wood; chain link
Trees/Shrubs	Landscape area	5 ft. min. width	Sufficient for wall, trees and optional shrubs/grasses
	Deciduous trees	1 every 25 ft min.	1 per 25 ft min.
	Ornamental tree	1 every 20 ft. min. of landscaped area is at least 10 ft. wide	Optional
	Shrub spacing	2 staggered rows with plants a max. of 4 ft. on center in each row; if a 4-ft. opaque fence is provided, only one row shall be planted, max. 3 ft.	Low-level shrubs, plantings and grasses are allowed and encouraged, but not required due to wall requirement
	Shrub diameter	2 ft. min. at time of planting	2 ft. min. at time of planting
	Shrub height	2 ft. min. at time of planting; 3.5 ft. at maturity	2 ft. min. at time of planting; 3.5 ft. at maturity

The following additional landscape standards apply to Type B and Type C treatment types:

Trees - Trees shall be at least 2.5-inch-caliper size at the time of planting and of a deciduous street-tree variety, including but not limited to maple and linden that has a leaf and branch structure that creates a uniform crown and an opaque tree canopy. If ornamental trees are used, they shall be spaced not more than 20 feet apart and the landscaped area must measure at least 10 feet in width. If an ornamental tree projects over a public sidewalk, such projection shall be at least 7 feet above grade. The planting of ash trees and female gingko trees shall be prohibited. If a new parking lot is being created, existing trees or other natural vegetation shall be preserved.

Shrubs - Required shrubs may be either deciduous or coniferous.

Landscape Area - All required plantings shall be located within a landscaped area and abuts the street property line of the property for which the landscaping is required. Where the landscaped area abuts a public sidewalk, a curb shall be provided or the landscaped area shall be recessed to prevent the depositing of soil, wood chips and other landscaping materials on the sidewalk.

Residential Buffers - A parking lot or structure which is within 25 feet of a wholly residential use shall be screened with an opaque wall or fence at least 6 feet in height erected and maintained between the parking area and the lot line separating the residential use from the parking area. If any adjoining building or fence meeting these height and opacity standards is on or substantially on the common property line, no wall or fence need be erected adjacent to the building or fence. If an adjacent building is within 3 feet of the required fence or wall, the required height may be reduced to 3.5 feet. If there is an elevation difference between the parking area and the adjacent residential use, the height of the required fence shall be measured from the point of the higher elevation. Where the required fence or wall abuts a residential front yard, the height of the fence or wall shall be reduced to 3.5 feet. In no case shall a fence or wall be less than 3.5 feet in height. Where the parking area abuts an alley, no fence or wall shall be required.

Fence or Wall - Where a masonry wall, a fence with decorative metal pickets or a combination masonry wall/fence with decorative metal pickets is required, such wall or fence shall be provided throughout the length of the landscaped area. Masonry piers shall be spaced not more than 25 feet apart and shall also be provided on corners and at changes in fence direction. Piers shall be at least 16 inches wide and 16 inches deep, and shall have a minimum height of 3 feet and a maximum height of not more than one foot above the fence or wall. A decorative metal fence shall have an opacity not exceeding 50%, with fence pickets at least 0.75 inches wide and spaced no farther apart than an average of 5 inches on center. Masonry materials shall, in terms of color, texture and material type, be similar to or compatible with the materials used on the building located on the premises for which landscaping is required. If such building is not of masonry construction, the piers may be omitted or constructed of non-masonry material.

Berms - Berms will not be permitted in the Planned Development district.

Additional Plantings - Additional plantings beyond the requirements of this subsection are permitted and encouraged.

Encroachment into Public Right of Way - The required landscaped area may encroach into the public right-of-way if a masonry-pier-and-metal fence or a masonry wall is provided. Such fence or wall shall be located on the non-public portion of the landscaped area. No tree or shrub shall be planted in the public right-of-way unless such planting is authorized by a permit issued by the commissioner of public works pursuant to s. 116-52 of the City of Milwaukee Code of Ordinances.

Maintenance - Required landscaping and perimeter features shall be kept free of refuse and debris. All plant materials shall be maintained on an ongoing basis, including seasonal tree and plant replacement. Established trees shall not be removed and replaced with trees of smaller caliper than when they were planted, even if those trees meet the standards of this subsection.

Approval - Prior to issuance of any permit or certificate of occupancy for a use or change of use for which perimeter landscaping and edge treatments are required, a landscaping and screening plan with specifications and an installation schedule shall be submitted to the commissioner for approval.

Interior Parking Lot Landscaping Standards

The interior parking lot landscaping standards for the Planned Development district are consistent with s. 295-405-2 of the Milwaukee Code of Ordinances. Interior parking lot landscaping shall be required for any parking lot in the district having an area of at least 7,500 square feet. The interior parking lot requirements apply to both the construction of new parking lots and the reconstruction of existing parking lots.

Two trees and two shrubs shall be planted for every 8 spaces or fraction thereof, and may be planted in clusters. These landscaped areas shall cover at least 5% of the surface area of the parking lot. Trees shall be at least 2.5-inch-caliper size at the time of planting and of a deciduous street-tree variety, including but not limited to maple and linden that has a leaf and branch structure which creates a uniform crown and an opaque tree canopy. The planting of ash trees and female gingko trees shall be prohibited. If a new parking lot is being created, existing trees or other natural vegetation shall be preserved.

Prior to issuance of any permit for a use for which interior parking lot landscaping is required, a landscaping plan with specifications and an installation schedule shall be submitted to the commissioner for approval.

The tree and shrub planting and preservation requirements noted above may be waived by the commissioner if interior parking lot landscaping is to be used for bio retention, bio swales, infiltration basins or rain gardens and the commissioner approves an alternative landscaping beautification plan for the parking lot.

Vision Triangle Standards

The vision triangle standards for the Planned Development district are consistent with s. 295-405-3 of the Milwaukee Code of Ordinances. Within the Planned Development district, a vision triangle shall only be provided at each intersection of an access drive and a street. Consistent with the code, no vision triangle shall be required at the intersection of 2 streets or an alley and a street.

A vision triangle is defined as the triangular area formed by connecting the point of intersection of the driveway line with the side of sidewalk closest to the property line, with 2 other points each located an equal distance away from the point of intersection along the 2 lines that intersect.

The measured distance along the intersecting lines, as specified above, shall be 10 feet for the intersection of an access drive and a street.

Opaque fences and other opaque objects, such as but not limited to coniferous trees and shrubs and utility boxes, located in the vision triangle shall not exceed 3 feet in height.

Semi-opaque and open fences and other semi-opaque objects, such as but not limited to deciduous trees and shrubs, sign and utility poles, traffic standards, and masonry fence piers not exceeding 16 inches in width, shall be permitted.

7A. GPD Landscaping Standards for Temporary Surface Parking Lots

Temporary surface parking lots are planned for Blocks 5 and 6 within the district. The lots may be needed for up to two years after the construction of the new Milwaukee Bucks arena. The purpose of these lots is to provide parking for construction employees during Phase I development and potential use by the Milwaukee Bucks and Bradley Center, Wisconsin District to compensate for lost temporary surface and structured parking. The temporary parking lots on Blocks 5 and 6 shall not be subject to the district's storm water management standards if a temporary and porous surface material is provided.

The following minimum standards apply to the temporary surface parking lots for Blocks 5 and 6:

- A 10-foot wide perimeter landscape buffer shall be provided along all abutting streets.
- Trees shall be provided every 25 feet along the perimeter landscape buffer. Trees shall be at least 2.5-inch-caliper size at the time of planting and of a deciduous street-tree variety, including but not limited to maple and linden that has a leaf and branch structure that creates a uniform crown and an opaque tree canopy. The planting of ash trees and female gingko trees shall be prohibited.
- The landscape buffer shall contain a grass surface and be maintained for the life of the lots.
- Interior landscaping is not required.
- Adequate wheel stops shall be provided where parking spaces approach a property line.
- A bonded base or asphalt surface shall be used for the parking areas to prevent spillage of lot materials into the public rights of ways.
- The parking and driveway surface shall be relatively smooth and graded in a manner to provide satisfactory drainage.
- Lighting will be provided per Design Principle 6 (see page 20)
- Fencing may be provided around the perimeter of the temporary surface parking lots.

A plan for the temporary surface parking lots shall be submitted to the Commissioners of Neighborhood Services, Department of City Development and Public Works for approval prior to issuance of any permits.

7B. GPD Landscaping Standards for Interim Phases of Blocks 4, 7, and 8

Some portions of Blocks 4, 7, and 8 will remain open/undeveloped between phases of master plan development. The following interim landscaping standards for the undeveloped portions of these blocks shall apply:

- A 5-foot wide perimeter landscape buffer with grass shall be provided and maintained along all abutting streets.
- Trees shall be provided every 25 feet along the perimeter landscape buffer.
- The interior of the undeveloped site will contain a grass surface, which will be maintained for the entire period the site is open.
- The western portion of Block 7 that remains open until Phase 2 construction begins may be used for community enriching activities such as but not limited to; food truck area, live performances, seasonal markets, seating areas for gathering and athletic activities.
- Once the open sites are developed, the landscaping standards outlined in Section 7 shall apply.

The following additional landscape standards apply to the interim open/undeveloped sites:

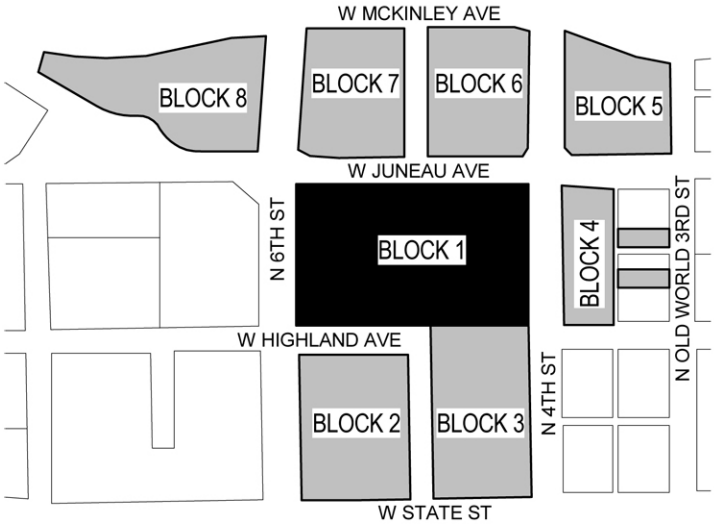
Trees - Trees shall be at least 2.5-inch-caliper size at the time of planting and of a deciduous street-tree variety, including but not limited to maple and linden that has a leaf and branch structure that creates a uniform crown and an opaque tree canopy. The planting of ash trees and female gingko trees shall be prohibited.

Landscape Area - All required perimeter plantings shall be located within a landscaped area and abuts the street property line of the property for which the landscaping is required. Where the landscaped area abuts a public sidewalk, a curb shall be provided or the landscaped area shall be recessed to prevent the depositing of soil, wood chips and other landscaping materials on the sidewalk.

Encroachment into Public Right of Way - No trees shall be planted in the public right-of-way unless such planting is authorized by a permit issued by the commissioner of public works pursuant to s. 116-52 of the City of Milwaukee Code of Ordinances.

Maintenance - Required landscaping and perimeter features shall be kept free of refuse and debris. All plant materials shall be maintained on an ongoing basis, including seasonal tree and plant replacement. Established trees shall not be removed and replaced with trees of smaller caliper than when they were planted, even if those trees meet the standards of this subsection.

Approval - A plan for the interim landscaping of open lots shall be submitted to the Commissioners of Neighborhood Services, Public Works and Department of City Development for approval prior to issuance of any permits.



Block 1 – Narrative

Block 1 is bound by West Juneau Avenue to the north, North 4th Street to the east, West Highland Avenue to the south and North 6th Street to the west. The majority of the existing site is currently covered by a surface parking lot a few small scale buildings and the Bradley Center cooling tower. In preparation of construction of the Bucks Arena, the site will be cleared of the surface parking lot and the small scale buildings. The Bradley Center cooling tower is expected to be temporarily relocated to vacated West Highland Avenue. It will remain in this location until it is removed as part of the Bradley Center demolition that will take place in a future phase of development.

Block 1 of the development will be the location of the Bucks arena which will be a regional attraction and the centerpiece of the development.

The arena building will cover the majority of the site and will be built to setbacks as described in the Proposed GPD Design Standards below and as shown on drawing A110 - Block 1 Development Standards. The building will be a large venue building and will be approximately 130' in height.

The building will be designed per the GPD Design Standards that are established below.

The building will be designed to provide a strong presence and user interaction along Juneau Avenue. See Typical Section at West Juneau Avenue for section that articulates the general building, sidewalk and street relationship.

Signage and graphics will be an important part of establishing the presence of this building and having it recognized from a distance in the development. Signage on the building will be of a scale that is appropriate for the building. There will also be multiple ground level signs on Block 1 for building identity and directional purposes. A detailed signage package will be developed as part of the DPD submittal.

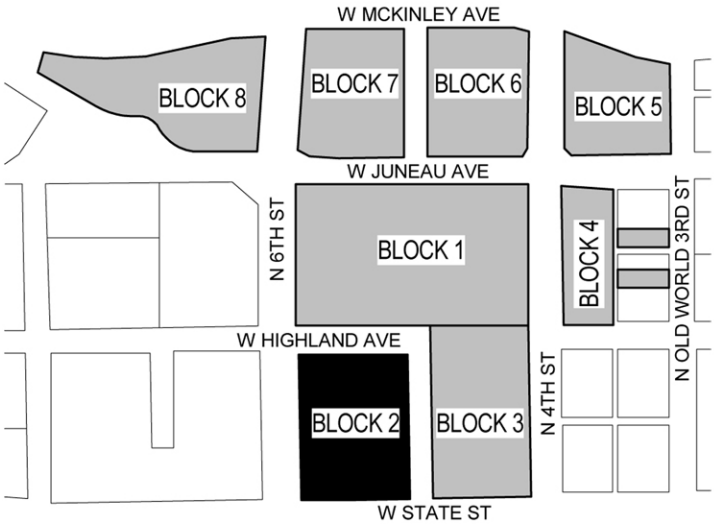
Block 1 –GPD Design Standards and Site Statistics (Work in Phase 1 of the development)	
Design Standard	**GPD Design Standards**
Building Height	The proposed building will be a maximum of 6 stories (Maximum of 160') and a minimum of 5 stories (Minimum of 120') in height.
Façade Requirements	See sheet A110 for location of street activation
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 100%
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	50,000 sf 18%
Land devoted to landscaped open space and plazas (295-907,2,b-1-d) Open Space (295-907,3,g) Landscaping (295-907,3,i)	0 sf to 60,000 sf 3% to 21% Open spaces will be landscaped per the Urban Planning and Design Principles, Design Principle 7 - Landscape Standards (pages 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.
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 1,700,000 sf.

Maximum number of dwelling units per building. (295-907,2,b-1-g)	There are no dwelling units proposed for this block.
Proposed number of buildings. (295-907,2,b-1-f)	There will be one building proposed on 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)	There will be a maximum of 50 enclosed parking spaces for staff. Parking for patrons will be provided off site.
Uses (295-907,3,a)	See Urban Planning and Design Principles**,** Design Principles 1 uses (pages 9-15), for acceptable uses on this block.
Design standards (295-907,3,b)	See Urban Planning and Design Principles**,** Design Principles 1 through 7 (pages 7-29) for Design Principles that apply to this block.
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 Department of Safety and Professional Services (DSPS) approval.
Setbacks (295-907,3,e)	Minimum setback: 0 feet on all sides of the block, accept the Western edge of 2 feet. Maximum setback: north side of block: 70', east side of block: 90 feet, south side of block: 12 feet, west side of block: 112 feet. See sheet A110 for setbacks.
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. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle 4.2.6 (page 22).
Circulation, Parking and Loading (295-907,3,h)	Traffic circulation facilities will be planned and installed consistent with these 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 with high quality materials per these design standards.
Lighting (295-907,3,j)	See Urban Planning and Design Principles**,** Design Principle 6 - Exterior Site Lighting Standards (page 23)
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 (except for temporary signage) will be approved as part of the Detailed Planned Development (DPD). The building on this block is a large venue building and therefore the signage will be larger and in proportion with the scale of the building. All signs listed below will be allowed to have changeable messaging, Permitted signs will include: • Temporary construction signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. • Awning signs • Canopy Signs • Wall signs • Freestanding signs • Roof signs • Projecting signs • Marquee signs • Off Premise signs (must be attached to building)

For block development drawing of this block see the following drawing sheets:

A110 Block 1 Development Standards
A111 Block 1 Massing Diagram (Appendix H)
For photos of existing visual context of this block see the following drawing sheets:
A401 Site Photos Block 1



Block 2 – Narrative

Block 2 is bound by West Highland Avenue to the north, North 5th Street to the east, West State to the south and North 6th Street to the west. The majority of the existing site is currently covered by a six story parking structure and a paved plaza area that serves the Bradley Center, and a portion of the Bradley Center. The parking structure also has a skywalk that provides a connection to the Milwaukee Area Technical College (MATC) that is on the west side of 6th Street. In preparation of construction of the proposed building, the site will be cleared of the existing parking structure, the plaza pavement, related amenities and the Bradley Center.

Block 2 of the development will be the location of a new mixed use building that includes potential uses as described in the GPD Design Standards that are established below.

The mixed use building will cover the majority of the site and will be built within setbacks as described in the Proposed GPD Design Standards below and as shown on drawing A120 - Block 2 Development Standards.

The building will be designed per the Proposed GPD Design Standards that are established below.

Block 2 –GPD Design Standards and Site Statistics (Work in Phase 2 of the development)	
Design Standard	**GPD Design Standards**
Building Height	The buildings will be a minimum of 4 stories in height and up to a maximum of 20 stories.
Façade Requirements	See sheet A120 for location of street activation.

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 100%
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	92,770 sf 75%
Land devoted to landscaped open space and plazas (295-907,2,b-1-d) Open Space (295-907,3,g) Landscaping (295-907,3,i)	0 sf to 25,000 sf 0% to 20% Open spaces will be landscaped per the Urban Planning and Design Principles**,** Design Principle 7 - Landscape Standards (pages 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.
Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e) Maximum number of dwelling units per building. (295-907,2,b-1-g)	Nonresidential = 1,200,000 sf Dwelling unit density = 123,693 sf / 825 units 150 sf / unit Maximum of 825 units total for the site.
Proposed number of buildings. (295-907,2,b-1-f)	There may be up to three buildings proposed for development on this block.
Bedrooms per unit. (295-907,2,b-1-h)	1-3 bedrooms and Studio units
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)	No minimum required. Maximum number of parking spaces will be determined as part of the DPD.
Uses (295-907,3,a)	See Urban Planning and Design Principles**,** Design Principles 1 uses (pages 9-15), for acceptable uses on this block.
Design standards	See Urban Planning and Design Principles**,** Design Principles 1

(295-907,3,b)	through 7 (pages 7-29) for Design Principles that apply to this block.
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 Department of Safety and Professional Services (DSPS) approval.
Setbacks (295-907,3,e)	Minimum setback: north side of block: 0 feet, east side of block: 0 feet, south side of block: 0 feet, west side of block: 0 feet. Maximum setback: north side of block: 15 feet, east side of block: 15 feet, south side of block: 20 feet, west side of block: 15 feet. See sheet A120 for setbacks.
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. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle 4.2.2 (page 22).
Circulation, Parking and Loading (295-907,3,h)	Traffic circulation facilities will be planned and installed consistent with these 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 with high quality materials per these design standards.
Landscaping (295-907,3,i)	See Urban Planning and Design Principles**,** Design Principle 7 - Landscape Standards (pages 24-29).
Lighting (295-907,3,j)	See Urban Planning and Design Principles**,** Design Principle 6 - Exterior Site Lighting Standards (page 23).
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 (except for temporary signage) will be approved as part of the Detailed Planned Development (DPD). All signs listed below may be allowed to have changeable messaging. This will be determined as part of the Detailed Planned Development (DPD). Permitted signs will include: • Temporary construction signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. • Awning signs • Canopy Signs

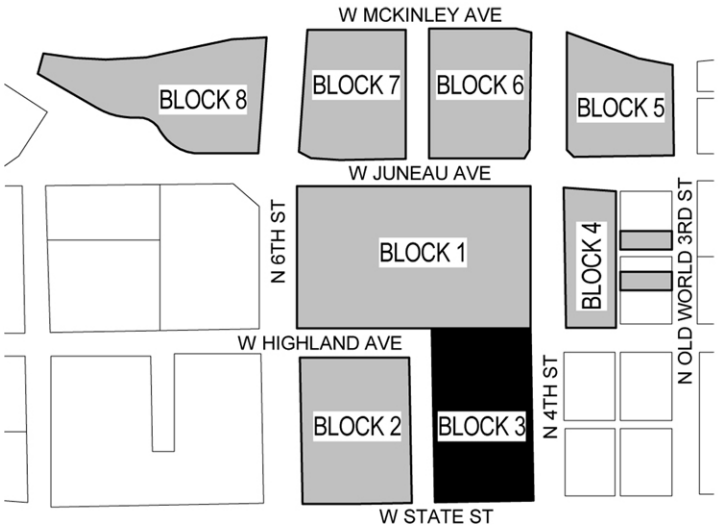
	• Wall signs • Roof signs • Projecting signs • Marquee signs

For block development drawing of this block see the following drawing sheets:

A120 Block 2 Development Standards
A121 Block 2 Massing Diagram (Appendix H)

For photos of existing visual context of this block see the following drawing sheets:

A402 Site Photos Block 2



Block 3 – Narrative

Block 3 is bound by West Highland Avenue to the north, North 4th Street to the east, West State Street to the south and North 5th Street to the west. The majority of the existing site is covered by the east half of the Bradley Center. In preparation of construction of the proposed building, the site will be cleared of the existing Bradley Center, plaza pavement and related amenities.

Block 3 of the development will be the location of a new mixed use building that includes potential uses as described in the GPD Design Standards. The mixed use building will cover the majority of the site and will be built to setbacks as described in the GPD Design Standards below and as shown on drawing A130 - Block 3 Development Standards.

Turner Hall, a historic Milwaukee landmark is located on the east side of North 4th Street. The design of any development on Block 3 shall be sympathetic to Turner Hall. The details of how the Block 3 design is coordinated with Turner Hall will be defined and approved as part of a Detailed Planned Development (DPD).

Block 3 –GPD Design Standards and Site Statistics (Work in Phase 2 of the development)	
Design Standard	**GPD Design Standards**
Building Height	The buildings will be a minimum of 4 stories in height and up to a maximum of 20 stories.
Façade Requirements	See sheet A130 for location of street activation.

Site Statistics:	
Gross Land Area (295-907,2,b-1-a)	144,135 sf
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)	124,628 sf 86%
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	57,654 sf 40
Land devoted to landscaped open space and plaza (295-907,2,b-1-d) Open Space (295-907,3,g) Landscaping (295-907,3,i)	0 sf to 72,000 sf 0% to 50% Open spaces will be landscaped per the Urban Planning and Design Principles**,** Design Principle 7 - Landscape Standards (pages 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.
Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e) Maximum number of dwelling units per building. (295-907,2,b-1-g)	Nonresidential = 900,000 sf Dwelling unit density = 144,135 / 960 units 150 sf / unit Maximum of 960 units total for the site
Proposed number of buildings. (295-907,2,b-1-f)	There may be up to three buildings proposed for development on this block.
Bedrooms per unit. (295-907,2,b-1-h)	1-3 bedrooms and Studio units
Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per	No minimum required.

thousand square feet of building area if non-residential. (295-907,2,b-1-i)	Maximum to be determined as part of DPD.
Uses (295-907,3,a)	See Urban Planning and Design Principles**,** Design Principles 1 uses (pages 9-15), for acceptable uses on this block.
Design standards (295-907,3,b)	See Urban Planning and Design Principles**,** Design Principles 1 through 7 (pages 7-29) for Design Principles that apply to this block.
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 Department of Safety and Professional Services (DSPS) approval.
Setbacks (295-907,3,e)	Minimum setback: north side of block: 80 feet, east side of block: 0 feet, south side of block: 0 feet, west side of block: 0 feet. Maximum setback: north side of block: 230 feet, east side of block: 12 feet, south side of block: 15 feet, west side of block: 12 feet. See sheet A130 for setbacks.
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. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle 4.2.2 (page 22).
Circulation, Parking and Loading (295-907,3,h)	Traffic circulation facilities will be planned and installed consistent with these 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 with high quality materials per these design standards.
Lighting (295-907,3,j)	See Urban Planning and Design Principles**,** Design Principle 6 - Exterior Site Lighting Standards (page 23).
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.

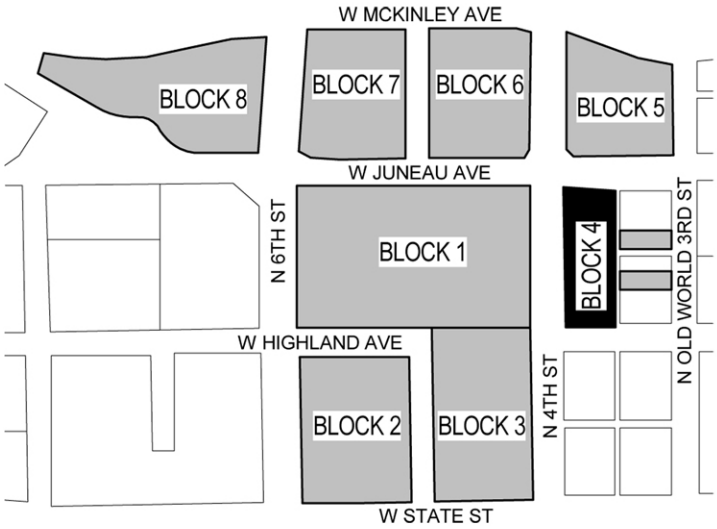
Signage (295-907,3,L)	Signage Standards (except temporary signs) will be approved as part of the Detail Plan Development (DPD). All signs listed below may be allowed to have changeable messaging. This will be determined as part of the Detailed Planned Development (DPD). Permitted signs will include: • Temporary construction signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. • Awning signs • Canopy Signs • Wall signs • Freestanding signs • Roof signs • Projecting signs • Marquee signs

For block development drawing of this block see the following drawing sheets:

A130 Block 3 Development Standards
A131 Block 3 Massing Diagram (Appendix H)

For photos of existing visual context of this block see the following drawing sheets:

A403 Site Photos Block 3



Block 4 – Narrative

Block 4 is bound by West Juneau Avenue to the north, an alley to the east, West Highland Avenue to the south and North 4th Street to the west. In preparation of construction of the proposed building, the site will be cleared of the existing parking structure, plaza pavement and related amenities.

Block 4 Phase 1 of the development will include a new mixed use building that contains potential uses as described in the Proposed GPD Design Standards.

Block 4 Phase 2 of the development will include a new residential building that will be located on the North side of the site.

The buildings will cover the majority of the site and will be built to setbacks as described in the Proposed GPD Design Standards below and as shown on drawing A140 - Block 4 Development Standards.

The buildings will be designed per the GPD Design Standards that are established below.

A plaza component will be included on site as an outdoor social space that promotes a variety of activities for the users of the arena and the development as a whole. The space will provide a connection between the arena and the urban fabric of the development. The outdoor activities will provide activity at the street level that will enhance the experience of the users and provide a level of increased safety that is reinforced by the open nature of the plaza and the engagement of users at many venues. The live block will also be connected to North Old World 3rd Street via lots that pass from the alley on the east side of the mixed use building to North Old World 3rd Street.

It is intended that 4th Street will also be included as part of the plaza to strengthen the connection to the arena and the functionality of the plaza. This will also remove the danger of crossing pedestrian

and vehicular traffic patterns. A transportation easement is proposed for the area and may be incorporated into the design of the plaza.

Block 4 –GPD Design Standards and Site Statistics (Work in Phase 1 and 2 of the development)	
Design Standard	**GPD Design Standards**
Building Height	Phase 1 The buildings will be a minimum of 2 stories (30 feet) in height and up to a maximum of 20 stories. Phase 2 The building will be a minimum of 4 stories in height and up to a maximum of 20 stories.
Façade Requirements	See sheet A140 for location of street activation.
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)	Phase 1 53,000 sf (70%) Phase 2 53,000 + 8,000 = 61,000 sf (80%)
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	0 sf 0%
Land devoted to landscaped open space and plazas (295-907,2,b-1-d) Open Space (295-907,3,g) Landscaping (295-907,3,i)	Phase 1 12,800 sf to 38,000 sf 17% to 50% Phase 2 6,000 sf to 30,000 sf 8% to 40% Open spaces will be landscaped per the Urban Planning and Design Principles, Design Principle 7 and 7B - Landscape Standards (pages 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.
Maximum proposed dwelling unit	Nonresidential = 400,000 sf

density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e) Maximum number of dwelling units per building. (295-907,2,b-1-g)	Dwelling unit density = 75,639 sf / 151 units 500 sf / unit Maximum of 151 units total for the site
Proposed number of buildings. (295-907,2,b-1-f)	There may be up to three buildings proposed for development on this block.
Bedrooms per unit. (295-907,2,b-1-h)	1-3 bedrooms and Studio units
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 is no minimum parking requirement. Maximum number of parking spaces will be determined in the DPD.
Uses (295-907,3,a)	See Urban Planning and Design Principles**,** Design Principles 1 uses (pages 9-15), for acceptable uses on this block.
Design standards (295-907,3,b)	See Urban Planning and Design Principles**,** Design Principles 1 through 7 (pages 7-29) for Design Principles that apply to this block.
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 Department of Safety and Professional Services (DSPS) approval.
Setbacks (295-907,3,e)	Minimum setback: north side of block: 0 feet, east side of block: 45 feet, south side of block: 0 feet, west side of block: 0 feet. Maximum setback: north side of block: 67 feet, east side of block: 10 feet, south side of block: 40 feet, west side of block: 90 feet. See sheet A140 for setbacks.
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. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle 4.2.2 (page 22).
Circulation, Parking and Loading (295-907,3,h)	Traffic circulation facilities will be planned and installed consistent with these Design Standards. Adequate access for pedestrians and public and private vehicles will be provided.

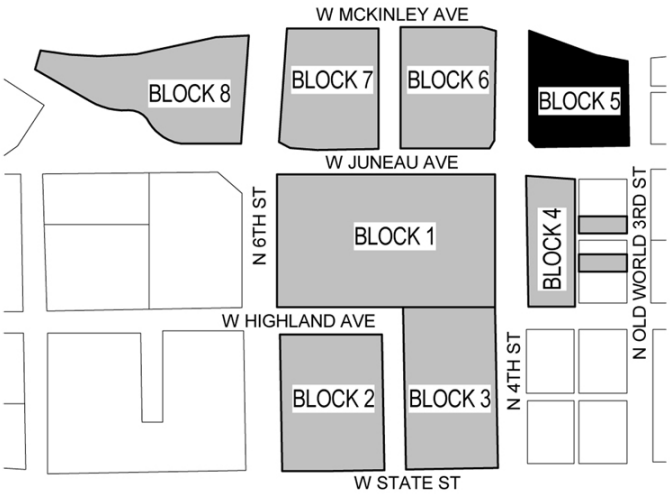
	Parking and loading facilities will be located near the uses they support and will be screened and landscaped with high quality materials per these design standards.
Lighting (295-907,3,j)	See Urban Planning and Design Principles**,** Design Principle 6 - Exterior Site Lighting Standards (page 23).
Utilities (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 (except for temporary signs) will be approved as part of the Detailed Planned Development (DPD). All signs listed below will be allowed to have changeable messaging, Permitted signs will include: • Temporary construction signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. • Awning signs • Canopy Signs • Wall signs • Freestanding signs • Roof signs • Projecting signs • Marquee signs

For block development drawing of this block see the following drawing sheets:

A140 Block 4 Development Standards
A141 Block 4 Massing Diagram (Appendix H)

For photos of existing visual context of this block see the following drawing sheets:

A404 Site Photos Block 4



Block 5 – Narrative

Block 5 is bounded by West McKinley Avenue to the north, North Old World Third Street to the east, West Juneau Avenue to the south and North 4th Street to the west. The majority of the existing site is currently covered by an existing parking lot and will remain in place for the proposed Phase 1 use as staging and associated parking during construction.

Phase 1 of Block 5 development will include the development of the block for temporary functions that include construction trailers, construction staging areas and construction worker parking that will be used for construction of Phase 1 of the development.

A construction fence will be installed at the perimeter of the site with an opaque fabric wrap that covers the entire area of the fence to limit access to the construction area for safety and security purposes. This will also help to limit views of the staging and trailers and enliven the area with graphics during this phase. See Temporary Trailer Complex Layout drawing for the proposed construction staging and trailer layout.

Phase 2 of Block 5 development will include construction of a new temporary surface parking lot that will cover the majority of the site. This lot will be provided for use by patrons that are attending events at the Bucks arena and other uses that are part of the overall development. The lot may be used for temporary parking to replace surface parking currently on Block 1. Landscaping, temporary lighting and signage will be provided on this block per the GPD Design Standards that are established in this document.

Phase 3 of Block 5 development may include a mixed use building that covers the majority of the site and will be built to setbacks as described in the Proposed GPD Design Standards below and as shown on drawing A150 - Block 5 Development Standards. The Northeast corner of the block may be developed into a high quality pedestrian focused plaza at the time of development of adjacent westerly or southerly portions of the block. The area may not be used for surface parking, however limited access drives may be allowed if appropriately designed.

The building will be designed per the GPD Design Standards that are established below.

Block 5 –GPD Design Standards and Site Statistics (Work in Phase 1, 2 and 3 of the development)	
Design Standard	**GPD Design Standards**
Building Height	The buildings will be a minimum of 3 stories in height and up to a maximum of 20 stories.
Façade Requirements	See sheet A150 for location of street activation.
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)	Phase 1 and 2 0 sf 0% Phase 3 71,000 sf 74%
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	Phase 1 95,432 sf 100% Phase 2 83,332 sf 87% Phase 3 45,000 sf 47%
Land devoted to landscaped open space and plazas. (295-907,2,b-1-d) Open Space (295-907,3,g) Landscaping (295-907,3,i)	Phase 1 0 sf to 12,500 sf 0% to 13% Phase 2 12,100 sf to 20,000 sf 13% to 21% Phase 3 18,500 sf to 34,000 sf 19% to 36% Open spaces will be landscaped per the Urban Planning and Design Principles, Design Principle 7, 7A and 7B - Landscape Standards (page 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.

Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e) Maximum number of dwelling units per building. (295-907,2,b-1-g)	Nonresidential = 1,400,000 sf Dwelling unit density = 95,432 sf / 636 units 150 sf / unit Maximum of 636 units total for the site
Proposed number of buildings. (295-907,2,b-1-f)	There may be up to three buildings proposed for development on this block.
Bedrooms per unit. (295-907,2,b-1-h)	1-3 bedrooms and Studio units
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)	Phase 1: Maximum of 100 Phase 2: Maximum of 230 Phase 3: No minimum number required. Maximum will be determined as part of the DPD.
Uses (295-907,3,a)	See Urban Planning and Design Principles**,** Design Principles 1 uses (pages 9-15), for acceptable uses on this block. See the Development Agreement for the duration of the temporary surface parking lot use.
Design standards (295-907,3,b)	See Urban Planning and Design Principles**,** Design Principles 1 through 7 (pages 7-29) for Design Principles that apply to this block.
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 Department of Safety and Professional Services (DSPS) approval.
Setbacks (295-907,3,e)	Minimum setback: north side of block: 0 feet, east side of block: 0 feet, south side of block: 0 feet, west side of block: 0 feet. Maximum setback: north side of block: 150 feet, east side of block: 155 feet, south side of block: 12 feet, west side of block: 12 feet. See sheet A150 for setbacks.
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. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle

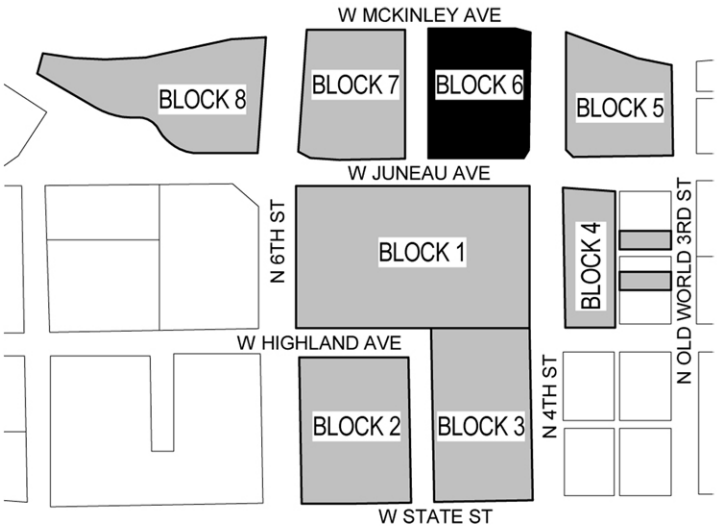
	4.2.2 (page 22).
Circulation, Parking and Loading (295-907,3,h)	Traffic circulation facilities will be planned and installed consistent with these Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and loading facilities will be located near the uses they support and will be screened and landscaped with high quality materials per these design standards.
Lighting (295-907,3,j)	See Urban Planning and Design Principles**,** Design Principle 6 - Exterior Site Lighting Standards (page 23)
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)	Phase 1 – Construction staging and trailers: Permitted signs will include: • Temporary construction signage. • Temporary directional signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. Phase 2 – Temporary Surface Parking Lot: Signage Standards (except temporary signs) will be approved as part of the Detail Plan Development (DPD). Permitted signs will include: • Temporary construction signage. • Directional and instructional signage. Phase 3 –Building: Signage Standards (except temporary signs) will be approved as part of the Detail Plan Development (DPD). All signs listed below may be allowed to have changeable messaging. This will be determined as part of the Detailed Planned Development (DPD). Permitted signs will include: • Temporary construction signage. • Awning signs • Canopy Signs • Wall signs • Roof signs • Projecting signs • Marquee signs

For block development drawing of this block see the following drawing sheets:

A150 Block 5 Development Standards
A151 Block 5 Massing Diagram (Appendix H)

For photos of existing visual context of this block see the following drawing sheets:

A405 Site Photos Block 5



Block 6 – Narrative

Block 6 is bound by West McKinley Avenue to the north, North Old World Third Street to the east, West Juneau Avenue to the south and North 4th Street to the west. The majority of the existing site is covered by an existing parking lot and will remain in place for the proposed Phase 1 use as construction staging and associated parking.

Phase 1 of Block 6 development will include the development of the block for temporary functions that include construction trailers, construction staging areas and construction worker parking that will be used for construction of Phase 1 of the development.

A construction fence will be installed at the perimeter of the site with an opaque fabric wrap that covers the entire area of the fence to limit access to the construction area for safety and security purposes. This will also help to limit views of the staging and trailers and enliven the area with graphics during this phase. See Temporary Trailer Complex Layout drawing (Appendix D, Temporary Trailer Complex Layout) for the proposed construction staging and trailer layout.

Phase 2 of Block 6 development will include construction of a new temporary surface parking lot that will cover the majority of the site. This lot will be provided for use by patrons that are attending events at the Bucks arena and other uses that are part of the overall development. The lot may be used for temporary parking to replace surface parking currently on Block 1. Landscaping, temporary lighting and signage will be provided on this block per the GPD Design Standards that are established in this document.

Phase 3 of Block 6 development may include a mixed use building that covers the majority of the site and will be built to setbacks as described in the Proposed GPD Design Standards below and as shown on drawing A160 - Block 6 Development Standards.

The building will be designed per the GPD Design Standards that are established below.

Block 6 –GPD Design Standards and Site Statistics (Work in Phase 1, 2 and 3 of the development)	
Design Standard	**GPD Design Standards**
Building Height	The buildings will be a minimum of 4 stories in height and up to a maximum of 20 stories.
Façade Requirements	See sheet A160 for location of street activation.
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)	Phase 1 and 2 0 sf 0% Phase 3 107,725SF 97%
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	Phase 1 and 2 107,725 sf88% Phase 3 50,000 sf45%
Land devoted to landscaped open space and plazas. (295-907,2,b-1-d) Open Space (295-907,3,g) Landscaping (295-907,3,i)	Phase 1 0 sf to 13,000 sf 0% to 12% Phase 2 12,900 sf to 20,000 sf 12% to 18% Phase 3 0 sf to 20,000 sf 0% to 18% Open spaces will be landscaped per the Urban Planning and Design Principles, Design Principle 7, 7A and 7B - Landscape Standards (pages 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.
Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to	Nonresidential = 1,400,000 sf Dwelling unit density = 111,154 sf / 741 units = 150 sf / unit

non-residential uses. (295-907,2,b-1-e) Maximum number of dwelling units per building. (295-907,2,b-1-g)	Maximum of 741 units total for the site
Proposed number of buildings. (295-907,2,b-1-f)	There may be up to three buildings proposed for development on this block.
Bedrooms per unit. (295-907,2,b-1-h)	1-3 bedrooms and Studio units
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)	Phase 1: Maximum of 100 Phase 2: Maximum of 288 Phase 3: No minimum number required. Maximum will be determined as part of the DPD.
Uses (295-907,3,a)	See Urban Planning and Design Principles**,** Design Principles 1 uses (pages 9-15), for acceptable uses on this block. See the Development Agreement for the duration of the temporary surface parking lot use.
Design standards (295-907,3,b)	See Urban Planning and Design Principles**,** Design Principles 1 through 7 (pages 7-29) for Design Principles that apply to this block.
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 Department of Safety and Professional Services (DSPS) approval.
Setbacks (295-907,3,e)	Minimum setback: north side of block: 0 feet, east side of block: 0 feet, south side of block: 0 feet, west side of block: 0 feet. Maximum setback: north side of block: 12 feet, east side of block: 20 feet, south side of block: 12 feet, west side of block: 12 feet. See sheet A160 for setbacks.
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. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle 4.2.2 (page 22).
Circulation, Parking and Loading (295-907,3,h)	Traffic circulation facilities will be planned and installed consistent with these 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 with high quality

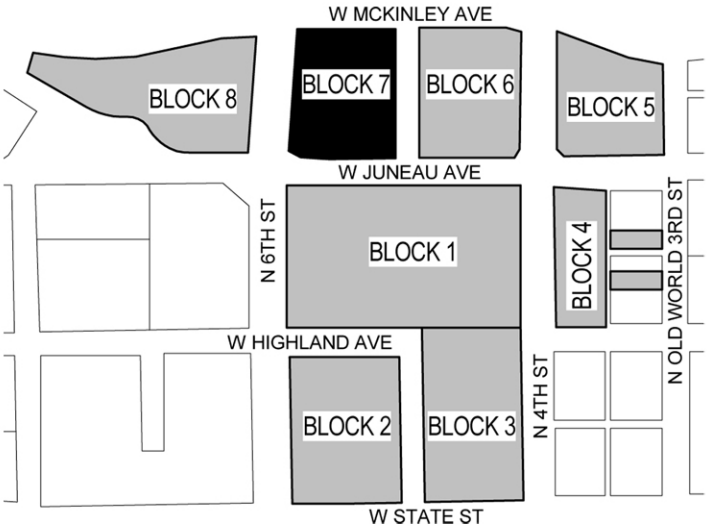
	materials per these design standards.
Lighting (295-907,3,j)	See Urban Planning and Design Principles**,** Design Principle 6 - Exterior Site Lighting Standards (page 23)
Utilities (295-907,3,k)	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.
Signage (295-907,3,L)	Phase 1 – Construction staging and trailers: Permitted signs will include: • Temporary construction signage. • Temporary directional signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. Phase 2 – Temporary Surface Parking Lot: Signage Standards will be approved as part of the Detail Plan Development (DPD). Permitted signs will include: • Temporary construction signage. • Directional and instructional signage. Phase 3 –Building: Signage Standards will be approved as part of the Detail Plan Development (DPD). All signs listed below may be allowed to have changeable messaging. This will be determined as part of the Detailed Planned Development (DPD). Permitted signs will include: • Temporary construction signage. • Awning signs • Canopy Signs • Wall signs • Roof signs • Projecting signs • Marquee signs

For block development drawing of this block see the following drawing sheets:

A160 Block 6 Development Standards
A161 Block 6 Massing Diagram (Appendix H)

For photos of existing visual context of this block see the following drawing sheets:

A406 Site Photos Block 6



Block 7 – Narrative

Block 7 is bound by West McKinley Avenue to the north, North 5th Street to the east, West Juneau Avenue to the south and North 6th Street to the west. The majority of the existing site is covered by a mixture of vegetation and gravel. In preparation for construction of the proposed building, the site will be cleared of all existing built features and a construction fence will be installed at the perimeter of the site.

Phase 1 of Block 7 of the development will be the location of a new parking structure that includes space designated for future build-out of commercial (office and retail) space on West Juneau Avenue and West McKinley Avenue during Phase 2 of the development. The west portion of the site will be left open for future development of a residential building. This portion of the site will be seeded and left open until future development takes place. See GPD Design Principle 7B for Landscaping standards.

The following design features will be incorporated into the building:

- A storefront system will be provided at the office component on the north side at West McKinley Avenue and store front system will be provided at the commercial/retail component on the south side along West Juneau Avenue.
- Parking structure will be an open ventilated, concrete framed building.

The western portion of Block 7 that remains open until Phase 2 construction begins may be used for community enriching activities such as but not limited to; food truck area, live performances, seasonal markets, seating areas for gathering and athletic activities.
Phase 2 of the development on Block 7 will include the construction of a new residential building on the open portion of the site to the west. This phase will also include potential retail/office use build-outs within the footprint of the previously constructed parking structure.

The proposed buildings will be built to setbacks as described in the GPD Design Standards below and as shown on drawing A170 - Block 7 Development Standards.

The buildings will be designed per the GPD Design Standards that are established below.

Block 7 –GPD Design Standards and Site Statistics (Work in Phase 1 and 2 of the development)	
Design Standard	**GPD Design Standards**
Building Height	The buildings will be a minimum of 6 stories in height and up to a maximum of 8 stories.
Façade Requirements	See sheet A170 for location of street activation.
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)	Phase 1 95,100 SF 85% Phase 2 108,855 sf 97%
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	Phase 1 72,000 sf (23,000 sf devoted to office and retail spaces). 64% Phase 2 72,000 sf (23,000 sf devoted to office and retail spaces). 64%
Land devoted to landscaped open space and plazas. (295-907,2,b-1-d) Open Space (295-907,3,g) Landscaping (295-907,3,i)	Phase 1 19,000 sf to 33,574 17% to 30% Phase 2 3,000 sf to 18,000 sf 3% to 16% Open spaces will be landscaped per the Urban Planning and Design Principles**,** Design Principle 7 and 7B - Landscape Standards (pages 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.
Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e)	Nonresidential = 150,000 sf Dwelling unit density = 111,916 sf / 160 units 700 sf / unit

Maximum number of dwelling units per building. (295-907,2,b-1-g)	Maximum of 160 units total for the site
Proposed number of buildings. (295-907,2,b-1-f)	There may be up to three buildings proposed for development on this block.
Bedrooms per unit. (295-907,2,b-1-h)	1-3 bedrooms and Studio units
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)	Minimum 1,243 public parking spaces No minimum requirement for parking. Maximum will be determined as part of the DPD.
Uses (295-907,3,a)	See Urban Planning and Design Principles**,** Design Principles 1 uses (pages 9-15), for acceptable uses on this block.
Design standards (295-907,3,b)	See Urban Planning and Design Principles**,** Design Principles 1 through 7 (pages 7-29) for Design Principles that apply to this block.
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 Department of Safety and Professional Services (DSPS) approval.
Setbacks (295-907,3,e)	Minimum setback: north side of block: 0 feet, east side of block: 0 feet, south side of block: 0 feet, west side of block: 0 feet. Maximum setback: north side of block: 12 feet, east side of block: 12 feet, south side of block: 12 feet, west side of block: 72 feet. See sheet A170 for setbacks.
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. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle 4.2.2 (page 22).
Circulation, Parking and Loading (295-907,3,h)	Traffic circulation facilities will be planned and installed consistent with these 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 with high quality materials per these design standards.
Lighting (295-907,3,j)	See Urban Planning and Design Principles**,** Design Principle 6 - Exterior Site Lighting Standards (page 23).

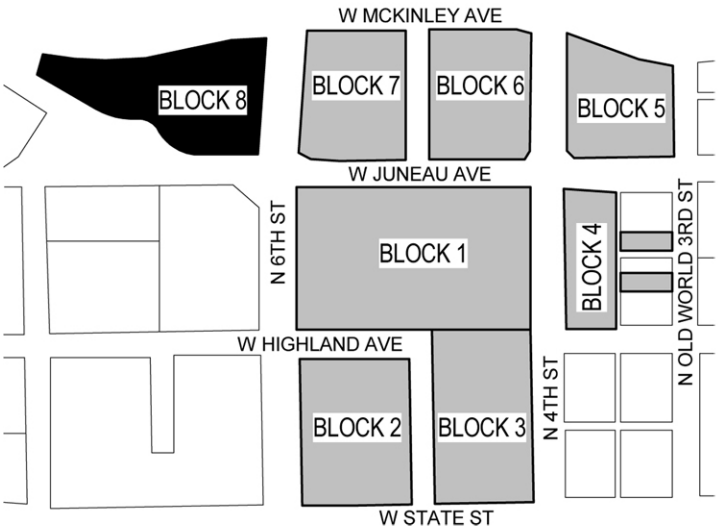
Utilities (295-907,3,k)	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.
Signage (295-907,3,L)	Signage Standards (except for temporary signs) will be approved as part of the Detail Plan Development (DPD). All signs listed below will be allowed to have changeable messaging, Permitted signs will include: • Temporary construction signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. • Awning signs • Canopy Signs • Wall signs • Roof signs • Projecting signs • Marquee signs • Off premise signs (must be attached to building)

For block development drawing of this block see the following drawing sheets:

A170 Block 7 Development Standards
A171 Block 7 Massing Diagram (Appendix H)

For photos of existing visual context of this block see the following drawing sheets:

A407 Site Photos Block 7



Block 8 – Narrative

Block 8 is bound by West McKinley Avenue to the north, North 6th Street to the east and West Juneau Avenue to the south. The majority of the existing site is currently covered by turf. In preparation for construction of the proposed building, the site will be cleared of all existing built features and a construction fence will be installed at the perimeter of the site.

Phase 1 of Block 8 of a new Bucks practice facility that will occupy the southeast corner of the site. The north and west portions of the site will be left open for potential future development. The undeveloped portion of the site will be seeded and left open until future development takes place.

Phase 2 of the development on Block 8 may include the construction of a new building that contains uses that are proposed in the GPD Design Standards. This building will be north of the practice facility.

Phase 3 of the development on Block 8 may include the construction of a new building that contains uses that are proposed in the GPD Design Standards. This building will be west of the practice facility.

The proposed buildings will be built to setbacks as described in the GPD Design Standards below and as shown on drawing A180 - Block 8 Development Standards.

The buildings will be designed per the GPD Design Standards that are established below.

Block 8 –GPD Design Standards and Site Statistics (Work in Phase 1, 2 and 3 of the development)	
Design Standard	**GPD Design Standards**
Building Height	The buildings will be a minimum of 2 stories in height and up to a maximum of 8 stories.
Façade Requirements	See sheet A180 for location of street activation.
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)	Phase 1 50,500 sf 35% Phase 2 70,700 sf 49% Phase 3 89,500 sf 62%
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	Surface parking = 45,000 sf 31%
Land devoted to landscaped open space and plazas. (295-907,2,b-1-d) Open Space (295-907,3,g) Landscaping (295-907,3,i)	Phase 1 48,800 sf to 61,700 sf 34% to 43% Phase 2 28,600 sf to 35,100 sf 20% to 24% Phase 3 9,800 sf to 35,100 sf 7% to 24% Open spaces will be landscaped per the Urban Planning and Design Principles, Design Principle 7 and 7B - Landscape Standards (pages 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.

Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e) Maximum number of dwelling units per building. (295-907,2,b-1-g)	Nonresidential = 150,000 sf Dwelling unit density = 144,296 sf / 961 units = 1,000 sf / unit Maximum of 144 units total for the site
Proposed number of buildings. (295-907,2,b-1-f)	There may be up to three buildings proposed for development on this block.
Bedrooms per unit. (295-907,2,b-1-h)	1-3 bedrooms and Studio units
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)	Non-residential: 45 -75 parking stalls .25 - .5 / per thousand SF No minimum requirement for parking. Maximum will be determined as part of the DPD.
Uses (295-907,3,a)	See Urban Planning and Design Principles, Design Principles 1 uses (page 9-15), for acceptable uses on this block.
Design standards (295-907,3,b)	See Urban Planning and Design Principles, Design Principles 1 through 7 (pages 7-29) for Design Principles that apply to this block.
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 Department of Safety and Professional Services (DSPS) approval.
Setbacks (295-907,3,e)	Minimum setback: north side of block: 0 feet, east side of block: 0 feet, south side of block: 0 feet, west side of block: 0 feet. Maximum setback: north side of block: 170 feet, east side of block: 12 feet, south side of block: 76 feet, west side of block: 390 feet. See sheet A180 for setbacks.
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. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle 4.2.2 (page 22).
Circulation, Parking and Loading	Traffic circulation facilities will be planned and installed consistent with these Design Standards. Adequate access for

(295-907,3,h)	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 with high quality materials per these design standards.
Lighting (295-907,3,j)	See Urban Planning and Design Principles**,** Design Principle 6 - Exterior Site Lighting Standards (page 23)
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 (except temporary signage) will be approved as part of the Detailed Planned Development (DPD). All signs listed below may be allowed to have changeable messaging. This will be determined as part of the Detailed Planned Development (DPD). Permitted signs will include: • Temporary construction signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. • Awning signs • Canopy Signs • Wall signs • Roof signs • Projecting signs

For block development drawing of this block see the following drawing sheets:

A180 Block 8 Development Standards
A181 Block 8 Massing Diagram (Appendix H)

For photos of existing visual context of this block see the following drawing sheets:

A408 Site Photos Block 8

R.O.W. and Design Standard Evaluation Materials (For Reference Only)

Appendix A	Potential Right Of Way Changes
Appendix B	Auto, Bike and Pedestrian Patterns
Appendix C	Alternate 2 – CSO Relocation between Outside Parking Lane and Inside Right of Way
Appendix D	Temporary Trailer Complex Layout drawing
Appendix E	Juneau Street sections and McKinley Street Sections that show the potential combined sewer relocation
Appendix F	Summary of Traffic study
Appendix G	GPD Design Standards and Site Statistics Worksheets – Working documents, they may not be complete or comparable to final GPD Design Standards
Appendix H	Block Massing Diagrams