

The Armory

Northeast Corner of 17th Avenue and Roosevelt Street

ZONING CASE Z-50-18-7

Planned Unit Development

Land Use & Standards Narrative

1ST SUBMITTAL: JULY 2018
DRAFT HEARING REVISION: OCTOBER 2018
CITY COUNCIL ADOPTED: JANUARY 9, 2019

CITY OF PHOENIX

FEB 20 2019

Planning & Development
Department

ORDINANCE G-6543

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-50-18-4) FROM R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) AND PUD HP (PLANNED UNIT DEVELOPMENT HISTORIC PRESERVATION DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of an approximately 5.02 acre property located at the northeast corner of 17th Avenue and Roosevelt Street in a portion of Section 6, Township 1 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R-5" (Multifamily Residence District) to 2.28 acres of "PUD" (Planned Unit Development) and 2.74 acres of "PUD HP" (Planned Unit Development Historic Preservation District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

- 1. An updated Development Narrative for The Armory PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 31, 2018, as modified by the following stipulations:**
 - a. Development Standards Table: Include "Street" with Linden and Roosevelt.**
 - b. Page 3, Outdoor Events and performances: Change the language to following "Outdoor events and performances are subject to a use permit and the following:"**
 - c. Page 3, Outdoor Events and performances, c.: Change the time from 12:00 a.m. to 11:00 p.m. for Friday and Saturday events.**
 - d. Page 4, Maximum Building Height: Delete "80 feet with a use permit and site plan".**
 - e. Page 4: Change the 24-inch box Palo Verde tree measurement to an inch caliper measurement.**
 - f. Page 4: Add "maximum" to lot coverage.**
 - g. Include bicycle parking for the "interim use with maker spaces", per Section 1307.H of the Zoning Ordinance.**
 - h. Exhibit B: Include Linden Street on the aerial map and site map.**
 - i. Exhibit C: Change out exhibit to include PUD and PUD HP area.**
- 2. The development must be 1 foot above base flood elevation and lowest adjacent grade must be at or above base flood elevation to comply with federal, state, and city floodplain regulations.**

3. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
4. The applicant shall conduct Phase II archaeological data recovery excavations if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary.
5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 9th day of January, 2019.

Thelda Williams



ATTEST:

Jenise Archibald
 _____ City Clerk

APPROVED AS TO FORM:

[Signature]
 _____ Acting City Attorney *PM*

REVIEWED BY:

[Signature]
 _____ City Manager

PL:tml:LF18-3690:01/09/19:2086745v1

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-50-18-4

WITHIN A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

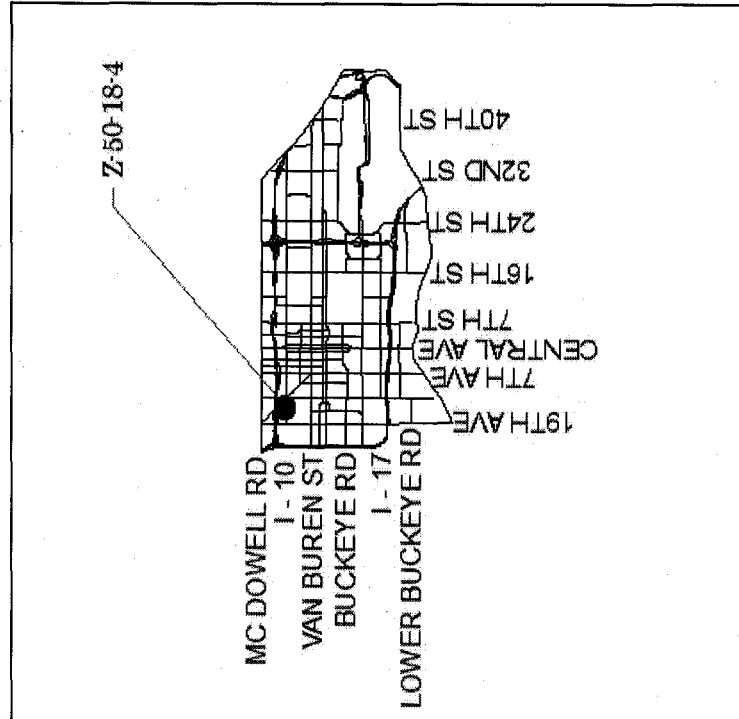
ALL OF BLOCK 28, OF GRAND AVENUE ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1 OF MAPS, PAGE 9.

ORDINANCE LOCATION MAP

EXHIBIT B

Zoning Case Number: Z-50-18-4
Zoning Overlay: N/A
Planning Village: Central City

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -



NOT TO SCALE

Drawn Date: 12/14/2018

\\oneip-ed\Share\Department Share\Information Systems\PL GIS\US_Team\Core_Functions\Zoning_SuppMaps_OrdMaps\2019_Ord\19-19-2550-18-4.mxd

Principals and Development Team

Property Owners:

Armory Partners, LLC

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PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the city. The PUD only modifies zoning ordinance regulations and does not modify other city Codes or requirements.

This PUD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the city of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various provisions provided by the city of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the city of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

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LIST OF EXHIBITS

- A. Legal Description
- B. Aerial Map
- C. Existing & Proposed Zoning Maps
- D. General Plan Land Use Map
- E. Conceptual Land Use Exhibit
- F. Context Plan & Photos

Purpose & Intent

The purpose of The Armory Planned Unit Development (“PUD”) is to create a regulatory framework of specific standards that will preserve the existing Armory building, allow interim uses and establish standards for the future redevelopment of the former National Guard armory building located at the northeast corner of 17th Avenue and Roosevelt Street. As part of the Armory PUD, the applicant will pursue historic preservation overlay zoning on the eastern side of the Property where the Armory building is located.

Project Overview and Goals

This PUD represents an opportunity to preserve the existing armory building, allow interim uses and utilize the balance of the site for creative workspace and future residential uses, and establish a plan for future redevelopment of the larger subject site.

Overall Concept

The purpose of this request is to enable a new chapter in the Property’s lifecycle by permitting and attracting skilled craftsmen and artists to the space while preserving the historically significant armory building. Office, wood working, light welding, machine shop, culinary and bakery, art studio, restaurant and other type uses are encouraged. The request will update the zoning while providing the Property with the privileges afforded to surrounding commercial and light industrial properties. The Property will continue to operate with minimal improvements (with the exception of some perimeter improvements) as an interim use until future redevelopment occurs.

Land Use Plan

The Armory PUD proposes a mix of uses that include office, artistic workspace, light manufacturing, studios, employment, restaurant, and possibly future residential living. Future redevelopment of the Property may include a variety of uses such as commercial/retail, office, employment, live-work and multifamily residential which will drive the future design concept.

The land plan anticipates both interim and future redevelopment uses. Interim uses include occupying the existing armory building and its accessory buildings, outdoor uses on the western half of the site and, and potential “maker spaces” with individual workspace units. When and if future redevelopment occurs, this PUD establishes standards for that development.

For the interim, the applicant intends to maintain the existing buildings and site improvements will likely be limited to landscape enhancements along the Property perimeters for the time being. Individual maker spaces (individual workshops) could be built along Roosevelt and 17th Avenue which could also include residential loft living. **See Conceptual Land Use Plan Exhibit.** The existing buildings and workshops are intended to be used for craftsman, entrepreneurs,

artists, and more. This includes but is not limited to, office, wood working, light welding, machine shop, culinary and bakery, art studio and similar types of uses.

Upon the city's approval of this zoning request, a portion of the perimeter will be improved with landscaping that will help screen the interior site and outdoor operations. The new plantings will help soften the image of the surrounding conditions which include commercial, industrial and multi-family uses surrounding the site.

As shown by the site plan, trees and shrubs will be planted along 17th Avenue and Roosevelt Street to help soften the street image. Until redevelopment occurs, there are no further improvements proposed on the Property or perimeter streets.

List of Uses

Permitted: The following uses are permitted by right.

1. Single Family attached and/or multi-family residential uses
2. All uses permitted in the C-1, C-2 and C-3 districts
3. Industrial and Commerce Park-type uses (not to exceed 5,000 sf per individual use)
 - a. Assembly of finished products or subassemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials, or food products.
 - b. Artistic and Craftsman workspace
 - c. Auctioneers
 - d. Bakeries, food packaging and freezing, including milk and ice cream plants, but excluding canneries, slaughtering, processing and packaging of meat.
 - e. Breweries
 - f. Contractors: Equipment and Material; Storage
 - g. Chocolate and Coca Products, Manufacturing
 - h. Churches or similar places of worship.
 - i. Coffee Roasting
 - j. Commercial schools, which may include outdoor activities.
 - k. Decoration, Workshop and Equipment Yard
 - l. Display Designers and Builders' Shops
 - m. Distillers, Distribution, Warehouse
 - n. Fabrication and assembly of finished products or subassemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials, or food products.
 - o. Furniture Manufacturing, Metal, Wood
 - p. Iron, Custom Decorative Wrought Iron Shops
 - q. Machinery Used, Storage

- r. Research laboratories for scientific research, investigation, testing or experimentation which may include prototype product development.
 - s. Wholesaling and Distribution
 - t. Warehousing
4. Outdoor Events and performances subject to a use permit and the following:
- a. The outdoor event or performance must be presented by an existing business on the property and must comply with all applicable codes and ordinances.
 - b. The business' regularly stocked items may be displayed outdoors and be available for purchase during the event or performance. No other items may be displayed for sale outdoors during the event or performance.
 - c. Friday and Saturday outdoor events or performances shall be limited to the hours between 12:00 a.m. and 11:00 p.m. No amplified music or loudspeakers may be used outside after 10:00 p.m..
 - d. Sunday thru Thursday outdoor events or performances shall be limited to the hours between 10:00 a.m. and 10:00 p.m.
 - e. Hours and days of outdoor events or performances may be extended subject to obtaining a use permit in accordance with the standards and procedures of the Zoning Administrator Section of the Zoning Ordinance.
5. Outdoor storage subject to the following:
- a. Open uses and storage areas shall be screened by a minimum six-foot-high fence with continuous landscape plantings, or maker space building walls.
 - b. Unless otherwise screened by maker space building walls, storage exceeding six (6) feet in height shall be setback 50' from the property line.

Temporary: All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

Development Standards Table

This PUD distinguishes between 1) interim uses, 2) interim uses with maker spaces, and 3) long-term redevelopment and assigns different development standards for each.

Interim uses include uses occupying the existing armory building and its accessory buildings as well as outdoor uses on the western half of the site. "Maker Spaces" – individual workspace units with optional residential lofts - may be constructed and occupied as part of the second phase of interim uses on the western half of the Property. Future redevelopment is vertical development of the western half of the site, excluding the maker spaces shown on the conceptual land use plan.

INTERIM USE Standards:

<p>Minimum Building Setbacks</p> <ul style="list-style-type: none"> • 17th Avenue • 16th Avenue • Linden Street • Roosevelt Street <p>* No interior lot line setbacks required</p>	<ul style="list-style-type: none"> • 5 feet • 39 feet • 5 feet • 5 feet
<p>Minimum Landscape Setbacks</p> <ul style="list-style-type: none"> • 17th Avenue • 16th Avenue • Linden Street • Roosevelt Street <p>* No interior lot line setbacks required</p>	<ul style="list-style-type: none"> • 5 feet (within ROW only) • 0 feet • 0 feet • 5 feet within ROW only <p>*The landscape area in front of the Armory Building Roosevelt Street entrance shall include:</p> <ul style="list-style-type: none"> • 60 5-gallon pink muhly • 6 5-gallon gold lantana • 6 5-gallon yellow bird of paradise • 6 5-gallon purple ruella • 6 5-gallon red bird of paradise • 6 5-gallon agave • 6 2-inch caliper Palo Verde trees.
<p>Maximum Building Height</p>	<p>30 feet within 30 feet of perimeter lot line; 1 foot increase per 3 feet additional setback, maximum 56 feet</p>
<p>Maximum Lot Coverage</p>	<p>80%</p>
<p>Residential Density</p>	<p>Per Section 618 R-5</p>

Landscape: The 5-foot wide landscaping area within the existing right of way shall include a minimum 5-gallon Bougainvillea and 5-gallon Star Jasmine (or similar evergreen vine-like plant), planted 5-feet on center.

Parking:

Residential: 1.5 spaces per unit

Non-Residential:

- Office/ Retail: 1/300 sf
- Restaurant: 1/50 sf
- Maker Spaces; Art & Skilled Craftsman spaces: 1/500 sf
- All other uses: per Section 702

Fences/Walls: The existing chain-link fence may be maintained in its current condition and location, provided that landscaping is planted to grow as a natural screen as outlined in the landscape standard above.

INTERIM USES WITH MAKER SPACES

Maker Spaces shall comply with the development standards identified above with the interim uses, except for the following standards identified below:

Landscape: A 5-foot wide landscaping area along Roosevelt Street and 17th Avenue shall be improved as follows:

Trees (20 feet on center or equivalent groupings)	Min. 2-inch caliper (65% of required trees) Min. 3-inch caliper or multi-trunk tree (35% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

Fences/Walls:

Maker Space building walls are permitted in lieu of a 6-foot screen wall in order to screen any open use or storage area.

Bicycle Parking:

Per Section 1307.H of the Walkable Urban Code.

FUTURE REDEVELOPMENT STANDARDS:

Future redevelopment shall comply with Chapter 13 of the Walkable Urban Code. Lot standards shall comply with Table 1303.2 Transect T5, except for the following modifications

Maximum Building Height	56-feet, except that a parking structure cannot exceed building height. A minimum 20-foot step back adjacent to single-family residential districts or HP district or if building height exceeds 40 feet.
Lot Coverage	80% maximum
Open Space Standards	Per Section 1310, except that the required 5% open space calculation shall be based upon the net site area.

Design Guidelines

Upon the city’s approval of this zoning request, 17th Avenue and Roosevelt Street will be improved with landscaping that will help screen the interior site and outdoor operations. The new plantings will help soften the image of the surrounding conditions which include commercial, industrial and multi-family uses surrounding the site. Additional improvements and screening will be provided upon future redevelopment of the western half of the site.

The Armory PUD will implement the following design guidelines:

- Low water use plants that reflect and enhance the image of the Sonoran Desert should be used.
- Trees adjacent to pedestrian walkways shall have a minimum canopy clearance of six feet eight inches.
- Pedestrian safety and comfort shall be considered when selecting trees and plant material.
- Landscape plant material selection and placement along perimeter walls shall function to discourage graffiti.
- Pavement materials along pedestrian routes and gathering areas should be chosen to minimize reflected light and glare.
- Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to insure access for the physically disabled.
- Future redevelopment parking areas shall be buffered from adjacent residential properties and screened from streets so that cars are not visible below the average height of the headlights.
- Wall lengths exceeding 50 feet adjacent to arterial and collector streets should be articulated or contain substantial landscaping to break the continuous wall surface and create varying shading patterns.

- All on-site lighting is to be shielded to prevent direct visibility of the light source from adjacent property.
- Lighting should be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of one (1) foot candle at the property line.
- Parking lot and security lighting shall not exceed a maximum of fifteen (15) feet in height including lamp, pole, and base within one hundred fifty (150) feet of a residential district.
- Service areas and other screened areas shall have proper security lighting.
- Site lighting shall be provided to ensure personal safety at building entrance/exits, and in public assembly and parking areas.
- The proposed building orientation should respect the orientation of surrounding buildings and surrounding streets by maintaining continuity of pedestrian routes and promoting opportunities for pedestrian interaction at the street level.
- The proposed building orientation should respect climatic conditions by minimizing heat gain and considering the impact of shade on adjacent land uses and areas.
- Architecture and applied treatments that express corporate identity should be tempered to provide unique structures that compliment and blend with their immediate context.
- Architectural design should consider the solar consequences of building height, bulk and area.
- Building facades visible from public streets and adjacent to residential property that exceed 100-feet shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies.
- The building facade shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.
- Building entrances must be identifiable and directly accessible from a public sidewalk.
- All sides of a structure must exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.
- Multiple buildings on the same site should borrow and incorporate (not duplicate) architectural styles, materials, forms, features, colors and compatible elements from the same site. These should include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing of finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment.
- Corporate colors, associated graphics, and highly contrasting bands of vibrant colors on buildings and on accessory structures (excluding signage) should be used as an accent feature with restraint as a minor element of the building's exterior.
- Service areas shall be located away from public view, where practicable.
- All rooftop equipment and satellite dishes must be screened to the height of the highest equipment and/or integrated with the building design.
- All screening shall be architecturally compatible with the primary structure.
- All new or relocated electric lines 12 kv and smaller, communications and cable television and all on premise wiring should be placed underground in all developments where visible from streets or adjoining properties.

Signs

Signage for future redevelopment shall comply with section 1308. Signage for Interim uses and maker spaces shall comply with Section 705 of the Zoning Ordinance for commercial land uses except as modified below.

1. A-frame signs are permitted on private property, subject to the following:
 - a. No off-site advertising is permitted.
 - b. A maximum of one (1) A-frame sign is permitted per twenty-five (25) feet of street frontage.
 - c. A maximum of six (6) square feet of signage per side of the A-frame sign is permitted.
 - d. There shall be a maximum height of three (3) feet from natural grade.
 - e. All signs shall be removed daily at close of business or event.
2. Shingle signs are permitted subject to the following:
 - a. A maximum of one (1) sign is permitted for each business per facade if access to the business is available from that facade.
 - b. A minimum clearance of eight (8) feet from finished grade to the bottom of the sign shall be provided.
 - c. A maximum of five (5) square feet in area shall be permitted per side.
 - d. No back lit or cabinet signs are permitted.
3. Wall and window signs are permitted for structures existing as of May 2, 2008 as follows:
 - a. Wall signs.
 - 1) The maximum square footage permitted per Section 705.D. may be increased by twenty-five percent.
 - 2) The maximum square footage permitted may be increased by an additional ten percent if graphics comprise a minimum of ten percent of the overall square footage of the sign.
 - 3) Tenant signage may be permitted on walls that are not contiguous to the respective tenant lease space.

- b. Window signs.
 - 1) The total area of such signs shall not exceed forty percent of each window area located on the ground floor of the building.

Sustainability

Preservation of the Armory building is paramount and the applicant will pursue a historic preservation overlay. Adaptive reuse is key to this project and seeks to maintain the building while revitalizing it with new uses and tenants. As part of that sustainability element, the building owner has already installed new high efficiency HVAC units, LED lighting, new windows, low water plantings, and more.

Future redevelopment shall incorporate the following sustainability elements:

1. The Project shall utilize low water use/ drought tolerant landscaping.
2. Dedicated recycling bins
3. Low VOC paints, carpet and flooring
4. LED/CFL lighting
5. Low flow plumbing fixtures shall be utilized.
6. Alternative paving materials such as permeable pavers, porous concrete or similar materials shall be used for an on-site hardscaping to reduce urban heat island effect and allow for natural drainage and filtration.

Infrastructure

Circulation

Access to the Property is provided from Linden, and 16th Avenue.

Grading & Drainage

New vertical development shall conform to the City of Phoenix regulations and design guidelines. Use of the existing buildings shall not trigger new drainage updates.

Water Services

Water and wastewater infrastructure requirements shall be determined at the time of the site plan or master plan review, when the final land-use and urban design of the Property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established for a future use. The project site may be served by the existing City of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be de-signed and constructed in accordance with city Code requirements and Water Service Department Design Standards, and Policies.

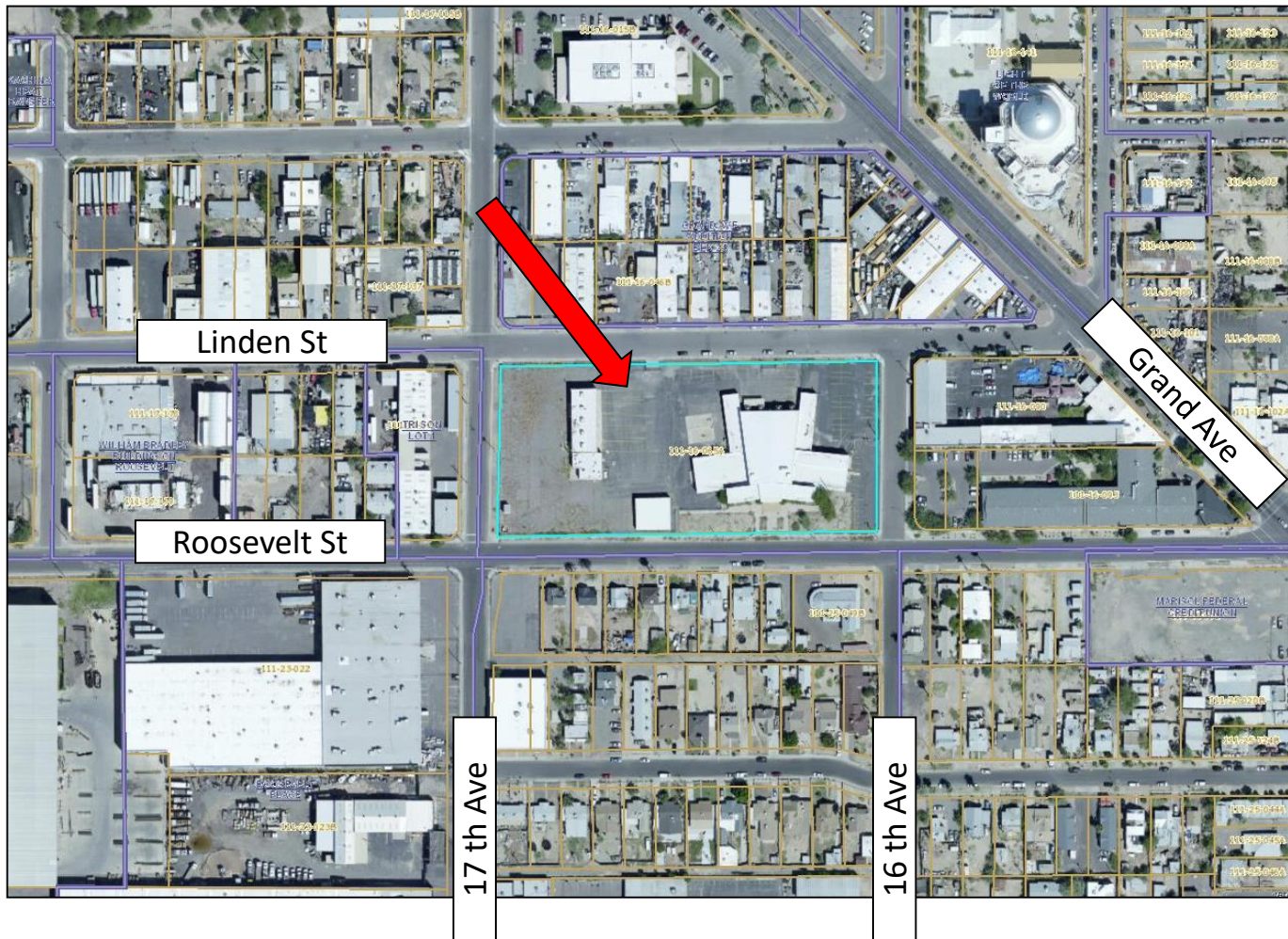
Tab A

LEGAL DESCRIPTION

All of Block 28, of GRAND AVENUE ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1 of Maps, Page 9.

Tab B

Aerial Map



1614 W. Roosevelt



Site Map

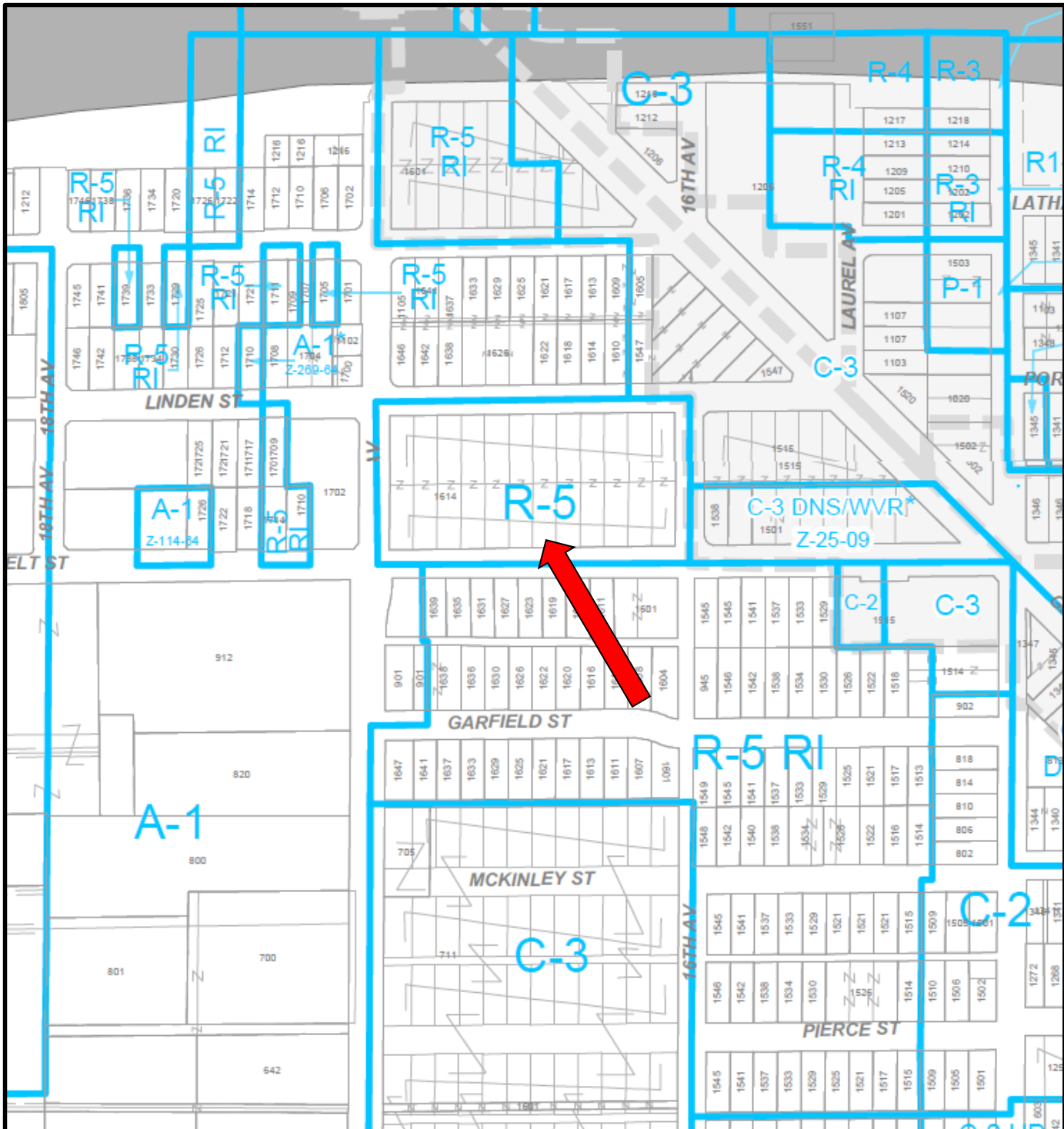


1614 W. Roosevelt



Tab C

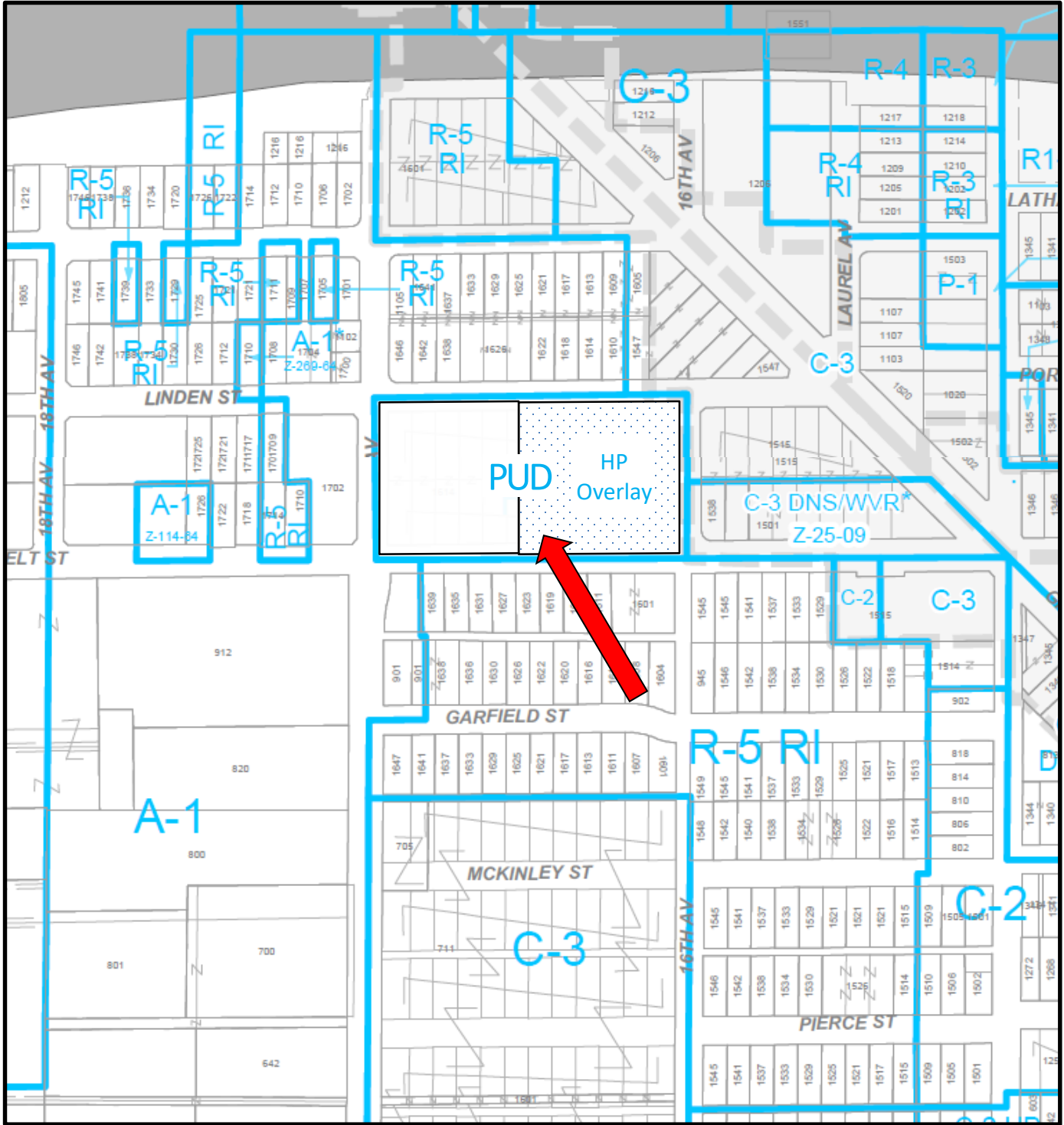
Existing Zoning Map



1614 W. Roosevelt



Proposed Zoning Map



1614 W. Roosevelt

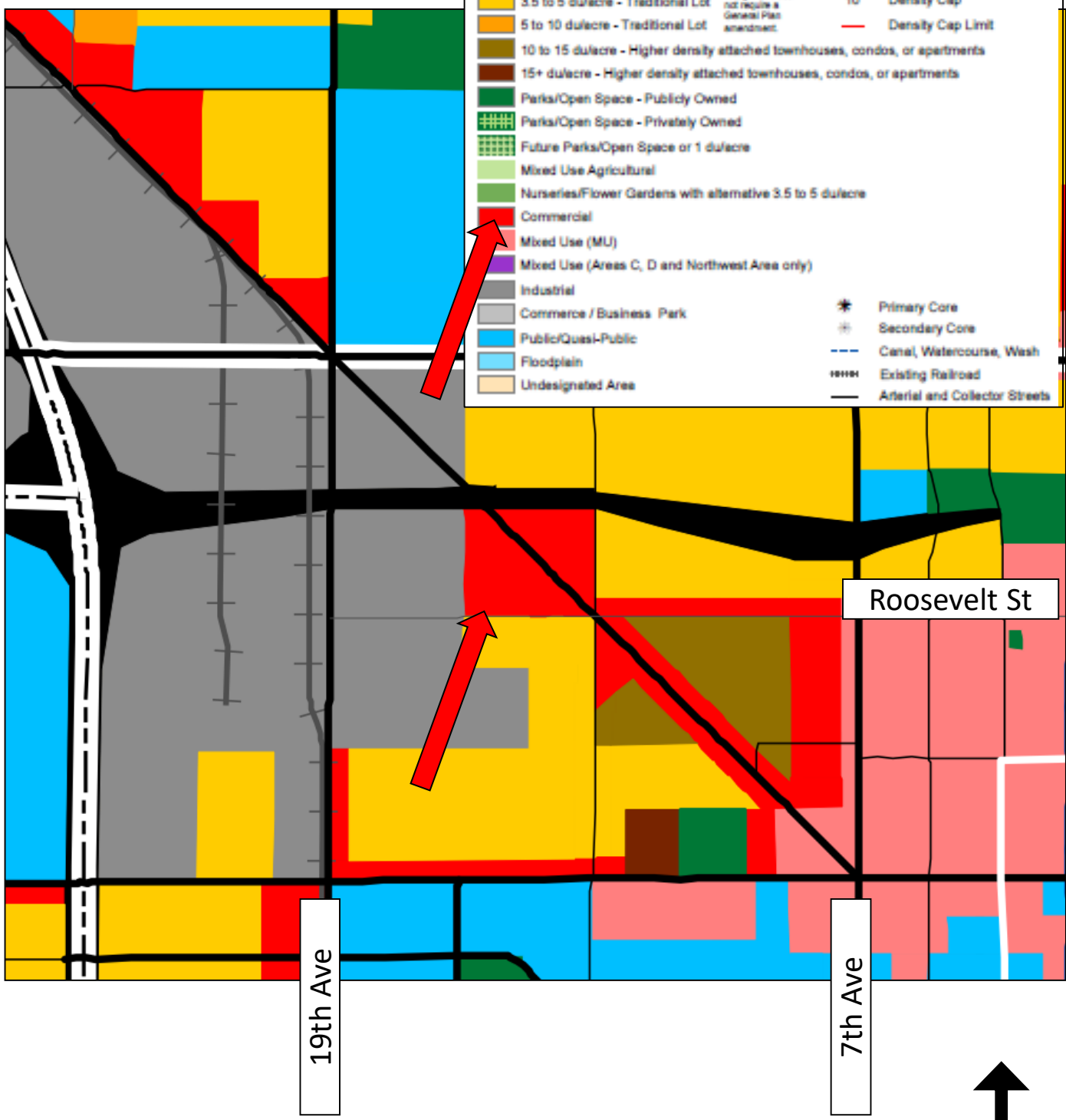


Tab D

General Plan Map

LAND USE

	0 to 1 du/acre - Large Lot	NOTE: Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.		Proposed Park in Area
	1 to 2 du/acre - Large Lot			Proposed School in Area
	2 to 3.5 du/acre - Traditional Lot		R	Resort (See NOTES: below)
	3.5 to 5 du/acre - Traditional Lot		10	Density Cap
	5 to 10 du/acre - Traditional Lot			Density Cap Limit
	10 to 15 du/acre - Higher density attached townhouses, condos, or apartments			
	15+ du/acre - Higher density attached townhouses, condos, or apartments			
	Parks/Open Space - Publicly Owned			Primary Core
	Parks/Open Space - Privately Owned			Secondary Core
	Future Parks/Open Space or 1 du/acre			Canal, Watercourse, Wash
	Mixed Use Agricultural			Existing Railroad
	Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre			Arterial and Collector Streets
	Commercial			
	Mixed Use (MU)			
	Mixed Use (Areas C, D and Northwest Area only)			
	Industrial			
	Commerce / Business Park			
	Public/Quasi-Public			
	Floodplain			
	Undesignated Area			



Roosevelt St

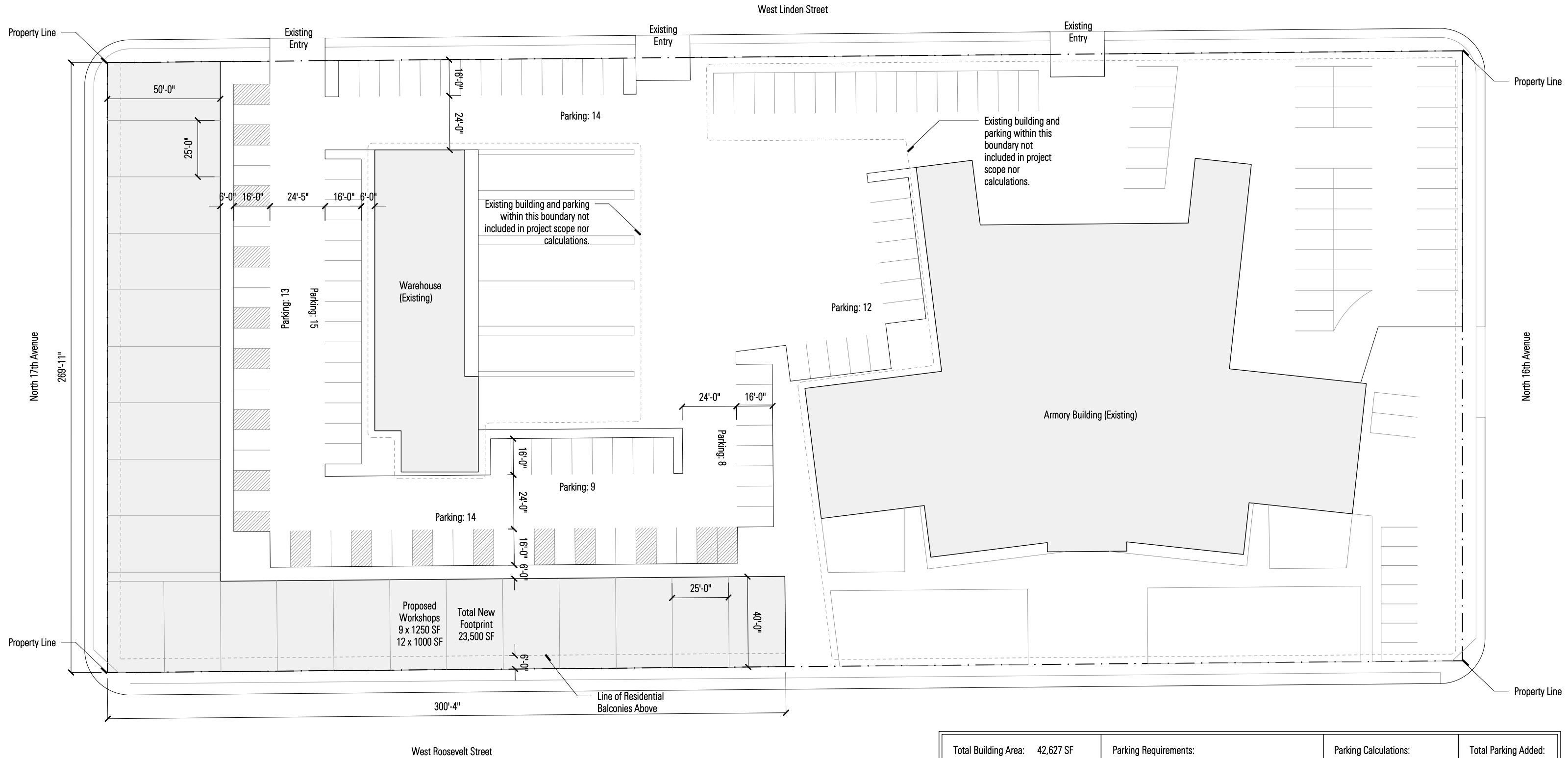
19th Ave

7th Ave

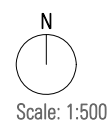
1614 W. Roosevelt



Tab E



Total Building Area:	42,627 SF	Parking Requirements:	Parking Calculations:	Total Parking Added:
Residential Area:	19,945 SF	Multi-Family Residential	1.5 Spaces per Unit	85 Spaces
Commercial Area:	23,250 SF	Commercial Industrial	1 Space per 1.5 Workers	
		Commercial Art Studio	1 Space per 500 SF	21 Units x 1.5 = 32 Spaces
		Commercial Office/Retail	1 Space per 300 SF	21 Workers / 1.5 = 14 Spaces
				23,250 SF / 500 = 47 Spaces
				23,250 SF / 300 = 78 Spaces



Tab F

Site Photos Exhibit

