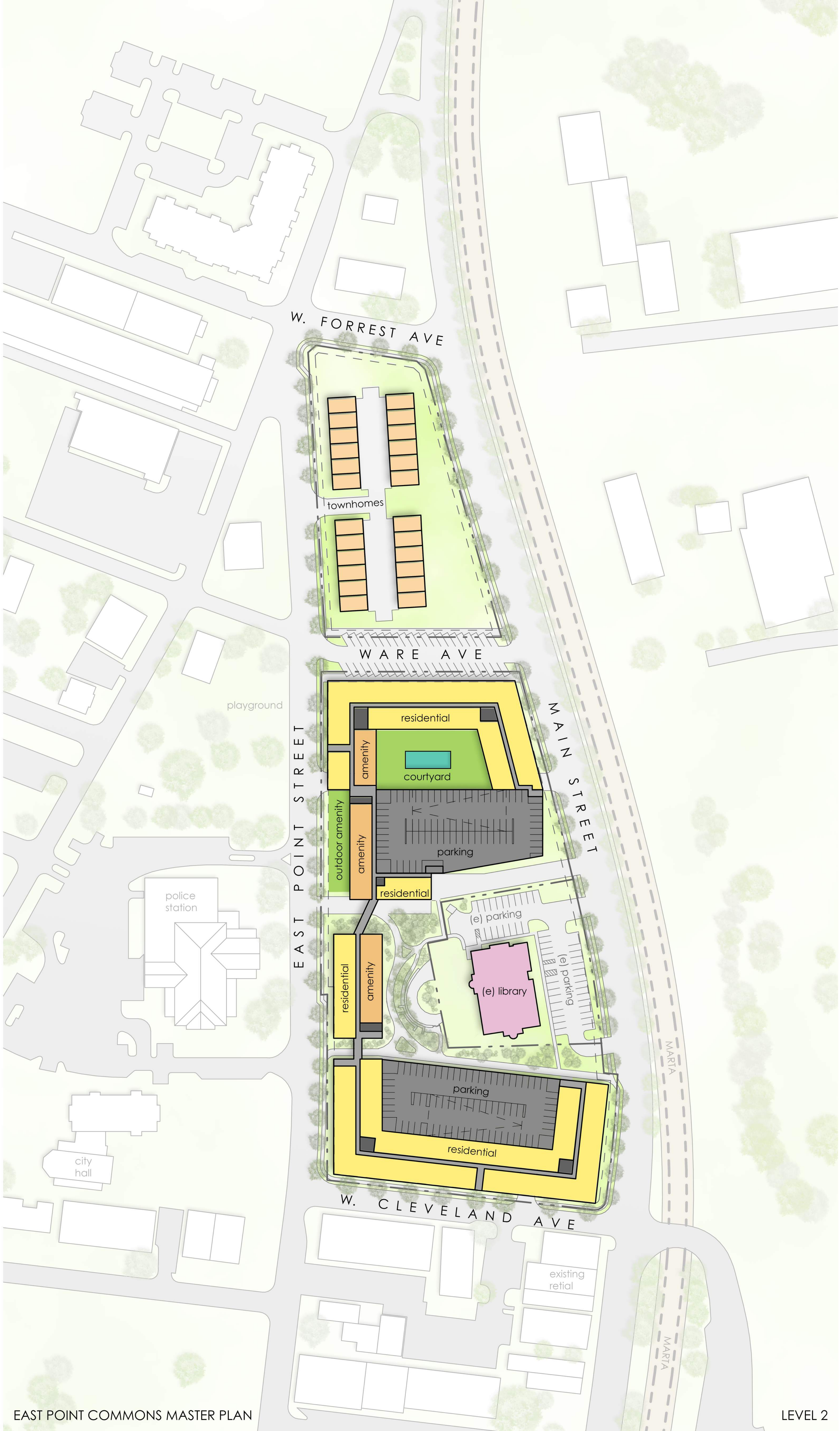




SITE DATA

AMENITY	21,604 SF	LIBRARY	EXISTING TO REMAIN
RESIDENTIAL		PARKING REQUIRED	49 SPACES (PER EXISTING)
OVERALL	308,780 SF	SPACES ARE NOT COUNTED TOWARD FINAL PARKING REQUIREMENT	
GROSS	272,281 SF	HEALTHCARE	19,974 SF
NET RENTABLE	224,905 SF	PARKING REQUIRED	63 SPACES (PER EXISTING)
TYP. EFFICIENCY	82.6%	GROCERY	35,640 SF
UNITS (@750SF AVERAGE)	299 UNITS	PARKING REQUIRED	167 (PER PROTOTYPE)
MIX		RETAIL	18,960 SF
1 BED @ 70%	209 UNITS	RETAIL @ 75%	14,220 SF
2 BED @ 30%	90 UNITS	RESTURANT @ 25%	4,740 SF
PARKING REQUIREMENTS		PARKING REQUIRED	72 SPACES
1.25 SP PER 1 BED		5/1000 SF @ RETAIL	48 SPACES
1.75 SP PER 2 BED		10/1000 SF @ RESTAURANT	
PARKING REQUIRED		PARKING	
299 X .7 = 209 UNITS X 1.25 = 261 SPACES		NORTH DECK	135,140 SF
299 X .3 = 90 UNITS X 1.75 = 157 SPACES		SPACES PROVIDED	407 SPACES
		SOUTH DECK	49,967.03 SF
		SPACES PROVIDED	149 SPACES
		SURFACE (WARE STREET)	
		SPACES PROVIDED	44 SPACES
TOTAL PARKING REQUIRED	768 SPACES		
TOTAL PARKING PROVIDED	600 SPACES		

KEY NOTES

- ① Reconfigured existing Ware Avenue

② New loading access for grocery

③ New Through-site pedestrian access

④ New Site Amenities

⑤ Modified Library parking

⑥ Parking deck entry

⑦ Townhome vehicle entry

⑧ New street tree planting / sidewalks
- ⑨ Townhome amenity / green space

⑩ Proposed art / signage location

⑪ Healthcare entry

⑫ Outdoor dining

⑬ Grocery entry

⑭ Residential ground-level entry

⑮ Covered Exterior Common Area

⑯ Courtyard Access









St

W Cleveland Ave

