



Office of Chicago City Clerk



SO2010-5177

Office of the City Clerk

Tracking Sheet

Meeting Date:	11/3/2010
Status:	Introduced
Sponsor(s):	Clerk Del Valle
Type:	Ordinance
Title:	Zoning Reclassification
Committee(s) Assignment:	Committee on Zoning

FINAL FOR PUBLICATION

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Business Planned Development No. 213 symbols and indications as shown on Map 9-1 in the area bounded by:

West Roscoe Street; North Western Avenue; a line 535 feet north
of and parallel to West Belmont Avenue; Cambell Avenue;

to those of Business Planned Development No. 213, as amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Common address: 3330 North Western Avenue, Chicago, Illinois

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NUMBER 213,
AS AMENDED

Plan of Development Statements

- L The area delineated as Business Planned Development Number 213 consists of approximately four hundred forty thousand eight (440,008) net square feet (10.10 acres) of property bounded by West Roscoe Street; North Western Avenue; a line 535 feet north of and parallel to West Belmont Avenue; and North Cambell Avenue (the "Property"). The Applicant, FW IL-Riverview Plaza, LLC (the "Applicant") is the owner of the Property.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessees. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessees (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. For so long as the Applicant owns any part of the Property, the Applicant shall be the sole designated zoning control party for the entire Property including all subareas. At which time the Applicant no longer owns any part of the Property, any changes or modifications to this Planned Development may be made by owners of the Property in accordance with Section 17-8-0400 of the Chicago Zoning Ordinance. Where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. An agreement among different owners of the Property or a covenant binding upon owners of the Property may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development.
4. This planned development consists of these Seventeen (17) statements, a Bulk Regulations and Data Table, an Existing Zoning Map, an Existing Land Use Map, a Planned Development Property Line and Boundary Map, a Site Plan, a Landscape Plan, and building elevations, all prepared by OKW Architects, last revised January 20, 2011. Full-sized copies of these plans are on file with the Department of Zoning and Land Use

Planning (with its successors, the "Department"). These and no other zoning controls shall apply to the Property. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses of the Property permitted pursuant to this planned development all uses permitted in the C1-2 Neighborhood Commercial District. In addition, drive-throughs are expressly permitted.
6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department. All other on-premise signs shall be permitted within the planned development subject to the review and approval of the Department, consistent with the provisions of Section 17-12-010, et seq., of the Chicago Municipal Code. Off-Premise Signs shall not be permitted in the planned development.
7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. The maximum height of improvements on the Property shall be as designated on the Elevations and in the Bulk Regulations and Data Table attached hereto. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements also shall be subject, if applicable, to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans described in Statement Number 4 above, in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance (to the extent the same are not inconsistent with such plans) and corresponding regulations and guidelines.
11. The City of Chicago established a Part II Review Fee for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department during the actual Part II Review. The fee as determined by the Department staff at that time is final and binding on the Applicant and must be paid to the Department prior to the issuance of any Part II approval.
12. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department upon the application for such a modification by the owner or ground lessee of the Property and a determination by the

Commissioner of the Department that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of the planned development by the Commissioner of the Department shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall design, construct and maintain all new buildings located within the Property in accordance with the City of Chicago's Building Green/Green Roof Matrix in effect as of the date of approval of this planned development. The Applicant will provide a green roof of approximately 7,000 square feet, which exceeds the requirements of such Matrix.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") at the time of application for a building permit to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department. Off-street parking and loading facilities shall be provided in compliance with this planned development.
16. The Applicant will comply with Rules and Regulations For the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial construction or renovation has commenced within six (6) years of the effective date of this Planned Development, this amended Planned Development shall expire upon the sixth anniversary of the effective date hereof. If this amended Planned Development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the Business Planned Development No. 213 in effect immediately prior to this amendment. Such reversion shall not render any building existing at the time to be non-conforming. The six year period may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

APPLICANT: FW IL-Riverview Plaza, LLC
 ADDRESS: 3330 North Western Avenue, Chicago, Illinois
 DATE: November 3, 2010
 CPC DATE: January 20, 2011

**BUSINESS PLANNED DEVELOPMENT NUMBER 213,
AS AMENDED**

**Plan of Development
Bulk Regulations And Data Table**

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way: $\pm 521,215$ gross square feet (11.97 acres) = $\pm 440,008$ net square feet (10.10 acres) + $\pm 81,207$ square feet (1.86 acres) in public right-of-way.

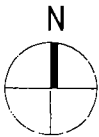
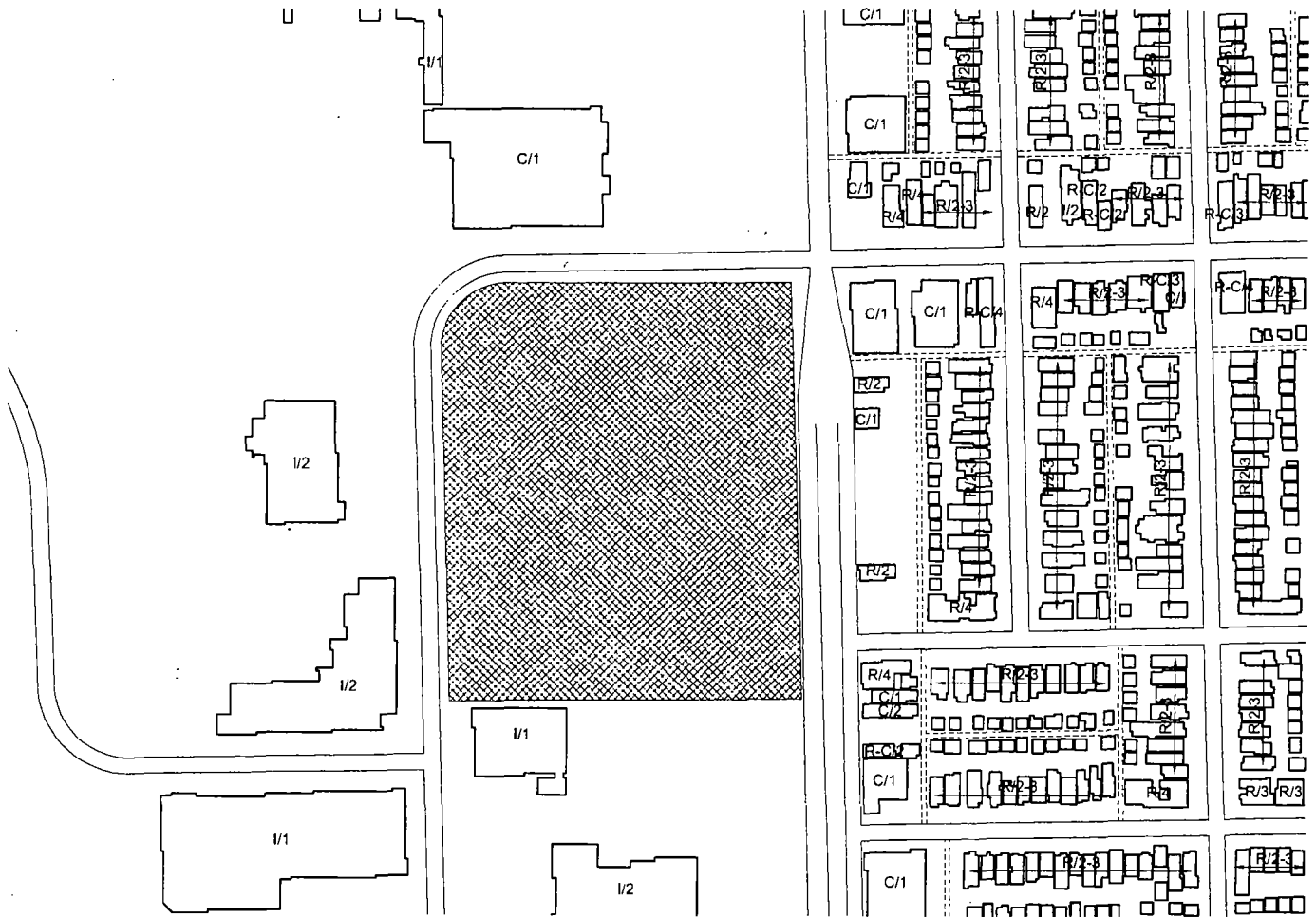
Maximum F.A.R.:	0.40
Minimum Number of Parking Spaces:	547
Setbacks	Per Site Plan
Maximum Building Height:	Per Building Elevations

**BUSINESS PLANNED DEVELOPMENT NUMBER 213,
AS AMENDED**

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Bulk Regulations And Data Table**

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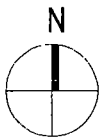
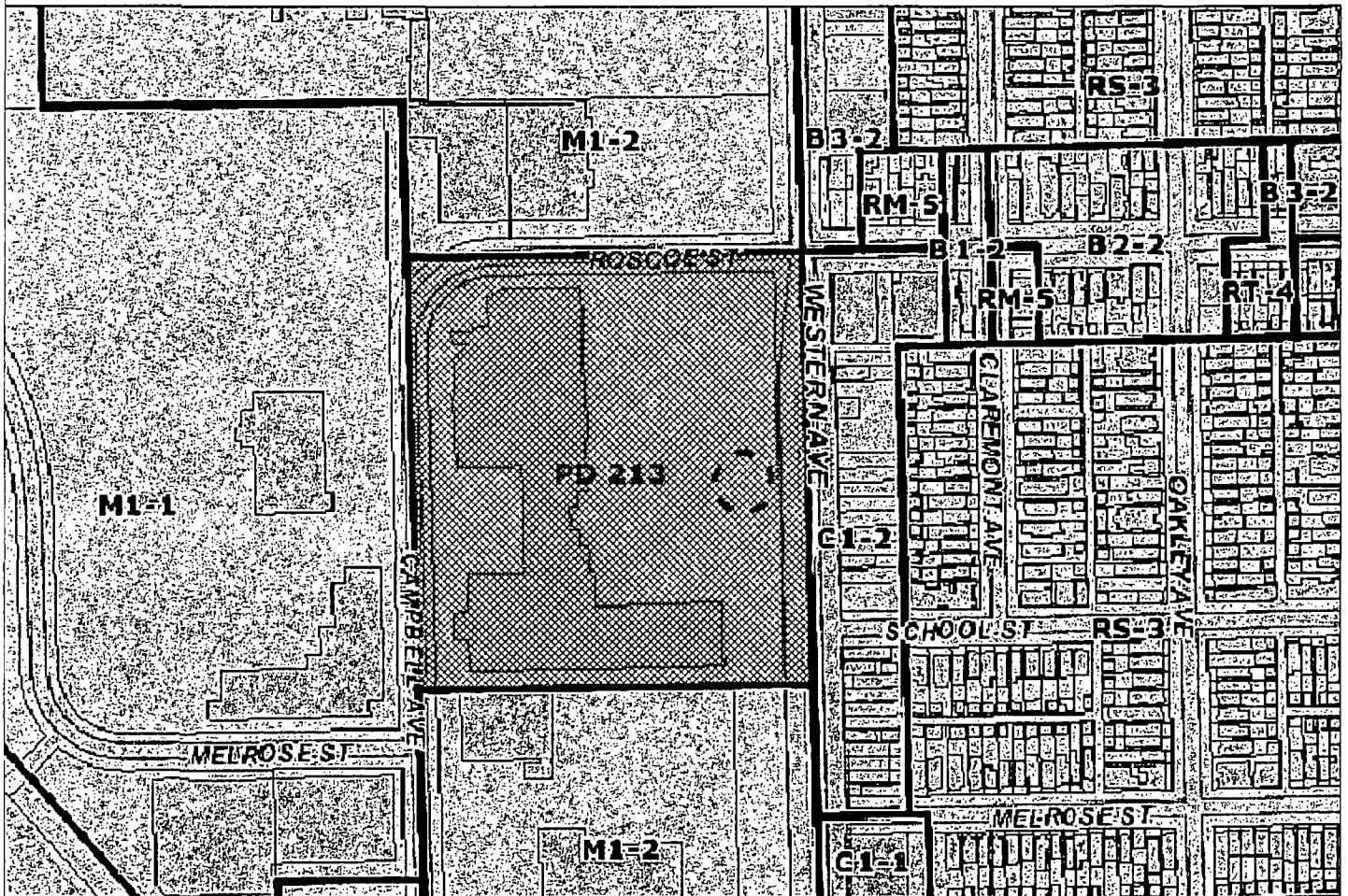


LEGEND:	
	SUBJECT PREMISES
I	INSTITUTIONAL
C	BUSINESS/COMMERCIAL
R	RESIDENTIAL
R-C	RES + 1ST FLR COMM
BLDG. TYPE	
R-C/2	NO. OF STORIES

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC
 ADDRESS: 3330 N. WESTERN AVE.
 SUBMITTED: NOVEMBER 3, 2010
 CPC DATE: JANUARY 20, 2011 SCALE: 1" = 300'-0"

EXISTING LAND USE MAP

FINAL FOR PUBLICATION



LEGEND:

SUBJECT PREMISES

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

ADDRESS: 3330 N. WESTERN AVE.

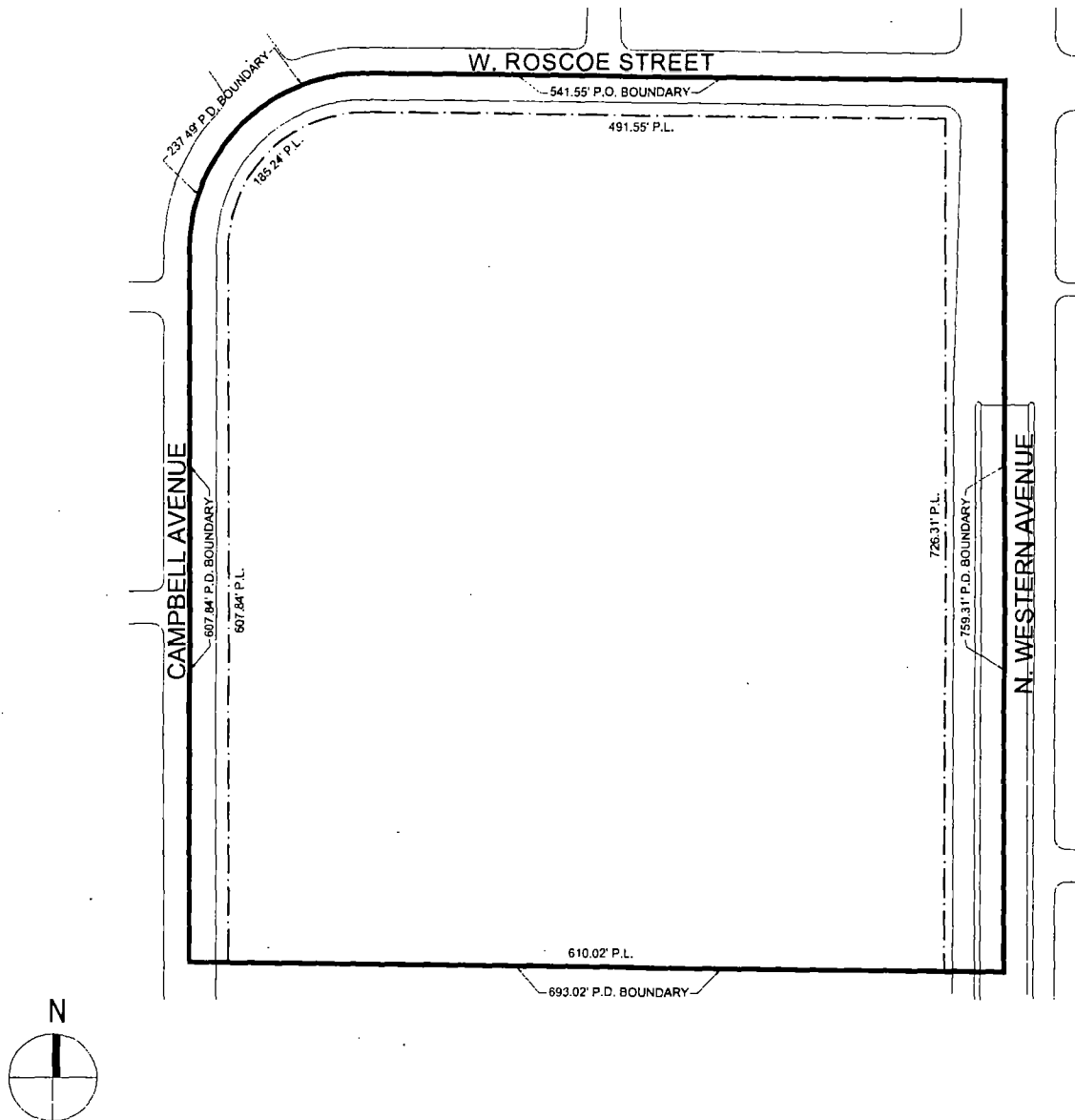
SUBMITTED: NOVEMBER 3, 2010

CPC DATE: JANUARY 20, 2011

SCALE: 1" = 300'-0"

EXISTING ZONING MAP

FINAL FOR PUBLICATION



AREA CALCULATIONS:

P.L. BOUNDARY	440,007 S.F. (10.101 AC)
P.D. BOUNDARY	521,215 S.F. (11.965 AC)

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

ADDRESS: 3330 N. WESTERN AVE.

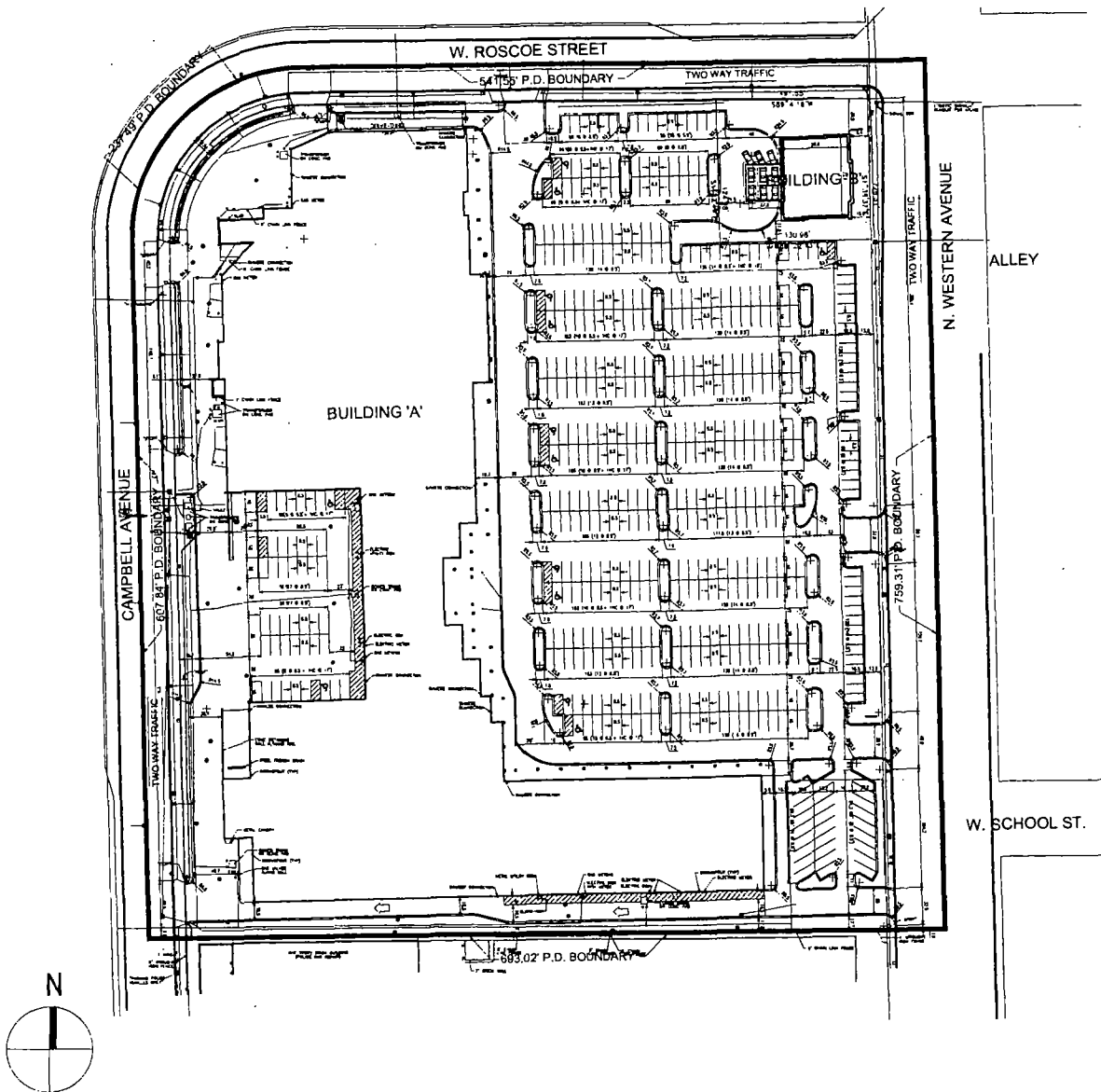
SUBMITTED: NOVEMBER 3, 2010

CPC DATE: JANUARY 20, 2011

SCALE: 1" = 150'-0"

PLANNED DEVELOPMENT
BOUNDARY & PROPERTY
LINE PLAN MAP

FINAL FOR PUBLICATION



AREA CALCULATIONS:

P.L. BOUNDARY	440,007 S.F. (10.101 AC)
P.D. BOUNDARY	521,215 S.F. (11.965 AC)

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

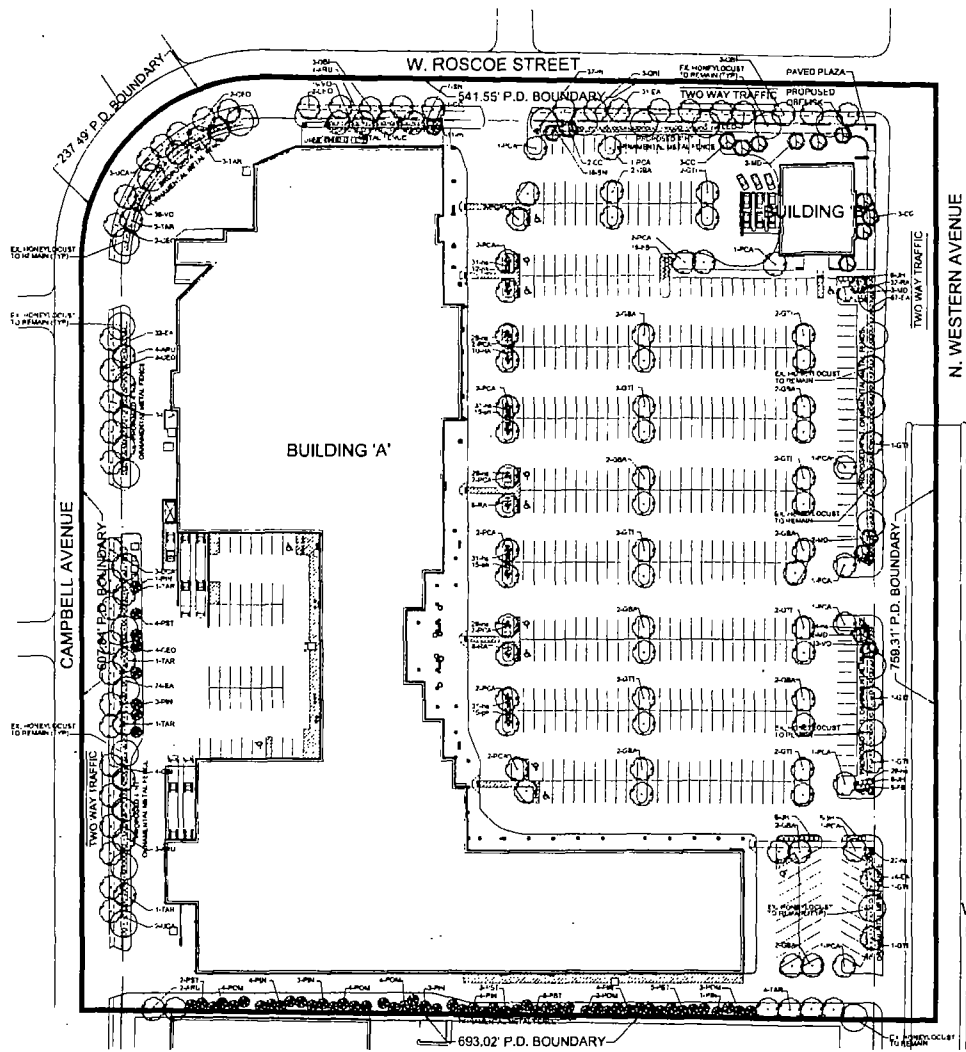
ADDRESS: 3330 N. WESTERN AVE.

SUBMITTED: NOVEMBER 3, 2010

CPC DATE: JANUARY 20, 2011

SCALE: 1" = 150'-0"

SITE PLAN



LANDSCAPE REQUIREMENT SUMMARY

VEHICULAR USE AREA	258,568 SF
REQUIRED GREENSPACE	26,357 SF
PROPOSED GREENSPACE	26,709 SF
PARKWAY PLANTING (1,000 LF)	
REQUIRED TREES	40
PROPOSED TREES	40
PERIMETER PLANTING (1,451 LF)	
REQUIRED TREES	58
EXISTING TREES TO REMAIN	26
PROPOSED TREES	33
TOTAL PERIMETER TREES	59
INTERIOR PLANTING	
REQUIRED TREES	207
EXISTING TREES TO REMAIN	1
PROPOSED TREES	123
TOTAL INTERIOR TREES	124

MASTER PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES					DECIDUOUS SHRUBS				
13	ARU	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3.0" BB	122	EA	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB
16	CEO	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	3.0" BB	14	FB	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	BRONX FORSYTHIA	74" BB
20	GBA	GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY)	AUTUMN GOLD GINKGO	3.0" BB	64	RA	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL
21	GTI	GLEDTISIA TRIACANTHOS X INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3.0" BB	13	RM	ROSA MEDIALAND	RED SHRUB ROSE	2 gal
29	PCA	PYRUS GALLERIANA 'ARISTOCRAT'	ARISTOCRAT PEAR	3.0" BB	46	SJ	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" BB
13	QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	3.0" BB	23	SN	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	24" BB
13	TAR	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3.0" BB	40	SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36" BB
11	UCA	ULMUS CARPINIFOLIA 'ACCOLADE'	ACCOLADE SMOOTHLEAF ELM	3.0" BB	7	VC	VIBURNUM CARLESEII	KOREANSPICE VIBURNUM	36" BB
					98	VO	VIBURNUM QPULOUS 'COMPACTUM'	COMPACT EUROPEAN VIBURNUM	4" BB
EVERGREEN TREES					GROUND COVER				
18	POM	PICEA OMORIKA	SERBIAN SPRUCE	8' HT. BB	EP	EP	EUONYMUS PURPUREA 'COLORATUS'	PURPLELEAF WINTERCREEPR	3" POTS
23	PIN	PINUS NIGRA	AUSTRIAN PINE	6' HT. BB	GRASSES & PERENNIALS				
19	PST	PINUS STROBUS	EASTERN WHITE PINE	6' HT. BB	ab	ab	ASTILBE 'FANAL'	FANAL FALSE SPIREA	18" o.c. 1 gal
ORNAMENTAL TREES					cv	cv	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB COREOPSIS	18" o.c. 1 qt
9	CC	CRATAEGUS CRUSGALLI 'INERMIS'	COCKSPUR HAWTHORN	8' HT. BB	ep	ep	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	18" o.c. 1 gal
10	MD	MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	6' HT. BB	174	ha	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	18" o.c. 1 gal
EVERGREEN SHRUBS					lc	lc	LIASTRIS CYLIDRICA	GAYFEATHER	18" o.c. 1 gal
41	JH	JUNIPERUS HORIZONTALIS YOUNGSTOWN'	Y. ANDORA JUNIPER	24" BB	ls	ls	LEUCANTHEMUM X SUPERBUM 'SILVER PRINCESS'	DWARF SHASTA DAISY	18" o.c. 1 gal
5	TD	TAXUS X MEDIA 'DENSII'	DENSE YEW	24" BB	121	ns	NEPETA SUBSESSILIS	CATMINT	18" o.c. 1 gal
13	TH	TAXUS MEDIA 'HICKSI'	HICKS YEW	24" BB	57	ph	PENNISETUM A. HAMELIN	HAMELIN FOUNT. GRASS	2 gal
					pv	pv	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	18" o.c. 1 gal
					48	rh	RUBROKIA GOLDSTURM	BLACK EYED SUSAN	18" o.c. 1 gal

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC

ADDRESS: 3330 N. WESTERN AVE.

SUBMITTED: NOVEMBER 5, 2010

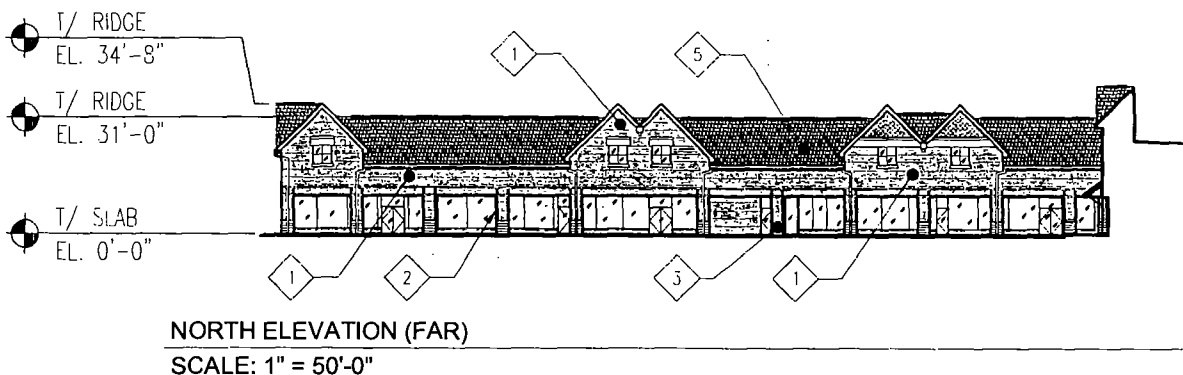
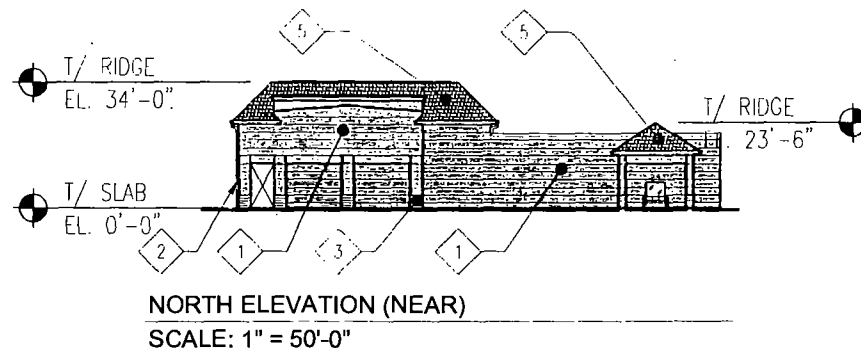
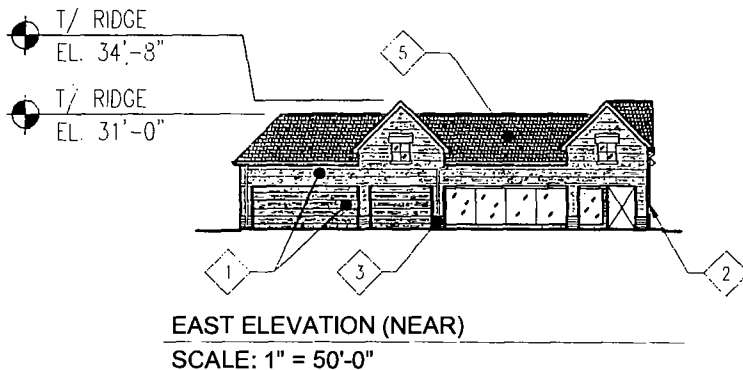
CPC DATE: JANUARY 20, 2011

SCALE: 1" = 150'-0"

LANDSCAPE PLAN

APPLICANT: FW IL - RIVERVIEW PLAZA, LLC
 ADDRESS: 3330 N. WESTERN AVE.
 SUBMITTED: NOVEMBER 3, 2010
 CPC DATE: JANUARY 20, 2011
 SCALE: 1" = 50'-0"

ELEVATIONS - BUILDING 'A'



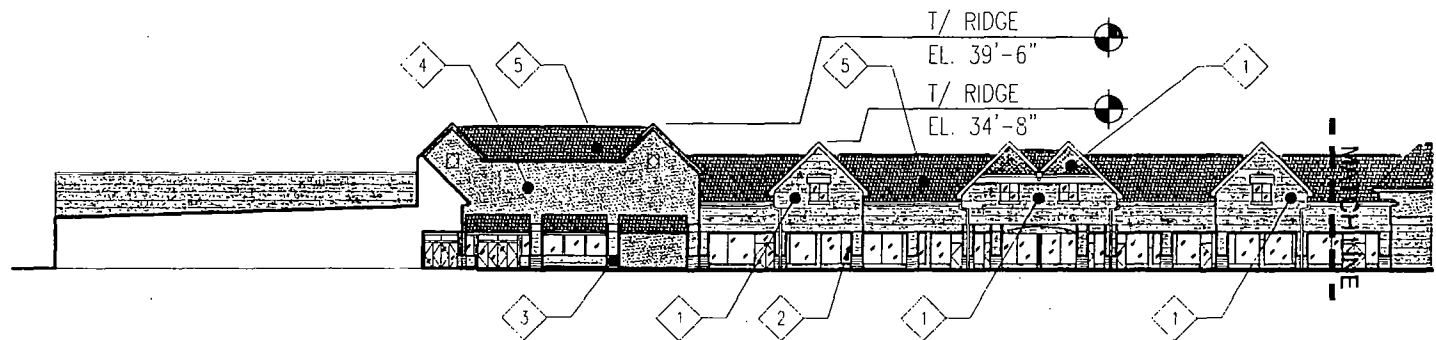
NOTE: BUILDING HEIGHT SHALL BE
 MEASURED AS DEFINED WITHIN
 THE CITY OF CHICAGO ZONING
 ORDINANCE

MATERIAL LEGEND:	
1	THIN BRICK (STANDARD SIZE)
2	CAST STONE TRIM
3	CAST STONE BASE
4	STUCCO (DRAINABLE TYPE)
5	SIMULATED SLATE SHINGLES (PVC OR RUBBER)
6	EXISTING BRICK (UTILITY SIZE)
7	EXISTING METAL SIDING

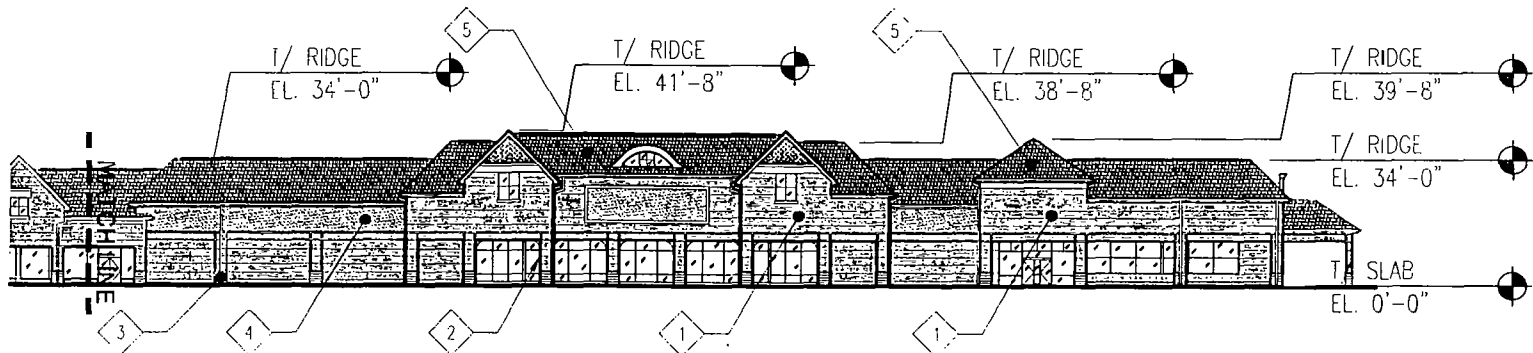
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APPLICANT: FW IL - RIVERVIEW PLAZA, LLC
 ADDRESS: 3330 N. WESTERN AVE.
 SUBMITTED: NOVEMBER 3, 2010
 CPC DATE: JANUARY 20, 2011
 SCALE: 1" = 50'-0"

ELEVATIONS - BUILDING 'A'



EAST ELEVATION (FAR)
 SCALE: 1" = 50'-0"



EAST ELEVATION (FAR)
 SCALE: 1" = 50'-0"

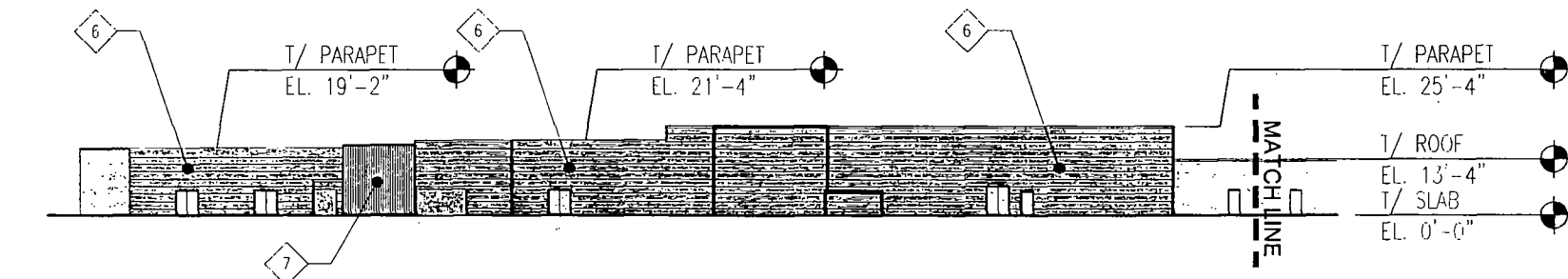
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 ORDINANCE

MATERIAL LEGEND:	
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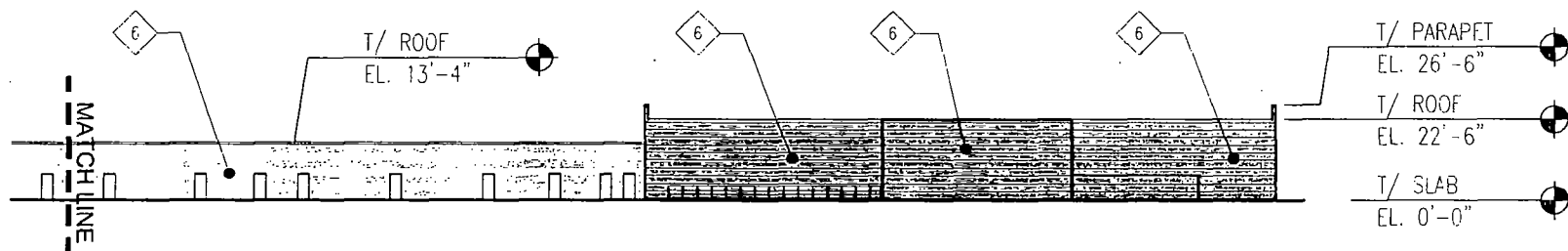
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APPLICANT: FW IL - RIVERVIEW PLAZA, LLC
 ADDRESS: 3330 N. WESTERN AVE.
 SUBMITTED: NOVEMBER 3, 2010
 CPC DATE: JANUARY 20, 2011
 SCALE: 1" = 50'-0"

ELEVATIONS - BUILDING 'A'



WEST ELEVATION
 SCALE: 1" = 50'-0"



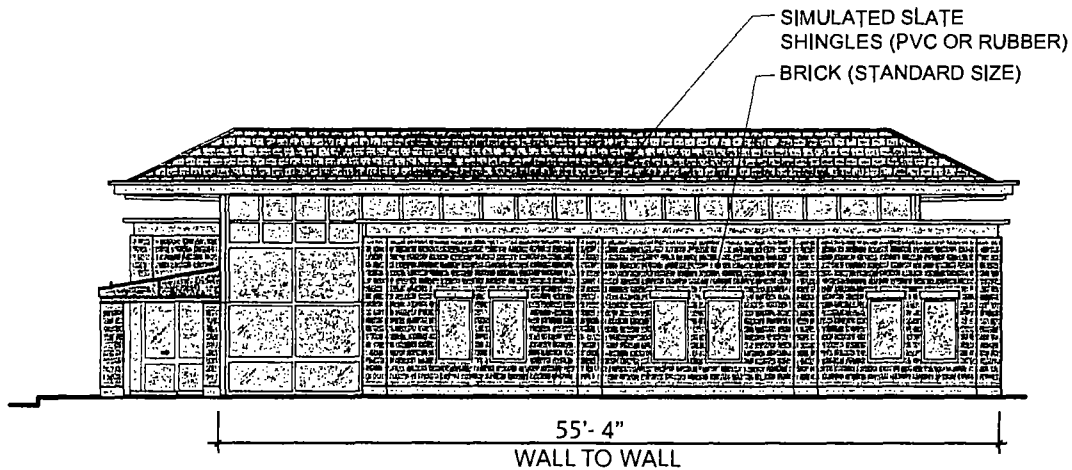
WEST ELEVATION
 SCALE: 1" = 50'-0"

NOTE: BUILDING HEIGHT SHALL BE
 MEASURED AS DEFINED WITHIN
 THE CITY OF CHICAGO ZONING
 ORDINANCE

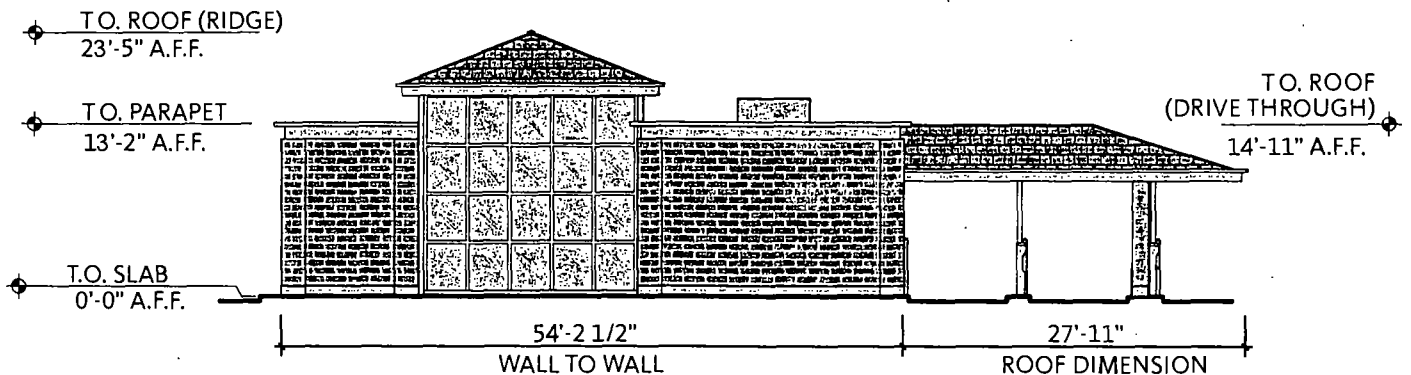
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2	CAST STONE TRIM
3	CAST STONE BASE
4	STUCCO (DRAINABLE TYPE)
5	SIMULATED SLATE SHINGLES (PVC OR RUBBER)
6	EXISTING BRICK (UTILITY SIZE)
7	EXISTING METAL SIDING

FINAL FOR PUBLICATION



EAST ELEVATION (N. WESTERN AVE.)



NORTH ELEVATION (W. ROSCOE ST.)

*ALL HEIGHTS AS GOVERNED BY CHICAGO ZONING ORDINANCE

APPLICANT:	FW IL - RIVERVIEW PLAZA, LLC
ADDRESS:	3330 N. WESTERN AVE.
SUBMITTED:	JANUARY 4, 2011
CPC DATE:	JANUARY 20, 2011
SCALE:	1/16" = 1'-0"

ELEVATIONS - BUILDING 'B'

Project Name:

RIVERVIEW PLAZA

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
3330		N	WESTERN	Ave

Ward No: Community Area No:

47 5

Project Type:

Check applicable:

☒ Planned Development
 ☐ Redevelopment Agreement
 ☐ Zoning Change

PD No: 213

RDA No:

From: To:

☐ Public project☐ Landmark

Project Size:

Total land area in sq.ft.:

440,007

Total building(s) footprint in sq.ft.:

145,901

Total vehicular use area in sq.ft.:

258,568

DPD Project Manager:

Enter First Name Last Name

BG/GR Matrix:

Select project category:

Com. retail > 10,000 sf

Financial Incentives:

Check applicable:

☐ TiF☐ Empowerment Zone Grant☐ Class L☐ GRIF☐ ind. Dev. Revenue Bonds☐ Class 6b☐ SBIF☐ Bank Participation Loan☐ DOH☐ Land Sale Write Down

Density Bonus:

Check applicable:

☐ Public plaza & pocket park☐ Water features in a plaza or pocket park☐ Chicago Riverwalk improvements☐ Setbacks above the ground floor☐ Winter gardens☐ Lower level planting terrace☐ indoor through-block connection☐ Green roof☐ Sidewalk widening☐ Underground parking and loading☐ Arcades☐ Concealed above-ground parking

Required per Zoning
Code or Green
Roof/Building Green
Matrix

To be Provided by
the development

Please fill, if applicable

Landscaping:

7' Landscape Setback
Interior Landscape Area
No. of Interior Trees
No. of Parkway Trees

Square footage:	11,230	11,230
Square footage:	25,857	25,857
	207	124
	40	40

Open Space:

River Setback
Private Open Space
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
Raingarden
Filter strip
Bioswaie
Detention pond
Native landscaping
Rain-water collection cistern/barrel
Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
Energy Star roof
High-albedo pavement

Square footage:	7,000	7,000
Square footage:	0	0
Square footage:	0	0

Transportation:

No. of accessory parking spaces
Total no. of parking spaces (Accessory + Non- Acc.)
No. of parking spaces dedicated to car sharing
services (E.g.: I-Go, Zip-Car)
No. of bicycle parking
Within 600 ft of CTA or Metra station entrance

547	547
	547
0	0
50	50
Check if applicable:	<input type="checkbox"/>

Building Certification:

Energy Star building
 LEED certification
 LEED Certified
 LEED Silver
 LEED Gold
 LEED Platinum
 Chicago Green Homes
 Chicago Green Homes [one-star]
 Chicago Green Homes [two-star]
 Chicago Green Homes [three-star]

<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>

Energy efficiency strategies not captured above:

(IE: Other than Energy Star Roof – or Energy Star Building Certification-)

Other sustainable strategies and/or Project Notes:

1. LEED Certification is specific to the forthcoming Mariano's tenant buildout plans
 2. Number of interior trees does not include trees provided within required 7' wide landscape setback along property lines
 3. Total number of trees on site:
 Parkway: 40
 7' buffer: 59 (26 of which are existing to remain)
 Interior: 124 (1 of which is existing to remain)
 Total: 223 trees (180 new, 27 existing to remain)