

Project Data
Zoning Review



Project	5050 N Broadway (Entire PD)
Issued Date	11-10-15
Description	Preliminary Zoning Data

Zone	C2-5 (Underlying conditions - 100% conforming)
Use	Mixed Use Retail / Multi-Family
Site Area	123,800 SF
MLA / number of dwelling units	<p>*Based on the new TOD $200 \text{ SF} / \text{DU} \times 0\% = 0$ $135 \text{ SF} / \text{Eff} \times 100\% = 135$ Adjusted MLA = 135 SF/Unit</p> <p>$123,800 \text{ SF} / 135 \text{ SF/Unit} = 917 \text{ Units}$</p> <p>710 Units Proposed</p>
Affordability	107 Affordable Units Proposed
Parking	<p>*Utilize the 624 car existing garage*</p> <p>$100 \text{ Units} \times 1:1 + 610 \text{ Units} \times 0.6:1 = 466$</p> <p>**466 Units x 0.50 (TOD) = 233 (not required due to the fact that the large existing garage is in place)</p> <p>233 to 466 Parking Spots Proposed for Residential 150 to 350 Parking Spots Available for Retail (pending Retail lease up)</p>
Floor Area Ratio (F.A.R.)	5.0
Max Allowable Area per F.A.R.	619,000 SF Allowable - 590,000 SF Proposed
Building Height	Existing is existing non-conforming New construction 7 stories



WINONA STREET

+/- 235.30'

5083 N BROADWAY
(B1-2)

+/- 135.00'

1101-1121
W WINONA
(B1-2)

+/- 135.25'

5053 N BROADWAY
(B1-2)

+/- 200.50'

5051 N BROADWAY
(B1-2)

+/- 235.30'

CARMEN AVE

+/- 144.68'

5040-5060
N BROADWAY
(C2-5)

+/- 156.09'

+/- 288.00'

10'

+/- 131.92'

+/- 156.25'
WINNEMAC AVE

ARGYLE STREET

N BROADWAY

+/- 100.07'

+/- 400.00'

ELEVATED TRAIN