

This draft Addendum to the Development Manual for Chicago Plan Commission Projects, 2012 (“Development Manual”) is intended as a proposed supplement to the existing Development Manual, primarily to identify the procedures and requirements for larger-scaled, “Master-PD” proposals. This draft Addendum is being released for review and comment; once the final draft is completed, the proposed changes will be incorporated into an overall updated Development Manual.

Such proposed Addendum has been prepared in accordance with Sec. 17-1-0700 of the Chicago Zoning Code, which states the City may establish submittal requirements, review procedures and design/development guidelines as part of the Development Manual, as approved by the Zoning Administrator, and Sec. 17-13-0604-C, whereby the Chicago Plan Commission is charged with providing “...reasonable opportunity for all interested parties to express their opinions under such rules and regulations that the Commission may adopt.” (ADD’L REF: Chicago Plan Commission Rule, last updated January 2014, and proposed amended Rules, draft dated: October 2019)

MASTER PLANNED DEVELOPMENTS

Master Planned Developments (Master PDs) are Planned Developments that are of a size, complexity, density and/or intensity whereby they may have impacts in the surrounding neighborhood, beyond just the immediate site, and adjacent right of ways and properties. Master PDs are of a scale and complexity that input from the immediate surrounding community is necessary to ensure that all potential impacts on the surrounding neighborhood and supporting infrastructure are identified and vetted throughout the design development and project approval process.

Such Master PDs warrant more technical analysis, in terms of overall programming and mass/scale, as well as projected market trends and potential economic impacts, potential parking/traffic demands, possible environmental impacts, etc. and the measures proposed by the applicant to minimize and/or mitigate such potential impacts.

The Master PD review process, like the standard PD process, is divided into two parts. Part I involves the pre-application review, community input, and technical analysis process that leads to the adoption of legislation outlining the zoning controls which will guide the development of the Master PD site and any necessary adjacent infrastructure improvements. For Master PDs with phased development plans, the Part I review process may extend over the course of several years, with subsequent review and/or approval of more defined Master Plans and/or Site Plans, as each phase is further defined based on market trends and demands.

The Part II process involves the actual review of the project building permit plans prior to construction; during this process DPD staff are charged with ensuring that the permit plans are in substantial compliance with the controlling PD ordinance and any subsequently approved Master and/or Site Plans.

Master PD Designation Criteria

PD zoning review and approval is required for all proposals meeting the thresholds and compliance with criteria set forth in Sec. 17-8-0100 of the Chicago Zoning Code.

If a proposed PD project meets any of the following additional thresholds, it will be deemed a Master PD and additional community engagement and technical review requirements will be necessary:

Privately owned land:

- 20 Acres, or
- 4 Million Gross Square Feet of development, or
- 4,000 Dwelling Units

City of Chicago owned land or PD with City of Chicago as co-Applicant/partner

- 10 Acres, or
- 2.5 Million Gross Square Feet of development, or
- 2,500 Dwelling Units

Review Standards

Master PDs are reviewed according to standards described in the Chicago Zoning Ordinance (Sec. 17-8-0900), including but not limited to:

- Use, bulk, density and intensity
- Transportation, traffic circulation and parking
- Pedestrian orientation
- Urban design
- Building design
- Green design
- Parks, open space and landscaping
- Provision of public, social and cultural amenities
- Promotion of public safety and security
- Prioritization of adaptive re-use of historically significant buildings
- Protection and enhancement of waterways

If an Applicant proposes to alter the base zoning of a property prior to establishing a Master Planned Development, the application will also be reviewed using additional criteria (Sec.17-13-0308).

As part of the PD application, the Applicant must provide an explanation as to how the proposed project meets the relevant PD standards and, if applicable, the criteria for the amending the base zoning.

[NOTE: this requirement, whereby the Applicant must provide an explanation as to how the proposal meet the PD standards and, if applicable, the criteria for the base zoning change, will be required for all PD applications, not just Master-PDs, as part of the overall Development Manual Update]

PART I REVIEW PROCESS FOR MASTER PDs

All PD applications undergo a thorough review process by the relevant City staff (DPD, CDOT, DOH, etc.), the Chicago Plan Commission and the Chicago City Council. The review processes for Master PDs include defined points when community input should be solicited. In addition, the Master PD process includes additional defined points, when development team should meet with staff and/or provide specific studies or other deliverables to facilitate the review process. The process proceeds as follows:

1. Pre-Application Intake Meeting

Prior to filing an application, the Applicant should contact the DPD-PD staff to schedule a Pre-Application Intake Meeting (“Intake Meeting”). Applicants are strongly encouraged to schedule these meetings early in the design development process, but at a point when the developer has base-level schematic site and building plans, elevations, and a proposed development program. DPD-PD staff will provide the Applicant with an Intake Meeting Submission Check List, which will provide details of all materials and information that should be provided for this meeting. The Applicant is urged to provide all the requested plans and supporting documents to the City no less than one week prior to the scheduled Intake Meeting to allow staff time to review such documents prior to the meeting.

The intent of the Intake Meeting is to allow the Applicant to present their project proposal, ask any code, regulatory, and/or policy clarifications, and the City staff and staff from sister agencies to similarly ask questions and/or request additional information, plans, documents, etc. to allow for initial project review.

Based on the project scope, intensity and size, the DPD-PD staff will invite staff from the following DPD Bureaus, Departments and/or sister agencies: DPD-Design, DPD-Sustainability/Open Space, Chicago Department of Transportation (CDOT), Department of Housing (DOH), Chicago Transit Authority (CTA) and/or Metra. Please note, this is not a comprehensive list, and invitees will be dictated by overall project scope and proposed mixed of uses.

Upon receipt of additional materials and after initial internal review, DPD staff will provide initial Pre-Application comments and questions, and a preliminary list of additional plans, studies and/or documents that will be needed to facilitate review of the proposal. Staff will specifically highlight any comments, questions or supplement information that should be addressed or responded to before the Pre-Application Community Meeting.

2. City Initiated Pre-Application Community Meeting*

Once DPD staff has received the additional documents, information, and/or clarifications from the applicant, the Department of Planning and Development will coordinate with the Ward Alderman to set a date for a community meeting. The purpose of the meeting is to solicit community input and collect feedback on an Applicant’s proposal. Appropriate and relevant input and feedback from the community meeting will be used to help develop the project proposal over time. DPD staff in consultation with the Ward Alderman will set the agenda, location and date.

[NOTE: the City Initiated Pre-Application Community Meeting(s) may also be scheduled for non-Master PD projects, if the Chairman of the CPC, in consultation with the Commissioner of Planning and Development believes that the such non-Master PDs are of a significant scale, density and/or intensity, that a City initiated Community Meeting is warranted]

3. Scoping Meeting for Supplemental Materials and Studies*

Based on the input and feedback from the community, staff will development an updated list of Pre-Application comments and questions, and of required supplemental plans, studies and/or documents. Staff will also set up a time for a Scoping Meeting to discuss the submittal requirements and to specifically review the proposed scope and base assumptions that will be expected for the supplemental studies. (The list of Supplemental Studies is attached.)

4. Regular Pre-Application Meetings*

As the Applicant works to address comments and/or concerns raised by staff and/or the community, and refines the project program and supporting studies and documents, staff will provide the Applicant with a suggested meeting schedule. This will provide the Applicant to present and discuss proposed changes to project scope, configuration and/or design, with staff, and will also allow for preliminary review of the

associated studies, proposed mitigation plans, and any other supporting documents. These meetings are designed to facilitate opportunities for discussions throughout the project development phase and to ensure plans and studies meet the requirements of city staff before they are finalized for application submission.

5. Follow up Pre-Application Community Meeting(s)*

Throughout the proposal refinement process, DPD staff, in consultation with the Alderman, will schedule and host additional Community Meetings. Such meetings will be scheduled when significant changes to the project program have developed, and/or if significant time has passed and/or if a change to the community-base has occurred (such as completion/occupancy of new residential unit within the neighborhood, etc.). The purpose will be to solicit community input and gather feedback on an Applicant's revised proposal or to ensure that community base is aware of the status of the proposed development. DPD staff in consultation with the Ward Alderman will set the agenda, location and date.

6. Filing the Application

Once the Applicant has a refined development proposal, technical studies and mitigation plans, and are ready to file the application, the Applicant should provide a minimum of five copies of the application packet, along with all supplemental materials/studies, and other required documents identified by DPD staff to the Zoning Administrator or his/her designee. The filing fee must be submitted with the application. (REF: Sec. 17-13-0103 for current fees).

7. Application Forwarded to City Clerk for Introduction to City Council

The application is reviewed for completeness and forwarded to the City Clerk's office. The City Clerk introduces the Planned Development Application/ Zoning Map Amendment to the City Council at the next succeeding Council meeting, where it is referred to the City Council Committee on Zoning, Landmarks and Building Standards.

8. Application Review

Upon receipt of the formal application, the DPD-PD staff will facilitate the more detailed review of the submitted Application and supporting documentation with other DPD Divisions, and relevant City Departments and/or partner agencies. The Master PD application review process typically takes between 90-120 days; however, such timelines may be reduced if the Applicant has provided sufficient responses and supporting documents to all previously identified questions, concerns, and/or suggested project modifications. Alternately, the review process may extend longer than 120 days, if potential project impacts, proposed mitigation measure, and/or Applicant's replies/answers to staff comments, concerns and questions are not deemed to be fully responsive. Other Divisions, Departments and/or agencies that may be involved in this process, include, but are not limited to: DPD-Design, DPD- Sustainability/Open Space, Chicago Department of Transportation (CDOT), Department of Housing (DOH), Chicago Fire Department (CFD), Law Department (for compliance with economic disclosure statement guidelines, specific aspects of proposed PD statements, etc.), Mayor's Office for People with Disabilities (MOPD), Chicago Transit Authority (CTA) and/or Metra. Please note, this is not a comprehensive list, and will be dictated by overall project scope and proposed mixed of uses. Applicants are urged to meet with all potential reviewer prior early in the process, to help facilitate the final review, once the application is filed.

9. Follow up Community Meeting (As Needed)*

Through the internal staff review process, the Applicant and city may agree that additional changes to the project are warranted. If such changes are result in notable alterations to the site plan, building massing and/or location, mitigation plans/measures, etc., then the DPD staff, in consultation with the Ward Alderman, may schedule an additional Community Meeting to present the revised development proposal. Such meeting is intended to update the Community on such changes, before the project is presented to the Chicago Plan Commission.

10. Preparation of Hearing Packet

When DPD's review is complete, DPD-PD staff will provide the Applicant with a Hearing Packet checklist. The Applicant prepares a hearing packet containing all the required documents needed for the Chicago Plan Commission public hearing. The hearing packet must include responses to all comments and questions raised throughout the review process, and should include the final plans, elevations, and associated supporting documents. The Applicant's name, property address, date of filing, and hearing date

shall be on the bottom of the revised exhibits. The packet should be submitted no less than 30 days (or next business day if the date falls on a weekend or holiday) prior to the proposed Chicago Plan Commission hearing to allow DPD staff to complete a final review and draft the necessary language for the public hearing notice. Incomplete hearing packets will not be considered for the next CPC hearing date.

11. Placement on Plan Commission Agenda

No later than 20 days prior to the hearing, DPD will notify the Applicant if the packet is complete and if the item will be placed on the tentative agenda for the next Plan Commission meeting. DPD reserves the right to establish a manageable agenda.

12. Notice of Hearing

DPD publishes notice of hearing at least 15 days in advance of the date.

13. Written Notice

Written notice of the hearing must be provided by the Applicant no more than 20 days and not less than 15 days before the hearing. The Applicant must provide DPD with a written affidavit and a copy of the notice and mailing labels 10 days prior to the hearing.

14. Posted Notice

Posted notice of the application must occur within five days and remain in place until the date of the hearing. The Applicant must furnish, no less than 10 days prior to the hearing, a written affidavit certifying compliance with all applicable notice requirements, along with a photograph depicting the sign as posted.

15. Plan Commission Public Hearing

The Plan Commission conducts public hearings in City Council chambers on the third Thursday of each month.

16. Recommendation to City Council

Plan Commission holds the public hearing on all PD applications, which include a presentation of the proposal. Upon completion of the presentation, the Chairman will solicit comments and questions from the CPC members and then will hear public comments. After reviewing the application, the supporting documents, the presentation and all the testimony presented at the public hearing, the CPC will then vote on the proposal. The CPC can vote to recommended approval or denial of the application. The CPC then submits their recommendation to the City Council Committee on Zoning, Landmarks and Building Standards. The Applicant must contact the committee to schedule a hearing on the matter.

NOTE: While CPC makes recommendations to the City Council on PD application and Industrial Corridor Map Amendments, the CPCs decisions for Lakefront Protection Ordinance applications and certain Inter-Agency Referral applications are final and do not require further review by City Council.

17. City Council Vote

Upon completion of the committee hearing, the committee's recommendation is forwarded to the full City Council for a final vote on the measure.

*(Note: the above steps with an * are newly proposed for Master PD process)*

Supplemental Materials and Studies

In addition to the list of required submittals for standard Planned Developments, DPD will provide the Applicant with a checklist of Supplemental Materials and Studies, which will be required as a part of the Master PD review process. This checklist will be completed after the DPD Pre-Application Intake Meeting and City Initiated Pre-Application Community Meeting. The information will be used to develop the Zoning Administrator's recommendation to the Chicago Plan Commission and City Council.

The following is a partial list of Supplemental Materials and Studies. *For Master PD projects, the Applicant is strongly urged not to finalize any of these studies until after the Intake, Community and Project Scoping meetings to ensure the final studies cover the suggested scope and utilizes the agreed upon assumptions.*

Additional studies and supporting materials may be required, based on the overall scope, size, and intensity of the proposed development.

Traffic/Transportation Impact Study

A Traffic/Transportation Impact Study will be requested if the proposed PD is located in an area of existing vehicular congestion or the proposed uses and size or intensity of the PD is expected to generate a high volume of traffic in the vicinity of the subject property. *Traffic/Transportation Impact Study will be required for all Master PD.* The study should provide projections of proposed increased vehicular and pedestrian volumes, address the potential impacts of the adjacent neighborhood public right of ways (streets, alleys, sidewalks, etc.) and/or transportation systems. Such projections should be based future growth of area development. The study should include, but not be limited to:

- Existing peak period traffic volumes of surrounding area (identify time of day).
- Projected development growth within the surrounding area and potential traffic generated.
- Current transportation model split for the proposed development.
- Projected public transit patterns including maximum peak hour transit volumes.
- Anticipated vehicular traffic volumes at peak hours generated by the proposed development, trip assignment to street network, and subsequent capacity impact at critical intersections.
- Proposed mitigation measure to address the projected impacts and anticipated implementation, including, but not limited to:
 - Anticipated short term improvements to reduce traffic impacts.
 - Anticipated long term improvements that would provide a permanent resolution to projected traffic problems.
- If proposal includes potential school, day care center, event space or similar use with designated arrival or departure times, study must include:
 - Location of bus staging, pick-up, and/or drop off areas.
 - Location of vehicular pick-up and drop off area, and associated queuing areas and capacity.
 - Location of all proposed pedestrian route to/from building/facility entrances.

Parking Demand and Impact Study

A parking demand and impact study will be requested if the proposed development is located in an area with an existing shortage of off-street parking, public parking, and/or is projected to create a significant increase in parking demand. Developers that request a reduction of parking spaces below the minimum spaces required by the underlying zoning district may be requested to submit a parking impact study, depending on the adequacy of parking in the area and the adequacy of current city data on parking supply and demand. Elements of the parking impact study should include:

- A description of the proposed parking demand boundaries for the study, based on expected impacts of the proposed development.
- An inventory of public off-street parking spaces and capacity that exists within the anticipated boundaries.
- A map indicating the location of the parking spaces/lots and their relationship to the proposed development.
- An estimate of the number of additional vehicles that will be generated and their parking needs.
- The rationale for parking space reduction or increase requests.
- Proposed mitigation measure to address the projected impacts and anticipated implementation schedule

Economic Impact Statement

The economic impact of the project on the City of Chicago and the surrounding neighborhood will be considered in the review of Planned Development projects. An economic impact statement will be required of all large scale projects (such as shopping or business centers), developments or extension of public services, and for all Master PD proposals. Depending on the scope of the project, the proposed mix of uses, and/or the location/context of the proposed project, the Economic Impact Statement may include, but not be limited to:

- Fiscal impact analysis of the project in terms of employment (construction and permanent) taxes and net benefit (revenue less public service and infrastructure cost)
- Highest and best use analysis, including property appraisals
- Potential impact on public services including police, fire and schools
- Potential Economic Impacts of proposed commercial, retail, hotel, entertainment, etc. developments on existing commercial-retail, entertainment corridors.
- Market analysis of proposed commercial and/or residential uses, based on type and size.

Environmental Assessment and/or Impact Statements

The environment impact of any large scale development on the surrounding neighborhoods and/or the City, in general, will be considered in the review of certain Planned Developments. Applicants should begin by filling out and submitting the base-level Environmental Assessment Statement (EAS) Form 1 (see attached), based on the proposed levels and types of development; a more detailed Environmental Assessment may be required based on the following criteria:

- Significant change in land use different or increase in bulk, mass, and density from surrounding land uses;
- Site contains architectural and/or archaeological resource that is eligible for or has been designated; site contains CHRS-rated building
- New building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project; obstruction of publicly accessible views to visual resources;
- Proposed PD along the Chicago River or within the area covered by the Lakefront Protection Ordinance;
- Direct or indirect residential displacement; direct or indirect jobs displacement; direct or indirect industry displacement.

The more detailed EAS requirement will require information about land use, parking, population, zoning, etc. based on three scenarios: the existing condition (what is actually on the site(s) at this moment), the no-action condition (if the proposed action is not approved, what could be built on the site(s) under the existing zoning/regulations), and the with-action condition (if the proposed action is approved, what could be built on the site(s)). The more detailed EAS requirement will be scoped based on the uses, density, scale, and projected impacts of the proposed development, and may also require information pertaining to potential impacts on:

- Cultural and historic resources
- Noise and vibration (including construction and operational phases)
- Scenic Views
- Traffic and parking
- Public right-of-way
- Toxic waste and other pollutants
- Air quality
- Impact on public services, such as sewage, water and other utilities.
- Environmental justice

In addition to an analysis of impacts, the Applicant shall disclose the potential environmental impacts of the project and identify ways to mitigate or minimize them. If there are any impacts that have no reasonable mitigation measures, the Applicant must make that conclusion clear and provide evidence as to why no intervention will work.

Wind Impact Analysis

A quantitative wind impact analysis of pedestrian levels showing the impact of the project on surrounding areas with particular attention to nearby public spaces may be requested of buildings in excess of 600 feet in height and/or adjacent to existing or proposed publicly accessible parks, plazas, playgrounds, beaches, or inland waterways. In addition, Applicants who propose developments with buildings significantly taller than surrounding buildings may be requested to submit a study. The results of the wind study analysis should be consistently

presented in miles per hour and velocity should be measured at a scale equivalent to 4.5 to 5 feet above ground level. The study should include the potential effects of wind, the expected one percent (1%) and two percent (2%) occurrence of hourly average effective gusts and peak gust velocities and anticipated wind velocities in every direction. In addition, the study should describe how the design of the structure and pedestrian level design features will mitigate the effects of wind.

Sunlight Access and Shadow Impact Study

The provisions for sunlight access and impact of shadows upon public open spaces are topics that the Applicant should address. Sunlight access may be controlled through the height limit, setbacks, massing, and building/tower spacing. Applicants should ensure that the proposed Planned Development does not impose significant shadows on publicly accessible parks, plazas, playgrounds, benches, or inland waterways. Accordingly, the Applicant may be requested to provide a shadow impact study which would contain the following elements:

- Existing shadows projections and expected shadow projections, as a result of the proposed development.
- Shadow impacts for build and non-build conditions for the hours: 9 a.m., 12 p.m. and 3 p.m., conducted for four periods of the year at the vernal equinox, autumnal equinox, winter solstice and summer solstice.
- A description of how the building design ensures solar access throughout the development, as well as on public spaces.

Heliports, Helistops and Vertiports

The Applicant must provide copies of federal and state applications for the facility. Details on hours of operation and other materials as described in Sec. 17-8-0913 must be provided.

Other City Policies/Plans/Initiatives

The Chicago Plan Commission supports other regulations, plans and policies issued by the City of Chicago. It is the Applicant's responsibility to familiarize themselves with such regulations, policies and plans, and comply with them where applicable. If a proposal falls within the area affected by a City plan or policy, or under the jurisdiction of other City regulations and codes, the Applicant must indicate how the proposal complies with such. A copy or summary of plans can be found on or through the DPD website and DPD staff; these include, but are not limited to:

- Planned Manufacturing Districts and other industrial policies
- Stormwater Ordinance
- Environmental and solid waste disposal policies
- Economic development initiatives, such as commercial development district plans and programs to retain commercial and industrial areas
- Central area parking district policies
- Efforts to expand Cultural Opportunities for the neighborhoods
- Industrial Corridor Plans
- River North Urban Design Plan
- Chicago Boulevards Plan
- Chicago River Design Guidelines
- West Loop Design Guidelines
- Other plans and policies as issued by the City of Chicago



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

EAS FORM SECTION 1	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
Manufacturing/Industrial	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:				
Publicly Accessible Open Space	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:				
PARKING				
Garages	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:				



DEPARTMENT OF PLANNING AND DEVELOPMENT
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POPULATION						
Residents	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If "yes," specify number:						
Briefly explain how the number of residents was calculated:						
Businesses	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If "yes," specify the following:						
No. and type						
No. and type of workers by business						
No. and type of non-residents who are not workers						
Briefly explain how the number of businesses was calculated:						
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If any, specify type and number:						
Briefly explain how the number was calculated:						
ZONING						
Zoning classification						
Maximum amount of floor area that can be developed						
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project						
Attach any additional information that may be needed to describe the project.						
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.						