

CHANGES TO THE PLAN

	2025 Approved Plan	2026 Revised Plan
Use Program	Residential, retail, hotel with rooftop restaurant and banquet space	Residential and retail only, no hotel, no use deviation requested
Maximum Height	85'-6" allowed under PD ordinance; 80'-0" committed at parapet	65'-0" at the street on every frontage; 75'-6" at the highest stepped-back portions on Erie and Edwards.
Stories Above Grade	7	6 (one commercial, five residential)
Design Architect	Shook Kelley (Charlotte)	MSA Design (Cincinnati)
Site Organization	Two separate buildings	One building with two outdoor plazas
Vehicle Access	Single through-project private drive (Edwards to Michigan)	Two separate parking entries at the south end (Edwards and Michigan); no internal vehicular connection at the street level.
Michigan Avenue Frontage	Continuous street-wall structure on Michigan Avenue	Existing structure on Michigan removed to create the southeast plaza, primary residential entry, and drop-off / loading zone called for in Plan Hyde Park
Below-Grade Parking	Approximately 257 spaces	Approximately 235 to 362 spaces, depending on final garage depth, with either option exceeding the apparent code minimum.
Residential Units	Approximately 120 new plus A L'aise	Approximately 116 new plus A L'aise
A L'aise	Preserved; landmark designation committed	Preserved; landmark designation reaffirmed
Site Assemblage	Original parcel set	Two added parcels (2717 and 2727 Erie) improving the connectivity with the square and enabling a Michigan Avenue parking entry.