

Figure 4-9 Development Controls CDD 2, as amended (see page 4-13a)

| Block | Net Development Site Area ⁹ | Principal Use | Allowable Gross Floor Area | Building Heights (Stories) | Maximum Tower Height (in feet) | Ground Floor Retail ¹⁰ |
|---|--|--------------------|----------------------------|----------------------------|--------------------------------|-----------------------------------|
| 1 | 179,119 | Hotel | 101,000 | 10-15 | 150 | |
| 2 ^{4,6} | 168,400 | Office | 661,386 | 15-22 | 260 | |
| West Side Gardens | 34,800 | Open Space | | | | |
| 3 ⁴ | 98,700 | Office | 187,873 | 10-15 | 210 | |
| 4 ⁶ | 59,700 | Office | 459,508 | 10-22 | 220 | 36,950 |
| 5 | 56,400 | Residential | 329,841 | 10-22 | 220 | 24,050 |
| 5 | 10,900 | Open Space | | | | |
| 4 / 5 w/ Regional Grocery Anchor ⁸ | 220,940 | Residential/Office | 1,755,000 | 10-22 | 220 | 54,000 |
| 4 / 5 w/ Regional Grocery Anchor ⁸ | 10,900 | Open Space | | | | |
| 6A ⁷ | 65,161 | Residential | 665,552 | 16 | 210 | 36,500 ¹¹ |
| 6B ⁷ | 92,898 | Office | 362,066 | 10-15 | 150 | 39,100 |
| 6C ⁷ | 9,815 | Office | 7,900 | 10-15 | 150 | 7,900 |
| 7 | 105,800 | Retail | 25,000 | 1-2 | 20-40 | 25,000 |
| 7 | | Retail | 136,000 | | | 136,000 |
| 8 ⁴ | 59,200 | Office | 697,417 | 20-25 | 250 | 31,000 |
| 9A | 82,500 | Hotel | 551,206 | 15-20 | 220 | |
| 9B ⁶ | 74,100 | Office | 779,284 | 20-25 | 250 | 30,000 |
| 9B | 21,200 | Open Space | | | | |
| 10 | 9,700 | Retail | 8,000 | 1-2 | 20-40 | 8,000 |
| 11 ³ | 66,600 | Residential | 626,456 | 20-35 | 370 | 50,000 |
| 12 ³ | 48,300 | Residential | 545,762 | 20-30 | 339 | 15,000 |
| 13 | 59,260 | Residential | 490,000 | 15-25 | 250 | 12,000 |
| 14 | 109,400 | Retail | 18,000 | 1-2 | 20-40 | 18,000 |
| 14 (Approved Parking) | | | | | 100 | |
| 16 ¹ | 20,822 | Hotel | 127,000 | 10-15 | 150 | |
| 17 ¹ | 77,540 | Office | 406,000 | 15-25 | 200 | 4,000 |
| 18 | 76,700 | Residential | 525,000 | 15-25 | 220 | 14,000 |
| 19 ⁵ | 57,800 | Residential | 432,000 | 15-25 | 284 | |
| 19 | 55,000 | Open Space | | | | |
| 20 ⁷ | 154,101 | Residential/Hotel | 585,000 | 10-30 | 310 | |
| 23 | 60,100 | Office | 98,000 | 10-15 | 200 | |
| 23 | 92,400 | Office | 304,000 | 10-15 | 200 | |

Figure 4-9 has been amended by the following:

1. MPA2006-0002, Ord No. 4462 (See Also DSUP 2005-0011)
2. MPA2008-0006, Ord No.4617, 9/12/2009
3. MPA2009-0002, Ord No.4758. 4/14/2012
4. MPA2011-0005, Ord No.4758, 4/14/2012
5. MPA2013-0002, (Ord No. Unknown), 6/15/2013
6. MPA2014-0009, Ord No.4917, 12/13/2014
7. MPA2017-0006, Ord No. 5089, 10/14/2017
 - a. With adaptive reuse of the building on Block 6A, above grade parking will not count against AGFA, as long as the parking is screened and integrated into the design of the building.
 - b. Block 20 must provide 95,000 sq. ft. minimum hotel or office use.
8. MPA2017-0009, Ord No. 5114
 - a. With the provision of an 80,000 sq. ft. minimum regional grocery anchor and 54,000 sq. ft. minimum ground floor retail, Blocks 4 and 5 may:
 - i. Combine into one development block without the provision of a mid-block street connection identified in the Plan;
 - ii. Exceed the parking standards for the 80,000 sq. ft regional grocery anchor but may not exceed 6 parking spaces per 1,000 sq. ft.
9. The net development site area does not reflect surveyed information and is based on the best available information. This site area may be adjusted in the actual creation of the block areas.
10. Reflects desired location and amounts. Accessory retail may be provided on sites not noted for retail.
11. Coworking office is a permitted use in ground floor retail areas, subject to an amendment to the approved DSUP.

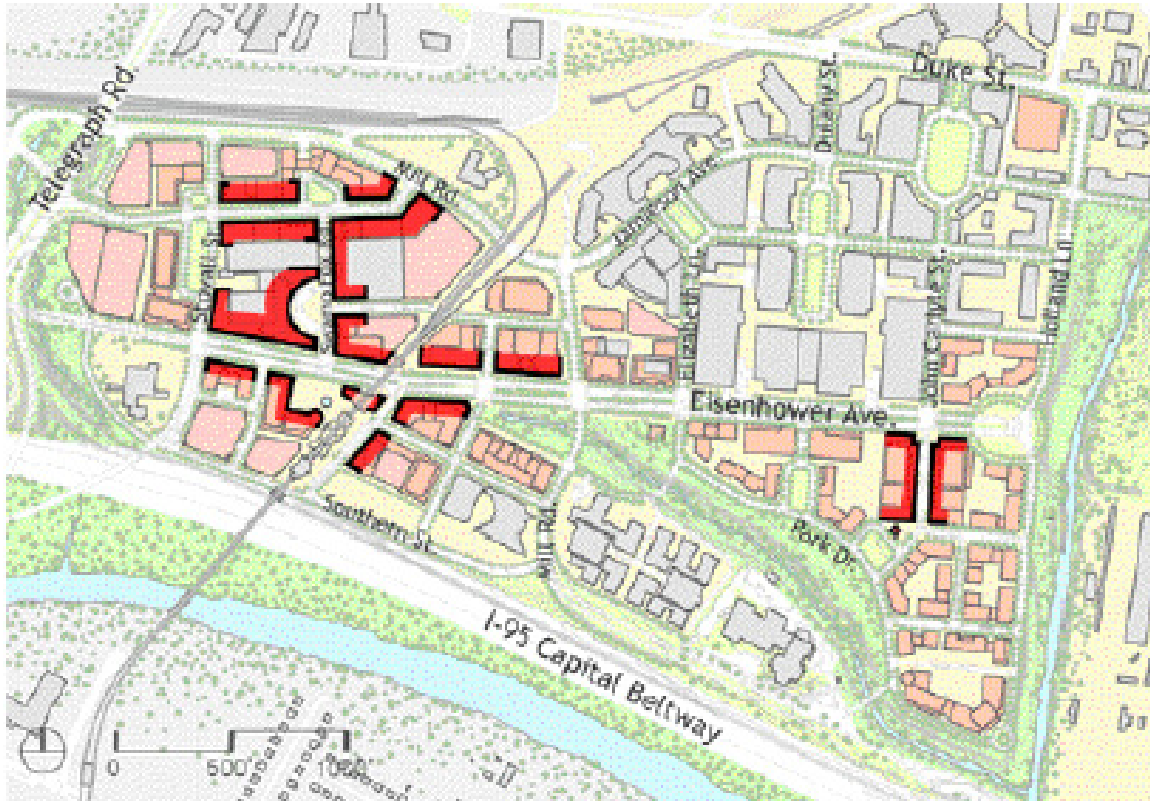


Figure 4-11 Retail Locations

Provide ground floor retail use in the required Retail Locations as general depicted in Figure 4-11. The intent of the Retail Locations and retail uses within is to support a high degree of pedestrian activity and to activate the adjacent street and/or open space. To achieve this goal, business should have transparent and unobstructed windows that provide passersby a view of the activity inside, doors, signage, and outdoor areas where feasible.

Permitted uses in Retail Locations should generally constitute a majority of the ground floor space. Non-typical retail uses such as coworking or distilleries/breweries that have a high degree of pedestrian activity may also be allowed to a limited extent if they meet the intent of the Retail Locations as described above and provide some public serving component (such as hosting community meetings and public functions, including an embedded retail/restaurant, or providing outdoor seating). Care should be taken to foster a variety of uses and to ensure that the Retail Focus Areas not be dominated by any one non-typical retail use. **(MPA2019-0019, Ord No. ####, ##/##/2019)**



A hardscaped public open space on a retail street



Nightlife activity spilling onto the sidewalk along a retail street