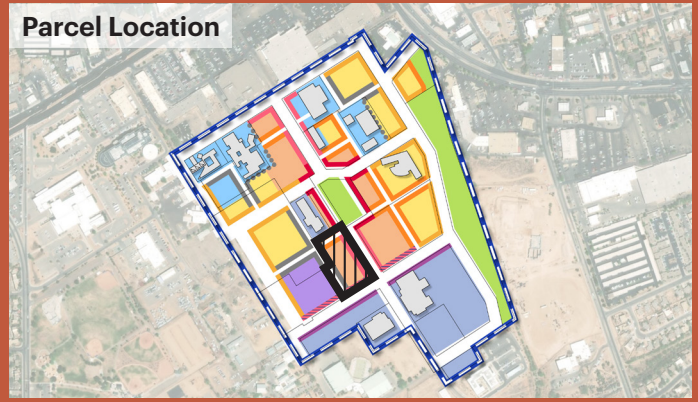


Tract J-1b

Zoning + Urban Design Summary

Parcel Location



Development Program Information*

Parcel Area: 2.42 ac

Property Types Allowed: Mixed-use apartment, condo, office buildings, retail

Building Height: 5 stories max. with 15'-30' stepbacks after 3 stories.

FAR Estimate: 3.3

Buildable Sq. Ft. Estimate: 315,000 - 350,000 sq. ft.

Parking: None required; 2 spaces per unit max.

Required Open Space: 15-25% of parcel area, as courtyard and/or roof terrace.

**Other standards may apply, see Section 5.8 Design Standards General to All*

Parcel Zoning

Subzone: Mixed-Use Center (MU-C)

Provides opportunities for limited commercial uses such as retail, dining and entertainment while providing a variety of housing options on upper floors and along pedestrian paseos.

Desired Permitted Uses*

Mixed-use commercial/residential

**Other uses may be allowed, see Table 5.5A Allowed Uses.*

Facade Zones

Facade Zones standards correspond to different thoroughfare environments, and are scaled accordingly. The Facade Zone covers a depth of up to 30 feet from the frontage line (boundary of the adjacent public way). The 5.4.1 Development Standards Regulating Plan defines where each Facade Zones applies.

Applicable Facade Zones:



Main Street + MS-Office (MS, MS-O) - pg. 128

A walkable main street environment designed for a mix of housing and workplaces and with a variety of uses at the ground floor.



Live / Work (LW) - pg. 130

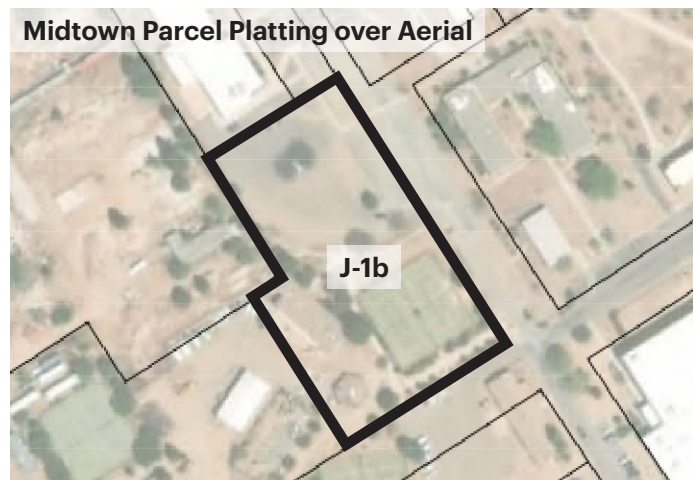
Inspired by traditional city streets, this Facade Zone features a pedestrian-oriented passage lined by buildings that combine residences with ground-floor shops and studios.



Neighborhood Paseo (NP) - pg. 134

A fine-grained, intimate environment with homes facing onto pathways for foot and bike traffic.

Midtown Parcel Platting over Aerial



Note: The purpose of this zoning and urban design summary is to provide general guidance. For more specific land use and design requirements, see the Midtown Master Plan. For architectural design guidance, refer to photographic images included in the Midtown Master Plan that will be used as reference for development plans and design reviews.