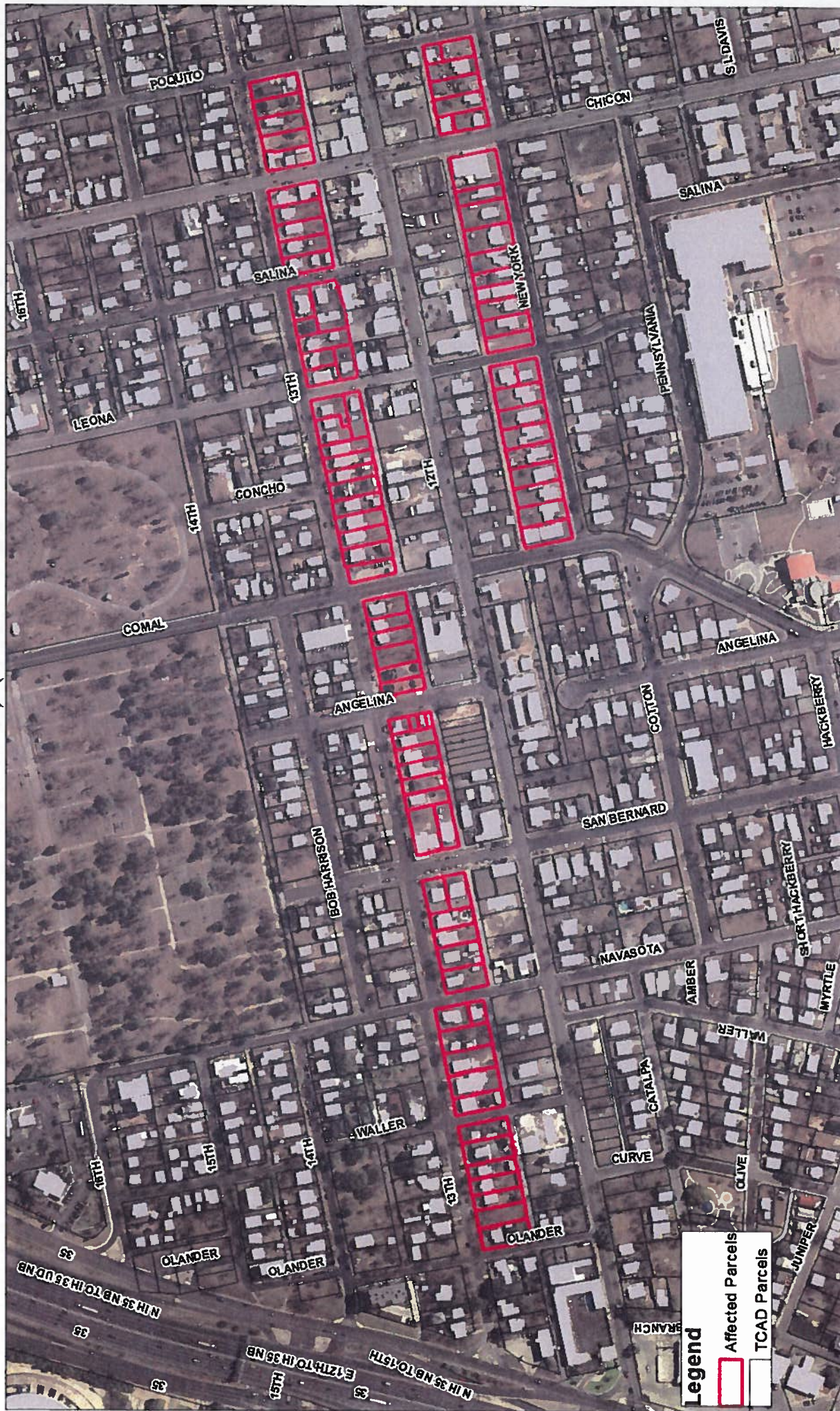


Parcels Most Affected by Development In Subdistrict 2 of E. 12th NCCD

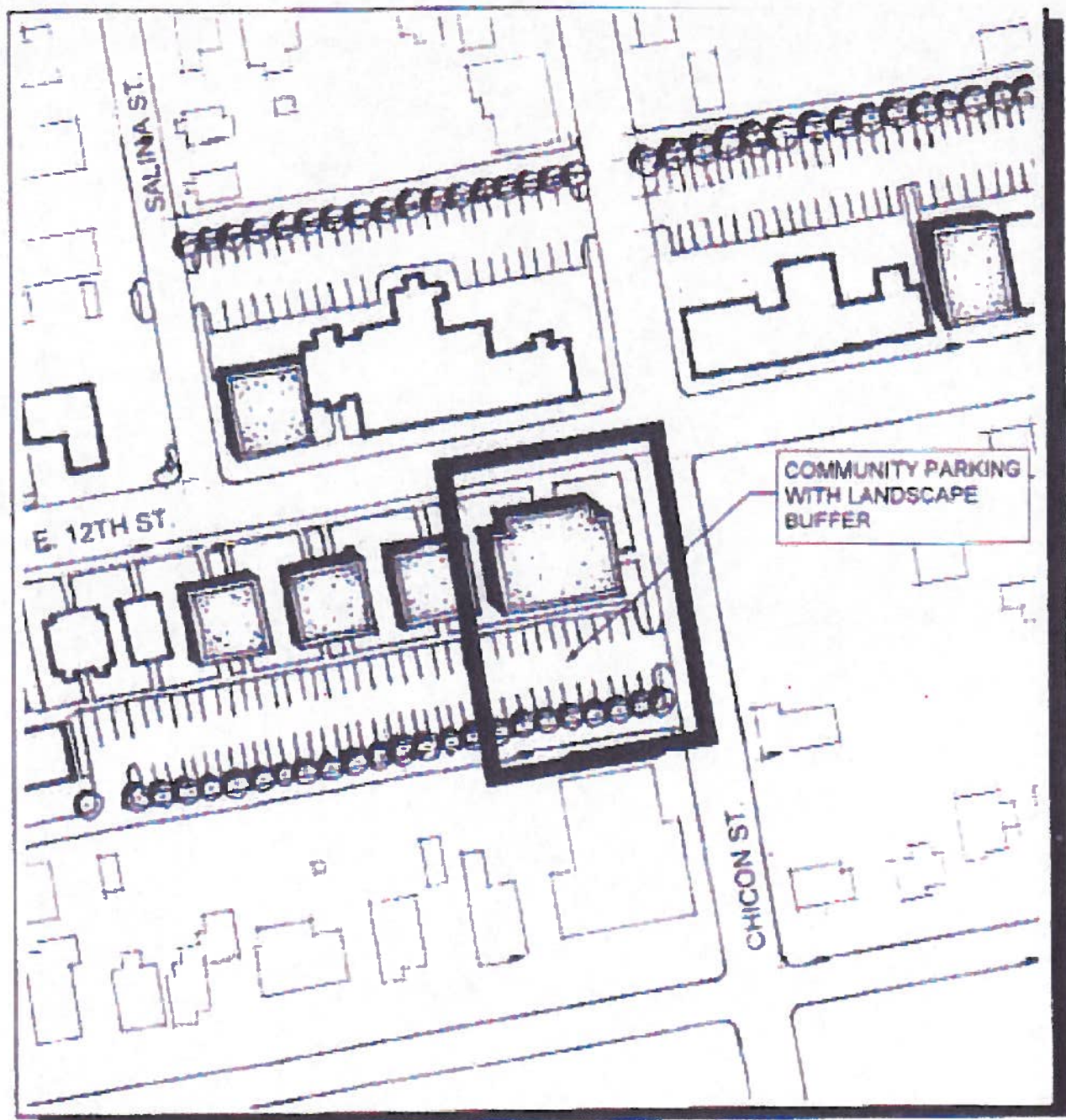


300 150 0 300 Feet



Legend

- Affected Parcels
- TCAD Parcels

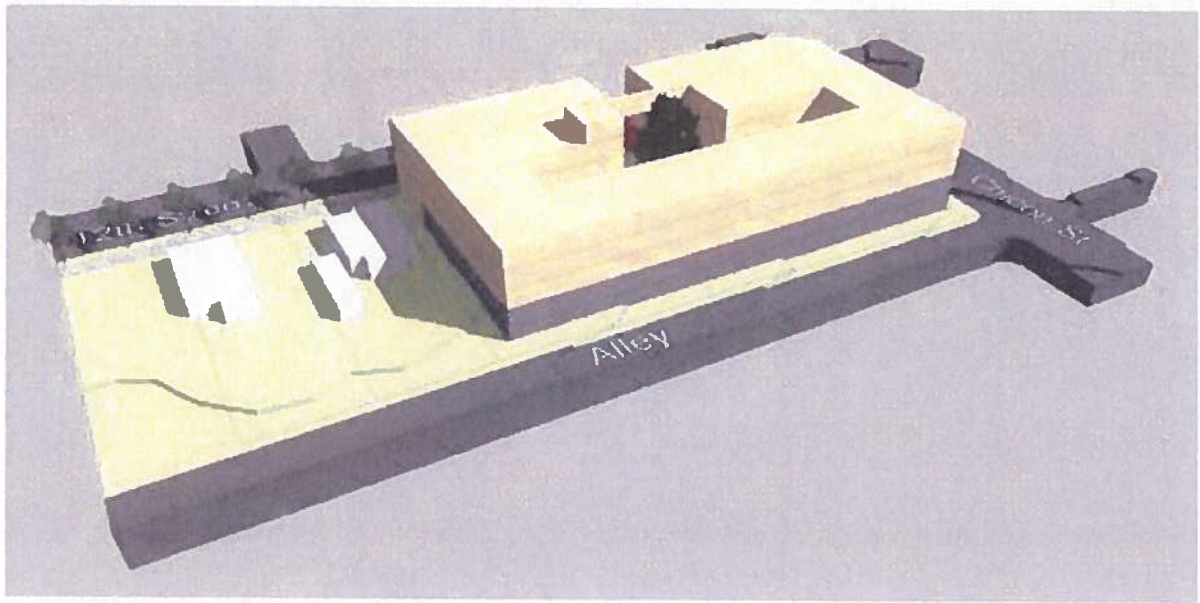


PROJECT NUMBER/NAME:	12-11/12th ST. CIVIC NODE
Project Location:	South side of 12th St. at Chicon St.
Site Area:	0.5 Acres (0.23 Total Maximum FAR)
Re-use Objective:	Provide New Civic and/or Religious Opportunities
Project Controls:	
Building Description:	1-story civic building
Building Height:	35 foot maximum
New Commercial Space:	4,000-5,000 (civic).
Commercial Space to be Preserved:	0
New Housing Units:	0
Existing Housing to be Preserved:	0
Community Parking Spaces:	18-24
Residential Parking Spaces:	0
Demolition:	0

Figure 4-24 12th Street Civic Node

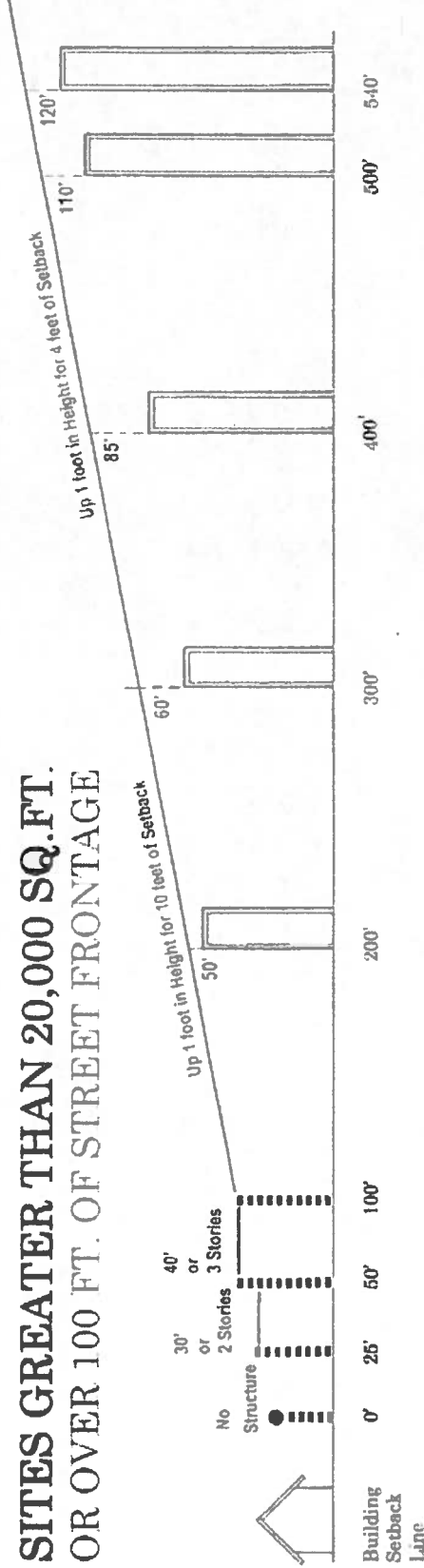
EXHIBIT A
East 11th and 12th Street Urban Renewal Plan
April 7, 2005

Figure 4-22	Project Number/Name	Existing Controls	Modifications
		Reuse Objective: Provide Opportunities for Local Serving Mixed Use.	No Changes
	12-9/12th St. Mixed Use, South side of 12th St. between Leona St. & Chicon St. - Subdistrict 2	Site area: 1.2 acres	No Changes
		Permitted use: Mixed Use	No Changes
		Allowable height/permitted FAR: 35' maximum/.29 total maximum FAR	Allowable height: 50' maximum. The current building floor area ratios (FAR's) in the LDC shall be waived in lieu of the following: no maximum FAR.
			Compatibility: Current regulations are waived and replaced with the standards described in Section 3.A.4.
			Impervious cover: 90%, except in instances where community detention not available and developer provides on-site detention then impervious cover is 95%.
		New commercial space: 6,000 - 10,000 sq ft	Delete Provision
		Commercial space to be preserved: up to 5,000 sq ft rehabilitated	Delete Provision
		New housing units: 0 (except mixed-use residential)	Delete Provision
		Existing housing to be preserved: 1	Delete Provision
		Community parking spaces: 60 - 65 spaces	Delete Provision
		Residential parking spaces: 8 - 10 (2 spaces per unit)	Delete Provision
		Potential demolition: 0	Delete Provision

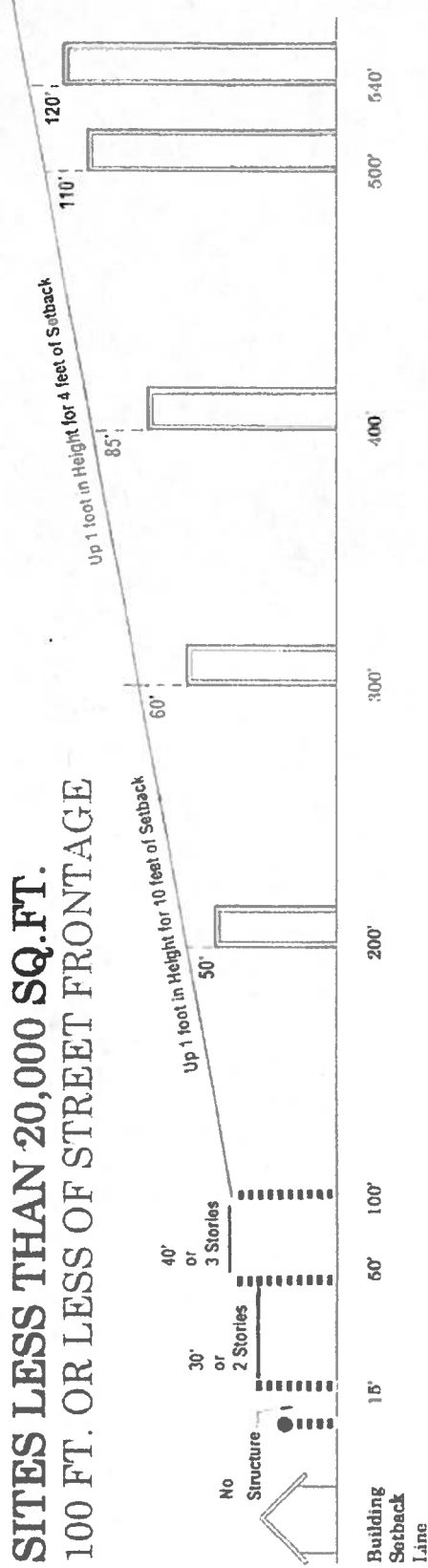


COMPATIBILITY: HEIGHT + SETBACKS

SITES GREATER THAN 20,000 SQ. FT. OR OVER 100 FT. OF STREET FRONTAGE



SITES LESS THAN 20,000 SQ. FT. 100 FT. OR LESS OF STREET FRONTAGE



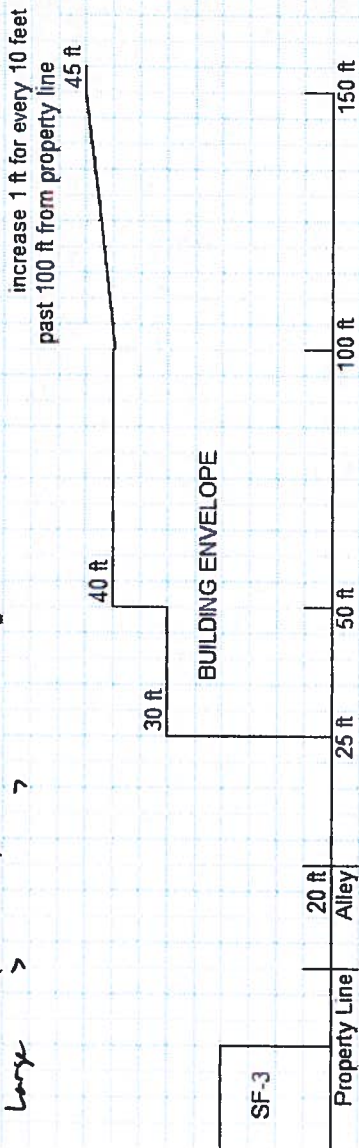
Notes:

Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from a lot zoned SF-5 or more restrictive

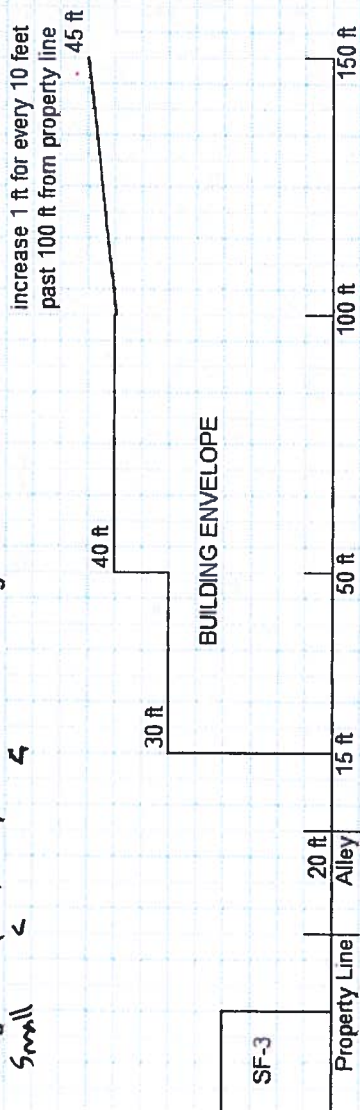
Compatibility includes:

- (1) Height (2) Setback Provisions (3) Scale & Clustering (4) Buffering (5) Recognition of passive uses within flood plain (6) Design of Signs (7) Noise of Mechanical Equipment (8) Lighting (9) Parking & Driveways.

Height and Rear Setback with Normal Compatibility Standards for ~~Small~~ Sites (# 20,000 sf) and # 50 ft of Frontage



Height and Rear Setback with Normal Compatibility Standards for ~~Large~~ Sites (# 20,000 sf) and # 50 ft of Frontage



Height and Setbacks under E. 12th Street NCCD (Subdistrict 2 - Heights 50') March 2008

