

APPENDIX A block 01

BLOCK 01		
HEIGHT ZONES	T145	145'
	FOOTPRINT AREA AT T145	0 sf
	MR105	105'
	FOOTPRINT AREA AT MR105	0 sf
	MR85	85'
	FOOTPRINT AREA AT MR85	12,000 sf
	LR65	65'
	FOOTPRINT AREA AT LR65	0 sf
	LR45	45'
	FOOTPRINT AREA AT LR45	15,500 sf
TALL BUILDINGS	LR35	35'
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		27,500 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	1
LOT COVERAGE + OPEN SPACE	Existing Building Area	29,557 sf
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	203,898 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

BUILDING NUMBER

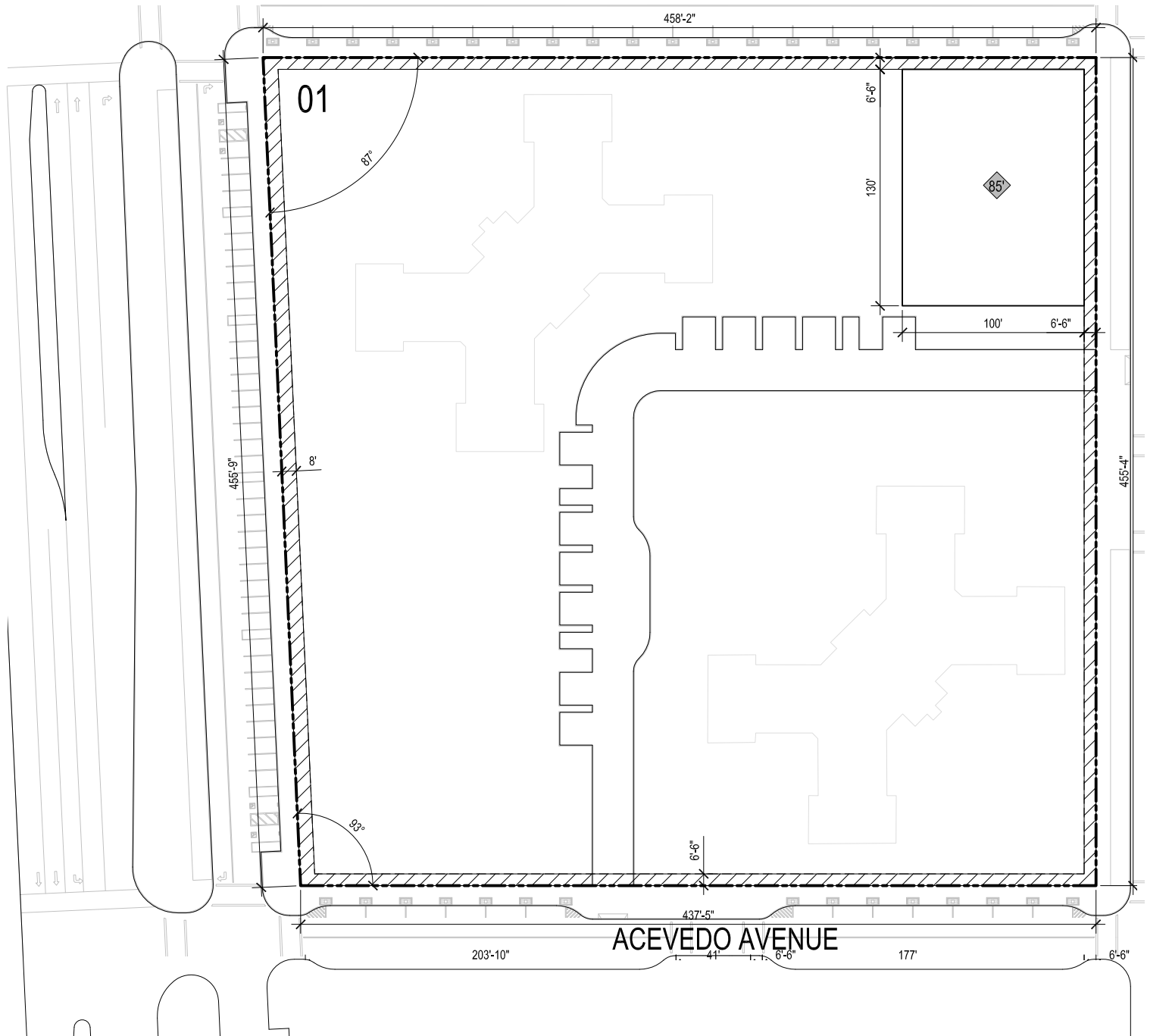
45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT

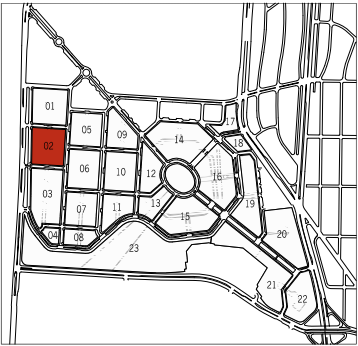
VIDAL DRIVE



DRAFT

APPENDIX A block 02

BLOCK 02		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	19,200 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	72,900 sf
	LR35	
	FOOTPRINT AREA AT LR35	16,200 sf
	LR15	15'
FOOTPRINT AREA AT LR15		2,300 sf
TOTAL DEVELOPABLE FOOTPRINT		110,600 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	2
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	15,000 sf
	Total Parcel Area	181,472 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT

APPENDIX A block 03

BLOCK 03		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	19,200 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	97,600 sf
	LR35	
	FOOTPRINT AREA AT LR35	19,400 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	1,500 sf
TOTAL DEVELOPABLE FOOTPRINT		137,700 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	2
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	15,000 sf
	Total Parcel Area	247,814 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

BUILDING NUMBER

45°

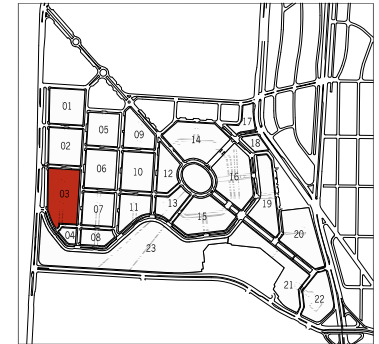
BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT

APPENDIX A block 03

BLOCK 03		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	19,200 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	97,600 sf
	LR35	
	FOOTPRINT AREA AT LR35	19,400 sf
	LR15	
	FOOTPRINT AREA AT LR15	1,500 sf
TOTAL DEVELOPABLE FOOTPRINT		137,700 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	2
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	15,000 sf
	Total Parcel Area	247,814 sf

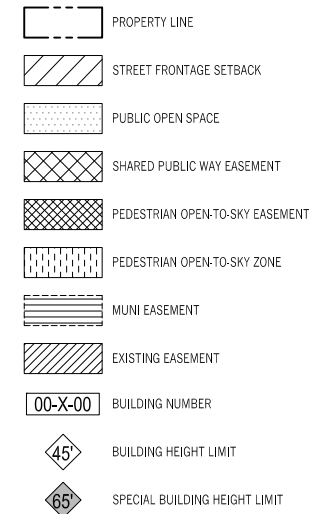


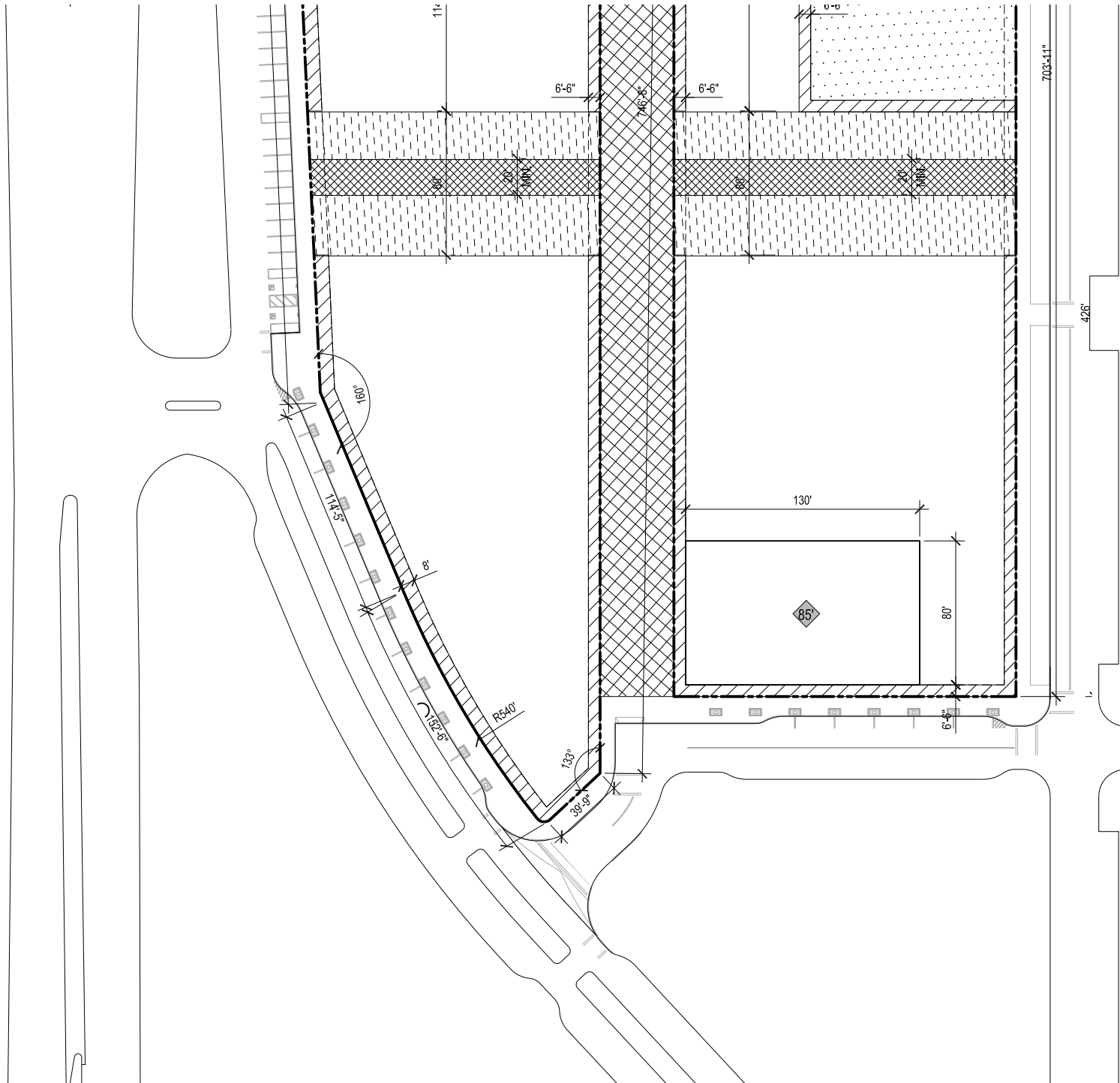
NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS

This block includes a dedicated public open space that will remain open and accessible at all times.





APPENDIX A block 04

BLOCK 04		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	12,000 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	9,600 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		21,600 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	1
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	35,242 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

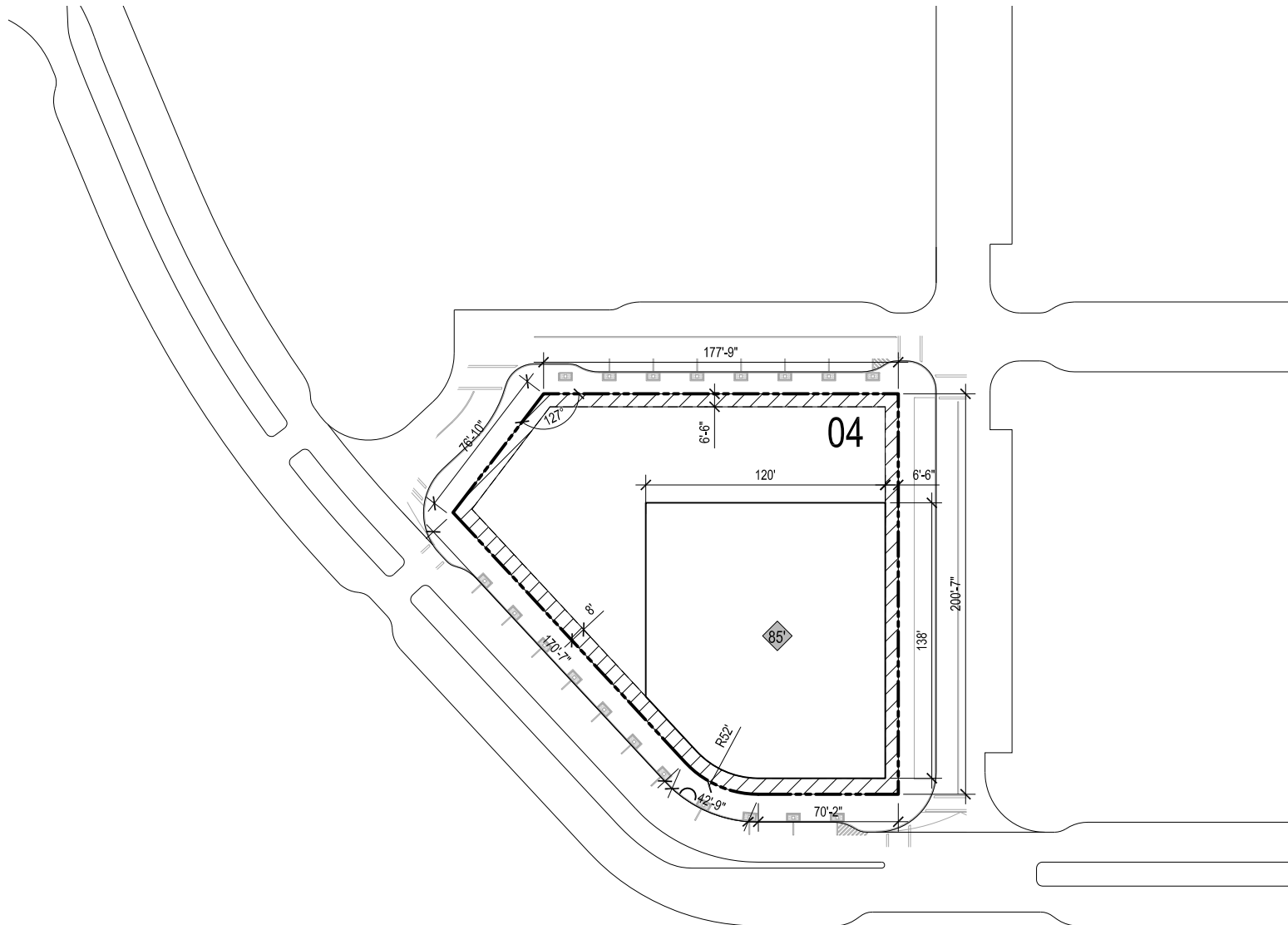
BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 05

BLOCK 05		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	12,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	18,100 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	34,400 sf
	LR35	
	FOOTPRINT AREA AT LR35	27,200 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		91,700 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	3
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	153,360 sf



NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS

This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT

APPENDIX A block 06

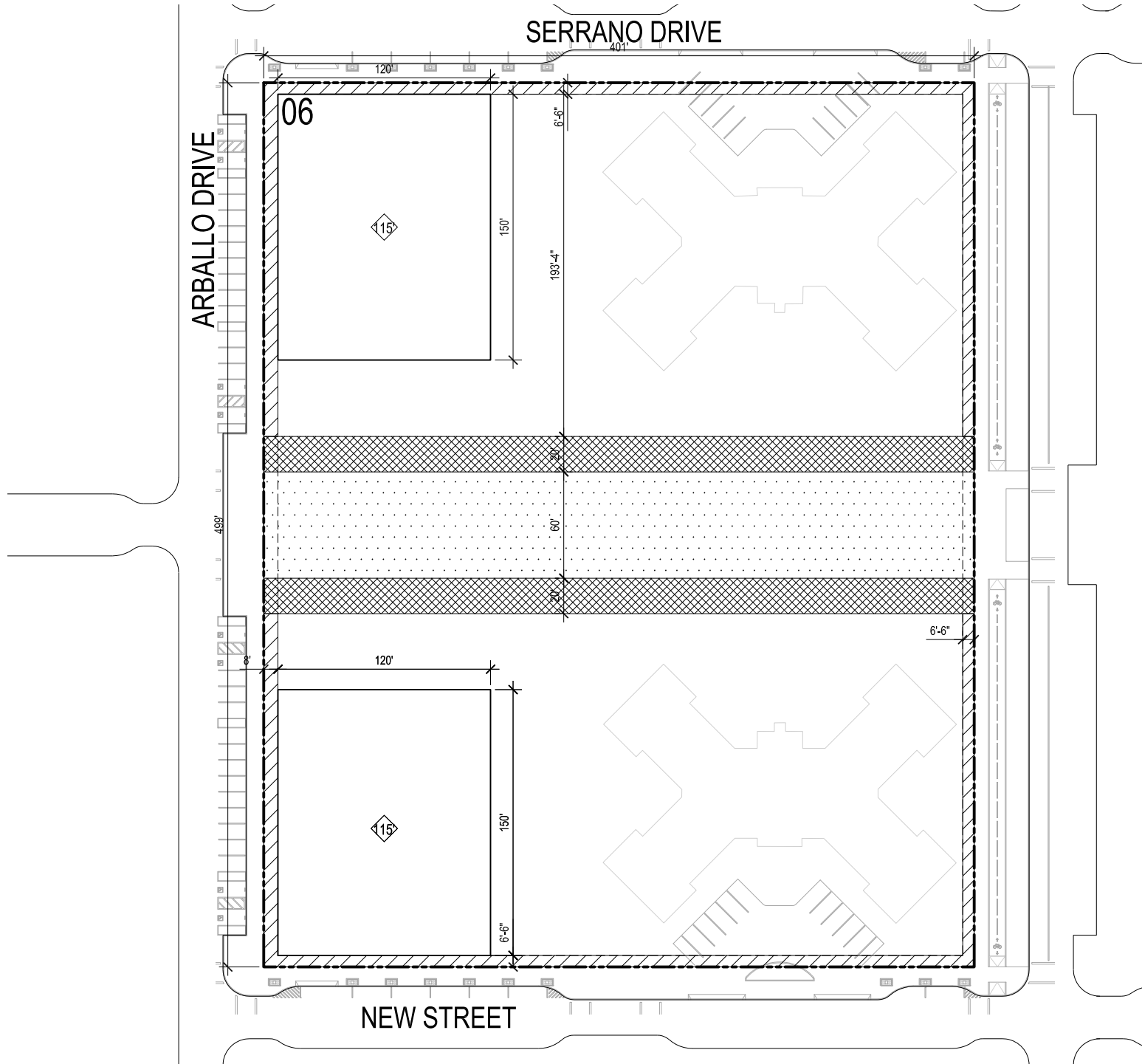
BLOCK 06		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	24,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		24,000 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	2
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	29,557 sf
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	200,099 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 07

BLOCK 07		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	12,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	19,200 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	37,500 sf
	LR35	
	FOOTPRINT AREA AT LR35	23,100 sf
	LR15	
	FOOTPRINT AREA AT LR15	2,300 sf
TOTAL DEVELOPABLE FOOTPRINT		94,100 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	3
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	15,000 sf
	Total Parcel Area	153,360 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

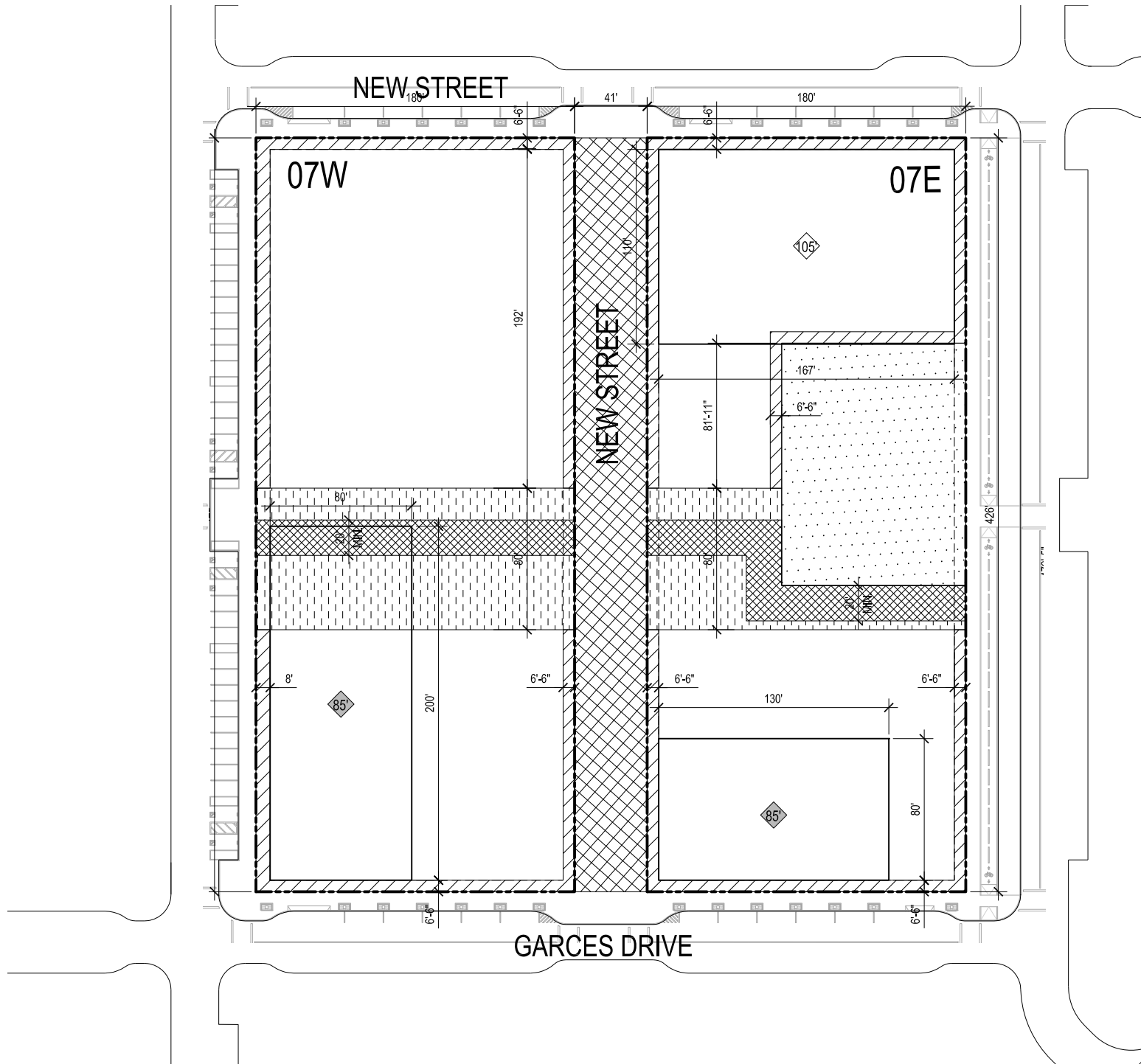
BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

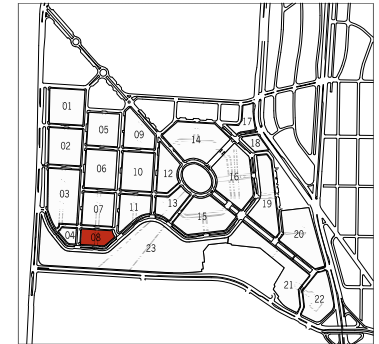
65°

SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 08

BLOCK 08		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	12,000 sf
	LR65	
	FOOTPRINT AREA AT LR65	20,300 sf
	LR45	
	FOOTPRINT AREA AT LR45	9,400 sf
	LR35	
	FOOTPRINT AREA AT LR35	3,900 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		45,600 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	1
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	70,983 sf



NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS

This block includes a dedicated public open space that will remain open and accessible at all times.

	PROPERTY LINE
	STREET FRONTAGE SETBACK
	PUBLIC OPEN SPACE
	SHARED PUBLIC WAY EASEMENT
	PEDESTRIAN OPEN-TO-SKY EASEMENT
	PEDESTRIAN OPEN-TO-SKY ZONE
	MUNI EASEMENT
	EXISTING EASEMENT
	BUILDING NUMBER
	BUILDING HEIGHT LIMIT
	SPECIAL BUILDING HEIGHT LIMIT

APPENDIX A block 09

BLOCK 09		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	12,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	9,500 sf
	LR65	
	FOOTPRINT AREA AT LR65	30,400 sf
	LR45	
	FOOTPRINT AREA AT LR45	6,800 sf
	LR35	
	FOOTPRINT AREA AT LR35	8,000 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		66,700 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	2
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	15,000 sf
	Total Parcel Area	132,559 sf



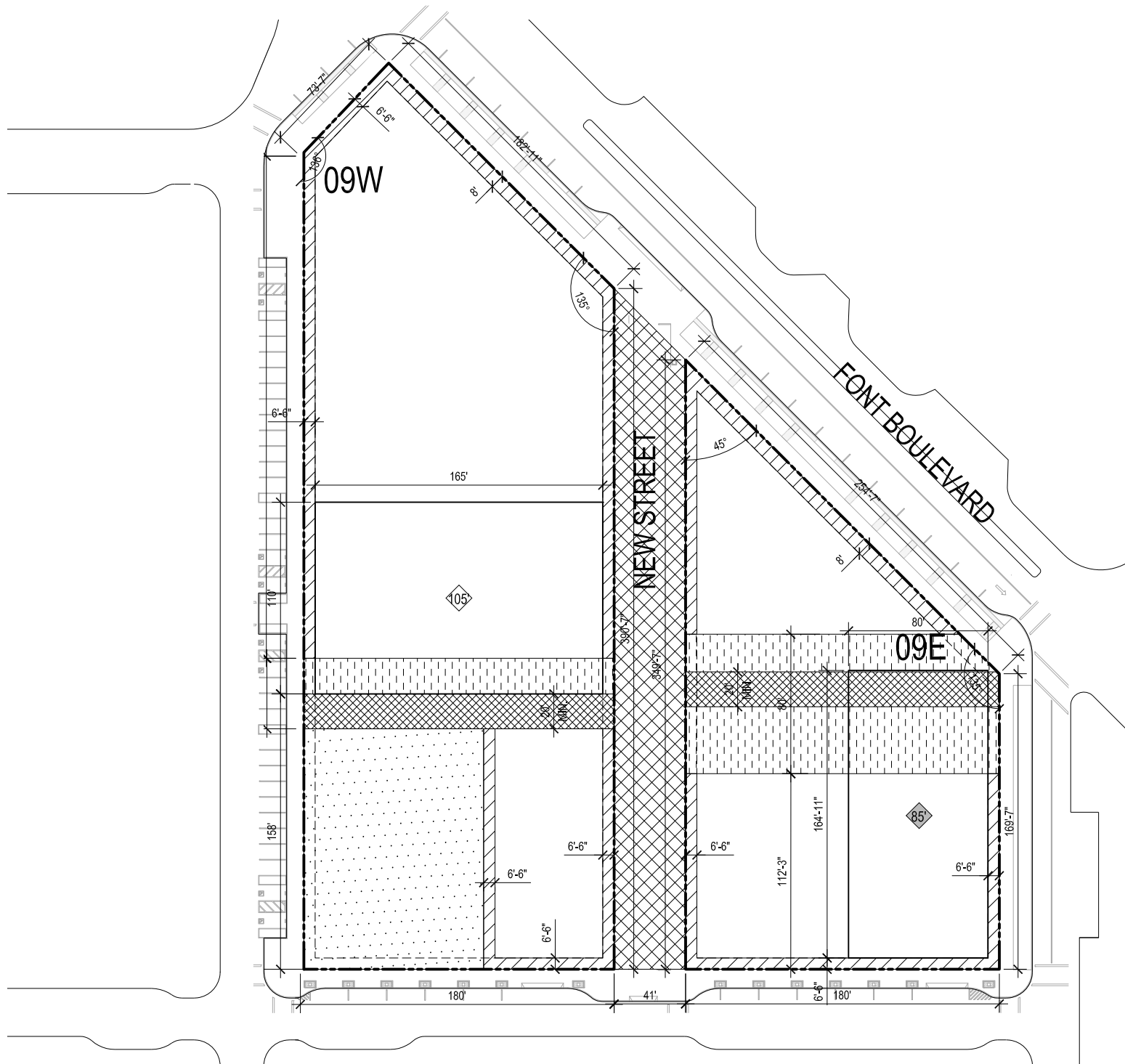
NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

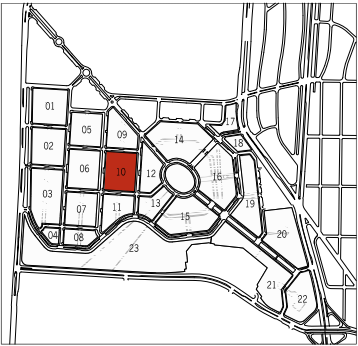
SPECIAL CONDITIONS

This block includes a dedicated public open space that will remain open and accessible at all times.

	PROPERTY LINE
	STREET FRONTAGE SETBACK
	PUBLIC OPEN SPACE
	SHARED PUBLIC WAY EASEMENT
	PEDESTRIAN OPEN-TO-SKY EASEMENT
	PEDESTRIAN OPEN-TO-SKY ZONE
	MUNI EASEMENT
	EXISTING EASEMENT
	BUILDING NUMBER
	BUILDING HEIGHT LIMIT
	SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 10

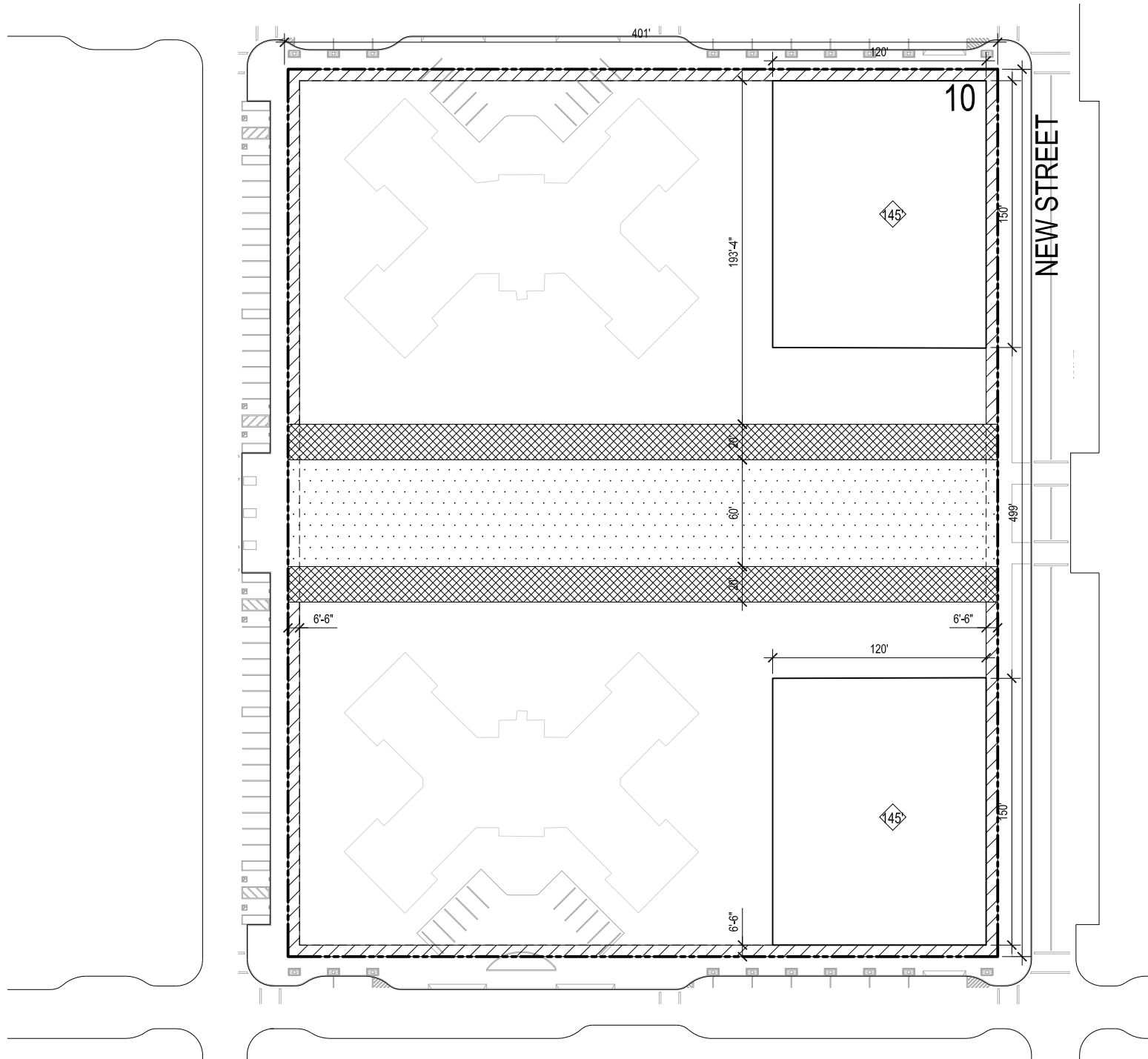


NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

		BLOCK 10
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	24,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		24,000 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	2
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	29,557 sf
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	200,099 sf

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 11

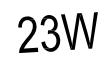
BLOCK 11		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	12,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	12,000 sf
	LR65	
	FOOTPRINT AREA AT LR65	10,400 sf
	LR45	
	FOOTPRINT AREA AT LR45	35,600 sf
	LR35	
	FOOTPRINT AREA AT LR35	5,100 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		75,100 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	2
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	122,898 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 12

BLOCK 12		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	12,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	31,000 sf
	LR45	
	FOOTPRINT AREA AT LR45	24,000 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		67,000 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	1
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	132,001 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

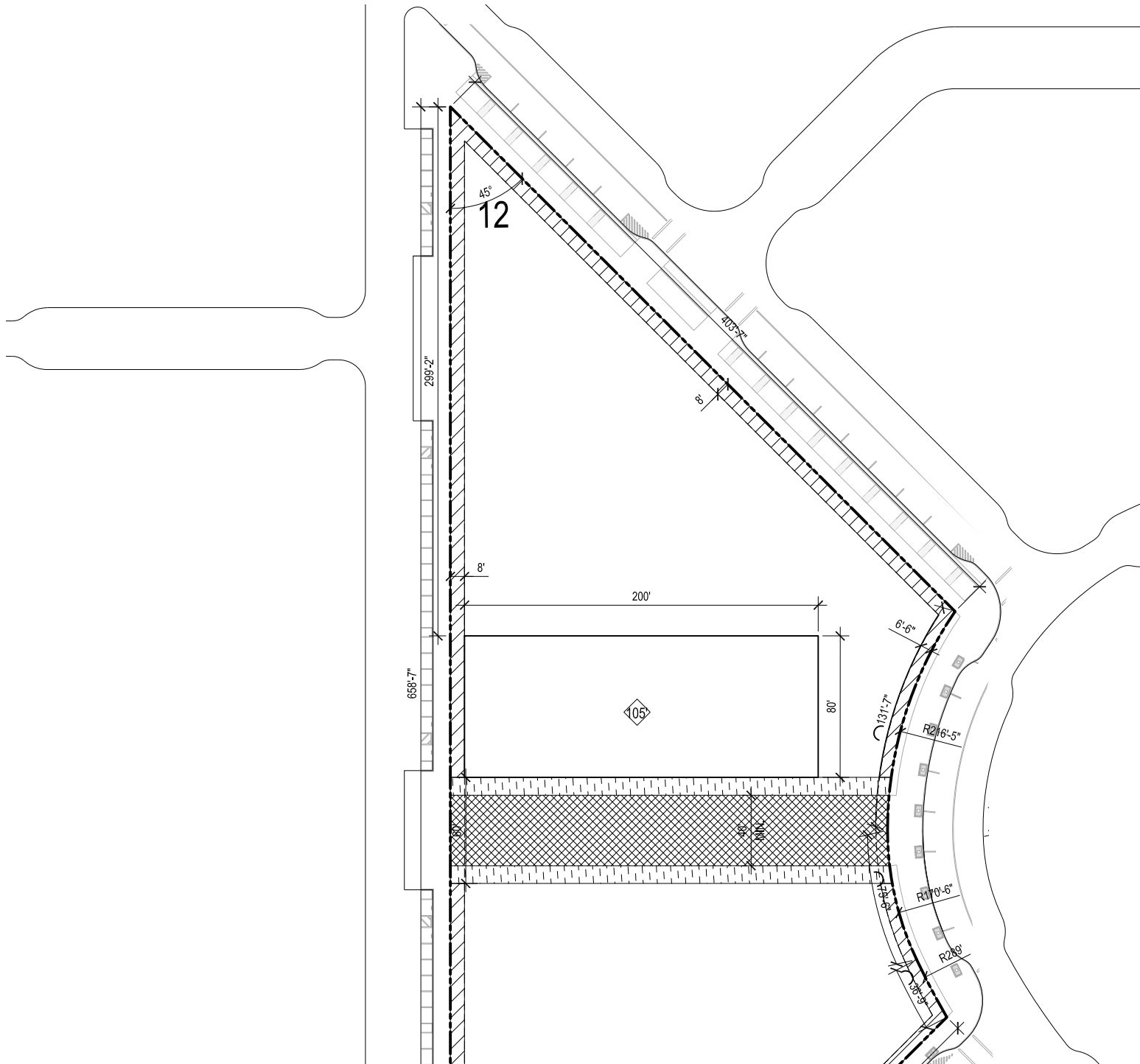
BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 12

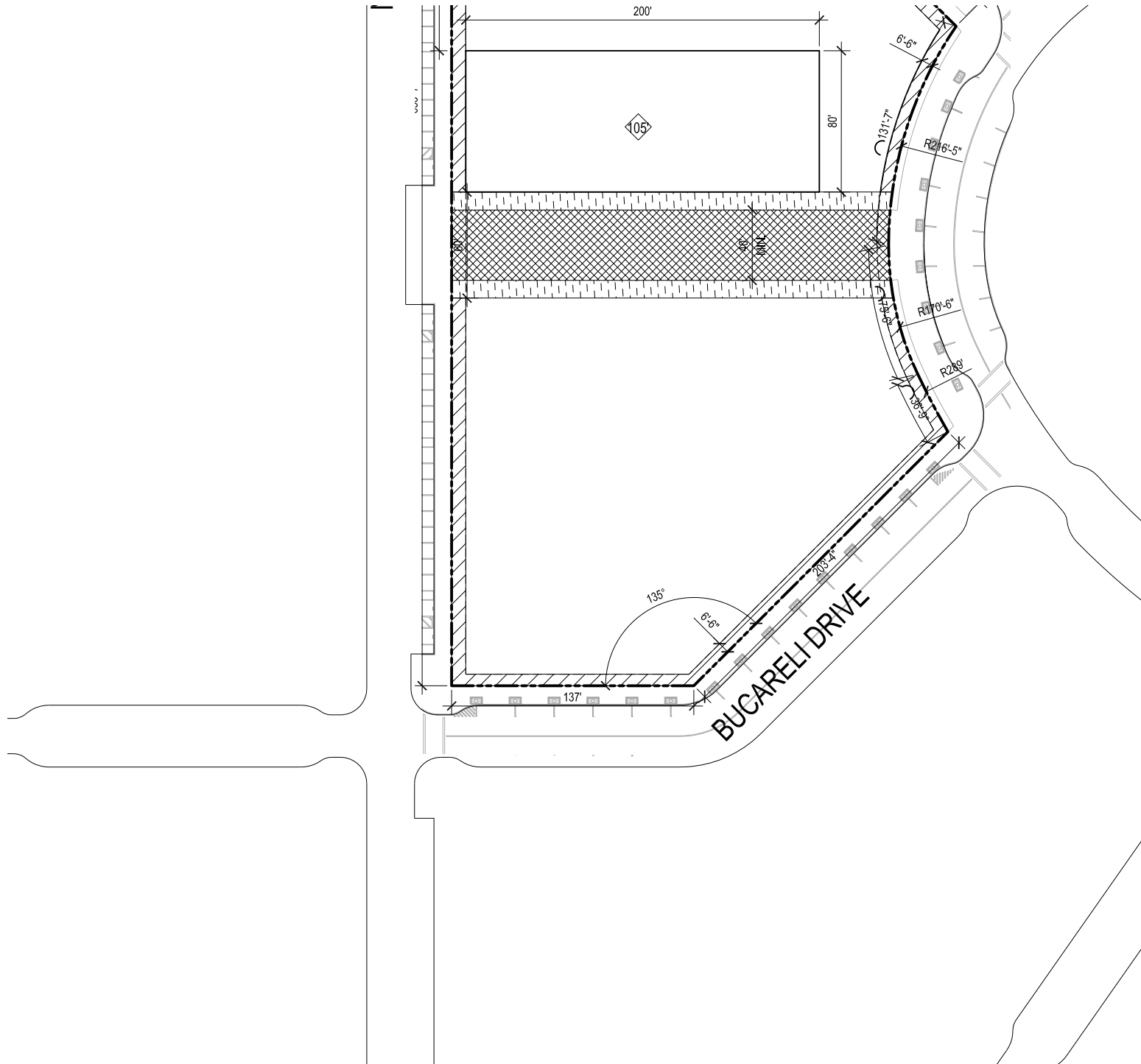
BLOCK 12		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	12,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	31,000 sf
	LR45	
	FOOTPRINT AREA AT LR45	24,000 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		67,000 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	1
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	132,001 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 13

BLOCK 13		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	20,000 sf
	LR65	
	FOOTPRINT AREA AT LR65	6,800 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		26,800 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	1
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	55,764 sf
	Total Parcel Area	102,136 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT

APPENDIX A block JBC

		BLOCK JBC
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	0%
		0 sf
	Dedicated Open Space Parcel	100%
		106,359 sf
	Total Parcel Area	106,359 sf
	Maximum Lot Coverage (Excluding dedicated open space parcels & Public ROW)	0%



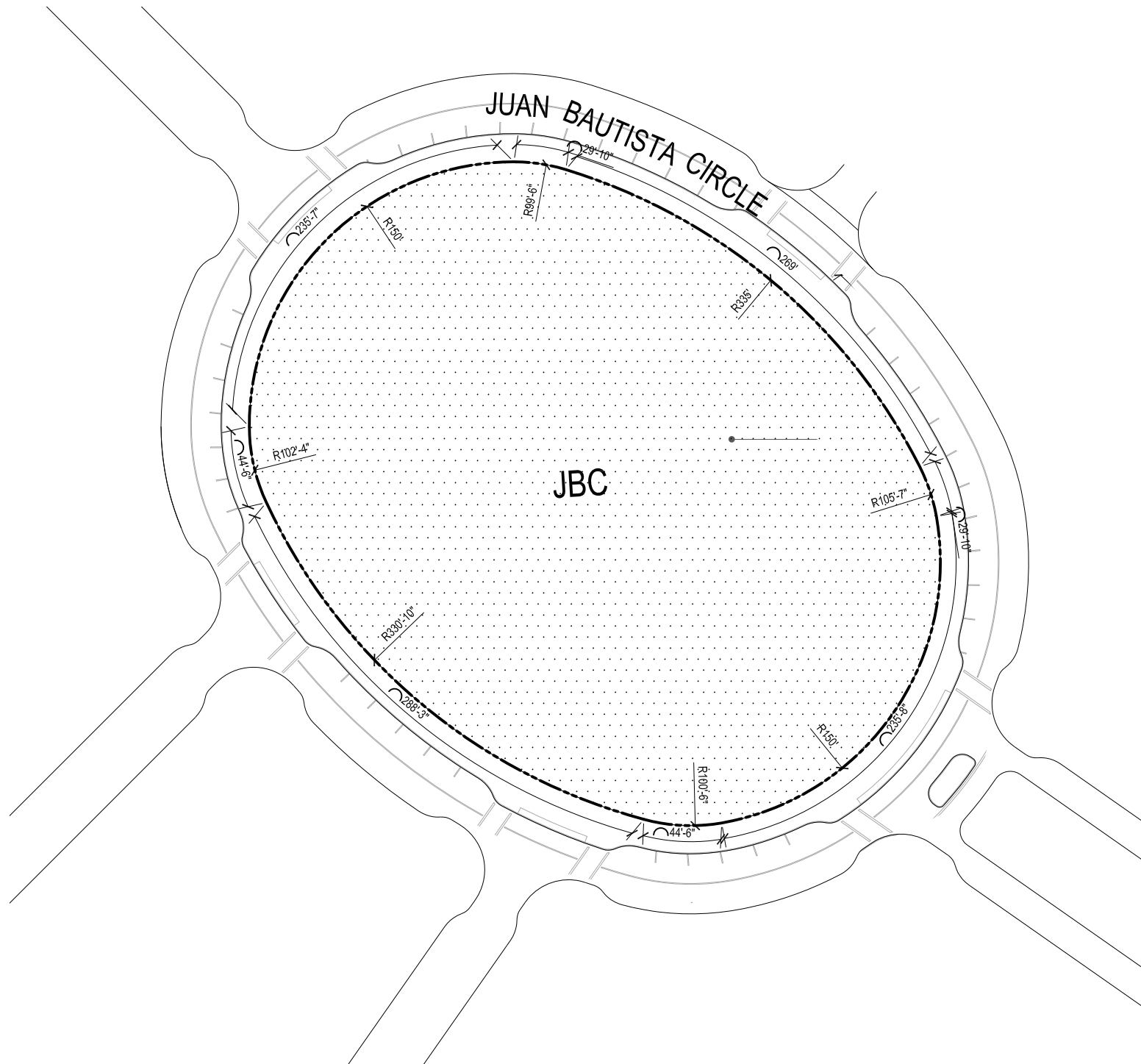
NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS

This block includes a dedicated public open space that will remain open and accessible at all times.

	PROPERTY LINE
	STREET FRONTAGE SETBACK
	PUBLIC OPEN SPACE
	SHARED PUBLIC WAY EASEMENT
	PEDESTRIAN OPEN-TO-SKY EASEMENT
	PEDESTRIAN OPEN-TO-SKY ZONE
	MUNI EASEMENT
	EXISTING EASEMENT
	BUILDING NUMBER
	BUILDING HEIGHT LIMIT
	SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 14

BLOCK 14		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	12,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	24,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	33,300 sf
	LR65	
	FOOTPRINT AREA AT LR65	67,400 sf
	LR45	
	FOOTPRINT AREA AT LR45	21,200 sf
	LR35	
	FOOTPRINT AREA AT LR35	25,400 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		183,300 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	1
	Maximum Number of New MR-Buildings per Block	4
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	259,446 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

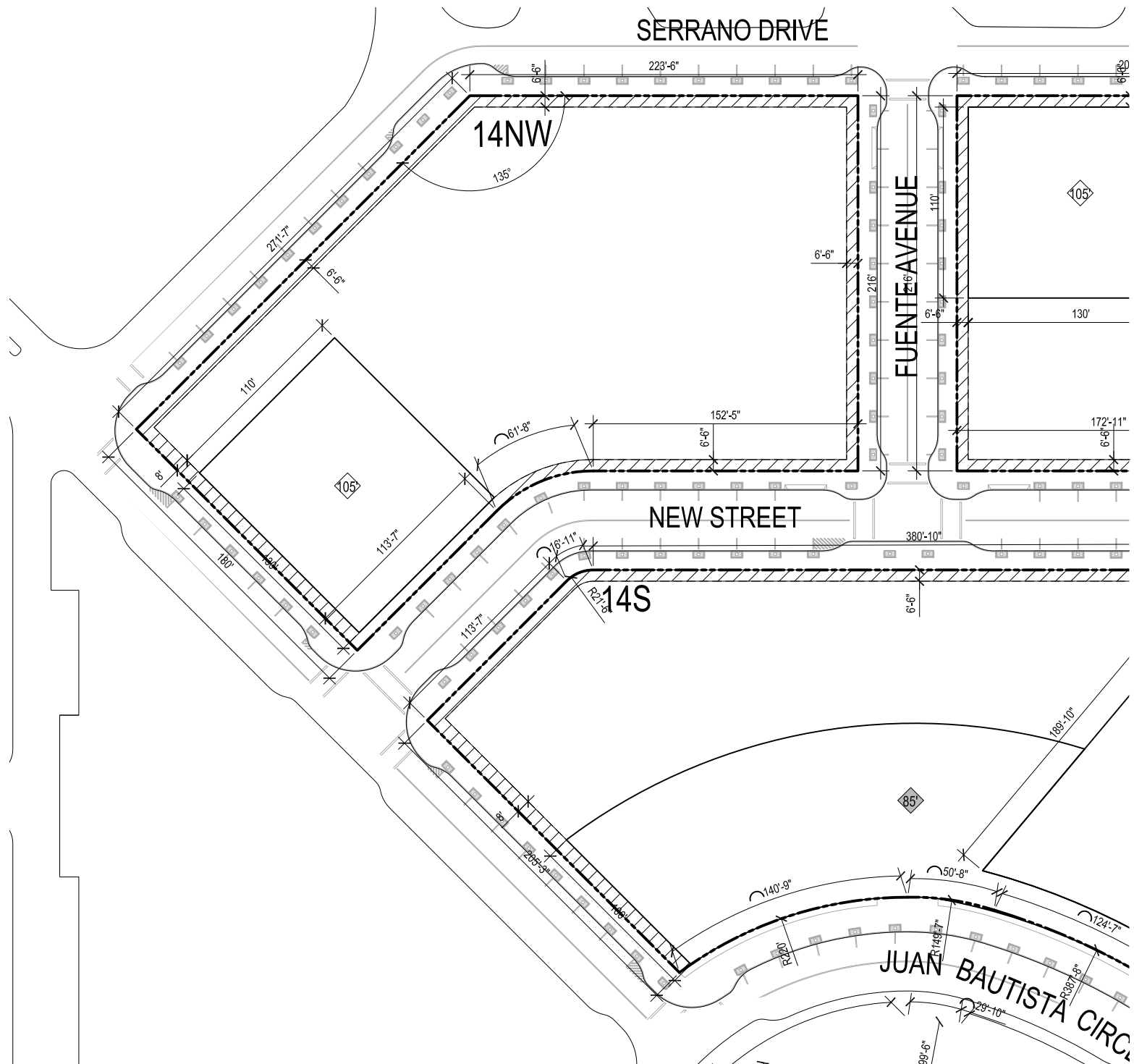
BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT



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APPENDIX A block 14

BLOCK 14		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	12,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	24,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	33,300 sf
	LR65	
	FOOTPRINT AREA AT LR65	67,400 sf
	LR45	
	FOOTPRINT AREA AT LR45	21,200 sf
	LR35	
	FOOTPRINT AREA AT LR35	25,400 sf
	LR15	
	FOOTPRINT AREA AT LR15	15'
TOTAL DEVELOPABLE FOOTPRINT		183,300 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	1
	Maximum Number of New MR-Buildings per Block	4
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	259,446 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT

[illegible]

APPENDIX A block 15

BLOCK 15		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	24,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	12,500 sf
	LR65	
	FOOTPRINT AREA AT LR65	95,000 sf
	LR45	
	FOOTPRINT AREA AT LR45	2,000 sf
	LR35	
	FOOTPRINT AREA AT LR35	1,200 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		134,700 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	4
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	221,998 sf



NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS

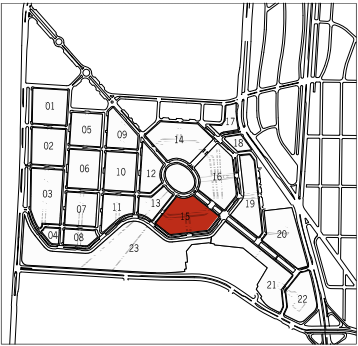
This block includes a dedicated public open space that will remain open and accessible at all times.

	PROPERTY LINE
	STREET FRONTAGE SETBACK
	PUBLIC OPEN SPACE
	SHARED PUBLIC WAY EASEMENT
	PEDESTRIAN OPEN-TO-SKY EASEMENT
	PEDESTRIAN OPEN-TO-SKY ZONE
	MUNI EASEMENT
	EXISTING EASEMENT
	BUILDING NUMBER
	BUILDING HEIGHT LIMIT
	SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 15

BLOCK 15		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	24,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	12,500 sf
	LR65	
	FOOTPRINT AREA AT LR65	95,000 sf
	LR45	
	FOOTPRINT AREA AT LR45	2,000 sf
	LR35	
	FOOTPRINT AREA AT LR35	1,200 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		134,700 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	4
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	221,998 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

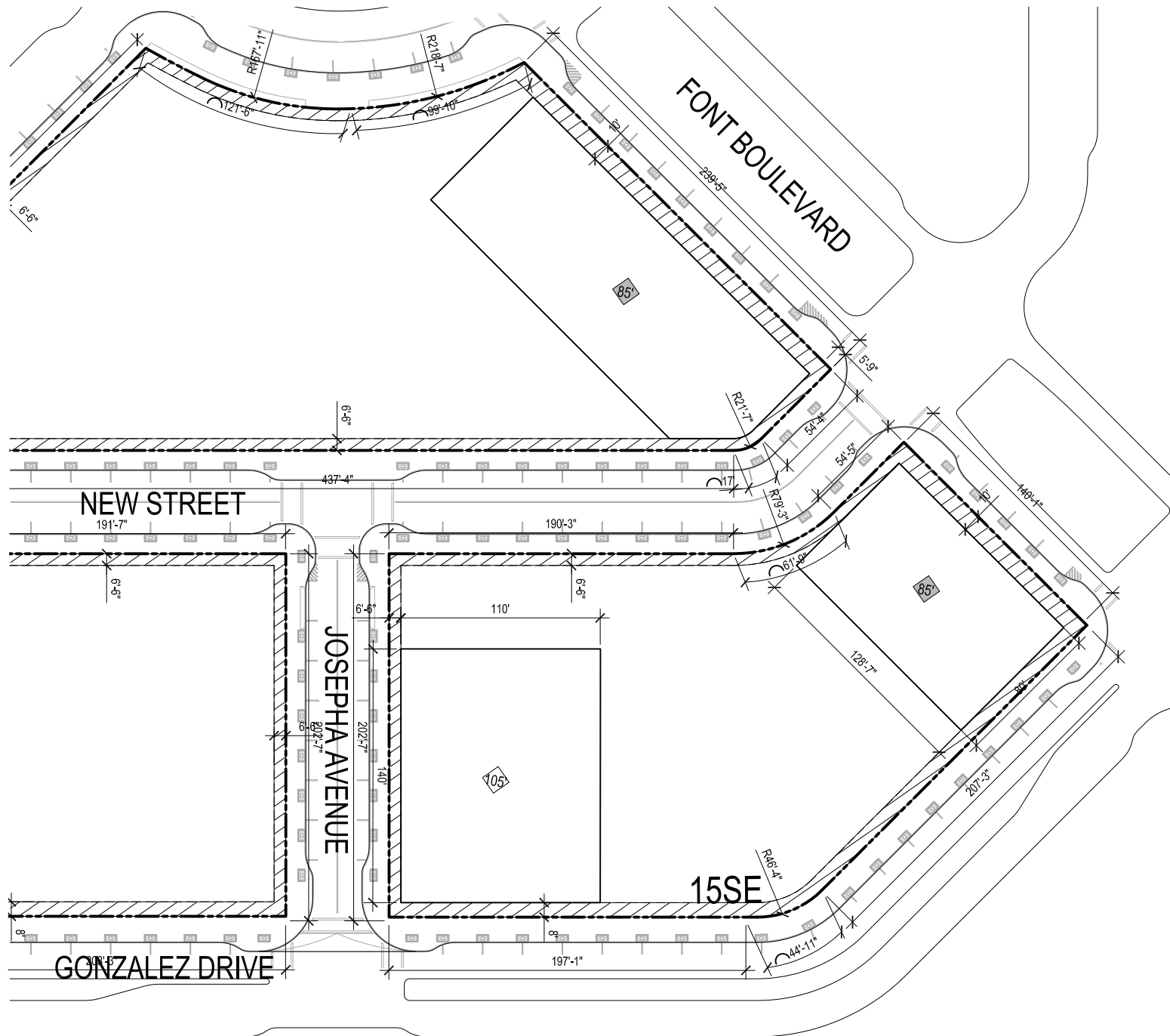
BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 16

BLOCK 16		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	18,300 sf
	MR85	
	FOOTPRINT AREA AT MR85	44,600 sf
	LR65	
	FOOTPRINT AREA AT LR65	23,400 sf
	LR45	
	FOOTPRINT AREA AT LR45	17,800 sf
	LR35	
	FOOTPRINT AREA AT LR35	33,400 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	30,000 sf
TOTAL DEVELOPABLE FOOTPRINT		167,500 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	5
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	235,775 sf



NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS

This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

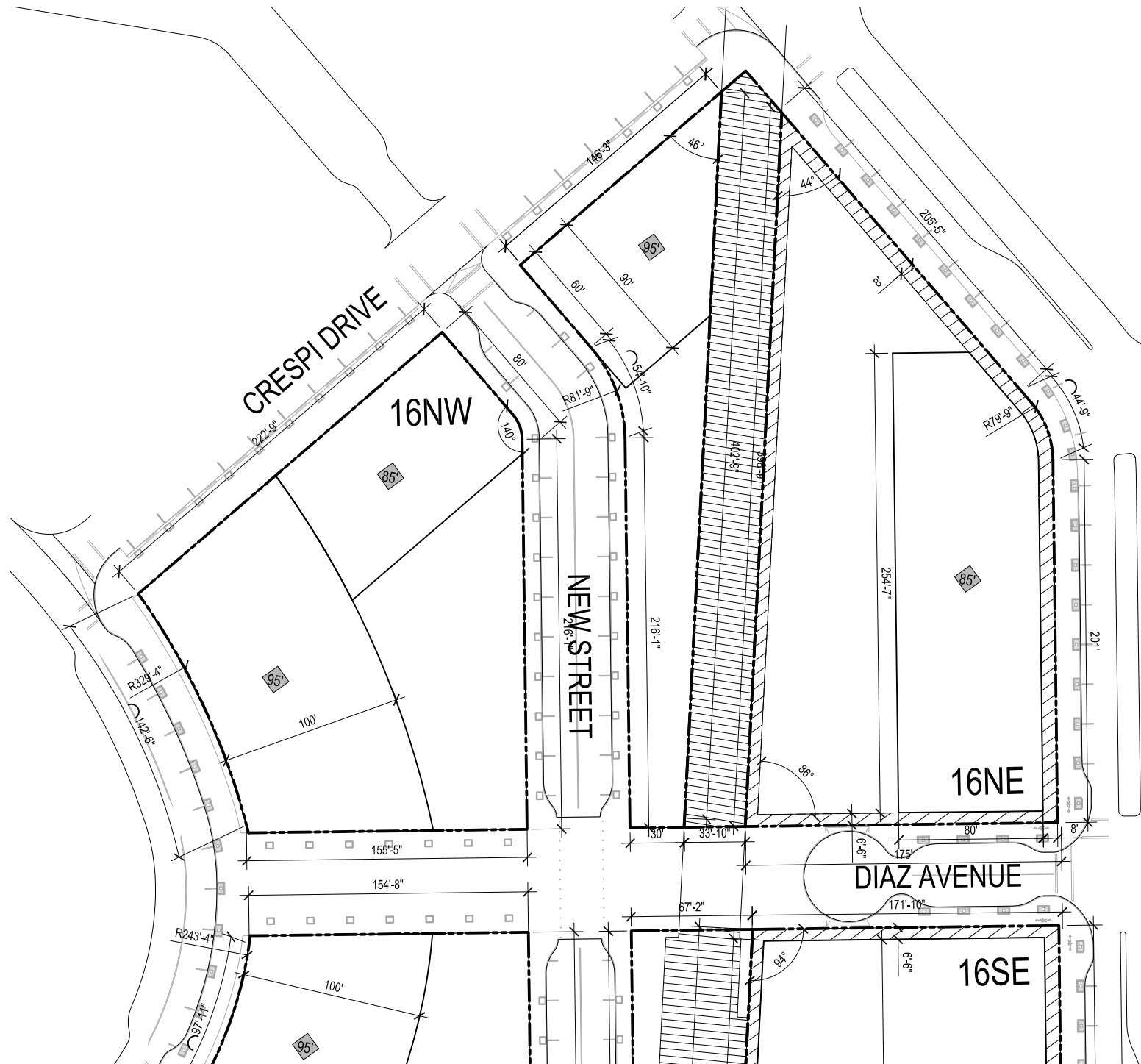
BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 16

BLOCK 16		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	18,300 sf
	MR85	
	FOOTPRINT AREA AT MR85	44,600 sf
	LR65	
	FOOTPRINT AREA AT LR65	23,400 sf
	LR45	
	FOOTPRINT AREA AT LR45	17,800 sf
	LR35	
	FOOTPRINT AREA AT LR35	33,400 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	30,000 sf
TOTAL DEVELOPABLE FOOTPRINT		167,500 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	5
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	235,775 sf



NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS

This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

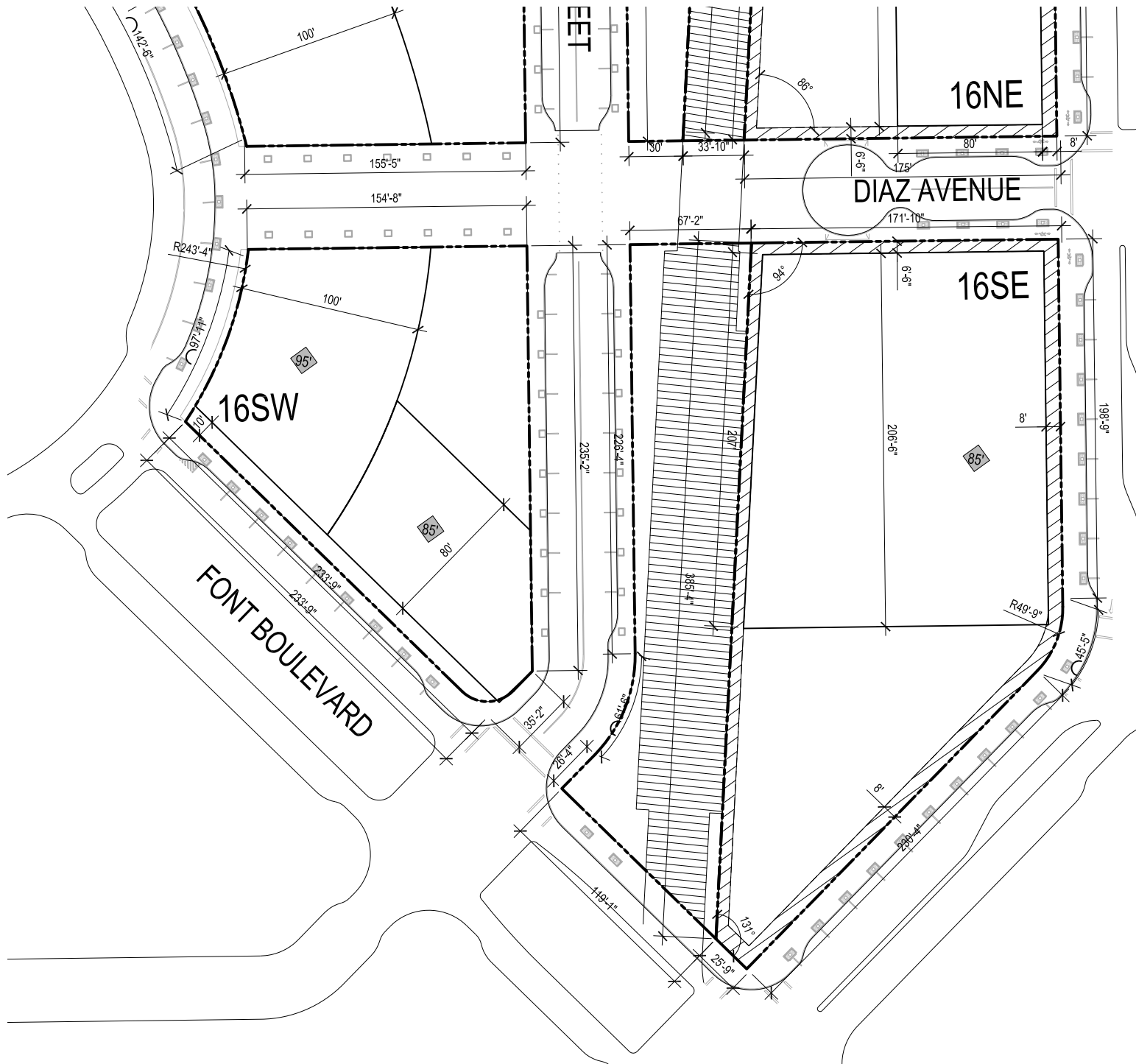
BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 17

BLOCK 17		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	3,800 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		3,800 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	66,124 sf



NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS

This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

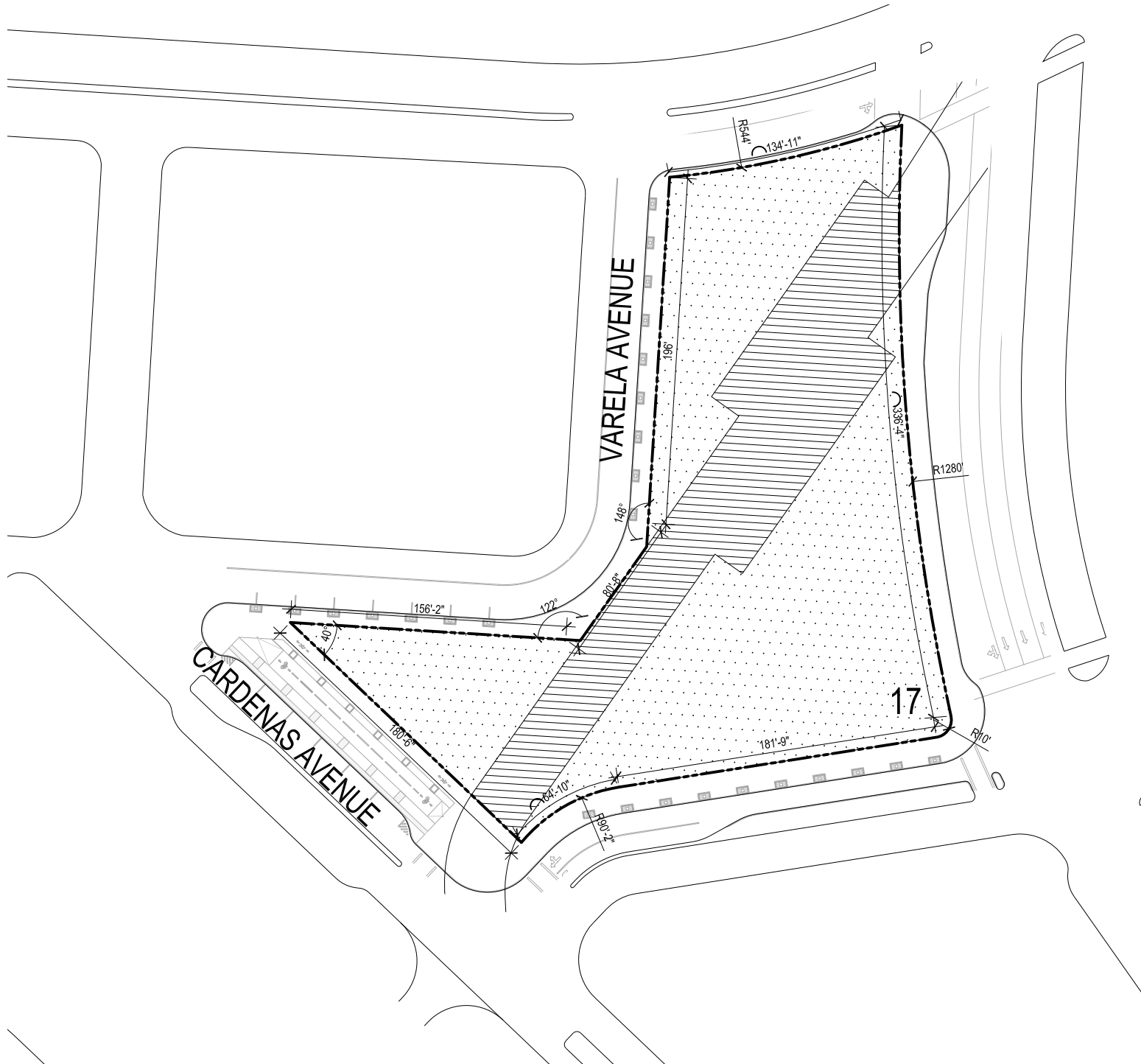
BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 18

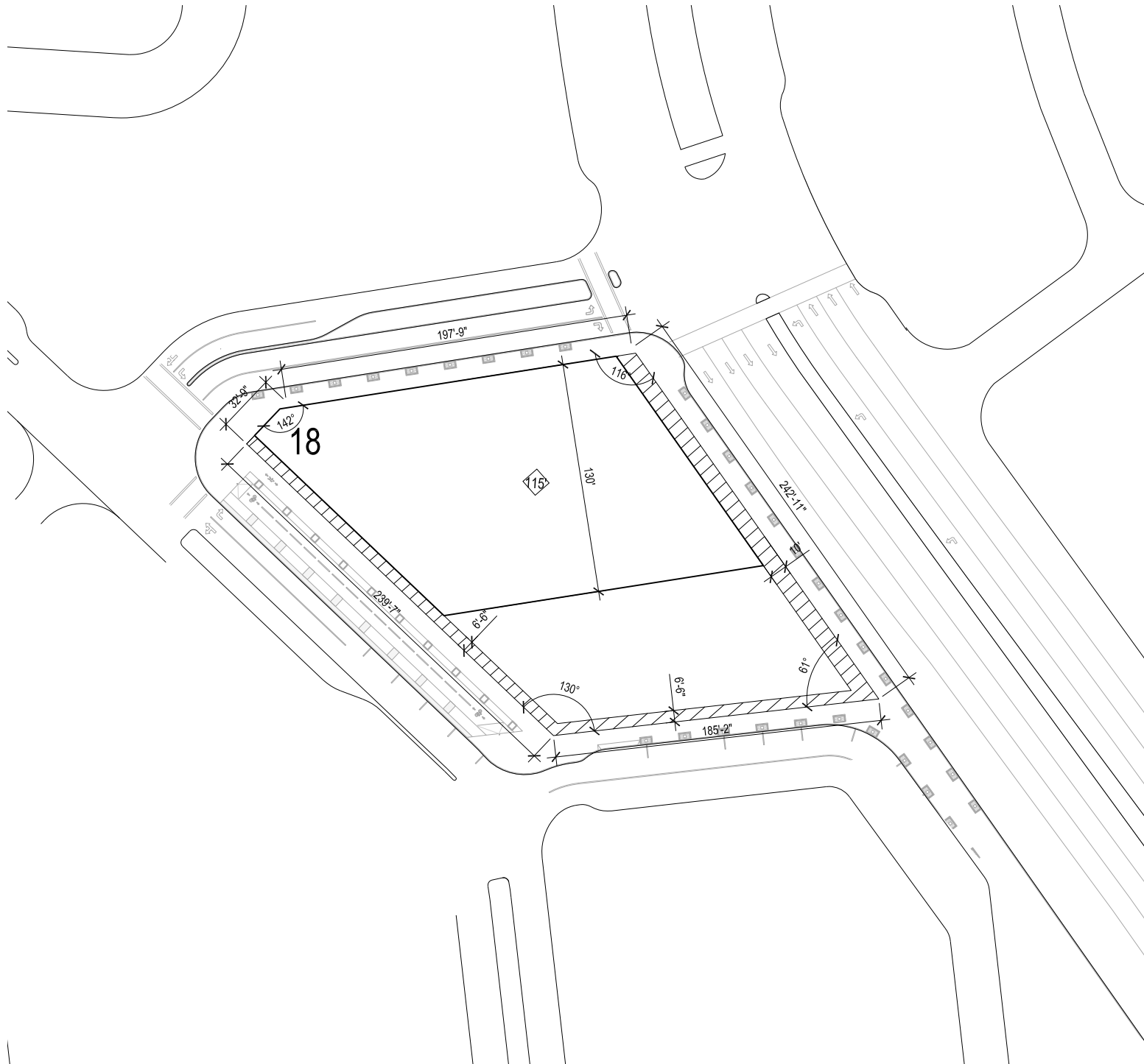
BLOCK 18		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	12,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	12,100 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	15,000 sf
TOTAL DEVELOPABLE FOOTPRINT		39,100 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	1
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	44,394 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 19

BLOCK 19		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	24,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	32,000 sf
	LR65	
	FOOTPRINT AREA AT LR65	45,300 sf
	LR45	
	FOOTPRINT AREA AT LR45	4,400 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	1,500 sf
TOTAL DEVELOPABLE FOOTPRINT		107,200 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	5
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	20,000 sf
	Total Parcel Area	214,655 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT

APPENDIX A block 19

BLOCK 19		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	24,000 sf
	MR85	
	FOOTPRINT AREA AT MR85	32,000 sf
	LR65	
	FOOTPRINT AREA AT LR65	45,300 sf
	LR45	
	FOOTPRINT AREA AT LR45	4,400 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	1,500 sf
TOTAL DEVELOPABLE FOOTPRINT		107,200 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	5
LOT COVERAGE + OPEN SPACE	Existing Building Area	
	Minimum Dedicated Open Space Parcel	20,000 sf
	Total Parcel Area	214,655 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

PROPERTY LINE

STREET FRONTAGE SETBACK

PUBLIC OPEN SPACE

SHARED PUBLIC WAY EASEMENT

PEDESTRIAN OPEN-TO-SKY EASEMENT

PEDESTRIAN OPEN-TO-SKY ZONE

MUNI EASEMENT

EXISTING EASEMENT

00-X-00

BUILDING NUMBER

45°

BUILDING HEIGHT LIMIT

65°

SPECIAL BUILDING HEIGHT LIMIT

APPENDIX A block 20

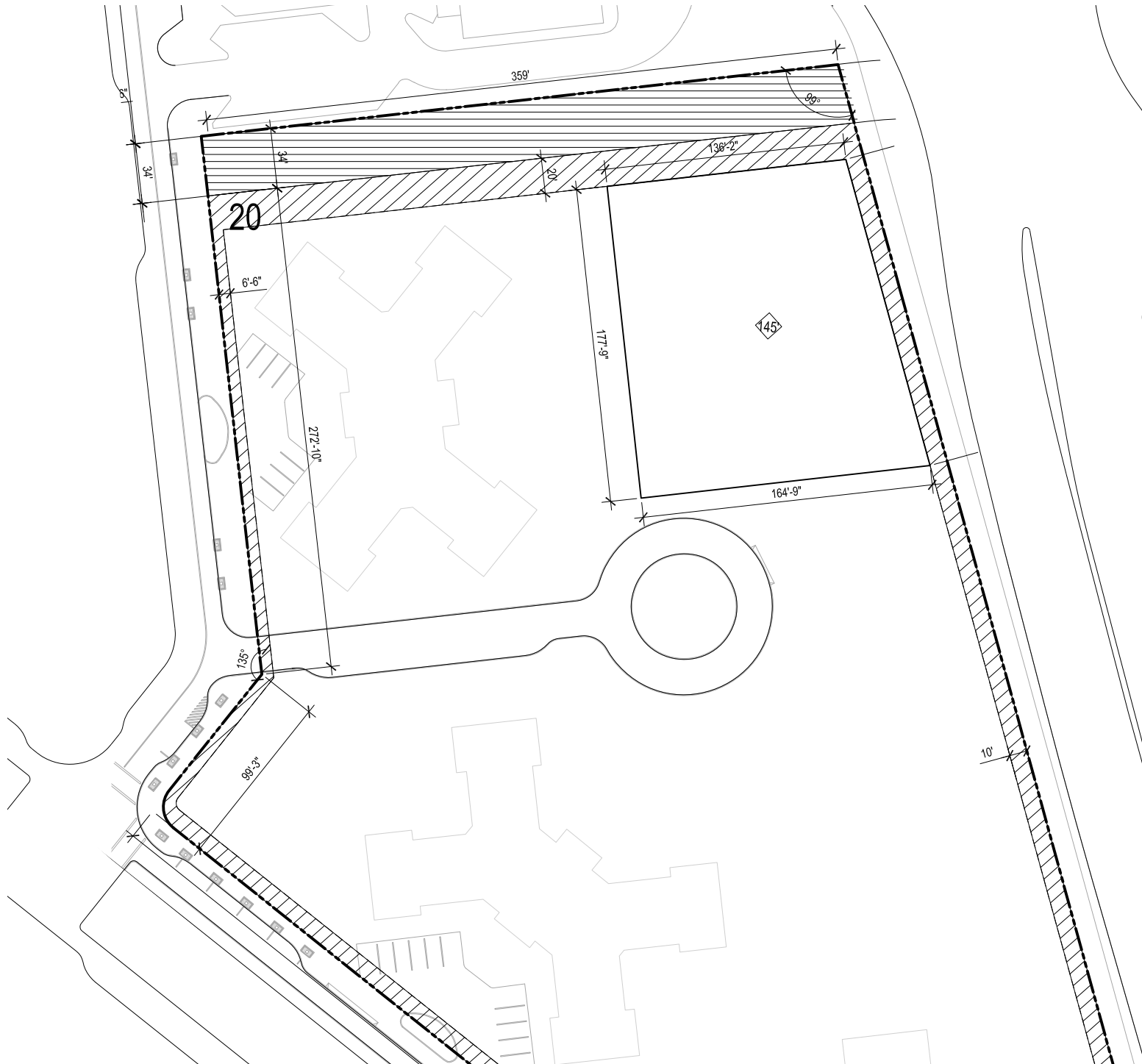
BLOCK 20		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	12,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	15,000 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		27,000 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	1
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	44,336 sf
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	282,162 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 20

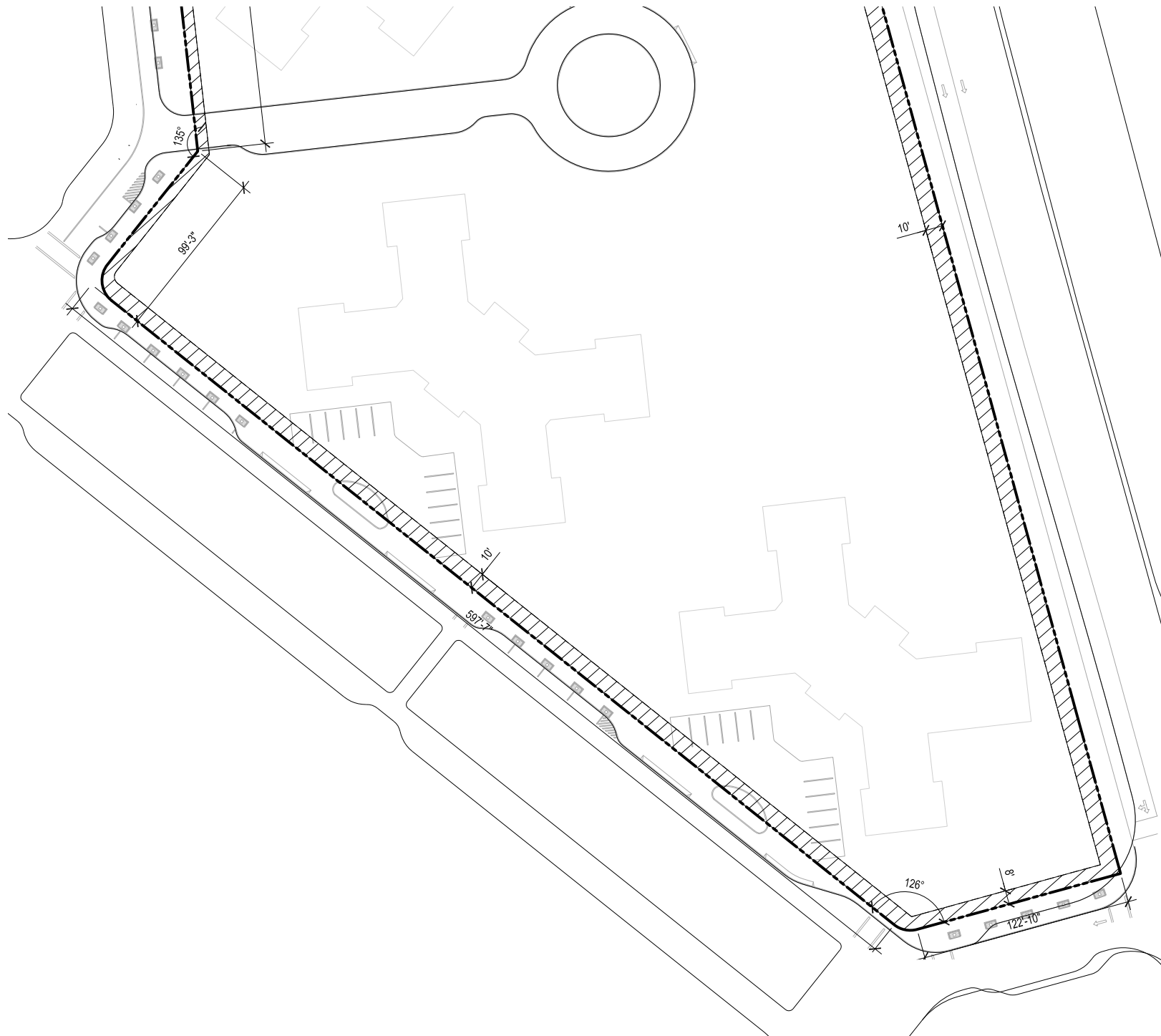
BLOCK 20		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	12,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	15,000 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		27,000 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	1
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	44,336 sf
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	282,162 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 21

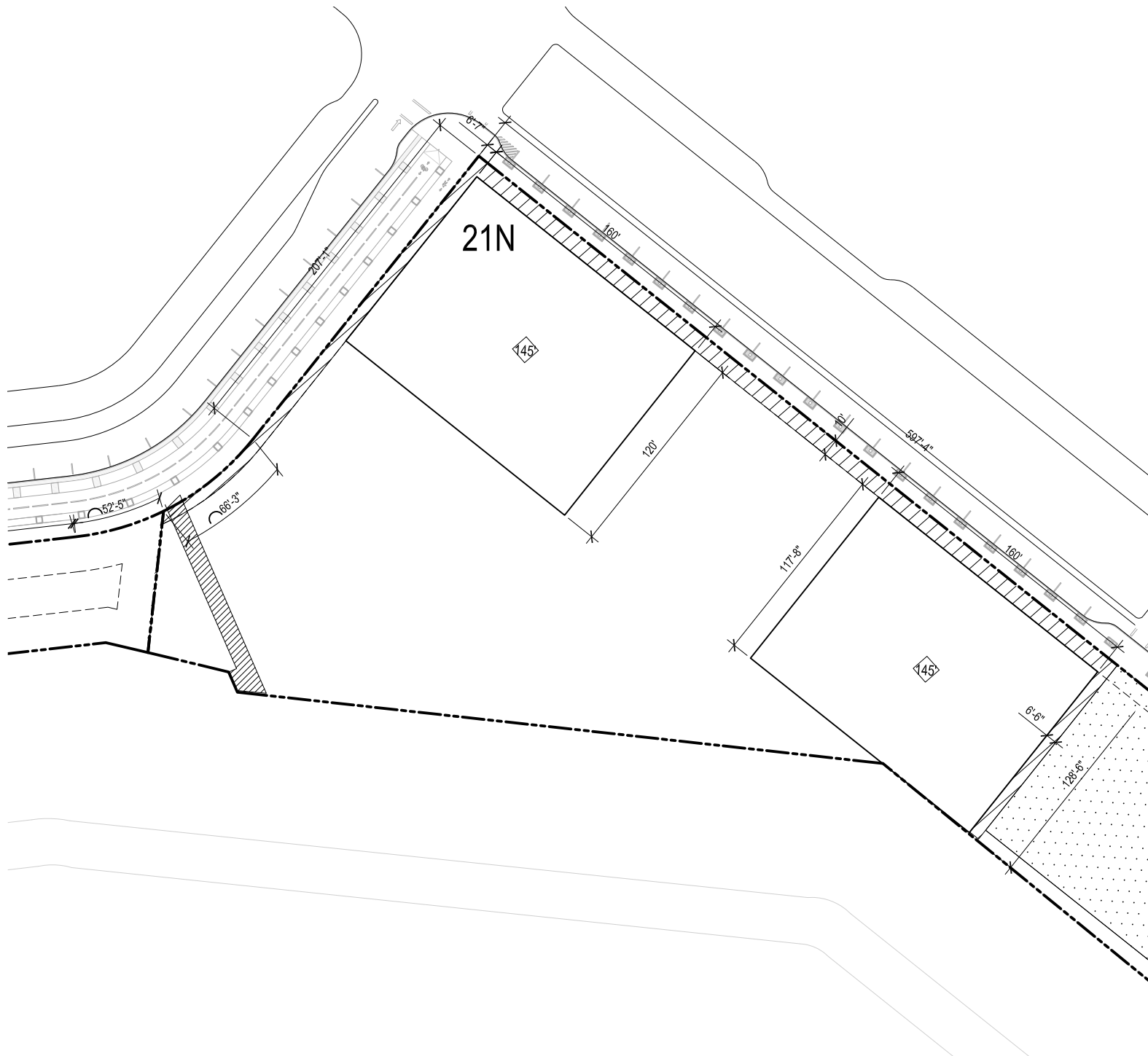
BLOCK 21		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	36,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	7,300 sf
	LR65	
	FOOTPRINT AREA AT LR65	62,000 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	2,500 sf
TOTAL DEVELOPABLE FOOTPRINT		107,800 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	3
	Maximum Number of New MR-Buildings per Block	1
LOT COVERAGE + OPEN SPACE	Existing Building Area	14,779 sf
	Minimum Dedicated Open Space Parcel	20,000 sf
	Total Parcel Area	318,408 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 21

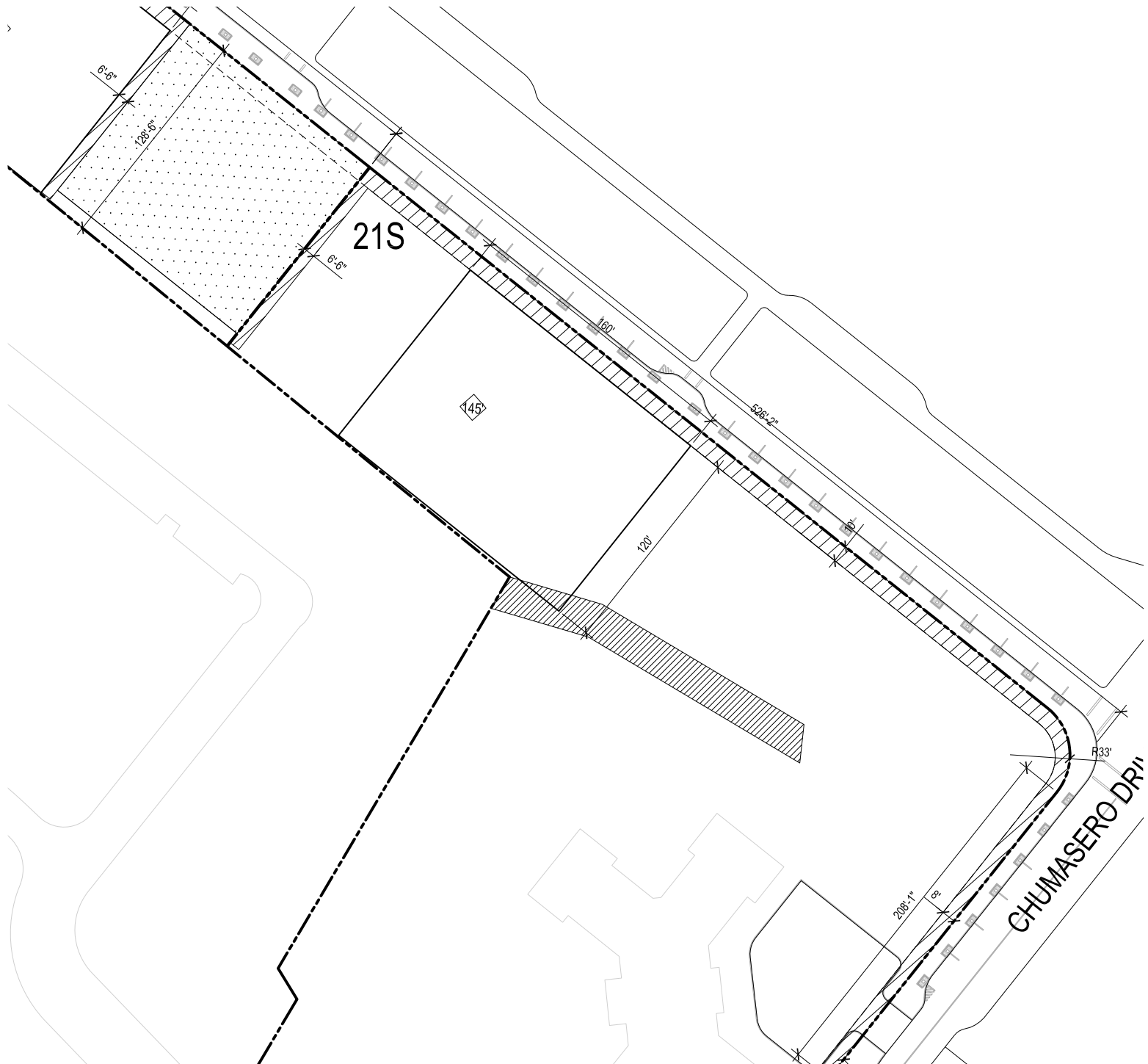
BLOCK 21		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	36,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	7,300 sf
	LR65	
	FOOTPRINT AREA AT LR65	62,000 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	2,500 sf
TOTAL DEVELOPABLE FOOTPRINT		107,800 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	3
	Maximum Number of New MR-Buildings per Block	1
LOT COVERAGE + OPEN SPACE	Existing Building Area	14,779 sf
	Minimum Dedicated Open Space Parcel	20,000 sf
	Total Parcel Area	318,408 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 21

BLOCK 21		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	36,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	7,300 sf
	LR65	
	FOOTPRINT AREA AT LR65	62,000 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	
	FOOTPRINT AREA AT LR15	15'
	FOOTPRINT AREA AT LR15	2,500 sf
TOTAL DEVELOPABLE FOOTPRINT		107,800 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	3
	Maximum Number of New MR-Buildings per Block	1
LOT COVERAGE + OPEN SPACE	Existing Building Area	14,779 sf
	Minimum Dedicated Open Space Parcel	20,000 sf
	Total Parcel Area	318,408 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT

APPENDIX A block 22

		BLOCK 22
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	32,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		32,000 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	2
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	14,779 sf
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	195,204 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 22

BLOCK 22		
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	32,000 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	0 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	0 sf
TOTAL DEVELOPABLE FOOTPRINT		32,000 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	2
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	14,779 sf
	Minimum Dedicated Open Space Parcel	
	Total Parcel Area	195,204 sf



NOTES
Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS
This block includes a dedicated public open space that will remain open and accessible at all times.

- PROPERTY LINE
- STREET FRONTAGE SETBACK
- PUBLIC OPEN SPACE
- SHARED PUBLIC WAY EASEMENT
- PEDESTRIAN OPEN-TO-SKY EASEMENT
- PEDESTRIAN OPEN-TO-SKY ZONE
- MUNI EASEMENT
- EXISTING EASEMENT
- 00-X-00 BUILDING NUMBER
- 45° BUILDING HEIGHT LIMIT
- 65° SPECIAL BUILDING HEIGHT LIMIT



APPENDIX A block 23

		BLOCK 23
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	27,400 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	6,000 sf
TOTAL DEVELOPABLE FOOTPRINT		33,400 sf
TALL BUILDINGS	Maximum Number of New T-Buildings Per Block	0
	Maximum Number of New MR-Buildings per Block	0
LOT COVERAGE + OPEN SPACE	Existing Building Area	0%
		0 sf
	Dedicated Open Space Parcel	
	Total Parcel Area	970,833 sf
	Maximum Lot Coverage (Excluding dedicated open space parcels & Public ROW)	3%



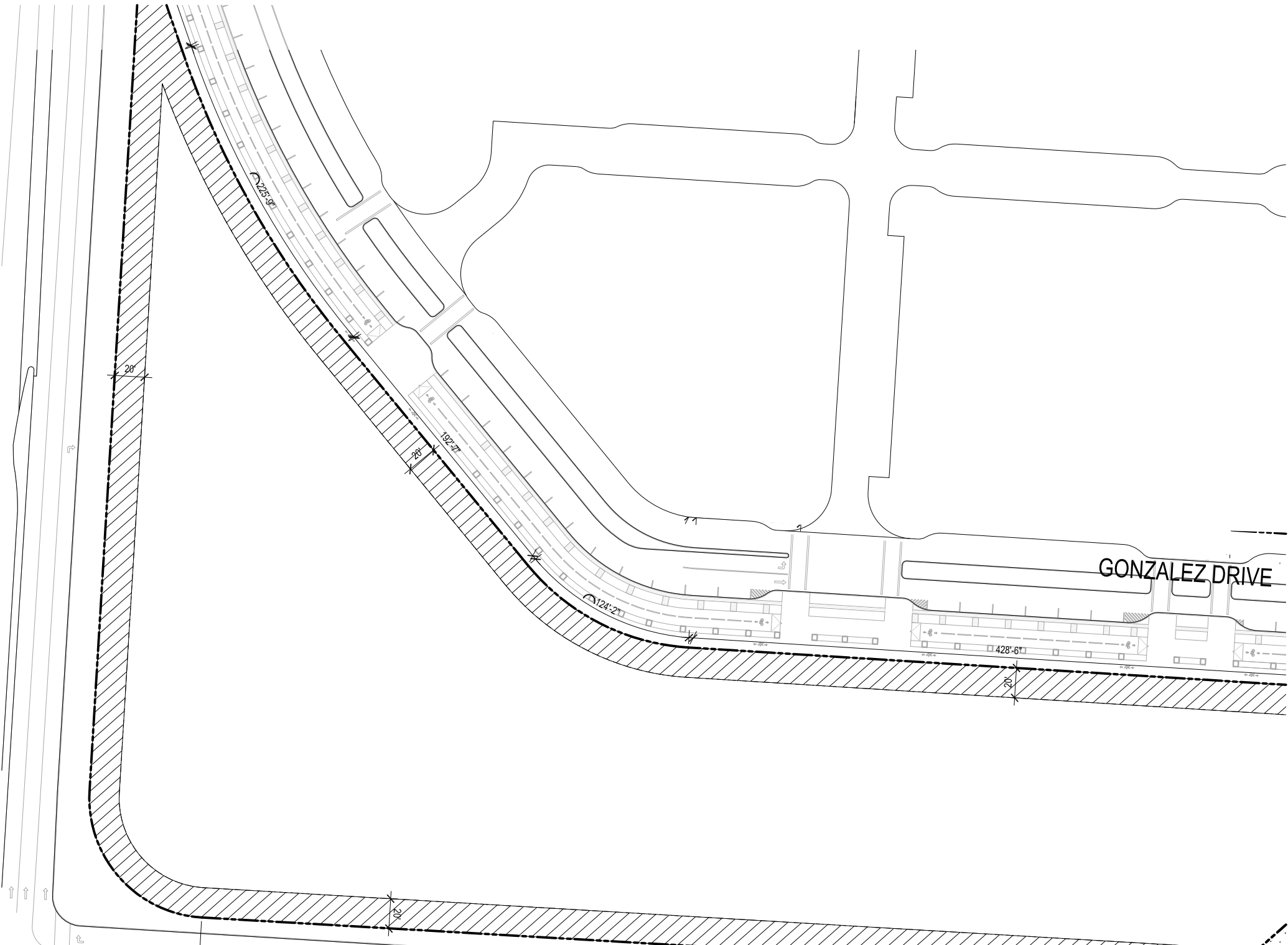
NOTES

Please refer to relevant Urban Design Controls and Guidelines for further information.

SPECIAL CONDITIONS

This block includes a dedicated public open space that will remain open and accessible at all times.

	PROPERTY LINE
	STREET FRONTAGE SETBACK
	PUBLIC OPEN SPACE
	SHARED PUBLIC WAY EASEMENT
	PEDESTRIAN OPEN-TO-SKY EASEMENT
	PEDESTRIAN OPEN-TO-SKY ZONE
	MUNI EASEMENT
	EXISTING EASEMENT
	BUILDING NUMBER
	BUILDING HEIGHT LIMIT
	SPECIAL BUILDING HEIGHT LIMIT



DRAFT

APPENDIX A block 23

		BLOCK 23
HEIGHT ZONES	T145	
	FOOTPRINT AREA AT T145	0 sf
	T115	
	FOOTPRINT AREA AT T115	0 sf
	MR105	
	FOOTPRINT AREA AT MR105	0 sf
	MR85	
	FOOTPRINT AREA AT MR85	0 sf
	LR65	
	FOOTPRINT AREA AT LR65	0 sf
	LR45	
	FOOTPRINT AREA AT LR45	0 sf
	LR35	
	FOOTPRINT AREA AT LR35	27,400 sf
	LR15	15'
	FOOTPRINT AREA AT LR15	6,000 sf
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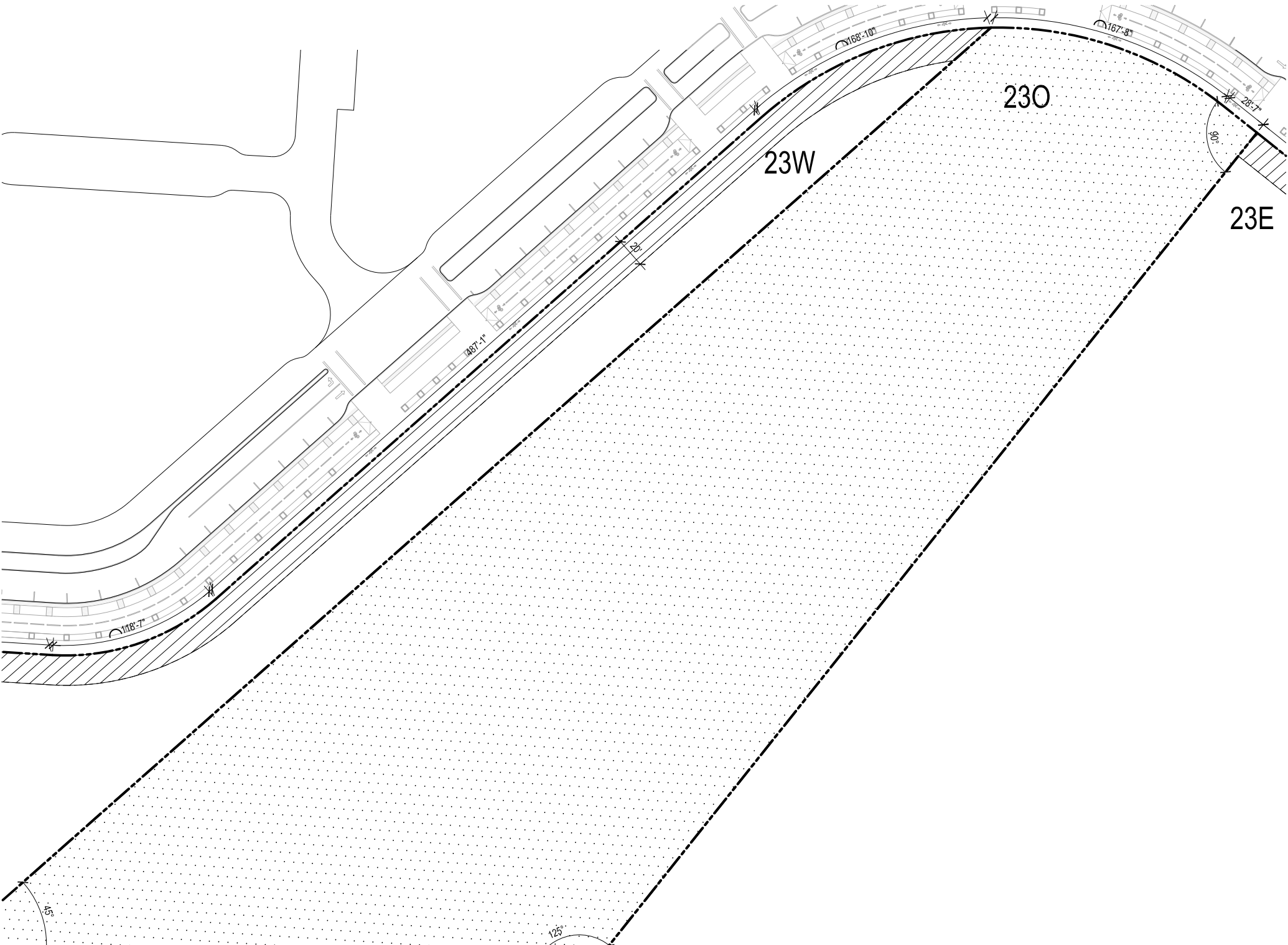
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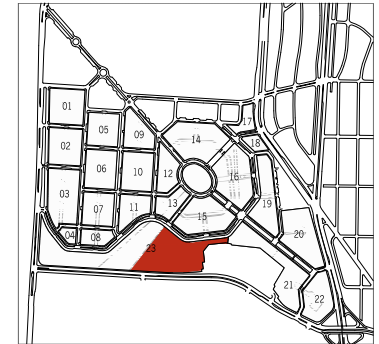
	PROPERTY LINE
	STREET FRONTAGE SETBACK
	PUBLIC OPEN SPACE
	SHARED PUBLIC WAY EASEMENT
	PEDESTRIAN OPEN-TO-SKY EASEMENT
	PEDESTRIAN OPEN-TO-SKY ZONE
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	FOOTPRINT AREA AT LR45	0 sf
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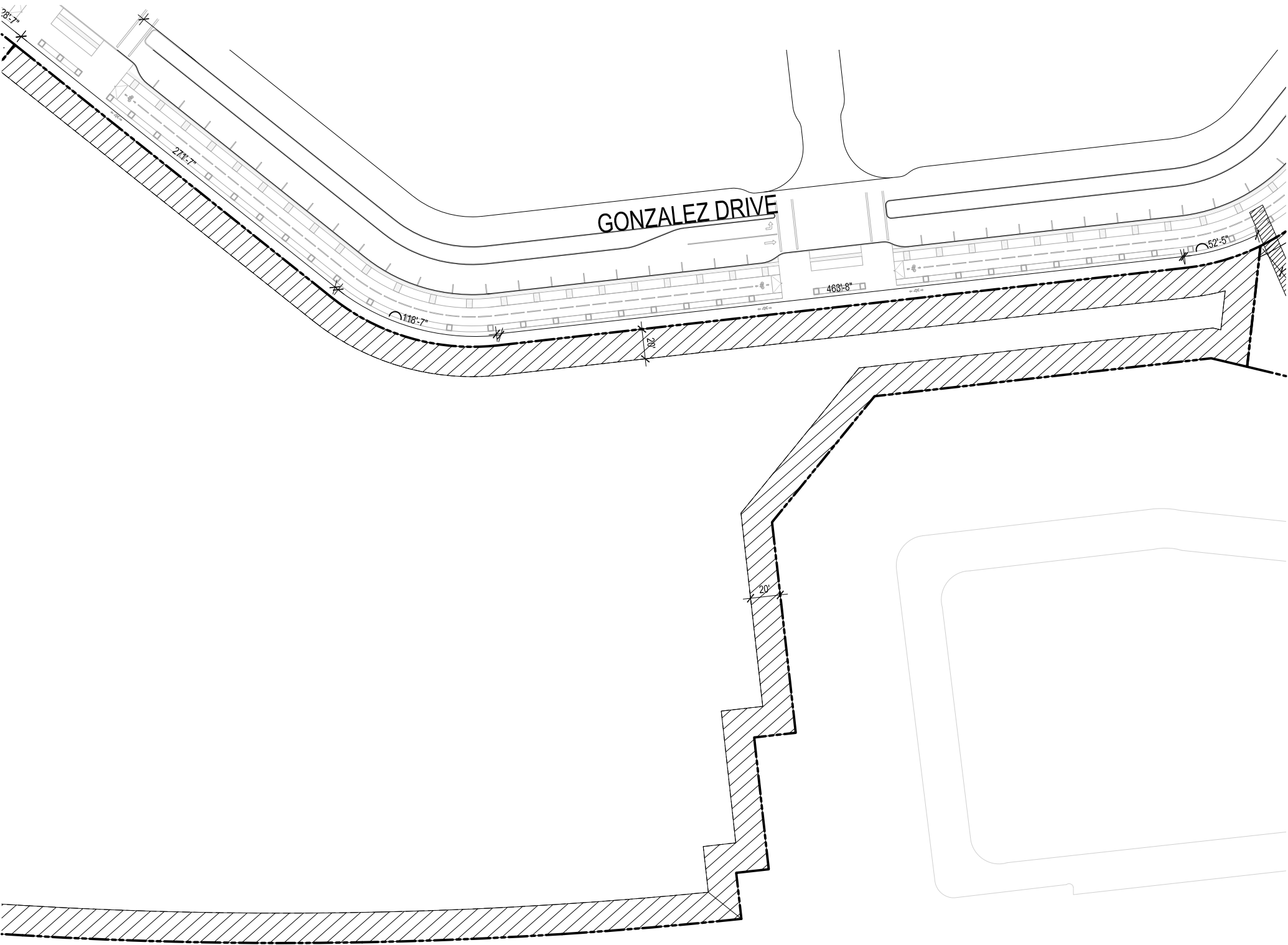
NOTES

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	PROPERTY LINE
	STREET FRONTAGE SETBACK
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	BUILDING NUMBER
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	SPECIAL BUILDING HEIGHT LIMIT



definition of terms

The following definitions apply to certain terms used in these Design Standards and Guidelines.

Planning Commission The governing body of the Planning Department of the City and County of San Francisco.

Articulation Minor variations in the massing, setback, height, fenestration, or entrances to a building, which express a change across the elevation or facades of a building. Articulation may be expressed, among other things, as bay windows, porches, building modules, entrances, or eaves.

Awning A light roof-like structure, supported entirely by the exterior wall of a building, consisting of a fixed or movable frame covered with approved cloth, plastic or metal, extending over doors and windows, with the purpose of providing protection from sun and rain and embellishment of the facade.

Bio-Corridor A strip of habitat connecting wildlife populations that have been separated by human activities.

Building Envelope The exterior dimensions—dictating the maximum dimensions of width, depth, height and bulk—within which a building may exist on a given site.

Canopy A light roof-like structure, supported by the exterior of a building and on columns or wholly on columns, consisting of a fixed or movable frame covered with approved cloth, plastic or metal, extending over entrance doorways only, with the purpose of providing protection from sun and rain and embellishment of the facade.

Curb Cut A break in the street curb to provide vehicular access from the street surface to private or public property across a continuous sidewalk.

Curb Return Driveway A break in the sidewalk to provide vehicular access from the street to private or public property. This requires a pedestrian to step down from the sidewalk onto the vehicular surface.

Design for Development A document that establishes conceptual frameworks for land use, urban form, streets and

public spaces in the Project Area.

Design Guidelines Suggestions for building features or qualities to be considered in project designs, often requiring subjective analysis.

Design Standards Mandatory and measurable design specifications applicable to all new construction.

Development Block Bounded areas defined for the purpose of site organization, establishing standards and guidelines and guiding physical development.

Exception A relaxation of certain development controls when a set of specific design guidelines are met.

Facade The exterior surface of a building. For many parcels, the facade of interest is that surface that serves as the front of that building and faces a building's primary street. Buildings on the corner of two streets or a street and an alley present two public facades. Structures taller than neighboring buildings present multiple facades. All visible surfaces must be considered important for the urban design of the building. The roofscape can also be considered a facade.

Fenestration Area of a building facade occupied by windows and doors.

Fin Sign A sign projecting from the building wall over the sidewalk, visible from the street, also known as blade sign, that directs attention to a business, service or retail activity.

Freestanding Sign A sign in no part supported by a building.

Grade The elevation of the ground around a building.

Hardscape The coverage of ground surfaces with constructed materials such as paving, walls, steps, decks, or furnishings.

Hedgerow A row of bushes, shrubs and/or trees that help define a place, act as shelterbelts from prevailing winds, and add to biodiversity.

Impervious Surfaces An impermeable material, which prevents moisture percolation into the ground, and therefore sheds rainwater and residues onto streets and into stormwater

sewers.

Liner Retail Small retail spaces located along the perimeter of large retail areas.

Lot Frontage The dimension of a lot along a primary street.

Mid-Rise A building over 70' tall with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.

Marquee A permanent roofed structure attached to and supported entirely by a building; including any object or decoration attached to or part of said marquee; no part of which shall be used for occupancy or storage; with the purpose of providing protection from the sun and rain or embellishment of the facade.

Massing The exterior shape of a building or structure.

Modulation Major variation in the massing, height, or setback of a building.

Name Plate A small plaque or sign affixed flat to a wall of a building serving to designate the name and/or professional services of the occupant of space in the building.

Neighborhood District A grouping of Development Blocks that share a number of similar characteristics.

Pervious Surface Landscaping materials that allow a percentage of rainwater to percolate into the ground rather than run off into the stormwater system.

Regulating Plan A section of the Design Standards and Guidelines that defines the allowable volumetric envelope and other quantitative characteristics that effect the form of each Development Block

Public Open Space Open space that has been designated to be publicly available and accessible.

Riparian Corridor Narrow strip of land, centered on a stream, that includes the floodplain as well as related riparian habitats adjacent to the floodplain.

Roof Sign A sign, or portion thereof, erected or painted on or

over the roof of a building.

Semi-Private Courtyard or Open Space Open space that is required by the Regulating Plan, available and accessible to residents or tenants of the adjacent buildings but is not necessarily required to be publicly accessible.

Setback Open space provided between the property line and the primary built structure creating an expanded area along the sidewalk providing a transition between the street and private uses on the property. Setbacks may be required to be dedicated for public use or remain as private space between the public right-of-way and the building mass.

Stoop An outdoor entryway into residential units raised above the sidewalk level. Stoops may include steps leading to a small porch or landing at the level of the first floor of the unit.

Storefront The facade of a retail space between the street grade and the ceiling of the first floor.

Street A Right-of-Way permanently dedicated to common and general use by the public, as described in the Rights-of-Way+Easement Plan.

Streetwall A continuous facade of a building and/or buildings along a street frontage.

Softscape Landscaped areas dedicated to planted materials such as ground cover, annuals, perennials, shrubs and trees.

Transparency A characteristic of clear facade materials, such as glass, that provide an unhindered visual connection between the sidewalk and internal areas of the building.

Tower A building over 90' tall with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.

Tower Extension The portion of a tower above the roof of the highest occupied floor used to screen rooftop elements and to enhance the tower design.

Wall Sign A sign painted directly on the wall or fixed flat against a facade of a building, parallel to the building wall and

not projecting out from the facade more than the thickness of the sign cabinet.



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