

ORDINANCE NUMBER O- 18707 (NEW SERIES)

ADOPTED ON NOV 08 1999

AN ORDINANCE IMPLEMENTING GENERAL REDEVELOPMENT AND THE MEMORANDUM OF UNDERSTANDING REGARDING THE REDEVELOPMENT PROJECT AND PROPOSED BALLPARK BY AMENDING CHAPTER X, ARTICLE 3, DIVISION 19, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING VARIOUS SECTIONS BY REPLACING "EXECUTIVE VICE PRESIDENT" APPEARING WITHIN THE TEXT OF THOSE SECTIONS TO READ "PRESIDENT"; BY AMENDING SECTION 103.1910; BY ADDING SECTIONS 103.1913 AND 103.1914; BY AMENDING SECTIONS 103.1915 AND 103.1925; BY AMENDING FIGURES 2, 3, 4, 5, 7, 9, AND 10 WITH REVISED FIGURES 2, 3, 4, 5, 7, 9, AND 10; BY AMENDING FIGURES 1, 6, 8, AND 11 BY REPLACING THE EXISTING BASE MAP FOR THESE FIGURES WITH A REVISED BASE MAP; ALL RELATING TO THE CENTRE CITY PLANNED DISTRICT REGULATIONS.

WHEREAS, on November 3, 1998, the electorate of the City of San Diego (the "City") approved Ordinance No. O-18613 (the "Ordinance") which authorized the City and the Redevelopment Agency of The City of San Diego (the "Agency") to enter into a Memorandum of Understanding Concerning a Ballpark District, Construction of a Baseball Park, and a Redevelopment Project (the "MOU"), within the Centre City East (East Village) Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project; and

WHEREAS, the Ordinance provided that it was the intent of the electorate that the Ordinance and the MOU constitute the legislative acts establishing policy for the City on those matters, and provided for the ways and means for the implementation of that policy by such

administrative and non-legislative acts as may be necessary and appropriate to carry out the purpose and intent of the Ordinance; and

WHEREAS, the MOU has been executed by all parties thereto; and

WHEREAS, it is now fitting to consider such actions as may be necessary and appropriate to implement the purpose and intent of the Ordinance and MOU, consistent with both the City's and Agency's obligations under state law, and the discretion lawfully vested in the City Council acting on behalf of the City and Agency; NOW, THEREFORE,

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending various sections by replacing "Executive Vice President" appearing within the text of those sections to read "President."

Section 2. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Section 103.1910, to read as follows:

Sec. 103.1910 Land Use Districts

Ten land use districts as shown in Figure 2 of Chapter X, Article 3, Division 19, have been established to define geographic areas that allow specific land use classifications. In addition, specific uses are required on designated streets in Centre City, as shown in Figure 3 of Chapter X, Article 3, Division 19.

Permitted land use classifications within each land use district are shown in TABLE 4 of Chapter X, Article 3, Division 19.

A. through G. [No changes.]

H. Sports/Entertainment District (SED)

This district is expressly designed for application to sports and entertainment facilities and is intended to accommodate major sporting events and local visitor attractions, recreation areas, commercial development including retail, eating and drinking establishments, office uses, research and development facilities, parking, cultural institutions, and residential development.

I. Required Street Level Uses

[No changes to this subsection.]

Section 3. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by adding Sections 103.1913 and 103.1914, to read as follows:

Sec. 103.1913 Sports/Entertainment District Development Standards

A. Within the Sports/Entertainment District (SED), as shown in Figure 2 of Chapter X, Article 3, Division 19, the Property Development Regulations listed in Section 103.1915 shall not apply with the exception of Subsections 103.1910(I) (Street Level Uses), 103.1915(D) (Floor Area Ratios), 103.1915(K) (Parking), and 103.1915(L) (Signage). In addition, Sections 103.1916 (Off-Street Loading Requirements), 103.1917 (Plaza Design Guidelines), and 103.1936 (Off-Street Parking requirements) shall not apply.

B. The City Council and Redevelopment Agency shall refer to the Sports/Entertainment District Design Guidelines of the Centre City Community Plan in the review and approval of all development within this district, except for any ballpark or other sports facility subject to specific agreements with the City Council and/or Redevelopment Agency. These Design Guidelines are intended to

be used as a basis for design review, but are not to be considered regulatory as each individual development may not meet each specific guideline.

Sec. 103.1914 Ballpark Protection Overlay Zone

In order to ensure land use compatibility between all land uses and activities within the area surrounding the proposed ballpark, a “Ballpark Protection Overlay Zone” is hereby established. All development within the Ballpark Protection Zone (excluding the ballpark itself), as shown in Figure 2 of Chapter X, Article 3, Division 19, shall be required to comply with the following:

A. Light, Glare and Shadow Impacts – All development proposals exceeding seventy-five (75) feet in height shall include a light, glare and shadow study evaluating adverse impacts from development on the ballpark operations. The development shall not produce light, glare or shadows which will interfere with any sports activity occurring within the ballpark or enjoyment of such activities by members of the public observing from the viewing stands.

B. Noise Impacts – All development proposals shall include an acoustical analysis prior to obtaining building permits which specifies construction standards necessary to meet San Diego Municipal Code Chapter V, Article 9.5 [the Noise Ordinance]. The analysis shall include anticipated, or actual, noise impacts from the ballpark as defined in the Subsequent Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project for the proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments, certified by City Council Resolution

No. R-292363 [R-2000-368], and/or subsequent studies under the Report's Mitigation and Monitoring Program.

C. Signs - All development proposals within the area bounded by J Street, Seventh and Tenth Avenues, Park Boulevard and Harbor Drive (including the ballpark, Park at the Park and mixed use developments surrounding the park) shall include a comprehensive sign plan. All other signs within the Ballpark Protection Overlay Zone shall comply with the requirements the Centre City Planned District Ordinance as outlined in Section 103.1915(L). Signs which do not meet these criteria may be proposed under a comprehensive sign plan. All comprehensive sign plans, with the exception of those plans for the ballpark, Park at the Park and mixed use developments directly adjacent thereto, within the Ballpark Protection Overlay Zone, shall be reviewed for consistency with the following objectives:

1. All signs shall be sized to be complementary to, and in scale with, the buildings on which they are placed. The design of the signs should reflect and complement the use of the building to the extent possible.
2. All signs shall be designed to be visible mainly from the immediate neighborhood, with an exception for high-rise building identification signs.
3. Signs shall not unreasonably impact surrounding residential neighborhoods.

4. Signs shall not be designed or placed to create a visual distraction to patrons within the ballpark or detract from the image of San Diego.

All comprehensive sign plans for the ballpark, Park at the Park, and mixed use developments surrounding the park shall be processed in accordance with Process Five (final review by City Council).

All other comprehensive sign plans may be approved, conditionally approved or denied by CCDC in accordance with Process Three. Appeals of CCDC's determination can be made to the Planning Commission. Appeals must be submitted in writing to CCDC within ten (10) working days following the date of CCDC's decision. Any determination that is appealed requires a Notice of Public Hearing ten (10) working days prior to the Planning Commission hearing.

Section 4. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Sections 103.1915 and 103.1925, to read as follows:

Sec. 103.1915 Property Development Regulations

A. through C. [No changes.]

D. Floor Area Ratios

1. through 4. [No changes.]

5. Within the Sports/Entertainment District, specified in Figure 2 of Chapter X, Article 3, Division 19, a floor area ratio of 6.5 shall apply throughout the district on the condition that a baseball park is developed within the district as authorized by Proposition C, approved by the voters of the City of San Diego on November 3, 1998 [Ordinance

No. O-18613 (New Series)]. To implement the intent and purposes of Ordinance No. O-18613 [New Series], in connection with the issuance of a Centre City Development Permit, transfers may be approved of any portion of the floor area permitted pursuant to this Section 103.1915(D)(5) from the baseball park and/or the Park at the Park (as defined in the Centre City Community Plan), to any other property within the district, if in each case such property to which the applicable floor area is transferred (1) is developed pursuant to a common plan or program with the property from which the floor area is transferred as approved by the City Council, and (2) if appropriate covenants, conditions and restrictions are imposed on the affected properties to memorialize the reallocation of permitted floor areas. However, in no event shall development which is issued a Centre City Development Permit after NOV 0 8 1999 be allowed in the district, which would result in average daily traffic (ADT) trips from such development (excluding ADT trips from a baseball park and Park at the Park) in excess of 55,128 cumulative ADT trips where ADT trips for the applicable land uses are calculated based on Centre City Cumulative Trip Generation Rates, Table 5 of Chapter X, Article 3, Division 19, as applied to the floor areas of the respective developments.

E. and F. [No changes.]

G. View Corridor Stepbacks

1. through 3. [No changes.]

**TABLE II OF SECTION 103.1915
VIEW CORRIDORS**

STREET	STEPBACK	STEPBACK ELEVATION
[Laurel through Fifth - No changes.]		
Pacific Highway [No changes.]		
*Street Wall and Building Bulk requirements (25' stepback above the building base) apply along the length of Broadway.		
H. through J. [No changes.]		
K.	Parking	
	1. Project Parking	
	a. [No changes.]	
	b. For Commercial/Professional office uses and for all other uses with a floor area ratio greater than 4.0, at least two (2) levels of parking shall be accommodated below grade prior to the provision of any above grade parking with the following exceptions:	
	(1) through (3) [No changes.]	
	(4) Below grade parking shall not be required for development located within the Sports/Entertainment District.	
	c. through g. [No changes.]	
	2. through 4. [No changes.]	
L.	[No changes.]	

1. through 3. [No changes.]

**TABLE III OF SECTION 103.1915
LOGO AREA**

[No changes in Table III.]

Sec. 103.1925 Land Use Classifications

[No changes to first paragraph.]

A. through D. [No changes.]

E. Public and Semi-Public

1. Ballpark, Stadiums and Arenas: Public or private facilities designed primarily for the purpose of observing or participating in organized sporting and entertainment events and other activities involving large assemblages of people.

2. Colleges and Universities: [No changes in text of this subsection.]

3. Community and Human Care Facilities Limited: [No changes in text of this subsection.]

4. Correctional Placement Centers: [No changes in text of this subsection.]

5. Cultural Institutions: [No changes in text of this subsection.]

6. Hospitals/Clinics: [No changes in text of this subsection.]

7. Park and Recreation Facilities: [No changes in text of this subsection.]

8. Performing Arts/Theatres: [No changes in text of this subsection.]
 9. Religious Assembly: [No changes in text of this subsection.]
 10. Schools, Public or Private: [No changes in text of this subsection.]
 11. Transportation Facilities, General: [No changes in text of this subsection.]
 12. Transportation Facilities, Limited: [No changes in text of this subsection.]
- F. through I. [No changes.]

**TABLE 4 OF SECTION 103.1925
LAND USE CLASSIFICATIONS PERMITTED
BY LAND USE DISTRICTS**

[See attached amended Table 4 of Section 103.1925.]

Section 5. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Figures 2 (Land Use Map), 3 (Required Street Level Uses), 4 (Floor Area Ratios), 5 (Residential Incentive Area), 7 (View Corridor Stepbacks), 9 (Sun Access Criteria), and 10 (Limited Vehicular Access) , as shown on the attached revised Figures 2, 3, 4, 5, 7, 9, and 10.

Section 6. That Chapter X, Article 3, Division 19, of the San Diego Municipal Code is amended by amending Figures 1 (Centre City Planned District Boundary), 6 (Street Level Incentive Area), 8 (Waterfront District), and 11 (The County Administration Center Design Zone) to replace the existing base map with the base map attached hereto as Exhibit A without change to any other information thereon, as shown on the attached revised Figures 1, 6, 8, and 11.

Section 7. That the amendments to Section 103.1910 herein shall be in addition to and shall not nullify any other amendments to Section 103.1910 which may be adopted on or before December 7, 1999.

Section 8. That the City Clerk is instructed to insert the effective date of this ordinance, once known, in the blank space providing in Municipal Code section 103.1915(D)(5).

Section 9. That the City Council has certified the Final Subsequent Environmental Impact Report ("FSEIR") pursuant to the California Environmental Quality Act and adopted Findings of Fact and Statement of Overriding Considerations for the above amendments. The City Council incorporates by reference, as if fully set forth herein, the FSEIR, the Resolution certifying the FSEIR, and the Findings of Fact and Statement of Overriding Consideration for the above amendments.

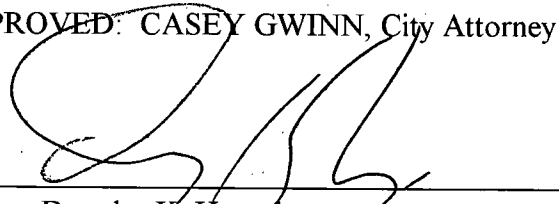
Section 10. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 11. This ordinance shall take effect and be in force on the thirtieth day from and after its passage. This ordinance shall terminate and be of no further force and effect, if at all, on the date of adoption of a resolution by the City Council abandoning its efforts to develop a baseball park within the Sports/Entertainment District [District] as authorized by Proposition C, approved by the voters of the City of San Diego on November 3, 1998 [Ordinance No. O-18613 (New Series)]. If this ordinance is so terminated, then all provisions of the Centre City Planned District Ordinance shall be automatically reinstated. The City Manager is instructed to notify the City Clerk to depublish the amendments made by the this ordinance and replace the previous provisions of the Centre City Planned District Ordinance. If the City commences construction of a

baseball park within the District as authorized by Ordinance No. O-18613 (New Series) prior to termination of this ordinance as provided above, then the termination provision above shall be null and void and this ordinance (and the provisions of the Centre City Planned District Ordinance as amended hereby) shall remain in full force and effect. Notwithstanding the termination of this ordinance, if applicable, properties with respect to which development rights have vested due to the issuance of building permits or other such entitlements during the period in which this ordinance is effective, may continue to be implemented in accordance with the terms and conditions of such entitlements.

APPROVED: CASEY GWINN, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

DKH:lc
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**TABLE 4 OF SECTION 103.1925
LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS**

LAND USE DISTRICTS

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	Commercial Office A	Rec./Vis./ Marine B	Mixed Use/ Res. Emph. C	Mixed Use D	Commercial Services E	Institutional F	Hotel/ Residential G	Sports/ Entertain. H
A. RESIDENTIAL								
Group Residential	X	X	X	X	X	X	X	X
Live/Work Quarters (Loft)	X	X	X	X	X	-	X	X
Living Units	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP
Multifamily Residential	X	X	X	X	X	X	X	X
Senior Citizen Housing	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP
B. COMMERCIAL/PROFESSIONAL OFFICE								
Professional & Business Offices	X	X	X	X	X	-	X	X
Governmental Offices	X	X	X	X	X	-	X	X
C. COMMERCIAL RETAIL								
Food/Grocery Sales	X	X	X	X	X	-	X	X
Retail Sales	X	X	X	X	X	-	X	X
Wholesale/Retail Sales	X	X	X	X	X	-	X	X
D. COMMERCIAL SERVICES								
Ambulance Services	X	-	-	X	X	-	-	-
Animal Hospitals	X	-	-	X	X	-	-	-
Artist's Studios	X	X	X	X	X	-	X	X
Banks, Credit Unions, and Savings and Loan Associations	X	-	X	X	X	-	X	X
Banquet Facilities, Clubs & Lodges	X	X	X	X	X	-	X	X
Building Materials & Services	X	-	-	X	X	-	-	-
Business & Home Services	X	-	X	X	X	-	X	X
Catering Services	X	-	X	X	X	-	X	X
Commercial Recreation & Entertainment	X	X	X	X	X	-	X	X
Commercial Communication Facilities	X	-	-	X	X	-	-	X
Eating & Drinking Establishments	X	X	X	X	X	-	X	X
With Alcoholic Beverage Service	CUP	CUP	CUP	CUP	CUP	-	CUP	X
With Live Entertainment	X	X	CUP	X	X	-	X	CUP
Laboratories	X	-	-	X	X	-	X	X
Mortuaries	X	-	X	X	X	-	X	-
Nurseries, Plant	X	-	X	X	X	-	X	X
Personal Improvement Services	X	-	X	X	X	-	X	X
Personal & Convenience Services	X	X	X	X	X	-	X	X
Research & Development Services	X	-	-	X	X	-	-	X
Visitor Accommodations								
Bed & Breakfast Inns	X	X	X	X	X	-	X	X
Hotels & Motels	X	X	-	X	X	-	X	X
Single Room Occupancy	X	X	X	X	X	-	X	X
E. PUBLIC AND SEMIPUBLIC								
Ballparks, Stadiums and Arenas	-	-	-	-	-	-	-	X
Colleges & Universities	X	-	X	X	X	X	X	X
Community & Human Care Facilities	CUP	-	-	CUP	CUP	-	-	-
Correctional Placement Centers	CUP	-	-	CUP	CUP	-	-	-
Cultural Institutions	X	X	X	X	X	X	X	X
Hospitals/Clinics	X	-	-	X	X	-	-	-
Park & Recreation Facilities	X	X	X	X	X	X	X	X
Performing Arts Theatres	X	X	X	X	X	X	X	X
Religious Assembly	X	-	X	X	X	-	X	X
Schools, Public or Private	X	X	X	X	X	X	X	X
Transportation Facilities								
General	X	X	-	X	X	-	-	-
Limited	X	X	X	X	X	X	X	X
F. VEHICLE/EQUIPMENT SALES AND SERVICES								
Automobile Rentals	X	X	-	X	X	-	-	-
Automobile Washing & Detailing	X	X	-	X	X	-	-	-
Service Stations	CUP	CUP	CUP	CUP	CUP	-	CUP	-
Vehicle/Equipment Sale and Rentals	X	-	-	X	X	-	-	CUP
Vehicle/Equipment Repair, Limited	X	-	-	X	X	-	-	-

**TABLE 4
LAND USE CLASSIFICATIONS PERMITTED BY LAND USE DISTRICTS**

LAND USE DISTRICTS

LAND USE CLASSIFICATIONS (As defined in section 103.1925)	Commercial Office A	Rec./Vis/ Marine B	Mixed Use/ Res. Emph. C	Mixed Use D	Commercial Services E	Institutional F	Hotel/ Residential G	Sports/ Entertain. H
G. INDUSTRIAL								
Industry								
General	CUP	CUP	-	CUP	CUP	-	-	-
Limited	X	X	-	X	X	-	-	-
Maintenance & Service Facilities	-	X	-	-	X	-	-	-
Marine Industry	-	X	-	-	-	-	-	-
Trucking Terminals	-	-	-	-	X	-	-	-
Utilities								
Major	-	-	-	-	X	-	-	-
Limited	X	X	X	X	X	X	X	X
Wholesaling, Distribution & Storage	-	-	-	X	X	-	-	-
H. PARKING								
Surface Parking	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Structured Parking	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
I. ACCESSORY USES								
	X	X	X	X	X	X	X	X

X: Permitted

CUP: Conditional Use Permit required

- : Not Permitted

**TABLE 5 OF CHAPTER X, ARTICLE 3, DIVISION 19
CENTRE CITY CUMULATIVE TRIP GENERATION RATES**

LAND USE	TRIP GENERATION RATE
COMMERCIAL-RETAIL	
Convenience Market:	
Open 15-16 Hours	37 trips/1,000 sq. ft.
Open 24 Hours	52 trips/1,000 sq. ft.
Lumber Store	24 trips/1,000 sq. ft.
Restaurant:	
Quality	32 trips/1,000 sq. ft.
High Turnover (sit-down)	27 trips/1,000 sq. ft.
Fast Food (with or without drive-through)	35 trips/1,000 sq. ft.
Shopping Center:	
Neighborhood	48 trips/1,000 sq. ft.
Community	28 trips/1,000 sq. ft.
Regional:	
Less than 500,000 sq. ft.	0.65 [Ln(T) = 0.756 Ln(x) + 5.25]
500,000 sq. ft. or more	0.63 [Ln(T) = 0.756 Ln(x) + 5.25]
Specialty Retail Center (Strip Commercial)	18 trips/1,000 sq. ft.
Supermarket	60 trips/1,000 sq. ft.
FINANCIAL INSTITUTION	
Bank:	
Excluding drive-through	25 trips/1,000 sq. ft.
With drive-through	31 trips/1,000 sq. ft.
Drive-through only	34 trips/lane
Savings and Loan	26 trips/1,000 sq. ft.
INDUSTRIAL	
Industrial/Business Park	13 trips/1,000 sq. ft.
Large Industrial Park	7 trips/1,000 sq. ft.
Small Industrial Park	12 trips/1,000 sq. ft.
Warehousing	4 trips/1,000 sq. ft.
LIBRARY	
LODGING	
Hotel (w/convention facilities/restaurant)	9 trips/1,000 sq. ft.
Motel	8 trips/1,000 sq. ft.
Resort Hotel	7 trips/1,000 sq. ft.
OFFICE	
Commercial Office:	
Less than 100,000 sq. ft.	0.85 [Ln(T) = 0.756 Ln(x) + 3.95]
100,000 sq. ft. or more	0.81 [Ln(T) = 0.756 Ln(x) + 3.95]
Corporate Headquarters/Single Tenant Office	
Less than 100,00 sq. ft.	0.62 [Ln(T) = 0.758 Ln(x) + 3.95]
100,000 sq. ft. or more	0.50 [Ln(T) = 0.766 Ln(x) + 3.95]
Government Office (Civic Center)	10 trips/1,000 sq. ft.
Medical Office	17 trips/1,000 sq. ft.
Post Office:	
Distribution (walk-in only)	11 trips/1,000 sq. ft.
Community (without mail drop lane)	18 trips/1,000 sq. ft.
Community (with mail drop lane)	27 trips/1,000 sq. ft.
Scientific Research and Development	7 trips/1,000 sq. ft.
RECREATION	
Movie Theater	7 trips/1,000 sq. ft.
RESIDENTIAL	
Multi-Family Unit:	
Under 20 dwelling units per acre	5 trips/dwelling unit
20 or more dwelling units per acre	4 trips/dwelling unit
Retirement/Senior Citizen Housing	2.5 trips/dwelling unit
Single Family Detached	6 trips/dwelling unit

Notes:

The above land uses are expected to generate less trips in Centre City than outside downtown because: In Centre City mass transit has a higher percentage of mode split; due to high density: "walk" trips are a greater percentage of internal trips; parking availability and costs (people do not necessarily park where they work or visit). The trip rates shown are based on "Development of Centre City Trip Generation Rates," by S. Pazargadi, August 1990.

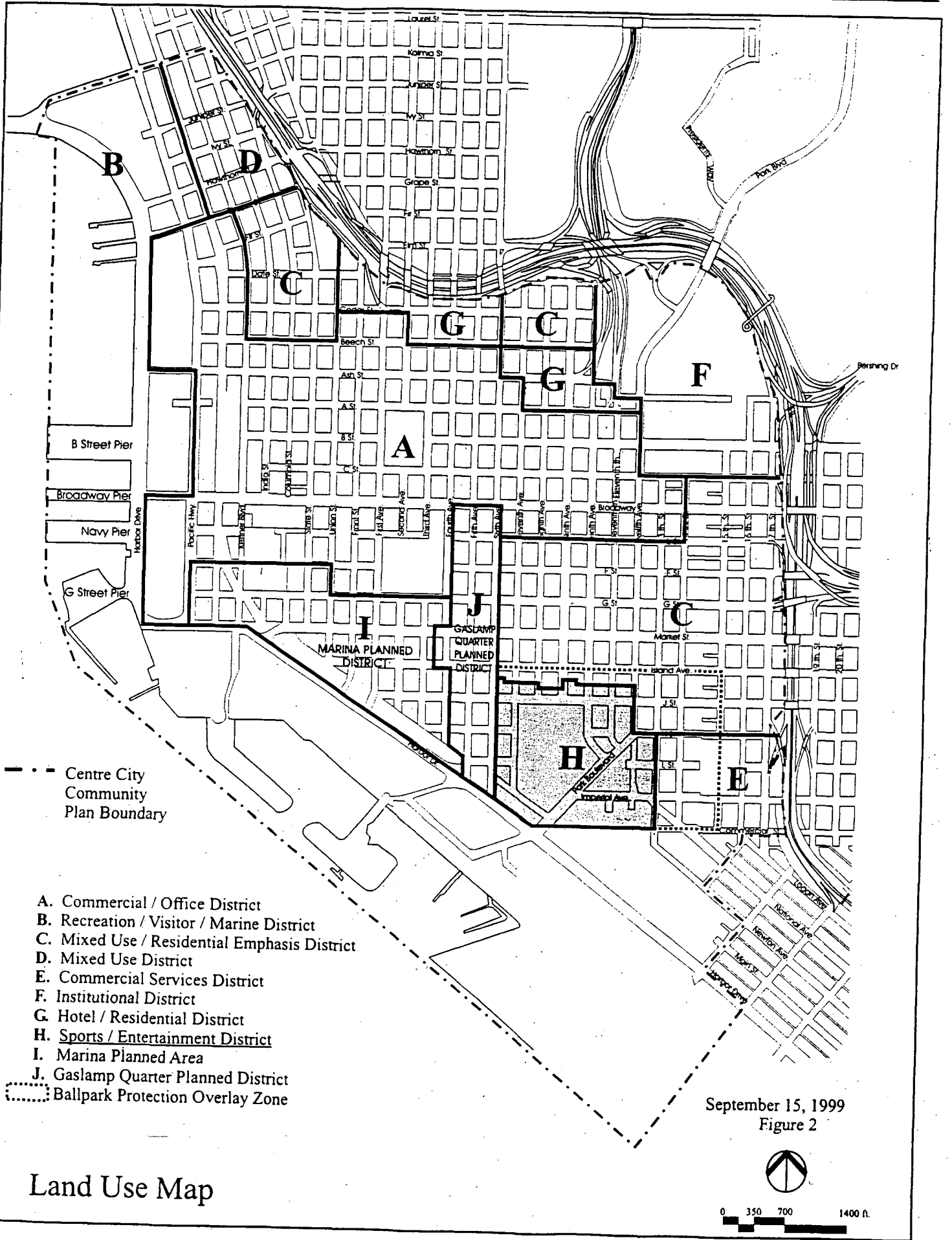
Ln = Natural Logarithm (see notes on Table 1)

T = Trips

X = Gross Leasable Area in 1,000 square feet

09/15/99

0-18707



- A. Commercial / Office District
- B. Recreation / Visitor / Marine District
- C. Mixed Use / Residential Emphasis District
- D. Mixed Use District
- E. Commercial Services District
- F. Institutional District
- G. Hotel / Residential District
- H. Sports / Entertainment District
- I. Marina Planned Area
- J. Gaslamp Quarter Planned District
- Ballpark Protection Overlay Zone

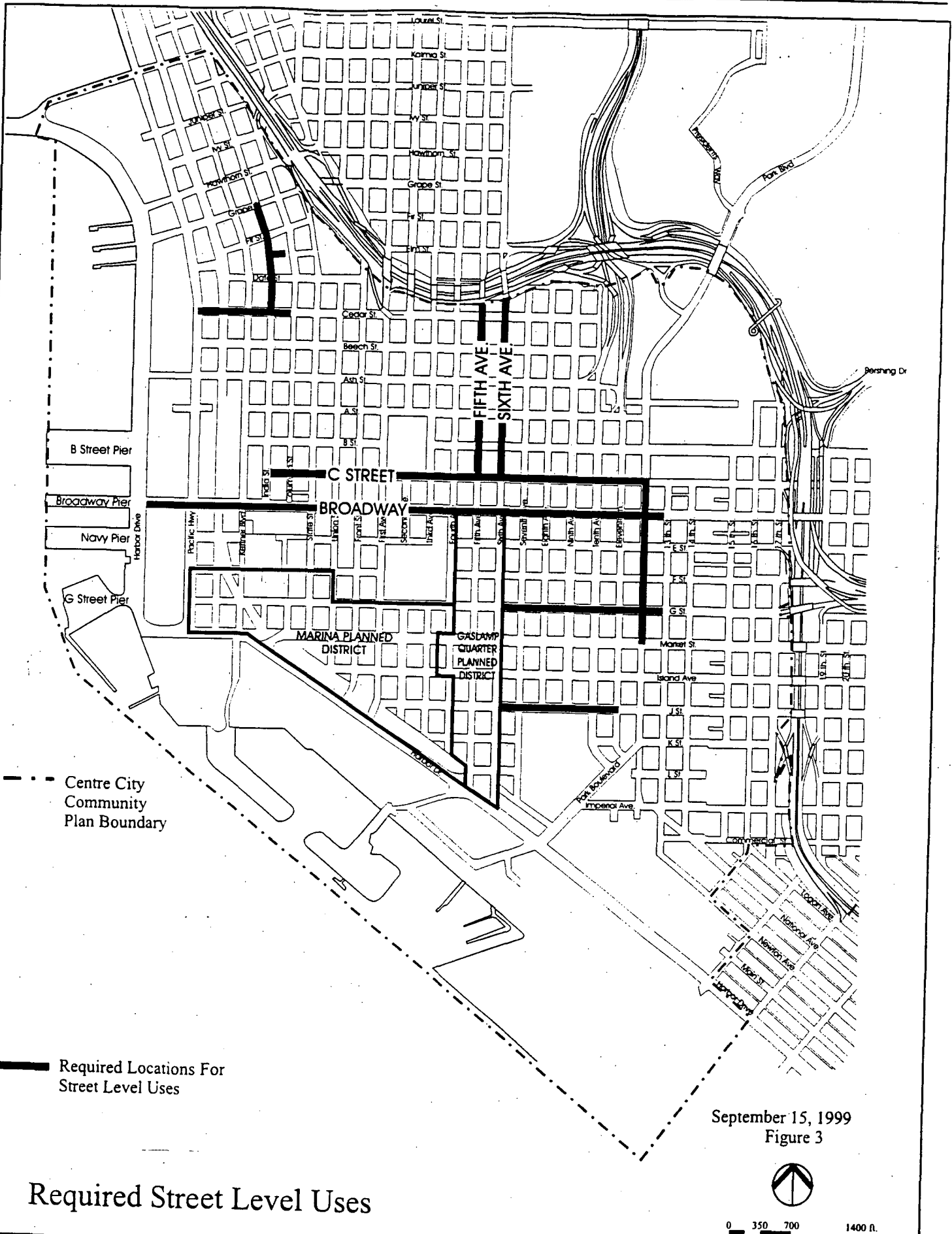
September 15, 1999
Figure 2

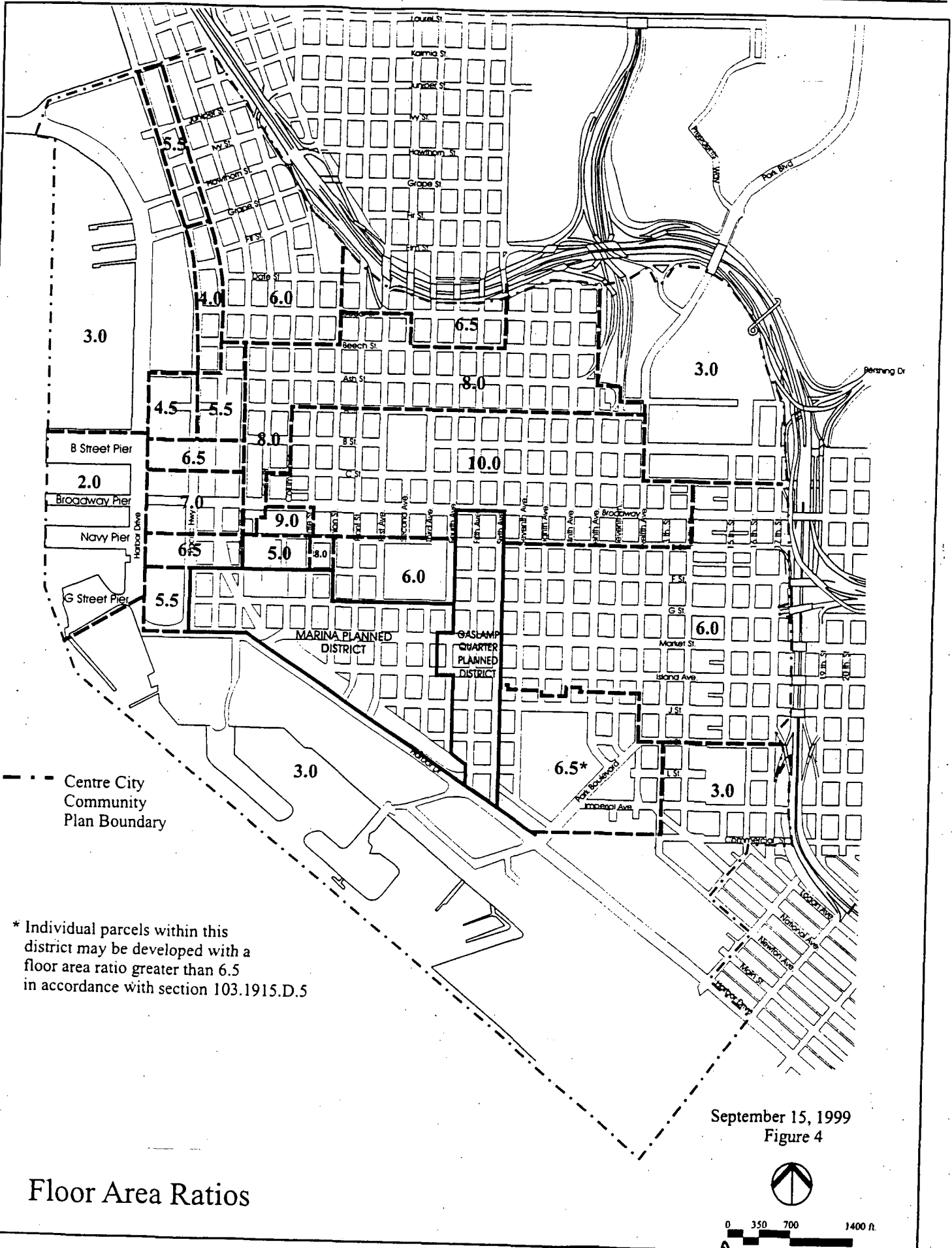


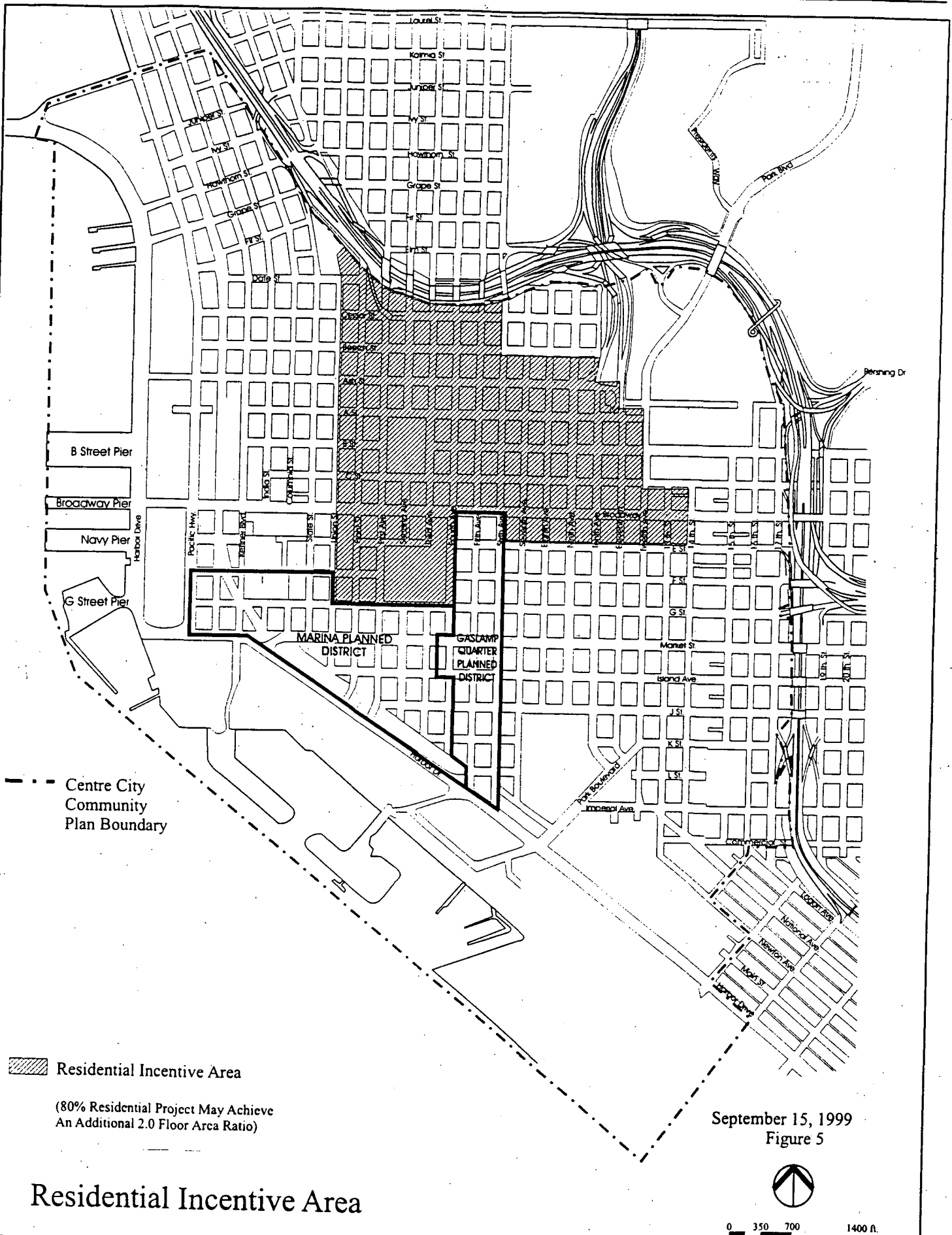
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Land Use Map

0-18707







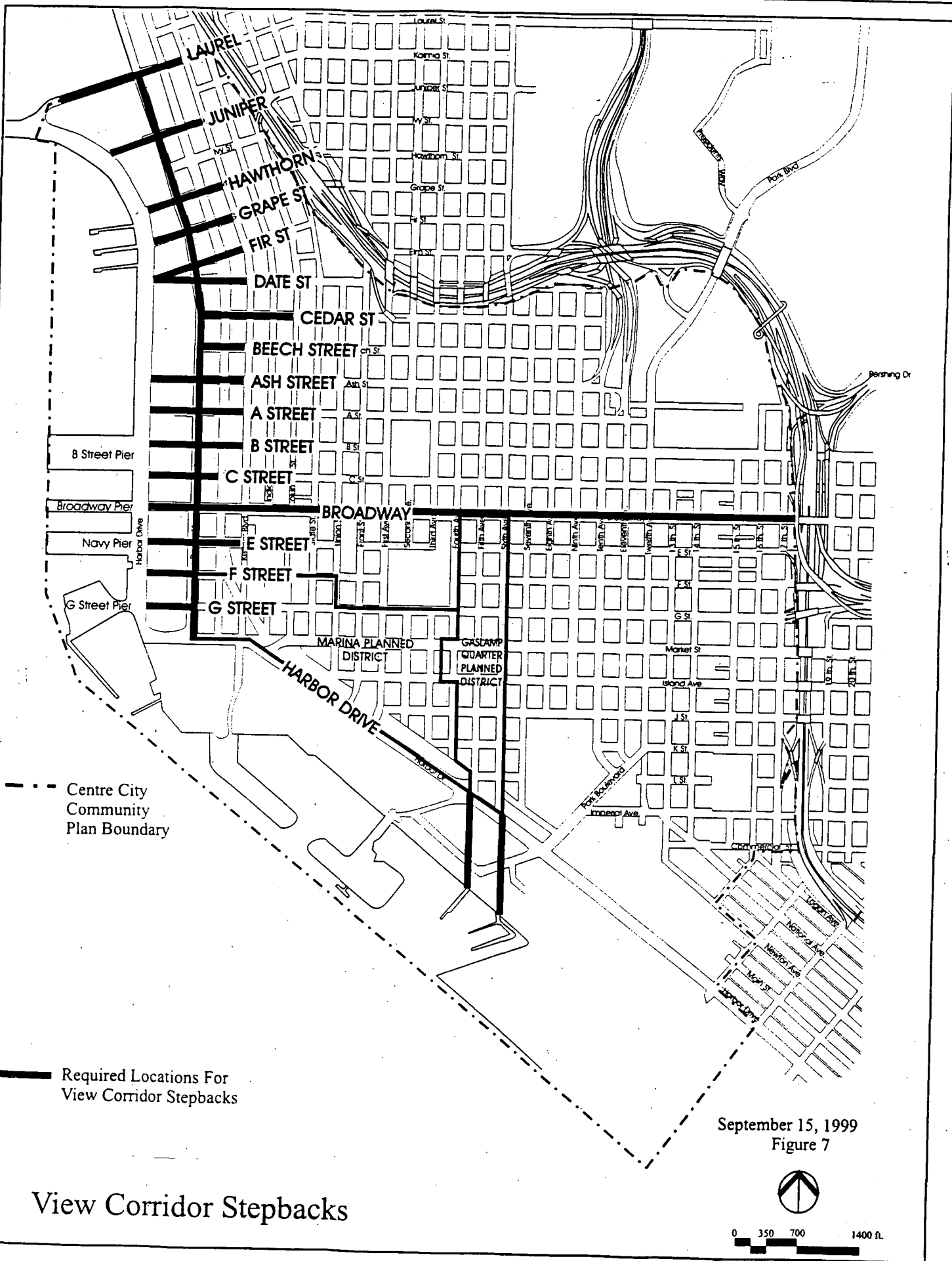
 Residential Incentive Area
 (80% Residential Project May Achieve
 An Additional 2.0 Floor Area Ratio)

September 15, 1999
 Figure 5

Residential Incentive Area

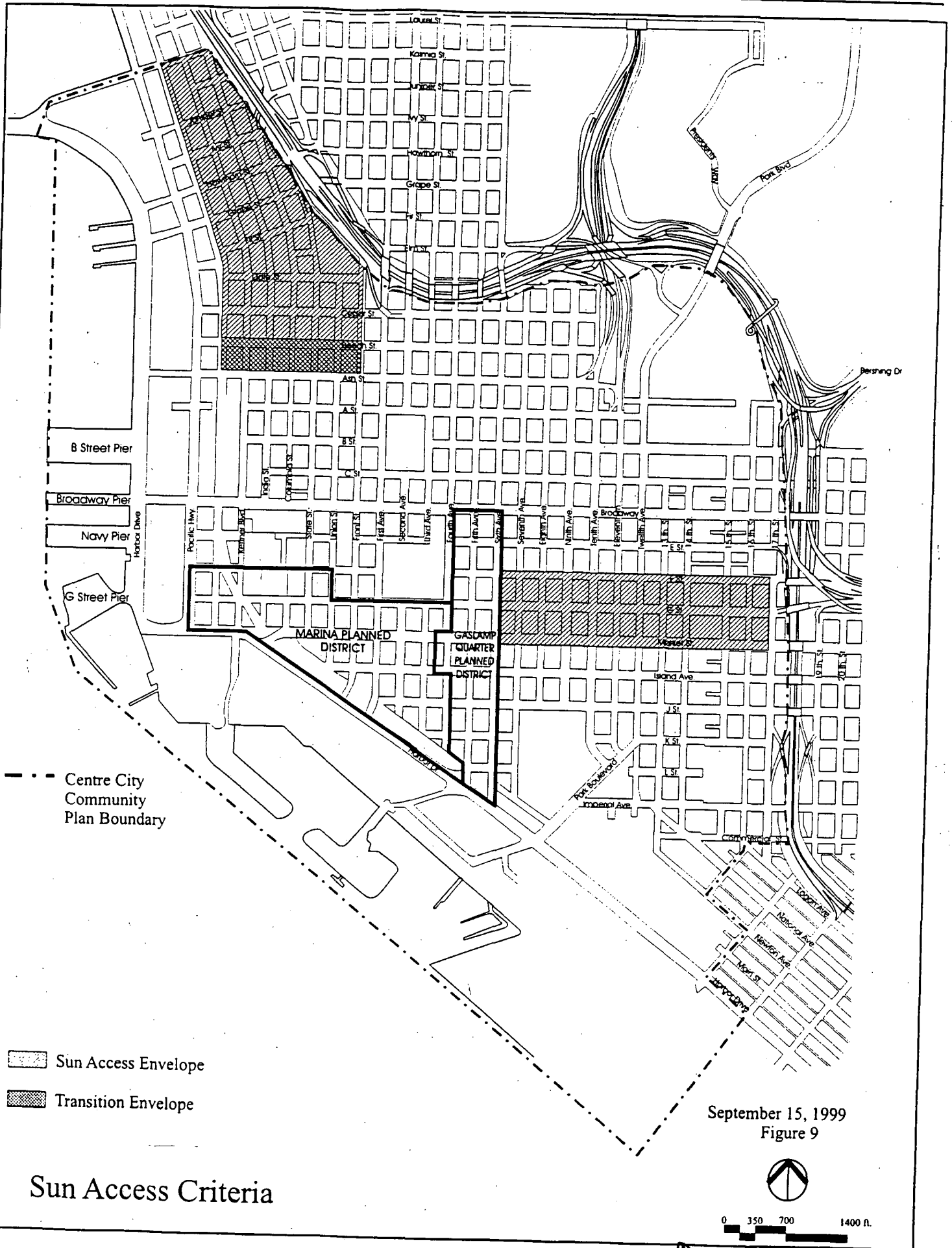


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View Corridor Stepbacks

0-18707

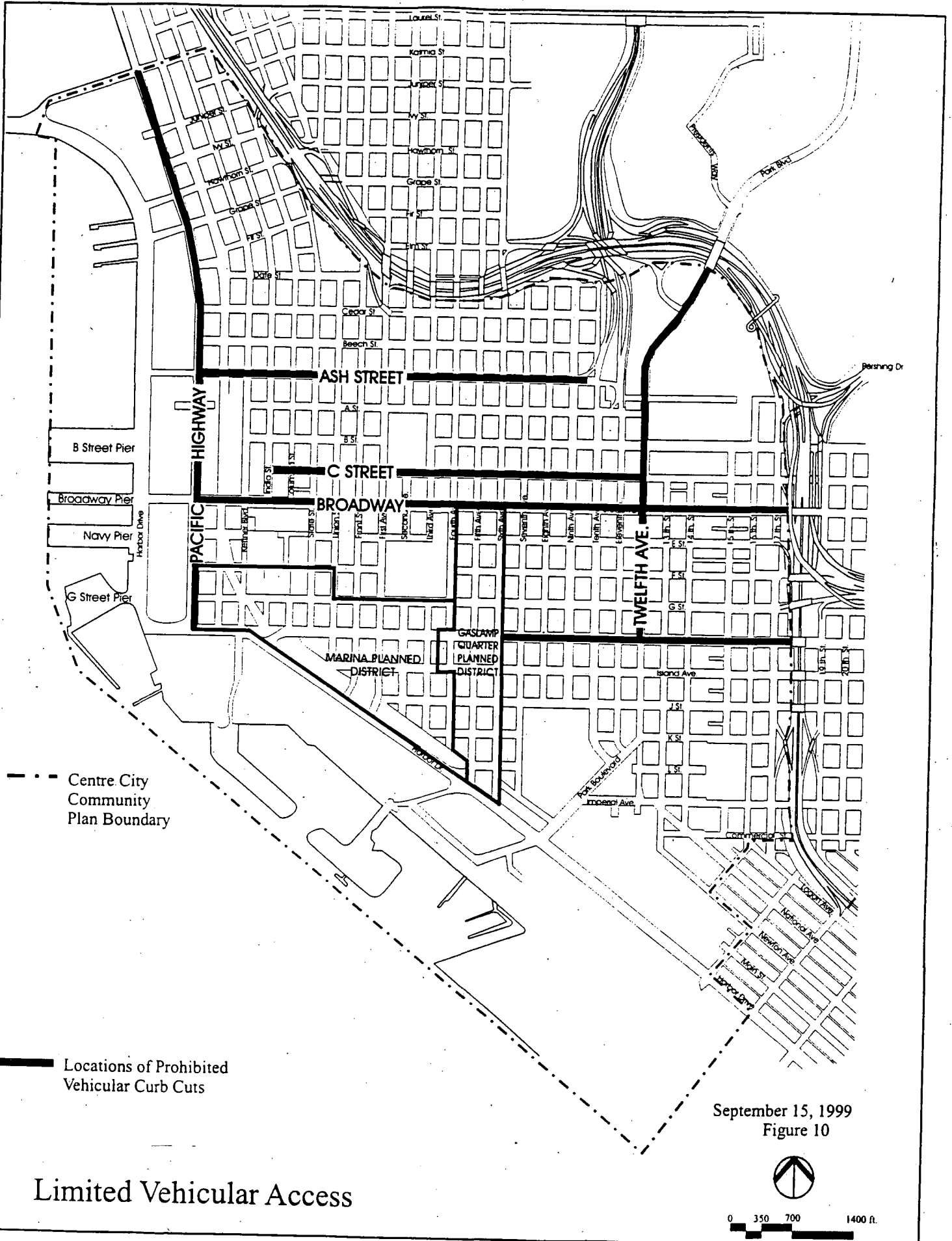


Sun Access Criteria

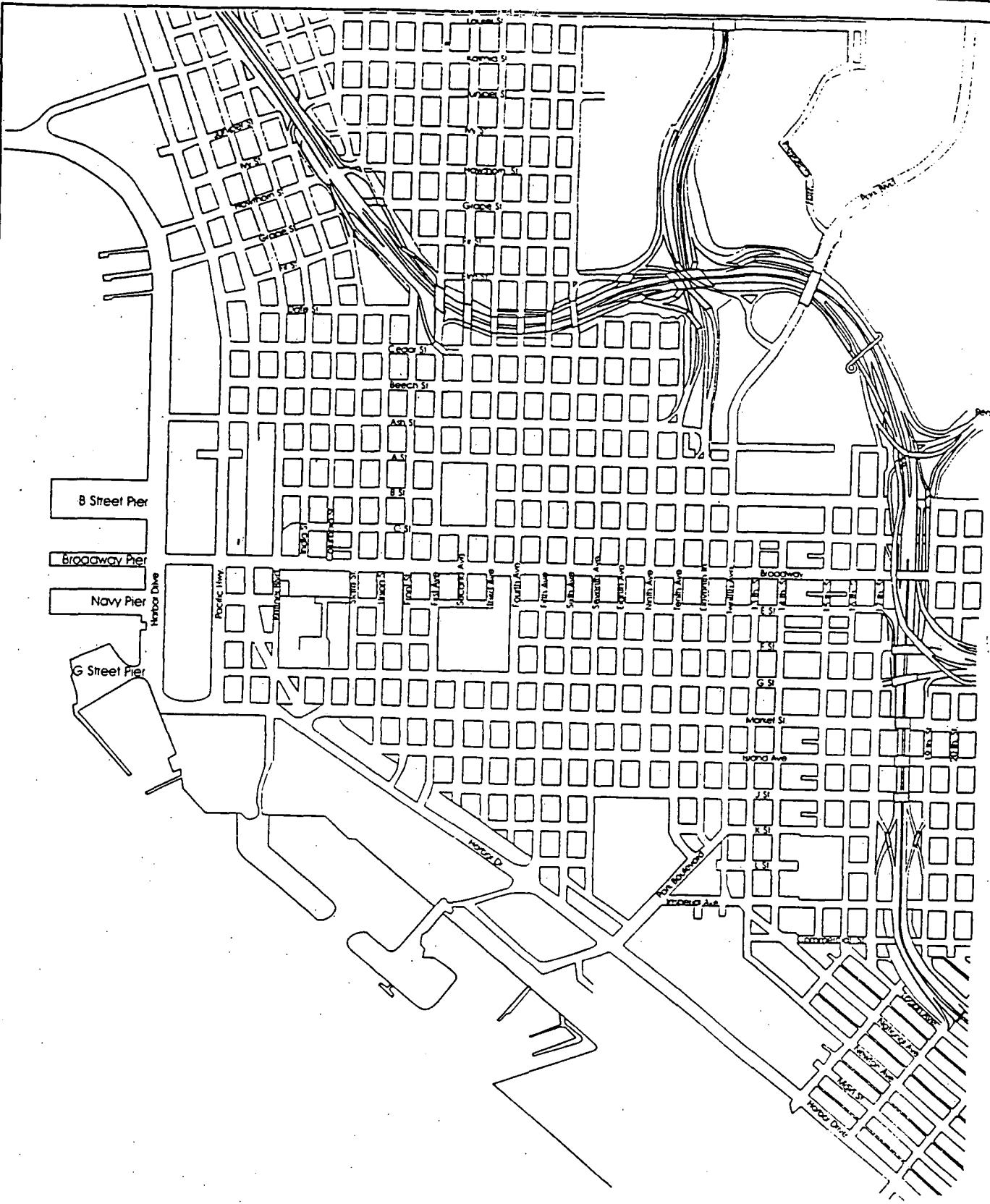
September 15, 1999
Figure 9

0 350 700 1400 ft.

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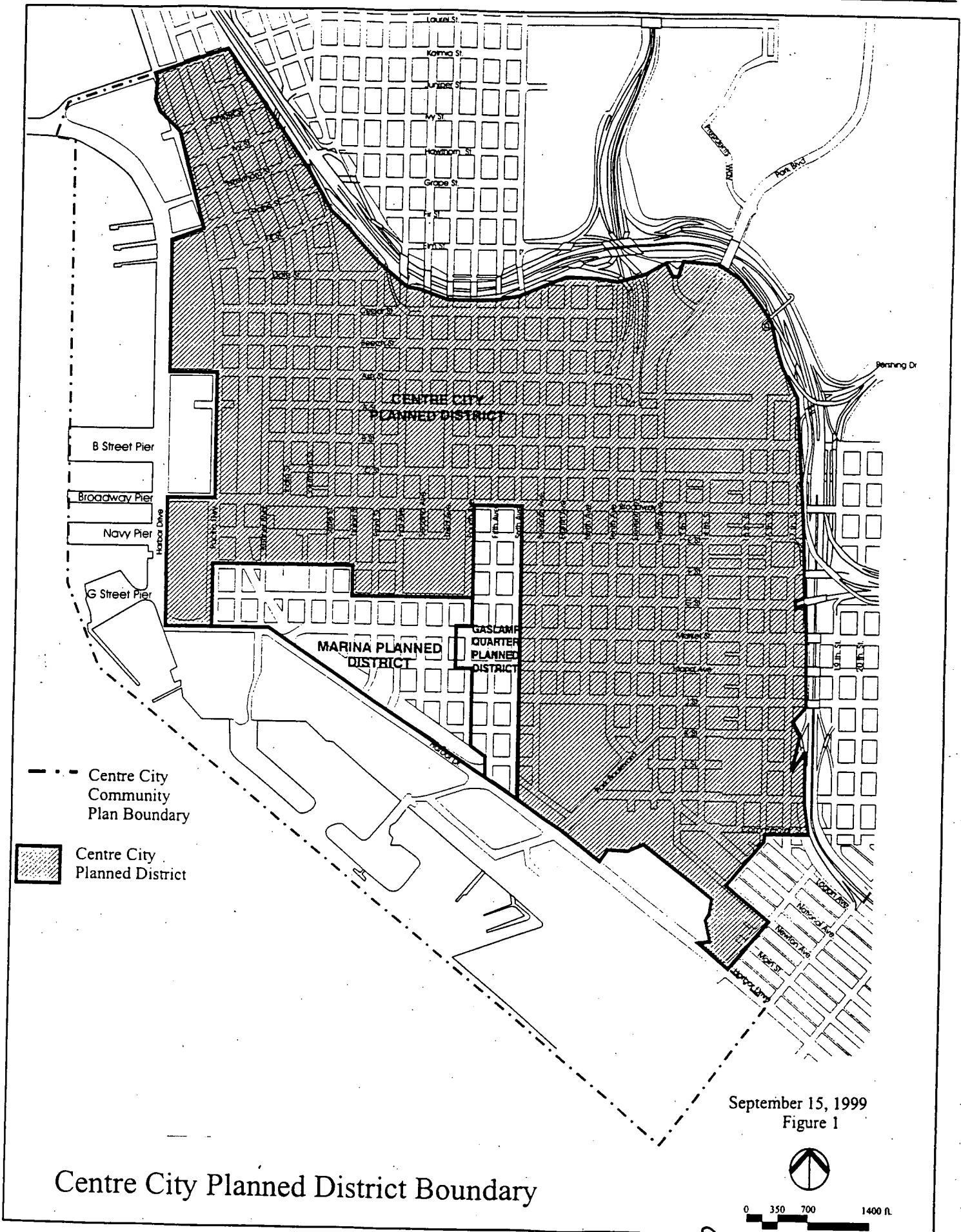
August 10, 1999

PROPOSED

Centre City Planned District Base Map - Exhibit "A"



0-18707



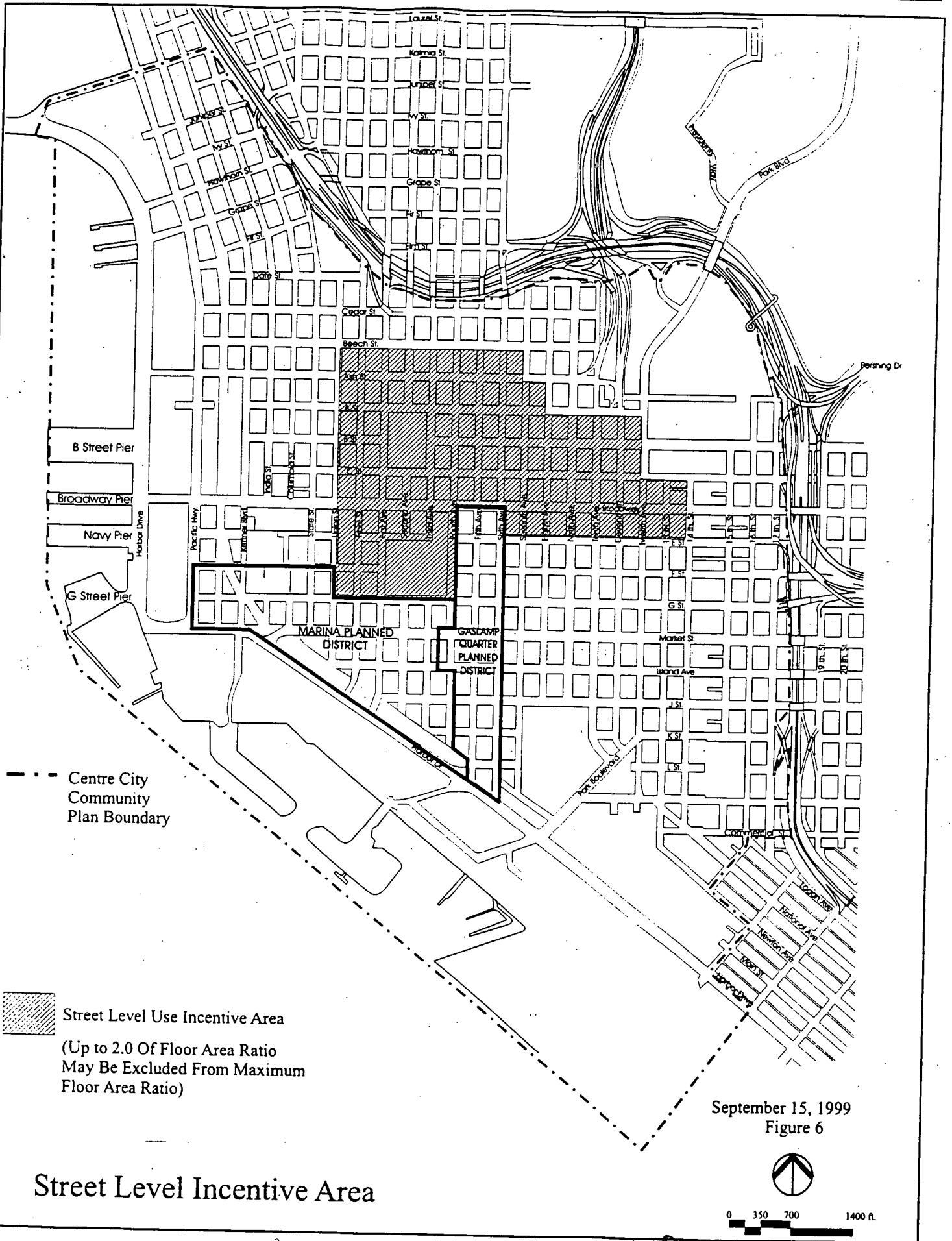
September 15, 1999
Figure 1



0 350 700 1400 ft.

Centre City Planned District Boundary

0-18707



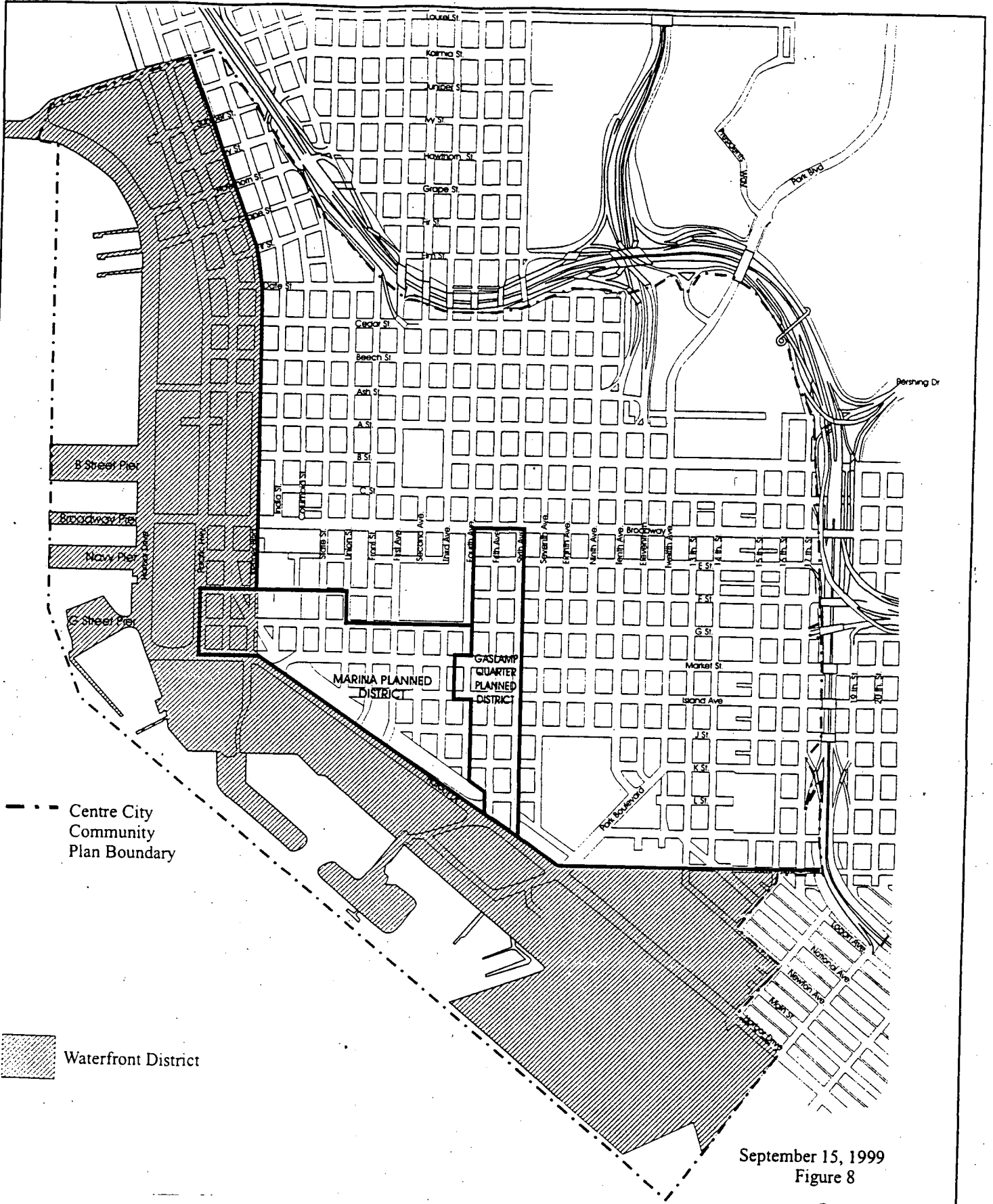
September 15, 1999
Figure 6



0 350 700 1400 ft.

Street Level Incentive Area

0-18707



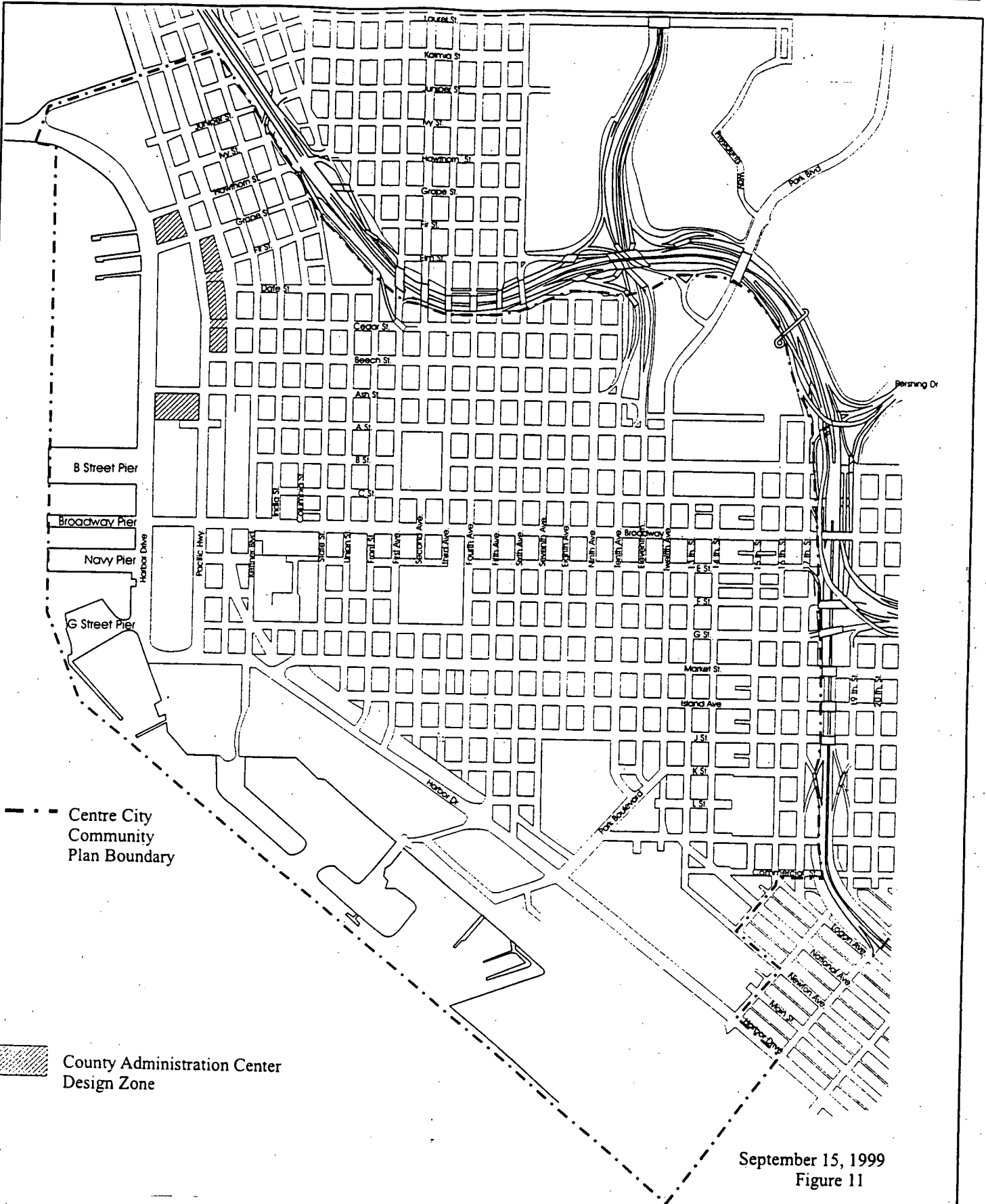
Waterfront District

September 15, 1999
Figure 8



0 350 700 1400 ft.

0-18707



--- Centre City Community Plan Boundary

▨ County Administration Center Design Zone

September 15, 1999
Figure 11



0 350 700 1400 ft.

The County Administration Center Design Zone

0-18707