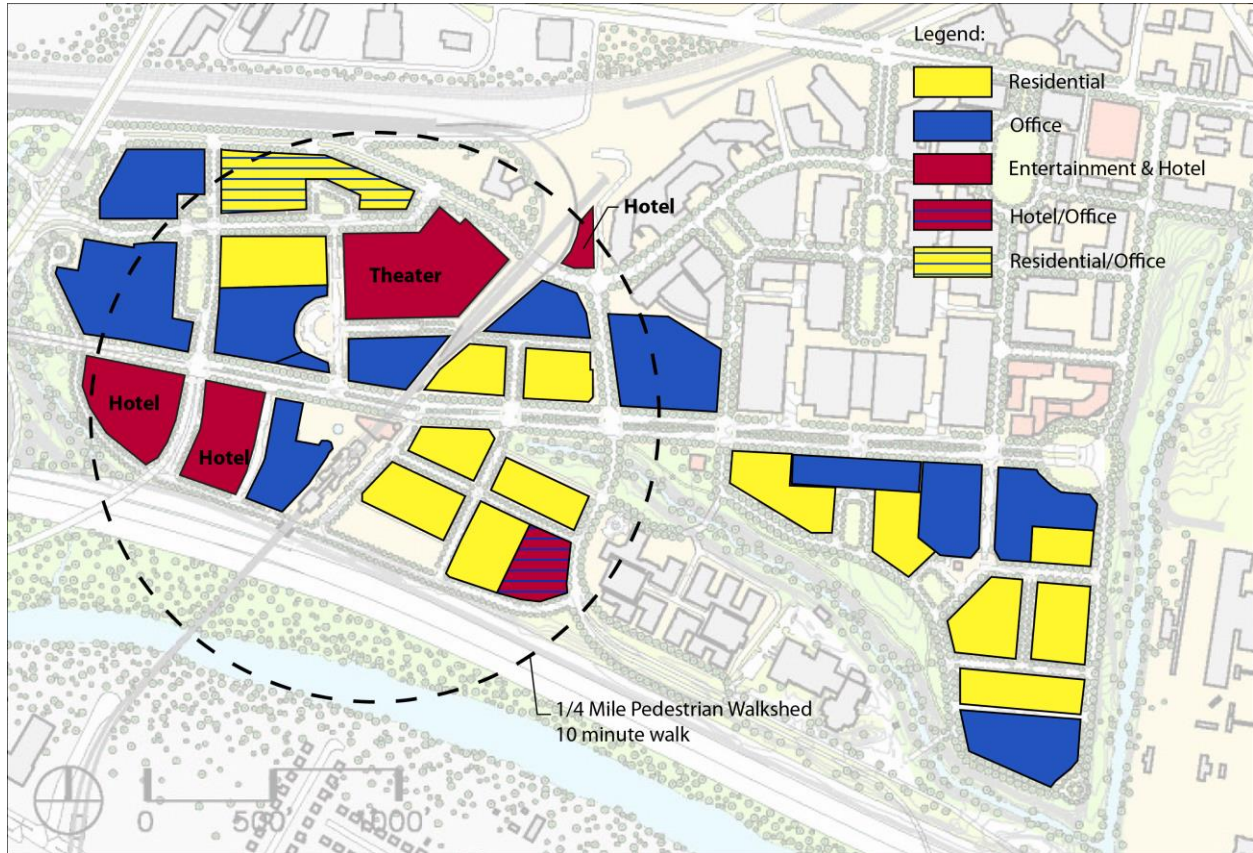


**Master Plan Amendment #2017-0009  
Eisenhower East Small Area Plan Update Phase I**

**Technical Amendments**

1. **Figure 4-5** Land Use Map shall be replaced with amended Land Use Map below



Note: Per MPA 2009-0003 (ord. 4643), Block 29 land use was changed to Utility and Office, and Block 30 land use was changed to Utility.

2. **Figure 4-9 Development Controls for CDD2** shall be replaced with **Figure 4-9 Development Controls for CDD2 as amended below**. Changes are shown in underline.

**Figure 4-9 Development Controls for CDD2**

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

Further, Figure 4-9 shall be amended to add the underlined notes below: (Existing notes are not underlined).

1. MPA2006-0002. Ord 4462 (See Also DSUP 2005-0011)
2. MPA#2008-0006. Ord No.4617. 9/12/2009
3. MPA#2009-0002. Ord No.4758. 4/14/2012
4. MPA#2011-0005. Ord No.4758. 4/14/2012
5. MPA#2013-0002. (Ord No. Unknown). 6/15/2013
6. MPA#2014-0009. Ord No.4917. 12/13/2014
7. MPA#2017-0006. Ord No. 5089. 10/14/2017

8. MPA#2017-0009 Ord No. #####. ###/###/####
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. 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.
12. Block 20 must provide 95,000 sq. ft. minimum hotel or office use.
13. 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:
  - a. Combine into one development block without the provision of a mid-block street connection identified in the Plan;
  - b. 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.