

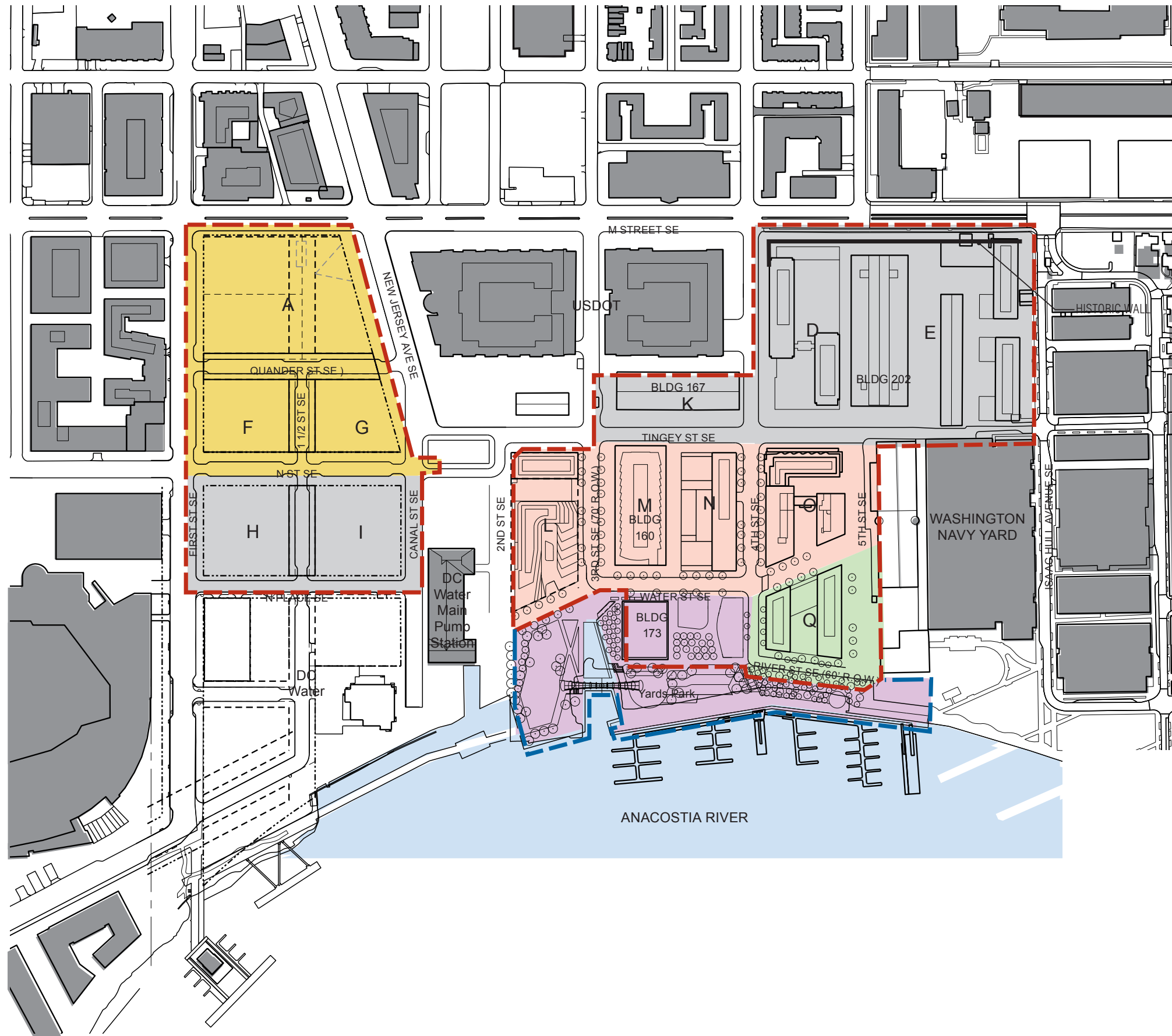
- KEY:
- SEFC DEVELOPMENT AREA
 - SEFC OPEN SPACE AREA
 - CONTRIBUTING STRUCTURES
 - SEFC-1
 - SEFC-2
 - SEFC-3
 - SEFC-4











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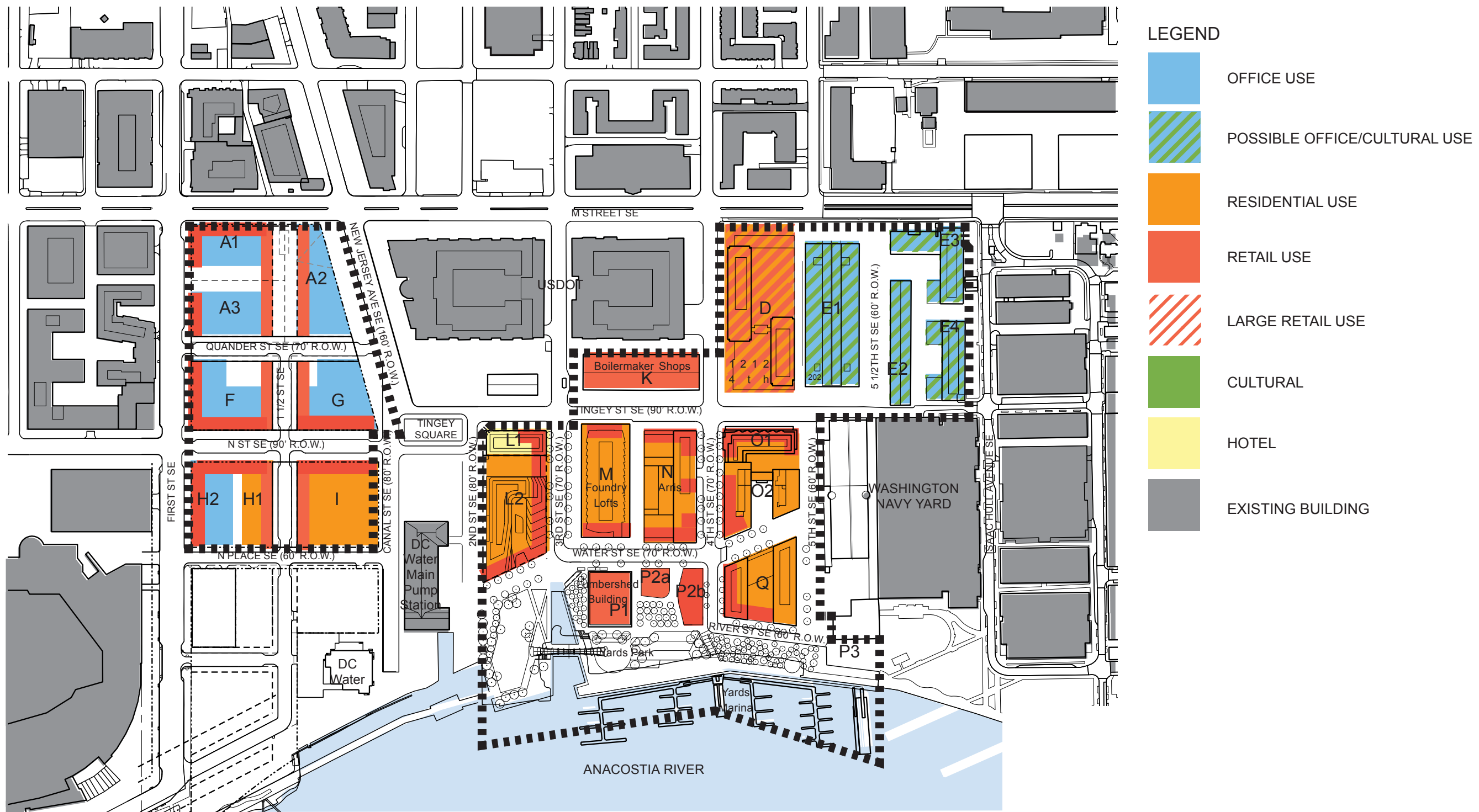


KEY:

-  SEFC DEVELOPMENT AREA
-  SEFC OPEN SPACE AREA
-  CONTRIBUTING STRUCTURES
-  SEFC-1-A
-  SEFC-1-B
-  SEFC-2
-  SEFC-3
-  SEFC-4



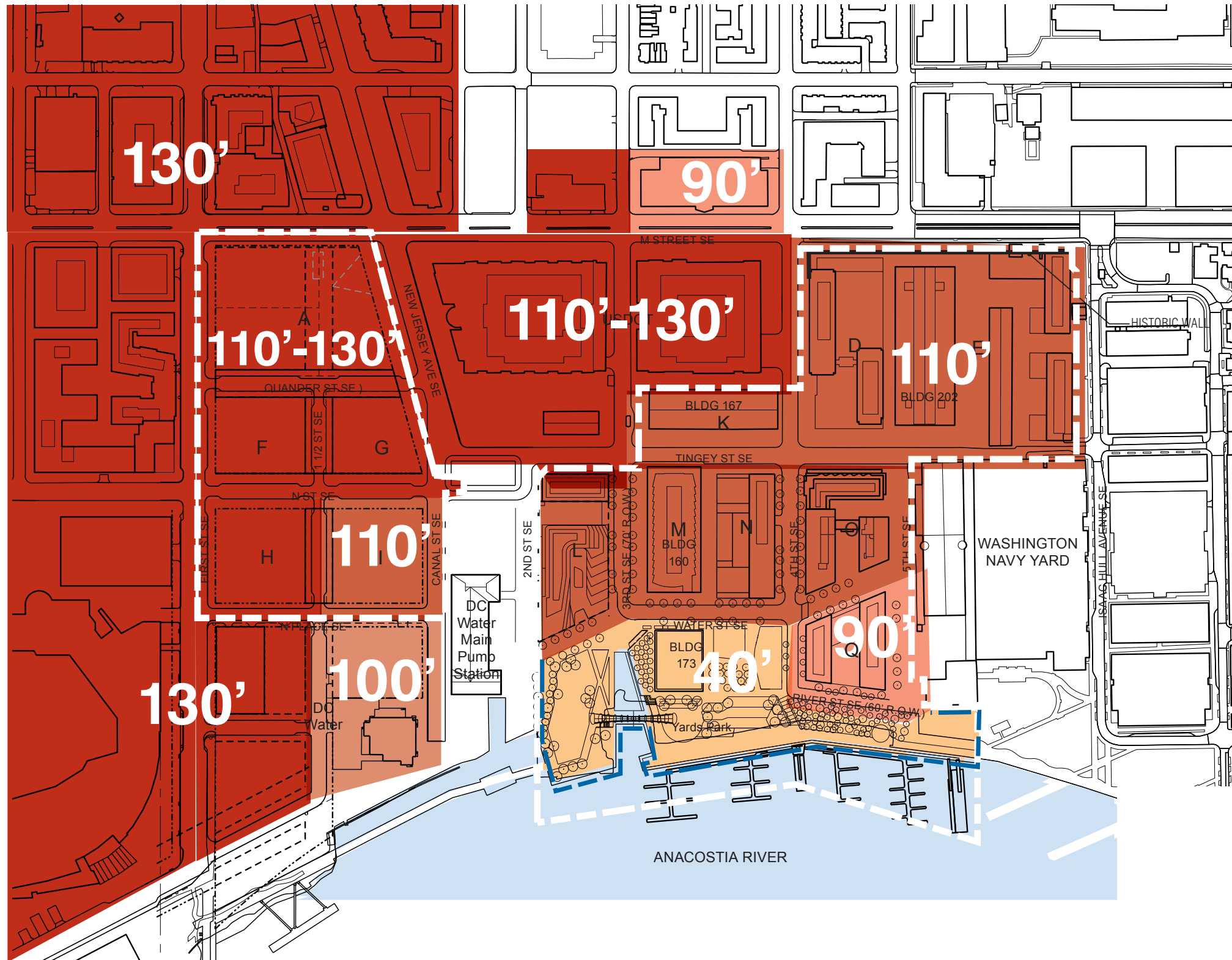
PROPOSED LAND USE DIAGRAM



LEGEND

- OFFICE USE
- POSSIBLE OFFICE/CULTURAL USE
- RESIDENTIAL USE
- RETAIL USE
- LARGE RETAIL USE
- CULTURAL
- HOTEL
- EXISTING BUILDING

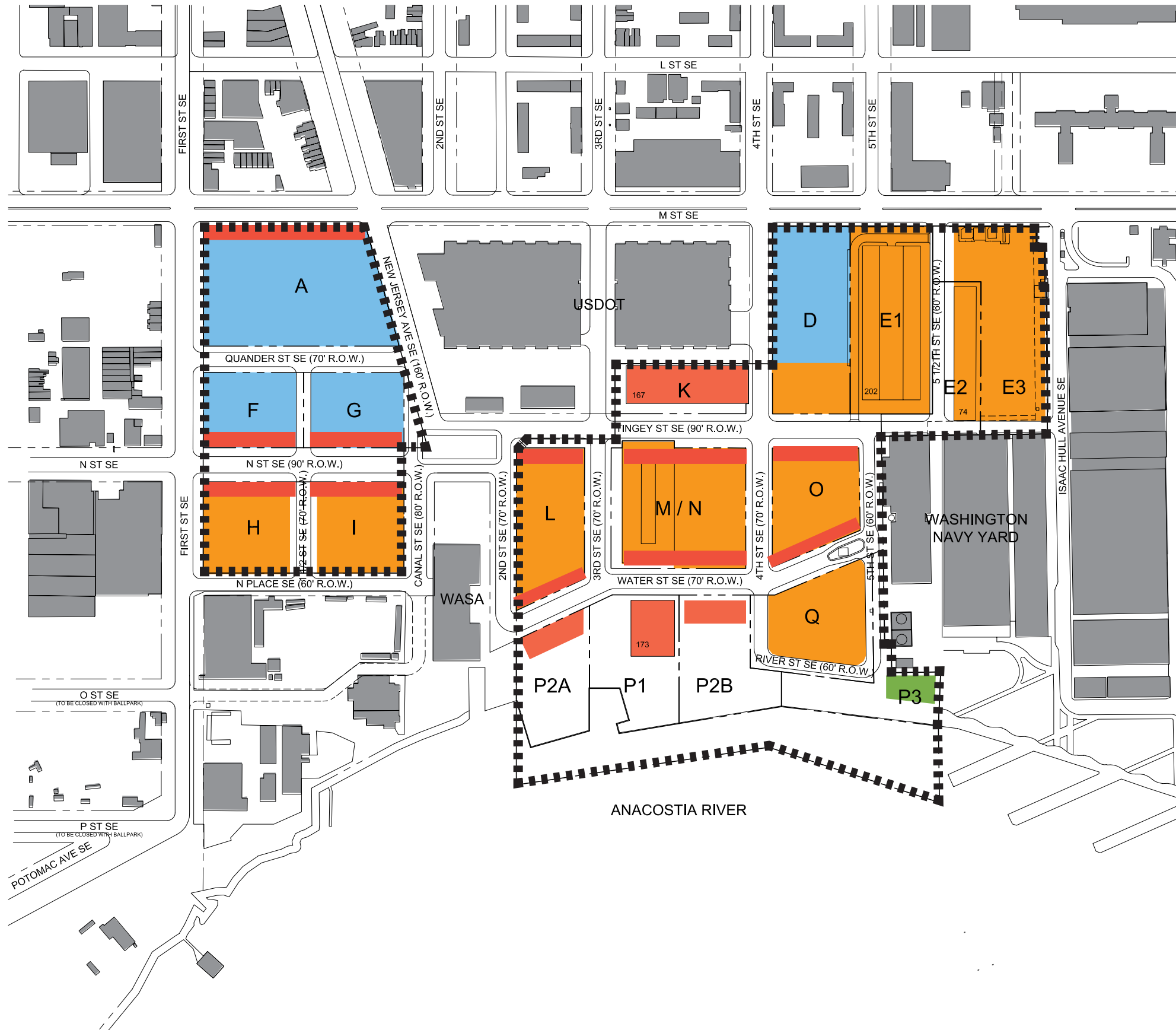




* ALLOWED WITH IZ & RESIDENTIAL BONUS DENSITY



2006 LAND USE DIAGRAM



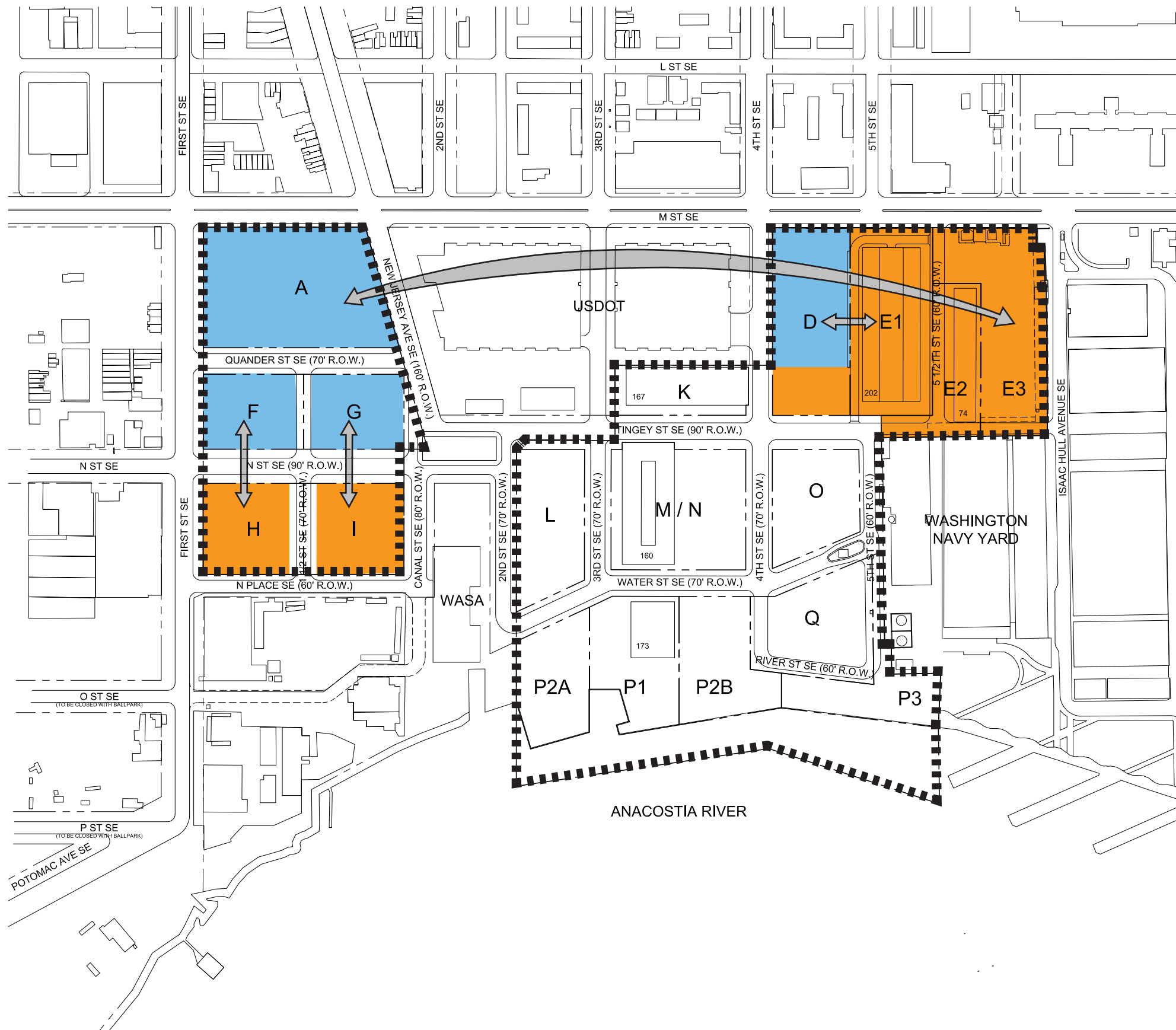
LEGEND

- OFFICE USE
- RESIDENTIAL USE
- RETAIL USE
- CULTURAL/ NON RESIDENTIAL USE
- EXISTING BUILDING

0 300'



COMBINED LOT DEVELOPMENT LINKAGE



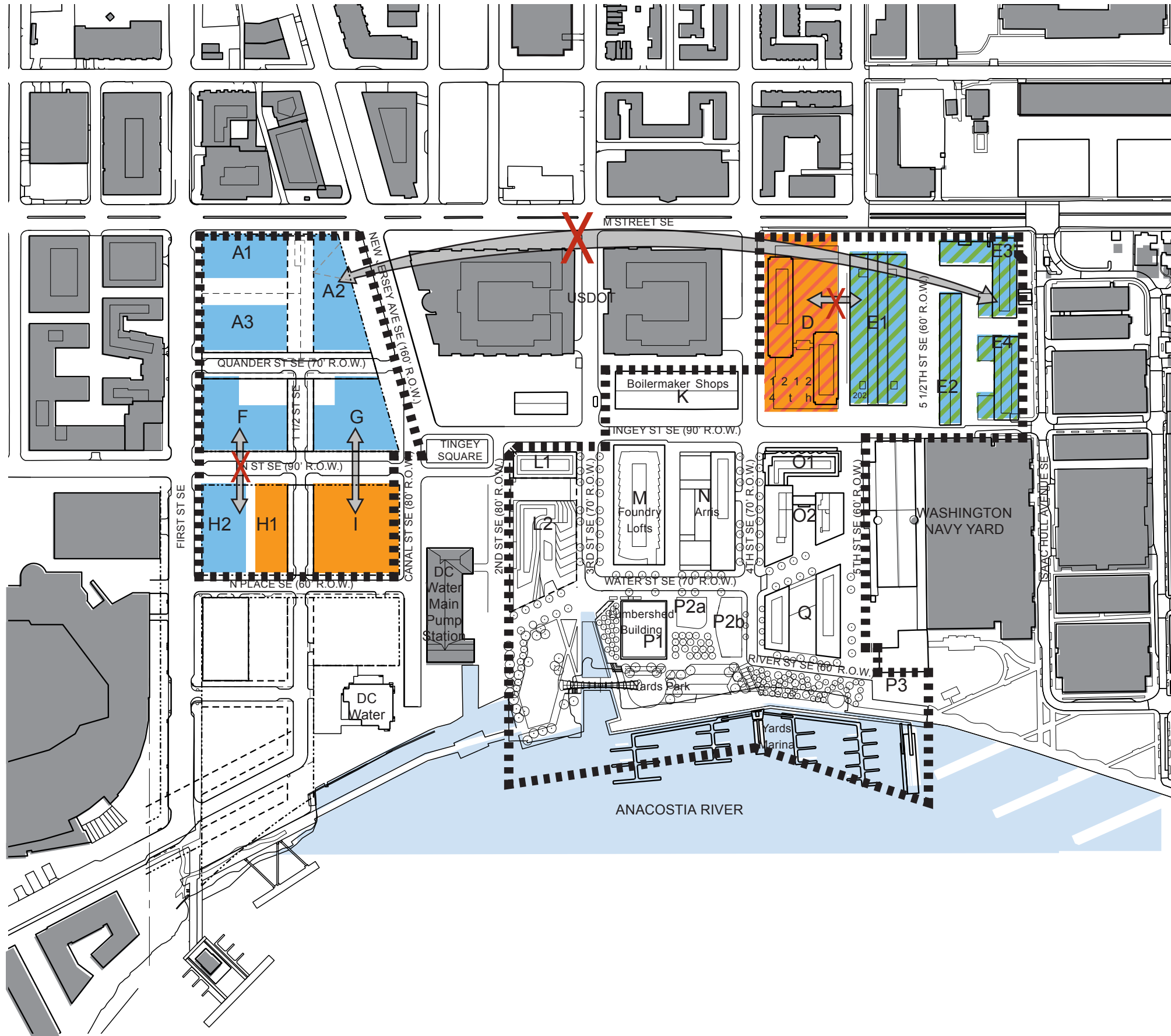
PARCELS A, D, F, AND G ARE PROPOSED TO BUILT OUT AS OFFICE BUILDINGS WITH GROUND FLOOR RETAIL, IN ACCORDANCE WITH COMBINED LOT DEVELOPMENT PROCEDURES OF THE SEFC OVERLAY DISTRICT.

TYPICALLY IN THE SEFC/ CR ZONING DISTRICT, NON-RESIDENTIAL DENSITY IS LIMITED TO 3.0 FAR OF THE 6.0 FAR A BUILDING SITE GENERATES. THROUGH COMBINED LOT DEVELOPMENT, TWO OR MORE SEFC/CR ZONED LOTS, WEATHER CONTIGUOUS OR NON-CONTIGUOUS, MAY BE COMBINED FOR THE PURPOSE OF ALLOCATING RESIDENTIAL AND NON-RESIDENTIAL USES REGARDLESS OF THE NORMAL LIMITATION ON FLOOR AREA BY USES ON EACH LOT, PROVIDED THAT THE AGGREGATE RESIDENTIAL AND NON-RESIDENTIAL FLOOR AREA SHALL NOT EXCEED THE MATTER-OF-RIGHT MAXIMUM DENSITY OF THE UNDERLYING ZONE DISTRICT.

THERE ARE MANY POTENTIAL COMBINATIONS OF LOTS THAT ARE FEASIBLE. THIS DIAGRAM DESCRIBES ONE POSSIBLE LINKAGE STRATEGY.



ADJUSTED PARCELS



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