

TO: City Plan Board

Item Number: 5

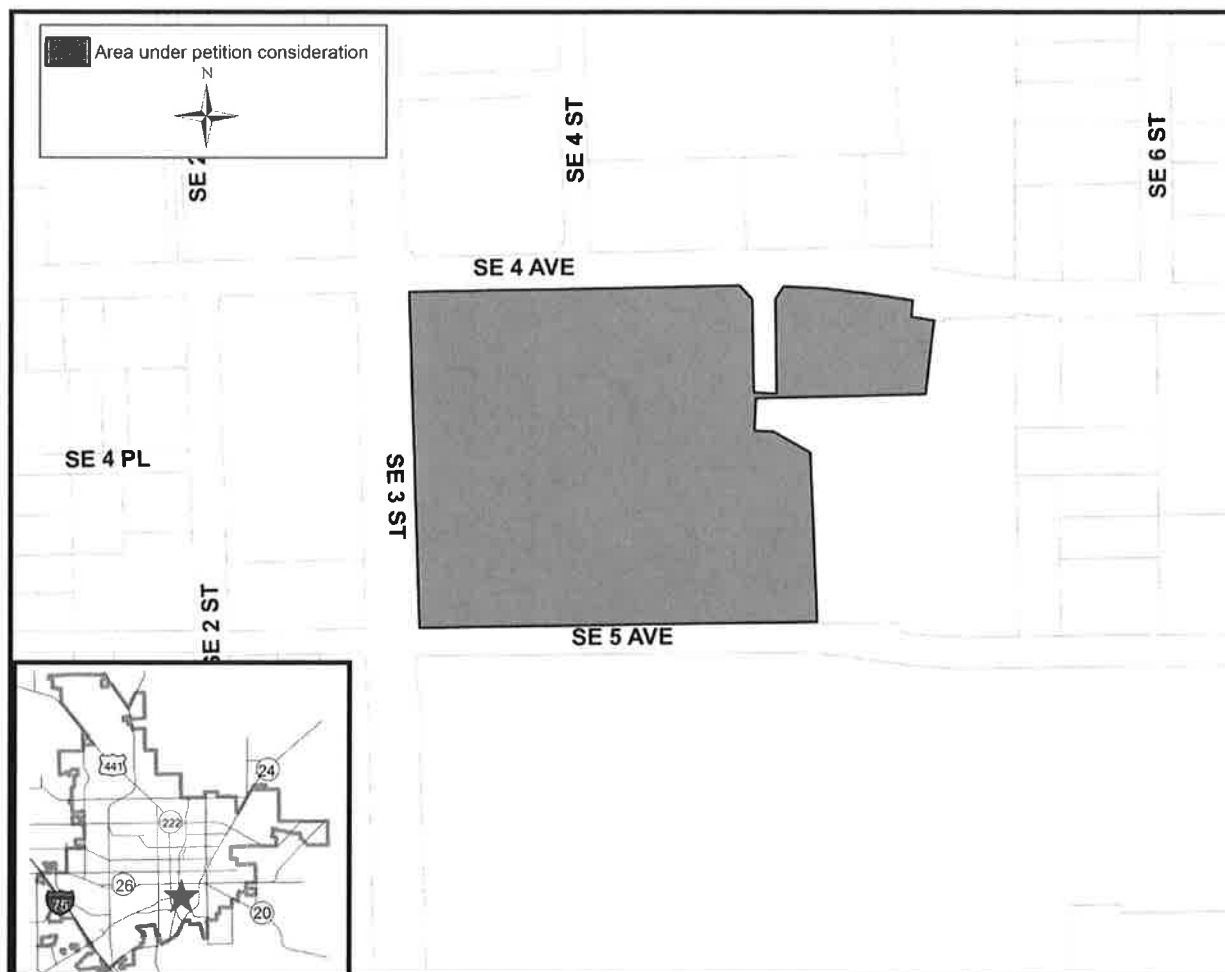
FROM: Planning & Development Services Department
 Staff

DATE: July 24, 2014

SUBJECT: Petition PB-14-76 ZON. eda engineers-surveyors-planners, inc., agent for City of Gainesville. Rezone property from Public services and operations district (PS) and CCD: Up to 150 units /acre central city district to UMU-2: 10 – 100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district. Located at 301 & 503 SE 4th Avenue. Related to PB-14-75 LUC & PB-14-77 TCH.

Recommendation

Staff recommends approval of Petition PB-14-76 ZON.



Description

This proposed rezoning is for an approximately 5.07-acre, City-owned, developed property (see map on previous page, and see Exhibit B-1 for an aerial photograph of the property and surrounding area) on the south edge of downtown Gainesville, four blocks south of East University Avenue (State Road 26) and three blocks east of South Main Street. The property is the site of the Gainesville Regional Utilities (GRU) administration building and of GRU fleet management facilities. The property fronts SE 3rd Street on the west, SE 4th Avenue on the north, and SE 5th Avenue on the south. It is immediately west of City-owned property previously used by GRU. It is within the Innovation Zone (see Exhibit B-2 for map of Innovation Zone) and is within the Traditional City (Traditional City Special Area Plan), and is not within or adjacent to the Southeast Historic District.

This petition is related to Petition PB-14-75 LUC, which proposes a small-scale comprehensive plan amendment from Public & Institutional Facilities (PF) and Mixed-Use High-Intensity, up to 150 units per acre (MUH), to Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) land use. This petition is also related to Petition PB-14-77 TCH, which proposes amending Section 30-65.2, Urban Mixed-use district 2 (UMU-2) to update Figure 1.3 District Boundary Map, Figure 2.3 Street Types, and Figure 3.1 Height Limits, and adding Division J Public administration (excluding Correctional institutions (IN- 9223)) as a use by right.

North of the property are an office building, multi-family residential dwellings, and vacant City-owned property adjacent to Sweetwater Branch Park. The land use to the north is MUH (Mixed-Use High-Intensity, up to 150 units per acre), and the zoning is CCD (Up to 150 units/acre central city district).

East of the property are unoccupied GRU facilities (Public & Institutional Facilities land use, and PS (Public services & operations district) zoning). UMU-2 land use and zoning for these properties to the east are pending. Petitions PB-14-55 LUC and PB-14-54 ZON were heard by the Plan Board on May 22, 2014 and are currently scheduled to be heard by the City Commission on August 7, 2014.

South of the property is GRU's Kelly Power Plant (Public & Institutional Facilities land use, and PS (Public services & operations district) zoning).

West of the property are a GRU parking lot and a private warehouse (Mixed-Use High-Intensity, up to 150 units per acre land use, and CCD (up to 150 units/acre central city district) zoning). See Exhibits B-3 and B-4 for the existing and proposed zoning maps and Exhibit C-1 for the Application.

The existing Public services and operations district (PS) zoning that is on most of the property (all but the northeast corner, which has CCD (up to 150 units/acre central city district) zoning) is primarily for utilities, recreation, and public facilities. The existing PS zoning on the majority of property severely limits its redevelopment potential. The proposed Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) mixed-use district zoning allows a mixture of residential, retail, service and office/research uses, and, if

approved will greatly increase the potential for redevelopment of this property. An essential component of the UMU-2 zoning district is orientation of structures to the street and multi-modal character of the area. Retail and office uses must be scaled to fit the character of the area. The maximum building height allowed by UMU-2 is six stories and up to 8 stories by special use permit.

Power District

The developed property is within the Downtown Community Redevelopment Area (CRA) and within the Power District. The Power District includes City-owned property that is generally bounded (see Power District Boundaries map in the neighborhood workshop documents of Exhibit C-1, Application) by SE 4th Avenue on the north, South Main Street on the west, Depot Park and the RTS fleet maintenance and operations facility on the south, and SE 4th and SE 7th Streets on the east. The CRA Board (comprised of the members of the Gainesville City Commission) in December 2013 approved the Power District Redevelopment Plan. This redevelopment plan consists of a general master plan (street and block layout), public works standards, building design standards, and development controls. These development controls include a six-story height limit and a three-story height limit with a step-back for areas that are adjacent to residentially-zoned properties. The Power District, as stated in its Core Planning Principles under “Build on What’s Existing” (within the Application, Exhibit C-1) gives the City “an opportunity to catalyze new development while building on the area’s industrial character through adaptive reuse of existing structures.” Under the Principle of “Plan Incrementally and Build Slowly” this “will build redevelopment momentum for the district with many successive small projects and create an organic character that is in keeping with the surrounding neighborhood.”

Related Petition PB-14-77 TCH proposes a six-story height limit for UMU-2 properties within this developed portion of the Power District. This is consistent with the Power District Redevelopment Plan.

Key Issues

- The proposed rezoning to UMU-2 is consistent with the City’s Comprehensive Plan redevelopment goals.
- The proposed rezoning to UMU-2 provides the best zoning category to implement the Power District Redevelopment Plan, and it will greatly increase the potential for redevelopment of the property.

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

The proposed rezoning to UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit, urban mixed-use district is fully consistent with the related, proposed Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) land use, and is consistent with Future Land Use Policy 1.2.3, Goal 2, Objective 2.1, and Policy 4.4.1, below. See Exhibit A-1 for other relevant Gainesville Comprehensive Plan policies.

Future Land Use Element

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1 **Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.**

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:
Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit)

This category allows a mixture of residential, retail, service and office/ research uses. The Urban Mixed-Use districts are distinguished from other mixed-use districts in that they are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. An essential component of the district is orientation of structures to the street and multi-modal character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. All new non-single-family principal buildings shall have a minimum height of 24 feet. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, and pedestrian/vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

2. Conformance with the Land Development Code

The proposed rezoning to UMU-2 will implement the related, proposed UMU-2 land use category on this property. The UMU-2 district allows for residential uses from 10-100 units per acre, and up to 25 additional units by special use permit, plus a broad range of nonresidential uses. The UMU-2 zoning district regulations are in the Application (Exhibit C-1).

At the development plan stage, any proposed development will be required to meet all applicable requirements of the Land Development Code.

3. Changed Conditions

The major changed condition of this developed City-owned property is the December 2013 approval of the Power District Redevelopment Plan by the CRA Board, and the City's decision to change the land use and zoning to appropriate, compatible categories that allow an increased range of permitted uses, in order to facilitate the leasing of available space in the GRU Administration Building and to facilitate the eventual redevelopment of the GRU fleet management facilities site.

4. Compatibility

The proposed UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit, urban mixed-use district zoning proposed for this developed public utilities property at the south edge of downtown is compatible with adjacent properties and the surrounding area. Compatibility will be furthered by the Power District Redevelopment Plan and by the building height limitations proposed by related Petition PB-14-73 TCH for the Power District area within the UMU-2 zoning district. See Table 1 on Page 9 of this staff report for a tabular summary of adjacent existing uses and adjacent zoning and land use categories. As noted in the Description section of this report, see Exhibit B-1 for the aerial photograph, and Exhibits B-3 and B-4 for maps of the existing and proposed zoning for this 5.07-acre property and surrounding area.

5. Impacts on Affordable Housing

The proposed UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit, urban mixed-use district zoning allows residential use on this 5.07-acre property, unlike the existing Public services and operations district (PS) zoning that is on most of the property. The UMU-2 zoning, if approved, has the potential to have a positive impact on the supply of affordable housing in Gainesville.

Transportation

The property is currently developed with the three-story, GRU Administration Building and the one-story fleet management facilities, so redevelopment trip credits will be available. The applicant has stated that the Power District will be developed at a much lower intensity and density than the maximums that can be allowed under UMU-2 land use. The applicant's transportation analysis for this small-scale land use amendment is based on a probable redevelopment scenario of 1.0 FAR (floor area ratio). The 2.36-acre portion of the property that

is “primed for redevelopment” (source: Exhibit C-1, page 9 of Justification Report) has a probable development scenario (applicant’s reasonable assumption) of 1.0 FAR (102,800 sq. ft. of non-residential development) and 50 units per acre (118 residential units) for transportation impact analysis purposes. 100 total PM Peak hour trips are anticipated at future build-out, as are 866 Average Daily Total trips (which reflect the Transportation Mobility Element Policy 10.2.5 allowance for reducing by 40 percent the net, new average daily trip generation for any mixed-use project that includes both a residential and non-residential component where residential dwelling units equal at least 10 percent of the floor area of commercial/office uses).

The property is located within Zone A of the Gainesville Transportation Mobility Program Area (TMPA), which, per Transportation Mobility Element Policy 10.1.3 states, “shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida.” The City rescinded transportation concurrency with the adoption of its updated Comprehensive Plan. Therefore, development within Zone A is not required to meet level of service (LOS) standards for concurrency, but is required to comply with Policy 10.1.4 of the Transportation Mobility Element (see Exhibit A-1 - Comprehensive Plan GOPs).

At the time of development plan review, this 5.07-acre property will be subject to the TMPA Zone A requirements of Transportation Mobility Element Policy 10.1.4. Various transportation mobility requirements listed in Policy 10.1.4 must be met by the developer for any development or redevelopment within Zone A. The developer is also required to provide any transportation modifications that are site-related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals.

The property is served by three two-lane roads (SE 4th AVE, SE 5th AVE, and SE 3rd ST), and is three blocks west of South Main Street and four blocks south of East University Avenue (State Road 26). The property is approximately 100 feet from the Rosa Parks RTS Downtown Station (located on the west side of SE 3rd ST across from the Kelly Power Plant, and shown on the Transportation Mobility Map Series map entitled Existing Transit Hubs & Transit-Supportive Hubs) which is a transfer station that provides access to all RTS bus routes within the City. The various RTS routes that serve the Downtown Station are listed in the Application (Exhibit C-1).

Environmental Impacts and Constraints

The current FEMA Flood Insurance Rate Map (FIRM) shows a Special Flood Hazard Area (SFHA) within the property adjacent to SE 4th Ave. However, a more current study has modeled the SFHA to not be within the property. Based on the new study, the flood zone stops north of the property, at the open channel on the north side of SE 4th Avenue adjacent to Sweetwater Branch Park, and resumes to the west and south of the property and south of SE 7th Avenue. Sweetwater Branch is piped underground from SE 4th Avenue to the south side of SE 7th Avenue where it resumes its open channel flow to the south. (Source: May 8, 2014 & June 25, 2014 e-mails from Public Works Department’s Andy Renshaw.)

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The City's Environmental Coordinator provided the following environmental analysis in a memorandum dated June 24, 2014:

The subject petitions for proposed changes in land use and rezoning for three contiguous parcels totaling 5.07 acres in the downtown Power District of Gainesville have been reviewed for considerations relating to environmental resources which may be present on or immediately adjacent to the property. The petitions propose a land use change from Public and Institutional Facilities (PF) to Urban Mixed-Use 2 (UMU-2), and rezoning from Public Services and Operations District (PS) to Urban Mixed-Use 2 (UMU-2) District. The parcel group includes the Gainesville Regional Utilities Administration Building and associated facilities and service parking areas, located east of SE 3rd Street, between SE 4th and SE 5th Avenues. The northeastern boundary of this parcel group is aligned with an underground segment of Sweetwater Branch. In this location and across the entire Power District, the creek is piped below ground surface a distance of approximately 1200 feet from the north side of SE 4th to the south side of Depot Avenue.

Sweetwater Branch, a scenic and locally popular stream, originates in the North Main Street and historic Duckpond neighborhoods, and drains the downtown and adjacent southeast areas of Gainesville south to the City of Gainesville's Sweetwater Branch/Paynes Prairie Sheetflow Restoration Project and Paynes Prairie Preserve State Park. Sweetwater Branch is a regulated surface water pursuant to Gainesville Code 30-300.

As the majority of the petition area is covered by existing structures and paved parking of the Power District facilities, there are no natural resource features to consider in this review other than the stream channel of Sweetwater Branch. The underground segment of stream which runs along the northeastern side of the block of parcels as described above flows via culverts beneath a grassy upland area which fronts on SE 4th Avenue. No existing buildings or other types of structures are located on top of or within 35 feet of the underground creek through this specific area of the Power District. The uses and development proposals for this second block of the petition area should anticipate the requirements of LDC 30-301 regarding buffers and any potential surface water impacts within this regulated creek corridor. The proposed conceptual Master Plan and Implementation Process for the redevelopment of the subject property includes a feasibility study for the daylighting of Sweetwater Branch, and designation of a future open channel/stream zone through this section of the Power District.

In summary, any redevelopment of the subject property under the proposed land use and zoning would be subject to review for compliance with LDC 30-300 relative to the unique challenges presented by Sweetwater Branch. Any consideration for incorporating planning elements which would facilitate future opening and restoration of the significantly degraded underground stream would be recommended. Uses or modifications of the existing development facilities under the proposed land use and zoning would be assumed to avoid and thereby comply with the environmental regulations for creek protection. Designation of a future "restoration creek zone" which extends 35 feet from each side of the creek pipe structure would establish the minimum current buffer (for planning purposes) for compliance with LDC 30-300, and provide a core space for future potential restoration of the creek to ground surface.

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Compliance with any applicable local and state regulations pertaining to use or management, or removal, of any petroleum or regulated tank facilities present on the site in anticipation of future development under the proposed land use and zoning should be coordinated with the Alachua County Environmental Protection Department and/or the Florida Department of Environmental Protection. The current status of the two or three facilities indicated in a cursory review of tank facility records is not known. These facilities are located in the vicinity of the old fleet maintenance warehouse.

No other issues relating to regulated surface waters/wetlands or natural and archaeological resources are known to exist which might present a constraint or otherwise adversely affect the proposed land use and rezoning proposal. Although Sweetwater Branch has been a largely channelized and altered urban stream system in its upper reaches for many decades, careful land use planning along this creek corridor today will provide an opportunity for future creek restoration which can improve surface water and wetland functions, and enhance scenic and recreational benefits throughout the basin and in concert with the considerable City efforts at Depot Park and Paynes Prairie to the south.

Respectfully submitted,


Ohelia Lazzari, AICP
Principal Planner


Prepared by: 
Dean Mimms, AICP
Lead Planner

Table 1**Adjacent Existing Uses**

| | |
|--------------|--|
| North | Multi-family residential dwellings; office building; vacant City-owned property adjacent to Sweetwater Branch Park |
| South | GRU Kelly Power Plant |
| East | Unoccupied GRU facilities |
| West | GRU parking lot; warehouse |

Adjacent Zoning and Land Use and Zoning

| | Land Use Category | Zoning Category |
|--------------|---|---|
| North | MUH (Mixed-Use High-Intensity, up to 150 units per acre) | CCD (Up to 150 units/acre central city district) |
| South | PF (Public & Institutional Facilities). | PS (Public services & operations district). |
| East | PF (Public & Institutional Facilities). <i>Pending Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit). Petition PB-14-55 LUC is currently scheduled for public hearing by the City Commission on August 7, 2014.</i> | PS (Public services & operations district). <i>Pending UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit, urban mixed-use district. Petition PB-14-54 ZON is currently scheduled for public hearing by the City Commission on August 7, 2014.</i> |
| West | MUH (Mixed-Use High-Intensity, up to 150 units per acre) | CCD (Up to 150 units/acre central city district) |

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Comprehensive Plan GOPs

Appendix B Supplemental Documents

Exhibit B-1 Aerial Photograph

Exhibit B-2 Map: Innovation Zone

Exhibit B-3 Map: Existing Zoning

Exhibit B-4 Map: Proposed Zoning

Exhibit B-5 Letter from Alachua County Public Schools

Exhibit B-6 Public Notice Signage Affidavit

Appendix C Application

Exhibit C-1 Application



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
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TO: City Plan Board **Item Number: 6**

FROM: Planning & Development Services Department **DATE: July 24, 2014**
Staff

SUBJECT: Petition PB-14-77 TCH. eda engineers-surveyors-planners, inc., agent for City of Gainesville. Amend the Land Development Code Section 30-65.2, Urban Mixed-use district 2 (UMU-2) to update Figure 1.3 District Boundary Map, Figure 2.3 Street Types, and Figure 3.1 Height Limits, and add Division J Public administration (excluding Correctional institutions (IN-9223)) as a use by right. Related to PB-14-75 LUC & PB-14-76 ZON.

Recommendation

Staff recommends approval of Petition PB-14-77 TCH.

Discussion

This petition amends Land Development Code Section 30-65.2, Urban mixed-use district 2 (UMU-2) by updating Figure 1.3 District Boundary Map – Power District, Figure 2.3 Street Types – Power District, and Figure 3.1 Height Limits – Power District. This petition also adds Division J - Public administration (excluding Correctional institutions (IN- 9223)) as a use by right in the UMU-2 zoning district (UMU-2: 10 – 100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district).

This petition is related to Petitions PB-14-75 LUC and PB-14-76 ZON, which respectively propose a land use change from Public and Institutional Facilities (PF) and Mixed-Use High-Intensity (up to 150 units per acre) to UMU-2, and, rezoning from Public services and operations district (PS) and CCD (Up to 150 units /acre central city district) to UMU-2 of an approximately 5.15-acre, City-owned, developed property that is the site of the Gainesville Regional Utilities (GRU) administration building and of GRU fleet management facilities. The property is on the south edge of downtown Gainesville and is south of SE 4th Avenue, north of SE 5th Avenue, east of SE 3rd Street and east of the GRU property (located west of SE 6th Terrace and northwest of SE 7th Street) that is the subject of similar land use, zoning and text change petitions (PB-14-55 LUC, PB-14-54 ZON and PB-14-53 TCH) that were heard by the City Plan Board on May 22, 2014 and that are currently scheduled to be heard by the City Commission on August 7, 2014.

The addition of Division J - Public administration (excluding Correctional institutions (IN-9223)) as a use by right in the UMU-2 zoning district will ensure that GRU can continue its public administration use as a conforming use. Division J - Public Administration is a use permitted by right in the existing PS zoning district, and Division J - Public Administration (excluding Correctional institutions (IN- 9223)) is a use by right in the existing CCD zoning district that is in the northeast corner of the property. See Exhibit A-1 (Application) for Sec. 30-

65.2 Urban mixed-use district 2 (UMU-2) uses that are permitted by right (including the proposed additional use).

The proposed updated Figures (District Boundary Map, Street Types, and Height Limits) pertain to the Power District (see paragraph below) and to the previously mentioned 5.15-acre, City-owned property that is the subject of related Petitions PB-14-75 LUC and PB-14-76 ZON. Any future rezonings to UMU-2 within the Power District would require revision of these Figures by an ordinance amending the Land Development Code.

The Power District includes City-owned property that is generally bounded by SE 4th Avenue on the north, South Main Street on the west, Depot Park and the RTS fleet maintenance and operations facility on the south, and SE 4th and SE 7th Streets on the east. The CRA Board (comprised of the members of the Gainesville City Commission) in December 2013 approved the Power District Redevelopment Plan. This redevelopment plan consists of a general master plan (street and block layout), public works standards, building design standards, and development controls. These development controls include a six-story height limit and a three-story height limit with a step-back for areas that are adjacent to residentially-zoned properties. The Power District, as stated in the Power District Redevelopment Plan, gives the City “an opportunity to catalyze new development while building on the area’s industrial character through adaptive reuse of existing structures.” By planning incrementally and building slowly (a core principal for the Power District), this “will build redevelopment momentum for the district with many successive small projects and create an organic character that is in keeping with the surrounding neighborhood.” The related, proposed UMU-2 zoning will, if approved, help implement this redevelopment plan. The subject Petition (PB-14-77 TCH) is needed to modify the UMU-2 zoning district so that it can include the Power District and its associated development standards.

The three updated Figures proposed by this petition are needed to implement the related, proposed, UMU-2 rezoning of this 5.15-acre property within the Power District. See the following Exhibits in Appendix B – Supplemental Documents: B-1: Figure 1.3 District Boundary Map – Power District; B-2: Figure 2.3 Street Types – Power District; and B-3: Figure 3.1 Height Limits – Power District.

The proposed (by previous Petition BP-14-53 TCH that was heard by the Plan Board on May 22, 2014) Power District building height limits of six stories and of three stories (three-story maximum building height at the build-to line with a stepback for areas adjacent to adjacent residentially-zoned areas that are outside of the Power District) are shown in Exhibit B-3, Figure 3.1. These height limits are consistent with the Power District Redevelopment Plan and are needed for compatibility with adjacent areas. The previously described 5.15-acre property is not adjacent to residentially-zoned property and will therefore be subject to the six-story building height (rather than the three-story height limit with step-back for areas adjacent to residential zoning). These updated Power District Figures pertain to the 5.15-acre property that is the subject of related Petitions PB-14-75 LUC and PB-14-76 ZON. (The adjacent areas to the east and southeast of the Power District Boundary line are shown in the updated Figures because approval of the UMU-2 land use and zoning petitions (PB-14-55 LUC and PB-14-54 ZON) of the related text change Petition PB-14-53 TCH) is pending.)

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The proposed Storefront Street Type (see Exhibit B-2: Figure 2.3 Street Types – Power District) is appropriate for the Power District, and is limited to the frontages along SE 4th Avenue and SE 7th Avenue. The Storefront Street requirements within Sec. 30-65.2 (e) Public realm requirements of the UMU-2 zoning district include a 20-foot build-to line (measured from back of curb to face of building).

Recommended Changes to Land Development Code Section 30-65.2, Urban mixed-use district 2 (UMU-2):

1. Update the following Figures shown in the Application (Exhibit A-1, Application): Figure 1.3 District Boundary Map – Power District; Figure 2.3 Street Types – Power District; and, Figure 3.1 Height Limits.
2. Add Division J - Public administration (excluding Correctional institutions (IN- 9223)) as a use permitted by right in the UMU-2 zoning district (UMU-2: 10 – 100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district).

Respectfully submitted,



Onelia Lazzari, AICP
Principal Planner

Prepared by:



Dean Mimms, AICP
Lead Planner

List of Appendices

Appendix A Application

Exhibit A-1 Application

Appendix B Supplemental Documents

Exhibit B-1 Figure 1.3 District Boundary Map – Power District

Exhibit B-2 Figure 2.3 Street Types – Power District

Exhibit B-3 Figure 3.1 Height Limits – Power District