

- Clarifying edits to Part 12  
- Removed Part 13 and  
renumbered the remaining.

Version 2

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200 EAST RIVERSIDE DRIVE IN THE GREATER SOUTH RIVER CITY COMBINED NEIGHBORHOOD PLAN AREA FROM LAKE COMMERCIAL-NEIGHBORHOOD PLAN (L-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The 200 East Riverside Planned Unit Development (the “200 East Riverside PUD”) is comprised of 3.9555 acres of land generally located on the north side of East Riverside Drive between Interstate Highway 35 and South Congress Avenue and is more particularly described as follows:

3.9555 acres of land, more or less, being out of the Isaac Decker Survey No. 20, Abstract No. 8, in Travis County, Texas, being all of a called 3.955 acre tract of land conveyed by deed recorded in Document No. 2019011895 of the Official Public Records of Travis County, Texas, and being a portion of a called 6.951 acre tract of land conveyed by deed recorded in Volume 10565, Page 321 of the Real Property Records of Travis County, Texas, said 3.9555 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from lake commercial-neighborhood plan (L-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2023-0057, on file at the Planning Department, and locally known as 200 East Riverside Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 3. Exhibits.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Legal Description  
Exhibit B: Zoning Map  
Exhibit C: Land Use Plan

**PART 4.** This ordinance and the attached Exhibits A through C constitute the land use plan (the "Land Use Plan") for the 200 East Riverside PUD created by this ordinance. Development of and uses on the Property shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached

exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City of Austin ("City") apply to the 200 East Riverside PUD.

## **PART 5. Definitions.**

- (A) In this ordinance, LANDOWNER means the owner of the Property, or the owner's successors and assigns, or the owner of the Property or that portion of the Property at the time of dedication or transfer to City. Landowner does not include City.
- (B) Unless otherwise specifically defined, all terms in this ordinance shall have the meaning established in Title 25 of Code of the City of Austin, Texas (the "Land Development Code").

## **PART 6. Land Use.**

Except as specifically modified by this ordinance or the Land Use Plan, the Property shall be developed in accordance with the regulations applicable in the lake commercial (L) district.

## **PART 7. Affordable Housing.**

- (A) Landowner shall satisfy the affordable housing requirement as set out in this Part 7.
- (B) If residential units are constructed on the Property:
  - (1) Landowner shall provide affordable dwelling units equal to:
    - (a) at least 10 percent of the bonus area square footage if residential rental units are developed on the Property; and
    - (b) at least 5 percent of the bonus area square footage if residential ownership units are developed on the Property.
  - (2) An affordable unit constructed on the Property is subject to the following:
    - (a) Affordable Rental Units-
      - (i) An affordable rental unit shall be reserved as affordable for a minimum of 40 years following the issuance of the certificate of occupancy.

(ii) An affordable rental unit shall be made available to a household earning 60 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.

(b) Affordable Owner-Occupied Units-

(i) An affordable owner-occupied unit shall be reserved as affordable for a minimum of 99 years following the issuance of a certificate of occupancy.

(ii) An affordable owner-occupied unit shall be made available to a household earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.

(3) To satisfy the affordable housing requirements, Landowner must comply with Division 1 (*General Provisions*), Article 2 (*Density Bonus and Incentive Programs*) of Chapter 4-18 before applying for a site plan or building permit that relies on code modifications as described in Part 16 (*Code Modifications*) of this ordinance. Section 4-18-22 (*Pre-Certification Requirement*) shall not apply.

(C) If residential unit are not constructed on the Property, Landowner shall comply with the requirements of this subsection.

(1) In this Part 7, the following definitions apply:

(a) Bonus area means the square footage difference between maximum base height, maximum building coverage, and maximum floor-to-area ratio (FAR) allowed in the lake commercial (L) district and building height, building coverage, and FAR, represented in the building permit application.

(2) Bonus Area.

(a) The bonus area is calculated:

(i) for each building; and

(ii) at the time a building permit is issued.

(b) The bonus area is categorized as residential or non-residential based on the square feet of residential or non-residential area constructed within the building.

(3) Landowner shall pay an in-lieu donation to the Housing Trust Fund for the Bonus Area allowed within the 200 East Riverside PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (*In Lieu Donation*).

## **PART 8. Public Art.**

Landowner will participate in the Art in Public Places (AIPP) program. Landowner shall spend a minimum of one hundred thousand dollars (\$100,000.00) on an art piece and installation with a preference for local artists. Landowner shall procure and provide the art piece approved by the Director of Economic Development Department to be displayed in a prominent location on the Property or incorporated into nearby public areas, including bus stop, rail line, or other location as approved by the director. The City shall not issue the final certificate of occupancy for the final phase of development in the 200 East Riverside PUD until the \$100,000.00 is expended on an approved art piece and is on display in an approved location.

## **PART 9. Austin Water Utility.**

(A) Landowner shall construct at Landowner's expense a public reclaimed water system main along the Property frontage of 200 East Riverside Drive. The reclaimed water main must either be extended from an adjoining reclaimed water main at the time of construction or capped at each end for future connection to a reclaimed water main by others. The public reclaimed water system main shall be temporarily connected to a public potable water main unless a serviceable reclaimed water main is available to the Property. Total off-site construction of reclaimed water main shall not exceed 320 linear feet.

(B) Landowner shall install a reclaimed water service and meters and connect to and utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and toilet/urinal flushing uses on the Property.

(C) Landowner shall dual plumb for reclaimed water for use of non-potable water in all buildings constructed on the Property after the effective date of this ordinance.

**PART 10. Building Design.**

- (A) Landowner shall design buildings on the Property to increase accessibility and inclusive design by implementing guidelines established by Leadership in Energy and Environmental Design (LEED) BD+C “Inclusive Design” pilot credit design measures in the interior and exterior publicly accessible spaces.
- (B) 75% of the ground floor space of a parking garage of a commercial or mixed use building fronting Riverside Drive or the future Metro Rail shall provide pedestrian-oriented uses as defined in City Code Section 25-2-691.

**PART 11. Community Amenities.**

- (A) Landowner shall provide at least 450 square feet as community amenity space in a building on the Property containing mixed-uses, allowing as available and free of charge, the use of the community amenity space to persons living within 0.25 miles of the Property.
- (B) Landowner shall provide a minimum of 3,500 square feet onsite of commercial space for lease onsite to an independent retail, restaurant, or local franchisee whose principal place of business is in the Austin standard metropolitan statistical area, or a non-profit corporation, for a minimum period of 25 years beginning on the date of tenant occupancy at a rental rate not to exceed eighty-percent (80%) of the market rate for similarly sized and located commercial space as determined by the Director of Economic Development Department.

**PART 12. Environmental and Water Quality.**

For development on the Property Landowner shall comply with the following requirements:

- (A) Green Building Rating. All buildings on the Property shall achieve a three-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.
- (B) Exceed by a minimum of 5,000 additional square feet street yard landscape area requirements.
- (C) Provide 100 percent water quality volume treated on site using Green Stormwater Infrastructure (GSI) as defined in 1.6.7 of the Environmental Criteria Manual.
- (D) Maximum impervious cover on the Property is 80 percent.

- (E) Austin Energy Green Building Star Rating System Light Pollution Reduction Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings and site lighting using the following assumptions:
- (1) Along the south and west side of the Property is categorized as Lighting Zone LZ3; and
  - (2) Along the north and east side of the Property is categorized as Lighting Zone LZ2
- (F) Comply with Option 2 of Austin Energy Green Building Star Rating System Bird Collision Deterrence Criteria STEL5 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings.
- (G) 100 percent of all plantings shall be found in the Environmental Criteria Manual (ECM) Appendix N (*City of Austin Preferred Plant List*) or City's "Grow Green Native and Adapted Landscape Plants" guide.
- (H) All new perimeter right-of-way trees installed shall be planted with a minimum soil volume of 1,000 cubic feet at a minimum soil depth of 3 feet. Soil volume of new perimeter right-of-way may be shared up to 25 percent between trees in continuous plantings. Load bearing soil cells shall be used to meet the soil volume requirement, as needed. The city arborist or landscape reviewer may approve reduction of the minimum soil volume if necessary to reduce utility conflicts or address other constructability issues.
- (I) Except when authorized by the city arborist or landscape reviewer, street trees will change at every block. A minimum of five different approved tree species shall be planted. Street trees will be a minimum of 3-inch caliper as measured 6 inches above grade at the time of planting. No more than 25% of street trees will be from the same species.
- (J) Street trees shall be planted at a maximum of 20 feet on center adjacent to the right-of-way. If street trees cannot be located within the right-of-way an equivalent number of trees shall be planted onsite adjacent to the right-of-way. The city arborist or landscape reviewer may waive this requirement for spacing or number of trees when the spacing or quantity requirements are infeasible due to location of infrastructure including utilities, driveways and public improvements.

- (K) Provide approximately 18,000 square feet of porous pavement for all pedestrian areas.
- (L) 100 percent of the required landscape area will be irrigated using rainwater harvesting or other non-potable source. If non-potable sources are depleted or unavailable Landowner may supplement landscape with potable or reclaimed water.
- (M) Stormwater runoff from impervious surfaces will be directed to landscaped areas. Required landscape area shall be equal to a minimum of 20 percent of the site area.
- (N) An Integrated Pest Management Plan will be required at site plan submittal.
- (O) Provide 5,000 square feet of pollinator habitat. Plantings will be a minimum of 9 contiguous square feet.

### **PART 13. Open Space.**

- (A) Landowner shall satisfy the open space requirements as set out in this Part 14.
- (B) Landowner shall provide 12,845 square feet (0.295 acres) of publicly accessible and privately operated and maintained pocket parks ("Pocket Parks") generally located as indicated on **Exhibit "C" – Land Use Plan**.
- (C) Landowner shall grant to City a public access easement over and across the Pocket Parks in a form approved by the city attorney prior to issuance of the final certificate of occupancy for a vertical building on the Property.
- (D) Landowner shall grant to City a public access easement providing ingress and egress from East Riverside Drive to the Pocket Parks including public access between the Pocket Parks in a form approved by the city attorney prior to issuance of the final certificate of occupancy for a vertical building on the Property.

### **PART 14. Transportation.**

- (A) The development of the Property is subject to Transportation Impact Analysis (TIA) memorandum from the Transportation and Public Works Department (TPW) dated April 25, 2024, and as amended. The TIA memo limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA.

- (B) The applicant has agreed to Transportation Criteria Manual (TCM) standards for all roadways and back-of-curb improvements, with the flexibility that the required improvements may be modified as needed, per the approval of the director of TPW, in consideration of Project Connect improvements.
- (C) Landowner shall provide right-of-way (ROW) dedication, in accordance with the Austin Strategic Mobility Plan (ASMP), for adjacent roadways as required by director of TPW at the time of site plan. Any ASMP required right-of-way and its associated rough proportionality impacts shall be based on land uses and intensities encompassed within the planned unit development (PUD) zoning boundaries at the time of effective date of this ordinance.

**PART 15. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) of the Code, the following site development regulations apply to the 200 East Riverside PUD instead of otherwise applicable City regulations:

(A) Zoning

- (1) City Code Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) and 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) are modified to allow the 200 East Riverside PUD to include less than 10 acres of land without being characterized by special circumstances.
- (2) Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to establish the specific set of permitted, conditional, and prohibited uses on the Property in **Exhibit "C" - Land Use Plan**.
- (3) Section 25-2-492 (*Site Development Regulations*) is modified to establish the principal site development regulations applicable to the Property in **Exhibit "C" - Land Use Plan**.
- (4) City Code Section 25-2-742(F) (*South Shore Central Subdistrict Regulations*) shall not apply to the Property.
- (5) City Code Section 25-2-742(G)(4) (*South Shore Central Subdistrict Regulations*) is modified to allow a maximum building height of 500 feet.







**EXHIBIT "\_\_\_\_"**

PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.9555 ACRES (172,301 SQUARE FEET) OF LAND MORE OR LESS, BEING OUT OF ISAAC DECKER SURVEY NO. 20, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.955 ACRE LEASE TRACT FROM GARWALD COMPANY, INC. TO 200 E. RIVERSIDE, LLC, RECORDED IN DOCUMENT NO. 2019011895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.R.R.T.C.T.), AND BEING A PORTION OF A CALLED 6.951 ACRE TRACT CONVEYED TO GARWALD COMPANY, INC. IN VOLUME 10565, PAGE 321 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND IN VOLUME 5692, PAGE 1763 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 3.9555 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2-inch iron pipe found the north corner of said 3.955 acre lease tract, being in the northwest line of said 6.951 acre tract, being in the southeast line of Lot A, Mae Crockett Estate Subdivision No. 2, a subdivision recorded in Volume 77, Page 232 of the Plat Records of Travis County, Texas (P.R.T.C.T.), said Lot A having been conveyed to Mae Crockett Partners, Ltd. in Document No. 2017093381 (O.P.R.T.C.T.), being in the southeast line of a 60' private access easement as dedicated in said Mae Crockett Estate Subdivision, and being the west corner of Lot 1, Riverside Square subdivision, a subdivision recorded in Document No. 200600245 (O.P.R.T.C.T.), said Lot 1, Riverside Square having been conveyed to CWS Riverside Square, L.P. (described as "Tract 1") in Document No. 2014181757 (O.P.R.T.C.T.), for the north corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch pipe found for an angle point in the east line of said Lot A, being in the northwest line of said Lot 1, Riverside Square, and being an angle point in the south line of Lot 1, Miller Subdivision, a subdivision recorded in Volume 77, Page 284 (P.R.T.C.T.), said Lot 1, Miller Subdivision having been conveyed to Richard T. Suttle, Jr., as trustee, in Document No. 2015198181 (O.P.R.T.C.T.), bears, N37°38'13"E, a distance of 105.10 feet;

**THENCE**, with the northeast line of said 3.955 acre lease tract, over and across said 6.951 acre tract, and with the southwest line of said Lot 1, Riverside Square, **S36°09'46"E**, a distance of **457.21** feet to a 1/2-inch iron rod found for the east corner hereof, said point being the east corner of said 3.955 acre lease tract, being in the southeast line of said 6.951 acre tract, being the south corner of said Lot 1, Riverside Square, and being in the northwest line of a called 3.889 acre tract conveyed to CWS Riverside 300, L.P. in Document No. 2006204578 (O.P.R.T.C.T.), from which a mag nail found in concrete for the east corner of said 6.951 acre tract, being the east corner of said Lot 1, Riverside Square, being the north corner of said 3.889 acre tract, bears, N53°49'25"E, a distance of 165.28 feet;

**THENCE**, with the southeast line of said 3.955 acre lease tract, with the southeast line of said 6.951 acre tract, and with the northwest line of said 3.889 acre tract, **S53°49'25"W**, a distance of **441.95** feet to a mag nail in concrete found for the south corner hereof, said point being in the northeast right-of-way line of East Riverside Drive (right-of-way varies), being the south corner of said 3.955 acre lease tract, and being the south corner of said 6.951 acre tract;

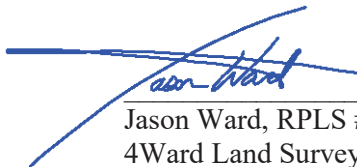
**THENCE**, with the northeast right-of-way line of said East Riverside Drive, with the southwest line of said 3.955 acre lease tract, and with the southwest line of said 6.951 acre tract, the following three (3) courses and distances:

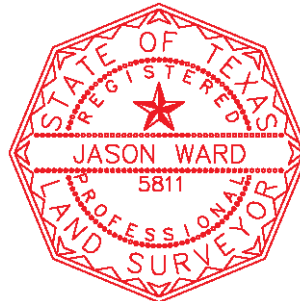
- 1) **N26°28'10"W**, a distance of **0.11** feet to a calculated point for a point of curvature hereof,
- 2) Along a curve to the left, whose radius is **636.21** feet, whose arc length is **146.23** feet, and whose chord bears **N33°03'39"W**, a distance of **145.91** feet to a 1/2-inch iron rod found for a point of tangency hereof, and
- 3) **N39°39'43"W**, a distance of **182.51** feet to a calculated point for the west corner hereof, said point being the west corner of said 3.955 acre lease tract, being the west corner of said 6.951 acre tract, and being the south corner of said Lot A, Mae Crockett Estate Subdivision, from which a 1/2-inch iron rod found bears **N14°12'39"W**, a distance of 0.67 feet, also from which a 1/2-inch iron rod found in the northeast right-of-way line of said East Riverside Drive, being the west corner of said Lot A, Mae Crockett Estate, and being the south corner of Lot 1, Mae Crockett Estate Subdivision, a subdivision recorded in Volume 75, Page 123 (P.R.T.C.T.), bears, **N39°39'43"W**, a distance of 358.58 feet;

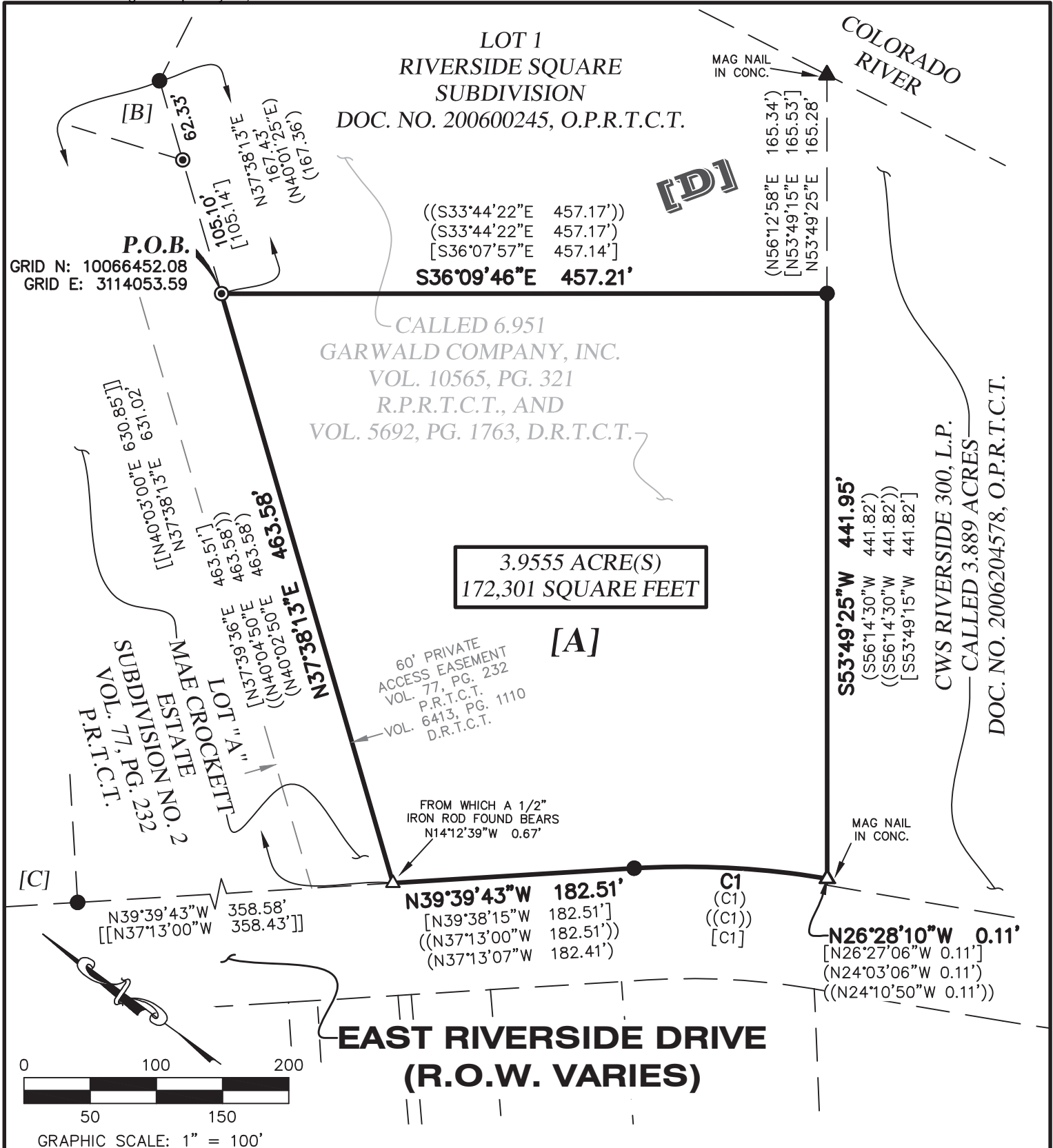
**THENCE**, leaving the northeast right-of-way line of said East Riverside Drive, with the northwest line of said 3.955 acre lease tract, with the northwest line of said 6.951 acre tract, and with the southeast line of said Lot A, same being the southeast line of said 60' private access easement, **N37°38'13"E**, a distance of **463.58** feet to the **POINT OF BEGINNING** and containing 3.9555 Acres (172,301 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000055574278. See attached sketch (reference drawing: 01332 Exhibit.dwg).

  
1/26/2022  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC





**EXHIBIT FOR**  
**3.9555 ACRES**  
**City of Austin,**  
**Travis County, Texas**

**4WARD**  
**Land Surveying**  
*A Limited Liability Company*  
PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	1/26/2022
Project:	01332
Scale:	1" = 100'
Reviewer:	DV
Tech:	DV
Field Crew:	SV/JJ
Survey Date:	NOV. 2021
Sheet:	1 OF 2

**[A]**  
**CALLED 3.955 ACRE**  
**LEASE TRACT**  
**LESSOR: GARWALD**  
**COMPANY, INC.**  
**LESSEE: 200 E. RIVERSIDE, LLC**  
**DOC. NO. 2019011895, O.P.R.T.C.T.**  
**OWNER: GARWALD**  
**COMPANY, INC.**  
**3.955 ACRE REMAINDER**  
**OF 6.951 ACRES**  
**10565, PG. 321, R.P.R.T.C.T., AND**  
**5692, PG. 1763, D.R.T.C.T.**

**[B]** **LOT 1** **MILLER SUBDIVISION** **VOL. 77, PG. 284** **P.R.T.C.T.**  
**[C]** **LOT 1, MAE CROCKETT** **ESTATE SUBDIVISION** **VOL. 75, PG. 123** **P.R.T.C.T.**

**[D]**  
**ISAAC DECKER**  
**LEAGUE**  
**SURVEY NO. 20**  
**ABSTRACT NO. 8**

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	636.21'	146.23'	13°10'10"	N33°03'39"W	145.91'

**RECORD CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	636.21'	146.38'	13°10'59"	N30°38'53"W	146.06'
((C1))	636.21'	146.38'	13°10'59"	N30°38'53"W	146.06'
[C1]	636.21'	146.38'	13°10'59"	N30°38'53"W	146.06'

**EXHIBIT FOR**  
**3.9555 ACRES**  
**City of Austin,**  
**Travis County, Texas**

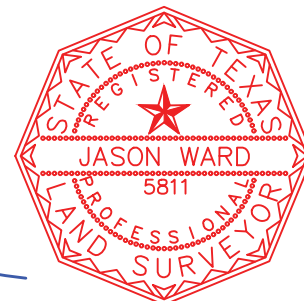
## LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CALCULATED POINT
	NAIL FOUND AS NOTED
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. NO. 200600245
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2019011895
[[.....]]	RECORD INFORMATION PER PLAT VOL. 77, PG. 232
((.....))	RECORD INFORMATION PER DEED VOL. 11956 PG. 1468

### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000055574278.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



1/26/2022

TCAD PARCEL187830  
COA GRID #J21



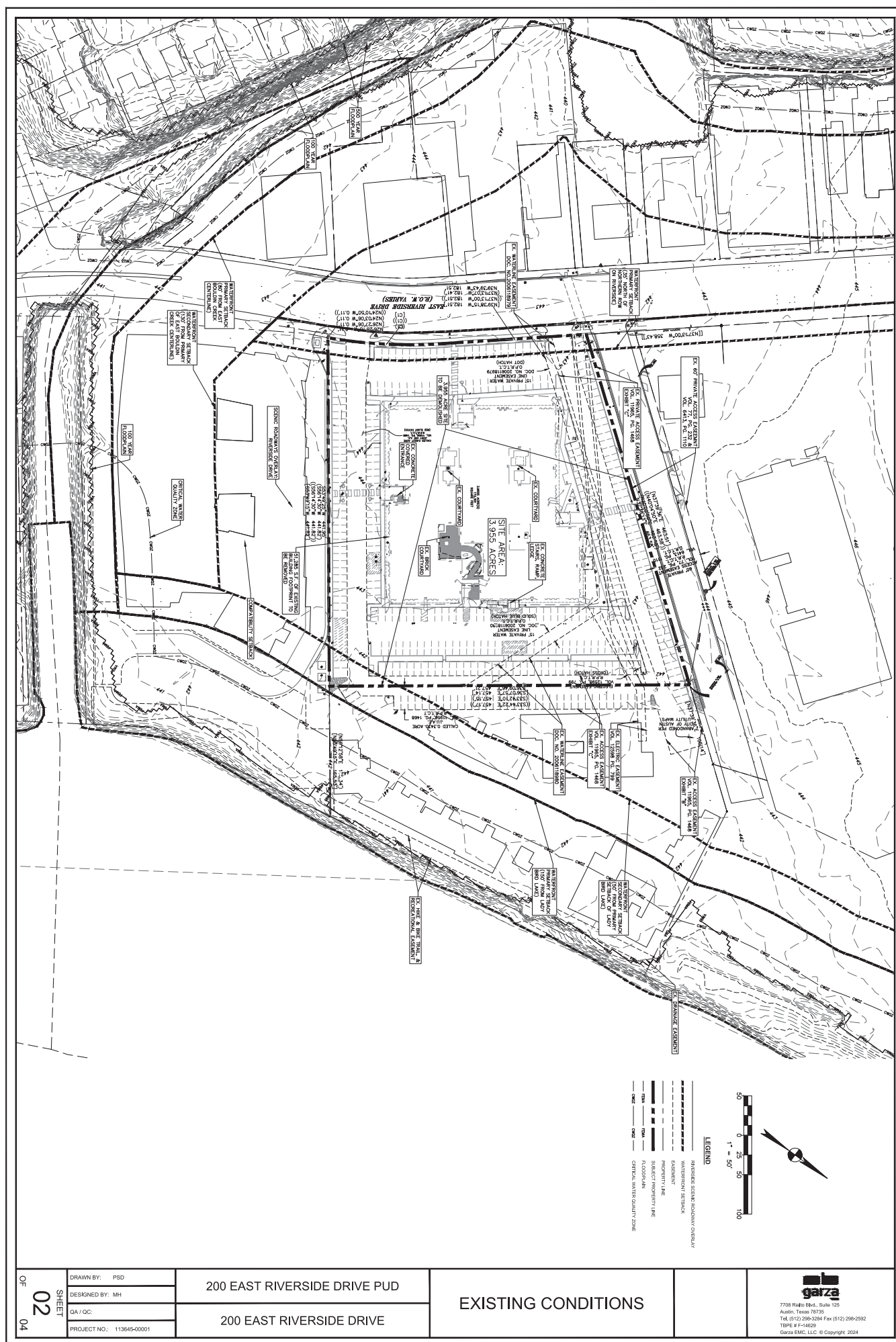
PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	1/26/2022
Project:	01332
Scale:	N/A
Reviewer:	DV
Tech:	DV
Field Crew:	SV/JJ
Survey Date:	NOV. 2021
Sheet:	2 OF 2













## LAND USE INTENSITIES

Maximum Residential Units	897
Maximum Hotel Keys	513
Maximum Office	1,286,619 sq. ft.
Maximum Retail/Food Beverage	31,653 sq. ft.

\*\*Impervious cover/building coverage/floor to area ratio is based on gross site area of all land within the PUD. Impervious cover/building coverage/floor to area ratio will be higher on a parcel by parcel calculation.

[illegible][illegible]

2.1. THE P.O. OF THE COURT, 1. IN THE FEDERAL PROPERTY—CONSTRUCTION CODE ON THE FINAL 3. LOOK OF A MODEL—FROM COMMERCIAL MIXED USE BUILDING.

V:\113645-0000\DOC\DOO-CASE EXHIBITS\PLD EXHIBITS\113645-00001-NOTES.dcn modified by dgonz on Sep 20, 24 8:19 AM