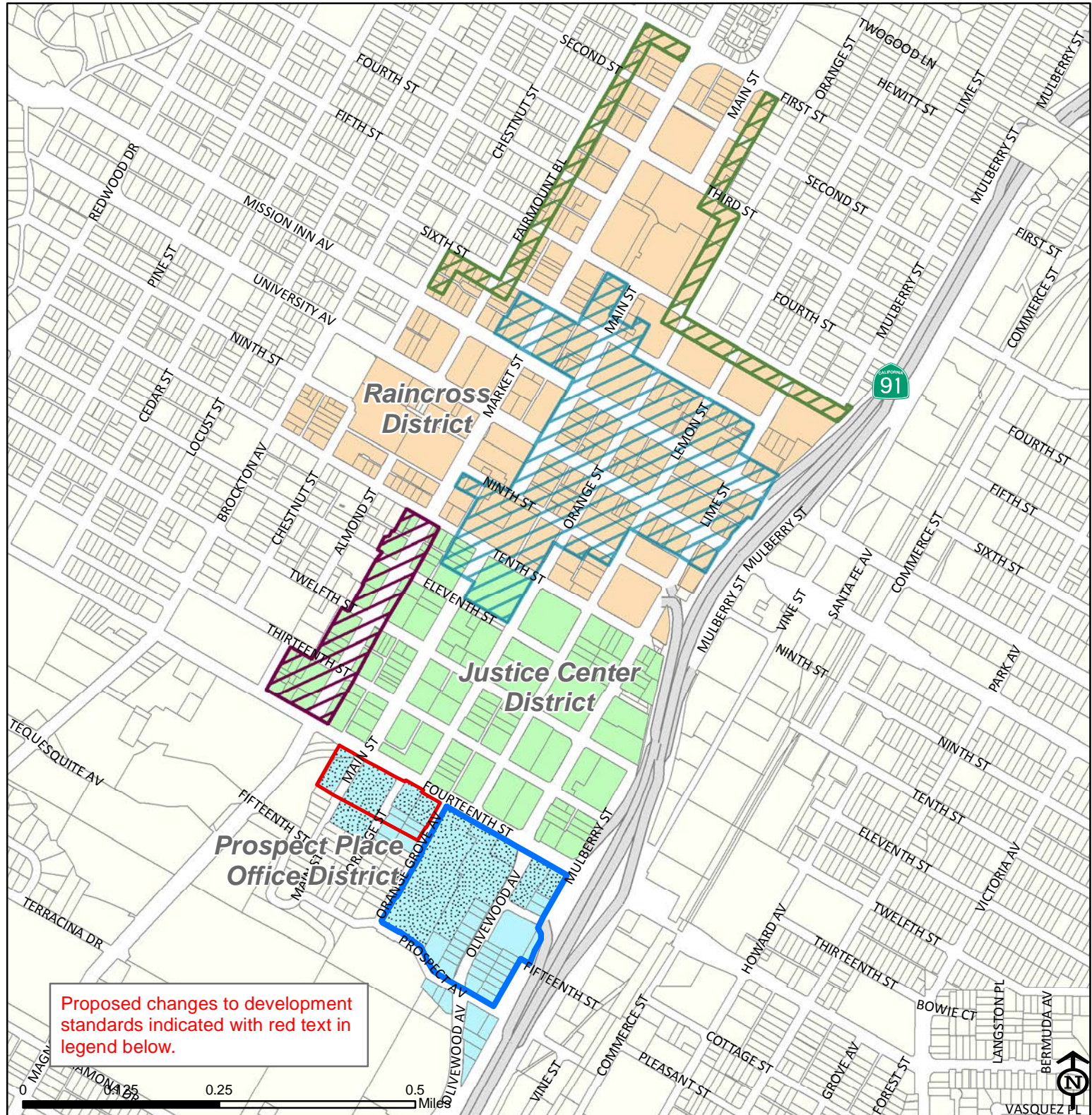


# P16-0124 Downtown Specific Plan Amendment

## Exhibit 9: Proposed Changes in the Raincross, Justice Center, and Prospect Place Office Districts



Proposed changes to development standards indicated with red text in legend below.

### Raincross District

**Base Standards**  
 Max FAR: 3.5 (4.5 with amenities)  
 Min. Height: None  
 Max Height: 100' (may exceed with CUP)

**Mission Inn Historic District**  
 Max FAR: 3.0 (4.0 with amenities, 4.5 with CUP)  
 Min. Height: None  
 Max Height: 60' (100' with CUP)

**100' Residential Buffer**  
 Max FAR: 3.5 (4.5 with amenities)  
 Min. Height: None  
 Max Height: 50'

### Justice Center District

**Base Standards**  
 Max FAR: 5.0 (6.0 with amenities)  
 Min. Height: 45' for 50% of building footprint  
 Max Height: 140' (may exceed with CUP)

**Mission Inn Historic District**  
 Max FAR: 3.0 (4.0 with amenities, 4.5 with CUP)  
 Min. Height: 45' for 50% of building footprint  
 Max Height: 60' (100' with CUP)

**Market Street Buffer**  
 Max FAR: 5.0 (6.0 with amenities)  
 Min. Height: 45' for 50% of building footprint  
 Max Height: 60' (may exceed with CUP)

### Prospect Place Office District

**Base Standards**  
 Max FAR: 1.5  
 Min. Height: None  
 Max Height: 35' (may exceed with CUP)

**4.0 Max FAR**  
 = 80' Max Height Exception Area  
 (Parcels fronting on 14th St. - 300' depth from front)  
 (may exceed with CUP)

**80' Max Height Exception Area with Site Plan Review**  
 (may exceed with CUP)