

MDR Projects - Downtown Area Infill Incentive District (IID)

Updated 5/20/13 jh

A modification of development regulations in compliance with the IID has been approved for the following projects.

Key:

MDR = Modification of Development Regulations

GIIS = Greater Infill Incentive Subdistrict of the IID

DCS = Downtown Core Subdistrict of the IID

Project	Address	Description	MDRs approved
Five Points	747-749 S. 6 th Ave. <i>Located in the GIIS</i>	2-story office and retail Project completed and in use	Exemption from access and maneuvering. Approved 11/16/07.
The District	550 N. 5 th Ave <i>Located in the GIIS</i>	5-story student housing project Project completed and in use	Exemption from: 1) building setbacks; 2) increase building height; 3) Floor Area Ratio; 4) landscape and screening; and, 5) loading subject to implementation of sound buffering techniques to mitigate noise from recreation area. Approved 3/8/11.
Patio at the Rialto Theater	318 E. Congress Ave. <i>Located in the DCS</i>	Outdoor patio Project completed and in use	Exemption from: 1) landscape and screening; 2) motor vehicle parking; 3) bicycle parking; and, 4) pedestrian circulation path. Approved 5/3/11.
Plaza Centro	350 E. Congress St. <i>Located in the DCS</i>	6-story commercial, retail, and student housing Under construction	Exemption from: 1) motor vehicle parking; 2) long-term bike parking for the commercial and retail uses; and 3) loading. Modify the landscape and screening requirements and refuse collection standards. Approved 4/23/12.
201 North 4 th	201 N. 4 th Ave. <i>Located in the GIIS</i>	Restaurant/Bar Construction not underway	Exemption from: 1) building setbacks; 2) parking; 3) loading and waste collection; and, 4) landscape and screening. Approved 6/4/12.

Project	Address	Description	MDRs approved
One East Broadway	1 East Broadway Blvd. <i>Located in DCS</i>	9-story commercial, retail, and residential Under construction	Exemption from: 1) maximum lot coverage; 2) motor vehicle parking (to allow flexibility to lease parking spaces to tenants/users of other downtown properties); and, 3) loading requirements. Modifications to the solid waste collection standards. Approved 7/16/12.
Social Bar	63 E. Congress St. <i>Located in DCS</i>	Outdoor patio expansion to a proposed bar Project completed and in use	Exemption from the MS&R setback and street perimeter yard requirements for the patio area along Scott Avenue and main entrance improvements along Congress Street. Approved 9/12/12.
Che's Lounge	350 N. 4 th Ave. <i>Located in the GIIS</i>	New patio expansion to an existing bar Project completed and in use	Provide all parking offsite through agreement with Park Wise, using validation system in nearby parking garages. Approved 11/30/12.
Sky Bar	536 N. 4 th Ave. <i>Located in the GIIS</i>	Outdoor patio expansion to an existing bar Project completed and in use	Exemption from parking requirements for addition. Modification of PAAL width. Approved 1/25/13.
Junction at Iron Horse	504 E. 9 th St. <i>Located in the GIIS</i>	4-story student housing project Plan review	Reduction in building setbacks, and modification of requirements of solid waste collection bins. Approved 5/15/13.