

Virgin Hotels Specific Plan
Regulating Plan
2014SP-037-001

Map 092-16, Parcels 391, 392, 393, 394
Council District 19, Erica Gilmore

Permitted uses: All uses permitted by MUI-A

Max. Height in Build-to Zone: To be determined with the final site plan

Min. Step-back: To be determined with the final site plan

Max. Height: 20 stories in 225 feet

FAR: 6

Build-to Zone: 5-15 feet. The build-to zone for alternative zoning districts shall be measured from the standard right-of-way line as established by the table entitled "Standard Street Right-of-Way Widths" in the Major and Collector Street Plan. If the existing sidewalk and planting strip, or the sidewalk and planting strip proposed by the final site plan, meet the standard of the Major and Collector Street Plan, then the build-to zone shall be 0'—15' from the standard right-of-way line.

If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUI-A zoning district as of the date of the applicable request or application.

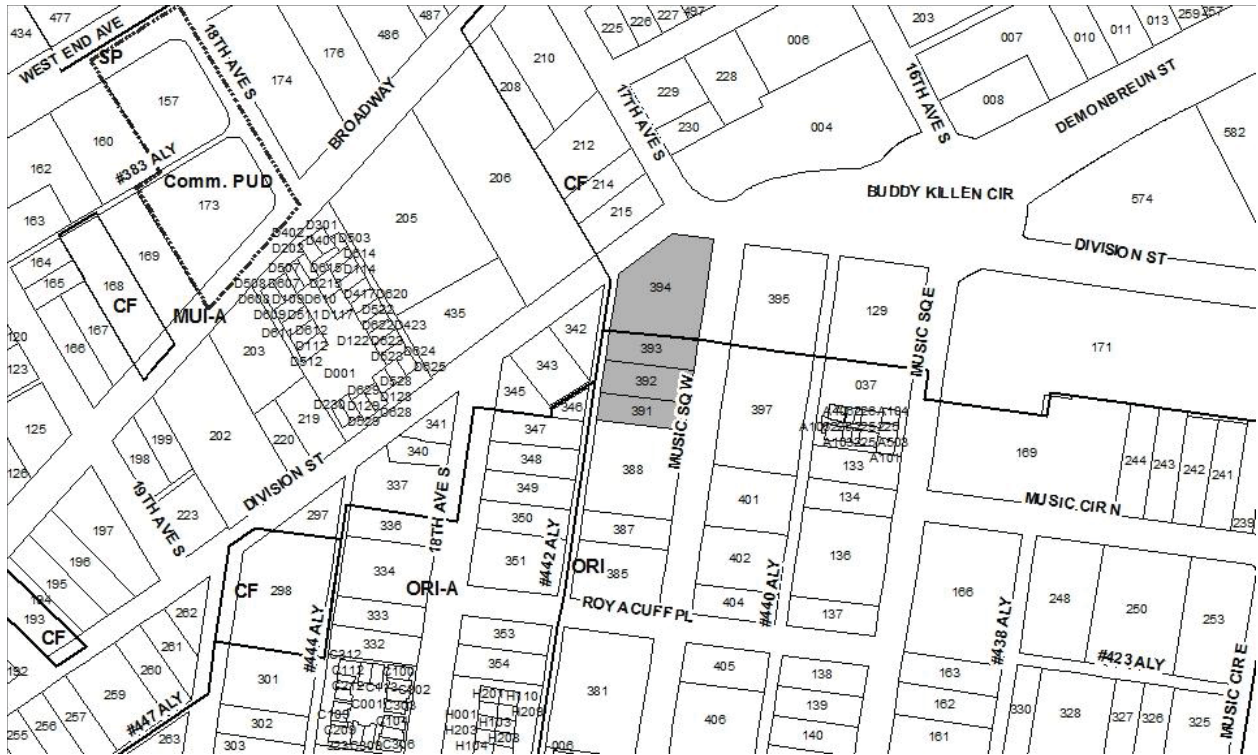
Development shall create a positive pedestrian experience with the intent of meeting all requirements of the Major and Collector Street Plan.

Development standards are determined by the SP Regulating Plan and supersede the Music Row UDO Design Guidelines.

Existing conditions: Vacant property, zoned CF and ORI

Purpose and intent of the SP: To permit an urban mixed use development.

Consistency with the General Plan: Properties are within T5 Center Mixed Use Neighborhood and District Office Concentration. Mixed use development is appropriate in both polices.



1, 7, 9 and 11 Music Square West, at the corner of Division Street and 17th Avenue South (1.05 acres)