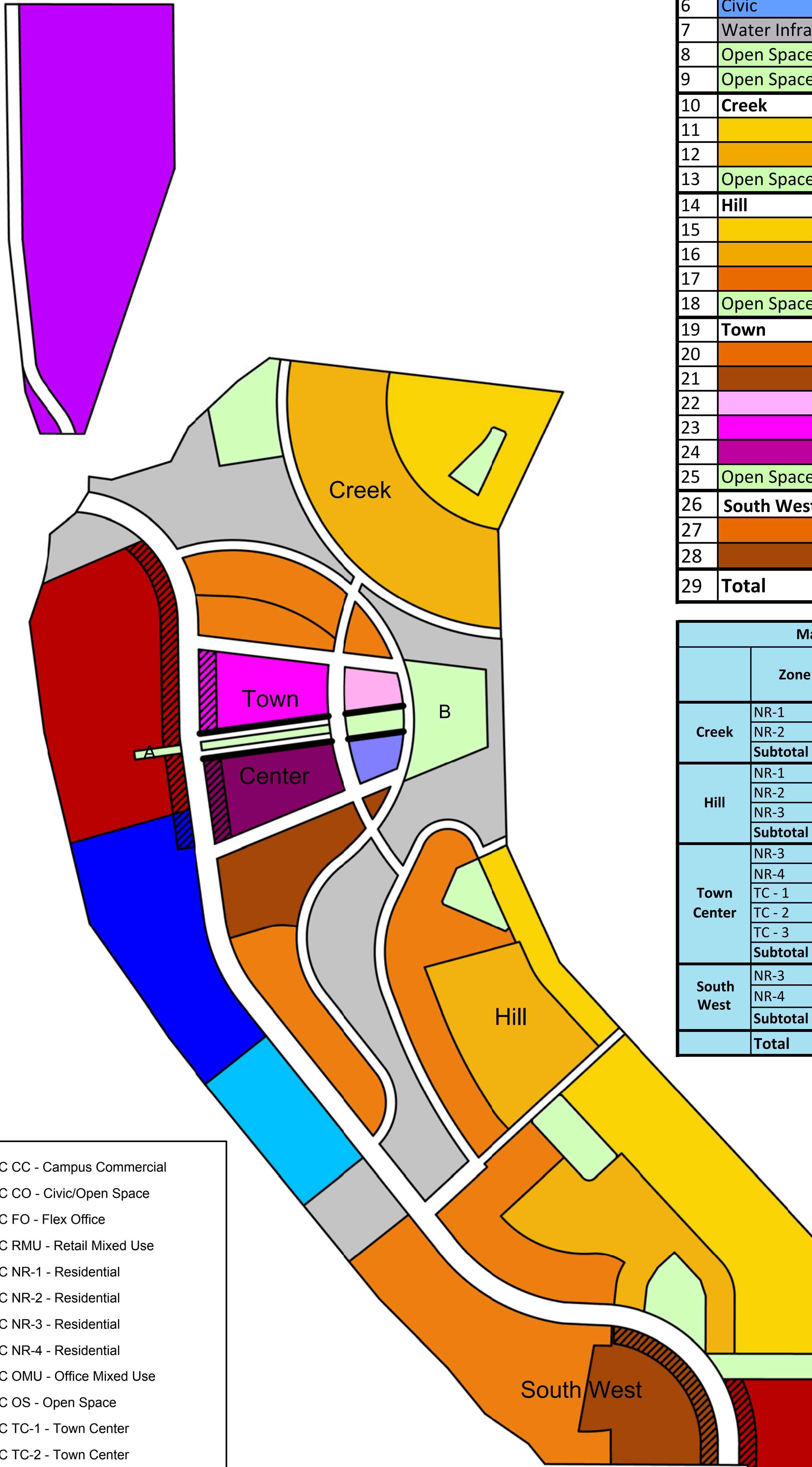


TCAAP Proposed Regulating Plan



	Parcel	Acreage
1	Campus Commercial	40.0
2	Mixed Use Retail - West	28.4
3	Mixed Use Retail - East	6.0
4	Office Mixed Use	20.0
5	Flex Business	9.5
6	Civic	1.6
7	Water Infrastructure	45.6
8	Open Space A	0.3
9	Open Space B	5.9
10	Creek	42.5
11	NR -1	13.1
12	NR -2	23.7
13	Open Space	5.7
14	Hill	92.5
15	NR -1	29.8
16	NR -2	27.8
17	NR -3	24.5
18	Open Space	10.4
19	Town	45.3
20	NR -3	19.0
21	NR -4	8.7
22	TC-1	1.8
23	TC-2	6.9
24	TC-3	7.2
25	Open Space	2.0
26	South West	32.4
27	NR -3	21.0
28	NR -4	11.4
29	Total	369.9

Maximum Residential Units				
	Zone	Gross Density Range	Acreage	Maximum Units
Creek	NR-1	0.00 - 1.98	13.1	26
	NR-2	2.50 - 4.05	23.7	96
	Subtotal		36.8	122
Hill	NR-1	0.00 - 2.52	29.8	75
	NR-2	2.50 - 3.45	27.8	96
	NR-3	4.00 - 5.60	24.5	137
Subtotal		82.1	308	
Town Center	NR-3	4.00 - 5.66	19.0	108
	NR-4	4.00 - 21.0	8.7	183
	TC - 1	0.00 - 68.16	1.8	120
	TC - 2	0.00 - 67.02	6.9	460
	TC - 3	0.00 - 41.64	7.2	300
Subtotal		43.6	1171	
South West	NR-3	4.00 - 5.66	21.0	119
	NR-4	4.00 - 21.0	11.4	240
	Subtotal		32.4	359
Total			194.9	1960

- TRC CC - Campus Commercial
- TRC CO - Civic/Open Space
- TRC FO - Flex Office
- TRC RMU - Retail Mixed Use
- TRC NR-1 - Residential
- TRC NR-2 - Residential
- TRC NR-3 - Residential
- TRC NR-4 - Residential
- TRC OMU - Office Mixed Use
- TRC OS - Open Space
- TRC TC-1 - Town Center
- TRC TC-2 - Town Center
- TRC TC-3 - Town Center
- TRC - Water Infrastructure
- Right of Way
- Gateway Overlay District
- Pedestrian Priority Frontage
- Pedestrian Friendly Frontage
- Property Boundary