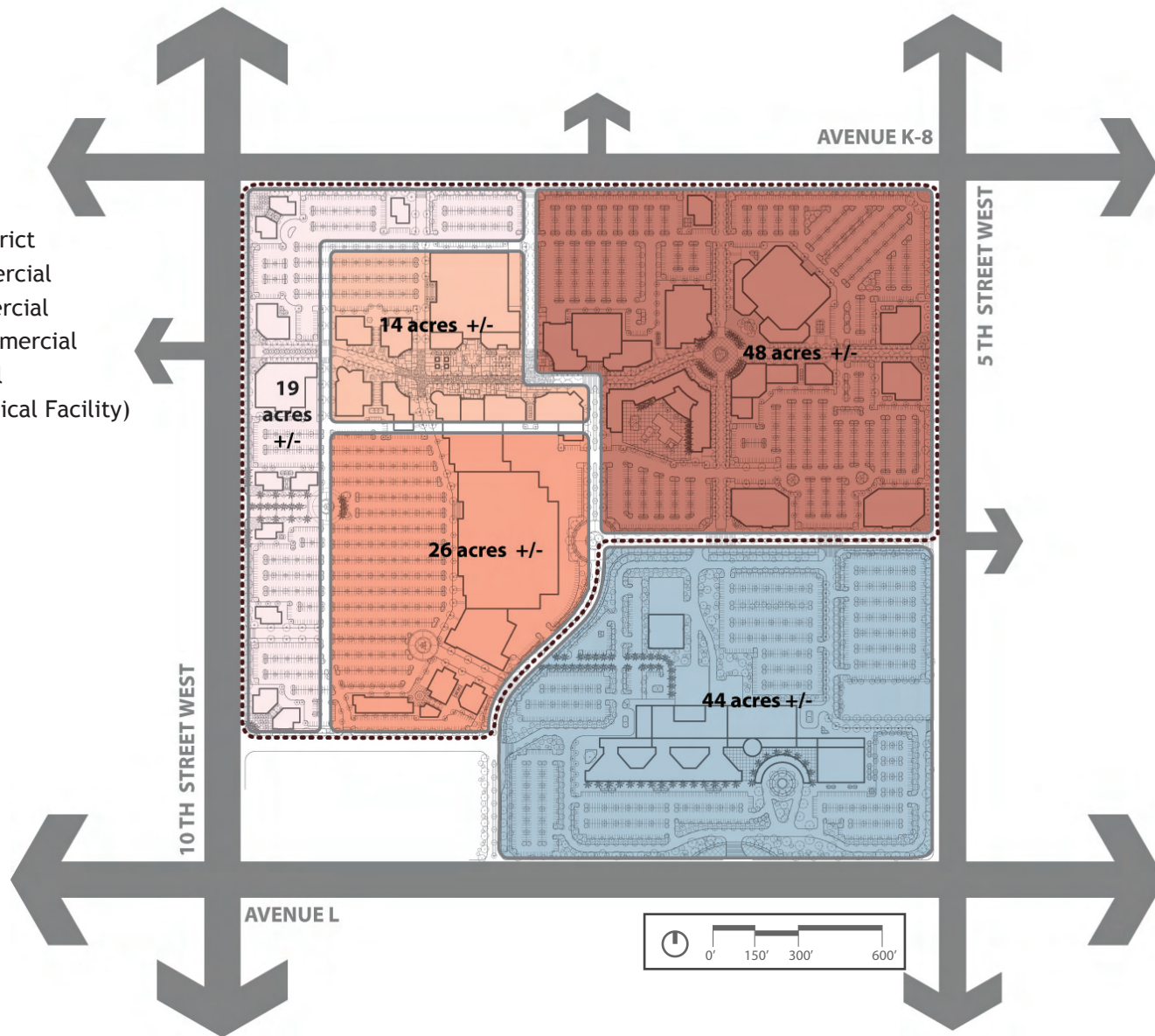


Exhibit 17 |

LEGEND

- Commercial District
- Frontage Commercial
- Lifestyle Commercial
- Community Commercial
- Flex Commercial
- Healthcare (Medical Facility)



D. LAND USE CONCEPT

P - Permitted Use
 A - Permitted as Accessory or Ancillary Use
 C - Conditionally Permitted Uses
 NP - Not Permitted

* qualifies as a pedestrian oriented use
 (1) maximum of two establishments permitted

	Minor Anchor Retail	Main Street Retail / Mixed Use	In-Line Retail	Pad Retail
Food & Beverage				
bar *	C	C	C	C
bar w/ live entertainment *	C	C	C	C
café, delicatessen *	A	P	P	P
fast food restaurant *	A	P	P	P
fast food restaurant w/ drive thru	NP	NP	NP	P
food sales (e.g., ice cream shops, bakery, etc.) *	A	P	P	P
restaurant, full service *	P	P	P	P
restaurant, full service w/ alcohol sales *	C	C	C	C
restaurant, full service w/ live entertainment *	C	C	C	C
Office, Professional, and Business Support				
banks, financial services *	A	P	P	P
business support services *	A	P	P	P
offices, administrative / business / professional	A	P	P	P
office, medical	A	P	P	P
Recreation, Education & Public Assembly Uses				
cultural institution	A	P	P	P
electronic game center	C	C	C	C
school, business & professional	P	P	P	P
Retail Sales				
general merchandise sales (< 50 KSF GLA)*	P	P	P	P
specialty merchandise sales *	P	P	P	P
Services				
animal services (grooming)	A	P	P	P
personal services *	A	P	P	P

FRONTAGE COMMERCIAL PROHIBITED USES

Industry, Manufacturing and Processing Uses

Lodging, including Hotels & Motels

Recreation, Education & Public Assembly Uses as follows:

- adult business, entertainment
- cinema, theater
- conference center
- private meeting hall, clubs, lodges
- religious facilities
- schools, public & private

Residential Uses

Retail Sales as follows:

- convenience stores
- firearms sales (not including sales in conjunction with general merchandise stores, such as sporting goods)
- liquor stores (not including sales in conjunction with general merchandise stores)
- pawn shops
- swap meets
- tobacco retailers (not including sales in conjunction with general merchandise stores)

Services as follows:

- adult day care
- animal boarding and hospitals
- child day care
- rental, equipment

Transportation, Communication & Utility Uses

Vehicle Sales & Service, including Gas Stations

P - Permitted Use
 A - Permitted as Accessory or Ancillary Use
 C - Conditionally Permitted Uses
 NP - Not Permitted

* qualifies as a pedestrian oriented use
 (1) pedestrian oriented use permitted as ground floor tenant and/or ancillary use
 (2) Reviewing Agency may approve an “end-cap” drive-thru provided that pedestrian and vehicular safety is not compromised

	Major Anchor Retail	Minor Anchor Retail	In-Line Retail	Hotel
Food & Beverage				
bar *	NP	NP	C	C (1)
bar w/ live entertainment *	NP	NP	C	C (1)
café, delicatessen *	A	A	P	P (1)
fast food restaurant *	A	A	P	NP
fast food restaurant w/ drive thru	NP	NP	NP (2)	NP
food sales (e.g., ice cream shops, bakery, etc.) *	A	A	P	P (1)
restaurant, full service *	NP	NP	P	P (1)
restaurant, full service w/ alcohol sales *	NP	NP	C	C (1)
restaurant, full service w/ live entertainment *	NP	NP	C	C (1)
Lodging				
hotel	///	///	///	P
Office, Professional, and Business Support				
banks, financial services *	A	A	P	P (1)
business support services *	A	A	P	P (1)
offices, administrative / business / professional	A	A	P	NP
office, medical	A	A	P	NP
Recreation, Education & Public Assembly Uses				
cultural institution	A	A	P	NP
electronic game center	NP	C	C	NP
school, business & professional	NP	P	P	NP
Retail Sales				
general merchandise sales (>50 KSF GLA)	P	///	///	///
general merchandise sales (<50 KSF GLA)*	///	P	P	NP
specialty merchandise sales *	P	P	P	P (1)
Services				
animal services (grooming)	A	A	P	NP
personal services *	A	A	P	P (1)

COMMUNITY COMMERCIAL PROHIBITED USES

Industry, Manufacturing and Processing Uses

Lodging as follows:
 motel

Recreation, Education & Public Assembly Uses as follows:

adult business, entertainment
 cinema, theater
 conference center
 private meeting hall, clubs, lodges
 religious facilities
 schools, public & private

Residential Uses

Retail Sales as follows:

convenience stores
 firearms sales (not including sales in conjunction with general merchandise stores, such as sporting goods)
 liquor stores (not including sales in conjunction with general merchandise stores)
 pawn shops
 swap meets
 tobacco retailers (not including sales in conjunction with general merchandise stores)

Services as follows:

adult day care
 animal boarding and hospitals
 child day care
 rental, equipment

Transportation, Communication & Utility Uses

Vehicle Sales & Service, including Gas Stations

P - Permitted Use
 A - Permitted as Accessory or Ancillary Use
 C - Conditionally Permitted Uses
 NP - Not Permitted

* qualifies as a pedestrian oriented use
 (1) pedestrian oriented use permitted as ground floor tenant and/or ancillary use

	Major Anchor Retail	Minor Anchor Retail	Main Street Retail / Mixed Use	In-Line Retail
Food & Beverage				
bar *	NP	NP	C	C
bar w/ live entertainment *	NP	NP	C	C
café, delicatessen *	A	A	P	P
fast food restaurant *	A	A	P	P
fast food restaurant w/ drive thru	NP	NP	NP	NP
food sales (e.g., ice cream shops, bakery, etc.) *	A	A	P	P
restaurant, full service *	NP	NP	P	P
restaurant, full service w/ alcohol sales *	NP	NP	C	C
restaurant, full service w/ live entertainment *	NP	NP	C	C
Office, Professional, and Business Support				
banks, financial services *	A	A	P	P
business support services *	A	A	P	P
offices, administrative / business / professional	A	A	P	P
office, medical	A	A	P	P
Recreation, Education & Public Assembly Uses				
cultural institution	A	A	P	P
electronic game center	NP	C	C	C
school, business & professional	P	P	P	P
Retail Sales				
general merchandise sales (>50 KSF GLA)	P	/	/	/
general merchandise sales (<50 KSF GLA)*	/	P	P	P
specialty merchandise sales *	P	P	P	P
Services				
animal services (grooming)	A	A	P	P
personal services *	A	A	P	P

LIFESTYLE COMMERCIAL PROHIBITED USES

Industry, Manufacturing and Processing Uses

Lodging, including Hotels & Motels

Recreation, Education & Public Assembly Uses as follows:

- adult business, entertainment
- cinema, theater
- conference center
- private meeting hall, clubs, lodges
- religious facilities
- schools, public & private

Residential Uses

Retail Sales as follows:

- convenience stores
- firearms sales (not including sales in conjunction with general merchandise stores, such as sporting goods)
- liquor stores (not including sales in conjunction with general merchandise stores)
- pawn shops
- swap meets
- tobacco retailers (not including sales in conjunction with general merchandise stores)

Services as follows:

- adult day care
- animal boarding and hospitals
- child day care
- rental, equipment

Transportation, Communication & Utility Uses

Vehicle Sales & Service, including Gas Stations

P - Permitted Use
 A - Permitted as Accessory or Ancillary Use
 C - Conditionally Permitted Uses
 NP - Not Permitted

* qualifies as a pedestrian oriented use
 (1) pedestrian oriented use permitted as ground floor tenant and/or ancillary use

	Major Anchor Retail	Minor Anchor Retail	Main Street Retail	In-Line Retail	Pad Retail	Hotel	Cinema	Office	Auto Service Facilities
Food & Beverage									
bar *	NP	NP	C	C	C	C (1)	NP	C	NP
bar w/ live entertainment *	NP	NP	C	C	C	C (1)	NP	C	NP
café, delicatessen *	A	A	P	P	P	P (1)	A	P (1)	NP
fast food restaurant *	A	A	P	P	P	NP	A	P (1)	NP
fast food restaurant w/ drive thru	NP	NP	NP	NP	P	NP	NP	NP	NP
food sales (e.g., ice cream shops, bakery, etc.) *	A	A	P	P	P	P (1)	A	P (1)	NP
restaurant, full service *	NP	NP	P	P	P	P (1)	NP	P (1)	NP
restaurant, full service w/ alcohol sales *	NP	NP	C	C	C	C (1)	NP	C (1)	NP
restaurant, full service w/ live entertainment *	NP	NP	C	C	C	C (1)	NP	C (1)	NP
Lodging									
hotel	/	/	/	/	/	P	/	/	/
Office, Professional, and Business Support									
banks, financial services *	A	A	P	P	P	P (1)	NP	P (1)	NP
business support services *	A	A	P	P	P	P (1)	NP	P (1)	NP
offices, administrative / business / professional	A	A	P	P	P	NP	NP	P	NP
office, medical	A	A	P	P	P	NP	NP	P	NP
Recreation, Education & Public Assembly Uses									
cinema, theater	/	/	/	/	/	/	P	/	/
cultural institution	A	A	P	P	P	NP	NP	NP	NP
electronic game center	NP	C	C	C	C	NP	A	NP	NP
school, business & professional	NP	P	P	P	P	NP	NP	P	NP
Retail Sales									
convenience store	NP	NP	NP	NP	NP	NP	NP	NP	A
general merchandise sales (>50 KSF GLA)	P	/	/	/	/	/	/	/	/
general merchandise sales (<50 KSF GLA) *	P	P	P	P	P	NP	NP	P (1)	NP
specialty merchandise sales *	P	P	P	P	P	P (1)	A	P (1)	NP
Services									
animal services (grooming)	A	A	P	P	P	NP	NP	NP	NP
personal services *	A	A	P	P	P	P (1)	NP	P (1)	NP
Auto Services									
gas station	/	/	/	/	/	/	/	/	C
car wash	/	/	/	/	/	/	/	/	C

FLEX COMMERCIAL PROHIBITED USES

Industry, Manufacturing and Processing Uses

Lodging as follows:
 motel

Recreation, Education & Public

Assembly Uses as follows:
 adult business, entertainment
 conference center
 private meeting hall, clubs, lodges
 religious facilities
 schools, public & private

Residential Uses

Retail Sales as follows:
 convenience stores, except as an ancillary use to a gas station or car wash
 firearms stores (not including sales in conjunction with general merchandise stores, such as sporting goods)
 liquor stores (not including sales in conjunction with general merchandise stores)
 pawn shops
 swap meets
 tobacco retailers (not including sales in conjunction with general merchandise stores)

Services as follows:
 adult day care
 animal boarding and hospitals
 child day care
 rental, equipment

Transportation, Communication & Utility Uses

Vehicle Sales & Service,
 except Gas Stations and Car Washes

A SUMMARY & INTENT

The Medical District will occupy approximately 44 acres at the southwest quadrant of the site. It will be developed as a multi-phase medical campus, including a 150 - 200 bed hospital, as well as administrative support facilities and medical office use. To achieve maximum visibility and provide convenient links to adjacent roads and highways, the campus and its major public entrance will be oriented to Avenue L.

B LAND USE REGULATIONS

B.1. Permitted Land Uses. The following uses shall be permitted within the Medical District:

- a. Hospital, including inpatient and outpatient care, emergency center, and other typically associated medical and health care services.
- b. Medical Office.
- c. Hospital / Medical Administration and Support Services.
- d. Ancillary Uses commonly associated with hospital and medical office facilities, including retail, office, and other commercial uses that provide needed services to employees, patients and visitors. These may include but are not limited to child day care, pharmacy, gift shop, restaurant (excluding alcohol sales), cafe, etc.
- e. Central Utility Plant servicing the proposed medical campus.
- f. Temporary events, including fairs, farmers markets, etc., may be conducted on the medical facility grounds.

B.2. Non-Permitted Land Uses. Any use or activity not listed above as a permitted land use shall be classified as a non-permitted land use, except that the Reviewing Agency shall have the authority to review and approve non-specified uses as similar in character to a permitted land use.

C DEVELOPMENT STANDARDS & GUIDELINES**C.1. Maximum Building Height.**

- Six (6) stories and eighty (80) feet.
- Heights shall be measured to the top of the roof, except that additional height may be considered for rooftop mechanical equipment, provided it is screened in an architecturally compatible manner.

C.2. Minimum Setbacks.

- Setbacks to buildings, as well as parking and service facilities shall be provided in accordance with Exhibit 49.
- Setbacks shall be measured from the rear of the sidewalk.
- Setbacks shall receive compatible hardscape and/or landscape treatment.
- Encroachments on setbacks by architectural features that enhance the design may be considered subject to review and approval by the Director.

C.3. Parking Ratios. Off-street parking shall be provided at not less than the following ratios:

- 3 spaces per bed for the hospital.
- 5 spaces per 1,000 square feet of medical office facilities.
- 2 spaces per 1,000 square feet of medical administration facilities.

D EXHIBIT 49. MEDICAL FACILITY CHARACTER STUDY