

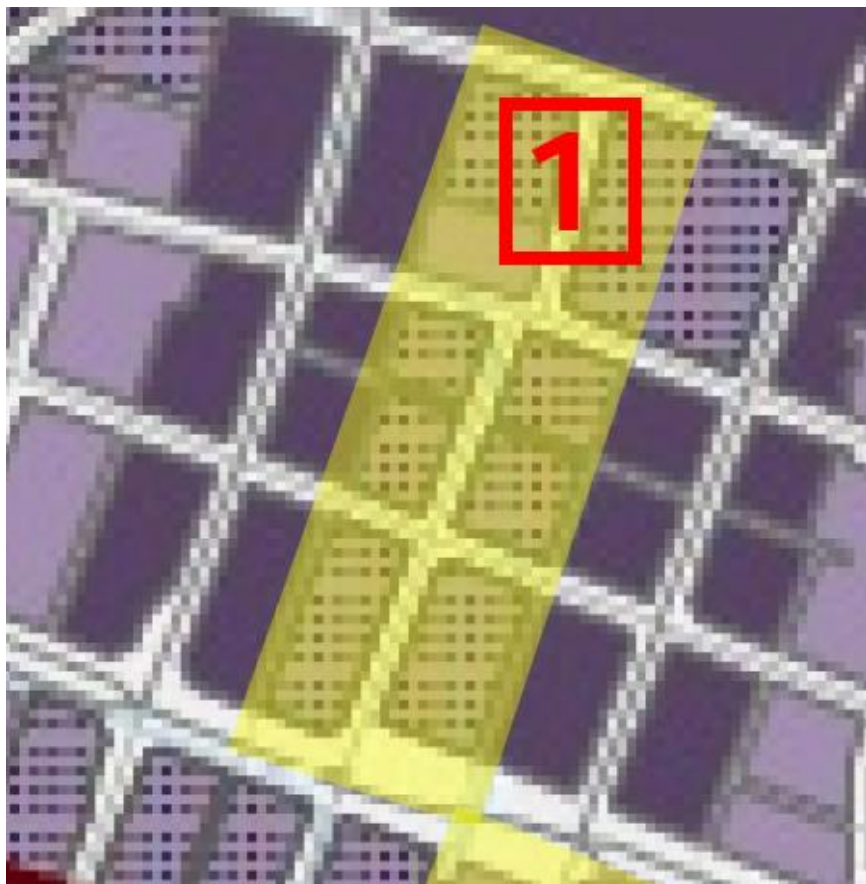
EXHIBIT A

Downtown Regulating Plan Mobile Tour Narrative

All property within the Downtown Regulating Plan area can develop either under conventional (Euclidean) zoning or under Transect zoning. It should be noted that uses and development standards (i.e. building height, lot coverage, setbacks, etc.) are different between the two zoning designations. Copies of the appropriate sections of the Zoning Code have been provided for reference.

Stop 1 – Leroux from Phoenix to Butler

Leroux from Phoenix to Butler is currently zoned Community Commercial (CC) and T4 Neighborhood 1 – Open (T4N.1-O). Leroux from Phoenix to Cottage has a “back-of-house” commercial character. The two properties on the west side of the street have existing residential structures but the properties have been utilized as commercial storage lots. Leroux from Cottage to Butler is residential in character with existing single-family residential houses



on both sides of the street. The T4N.1-O transect zone enables development up to 3-1/2 stories with commercial uses, including bars/taverns, neighborhood markets, micro-brewery/micro-distillery, and lodging, that may not be compatible with existing commercial development.

Stop 2 – San Francisco
from Butler to Franklin

San Francisco from Butler to Franklin has the following conventional zoning: Community Commercial (CC) from Butler to Dupont; Community Commercial (CC) and High Density Residential (HR) from Dupont to Ellery; and, High Density Residential (HR) and Highway Commercial (HC) from Ellery to Franklin. Most of the property along San Francisco has T4 Neighborhood 1 (T4N.1) transect zoning with properties at the northwest and northeast corners of San Francisco and Dupont having T4



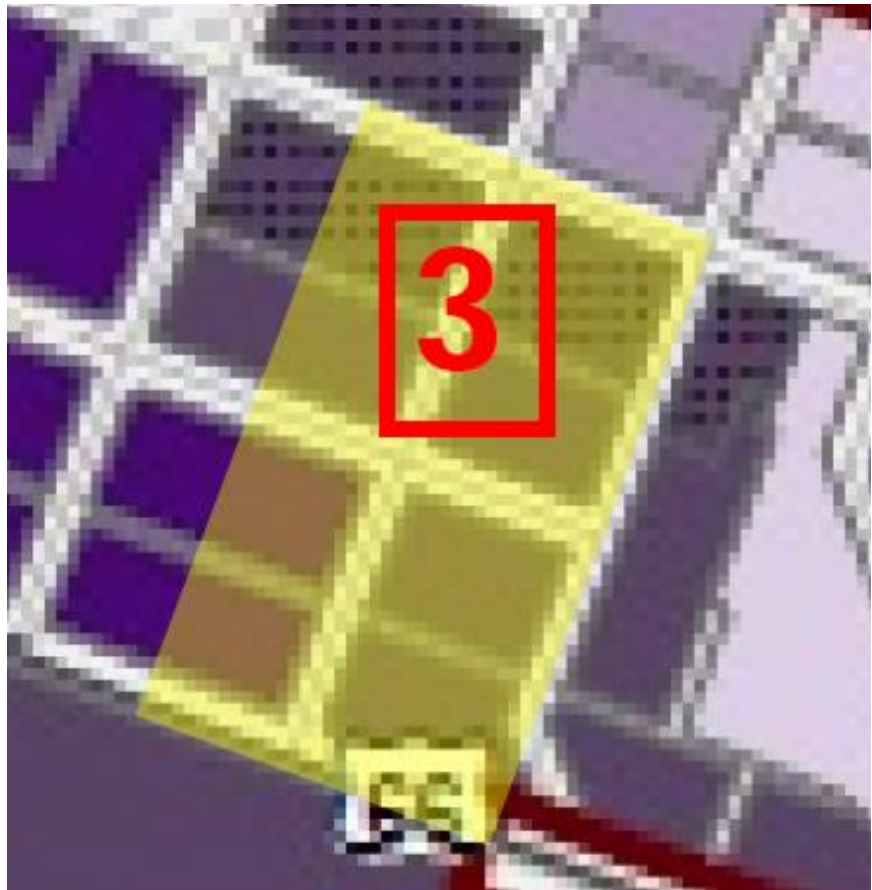
Neighborhood 1 – Open (T4N.1-O) transect zoning. San Francisco has a commercial character with a small mix of existing residential structures. The T4N.1 transect zone does not permit the development of commercial uses, which are already in existence.

Stop 3 – Verde from Birch to Route 66

Verde from Birch to Route 66 is currently zoned Central Business (CB). Transect zoning along Verde is T5 Main Street – Open (T5-O) and T5 Main Street (T5) from Birch to Aspen and T6 Downtown (T6) and T5 Main Street (T5) from Aspen to Route 66.

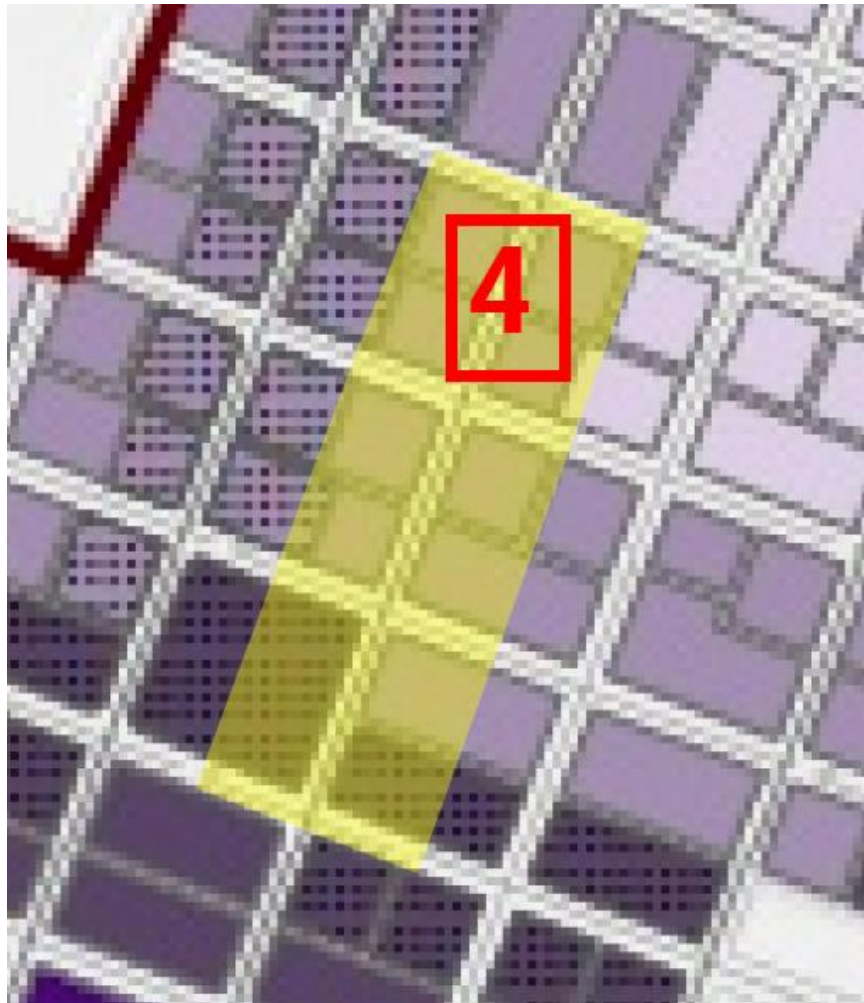
Aspen has a commercial character with most of the property being automobile oriented including vehicle storage for Babbitt Ford and automotive repair facilities. This is the area that is most likely to be redeveloped as an extension of Downtown, which would, and should, have a character

that is reflective of the historic Downtown. The T5 and T5-O zones may not adequately promote this redevelopment.



Stop 4 – Beaver from Fine to Cherry

Beaver from Fine to Cherry is currently zoned Community Commercial (CC). Transect zoning along Beaver is T4 Neighborhood 1 (T4N.1) from Fine to Dale and T5 Main Street – Open (T5-O) from Dale to Cherry. Half of the east side of Beaver from Dale to Cherry is zoned T4N.1. While most of the structures along Beaver have a residential character, they are primarily occupied by commercial uses. Commercial uses are not permitted within the T4N.1 zone. Commercial redevelopment, therefore, can only be accomplished under the CC zone, which permits building heights up to 60-feet and Floor Area Ratios (FARs) up to 2.5. Implementation of those standards may result in development that is not compatible with the existing pattern.



Stop 5 – Park from Cherry to Santa Fe

The west side of Park from Cherry to Santa Fe is zoned High Density Residential (HR). The east side of Park from Cherry to the alley between Aspen and Santa Fe is zoned Community Commercial (CC). The east side of Park from the alley to Santa Fe is zone Highway Commercial (HC). All of Park is zoned T4 Neighborhood 1 (T4N.1) except for the east side of Park from the alley to Santa Fe, which is zoned T5 Main Street (T5). Park has a residential character. As such, most of the development consists of single-family residential, except for the intersection of Park and Santa Fe, which consists of an apartment complex and an automotive repair facility. This is a fair representation of the type of development that can be seen within the T4N.1 zones north and west of the library and is, perhaps, more in keeping with development west of Bonito, which is zoned T3 Neighborhood 1 (T3N.1).

