



USES

- BLOCK A -**
GROUND FLOOR RESTAURANT / RETAIL, 2ND AND 3RD FLOOR RETAIL / OFFICE, AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009.
- BLOCK B**
GROUND FLOOR RESTAURANT / RETAIL, 2ND FLOOR RETAIL / OFFICE, AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009.
- BLOCK C**
GROUND FLOOR RETAIL, RESTAURANTS, PUBLIC RESTROOMS AS PER PFA, MULTI-STORY RESIDENTIAL AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009.
- BLOCK A1 - PHASE 2**
GROUND FLOOR RETAIL, RESTAURANTS, MULTI-STORY RESIDENTIAL AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009.
- BLOCK B1 - PHASE 2**
GROUND FLOOR RETAIL, RESTAURANTS, MULTI-STORY RESIDENTIAL AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009.
- BLOCK C1**
HOTEL, RESTAURANTS, RETAIL, OFFICE, RESIDENTIAL, ELECTRONIC SIGNAGE AND OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009.
- BLOCK D - FUTURE DEVELOPMENT**
GROCERY, OFFICE, RETAIL, RESIDENTIAL, RESTAURANTS AND ANY OTHER USES ALLOWED UNDER THE APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009.
- BLOCK E**
EVENT CENTER
CITY OWNED PUBLIC OPEN SPACE.
- BLOCK F - PHASE 2**
RETAIL, HOTEL, OFFICE RESIDENTIAL, RESTAURANTS AND ANY OTHER USES ALLOWED UNDER APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009.
- BLOCK G - FUTURE DEVELOPMENT**
RESIDENTIAL, RETAIL, OFFICE RESTAURANTS, HOTEL AND ANY OTHER OTHER USES ALLOWED UNDER THE APPROVED MUSEUM MARKET PLAZA SPECIFIC PLAN APPROVED BY CITY COUNCIL DEC. 2, 2009.

LAND USE INTENSITIES

PLANNING AREAS #1	APPROVALS SPECIFIC PLAN	PROPOSED PHASE ONE	REMAINING DENSITY PER SPECIFIC PLAN
RETAIL / RESTAURANT / OFFICE	468,000 SF	130,000 +/-	338,000 +/-
HOTEL ROOMS	585 ROOMS	155 ROOMS	430 ROOMS +/-
RESIDENTIAL	900 UNITS	40 UNITS +/-	860 UNITS +/-

ENHANCED PAVING ON MAIN ST., ANDREAS AND MARKET STREET AS SHOWN / PARKING VARIES DEPENDING ON SERVICE & UTILITY LOCATIONS

REMOVABLE BOLLARDS AT THE FOLLOWING INTERSECTIONS
 MARKET STREET & MAIN STREET
 MARKET STREET & ANDREAS

COLOR LEGEND:

- CITY TO MAINTAIN
- DEVELOPER TO MAINTAIN

DOWNTOWN PALM SPRINGS

WESSMAN DEVELOPMENT
 Prepared by SANBORN A/E/C - ARCHITECTURE-CIVIL ENGINEERING-SURVEYING - 760-423-0600

0 50 100 200
 SCALE 1"=50'

EXHIBIT A TO FOURTH AMENDMENT TO PFA
 DATED SEPTEMBER 29th, 2011 - SEPTEMBER 9th, 2014