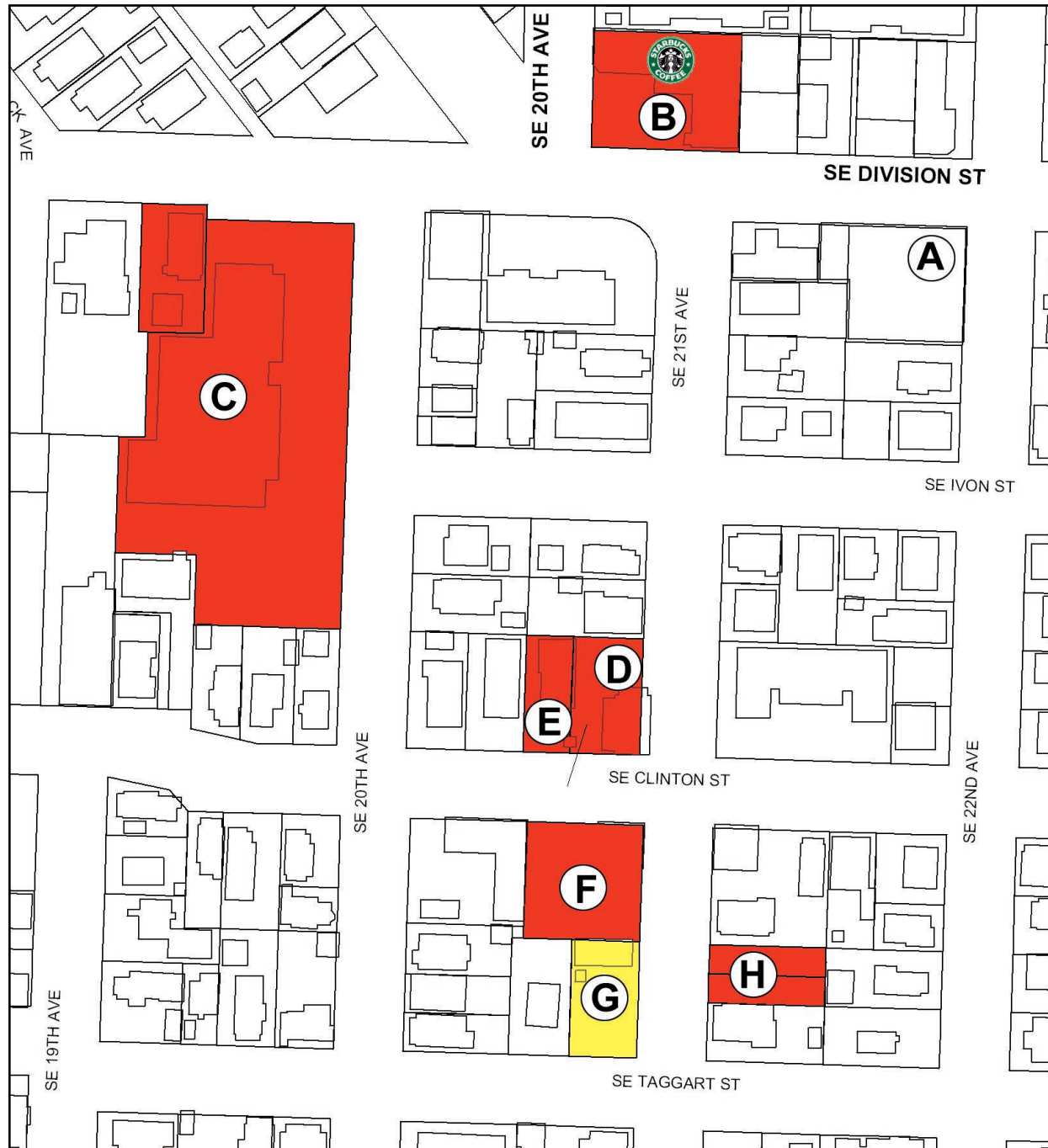


Projects in 7 Corners area, under development, planned and completed, as of 2/29/04



A Red & Black - worker-owned cafe; completed, thriving

B Proposed Starbucks - owner: Peter Perrin, developer: Urban Works. Lease signed. L-shaped building will allow 2-3 other businesses, including a "take-out" restaurant. Bought after sale of "C" property.

C New Seasons (under construction) - One residential lot rezoned commercial & house moved to "D". One other parcel, at southern end of parking lot, also rezoned commercial despite Comprehensive Plan.

D House formerly located on Division. Being developed into fourplex with one commercial space. Possibility of another building in space to south of house being considered by owner.

E Clinton Street Lofts (under construction) - Sevenplex residential. owner: Robb Ross. Adjustments regarding setbacks, sidewalk width, and landscaping granted by city due to pre-existing structure, since demolished. (Part of foundation still visible.) HAND opposed these adjustments. Also, the two units occupying the space of the former building don't need to meet handicap accessibility requirements.

F, G New commercial - owner: Lauren Waxman. Current plans are to develop F & G together into a one-story commercial building with 10 units. Renters could possibly combine units for different sized stores. Waxman wants to rezone G from residential (R2.5) to commercial (CN1). City hearing will take place mid-March. Waxman will attend HAND meeting 3/18, 6pm, St. Philip Neri Church.

H Duplex residential (completed). Doesn't quite fit, architecturally. Is not affordable housing.

www.NoStarbucksIn7Corners.org