

Draft Land Use Plan Changes

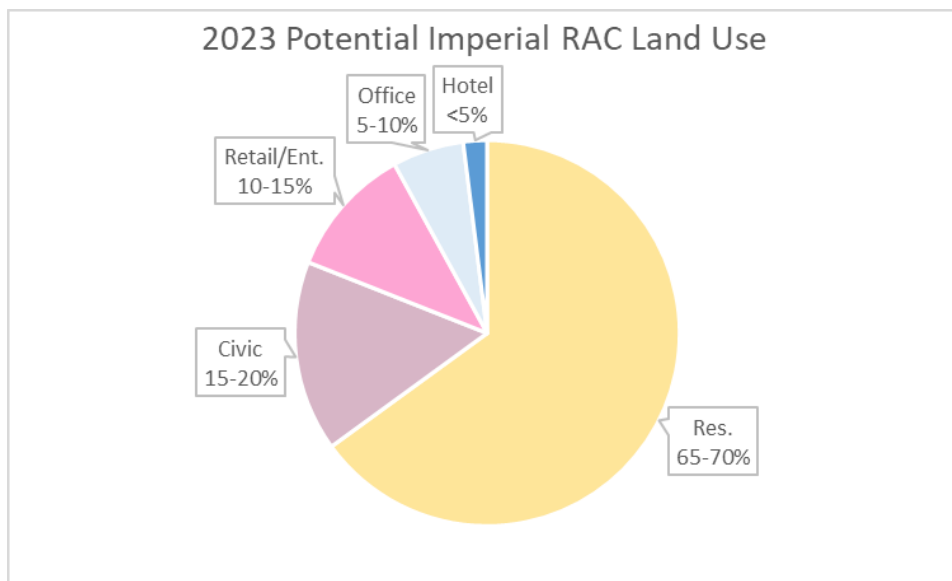
Areas of Change – Imperial Regional Activity Center

Proposed:

This Regional Activity Center is located north of U.S. Highway 90A between State Highway 6 and Wood Street and includes two significant local landmarks: the former Imperial Sugar Company Char House and the minor league baseball park Constellation Field. These two landmarks heavily influence the vision for the RAC.

The Imperial Sugar Company site is historically important to Sugar Land and the surrounding area: it was the sugar business from which Sugar Land received its name. As such, preservation and reuse of the iconic Char House and other remaining Imperial Sugar Company buildings (such as the 3-Bay Warehouse, Container Warehouse, Engineering Building and silos) should be central to future redevelopment plans. The Char House and surrounding area is envisioned to be a mixed-use redevelopment with potential uses such as retail, restaurants, offices, bars, hotels and a variety of residential options. The area around Constellation Field should contain entertainment-centric uses that support the venue, such as restaurants and breweries. The remaining land in the RAC is envisioned to contain a variety of housing types and other supporting uses.

Appropriate residential options in the Activity Center include multi-family (for rent or ownership), senior living, townhomes, urban homes, duplexes and other medium density housing types. The total overall number of multi-family units in this Regional Activity Center is 1,200 units; this is not based on the general guidance of 3 units per developable acre in the RAC, but rather on the need for additional residential density to ensure the Imperial Sugar Company property redevelopment is feasible. Percentages in this RAC should be approximately:



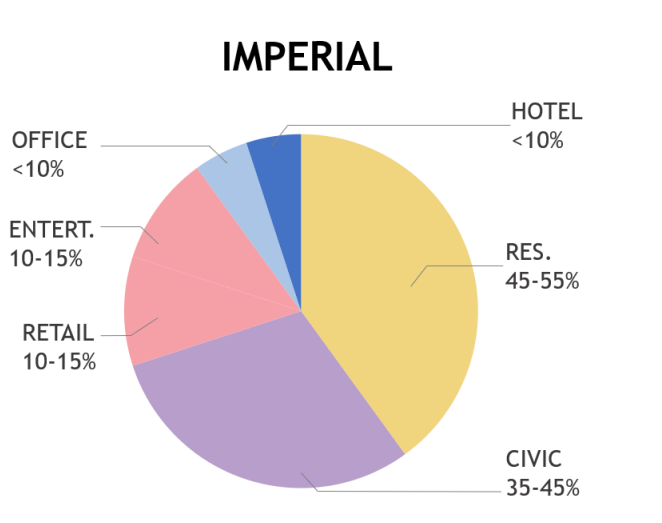
New development and redevelopment in the RAC should be in character with the historic buildings located on the former Imperial Sugar Company property. Being a former refinery site, these historic

buildings are industrial in character and utilize brick and metal finishes. Maximum height of new buildings should be no more than 6 stories, and mid to high-rise buildings near the Char House should be situated so as not to block its view corridors. The RAC should include enhanced pedestrian and bicycle connectivity from within to the surrounding Imperial development and other nearby residential areas.

Original:

This Regional Activity Center is located within the Imperial Development north of U.S. Highway 90A. It is already under development, has a large residential base, and the remainder is focused on retail, restaurants, and civic uses. A general vision for this RAC has been established through a General Land Plan approved by the City for the Imperial Development and is being implemented through site-by-site Planned Development zoning applications. This RAC includes Constellation Field, home of the Sugar Land Skeeters, and Imperial Market, the redevelopment of the former Imperial Sugar Company refinery site. The RAC contains a variety of residential options including small lot single family homes, townhomes, senior living and multi-family (rental). The maximum number of multi-family units in this Regional Activity Center was originally established through the Planned Development Final Development Plans for the two multifamily sites. The total number of units should not exceed that established by the zoning, which is 526.

The Imperial Market is a redevelopment of the former Imperial Sugar Company factory site into a mixed-use center that will contain primarily retail/restaurant space, and will also include office space, a hotel with conference space, the Fort Bend Children's Discovery Center, the Sugar Land Heritage Museum, the City of Sugar Land Visitor Center, and multi-family (rental). The 9.5 acres east of Main Street should be a mix of retail and office uses that tie into the Imperial Market redevelopment. Percentages in this RAC will be approximately:



Maximum height of new buildings should be no more 6 stories. New development and redevelopment in the RAC should be in character with the historic buildings located on the former Imperial Sugar Company property. Being a former refinery site, these historic buildings are industrial in character and utilize brick and metal finishes. Preservation and reuse of buildings on the Imperial Sugar Company site

include the Char House, 3-Bay Warehouse, Container Warehouse, Engineering Building and silos. Enhanced pedestrian and bicycle connectivity from the RAC to the surrounding Imperial Development is planned, and additional opportunities for connection to the surrounding residential areas should be explored.