

Proposed Sam Hughes Neighborhood Plan new language and map:

SHNP, GOAL 1, Policy 1, Subpolicy 12. The block at the southeast corner of Campbell Avenue and Sixth Street, Future Office/Commercial/Residential Mixed Use Development Conditions. The development will include buildings, structures and parking for mixed uses, **including office, commercial and residential**, based on the following conditions:

- a. ~~The development may include a building a maximum of three (3) stories.~~ **Development of the site will provide a transition from a mixture of office, commercial and residential land uses** on the northwest portion of the site, ~~transitioning downward to the south and east, with a maximum of two stories along Norris Avenue.~~ **in building(s) a maximum of 3 stories not to exceed 46 feet high to exclusively residential uses on the east and south sides of the site in building(s) a maximum of 2 stories not to exceed 28 feet high. To achieve the desired mixture of land uses on the site, the total floor area of commercial and office uses will be 10,000 to 20,000 square feet; the total floor area of residential uses will be 60,000 to 72,000 square feet.**
- b. The architectural design of the development will be reviewed for architectural elements complementary with the building materials, colors and styles of the surrounding area. **The site design of the development will be consistent with the concept plan labeled “Site Development Proposal 2” dated June ____, 2003 with regard to the general location of buildings, landscaping, parking, vehicular and pedestrian circulation, and access to surrounding streets.**
- c. The site will incorporate multi-modal transportation including enhanced pedestrian access from the surrounding neighborhoods and pedestrian site circulation, bicycle-friendly access, and designed public transit access and facilities.
- d. One access point from the development to Seventh Street will be permitted immediately east of Campbell Avenue. There will be no access permitted to Norris Avenue.
- e. If access from Seventh Street to the immediately adjacent residential neighborhood is closed, Code required parking may be located on Seventh Street and Seventh Street may be integrated into the overall site design.

- f. Parking will be evaluated based on the mixed-use character of the development and the provision of enhanced pedestrian, bicycle, and transit facilities.
- g. Building setbacks along the perimeter of the development may be less than existing on contiguous lots or as required by the LUC.
- h. In order to integrate development of the development into the residential neighborhoods east of Norris Avenue and south of Seventh Street, to provide an inviting street frontage along Sixth Street and Campbell and to encourage neighborhood use of the commercial uses within the development, masonry perimeter walls are not required pursuant to this Plan and the LUC. However, 30 inch walls may be required to provide screening for any proposed parking as part of the overall landscaping plan for the development to block light spillage from and visibility directly into the parking areas.

SHNP, Map 4 Amendment:

Add to Map 4 a new land use designation, “Mixed Use,” and identify the block bounded by Sixth Street, Norris Avenue, Seventh Street and Campbell Avenue as “Mixed Use.”