

# **CENTRAL AVENUE BLOCK 2901 REDEVELOPMENT PLAN OUTLINE:**

## **I) REDEVELOPMENT PLAN OBJECTIVES**

Redevelopment activities for the Central Ave Block 2901 plan area will be undertaken in conformity with, and will be designed to meet, the following objectives of the Redevelopment Plan:

1. Development of the Area as a mixed-use area with ground floor commercial uses along Central Avenue and residential uses where appropriate.
2. To enhance the existing surface parking lot on Cambridge Avenue to facilitate the development of multiple levels of structured parking to better manage public parking and future residential parking.
3. Allow greater housing opportunity to support retail and employment in the corridor by increasing the potential customer base.
4. To provide for new open space opportunities and enhance the pedestrian experience.

## **II) PROPOSED USES FOR ZONES 1 & 2**

<p><b>1) Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>a) Residential.</li> <li>b) Retail Sales of Goods and Services.</li> <li>c) Structured Parking.</li> <li>d) Financial Services.</li> <li>e) Offices.</li> <li>f) Restaurants: category one and two.</li> <li>g) Bars.</li> <li>h) Cafes.</li> <li>i) Child and Adult Day Care Centers.</li> <li>j) Parks and Playgrounds.</li> <li>k) Art galleries.</li> <li>l) Artist studio workspaces.</li> <li>m) Community facilities/centers.</li> <li>n) Business incubators.</li> <li>o) Health clubs.</li> <li>p) Any combination of the above.</li> </ul>	<p><b>2) Accessory Uses:</b></p> <ul style="list-style-type: none"> <li>a) Structured parking and loading.</li> <li>b) Landscape features.</li> <li>c) Improved Open Space.</li> <li>d) Signs.</li> <li>e) Sidewalk Cafe: where sidewalk width permits.</li> </ul> <p><b>3) Prohibited Uses:</b></p> <ul style="list-style-type: none"> <li>a) Surface parking.</li> <li>b) Drive-throughs pertaining to restaurants, banks, pharmacies, and other drive-through uses.</li> <li>c) Gas stations, service stations, auto repair, auto body shops, and other automobile related uses (not including car share programs).</li> <li>d) Billboards.</li> </ul>
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## **III) PROPOSED BUILDING HEIGHTS, DENSITY, & PARKING REQUIREMENTS**

**For any consolidated development site which overlaps multiple zone districts, the zone that covers the largest portion of the site shall govern the entire development site.**

## **ZONE 1**

- Maximum Building Height: Seven (7) stories with a minimum 10 foot step-back above the fifth (5th) story.
- Structured Parking shall be set back sixty (60) feet from Central Avenue.
- Minimum Required Open Space: 10,000 SF of dedicated useable open space to be accessible by the public.
- A minimum of 20% of the lot area must be dedicated to useable recreation space by occupants or plaza areas accessible by the public.
- Minimum Required Public Parking: 400 spaces.
- Minimum Required Residential Parking: 0.2 spaces per bedroom.
- Minimum Twelve (12) foot clearance required for at least one structured parking entrance.
- No vehicular access to parking and/or loading areas may be provided from Central Avenue.
- If feasible, first level of parking should be located below grade.
- Pedestrian access points shall be provided at street level from and Central Avenue and Cambridge Avenue.

## **ZONE 2**

- NC with stricter height requirements and no parking requirement.

## **ZONE 3**

- Modified R-1 to permit existing uses and density.

## **IV) OTHER PROPOSED STANDARDS**

### **1) Additional Parking Requirements**

- a. Commercial Truck Parking: Five (5) spaces on first level;
- b. Loading Area with access on Cambridge Avenue;
- c. Required parking spaces for other permitted uses based on SF (ex: office space);
- d. The façade of all parking levels shall be of a compatible material to that used throughout the development or adjacent structures and shall be designed to provide visual interest.

### **2) Building Design Requirements:**

- a. Proposed buildings/additions along Central Avenue shall mimic existing facades in terms of height;
- b. Synthetic stucco materials such as EIFS is prohibited.

### **3) Landscaping Requirements**

- a. Sidewalk areas shall be attractively landscaped and durably paved, where feasible with permeable materials, and shall be provided with adequate lighting;
- b. Street trees shall be planted along curb lines in conformance with the City's Forestry Standards;

- c. A “Green Roof” is required at the top of all structures in order to detain &/or retain storm water. The “Green Roof” may also function as a landscaped recreation area.

V) ZONE MAP

ZONES

