

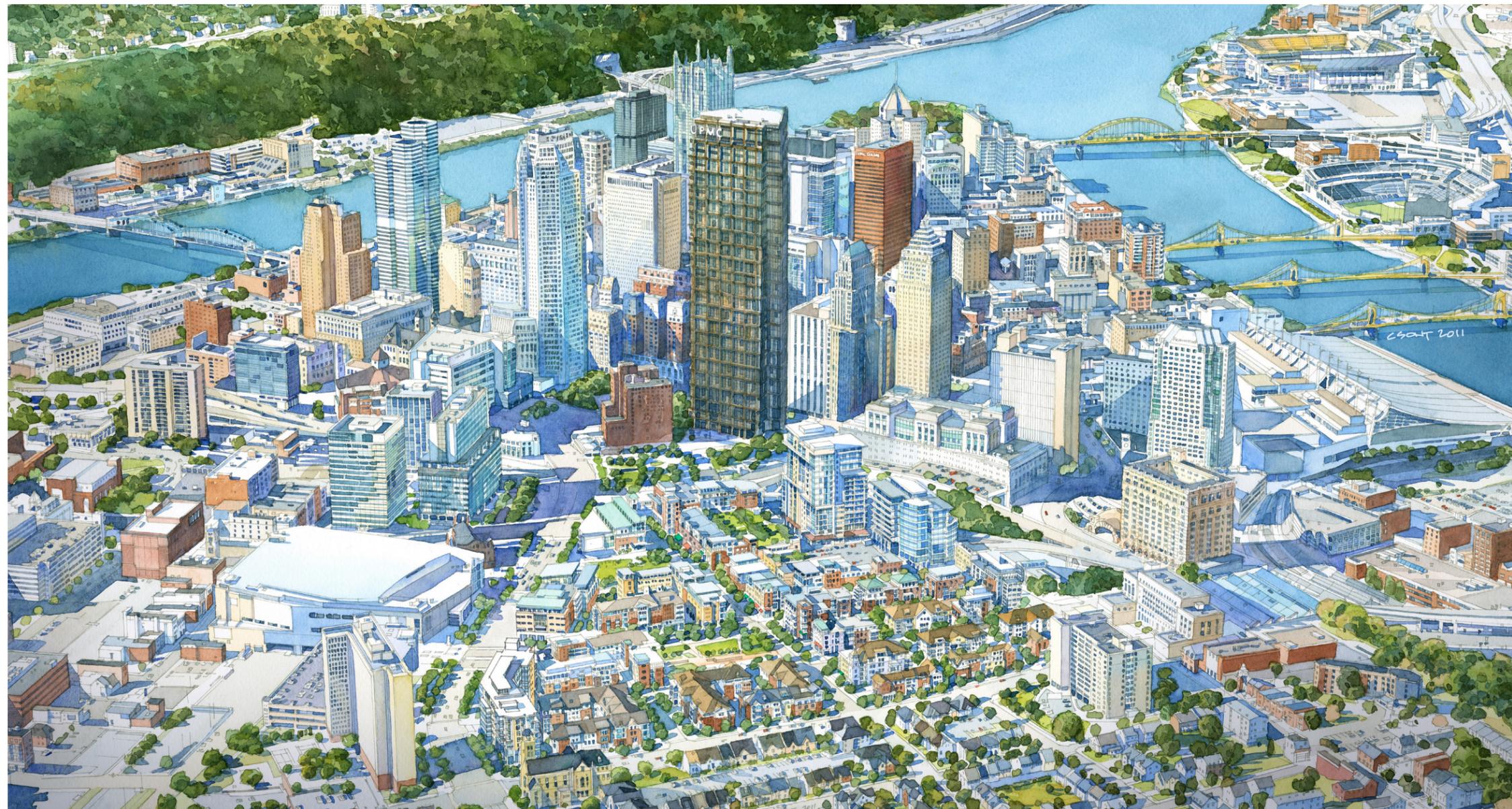
AMENDMENT #1 TO SP-II LOWER HILL PLANNED DEVELOPMENT DISTRICT  
PRELIMINARY LAND DEVELOPMENT PLAN (AS APPROVED DEC. 2, 2014)

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# Amendment #1

This Amendment #1 to the SP-11 Lower Hill Planned Development District modifies courtyard standards, adds a new building frontage type (Type G), and modifies street frontage requirements. The applicability of this Amendment #1 is limited to Block D.

## 1. Courtyards:

On Block D, the following standards shall apply to courtyards (supplementing the standards contained on page 17, Section 2.6):

Courtyards may also support pedestrian connectivity by incorporating pedestrian paths through a block, or by helping to frame pedestrian routes along the edges of blocks. Courtyards may be defined by low hedges or plantings, trellises, or low decorative fencing (no higher than 3 ft.). When courtyards are facing a public street or sidewalk, any defining elements (such as fencing) shall preserve visual transparency between the courtyard and the public sidewalk and or street. In Block D, courtyards shall be permitted to occupy the street frontage along Street 2 for parcel D only (see graphic below), without requiring application of Street Frontage Types as set forth in Section 2.7.

In addition, the rear façade of a building shall be permitted to face a courtyard that occupies the frontage along Street 2, provided the front façade of the building is located along Street 1 and such façade includes a primary entrance or entrances.

## 2. Street Frontages

In Block D, the Zoning Administrator’s discretion with respect to frontage types and setbacks shall be as follows (modifying page 19, Section 2.7):

The Zoning Administrator may allow for flexibility with respect to the Frontage Types and setbacks in order to address grading conditions or curved property lines. In such instances additional setback areas may be permitted and such setback areas shall include landscaping or extended sidewalk treatments.

The following frontage type is added to the frontage types included on Page 21, Section 2.7.1:

### Ⓒ Commercial Frontage Type: Arcade

A frontage where the building is setback from the sidewalk a distance that is greater than the setbacks otherwise permitted in Frontage Type E and Frontage Type F, provided that an overhead building element (such as an overhang and/or upper level story) extends to the sidewalk edge or beyond (if permitted pursuant to an encroachment permit, if required). This frontage type may include columns that extend from such overhead element to the ground. The specific dimensions of arcades may vary, yet in all cases when used as a pedestrian pathway it must meet ADA and applicable code requirements.

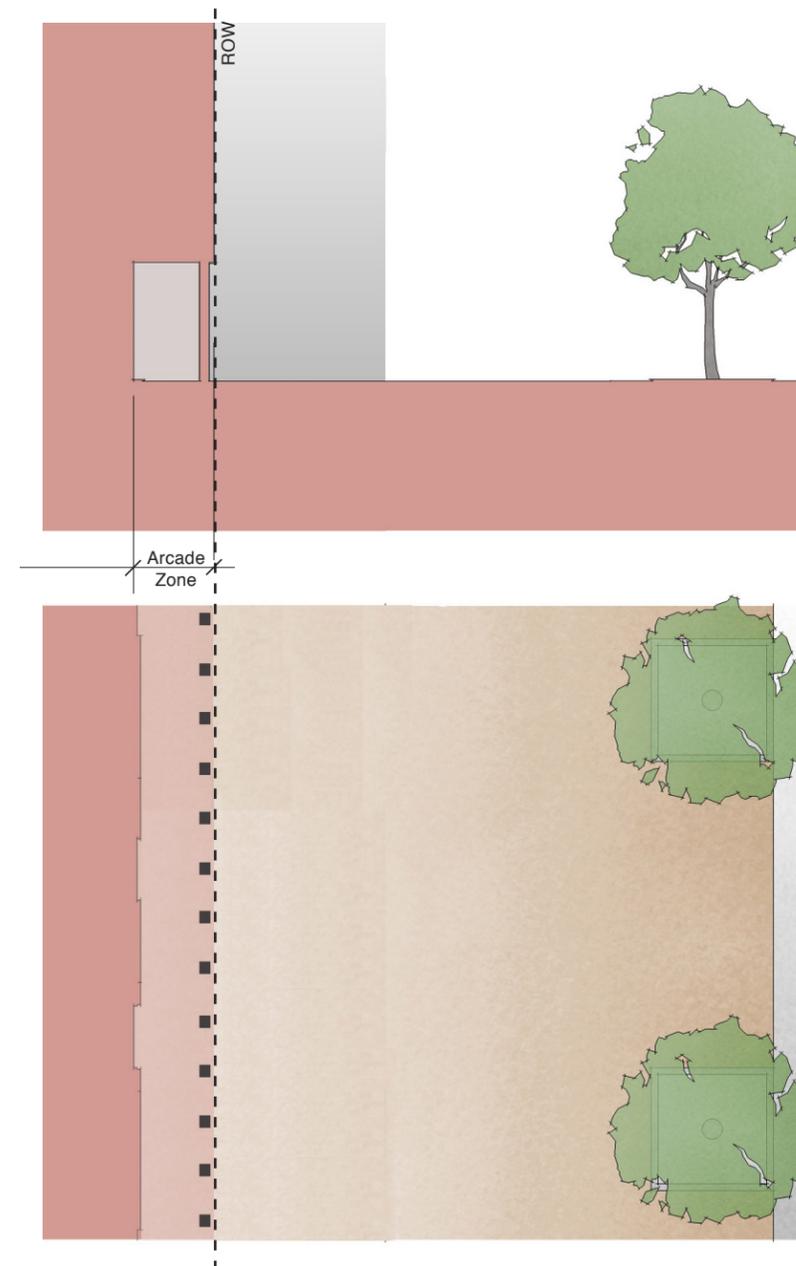
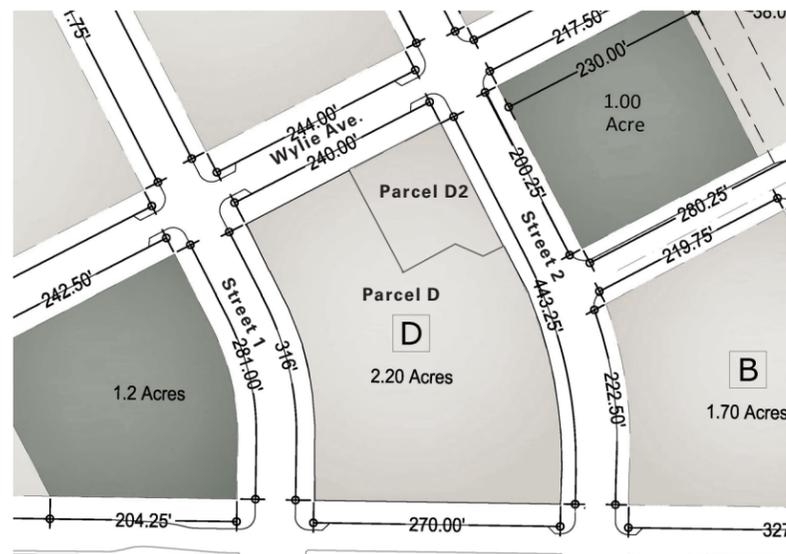


FIGURE 1.1 Frontage Type G

The Street Frontages Regulating Plan shall be modified for Block D to include the Arcade Frontage Type in the locations as depicted in Figure 1.2 herein.



FIGURE 1.2 Street Frontages Regulating Plan