

## Attachment # 2

### RECOMMENDED COMPREHENSIVE PLAN LANGUAGE

#### North Gateway Sub Unit –A-2

APR 2009-2010

Interim land uses for the land units located at North Gateway CBC are not appropriate because they may delay achievement of the overall desired redevelopment goals.

Except where specifically excluded for North Gateway CBC, in cases where desired consolidation with other parcels is not feasible, consider interim land uses which result in significant public benefits, improvements in circulation or access, parking, landscaping, site design or building design and that provide public benefits which outweigh any adverse effects of the change in use.

#### **Sub-unit A-2**

The redevelopment of the "island" formed by Richmond Highway and Old Richmond Highway would enhance the "gateway" character of this area and should be encouraged. Consolidation of all parcels within this "island" and redevelopment of this area with neighborhood-serving retail use up to .25 FAR is recommended. Building orientation should be to Richmond Highway ~~but access should be to Old Richmond Highway.~~, with The Old Mount Vernon Highway being vacated and access provided off of Huntington Avenue.

As an option, if Sub-unit A-2 is ~~fully~~ substantially consolidated and included in a unified mixed-use office, hotel, table service dining and retail development plan with Sub-unit A-1, then the combined total FAR of both Sub-unit A-1 and A-2 can obtain an FAR of 2.0

In addition to meeting the same conditions stated in the land use recommendation for Sub-unit A-1, as part of this mixed- functional-use office, hotel, dining and retail development.

Old Richmond Highway should be vacated and access to parcel the old A-2 portion of this consolidated development should be provided from Richmond Highway Huntington Ave.

