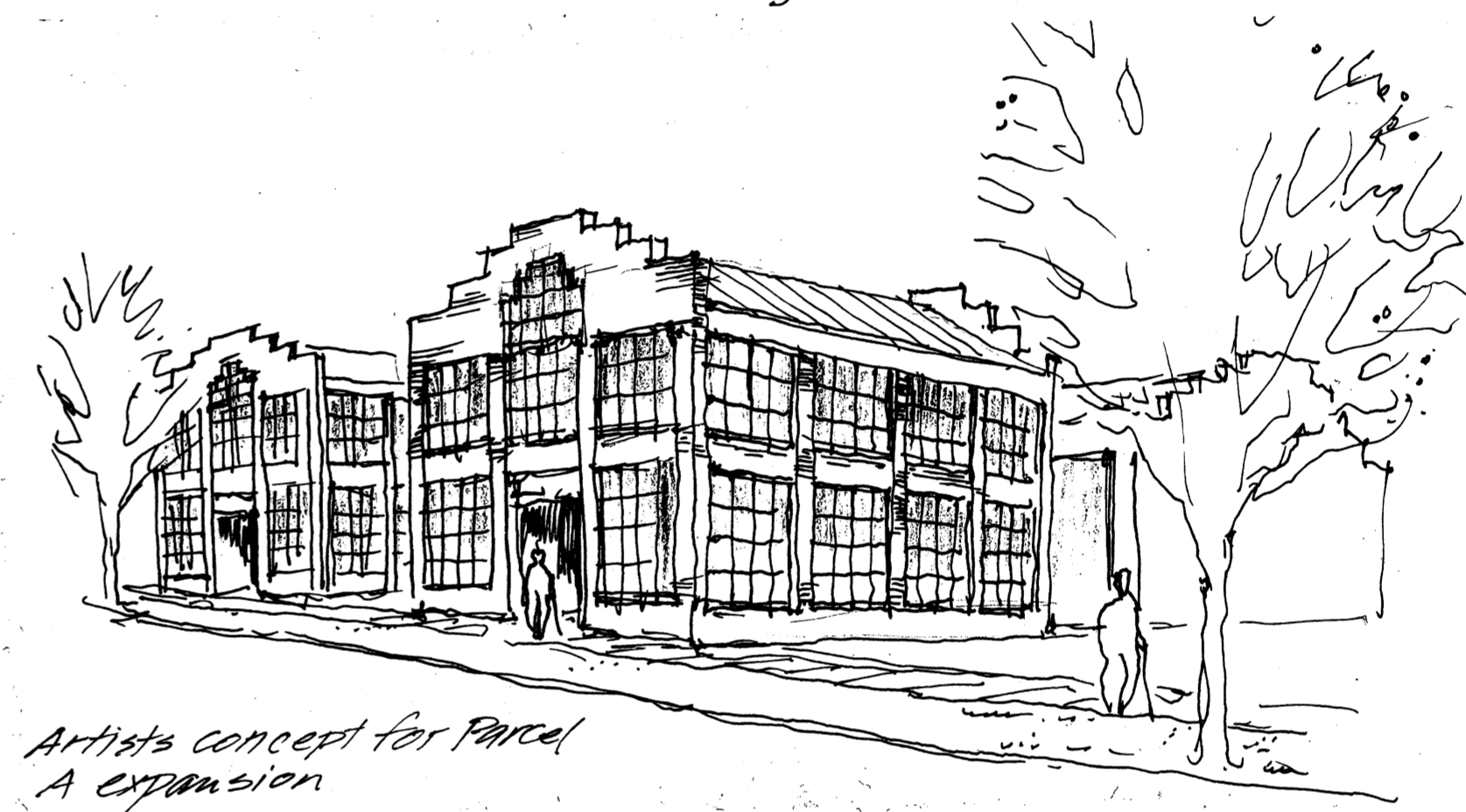
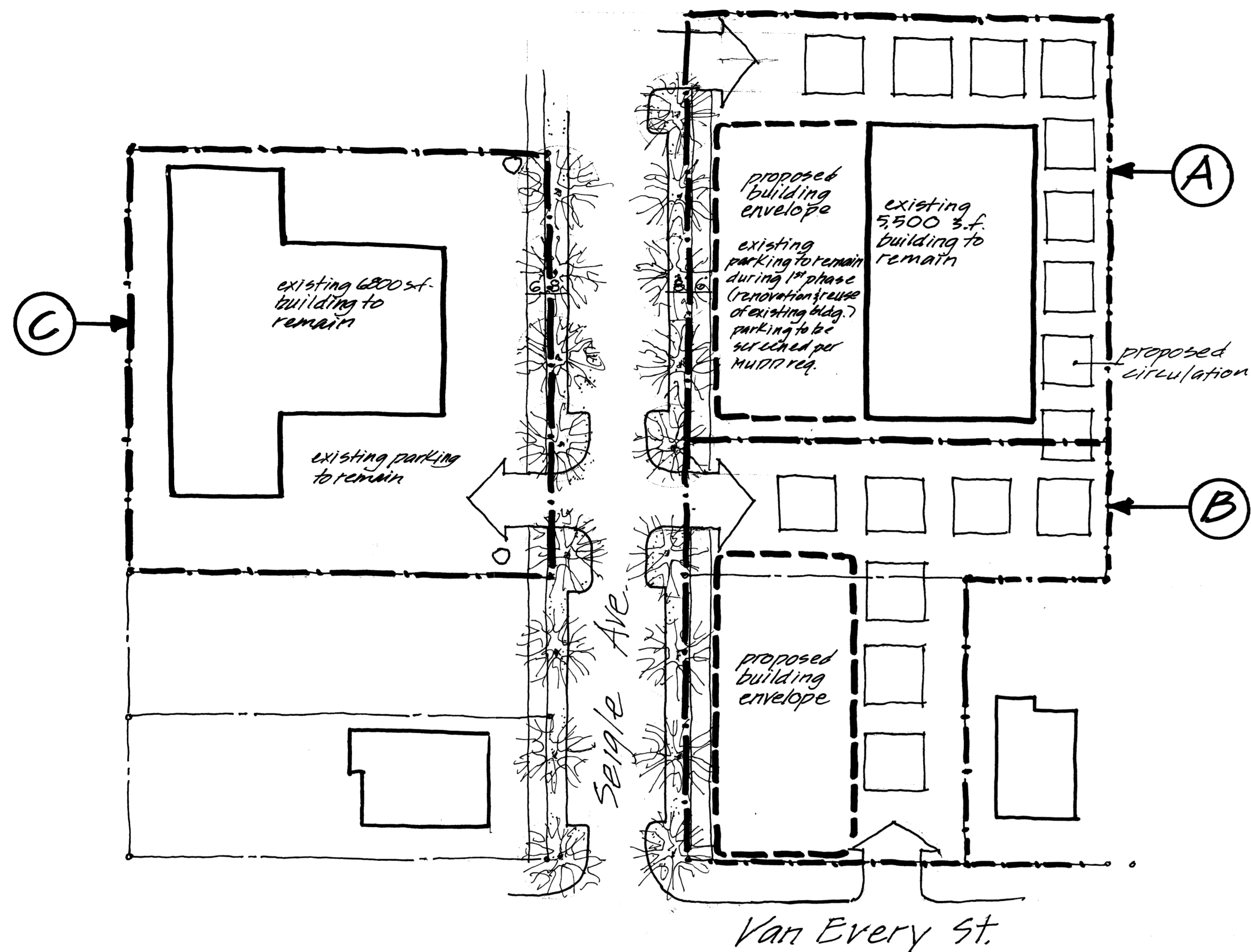


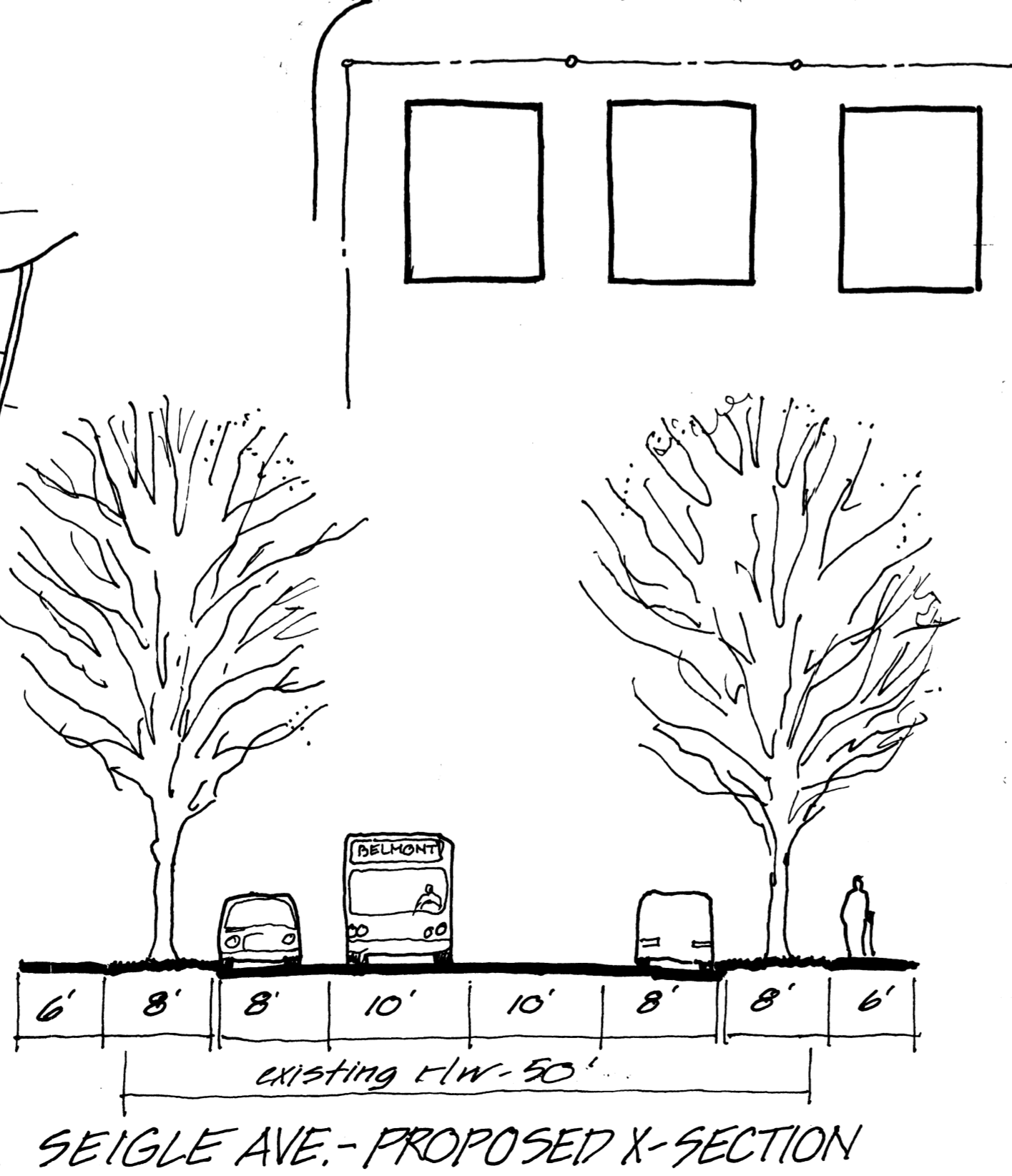
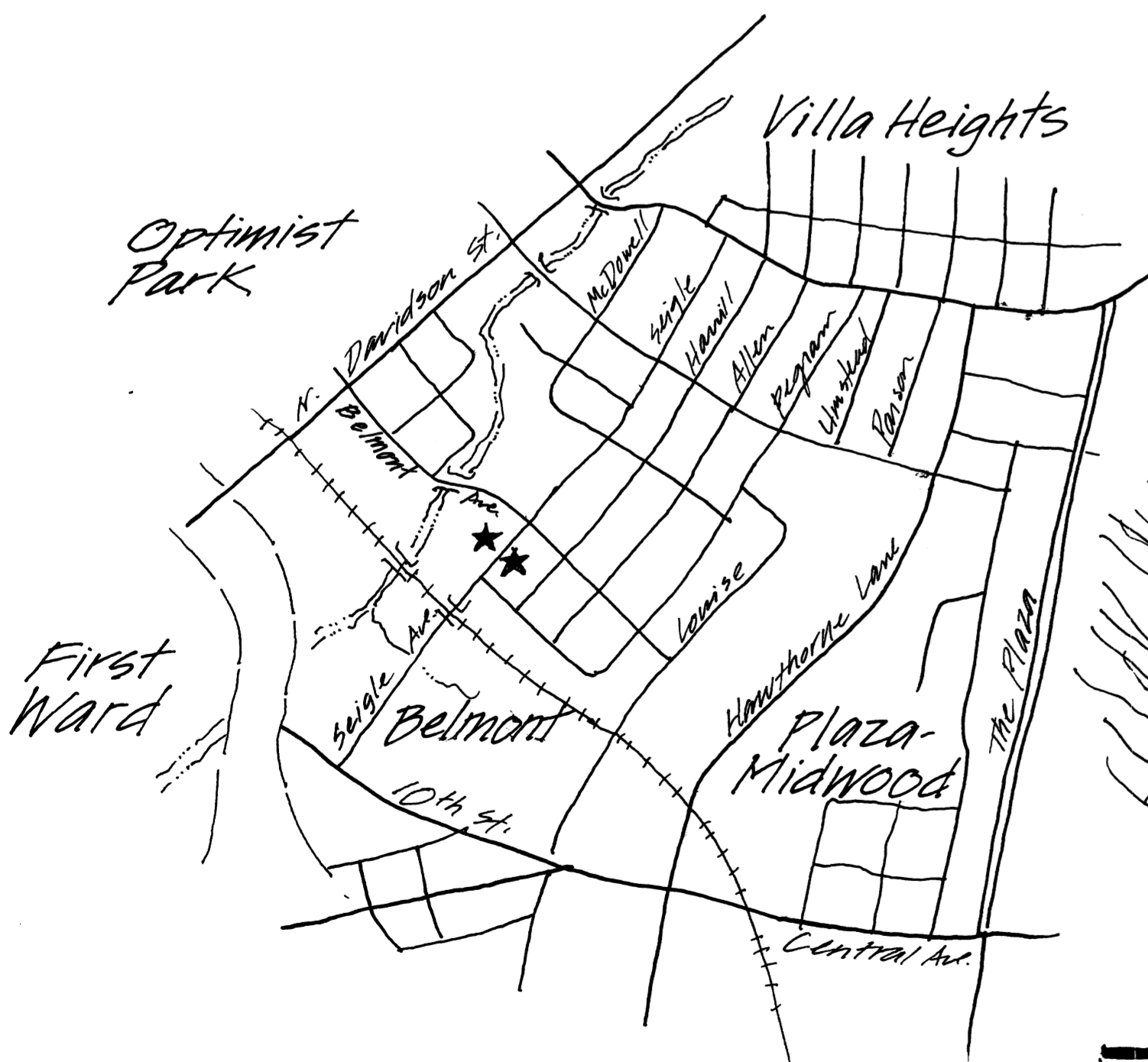
**SITE DEVELOPMENT DATA**

	PARCEL A	PARCEL B	PARCEL C
SITE ACREAGE	.52	.40	.52
EXISTING ZONING	I-2	I-2	I-2
PROPOSED ZONING	MUDD-O	MUDD-CD	MUDD-O
EXISTING BLDG. S.F.	5500		6,800
PROPOSED BLDG. S.F.	not to exceed 15,000 sf.	not to exceed 12 a.u.	n/a
PARKING	per MUDD req. existing parking to remain during 1 <sup>st</sup> phase	per MUDD req.	existing parking to remain as shown.
HEIGHT	not to exceed 45'	not to exceed 45'	n/a
SETBACKS	All front, rear and side yards per MUDD requirements.		
ALLOWED USES	<ul style="list-style-type: none"> <li>residential</li> <li>non residential uses limited to:                             <ul style="list-style-type: none"> <li>studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood &amp; leather craftsmen, glass blowers, weavers, silversmiths, and jewelry designers.</li> <li>Neighborhood food/beverage service - not conv. store</li> <li>Bakery</li> <li>Retail florist</li> <li>office, general or medical</li> <li>Galleries for sale of artists/crafts</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>residential only</li> </ul>	<ul style="list-style-type: none"> <li>residential</li> <li>non residential uses limited to:                             <ul style="list-style-type: none"> <li>studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood &amp; leather craftsmen, glass blowers, weavers, silversmiths &amp; jewelry designers</li> <li>Neighborhood food/beverage service - not conv. store</li> <li>Bakery</li> <li>Retail florist</li> <li>Office, general or medical</li> <li>Galleries for sale of artists/crafts</li> </ul> </li> </ul>



**SEIGLE @ BELMONT**  
A proposal for an arts district in the Belmont Neighborhood

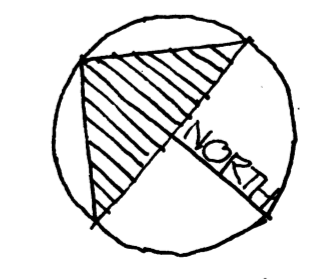
PETITION NO. 2004-079 APRIL 26, 2004  
FOR PUBLIC HEARING REVISED 6/25/04  
JULY 19, 2004 " 9/8/04



**GENERAL SITE NOTES**

- Existing parking in front of building on parcel A to remain and screened per MUDD requirements.
- Future expansion of building A would be towards Seigle Ave. and would replace parking.
- Future building(s) on parcel B will be residential, not to exceed 12 units. Some units should orient to existing homes on Van Every St.
- Driveways to parcel B may be reconfigured, and 1 driveway may be eliminated as design is developed.
- Implementation of Seigle Ave. & Van Every St. streetscape improvements will be done as parcels A, B, & C are developed.
- On street parking on Seigle Ave. to be coordinated w/CDOT
- sidewalk alignment on parcel C may be varied to save existing trees.
- Parking & circulation areas in front of parcels A & C will be converted to common open space w/landscaping, seating, public art as redevelopment occurs.
- Diagonal or parallel parking will be provided along driveways on parcels A & B.
- Open space will be provided as part of residential development on parcel B.
- Parcels will be developed in phases, beginning with parcel A.
- Solid waste/recycling station requirements will be met.
- Parcels A & B will be connected by an internal driveway.

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SEP 10 2004



Scale: 1" = 30'

APPROVED BY CITY COUNCIL  
DATE 9/20/04