


MEMORANDUM

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director Development Review and Historic Preservation

DATE: April 19, 2013

SUBJECT: **Setdown Report** for ZC #13-05, DC Water Occupied Sites – First Stage and Second Stage Planned Unit Development with Related Map Amendment from the CG/W-2 to CG/CR and CG/W-1

I. SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends that the application by Forest City Washington be set down for public hearing, including:

- A First Stage Planned Unit Development (PUD) with related Map Amendment to construct a mixed use development for the area identified as Lot 805 in Square 744S and part of Lot 801 in Square 744 SS (identified as Parcels F1, G1,G2 and G3);
- A request for Second Stage approval for development of a movie theatre on Parcel F1, which will be constructed in the first phase at 5.5 FAR and a height of 100 feet; and
- Related map Amendment from CG/W-2 to CG/CR (Parcels F1 - G-2) and CG/W-1 (Parcel G3).

The proposal is not inconsistent with the first stage PUD approval, the Comprehensive Plan, or the Zoning Regulations.

II. APPLICATION-IN-BRIEF

Location: 1402 1st Street, SE (East side of 1st Street, between N Pl. and Diamond Teague Park)

Ward and ANC: Ward 6, ANC 6D

Applicant: Forest City Washington

PUD-Related Zoning: CG/CR and CG/W-1 (for the portion that would contain the expanded Diamond Teague Park)

Property Size: 235,131 sf

Proposal: Redevelopment of the parcel into four new city blocks, with two apartment buildings, ground floor retail, and other uses; a sixteen screen movie theatre, extension of the Diamond Teague Park and reintroduction of the street grid through private streets and extension of Potomac Avenue; Requesting Second Stage PUD approval for the movie theatre with flexibility from the public space, parking and loading requirements.

III. SITE AND AREA DESCRIPTION



Zoning Map

The entire PUD is shown in the dashed outline. The surrounding properties are occupied by:

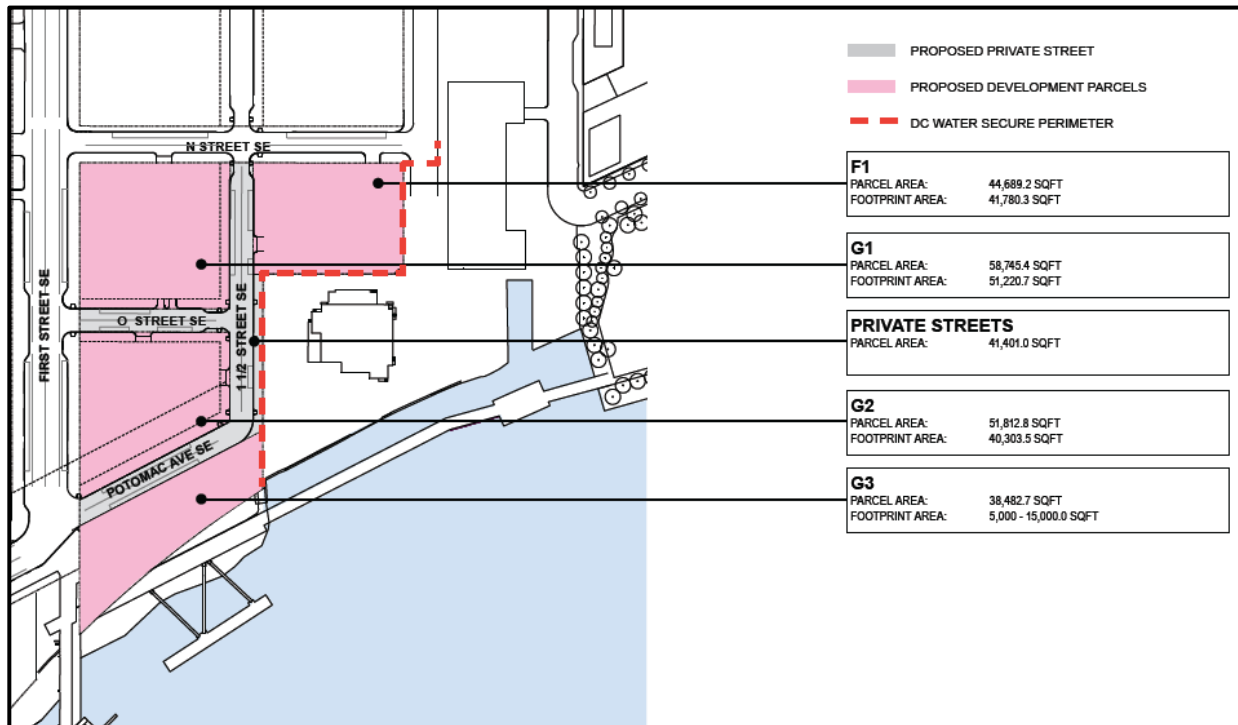
1	Nationals Ball Park
2	Diamond Teague Park
3	O Street Pump Station
4	Main Pump Station
5	The Yards Park

The 235,131 square foot subject site is flat and currently occupied and used by DC Water as a maintenance facility for vehicles. It is bordered on the north by N Place, Canal Street to the east, First Street on the west and the Anacostia River to the south. DC Water's stations are located to the east and south east of the subject parcel and are not included in the main PUD site.

The Commission recently approved a modification to the Florida Rock PUD, which would develop the parcel to the far southwest of the site with a 95-foot tall mixed-use building with additional park improvements. The subject proposal would begin filling out the underutilized areas to the east of the Nationals Ball Park, in support of the emerging Capitol Riverfront neighborhood.

IV. PROJECT DESCRIPTION AND ANALYSIS

The proposed mixed-use development of the parcel would consist of dividing the property into four city blocks, with the creation of a new O Street SE and the extension of Potomac Ave which would join a new 1 1/2 Street SE. The new city blocks have been described in the applicant's plans (MP-03) as parcels including F1, G1, G2 and G3.



Site Design

As previously stated the parcels would be developed as a Stage I and Stage II PUD accordingly (pg S10-S11):

PUD STAGE/Parcels (sf)	Proposal	GFA	FAR	Height	Parking Spaces
Stage I PUD - PHASES 2,3					
G1 (58,745.4 sf)	Mixed-use residential/retail	409,765 sf	8.0	130ft.	175
G2 (51,812.8 sf)	Mixed-use residential/retail	302,276 sf	7.50	130ft.	125
G3 (38,482.7 sf)	Retail /arts/cultural	5,000-15,000sf	0.48	30ft.	0
Private Streets (41,401sf)					
TIMELINE	Construction starts dependent on relocation of DC Water facilities and market conditions. G3 will be developed 5 years after the issuance of c/o's for the G1 and G2 buildings.				
Stage II PUD – PHASE I					
F1 (44,689 sf)	Movie Theatre	229,612 sf (93% LO)	5.5	100 ft.	337
TIMELINE	Permitting – Fall 2013 Constr. Start – Jan 2014 Opening – Winter 2015				
TOTALS		956,653 sf 279.612 sf (nr)	5.81 1.70 nr	130 ft. (max)	637

Stage I PUD (Phase 2 and 3 Development – Sheet MP-17)

The proposed redevelopment plan would provide a mixed-use development with approximately 600 residential units above a mix of retail, service entertainment and arts related uses on the ground floor of two buildings, one each on Parcels G1 and G2 as identified on S-10 and 11 of the plans. The maximum heights of the buildings would be at 130 feet, based on the street right-of-way width of 1st Street SE, as determined by the Height Act.

Building Appearance

In concept, the upper floors would feature significant amounts of glass for residential units poised atop an industrial looking base (Sheet B-3). The applicant should examine ways to add balconies to the south side of the building as a way to provide amenity for residents and to reduce energy usage in the summer through shading. The buildings' mass is produced as illustrative and is subject to change through a future second stage PUD review.

Private Streets and Sustainability

The private streets as proposed would vary in width between 70 feet (O Street and 1 ½ St) and 80 feet (Potomac Avenue) (Sheet MP-16). The streets do not have a continuous width for its entire length, including at the corners to accommodate pedestrian movement. Sheets L-04 through L-22 show that a number of trees would be planted along these streets and related LID landscaping features are proposed to control storm water runoff, enhance the site's sustainability and the aesthetic appeal consistent with the Capitol Riverfront neighborhood. The applicant has excluded street rights-of-ways from land area to determine the floor area ratio.

The applicant has provided information about the materials that would be used for the street paving which seems consistent with that of the neighborhood. OP is supportive of the shade trees proposed along the private streets but will request Urban Forestry's and the applicant comments regarding the adequacy of the proposed soil volume to ensure those trees reach maturity.

The proposed expanded park identified as Phase 3 of the development plan would extend the proposed park features of the Florida Rock development to the west, the Diamond Teague Park at its south and the Yards Park to the west. Plans seem to suggest that interim improvements may be made in the 2nd Phase to expand the park and sidewalk along Potomac Avenue, this will be clarified prior to a hearing. OP would consider this a benefit to the District as a whole.

Parking and Loading

Vehicular parking and loading for buildings on parcels G1 and G2 would be accessed primarily from N Place and O Street, including loading off N Place for G1 and off 1 ½ St for G2; and parking entrances for both buildings off O Street. Two thirty-foot loading berths and fifty-five foot berth would be provided for each proposed residential building. 300 parking spaces would be provided for the 600 residential units, for a ratio of 0.5 spaces per unit, along with 205 bicycle parking spaces for residential use. Parking would be located in one level below grade and two above grade (Sheets B-16, B-17)

DC Water has recently weighed in on the proposed loading access from Canal Place subsequent to the PUD's submission for set-down. Preference is now indicated that access to the loading be routed elsewhere due to the existence of aging below surface pipes and the potential for truck and weight damage to the pipes. The applicant will finalize this routing plan with DC Water prior to a public hearing.

Overall, OP supports the concept design for these parcels, which would positively add to the character and activity of the Capitol Riverfront neighborhood.

Stage II PUD (Phase 1 Development – Movie Theatre)

The applicant has proposed construction of a 2-story (with mezzanine), 16-screen movie theatre above a 4-story parking structure and 2,000 sf of ground floor retail, which would wrap around the corner at 1 ½ Street and N Place SE. The six-story structure would occupy 93% of the lot area of Parcel F1 at FAR 5.5

Building Appearance

The theatre would be clad primarily with “articulated metal panels” atop a two-story base of metal mesh panels. The theatre entrance would be highlighted by a glass wall façade which would daylight the lobby area. Circulation areas on above floors would be day-lighted with skylights. The project intends to create a public gathering space at street level near the intersection of N Place and First St. SE. Illuminated panels would also be installed at the southeast corner above the artist studios, extending partially east to be visible from the Yards Park and other points along the Anacostia River.

Parking and Loading

As part of this phase N Street would be improved. It is currently a two-lane dead end street at the Main Pumping Station with no trees or sidewalks. N Place would be reconstructed to create a 16-foot sidewalk on the street’s south side, while being reconnected to Canal Street, in cooperation with DC Water. New 16-foot wide sidewalks would continue along the perimeter of the site..

Ingress and egress to access the 337 parking spaces that would be provided on the first four stories have been originally proposed from 1 ½ Street with exit to N Place. As previously mentioned, the applicant will continue to work with DC Water to resolve concerns regarding loading access.

V. COMPREHENSIVE PLAN

The application is consistent with major policies from various elements of the Comprehensive Plan, including the Land Use; Transportation; Housing; Economic Development; Parks, Recreation and Open Space; and Lower Anacostia Waterfront / Near Southwest Area Elements. For a complete analysis of the project against relevant planning policies, please refer to Attachment 1.

VI. ZONING

In the first stage PUD, the Commission is being asked to approve in concept the layout of the site, including the private streets with a PUD-related map-amendment from the CG/W-2 to CG/CR for Parcels F-1 through G-2 and CG/W-1 for Parcel G-3’s proposed park expansion. The second stage application requests flexibility from the specific zoning regulations listed below. A summary of each area of relief is provided and OP will provide a complete analysis of the requested flexibility at the time of the public hearing.

Flexibility

- a. **Ground Level Public Space Requirement in the CR District:** Regulations require that 10% of the lot area adjacent to the primary entrance remain publicly accessible as transitional space between the street and the building. The applicant has provided 8.8% of that required area and seeks flexibility from the requirement.
- b. **Open and Closed Courts:** A proposed open court at 16.25 feet –wide would not meet the required 20.83 feet of the Zoning Regulations. Another open court would be devised along the eastern façade and a closed court along the southern façade is contemplated. Both at one-foot wide would not meet the Zoning Requirements, including the area requirement for the closed court along the length of the southern façade.

The one-foot setbacks creating these court areas are intended to provide some articulation to a long retaining wall critical for shoring up the site.

c. Parking: Flexibility is requested to:

- Locate approximately 48 spaces from the other phases to this development’s parking structure; (§ 2405.6)
- Vary the parking location setback of 20 feet from the property line for the 2nd through 4th level to accommodate the design needs of the project and the parking garage. (§2116.2)
- Permit the loading areas to project over the property line into DC Water’s property (§ 2203.3)

VII. PURPOSE AND EVALUATION STANDARDS OF A PUD

The purpose and standards for Planned Unit Developments are outlined in 11 DCMR, Chapter 24. The PUD process is “designed to encourage high quality developments that provide public benefits.” Through the flexibility of the PUD process, a development that provides amenity to the surrounding neighborhood can be achieved.

The applicant is requesting approval of a second stage PUD. The PUD standards state that the “impact of the project on the surrounding area and upon the operations of city services and facilities shall not be unacceptable, but shall instead be found to be either favorable, capable of being mitigated, or acceptable given the quality of public benefits in the project” (§2403.3). Based on comments to be supplied by referral agencies, OP will provide at the time of the public hearing an analysis of the project’s impact on city services.

VIII. PUBLIC BENEFITS AND AMENITIES

Sections 2403.5 – 2403.13 of the Zoning Regulations discuss the definition and evaluation of public benefits and amenities. In its review of a PUD application, §2403.8 states that “the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.” Sections 2403.9 and 2403.10 state that a project must be acceptable in all the listed proffer categories, and must be superior in many. To assist in the evaluation, the applicant is required to describe amenities and benefits, and to “show how the public benefits offered are superior in quality and quantity to typical development of the type proposed...” (§2403.12).

Amenity package evaluation is partially based on an assessment of the additional development gained through the application process. The following table compares the base zone, and currently proposed densities and heights:

	Density	Non Residential Density	Height
CG/W-2 zone	FAR of 4.0 maximum, or 4.8 with IZ. The CG Overlay includes provisions that allow this to increase to an FAR of 5.0 with residential bonus	2.0 FAR (max.)	70 feet CG/W-2
Current Proposal	FAR 5.81 (Total) (4.11 residential)	1.70	30 – 130 feet

As such, the project gains little if any additional density through this PUD modification over what would be permitted in a by-right project. However, additional height is being gained through the First Stage and Second Stage PUD request. OP is very supportive of the additional height of this site, which allows for significantly improved open spaces and much greater public views and access to and along the waterfront than a conforming development would be able to provide within the height limits of the underlying CG/W-2 zone.

The first stage PUD includes a number of benefits for the entire project, including:

1. Efficient Land Utilization – redevelopment of an underutilized industrial site to accommodate a mixed used development of retail, service, entertainment and arts related uses in an activated waterfront setting.
2. Urban Design – reopening of several streets, albeit as private streets, including the historic Potomac Avenue, a L’Enfant Plan street; creation of a vibrant arts district and walkable streetscape; creation of public open space; provision of at least 137,000 square feet of retail, including a new theatre and arts related studios.
3. Affordable Housing – a total of about 48 units (in Stage I).
4. Expansion of Public Parks.
5. Sustainable Design Elements – Based on the applicant’s LEED Checklist provided (Sheet A31 Second Stage Application) the project could earn a commendable Platinum rating, based on the extensive green roofs, tree and landscape plantings, bio-filtration in the expanded park and landscape buffers along the river’s edge. In addition, the proposal for a compact, mixed-use medium density development on an urban infill site is favorable and in keeping with the District’s sustainability goals.

The Office of Planning feels that the information regarding benefits is sufficient for setdown. OP will continue to work with the applicant to refine any benefits that may be proffered prior to the public hearing.

IX. AGENCY REFERRALS

If this application is set down for a public hearing, the Office of Planning will facilitate an interagency meeting with the following government agencies for review and comment:

- Department of the Environment (DDOE);
- Department of Transportation (DDOT);
- Department of Housing and Community Development (DHCD);
- Department of Employment Services (DOES);
- Department of Parks and Recreation (DPR);
- Department of Public Works (DPW);
- Fire and Emergency Medical Services Department (FEMS); and
- DC Water.

X. COMMUNITY COMMENTS

The site is located in ANC 6D. As of this writing OP has not received any comments from the community.

XI. SUMMARY OF OP COMMENTS

OP supports the overall Stage I design for parcels F1, G1, G2, and G3. The development will contribute positively to pedestrian activity and the overall vitality and mix of uses of the Yards Park and Capitol Riverfront neighborhood. The proposal is in conformance with the First Stage PUD and Second Stage PUD for development of Parcel F1 and is not inconsistent with the Comprehensive Plan. Therefore, OP recommends setdown of the application. The following summarizes OP comments from this report, all of which can be addressed prior to a public hearing.

OP Comment	Planning and / or Zoning Rationale
Provide revised plan showing a revised loading scheme	Due to DC Water's comments that loading by heavier trucks would not be feasible along Canal Street
Provide more information about external lighting for the entire building.	External lighting for the building will determine how it is viewed at night from the surrounding neighborhood.
Provide more information about landscaping – tree species and soil volume	Appropriate shade trees will enhance the pedestrian experience. Sufficient soil volume is necessary to ensure trees grow to full maturity and provide maximum benefit as described in the Plan.

XII. ATTACHMENT

1. Comprehensive Plan Analysis
 - A. Guiding Principles
 - B. Plan Policies
 - C. Land Use Maps

JS/kt

Attachment 1 Comprehensive Plan Analysis

A. GUIDING PRINCIPLES

The proposal would further the following Guiding Principles of the Comprehensive Plan, as outlined and detailed in Chapter 2, the Framework Element:

- (1) Change in the District of Columbia is both inevitable and desirable. The key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives such as poverty, crime, and homelessness. 217.1
- (5) Much of the growth that is forecast during the next 20 years is expected to occur on large sites that are currently isolated from the rest of the city. Rather than letting these sites develop as gated or self-contained communities, they should become part of the city's urban fabric through the continuation of street patterns, open space corridors and compatible development patterns where they meet existing neighborhoods. 217.5
- (6) Redevelopment and infill opportunities along corridors and near transit stations will be an important component of reinvigorating and enhancing our neighborhoods. Development on such sites must not compromise the integrity of stable neighborhoods and must be designed to respect the broader community context. Adequate infrastructure capacity should be ensured as growth occurs. 217.6
- (7) Growth in the District benefits not only District residents, but the region as well. By accommodating a larger number of jobs and residents, we can create the critical mass needed to support new services, sustain public transit, and improve regional environmental quality. 217.7
- (26) Transportation facilities, including streets, bridges, transit, sidewalks, and paths, provide access to land and they provide mobility for residents and others. Investments in the transportation network must be balanced to serve local access needs for pedestrians, bicyclists, transit users, autos and delivery trucks as well as the needs of residents and others to move around and through the city. 220.2

B. PLAN POLICIES

The application is also consistent with major policies from various elements of the Comprehensive Plan, including the Land Use; Transportation; Housing; Economic Development; Parks, Recreation and Open Space; and Lower Anacostia Waterfront / Near Southwest Area Elements. The design could more adequately meet the Environmental Protection element policies that encourage tree conservation and protection.

Chapter 3 Land Use Element

Policy LU-1.2.1: Reuse of Large Publicly-Owned Sites

Recognize the potential for large, government-owned properties to supply needed community services, create local housing and employment opportunities, remove barriers between neighborhoods, provide large and significant new parks, enhance waterfront access, and improve and stabilize the city's neighborhoods. 305.6

Policy LU-1.2.2: Mix of Uses on Large Sites

Ensure that the mix of new uses on large redeveloped sites is compatible with adjacent uses and provides benefits to surrounding neighborhoods and to the city as a whole. The particular mix of uses on any given site should be generally indicated on the Comprehensive Plan Future Land Use Map and more fully described in the Comprehensive Plan Area Elements. Zoning on such sites should be compatible with adjacent uses. 305.7

§ 306.8 To avoid adverse effects on low and moderate density neighborhoods, most transit-oriented development should be accommodated on commercially zoned land. Possible rezoning of such land in a manner that is consistent with the Future Land Use Map and related corridor plans should be considered.

Policy LU-1.3.1: Station Areas as Neighborhood Centers

Encourage the development of Metro stations as anchors for economic and civic development in locations that currently lack adequate neighborhood shopping opportunities and employment. The establishment and growth of mixed use centers at Metrorail stations should be supported as a way to reduce automobile congestion, improve air quality, increase jobs, provide a range of retail goods and services, reduce reliance on the automobile, enhance neighborhood stability, create a stronger sense of place, provide civic gathering places, and capitalize on the development and public transportation opportunities which the stations provide. This policy should not be interpreted to outweigh other land use policies which call for neighborhood conservation. Each Metro station area is unique and must be treated as such in planning and development decisions. The Future Land Use Map expresses the desired intensity and mix of uses around each station, and the Area Elements (and in some cases Small Area Plans) provide more detailed direction for each station area. 306.10

Policy LU-1.3.2: Development Around Metrorail Stations

Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance. Ensure that development above and around such stations emphasizes land uses and building forms which minimize the necessity of automobile use and maximize transit ridership while reflecting the design capacity of each station and respecting the character and needs of the surrounding areas. 306.11

Chapter 4 Transportation Element

§ 403.1 ...Coordinating transportation and land use decisions is critical to making the best use of infrastructure and finite land resources... The balance between housing and jobs plays a clear role in travel patterns. In general, the demands on our transportation system are reduced when homes are located close to places of employment and shopping. People spend less time traveling and overall quality of life may be improved. The transportation system as a whole benefits when more compact residential and employment areas are situated along major transit routes. Travel times are reduced and there is better use of public transportation investments.

Policy T-1.1.5: Joint Development

Attract new riders to the transit system by fostering transit-supportive commercial and residential joint development projects on Washington Metropolitan Area Transit Authority (WMATA) owned or controlled land and on private properties adjacent to Metrorail stations. 403.11

Policy T-1.2.3: Discouraging Auto-Oriented Uses

Discourage certain uses, like “drive-through” businesses or stores with large surface parking lots, along key boulevards and pedestrian streets, and minimize the number of curb cuts in new developments. Curb cuts and multiple vehicle access points break-up the sidewalk, reduce pedestrian safety, and detract from pedestrian-oriented retail and residential areas. 404.8

Policy T-2.4.1: Pedestrian Network

Develop, maintain, and improve pedestrian facilities. Improve the city’s sidewalk system to form a network that links residents across the city. 410.5

Policy T-2.4.2: Pedestrian Safety

Improve safety and security at key pedestrian nodes throughout the city. Use a variety of techniques to improve pedestrian safety, including textured or clearly marked and raised pedestrian crossings, pedestrian-actuated signal push buttons, and pedestrian count-down signals. 410.6

Chapter 5 Housing Element

Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4

Chapter 6 Environmental Protection Element

Policy E-1.1.1: Street Tree Planting and Maintenance

Plant and maintain street trees in all parts of the city, particularly in areas where existing tree cover has been reduced over the last 30 years. Recognize the importance of trees in providing shade, reducing energy costs, improving air and water quality, providing urban habitat, absorbing noise, and creating economic and aesthetic value in the District’s neighborhoods. 603.4

Policy E-1.1.3: Landscaping

Encourage the use of landscaping to beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity. 603.7

Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff

Promote an increase in tree planting and landscaping to reduce stormwater runoff, including the expanded use of green roofs in new construction and adaptive reuse, and the application of tree and landscaping standards for parking lots and other large paved surfaces. 613.3

Policy E-3.2.1: Support for Green Building

Encourage the use of green building methods in new construction and rehabilitation projects, and develop green building methods for operation and maintenance activities. 614.2

Chapter 7 Economic Development Element

Policy ED-2.2.3: Neighborhood Shopping

Create additional shopping opportunities in Washington's neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with appropriately-scaled retail infill development on vacant and underutilized sites. Promote the creation of locally-owned, non-chain establishments because of their role in creating unique shopping experiences. 708.7

Policy ED-3.1.1: Neighborhood Commercial Vitality

Promote the vitality and diversity of Washington's neighborhood commercial areas by retaining existing businesses, attracting new businesses, and improving the mix of goods and services available to residents. 713.5

Chapter 8 Parks, Recreation and Open Space Element

Policy PROS-4.3.1: Open Space in the Downtown Landscape

Sustain a high quality network of downtown pocket parks, courtyards, arcades, plazas, and rooftop gardens that provide space for recreation, scenic beauty, and outdoor activities for workers, visitors, and residents. 818.3

Chapter 19 Lower Anacostia Waterfront / Near Southwest Area Element

The Lower Anacostia Waterfront / Near Southwest Area Element encourages the creation of new waterfront neighborhoods on large, contiguous, publically owned sites (Policy AW-1.1.2). Policy AW-1.1.3 states that development should be "consistent with the Future Land Use Map", provide space for offices and hotels, and focus development along corridors. The proposed mix of uses and introduction of the entertainment elements to the plan would meet that policy and the placement of buildings along Potomac Avenue's extension.

The proposed PUD also follows the more specific guidance of Southwest Waterfront policies. The development would preserve views, improve open spaces and "capitalize on height opportunities at a medium development density", including housing, commercial and cultural uses (Policy AW-2.1.1). The design also contemplates major improvements to the pedestrian environment through widened sidewalks and the apparent extension of Potomac Avenue along the waterfront. The proposal to incorporate an extension of the Diamond Teague Park will support the ongoing use of the waterfront for recreational use. In summary, the proposal is consistent with the policies of the Lower Anacostia Waterfront / Near Southwest element of the Comprehensive Plan.

C. LAND USE MAPS



The Generalized Policy Map designates the Waterfront Station site as a Land Use Change Area and an Enhanced / New Multi-Neighborhood Center. Land Use Change Areas are those areas anticipated to undergo redevelopment to a land use different from what exists today. Many of these areas should become mixed use communities with “high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods (Comprehensive Plan, § 223.12). Multi-Neighborhood Centers are typically located at major intersections and along key transit routes. “These centers might include supermarkets, general merchandise stores, drug stores, restaurants, specialty shops, apparel stores, and a variety of service-oriented businesses” (Comprehensive Plan, § 223.17).



The Future Land Use Map indicates that the site is appropriate for mixed medium density residential and medium density commercial use, and open space along the riverfront. The PUD approval for similar type development of the site known as Florida Rock concluded that it was not inconsistent with the Comprehensive Plan. The proposed development of these contiguous parcels continues to reflect the density anticipated by the FLUM. The planned development is consistent with these designations and the Office of Planning supports a mix of uses on the site at the scale proposed by the applicant.

- LEGEND**
- Residential Land Use Categories**
 - Low Density
 - Moderate Density
 - Medium Density
 - High Density
 - Commercial Land Use Categories**
 - Low Density
 - Moderate Density
 - Medium Density
 - High Density
 - Production, Dist. and Repair**
 - Public and Institutional Land Use Categories**
 - Federal
 - Local Public Facilities
 - Institutional
 - Parks, Rec. and Open Space