

PUD WRITTEN DESCRIPTION
SOCCER ENTERTAINMENT COMPLEX PUD

October 27, 2023

I. PROJECT DESCRIPTION

A. Number of acres, location of the site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 7.52 acres to allow for a mixed-use, sports and entertainment development (the “Project”) on the property bounded by A. Philip Randolph Boulevard, Georgia Street, Grant Street and Arlington Expressway as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The parcels comprising the Soccer Entertainment Complex PUD are shown in Table 1. The Property falls within the CGC and MDR land use categories, Urban Priority Development Area, and PBF-1 zoning district. The portion of the Property currently designated MDR is subject to a companion land use amendment to CGC.

The Property, less RE# 130840-0000, is currently owned by the City of Jacksonville (the “City”) and subject to a Purchase and Sale Agreement between the City and RP Sports Investments, Inc. under Ordinance 2023-0087 (the “Purchase and Sale Agreement”). A companion Development Agreement between the City and RP Sports Investments, Inc. that provides additional details regarding the Project will be offered for Council consideration via future legislation. The Project is also subject to proposed right-of-way closures for portions of Albert Street, Georgia Street and Grant Street, to be offered for Council consideration via future legislation, and as conceptually depicted on the Site Plan.

The Soccer Entertainment Complex PUD (the “PUD”) allows for a mixture of uses including a state-of-the-art soccer stadium complex with a minimum of 2,500 and up to 30,000 seats (the “Soccer Stadium”); commercial, retail and office space; multi-family residential; parking structures; and open space. Phase I includes construction of the field with an initial 2,500 seats and an office building to house soccer operations as well as co-work office space. The western portion of the Property that depicts a Phase II building will be initially used as surface parking during Phase I. Phase II contemplates the expansion of stadium seating as well as construction of an additional mixed-use building with ground floor retail along A Philip Randolph Boulevard and a structured parking garage south of Albert Street that extends through RE# 130840 0000. Future development may include further expansion of stadium seating capacity and the addition of multifamily residential uses above the structured parking garage.

The Property is currently vacant, serving only as temporary off-site parking for events at the nearby TIAA Bank Field, VyStar Veterans Memorial Arena and 121 Financial Ballpark. The Project is intended to promote the City’s sports and entertainment presence, provide a destination for residents and visitors, fulfil the demand for upscale retail and office space, and catalyze Downtown redevelopment. The mixed-use PUD

draws from vision studies, neighborhood action plans, and surrounding conditions to serve as a gateway to the Eastside and activate the A. Philip Randolph corridor while ensuring compatibility with the Downtown overlay, Jacksonville Sports and Entertainment District (Ordinance 2001-1118), and Eastside neighborhood character.

The surrounding land use and zoning designations are as follows:

| <i>Direction</i> | <i>Land Use</i> | <i>Zoning</i> | <i>Existing Use</i> |
|------------------|-----------------|---------------|----------------------------------|
| North | CGC/MDR | CCG-2/RMD-A | Single-family |
| East | MDR | PBF-1/RMD A | JEA Substation |
| South | CBD | CCBD | Arlington Expressway/Fairgrounds |
| West | CGC | CCG-2 | Vacant |

- B. Project name: Soccer Entertainment Complex PUD.
- C. Project engineer: Waitz & Moye.
- D. Project developer: RP Sports Investments, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC/MDR.
- G. Current zoning district: PBF-1/CCG-2.
- H. Requested land use designation: CGC.
- I. Requested zoning district: PUD.
- J. Real estate numbers:

| | | | |
|-------------|-------------|-------------|-------------|
| 130747-0000 | 130651-0000 | 130733-0000 | 130837-0000 |
| 130730-0000 | 130650-0000 | 130732-0000 | 130841-0000 |
| 130741-0000 | 130649-0000 | 130731-0000 | 130842-0000 |
| 130747-0100 | 130728-0000 | 130725-0000 | 130743-0000 |
| 130749-0000 | 130729-0000 | 130736-0000 | 130750-0000 |
| 130748-0000 | 130740-0000 | 130737-0000 | 130841-0010 |
| 130746-0000 | 130730-0010 | 130738-0000 | 130742-0000 |
| 130744-0000 | 130726-0000 | 130724-0000 | 130840-0000 |
| 130745-0000 | 130734-0000 | 130838-0000 | |

II. QUANTITATIVE DATA

- A. Total acreage: 7.52 acres.

- B. Total amount of non-residential floor area: Minimum of 25,000 square feet and not to exceed 375,000 square feet.
- C. Total amount of stadium seating: Minimum of 2,500 seats and not to exceed 30,000 seats.
- D. Total number of dwelling units: Not to exceed 350 dwelling units.

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD allows for a mixed-use, sports and entertainment development consisting of a soccer-specific stadium, retail, office and parking structures.

As required by the Purchase and Sale Agreement, Phase I of the Project shall include (i) a minimum of 25,000 square feet of commercial office space but not to exceed 175,000 square feet, (ii) a soccer stadium with a minimum of 2,500 seats and (iii) a minimum of 100 parking spaces. Phase II of the Project will consist of the remaining office, retail, stadium seating and parking garage(s). Future phases of the Project beyond Phase II may include multi-family residential of up to 350 dwelling units.

The PUD adopts regulations of the CCG-2 zoning district with the following exceptions:

- 1. The following uses have been added or modified:
 - a. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, museums, community centers and theaters for stage performances (but not motion picture theaters) are included as a permitted use.
 - b. Multi-family dwellings are included as a permitted use.
 - c. Parks and open space are included as a permitted use.
 - d. Establishments or facilities which include the sale of all alcoholic beverages for on-premises are modified to exempt the distance limitations outlined in Part 8, Chapter 656.
 - e. Retail sale and service of food and beverages, including all alcoholic beverages are modified to permit permanent or restricted outside sale and service.
 - f. Fruit, vegetable, poultry or fish markets are modified to permit all forms of outdoor markets.
 - g. Off-street commercial parking lots are modified to also permit parking garages.

- h. Commercial, recreational and entertainment facilities either in completely enclosed buildings or outdoors are modified to include stadiums as a permitted use.
2. The following uses that would be permitted or permissible in the CCG-2 zoning district are omitted:
- a. Off-premises sale of alcohol.
 - b. Nightclubs.
 - c. Daycare centers and care centers.
 - d. Light manufacturing, processing, packaging or fabricating.
 - e. Recycling collection points.
 - f. Private clubs.
 - g. Personal property storage establishments.
 - h. Building trade contractors with outside storage yards.
 - i. Travel trailer parks.
 - j. Automobile storage yards.
 - k. Bus, semi-trailer or truck parking and storage.
 - l. Manual car wash.
 - m. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops, automotive vehicle parts, heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
 - n. Service stations, truck stops, automated car wash, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
 - o. Game promotions, sweepstakes and drawings by chance utilizing electronic equipment and similar uses.

- p. Adult entertainment.
 - q. The sale of new or used tires.
 - r. Dancing establishments.
 - s. Residential treatment facilities.
 - t. Rescue missions.
 - u. Day labor pools.
 - v. Crematories.
 - w. Indoor gun ranges.
 - x. Boatyards
 - y. Racetracks for animals and vehicles.
 - z. Textile recycling bins
3. Minimum rear yard setback is reduced to 0 feet except as required for certain uses.
 4. Height for the mixed-use office building conceptually depicted on the site plan along A Philip Randolph Boulevard is 85 feet. Height for the remainder of the parcel north of Albert Street is limited to 60 feet. Height south of Albert Street is limited to 220 feet.
 5. Part 6 parking requirements are modified to require a base number of spaces for Phase 1 and Phase 2 of the project, allow for shared parking within the PUD and off-site overflow parking and eliminate maximum parking and loading space requirements.
 6. Part 12 landscaping requirements are modified to the extent that (1) internal buffering between uses and parcels shall not be required within the PUD due to the horizontal and vertical integration of the project; (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes; (3) improvement of a portion of the Property shall not trigger a requirement to bring any other portion of the Property into compliance; and (4) buffer requirements uncomplimentary land uses and zoning districts set forth in Section 656.1216 are waived.
 7. Sign regulations in Part 13 applicable to the CCG-2 zoning district are modified to permit signage compatible with the Jacksonville Sports and Entertainment District (Ordinance 2001-1118) and the Sports and Entertainment Complex Sign Overlay Zone (Section 656.1337).

8. Lighting regulations are specifically included to reduce the effects of site lighting on adjoining properties.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments.
2. Commercial, recreational and entertainment facilities either in completely enclosed buildings or outdoors, such as stadiums, athletic complexes, arenas, auditoriums, convention centers, carnivals or circuses, theaters (including open-air theaters), skating rinks, go-cart tracks, driving ranges, billiard parlors, bowling alleys, swimming pools, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder.
3. Establishments or facilities which include the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption with no minimum distance limitations as set forth in Part 8, Chapter 656.
4. Permanent or restricted outside sale and service of food and beverages, including all alcoholic beverages with no minimum distance limitations as set forth in Part 8, Chapter 656.
5. Outdoor markets.
6. All types of professional and business offices including coworking space.
7. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, museums, community centers and theaters for stage performances (but not motion picture theaters).
8. Small-scale operations including wholesaling, warehousing, storage, and distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one-and-one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

9. Multi-family dwellings.
10. Hotels and motels.
11. Hospitals, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Off-street commercial parking lots and parking garages. In the event future development includes a parking garage on the parcel north of Albert Street, a vertically integrated garage is preferred.
13. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
14. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
15. Churches, including a rectory or similar use.
16. Vocational, trade and business schools.
17. Banks, including drive-thru tellers.
18. Parks and open space.

B. Permissible Uses by Exception:

1. Schools meeting the performance standards and development criteria set forth in part 4.

C. Permitted Accessory Uses and Structures:

1. Permitted accessory uses and structures: As permitted under Section 656.403; provided, however, that the yard and setback restrictions do not apply to such uses and structures.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

3. Minimum front building setback: None.
4. Minimum side building setback: None.
5. Minimum rear building setback: None.
6. Maximum height of structures: Height for the mixed-use office building conceptually depicted on the site plan along A Philip Randolph Boulevard is 85 feet. Height for the remainder of the parcel north of Albert Street is limited to 60 feet. Height south of Albert Street is limited to 220 feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.*

- a. A minimum of 300 parking spaces shall be provided on-site in Phase I. The Phase I parking will be located west of the stadium on the northern parcel and on the parcel south of Albert Street.
- b. Phase II parking is intended to be provided in a structured parking facility located south of Albert Street. Phase II office and commercial uses shall provide parking at a rate of 3 spaces per 1,000 square feet and multifamily residential use shall include parking at a rate of 1 space per unit. Soccer Stadium parking in Phase II shall be provided as negotiated with the City of Jacksonville Office of Economic Development not to exceed a minimum requirement of 531 spaces.
- c. Parking requirements for any use within the PUD may be satisfied by an agreement for the use of off-site parking facilities. Applicant anticipates that any overflow parking demand associated with the Soccer Stadium will be satisfied by the City's Sports Complex Garage located southwest of the Property at 500 A. Philip Randolph Boulevard.
- d. Future development within the PUD, or development for a use other than as a mixed-use Soccer Stadium, shall require parking at rates to be determined by a calculation pursuant to ITE or ULI standards, whichever is lesser, or as otherwise approved by the Planning and Development Department.
- e. The Project may provide for a mix of structured and surface parking with no maximum parking restriction. Parking within the PUD may be shared regardless of individual parcel ownership so long as the PUD in its entirety provides sufficient parking for all proposed uses taking into consideration offsetting hours of operation as well as agreements for off-site overflow parking demand associated with the Soccer Stadium. For example, parking spaces available on-site for office use may be used for event parking when the office building is not in use.

- f. Parallel parking spaces are permitted along A. Philip Randolph Blvd, as depicted on the Site plan filed herewith, and/or at an alternative location approved by the Planning and Development Department. On-street parallel parking shall have a seven-foot minimum parking stall width including the gutter.
 - g. One (1) shared loading space is required, and all loading shall be conducted internally to the project and not within a public right-of-way.
 2. *Vehicular Access.* Vehicular access to the Property shall be by way of A. Philip Randolph Blvd., Albert Street and Grant Street, substantially as shown on the Site Plan. The final location of all access points is subject to review and approval by the Development Services Division.
 3. *Pedestrian Access.* Public pedestrian access to the various uses within the PUD will be provided by sidewalks along A. Philip Randolph Boulevard and Albert Street. A pedestrian bridge above Albert Street may be constructed to provide access from the parking garages contemplated in Phase II to the various uses within the PUD, substantially as shown on the Site Plan. In addition, outdoor plazas are included throughout the PUD to provide safe transitions through the Property for pedestrians. Pedestrian access shall otherwise be in accordance with the 2045 Comprehensive Plan.
- C. Signs: The PUD shall have a unified signage program as set forth herein. Signage within the PUD shall comply with Part 13 regulations applicable to the CCG-2 zoning district, except that the following signs are specifically permitted:
 1. Wall signs: Wall signs, not exceeding the lesser of 15% of the total area of the facade abutting a public right-of-way, public driveway, or approved private street or 400 square feet are permitted.
 2. Freestanding signs: Freestanding signs are permitted along Arlington Expressway, A. Philip Randolph Boulevard and Albert Street not exceeding 300 square feet in area per side for each sign. Signs shall be no more than 50 feet in height.
 3. Parking garage signs: Parking garages are allowed wall signs, projecting signs or awning signs not exceeding a combined total of 75 square feet in area per side of street frontage. Provided, however, if the parking garage has ground floor retail sales or services, the maximum sign area shall not exceed 150 square feet per side of street frontage.
 4. Stadium Structural Attached Signs: Signs attached to the structures of the stadium and its appurtenances. Stadium Structural Attached Signs shall include, but not be limited to, signs attached to escalators, light towers, walkways, stanchions, elevators, elevator structures, flag poles, walls, wall supports and fencing. Stadium

Structural Attached Signs shall not extend beyond the limits of the structures to which they are attached.

5. Soccer Stadium On-Site Signs: Soccer Stadium On-Site Sign means any sign erected on the Property within the PUD which advertises or otherwise identifies a use of, or events within the Soccer Stadium, as well as products, activities or services that are sold, produced, manufactured, located, provided or furnished within the Soccer Stadium or on the Property, or any sign which advertisement is related to a sponsor of an athletic team which is a tenant of or occupies the Soccer Stadium, which is deemed to be an on-site commercial use, or any sign erected pursuant to a naming right or sponsorship agreement entered into by such tenant or occupant of the Soccer Stadium.
 6. Off-site signs: A maximum of 2 double-faced, changing message off-site signs, as defined in Section 656.1302, so long as permitted by existing settlement agreement(s), and any amendments thereto, between the City of Jacksonville and Outfront Media, LLC (See Ordinance 2015-810) and/or L. I. Gefen d/b/a SLG Investments (See Ordinance 1994-791).
 7. Changing message devices: Changing message devices are permitted as part of any allowable sign, subject to the requirements provided in Section 656.1302(c).
 8. Illumination: Signs may be externally or internally illuminated, provided that the source of such illumination shall be designed, installed and maintained in a manner that prevents any glare or light from shining onto residentially used property.
 9. Signage within the PUD is exempt from any distance limitations that may be applicable for historic districts and contributing structures therein, in the event such district is established.
- D. Landscaping: The Property will be developed in phases, but will give the appearance of a single, unified development. Phase I contemplates a transitional surface parking lot which will be converted into structured parking facilities in Phase II. At such time as a particular portion of the Project is developed, such area shall provide landscaping as required by Part 12 of the Zoning Code; provided, however, that:
1. Internal buffering between uses and parcels within the PUD shall not be required due to the horizontal and vertical integration of the project;
 2. Structured parking shall not be deemed to be a vehicular use area for landscaping purposes;
 3. Improvement of a portion of the Property shall not trigger a requirement to bring any other portion of the Property into compliance;

4. Buffer requirements related to uncomplimentary land uses and zoning districts set forth in Section 656.1216 are waived;
 5. Vehicular use area interior landscaping requirements set forth in Section 656.1214 are waived.
- E. Lighting: To minimize the effects of site lighting on adjoining properties, directional and “cut-off” lighting fixtures will be utilized to cast illumination downward and within the site rather than broad area illumination. Specialty lighting, effect lighting and spotlights shall be allowed during special events as approved by the Planning and Development Department. Light poles shall not exceed 85 feet in height.
 - F. Recreation and Open Space: Recreation and open space within the PUD will be in compliance with the 2045 Comprehensive Plan and be provided by the multi-use outdoor plaza(s), event field and other indoor and outdoor recreation facilities on the Property.
 - G. Utilities: Essential services, including telephone water, sewer, cable, gas and electric as required to serve the project shall be permitted on the site. Water and sanitary sewer will be provided by JEA.
 - H. Wetlands: Development that would impact wetlands will be permitted in accordance with local, state, and federal requirements.
 - I. Waiver of minimum distance for a liquor license: A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required. The property is less than 500 feet from several churches in the Eastside neighborhood; however, the proposed alcoholic beverage use is designed to be an integral part of a mixed-use planned unit development and is within the A. Philip Randolph Boulevard commercial corridor which the Eastside Neighborhood Action Plan envisions as a vibrant, busy commercial center.
 - J. Temporary Uses: Temporary sales, leasing and construction offices and trailers shall be allowed to be placed within the PUD.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code, the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City’s 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City’s 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
2. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
3. Policy 1.1.10 – Ensure mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
 - i. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category’s predominant land use;
 - ii. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the Comprehensive plan;

- iii. The proposed development is compatible with surrounding existing land uses and zoning.
- 4. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - i. Creation of complementary uses;
 - ii. Enhancement of transportation connections;
 - iii. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - iv. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
- 5. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- 6. Policy 1.1.24 – The City will encourage the use of such smart growth practices as:
 - i. Interconnectivity of transportation modes and recreation and open space areas;
 - ii. A range of densities and types of residential developments
 - iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - iv. Use of the Development Areas;
 - v. Revitalization of older areas and the downtown;
 - vi. Use of site design features that encourage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
 - vii. Create walkable neighborhoods.
- 7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
- 8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

9. Objective 1.3 – Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design, and facilitate access to employment and daily goods and services.
10. Policy 1.3.3 – The City shall require through the development review process, the interconnections of land uses in order to reduce the need for trip generation and encourage alternative methods of movement. The development review criteria shall include provisions for convenient on-site traffic flow, considering need for vehicular parking.
11. Objective 1.6 – The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.
12. Policy 1.6.5 - The City should identify economically distressed areas where the historic development pattern and physical environment limit the potential for modern development, and amend the Land Development Regulations to consider parking, landscaping, buffering and similar requirements in these areas in an effort to incentivize infill and redevelopment.
13. Policy 2.2.7 - Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.
14. Policy 3.2.11 - The City shall support the location of intense commercial and industrial uses in areas already subject to excessive noise levels and surrounded by land uses that are compatible with such intense uses, subject to a case-by-case review for appropriateness. The Land Development Regulations shall include standards to buffer these intense commercial and industrial uses from adjacent residential or retail commercial development. Uses located within the airport noise/accident zones and other restricted use areas shall be guided by the provisions in the Land Development Regulations for such areas.
15. Policy 3.1.12 – The City shall, through Land Development Regulations and land use category descriptions, require higher density residential development and supporting commercial uses to locate on or near arterial or collector roads used for mass transit routes and in proximity to major employment areas in order to ensure efficient use of land, public facilities, and services, and transportation corridors.

16. Policy 3.1.14 – Land Development Regulations shall include site design standards to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions.
17. Policy 3.2.14 - The City has established and will continue to implement design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).
18. Policy 3.2.15 – The City shall where feasible, increase open space in site designs beyond what is currently specified by Zoning Code through site design techniques (e.g., clustering of structures), in order to promote a park-like quality in non-residential developments.
19. Policy 3.2.27 - Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following:
 - a. A scale transition.
 - b. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible.
 - c. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.
20. Policy 3.4.2 – The City shall encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to facilitate such development through regulatory measures.
21. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
22. Policy 4.1.10 - Where appropriate, the Land Development Regulations shall be updated to promote mobility friendly site and building design and scale. These updates should accommodate site and building design and scale that is oriented towards creating a pedestrian, bicycle and transit friendly environment. Architectural and site design techniques should also be included in the updates to address walkable and bikeable communities.

Housing Element

23. Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.
24. Policy 1.1.1: The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
25. Policy 1.1.3: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.** Residential development will be consistent with the CGC – Urban Priority Area residential density allocations under the 2045 Comprehensive Plan.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Vehicular access will be by way of A Philip Randolph Boulevard and Albert Street. Parking will be provided by multi-story garages between Arlington Expressway and Albert Street. The PUD provides an integrated design and compatible uses within the Property and encourages internal pedestrian circulation.
- E. External compatibility/ Intensity of development.** The PUD proposes uses and provides design mechanisms that are compatible with surrounding uses and the changing nature of the area. Development within the Property is oriented to provide a transition of intensity from the Downtown Sports and Entertainment District to the south, to residential uses north of the property. The PUD provides graduated height restrictions, concentrated vehicular access, and lighting controls to reduce potential impacts on surrounding residential uses.
- F. Usable open spaces, plazas, recreation areas.** The PUD proposes an outdoor plaza uniquely adapted to the various uses within the Project, providing open space and recreation for pedestrians. Open space and recreation areas are provided in compliance with the 2045 Comprehensive Plan, substantially as shown on the Site Plan.
- G. Impact on wetlands.** Any development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

- H. **Listed species regulations.** The Property is less than 50 acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides a minimum of 100 parking spaces in Phase 1 and parking ratios sufficient to meet demand in Phase II. The parking and loading solutions provided in the PUD are consistent with existing development in the area and market demand.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with City regulations.