

2021-196
LUZ handout
6/2/21

LUZ Committee Members,

Good afternoon.

Please see the revised College Park PUD Written Description, dated May 27, 2021, and the two proposed conditions to this PUD that is scheduled be heard tonight. These revisions and conditions are a result of our discussions over the last two weeks with the District Councilwoman (Councilwoman Joyce Morgan), Councilman Al Ferraro, the Office of General Counsel and the Planning and Development Department.

Condition #1 - "The developer shall install a minimum six-foot high, 100 percent opaque visual screen (fence or wall), foundation landscaping (unless a wall mural is proposed) as well as signage that restricts off-premises alcohol consumption between the outdoor food court area and adjacent off-site outparcels (gas station and fast food restaurant)."

Condition #2 - "The College Park PUD shall be limited to a single (1) liquor store within the PUD boundary, which must be developed in conjunction with a grocery store occupying 20,000 square feet or more of space."

Thank you,

Mark

Mark W. Shelton, AICP

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2021-196
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EXHIBIT D

WRITTEN DESCRIPTION

For

College Park PUD

~~February 19, 2021~~ May 27, 2021

I. PROJECT DESCRIPTION

- A. This application seeks the approval of an urban mixed-use redevelopment in a Catalyst Character Area in the Renew Arlington Zoning Overlay. The subject parcel (RE# 129407-0010) is located on the corner of University Boulevard and the Arlington Expressway Service Road in the City of Jacksonville. This Planned Unit Development (PUD) contains approximately eighteen (18) acres in total and will allow a mix of commercial, residential, and office uses to serve the surrounding residential and commercial community. The predominant land uses along this section of University Boulevard are commercial, institutional, and residential.

The existing site contains a dilapidated commercial strip-mall with a large asphalt parking field. The proposed project includes a true mixed-use concept with multi-family residential, food court park, redesign of the existing parking areas, and the redevelopment and redesign of the commercial strip-mall which will include a grocery anchor, retail spaces, restaurant spaces, and offices. This project is expected to help encourage reinvestment and redevelopment within this area of Arlington. It has been many years since this area has had this type of investment and revitalization. The goal of this PUD is to develop a viable mixed-use project while meeting the desire of the Arlington Community Redevelopment Agency's (CRA) to bring investment into the area.

The multi-family portion of the mixed-use project will be on a separate parcel however, due to the integrated nature of the mixed-use design of the project, having the multi-family on a separate parcel will not have a noticeable effect on these remaining portions of the project.

Project Team		
Developer	Engineer	Planning Team
903 University Blvd LLC	Kimley-Horn & Associates, Inc.	Kimley-Horn & Associates, Inc.
7563 Philips Hwy, Ste 208	12740 Gran Bay Pkwy W, Ste 2350	12740 Gran Bay Pkwy W, Ste 2350
Jacksonville, FL 32256	Jacksonville, FL 32258	Jacksonville, FL 32258

B. Current Land Use Category:	Community/General Commercial (CGC)
C. Current Zoning District:	CCG-1 and CCG-2
D. Requested Land Use Category:	N/A
E. Requested Zoning District:	Planned Unit Development (PUD)
F. Real Estate Number(s):	129407-0010

II. QUANTITATIVE DATA

A. Total Acreage:	Approximately 18.28 acres
B. Total number of dwelling units:	Maximum 90 units
C. Total amount of non-residential floor area:	Maximum 220,000 SF
D. Total amount of recreation/open space:	Approximately 53,800 SF
E. Total amount of land coverage of all buildings and structures:	Maximum 244,000 SF
F. Total amount of impervious surface ratio:	Maximum 85%
G. Phase schedule of construction (include initiation dates and completion dates):	Construction of this project will commence within five (5) years and will be completed within ten (10) years of the final approval date of this PUD.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The ultimate goal of this project is to provide a viable redevelopment of this site while meeting the intent of the existing Land Development Code and the Renew Arlington Overlay Design Guidelines. This PUD meets the intent of the regulations and also provides the flexibility needed to accomplish a successful mixed-use project. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan. There are a few specific areas of the Zoning Code and the Renew Arlington Overlay that the PUD Written Description and Site Plan do not meet. However, the added benefits of the overall project to the Arlington area far exceeds any perceived negative impacts of the variances and relief from Chapter 656 listed below:

- Pursuant to Section 656.313(A)(IV)(c)(4), Multi-family residential developments are required to be integrated into a permissible use within the CCG-1 zoning district and are required to obtain a Zoning Exception. This PUD is requesting relief from this requirement and instead allow the detached multi-family structures as a permissible use.
- Pursuant to Section 656.313(A)(IV)(c)(2), Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 in the CCG-1 zoning district are required to obtain a Zoning Exception. This PUD is requesting outside sales and service as a permissible use.
- Pursuant to Section 656.313(A)(IV)(c)(1), an establishment that includes the retail sale and service of all alcoholic beverages for on and off-premises consumption is required to obtain a Zoning Exception. This PUD is requesting retail sales and service of all alcoholic beverages for on and off-premises consumption be permitted within the entire project boundary. The appropriate alcohol permits may determine a smaller boundary than the whole project area. Due to the integrated nature of the site design including the food court, it is common for a mixed-use development to allow outdoor sales of alcohol throughout the project boundary. The Renew Arlington Zoning Overlay Section 656.399.62.E.4(a)(1), waives the requirement in Part 8 of the Zoning Code which pertains to distance limitations and prohibitions of locations selling and/or serving all alcoholic beverages for on-premises consumption in conjunction with a restaurant, microbrewery or brewpub, from the location of any and all established faith institutions or schools (inclusive of Jacksonville University) therefore the applicant is not seeking relief from this. In general, this use would be more common in the southern portion of the project area around the food court and restaurants.
- The Renew Arlington Zoning Overlay (Section 656.399.60.E.3(c)(1&2)) and Section 656.399.60.E.3(a)(5) focuses on the location of the buildings on site. Section 656.399.60.E.3(c)(1&2) specifically states, "new buildings shall be located no more than ten feet from the front property line facing a public right-of-way and shall have a side setback of no more than ten feet". As shown in the PUD Site Plan, the eastern multi-family structure does not meet this 10-foot requirement and is located approximately 90-feet from the Arlington Expressway Service Road and 165-feet from the University Boulevard public rights-of-way. The western multi-family building complies with this regulation as it is located within 10-feet of both of the aforementioned rights-of-way. The applicant is requesting this deviation to the Overlay for a few reasons.
 - The proposed location of the eastern multi-family building brings the residents closer to the other internal uses such as the parks and food court area within this mixed-use development, thereby creating safer internal pedestrian routes to the commercial components of this project.
 - Also, locating the residential building closer to the internal network of sidewalks and bike paths helps create a pedestrian and human scale environment within the project.
 - Due to the lower elevation of the Arlington Expressway, the location of the buildings within the south portion of the project will not be noticed by the expressway users and the spirit and intent of the Overlay will still be met.

- In addition to the buildings being located closer to the amenities of the site which support the pedestrian feel of the project, the multi-family buildings will feature enhanced architectural designs on all facades to ensure they are engaging the street and pedestrians. These added architectural enhancements may include but are not limited to the following:
 - Balconies/patios
 - Entrances at ground level
 - Added windows to ensure there are no large blank wall spaces
 - Material changes from the first floor to the remaining floors to indicate differentiation between the floors.
 - Murals and artwork.
- The Renew Arlington Zoning Overlay Section (656.399.60(C) (2) states, "shipping containers are not permitted". This PUD requests to allow the use of shipping containers as permanent commercial structures only within the container food court as indicated on the provided site plan, not solely for storage. The proposed shipping container food court is modeled after other extremely successful upscale Florida developments such as Boxi Park in Lake Nona and Sparkman's Wharf on the waterfront in Tampa. In addition, the shipping containers will be a principal use application of a small containerized structure, affixed to the site, and improved with façade treatments. The containers will have limited visibility from both rights-of-way, as this area is located behind the existing BP Gas Station and the proposed multi-family structures. This food court and park area is an added recreational feature for not only the mixed-use development but also the surrounding residents and employees. The containers will feature architectural elements which may include but are not limited to the following:
 - Paint
 - Murals
 - Openings or transparency
 - Awnings
 - Lighting
 - The facades longer than ten (10) feet in length will feature at least 50% of the façade with one or more of the above features or similar features
 - Exhibit J is a conceptual rendering of the potential Food Court Park; the requested shipping container Food Court Park will be designed substantially similar to this exhibit
- The Renew Arlington Zoning Overlay Section (656.399.60E(d)(1) states, "Single use structures shall be limited to 35 feet in height." This PUD is requesting to allow single use structures to follow Section (656.399.60E(d)(2)) for multiuse structures which states, "Multiuse or mixed use structures may have a maximum height of 45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each foot of building height or fraction thereof in excess of 45 feet." Considering the entire project is mixed-use and half of the parcel is CCG-2 (which contains no height restrictions) it is feasible to allow structures further from the property lines and more centered on the parcel to be higher than the perimeter structures.

- The Renew Arlington Zoning Overlay Section (656.399.63E(3)(5)(ii)) states, "No more than 40 percent of parcel frontage shall be open to parking, stormwater or internal green space." The applicant is requesting relief from this section due to the locations of the existing buildings on the subject site that will be adaptively reused, the internal configuration of these structures that preclude full use of the frontages, and the fact that three of our four parcel boundaries are considered frontages which provides a hardship in fulfilling this requirement. To limit the appearance of the existing parking areas, the applicant will install a knee wall along University as depicted on the site plan. The required landscaping along this perimeter will meet code as well.
 - Pursuant to Section 656.313(A)(IV)(f)(4), "Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard". This PUD is requesting a reduction of this requirement to 10-feet along the 100-foot section of the northeast property line that is adjacent to the RMD-A zoning district. This RMD-A land is owned by JEA and is used as a wastewater treatment plant.
 - For future consideration of property division, internal landscaping buffers as set forth in sections 656.1215 and 656.1216 shall not be required due to the mixed-use nature of the project.
- 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.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

A. Permitted Uses and Permissible Uses by Exception:

In addition to the uses mentioned in Section III of this PUD, all permissible uses and permissible uses by exception shall be consistent with Section 656.313(A)(IV) of the City of Jacksonville's Ordinance Code (Commercial Community/General-1 (CCG-1) Zoning District) as described below

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, and movie theaters, and development criteria set forth in Part 4, and similar uses.
6. Art galleries, museums, community centers, dance, art or music studios.

7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility ~~which that~~ includes the retail sale and service of ~~beer or wine all alcohol~~ for ~~off-premises consumption or for on-premises on and off premises consumption conjunction with a restaurant~~.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
14. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses including outdoor sales limited to within ten (10) feet from the building envelope and on a temporary basis.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
19. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
20. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

These uses will complement the existing residential, institutional, and commercial uses within the immediate community, considering the surrounding properties are in various zoning districts such as CCG-1, CCG-2, and PUD. This PUD will be a beneficial transition from the more intensive uses and zoning districts surrounding the property and along this section of University Boulevard.

B. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.313(A)(IV)(b) of the City of Jacksonville's Zoning Code.

C. Limitations on permitted or permissible uses by exception.

All of the permitted and permissible uses by exception in this PUD are subject to the following unless otherwise provided for:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum width and area- None
2. Maximum lot coverage by all buildings and structures- None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements for all new buildings and structures-
 - a. Front—0 feet minimum & 10 feet maximum (with the exception of the eastern multi-family building and the food court area) (per the Catalyst Character Area)
 - b. Side— None
 - c. Rear—10 feet
4. Maximum height of structures
 - a. 35 feet (per the Catalyst Character Area)
 - b. 45 feet for mixed-use buildings (per the Catalyst Character Area)
 - c. The height for single use structures may be unlimited where all required yards are increased by one foot for each foot of building height or fraction thereof in excess of 45 feet

B. Ingress, Egress and Circulation:

1. Parking Requirements.

The vehicle parking requirement shall be consistent with Part 6 of the Zoning Code excluding the maximum parking standard found in Section 656.604 as well as Section 656.399.62.E.3(h) of the Catalyst Character Area in the Renew Arlington Zoning Overlay. All parking spaces within this PUD may be shared and therefore count toward the requirement for each individual use even if the subject property is divided in the future.

2. Vehicular Access.

- a. The property currently has access on the Arlington Expressway Service Road, University Blvd. N, and Harris Ave. The right in/right out access driveways on the Arlington Expressway Service Road may be modified consistent with FDOT standards. The existing right in/right out access south of the existing BP Gas Station on University Blvd North, and the signalized intersection at Los Santos Way will remain. In addition, the service entrance towards the rear of the project off Harris Avenue will remain.

- b. If the Property is divided in the future among more than one person or entity, internal access to each new parcel shall be provided by reciprocal easements for ingress and egress along the driveways of the various parcels within the subject Property.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the Renew Arlington Zoning Overlay. The internal sidewalks throughout the site will connect with the external sidewalk system for pedestrian access to surrounding areas. The internal pedestrian connections will be a minimum width of (5) feet throughout the site. There will be two pedestrian connections between the Food Court Park and the existing Shopping Center that will feature pedestrian connections with a ten (10) foot minimum width to further enhance the pedestrian walkability of the project.

C. Signs:

Signs shall comply with Renew Arlington Zoning Overlay Section 656.399.62.E(3)(g).

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code as well as the landscaping requirements found in Section 656.399.62(E)(3)(f) of the Renew Arlington Zoning Overlay. For future consideration of property division, internal landscaping buffers as set forth in sections 656.1215 and 656.1216 shall not be required due to the mixed-use nature of the project.

E. Recreation and Open Space:

The project is a mixed-use development with a maximum of ninety (90) multi-family residential units. As such, active recreation is not required. However, pursuant to Section 654.129, a minimum of 15% of the total PUD area will remain open space.

Even though active recreation is not required, the PUD site plan includes pedestrian/bicycle paths throughout the entire site as well as two private parks; one food court park (approximately 18,000 SF) and a public open space area (approximately 26,000 SF) at the southeast portion of the site. In addition, there will be a private active recreation area along the front façade of the multi-family building along University Blvd to meet the Comprehensive Plan CGC Urban Priority Area Development Characteristics.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The site is currently developed; therefore, wetlands will not be impacted by the development of the site.

H. Stormwater:

The redevelopment of this dilapidated site will include underground retention and will require St Johns River Water Management District permitting and other appropriate agencies for approval.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance within this PUD, a preliminary development plan shall be submitted to the City of Jacksonville's Planning and Development Department and the Community Redevelopment Agency advisory board identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property. In addition, the Applicant shall provide conceptual design plans for Signage, Architecture, Recreation Space & Fencing for the CRA agency advisory Board. The conceptual plans shall be appended by reference to the PUD prior to Ordinance approval for later reference the time of site plan approval / substantial compliance.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations (Chapter 656 Ordinance Code). The proposed project will be beneficial to the surrounding community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The Renew Arlington Zoning Overlay code language has recently been added to the Zoning Code. This project is the first large scale mixed-use project under the new code. There are practical reasons as described above that do not allow the project to completely adhere to the code. Despite this fact, the benefits of a mixed-use project within this currently dilapidated location in Arlington greatly out-weigh the relief requested. Unique projects with more than one use usually do not fit within the standard zoning code and therefore require a special set of zoning regulations. This mixed-use project is no different. The requests within the PUD will not have a negative impact on the surrounding area and will meet the intent of the Catalyst Character Area of the Renew Arlington Zoning Overlay by providing a sense of place for the residents of Arlington.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The subject parcel is located on the corner of two major arterial roadways (Arlington Expressway and University Blvd North), this is the ideal location for a destination mixed-use development. The intent of the CGC-Urban Priority Area is "to provide compact development

which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses." The proposed project undoubtedly embodies the intent of the Urban Priority Area with the redevelopment of the dilapidated commercial strip-mall into a vibrant mixed-use project with much needed multi-family residential uses.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The proposed PUD rezoning will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:

FLUE Policy 1.1.5:

The amount of land designated for future development should provide for a balance of uses that:

- i. Fosters vibrant, viable communities and economic development opportunities;
- ii. Addresses outdated development patterns;
- iii. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The proposed redevelopment will meet this policy by adding a mix of residential, commercial, and office development within a mostly developed area. This project will provide a maximum of 90 multi-family residential units and a maximum of 220,000 SF of desired commercial, office, and retail uses which will help encourage further redevelopment and economic opportunities in the area.

FLUE Policy 1.1.12:

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

This PUD will meet the intent of this policy of the 2030 Comprehensive Plan. The innovative mixed-use design of the site ensures the interconnection of all uses within the project. In addition, this mixed-use project will reduce traffic trips due to the inherent nature of internal capture.

FLUE Policy 1.1.18:

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed project is a redevelopment of an existing under-performing and dated commercial strip-mall and therefore meets the intent of this policy.

FLUE Policy 1.1.25:

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, and
- vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

This project includes a mix of uses which will ensure internal capture, redevelopment and revitalization of an older area of the city that will provide a sense of place to the community as a whole. The features of this PUD meet the intent of this policy.

FLUE Objective 2.2:

Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.

This proposed project is located within the Arlington Community Redevelopment Agency (CRA) and therefore will benefit from revitalization. The project includes the redevelopment of an older commercial strip-mall with a massive asphalt parking field into a vibrant mixed-use community. This project will take this under-utilized strip-mall and redevelop it into a destination place for the community. As such, this project meets the intent of this policy.

FLUE Policy 2.2.8

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.

The proposed project works in conjunction with the newly adopted Renew Arlington Zoning Overlay to revitalize this area of Arlington with unique revitalization strategies and private reinvestment.

FLUE Objective 3.4:

Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

The proposed project is a true mixed-use redevelopment that will encourage the live, work, and play concept that ensures compact and smart growth principles.

FLUE Objective 6.3:

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.

The subject parcel is surrounded by existing developed sites. This parcel is currently a large asphalt parking lot with a large dated commercial strip-mall. Developing this site as proposed will be considered an efficient use of land, considering the available infrastructure, utilities, and public facilities. This project will bring much needed multi-family residential, retail and commercial uses to the surrounding community.

Transportation Element Policy 2.3.9:

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement.

The proposed project is a mixed-use redevelopment that will provide internal capture and therefore reduce external trip generation.

D. The project will have internal and external compatibility.

All proposed uses within the subject PUD will be compatible internally as well as externally. The project will contain uses permitted in the CCG-1 zoning district which will continue to be similar and compatible with the surrounding uses along University Boulevard and Arlington Expressway. Further, the project will include internal sidewalks between uses that will also connect to the existing external sidewalk system. As such, the project design will be pedestrian and bicycle-focused throughout the site thereby enhancing compatibility.

The residential, commercial and retail nature of the proposed project also helps create a mixed-use compact development for the residential, institutional, and other commercial users in the immediate area. There are limited retail and commercial options for the people who work and live in the area. This project will help fill that need.