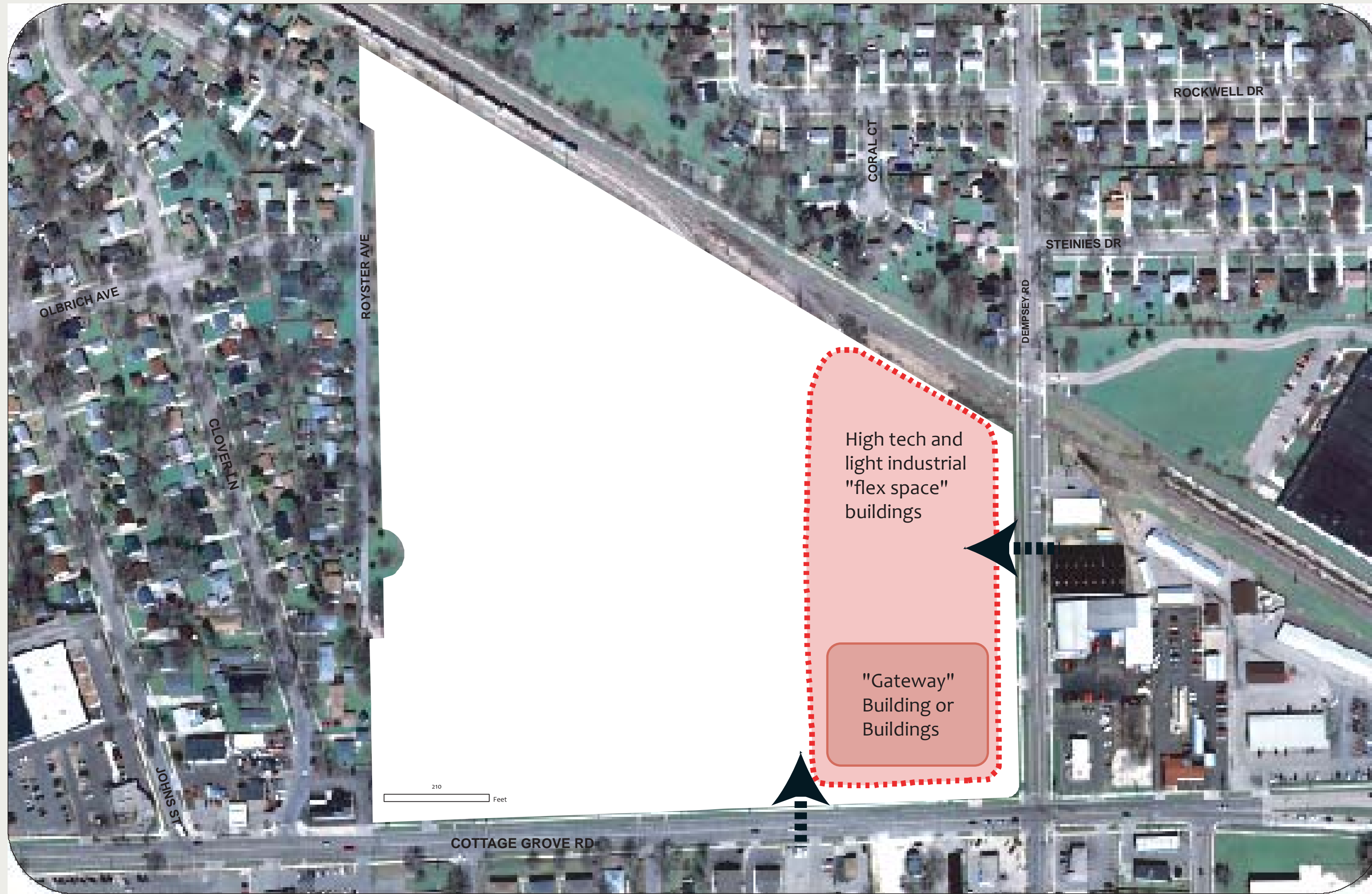


Royster Clark Special Area Plan Recommendations: Employment



Office, Research, and "Flex-Space" Building Examples



EMPLOYMENT AREA SUMMARY RECOMMENDATIONS

- Rec 5. Develop the southeast corner of the Royster-Clark Site at the Cottage Grove Road/ Dempsey Road intersection with high quality, predominantly employment uses that reflect the overall vision and development theme of this plan.
- Rec 6. Locate a mix of office, research and business uses in flexible, adaptable buildings in the northeastern portion of the Royster-Clark Site adjacent to Dempsey Road and the rail road tracks.
- Rec 7. Locate predominantly employment uses in the triangular area north of Cottage Grove Road and east of Dempsey Road.
- Rec 8. Encourage multi-story buildings between two and four stories in height within the planned employment areas, and particularly on the Royster-Clark Site. Require multi-story buildings at key locations, such as corners at intersecting streets along Cottage Grove Road.
- Rec 9. Prohibit employment uses that generate heavy rail or truck traffic, high noise levels, or that would result in groundwater or air pollution.

"Gateway" Building Examples

