

Royster Clark Special Area Plan Recommendations

Overall Plan Vision & Goals

Redevelopment on the Royster-Clark site is an opportunity to create something special that enhances neighborhood identity, brings employment and engaging activities to the area, and acts as a catalyst to encourage additional neighborhood improvements.

Land Use and Design

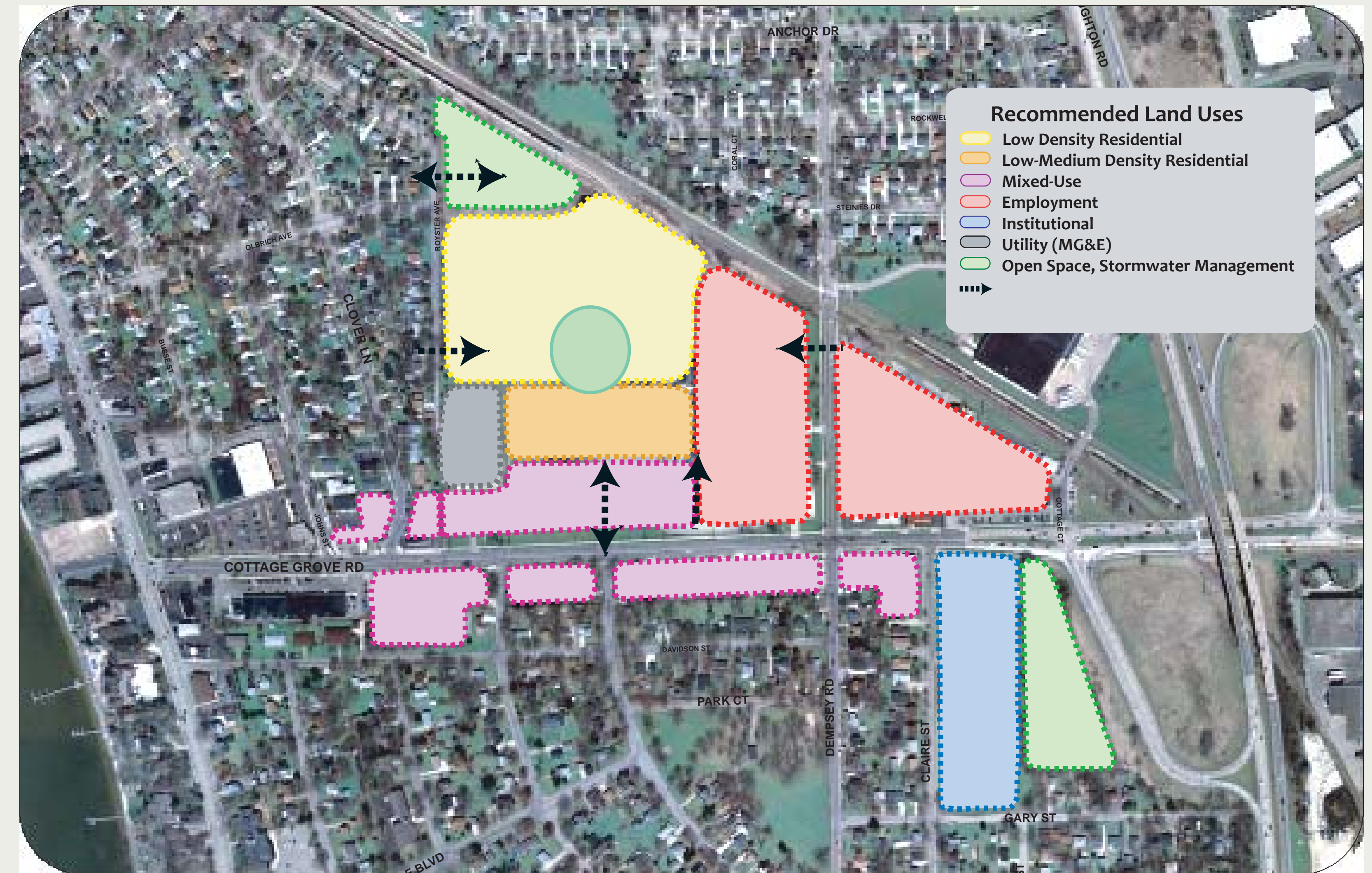
- Goal 1: The Royster-Clark property will be developed as an integrated site, with a coordinated mix of mutually supporting land uses and common or compatible design elements.
- Goal 2: The scale and design of new development on the Royster-Clark Site will complement and enhance adjacent uses and the surrounding neighborhood.
- Goal 3: The placement and design of new development and redevelopment along Cottage Grove Road will enhance neighborhood identity and create an attractive “gateway” to the Cottage Grove Road business district.
- Goal 4: Redevelopment of the Royster-Clark Site will enhance the quality of life in adjacent residential neighborhoods.
- Goal 5: Redevelopment will provide residential opportunities similar to surrounding housing as well as new opportunities for households seeking alternatives to single-family homes.
- Goal 6: Redevelopment of the site will incorporate principles of sustainability, creativity and superior design.

Transportation and Infrastructure

- Goal 7: New multi-modal transportation connections will be provided between neighborhood residential areas, activity centers and amenities.
- Goal 8: Transportation access, safety, and amenity for motor vehicles, pedestrians and bicycles will be maintained and enhanced.

Economic Development

- Goal 9: The site will accommodate new local employment opportunities and small businesses, rather than regional-scale or highway-oriented retail businesses.
- Goal 10: Employment buildings on the site will accommodate and encourage business innovation and entrepreneurship.
- Goal 11: Redevelopment will support and enhance the vitality of existing businesses in the planning area.



GENERAL DEVELOPMENT RECOMMENDATIONS

- Rec 1. Ensure that the Royster-Clark Site is developed as an integrated whole that coordinates and promotes synergies among a variety of land uses.
For all development proposals within the Royster-Clark Site, a master plan demonstrating project phasing and overall consistency with the Proposed Land Use Map and the recommendations of this plan shall be provided. If a development proposal is limited to a small portion of the Royster-Clark Site, it must demonstrate that it can contribute to an integrated redevelopment of the site as a whole.
- Rec 2. Develop the Royster-Clark Site with a mix of employment, residential and limited commercial-mixed-use activities as illustrated in this plan.
Ensure that the Royster-Clark Site is appropriately rezoned to further plan recommendations.
- Rec 3. Construct energy-efficient buildings using durable and sustainable materials incorporating high-performance, efficient energy and water systems and low-impact stormwater management solutions.
- Rec 4. Maximize opportunities for use of solar (including passive solar), wind, and other renewable energies through creative site and building design.
Encourage energy efficient buildings as part of all development proposals. Require proposals to demonstrate consideration and commitment to sustainability.