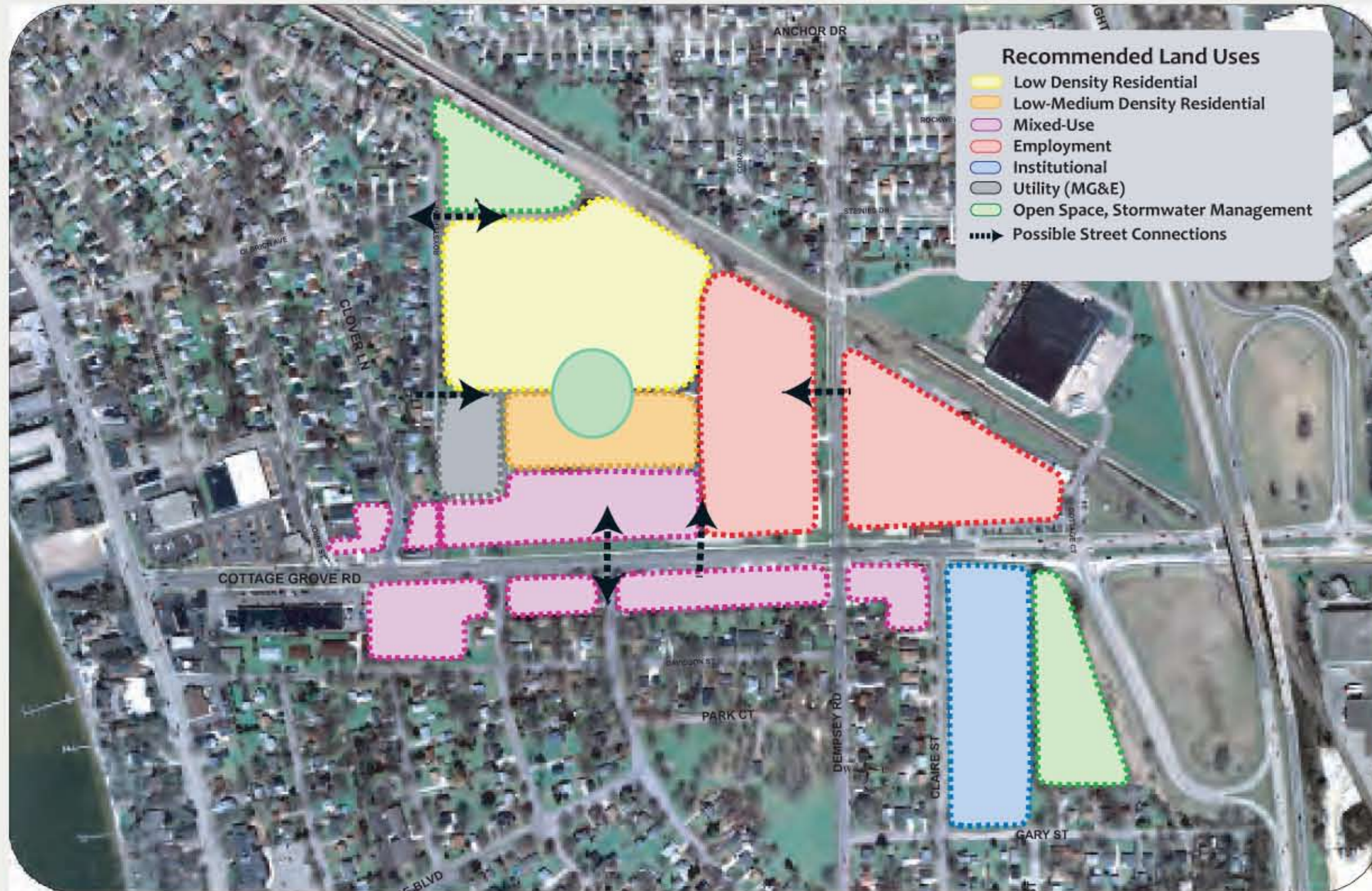


Royster-Clark Special Area Plan



Draft Goals

Land Use and Design

Develop the Royster-Clark property as an integrated site, with a coordinated mix of mutually supporting land uses and common or compatible design elements.

The scale and design of new development on the Royster-Clark site should enhance and fit in well with adjacent uses and the surrounding neighborhood.

Use the placement and design of new development and redevelopment along Cottage Grove Road to create an attractive "gateway" to the Cottage Grove Road business district and the adjacent residential neighborhoods.

Ensure that redevelopment of the Royster-Clark site enhances the quality of life in adjacent neighborhoods.

Provide additional residential opportunities similar to existing neighborhood housing, as well as new opportunities for households seeking alternative types of housing.

New developments should incorporate and encourage sustainability, creativity and superior design.

Transportation and Infrastructure

Provide new transportation connections between neighborhood residential areas, activity centers and amenities.

Maintain and enhance transportation access, safety, and amenity for pedestrians, bicycles, and motor vehicles.

Economic Development

Focus economic development on the creation of new basic-sector businesses, local employment opportunities, and small businesses, rather than on regional-scale or highway-oriented retail businesses.

Economic activities should encourage innovation and entrepreneurship.

Redevelopment should support and enhance the vitality of existing businesses in the planning area and within the Cottage Grove Road business district.

Overall Vision

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