

## **Task Force Recommendation**

Adopted unanimously by full task force on 08/29/17

We the Lincolnia Planning District Study Task Force support a Community Business Center (CBC) designation for the area surrounding the intersection of Little River Turnpike (Route 236) and N. Beauregard Street (see attached map showing exact boundary). A CBC designation will best provide a Comprehensive Planning framework to guide and achieve the following community objectives:

- Create a vibrant and diverse mixed use destination with public open spaces, parks, outdoor dining and cafes, and entertainment areas, to create a sense of place.
- Strategically focus appropriate growth to protect Lincolnia's low density residential neighborhoods from development pressure.
- Create an integrated multimodal approach and holistic long-term solution to transportation challenges in the area.
- Create an attractive neighborhood through quality urban design guidance.
- Preserve and expand Lincolnia's housing affordability.

Within the proposed CBC, we also support the establishment of a Revitalization Area, and a recommendation for mixed use development with an intensity of up to a 3.0 FAR within a portion of the proposed CBC.