

Petition 2021-172 by Browder Group Real Estate, LLC

To Approve:

This petition is found to be **consistent** with the *Bryant Park Land Use and Streetscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed-use (office, retail, light industrial) for the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The existing buildings have already been repurposed from industrial uses to retail and office uses.
- The proposed uses are consistent with the adopted land use for the site.
- The area has been transitioning from industrial uses to mixed office and retail uses, which is in line with the vision for the area and more compatible with the nearby residential uses.
- The petition commits to improving the streetscape where substandard or no sidewalk exists, which will enhance pedestrian connectivity in an area that is rapidly transforming into a mixed-use activity center.

To Deny:

This petition is found to be **consistent** with the *Bryant Park Land Use and Streetscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed-use (office, retail, light industrial) for the site.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: