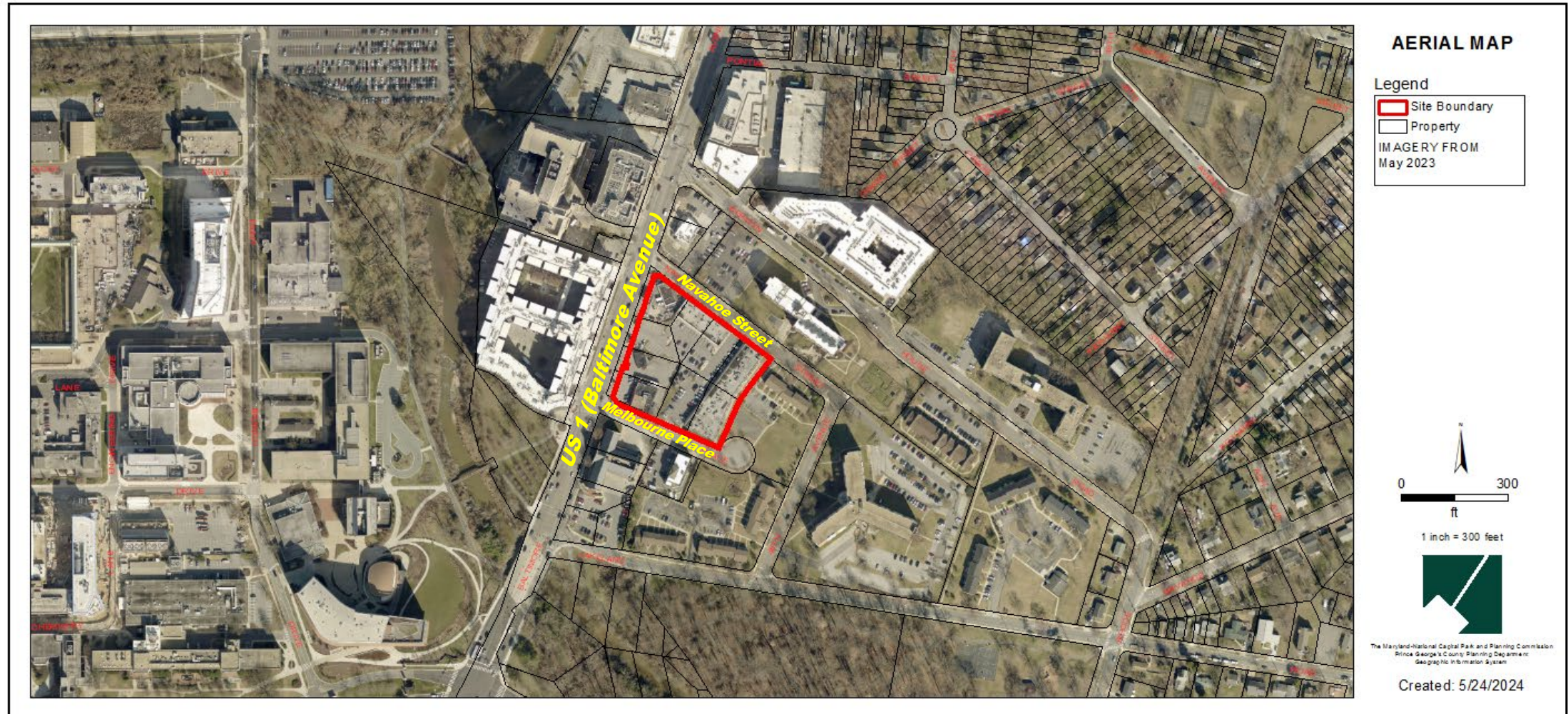


# PROJECT TURTLE

Detailed Site Plan

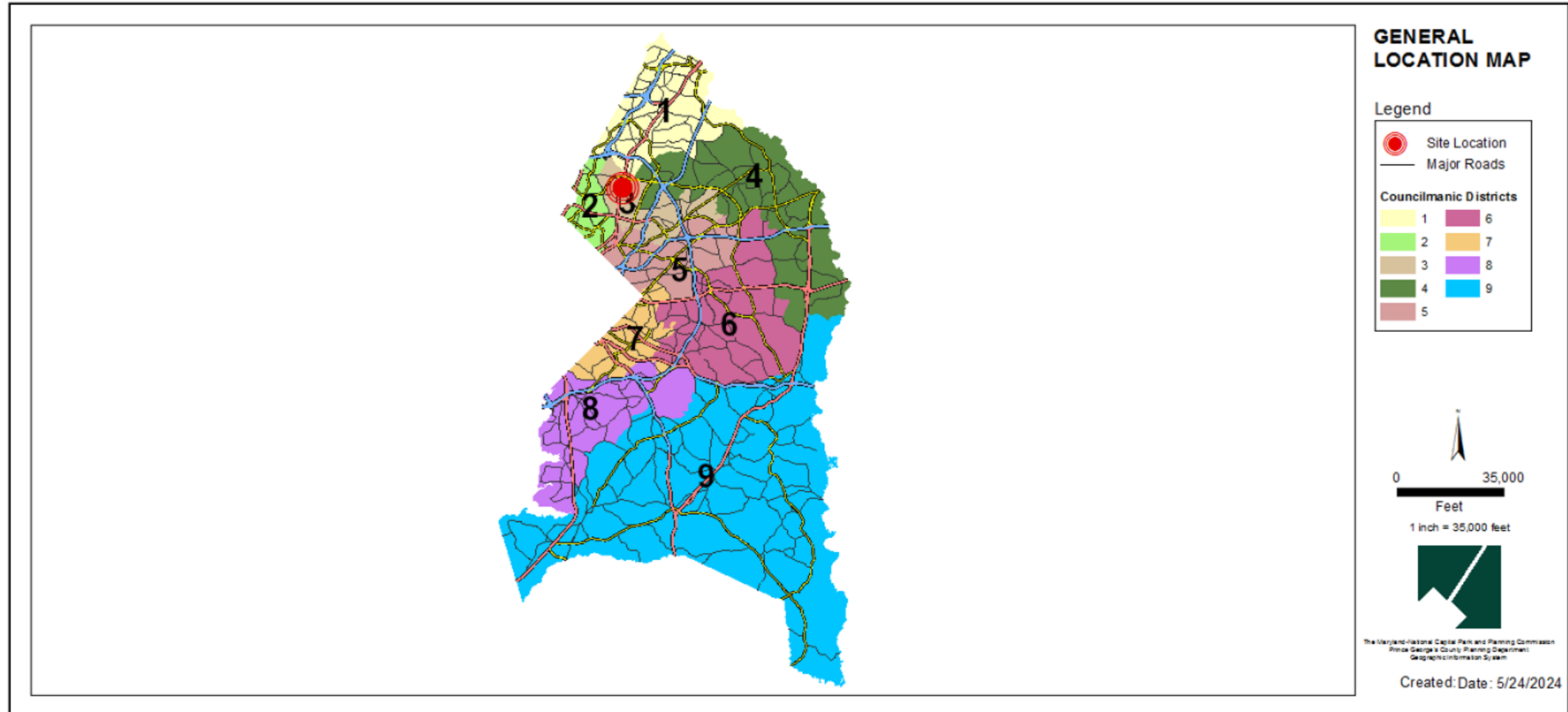
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

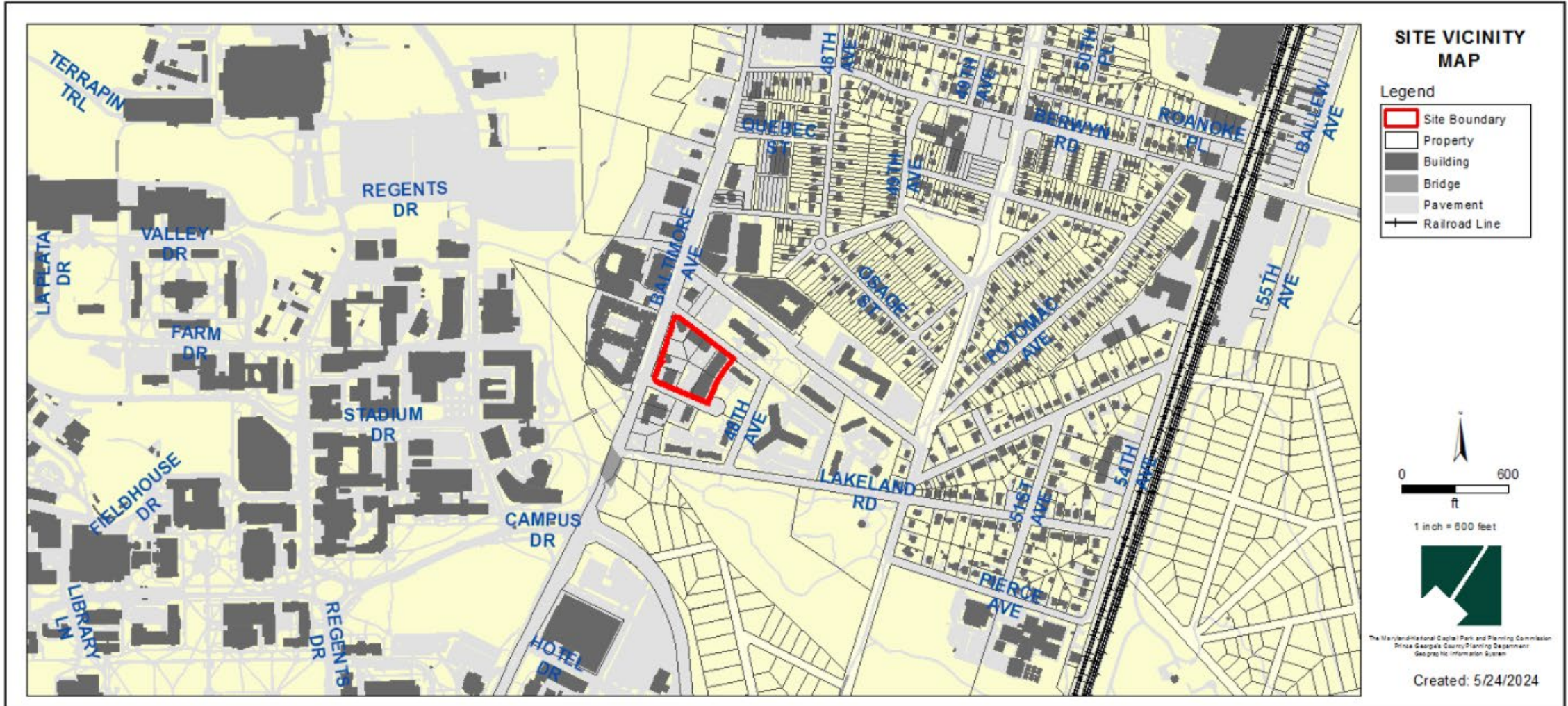
Council District: 03

Planning Area: 66





# SITE VICINITY MAP



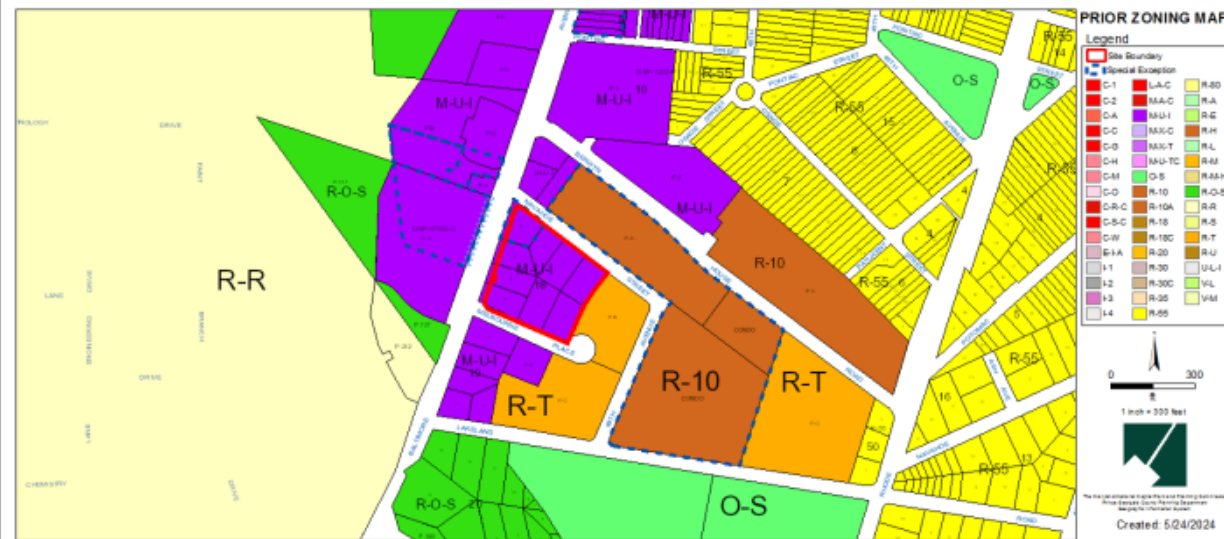


# 3D VICINITY MAP

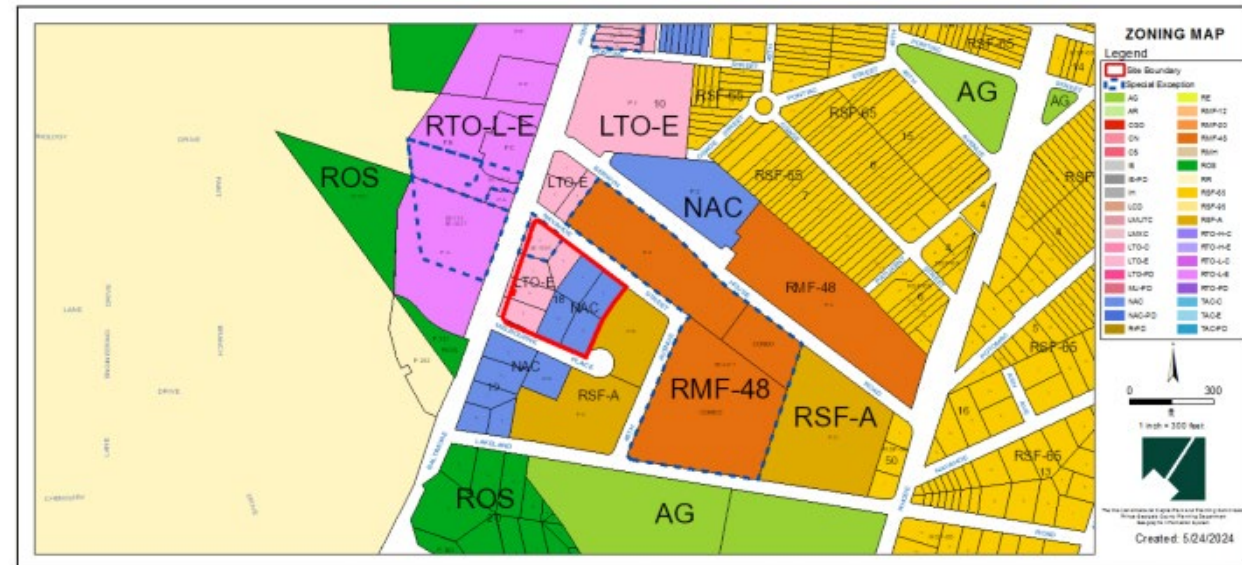




# ZONING MAP



Prior Property Zone: M-U-I



Current Property Zone: LTO-E / NAC

# OVERLAY MAP



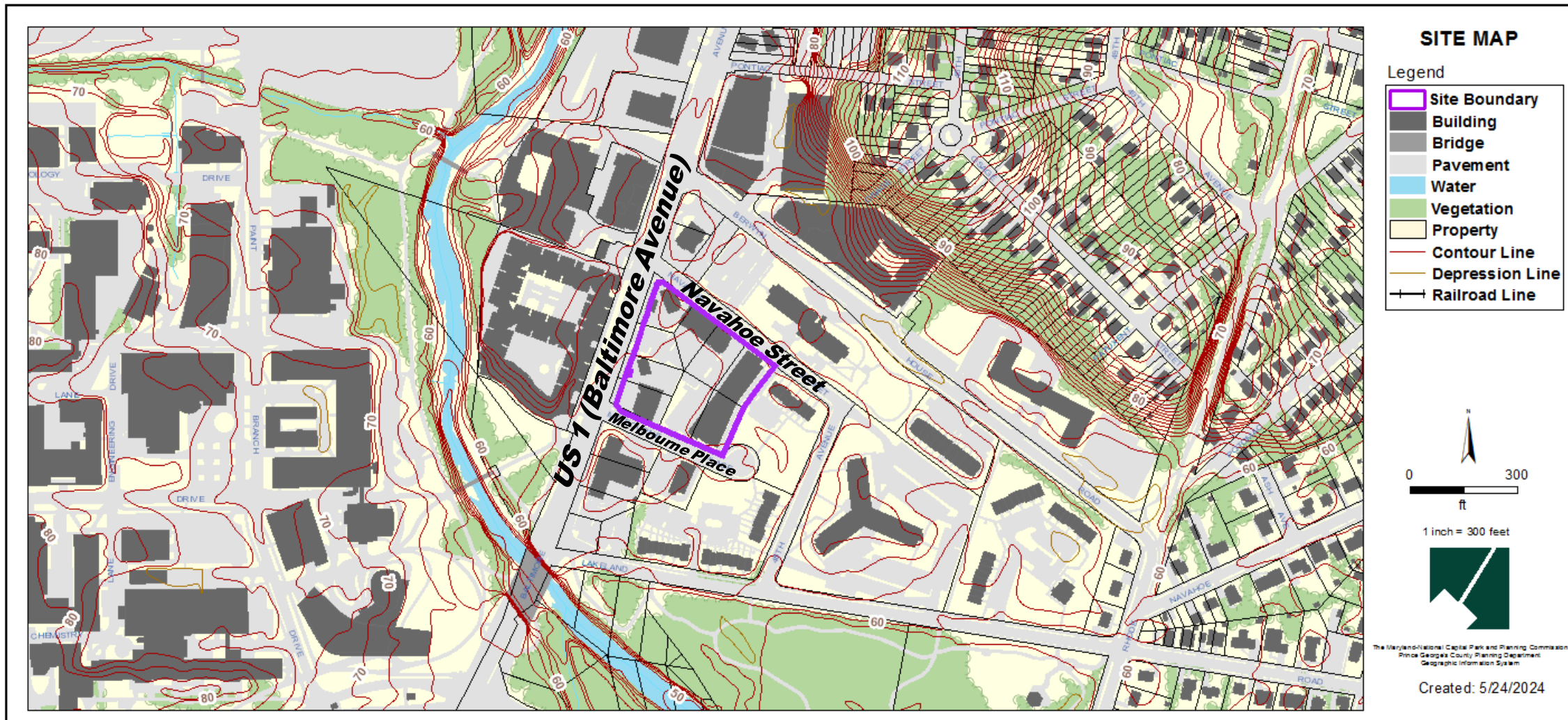
Prior Property Zone: D-D-O / APA-4/APA-6



Current Property Zone: APA-4/APA-6



# SITE MAP

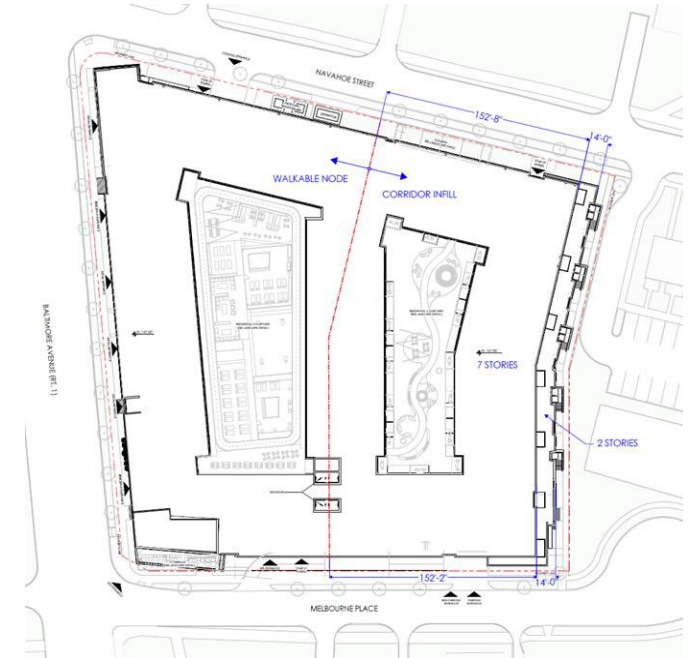
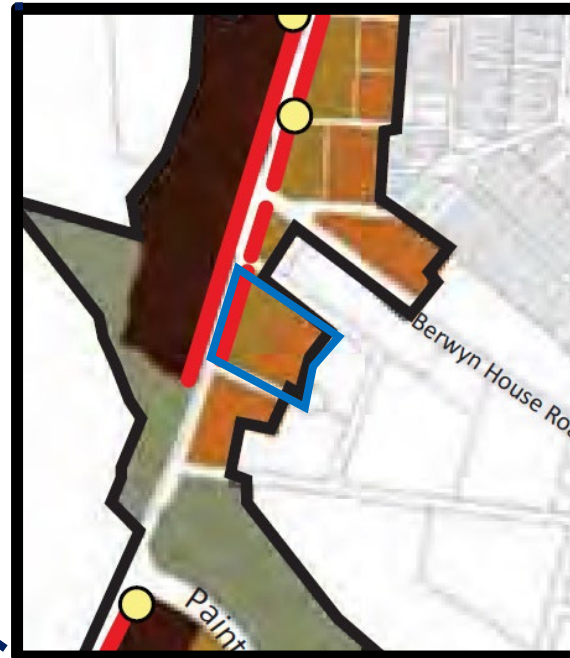
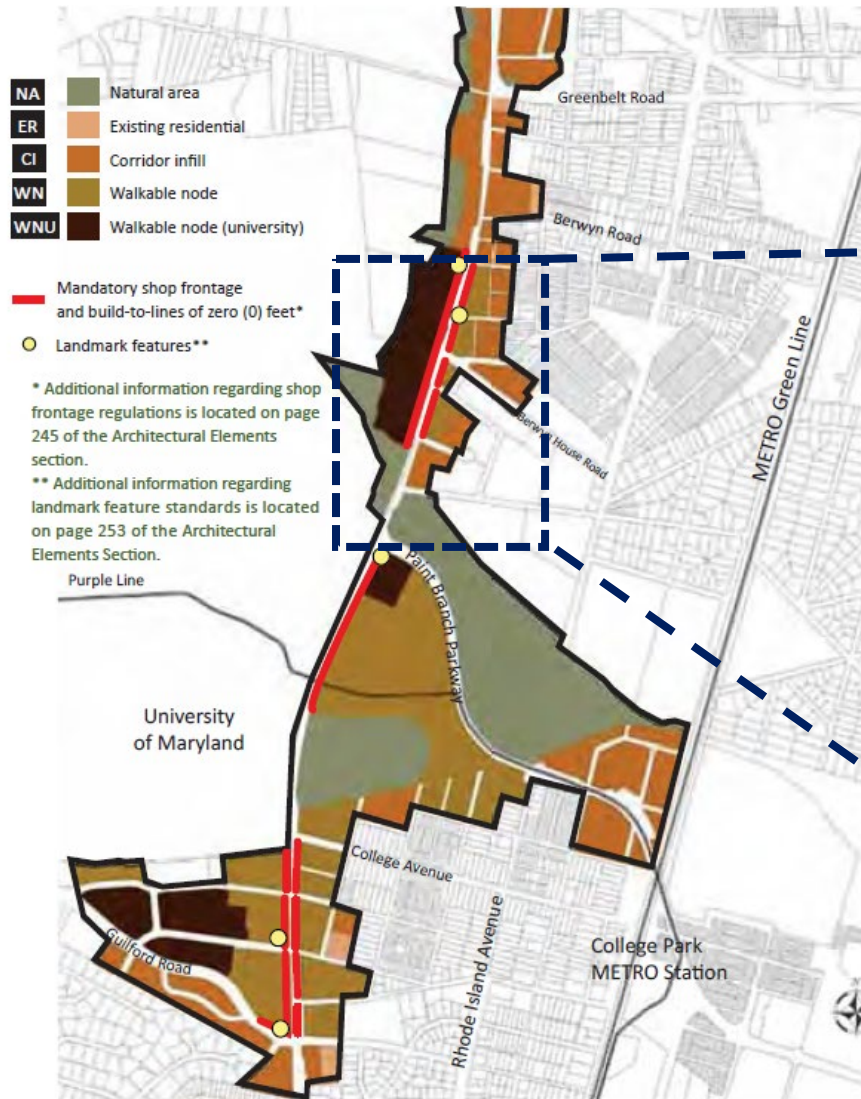


# MASTER PLAN RIGHT-OF-WAY MAP



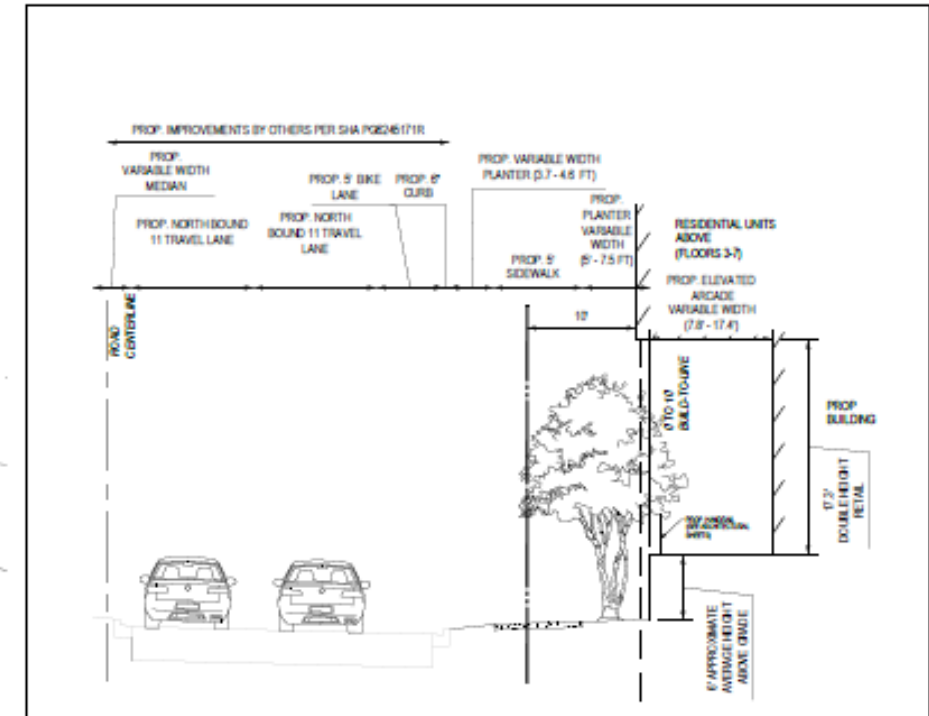
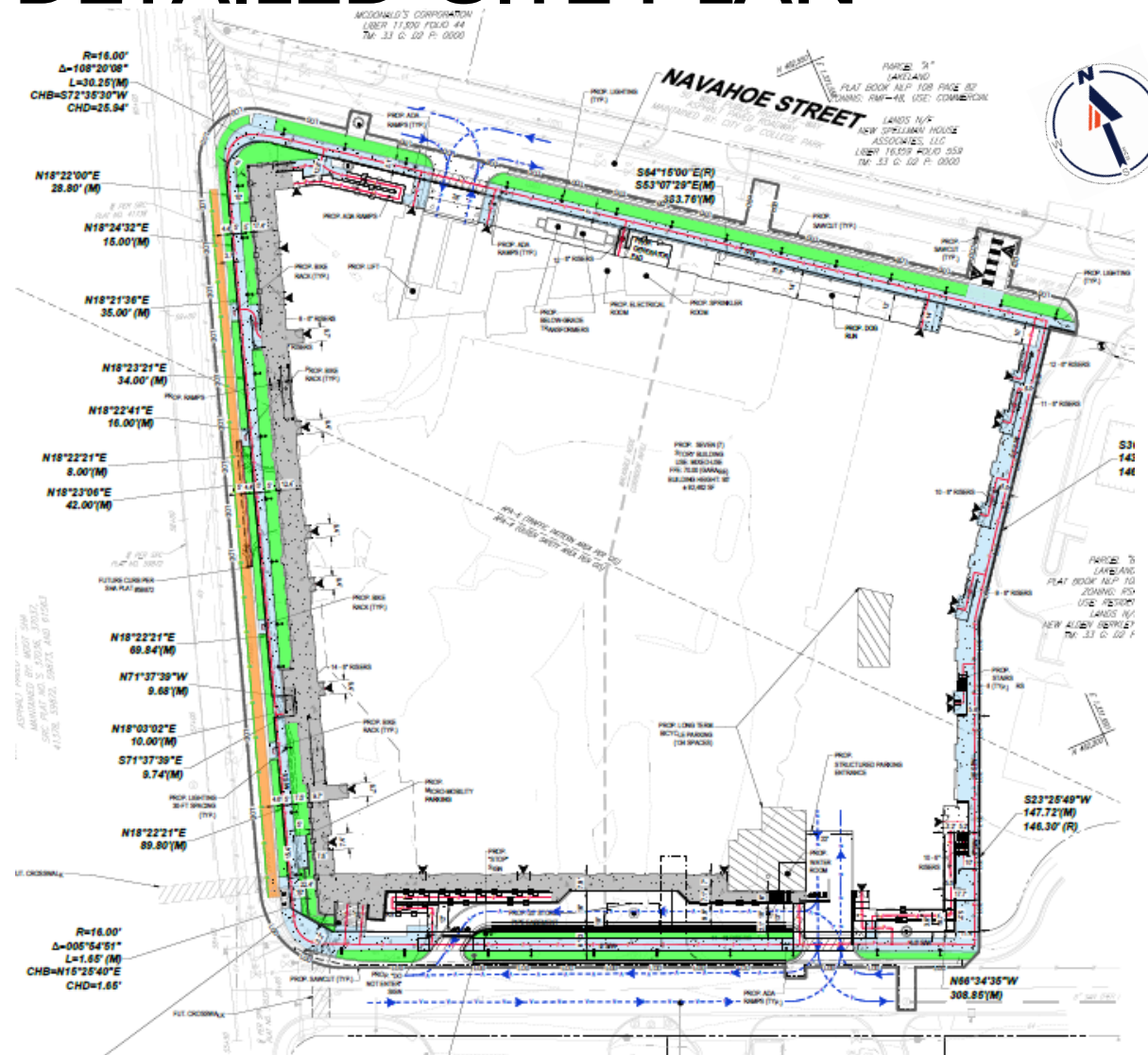


# CENTRAL US 1 CORRIDOR SECTOR PLAN



**Walkable Node Character Area**  
**Corridor Infill Character Area**

# DETAILED SITE PLAN



US-1 BALTIMORE AVENUE  
CROSS-SECTION

$$1'' = 10'-0''$$

**HATCH LEGEND:**

GENERAL:



### LONG TERM BICYCLE FACILITIES



### SHORT TERM BICYCLE FACILITIES



PROP. CONCRETE SIDEWALK  
(AT GRADE)



ELEVATED SIDEWALK



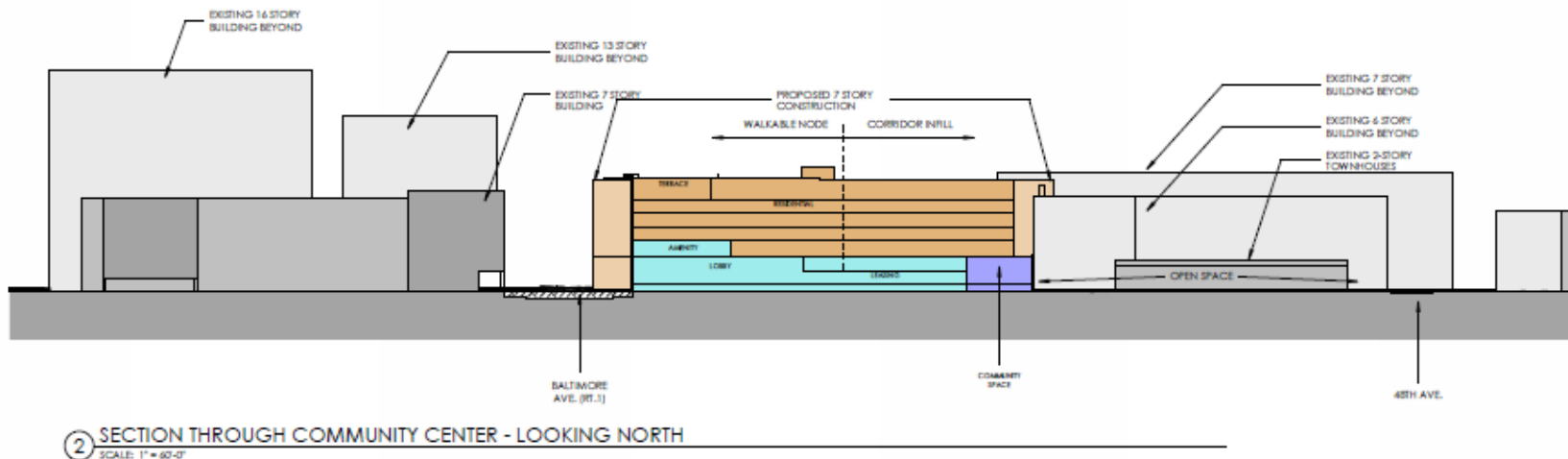
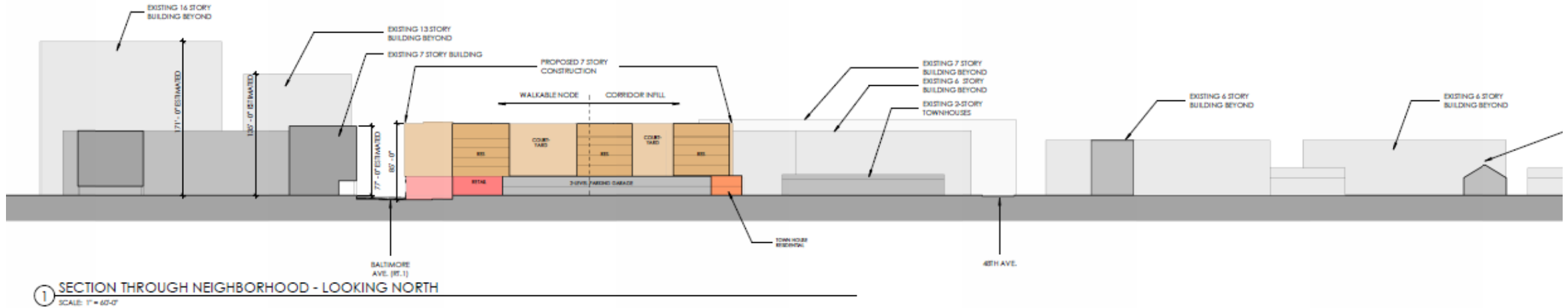
PROP BICYCLE TRACK (BY OTHERS)



PROP PLANTER/  
LANDSCAPE AREA



# BUILDING SECTION



# LANDSCAPE PLAN

## PUBLIC AND PRIVATE RECREATIONAL FACILITIES

1. A linear, elevated, covered promenade along retail space that faces US 1, including tables and chairs.
2. Two courtyards on level three, including artificial turf, tables and chairs, and various types of recreational facilities such as fire pits, a hot tub, grill area and outdoor games.
3. A gym on level three, including various exercise equipment.
4. A terrace on level seven, including tables and chairs.





# PERSPECTIVE VIEW

Southwest Corner



Northwest Corner



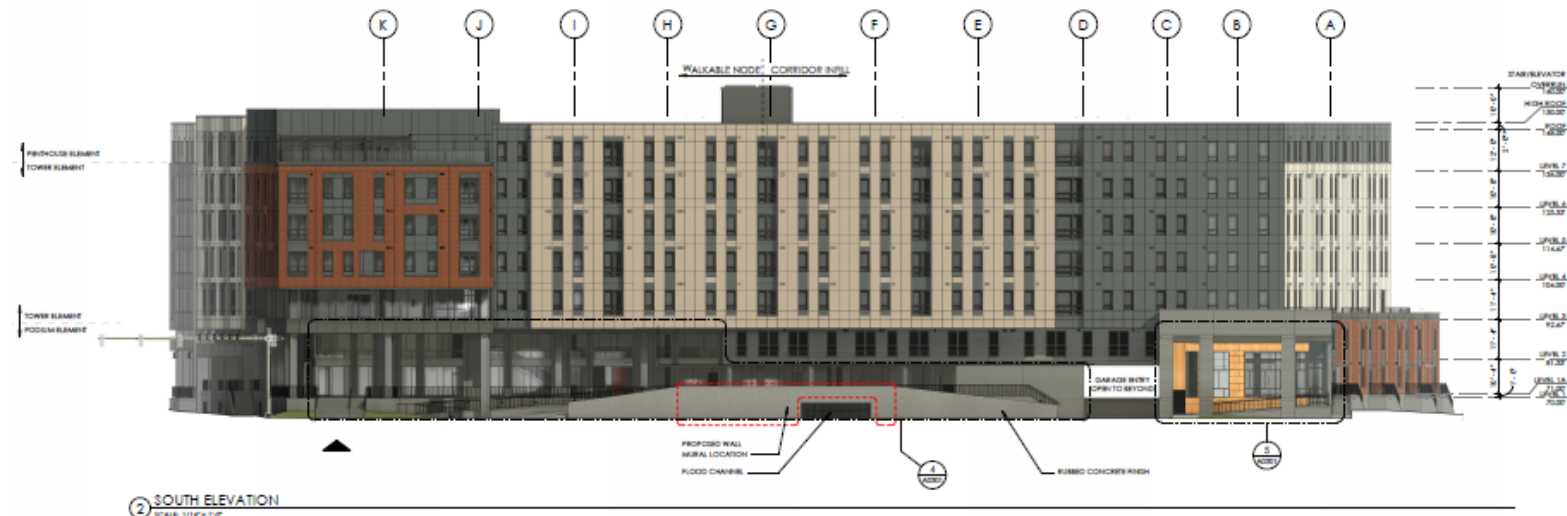
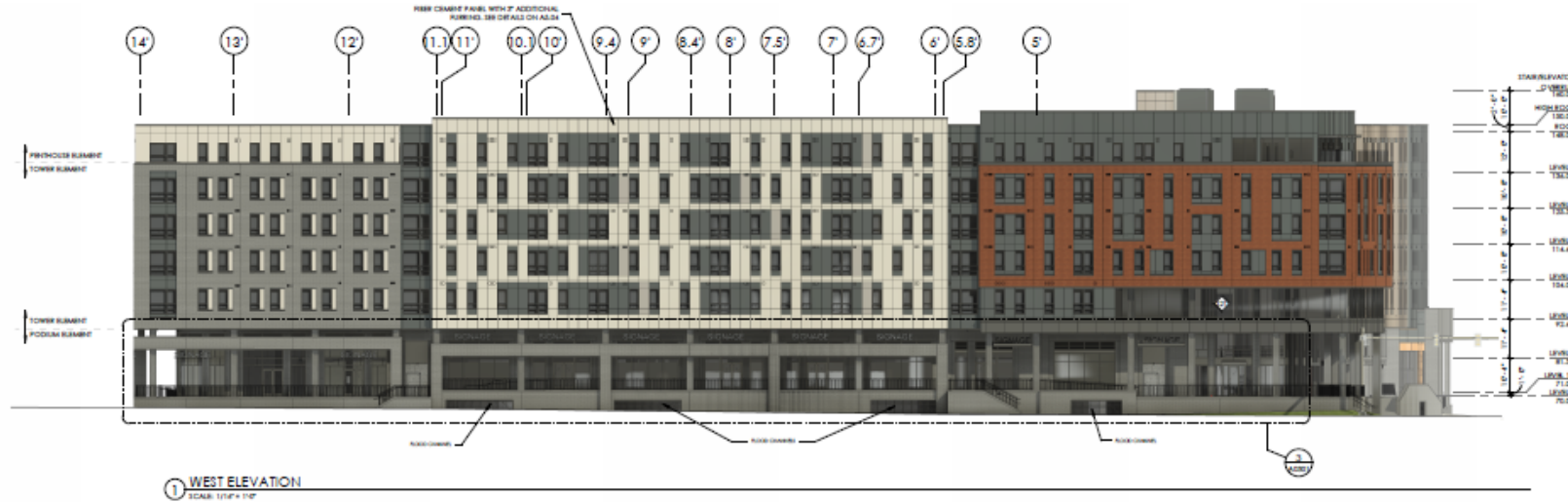
Northeast Corner



Southeast Corner



# EXTERIOR ELEVATIONS



## MATERIAL LEGEND

MAS-01		• FACE BRICK
MAS-02		• FACE BRICK
FCP-01		• CEMENTITIOUS PANEL EXTERIOR CLADDING • COBBLESTONE FACTORY FINISH • EXPOSED FASTENER COLOR TO MATCH PANEL
FCP-02		• CEMENTITIOUS PANEL EXTERIOR CLADDING • BRICK BROWN FACTORY FINISH • EXPOSED FASTENER COLOR TO MATCH PANEL
FCP-03		• CEMENTITIOUS PANEL EXTERIOR CLADDING • IRON GRAY FACTORY FINISH • EXPOSED FASTENER COLOR TO MATCH PANEL
FCP-04		• CEMENTITIOUS PANEL EXTERIOR CLADDING • AGED PEWTER FACTORY FINISH • EXPOSED FASTENER COLOR TO MATCH PANEL
PNI-01		• COMPOSITE WOOD CLADDING SYSTEM • WOOD LOOK EXTERIOR CLADDING • PARKLEX PRODEMA
PNI-02		• ALUMINUM COMPOSITE PANEL • ALUCOBOND PLUS • COLOR: JET BLACK
CS-01		• CAST STONE
CONC-01		• ARCHITECTURAL CONCRETE
CONC-02		• ARCHITECTURAL CONCRETE
CMU-01		• CONCRETE MASONRY UNIT
RL-01		• RAILING SYSTEM • ARCHITECTURAL FINISH STEEL PICKET SYSTEM
RL-02		• WINDSCREEN GLAZING SYSTEM • STAINLESS STEEL FITTINGS & TRIM

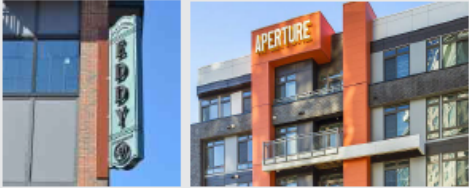






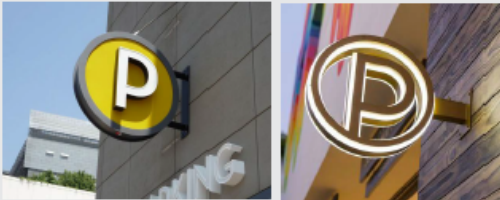


# PERSPECTIVE – LAKELAND COMMUNITY





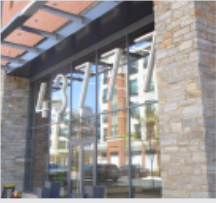


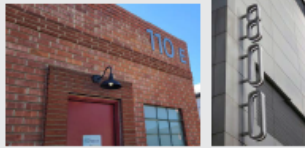





# SIGNAGE

	SIGN CODE	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE	
BUILDING IDENTITY	A		
LOW IDENTITY	A1		
ENTRY IDENTITY	B		
CORNER TENANT IDENTITY	C		
	C1		RETAIL TENANT IDENTITY
	D		RETAIL ENTRY BLADE
	E		PARKING ENTRANCE
	E1		PARKING BLADE



# SIGNAGE

	SIGN CODE	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE		
COMMUNITY SPACE IDENTITY	F			BUILDING ADDRESS
COMMUNITY SPACE ENTRY	F1	 		SUITE ADDRESS
COMMUNITY SPACE ENTRY	G	 		WINDOW GRAPHICS
	H			
	H1			
	J	 		

# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- DSP-23009

## **Issues:**

- None

## **Applicant Required Mailings:**

- Information Mailing: 04/04/2023
- Acceptance Mailing: 04/18/2023