



# Agenda Item # 5

## BOA-003191-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

### DETAILS

---

**Location:**

1550 Government Street

**Applicant / Agent:**

Wrico Signs, Inc.

**Property Owner:**

AXGNL 1 Mobile AL LP

**Current Zoning:**

B-2, Neighborhood Business Urban District

**Future Land Use:**

Traditional Mixed-Use Corridor

**Case Number(s):**

6650/6255/5796/5774/4459/4458/4453/523

**Unified Development Code (UDC) Requirement:**

- The UDC does not allow signage exceeding 64 square feet along the Government Street Corridor in a B-2, Neighborhood Business Urban District.

**Board Consideration:**

- To amend a previously approved sign variance to allow wall signage exceeding 64 square feet along the Government Street Corridor in a B-2, Neighborhood Business Urban District.

**Report Contents:**

	<b>Page</b>
Context Map .....	2
Site History .....	3
Staff Comments .....	3
Variance Considerations .....	4
Exhibits .....	6

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 6650 DATE February 3, 2025

APPLICANT Wrico Signs, Inc.

REQUEST Sign Variance



NTS

## SITE HISTORY

---

The subject site has held a grocery store and other business since the late 1890's, and has been re-developed several times since.

The first record of activity before the Board of Zoning Adjustment appears in October 1956 when a Side Yard Variance was approved to allow a two-car carport at the Northwest corner of the property at the rear of a grocery store.

In December 1994 a Sign Variance was requested to allow a nonconforming 210 square-foot sign to remain in a historic district. The Board denied that request, but it was appealed and granted by Circuit Court.

In January 1995, two Sign Variance requests were submitted to the Board. One was to allow a 150 square-foot nonconforming sign to remain in a historic district, and one was to allow a 435 square-foot nonconforming sign to remain in a historic district. Both requests were approved by the Board.

In August 2012 a Sign Variance was requested and approved to amend a previously approved Sign Variance to allow an additional 1,088 square feet of signage for a total of 2,778 square feet of signage for a tenant at a multi-tenant commercial site in a historic district. That signage request had to also be approved by the Architectural Review Board, but it was denied.

In December 2012 an Administrative Appeal request for appeal of the Architectural Review Board's denial of the previous signage request was heard by the Board of Zoning Adjustment but was denied.

In June 2019 the Board approved a Sign Variance to allow a total of 4 signs (3 wall and 1 freestanding) totaling 199.99 square feet at a single business site along Government Street in a B-2 District.

The site was made a legal lot of record via Weinacker Subdivision in January 1986.

## STAFF COMMENTS

---

### **Engineering Comments:**

Any sign structure must be located on private property and not in public Right of Way.

### **Traffic Engineering Comments:**

No comments.

### **Urban Forestry Comments:**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

## **Fire Department Comments:**

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinklered commercial buildings, within 600' of sprinklered commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

## **Planning Comments:**

The applicant is requesting a Sign Variance to amend the Sign Variance approved in June 2019 and requesting to allow wall signage exceeding 64 square feet along the Government Street Corridor in a B-2, Neighborhood Business Urban District. The UDC does not allow signage exceeding 64 square feet along the Government Street Corridor in a B-2, Neighborhood Business Urban District.

A detailed description of the proposed Sign Variance request is available via the link on Page 1 of this report.

The purpose of the Sign Regulations is to promote the economic well-being of the entire Mobile community by creating a favorable physical image, to afford the business community an equal and fair opportunity to advertise and promote products and services, and to protect the right of the citizens to enjoy Mobile's natural scenic beauty.

The building on the subject site is located within the Old Dauphin Way Historic District, and the rest of the site is considered to be along the Government Street Corridor, which extends from the Mobile River to the railroad tracks at the Loop area. Both are subject to the historic district signage limitations which limit a tenant to a total of 64 square feet of signage, apportioned among all signage.

The subject site was previously a single-tenant site containing a Winn Dixie grocery store. It is now under renovation to be a multi-tenant site containing an Aldi grocery store within the Northern portion of the existing building and another tenant within the Southern portion. The proposed Aldi wall sign would be approximately 75 square feet and would be smaller than the previously approved Winn Dixie wall sign of approximately 200 square feet. Normally, a proposed sign smaller than one approved via a Sign Variance would be allowed if in the same location as the sign approved via a variance. However, the proposed Aldi wall sign would be on the Northern portion of the building, whereas the Winn Dixie sign was on the Southern portion of the building. Thus, a variance is required to allow the new sign in a different location.

The existing monument sign along Government Street is proposed to be refaced with the Aldi branding (minus the Weinacker's sign atop) and would be the same size as the previously approved sign.

## **VARIANCE CONSIDERATIONS**

---

### **Standards of Review:**

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

Article 5 Section 10-E. 1. of the Unified Development Codes states that the Board of Adjustment may grant a variance if:

- The Applicant demonstrates that the variance shall not be contrary to the public interest;
- Where, owing to special conditions a literal enforcement of the provision of this Chapter will result in unnecessary hardship; and
- The spirit of this Chapter will be observed and substantial justice done.

Article 5 Section 10-E.2. states; No variance shall be granted:

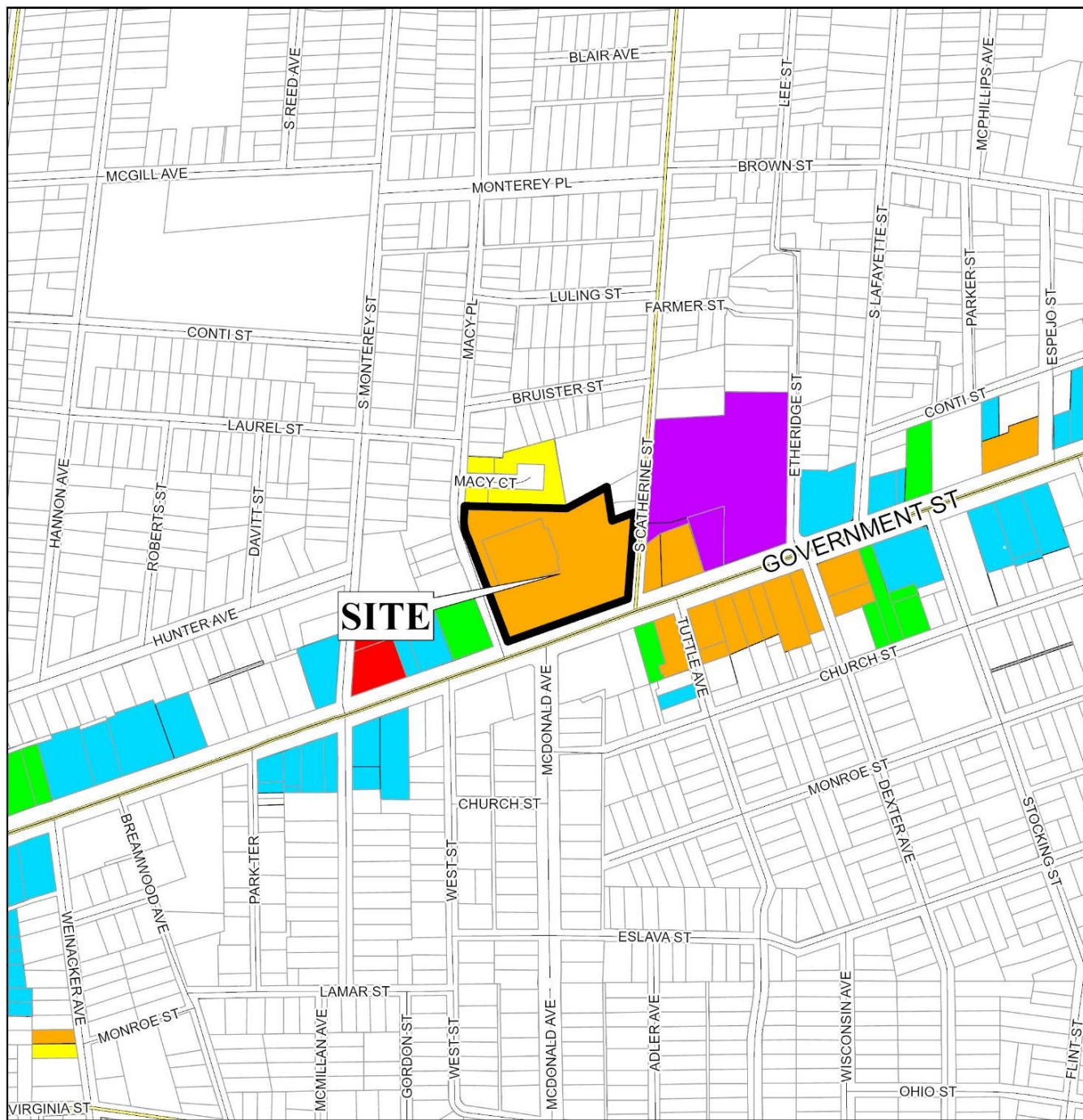
- (a) In order to relieve an owner of restrictive covenants that are recorded in Mobile County Probate Court and applicable to the property;
- (b) Where economic loss is the sole basis for the required variance; or
- (c) Where the variance is otherwise unlawful.

### **Considerations:**

Based on the requested Variance application, if the Board considers approval of the request, the following findings of fact must be present:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall be** observed and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

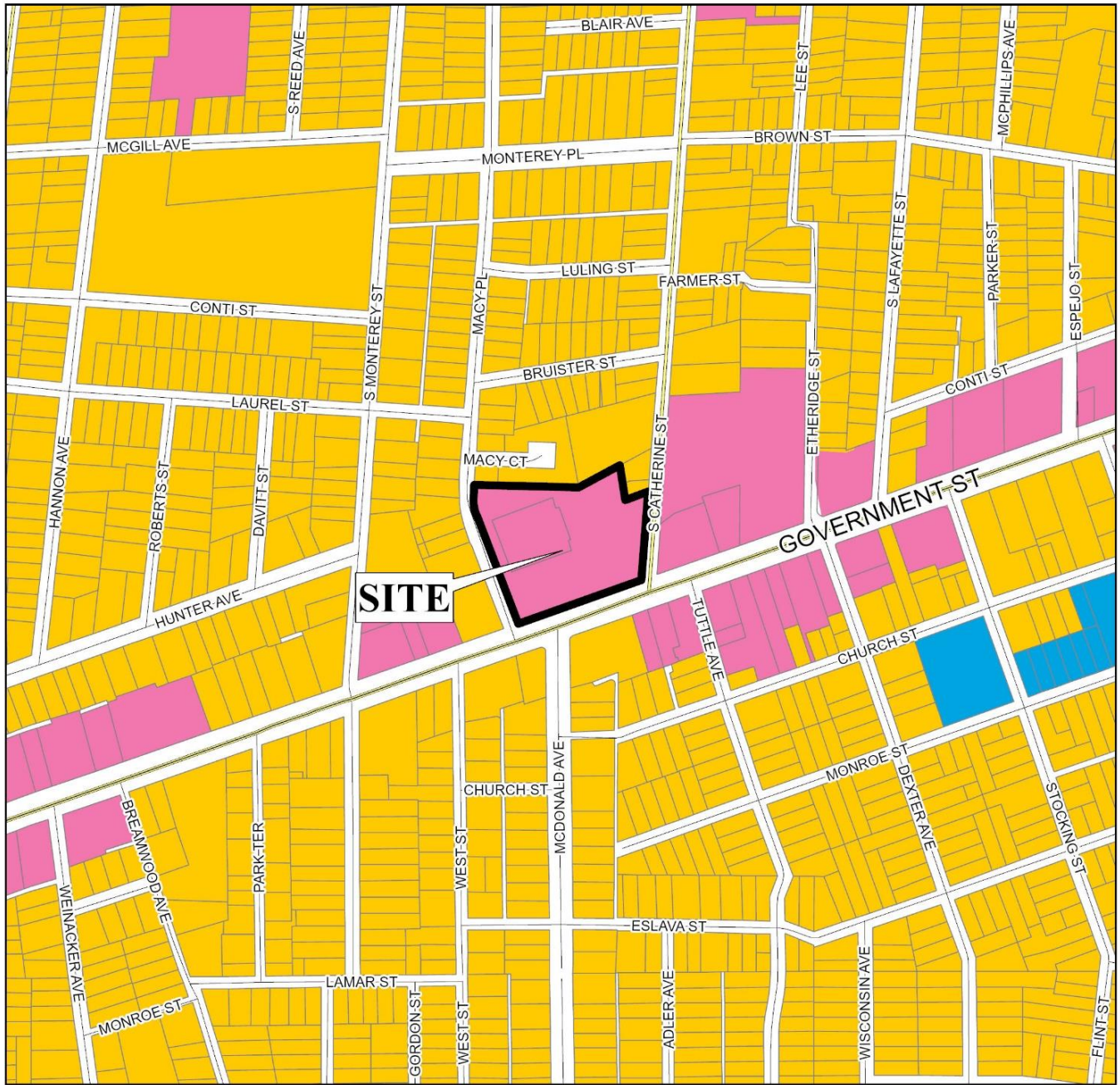
# LOCATOR ZONING MAP



APPLICATION NUMBER	6650	DATE	February 3, 2025
APPLICANT	Wrico Signs, Inc.		
REQUEST	Sign Variance		



# FLUM LOCATOR MAP



APPLICATION NUMBER 6650 DATE February 3, 2025

APPLICANT Wrico Signs, Inc.

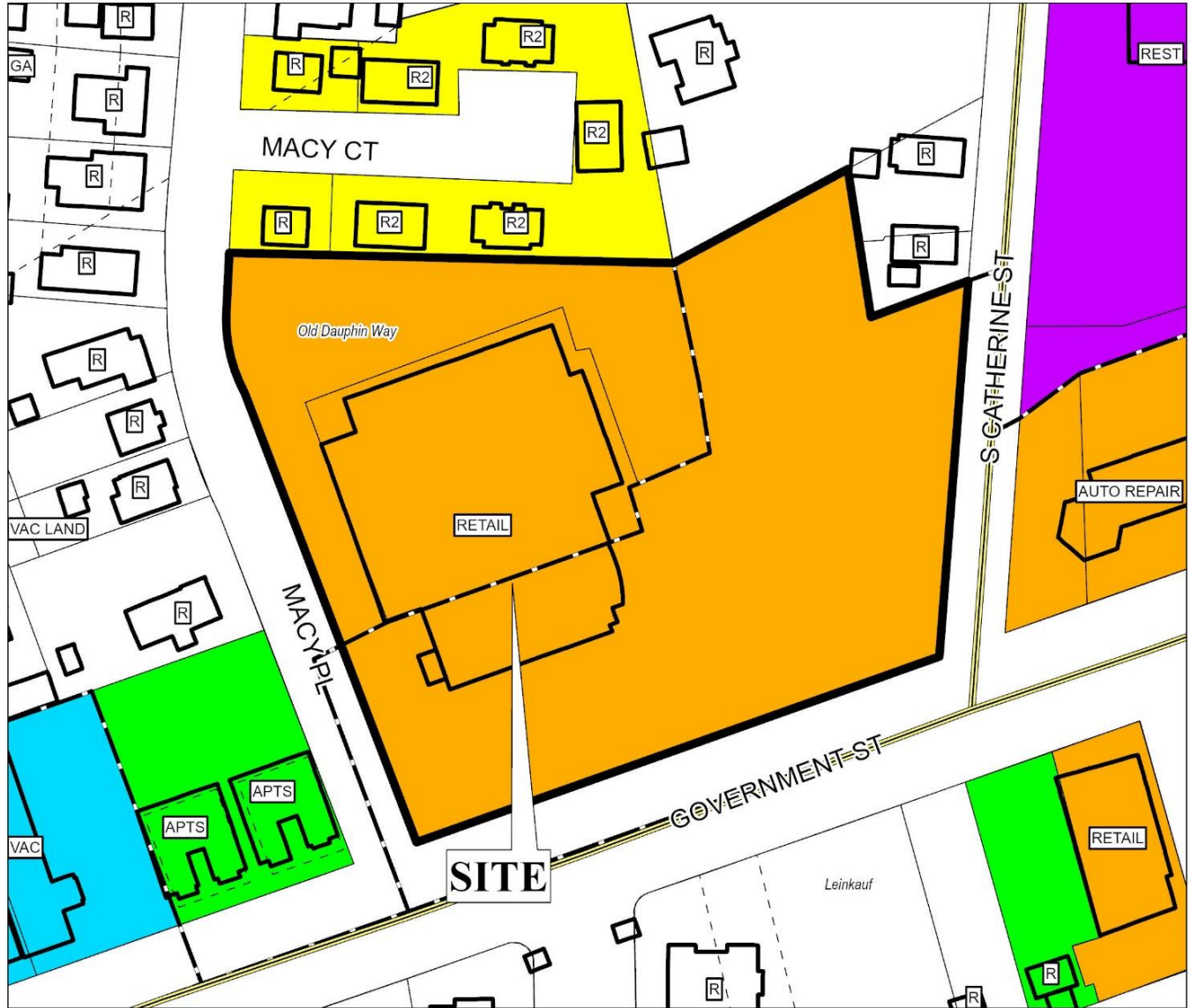
REQUEST Sign Variance

- |   |  |  |  |
|---|--|--|--|
| <span style="color: yellow;">■</span> Low Density Residential   | <span style="color: darkred;">■</span> Neighborhood Center - Traditional | <span style="color: brown;">■</span> Downtown Waterfront | <span style="color: lightgreen;">■</span> Parks & Open Space |
| <span style="color: orange;">■</span> Mixed Density Residential | <span style="color: blue;">■</span> Neighborhood Center - Suburban       | <span style="color: lightgrey;">■</span> Light Industry  | <span style="color: darkblue;">■</span> Water Dependent      |
| <span style="color: pink;">■</span> Downtown                    | <span style="color: lightpink;">■</span> Traditional Corridor            | <span style="color: purple;">■</span> Heavy Industry     |  |
| <span style="color: red;">■</span> District Center              | <span style="color: orange;">■</span> Mixed Commercial Corridor          | <span style="color: cyan;">■</span> Institutional        |  |



NTS

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

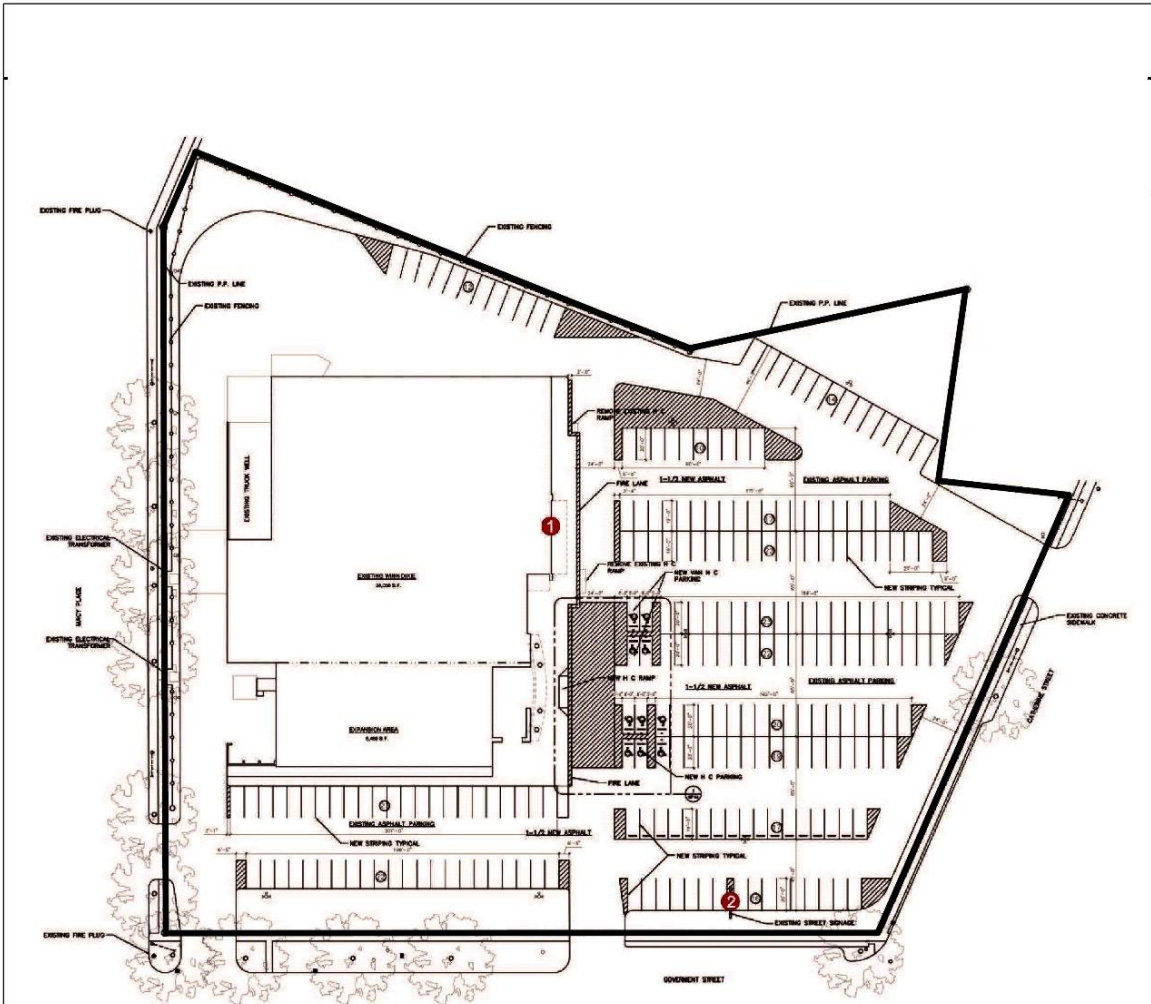


The site is surrounded by residential and commercial units.

APPLICATION NUMBER <u>6650</u>	DATE <u>February 3, 2025</u>	<p>NTS</p>																														
APPLICANT <u>Wrico Signs, Inc.</u>																																
REQUEST <u>Sign Variance</u>																																
<table style="width: 100%; font-size: small;"> <tr> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0f2f1; border: 1px solid black;"></span> R-A</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black;"></span> R-3</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> B-1</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> B-2</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> B-5</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> ML</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black;"></span> I-2</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #e8f5e9; border: 1px solid black;"></span> OPEN</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4ec; border: 1px solid black;"></span> T-3</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black;"></span> T-5.2</td> </tr> <tr> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> R-1</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #f8bbd0; border: 1px solid black;"></span> R-B</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #e1bee7; border: 1px solid black;"></span> T-B</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black;"></span> B-3</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black;"></span> CW</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> MH</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black;"></span> PD</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> SD</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black;"></span> T-4</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black;"></span> T-6</td> </tr> <tr> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> R-2</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> H-B</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #e1bee7; border: 1px solid black;"></span> LB-2</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black;"></span> B-4</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> MM</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> I-1</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> MUN</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> SD-WH</td> <td><span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black;"></span> T-5.1</td> <td></td> </tr> </table>			<span style="display: inline-block; width: 15px; height: 10px; background-color: #e0f2f1; border: 1px solid black;"></span> R-A	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black;"></span> R-3	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> B-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> B-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> B-5	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> ML	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black;"></span> I-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e8f5e9; border: 1px solid black;"></span> OPEN	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4ec; border: 1px solid black;"></span> T-3	<span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black;"></span> T-5.2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> R-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #f8bbd0; border: 1px solid black;"></span> R-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e1bee7; border: 1px solid black;"></span> T-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black;"></span> B-3	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black;"></span> CW	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> MH	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black;"></span> PD	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> SD	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black;"></span> T-4	<span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black;"></span> T-6	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> R-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> H-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e1bee7; border: 1px solid black;"></span> LB-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black;"></span> B-4	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> MM	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> I-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> MUN	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> SD-WH	<span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black;"></span> T-5.1	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #e0f2f1; border: 1px solid black;"></span> R-A	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black;"></span> R-3	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> B-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> B-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> B-5	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> ML	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black;"></span> I-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e8f5e9; border: 1px solid black;"></span> OPEN	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4ec; border: 1px solid black;"></span> T-3	<span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black;"></span> T-5.2																							
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> R-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #f8bbd0; border: 1px solid black;"></span> R-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e1bee7; border: 1px solid black;"></span> T-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e57373; border: 1px solid black;"></span> B-3	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black;"></span> CW	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> MH	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black;"></span> PD	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> SD	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black;"></span> T-4	<span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black;"></span> T-6																							
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> R-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> H-B	<span style="display: inline-block; width: 15px; height: 10px; background-color: #e1bee7; border: 1px solid black;"></span> LB-2	<span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5; border: 1px solid black;"></span> B-4	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> MM	<span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black;"></span> I-1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> MUN	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black;"></span> SD-WH	<span style="display: inline-block; width: 15px; height: 10px; background-color: #9575cd; border: 1px solid black;"></span> T-5.1																								



# SITE PLAN



**EXISTING SIGNS:**

- ① CHANNEL LETTERS
- ② 4'-2" X 8'-0" MONUMENT SIGN

**PROPOSED SIGNS:**

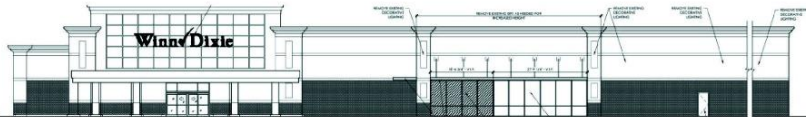
- ① 4'-3 15/16" X 17'-3 13/16" WALL SIGN  
OPTION A  
45 1/2" CHANNEL LETTERS  
OPTION B
- ② 4'-2" X 8'-0" MONUMENT SIGN FACE  
REPLACEMENTS

The site plan illustrates the existing building, parking, and proposed signs.

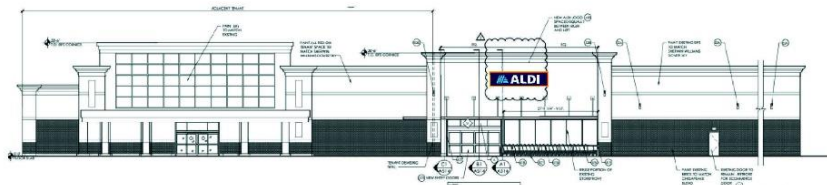
APPLICATION NUMBER	6650	DATE	February 3, 2025	
APPLICANT	Wrico Signs, Inc.			
REQUEST	Sign Variance			

# DETAIL SITE PLAN

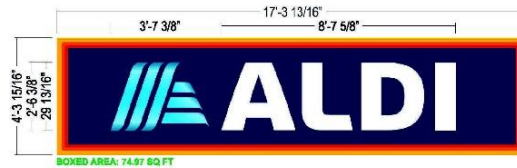
**1** FRONT ELEVATION  
SCALE: 1/32" = 1'-0"



EXISTING



PROPOSED  
OPTION A



WALL SIGN WITH CHANNEL LETTERS DETAIL  
SCALE: 1/4" = 1'-0"



NIGHT VIEW - NTS

APPLICATION NUMBER	6650	DATE	February 3, 2025
APPLICANT	Wrico Signs, Inc.		
REQUEST	Sign Variance		



# DETAIL SITE PLAN

2



EXISTING:  
4'-2" X 8'-0"  
1 1/2" RETAINER

PROPOSED:  
OPTION A



CHANNEL LETTER DETAIL  
SCALE: 3/8" = 1'-0"

2

APPLICATION NUMBER 6650 DATE February 3, 2025

APPLICANT Wrico Signs, Inc.

REQUEST Sign Variance



ZONING DISTRICT CORRESPONDENCE MATRIX			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■				■		■						□		
TWO-FAMILY RESIDENCE	R-2	■				■		■						□	○	
MULTIPLE-FAMILY	R-3	○	■			■	■							□	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■						□	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■						□		
HISTORIC BUSINESS	H-B			■		■		■						□		
VILLAGE CENTER	TCD					■	■							□		
NEIGH. CENTER	TCD					■	■							□		
NEIGH. GENERAL	TCD					■								□		
DOWNTOWN DEV. DDD	T-6			■										□		
DOWNTOWN DEV. DDD	T-5.1			■		■			□					□		
DOWNTOWN DEV. DDD	T-5.2			■		■								□		
DOWNTOWN DEV. DDD	T-4			■		■			□					□		
DOWNTOWN DEV. DDD	T-3			■		■								□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□			□	■	■	■					□	○	
NEIGH. BUSINESS	B-2		○			□	■	■	■					□	○	
LIMITED BUSINESS	LB-2		○			□	■	■	■					□	○	
COMMUNITY BUSINESS	B-3				■					■			○	□	○	
GEN. BUSINESS	B-4			■						■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

**Zoning District Correspondence Matrix**

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

## MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.