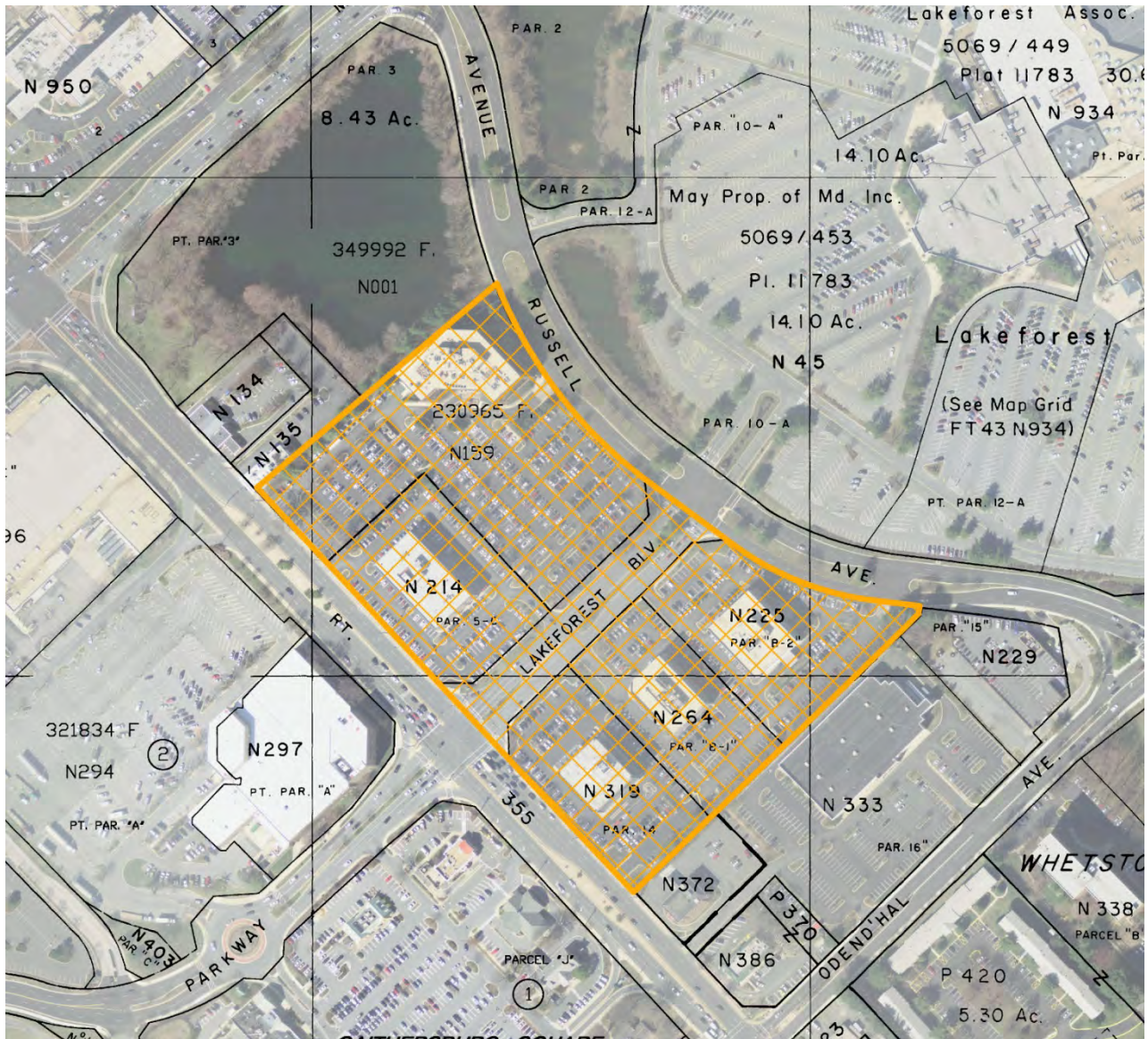


36. Guardian Realty / Lakeforest Office Park, 5 parcels, 15.7 acres



Parcels 14, B-1, B-2, 5-C and 5-F Lakeforest

This 15.7-acre area contains several multi-story retail/office buildings, a bank, and a private park with a lake, all with large surface parking lots. This area’s location along the Frederick Avenue corridor makes it a prime candidate for redevelopment in the future. As part of the Fairgrounds Commercial District of the Frederick Avenue Corridor, a mixed use project with a balanced mix of commercial/office and residential uses would be appropriate. Consolidation of the smaller lots with the larger lots is encouraged. Any redevelopment proposal should consider and relate to the potential redevelopment of Lakeforest Mall and be sensitive to the existing multifamily residential development in the surrounding areas.

Applicable Strategic Direction: Planning, Economic, Housing**Land Use and Zoning Actions:**

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from C-2 to CD for Parcels 14, B-1, B-2, 5-C and 5-F Lakeforest