

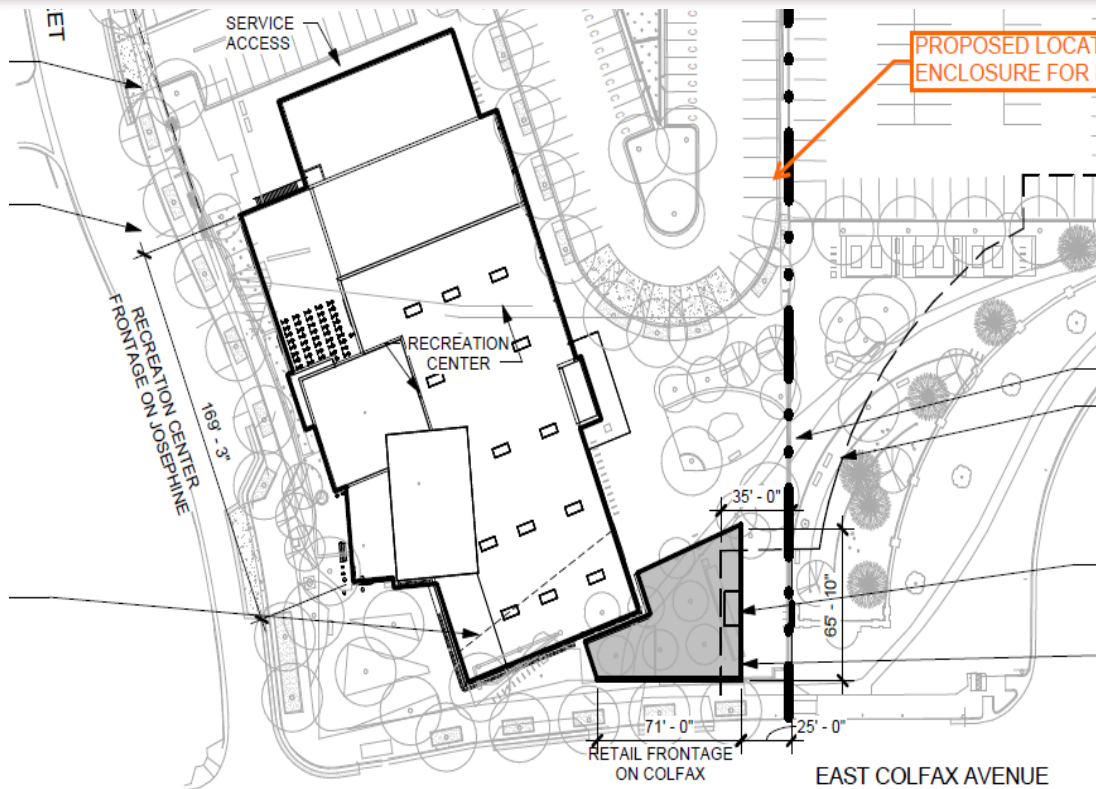
City Park Esplanade Setback Modification





Amend City
Park Esplanade
parkway
setback from
35' to 25' on
the west side

Why amend the parkway setback?



- Per Zoning requirements, CDRC was required to provide ground floor activation on Colfax.

Because of rules related to the use of bond funds, the retail could not be located on the southwest corner

- Real Estate Dept. determined a 3,000 sq. ft. retail site was required for retail viability

- Southeast corner is the only location that accommodates all requirements

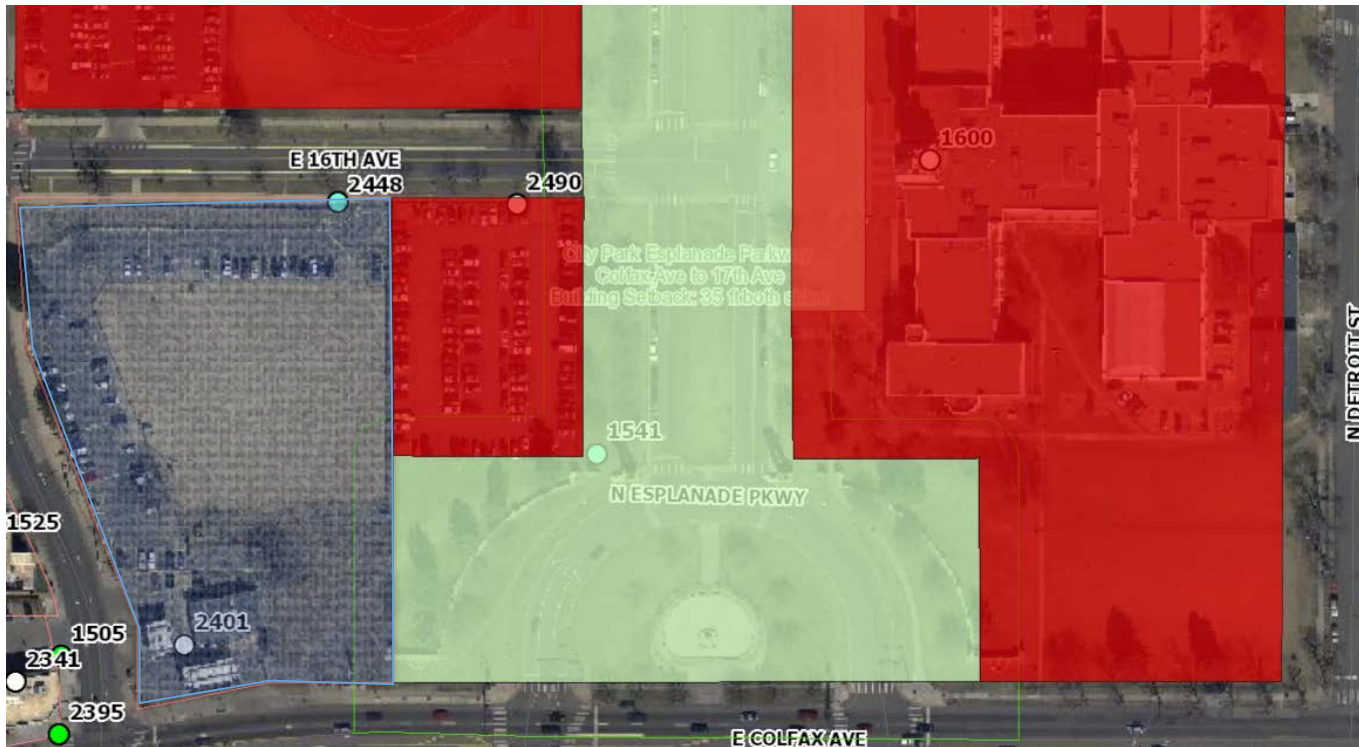
Benefits of Retail on Colfax

- Allows CDRC to comply with zoning regulations.
- Activates Colfax frontage and enlivens area around and behind Sullivan Gateway
- More activity and “eyes on the gateway” deter vandalism.
- Sale of retail pad generates additional revenue for CDRC for amenities.

Future Retail Building – Relationship to Gateway



**25' parkway setback still provides an
adequate setback from Sullivan
Gateway.**



Red area is part of the East High Historical Designation.

Green area is the City Park Esplanade

Blue area is CDRC property where retail building will be located

The retail building will not be located within the Esplanade nor the East High School Historical Designation

Questions?