

PARCEL 02 – SOUTH OF GATEWAY BLOCK



+/- 1.08 acres / 47,045 sq. ft. (Gross)

+/- 0.65 acres / 28,314 sq. ft. (Net Buildable)



ALLOWABLE DENSITY

Office 100,000 SF

**Retail/
Entertainment** 4,068 SF

Parking 472 spaces

NOTE:

The square footage and parking spaces planned for each block are approximated based on massing studies. The actual numbers shall be approved by City Council on a case-by-case basis.

DESCRIPTION

- Targeted uses are: Office, retail /entertainment and parking.
- All individual buildings are required to meet LEED-NC (new construction) standards.
- Active street frontages shall be developed along City Parkway, wrapping around the corners into the parking access streets.
- Small parcel envisioned to have an office tower along with some retail and entertainment space. Faces City Parkway to the west and is adjacent to the railroad. Adjacent parcel planned for future casino/hotel, residential and office development.
- Can be combined with Parcel O1.

PEDESTRIAN CIRCULATION

The major pedestrian corridor is along City Parkway. No pedestrian walkways internal to the parcel are required.

LOBBY LOCATION

The lobby location shall be at or near the southwest corner of the parcel.

BUILD-TO LINES AND SETBACKS

A setback zone is allowed along the parking access on the north side of the parcel. Build-to lines are important to maintain on City Parkway and south side of the parcel.

PARKING ACCESS

Parking access streets will be located to the south of the parcel. Parking is envisioned to be in a podium under the building and adjacent to the railway tracks.

CONCEALED AND EXPOSED PARKING

The parking structure shall only be exposed to the railway tracks and the rear portion of the parking accesses. The parking structure shall be wrapped with active uses along the City Parkway frontage. Retail on City Parkway may be two or more stories in height.

OPEN SPACE AND AMENITIES

No open space is required for the interior to this parcel.

RAILROAD EDGE

Located immediately adjacent to the railroad.