

PARCEL E - CITY PARKWAY

+/- 5.85 acres / 254,826 sq. ft. (Gross)

+/- 4.65 acres / 202,554 sq. ft. (Net Buildable)



ALLOWABLE DENSITY

Office 500,000 SF
Retail 152,192 SF
Parking 2,000 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, parking.
- All individual buildings are required to meet LEED-NC (new construction) standards.
- Key northern gateway into Symphony Park from City Parkway, across Grand Central Parkway.

- Calls for an iconic high-rise office tower with lower, perhaps multilevel retail and an internal podium parking structure wrapped by retail space facing onto a mid-block pedestrian promenade.
- 70% ground floor retail requirement

PEDESTRIAN CIRCULATION

The major pedestrian corridor is along the extension of Promenade Place, which will be an open mid-block plaza area through the parcel to City Parkway. There will be some pedestrian activity along City Parkway.

The low retail/restaurant pavilion across Promenade Place should optimize use of the east side of Promenade Place's open space.

PROMENADE PLACE THROUGH BLOCK E

Promenade Place through Block E should be open air, but if covered shall be open to pedestrian traffic at each end, and shall be light, airy and street-like. Promenade Place through Block E may be designed slightly differently than the rest of Promenade Place, but should maintain basic tree planting and material character.

At the base of the building the allowable setback shall not exceed 10'-0", and 80% of the face of the building shall be placed on the build-to line at the back of the sidewalk.

BUILD-TO LINES AND SETBACKS

The faces of buildings should extend the visual line of the other building faces along Promenade Place. Setback zones are allowed facing Promenade Place and on Grand Central Parkway. The majority of the length of the street walls shall be built to the back of the sidewalk. Promenade Place presents a special opportunity to create retail and restaurant exposure to this street-width plaza.

PARKING ACCESS

Parking access will be from Grand Central Parkway and Carson Avenue. Parking is envisioned to be in a podium structure south of the office building.

CONCEALED AND EXPOSED PARKING

The parking structure shall not be exposed except to Grand Central Parkway and to Carson Avenue. On other frontages the parking structure shall be wrapped with active uses.

OPEN SPACE AND AMENITIES

An open space amenity deck or other shading and screening devices should be developed on a portion of the roof of the parking structure.