

# 1855 Emerson Avenue, Carlyle Block L

SUP #2015-00074

City Council  
September 12, 2015



# Request

- Amend the Carlyle SUP to allow flexibility for office or retail use at 1855 Emerson Avenue (Block L).



# Site Context





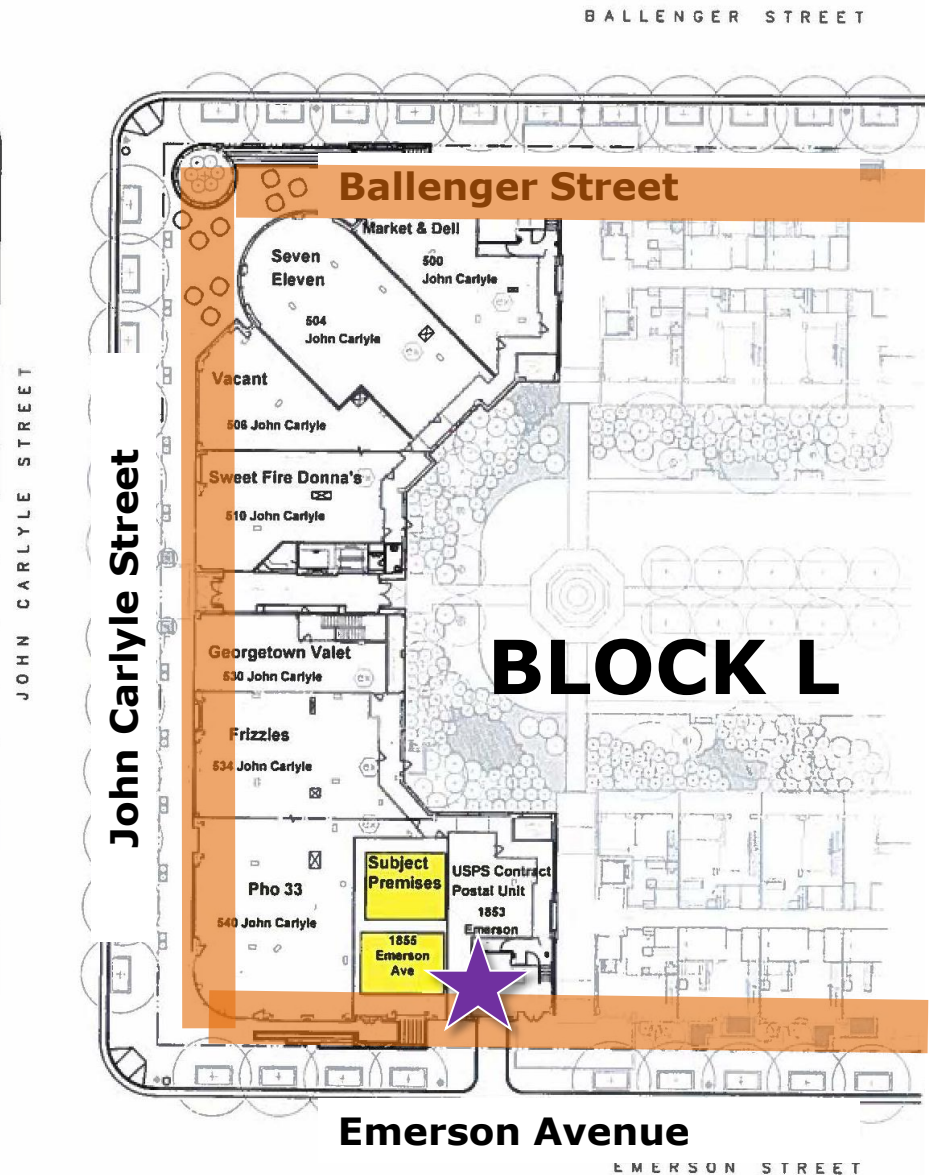
# Site Context

## 2010

Administrative approval to use the space as a construction management office (for 5 years or until Block O reached 95% occupancy)

## 2013

Applicant requested to extend the use of the space as a project management office for 5 additional years



# History / Background

**2010 Retail Study** There is too much retail floor area for the area to support.

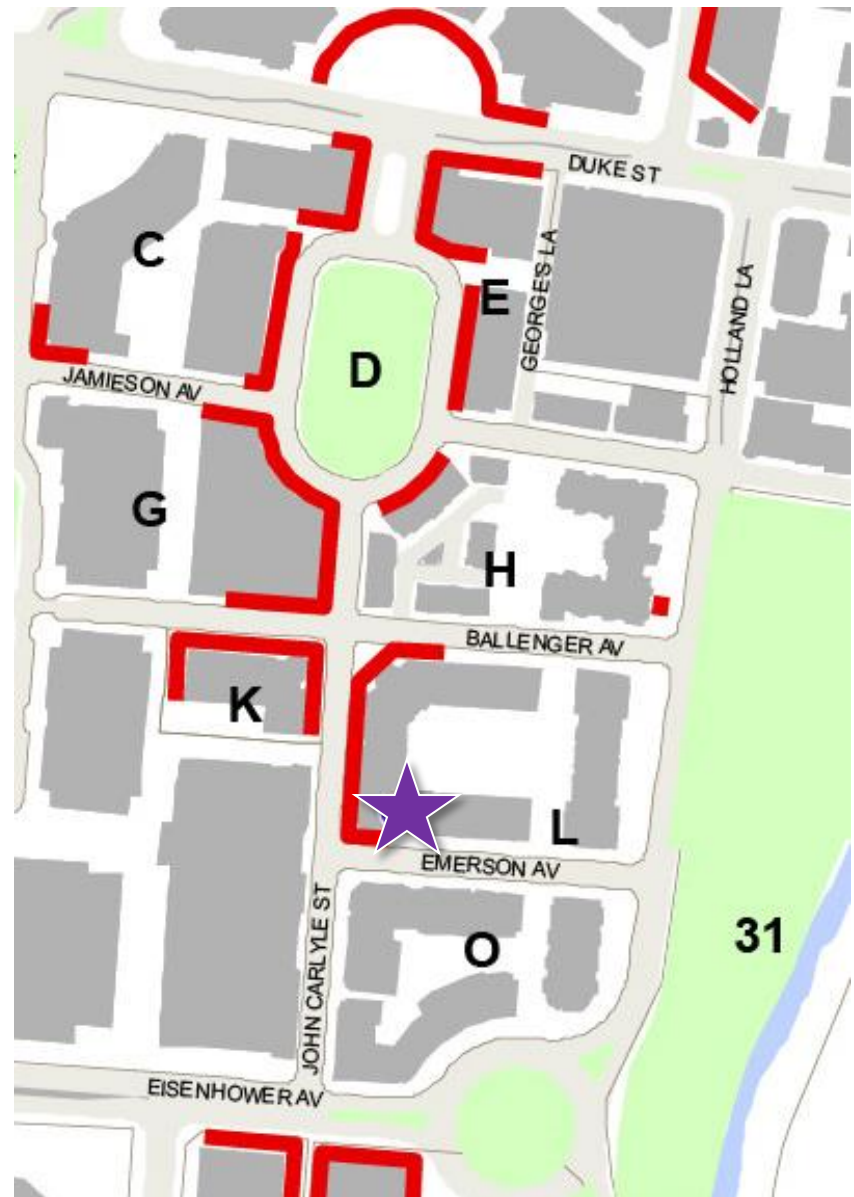
**Jan 2010** “Second floor retail” uses allowed in first floor areas with 10-year limit (Blocks G, K, J)

**April 2012** “Second floor retail” uses allowed in first floor areas with no time limit (Blocks G, K, J)



# Retail Locations

## John Carlyle Street



# Recommendation

Staff Recommends Approval of  
SUP#2015-00074, subject to addition of

Condition #**102H**:

"Retail space located at 1855 Emerson Avenue (Block L) shall be subject to the following: Business and professional office uses are permitted in the area designated as ground floor retail."

