

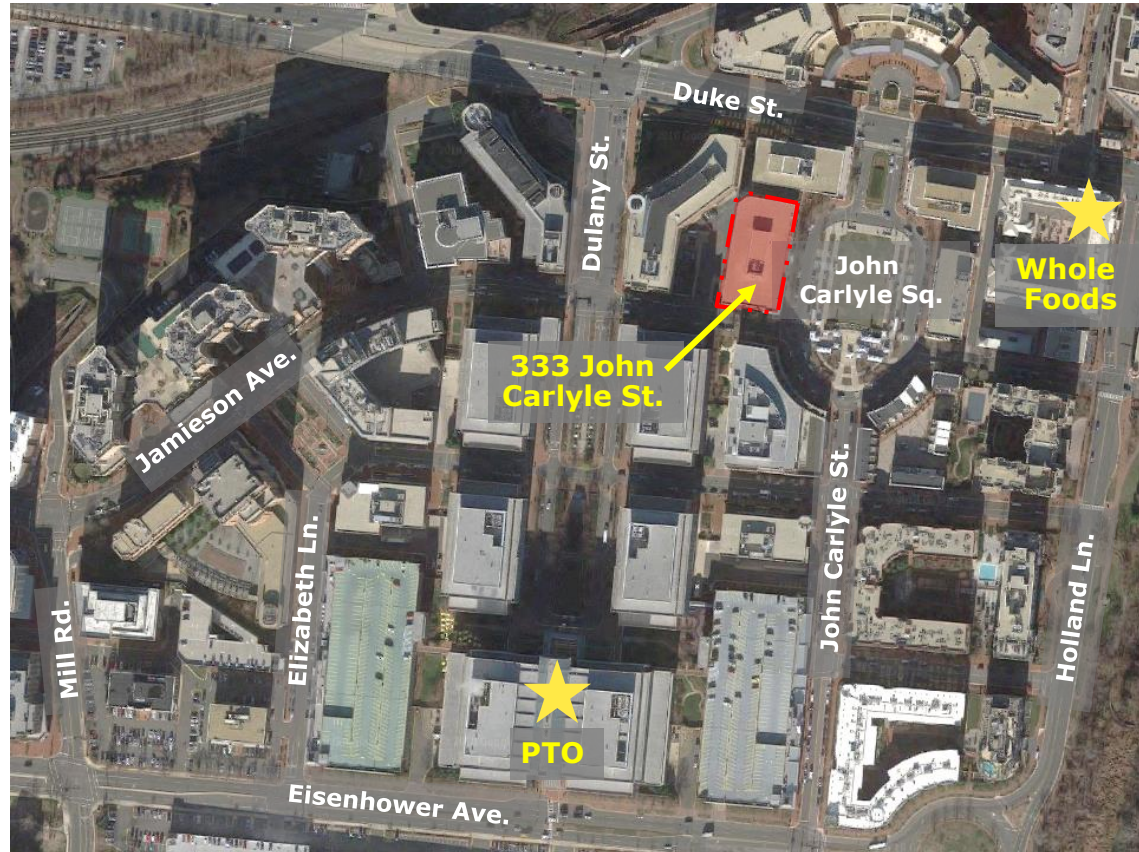


SUP #2018-0015
333 John Carlyle Street
Carlyle Block C

City Council
April 14, 2018

Site Context

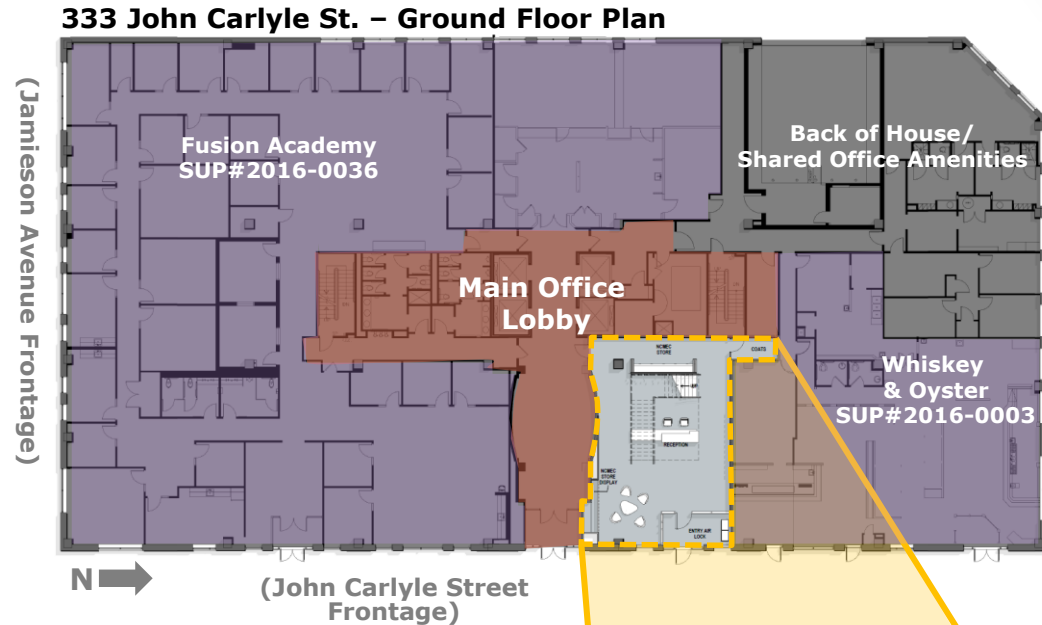
- Carlyle Block C
- Primary frontage on John Carlyle Sq.
- Ground-floor retail with office above
- Approx. 70,000 sf of office available
- Approx. 1,600 sf of ground floor space available





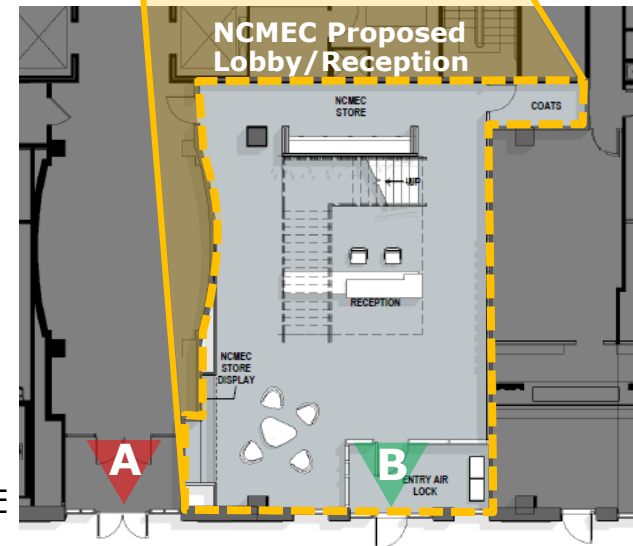
Project Description



- The National Center for Missing and Exploited Children (NCMEC) is interested in leasing approx. 70,000 of office space.
- This user requires a secure, ground-floor lobby/reception area separate from the main office entrance.
- Request requires amendment to Carlyle SUP to allow a lobby/reception area on the ground floor of this building.
- Amendment supports retention of a major office tenant within the City and brings approximately 300 daytime employees to Carlyle.



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- DOOR A –
MAIN OFFICE
ENTRANCE
- 
- DOOR B –
NCMEC SECURE
LOBBY ENTRANCE



Project Description (cont'd)



Condition Added by Staff:

102I. Ground-floor retail space located at 333 John Carlyle Street (Block C) shall be subject to the following:

- a. A lobby/reception area which is accessory to an office use on the upper floor(s) of the building. The total area of this lobby/reception area is not to exceed 2,450 gross square feet.

Community Benefits:

- Retention of a major office tenant within the City
- An additional 300 daytime employees in Carlyle
- Employees activate existing retail, and attract future retailers
- Lease of ground-floor space that has been vacant for several years

Recommendation

Staff and the Planning Commission recommends **approval** of this amendment to the Carlyle Special Use Permit subject to compliance with all applicable codes and staff recommendations.

