



Park Center Amendment

DSUP #2018-0004
TMP SUP #2018-0034

Planning Commission
June 5, 2018

Project Location



Park Center Development



Existing Conditions



Project Description

4401 Ford Ave

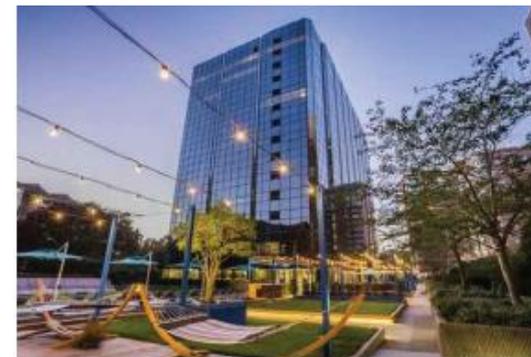
3101 Park Center Dr

4300 King St



Project Description

Illustrative Examples





Modification Requests

- Open Space
- Crown Cover
- Drive Aisle Widths (garage)

Community Engagement

- Community meeting on May 23, 2018
- Presentation to the Federation of Civic Associations

Public Benefits

- Conversion of antiquated office into amenity-rich residential use.
- Building upgrades to a minimum of LEED Certified.
- Public space improvements and road modernization.
- \$50,000 contribution towards Capital Bikeshare fund.

Recommendation

- Staff recommendation:
 - **Approval** of all requests subject to conditions contained in the staff report.



Additional Condition

- 15 f. **CONDITION ADDED BY PLANNING COMMISSION** Unit Count: Total residential unit count between the two building conversions will be limited to 435 units. With each final site plan, the applicant will provide a proposed unit layout and associated parking plan. Adjustments to residential unit count shall comply with the conditions below and current City policies at the time of the conversion.