



Park Center Amendment

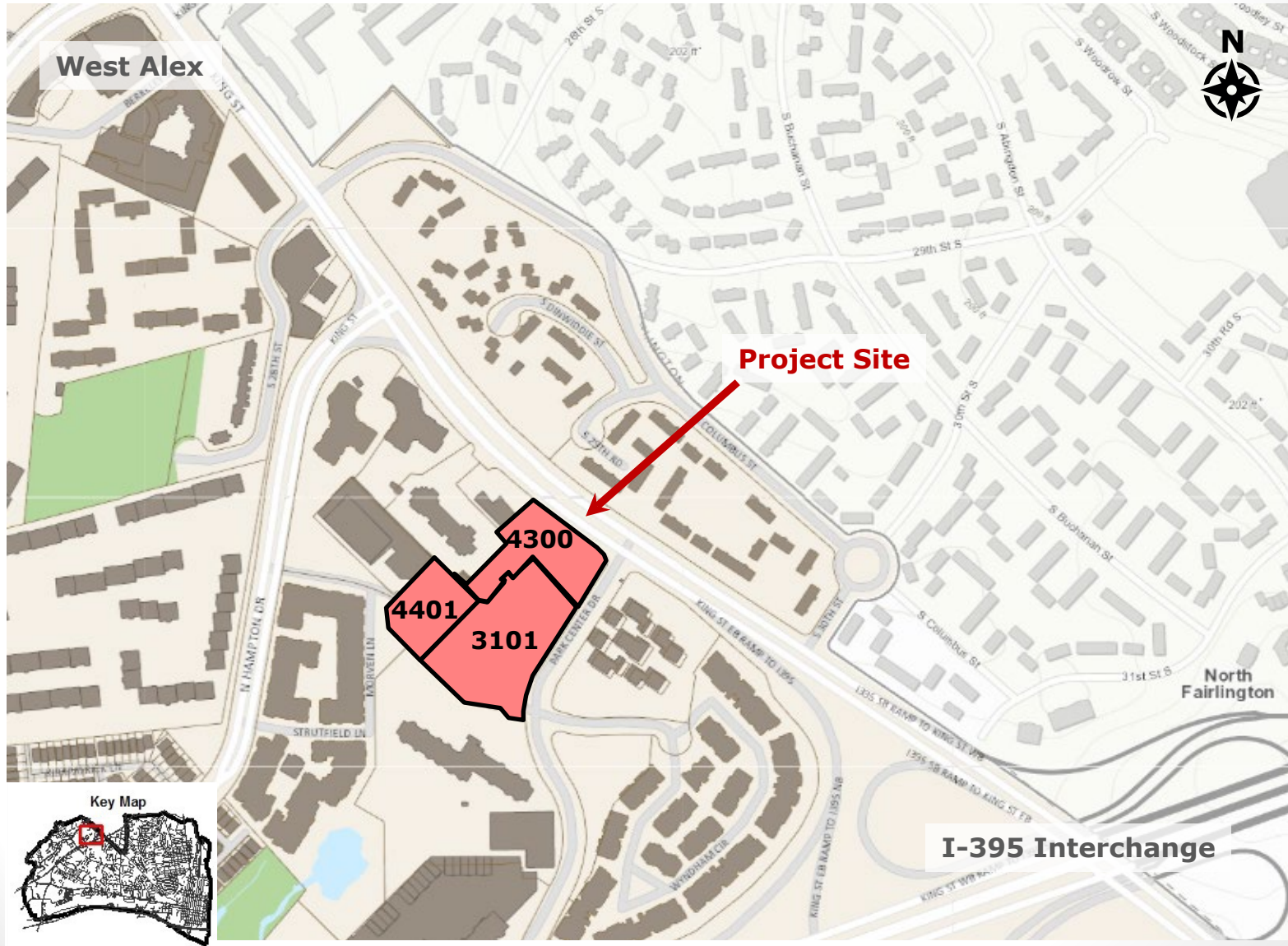
4300 King St., 3101 Park Center Dr., 4401 Ford Ave.

DSUP#2021-10018

City Council

September 18, 2021

Site Location

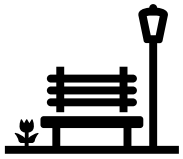




DSUP#2018-00004 Approval

- Convert two 14-story office buildings into 393 residences & retain Xsport Gymnasium building
- Update exterior landscaping to meet residential needs (e.g., seating areas, fire pits, etc.)
- Tier III Transportation Management Plan Special Use Permit
- April 2021 minor amendment: playground for a daycare and bioretention basin

Proposed Major Amendments



Convert surface parking spaces into a dog park (6.3K sq. ft.) and amenity space (6.6K sq. ft.)

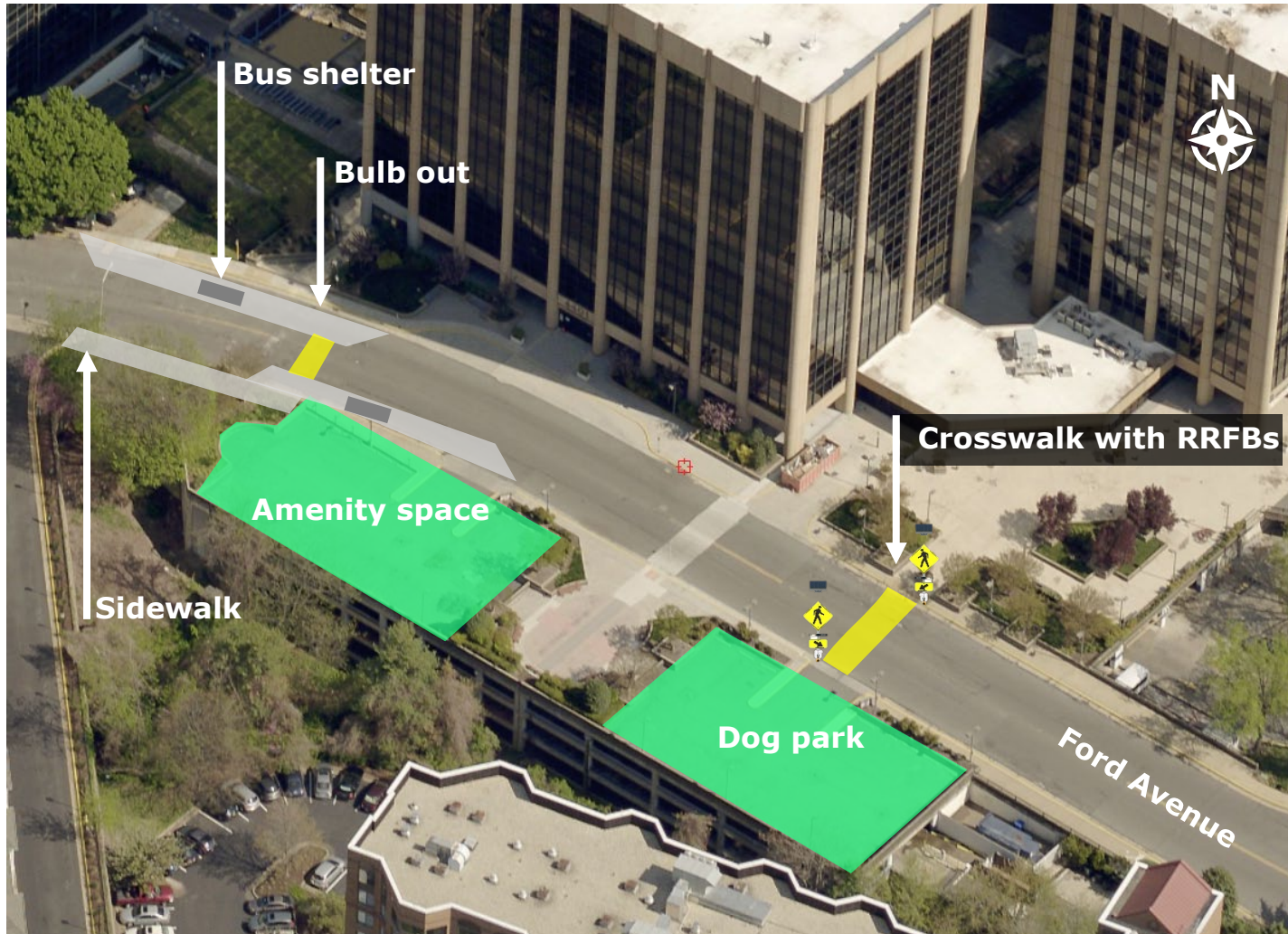


Construct 50-ft. sidewalk segment on Ford Ave & RRFBs for repositioned crosswalk



Build bus bulb outs with shelters and crosswalk on Ford Ave & retire Park Center stop

Proposed Layout



© Eagleview CONNECTExplorer, Apr. 11, 2020

Conclusion

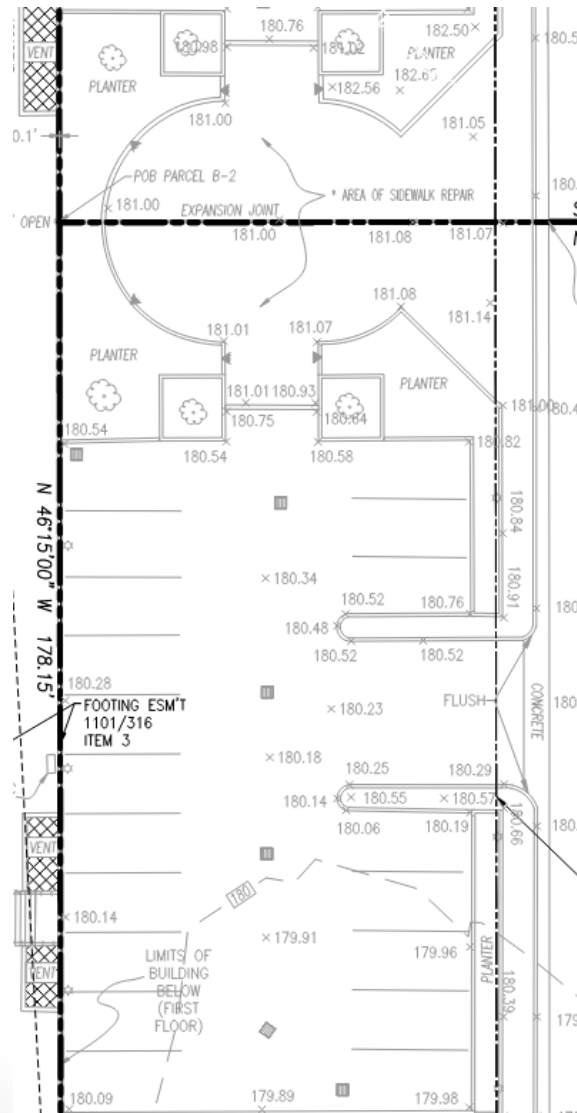
- Enhanced bus stops, pedestrian access, and additional open space will benefit residents and visitors
- Staff and the Planning Commission recommend **approval**



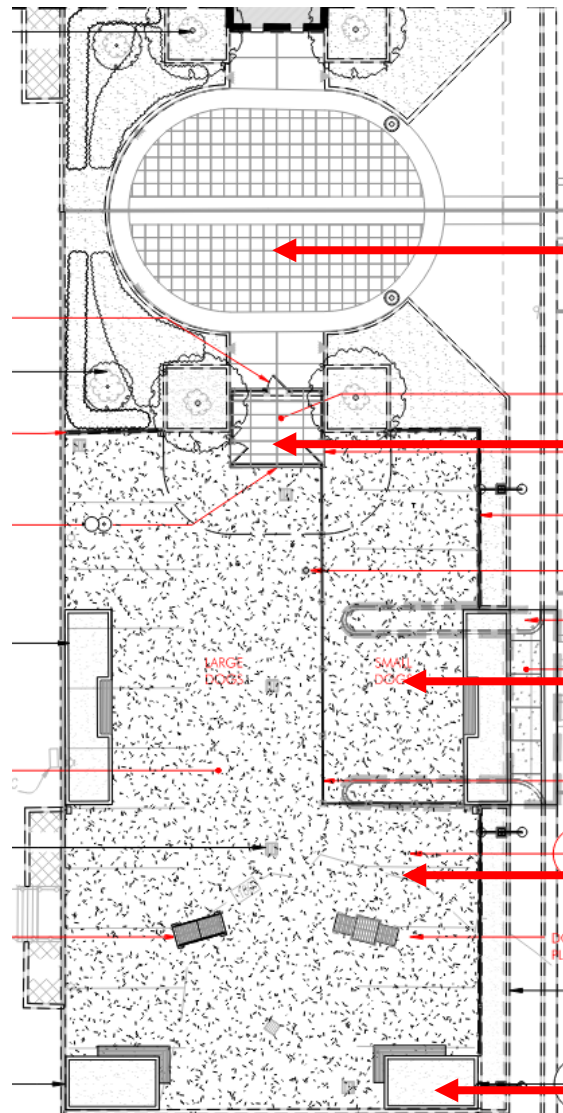


Appendix

Dog Park



2018 Approval



Current Proposal

↑
to amenity space

Plaza

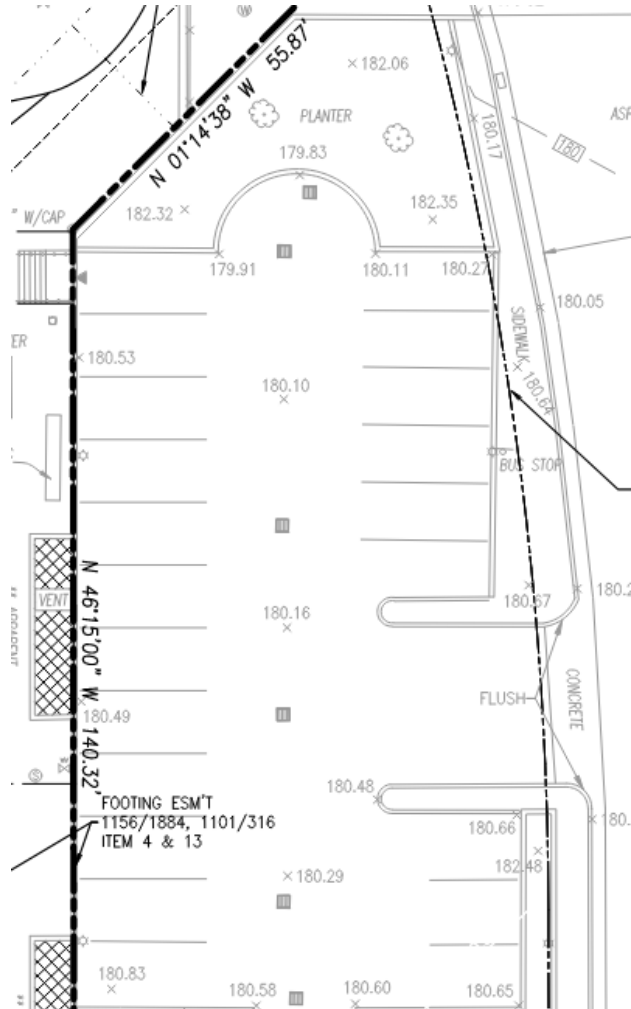
Entry gates

Small dog area

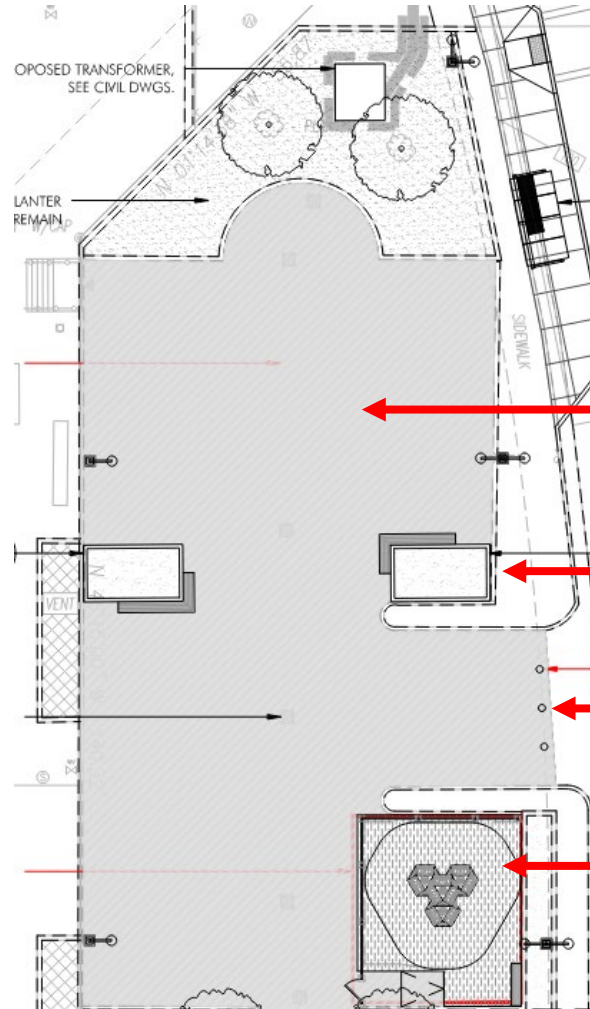
Large dog area

Planter

Amenity Space



2018 Approval



Current Proposal

Painted surface

Planter

Bollards

Play structure

to dog park

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