City Park Esplanade Setback Modification
Proposed Parkway Setback Change

Amend City Park Esplanade parkway setback from 35’ to 25’ on the west side from Colfax to E. 16th Ave.
Per Zoning requirements, CDRC was required to provide ground floor activation on Colfax.

Real Estate Dept. determined a 3,000 sq. ft. retail site was required for retail viability.

Because of rules related to the use of bond funds, the retail could not be located on the southwest corner.

Southeast corner is the only location that accommodates all requirements.
Benefits of Retail on Colfax

- Allows CDRC to comply with zoning regulations.
- Activates Colfax frontage and enlivens area around and behind Sullivan Gateway.
- More activity and “eyes on the gateway” deter vandalism.
- Sale of retail pad generates additional revenue for CDRC for amenities.
25’ parkway setback still provides an adequate setback from Sullivan Gateway.
Questions?