



Park Concession Space: Based on an analysis performed by Economics Research Associates, a sub-consultant to the EDAW team, the Master Plan contains a recommendation for 12,000 sq. ft. of park concession and food service space. This is a reduction from the 30,000 sq. ft. in earlier cash flow projections and also represents a change in concept of exchanging general retail to parks concessions. The plan identifies two locations for park concessions (1,000 sq. ft. each), two cafe locations (2,000 sq. ft. each), and a food service (restaurant) location (7,000 sq. ft.) in or near the renovated Palmer Auditorium. The inclusion of concession space, and especially food services, is an essential element in enlivening the Park and is recommended by staff.

Land Development Code amendments to accommodate the project: The City has committed to bringing the new Community Events Center and parking garage on line by July 2001. The Development Review and Inspection Department has identified a number of approvals (including zoning changes and variances) necessary to accommodate these projects as indicated in the master plan, which has been developed through a consensus based, community assisted process with extensive public involvement and support. The length of the time needed for standard approval process will not allow this project to meet the stated deadline for completion. The development and approval of amendments to the Land Development Code specific to this project will allow it to meet the schedule. It is recommended that an ordinance be developed for City Council consideration that, in keeping with the accelerated schedule for the project, provides for a special streamlined approval process and that this ordinance be brought back to the City Council within ninety days.