

VISIONS FOR CIVIC AUDITORIUM SITE

City officials will spend the summer considering four plans offered by two teams — all of them proposing to transform the area from 17th to 19th Streets and Chicago Street to Capitol Avenue into a modern development.

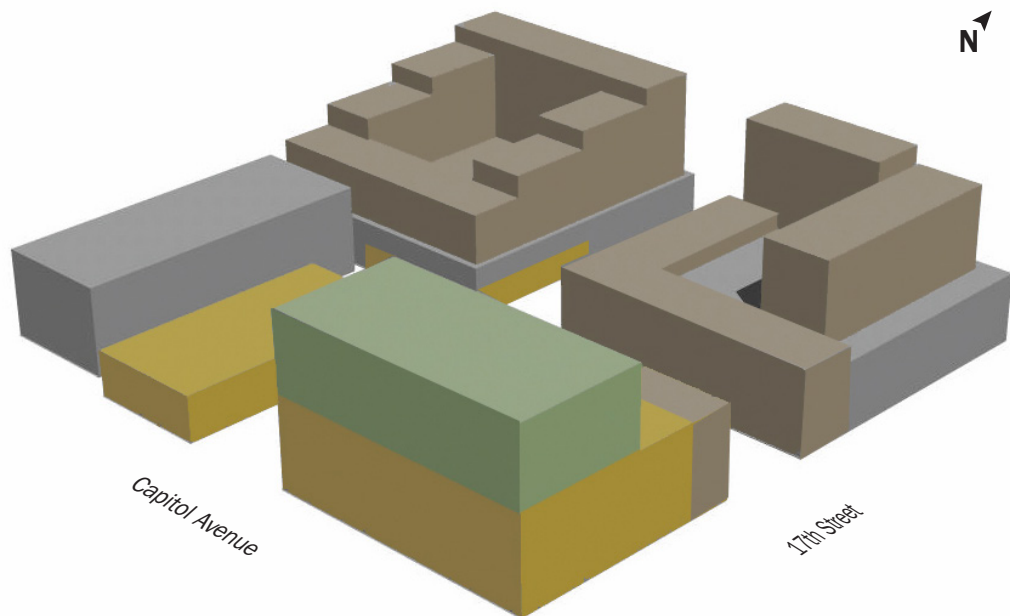
KEY

- Retail
- Office
- Residential
- Public building

OPUS GROUP PLAN

The “Urban Neighborhood”

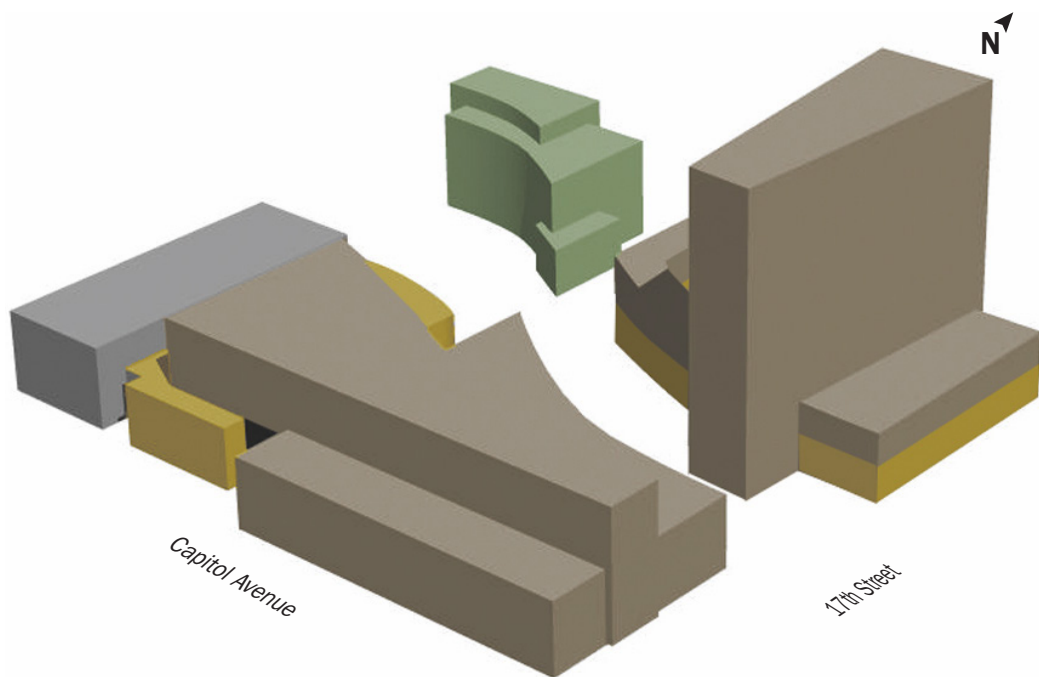
- » 397 residential units at 17th and Chicago Streets and the next block west, to 19th Street.
- » 26 row houses on Davenport Street, near the center of the development.
- » A total of 95,300 square feet of retail space, including about 29,000 for a grocery store.
- » Nearly 128,000 square feet of office space.



OPUS GROUP PLAN

The “Urban Parkway”

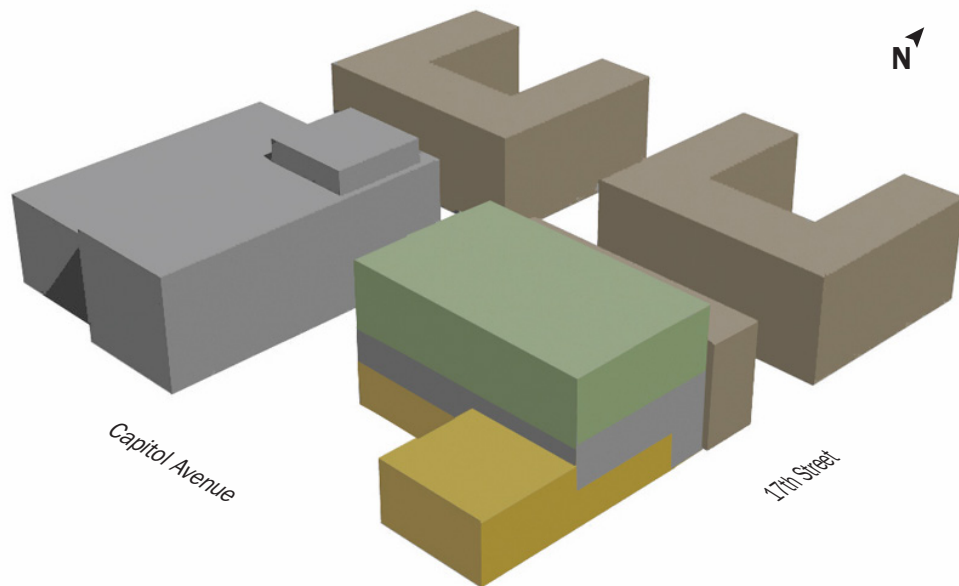
- » A division of the site into four quadrants, with Davenport Street becoming a “green parkway.”
- » 230 high-rise housing units at 17th and Chicago Streets.
- » 285 mid-rise housing units.
- » 85 housing units located above retail space in a building east of the parking garage at 19th Street and Capitol Avenue.
- » 187,000 square feet of office space.
- » A total of 85,000 square feet of retail space, with 30,000 square feet designated for a grocery.



OPUS GROUP PLAN

“Trinity Court”

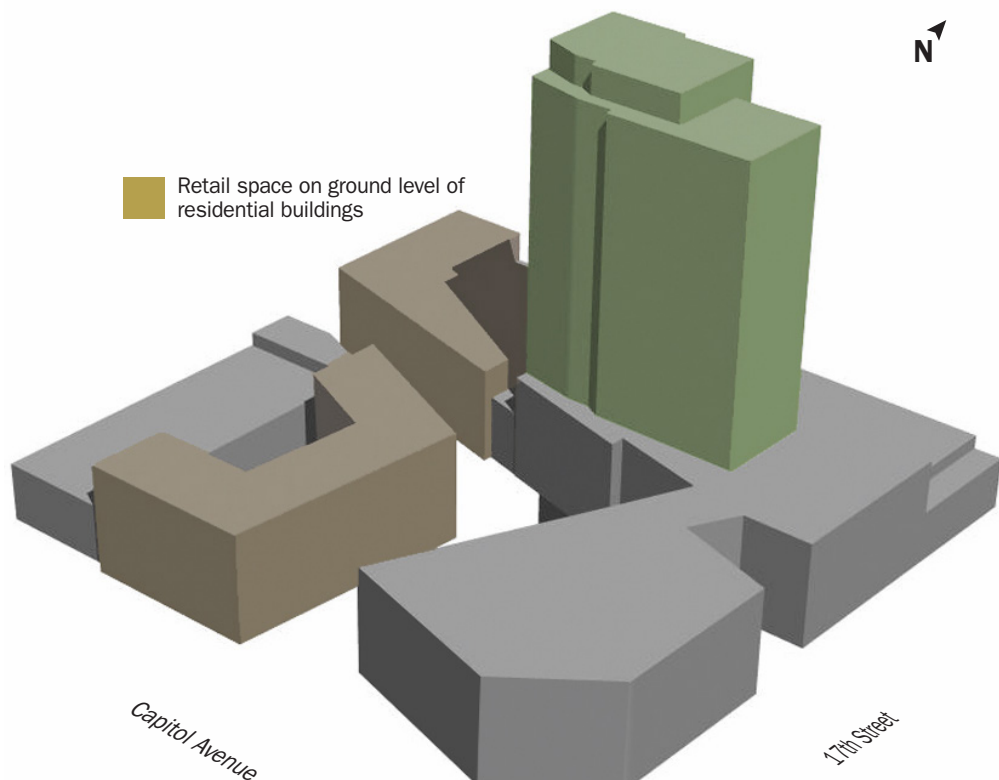
- » A public green space on its south end, across Capitol Avenue from Trinity Episcopal Cathedral.
- » 160 residential units, all on the north end of the development, with parking facing Interstate 480.
- » 144,800 square feet of office space and 31,400 square feet of retail space, at 17th Street and Capitol Avenue.
- » A 176,700-square-foot civic building — listed as a library — next to the parking garage at 19th Street and Capitol Avenue.



TETRAD/NUSTYLE PLAN

Tetrad Property Group/NuStyle Development plan:

- » A 16-story office tower on the northeast corner of the site, at 17th and Chicago Streets, which could accommodate 2,750 workers.
- » 200 residential units, located on three floors above office space. The residential buildings would be on the northwest corner, at 19th and Chicago Streets, and next to the existing parking garage at 19th Street and Capitol Avenue.
- » Retail space on the ground level of the residential buildings. The proposal says the spaces will provide opportunities for a day care, dry cleaner, a fitness center and other businesses that fit the neighborhood. One large space would be reserved for an “urban box store” offering groceries.
- » A four-story “civic building,” located at 17th Street and Capitol Avenue, such as a small business training center or a community learning center, where classes could be offered in subjects like woodworking, painting and gardening.



Source: Civic Auditorium redevelopment proposals