

The *Urban Renewal Plan for the Getty Square Urban Renewal Area* (the “*Getty Square Urban Renewal Plan*” or “GSURP”), which was adopted in 1978 and last amended on May 19, 2009, is proposed to be amended to facilitate the Chicken Island Project.

As last amended, the assumed that the Chicken Island Site would be privately redeveloped as the regional retail center known as River Park Center, which would have included a mix of retail, transient housing, and structured public off-street parking uses. River Park Center was not developed and the site has since been sold by the City for mixed-use redevelopment.

The proposed amendments to the identified sections of the GSURP are as follows (underlined text added, strike-through text deleted).

## **C. STATEMENT OF PROPOSED LAND USE**

The framework for this Urban Renewal Plan rests with the development of a planned mixed-use commercial/residential facility and an expanded government center, as well as the rehabilitation of the remaining downtown buildings and uses. The Proposed Land Use Map, attached as Exhibit 2, shows the locations of proposed “Mixed Use,” “Predominately Commercial” and “Commercial, Parking and Governmental Uses” for the area. These proposed uses are described as follows (See Exhibit 2):

### **1. Mixed Use**

The Urban Renewal Plan anticipates the development of a planned regional, mixed use commercial/residential facility in the area bounded by Nepperhan Avenue, New Main Street and Palisades Avenue/Elm Street, which will include street-level commercial uses, major retailing and comparison shopping activities, restaurants, office space, entertainment facilities, including but not limited to a minor league ballpark, residential buildings units, and structured off street public and private parking, predominately to serve these new uses. The commercial component of this mixed use development single- and mixed-use buildings will range in size; however, significant density is expected in this area, between a minimum of 300,000 square feet to a maximum of 1.2 million square feet, depending on redeveloper market studies and prevailing economic conditions. The maximum number of residential units will be 950.