

Robin Proebsting

From: Jim Eanes <eanes.jim@gmail.com>
Sent: Wednesday, February 5, 2020 9:37 PM
To: Nicole Gaudette
Subject: Xing Hua Mixed-Use Development

Hi Nicole -

Can you assist me a bit with reading the design drawings for this project? The Development and Design Guidelines require that the project have retail on **at least three sides**, 77th Avenue SE, SE 29th Street and 78th Avenue SE. It was not easy for me to tell if they have the required retail offering on all three sides. **Can you tell me if this is the case?**

It also would be nice if we could get retail on the walk through side. I'm not sure if this has been raised with the Developer or not. My thought here is that maybe they would give that to us in trade for something else. **This I can ask at the Design Review.**

My concern is that we are in desperate need for more retail space in Town Center. We have businesses that would like to come to Town Center and we have no place to put them. I personally would like to see at least ten more restaurants in Town Center to give us a proper Retail Mix to meet resident demands. How we are going to do this I have no idea without a miracle. To this of course we have to be able to add other retail as well.

The other issue that has confronted us is that current retail space like at the Hadley was improperly vented to restrict restaurant from easily going in there as well as the ability to size the retail spaces correctly to allow retail of various spaces. **Is there a way for me to tell from the drawings if the retail offered is properly vented for restaurants and if the retail walls can be changed to accommodate retail of different needs?**

To give you an example of where all has been done correctly, see the Boyd Building (La Fete, Sano Cafe, Barrels, Island Treats, Clarke & Clarke, Home Collaborative,...) With retail spaces like at the Boyd Building it allows to create a proper retail mix to draw residents back to Town Center. Thus, this is the gold standard that hopefully other projects will follow.

Any assist you can give me would be much appreciated. I will attend the Design Review but want to make sure I'm prepared so I'm not having to speak to designs I haven't properly reviewed. As you can expect many retail owners are asking me questions about the designs for this project and so far I have been just saying, I don't know yet.

Thanks so much,
Jim

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