



AUTHORIZING AN  
AIR RIGHTS  
EASEMENT AT THE  
WEST PRECINCT /  
911  
COMMUNICATIONS  
CENTER



Dept. of Finance and Administrative Services

# West Precinct Air Rights Easement

- ✓ GID Development proposes to build a 38 story, 380 unit residential tower on property adjacent to the West Precinct / 911 Communications Center
- ✓ The building design has southeast facing windows and balconies above a podium base.
- ✓ Fire Protections Standards in the International Building Code require a 10-foot building separation to accommodate fenestration and open balconies.
- ✓ GID needs an easement over City property to meet design requirements.



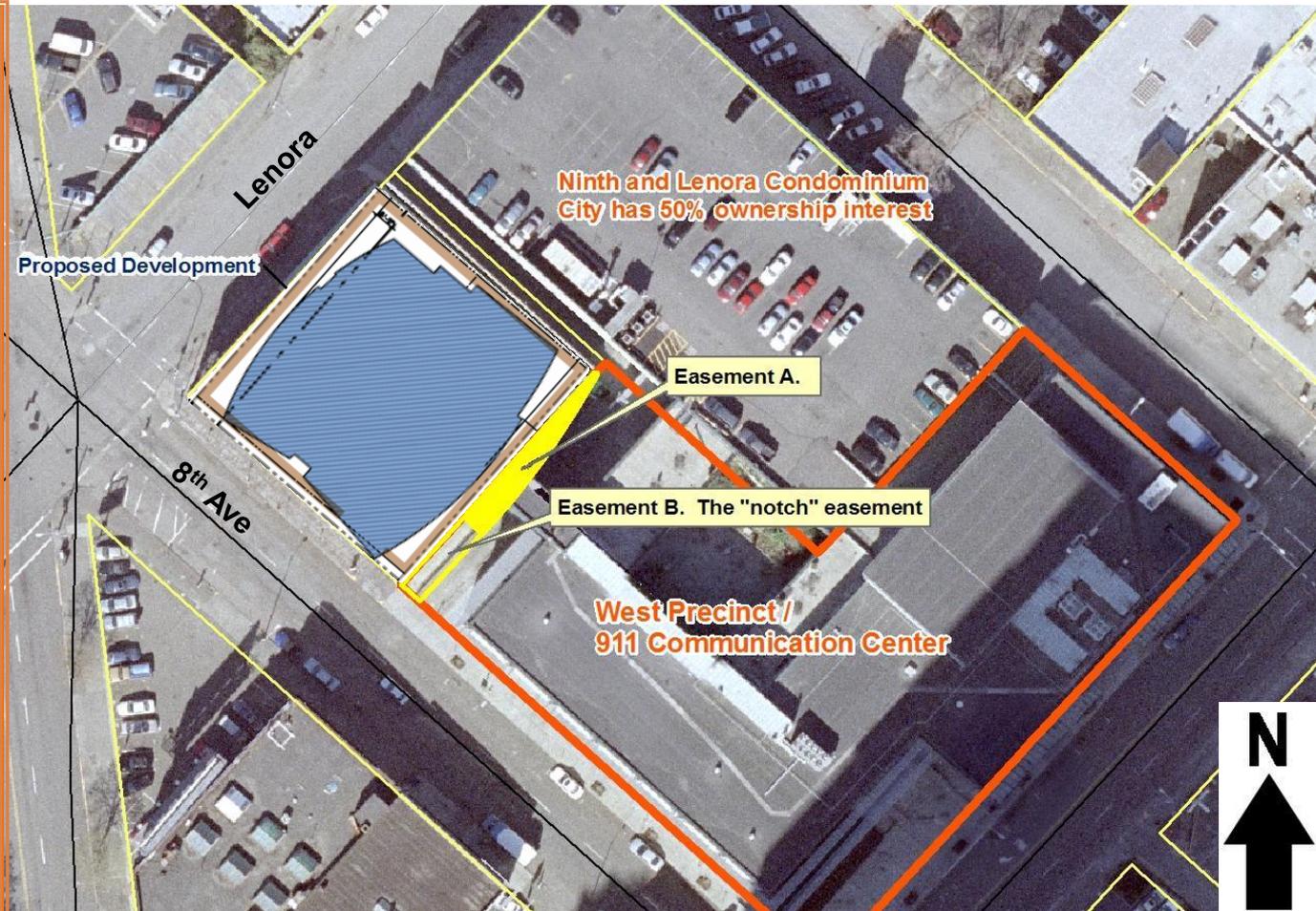
*Renderings courtesy of GID and Weber Thompson*

# Location and size of easements

✓Two contiguous easements span the northwest boundary of West Precinct property.

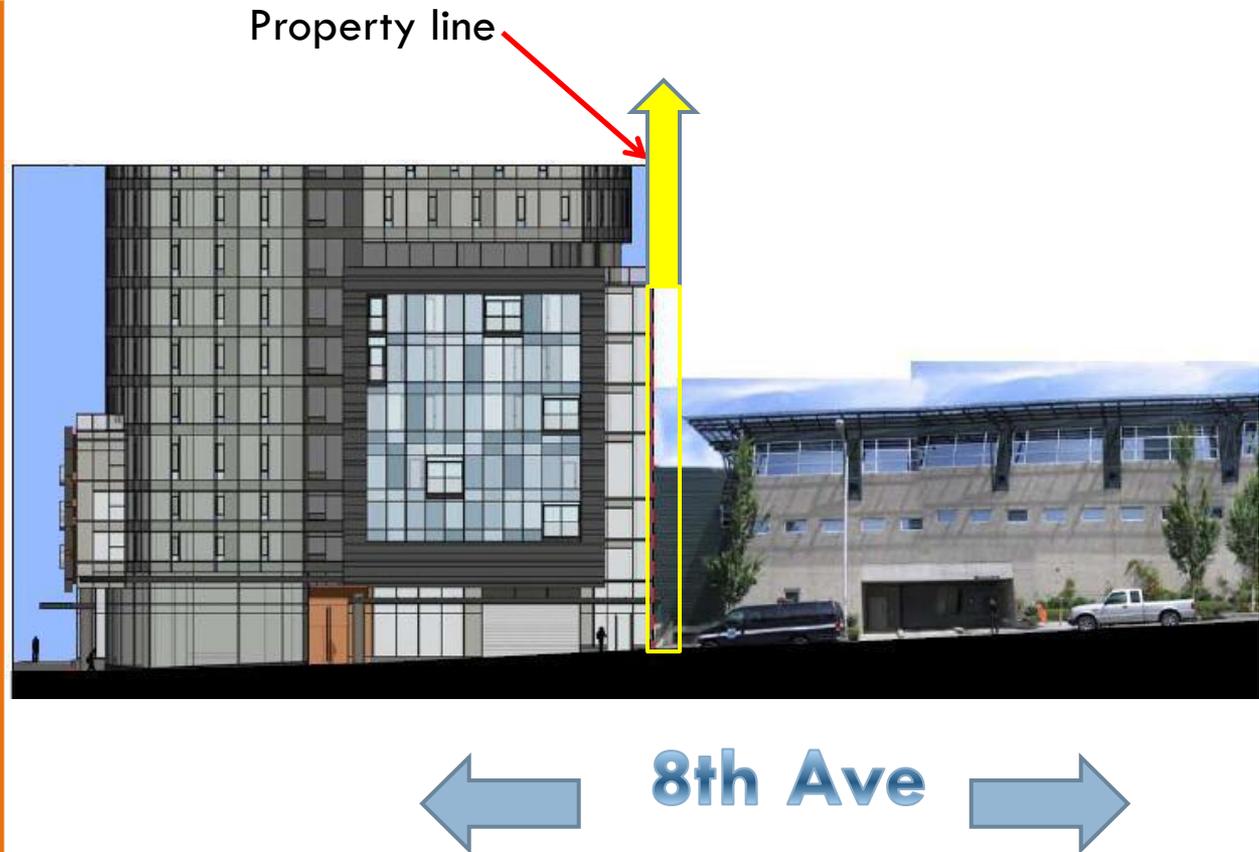
✓Easement **A** starts from an elevation approximately 85' above ground level to the maximum height allowed by zoning (400').

✓Easement **B** starts from the ground level to the maximum zoning height.

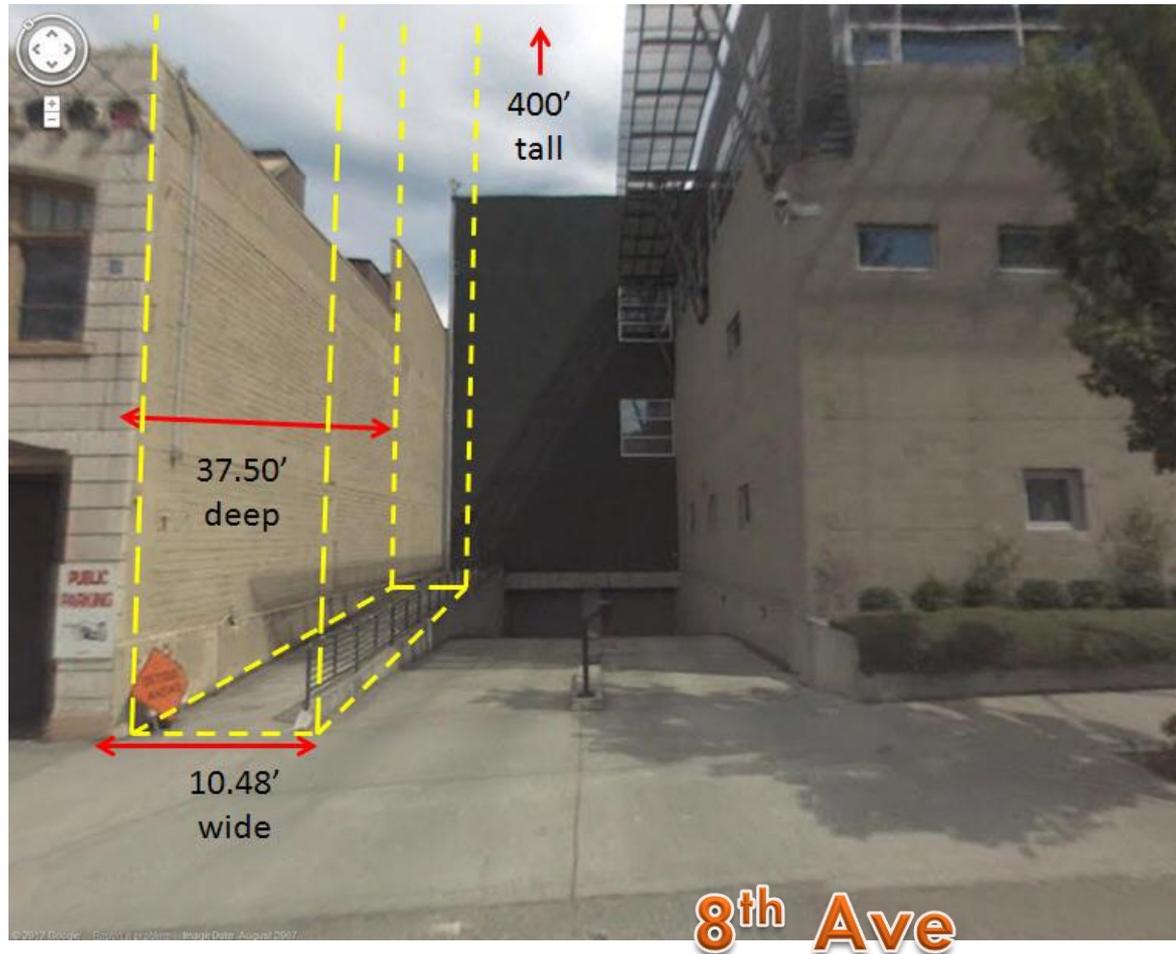


# Base of tower in relation to W. Precinct

- ✓ The Design Review Board required windows facing the West Precinct driveway off 8<sup>th</sup> Avenue.
- ✓ This created the need for a second easement area.



# From this area the air rights easement begins from the ground up



# The Air Rights Easement and Restrictive Covenant is the governing document

- The City is restricted from building a permanent structure within the easement area.
- The City can install security and other devices within the easement area or use the space for other temporary purposes.
- Sunset provisions provide for extinguishing the easement under certain conditions.

# Impact of development on Precinct

- ✓ Future City development is not severely impacted due to existing zoning limitations.
- ✓ If redeveloped, the City property must leave the notch area (Easement B) undeveloped.
- ✓ A new project can still maximize FAR by placing a new tower at the corner of 9<sup>th</sup> & Virginia; the 60' tower spacing rule won't be a factor.



# Benefits to the City

- GID will pay appraised value for the easements - \$230,000.
- GID's project generates permit fees and real estate excise tax revenue.
- GID agreed to provide additional benefits to improve West Precinct security.

# Safety & Security for the W. Precinct

- ✓ A meeting with key personnel from the W. Precinct and the developer took place on July 18<sup>th</sup>.
- ✓ Precinct concerns were addressed.
- ✓ GID recognizes those concerns and will help bolster security at the W. Precinct.

- Easement fees will fund upgrades to the access control system.
- GID will pay for window tinting on north-facing 911 Communication Center windows to obscure views and reduce the risk of imploding glass.
- GID will provide electricity and outlets for 4 City cameras to be installed on the new building facing the precinct.
- GID will allow the City to anchor a “Police Only” sign to their building above the 8<sup>th</sup> Avenue Precinct driveway.

# Other non-cash benefits

✓ Adding a translucent screen to street-level retail windows by the precinct driveway will prevent observation of police officers.



Entrance to West  
Precinct from 8<sup>th</sup> Ave

# GID will make a good neighbor

- GID agreed to install no parking signs in the vacated alley to prevent illegal parking.
- Garbage pickup will be made off the alley by a standard garbage truck. Trash is compacted and will not require a larger vehicle than currently used.
- The loading dock for tenant move in / out is located inside the podium base of the building and will not interfere with police alley usage.