

**BENEFITS ASSOCIATED WITH “SPREADING” THE  
FCT DECLARATION OF RESTRICTIVE COVENANTS  
FROM SOUTH SIDE SOUTH TO ADJACENT PARCEL “C”**

For the purpose of this document, Parcel “C” is the City owned parcel adjacent to the Southside South Parcel.

The following is a partial list of “benefits” that would be associated with “spreading” the FCT Declaration of Restrictive Covenants over both (i) Southside South and (ii) the adjacent Parcel “C”.

1. The City will be allowed to construct the sidewalk with no additional payment required from FCT which will benefit the residents of the City and visitors by providing safe, accessible, attractive, convenient and seamless pedestrian facilities:
  - a. The proposed sidewalk area adjacent to Hardy Park/South Side School will allow pedestrians to freely walk along the west side of Andrews Avenue and to access the Park. The City is proposing to remove the existing sidewalk along Andrews Avenue to provide a landscape buffer along the roadway.
  - b. Pedestrian and bicycle access to the Project Site will be promoted through the provision of pedestrian oriented walkways and bicycled facilities that link the Project Site to adjacent residential neighborhoods. Bike parking stands will be installed at the Project Site to provide an alternative automobile transportation to the Project Site.
2. The City will not be required to pay 50% of the full market value of the land in the amount of \$123,360. The City does not have funding available to pay FCT the requested amount, nor does it have any financial benefit from the proposed development of the corridor.
3. FCT will not require the construction of the basketball court at the Project Site as originally committed by the City. Currently the residents do not want the basketball court to be constructed at the park.