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Subject: Comment on River District Master Plan
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Dear Planning Commission

It is great to see the master plan for the river district and I am very excited for the day the development completes. One thing I've noticed was that Rodeo Park can use a cafe space in the recreation center, or a dedicated building to lease to private entrepreneur for a cafe. Rodeo Park is away from commercially-provided amenities when it becomes a destination park, I believe the foot traffic is sufficient to support a cafe. I generally like to see the city be involved in commercial real estate for additional revenue as well as helping local businesses to start. For the city-owned commercial space lease, I wish it's relatively short term (5 years max?) and a lower rate than the market rate. The reason for this is to allow local businesses to grow and move out to a commercially owned space. Then the space can be occupied by the next local entrepreneur. In general, when there is a splash pad or large playground, a cafe selling ice cream and coffee is desired. Inexpensive and healthy lunch options are great too if the city can lease the space for lower than the market rate, it can certainly help the price down.

Thanks for reading my comments

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[REDACTED]