

## Proposed Additional Parking for Broadway Village

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*PLEASE NOTE: The following summary is based on notes taken by Rebecca Ruopp (City staff observer) at February 27, 2014, public meeting hosted by developer proposing additional parking in the form of a new parking lot at Broadway Village.*

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### Proposal

- Replace existing, older apartment building (Americana Apartments) with a parking lot to the southeast of Broadway Village. This additional parking for Broadway Village would be closer to residences than existing parking lot. Also calls for alley realignment.
- Site is currently zoned O-3, request is to rezone the site to "P," which would allow parking uses, including structure parking (which is not the current proposal).
- Following are reasons given by developer in a handout provided at February 27, 2014, meeting:
  - *Minimize the potential overflow parking on neighborhood streets*
  - *Help to preserve and revitalize the Broadway Village Shopping Center*
  - *Keep commercial/retail traffic off adjoining neighborhood streets*
  - *Provide screening and landscape borders along the project boundaries*
  - *Incorporate water harvesting techniques*
  - *Be intended for use primarily for employees*
  - *Downzone the property to a less invasive zone. The existing O-3 zone allows high density residential up to 22 units and office buildings with building heights up to 40 feet.*
- Process – Prior to the rezoning process, both the Broadmoor-Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan would need to be amended. Neighborhood Plan shows medium to high density for proposed parking lot site, and Area Plan show low to medium density.
- Developer has done a number of revisions to proposed parking lot plan in response to issues raised previously.

### Design

- Parking lot size = approx. ½ acre (approx. # of spaces \_\_?)
- Parking lot design includes
  - Vegetative buffer to help reduce impact such as headlight glare.
  - Alley realignment allows the existing lot and the proposed lot to be adjoined.
  - Downward directed light to meet Dark Sky Ordinance.
  - Water harvesting.

### Comments/Issues

Following highlights some issues raised by meeting attendees. These should not be considered comprehensive. Others may have additional issues heard or issues heard differently. The issues ranged from broader concerns about parking to more specific issues about the proposed parking lot design to non-parking related issues regarding Broadway Village. The following focuses on issues related to parking.

### Issues Related to Parking Use and Change of Use

- Trends toward lower driving rates were cited
- Desire to encourage more pedestrian and bicycling travel were expressed
- Possible option of valet parking to site across the street
- Concern about what changing Neighborhood and Area plans might precipitate
- Question raised as to whether there might be more useful use than parking
- Questions raised about PAD that was created two years ago and why it didn't address parking issue

### Issues Related to Parking Lot Location/Design

- Proximity to residences
- Adjacent neighbors like alley as a buffer.
- Participant said realignment of alley would make alley access/egress to neighborhood less convenient.
- Need for sufficient buffering to reduce car lights shining into residences and to control people cutting through.
- Need to consider disruptive night noise (parking related to Laffs was cited as causing disruptive night noise)
- Question was asked as to whether a parking structure could be built on existing; while "P" zoning would allow a structure, developer said such a structure wouldn't be in keeping with Broadway Village character.

### **Neighborhood Position**

It was mentioned by a meeting participant that at a recent neighborhood meeting, 49 of the 51 people in attendance voted to not support the demolition of the Americana Apartments.