



ALVERNON-BROADWAY AREA PLAN AMENDMENT

22ND STREET EAST OF ALVERNON WAY

PLANNING COMMISSION
STUDY SESSION
AUGUST 21, 2019

AERIAL LOCATION MAP

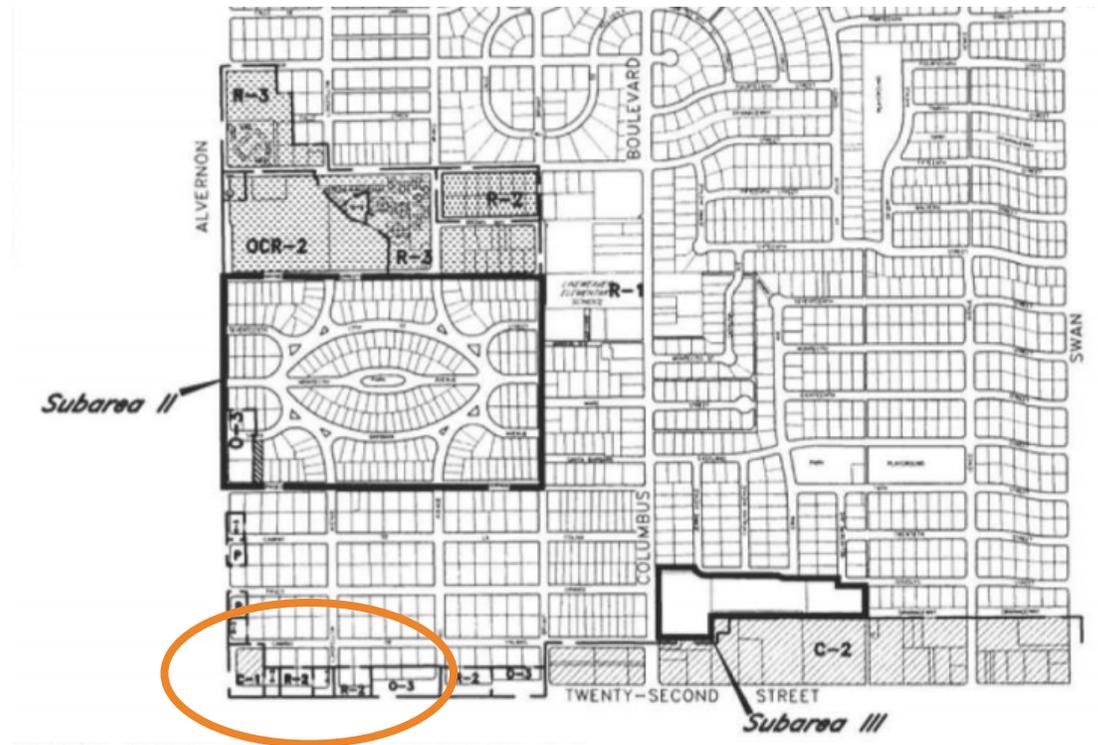


EXISTING ZONING

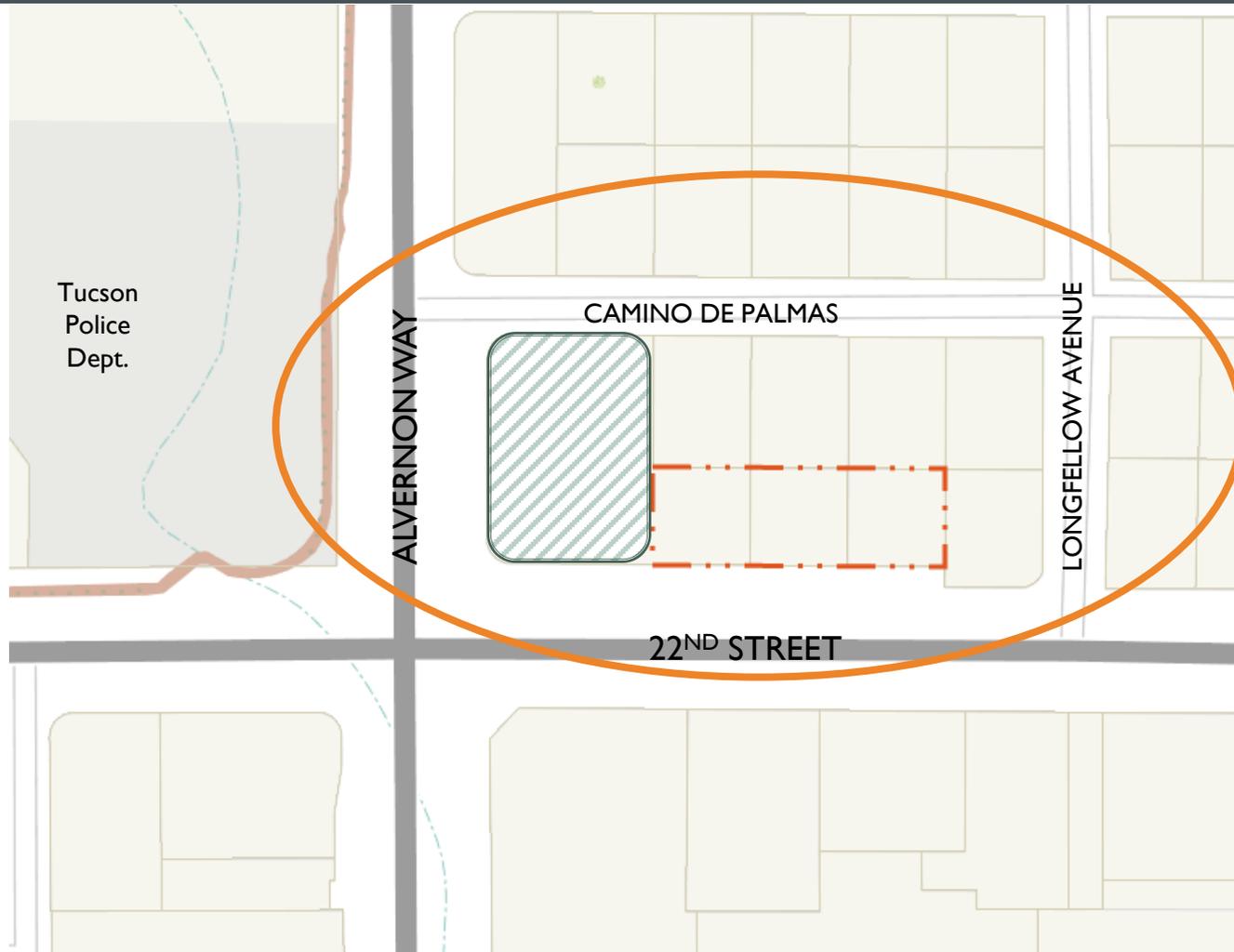


ALVERNON-BROADWAY AREA PLAN MAP

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Office
-  Office/High Density Residential
-  Parking Buffer
-  Commercial/Office/High Density Residential

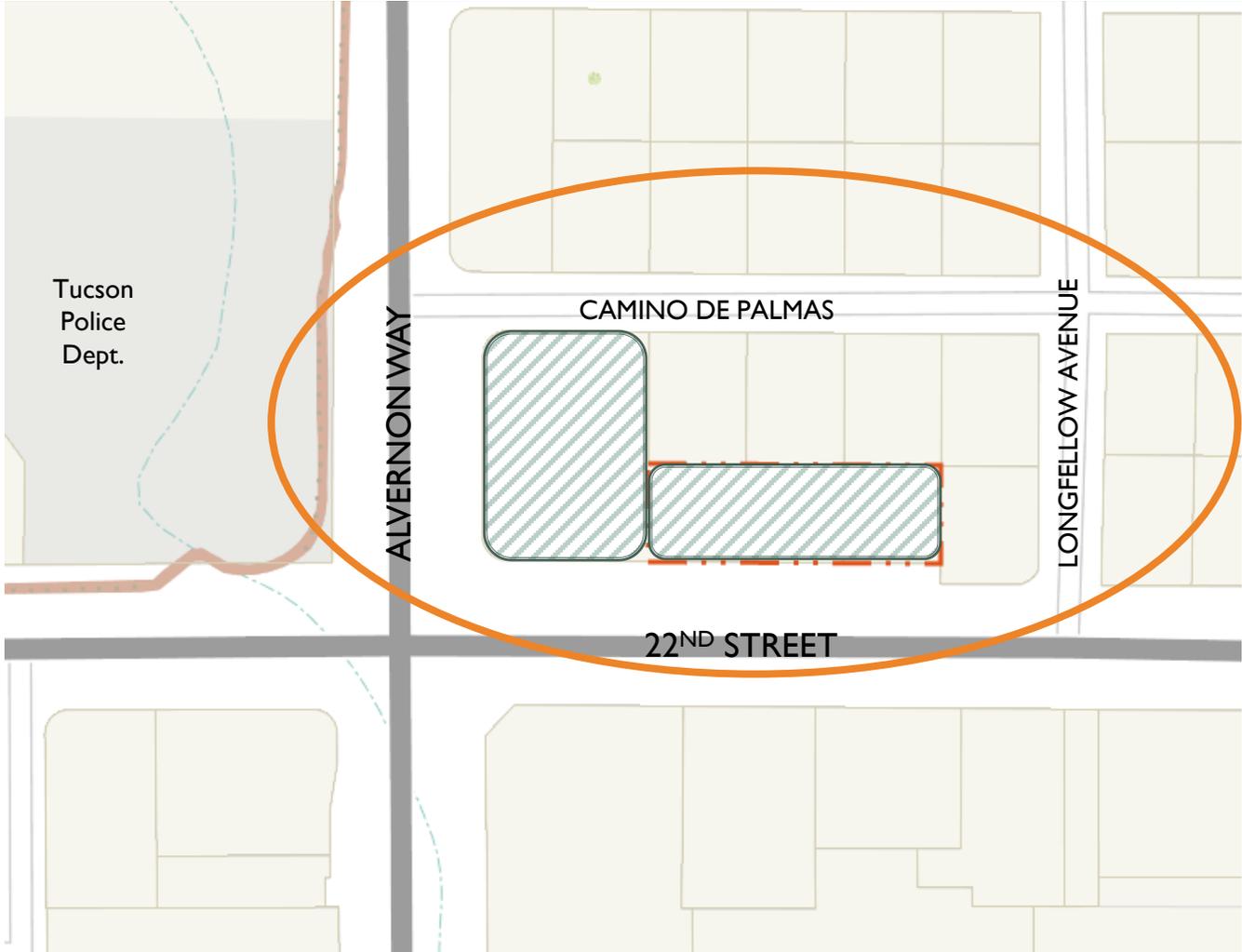


EXISTING ALVERNON-BROADWAY AREA PLAN MAP



-  Commercial/Office/High-Density Residential
-  Low-Density Residential

PROPOSED ALVERNON-BROADWAY AREA PLAN MAP



-  Commercial/Office/High-Density Residential
-  Low-Density Residential

ALVERNON-BROADWAY AREA PLAN POLICIES

GOAL

LOCATE OFFICE AND COMMERCIAL DEVELOPMENT WHERE TRAFFIC CAN BE ACCOMODATED AND MITIGATE IMPACTS ON ADJACENT RESIDENTIAL USES.

NONRESIDENTIAL POLICIES

- Site area is greater than 10,000 square feet.
 - Primary access provided from 22nd Street.
 - Parking & maneuvering requirements met on-site.
 - Compatible mass & scale as adjacent residential uses.
 - Screening/buffering for adjacent uses provided.
 - Consolidation of parcels with arterial frontage.
- Comply with the ABAP General Design Guidelines, including:
 - Compatible building height & density with adjacent residential uses.
 - Outdoor lighting directed away from adjacent residential uses.
 - Screening & buffering adjacent residential uses from noise.
 - Minimum number of access points into Project.
 - Incorporation of Defensible Space Concepts into Project.

PROPOSED ZONING



NEIGHBORHOOD OUTREACH

- WARD VI OFFICE
- SAN GABRIEL NEIGHBORHOOD LEADERSHIP
- NEIGHBORHOOD MEETING
 - JUNE 5, 2018
 - 4 NEIGHBORHOOD ATTENDEES
 - MOSTLY THERE TO GET INFORMATION; MOST QUESTIONS ABOUT HOW PARKING/CIRCULATION WILL WORK WITH DUTCH BROS.

QUESTIONS?

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