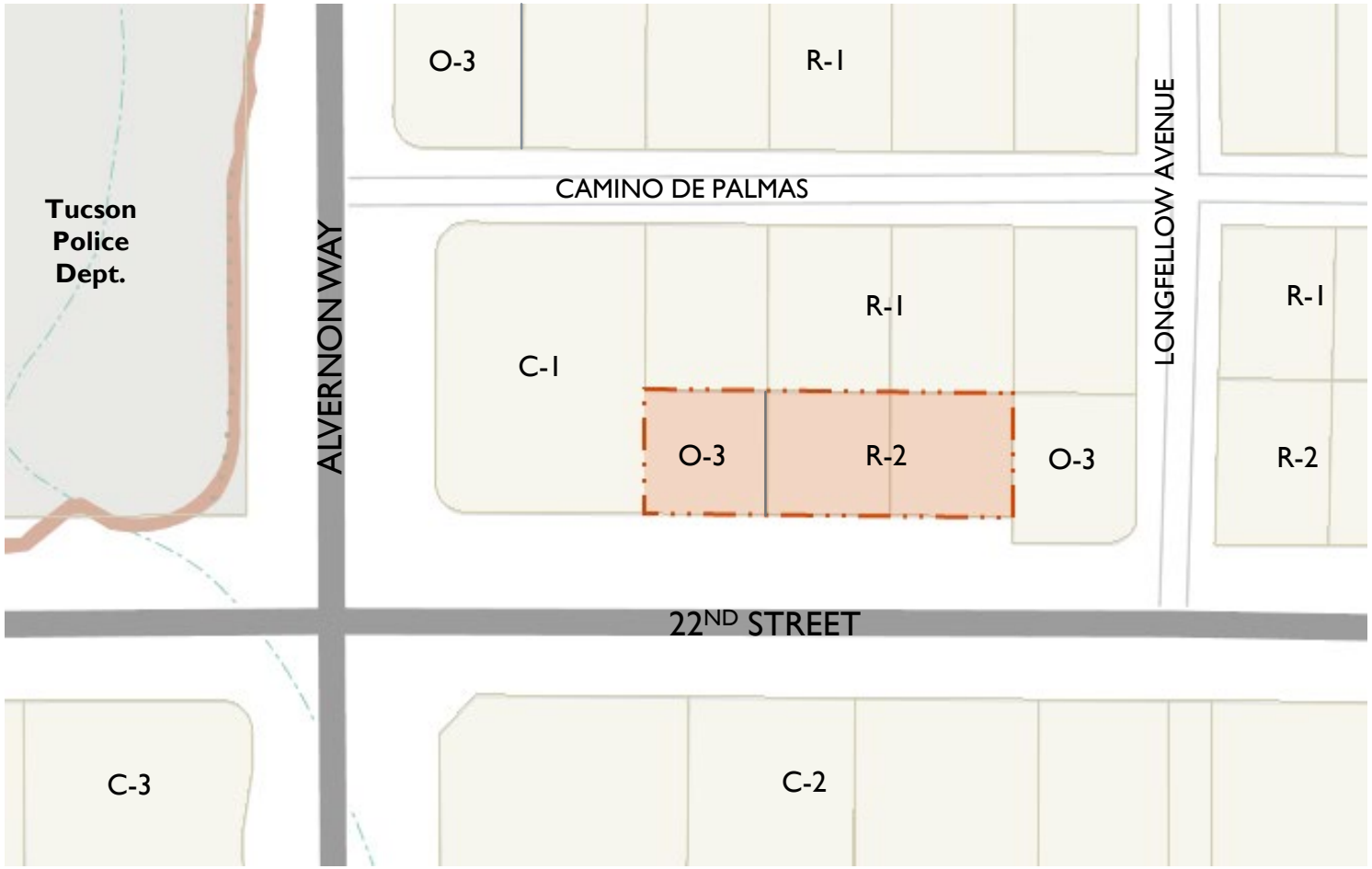
ALVERNON-BROADWAY AREA PLAN AMENDMENT

22ND STREET EAST OF ALVERNON WAY

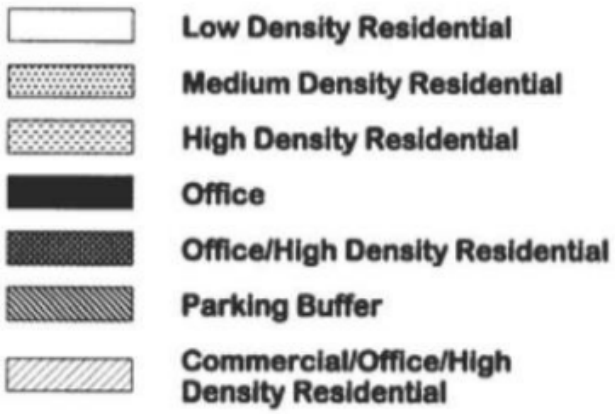
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 25, 2019

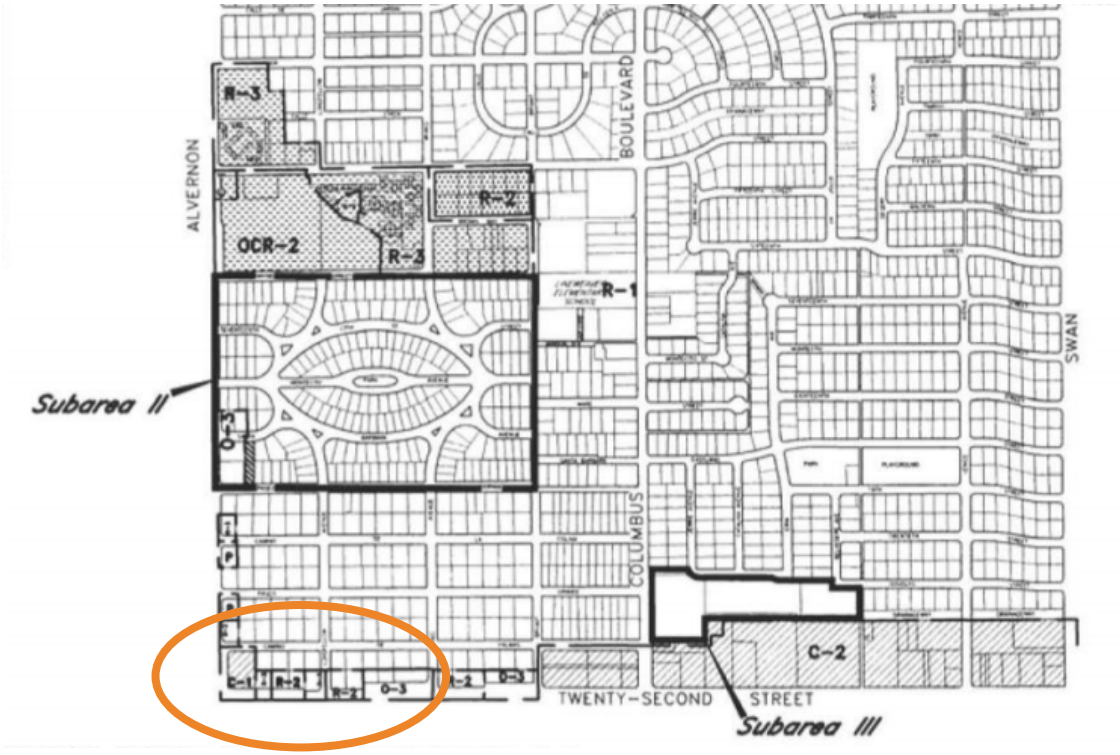
AERIAL LOCATION MAP

EXISTING ZONING

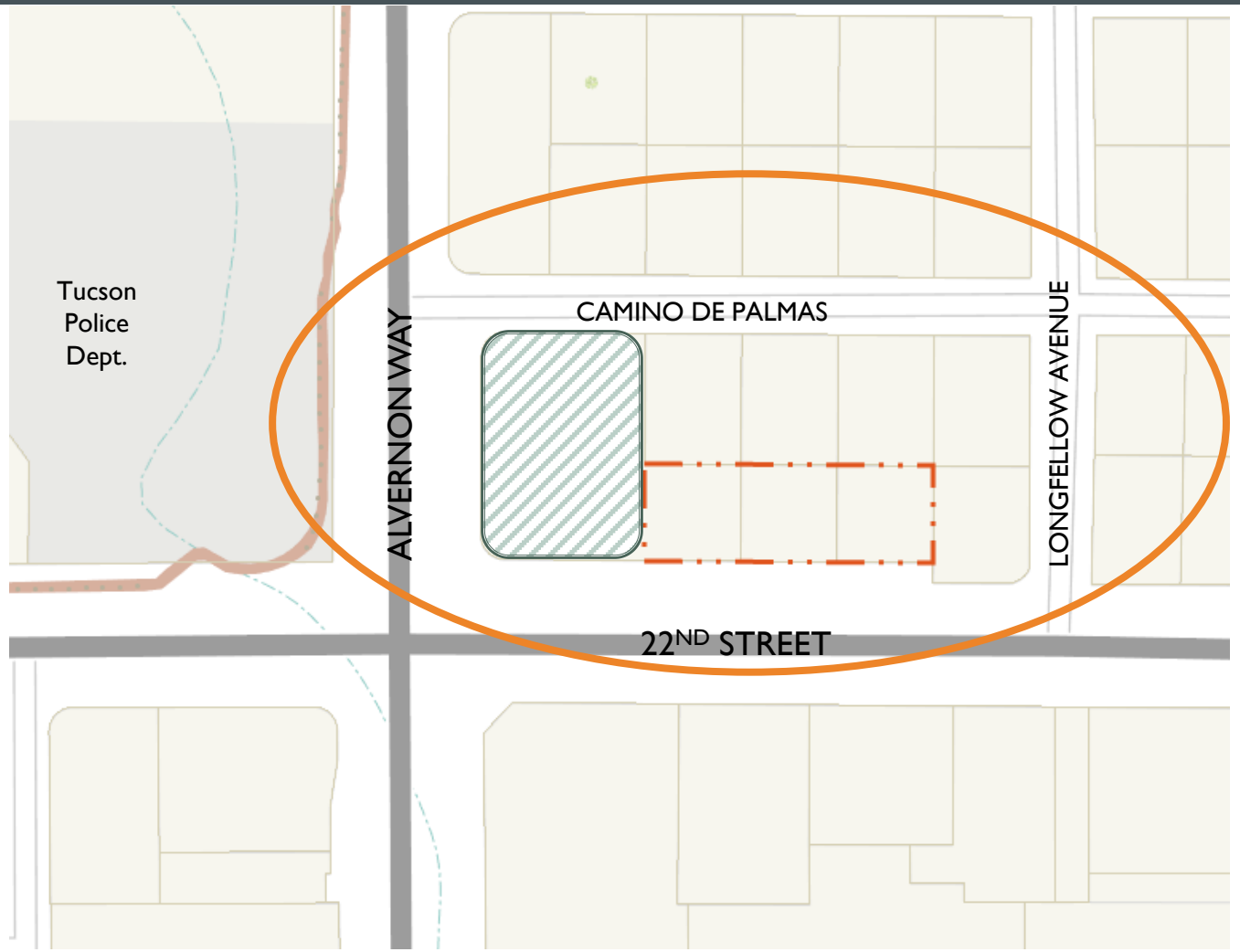


ALVERNON-BROADWAY AREA PLAN MAP





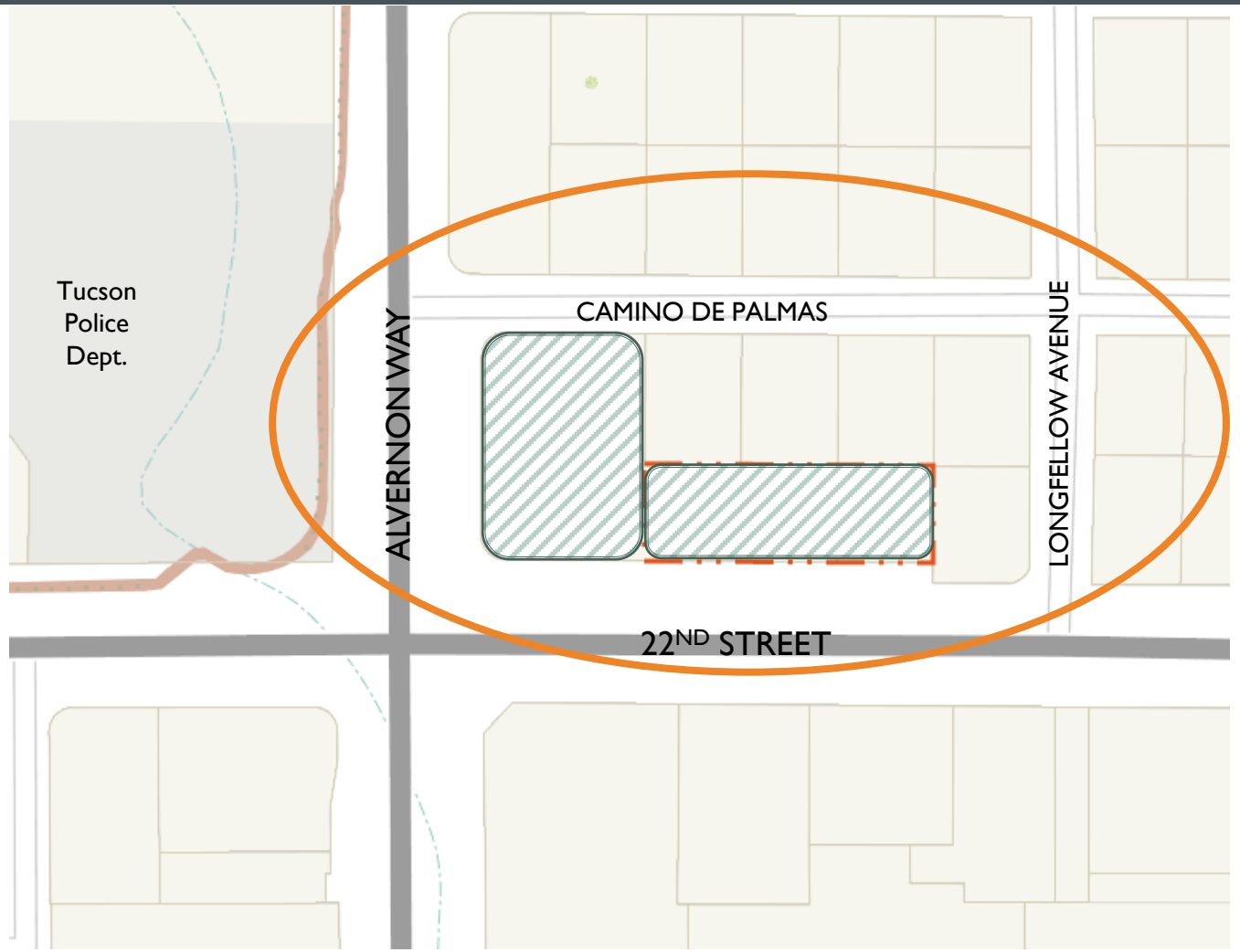
EXISTING ALVERNON-BROADWAY AREA PLAN MAP



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

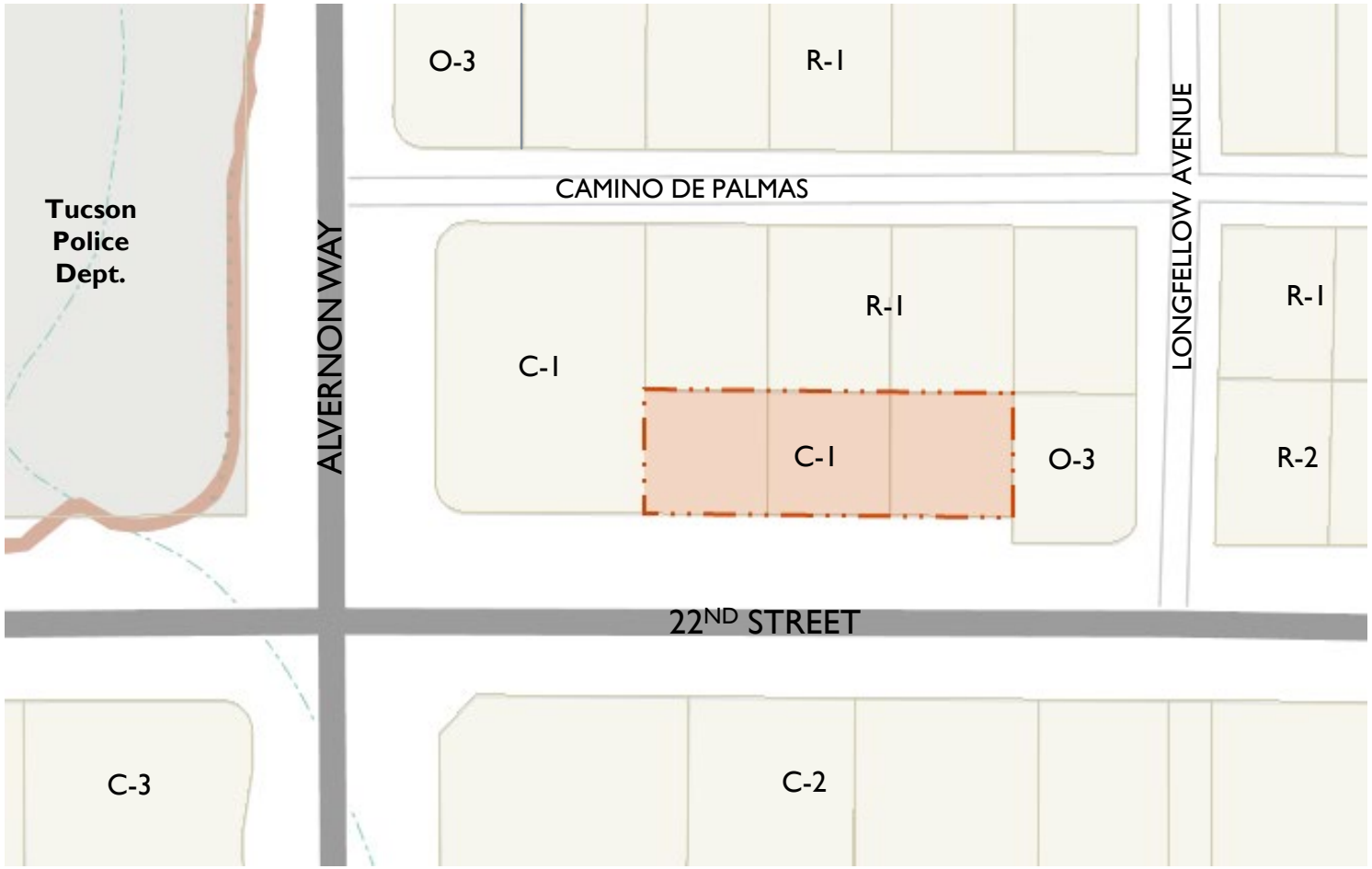
GOAL

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, 2019)
  - 4 NEIGHBORHOOD ATTENDEES
  - MOSTLY THERE TO GET INFORMATION; MOST QUESTIONS ABOUT HOW PARKING/CIRCULATION WILL WORK WITH DUTCH BROS.
- PLANNING COMMISSION STUDY SESSION (AUGUST 21, 2019)

QUESTIONS?

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