

## Summary

- There is general support to consider planning the entire area (Broadway to the North, Park to the east, Euclid to the west and 12 St and TUSD site)
- General consensus that site can accommodate higher density than there is now while providing necessary buffer to adjacent neighborhoods – more intense uses should be at southwest corner of site or along Broadway
- General consensus that the area should be both bike and pedestrian oriented with appropriate amenities
- General consensus that the area serves as a gateway to Broadway corridor (Sunshine Mile) and Downtown

## Vision for the area

- Mega block (TUSD, Tyndall, Park, 10<sup>th</sup>): Do a PAD for the mega block
- Lots of vacant land allows for unique opportunity to integrate the larger area
- Bring jobs to the area
- Bring all vacant parcels to the south/north/west and TUSD and master plan –PAD
- Pedestrian/bike friendly area

## Vision for the site

- Do something interesting and of high quality (mixed use, retail on Park Ave.)
- Gateway to the east (significant projects facing each other create this gateway)
- Gateway into the Lost Barrio
- Blend of old (existing) and new
- Add greenspace to give a reason to be there
- Incorporate trolley and historic buses theme
- Visually inspiring/ foster additional development
- Make use of surrounding parcels to create interior streetscape for a mixed use project
- Re-work streets behind the site to improve pedestrian/bike access and connectivity

## Building Height

- 5-7 stories at the south end of the block
- 4-6 stories
- 6-7 stories
- 2 stories along Park commercial
- 3-5 story residential
- 5-7 stories
- Higher/more density along Broadway

## Scale and Density

- Retail along Park
- Single family housing (courtyard style)

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- Ensure façade has varying heights (make it interesting)
- Residential (mid-rise) toward the back
- Save Chaffin's Diner
- Preserve Volvo building – incorporate something to it.
- Tear down the Volvo building
- Courtyard style development
- Mercado is good example
- Icehouse lofts style
- Armory Park del Sol
- Coal Tower could be point of inspiration – retain viewsheds
- Something that doesn't dominate the site
- Portico like element
- Sustainable development (water and energy)
- Provide buffer to neighborhood to the east
- Design of new development to complement the surrounding mid-century modern buildings

### Uses

- Senior citizen housing
- Open space
- Local businesses
- Neighborhood Grocery
- Educational corridor
- Community Center
- Petting zoo
- Mixed use: commercial, high-end restaurant, residential (market rate) and open space
- Commercial: artistic, music, studio spaces, designers
- Hotel
- Trader Joes
- Galleries
- Theatre

### Circulation and Connections

- Encourage pedestrian and Bike traffic and connectivity east/west and north/south
- Introduce additional bike and pedestrian amenities
- Greenway with pedestrian crossing
- Basket/snake bridge/Broadway biking is difficult – improve connectivity
- Improve connectivity for bikes (12<sup>th</sup> st and 9<sup>th</sup> st)
- Bike lockers

### Parking

- Integrate parking into development
- Reduce parking requirements but reality is people need parking

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- Locate parking in the back of the development
- Underground parking
- Accommodate future park and ride for future Broadway Streetcar

### **Not Desired/concerns**

- Student housing
- Additional traffic into Barrio San Antonio, Rincon Heights
- People trespassing into Barrio San Antonio
- Not proper location for transit hub
- Big box
- Gas stations
- No to something that looks like what has happened at Park and 22<sup>nd</sup>

### **Constraints**

- Arroyo Chico
- Flood Plain

### **Opportunities**

- Chaffin owner willing to work/ partner with developer. If plan includes preserving the restaurant, would like historic façade to be restored.
- Revise GPLET area to include the parcels to the north

### **Questions**

- Where does the Corps project stand?
- Will Links remove site from floodplain? No, project is upstream. City would need to do a LOMR
- How could MEC stay?