

# **Broadway Volvo Redevelopment – Review of Area and Neighborhood Plans**

## **Arroyo Chico Area Plan**

### Plan Goals

Encourage a compatible mix of residential, industrial, and business uses in the plan area, while protecting the integrity of existing neighborhoods.

- Arroyo Chico/ Flood Control
  - Design linear paths and passive recreation features along Arroyo Chico, such as continuous walking and bicycle paths, including the safe crossing at Kino Boulevard.
- Public Land
  - Should public land be released, ensure that development be compatible with surrounding uses
    - Development must be accordance with Arroyo Chico Linear Open Space Recommendations
    - Use of CDRC (Community Design Review Committee) review prior to sale or lease of City owned parcels.
- Residential (Miles & San Antonio –neighborhood plan)
  - Promote infill of vacant land with medium-density developments along collector streets and high-density along arterial streets.
  - Encourage residential infill to augment the residential component of the area
    - Require traffic impact analysis during rezoning for high-density residential projects on the existing neighborhoods
  - Ensure new residential development is compatible with existing land uses.
    - Require certain design elements (set-back, height, screening, landscaping)
    - Densities at the perimeter should be compatible with contiguous development
- Commercial
  - Encourage commercial developments at appropriate locations such as major streets (Broadway), adjacent commercial sites and appropriate access.
  - Discourage strip commercial development.
  - Encourage office and high-density residential uses along arterials streets, between major intersections.
- Industrial (Euclid-Park Transition)
  - Protect Miles and San Antonio from negative impacts of industrial development along Park Ave.
    - Appropriate design elements required
    - Redevelopment or new uses of property along Park Ave to provide all parking, loading and circulation needs on-site.
  - Visually screen industrial development along Broadway
    - Shared parking, unified landscape treatment
    - Compliance with Gateway Route guidelines

# **Broadway Volvo Redevelopment – Review of Area and Neighborhood Plans**

## **Miles Neighborhood Plan**

Plan states that Broadway is a barrier to greater connectivity with neighborhoods to the north and that expansion could further isolate the neighborhood. This proposed redevelopment could increase connectivity between east end of Miles neighborhood and the neighborhoods to the north.

East end of Miles and along Broadway already zoned for commercial. Parcel directly to the west of Volvo site is zone C-3.

### Vision Statement and goals

- Preserve and foster historic nature: promote historically compatible infill development through design guidelines or other means. Full involvement of stakeholders.
  - N.A. to be notified of proposed redevelopment or new development projects in a public and timely manner.
  - Up-zoning (from R-2) not supported except along Broadway Blvd as stipulated in Arroyo Chico Area Plan
- Support businesses that serve the neighborhood
- Ensure connectivity with UA and neighborhood to the north. Inter and intra neighborhood connectivity to new developments
  - Appropriate bike routes and pedestrian environment
- Functional pedestrian environment
- Calmed traffic and parking in appropriate areas
- Alternative use of alley including potential use for recreation.