

Community Meeting: Proposed Development 5201 Liberty Ave.
November 9, 2016
6:30-8:00pm
Courtyard Marriott
Notes

Welcome and Introductions

Overview of Meeting Ground Rules

Developer Presentation

- Summary: Two one-story buildings totaling 28,000 sq. ft. retail and restaurant with accessory surface parking of 59 spaces.
- Zoning Requirements: No variances needed.
- Parking: 59 spaces including 4 disabled parking spots and 24 bike parking spaces. Parking will be hidden in the back of the building.

Q&A

- How many tenants/stores will be on the development?
 - 8-9 stores with a larger home furniture store (mentioned West Elm) on corner. No leasing plan right now.
- How will the development be separated from homes behind?
 - Wall will stay between development and residences and a 15' buffer with trees and shrubs will stay. Current wall will be cleaned up.
- Resident had concern on maintaining space against property line on S Atlantic greenspace.
 - Shared easement will continue to allow access to neighbor's garage. 40' Greenspace is going to be cut to 19'.
- What is the timeline of the project?
 - If developer gets approval at Dec 13 planning hearing at the earliest then construction starts late spring. Though 50% of building needs to be leased before building.
- Telephone line should be created for resident concerns during construction.
- What will be the lighting on the parking and what kind of security to prevent park and riders?
 - Lighting is chosen to only light the parking and not residential areas and security will be in place with cameras. Adding nice streetscaping on Liberty a priority.
- How will you ensure that the sidewalk, road and bike lanes on Liberty are maintained throughout construction? How will you address storm water runoff?

- Site has enough space to keep all construction off sidewalks and road. Contextual Design Advisory Panel (CDAP, part of City Planning review) wants a plan to include underground retention tanks.
- Site is near 6 major bus lines that drop 22,000 people daily near site and many people walk. Tenants should be useful to nearby residents to encourage walking.
- Development should focus on small, local chains.
 - The size of this site will not be enticing for large chains. Developer wants financially viable businesses and are open to suggestions on tenants.
- Owner of building across Pacific Ave. was concerned about traffic back up.
 - Traffic will circulate around buildings up Atlantic across the parking lot on site and out Pacific onto Liberty again.
- Lots of school buses stop on S Pacific at intersection with Liberty. Concern about kids and traffic.
- Would the developer enter into an MOU with BDC that these community concerns will be addressed and have a community process for future concerns?
 - Developer will have professional management as point of contact for the neighbors. Have plans to mitigate HVAC noise and lights on residential property. There will be a second meeting talking about the landscaping on-site and how that mitigates noise and parking lot lighting.
- Would the development team be willing to work the City to have some enhanced pedestrian measures in place like a cross walk?
 - City asked developer to add landscaping to discourage midblock crossings. Developers are willing to advocate for pedestrian improvements including crosswalk.
- Was there a traffic study done?
 - Yes, and levels of service are acceptable for City. Slight decrease in level of service for S Pacific intersection during rush hour.
- Concern about difficulty getting out of S Pacific, especially when drivers park too close to intersection at Mail box. Simple solution is to extend no parking further on curb.
- Nearly everyone in room felt that safety at Pacific intersection.
- Will main entrances to businesses face parking lot?
 - No, developer would not allow entrances on parking lot and tenants would want to face Liberty.
- Why is part of the building two stories on the corner of Atlantic and Liberty?
 - City asked for change to add architectural identity and meet height of Hyatt building.
- Current streetscape is horrible and this proposed development brings new life to this section of Liberty Ave.
- Is there an occupancy permit for the current parking on site?

- Developer says that he has had permit for cars since 1951.
- Are URA/public funds being used?
 - No.
- Where is there bike parking? Request to have parking along Liberty Ave and potentially a bike corral.
 - Some along S Atlantic, in parking lot and next to breezeway between the buildings.
- Is it possible to add levels to the building to make it denser to fit the rest of buildings on Liberty?
 - Parking requirements would force the developer to build a garage which is cost prohibitive.
- Resident of 70 years says that this development is the perfect size for the neighborhood and would not want anything bigger than what is being proposed.
- Closing Remarks
- Adjourn