

North Avenue Advisory Committee

June 27, 2012

General discussion of interest regarding City Council funding for needed improvements.

Update by Kevin Bray on property/business owner's group.

**North Avenue Overlay Zone (2): West end – focus on urban streetscape (pedestrian);
East end – focus on suburban streetscape (big boxes)**

Discussion:

- ✧ Concern was expressed about requiring buildings to be located close to the streets – make it optional.
- ✧ Reviewed goals of the overlays and the focus of each zone (urban streetscape vs. suburban streetscape).
- ✧ Reviewed most financially responsible option for street cross section.
 - No changes inside curb lines
 - Proposed improvements north/south of curb lines: Limited street trees
- ✧ Reviewed existing examples of streetscapes on North Avenue.
- ✧ Concern was expressed about some businesses/properties having to dedicate 10' of right-of-way because of potentially negative impacts to parking lots or site development.
- ✧ 10' maximum setback was suggested (strike the 15' setback). It was also suggested that 6' detached sidewalks would be sufficient where fewer pedestrians are expected.
- ✧ Questions regarding narrowed lanes in the proposed streetscape. General discussion about traffic speed, curb cuts and driver frustration if they can't get out of a parking lot or business.
- ✧ Discussion of proposed landscaping standards of the overlay zones.
- ✧ Staff was asked if the proposed standards had been tested on existing properties – especially concerning CDOT standards for curb cuts (28').
- ✧ Incentives (relating to trees) – A suggestion was made to waive requirement for trees in parking lots in the islands because they eventually obscure the view of the building. Make the requirement more flexible and let the developer decide where to plant the trees. They don't want to see them planted and grow to maturity, only to be cut down and replanted because they are too big.
- ✧ Concern was expressed about planting trees/landscaping that require water and maintenance. Who will be responsible – the City or property/business owners?
- ✧ Don't plant median trees too densely so they obscure the views.
- ✧ Lincoln Park Streetscape improvements project proposed by staff for 2013 or 2014:
 - Detached sidewalk where possible
 - Street lighting
 - Two to three medians in North Avenue
 - Some type of pedestrian crossing

Guest Comments:

- ✧ Concern about any trees in front of small businesses.
- ✧ Concern about access for small businesses.
- ✧ Want to see incentives for small businesses (financing, planning, landscaping).
- ✧ Businesses should receive equal consideration regarding traffic and landscaping from a business perspective.
- ✧ Lincoln Park project should have a benefit for small businesses.
- ✧ Consider other desert communities for landscaping standards – especially because we are in a drought.
- ✧ Consider problems with tree roots for water/sewer lines.
- ✧ Would overlay zones control the BID or TIF? Could the BID or TIF change the zoning, plan or standards?
- ✧ Small business incentive suggestions or concerns aren't being heard.

Next meeting will be on July 25, 2012 from 3:30 PM to 5:00 PM at County Courthouse Annex, 544 Rood Avenue, Third Floor, Training Room A.