

MEMORANDUM

TO: Alexis DiLeo, Planning and Development Services Unit
FROM: Hillary Hanzel, Park Planner
DATE: 08/14/2017
SUBJECT: Site Plan: 1140 Broadway.
Location: 1140 Broadway Street
Plans Dated: August 10, 2017
Project Number: SP17-009

We have reviewed the revised site plan and have the following comments:

1. Pathway and Public Access Easement

Original Comment by Amy Kuras, Retired Park Planner, on April 4, 2017:

Supporting NAP comments:

If the petitioner would like to install a path along Traver Creek as part of a public easement, it should be kept in mind that the path should stay out of the natural features buffer as much as possible. Visual cues such as a landscaped privacy screen or a small fence could be used to separate the path from the private residences along side of it. This easement could also be planted with native grasses.

Additionally, consider extending the proposed path from the northeast corner south to the Nielson Court Sidewalk rather than terminating the path at the NE corner.

Petitioner response from August 11, 2017:

We have added a meandering, 7 ft. wide path that runs parallel to Traver Creek. The path is located outside of the wetland buffer, with an alignment that minimizes natural features impacts.

New Comment:

The Parks department appreciates the relocation of the proposed pathway to be outside of the natural features buffer. We also appreciate that the path will be paved with concrete and maintained by the owner. However, the terminus of the path into a parking lot is undesirable. Please consider extending the proposed path to the Nielson Court Sidewalk to provide better pedestrian safety and connectivity.

2. Parks Contribution Request

Original Comment by Amy Kuras, Retired Park Planner, on March 9, 2017:

The formula for parks contribution is the number of units x the acreage desired to keep pace with existing parkland density x the average cost for parkland/acre or $607 \text{ units} \times .0125 \times \$50,000 = \$379,375.00$

This is a large dollar amount, however, there is no space allocated on the existing site plan to incorporate open space, so the desire would be to improve surrounding parks that the incoming residents would utilize. There are a number of parks in this area that would benefit from significant improvements, such as Riverside Park, the Farmers Market (which is the closest opportunity to purchase fresh, local produce and goods), Argo Canoe Livery, Broadway Dog Park, etc. that would improve recreational opportunities for the residents.

If you have any ideas for incorporating recreational amenities on site, we would like to see your proposals.

Petitioner response from March 22, 2017:

Discussions are taking place with the Parks Department regarding the possibility of creating a public access easement over the Traver Creek wetland buffer. In addition, the plan proposes to improve and revitalize the streetscape of Broadway Street at Maiden Lane from one of dead-end parking to an area that can be utilized for public gathering and events.

New Comment:

The Parks department appreciates the public access easement and has calculated the acreage of the easement to be 0.42. This amount $0.42 \text{ acres} \times \$50,000 = \$21,000$ that will be deducted from the requested contribution amount. The current formula for parks contribution would be as follows: $620 \text{ units} \times .0125 \text{ ac} \times \$50,000 = \$387,500.00$. However, when the public access easement is deducted, it will result in a total of $\$366,500$.

As mentioned previously, this contribution would be used to improve surrounding parks that the incoming residents would utilize, such as Riverside Park, Island Park, the Farmers Market, Argo Canoe Livery, Broadway Dog Park, Fuller Park, Plymouth Park, etc. that would improve recreational opportunities for the residents.

The City appreciates the streetscape enhancements at Broadway Street, but does not consider this usable open space for recreation.