

CITY OF SEASIDE

Community Workshop #3, December 3, 2007

Notes from Post-It pads and Maps

Workshop participants worked with a facilitator in small groups to create their preferred vision for the West Broadway Urban Village. Each group picked one of three alternative maps to start with and then added, deleted and changed various components. The lists below are almost exclusively verbatim comments written on each group's map or on paper available for such notes.

TABLE 1

- ◆ Table 1 started with *Alternative 1*
- ◆ Questions raised:
 - How will development affect the affordability of homes and businesses in Seaside?
 - Will traffic be displaced to Palm Avenue because of development?
- ◆ If rail is introduced into the area, the residential areas should be buffered from the noise
- ◆ Wants the train to go to San Jose
- ◆ Create density transitions: lower to medium to higher density uses
- ◆ One to two stories of commercial mixed-use on south side of Broadway and east end of Broadway. Two to three stories on north side of Broadway, with small offices on the 2nd floor. Seaside needs more small office spaces.
- ◆ Broadway Avenue needs more dining options that are mixed into the uses along the street. Dining should include indoor and outdoor options.
- ◆ Support small local businesses
- ◆ Higher intensity only to match Landmark project
- ◆ Public plazas at intersection of Del Monte and Broadway
- ◆ Important entrance to Seaside at Del Monte and Canyon del Rey
- ◆ Want wide sidewalks, no bike lanes
- ◆ Keep single family neighborhood but need to improve the existing housing stock – need consistency in quality of housing, particularly noticed along Palm Avenue
- ◆ Place roundabouts in the intersections along Palm Avenue
- ◆ More trees along Broadway
- ◆ Need for community gardens

TABLE 2

- ◆ Table 2 started with *Alternative 2*
- ◆ Traffic in the area is a concern
- ◆ Roof garden on top of City parking structure project
- ◆ Public plaza around alley between Broadway and Palm Avenue, with pedestrian connection between City parking structure and residences on Palm Avenue
- ◆ Townhomes/Live-work along all of Palm Avenue
- ◆ Dividing Broadway into different areas and “intensities”

- ◆ Broadway to be medium commercial, three to four stories
- ◆ Designate driving street and pedestrian-only street (Palm Avenue)
- ◆ Mixed opinion about whether to have four travel lanes, bike lanes and/or wider sidewalks
- ◆ Alternating parking and wider sidewalk by block
- ◆ Need to get service trucks off of main street. Improve alley for deliveries.
- ◆ Provide access to the alley behind the buildings on the north side of Broadway, and have the alley run from Del Monte to Fremont Boulevard
- ◆ Lower lost/visibility behind main way as an alternative

TABLE 3

- ◆ Table 3 started with *Alternative 2*
- ◆ Neighborhood-serving
- ◆ Bike path on Palm Avenue – off Broadway
- ◆ Mix of three and four stories on Broadway: three stories on south side and four stories on north side
- ◆ Concentrate parking on the south side of Broadway and wider sidewalks on the north side
- ◆ Diagonal parking with bulb-out sidewalk
- ◆ Library, art museum, internet café at City parking structure project
- ◆ Plaza “hub” in front of City parking structure project and crossing Broadway
- ◆ Paseo connection between the Landmark project and Broadway, with mixed-use on both sides of paseo
- ◆ Activities for Broadway:
 - galleries
 - Small music venues
 - restaurants
 - boutique hotel
 - music store
 - retail
 - residential
 - bocce court

TABLE 4

- ◆ Table 4 started with *Alternative 3*
- ◆ Underground utilities (PG&E)
- ◆ Fiberoptic Loop (competitive advantage)
- ◆ Three stories with fourth story set back. Emphasize upper level set back.
- ◆ Emphasize diverse building types, unique identity and style
- ◆ Multi-use City parking structure project as a catalyst site
- ◆ Catalyst site along west side of Del Monte
- ◆ Enclosed plaza/patio at back of parcel west of City parking structure project
- ◆ Plazas at intersection of Broadway and Del Monte

- ◆ Parks/green spaces
- ◆ Palm Ave – needs sidewalks, create safety, lighting (LED)
- ◆ Loft/live-work, higher density living at southeast corner of Plan Area
- ◆ Wider sidewalks
- ◆ No diagonal parking
- ◆ Bike lane
- ◆ Crosswalks for easy access between Landmark project and west side of Del Monte

TABLE 5

- ◆ Table 5 started with *Alternative 3*
- ◆ Wants 15% retail mixed-use, 10% office, 75% residential
- ◆ Create a median “paseo” between Hillsdale and Alhambra of approximately 26 feet to be used as a walkway with either street vendors, benches, perhaps even like “Las Ramblas” or like in Europe or Latin America
- ◆ Wide sidewalks except between Hillsdale and Alhambra streets which has a recreation median or paseo in the middle, no bike lanes
- ◆ Movie theatre, library, public space and in City parking structure project
- ◆ High end retail along west side Del Monte Boulevard
- ◆ To serve regional market, add restaurants, specialty stores such as clothing, antiques, arts and crafts, small shops
- ◆ Gateways, with signage/seahorse, at Broadway and Fremont Boulevard, and on Del Monte at either end of the Plan Area
- ◆ Remove back alleys
- ◆ Add trees
- ◆ Two stories in residential area, stepping down from parking structure project to three stories, with two stories at east end of Broadway