


LANE AVENUE STUDY

Engagement Summary
January 16, 2020



02
ENGAGEMENT
REVIEW - ROUND 2!

02

Round Two

Engagement Review

41 People	Public Meeting 2	(12/12)
1,160 Respondents	Online Survey	(12/30 - 1/12)



Round One
2,080
Touch Points

Round Two
1,201
Touch Points

02

Engagement Activities

Engagement - Round 2



**Gateway
Concepts**



**Neighborhood
Threshold
Concepts**

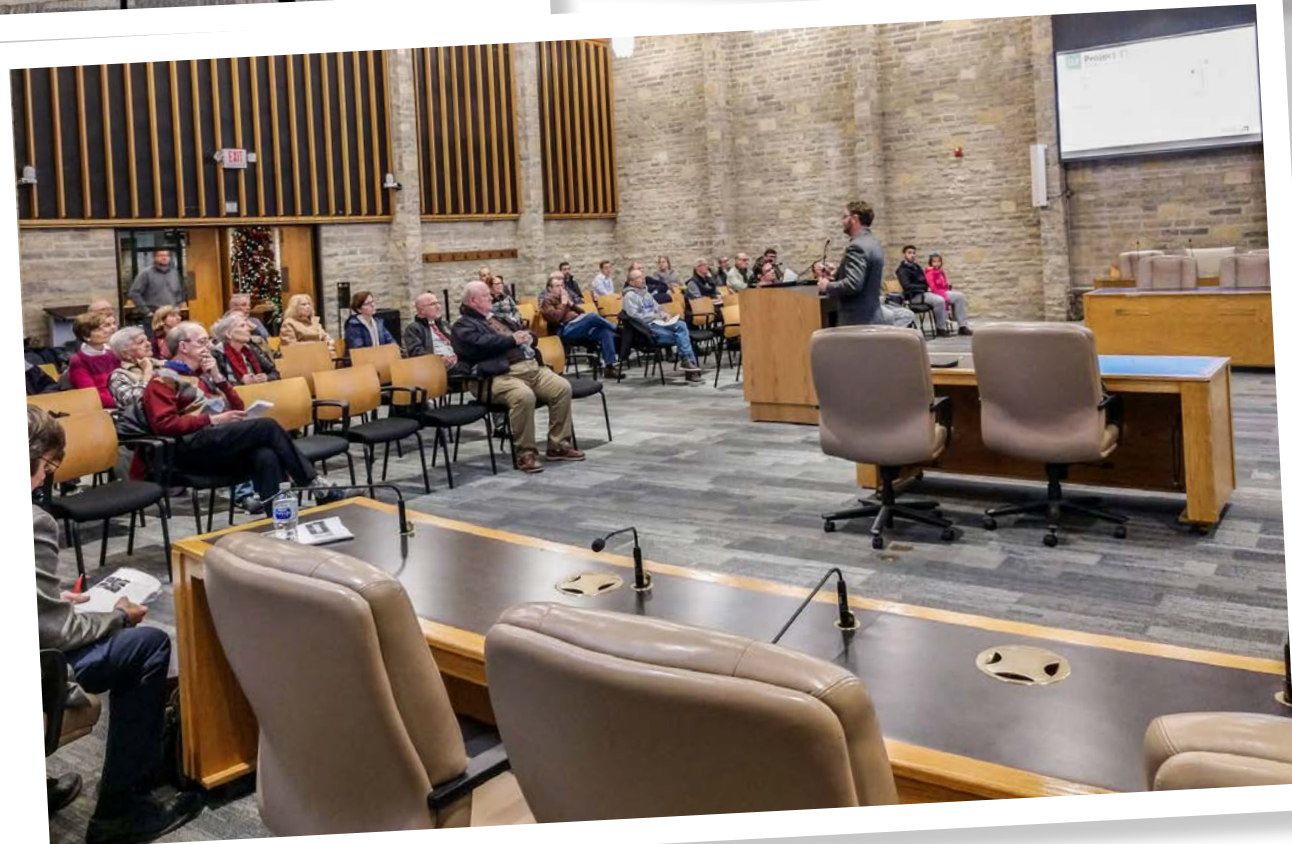
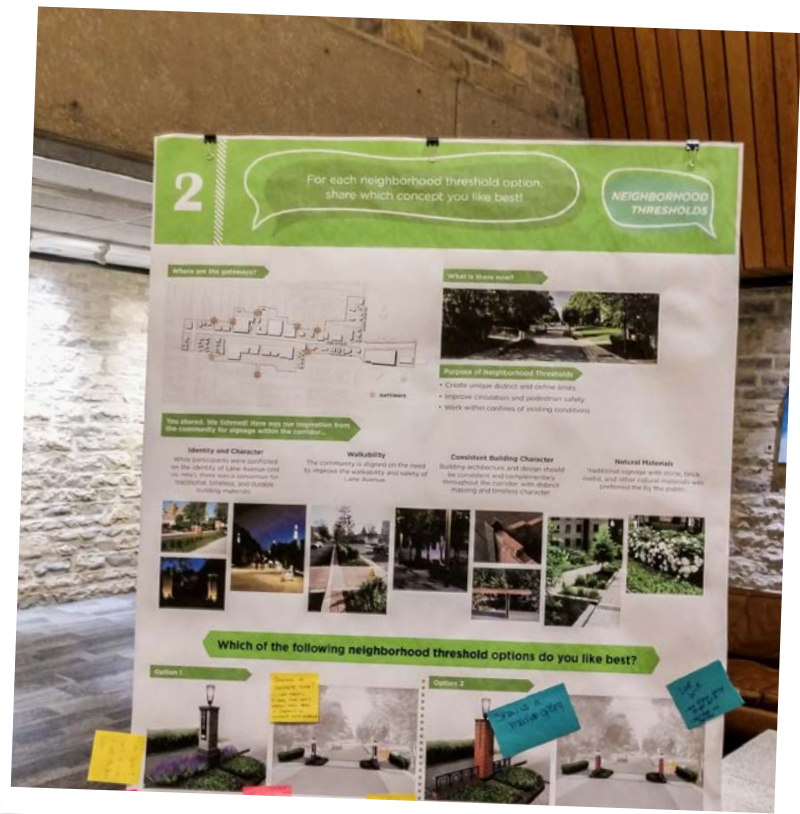
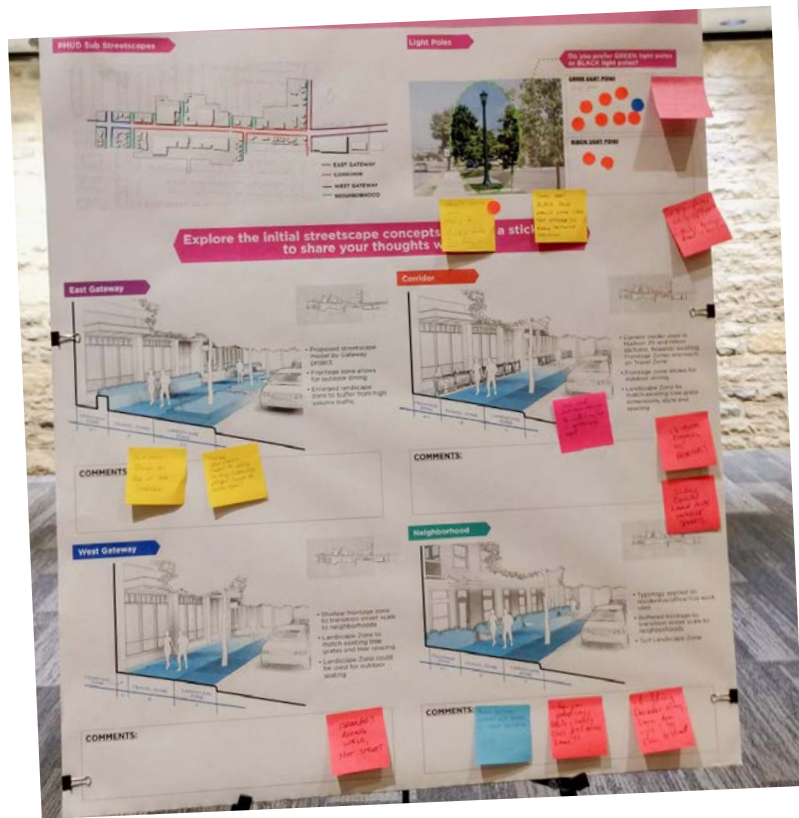


**Streetscape
Concepts**



**PMUD
Code Rec's**

Activities were available at the public meeting and online.



A 3D architectural rendering of a city street scene. The scene is viewed from an elevated perspective. In the center, a large, semi-transparent green rectangular box with a thin yellow border contains the text "WHAT DID WE HEAR?" in white, bold, sans-serif font. The background shows a street with a brick-paved sidewalk on the left and a paved road with a red-paved shoulder on the right. There are several yellow silhouettes of people walking on the sidewalk, including one person in a wheelchair. In the distance, there are trees, a white car, and a white van. The overall scene is rendered in a muted, greyish color palette, with the green box providing a strong contrast.

WHAT DID WE HEAR?

02

Gateway Locations

Engagement - Round 2



02

Gateway Results

Engagement - Round 2

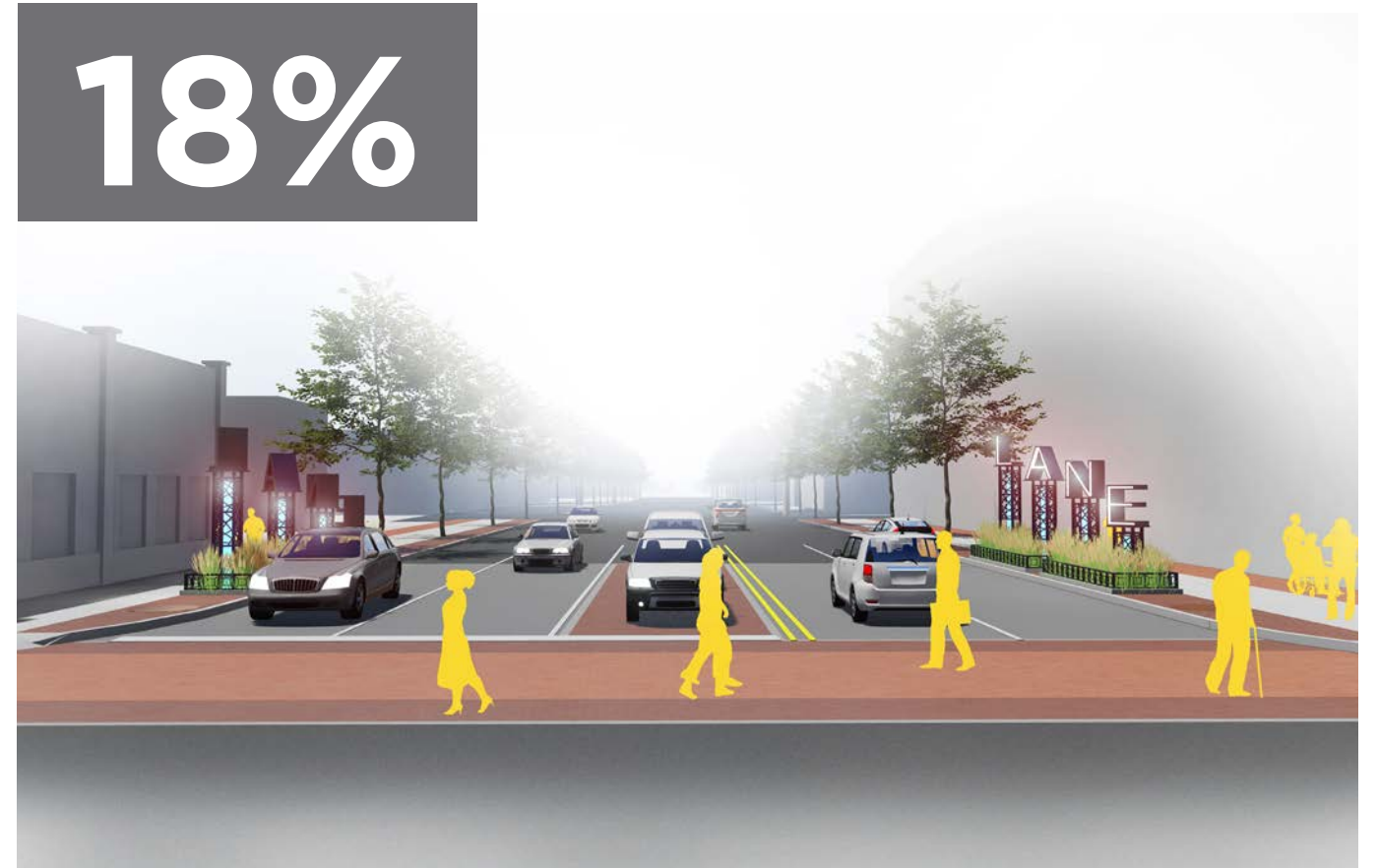
Which of the following gateway options do you like best?

82%



▶ OPTION ONE

18%



▶ OPTION TWO

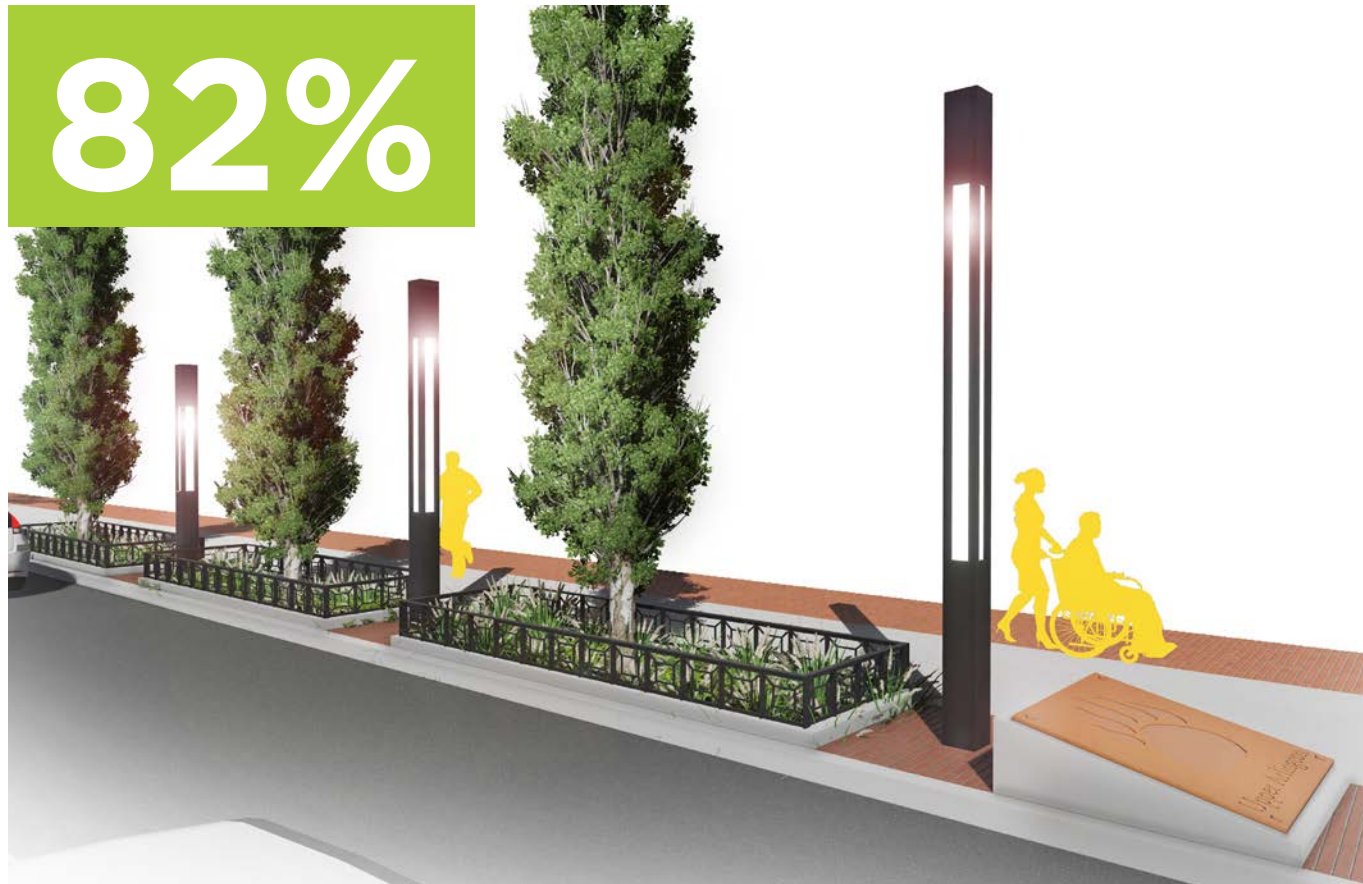
02

Gateway Results

Engagement - Round 2

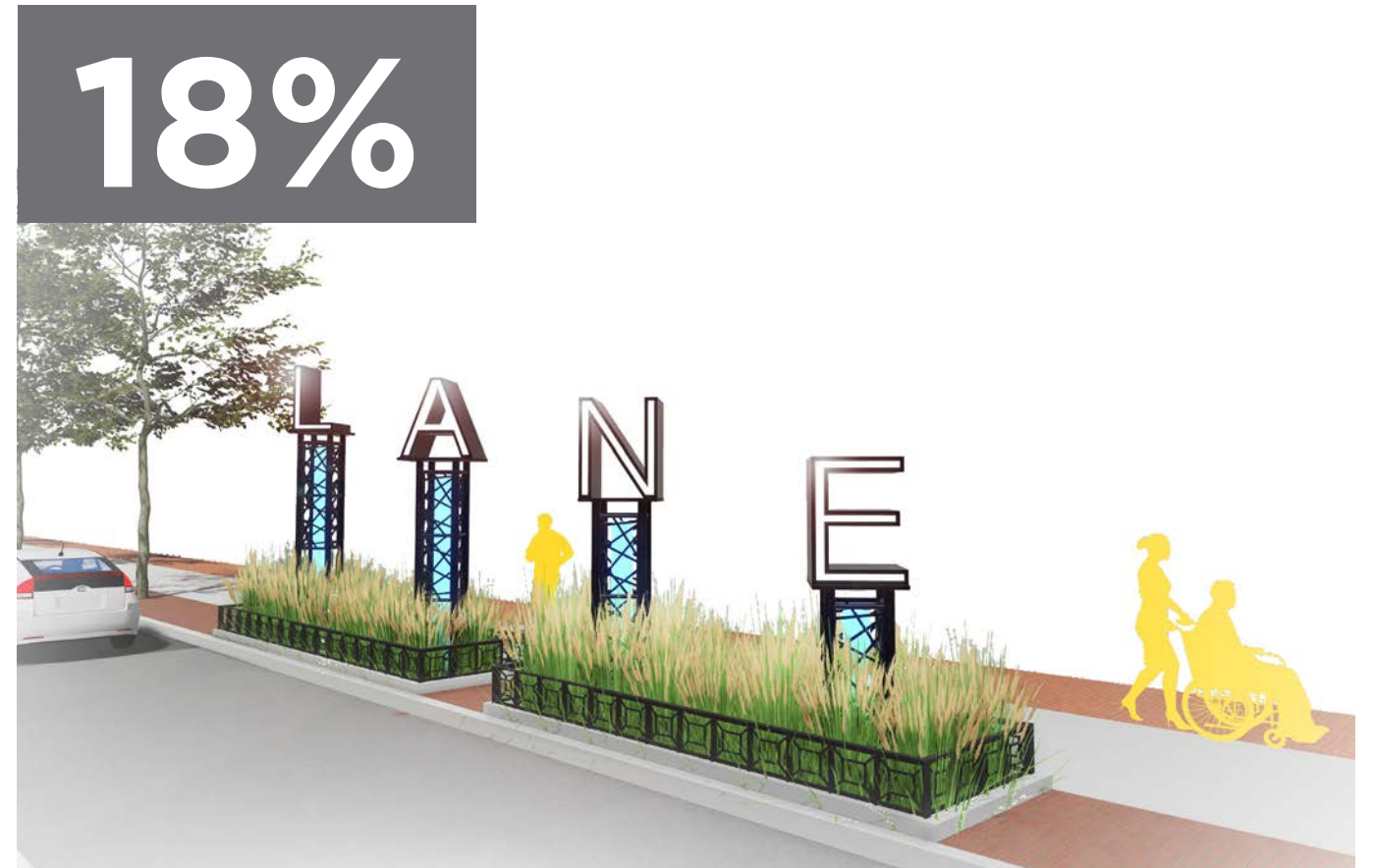
Which of the following gateway options do you like best?

82%



▶ OPTION ONE

18%



▶ OPTION TWO

02

Neighborhood Threshold Location

Engagement - Round 2



02

Neighborhood Threshold Results

Engagement - Round 2

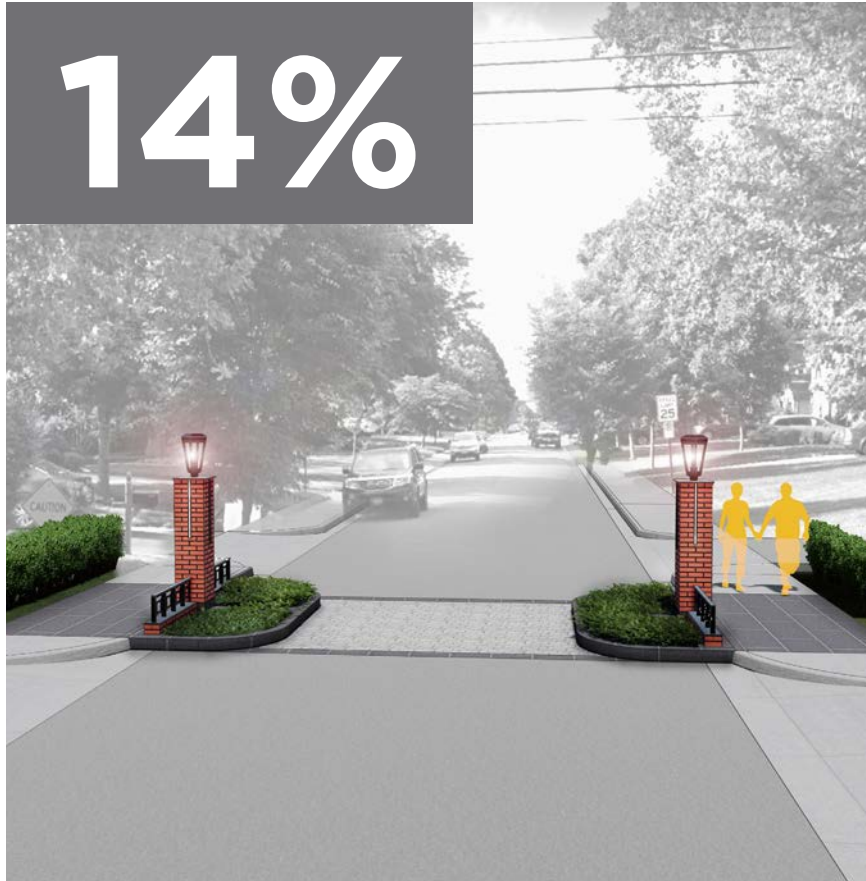
Which of the following neighborhood threshold options do you like best?

56%



▶ OPTION ONE

14%



▶ OPTION TWO

31%



▶ OPTION THREE

02

Neighborhood Threshold Results

Engagement - Round 2

Which of the following neighborhood threshold options do you like best?

56%



▶ OPTION ONE

14%



▶ OPTION TWO

31%



▶ OPTION THREE

02

Streetscape - Light poles

Engagement - Round 2

Do you prefer green or black light poles?

40%



▶ GREEN

60%



▶ BLACK

02

Streetscape - Sub-Districts

Engagement - Round 2

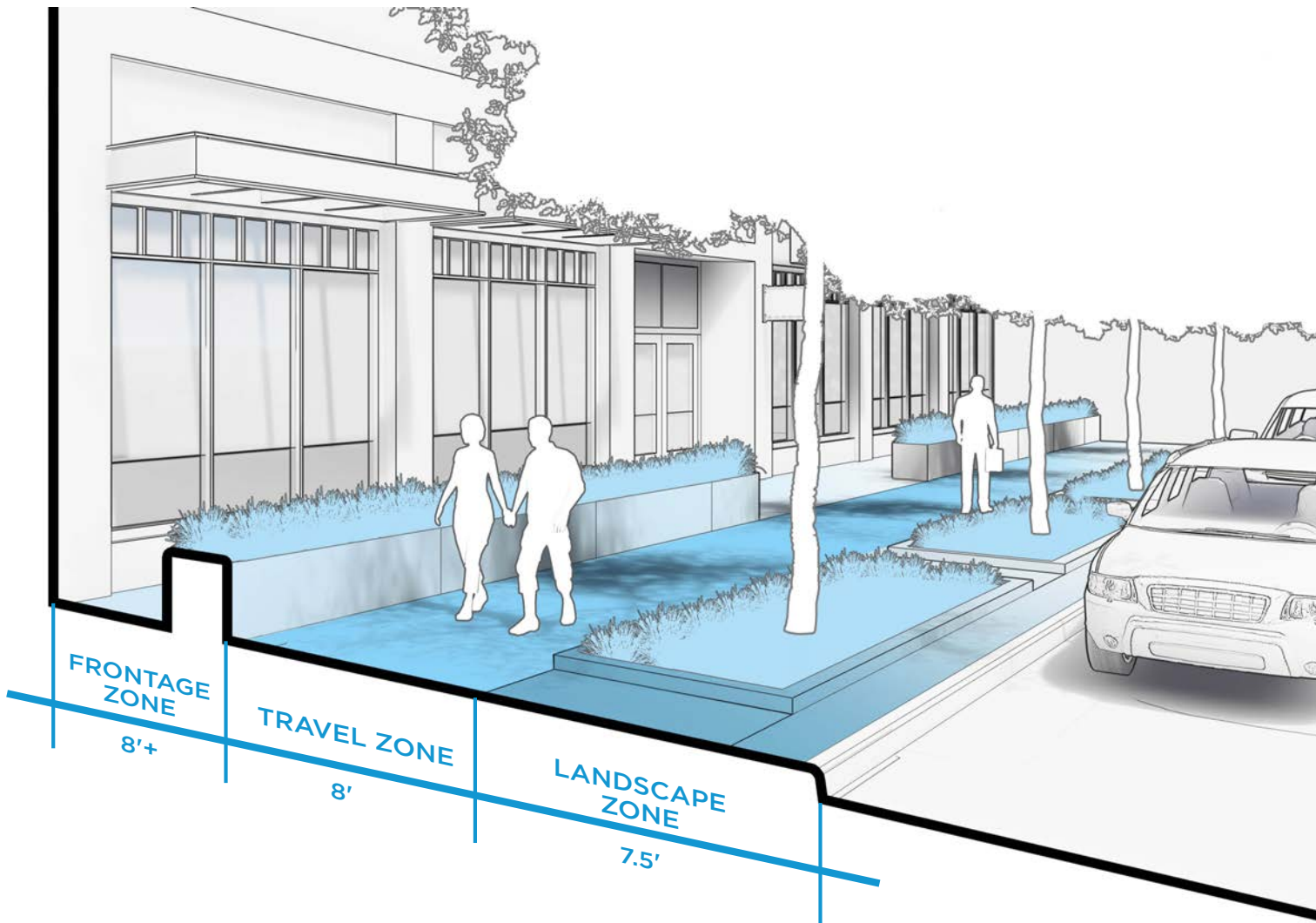


02

Streetscape - East Gateway

Engagement - Round 2

Share your thoughts with us.



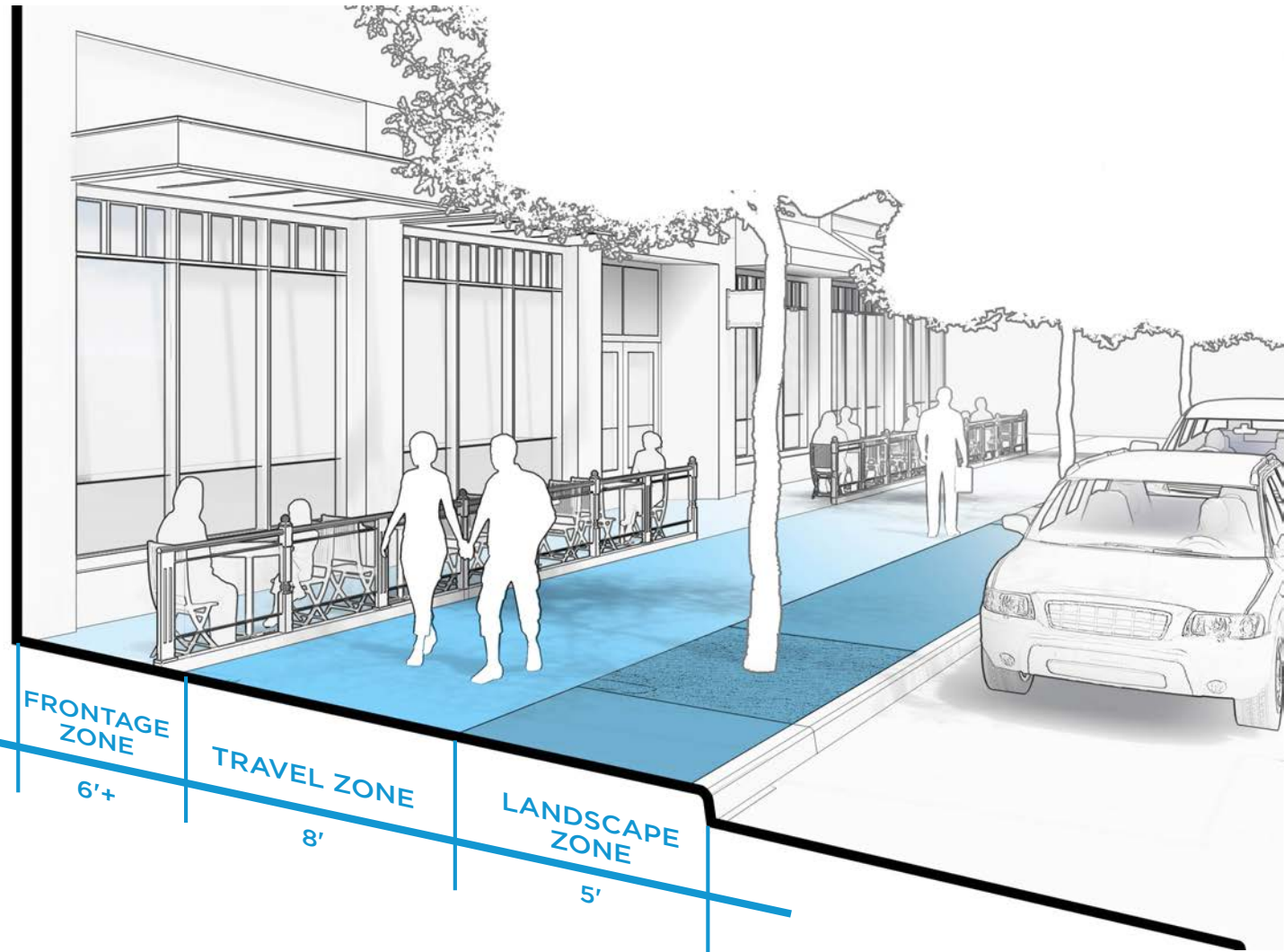
- Looks appealing for pedestrians
- Appreciate the landscaping
- Like the frontage zone for space for potential outdoor dining
- Generally pleased, some concern for narrow pedestrian travel zone
- What about bicycles?

02

Streetscape - Corridor

Engagement - Round 2

Share your thoughts with us.



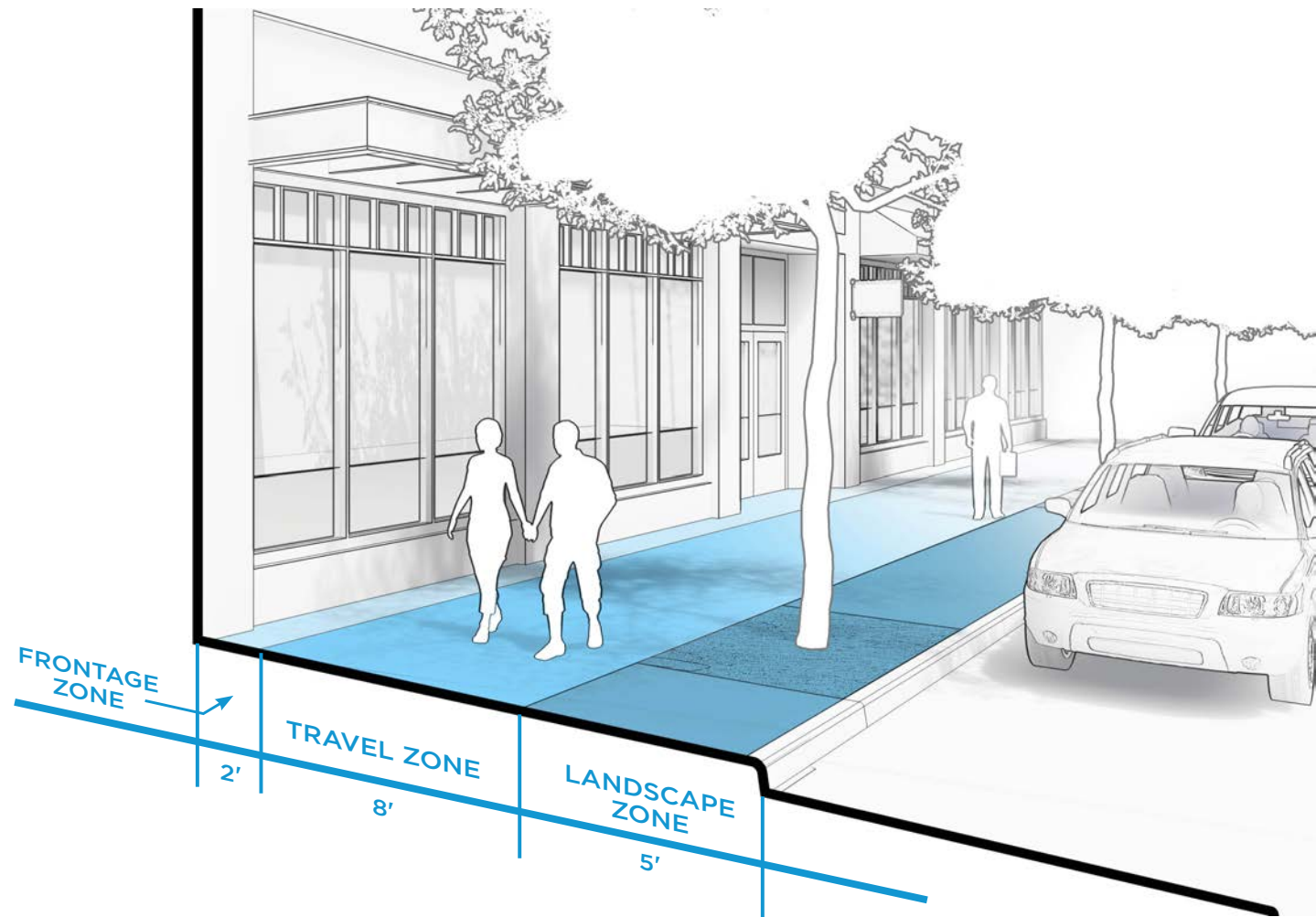
- LOVE the frontage zone for dining
- Very appealing
- Would like more buffer between pedestrians and street to make dining and walking more pleasant and safe
- Especially concerned about room for bicyclists here

02

Streetscape - West Gateway

Engagement - Round 2

Share your thoughts with us.



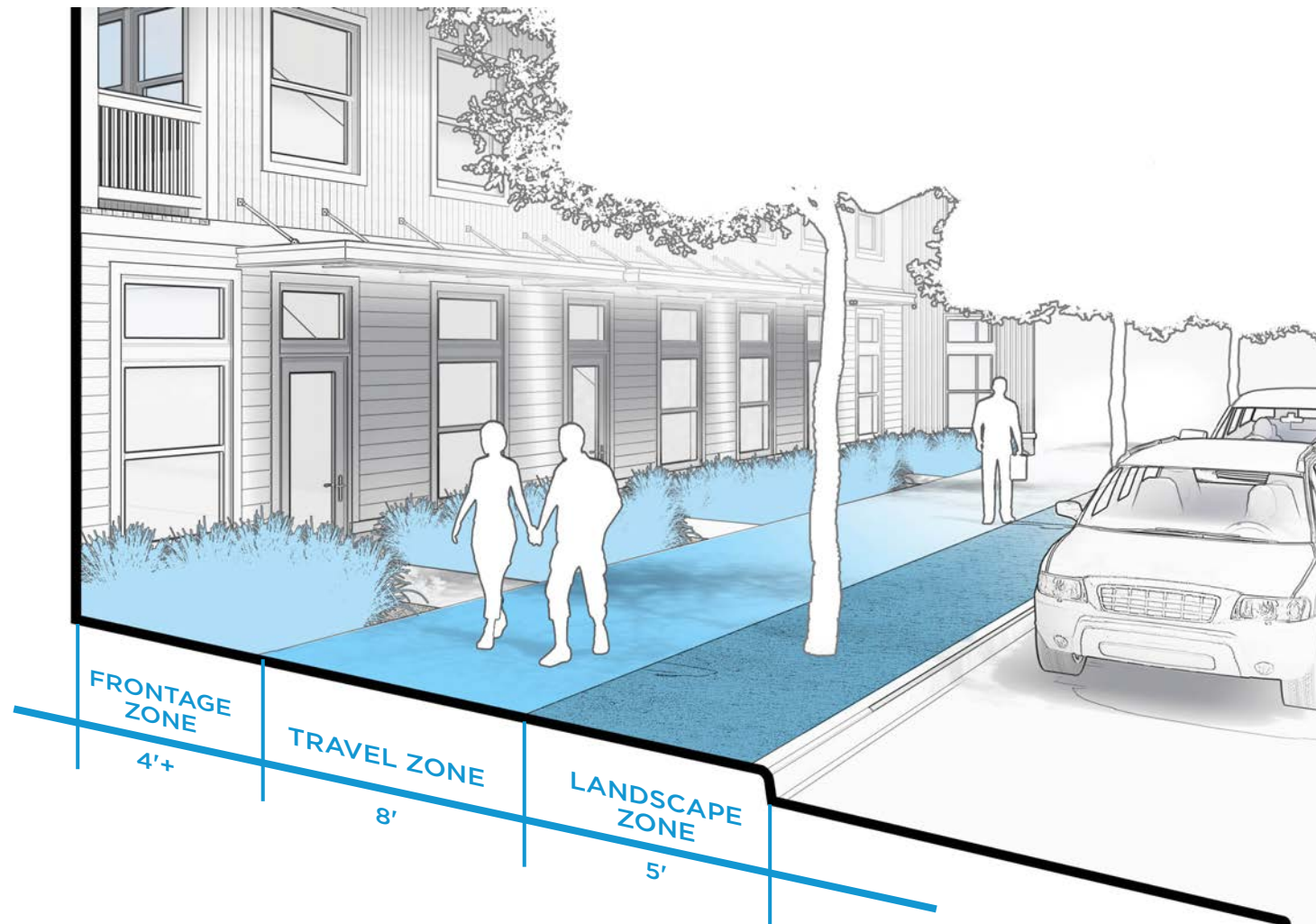
- Less aesthetically pleasing
- Plain and simple
- Prefer other options that allow for space for outdoor seating. Landscaping area not sufficient.
- Mixed appreciation of natural landscaping VS boxed planters
- Thoughtful connection to East and nearby residences

02

Streetscape - Neighborhood

Engagement - Round 2

Share your thoughts with us.



- Big improvement over current
- Supports residential feel and transition into neighborhood
- Concern there is no space for outdoor seating or dining
- Concern for how close the homes are to the road (safety/noise)
- Concern for maintenance of turf falling on private owners

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Sub-Districts: *Create sub-districts within Lane Avenue that recognize existing development patterns (block and lot size) as well as building and parking placement in creating development standards.*

AGREE

56%

DISAGREE

9%

NOT SURE

34%

- Uncertainty with what this would look like and what a sub-district is exactly
- Unsure if sub-districts are necessary and how this would shape future development
- Concern over the intent of the neighborhood transition area. Would this be commercial or residential?

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Street Class: *Identify the Primary, pedestrian oriented streets from the Secondary access streets.*

AGREE
78%

DISAGREE
6%

NOT SURE
15%

- Some felt all streets should be pedestrian oriented.
- Pedestrians should have ways to get to important places, especially Lane
- Concern that automobile traffic will still be efficient, accommodated
- North Star needs sidewalks
- Beaumont needs sidewalks

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Front Building Gathering: *Emphasize the front area of buildings as the place to accommodate public gathering.*

AGREE
75%

DISAGREE
8%

NOT SURE
16%

- There needs to be more space for everything that is needed (walking, gathering, bicycling, etc)
- Mixed opinions about whether parking should be in front or back of buildings
- Can gathering happen on the side/rear of buildings too?
- Lots of congestion and difficulty navigating today
- Safety concerns with proximity to traffic
- Lane Avenue is too narrow to accommodate both traffic needs and off-street needs

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Frontage Types: *Specify the types of frontages permitted in different areas.*

AGREE
75%

DISAGREE
7%

NOT SURE
17%

- Diversity and creativity in frontages is appreciated
- Appreciate unifying development and consistency throughout
- Mixed opinions with how uniform street should look
- Mixed opinions about how strong regulations should be

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Pedestrian Primary Access: Require both ingress and egress access from Primary Street, at a minimum.

AGREE
80%

DISAGREE
5%

NOT SURE
15%

- Appreciate how this will help pedestrians cross streets and navigate between businesses
- Like how it will increase walkability
- Concern about how this will interact with parking
- Will this help or harm chaotic traffic on Lane?

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Consistent streetscape: *Create a consistent streetscape treatment for sidewalk areas along Lane Avenue.*

AGREE
90%

DISAGREE
4%

NOT SURE
6%

- Continuity is aesthetically pleasing and will support UA's identity. This doesn't mean the streetscape needs to be the same the entire street-length, but complementary.
- Conformity will build community and unify the street

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Building Height in Stories: Measure building height in stories and specify minimum and maximum floor heights.

AGREE
72%

DISAGREE
11%

NOT SURE
17%

- Establish a maximum height to preserve uniform "neighborhood" feel
- No need to limit stories if maximum height is chosen
- Allow some flexibility
- Taller means denser, which may be required given boundary limits of area
- Mixed ideas about how many stories should be allowed (ranging from 2 to 10)

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Vary Building Height: *Vary building height, mass, and setback with build to zones, building step back, and building articulation, along Lane Avenue.*

AGREE

57%

DISAGREE

13%

NOT SURE

29%

- Diversity of buildings that are still unified is good.
- There is concern over how Lane Avenue will continue to change
- Mixed opinions on specific regulations (e.g. setbacks, building height, etc.)

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Buffer Neighborhoods: *Adequately buffer adjacent neighborhoods through changes in building height and landscaping.*

AGREE

87%

DISAGREE

4%

NOT SURE

9%

- Protect existing neighborhood character, views, and rights of current residents
- Nearby residents should be considered & listened to
- Landscaping and trees are very important
- Adequate buffers are important

02

PMUD Recommendations

Engagement - Round 2

***Recommendation - Balance Windows and Doors:** Balance the use of windows and doors that cover the ground and upper story building facade.*

AGREE

69%

DISAGREE

6%

NOT SURE

25%

- Like buildings being coordinated without being exactly uniform
- Use general good architectural standards
- Not sure if necessary, may be over-regulation
- Depends on specific building, maybe cannot be codified
- Unclear, need more details

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Limit Blank Facade: *Limit the amount of blank building facade area.*

AGREE
75%

DISAGREE
6%

NOT SURE
19%

- Cohesive feel without overly strict guidelines
- Mixed opinions on whether this is over-regulation
- Interested in effects this would have on advertisements, public art, other possible features; may be positive or negative

02

PMUD Recommendations

Engagement - Round 2

***Recommendation - High Quality Materials:** Use high quality, durable materials such as stone, manufactured stone, full depth brick, and glass as primary building materials.*

AGREE

92%

DISAGREE

3%

NOT SURE

5%

- Generally agree on enforcing quality of construction materials
- VERY mixed opinions on individual building materials ("no glass," "no brick," "more glass," "more brick," etc)
- Questions about wood, stone, and why these particular materials were excluded

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Pedestrian Signage: Provide signage that is scaled to the pedestrian.

AGREE
78%

DISAGREE
6%

NOT SURE
16%

- Signage should be complementary but also needs to stand out to support business
- Signage must be large & visible enough for both cars and pedestrians to identify buildings
- Balance between scale of signage and building
- Drivers still need signage to find parking and other locations

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Buffer Parking: Reinforce landscaping along parking lots with seat walls or other structures.

AGREE
80%

DISAGREE
6%

NOT SURE
15%

- Use natural materials and vegetation
- Good, this would create places for people to congregate
- Parking is currently crowded; would this help or worsen?
- Concerns with safety, cost
- Moving parking to rear would limit the need for this

02

PMUD Recommendations

Engagement - Round 2

Recommendation - Reduce Lighting Height: *Reduce lighting height to illuminate large vehicular areas as well as pedestrian spaces.*

AGREE
84%

DISAGREE
3%

NOT SURE
13%

- Reduce current light pollution
- Lighting makes streets feel safer for pedestrians
- Full cut-off lights
- Be careful of negatively impacting nearby residents

02

Engagement Summary

Engagement Round 2

- Residents prefer a contemporary design that incorporates traditional elements, with integrated lighting feature.
- Most residents preferred the stone neighborhood threshold
- Integrate landscaping and soft elements in the streetscape, where appropriate
- Updating lighting poles within the district (from green to black) may be supported in a cohesive streetscape installation.
- Generally, the public is supportive of the direction for the Lane PMUD code, although we may need to provide clarity on some topics in the future.