



DATE: March 25, 2015

AGENDA ITEM # 3

## AGENDA REPORT

**TO:** Bicycle and Pedestrian Advisory Commission  
**FROM:** Zachary Dahl, Senior Planner  
**SUBJECT:** Draeger's Market Expansion – 342 First Street

### RECOMMENDATION:

Recommend approval of Commercial Design Review Application 14-D-03 to the Planning and Transportation Commission

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### BACKGROUND

As outlined in the Zoning Ordinance, the Bicycle and Pedestrian Advisory Commission shall consider projects at a public meeting and act in an advisory capacity to the Planning and Transportation Commission on bicycle and pedestrian matters. For Commercial Design Review applications, the Commission shall provide an advisory recommendation on the elements of the application that pertain to bicycle and pedestrian issues.

The City does not have a bicycle parking ordinance, but does use the Valley Transportation Authority (VTA) Bicycle Technical Guidelines as a recommended bicycle parking guideline. For retail sales/supermarket uses, VTA recommends one Class I space per 30 employees and one Class II space per 6,000 square feet of floor area. A Class I space is defined as one that protects the entire bicycle and its components from theft, vandalism or inclement weather and is appropriate for long-term parking (two hours to all day). A Class II space is defined as a rack to which the frame and at least one wheel can be secured with a user provided U-lock or padlock and cable and is appropriate for short-term parking (less than two hours).

### DISCUSSION

This is a Commercial Design Review application for a renovation and expansion of an existing grocery store use (Draeger's Market). The project includes an addition of 2,991 square feet, a renovation and exterior improvements to the existing building, restriping of the parking lot to add 15 parking spaces and a new loading bay in the rear of the building.

The existing site includes a 21,343 square-foot building and a surface parking lot with 72 spaces. Draeger's Market has up to 45 employees working at the store and will maintain this number after the addition and renovation are completed. The project site is zoned CRS (Commercial Retail Sales), which allows for grocery store (retail) uses as a permitted use. The site is located on First Street, to the north of the intersection with Whitney Street.

As recommended by the VTA guidelines, the project should provide at least two Class I and four Class II bicycle parking spaces. The project meets these guidelines by providing two wall hung bicycle racks for employee use inside the building in the break room area and six Class II spaces (two three-stall bicycle racks) near the front entrance adjacent to First Street for customer use. A letter from the application which provides additional information about the proposed bicycle and pedestrian improvements is attached with this report.

To improve pedestrian circulation, the project will be replacing the sidewalk along its First Street frontage (currently a mix of asphalt and concrete), installing a green wall at the back of sidewalk to create a landscape buffer with surface parking lot and installing new bulb outs at the midblock and Whitney Street crosswalks. The project will also be relocating the main driveway to the parking lot to increase the separation between the midblock crosswalk in order to improve pedestrian safety and overall site circulation. The loading bay in the rear of the store will be improved to allow delivery trucks to be fully parked on the site and avoid blocking the sidewalk. Overall, the proposed project will greatly improve pedestrian safety and circulation into and around the grocery store.

Also, as a separate project, the City is in the process of planning for the removal of the overhead utility lines and poles along First Street between Main Street and San Antonio Road. The existing utility poles create pinch points along the sidewalk on First Street. The project is currently in design and has a goal of being completed by the middle of 2016.

## **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves an addition of less than 10,000 square feet to an existing commercial building within an urban area.

Attachments:

A. Applicant Letter