

4.2 Redevelopment Opportunities & Public Space

Priority Action: Create a redevelopment plan following the guidelines in this master plan.

Based on preliminary discussions with business/property owners, residents and Village officials, the general open house and household survey, the following opportunities for redevelopment and creation of public space have been identified. These opportunities have been broken down geographically: East, Central and West. A detailed redevelopment plan must be undertaken to study each opportunity.

4.2.1 EAST - Redevelopment Opportunities & Public Space

A redevelopment plan for the eastern section of Silver Spring Drive should follow the guidelines within this master plan and consider the following items:

- *Create a signature building on the Northeast corner with appropriate size and scale*

It is recommended that a signature building be located on the currently vacant land on the Northeast corner of Silver Spring and Lake Drive. A substantial building at this location will help anchor the east end of the street and can serve as a gateway into the Business District. It is recommended that the Village consider a taller structure to create a strong building mass and a visual terminus to the street. Most importantly, this building must exhibit the highest quality design, detailing and construction. However, the height and massing of the structure should be studied carefully to ensure that it fits the neighborhood character of the residential areas to the east and north.

- *Create a Significant Gathering Place, Gateway and Linkage to Civic Corridor*

The creation of a public space is recommended on the Northwest corner of Lake Drive and Silver Spring. This space will function as a link from the Village's Civic district (High School, Village Hall, and Library) to the business district. The green space just north of the new library could be designed as a formal public garden helping to reinforce a link between the two districts.

The northwest corner was chosen over the northeast as the location of the public space because it's proximity to a greater amount of pedestrian activity. Historically successful 'Village Gathering Places' are located close to pedestrian activity that serves to enliven and activated the space. The adjacent buildings may, at some time, be occupied by tenants that could use the space for activities such as outdoor seating or a small flower market on special days.

- *Allow relocation of Masonic Lodge to enable Sendik's Expansion*

A successful grocery store is an essential component to many local main streets. The current Sendik's building is significantly smaller than the current norm in grocery store development. With development pressure from Glendale, it is essential to allow Sendik's to expand if the opportunity were to arise. The current location of the Masonic Lodge prohibits Sendik's from expanding in its current location. The Masonic Lodge is an important institutional use within the Village that contributes to the community in many ways. If the Masonic Loge could be relocated to an agreed upon location, Sendik's could expand and remain competitive as grocery trends continue to change.

- *Respond to Site Design Issues for Sendik's Property*

A strong neighborhood business district requires anchor uses. In this case, the existing grocery store is a strong neighborhood anchor with a long history and positive relationship to the local residential community. In the last decades, the nature of grocery stores has changed dramatically and there has been considerable churn in the type and distribution of food services. While the current operation of Sendik's is satisfactory to the neighborhood, it is important to protect the longer-term viability of this business for the community.

Recent changes by the grocery store operators – specifically the expansion of parking spaces and some interior remodeling – have created building footprint and operation that is close to the maximum size allowed by the site. Current comparable grocery stores are considerably larger. The Village should enter into detailed discussions with the store owners and operators to determine their detailed long term needs. It is likely that this will reveal a need for modest expansion for both building operations and parking. This still would create a store that was at the very low end of the range for current grocery operations.

The Redevelopment Plan should create very clear design guidelines for the redevelopment of the Sendik's property site to include site-specific parking, paving and landscaping guidelines in addition to architectural guidelines.

- *Adjust to traffic from new development*

Increased traffic from new development must be addressed for any new development that occurs in the eastern area. Residents who live on the alley that serves the property on the Northeast corner may experience greater traffic through the alley by motorist who will use the alley to exit/enter the site rather than Lake Drive. Traffic pressure may also occur north of the Sendik's site if the store is allowed to expand in the future. For any development type, a detailed traffic and circulation study must be

undertaken. Reconfiguration of the alley and streets should be explored in concert with any redevelopment plans. More detailed guidelines are discussed in 4.5 and 4.6

- *Respond to concerns from adjacent property owners*

The redevelopment plan must address concerns of local residents and study the effects on surrounding property values. This could be addressed by the newly formed CDA as recommended in section 4.8.1

4.2.2 CENTRAL - Redevelopment Opportunities & Public Space

A redevelopment plan for the central section of Silver Spring Drive should follow the guidelines within this master plan and consider the following items:

- ***Condominium Style Housing***

The Village should carefully consider the addition of condominium style housing close to the business district. These building forms could serve to enclose the large parking court known as Consaul Commons.

- ***Building Height and Mass***

If any buildings are to be built in the central region, concern should be shown to building height and mass. Buildings should fit within the existing urban context.

- ***Impacts on School Activities***

Impacts on the school activities should be studied when any development is considered for the site across from Santa Monica Grade School. Traffic patterns and volume should be studied, once a building use and density is determined.

- ***Creation of Significant Public Place***

The existing public space which links the Consaul Commons parking area with Silver Spring should be enhanced and improved to create a significant gathering space. This could be accomplished by improvements to the blank facades which enclose the space, redesign of the planting beds, inclusion of benches and other outdoor seating arrangements. This site is central to the entire Silver Spring Business District and could become a main gathering space within the district.

- ***Improvement of Rear Parking Condition (Consaul Commons)***

Consaul Commons should be reconfigured to use the space more efficiently and include decorative paving, and lighting. The existing green space should be relocated to a more prominent space within the business district.

4.2.3 WEST - Redevelopment Opportunities & Public Space

A redevelopment plan for the west section of Silver Spring Drive should follow the guidelines within this master plan and considers the following items:

- *Side Street Traffic*

There is great concern from residents who live on the side streets in this area regarding business traffic that uses their streets to get to and from Silver Spring Drive. The idea of creating small gateways into these neighborhoods needs to be further detailed to ensure that traffic does not increase on the side streets.

- *Alley Improvements*

Increased traffic from new development must be addressed for any new development that occurs in the western area. Residents who live south of Silver Spring are concerned that they will experience greater traffic through their neighborhood if there is any business development in this area. Reconfiguration and improvements of the alley and side-streets should be explored in concert with any redevelopment plans. More detailed guidelines are discussed in 4.6 and 4.7

- *Inform property owners of the redevelopment process*

Property owners adjacent to the alley have expressed concern that they will be forced from their homes, or that their property values will decrease due to any redevelopment along Silver Spring Drive. A discussion with the property owners is critical to provide them with clear and accurate information about the redevelopment process.

- *Creation of Public Gateway Feature*

The opportunity exists to create a significant public gateway on the west end of Silver Spring Drive at Lydell Avenue. This gateway will help identify entry into the Village as well as entry into the business district. Equally as important, this gateway could help link the Silver Spring Business District to positive improvements that are planned for Bayshore Mall and Silver Spring Drive in Glendale. (See also Section 4.7.2 for additional Gateway discussion)