

Clifford Avenue Island - June 11 Community Meeting Record

Topics

Topic	Community Input	Response
Existing Parking Island and Stormwater Project	How does the planned stormwater project relate to the existing parking island?	The existing parking island will be temporarily impacted during the construction phase of the planned stormwater project. At this stage, no final design has been developed, and no decisions have been made regarding changes to the site following construction, or its current uses.
	What is the anticipated timeline for any proposed modifications?	Removal of the parking spaces and conversion to an interim grass open space condition could occur as soon as Spring 2027 if the community supports the change.
	Why is RPCA leading community engagement?	RPCA is leading the community engagement process because the initiative is evaluating how this City-owned public space could improve overall quality of life. RPCA is conducting community engagement to understand neighborhood priorities and gather feedback to inform future recommendations. RPCA is coordinating closely with other City departments, including Transportation & Environmental Services (T&ES), to ensure all relevant transportation, stormwater, maintenance, and infrastructure

		considerations are incorporated into the evaluation and decision-making process.
Community Outreach and Stakeholder Engagement	Where were event flyers distributed, and which residents, businesses, and organizations received notification of the meeting?	Staff used multiple outreach methods to notify the community about the public meeting and encourage participation. Event information was shared through the City's project webpage, social media channels, email notifications, and printed flyers. Printed flyers were distributed to homes near the Clifford Avenue Island to help ensure that nearby residents were aware of the meeting and had an opportunity to participate.
	How were notification boundaries determined, and do they align with neighborhood boundaries?	The notification area was established based on the project's location and the goal of informing those most directly affected. Homes in close proximity to the Clifford Avenue Island received printed flyers, while project information was also shared through the City's website, social media, and other communication channels to reach a broader audience. The notification area was not intended to correspond exactly with neighborhood or civic association boundaries. Rather, it was designed to prioritize outreach to nearby residents while providing opportunities for

		anyone with an interest in the project to participate and provide feedback.
	Who are the stakeholders involved in this process, and how will they be included in decisions regarding the future of the island?	The initiative includes a broad range of stakeholders, including nearby residents, neighborhood and civic associations, local businesses, property owners, community organizations, and City departments with responsibilities related to parks, transportation, stormwater, urban forestry, and public infrastructure. Community engagement is an important part of the planning process. Feedback gathered through public meetings, surveys, and other engagement opportunities will be included alongside technical analyses, operational needs, funding, and City policies to help inform future recommendations for the island. Community input will play a key role in evaluating potential opportunities and identifying a preferred direction for the site.
	Address any concerns that came up in meeting about outreach/messaging issues	City staff appreciates the feedback received regarding outreach and project messaging. Community comments help identify opportunities to improve how information is shared and ensure project objectives are

		clearly communicated. Based on the feedback received, staff will continue to refine its outreach efforts by providing clearer project information, using multiple communication channels, and offering additional opportunities for community participation throughout the planning process. The intent of the community engagement process is to ensure that residents and stakeholders have access to timely, accurate information and meaningful opportunities to provide input before recommendations are developed. The City remains committed to a transparent and inclusive process and welcomes continued community participation as the project moves forward.
Neighborhood Parking and Community Input	How will the City address parking demand if the existing parking island is removed or reconfigured?	At this stage, no decision has been made to remove or reconfigure the existing parking. The purpose of the initiative is to evaluate potential opportunities for improving the City-owned Property based on community input, technical analyses, and operational needs. If a concept involving changes to parking is recommended, the City will evaluate the potential impacts on the surrounding neighborhood, including parking demand, accessibility, traffic operations, and other

		transportation considerations. Staff will assess these impacts before any final decisions are made.
	If the parking island is modified, how will existing parking needs in the area be addressed?	See response to previous question.
	Community members expressed concern about potential changes to existing parking, noting that current parking is well utilized and serves adjacent buildings in the area.	City staff recognizes the community's concern regarding the existing parking on the Clifford Avenue Island and understands that these spaces are actively used by residents, visitors, and adjacent properties. Preserving access and understanding existing parking demand are important considerations as the project moves forward. At this time, no decision has been made to modify or remove the existing parking. Should a future concept include changes to the parking configuration, the City will evaluate parking utilization, neighborhood parking demand, accessibility, and potential impacts on surrounding properties. This evaluation will be informed by community feedback, technical analysis, and applicable City policies before any recommendations are made.

	Concerns were raised about overall parking availability, including impacts from spillover parking related to nearby businesses, street sweeping day restrictions, and long-term parking needs.	City staff acknowledges the community's concerns regarding overall parking availability in the neighborhood, including the effects of spillover parking from nearby businesses, parking restrictions associated with street sweeping, and the area's long-term parking needs. These issues are important considerations and extend beyond the parking spaces located on the Clifford Avenue Island. If a future recommendation includes changes to the existing parking configuration, the City will evaluate potential impacts on neighborhood parking, accessibility, and traffic operations. Community input, parking demand, operational considerations, and technical analysis will all be considered before any recommendations are developed. No decisions regarding parking modifications have been made at this time.
	Participants requested consideration of how parking demand would be addressed if existing supply is reduced or removed.	City staff appreciates the community's request to carefully consider how parking demand would be addressed if any future concept were to reduce or remove existing parking supply. At this stage, no decision has been made to change the current parking configuration. Should a future recommendation include modifications to parking, the City would evaluate existing parking utilization,

		neighborhood parking demand, accessibility needs, and potential impacts on nearby residents, visitors, and businesses. This evaluation would be informed by community feedback, technical analysis, and applicable City policies before any recommendation is advanced.
	Attendees noted that recurring flooding in the neighborhood has historically affected parking availability, increasing reliance on existing parking resources.	City Staff appreciates the community's feedback regarding recurring flooding in the neighborhood and its effect on parking availability. The relationship between stormwater conditions, access, and parking is an important consideration in evaluating future improvements to the Clifford Avenue Island. As the initiative progresses, staff will coordinate with various City Departments to better understand existing stormwater conditions and how potential improvements could support broader resiliency objectives. Community input regarding flooding and parking challenges will be considered alongside technical analyses, operational needs, and applicable City policies as future recommendations are developed. No decisions regarding changes to parking or the site have been made at this time.

	How will the City address parking needs if current parking is removed or reconfigured?	The City recognizes that parking is an important issue for residents, visitors, and nearby businesses. At this stage, no decision has been made to remove or reconfigure the existing parking on the Clifford Avenue Island. If a future recommendation includes changes to the current parking configuration, the City will evaluate existing parking demand, utilization, accessibility, and potential impacts on the surrounding neighborhood. This evaluation will consider community feedback, technical analyses, operational needs, and applicable City policies before any recommendations are made.
Safety and Crime Prevention Concerns	What measures are being considered to prevent misuse of the space if the parking area is converted into a park or public space?	City staff understands the community's interest in ensuring that any future public space is safe, welcoming, and well maintained. At this stage, no decision has been made to convert the parking area into a park or other public space. If a future recommendation includes the creation of a public open space, Crime Prevention Through Environmental Design (CPTED) principles would be considered during the design process. This includes elements

		such as clear visibility, appropriate lighting, defined entrances, durable materials, and features that encourage positive community use. The City would also evaluate ongoing maintenance needs and coordinate with appropriate City departments to support the long-term stewardship of the space. Community feedback regarding safety, maintenance, and the appropriate use of the site continues to be an important consideration throughout this process. continues to be an important consideration throughout this process. ant consideration throughout this process.
	How will pedestrian safety be addressed if converting the island to a park increases foot traffic in the area?	Pedestrian safety will be a key consideration in evaluating any future concept for the Clifford Avenue Island. At this time, no decision has been made to convert the site into a park or public open space. If a future recommendation includes a public space that attracts additional pedestrian activity, the City will evaluate opportunities to enhance pedestrian safety through coordination with various City Departments. This evaluation may include reviewing pedestrian access, visibility, street crossings, traffic patterns, accessibility, and other design

		elements intended to improve safety for all users. Community feedback regarding pedestrian safety will be considered alongside technical analyses, engineering standards, and applicable City policies to help ensure that any changes create a safe, accessible, and well-connected public space.
Tree Protection and Preservation	How will existing trees be protected during construction and any future project improvements?	The City recognizes the value of the existing trees on the Clifford Avenue Island and is committed to protecting and preserving healthy trees whenever feasible. At this stage, no design has been developed, and no decisions have been made regarding any future changes to the site. If a future recommendation includes changes to the site, existing trees will be evaluated as part of the design process in coordination with the City's Urban Forestry staff. Any future construction would be required to follow the City's Landscape Guidelines for tree protection and best management practices. Community feedback regarding the preservation of the site's tree canopy will

		continue to be an important consideration throughout this process.
	How will the design of future pavement or site plans account for impacts to tree roots?	Protecting the health of existing trees, including their root systems, will be an important consideration during the evaluation and design of any future changes to the Clifford Avenue Island. At this stage, no site design has been developed, and no decisions have been made regarding future pavement or other site improvements. If the process recommends changes to the current condition, a future design process will include an assessment of existing trees and their critical root zones in coordination with the City's Urban Forestry staff. Potential pavement, grading, and utility improvements would be designed to minimize impacts to tree roots whenever feasible and would comply with the City's Landscape Guidelines for tree protection, as well as Urban Forestry best management practices, and applicable engineering and environmental requirements.
Site Conditions and Community Design Input	How permeable is the existing ground beneath the asphalt, and how might site	The existing subsurface conditions beneath the asphalt have not yet been fully evaluated as

	conditions influence future design decisions?	part of this planning effort. If the process recommends changes to the current conditions, site investigations may be conducted to better understand soil composition, permeability, drainage characteristics, existing utilities, and other physical conditions that could influence future design options. Information gathered through these evaluations will help determine the feasibility of potential improvements, including opportunities to incorporate stormwater management practices, increase permeable surfaces where appropriate, protect existing trees, and improve the site's environmental performance. Any future design recommendations will be informed by these technical analyses, community feedback, and applicable City standards and policies.
	Participants requested consideration of a compromise approach that includes both green space and parking.	City staff appreciates the community's suggestion to explore a balanced approach that incorporates both public open space and parking. One of the goals of the planning process is to evaluate a range of potential concepts that address community priorities while considering the site's opportunities and constraints.

		No decisions have been made, and no preferred alternative has been identified at this time. As the process moves forward, staff will review the community input before any recommendations are made.
	Participants asked whether lighting is being considered as part of the project design.	City staff acknowledges the questions and concerns raised regarding lighting and potential visual impacts associated with any future improvements to the Clifford Avenue Island. At this stage, no design has been developed, and no decisions have been made regarding specific site features, including lighting. If the process recommends changes to the current conditions, lighting will be evaluated as part of the overall site design process, with consideration given to safety, usability, energy efficiency, and potential impacts on adjacent properties.
	Attendees expressed concern about visual impacts on nearby residents and requested consideration of buffering or screening strategies between the space and adjacent properties.	City staff acknowledges the concerns raised regarding potential visual impacts on nearby residents and the request to consider buffering or screening between any future improvements and adjacent properties. At this stage, no

		design has been developed, and no decisions have been made regarding site changes. If the process recommends changes to the current condition, buffering and screening strategies would be evaluated as part of a future design process. These considerations would be informed by community feedback, site conditions, and applicable City design standards and policies as part of developing any future recommendations.
	Community members expressed interest in incorporating bioswales and asked what environmental and stormwater management features are being considered for the project.	City staff appreciates the community's interest in incorporating bioswales and other environmentally beneficial stormwater management features into the project. At this stage, no design has been developed, and no decisions have been made regarding specific site improvements. If the process recommends changes to the current condition, environmental and stormwater management strategies will be evaluated as part of the design process in coordination with various City departments. Potential features such as bioswales, permeable surfaces, native plantings, and other green infrastructure approaches may be

		considered where feasible based on on-site conditions, technical requirements, and maintenance considerations.
	Attendees highlighted interest in bicycle amenities, including Capital Bikeshare stations and bike lockers.	City staff appreciates the community's interest in bicycle amenities, including Capital Bikeshare stations and secure bike storage such as lockers. At this stage, no design has been developed, and no decisions have been made regarding specific site amenities. If the process recommends changes to the current condition, bicycle access and supporting infrastructure will be evaluated as part of the overall site design process in coordination with various City departments. Potential amenities such as bike racks, bike parking, and other secure storage options may be considered based on demand, feasibility, and site conditions.
Next Steps and Community Involvement	How can community members stay involved or participate moving forward?	City staff encourages continued community participation as the process moves forward. At this stage, no decisions have been made, and public input remains an important part of the planning process. Community members can stay involved by attending future public meetings and engagement events, submitting feedback

		through the project webpage and surveys, and signing up for City email updates and notifications. Information will continue to be shared through multiple channels to ensure residents and stakeholders are informed of key milestones and opportunities to provide input.
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