

MEMORANDUM

TO: Park Advisory Commission

FROM: Colin Smith, Parks & Recreation Services Manager

DATE: October 15, 2019

SUBJECT: Resolution to recommend approval of an emergency access agreement between the City and The Roxbury Group in Broadway Park

In July 2019, City Council approved a PUD Area Plan and PUD Zoning for the parcel at 841 Broadway, directly across the street from Broadway Park. An Area Plan, or site plan is required when an amendment to the City Zoning Map is proposed. The petitioner cannot construct based on an Area Plan and must have a site plan approved by City Council before construction can begin. The Area Plan approved depicts 104 dwelling units in four six-story buildings with a two-story parking deck attached and a minimum of six contiguous acres of public open space.

In order to construct the project as proposed, a secondary emergency-only access is required by the Fire Safety Code. The petitioner has proposed providing this emergency-only access through Broadway Park by reinforcing a section of the existing sidewalks and constructing an extension into the Railroad ROW and under the Broadway Bridge to connect with the existing Amtrak parking lot and through the 841 Broadway project site.

City staff including Planning, Engineering and the Fire Marshall have reviewed and approved the draft design elements of the emergency access. Parks staff has also examined the request and is generally supportive because the allowance of the emergency access does not fundamentally alter the park or any uses of the park. The most likely scenario is that the emergency access will never be used. The developer of the 841 Broadway project will be responsible for construction and maintenance, including snow removal. This will be controlled through a recorded Development Agreement approved by City Council.

The petitioner is required to submit detailed design specifications with the site plan. Parks, Engineering and the Fire Marshal will review the plan in detail at the site plan stage. All issues must be addressed before a site plan recommendation by City Planning Commission. Final approval of the site plan will be at City Council discretion.

The petitioner first presented the general proposal for secondary emergency access through Broadway Park to the Park Advisory Commission (PAC) on March 19.

RESOLUTION TO RECOMMEND APPROVAL OF AN EMERGENCY ACCESS
AGREEMENT BETWEEN THE CITY AND THE ROXBURY GROUP IN
BROADWAY PARK

Whereas, The Roxbury Group needs to provide a secondary emergency-only access route to address Fire Code requirements for their development at 841 Broadway;

Whereas, the 841 Broadway site is directly across Broadway Street from Broadway Park and a secondary emergency access to 841 Broadway is feasible via Broadway Park with agreement from the Railroad ROW and Amtrak;

Whereas, The Roxbury Group will construct, maintain and ensure clear access through the secondary emergency access route;

Whereas, The Roxbury Group will submit a site plan with detailed engineered plans to be reviewed and approved by City staff as part of the site plan approval process;

Whereas, the provision of an emergency-only access path will not alter the park design or intended uses of Broadway Park;

RESOLVED, That the Park Advisory Commission recommends granting the secondary emergency-only access between the City and The Roxbury Group for Broadway Park in a form to be determined by the City Attorney's office.