

Hello,

I attended the information session put on by Nate Warnke of Rockhound Brewing on the 4th of June, and I'd like to add some comments that I didn't manage to put into words at the time.

Please feel free to add any relevant comments below to the public record for the ALRC meeting.

A concern that was brought up repeatedly at the information session was regarding parking for businesses (and multi-tenant residential buildings) along Park Street, and how that parking tends to overflow into the surrounding residential streets. I am a resident of the Bay Creek neighborhood, and I share the concern about parking (and noise at closing time) overflow from Park Street businesses.

However, there is going to be commercial space in that location, and commercial space requires parking. There are also going to be luxury apartments above that location, and those apartments will require parking for residents and guests. The parking problem is not going away and won't be solved by keeping out one business. We aren't going to have a successful mixed-use corridor with empty storefronts all along the ground floor. We aren't going to fill those storefronts without making the space attractive to business owners. We aren't going to make an attractive space without being able to market to people outside of immediate walking distance.

Quite honestly, I'd rather see a good anchor restaurant go into this space than see it go to retail space that won't be able to draw in enough people to stop and park to make it worth it. Once we have the people here to eat, we solve the chicken-and-egg problem of getting people walking past other storefronts, and maybe we fill more of those storefronts with retail.

If that anchor restaurant is one that also (or even primarily) appeals to the neighborhood and local walking-distance families, so much the better.

If we can get people actually stopping and shopping in the Park Street corridor, maybe we can solve the OTHER chicken-and-egg problem, the one where we must ask the question "Why should we devote space for parking in this location if there's no one stopping there?"

I'd really like to see Rockhound succeed in this location. I believe that Nate is willing to listen to neighborhood concerns about noise and parking, and I found the proposed mitigation factors at the meeting to be reasonable and worth pursuing.