

Conceptual Site Plan for Remainder of the Juvenile and Domestic Relations District Court Site

March 26, 2026

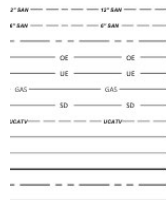


= Decision Point

Land Use, Site Optimization & City Needs

1. Does the current concept represent the highest and best use of the property, particularly given its relationship to the courthouse? This presents an opportunity to reassess long-term civic needs. *(Additional Staff Comment: This discussion will influence the remainder of the decision points)*
2. Redevelopment of Former Building Footprints The areas where buildings were previously demolished may offer opportunities for new structures that support city operations or community uses. *(Developing this area would impact the trails, stormwater facilities, and possibly the flexible open space – the most logical place to relocate an enlarged bioretention facility.)*
3. Preservation of Beverley Street Frontage: The frontage along Beverley Street is a valuable civic asset and should be maximized and preserved for public-facing uses.





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Access, Circulation, Pedestrian Infrastructure and Neighborhood Connectivity

1. Secondary Exit to Beverley Street: Determine whether this exit should be retained, modified, or repurposed under future site configurations. *(Originally the eastern entrance was considered as an access for court personnel; however, this was not pursued. Therefore, it could be repurposed to provide additional green space along Beverley Street.)*
2. Access to Beverley Court and Adjacent Neighborhoods: There is interest in exploring additional pedestrian access points. *(Any new connections would require acquisition of easements.)*



Access, Circulation, Pedestrian Infrastructure and Neighborhood Connectivity

3. **Potential Sidewalk Connection via Stella Mia's-** Investigate whether a pedestrian easement or cooperative agreement could be pursued to improve sidewalk continuity and reduce pedestrian/vehicle conflict. Sidewalks should be located along the western edge of the access road rather than routed through parking areas to enhance safety, ADA compliance, and overall walkability. *(In the past, Stella Mia's was not receptive to providing a pedestrian easement through their property and Columbia Gas now has an easement along the western side of the access road.)*



Access, Circulation, Pedestrian Infrastructure and Neighborhood Connectivity

4. The possibility of developing the front section of the paper alley should be reviewed to determine whether it could provide additional usable space. *(The alley along the eastern edge of the J&DR site is used by numerous adjoining property owners.)*



Access, Circulation, Pedestrian Infrastructure and Neighborhood Connectivity

5. Safe Routes to School (Grubert Project)- Is there an opportunity to integrate sidewalk enhancements that would strengthen pedestrian safety and connectivity. *(The concept plan ties into the existing Safe Routes to School crosswalk; however, additional improvements should be considered at this intersection.)*

Staff will take this into consideration, as a future project, whatever plan is developed and implemented on the JDR site

Open Space & Environmental Considerations

1. Hillside Area- Due to steep grades, this portion of the site is best suited for passive open space rather than development. *Additional Staff Comment: If direction given is to preserve building footprints for future buildings, it may be best to leave the hillside as it is.*
2. A flexible open area that can support events, gatherings, and seasonal programming is strongly supported. Drive through aisles may not be needed around the flexible open space.
3. Permeable Parking Surfaces- While costly, incorporating permeable materials in the parking lot would support stormwater management goals and reduce heat-island effects.



Parking Requirements & Courthouse Coordination

1. Assessment of parking demand and code requirements is needed to determine the appropriate number of spaces. *(A parking assessment will be completed once a determination is made on future uses of the site. Any parking plan for the site will need to include the availability of 100 spaces for Stella Mia's, as required by deed restrictions.)*
2. Evaluate proposed ideas/changes with Courthouse stakeholders for potential conflicts regarding functions, security, access, deliveries, and emergency response.

Staff will take these into consideration whatever plan is developed and implemented on the JDR site.

Transit Considerations

1. Courthouse Bus Stop - account for a future eastbound stop on West Beverley Street, including space for a bench, shelter, and ADA-compliant boarding area. *(While the new Bus Stop on the north side of Beverley Street should be sufficient to handle to current demand, ridership should be monitored to determine when/if a new and improved bus stop if warranted.)*

Staff will take this into consideration whatever plan is developed and implemented on the JDR site