

City Planning Meeting 8/25 7:30 pm at City Hall – plan to attend so your voice can be heard

SAVE THE DATE (August 25th at 7:30 pm) to

SAVE DOWNTOWN CAMPBELL

Sign the online petition by August 16th: <http://bit.ly/SaveDowntownCampbell>

The application for a 118-seat restaurant in the old Tread bike location is coming before the City Planning Commission on **TUESDAY, AUGUST 25th at 7:30 pm**. Please plan to attend.

Proposal: For a Steak N' Shake restaurant to occupy the old Tread Bike space in Lloyd Center. Steak N' Shake is a high turnover, 118 guest (+ 80 workers) family eatery (chain) that will be open from 6 am - 10 pm with a walk-up take-out window. Steak N' Shake chains serve eggs, burgers, fries, hotdogs, soups, sandwiches, and milkshakes. A similar menu to the Habit Burger slated to go in at the corner of Campbell and Bascom.

Note: This is not opposition to Steak n' Shake. This is opposition to *any* 118 seat, high-turn over restaurant that will: (1) require 70 parking spots (33 net new spots that the City will waive); (2) exasperate traffic by adding 455 new car trips downtown every day; (3) jeopardize the safety of residents; and (4) change the character of our Downtown. **Such an establishment is better suited for a more commercial location that can accommodate the anticipated traffic.**

Why should you care?

1. Increased Traffic

- The proposed restaurant will generate on average **455 net new** trips downtown every day, many of which are trying to turn onto or from Page to get to Steak n' Shake.
- Traffic on Campbell Ave is already congested, especially at commute hours and on weekends.
- Plans to add housing on Dillon and Railway will add approximately 767 more residents in the next few years. This also means lots more cars and construction on Campbell Ave.
- Possible mitigation: (1) A signal (recommended by the 3rd party traffic assessment firm). Note: per City Planners, a signal will not be put in until the Dillon Street project is developed, which is several years away.

2. Severely Impacts Parking in the Neighborhood

- Peak hours of operation will **require 70 parking spots.**
- Per City Regulations, Steak N' Shake is required to add 33 additional parking spaces. They are asking the City to waive this requirement as part of the permit application.
- Where will 70 cars + cars for the 80+ workers park?
 - in front of your house – Foote, Page, Maple, Poplar, Hawthorne
 - in your parking lot if you're a business (Greylands and other complexes)
 - if you're a business, your current customers won't be able to find parking
- Possible Mitigation: (1) residential parking permits for residents for Foote, Page, Maple, Hawthorne and other streets in the area

Save your neighborhood.

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To view plans/traffic assessment: <http://www.cityofcampbell.com/ArchiveCenter/ViewFile/Item/478>

3. **Puts Safety of Children & Residents at Risk**

- There are several blind spots on Page (Page/Maple, Page/OOC and Page/Hawthorne) that have resulted in near misses and several children and pets have almost been hit as motorists speed down Page St.
- Hundreds of more cars in the neighborhood will make it unsafe for residents
- Foote St. is currently dangerous due to suspicious activity (loitering, drinking, drugs) that a fast-food type of restaurant with a take out window will likely increase
- Possible Mitigation: (1) speed bumps on Page Street; (2) extend red zones near curbs where there are blind spots; (3) install street lights on Foote; (close Foote St.)

4. **Adversely Impacts the Character of Downtown**

- **Trash on and around Lloyd Center.**
 - Lloyd Center landlords do not maintain the property today. There is debris (alcohol bottles, construction materials, wrappers, etc.) left by tenants, guests, and loiterers.
 - The trash often sits for months, even when tenants complain to management. Pic on Nextdoor.com was taken 4/13/15. Trash is still there as of 8/9/15.
 - Take-out window will increase the likelihood of trash being scattered.
 - Trash attracts and creates a breeding ground for rodents.
 - Possible Mitigation: (1) do not permit the take-out window; (2) place additional trashcans in multiple locations; (3) require Lloyd Center to hire a service for daily cleaning (during reasonable hours) of their property and Foote St.
- **Noise at early and late hours.**
 - Proposed hours of operation are **6 am to 10 pm**;
 - Employees will arrive as early as **5 am and leave as late as midnight** - slamming car doors, smoking, playing music, triggering car alarms, etc.
 - Additional trash pick-ups as early as **3 am** and multiple delivery trucks on Campbell.
 - Possible Mitigation: (1) limit hours of operation from 8 /9 am – 9 pm; (2) close Foote Street to parking or make it residents only
- **Ally behind Lloyd Center will turn into a pass-through.**
 - The alley behind Lloyd Center and adjacent to residences on Orchard Oak Circle will become a pass through for people who park on Page and Maple
 - This is already a popular place for homeless, drug dealers and kids to drink
 - Possible Mitigation: (1) require Lloyd Center to close the alley with quiet and fire safe doors
- **Smell from fryers.**
 - Fryers and burgers could generate a fast-food smell in a wide vicinity
 - Possible Mitigation: (1) require venting that eliminates 100% of odor emission
- **Loss of downtown Campbell's charming look and feel.** The addition of a modern, high turn-over establish that as stated by others (even those who love Steak n' Shake) is "a cross between a Denny's and In/Out burger" is inconsistent with what the City has worked so hard to build and why people love and visit downtown Campbell.

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WRITTEN ACTION NEEDED BY Sunday, AUGUST 16th
HEARING Tuesday, August 25th at 7:30 pm at City Hall

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