



**City Manager's Report**  
**April 12, 2016 City Council Meeting**  
**Prepared By: M. Cleve Morris**

**Item#: 15.2**

**Subject:** Informational Report on Upper Broadway Businesses and Meetings with Owners.

**Discussion:** On March 21, 2016, Staff met with stakeholders regarding the upper Broadway area and the proposed Police Substation within the Carriage Trade Center. In attendance were representatives from the Police Department, City Manager, and Councilmember Thomas from the City. Others in attendance included representatives from County Health and Human Services, Homeless advocates, NAMI President, Shashank Kapre, Upper Room and private business owners. We had an excellent discussion on how best to make use of the new substation to help deter criminal activity in the area. Since that time, we have met again to make final plans for opening the substation. We have received generous donations of furniture and our own police officers have assisted with painting and other tasks to prepare the facility for opening. We anticipate the facility will open within the next two weeks. We will provide further information once final arrangements are made.

In addition to that meeting, Staff and Councilmember Thomas took the opportunity to meet with Mr. Kapre, owner of the Upper Broadway shopping center (Carriage Trade Center) that houses Grocery Outlet. We have become more concerned that the condition of the facility is becoming more run down and as such becomes an attraction for criminal activity creating an atmosphere less desirable for shopping by the general public. We appreciate the willingness of Mr. Kapre to meet with us and look for solutions. His generous offer for the Police Substation is also greatly appreciated.

It is Staff's opinion that in order for this shopping center to succeed, additional investment is required. The shopping center was built in an era where its current structure and layout fostered a vibrant, economic climate. Today, it clearly does not. In our discussions with the owner, it does not appear he has plans to make the necessary changes to the center at this time. Staff has expressed willingness to work with him on landscaping, parking, and other items that could serve to improve the center. However, these items will require an investment on his part. Staff would like to continue to work with the owner to identify ways to improve the center, either by attracting new business to invest in the center, or identifying improvements that will attract that business.

At this point, Staff will continue to look for ways to improve the Upper Broadway area including this shopping center.

**Options:** Information only.

**Cost:** None at this time.

**Budget Impact:** None.

**Recommendation:** No action.

  
 M. Cleve Morris, City Manager

  
 Pierre Rivas, Development Services Director