



Wells Fargo Parking Lot  
112 W. Magnolia Street

### **Statement of Planning Objectives**

The Wells Fargo Parking Lot is located at the northwest intersection of College Avenue and Magnolia Street at 112 W. Magnolia Street, which is in the Downtown District. Magnolia Street runs south of the property and College Avenue, a CDOT roadway and major north/south arterial, runs east of the property. A large parkway abuts the east property on the east side and partially extends along the south side. There is a 6' sidewalk along the east property line and a 5' walk along the south. An alley adjoins the west property boundary. The site is within walking distance to Old Town Square and is often used as overflow parking. The property is zoned Downtown (D) and is north of the Wells Fargo Bank and south of the Clock Tower Square office building.

### **Site Design**

Access to the parking lot is provided from the alley on the west and on Magnolia Street, which is the same Street that provides overall access to the Wells Fargo building to the south. The purpose of improving the parking lot is to provide parking for Wells Fargo employees. Wells Fargo had a parking agreement with Sports Authority to use the parking lot to the south. However, upon the retail store's closure, the parking agreement was no longer valid, necessitating the improvements to the parking lot at 112 W. Magnolia Street.

The parking lot is designed with the overall context of Downtown in mind. The existing parkways and large trees will be enhanced with additional shade trees, ornamental trees, compact shrubs, and ornamental grasses, which will also provide screening of the lot from both street frontages. The landscaping within the parking lot islands use attractive ornamental trees and shrubs to bring a pedestrian scale to the site. A 3' masonry screen wall with a stone cap along the College Avenue side of the parking lot will provide an additional buffer for drivers, pedestrians, and bicyclists. Upright junipers and ornamental grasses along the north side of the parking lot soften the edge adjacent to the existing Clock Tower Square office building and provide an attractive screen. The overall site design integrates well with the historic character and aesthetics of Downtown.