

DOWNTOWN SPECIFIC PLAN GOALS & OBJECTIVES (UPDATED)

GOALS

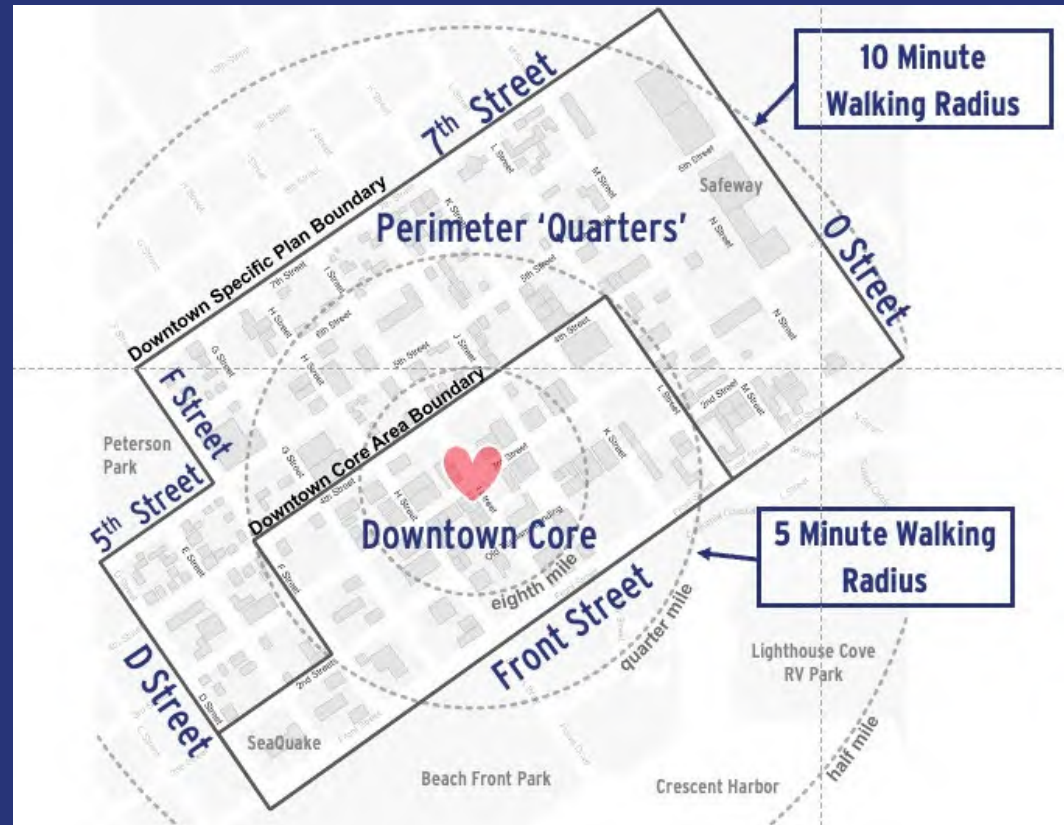
- A. Build Upon and Capitalize Upon Site, Vicinity, & Community Assets
- B. Provide Economic Development Opportunities for Local Residents
- C. Create a Safe and Convenient Walking, Biking, & Transit Oriented Downtown
- D. Address and Resolve Downtown Social Concerns
- E. Beautify the Appearance of Downtown Buildings and Public Spaces
- F. Provide Publicly Accessible Amenities for Visitors and Residents

LAND USE OBJECTIVES

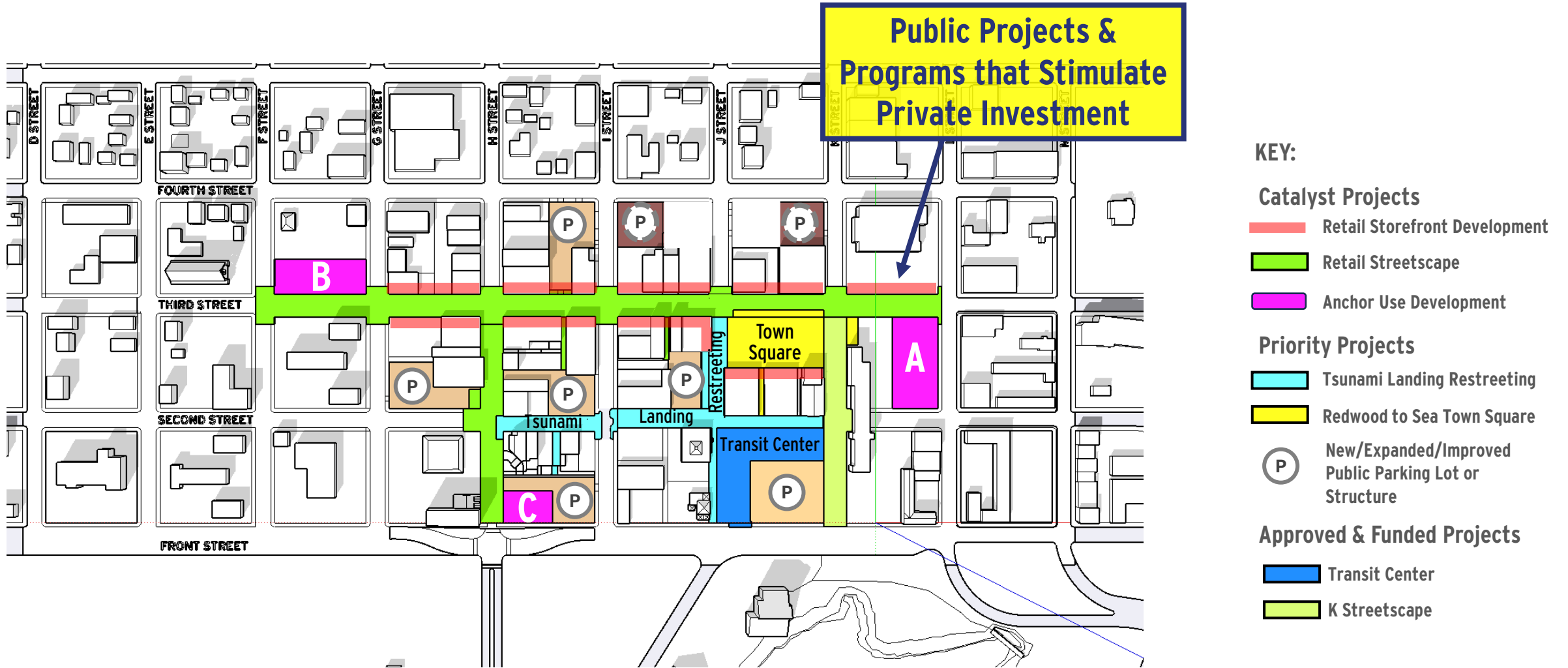
- A. Provide Additional Residential Market Rate & Affordable Opportunities
- B. Provide Additional Retail Uses to Attract Visitors and Local Residents
- C. Provide Additional/Missing Commercial Uses Absent in the Downtown

PUBLIC REALM OBJECTIVES

- A. Provide Streetscape Economic & Livability Improvements
- B. Provide New or Revitalized Civic Spaces & Facilities
- C. Improve Auto Access and Retail Parking



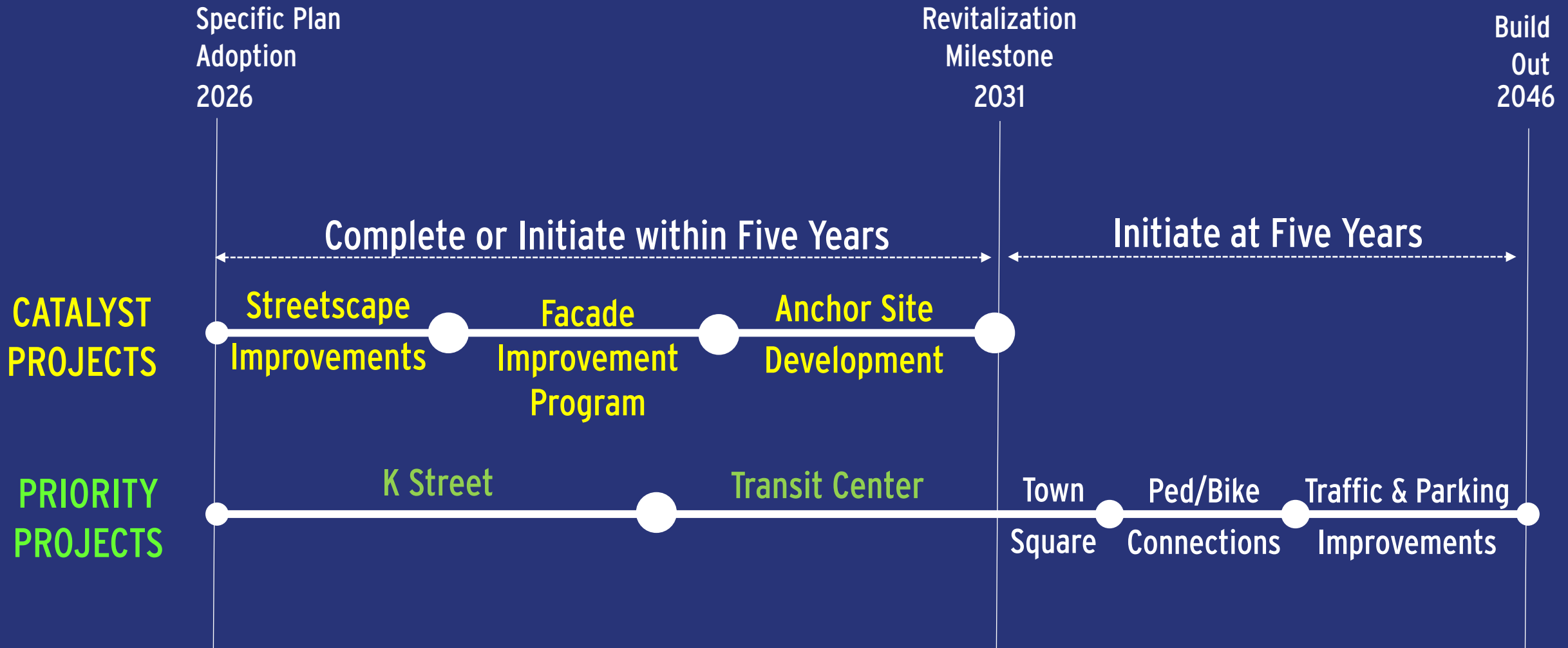
REVITALIZATION STRATEGY



CATALYST AND PRIORITY PROJECT DIAGRAM (REFINED)

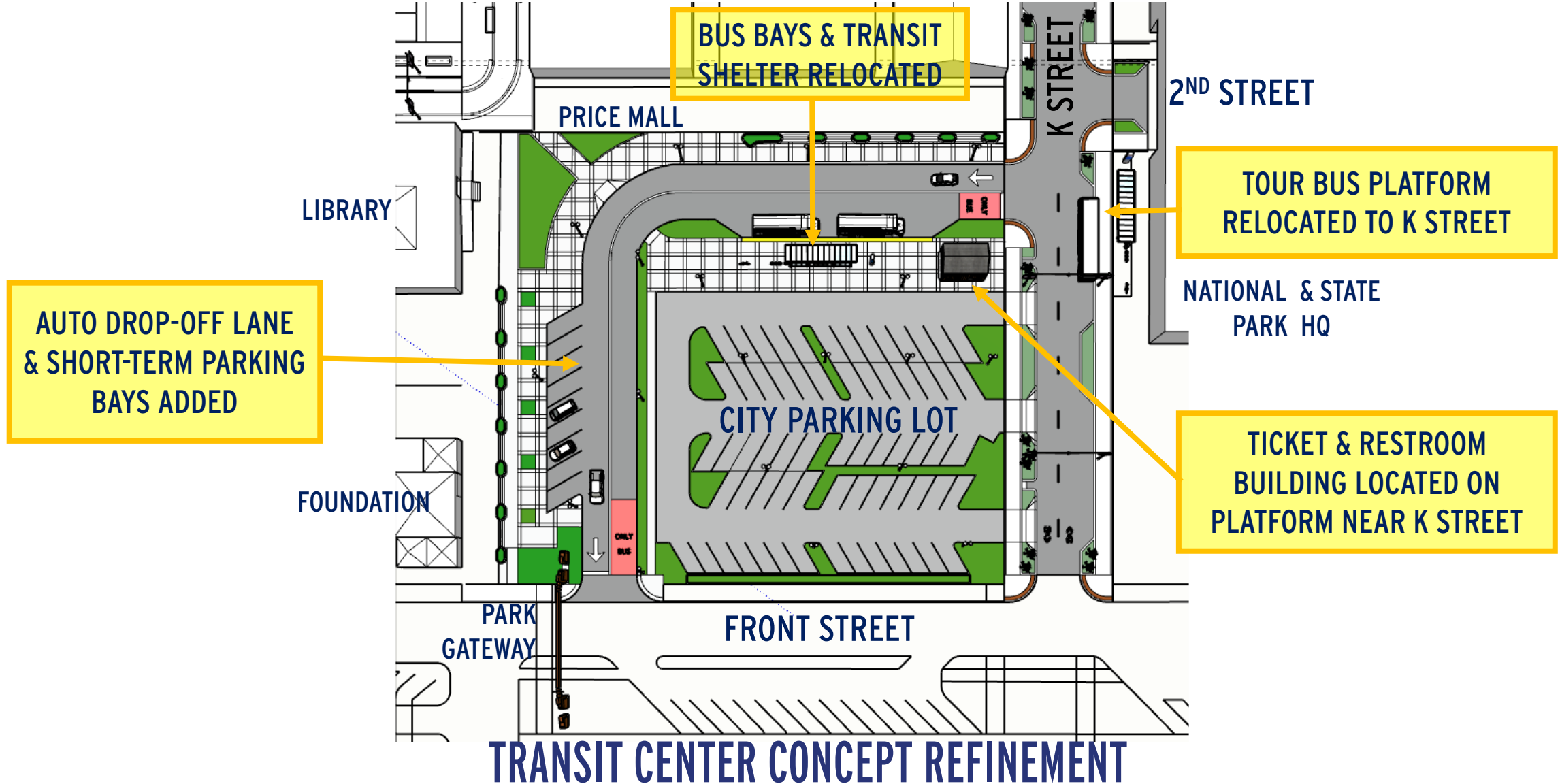
REVITALIZATION STRATEGY

PUBLIC ACTION TIMELINE



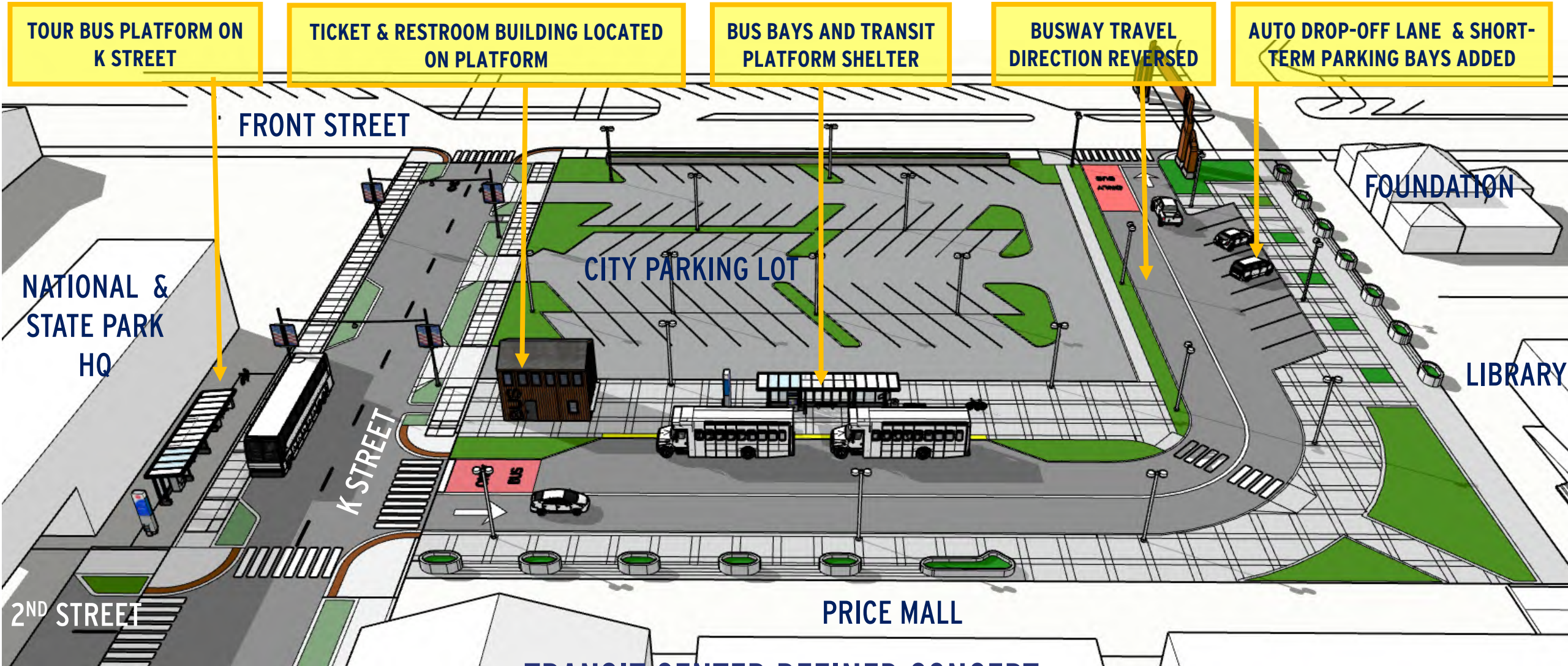
REVITALIZATION STRATEGY

APPROVED AND FUNDED PROJECTS



REVITALIZATION STRATEGY

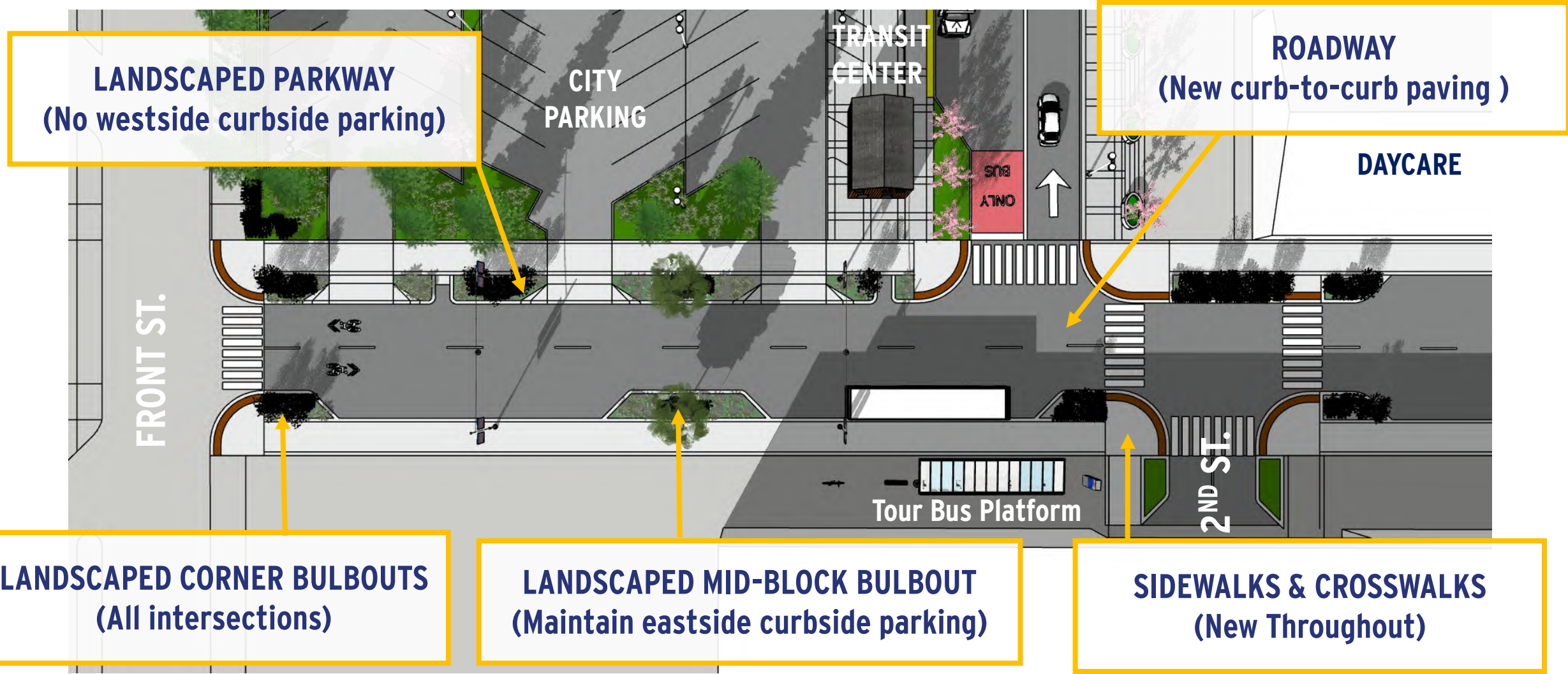
APPROVED AND FUNDED PROJECTS



TRANSIT CENTER REFINED CONCEPT

REVITALIZATION STRATEGY

APPROVED AND FUNDED PROJECTS



K STREET CONCEPT

REVITALIZATION STRATEGY

APPROVED AND FUNDED PROJECTS

DRIVEWAYS :
No changes to the location/number of parking lot driveways

NO CHANGES TO TRAVEL LANES
Add Bicycle Shared Lane Markings

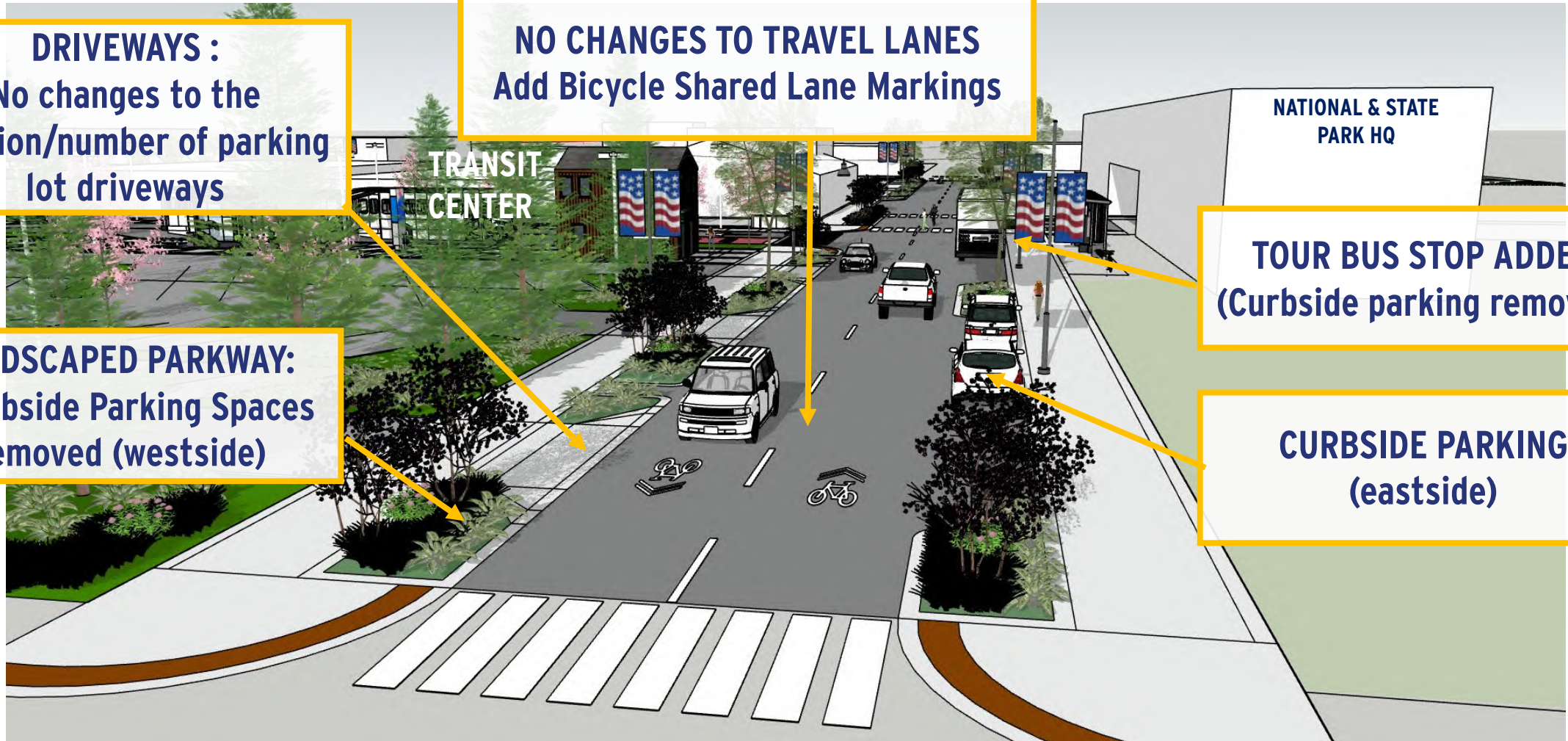
TRANSIT CENTER

NATIONAL & STATE PARK HQ

TOUR BUS STOP ADDED
(Curbside parking removed)

LANDSCAPED PARKWAY:
3 Curbside Parking Spaces Removed (westside)

CURBSIDE PARKING
(eastside)



K STREET CONCEPT

REVITALIZATION STRATEGY

CATALYST PROJECTS

UNDERGROUND OVERHEAD UTILITIES

EDWARD JONES

CITY PARKING

ACCESSIBILITY AND OTHER MINOR REPAIRS TO EXISTING SIDEWALKS ONLY

CHASE BANK

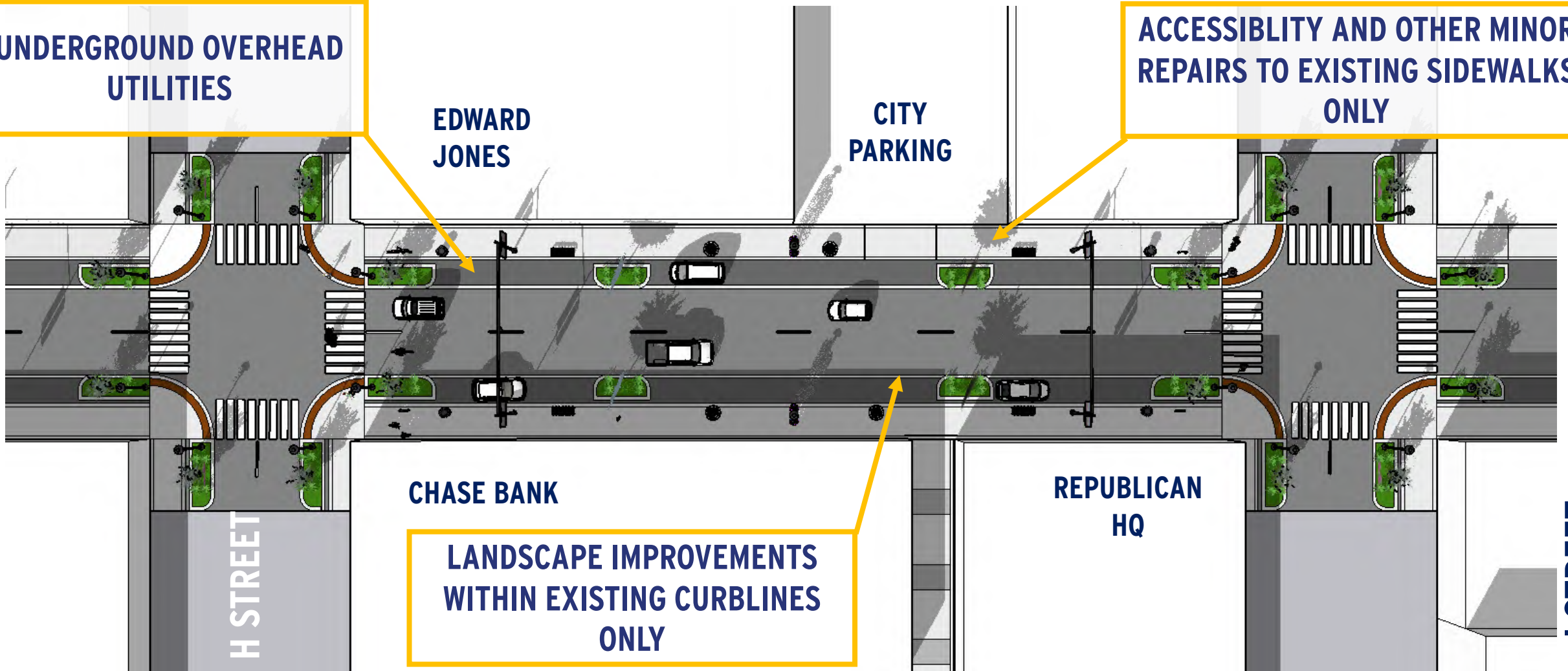
LANDSCAPE IMPROVEMENTS WITHIN EXISTING CURBLINES ONLY

REPUBLICAN HQ

H STREET

I STREET

THIRD STREET DESIGN CONCEPT REFINEMENT



REVITALIZATION STRATEGY

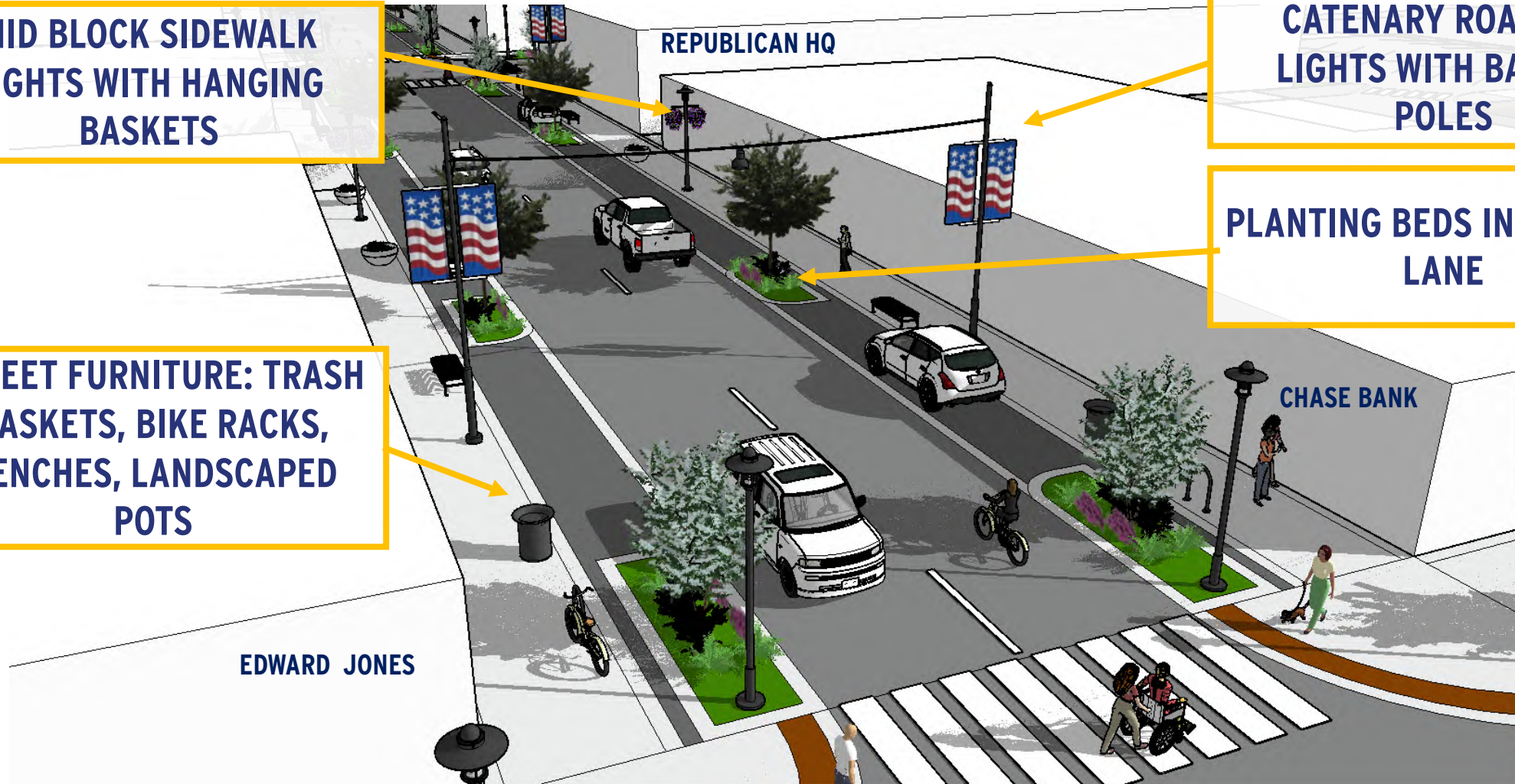
CATALYST PROJECTS

MID BLOCK SIDEWALK LIGHTS WITH HANGING BASKETS

CATENARY ROADWAY LIGHTS WITH BANNER POLES

PLANTING BEDS IN PARKING LANE

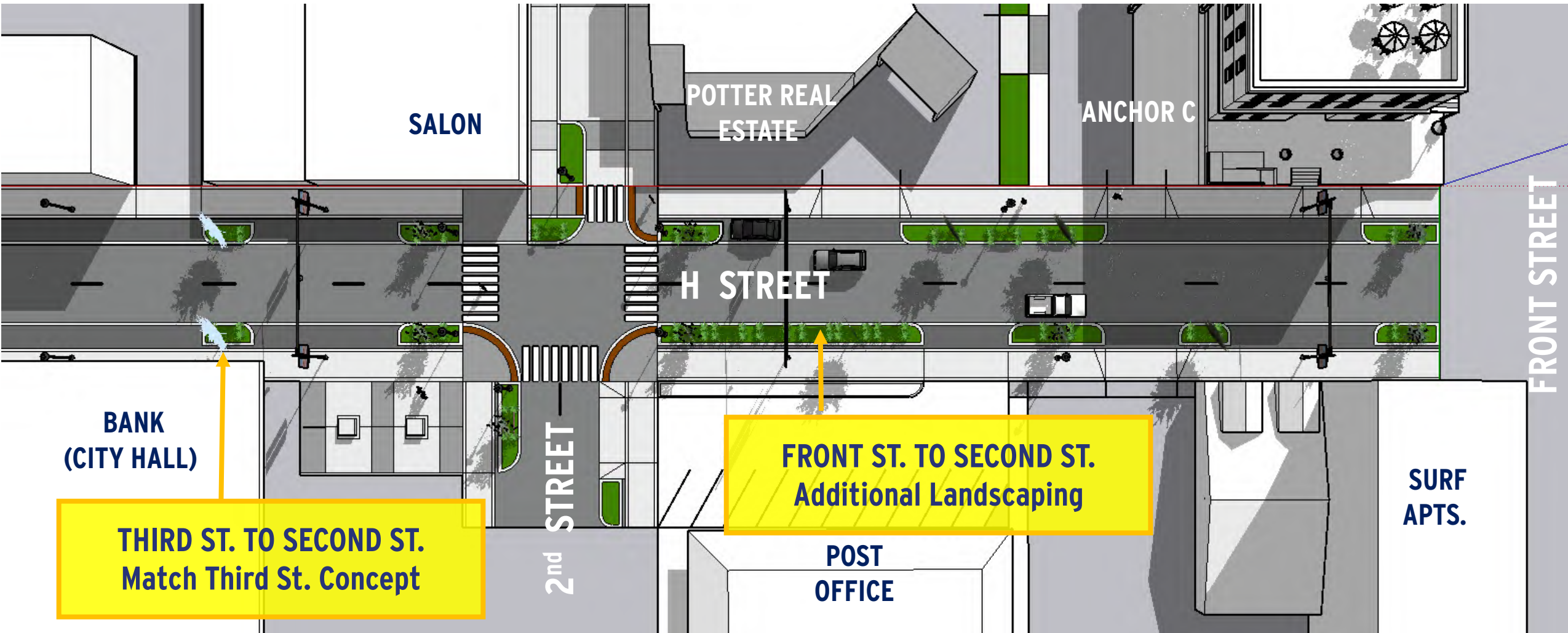
STREET FURNITURE: TRASH BASKETS, BIKE RACKS, BENCHES, LANDSCAPED POTS



THIRD STREET REFINEMENT (TYPICAL BLOCK)

REVITALIZATION STRATEGY

CATALYST PROJECTS



H STREET CONCEPT

REVITALIZATION STRATEGY

CATALYST PROJECTS

CATENARY ROADWAY LIGHTS
WITH BANNER POLES

H 'GREEN' STREET :
ADDITIONAL LANDSCAPING
(2ND ST. TO FRONT ST.)

MID BLOCK
SIDEWALK LIGHTS



H STREET CONCEPT

REVITALIZATION STRATEGY

CATALYST PROJECTS



CONCEPT SUMMARY

Site Area: .66 Acres

Building:

- Three Maximum
- 100' Maximum Length
- Required Ground Floor (Third St.) Retail

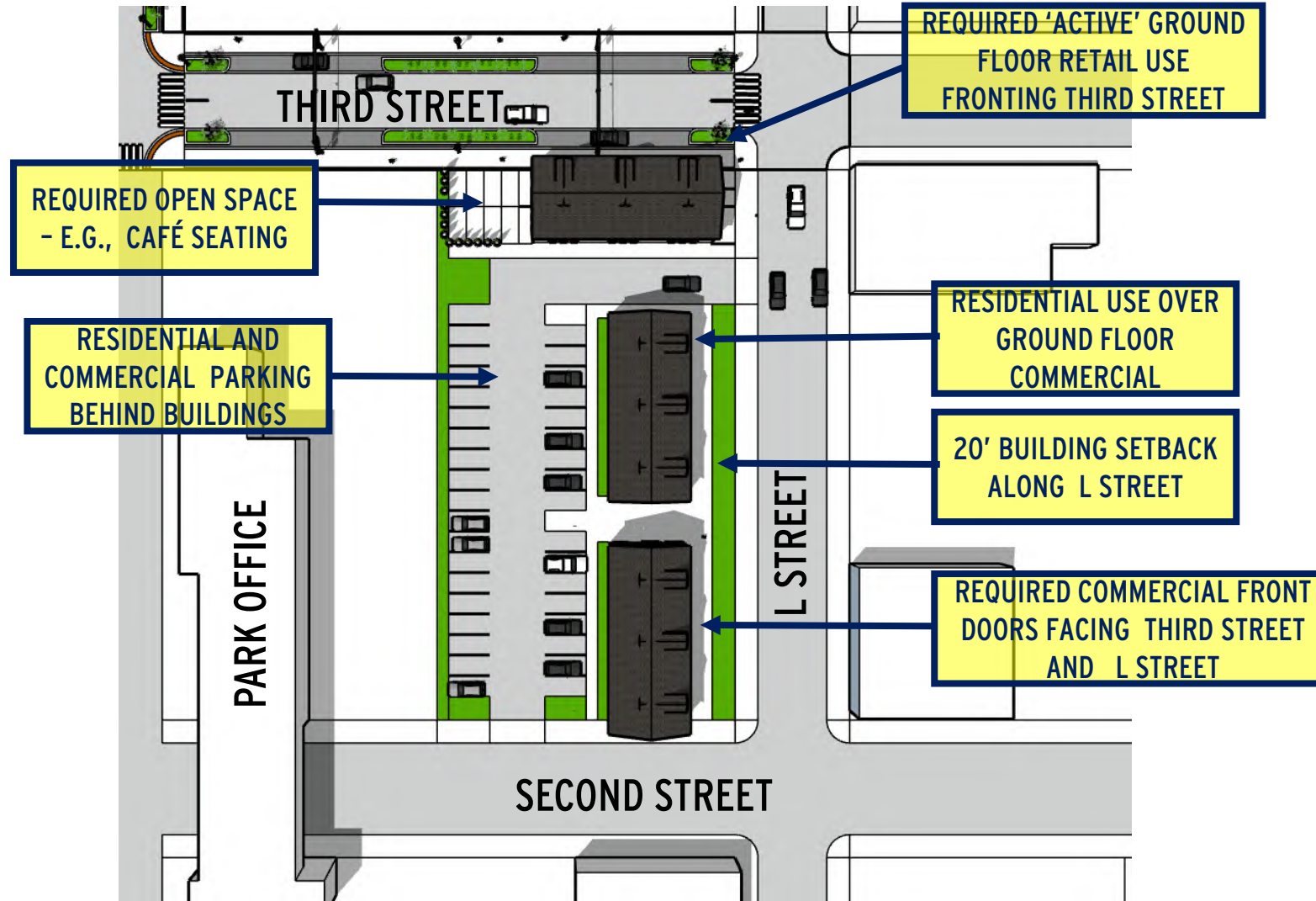
Parking (Off-Street):

- Retail Use - (5/1000 SF) Required
- Residential Use- 1.5/ Unit) Required

ANCHOR A DEVELOPMENT CONCEPT REFINEMENT

REVITALIZATION STRATEGY

CATALYST PROJECTS



ANCHOR A REFINEMENT

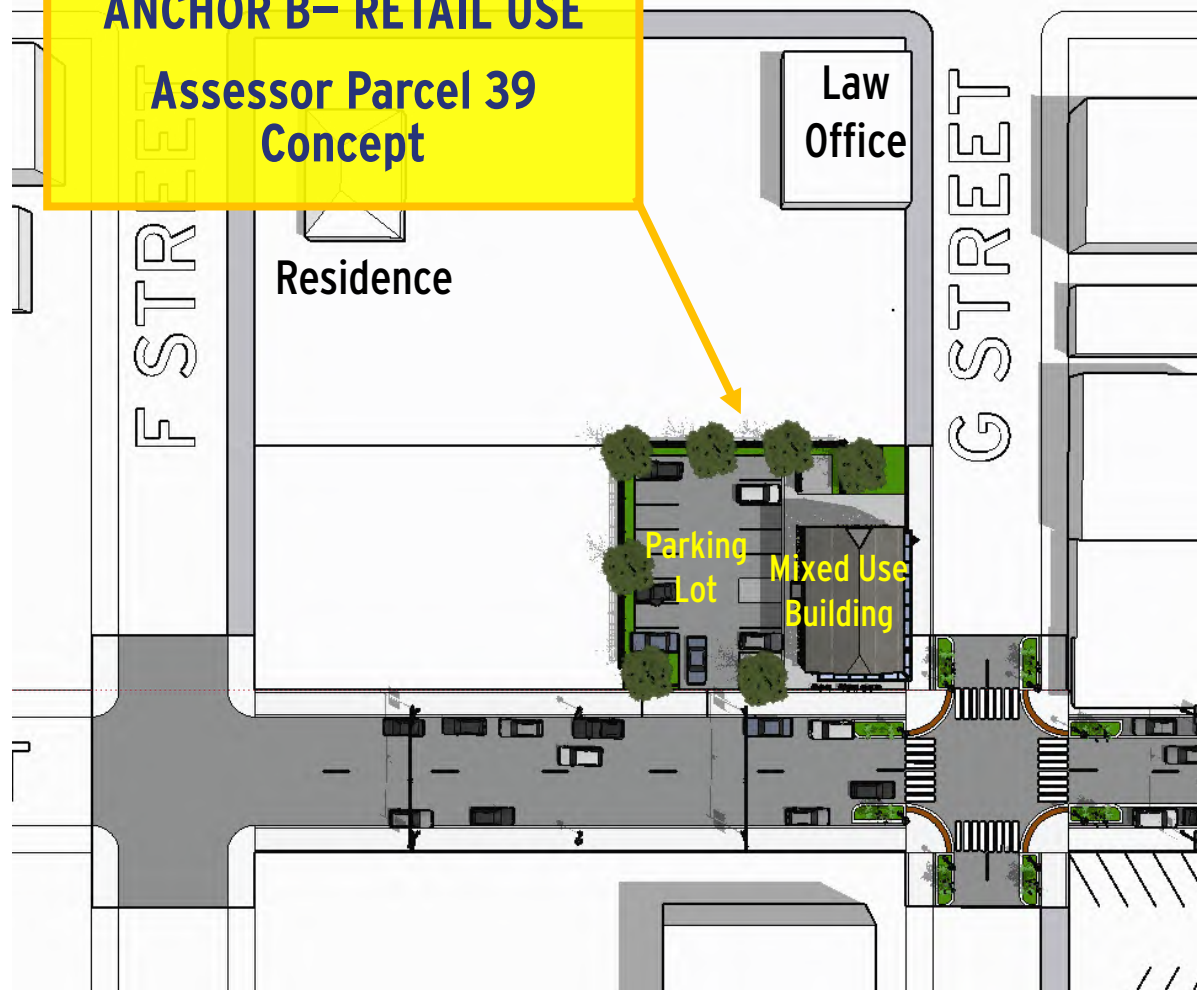
REVITALIZATION STRATEGY

CATALYST PROJECTS

CONCEPT SUMMARY

ANCHOR B- RETAIL USE

Assessor Parcel 39
Concept



Site Area: 0.215 Acres

Building:

- Three Floors Maximum
- Required Ground Floor Retail Primary Use

Parking (Off-Street):

- Retail - 5 Spaces/1000 SF Required
- Residential - 1.5 Spaces/Unit Required

ANCHOR B DESIGN CONCEPT REFINEMENT

REVITALIZATION STRATEGY

CATALYST PROJECTS



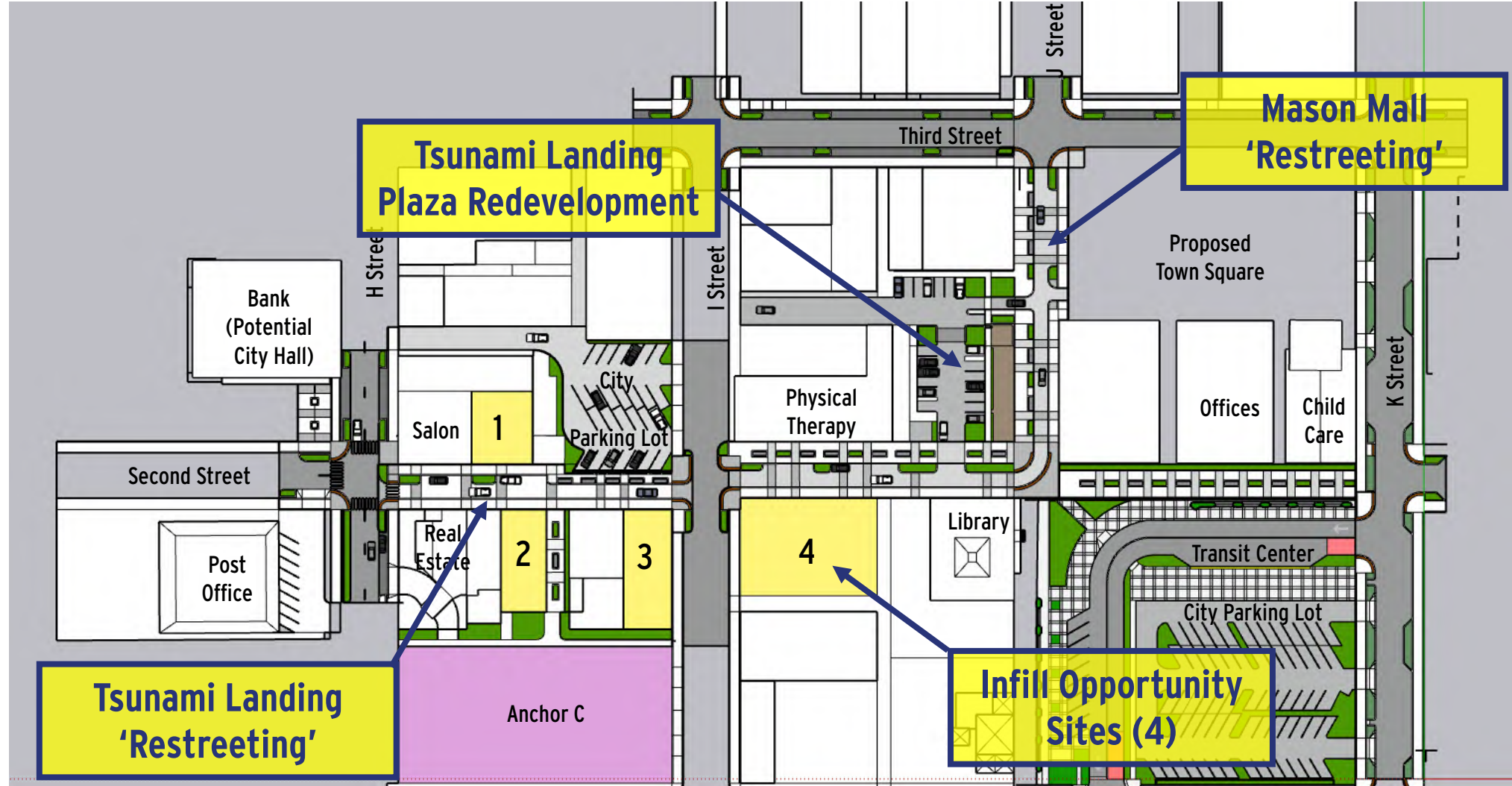
**REQUIRED 15' GROUND FLOOR
HEIGHT & 70% FAÇADE
WINDOW TRANSPARENCY**

**REQUIRED FRONT DOOR
STREET ORIENTATION &
BUILDING ENTRY**

ANCHOR B DEVELOPMENT CONCEPT REFINEMENT

REVITALIZATION STRATEGY

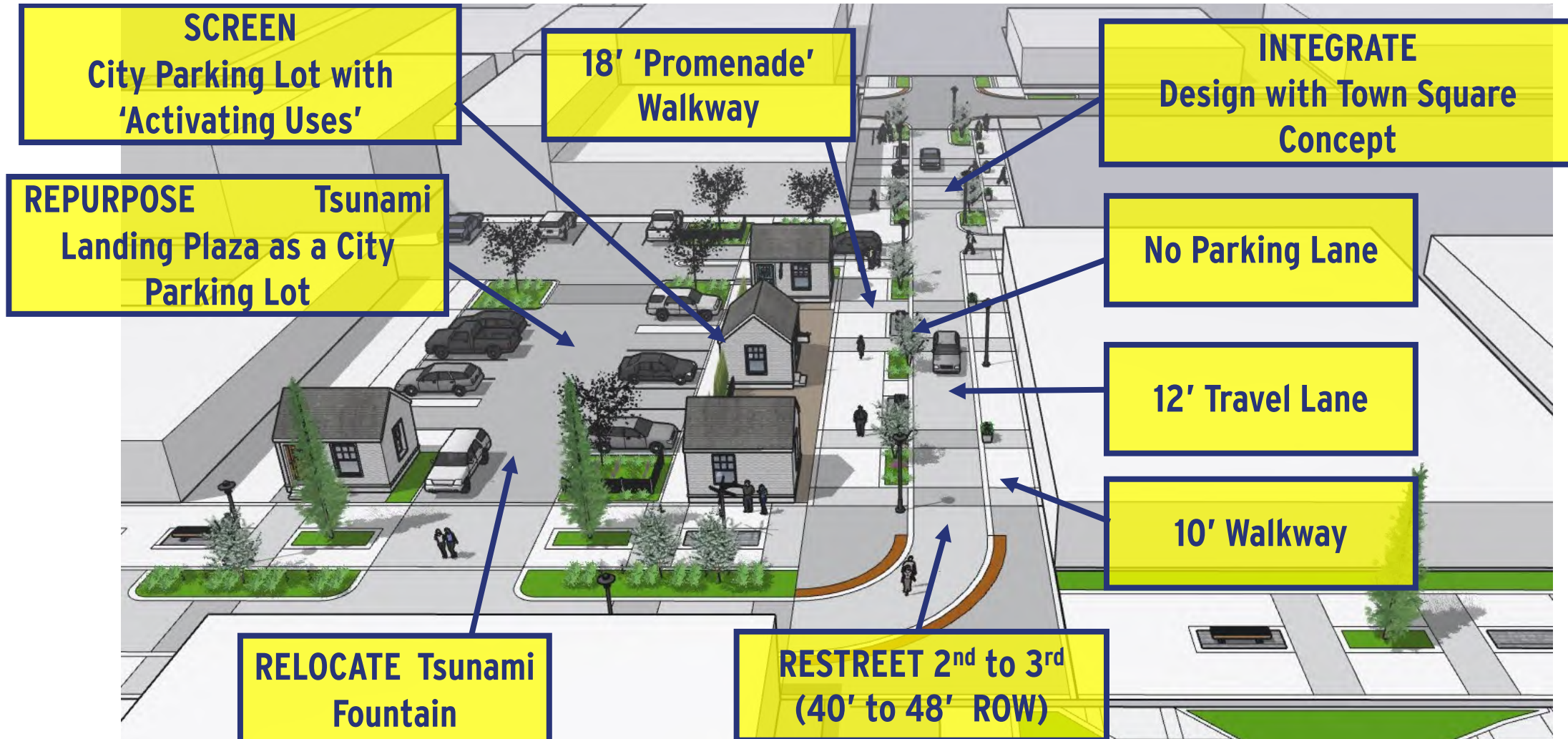
PRIORITY PROJECTS



TSUNAMI LANDING MALL SHARED 'AUTO IS THE GUEST' RE-STREETING CONCEPT

REVITALIZATION STRATEGY

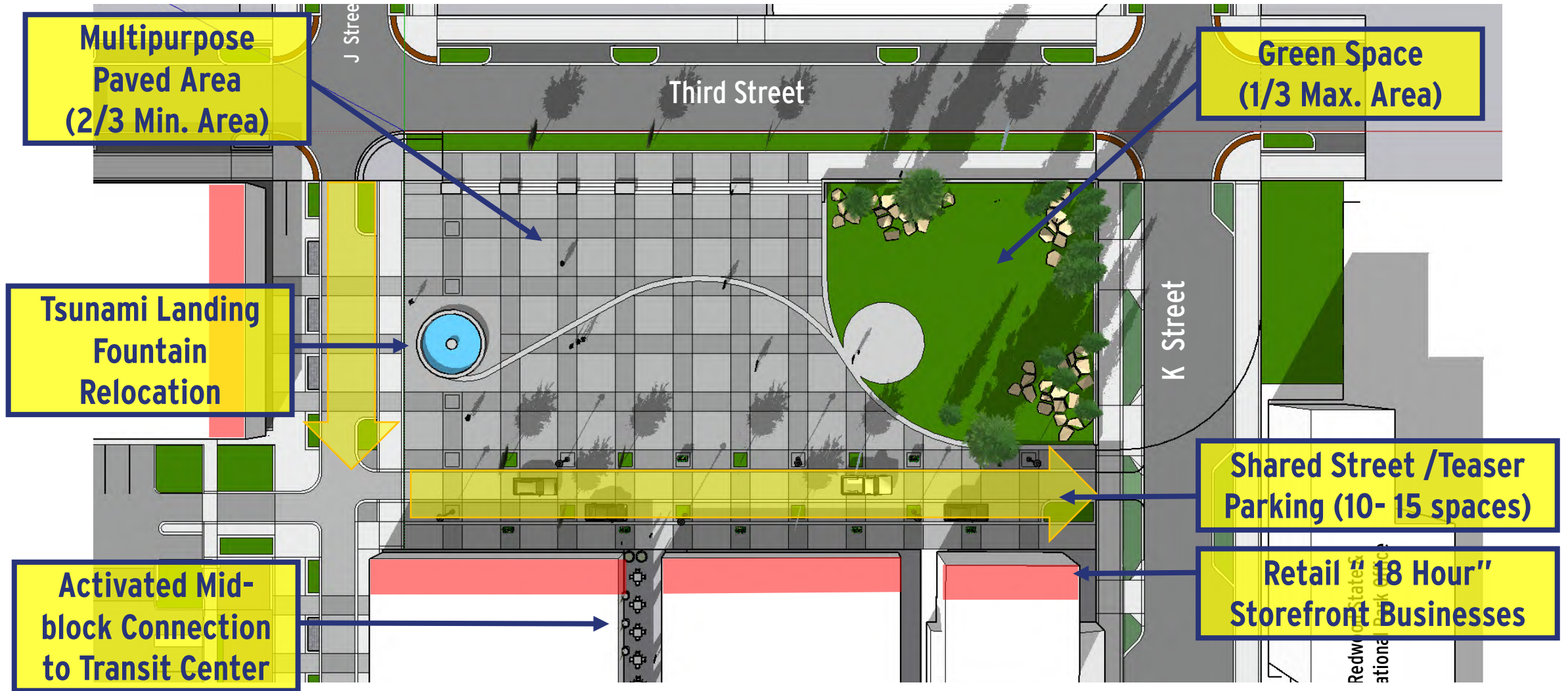
PRIORITY PROJECTS



TSUNAMI LANDING MALL RESTREETING CONCEPT

REVITALIZATION STRATEGY

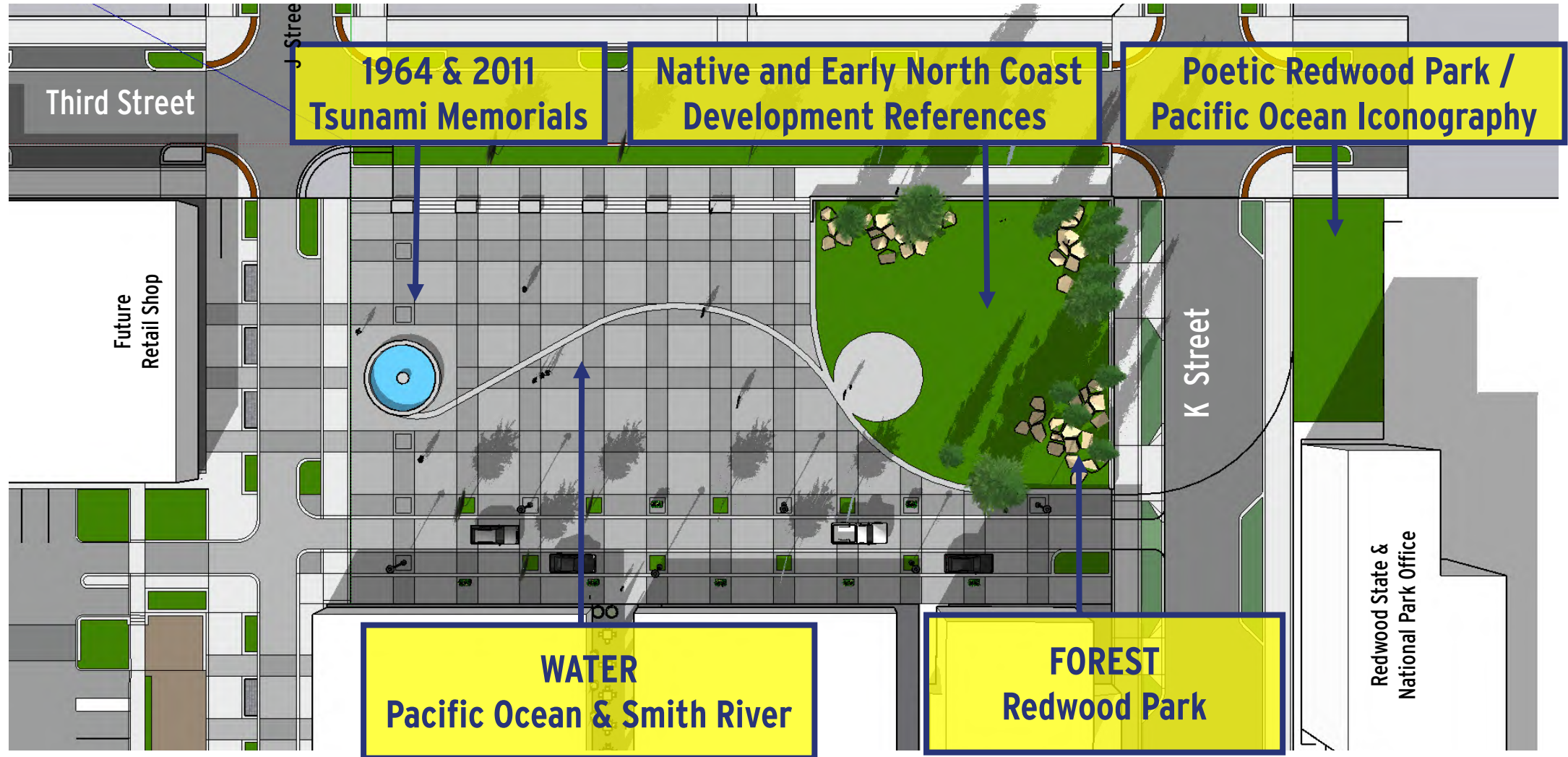
PRIORITY PROJECTS



TOWN SQUARE CONCEPT

REVITALIZATION STRATEGY

PRIORITY PROJECTS



TOWN SQUARE CONCEPT THEMES

REVITALIZATION STRATEGY

PRIORITY PROJECTS

Fundamental Requirements

SUCCESSFUL DOWNTOWN PUBLIC PARKING

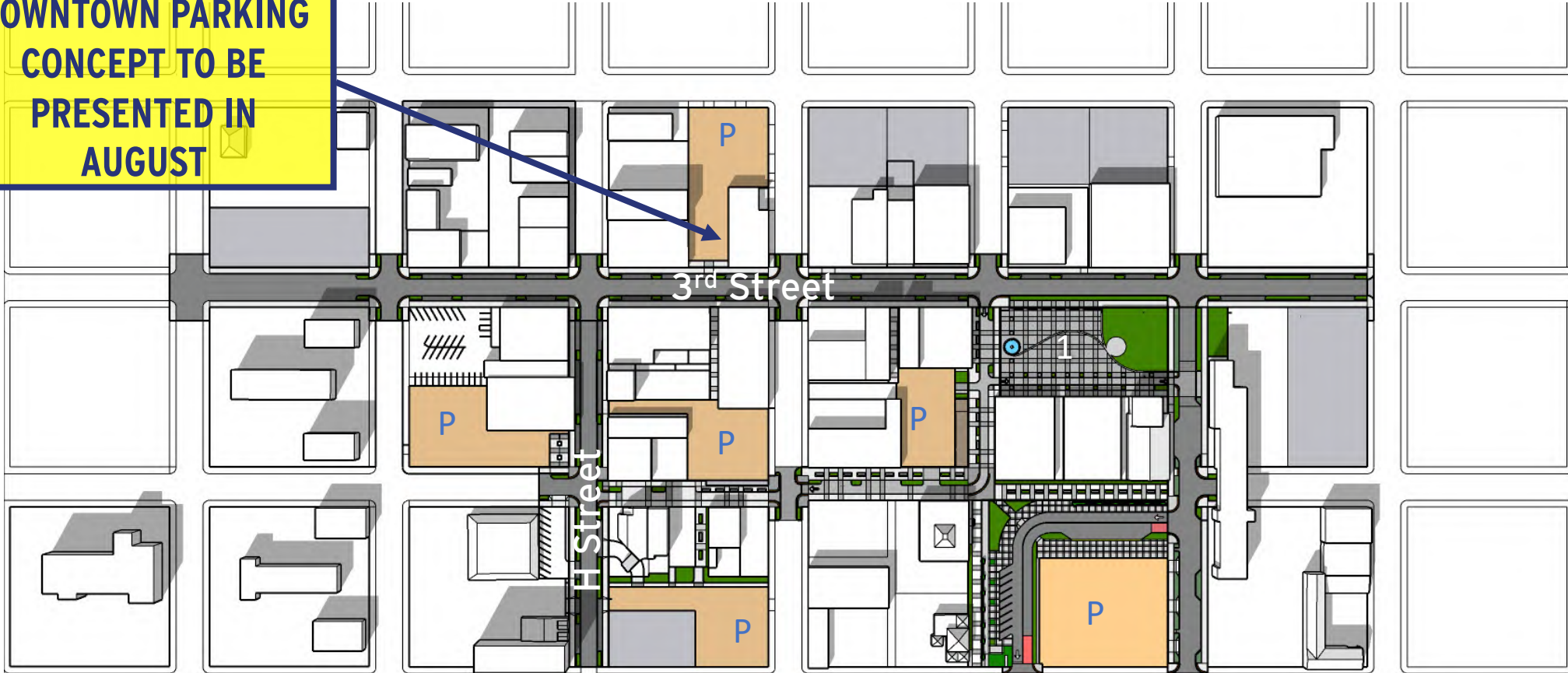
- 1) **PRIORITIZE** parking for shoppers and clients.
- 2) **DISCOURAGE** EMPLOYEE PARKING. Limit, prohibit, or charge employees to parking.
- 3) **SHOPPER FRIENDLY** DESIGN. Provide 'teaser' front door parking for convenient store access. Locate parking lots no more than 1 block from store front doors.
- 4) **PLAN FOR SUCCESS**. Ensure that a strategy is in place to provide adequate spaces for a long-term 2045 Buildout scenario.

DOWNTOWN PARKING CONCEPT

REVITALIZATION STRATEGY

PRIORITY PROJECTS

**DOWNTOWN PARKING
CONCEPT TO BE
PRESENTED IN
AUGUST**



PARKING CONCEPT - PUBLIC PARKING CHANGE (2026- 2045) TBD