



Chapter 8, “Policies and Standards” provided the administrative tools that the City of Woodland will use to evaluate and guide projects as they come into the City for review and approval. In this chapter, the focus shifts to look at the proactive steps that can and should be pursued by the City, Downtown businesses, and the community. The following chapter provides the actions needed to make the Woodland Downtown Specific Plan and its visions a reality.

The actions contained in this chapter can be divided into three types, as follows.

- **Activities.** Included in this section is a range of activities/events that are designed to bring people into the Downtown. These activities have low costs to the City and are done in partnership with Downtown merchants and the community.
- **Programs.** The programs section addresses on-going financial and staff support aimed at the enhancement of Downtown.
- **Recommended Projects.** This section highlights a range of recommended projects that can be applied to the Downtown. These projects are physical changes that affect the visual character and content of the Downtown. The projects in this section include public, private, and partnership items.

9.1 ACTIVITIES

Activities and events attract City residents and out of town visitors to the Downtown. Once in the Downtown, they are able to see and visit the range of shops available. It is this exposure, on an on-going basis, that will help establish the Downtown as preferred choice to shoppers and service users. Continued exposure to the Downtown will result in an increase in shoppers and visitors to the Downtown, and therefore, a more vibrant and stable commercial base.

Events

The following is a list of current events held in the Downtown.

| | |
|------------------|--|
| April | Family Fun Day (held in Freeman Park) |
| September | Stroll Through History |
| October | Dynamite Downtown Chili Cook-Off Halloween Trick-of-Treat |
| December | Downtown Tree Lighting Christmas Parade |

Actions

The objective of the Specific Plan is to add more events, especially in the January through July timeframe, to encourage people to come experience the Downtown.



To accomplish this, the City shall do the following:

- The City will work with the Chamber of Commerce, the Woodland Downtown Improvement Association, and Downtown business owners to develop a series of Downtown events. These events will be spread through the year and will be run from various locations in the Downtown to provide exposure to a range of merchants.
- The City will provide for temporary road closures as needed for use during events.
- The City will promote these events with a banner system suspended over Main Street.
- The City will provide access to City properties for use with event staging, event areas, and parking.

New events to consider include:

- Hot summer nights food sampling (continue successful program held in August 2002).
- Concerts in Heritage Plaza or Freeman Park. Host a once a week concert series during the summer highlighting local talents.
- Cinco de Mayo celebration
- Arts and crafts show
- Art on Main Street. Display local artists work along Main Street for an evening encouraging people to walk the Downtown.
- Car and truck show on Main Street. Tie in with automobile dealers on Main Street.
- Chinese New Year celebration.

Woodland Marketplace

In addition to the events listed above, the City shall work with the Chamber of Commerce, the Woodland Downtown Improvement Association, and Downtown business owners to develop the Woodland Marketplace. Held weekly or monthly, these nights would feature local farm produce, food, crafts, and works of art. This event should be held in Heritage Plaza and start at 4:00 pm to encourage County employees to migrate into the Downtown.

9.2 PROGRAMS

The following provides a summary of programs that are in use or can be implemented. For all of these programs, their continuation over the long-term is important.

Façade Improvement Program

The City has a façade improvement program that is available to businesses and property owners between Court Street and Lincoln Avenue and between College and Third Streets. This program, administered by the City, provides reimbursement or cash rebates after all authorized work on the façade is completed.

City Costs: Administrative time from City staff

Funding: City funding from a \$30,000 Community Development Block Grant that can be reapplied for each year.

Participants: Can request a rebate of \$7,000 to \$12,000 per façade. The maximum grant is \$50,000.

Sign Improvement Program

The City has recently started a sign improvement program including signs and awnings that provides cash incentives to property/business owners.

City Costs: City Funds

Funding: \$25,000

Participants: Between \$1,000 to \$2,000 per sign or awning.

Streetscape Improvement Program

This specific plan contains a number of streetscape improvements, including new "street furniture," such as benches, trash receptacles, tree grates, and bicycle racks. To help offset the costs of these improvements and stretch the City's budget, it is proposed that the City set up a program that allows interested persons the ability to purchase one of these items. The City has an existing memorial bench dedication program that provides opportunities for residents to donate money to have the names of deceased family members and friends placed on 3"x 5" brass plates on benches along Main Street. The donations are used to buy more street furniture and for other Downtown beautification efforts.

City Costs: Price varies depending on number of units obtained.

Funding: \$2,500 for benches

Participants: Public funds, grants and donations

Marketing Materials

The City should develop a community profile as well as a Downtown planning and business guide that will:

- Provide a community profile that highlights the demographics and benefits of locating in Woodland
- Provide checklists simplifying the application process
- Summarize the Downtown Specific Plan and its requirements

City Costs: Approximately \$15,000

9.3 RECOMMENDED PROJECTS

In order to realize the future envisioned for the Downtown area, the City, Downtown merchants, investors, and the public must support the policies/ implementation measures laid out in the previous chapter as well as pursue a number of physical improvements and development projects. This section includes a number of projects that can be carried out in each of the Downtown districts to help build the future of Woodland and its Downtown area. The projects proposed are summarized as follows.

- Table 9-1, "Recommended Projects," provides a listing of the proposed projects broken down by district.
- Figure 9-1, "Recommended Projects," shows the location of each project.



- The details of each project are specified on the project fact sheets that make up the remainder of this chapter.

The project fact sheets provide the City and the public with a quick overview of each project. These sheets include:

- a list of the components that make up a project;
- a description of the proposed project;
- a summary of the benefits to the Downtown area (and the City) related to implementation of the project; and
- a series of summary tables in the upper right corner that provide an estimate of project costs, timeframes, and funding sources.

The purpose of the recommended project sheets is to provide decision makers with insight into the physical improvement projects that can be undertaken. When money becomes available, or as annual budgets are prepared, these project sheets provide a source of ideas. These projects are simply recommendations, and are not binding on the City.

For each of the recommended projects, four potential funding sources are listed. For any given project, one or more of these sources may be applied. These are defined as follows:

Public Funds. This category applies to projects where funding from the City may be the only source. As shown on Table 9-1, the projects marked as potential for public funds are public improvement projects, such as streetscape improvements, development of entrance gateways, or expansion of the public park.

Grants / Donations. As the name implies, these funds are derived from public and private grants and private donations. For projects with this potential funding source, the City shall actively pursue this funding.

Public / Private Partnerships. This category was used for projects where there is a definite public benefit, but where the City will need to partner with other groups (both public and private) to obtain the resources necessary. An example would be Upper Story Residential Reuse (Project 203). While the City can apply general funds and housing set aside money towards this renovation, they will need assistance from other resources to make these projects work.

Private Investment. For these projects, a private organization or developer may be the appropriate source of funding for a given project.

Table 9-1. Recommended Projects

| Project Number | Project | Priority | Timing | | | Potential Cost | | | | Funding Source(s) | | | |
|--------------------------------|---|----------|-------------|--------------|------------|----------------|----------------|-----------------|----------|-------------------|------------------|---------------------|--------------------|
| | | | 0 – 5 years | 5 – 10 years | > 10 years | \$0 - \$50K | \$50K - \$100K | \$100K - \$500K | > \$500K | Public Funds | Grants/Donations | Public/Priv Partner | Private Investment |
| General (Downtown-wide) | | | | | | | | | | | | | |
| 001 | Street Furniture for Main Street | ● | ● | | | ● | | | | ● | ● | | |
| 002 | Secondary Gateways | | | ● | | ● | ● | | | ● | ● | | |
| District A1 | | | | | | | | | | | | | |
| 101 | Western Gateway | | ● | | | | | ● | | ● | ● | | |
| 102 | Mixed-Use Commercial/Residential Building | | | ● | ● | | | | ● | | | ● | |
| 103 | Expand Main Street Streetscape | | ● | | | | | ● | | ● | ● | | |
| 104 | Expand Retail Space | | | ● | | | | | ● | | | ● | |
| 105 | State Theater Renovation and Expansion | | ● | ● | | | | | ● | | | ● | |
| District A2 | | | | | | | | | | | | | |
| 201 | Bush Street Courtyard – Phase 1 | | ● | ● | | | | | ● | | | ● | |
| 202 | Bush Street Courtyard – Phase 2 | | | ● | ● | | | | ● | | | ● | |
| 203 | Upper Story Residential Reuse | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● | |
| 204 | Heritage Plaza Enhancement | ● | ● | | | | | ● | | ● | ● | | |
| 205 | Second Street Improvements | | ● | | | | | ● | | ● | ● | | |
| 206 | Pedestrian Spaces – North Alley | | ● | | | ● | ● | ● | | ● | ● | ● | |
| 207 | Pedestrian Spaces – South Alley | | ● | | | ● | ● | ● | | | | ● | |
| District A3 | | | | | | | | | | | | | |
| 301 | Cinema Square | ● | ● | ● | | | | | ● | | | ● | |
| 302 | Cinema Square Parking Structure | ● | ● | ● | | | | | ● | ● | | ● | |
| 303 | Fifth Street Extension and Parking | ● | ● | ● | | ● | ● | | | ● | | ● | |
| District A4 | | | | | | | | | | | | | |
| 401 | Freeman Park Expansion | | | ● | | | | | ● | ● | ● | | |
| 402 | Expand Mill Development (Mixed-Use) | | | ● | | | | | ● | | | ● | |
| 403 | Gateway Office Park (Mixed-Use Complex) | ● | | ● | | | | | ● | | | ● | |
| 404 | Eastern Gateway | ● | ● | | | ● | ● | | | ● | ● | | |
| District B | | | | | | | | | | | | | |
| 501 | Office Complex | | | ● | | | | | ● | | | ● | |
| 502 | County Office Complex | | ● | | | ● | ● | | | ● | ● | | |
| District C | | | | | | | | | | | | | |
| | No new projects proposed. | | | | | | | | | | | | |
| District D | | | | | | | | | | | | | |
| 701 | Conversion of Residential | | | ● | ● | | | | | | | ● | |
| District E1 | | | | | | | | | | | | | |
| 801 | Mixed-Use Residential | | | ● | | | | | ● | | | ● | |
| District E2 | | | | | | | | | | | | | |
| 901 | Police Station | ● | ● | | | | | | ● | ● | | | |
| 902 | Business Park | ● | | ● | | | | | ● | | | ● | |
| 903 | Housing Revitalization | | | | ● | | | | ● | | ● | ● | |
| 904 | Multi-Family Housing Development | | ● | ● | ● | | | | ● | | | ● | |

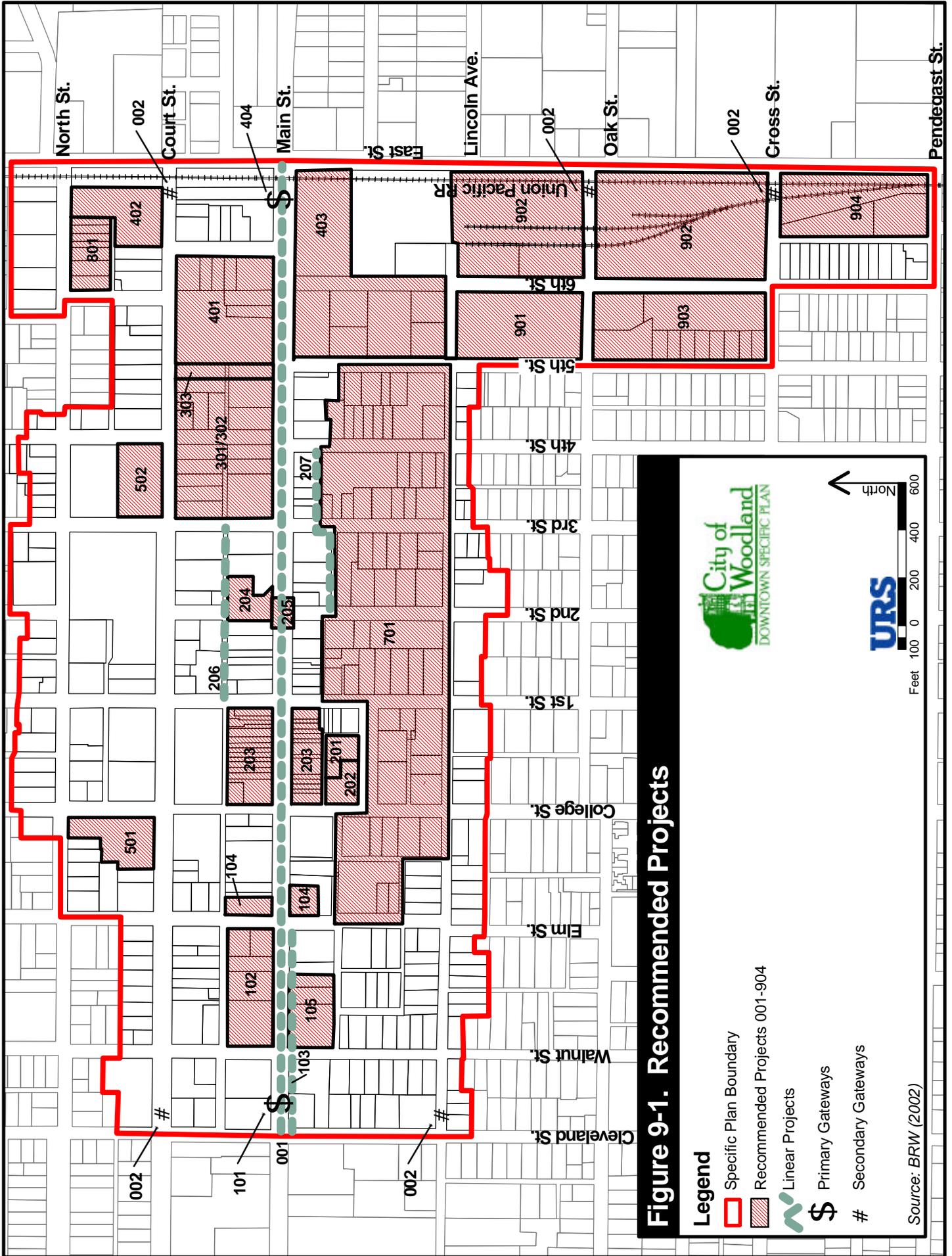
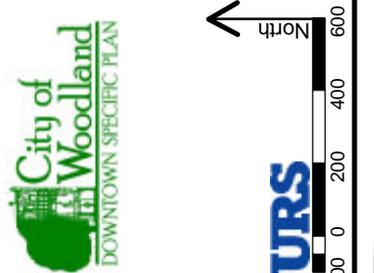


Figure 9-1. Recommended Projects

- Legend**
-  Specific Plan Boundary
 -  Recommended Projects 001-904
 -  Linear Projects
 -  Primary Gateways
 -  Secondary Gateways
- Source: BRW (2002)



Components:



- 22 benches
- 17 trash receptacles

001 Street Furniture for Main Street

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Cost listed is per phase (annual basis)

Description

This project, which involves placing new street furniture along the entire Downtown corridor, consists of multiple phases over the next several years. The first phase is currently (May 2002) underway and consists of several benches on each block and trash containers on each street corner in District A2. The second phase of this project will be to expand the area where benches and trash containers are placed to include Districts A1, A3, and A4. The third phase will consist of placing tree grates (with the City logo molded into the metal) around street trees, adding new bike racks, and replacing or refurbishing existing, above-ground planters.

Benefits

- Increases Downtown’s aesthetic appeal
- Creates pedestrian-friendly sidewalks that include “rest stops” and social gathering places
- Increases time spent in Downtown
- Articulates and defines space along Main Street
- Strengthens and accents historic themes



Components:

- Signage – brick pilasters and stucco facing
- Landscaping (tall narrow street trees)
- Textured paving on crosswalks

002 Secondary Gateways

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

To create a sense of entry for other parts of the Downtown area besides Main Street, the City proposes to create several secondary gateways. The secondary gateways would include Court Street and Lincoln Avenue intersections with Cleveland Street for the western boundary of the Downtown area, and East Street at the Court Street, Oak Street, and Cross Street intersections for the Downtown area’s eastern boundary. The design elements for these gateways will include signage and landscaping (e.g., tall and narrow street trees that mirror those proposed on the primary gateways), and streetscape improvements such as textured/patterned paving for the crosswalks. However, signage will be of a smaller scale, with brick pilasters and stucco facing for the sign areas similar to the sign located on Main Street near the northbound I-5 exit. In addition, all streetscape improvements for the gateways will extend only in the immediate area of the gateway monument sign.

Benefits

- Enhances community identity and historical character of the Downtown
- Creates distinct boundaries for the Downtown
- Improves the visual quality of the streetscape
- Serves as a navigational aid for Downtown visitors
- Creates a well-defined edge for the Downtown area



- Components:**
- Signage (e.g., an archway),
 - Vertical elements,
 - Landscaping (e.g., tall and narrow street trees that mirror those proposed on the eastern gateway),
 - Streetscape improvements such as textured/patterned paving for the crosswalks

101 Western Gateway

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

To create a sense of entry into the western part of the Downtown, the City proposes to create a gateway at the intersection of Cleveland and Main Streets. The design elements will include signage, a vertical element(s) (such as an archway), landscaping (e.g., tall and narrow street trees set 30 feet on center that mirror those proposed on the eastern gateway), and streetscape improvements such as textured/patterned paving for the crosswalks. An important goal for this project is to maintain consistency with the eastern gateway by ensuring the design elements have a similar style and theme without requiring the identical features.

Benefits

- Enhances community identity and historical character of the Downtown
- Creates distinct boundaries for the Downtown
- Improves the visual quality of the streetscape
- Serves as a navigational aid for Downtown visitors
- Creates a well-defined edge and entryway for the Downtown area



Components:

- Two- and three-story mixed-use residential and commercial building
- Ground floor retail commercial uses and offices
- Residential on second and third floors

102 Mixed-Use Commercial/Residential Building

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

Funding Sources

- Public Funds
- Grants / Donations
- Public / Private Partnership
- Private Investment

Description

The City will encourage and facilitate the development of a two- to three-story, mixed-use residential and commercial building on the southern half of the block on Main Street between Walnut and Elm Streets. The building will consist of ground floor retail commercial uses and offices, with residential uses on the second and third floors.

Funding for this project would be primarily from private sources. Public participation could come from the allocation of City grant monies to the project to assist in infrastructure improvements, or in the investment of housing program dollars (refer to the City’s updated Housing Element for a list of programs). This project could also receive funds from the Redevelopment Agency’s Housing Set Aside fund.

The project site is currently occupied by an automotive dealership, so this project would occur after the current user relocates to another site in Woodland.

Benefits

- Increases viability of Downtown through the addition of new population in the area. Will increase the number of customers in the Downtown area.
- Provides potential for affordable housing opportunities, especially for seniors and the disabled.
- Housing in this location, along with other housing in the area, would help to better support transit opportunities in the area.
- Enhances public safety by providing more “eyes on the street.”
- Provides evening patronage for retail and restaurant uses in the Downtown.
- Design would extend the historic downtown design (e.g., buildings located on the right-of-way, multi-story buildings).
- Creates potential for signature building at the western gateway.



Components:

- Improvements would be made starting on the east side moving west because that is where more traffic enters from
- The City will underground utilities at the same time starting on

103 Expand Main Street Streetscape

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project will consist of streetscape improvements along Main Street (Cleveland and Elm Street) in District A1, which has an existing sterile and barren streetscape. Streetscape improvements to this stretch of Main Street will include landscaping, bulbouts with crosswalks consisting of textured or patterned paving, enhanced lighting, and banners. In addition, this area will receive the street furniture identified in Project 001.

Benefits

- Integrates District A1 with the rest of the Downtown
- Promotes a pedestrian-friendly environment
- Increases visual attractiveness and improves image of the Downtown area



Components:

- Boutique shops
- Mixed-use stores with design theme consistent with existing structures

104 Expand Retail Space

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | | | |
|-----------------|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |

Description

This project involves the City encouraging and facilitating the change in land use from the existing automobile-oriented uses (auto dealership lots) to retail commercial uses consistent with buildings and uses directly to the east along Main Street. The City will promote new structures with the same design guidelines (e.g., zero lot line along the street) used for the buildings in the heart of Downtown.

Benefits

- Integrates District A1 with the rest of the Downtown (i.e., visual and functional consistency)
- Creates a cohesive and integrated Downtown
- Creates a more pedestrian-oriented land use as found in the rest of the Main Street corridor.



Components:
 Renovation of existing structure, including:

- Expansion of structure to provide room for additional screens
- Parking for theater
- Façade/marquee renovation

105 State Theater Renovation and Expansion

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project includes the renovation and expansion of the State Theater. Renovation of the existing theater would include upgrading the facility to modern standards while keeping the look and feel of the existing facility. Expansion would entail the construction of an adjoining multiplex cinema that maintains a similar facade. The proposed expansion would include 10 screens and would be connected through the main lobby of the existing State Theater. Parking would need to be enhanced in this area. The expansion would occur on a vacant lot to the west of and adjacent to the existing theater. The vacant lot is located at the intersection of Main and Walnut Streets.

Benefits

- Compliments the existing theater and brings people into the downtown
- Would establish this area as the entertainment district in the community
- The concentration of users in this location will have positive economic affects on nearby businesses, and would help to attract new businesses into the area.
- Enhances Downtown night life



Components:

- Outdoor courtyard
- Paseo
- Enhanced lighting
- Façade improvements

201 Bush Street Courtyard – Phase 1

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project would create an outdoor courtyard behind the buildings between Main and Bush Streets and between College and First Streets. The City’s hope is to enhance the Downtown’s streetlife and nightlife by creating a lively, vibrant courtyard area that will support neighboring businesses, especially restaurants and cafes. The first step in transforming this area will be to provide new entries in the rear of the buildings, facade improvements in the rear of the buildings, and a pathway (paseo) that links the courtyard directly to Main Street. Ultimately, this courtyard will consist of outdoor dining opportunities similar to the courtyard between Second and Third Streets on the south side of Main Street.

The pathways into and through this block will also be enhanced by creating well-lit sidewalks that connect pedestrians to the adjacent western and southern blocks.

Benefits

- Increases ability to make full use of long, narrow buildings in this area by allowing opportunities for the building to be divided into a front and back half if desired
- Building on existing successes, establishes this area as the primary location of restaurants in the Downtown, and the City
- Creates pedestrian-friendly environment with connections to Main Street
- Increases foot traffic in the area, which increases patronage of local shops/restaurants
- Reduces visual blight
- Increases social interaction
- Increases safety by increasing persons in the area (“eyes on the street”)
- Enhances nightlife



Components:

- New building layout
- Additional parking opportunities

202 Bush Street Courtyard – Phase 2

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

Funding Sources

- Public Funds
- Grants / Donations
- Public / Private Partnership
- Private Investment

Description

This project will involve the expansion of the courtyard development started in Project 201 by removing the existing buildings on the corner of Bush and Elm Streets. A new, smaller building would be added at this location to screen the courtyard and add opportunities for other businesses, especially restaurants, to utilize the courtyard. The new building would be in an L-shaped structure located on the corner.

Benefits

- Enhances pedestrian environment created in Project 201
- Replaces existing buildings with more attractive buildings consistent with the rest of the Downtown area



Components:

- Adaptive reuses
- Upper story residential units above ground floor commercial

203 Upper Story Residential Reuse

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |

| Funding Sources | |
|--|------------------------------|
|  | Public Funds |
|  | Grants / Donations |
|  | Public / Private Partnership |
|  | Private Investment |

Description

This project involves the City encouraging and facilitating the development of upper story residential units above ground floor commercial uses in the existing two- and three-story buildings in District A2. This would entail adaptive reuse of these buildings since several of these second and third story floors are designed and set up for office use.

Presently, there is not a large market for these units given the costs associated with conversion. Key opportunities to do initial conversions (a few units at a time with a good payback ratio) should be pursued by the City to start building the area.

Funding for these projects would be primarily from private sources. Public participation could come from the allocation of City grant monies to the projects, or in the investment of housing program dollars (refer to the City's updated Housing Element for a list of programs). This project could also receive funds from the Redevelopment Agency's Housing Set Aside fund.

Benefits

- Increases patronage of surrounding Downtown business
- Increases housing opportunities in the Downtown area
- Increases public safety by providing more "eyes on the street," since the Downtown will have more people walking the streets in the evening
- Enhances nightlife



Components:

- Fountain will be the focal point
- City wants to link the plaza with Dead Cat Alley (between Main and Court) using consistent design elements

204 Heritage Plaza Enhancement

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project consists of enhancing and expanding the existing Heritage Plaza. The existing plaza is located on the eastern side of the Opera House and consists of a relatively large and open paved area, landscaping towards the newspaper building, and several benches along landscaped planters.

This project would expand the plaza northward into the existing parking lot near the north alley (removing a maximum of five spaces immediately to the north of the plaza). As part of this expansion, new streetscape elements, such as a ribbon waterfall, textured and patterned paving, overhead arbor structure with shade cloth, and tree bosque, to enliven the existing plaza and provide needed shade.

As this project is adjacent to the Opera House (a state historic site), state funding could also be available for portions of this project.

This area is the geographic and functional heart of the Downtown.

Benefits

- Enhances a well used plaza area, making it better suited for large events and summer weather
- Increases social interaction
- Provides a central meeting place
- Emphasizes this area as the heart of Downtown area and the City
- Enhances the pedestrian environment
- Improves pedestrian usage of existing plaza
- Provides expanded capacity for larger gatherings/events



- Components:**
- Bulbouts with crosswalks
 - Textured or patterned paving
 - Street furniture
 - Attractive lighting features
 - Architectural treatments such as bollards

205 Second Street Improvements

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project involves streetscape improvements at the Main and Second Street intersection. These improvements include landscaping, bulbouts with crosswalks with textured or patterned paving, attractive lighting features, street furniture (as described in Project 001), and architectural accents such as bollards. The streetscape improvements will be integrated, both in terms of design and function, with the proposed improvements for Heritage Plaza.

As this project is adjacent to the Opera House (a state historic site), state funding could also be available for portions of this project.

Benefits

- Increases pedestrian safety (e.g., bulbouts slow traffic)
- Articulates and defines this area as the center of the Downtown
- Accents historic buildings
- Compliments proposed Heritage Plaza and draws greater attention to the plaza
- Increases overall visual quality of the block



Components:

- Enhanced lighting
- Sidewalk improvements

206 Pedestrian Spaces – North Alley

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

The North Alley is located behind the buildings located on the north side of Main Street running between First and Third Streets. The goal of this project is to create effective pathways through the blocks and make the alley more pedestrian friendly by providing better lighting and sidewalks. This project will tie in with the existing north-south walkway from the County Courthouse area through Heritage Plaza and on to Main Street.

This project will utilize public funds more than Project 207 since it runs along a City parking lot and through the Heritage Plaza. As this project is adjacent to the Opera House (a state historic site), state funding could also be available for portions of this project.

Since this project is made of several segments, this project can be done as a series of smaller projects spread over time.

Benefits

- Promotes pedestrian-friendly environment
- Connects City Hall, Heritage Plaza/Opera House, proposed Cinema Square development (Project 301), proposed parking structure (Project 302), and the County Courthouse and Administration Buildings
- Opens connections in the mid block areas and provides a more direct linkage to adjacent Downtown blocks
- Increases overall visual quality of the blocks



Components:

- Enhanced lighting
- Mid-block pathways
- Outdoor courtyard
- Sidewalk improvements

207 Pedestrian Spaces – South Alley

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

The South Alley is located behind the buildings on the south side of Main Street between First and Third Streets. The goal of this project is two-fold: 1) to create effective mid-block pathways, and 2) to provide a rear use area with a well landscaped, outdoor courtyard.

To create effective pathways, this area would benefit from better lighting, sidewalks for pedestrians, and a better arrangement of parking. To accomplish this objective, two buildings (directly behind the buildings along Main Street) will need to be removed to make way for the continuous alleyway.

This area would also benefit from a new courtyard in the back of the buildings off of Main Street that mirrors the existing courtyard/alleyway environment behind the buildings on the south side of Main Street between Second and Third Streets.

Benefits

- Creates pedestrian-friendly environment
- Increases foot traffic which increases patronage of local shops/restaurants
- Reduces visual blight
- Creates relationship to the street
- Provides opportunities for social interaction
- Increases safety for parking lots (“eyes on the street”)
- Enhances nightlife



Components:

- 10-screen cinema
- Adjoining outdoor plaza

301 Cinema Square

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | | | |
|-----------------|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |

Public Funds
Grants / Donations
Public / Private Partnership
Private Investment

Description

This project includes both the construction of a new multiplex cinema and adjoining plaza north of Main Street between Third and Fifth Streets. To make this happen, Fourth Street will need to be closed through the project site. The proposed cinema could include up to 10 screens, and would open onto a small plaza at the northeast corner of Main and Third Streets. A parking structure (Project 302) would be adjacent, and would include retail opportunities on the ground floor. The cinema complex would anchor the Downtown’s new entertainment district in conjunction with the Opera House located one block to the west.

The project site is currently occupied by an automotive dealership, so this project would occur after the current user relocates to another site in Woodland.

The intensification of land uses resulting from this project has been accounted for in the traffic study.

Benefits

- Compliments surrounding businesses and stimulates the development of new businesses
- Would establish this area as the entertainment district in the community
- Better integration with the rest of the Downtown
- The concentration of users in this location will have positive economic affects on nearby businesses, and would help to attract new businesses into the area.
- Enhances Downtown night life



Components:

- Parking structure to provide parking for adjacent cinema
- Retail use on ground floor

302 Cinema Square Parking Structure

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project is located south of Court Street between Third and Fifth Streets, just north of the proposed Cinema complex. Given this location, this parking structure can offer parking for the new cinema complex as well as neighboring businesses/offices. The first floor of the structure will contain commercial space (e.g., coffee shops, ice cream parlors, restaurants) that could be supported by moviegoers and patrons of other surrounding Downtown businesses. Facade treatments will be compatible with the cinema complex to ensure design consistency.

Benefits

- Convenient parking for cinema complex and surrounding businesses and government office buildings
- Provides more efficient use of land than standard parking lots.
- Provides retail space that will be supported by moviegoers and patrons of other Downtown businesses
- Provides convenient parking for County staff and other employers in the area during the daytime, and provides close parking for the proposed cinema and Opera House.



Components:

- Extension of Fifth Street
- Traffic signal at Main and Fifth Streets
- On-street parking on east side of Fifth Street

303 Fifth Street Extension and Parking

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

Since the proposed cinema complex will result in the closure of Fourth Street between Court and Main Streets, the City proposes to reopen Fifth Street to maintain the grid circulation pattern on the eastern Downtown area. The City will also place a traffic signal at the corner of Main and Fifth Streets. The cost for improving Fifth Street will be supplemented by providing land on Fourth Street to developers. The secondary improvement will be the placement of diagonal on-street parking along the eastern side of Fifth Street to provide additional parking for Freeman Park.

Benefits

- Provides convenient access to the park
- Matches grid pattern spacing (even numbered streets would be closed)
- Provides parking for surrounding retail uses that has been lost from the closure of Fourth Street
- Provides needed public parking for easier access to Freeman Park



Components:

- Purchase of existing buildings for park expansion
- Integrate existing restaurant use with park
- Existing park features expanded into new portion of park

401 Freeman Park Expansion

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project will include the expansion of the City’s only Downtown park – Freeman Park. This project would extend the nearly two-acre park eastward so that it will abut Sixth Street. There are several existing buildings that are currently being used as commercial uses (e.g., bookstore, motel, bike shop, auto part store, and restaurant). The City will need to purchase the land east of the existing park and remove these existing buildings with the exception of the restaurant. The restaurant can be integrated with the park expansion, which will provide excellent opportunities for outdoor dining, and become a complementary use. The future 3.7-acre park will keep the existing features such as the gazebo, picnic tables, playground area, and basketball court and include many of the same passive and active uses in the expanded portion of the park.

Benefits

- Provides a relatively large downtown park
- Increases City’s amount of open space and recreational opportunities
- Expands frontage of park on Main Street which is currently narrow and uninviting
- Increases visual quality and improves image of the Downtown area

See Project 303 (Fifth Street Extension and Parking) for description of proposed diagonal parking space adjacent to the park along Fifth Street.



Components:

- Multi-story mixed-use building
- Parking lot adjacent to building

402 Expand Mill Development (Mixed-Use)

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

The historic rice mill building located on the north side of Court Street has been converted from industrial use to mixed-use development containing both residential and retail uses. This project would continue with a similar mixed-use development, that replicates the success of the existing mixed-use development, on the south side of Court Street in an existing vacant lot. The Court and East Street intersection where this project will be located is considered a secondary gateway into the Downtown area. This is partly due to the fact that Court Street is a major thoroughfare and provides quicker access to the Courthouse and County Administration Buildings for its employees than Main Street. The project will most likely consist of a multistory structure and an adjacent parking lot. Design of the new building will most likely share a similar architectural style to be compatible with the existing rice mill building.

Benefits

- Increase the overall attractiveness and improve the image of this secondary Downtown entryway
- Provide strong retail activity for the area due to opportunity shopping from passing motorists.
- Develop residential use on the site to help support the proposed retail uses
- Potential affordable housing opportunities
- Increase housing supply
- Upper floor residential use will support the first floor retail and will increase patronage of surrounding Downtown business



Components:

- Office and retail on ground floor
- Office use and limited residential on upper floor

403 Gateway Office Park (Mixed-Use Complex)

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources |
|------------------------------|
| Public Funds |
| Grants / Donations |
| Public / Private Partnership |
| |
| Private Investment |

Description

The proposed Gateway Office Park will be a multistory mixed-use complex that will include both office and retail uses on the first floor and office uses on the upper floor (limited residential could also be placed on upper floors). The Office Park will be located on the south side of Main Street just west of East Street. As a result, it will be one of the first visible developments for motorists entering the Downtown area from East Street. The project site currently contains the City of Woodland’s Parks, Recreation and Community Services Department building and an adjacent staff/visitor parking lot. This building will be demolished and the Department will be relocated to a new structure elsewhere in the Downtown area. The project will also require the closure (as a public street) of Sixth Street between Main and Oak Streets to provide for a pedestrian pathway.

Benefits

- Increases visual attractiveness and improves image of Downtown’s primary entryway at Main and East Street
- Provides much needed retail activity that is currently lacking in the eastern portion of the Downtown area
- Attracts more people to the Downtown area to patronize local businesses through the introduction of office use in the area
- Increases the supply of housing in the Downtown area
- Provides greater pedestrian access to Main Street for office employees through development of a pedestrian pathway (resulting from closure of Sixth Street)



- Components:**
- Signage (e.g., an archway)
 - Vertical elements
 - Landscaping (e.g., tall and narrow street trees that mirror those proposed on the western gateway)

404 Eastern Gateway

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project involves the placement of gateway signage in the eastern part of the Downtown area. The signage will be located near Main and East Streets, which will serve as the primary entryway into the Downtown area. The first sign will be a freestanding sign and be located at the northwestern corner of Main and East Streets welcoming visitors to Downtown Woodland. A second sign will be located approximately one block west on Main Street. This sign will be a monument style sign consisting of a brick wall that will curve around an existing heritage oak tree to accent it as a natural landmark. On the north side of Main Street just across from the oak tree, there will be a vertical element that will mirror the vertical element used in the western gateway near Main and Cleveland Streets. The signage will serve as a navigational aid for motorists. In addition to the new signage, tall narrow trees will be planted at 30-foot intervals on Main Street from East Street to Fifth Street.

Benefits

- Create a well-defined edge and entryway for the Downtown area
- Promotes historical character and increases community identity for the Downtown area
- Serves as a navigational aid for Downtown visitors
- Emphasizes manmade and natural landmarks



Components:

501 Office Complex

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | | | |
|-----------------|--|--|--|
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| | | | |
| | | | |
| | | | |

Description

This project involves the construction of new private office complex to be located at the northwest corner of Court and College Streets. The site is currently used as a parking lot for surrounding development. The proposed parking structures for the Downtown area will provide parking spaces to replace those that are lost as a result of the development. Employee parking will most likely be provided by an onsite parking area surrounding the new complex.

Benefits

- Increases visual attractiveness and improves image of the Downtown area by placing a building structure along Court Street
- Brings more employees to the Downtown area to patronize local businesses
- Complements the surrounding office uses
- Would maintain a portion of the surface parking lot (developed by the City in 2002) to serve the office building



Components:

502 County Office Complex

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project involves the construction of a new County office complex to be located at the corner of Court and Fourth Streets. The site is currently used as a parking lot for the adjacent County court buildings. This parking will be removed as a result of the project, but will be relocated in a new parking structure proposed to be located across the street (south of Court Street).

Benefits

- Complements the surrounding County government uses and reinforces District B as the “Government Center” of the Downtown area
- Increases visual attractiveness and improves image of the Downtown area
- Brings more employees to Downtown area to patronize local businesses



Components:

- Consolidate industrial uses into one area
- Convert residential to commercial to improve land use compatibility

701 Conversion of Residential

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project involves the adaptive reuse of residential uses to commercial uses (e.g., offices, restaurants, and bed and breakfast inns). Residential, commercial, and industrial land uses are currently located throughout District D. The goal is to consolidate the industrial land uses into one area (or district) in the eastern portion of District D and convert the existing residential uses to commercial uses to maintain land use compatibility. Furthermore, only light industrial uses (i.e., fabrication) will be allowed in the new “industrial district”.

Benefits

- Ensures greater compatibility of land uses
- Removes visual blight



Components:

- Retail development on ground floor
- Residential development on upper floors

801 Mixed-Use Residential

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project involves the construction of a mixed-use residential development on the southeastern corner of Sixth and North Streets. Retail development will occupy the first floor, and residential use will occupy the upper floors of this development. The project site currently contains several blighted single-family homes that will need to be demolished to make way for the proposed development.

Since this project would remove some residential units, and given that it is located in the City's redevelopment area, displaced units will need to be replaced at a similar affordability. It is assumed that this will be addressed through the mixed-use project itself, and that this project will actually provide more units at the current affordability level than will be removed.

Benefits

- Removes visual blight of existing development
- Improves compatibility with adjacent land uses, mainly the Mill Building mixed-use development
- Increases the overall attractiveness of the Downtown area and improves the image of its entryway area
- Provides strong retail activity for the area due to opportunity shopping from passing motorists.
- Develops residential use that will help to support the retail uses
- Provides opportunities for housing in the Downtown area.



- Components:**
- Main building for offices
 - Service building
 - Off-street parking for visitors and staff

901 Police Station

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project involves the construction of a new Police Station to replace the existing police station currently located adjacent to the City Hall. The Police Station will be located at the southeast corner of Lincoln Avenue and Fifth Street on a vacant lot that contains a concrete pad from a previous warehouse-type building. The project site will contain two buildings, a main building for offices and a service building. In addition, offsite parking will be provided for staff and visitors.

Benefits

- Removes visual blight of existing site
- Increases visual attractiveness and improves image of surrounding area
- Increases public safety of the surrounding area
- Serves as a catalyst for redevelopment of the surrounding area
- Does not displace existing uses



Components:

902 Business Park

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | | | |
|-----------------|--|--|--|
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| | | | |
| | | | |

Description

This project involves the construction of a business park to be located just south of Lincoln Avenue between Sixth and East Streets. The site is the location of the historic railroad depot (which should be relocated as part of this project), and a small roofing business. The project will consist of several detached buildings running the length of the block in two strips. Onsite parking will be provided adjacent to both clusters of buildings.

Benefits

- Removes visual blight of existing site
- Increases visual attractiveness and improve image of surrounding area
- Brings more employees to Downtown area to patronize local businesses
- Provides greater pedestrian access to Main Street for office employees through development of pedestrian pathway (resulting from closure of Sixth Street)



Components:

- Removal of existing industrial development for new residential development
- Rehabilitate surrounding residences where necessary

903 Housing Revitalization

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project will include the revitalization of existing residences and the addition of new single-family residential development, all of which will occur on one block. The block, located between Oak and Cross Streets, and Fifth and Sixth Streets, contains existing single-family and multi-family residential on the southwestern portion, and industrial development in the remaining portion. The industrial development will be completely removed to make way for new single-family residential development that will be compatible in design with the surrounding residences. With the City’s assistance, the surrounding residences in turn will be rehabilitated where deemed necessary.

Benefits

- Removes visual blight of existing industrial and residential uses
- Increases visual attractiveness and improves image of surrounding area
- Creates compatibility of land uses
- Increases the supply of housing

Components:

904 Multi-Family Housing Development

| Project Timing | | |
|----------------|-------------|--------|
| 2003 - 2007 | 2008 - 2012 | > 2012 |
| | | |

| Potential Project Costs (\$1,000) | | | |
|-----------------------------------|--------------|---------------|---------|
| \$0 - \$50 | \$50 - \$100 | \$100 - \$500 | > \$500 |
| | | | |

| Funding Sources | |
|-----------------|------------------------------|
| | Public Funds |
| | Grants / Donations |
| | Public / Private Partnership |
| | Private Investment |

Description

This project involves the construction of a multi-family housing development to be located south of Cross Street between Sixth and East Streets. Industrial uses, consisting of metal warehouse-type structures, that are located on the southern and northern portions of the block will be removed as a result of the project. The development will be located on the eastern portion of the block adjacent to East Street and will include a new access road that will bisect the block in a north-south direction. This roadway will separate the development from existing single-family development proposed just west of the roadway on the same block.

Benefits

- Removes visual blight of existing site
- Increases visual attractiveness and improve image of surrounding area
- Ensures greater land use compatibility with adjacent residential uses
- Provides opportunities for affordable housing

9. Actions



Please see the next page.