

Planning for the Future of Downtown Public Property



CITY COUNCIL WORKSHOP
JUNE 2015

Planning Area Statistics & Opportunities

- 10.13 Acres
- Library
- Visitor Center
- Arts Alive
- ~400 Parking Spaces



Existing Conditions



Why Plan?



- Best way to accomplish a goal is to know what you want and how to get it
- Difference between getting what you like versus trying to like what you get
- Community consensus on proposed improvements and uses
- Grants require a plan (and often matching \$\$)
- Solicit Donations
- Future Budgeting

Downtown Property Goals



1. Create a downtown gathering space with amenities to attract residents and tourists to spend time downtown.
2. Event Space. Include space for events, farmers markets, street fair, outdoor movies and concerts.
3. Railroad Avenue and Initial Avenue developed as a promenade for potential expansion area during large events with wide sidewalks and unique paving.
4. “Fill the block” on Cole Street. The City owned parking lots create a gap in the street front and retail activity and effectively creates an “end” to Cole street as a shopping street.

Downtown Property Goals



5. Add market rate housing downtown. Market rate housing downtown in a mixed use setting will help support shops and restaurants by creating a built in market of people in close proximity.
6. Maintain look and feel of Cole Street in terms of building height, design and materials.
7. Build new community center and senior center north of the Library. Lease or redevelop existing Cole street site for retail/restaurant or mixed use.

Option 1

Mixed Use Retail and Market rate housing, Covered parking

Through Block Pathway

Widen Initial for sidewalk cafés and events

Stage

Covered Event Space

Spray Park

Restrooms

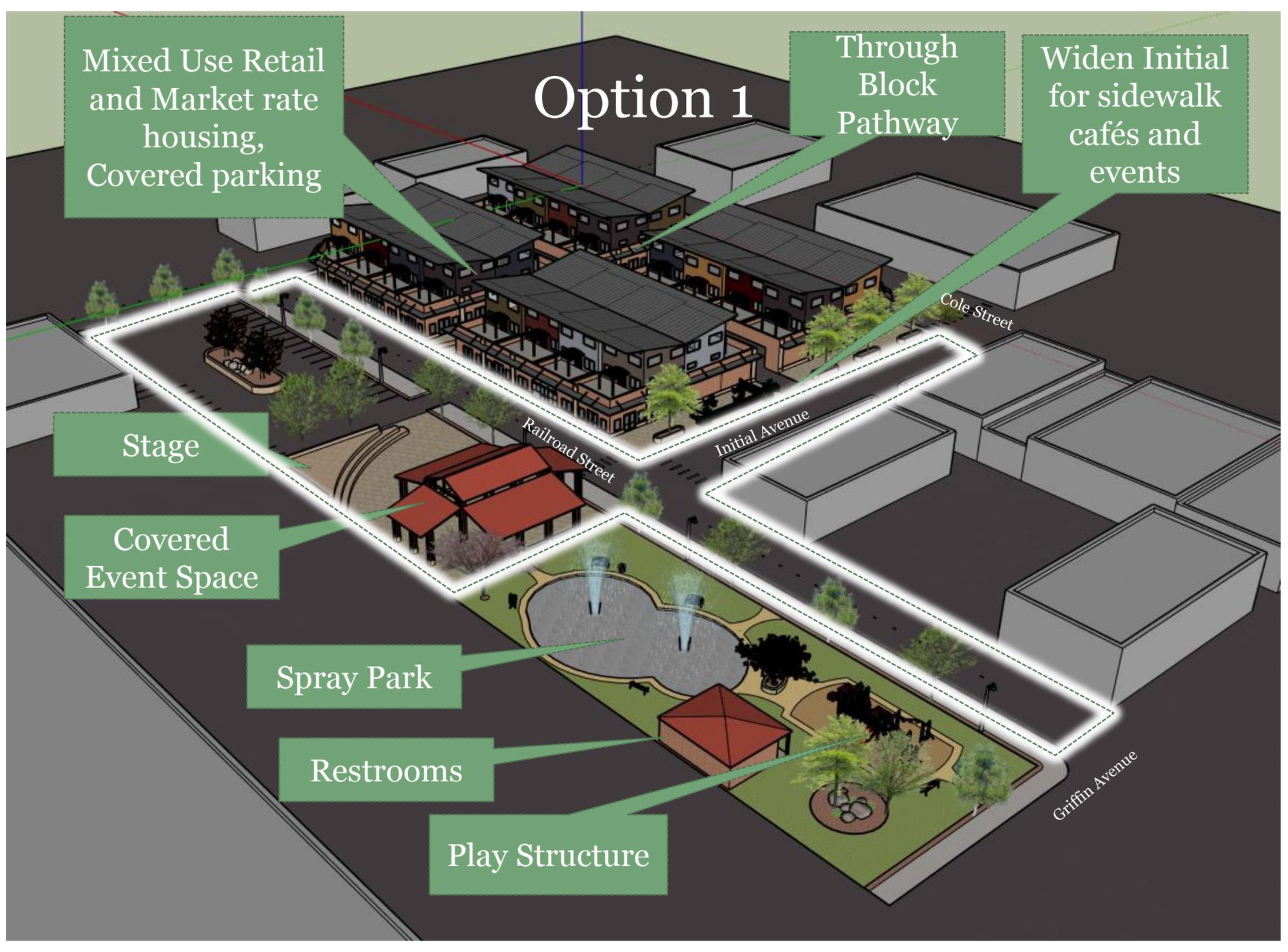
Play Structure

Cole Street

Railroad Street

Initial Avenue

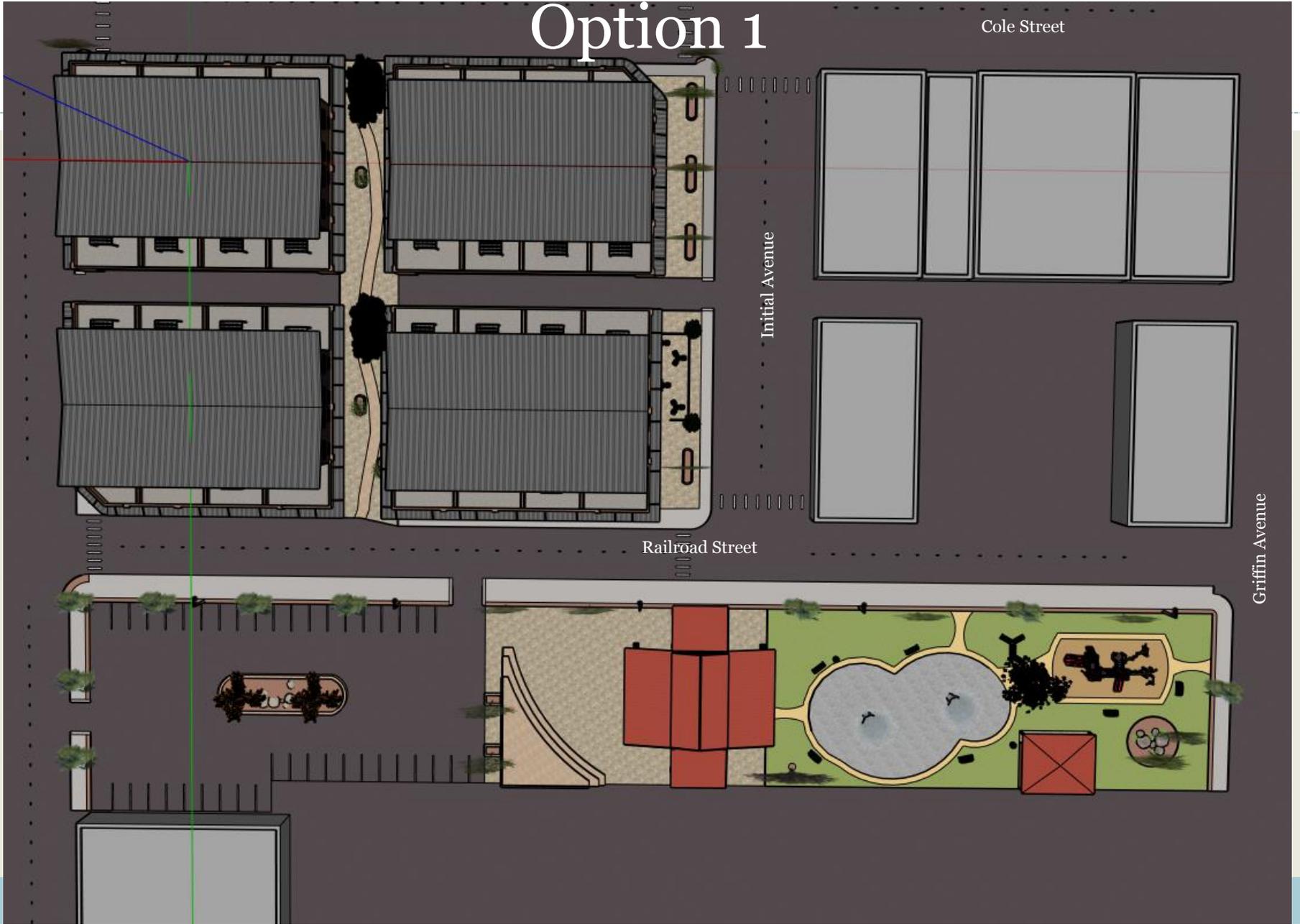
Griffin Avenue



Option 1



Option 1



Option 1 with Community Center



Option 2

Mixed Use
Retail and
Market rate
housing,
Covered
parking

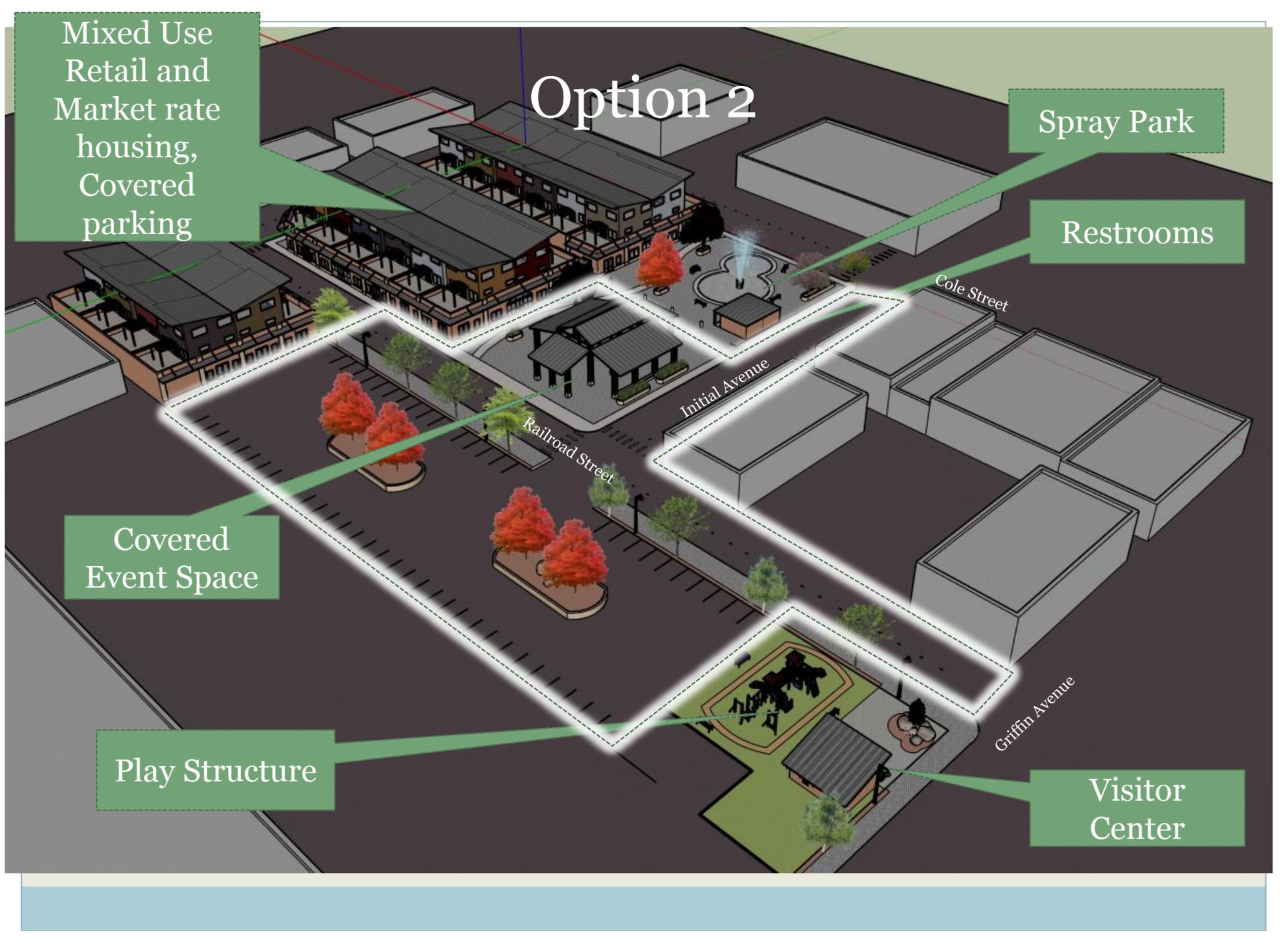
Spray Park

Restrooms

Covered
Event Space

Play Structure

Visitor
Center



Option 2



Option 2

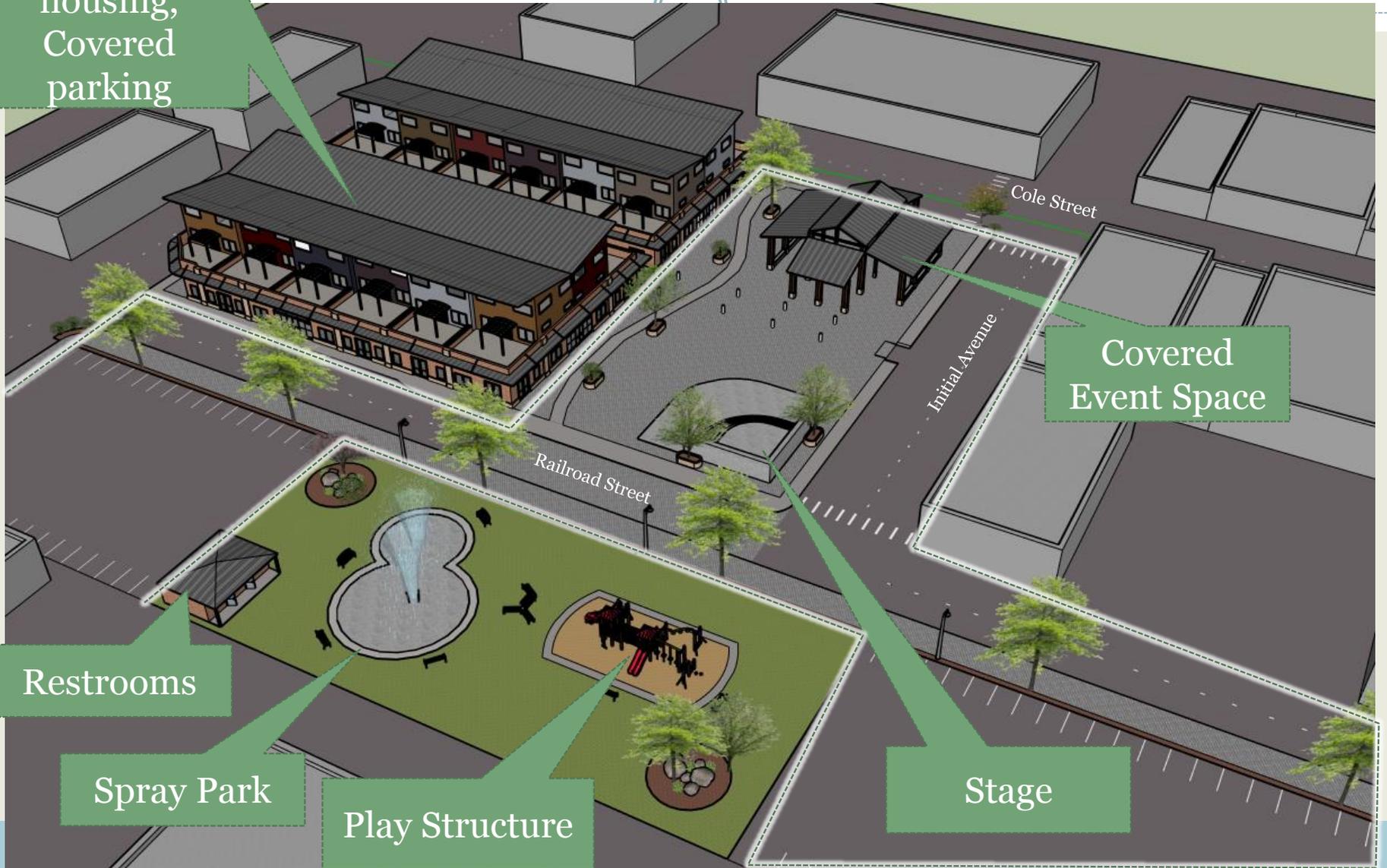


Option 2 with Community Center



Option 3

Mixed Use
Retail and
Market rate
housing,
Covered
parking



Covered
Event Space

Restrooms

Spray Park

Play Structure

Stage

Railroad Street

Initial Avenue

Cole Street

Option 3



Option 3



Option 3 with Community Center



Community/Senior Center



- **Community Center**

- Senior Center
- Gym
- Activity Rooms & Spaces
- Offices & Meeting Rooms
- Kitchen
- Pea Patch

- **Other?**

- Housing
- Performing Arts
- Outdoor performance area



Spray Park and Play Structure



- Make Rotary Park and Downtown a place that people want to be



Spray Park



Spray Park



Mixed Use – Ground Floor Retail with Housing above



Mixed Use



Railroad Promenade



Railroad Promenade



Next Steps



- **Develop and Adopt Concept in Comprehensive Plan:**
 - Goals
 - Uses
 - Improvements
 - Locations
- **Seek Public Input/Preferences**
- **Conduct Feasibility for Mixed Use**
- **Parking Needs Assessment**
- **30% Design and Funding Strategy**

Council Discussion



Downtown Goals?

What uses and improvements would you like to see?

What do you like about each option?

What do you dislike about each option?