

APPENDIX G

LOWRY AVENUE NE REDEVELOPMENT

CONCEPTS



LOWRY + MARSHALL ST
Redevelopment Alternative A



LOWRY + MARSHALL ST
Redevelopment Alternative B



LOWRY + 2ND ST
REDEVELOPMENT ALTERNATIVE A



LOWRY + 2ND ST
REDEVELOPMENT ALTERNATIVE B



**LOWRY + WASHINGTON AVE
REDEVELOPMENT ALTERNATIVE A**



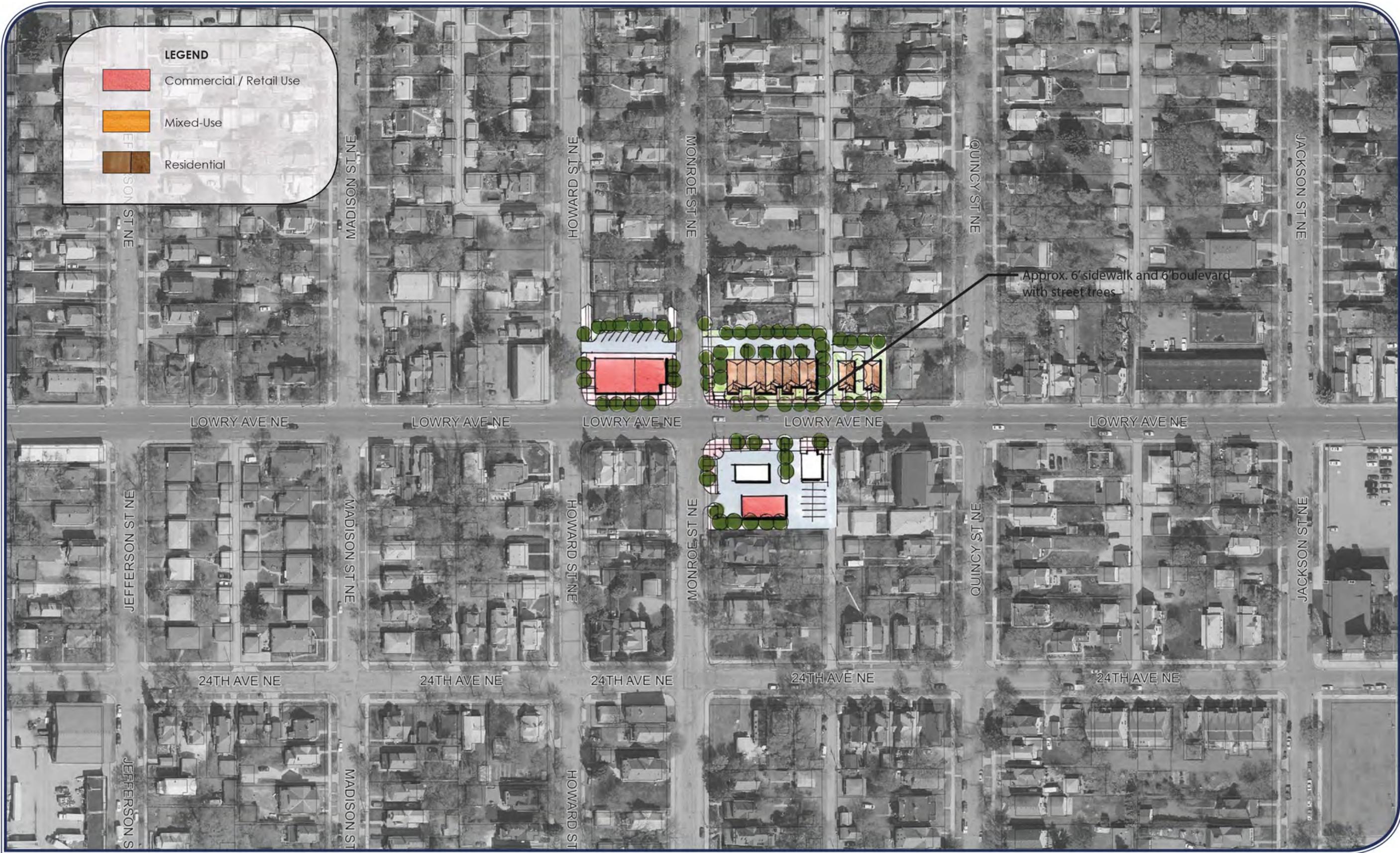
**LOWRY + WASHINGTON AVE
REDEVELOPMENT ALTERNATIVE B**



LOWRY + UNIVERSITY AVE
Redevelopment Alternative A



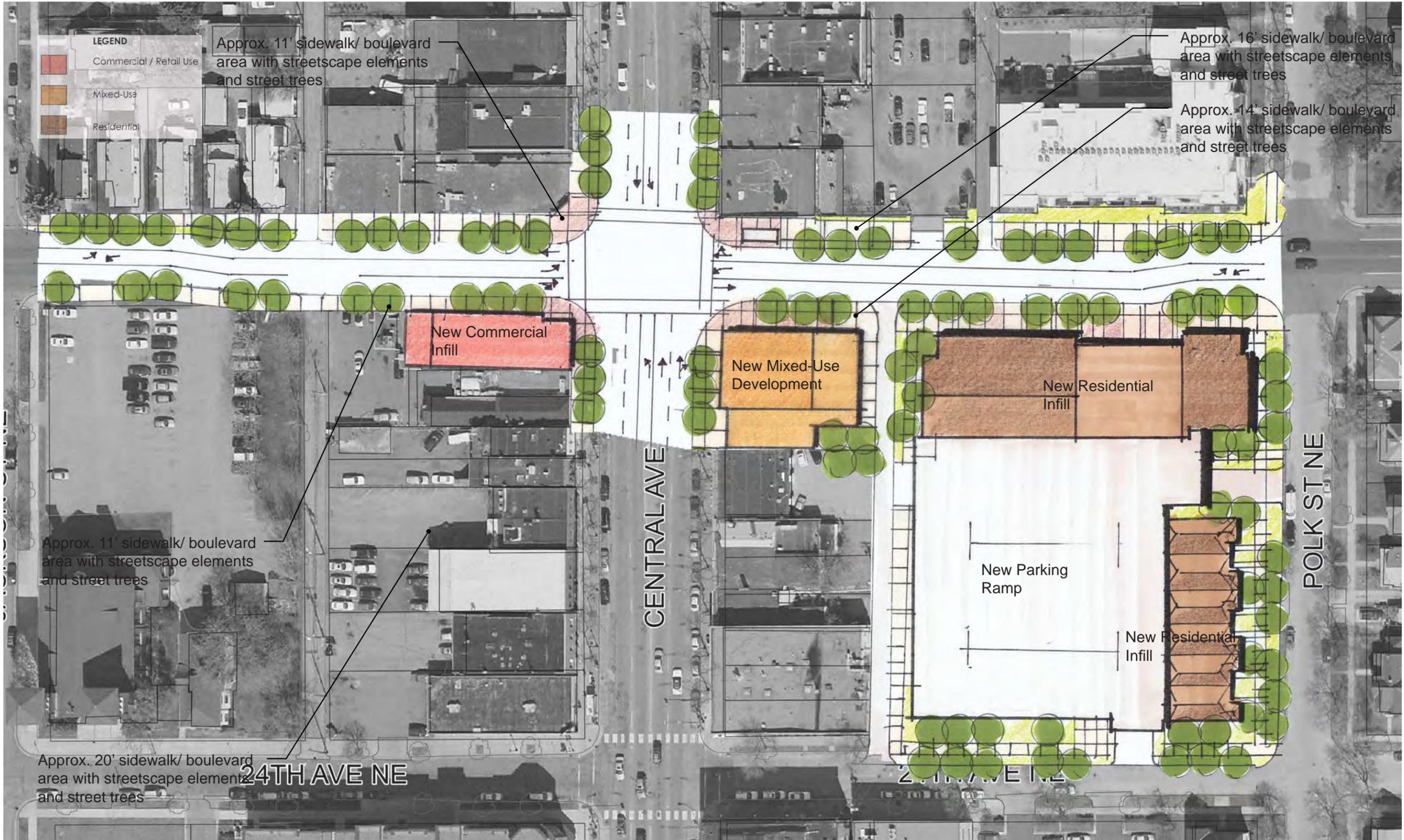
LOWRY + UNIVERSITY AVE
 Redevelopment Alternative B



LOWRY + MONROE ST
REDEVELOPMENT ALTERNATIVE A



LOWRY + MONROE ST
REDEVELOPMENT ALTERNATIVE B



LOWRY + CENTRAL AVE
 Redevelopment Alternative A



LOWRY + CENTRAL AVE
 Redevelopment Alternative B

Land Use



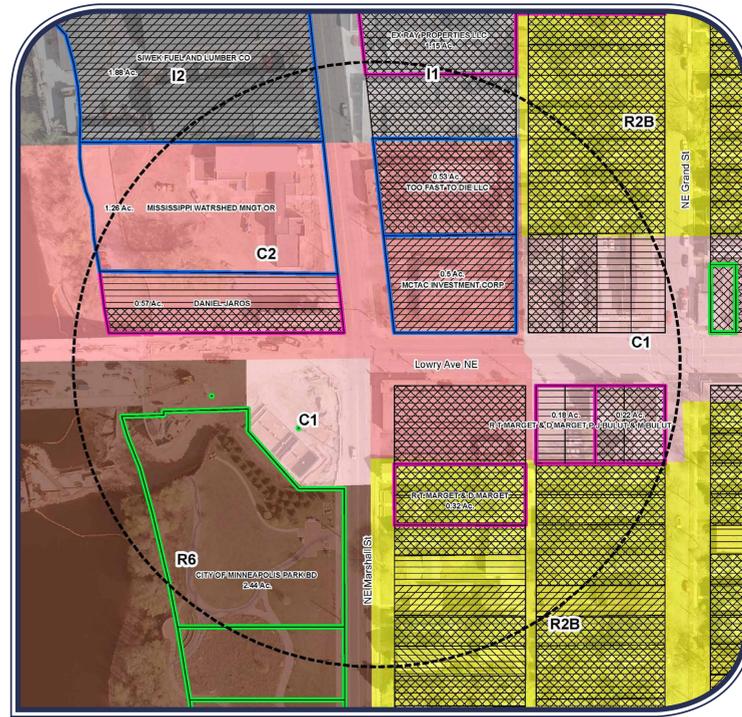
KEY TO EXISTING LAND USE

Vacant	High Density Residential
Low Density Residential	Industrial / Utility / Railroad
Moderate Density Residential	Commercial
Mobile Home Park	Parks / Open Space

DISCUSSION POINTS

1. Commercial land uses exist at the intersection
2. Some consolidated parcels
3. Mix of adjacent land use including residential, industrial, park and public

Existing Conditions



KEY TO EXISTING CONDITIONS

400' Radius Intersection Area	Properties owned by City/County	C1	R1A
Parcels 0.5+ Acres	Multiple Parcels by Same Owner	C2	R2B
Estimated Property Market Value per Squarefoot less than \$45	Property Condition Poor to Average	C4	R3
Building more than 40 Years Old		I1	R4
		I2	R5
			R6

Concept A



KEY TO PROPOSED LAND USE REDEVELOPMENT

PROPOSED Commercial / Retail Use
PROPOSED Mixed-Use
PROPOSED Residential

DISCUSSION POINTS

1. New mixed use building anchors southeast corner of intersection
2. New multi-family residential along Lowry
3. Surface parking behind mixed use building supports commercial district parking
4. Provide stormwater catchment areas
5. Expanded public sidewalk/boulevard area

Concept B



KEY TO PROPOSED LAND USE REDEVELOPMENT

PROPOSED Commercial / Retail Use
PROPOSED Mixed-Use
PROPOSED Residential

DISCUSSION POINTS

1. New mixed use building anchors southeast corner of intersection along Marshall Street
2. Expand existing small scale commercial/retail along Lowry
3. Surface parking behind mixed use building supports commercial district parking
4. Provide stormwater catchment areas
5. Expanded public sidewalk/boulevard area

LOWRY + MARSHALL ST



Land Use



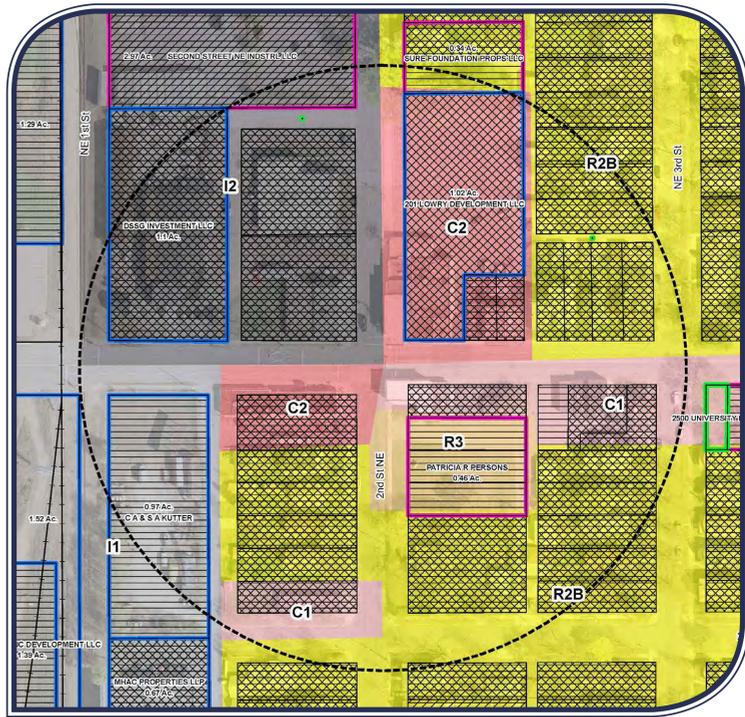
KEY TO EXISTING LAND USE

Vacant	High Density Residential
Low Density Residential	Industrial / Utility / Railroad
Moderate Density Residential	Commercial
Mobile Home Park	Parks / Open Space

DISCUSSION POINTS

1. Current retail land uses at intersection
2. Underutilized parcels with buildings in poor condition
3. Narrow/shallow parcels along Lowry
4. Mix of adjacent land use including residential, industrial, and vacant

Existing Conditions



KEY TO EXISTING CONDITIONS

400' Radius Intersection Area	Properties owned by City/County	CITY ZONING DISTRICT R1A
Parcels 0.5+ Acres	Multiple Parcels by Same Owner	R2B
Estimated Property Market Value per Squarefoot less than \$45	Property Condition Poor to Average	R3
Building more than 40 Years Old		R4
		R5
		R6

Concept A



KEY TO PROPOSED LAND USE REDEVELOPMENT

PROPOSED Commercial / Retail Use
PROPOSED Mixed-Use
PROPOSED Residential

DISCUSSION POINTS

1. Maintain some existing commercial uses
2. Promote additional higher-density residential on larger parcels fronting Lowry
3. Reinforce commercial uses east of the intersection
4. Provide parking between building fronting Lowry and adjacent residential areas
5. Enhanced sidewalk/boulevard areas

Concept B



KEY TO PROPOSED LAND USE REDEVELOPMENT

PROPOSED Commercial / Retail Use
PROPOSED Mixed-Use
PROPOSED Residential

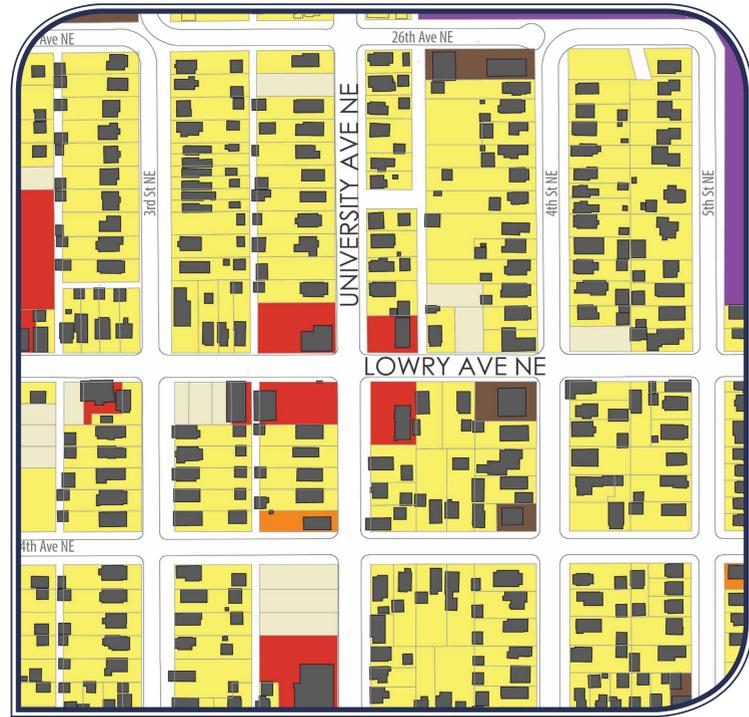
DISCUSSION POINTS

1. Consolidate parcels to provide higher density residential uses
2. Maintain some commercial and mixed-use at the intersection
3. Create district parking strategy
4. Enhanced sidewalk/boulevard areas

LOWRY + 2ND ST



Land Use



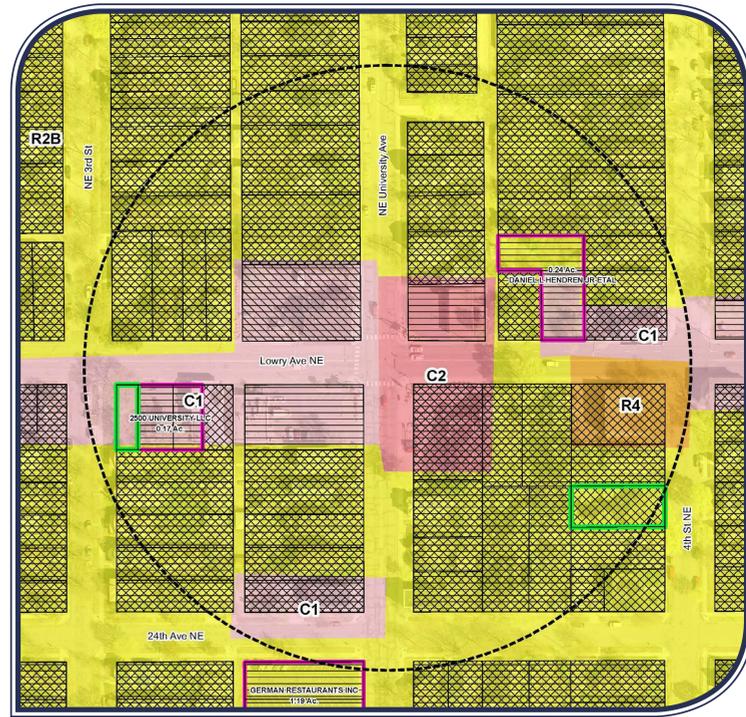
KEY TO EXISTING LAND USE



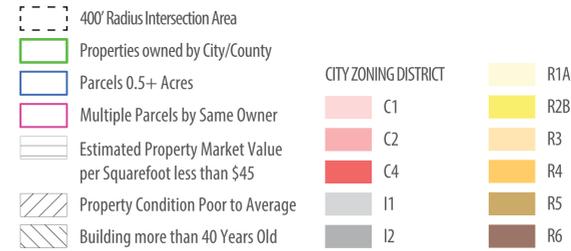
DISCUSSION POINTS

1. Primary retail/commercial node along the corridor
2. Adjacent residential land uses are generally in poor condition with low property valuations
3. Limited surface parking in the area to support commercial uses
4. Limited sidewalk and boulevard areas

Existing Conditions



KEY TO EXISTING CONDITIONS



Concept A



KEY TO PROPOSED LAND USE REDEVELOPMENT



DISCUSSION POINTS

1. Proposed new road alignment requires redevelopment of parcels south of intersection
2. Provide mixed-use building at southwest corner of intersection. This could include relocation of Marina's into the first floor of this building
3. Provide new commercial uses east of University with surface parking behind buildings
4. Enhanced sidewalk/boulevard areas



Concept B



KEY TO PROPOSED LAND USE REDEVELOPMENT

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

DISCUSSION POINTS

1. Proposed new road alignment requires redevelopment of parcels south of intersection
2. Provide mixed-use building at southwest corner of intersection
3. Provide new commercial uses east of University with surface parking behind buildings
4. Provide additional surface parking to create district parking
5. Enhanced sidewalk/boulevard areas

Concept C



KEY TO PROPOSED LAND USE REDEVELOPMENT

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

DISCUSSION POINTS

1. New road alignment shifted to north redefines redevelopment parcels
2. Create new commercial/restaurant uses on the northeast corner
3. Create new commercial uses on southeast corner of intersection
4. Enhanced sidewalk/boulevard areas



Land Use



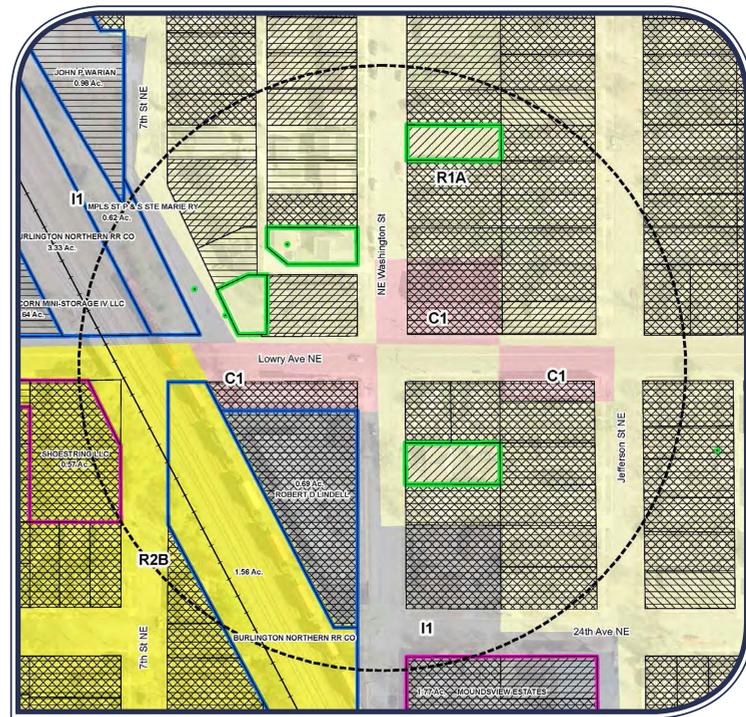
KEY TO EXISTING LAND USE

	Vacant		High Density Residential
	Low Density Residential		Industrial / Utility / Railroad
	Moderate Density Residential		Commercial
	Mobile Home Park		Parks / Open Space

DISCUSSION POINTS

1. Mix of commercial and mixed-use land uses
2. Commercial sites are narrow with limited access
3. Narrow lots along Lowry Avenue
4. Limited sidewalk and boulevard areas

Existing Conditions



KEY TO EXISTING CONDITIONS

	400' Radius Intersection Area		Properties owned by City/County
	Parcels 0.5+ Acres		Multiple Parcels by Same Owner
	Estimated Property Market Value per Squarefoot less than \$45		Property Condition Poor to Average
	Property Condition Poor to Average		Building more than 40 Years Old

	CITY ZONING DISTRICT		R1A
	C1		R2B
	C2		R3
	C4		R4
	I1		R5
	I2		R6

Concept A



KEY TO PROPOSED LAND USE REDEVELOPMENT

	PROPOSED Commercial / Retail Use
	PROPOSED Mixed-Use
	PROPOSED Residential

DISCUSSION POINTS

1. Short term should maintain existing retail/commercial uses at intersection
2. Provide high-density residential adjacent to intersection
3. Provide enhanced sidewalk area and boulevard



Concept B



KEY TO PROPOSED LAND USE REDEVELOPMENT

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

DISCUSSION POINTS

1. Mid-term redevelopment of intersection should focus on mid-density residential uses
2. Provide enhanced sidewalk and boulevard areas

Concept C



KEY TO PROPOSED LAND USE REDEVELOPMENT

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

DISCUSSION POINTS

1. Long-term redevelopment at intersection should focus on higher density residential uses with underground parking
2. Combine under-valued parcels with poorly-maintained single-family uses for larger redevelopment sites
3. Provide enhanced sidewalk and boulevard areas



LOWRY + WASHINGTON AVE

Land Use



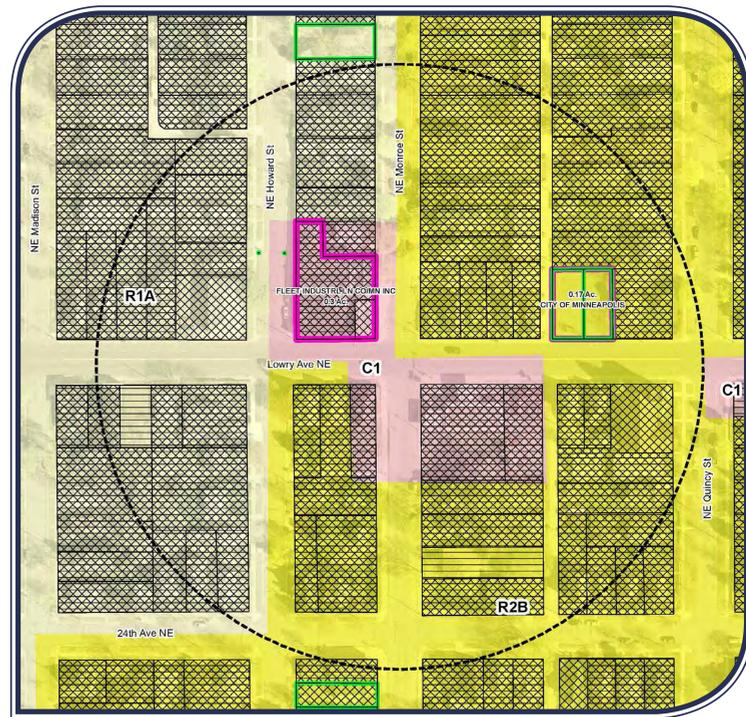
KEY TO EXISTING LAND USE



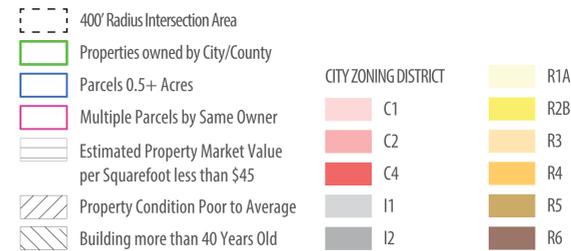
DISCUSSION POINTS

1. Some retail/commercial uses at intersection
2. Single-family homes at northeast corner of intersection in very poor condition
3. Heavy pedestrian traffic at intersection with limited sidewalk area

Existing Conditions



KEY TO EXISTING CONDITIONS



Concept A



KEY TO PROPOSED LAND USE REDEVELOPMENT



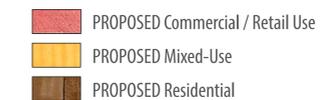
DISCUSSION POINTS

1. Short-term concept reconfigures site plan for gas station and Dairy Queen
2. New commercial use at northwest corner of intersection
3. New mid-density housing added to N/E corner of intersection
4. Enhanced Sidewalk/Boulevard Areas

Concept B

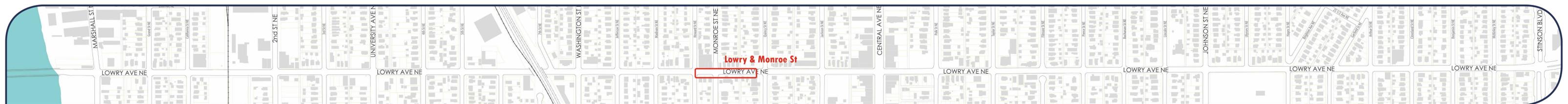


KEY TO PROPOSED LAND USE REDEVELOPMENT

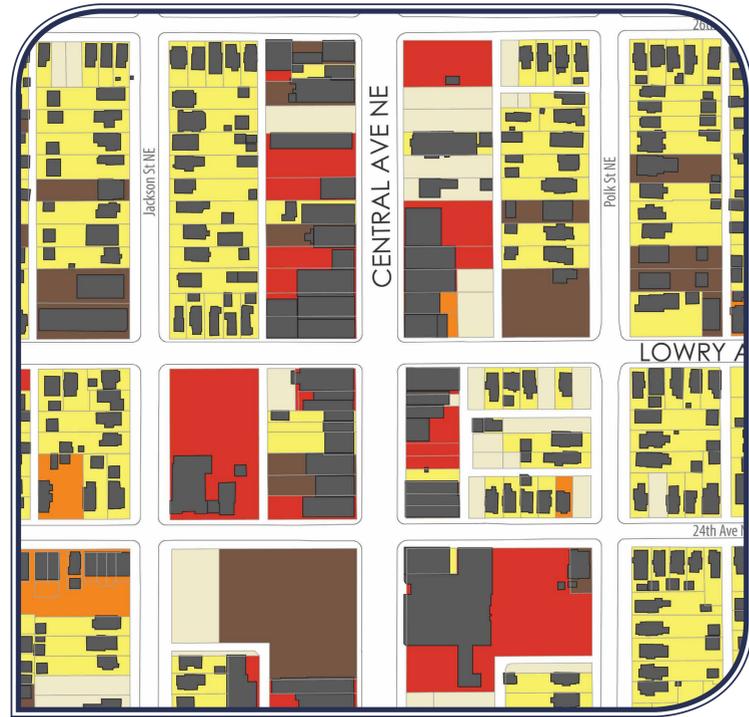


DISCUSSION POINTS

1. Long-term option defines higher density residential use on northwest corner of intersection
2. New commercial uses on south side of street with rear yard parking
3. Enhanced sidewalk/boulevard areas



Land Use



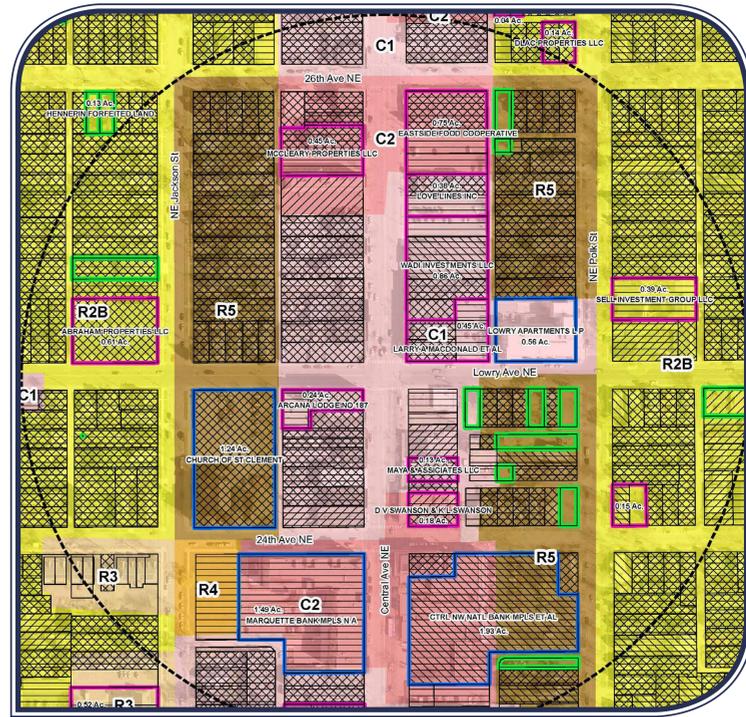
KEY TO EXISTING LAND USE

	Vacant		High Density Residential
	Low Density Residential		Industrial / Utility / Railroad
	Moderate Density Residential		Commercial
	Mobile Home Park		Parks / Open Space

DISCUSSION POINTS

1. Central Avenue is a commercial corridor and activity center
2. Focus redevelopment at southeast corner of intersection
3. Enhance sidewalk/boulevard area
4. Define district parking opportunities

Existing Conditions



KEY TO EXISTING CONDITIONS

	400' Radius Intersection Area		Properties owned by City/County
	Parcels 0.5+ Acres		Multiple Parcels by Same Owner
	Estimated Property Market Value per Squarefoot less than \$45		Property Condition Poor to Average
	Building more than 40 Years Old		

	C1		R1A
	C2		R2B
	C4		R3
	I1		R4
	I2		R5
			R6

Concept A



KEY TO PROPOSED LAND USE REDEVELOPMENT

	PROPOSED Commercial / Retail Use
	PROPOSED Mixed-Use
	PROPOSED Residential

DISCUSSION POINTS

1. New mixed-use with structured parking at southeast intersection of Jackson St
2. No proposed street/intersection traffic improvements
3. New multi-story mixed-use building at southeast corner of intersection of Central
4. New mid-density residential along Lowry east of Central intersection
5. Create public plaza at southeast corner of intersection



LOWRY + CENTRAL AVE

Concept B



KEY TO PROPOSED LAND USE REDEVELOPMENT

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

DISCUSSION POINTS

1. New mixed-use with structured parking at southeast intersection of Jackson St
2. No proposed street/intersection traffic improvements
3. New multi-story mixed-use building at southeast corner of intersection of Central
4. New high-density residential along Lowry
5. Create structure parking ramp behind Lowry Avenue to support district parking
6. Create public plaza at southeast corner of intersection

Concept C



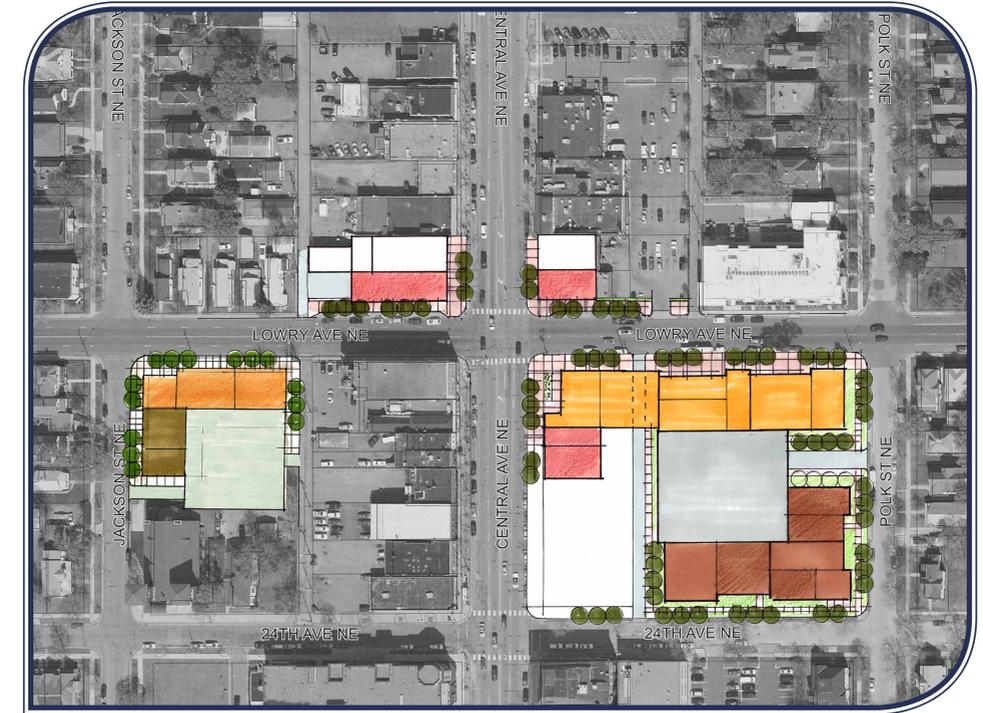
KEY TO PROPOSED LAND USE REDEVELOPMENT

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

DISCUSSION POINTS

1. Road/intersection alignment option redefines redevelopment of Arcana Building on southwest corner of intersection
2. New mixed-use with structured parking at southeast intersection of Jackson St
3. New multi-story mixed-use building at southeast corner of intersection of Central
4. New high-density residential along Lowry
5. Create structured parking ramp behind Lowry Avenue to support district parking
6. Wrap higher density residential around parking ramp
7. Create public plaza at S/E corner of intersection

Concept D



KEY TO PROPOSED LAND USE REDEVELOPMENT

- PROPOSED Commercial / Retail Use
- PROPOSED Mixed-Use
- PROPOSED Residential

DISCUSSION POINTS

1. Road/intersection alignment option redefines redevelopment of north side of intersection
2. New mixed-use with structured parking at southeast intersection of Jackson St
3. New multi-story mixed-use building at southeast corner of intersection of Central
4. Small commercial infill buildings on north side of intersection
5. New high-density mixed-use residential along Lowry
6. Create structured parking ramp behind Lowry Avenue to support district parking
7. Wrap higher density residential around parking ramp
8. Create public plaza at southeast corner of intersection

LOWRY + CENTRAL AVE

