



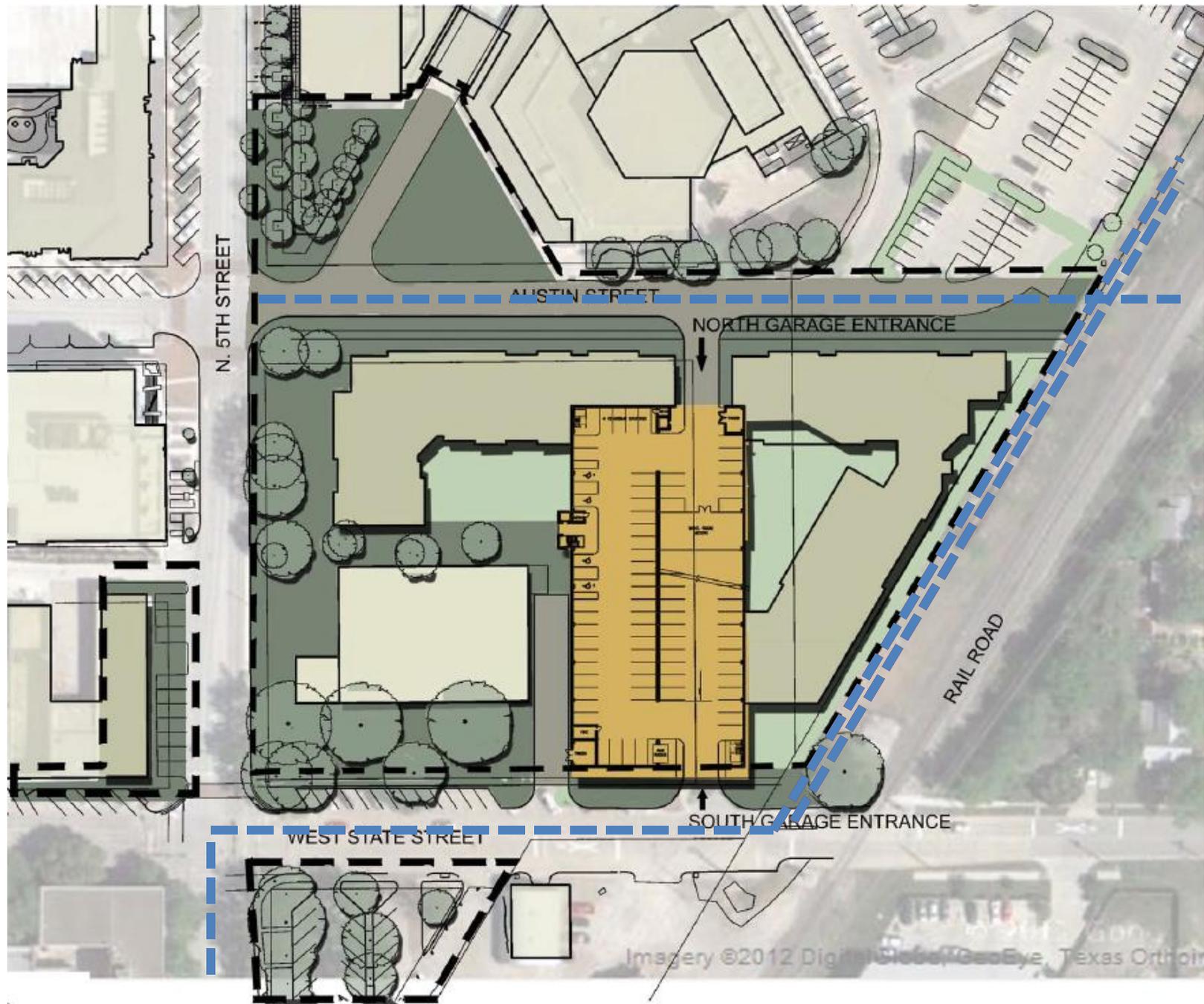
Downtown Redevelopment Program

Coordination meeting with Downtown Business Owners Association

April 9, 2013

Phased Implementation Plan

- **Phase I: Pioneer Project** (Focus on TOD-adjacent development)
 - Mixed Use development (189 Multi-family units; 24,000 sq. ft. Retail)
 - Duckworth and Remote Payment Facilities
 - Sixth Street Extension
 - Burial of Utilities
 - New Urban Design Standards
- **Phase II: Settler's Project** (Drawing TOD activity to Downtown Core)
 - Landmark Depot Crossing
 - City Center Project
 - Public Infrastructure & Facility Improvements
- **Phase III: Square & Streetscape Improvements**
(Core enhancements)
- **Phase IV: Infrastructure Enhancements**
(Finish-out/ connections)



Public Infrastructure

- Week of April 8 – Construction activities begin
 - Sanitary sewer replaced in State Street
 - Northern lanes may be closed to traffic for 2 to 3 weeks
- Week of April 22 – Water line replaced in Austin Street (east of Fifth Street)
 - Lanes reduced for 6 weeks

Landmark Depot Crossing



Landmark Depot Crossing

- Week of April 1 – Landmark Society recommends permanent name for the Walnut Corridor
 - “Landmark Depot Crossing”
- Week of April 15 – Landmark Museum closes for 7 to 8 months
 - Landmark Society operations move to temporary site at 203 N. Fifth Street
- Mid-May/June – Heritage Park facility relocations and demolition begins

Bird's Eye View of Landmark Depot Crossing

- Depot to be ready for occupancy in late summer
- Grand re-opening event planned for late summer/early fall



STREET LEVEL VIEW LOOKING SOUTHWEST FROM 5th STREET & WALNUT

BIRD'S EYE VIEW LOOKING SOUTHEAST



Conceptual View of Fifth Street at Austin Street

City Center: Street Closures

- June/July – Site demolition begins
 - City Center site “locked down” for 18 to 20 months
 - State Street shut down, except for delivery access from the east to Roach Feed and Seed
 - Museum Plaza Drive to be shut down and demolished
 - Austin Street shut down for up to 18 months
- Fifth Street drainage work to begin March 2014 and last approximately two months

City Center / GPAC Parking Disruptions

- No employee parking at City Hall; all City Hall and Duckworth employees will be required to park at Oaks 5th Street Crossing parking garage
- Limited parking (18 spaces) available for visitors and those requiring ADA spaces on the southeast corner of Fifth and State streets
- Portions of the Grandville Arts Center parking lot will be fenced off for contractor parking and staging area
- 3-hour, time-limited parking proposed on streets in Downtown Core to eliminate employee parking needed for downtown merchants and customers

Phase 2 Parking Plan: Nov. 2013 to Dec. 2014

- All Phase 1 Parking Plan closures remain in effect
- City Hall parking on northeast corner of Fifth and State streets will close
- Parking at 203 State Street will be closed



Phase 3 Parking Plan: Permanent

- City Center Parking Garage opens
- On-street parking opens on northeast corner of Fifth and State streets
- New on-street parking available on Fifth Street in front of The Oaks City Center development
- Parking at 203 Fifth Street re-opens
- All on-street, time-limited parking remains in effect



Parking Ordinance Provisions

- 3-hour on-street parking
- Weekday only
- Active enforcement