

7 IMPLEMENTATION MATRIX

The following Implementation Matrix identifies recommended projects, their suggested priority (final priority will be established after consultation with the Community, City Staff and City Leaders), who should be responsible for implementation and the estimated cost for improvements and programs. Recommended implementation steps or actions are contained in the body of the plan and will vary as projects or programs evolve.

Potential funding sources are presented in Appendix E. Between now and the completion of the Community Review Process the consultant team will work with city staff to identify funding sources and develop a five-year implementation program.

7.1 PARKING RECOMMENDATIONS

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Reduce the parking required in the study area as follows: <ul style="list-style-type: none"> • Residential - 1/du • Retail 1:400 sf • Office 1:450 sf 	Planning Division	Administrative	Implementation and timing subject to the analysis performed in 7.1.h.
b. Allow required parking for residential uses to be reduced to 0.5/du if parking is shared with office uses (on or off site) subject to the approval of the Planning Commission and Section 14.12 of the Zoning Ordinance.	Planning Division	Administrative	Implementation and timing subject to the analysis performed in 7.1.h.
c. Allow required parking for residential uses to be reduced to 0.5/du if residential unit is located on the upper floor of an existing structure.	Planning Division	Administrative	Implementation and timing subject to the analysis performed in 7.1.h.
d. Allow residential uses to utilize City parking facilities between 6:00 pm and 7:00 am and develop a residential permit program for new residential uses.	Police Department	Administrative	Implementation and timing subject to the analysis performed in 7.1.h.
e. Eliminate the proximity requirement of 300 feet for off site parking.	Planning Division	Administrative	Implementation and timing subject to the analysis performed in 7.1.h.

PARKING RECOMMENDATIONS - CONTINUED

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING/PRIORITY
<p>f. Allow an applicant to be credited for having the parking that would have been required for the land use, area or intensity made of the building on the operative date of the parking requirements in place at the time the building constructed or of last planning entitlement secured if those requirements had applied. If the new land use, area or intensity of the building requires greater parking than the land use, area or intensity being made on the operative date of the parking requirements, the applicant shall be required to provide actual off-street parking in an amount equal to the difference between the parking required of the new land use, area or intensity and the parking that would have been required of the land use being made on the operative date of the parking requirements if such requirements had been applicable.</p> <p>Example: A 1000 sf building built in 1910 would have been required to have (at 1:400) 2.5 parking stalls by today's standards but has none. Say that the use in the building is changing to a use that is required to have 5 spaces under the current code. The new use would be credited the 2.5 spaces for the historic use and would only be required to provide the additional 2.5 spaces.</p>	<p>Planning Division</p>	<p>Administrative</p>	<p>Implementation and timing subject to the analysis performed in 7.1.h.</p>
<p>g. Establish a parking mitigation program with assessments in lieu of providing required parking. The assessment would be used to develop city managed parking facilities.</p>	<p>Planning Division, Finance & Consultant</p>	<p>Administrative</p>	<p>Implementation and timing subject to the analysis performed in 7.1.h.</p>
<p>h. Conduct a parking demand, supply and management analysis. The assessment should include an analysis of recommendations 7.1.a. –g. above. The analysis would also include a feasibility assessment for the Salvation Army, Church Street and South Auburn Street parking facilities. See 7.9.g., 7.10.b. and 7.11.b.</p>	<p>Planning Division & Consultant</p>	<p>\$90,000</p>	<p>Priority 1</p>
<p>i. Establish a Transportation Management Program which facilitates the use of alternative modes of transportation by employees and visitors. The program would be implemented by the GVDA.</p>	<p>Planning Division, GVDA, & Consultant</p>	<p>\$24,000³</p>	<p>Priority 3</p>

PARKING RECOMMENDATIONS - CONTINUED

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING/PRIORITY
j. Allow the parking lot landscaped areas to be used as drainage/detention swales.	Planning Division	Administrative	On an opportunistic basis
k. Develop program to support the joint use of adjacent parking areas to increase efficiency and numbers.	Public Planning Division Works	Administrative	Priority 2
l. Landscape parking lots.	Public Works, Planning Division, & Private Owners	Vary by lot size and condition	On an opportunistic basis

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7.2 STREETScape IMPROVEMENTS

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Analyze needs and opportunities and develop a program to provide benches throughout the downtown area.	Downtown Grass Valley Association	\$500-\$700 per bench	Conduct the analysis in 2003
b. Widen sidewalks to 6 - 8 feet wherever feasible.	Public Works Private Owners	\$ 45 per lineal foot for 6' section	On an opportunistic basis with private project approval or other street improvement projects
c. Install street trees along street corridors as recommended by the Plan.	Public Works	\$ 2,200 per tree includes saw cut, excavation, irrigation, electrical and tree planting	On an opportunistic basis with private project approval or other street improvement projects
d. Review and update the existing sidewalk inspection program and assess funding responsibilities (public or private) and repair or replace sidewalks as necessary.	Public Works Private Owners GVDA	\$ 45 per lineal foot assumes 6' section	Inspection 2003-2004 repair / replacements ongoing
e. Complete Main Street streetscape enhancement program along East Main to end of Planning Area. Allow for more seating/benches, water features, screening and options for public outdoor café.	Public Works GVDA	\$ 500 per lineal foot	On an opportunistic basis with private project approval
f. Based on existing design themes undertake a design for streetscape improvements along South Auburn, Neal to Bank (Phase 1) and Bank to Richardson (Phase 2). Design components include survey, schematic design, electrical engineering, civil engineering, landscape design, and a public process. Improvements would include sidewalk widening, landscape planters, street trees, benches, potable water, pedestrian gathering niches at intersection, enhanced crosswalks, public art, a gateway feature at the north side of Main and an entry feature at Neal and South Auburn.	Public Works, Planning Division & Consultant	\$ 240,000 Phase 1 Redevelopment Agency Tax Increment	2003-2004 Phase 1 Phase 2 as funding becomes available
g. Obtain City Council/GVDA approval of streetscape elements including, but not limited to, benches, lighting, trash cans, bike racks, special paving materials, signage, landscaping treatments (trees, shrubs), kiosks, public telephone and bollards based on design project identified in 7.2.f.	Public Works	Administrative	2003-2004

STREETSCAPE IMPROVEMENTS -CONTINUED

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
h. Construct streetscape improvements along South Auburn.	Public Works	\$1,300 per lineal foot	2005-2006
i. Undertake streetscape improvements along Richardson, Washington to School. Improvements would include sidewalk widening, landscape planters, street trees, benches, potable water, and enhanced crosswalks.	Public Works, Planning Division & Consultant	Unknown	Not in the planning horizon. Priority 1 for projects listed as 7.2.i.-l.
j. Undertake streetscape improvements along Stewart and Bank, Wolf Creek to Mill. The improvements would be a part of the Hotel development. Improvements would include sidewalk widening, landscape planters, street trees, benches, potable water, pedestrian gathering niches at intersection, enhanced crosswalks and an entry feature at Bank and Wolf Creek.	Public Works, Planning Division & Developer	Unknown	Not in the planning horizon. Priority 2 for projects listed as 7.2.i.-l.
k. Undertake streetscape improvements along Neal, South Auburn to School. Improvements would include sidewalk widening, landscape planters, street trees, benches, potable water, pedestrian gathering niches at intersections, and enhanced crosswalks.	Public Works, Planning Division & Consultant	Unknown	Not in the planning horizon. Priority 3 for projects listed as 7.2.i.-l.
l. Undertake streetscape improvements along Church, Richardson to Walsh. Improvements would include sidewalk widening, landscape planters, street trees, benches, potable water, pedestrian gathering niches at intersection, enhanced crosswalks, public art, and an entry feature at Church and West Main.	Public Works, Planning Division & Consultant	Unknown	Not in the planning horizon. Priority 4 for projects listed as 7.2.i.-l.
m. Conduct an analysis for the development of a series of public gathering places. The analysis would include recommendation related to programming, location, size, supporting uses, design, financing, etc.	Planning Division & Consultant	\$ 35,000 Redevelopment Agency Tax Increment	2005-2006
n. Install entry elements to the Downtown including but not limited to: Mill and French, Mill and Walsh, School and Main, Main and Bennett, Bank and Wolf Creek, South Auburn and Colfax, and South Auburn and Main (at the entrance to Richardson area).	Planning Division, GVDA & Consultant	Variable Redevelopment Agency Tax Increment & GVDA	2003 and forward as funds become available
o. Investigate the feasibility of undergrounding above ground utilities.	Public Works	Unknown	Prior to roadway improvements

STREETSCAPE IMPROVEMENTS -CONTINUED

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
<p>p. A plan should be developed to implement the Parks and Recreation Master Plan that: opens the view and access to Wolf Creek, creates an urban promenade with public access, creates a landscape amenity for restaurants, inns, galleries, and shops bordering the creek; provides flood protection by stabilizing banks, and provides adequate building setbacks to limit flood damage. If, in fact, the cost of exposing and enhancing Wolf Creek across the hotel and Safeway sites is infeasible at this time the City should not allow structures to be built over the creek alignment and obtain, through easements or other legal instruments, the ability to allow future creek enhancements as opportunities are presented. In addition, the hotel project should provide a pleasant pedestrian environment for hikers exploring and traveling across the property to reach the north and south segments of Wolf Creek.</p>	<p>Recreation Division and City Attorney</p>	<p>\$ 65,000 Outside grant</p>	<p>2004-2005</p>

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7.3 CIRCULATION

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Conduct an analysis to develop a short term and long term solutions for the traffic conflicts related the Neal/Colfax/South Auburn intersections into one intersection. See Section 5.4.	Public Works	Check with P.W.	Check with P.W.
b. Improve North Auburn from Main to Richardson with wider sidewalks to accommodate the pedestrian. Bulb-outs should be installed at the south end to provide pedestrian nesting places and increase the turning radius to enhance accessibility for larger vehicles.	See 7.2.f.	See 7.2.f.	Not in the planning horizon
c. Maintain Richardson’s two-lanes two-directional street and improve it with sidewalks. Because of its narrow right of way and the desire to have parking more proximate to commercial uses, Richardson should have parallel parking on the south side only. Tree planters should be installed at intervals based on physical constraints such as curb cuts and underground utilities.	See 7.2.i.	See 7.2.i.	Not in the planning horizon
d. Church from West Main to Richardson will be converted to one-way north bound. Like South Auburn, it should be improved with wider sidewalks to accommodate the pedestrian. Bulb-outs should be installed at the south end to provide pedestrian nesting places and increase the turning radius to enhance accessibility for larger vehicles.	See 7.2.l.	See 7.2.l.	Not in the planning horizon

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7.4 MANAGEMENT/MAINTENANCE/PROMOTION

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Enforce sidewalk maintenance statutes. See 7.2.d.	Public Works GVDA	Administrative	Ongoing
b. Conduct a sidewalk educational program with property owner to advise them on their responsibilities and the City's responsibilities regarding sidewalk maintenance.	GVDA	Administrative	2003 and Ongoing
c. Expand the sidewalk cleaning program by conducting a second cleaning each year. The area to be cleaned roughly includes Main Street from Church to near Bennett and Mill Street with spot cleaning along South Auburn and Church.	GVDA	\$ 3,000 annually GVDA	2003 and Ongoing
d. Develop a brochure for the Art Walk Program. The Art Walk Program supports local artists, galleries and art friendly businesses through the promotion of an art oriented annual walking tour. The first Art Walk was held on September 28, 2002.	GVDA, Nevada County Arts Council & California Art Walk	\$ 500 annually GVDA	2003 and Ongoing
e. Sponsor an application to nominate the Downtown Historic District for inclusion on the National Register of Historic Places. The nomination, if approved, would provide a twenty percent tax credit to property owners who restore contributing properties.	Historical Commission Planning Division & Consultant	\$12,000 Redevelopment Agency Tax Increment	2004-2005
f. Expand the Historic District as described in General Plan Implementation Action 4-HI.	Planning Division & Legal	Administrative	2003
g. Develop an ordinance that discourages or prohibits the demolition of historic structures.	Planning Division & Legal	Administrative	2003 in conjunction with 7.4.f.

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MANAGEMENT/MAINTENANCE/PROMOTION - CONTINUED

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
g. Work with Caltrans to install “Historic Downtown Grass Valley” signage on Highway 49 in both directions.	Planning Division & GVDA	Administrative	2003
h. Enhance the “Historic Downtown Grass Valley” sign at the off ramps of Highway 49.	GVDA	Administrative	2004
i. Review and Update the Design Guidelines for the Downtown study area. Buildings should be complimentary in mass, height, set back, fenestration, and materials. Develop design standards for rear entrances, rock walls, historic structures, new construction, public improvements (lighting, sidewalks, crossings, etc.), parking lots, and materials (appropriate materials include: mine rock, brick, iron, wood siding [not plywood], tin, corrugated metal, and stucco).	Planning Division, Legal & Consultant	\$20,000 Redevelopment Agency Tax Increment	2005-2006
j. Directional signage program with design competition.	Public Works & GVDA	\$1,500 GVDA	2004
k. Implementation of directional signage program.	Public Works GVDA	Variable allocate \$25,000 Transportation Fund	Initiate in 2004-2005
l. Extend weekend and evening business hours.	GVDA	Not Applicable	2003 and ongoing
m. Promote downtown entertainment, performing arts, and other arts-related venues. Prepare joint, thematic advertising campaign, offer interviews to local media timed to special events, prepare press releases and an arts focus brochure, offer tours for travel agents; look for opportunities to market downtown to people attending events and festivals at the Nevada County Fairgrounds (see list of major events in Appendix B). Add focused promotional materials to an enhanced GVDA website.	GVDA	\$2,000 to \$15,000 depending on nature of brochure and website design and need for contracted services GVDA	2003 and ongoing

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MANAGEMENT/MAINTENANCE/PROMOTION - CONTINUED

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
n. Promote the many reasons for locals to shop downtown: prepare a joint, thematic advertising campaign emphasizing convenience, range of stores and services, entertainment and dining options. Prepare a brochure for distribution to local real estate agents, libraries, hospitals, visitor centers, city offices, and other locations where the public gathers. Investigate opportunities for posting on employee bulletin boards, features in newsletters, or mailing inserts. Design and sell Downtown Grass Valley t-shirts and/or hats.	GVDA	\$2,000 - \$25,000 depending on design and distribution plan. Some costs could be recouped through sales GVDA	2003 and ongoing
o. Recruit convenience oriented shopping and service businesses. Examples include pharmacy, health food store, bakery, delicatessen, wine and cheese shop, traditional dry goods/"surplus" store, laundromat, and travel agency. (See discussion of recruitment materials below)	GVDA	Administrative	2003 and ongoing
p. Develop recruitment materials, including a community profile brochure using market analysis materials presented in Appendix B. Add similar materials to an enhanced GVDA website. Advertise in trade and business magazines.	GVDA	Costs depend on nature/design of recruitment package and advertising rates. GVDA	2003
q. Enhance word-of-mouth marketing and recruiting efforts.	Everyone	Free	2003 and ongoing
r. Develop a Facade Improvement Program.	Planning Division	Allocate \$75,000/year Redevelopment Agency Tax Increment	2004-2005

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7.5 RICHARDSON STREET

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Maintain the areas mixed use character.	Decision Makers	N/A	Ongoing
b. Develop standards for front yards of converted residential structures to maintain residential character (i.e. no parking and maintain landscaping).	See 7.4.i.	See 7.4.i.	See 7.4.i.
c. Discourage the demolition of architecturally or historically significant structures.	See 7.4.f.	See 7.4.f.	See 7.4.f.
d. Encourage additional density for both commercial and residential uses.	Private Owners	Private	On an opportunistic basis
e. Improve parking lots with landscaping and trees.	See 7.1.j. and l.	See 7.1.j. and l.	See 7.1.j. and l.
f. Develop program to encourage property owners to work together and jointly use parking areas which will increase efficiency and numbers.	See 7.1.k.	See 7.1.k.	See 7.1.k.
g. Undertake streetscape improvements along Richardson, Washington to School. Improvements would include sidewalk widening, landscape planters, street trees, benches, potable water, and enhanced crosswalks.	See 7.2.i.	See 7.2.i.	See 7.2.i.
h. Develop mid block pedestrian connections where feasible.	Private Owners	Private	On an opportunistic basis
i. Improve rear facades - add additional rear entrances where feasible. Implement the Façade Improvement Program.	See 7.4.p. and r.	See 7.4.p. and r.	See 7.4.p. and r.
j. Investigate utility undergrounding.	See 7.2.o.	See 7.2.o.	See 7.2.o.
k. Develop a small gathering place and entry feature at East Main, Richardson, and Bennett. See 7.2.m.	Public Works & Adjoining Owner	\$ 75,000 Property Exchange & Private	2004-2005
l. Find user for the "Office" commercial space.	GVDA	Administrative	2003

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7.6 POST OFFICE

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Continue existing Main Street public improvements. Allow for more seating/benches, water feature, screening and options for public outdoor café.	See 7.2.e.	See 7.2.e.	See 7.2.e.
b. Preserve service commercial historic buildings.	See 7.4.e., f. & p.	See 7.4.e., f. & p.	See 7.4.e., f. & p.
c. Allow existing uses to remain or relocate based on owner/operator business decisions - Allow building conversions with residential as an option.	Decision Makers	Policy Issue	Ongoing
d. Work with owner adjacent to the Washington, Richardson, and Bennett remainder property to develop a small plaza/gateway, and public parking in return for property abandonment.	See 7.2.n.	See 7.2.n.	See 7.2.n.
e. Encourage the Post Office to relocate the drop box to the frontage road.	Planning Division	Unknown Post Office	2003-2004
f. Enhance Stewart Street to provide a quality pedestrian environment.	See 7.2.j.	See 7.2.j.	See 7.2.j.
g. Assist owner of small mall east of Bennett with facade improvements.	See 7.4.p.	See 7.4.p.	See 7.4.p.
h. Enhance Wolf Creek.	See 7.2.p.	See 7.2.p.	See 7.2.p.

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7.7 CITY HALL/BANK

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Preserve Cabins along Wolf Creek as affordable housing or lodging.	See 7.4.e., f. & p.	See 7.4.e., f. & p.	See 7.4.e., f. & p.
b. Enhance Wolf Creek.	See 7.2.p.	See 7.2.p.	See 7.2.p.
c. Landscape Police parking area.	See 7.1.j & l.	See 7.1.j & l.	See 7.1.j & l.
d. Provide signage for public restrooms in City Hall.	7.4.j. & k.	7.4.j. & k.	7.4.j. & k.
e. As part of the overall parking study evaluate the feasibility of decking over lower level of City parking lots.	See 7.1.h.	See 7.1.h.	See 7.1.h.
f. Preserve Victorian structures and 50s modern structure at the corner of Bank and Stewart.	See 7.4.e., f. & p.	See 7.4.e., f. & p.	See 7.4.e., f. & p.
g. Allow existing uses to remain or relocate based on owner/operator business decisions - Allow building conversions.	See 7.4.e., f. & p.	See 7.4.e., f. & p.	See 7.4.e., f. & p.
h. Enhance seating area in the City Hall parking lot at the corner of East Main and South Auburn.	Public Works	\$ 35,000 Redevelopment Agency Tax Increment	2004-2005

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7.8 HOTEL BLOCK

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. The City should facilitate negotiations between the hotel and adjacent property owners that result in appropriate easements and reciprocal access agreements to assure these access points.	Planning Division Private Owners	Administrative	Upon completion of 7.8.d. below
b. The hotel proponent should be required, as a condition of approval, to make pedestrian improvements to the south side of Bank Street from the Highway 49 frontage road to South Auburn. The improvements should include a minimum 6-8' sidewalk, street trees, parallel parking and benches in the two areas identified as plazas.	Planning Division	Administrative	2003
c. The hotel proponent should be required, as a condition of approval, to allow joint use of their parking facilities and to investigate integrating their parking and access with that of adjacent properties subject to the development of a master plan (separate recommendation) for the properties fronting on South Auburn Street.	Planning Division	Administrative	2003
d. A Master plan should be prepared for the entire subarea between Colfax and Neal. The plan should include the following components: Development pro forma and economic feasibility analysis, development phasing, review of existing ordinances, schematic site plan with urban design elements (examining the possibility of incorporating a gathering place), schematic building design, appropriate land uses (examining the feasibility of upper floor residential or office uses), relationship to the redevelopment agency, relationship between property owners, and an implementation strategy. If major redevelopment effort is not feasible, work with property owners to redesign individual properties to be more in character with the historic downtown area.	Planning Division & Consultant	\$ 35,000 Redevelopment Agency Tax Increment	2003-2004
e. Enhance South Auburn Street to provide a quality pedestrian environment. As part of that project install a mid-block connection across South Auburn between Bank and Neal Streets.	See7.2.f.	See7.2.f.	See7.2.f.

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7.9 EAST SIDE OF SOUTH AUBURN

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Initiate discussions with Caltrans to provide additional parking under Freeway if feasible.	Public Works	To be determined	2003-2004
b. Initiate discussions with Caltrans to landscape the triangle near Highway 49.	Public Works	\$ 8,300 Caltrans	2005-2006
c. Develop an overall landscape plan for the area around the Neal and South Auburn intersection.	GDVA, Public Works, Caltrans & Landscape Architect	\$ 7,500 Volunteer	2004-2005
d. Enhance South Auburn Street to provide a quality pedestrian environment.	See 7.2.f.	See 7.2.f.	See 7.2.f.
e. As part of the directional signage program, enhance "Historic Downtown" signage at the Highway 49 off ramp.	See 7.g., h. & J.	See 7.g., h. & J.	See 7.g., h. & J.
f. Initiate discussions with Caltrans to install "Historic Downtown" signage on Highway 49 - both directions.	See 7.g., h. & J.	See 7.g., h. & J.	See 7.g., h. & J.
g. As part of the overall parking analysis investigate the feasibility of constructing a multilevel parking lot over retail with a master developer between Neal and Bank - relocate old mortuary - design the lot to provide ADA accessibility to Mill Street from South Auburn.	See 7.1.h.	See 7.1.h.	See 7.1.h.
h. As part of the overall parking analysis investigate transit funding for parking structure that contains Transit District offices and transit hub.	See 7.1.h.	See 7.1.h.	See 7.1.h.
i. Investigate the feasibility of incorporating an entertainment element into the parking structure object.	GVDA , Planning Division & Redevelopment Consultant	See 7.1.h.	See 7.1.h

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7.10 SAFEWAY/LIBRARY

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Investigate the feasibility of rebuilding the Sprouse - Ritz / Salvation Army building and evaluate the ability to provide parking above for library usage.	See 7.1.h.	See 7.1.h.	See 7.1.h.
b. Encourage the development of a pad type building at the corner of Safeway's parking lot at Neal and South Auburn.	GVDA & Private Owner	Administrative	On an opportunistic basis
c. Preserve the ability to open up Wolf Creek in the future and provide pedestrian access.	See 7.2.p.	See 7.2.p.	See 7.2.p.
d. Encourage the owners to improve pedestrian connection between Mill Street and Safeway's parking lot.	GVDA & Private Owner	Administrative	On an opportunistic basis
e. Enhance South Neal Street to provide a quality pedestrian environment.	See 7.2.k.	See 7.2.k.	See 7.2.k.

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7.11 CHURCH STREET

RECOMMENDATION	RESPONSIBLE PARTY	COST/FUNDING RESOURCES	TIMING
a. Redesign Church Street public parking lot - Consider stripping, trash enclosures, landscaping, and enhanced transit stop.	Public Works	\$ 86,000 Transportation Funds	See 7.1.h.
b. Investigate the feasibility of developing podium housing over larger existing public and private parking lots.	See 7.1.h.	See 7.1.h.	See 7.1.h.
c. Enhance Church, Neal and Walsh Streets to provide a quality pedestrian environment and additional through the placement of trees.	See 7.2.k. & 7.2.l.	See 7.2.k. & 7.2.l.	See 7.2.k. & 7.2.l.

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