



# Comprehensive Plan Update

**Downtown - North of Main St.**

Summary of Feedback/Comments from  
Open House held on April 24, 2019



# Development Visioning



# Development Visioning

- Preserve City Hall
- Redevelop Police Station site
  - Take advantage of riverfront for recreation or business uses
  - Ideas offered: Restaurant, hotel, mixed use (w/residential)
- Salerno's – Opportunity for redevelopment
  - Potential for boat docks/recreation connection
- Provide greenspace along the river
- Parking on west riverfront is important
  - Based on current access and uses nearby
- Trail/sidewalk/riverwalk connections missing on west side
  - Remove railroad trestle?
- Parking/parking decks on interior blocks away from river
- Preserve historic residential buildings on fringes of study area
- Don't "overdevelop", preserve character of downtown

# Visual Preference Survey



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- Residential
  - Adds valuable foot traffic to downtown
  - Mid-scale buildings preferred most (3 story)
  - Keep multi-level buildings set back from riverfront
- Commercial/Mixed Use
  - Accessible riverfront, active storefronts, pedestrian friendly
  - Mixed use brings economic activity
  - Mid-scale buildings preferred most (3 story)
  - Concern with buildings too close to riverfront

# Visual Preference Survey

- Open Space
  - Open/accessible waterfront
  - Greenscape rather than hardscape, walking paths
- Streetscape
  - Visually active, plants/colors, textures, seating
- Parking
  - Decks are needed to limit parking footprint, but design/appearance is important
  - Locate parking and decks away from riverfront

# Land Use Mapping



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- Some maps only partially completed
- Similar themes to other activities
- Most typical land use pattern:
  - Open space along the riverfront
  - Transition to mixed use/commercial adjacent to open space
  - Parking garages located on interior lots/blocks
  - Transition to residential neighborhoods
- Extend street grid on west side north of State St.

# Overall Themes

- Study area transitions from core of downtown to park/recreational areas to the north
  - Riverfront should be open, green, accessible
  - Mixed use/commercial fronting on riverfront open space, with connections to recreation activities/ trails/boating
  - Building height in the 3 story range preferred, set back from riverfront
  - Residential transition to neighborhoods
  - Parking/parking decks on interior blocks
- Important considerations
  - Contrast with First Street area (may be less “urban” environment)
  - Active River project may change scope of riverfront improvements
  - Existing parking supply/usage needs