



# 2023 Downtown Streetscape Update II



# Downtown Revitalization

*Downtown revitalization is a comprehensive and strategic effort to renew and improve the economic, social, and physical aspects of a city's downtown area.*

- **Scope:** Downtown revitalization is a broader and more comprehensive concept that involves the revitalization and redevelopment of an entire downtown area.
- **Goal:** The primary goal of downtown revitalization is to breathe new life into a city's core, making it more vibrant, economically viable, and attractive to residents, businesses, and visitors.
- **Components:** It may involve a range of initiatives such as infrastructure improvements, adaptive reuse of historic buildings, economic development programs, cultural and recreational amenities, and overall urban planning strategies to create a thriving urban center.



# Streetscape Enhancement

*A streetscape enhancement is a component of downtown revitalization that involves the improvement and beautification of the physical appearance and functionality of a street or public space within an urban area.*

- **Scope:** Streetscape enhancements focus specifically on the physical and visual aspects of the streets within a given area, often a downtown.
- **Goal:** The main goal of streetscape enhancements is to improve the aesthetic appeal, functionality, and overall experience of the streets for pedestrians, cyclists, and motorists.
- **Components:** Streetscape enhancements can include elements such as sidewalk widening, landscaping, street furniture, public art installations, lighting, signage, and other design elements aimed at creating a more attractive and pedestrian-friendly environment.

# Downtown Revitalization History

## University of Arizona 2008

- Goal to Connect Economic Revitalization, Connectivity and Heritage
- Potential Housing and Mixed Use Projects
- Technical & Financial Resources for Small Businesses to Thrive
- Approaches to Regulate Parking
- Public Space/ Civic Plaza
- Connectivity to promote pedestrian, bicycle and auto access
- Improve streetscape elements – safety, beautification, restrooms, environmentally sustainable
- Enhance Tourism – Cohesive Identity
- Recommend an Organization to carry out revitalization efforts





# Downtown Revitalization History

## Downtown Douglas Revitalization Plan 2011

- Celebration of Douglas' heritage through the restoration of historic resources and implementation of streetscape improvements that will encourage a strong downtown community.
- Long-term property and business value.
- Open space integrated into the downtown fabric.
- Pedestrian and non-motorized connectivity
- between the downtown, the border, border retail and other key Douglas attractions.
- Integrated and mixed uses in renovated and new downtown buildings.
- A variety of retail, dining, tourist, and cultural experiences.
- Environmentally responsible practices in building and design.



# University of Arizona 2008

## CONNECTIVITY

**OBJECTIVE:** *Provide a safe environment for all modes of transportation to and within Downtown.*

### Strategy Recommendations

- Strategically place planters to slow traffic
- Place speed bumps
- Narrow street (painting side lines closer in)
- Lane closure
- Make crosswalks clearly visible
- Paint bike lanes
- Install bump-outs at intersections to slow traffic
- Install crosswalk signals along G Ave
- Install adequate lighting on sidewalks
- Build planted medians on G Ave to narrow street and slow traffic
- Widen sidewalks
- Construct grates over drainage systems
- Ensure all sidewalks along G Ave are friendly to all users
  - Include curb cuts at the corners that are ADA compliant



# Downtown Douglas Revitalization Plan 2011

## OBJECTIVES

- Create three downtown districts.
- Make downtown an attraction.
- Renovate, restore and re-tenant the historic buildings along G Ave
- Expose downtown to a wider market.
- Tie downtown revitalization to local assets and other city and regional economic development projects
- Increase the number of brand for which Douglas is known
- Physically enhance the visibility and accessibility of downtown
- Encourage sustainable development as a part of all downtown revitalization
- Stabilize and solidify downtown retail uses
- Enhance the physical appearance of the downtown
- Reduce the appearance of areas that appear neglected
  - Redesign G Avenue to enhance the pedestrian environment, celebrate the downtown, accommodate parades and celebrate the history of Douglas.
  - Implement the Physical Plan



# Downtown Douglas Revitalization Plan 2011

## Strategy Recommendations

- Adopt and implement the 2011 Plan
- Publish regular updates about downtown upgrades and improvements
- Place the images describing each district that are included in the Plan in storefront windows to inform and excite the community about downtown revitalization.
- Work with SEAGO to include street improvements in accordance with the Plan in the TIP
- Work with local merchants to implement portions of the Physical Plan.
- Complete the renovation of the Phelps Dodge Building
- Exercise city enforcement authority to encourage the rehabilitation and reuse of downtown buildings.
- Require Design Review Board and City Council approval of all requests for demolition permits for downtown buildings.
- Upgrade the Gadsden Hotel
- Restore the Grand Theatre
- Rehabilitate the Historic YMCA building
- Construct Senior Housing Project
- Encourage the development of market rate housing downtown
- Consider selling city-owned vacant historic and other downtown buildings for \$1.00 with a contract that the owner will renovate the buildings within 3 years
- Install signage to draw people to the downtown
- Use vacant lots to create vest pocket parks and community gardens
- Construct traffic circles
- Crosswalk enhancements
- Install 15-20 ft high pedestrian lights
- Enhanced paving at intersections





# Downtown Elements

Recommended Strategies	UA Study 2008	AECOM, PLAN*et, Vint+, BWS Architects 2011	J2
Traffic Study			
Planters			
Speed Bumps	✓		
Narrow Street/ Bike Lane	✓		✓
Lane Closure – Make part of G Ave a One Way	✓		
Visible Pedestrian Walkways	✓	✓	✓
Bump Outs	✓		✓
Lighting	✓	✓	✓
Medians/ Roundabouts	✓		
Wider Sidewalks	✓		✓
Grates over drainage systems	✓		✓
Redevelop Alleys	✓	✓	✓
Rehab Buildings	✓	✓	
Remove Non-Historic Buildings	✓	✓	



# Streetscape Design & Alternative Design Concepts

## Concept 1 (3 Blocks)

- 13' Sidewalks
- Pedestrian Bump Outs
- 40' Crosswalk
- Two drive lanes, one middle lane
- Angled parking
- Temporary Street Bollards
- **Infrastructure upgrades: electric conduit & irrigation**
- **Mill & Overlay 1st - 14th Street**

## Concept 2 (3 Blocks)

- 20'6" Sidewalks
- Pedestrian Bump Outs
- 24' crosswalk
- 12' driving lanes – middle turning lane eliminated
- Temporary Street Bollards
- **Infrastructure upgrades: electric conduit & irrigation**
- **Mill & Overlay 1st - 14th Street**

## Concept 3 (3 Blocks)

- 24-ft Sidewalks
- Pedestrian Bump Outs
- 36-ft Crosswalk
- Two drive lanes, one middle lane
- Parallel Parking - Angel parking eliminated
- Temporary Street Bollards
- **Infrastructure upgrades: electric conduit & irrigation**
- **Mill & Overlay 1st - 14th Street**



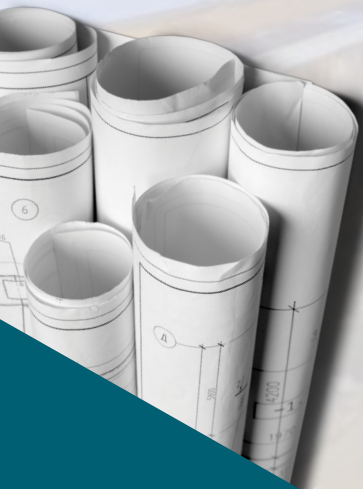
# What We Heard

- Maintain Current Trees – No more Trees
- Keep Parking Angled – Consider More Parking
- High Curbs – Safety Issue – Need Better ADA Accessibility
- Downtown Buildings – Business incentives, Façade, Vacant Buildings
- Keep Historic
- Sidewalk Extensions Yes and No
- Wide Streets Yes and No
- Cost of Project
- Fix Streets



# How do we get to Yes

- Importance of a Design Concept and existing J2 investment\*
  - Disturb once
  - Grant Ready/Shovel Ready typically means 30%, 60%,90% engineering design concepts
- Breakdown each topic and consider separately
  - Trees
  - Parking
  - Per Block Customization
  - Light Poles
  - Other lighting
  - Sidewalks
  - Disabled Parking
  - Bulb Outs
  - Storm Drains/Gutters
  - \*Infrastructure before Street Rehab (conduit, gutters, irrigation, electrical upgrades, sensors, Etc.)
  - \*Street Rehab (mill and overlay of G Ave of all G Ave, Phased Approach, Scattered/Intermittent improvements, etc.)
  - Stamped Asphalt
  - Other





# Trees

- We heard our trees lack maintenance
- We heard trees cover facades
- Trees are too tall
- Impact Awnings
- No more trees
- Trees damage sidewalks



# Sidewalks

- We heard sidewalks should be repaired
- We heard City should extend sidewalks to allow for outdoor seating.



# Parking

- We heard low visibility at intersections
- Keep angled parking
- Additional parking
- Purple Heart parking
- Address disabled parking
  - Grandfather clause
  - ADA compliance understanding
  - Curb heights



# Bulb outs

- We heard narrowing the street should not be an option
- We heard keep the wide streets
- We heard bulb outs add safety and allow for line of sight



# Lighting

- We heard lighting isn't bright enough
- We heard the need for better lighting
- Install pedestrian lighting
- Keep string lights on year-round

# Quick Solutions

## Streetscape

- Begin sidewalk repair and determine priority areas
  - Requires consensus and direction on custom street width
- Develop Tree Maintenance Program
- Determine Purple Heart parking areas
- Paint current streetlight poles

## Buildings

- Façade/Awning Improvement Program – New and Improved
- Historic Preservation Kickoff – April 2024



# Historic Preservation Efforts

- Pass Historic Preservation Ordinance
  - Enhance Design Review Board to become Historic Preservation Commission
    - Added duties and authorities to approve nominated properties to a local historic register, and recommend approval of funding requests associated with historic preservation efforts
- Certified Local Government status
  - Opens state and federal funding and technical assistance for historic preservation
- Historic Preservation Grant Program
- Designation of "Redevelopment Area"
  - "Slum & Blight" per ARS may include neglected buildings needing investment
- Boost Façade Improvement Awards and Reduce Matching



# Points to Remember

- Code Enforcement Restrictions
- Engineering Concepts are required for infrastructure and street improvements. One impacts the other and best to align together for minimal disruption.
- All pending funding requests are specific to Downtown Streetscape efforts.
- J2 Concepts have contributed to eligibility and strength in pending funding requests as it made us grant eligible
- J2 does not need to be the one to construct project
- We continue to remain eligible for additional grant funding because of J2 concepts



# Next Steps

- Recreate Concept from today's Consensus
- Finalize 30% design with J2
  - \$ 80,035 already invested toward this project
  - \$ 13,950 needed to complete 30%
  - Budget impact may exist due to delay of project
- Move toward 100% design
  - \$255,000 to get from 30% - 100%\*
- Seek design and engineering of all G Ave for both infrastructure and street, outside of 3 block streetscape focus.

\*Cost estimate only

# Available and Pending Funding Opportunities

- \$1.3 M funds for Quick Solutions and/or engineering costs and/or matching
- \$2.9 M Congressional Spending Request
- \$6.2 M STBG Request through SEAGO
  - Surface Transportation Block Grant

\$10.4 M Downtown Revitalization Awards yet TBD



# Questions?



# 2023 Thank you! Douglas Updates

