



7-19-04

Planning Commission and City Council Study Session

The purpose of the study session was to allow the Commission and Council to review the results of the public workshop and discuss the policy considerations for planning features identified by the community. Seven popular planning features were presented. The policy implications for these were discussed and expanded.

Italics are policy considerations added by Planning Commission and City Council

Mill Creek Policy Considerations

- Great interest
- Acquire water
- Ground water recharge
- *Include ditch and Mill Creek*
- *Create business opportunities along Mill Creek*
- *Mixed-use land use approach to creek and open space*
- *Explore ways to open up or realign creek to the west of East Downtown*
- *Make it part of accessible and connected open space and pathway system*
- *Recharge necessary here?*
- *Connect to civic center park on either sides of creek—frame views of Sierra*

Mixed-use Main Street Policy Considerations

- Financial feasibility (vertical)
- Renovation costs
- Ground floor retail tenants
- *What is the market interest?*
- *Reduce parking for housing and renovation*
- *Explore feasibility of live-work (Fresno Tower District)*
- *Had funding for converting second stories of existing buildings*
- *Make sure we use a realistic approach to housing and mixed-use development*

Open Space Policy Considerations

- Land acquisition
- Land use adjacencies
- Streetscape and pathway connections
- Programming of open space
- *Public safety in open spaces*
- *Keep park urban scale—emphasis on “eyes-on-the-park” planning*

Parking Policy Considerations

- District boundaries
- Land acquisition
- Phased development of parking structures
- *Examine parking requirements impact on development feasibility*
- *Treat parking as part of overall transportation strategy (park and ride example)*
- *Look towards a future (evolution) where parking is a paid for*

Connections Policy Considerations

- Mill Creek
- Oak Street connection
- Extension of grid (other streets)
- Design of street edges/streetscape
- Bikeways *and* walkways
- *Plan for a public transit, trolley system, location of bus stops, future of railroad ROW, etc.*

Patterns–Balance

- Land use transition from service commercial to other uses
- Redevelopment assistance–lack of capacity
- East Visalia Redevelopment Project General Fund loan paid over life of Project (2027)
- Location and type of catalyst project investment
- *Redevelopment strategy revised in August*
- *Area ripe for redevelopment funding*
- *Outside the “box”–future of stockyards and walnut processing*
- *Plan for roads and addresses in the district, not treating roads as edges*
- *Give the area “depth” and internal focus along streets*

Options for Redevelopment:

- Extend life of redevelopment project area 10 years
- Extend deadline for issuance of new debt to 2017
- Merging with other redevelopment project areas

Transit Center as Catalyst

- Gateway to the Sequoia concept
- Deliberate planning of Transit Center area
- Ground floor uses
- Parking district
- *Create an exciting and pedestrian friendly arrival area*
- *Connect the Transit Center to Main Street with storefronts*

Other Discussion:

- *Prepare a phasing plan for the Strategy–5, 10, and 20-year phases*
- *What is the City to do about service commercial development proposals that are proposed before the Plan is completed?*
- *Think long range–stick to policy commitments*