



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: MAY 8, 2024

TO: PLANNING COMMISSION

FROM: JENNIFER PAIGE, AICP, DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: STUDY SESSION #4 ON THE NORTH LAKE SPECIFIC PLAN UPDATE: PUBLIC REALM

RECOMMENDATION:

Receive the staff report and provide feedback on the North Lake Specific Plan (NLSP) update related to the public realm. There is no action required at this time.

BACKGROUND:

The Planning Commission has held three study sessions on the NLSP update, focusing on the following topics:

- Study Session #1: May 2023 – Planning background, plan vision, and subarea concepts;
- Study Session #2: January 2024 – Plan boundary, uses of land, and residential density; and
- Study Session #3: April 2024 – Drive-through businesses and potential redistribution of residential density.

At these study sessions, some of the Commission's discussion and questions focused on the public realm, specifically on street trees and landscaping in sidewalks and street medians, bicycle infrastructure, and pedestrian-related streetscape enhancements such as wider sidewalks, curb extensions, pedestrian lighting, and continental crosswalks.

STUDY SESSION DISCUSSION:

The NLSP was first developed in 1997 and updated in 2007. When the plan was updated in 2007 it went to the Planning Commission four times before being adopted by the City Council. Although portions of the specific plan were amended the Implementation Actions were not changed. They are referenced as 1997/2007 action items in this report to reflect this.

This study session will provide the Commission with information on the status of the 1997/2007 NLSP action items related to the public realm, to implement the plan's vision over time (refer to Attachment A). In addition, information on existing and ongoing public realm plans, guiding documents, and projects for North Lake Avenue will be provided. Staff from the Department of

Transportation (DOT) and Department of Public Works will be in attendance to present information and answer questions.

1997/2007 NLSP IMPLEMENTATION ACTION PLAN:

Table 1 below is a summary of action items from the NLSP related to the public realm and the identified timeline. The column to the right shows the status of the action.

Table 1 – 1997/2007 NLSP Implementation Action Plan (Public Realm only)

Implementation Action	Timeline	Status
Phase I		
a) Develop a streetscape program to complement the public improvements scheme to include: benches, trash receptacles, newspaper dispensers, drinking fountains, bicycle racks, public art and craft elements, i.e. fountains, tiles, murals, and street pavers.	1997	Partially completed by Public Works
b) Adopt a major tree planting schedule for the corridor (including tree lanes, tree peninsulas, tree strips, tree wells, landmark trees and medians).	1997	Not completed
c) Between Claremont Street and Washington Boulevard within the Lake Washington Redevelopment area, install a tree lane along west side and a choker along the east side at location of proposed mid-block crossing pedestrian signal.	1997	Not completed
d) Between Washington Boulevard and Rio Grande Street, install tree lane along the west side and a peninsula along the east side	1997	Partially completed by Public Works
e) Resurfacing is planned for Claremont Avenue between Lake Avenue and Hudson Avenue, Lake Avenue between Villa Street and Maple Street and Washington Boulevard between Lake Avenue and Michigan Avenue.	On-going	Completed by Public Works
f) Bicycle racks have been installed throughout the Plan area, and additional ones can be installed upon request.	On-going	By request by DOT
g) Evaluate options for streetscape improvements along Washington Boulevard and Lake Avenue. Assist in capital improvements to improve substandard conditions.	1997	Not completed
Phase II		
h) Begin installing historic street lighting standards along Lake Avenue within the Lake/Washington Redevelopment area.	1997-2000	Completed by Public Works
i) Between Orange Grove Boulevard and Boylston Street on Lake Avenue, install tree lanes on both sides of the street.	On-going	Not completed

j) Between Boylston Street and Mountain Street on Lake Avenue, install tree lanes on both sides of the street and a median island, to limit left turns on and off Lake and soften visual impact of the fast food business district.	1997	Not completed
k) Provide a landmark tree at the center of Lake Avenue at Maple Street signifying the southern gateway to North Lake and provide a pair of landmark trees at Elizabeth Street signifying the northern gateway to the Specific Plan.	1997	Not completed
l) Continue installation of historic street lighting standards north from the Lake/Washington Redevelopment Project Area boundary to Elizabeth Street.	1998	Completed by Public Works
Phase III		
m) Between Maple Street and Villa Street on Lake Avenue, install tree peninsulas along the east side.	1998	Not completed
n) Between Villa Street and Orange Grove Boulevard on Lake Avenue, install tree peninsulas and intersection narrowing.	1999	Not completed
o) Between Mountain Street and Claremont Street, install tree peninsulas on both sides of the street.	1998-1999	Partially completed by Public Works
Phase IV		
p) Between Rio Grande Street and Elizabeth Street, install tree lanes on both sides.	1999	Not completed
q) Complete installation of historic streetlights along Lake Avenue within the Plan area.	1999	Completed by Public Works

CIP project #75954 was specific to implementing the NLSP. The project was added to the CIP in fiscal year (FY) 1996 and funded in FY 1997. Improvements related to the NLSP completed included the following:

- ✓ Tree Lanes and Tree Peninsulas – Construct Tree Lanes and Tree Peninsulas, including landscaping and irrigation on Lake Avenue at the following location (#d):
 - Washington Boulevard to Rio Grande Street
- ✓ New Traffic Signal:
 - Rio Grande Street at Lake Avenue
- ✓ Roadway Maintenance – Perform Street Resurfacing at the following locations (#e):
 - Claremont Street – Lake Avenue to Hudson Street
 - Lake Avenue – Villa Street to Maple Street
 - Washington Boulevard – Lake Avenue to Michigan Avenue
- ✓ Chokers and Median Islands – Construct chokers on Lake Avenue at the following location (#j):
 - Boylston Street to Mountain Street
- ✓ Street Lighting – Install pedestrian lighting at the following locations (#h, #l and #q):
 - Lake Avenue – Maple Street to Elizabeth Street
 - Orange Grove Boulevard – Elmira Street to Mentor Street

- Washington Boulevard – El Molino Avenue to Catalina Avenue
- ✓ Streetscapes (#a):
 - Install benches, trash receptacles, bike racks, and news racks

PUBLIC REALM PLANS AND PROJECTS FOR NORTH LAKE AVENUE:

The process to design and construct projects in the public realm encompasses three phases, each of which must have its own dedicated funding. The first phase is crafting the concept for the project, which is managed by DOT. This phase could take one or more years and multiple community meetings. Once the concept has been approved by the City Council, the next phase is design, which is managed by the Department of Public Works. This phase is where the overall concept is put into detailed design plans. Additional community meetings will occur during this phase. The final phase is construction, which is also managed by the Department of Public Works. This phase is where bids for the construction are sought and accepted, followed by actual construction.

Department of Transportation (DOT)

Plans and Guiding Documents

The Mobility Element of the 2015 General Plan establishes policy direction (e.g., complete streets policy) for DOT and sets forth guiding principle #5: Pasadena will be a city where people can circulate without cars. To achieve this, the Mobility Element institutes the creation of modal plans and programs that guide the management and transformation of the City's transportation network for all modes. The following plans and programs derive from the Mobility Element:

- Street Types Plan
- Bicycle Transportation Action Plan (BTAP)
- Pedestrian Plan
- Pedestrian Transportation Action Plan (PTAP)
- Local Roadway Safety Plan
- Short Range Transit Plan
- Neighborhood Traffic Management Program

As DOT embarks on creating an Active Transportation Plan that will update BTAP and incorporate the PTAP, it will analyze and evaluate recommendations from all the Specific Plans, including the NLSP.

Completed Programs and Projects along North Lake Avenue

DOT has implemented a series of roadway improvements over the past 20 years along North Lake Avenue. While these were not specified as 1997/2007 action items, they implemented key goals of the NLSP, including creating a pedestrian-friendly environment and creating a safe environment. They included the following:

- ✓ Installed new traffic signal at Boylston Street, complete with high-visibility pedestrian crossings
- ✓ Enhanced curb ramps and a bulb-out at Mountain Street
- ✓ Installed new traffic signals, high-visibility crosswalks, and landscape median enhancements on Orange Grove Boulevard

- ✓ Improved pedestrian crossings at Maple Street and Corson Street, where dynamic electronic “No Right Turn” signs were installed

Projects Underway along North Lake Avenue

DOT secured approximately \$9.9 million in grant funding through the State’s Active Transportation Program (Cycle 6) for the North Lake Avenue Pedestrian and Safety Enhancement Project and is now coordinating with the California Transportation Commission to execute an agreement to receive the grant funding. The project aims to improve pedestrian safety between Maple Street and Mountain Street, consistent with PTAP. It was informed by the existing NLSP and community feedback and includes widening sidewalks, enhancing curb ramps, adding bulb-outs, incorporating landscaped medians, and improving pedestrian lighting. Concepts for this project were developed through a comprehensive outreach process and will continue as the project moves forward into final design and construction.

Another project currently underway is the bus signal priority system, which will optimize service along North Lake Avenue and other corridors.

Department of Public Works

The Department of Public Works, Street Maintenance Division – Urban Forestry manages approximately 60,000 street trees citywide. Urban Forestry manages the planting, routine maintenance, citizen-initiated requests, and emergency tree services for the urban forest.

Plans and Guiding Documents

Urban Forestry manages street trees through the Master Street Tree Plan (MSTP) (www.cityofpasadena.net/public-works/urban-forestry/#master-street-tree-plan) for the entire City. The Master Street Tree Plan (MSTP) is the guiding document that designates which tree species are planted as street trees on a block-by-block basis throughout the City. The MSTP promotes current urban forestry management practices such as right tree, right place; 10-20-30 species diversity (no more than 10 percent of any one species; 20 percent of one genus; and 30 percent of one family); and new findings in arboriculture and overall tree species performance.

The earliest publication of the MSTP was the ‘Official Street Tree List’ from 1940 by the City’s Park Department. The 1940 Plan surveyed the City’s existing street trees and adopted widely used species for official designation to be used in replanting, with the goal of promoting streetscape uniformity. As the City annexed County territory and areas of the City were subdivided, more public right-of-way was created. As such, the Department of Public Works updated the survey and inventory of existing street trees and published the ‘Master Street Tree Plan’ in 1976. The 1976 Plan placed additional emphasis on removing tree species based on growing arboricultural criteria, such as species with higher rates of breakage and failure. The last significant update to the MSTP was completed in the mid to late 1990s through a series of adopted amendments. All new street trees planted – either by staff or as a condition of approval for an entitlement application – must be consistent with the MSTP.

Many of the trees along North Lake Avenue are London Planes (*Platanus X hispanica*). Additional tree species include Western Sycamore (*Platanus racemosa*), Coast Live Oak (*Quercus agrifolia*), and Diamond Leaf Pittosporum (*Auranticarpa rhombifolia*). The designated tree species for North Lake Avenue was last amended by the City Council in 1998. The current designated tree species are London Plane, Coast Live Oak, and Chinese Tallow (*Triadica*

sebifera). Amendments to the MSTP are first presented to the Urban Forestry Advisory Committee for recommendation; then presented to the Design Commission; and formally adopted by the City Council.

Programs and Projects that include North Lake Avenue

As previously noted, CIP project #75954 implemented several public realm improvements along North Lake Avenue. The adopted FY 2024-2028 CIP also includes a project specific to the NLSP. When funded, the scope of work will include the following:

- Tree Lanes and Tree Peninsulas – Construct Tree Lanes and Tree Peninsulas, including landscaping and irrigation on Lake Avenue at the following locations:
 - Maple Street to Villa Street
 - Villa Street to Orange Grove Boulevard
 - Orange Grove Boulevard to Boylston Street
 - Bell Street to Claremont Street
 - Claremont Street to Washington Boulevard
 - Rio Grande Street to Elizabeth Street
- Chokers and Median Islands – Construct chokers and median islands on Lake Avenue at the following locations:
 - Claremont Street to Washington Boulevard
- Street Trees – Develop and implement a tree plan which will include the installation of landmark trees at the following locations:
 - Lake Avenue and Maple Street
 - Lake Avenue and Elizabeth Street

A Citywide CIP project that will include North Lake Avenue is the planting of 400 street trees. This CIP project will fund the planting of new trees as vacancies are identified in parkways, through field survey, recent tree removals, and requests received through the Citizen Service Center. When vacancies are identified, staff will ensure there are no conflicts with driveways, catch basins, or other public utilities.

NEXT STEPS:

The feedback from the Planning Commission and community will inform the preparation of the draft NLSP, including the 'Implementation & Administration' chapter. There may be some actions from the 1997/2007 Implementation Plan that the Commission would like to see carried forward into the new plan or items that should no longer be considered as they are inconsistent with the vision of the new plan.


Staff will present the entire proposed NLSP, including the new Implementation Actions, to the Planning Commission at a public hearing in the fall, for review and recommendation to the City Council.

Respectfully Submitted,



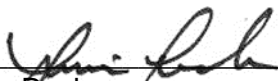
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Attachment (1):

Attachment A – 1997/2007 NLSP Implementation Chapter

ATTACHMENT A
1997/2007 NLSP IMPLEMENTATION CHAPTER

I M P L E M E N T I O N

THE APPROACH

The Implementation component will play a crucial role to bring about change for the North Lake Specific Plan area. The groundwork for change has been laid throughout the entire document to set the stage for an implementable plan. A building block approach has been taken to achieve a sound strategy for North Lake that will rely on an intensely coordinated implementation effort over time to:

Revitalize and invigorate North Lake Avenue through the identification of economic opportunities for businesses and residents.

Balance the needs and interests of residents and businesses to mutually benefit each other and the entire community.

Transform the area into a vibrant and safe place for people to live, work, and play together.

Become a living document to activate ongoing use of City resources, public and private partnership projects and private realm projects identified in the Specific Plan.

Link the projects and/or activities to key geographical areas and issues identified by the Community.

The assumptions above provide the basis for the following phasing and sequencing schedule. The schedule will be updated into a further detailed action plan in the final Specific

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Plan document, as potential tools and funding mechanisms are identified to facilitate implementation. The schedule folds in a range of activities and projects, including City resources to stimulate the economic climate both in the public and private realm. It is intended that the Implementation Plan draw upon active citizen involvement to promote the vision of the Specific Plan.

I M P L E M E N T I O N

Implementation Action	'97	'98	'99	2000 Or 2001	Ongoing	Potential Funding Source
<p>PHASE I Formation of a North Lake Specific Plan Community Based Organization (CBO) to:</p> <ul style="list-style-type: none"> - be representative of the business, residential, and institutional community. - improve the business climate by developing a targeted business plan for marketing existing businesses and attracting new private investment. - assist the Planning and Development Department, Public Works Department, and Housing and Development Department in the coordination, timing, and implementation of public improvements. - Develop a streetscape program to complement the public improvements scheme to include: benches, trash receptacles, newspaper dispensers, drinking fountains, bicycle racks, public art and craft elements, i.e. fountains, tiles, murals, and street pavers. - Work with the Pasadena Police Department to improve safety through greater public and private patrol/ response, commercial neighborhood watch, and the location of a police substation. - be notified of all commercial developments and commercial expansions (thresholds to be coordinated with the Planning and Permitting Department and the Housing & Development Department). 	x					<ul style="list-style-type: none"> -Enterprise Zone Program -Community Development Block Grant (CDBG) -Abelard Foundation Grants Program -Ben and Jerry's Foundation Grants -Bristol Myers Squibb Co. Civic and Community Services Grant -Citibank Corporate Contributions Program -Eaton Charitable Fund Grants -Community Foundation Grants <p>Note: These funding sources could provide assistance to the CBO in various activities and projects as listed on this page and the following page.</p>

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
- assist in identifying funding sources for joint public and private partnerships and private realm improvements.						*See previous page
- include a North Lake Avenue business section in the Altadena/ Pasadena Enterprise Zone Newspaper to promote existing businesses and news of new businesses locating in the area.						
- assist the Altadena/Pasadena Enterprise Zone Office with a directory of North Lake Avenue businesses for advertising purposes.						
- Hire a retail recruitment specialist to be a "master broker" to promote revitalization of North Lake Avenue businesses and catalyze development in association with the CBO.	x					
- Adopt a major tree planting schedule for the corridor (including tree lanes, tree peninsulas, tree strips, tree wells, landmark trees and medians).	x					
- Between Claremont Street and Washington Boulevard within the Lake Washington Redevelopment area, install a tree lane along west side and a choker along the east side at location of proposed mid-block crossing pedestrian signal.	x					-CIP AB 2766
estimated cost - \$220,000.00						
- Between Washington Boulevard and Rio Grande Street, install tree lane along the west side and a peninsula along the east side.	x					-AB 2766
estimated cost - \$135,000.00						

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
- Resurfacing is planned for Claremont Avenue between Lake Avenue and Hudson Avenue, Lake Avenue between Villa Street and Maple Street and Washington Boulevard between Lake Avenue and Michigan Avenue.		x	x	2000		-CIP -Gas Tax -Storm Drain funds -Sales Tax
- Bicycle racks have been installed throughout the Plan area, and additional ones can be installed upon request.					x	-Prop A -Sales Tax. Prop C -AB2766 -ISTEA
- Housing and Development Department will continue restructuring of North Lake Plaza Shopping Center.	x					-N/A Continuing Program
- Housing and Development Department will utilize redevelopment funds to improve building facades through the Project Area Facade Improvement Program.	x	x	x	2000		Tax Increment Financing
- Housing and Development Department to continue assistance for the Block 5 shared parking lot at the southeast corner of Lake Avenue and Washington Boulevard.					x	Tax Increment Financing and Public Works and Transportation Parking Services Budget
- Housing and Development Department to develop a four unit affordable townhouse project (Rio Grande Housing site) on underutilized parking lot.	x					Housing Trust Fund

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
- Housing and Development Department to evaluate the re-use potential of the vacant Washington Theater Building and implement a rehabilitation program. The final analysis for the re-use opportunities outlines the costs associated with specific land uses as determined by a community workshop process. The re-use study will ultimately be used to determine how a rehabilitation program might be implemented.	x	x				-Tax Increment Financing
- The Housing and Development Department to ensure that the exterior renovations are completed for the Washington Theater and parking acquired for preferred re-use alternative.	x					-Housing Trust Fund -HUD Emergency Fund -CDBG
- The Housing and Development Department will work with the Cultural Planning Section to design plans and identify costs to install an edge repair /pergola at the Food-4-Less parking lot to include a newsstand, espresso cart, benches, ATM, telephones and vendor carts.	x					-Rudy Bruner Awards for Excellence in the Urban Environment -Inner City Transit Dependent Bus Stop Improvement Program -CDBG
- Evaluate options for streetscape improvements along Washington Boulevard and Lake Avenue. Assist in capital improvements to improve substandard conditions.	x					-CDBG -Tax Increment Financing
- The Recreation and Parks Department to ensure that a full time Park Services Specialist continues to be on duty for Washington Park five days a week. Ensure the continuation of the many different activities and events the park now offers, and explore the addition of other programs to create a healthy family environment.					x	-CIP -General Fund

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
The Housing and Development Department will work with the Recreation and Parks Department to maintain effort to acquire under used or vacant land for permanent or interim use as neighborhood pocket parks and open space.			x	2001		-N/A for funding source -Potential available land to be identified in citywide land use inventory to be completed in summer of 1997.
- The Current Planning Section will ensure that the Zoning Ordinance and map are revised to reflect all recommended changes set forth by the Specific Plan.	x				x	-N/A
- The Advance Planning Section will collaborate with the Fire Department on Fire Station #33 to implement enhanced landscaping and other amenities that would enhance the station's presence at a key intersection in the Specific Plan area.	x					N/A
- The Design and Historic Preservation Section will adopt more design review (lower existing thresholds) in an expanded Lake/Washington node (boundaries will exceed those of the redevelopment area) for new construction in public view and substantial exterior alterations.	x					N/A
- The Design and Historic Preservation Section at a future date (5-year review the Specific Plan) may adopt more design review (lower existing thresholds) for the southernmost area adjacent to the light rail station.					2001	N/A

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
- The Design and Historic Preservation Section will provide technical assistance to apply for tax credit incentives to assist in the rehabilitation of the Washington Theater.						-N/A
- The Design and Historic Preservation Section will collaborate with the Housing and Development Department to determine the eligibility of the Washington Theater on the National Register of Historic Places.						-N/A
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- The Design and Historic Preservation Section will provide development processing assistance for the Rio Grande Affordable Housing Project.						-N/A

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
PHASE II						
- Begin installing historic street lighting standards along Lake Avenue within the Lake/Washington Redevelopment area.		x	x	2000		-Transportation Enhancement Activities Program (TEA) -America the Beautiful Fund Grant
- Between Orange Grove Boulevard and Boylston Street on Lake Avenue, install tree lanes on both sides of the street.					x	-CIP -Gas Tax
estimated cost - \$ 300,000.00						
- Between Boylston Street and Mountain Street on Lake Avenue, install tree lanes on both sides of the street and a median island, to limit left turns on and off Lake and soften visual impact of the fast food business district.	x					-CIP -Gas Tax
estimated cost - \$355,000.00						
- Complete construction for pergola/edge repair at the Food-For Less parking lot.	x	x	x	2000		
- Housing and Development Department to identify development program for the vacant parcel at 1400 North Lake.					x	-Enterprise Zone -Tax Increment Financing -Housing Trust
- The Fire Department will proceed on plans to rebuild or remodel Fire Station #33. The Department will work with the Advance Planning Section to have an "open door" policy with the community as a potential neighborhood gathering place (community information access center, tot lot, etc.)	x					-CIP -Certificate of Participation (1989 Public Facilities) (1990 Infrastructure Issue)

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
- Department will work with the Advance Planning Section, the Cultural Planning Section, and the Human Services Department on the determination of the preferred re-use alternative for the Washington Theater.		x	x	2000		-N/A
- The Housing and Development Department in association with the Retail Recruitment Specialist will assemble conceptual site packages for vacant parcels in the Specific Plan area to market the sites to the development community. The priority list will be established by the CBO.					x	See page J-3
- The CBO will begin working with the neighborhoods surrounding the Specific Plan area to identify residential street entry locations for installation, potential funding mechanisms, and work with the City to facilitate the development review process.		x				See page J-3
- The Housing and Development Department to begin work on the “coordinated program of shared driveways and parking” in the Fast Food District. Begin seeking cooperation from the business owners to reduce area for driveways and parking to reduce traffic congestion and free up land for more useful, business-friendly purposes, such as expansion of services and garden eating areas. Encourage concept through “carrots” or incentives.		x	x			-AB2766
-Provide a landmark tree at the center of Lake Avenue at Maple Street signifying the southern gateway to North Lake, and provide a pair of landmark trees at Elizabeth Street signifying the northern gateway to the Specific Plan.	X					

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
Transportation will work with the MTA on plans to design a transit plaza and park at Lake Avenue and the 210 Freeway, site of the future Blue Line Station.	x	x	x	x		
- Continue installation of historic street lighting standards north from the Lake/Washington Redevelopment Project Area boundary to Elizabeth Street.		x				See page J-3

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
PHASE III						
- Between Maple Street and Villa Street on Lake Avenue, install tree peninsulas along the east side. estimated cost - \$14,000.00		x			x	-CIP
- Between Villa Street and Orange Grove Boulevard on Lake Avenue, install tree peninsulas and intersection narrowing. estimated cost - \$90,000.00			x			-CIP
- Between Mountain Street and Claremont Street, install tree peninsulas on both sides of the street. estimated cost - \$100,000.00		x	x			-CIP
- CBO to work with the neighborhood associations on the identification and priority of desired neighborhood place making opportunities called out in the Specific Plan as a “menu of choices” (such as pedestrian routes, through-block accessways, residential street plazas, sidewalk fruit stands, juice bars, and a farmer’s market).		x			x	-see page J-3

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Implementation Action	'97	'98	'99	2000 or 2001	Ongoing	Potential Funding Source
PHASE IV						
- The Housing and Development Department will identify a development program for the vacant parcel at 1444 North Lake Avenue.			x			-Enterprise Zone -Tax Increment Financing -Housing Trust
- The Housing and Development Department will work to consolidate the existing right-of-way private property for new parking lot on Prime Court.			x			-CIP -Transportation Enhancement Activities Program (TEA)
- Between Rio Grande Street and Elizabeth Street, install tree lanes on both sides.			x			
estimated cost - \$525,000.00						
- Complete installation of historic street lights along Lake Avenue within the Plan area.			x			

Note: As priorities shift and financing becomes available, the order of the redevelopment projects could change for the Housing & Development Department. The Implementation Plan is updated every 2 1/2 years. It is intended that these projects encourage and foster economic development of the redevelopment area and contribute to the overall elimination of blight, as well as satisfy certain other stated goals set forth in the plan.

In addition, those projects that are eligible for the Community Development Block Grant (CDBG) program must complete for available funds by meeting general Federal requirements and by undergoing the City's funding allocation process