



ISTHMUS PLANNING

LAND USE

Parcels on the isthmus are owned by both the City and the private sector, with opportunities including mixed use development and park space. The process should determine:

- How the City-owned land should be used,
- How that relates with plans of private property owners, and
- Whether there are public/private partnership opportunities.

CIRCULATION

Special considerations include:

- Calming of E-W traffic
- Access/turning movement on the N-S streets
- Pedestrian and bicycle safety at the intersections on Water Street
- A trail connection to West Bay Park

DESIGN & ENVIRONMENTAL ENHANCEMENT

- This is Downtown's western gateway and a prominent visual element viewed from the Capitol Campus to the water.
- Special street design opportunities on Water Street between 4th and 5th Ave in association with a potential CRA redevelopment project. Overall on Water Street, the pedestrian experience should be improved with streetscape designs that draw from the character of the waterfront from Percival Landing south toward Heritage Park, the Capitol Campus, and the western portion of Downtown.
- Shoreline restoration

RELATIONSHIPS WITH OTHER EFFORTS

- Sea Level Rise Response Plan
- West Bay Park Master Plan
- Water Street Redevelopment Plan
- Transportation Master Plan
- Potential rehabilitation of the privately owned 9-story building
- State's decision on Capitol Lake