

# Downtown Strategic Investments

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**Modesto Mundo**  
City Manager

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Assistant City Manager





1943



4. Redesign the streets in downtown to distinguish the vehicular access roles of This Way and That Way from the more pedestrian and parking oriented roles of Parking Way, South Parking Place, North Parking Place, and Circle Way. Design the major vehicular routes to discourage unrelated through traffic movements and speeding vehicles.
5. Redesign and reconstruct parking areas so as to both increase the number of parking spaces and provide more extensive landscaping. The existing parking areas could provide more parking spaces by aligning spaces perpendicular to the curb line rather than the existing diagonal layout.
6. When freeway improvements are made to SH 288, maintain This Way as a continuous route linking downtown and the Plantation Village area. Reconstruct and landscape This Way so that it serves as both an attractive entrance to downtown and as a pedestrian and bicycle route, as well as a vehicular link between these two major commercial areas.

7. Redesign and reconstruct street intersections to clearly delineate and make safer pedestrian crossings by reducing the distance of crosswalks and differentiating the crossings from the streets and parking areas by paving materials and landscaping.
8. Enact regulations prohibiting additional disruption of street frontages by curb cuts serving individual parcels and require restoration of the curbs and landscaping when major reconstruction of existing structures occur or existing structures are replaced by new construction.

*"I am convinced that no matter what you do with buildings on a main street, it will still be unpleasant without trees. Trees are the only way to convert an otherwise monotonous line of buildings into a pleasant avenue."*  
 - Alden Dow

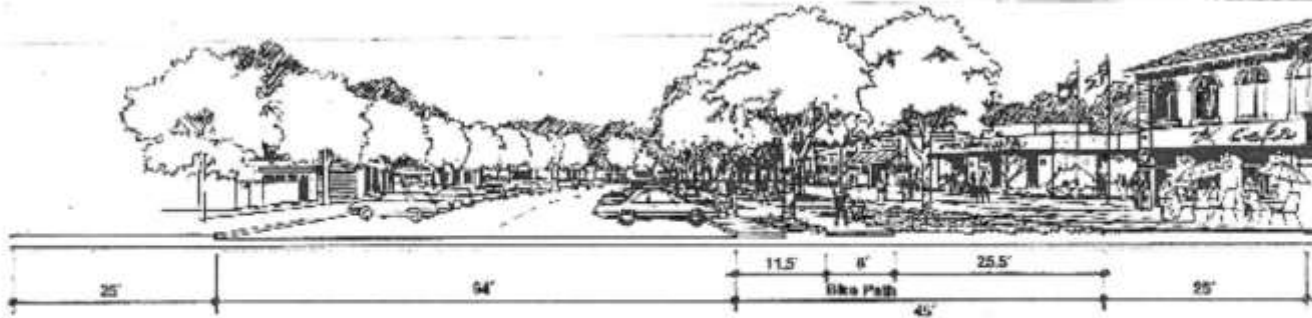
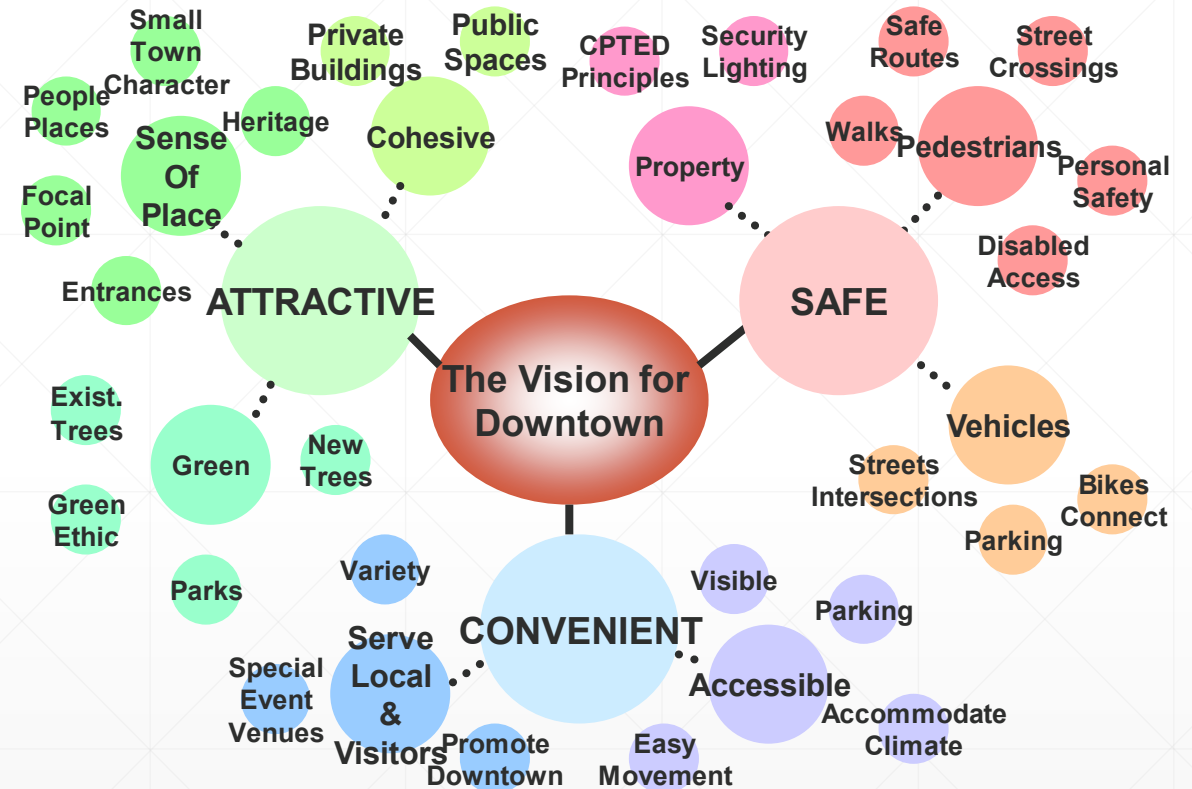


Figure 4-9: Circle Way

# 1995 Comprehensive Master Plan

# 2001: Vision for Downtown

- 16 Volunteer Committee
- Worked 12 months
- Garcia & Associates / Knudson & Associates
- Eric Hall, Jim Patterson, Sue Darcy

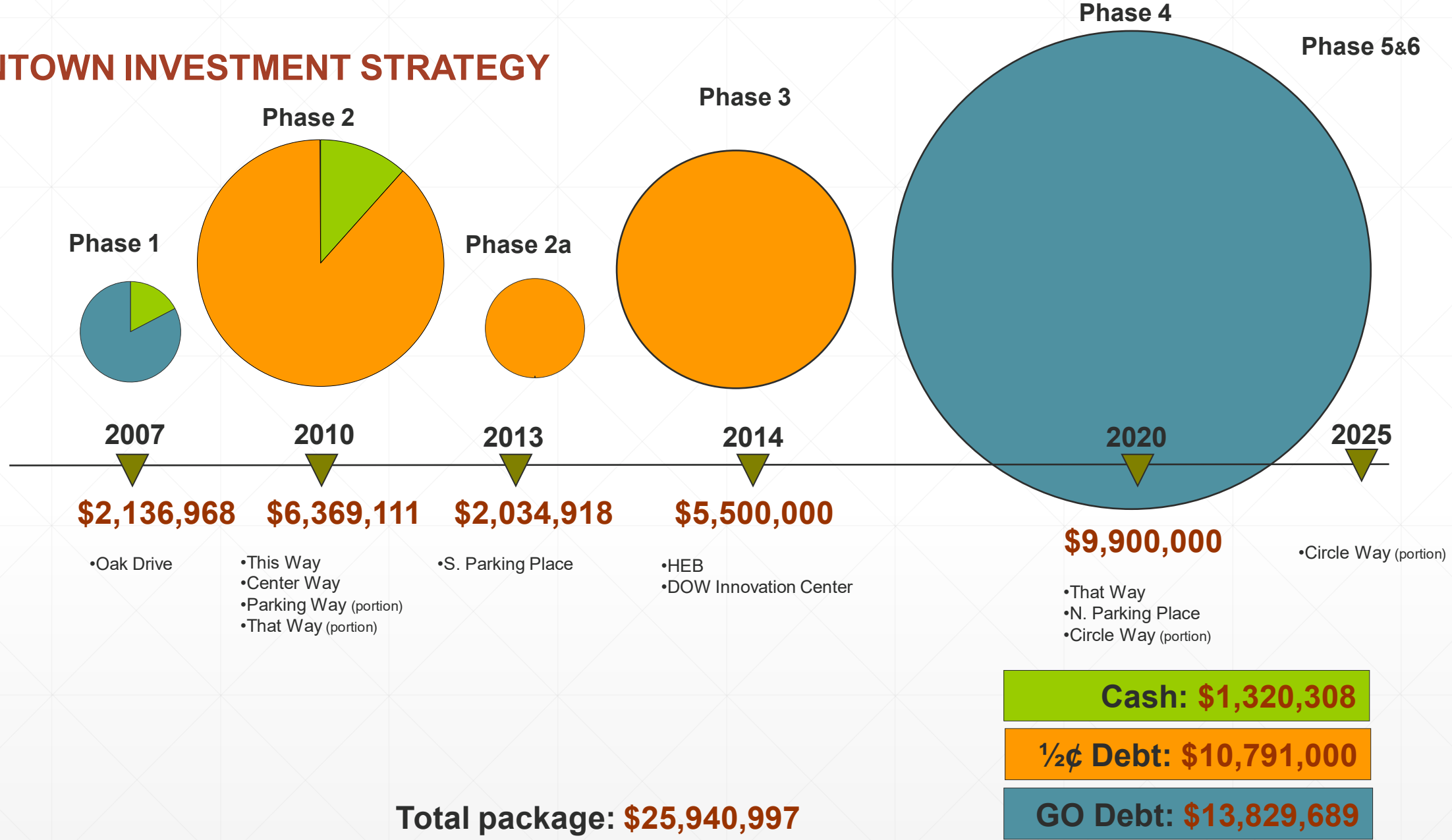


Phase 1 - 3

Phase 4



# DOWNTOWN INVESTMENT STRATEGY







2011



2020





## Downtown Phase 3

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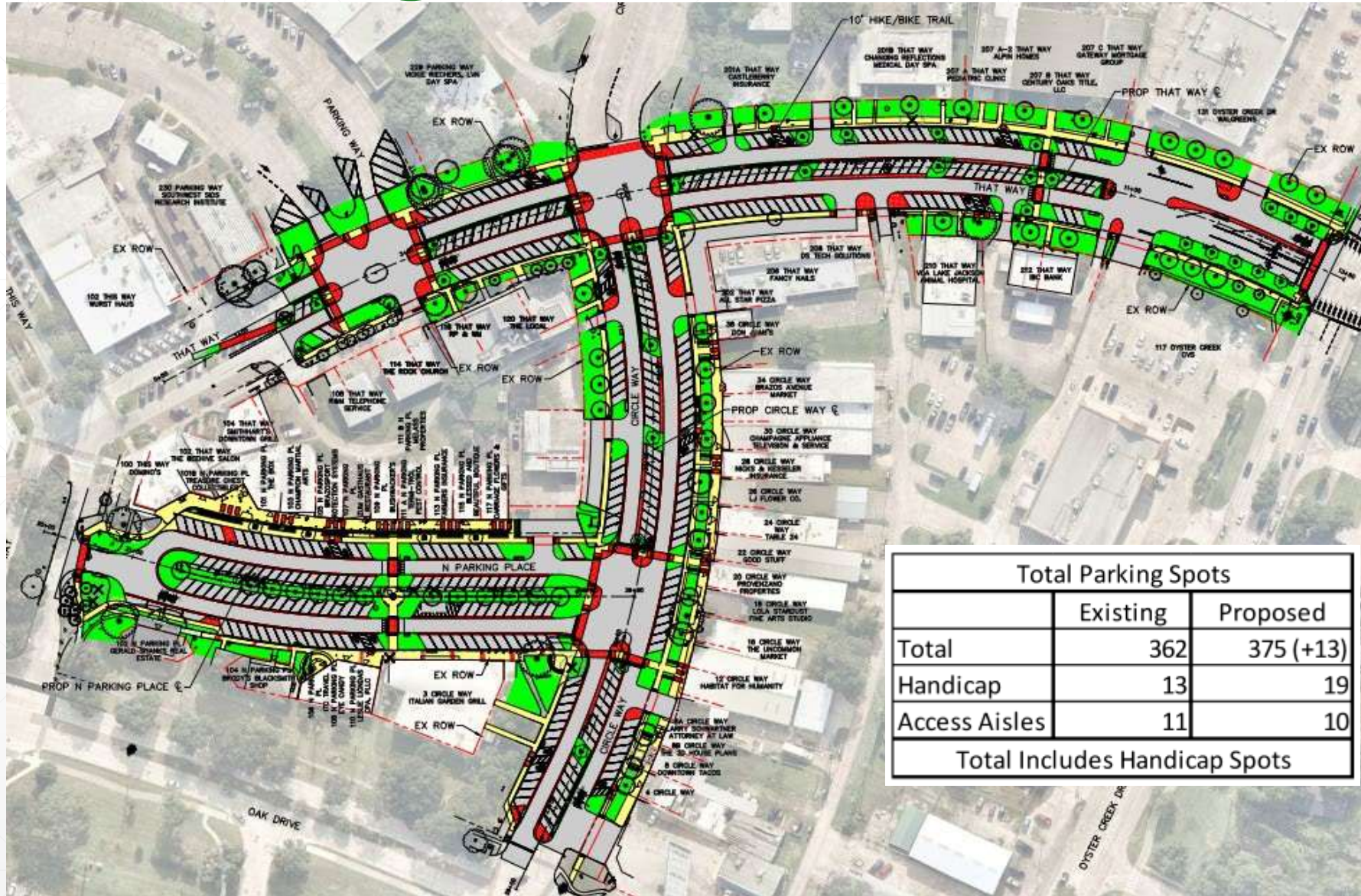
Project Cost: \$ 9,900,000

Engineer: Kimley Horn

Contractor: Mc2 Main Lane



# Parking Count



That Way Parking Spots		
	Existing	Proposed
East	36	40 (+4)
Middle	43	52 (+9)
West	45	40 (-5)
Total	124	132 (+8)
Handicap	8	8
Access Aisles	5	4
Total Includes Handicap Spots		

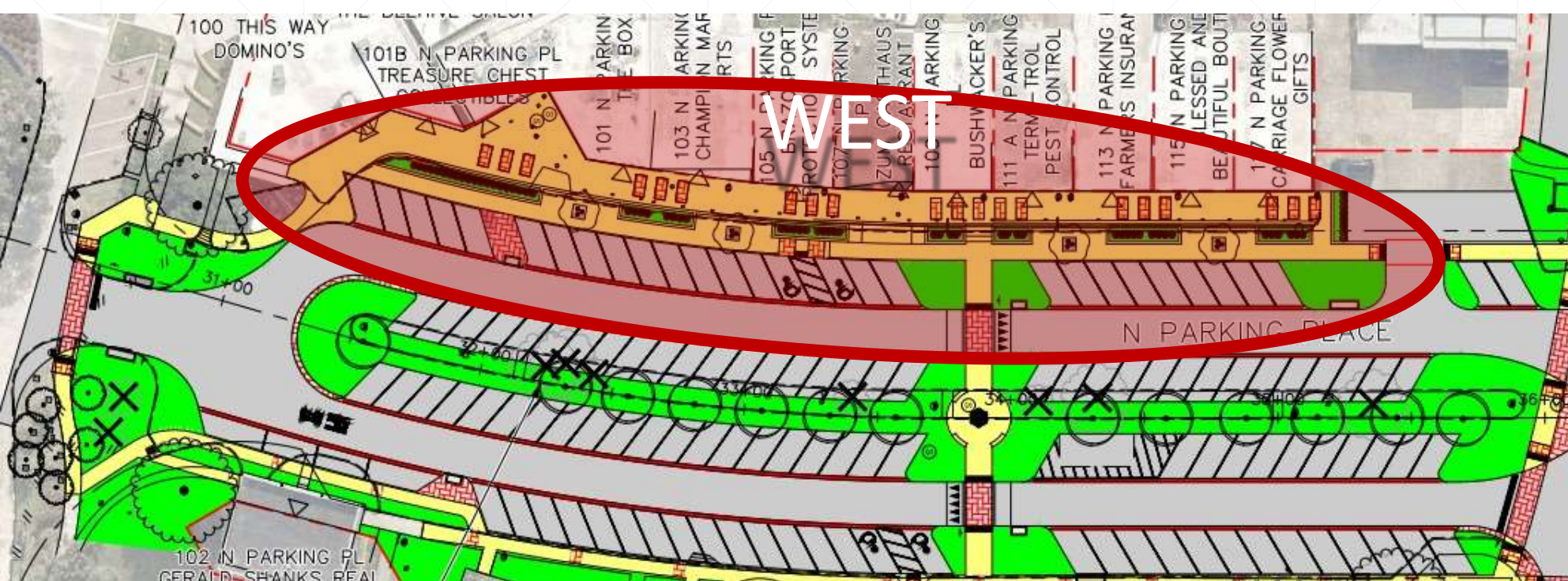
Circle Way Parking Spots		
	Existing	Proposed
North	41	43 (+2)
Middle	42	44 (+2)
South	18	31 (+13)
Total	101	118 (+17)
Handicap	4	7
Access Aisles	5	4
Total Includes Handicap Spots		

Total Parking Spots		
	Existing	Proposed
Total	362	375 (+13)
Handicap	13	19
Access Aisles	11	10
Total Includes Handicap Spots		

N Parking Place Parking Spots		
	Existing	Proposed
East	69	63 (-6)
West	68	62 (-6)
Total	137	125 (-12)
Handicap	1	4
Access Aisles	1	2
Total Includes Handicap Spots		



# Existing Awnings Removal – North Parking Place



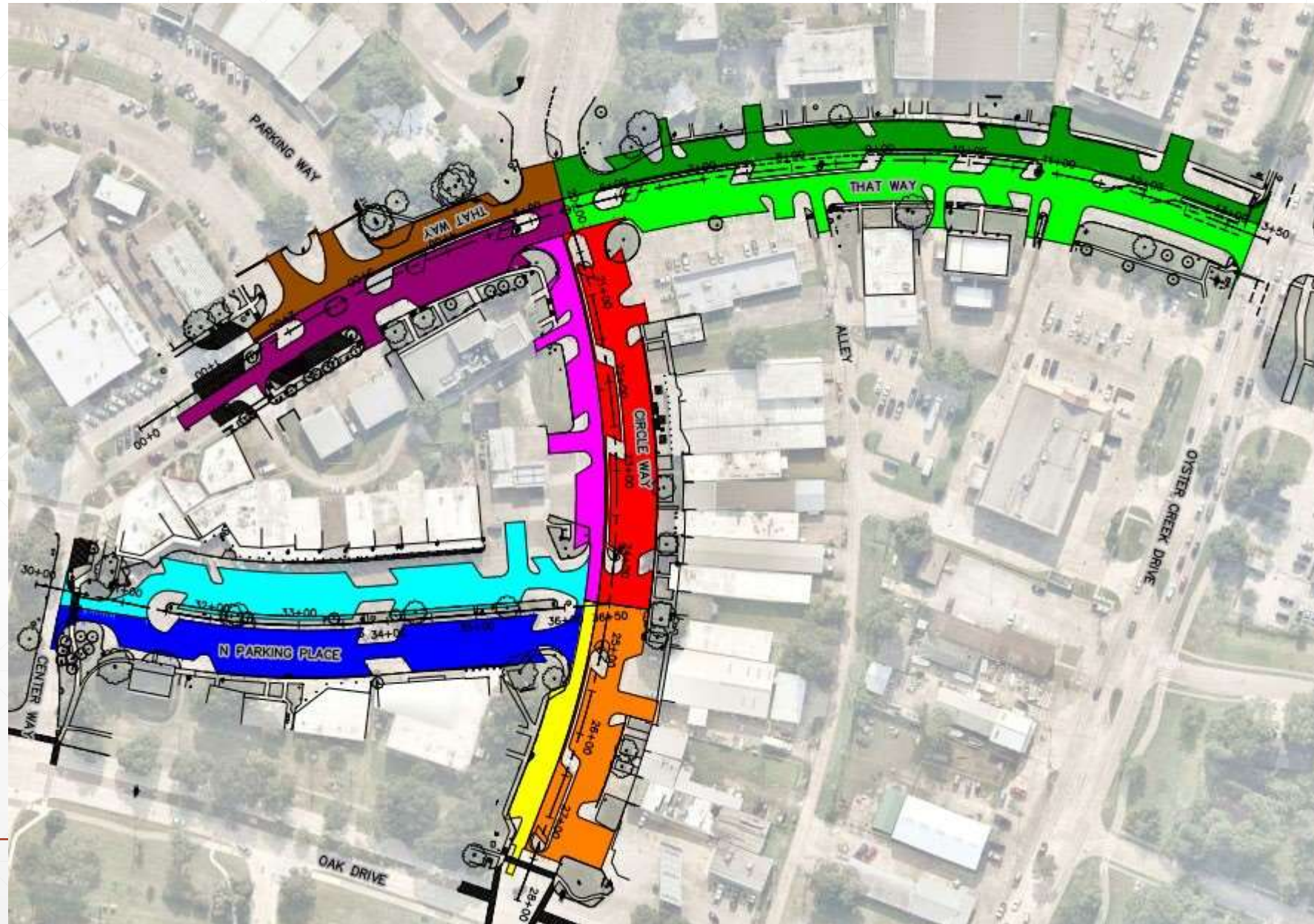












# Design Reflected Our History





# Proposed Phasing Plan by Engineers



-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4
-  PHASE 5
-  PHASE 6
-  PHASE 7
-  PHASE 8
-  PHASE 9
-  PHASE 10



# Current Timeline

As of 9/22/22

-  1. Northbound - South That (Complete)
-  2. Eastbound - West Circle Way (Complete)
-  3. Eastbound - East Circle Way (Complete)
-  4. Circle Way / N Parking Intersection (Complete)
-  5. Northbound - N Parking Place (In Progress)
-  6. Westbound - West Circle Way (9/16 - 10/21)
-  7. Northbound - North That Way (10/5 - 11/18)
-  8. Southbound - South That Way (11/2 - 12/9)
-  9. Southbound - North That Way (11/23 - 1/20)
-  10. Southbound - N Parking Place (1/2 - 2/24)
-  11. Westbound - East Circle Way (2/6 - 3/17)

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# Working with Property & Business Owners During the Mess



**Sidewalk forming- That Way**



**Liming- Circle Way**



**Demo- N. Parking Pl.**



# Checking in on Phases 1-3



LAKE JACKSON  
**FARMERS  
MARKET**  
SHOP LOCAL. SHOP FRESH.

