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NORTH CLINTON AVENUE

REVITALIZATION PROJECT

PROJECT COMPONENTS:

The North Clinton Avenue Revitalization Project consists of three main components including a major commercial development site, public improvements and commercial infill / redevelopment along the corridor. Capital costs are identified for the land assembly of the major development site as well as the public streetscape improvements. It is assumed that the commercial infill / redevelopment would be a phased process and mostly market driven.

PUBLIC IMPROVEMENTS:

The North Clinton Avenue Revitalization Project Master Plan identifies three categories of public improvements including Corridor ROW, Gateways and Open Space.

Corridor ROW:

The proposed corridor ROW improvements include new sidewalks, new curbing, some new pavement and enhanced streetscape amenities. The street sections in Figure 2 illustrate the proposed enhanced Corridor ROW.



Section through St. Michael's



Section through La Plaza



Section through Pentecostal Church

Figure 2

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The proposed enhanced streetscape amenities generally include new benches, new receptacles, new planters, new signage, new kiosks, new landscaping, new crosswalks, new trees and lighting.

The Master Plan also recommends a system of thematic banners to be integrated with the public improvements and façade renovations to create an aesthetically pleasant sense of place. It is assumed that the banners will be a collaborative effort implemented and funded by area merchants/residents.

Figure 3 illustrates various proposed enhanced streetscape amenities for the project with a new system of thematic signage and banners.

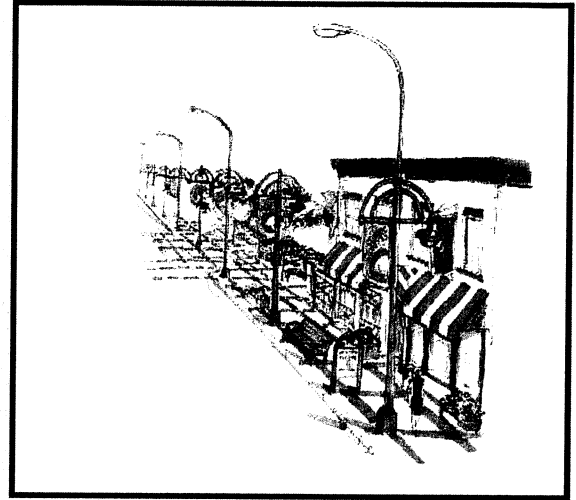


Figure 3

Gateways:

The proposed gateway program is integral with the proposed system of thematic banners and signage. Figure 4 shows a proposed system of gateway features that will enhance the N. Clinton Avenue corridor as well as strengthen its identity.

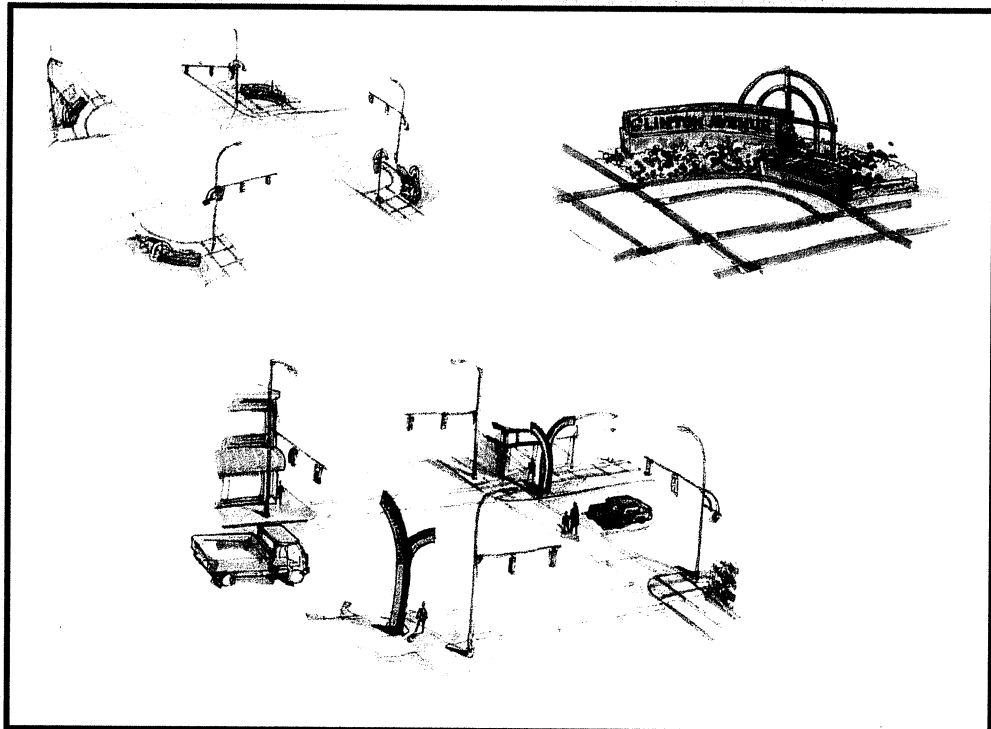


Figure 4

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Open Space:

The Master Plan identifies the property at 852 North Clinton Avenue as an ideal location for public open space across the street from St. Michael's church. This public gathering space would be developed just north of the proposed major commercial development site and is illustrated in Figure 5 below. The open space will serve local residents as well as visitors to the avenue.

MAJOR COMMERCIAL DEVELOPMENT SITE:

The North Clinton Avenue Revitalization Project Master Plan identifies a major development opportunity site on the avenue's east side of the 800 block. The proposed new development includes a new 19,200 sq. ft. one story commercial/retail building with parking. Figure 5 shows a schematic rendering of the proposed new development integrated with the proposed streetscape improvements and a proposed public plaza.

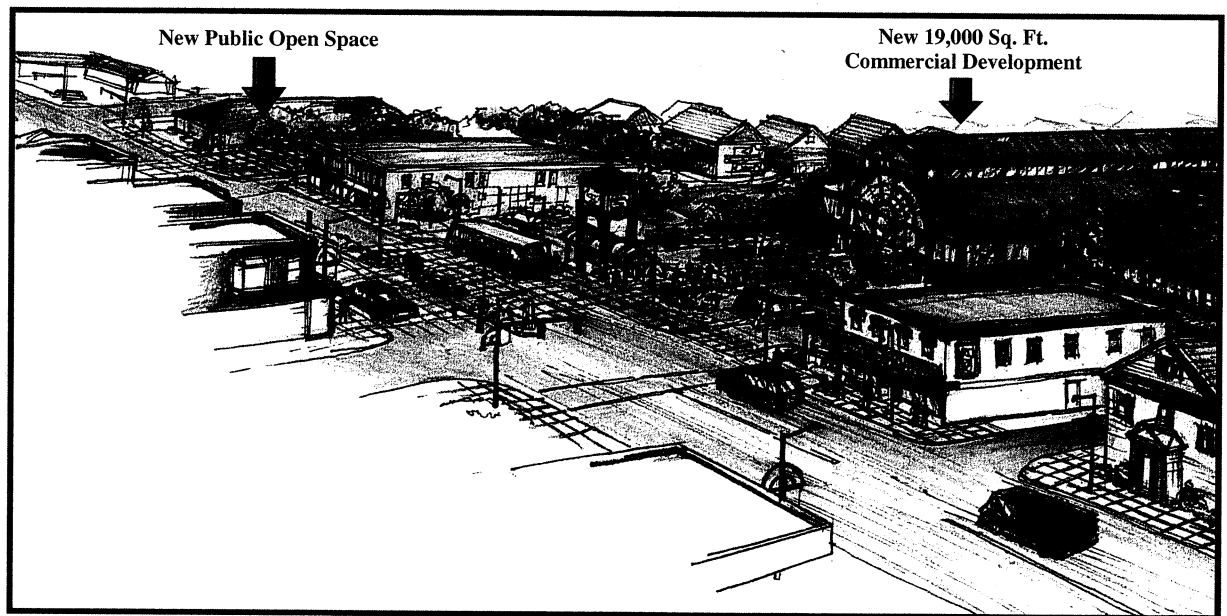


Figure 5