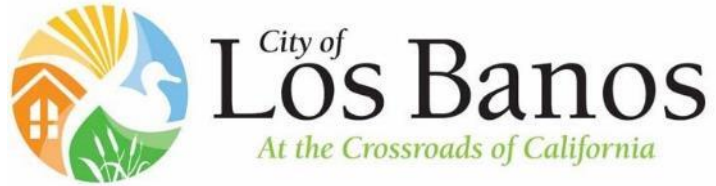




Los Banos Downtown Master Plan Community Workshop #1

August 23, 2022

Welcome and Introductions



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Today's Agenda

- » **Project Overview and Background**
- » **Opportunities and Constraints**
- » **What Would you Like to See?**
- » **Project Next Steps**
- » **Prioritization Exercise**
- » **Group Discussion**

Project Overview and Background

The Beginning: Downtown Strategic Plan

- » Adopted by the City in 2020
- » Identifies strategies for building Downtown into a central destination for Los Banos residents
- » Process included a public workshop that collected community input that informed strategies
- » Provides the vision and framework that sets the ground for pursuing actual improvements for Downtown



LOS BANOS DOWNTOWN STRATEGIC PLAN



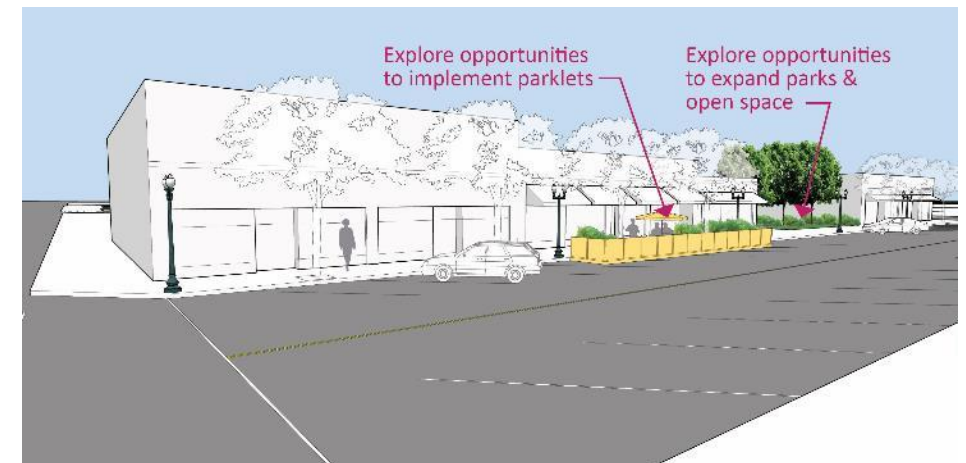
FEBRUARY 5, 2020 | Prepared by: PlaceWorks

Downtown Strategic Plan Vision

*Downtown Los Banos is a **vibrant, welcoming neighborhood** where residents and visitors come together to share in food, shopping, and culture. Downtown's well-kept **historic fabric** and high-quality new buildings host a healthy mix of local and national **retail, restaurants, and entertainment venues**. Old and new housing in Downtown Los Banos meets a high standard of quality and supports its **thriving business climate**. Downtown Los Banos is clean, safe, and **attracts young people, families with children, and tourists** during the day and in the evenings.*

Downtown Strategic Plan Strategies

1. Plan for New Land Uses
2. Implement Gateways and Wayfinding
3. Strengthen Businesses
4. Rehabilitate Buildings
5. Upgrade Infrastructure
6. Improve Safety
7. Establish Character
8. Develop a Food Scene
9. Manage Parking
10. Create Public Spaces



Now: The Downtown Master Plan

- » **Implement Downtown Strategic Plan**
- » **Incorporate Public Input**
- » **Develop Project Concepts**
- » **Outline Project Implementation**
- » **Develop Construction Phasing**

Downtown Master Plan Project Area

 Downtown Master Plan Area



Goal of Today's Workshop

- » Seek your input on the types of uses and activities you would like to prioritize in Downtown.
- » Seek your input on the types of amenities and improvements you would like to prioritize to support those uses and activities, in along with other benefits.



Opportunities & Constraints in Downtown

Constraints and Barriers

- » Parking lots are not easily findable.
- » Downtown is not advertised visually from main corridors, such as Pacheco Boulevard and Mercey Springs Road (though this is changing).
- » For businesses, specific infrastructure improvements are required to support food and drink establishments in Downtown.



Opportunities and Assets of Downtown

- » Downtown has a good block structure and street layout
- » Wide streets offer options for reconfiguring, for example, have wider sidewalks
- » Clearly established corridors are 6th and I Streets



Opportunities and Assets of Downtown

- » Vacant lots offer opportunity for new development.
- » Alleys offer potential opportunities to accommodate uses and activities.
- » Proximity to Henry J. Miller Plaza and Rail Trail provides open space access.



Exercise:
What Would You Like
to See in Downtown?

What do you want to see:

Types of Uses and Activities



Music in the streets



Food trucks



Theater and
Entertainment



Dining and Drinking

Other uses and activities?

What do you want see: Streetscape Amenities



More trees, landscaping, and
planters in Downtown



More nice streetlights and signs
to help with wayfinding

What do you want see: Streetscape Amenities



Pedestrian improvements – make it easier and safer to walk around



Bicycling improvements – make it easier and safer bike to and around Downtown

What do you want see: Streetscape Amenities



Outdoor dining on sidewalks, parklets, and/or alleys

Report Back

Schedule & Next Steps

- » **Conceptual Design: Fall 2022**
- » **Community Workshop #2: Late Fall 2022**
- » **Implementation Plan: Winter 2022**
- » **Present to Planning Commission and City Council: End of 2022**
- » **Final Plan: Early 2023**





Thank you

Existing Conditions



Safety

Table 1: Intersection Traffic Control Inventory

CONTROL TYPE	COUNT	SHARE
All-Way Stop	13	57%
Signalized	7	30%
1-Way Stop	2	9%
Uncontrolled	1	4%
Total	23	100%

Table 2: Collisions 2016-2021 by Severity

COLLISIONS	TOTAL	1-YR AVG	SHARE
Fatal	2	18	1%
Severe Injury	5	0	3%
Visible Injury	34	1	20%
Complaint of Pain	40	7	23%
Property Damage, Only	91	8	53%
Total	172	34	100%

*Additional collisions were reported occurring within the project area. Geocoordinates were unavailable to display.

LEGEND



Park



School



Crosswalk



All-way Stop Sign



Traffic Signal

COLLISION DATA

- Severity = Property Damage
- Severity = Complaint of Pain
- Severity = Visible Injury
- Severity = Severe Injury
- Severity = Fatal

NOTES



Transit and Active Transportation Connectivity

Table 2: Bicycle Facilities in Study Area

CORRIDOR	EXISTING FACILITY
SEVENTH STREET	Existing Bike Lanes
H STREET	Existing Bike Lanes
FOURTH STREET	Proposed Bike Route
SIXTH STREET	Proposed Bike Route
“ZIG-ZAG”	Proposed Bike Route
RAIL TRAIL	Existing Off-Street Path

Table 3: Los Banos Commuter Transit Service

Stops Nearby	M-F Trips	Sa-Su Trips
3	20	9

LEGEND

- Park
- School
- Crosswalk
- No Sidewalk
- Pedestrian Trail
- Existing Class 2 Bikeway
- Proposed Class 3 Bikeway
- LB The Bus Route
- LB The Bus Stops



Streetlights

Table 4: Ornamental Light Pole Inventory

Location	Count
Within Study Area	28
Outside Study Area	5
Total	33

Table 5: Cobra Light Pole Inventory

Location	Count
Within Study Area	41
Outside Study Area	15
Total	56

LEGEND



Park



School



Cobras Streetlight



Ornamental Light Poles

NOTES



Canopy Cover

Table 5: Qualitative Analysis of Existing Canopy

CATEGORY	N-S STREETS	E-W STREETS
LESS THAN AVG	FIFTH ST SEVENTH ST	H STREET PACHECO BLVD
AVERAGE	N/A	I STREET J STREET K STREET
MORE THAN AVG	FOURTH ST SIXTH ST	L STREET M STREET

LEGEND



Park



Tree Canopy



School

NOTES



Dry Utilities

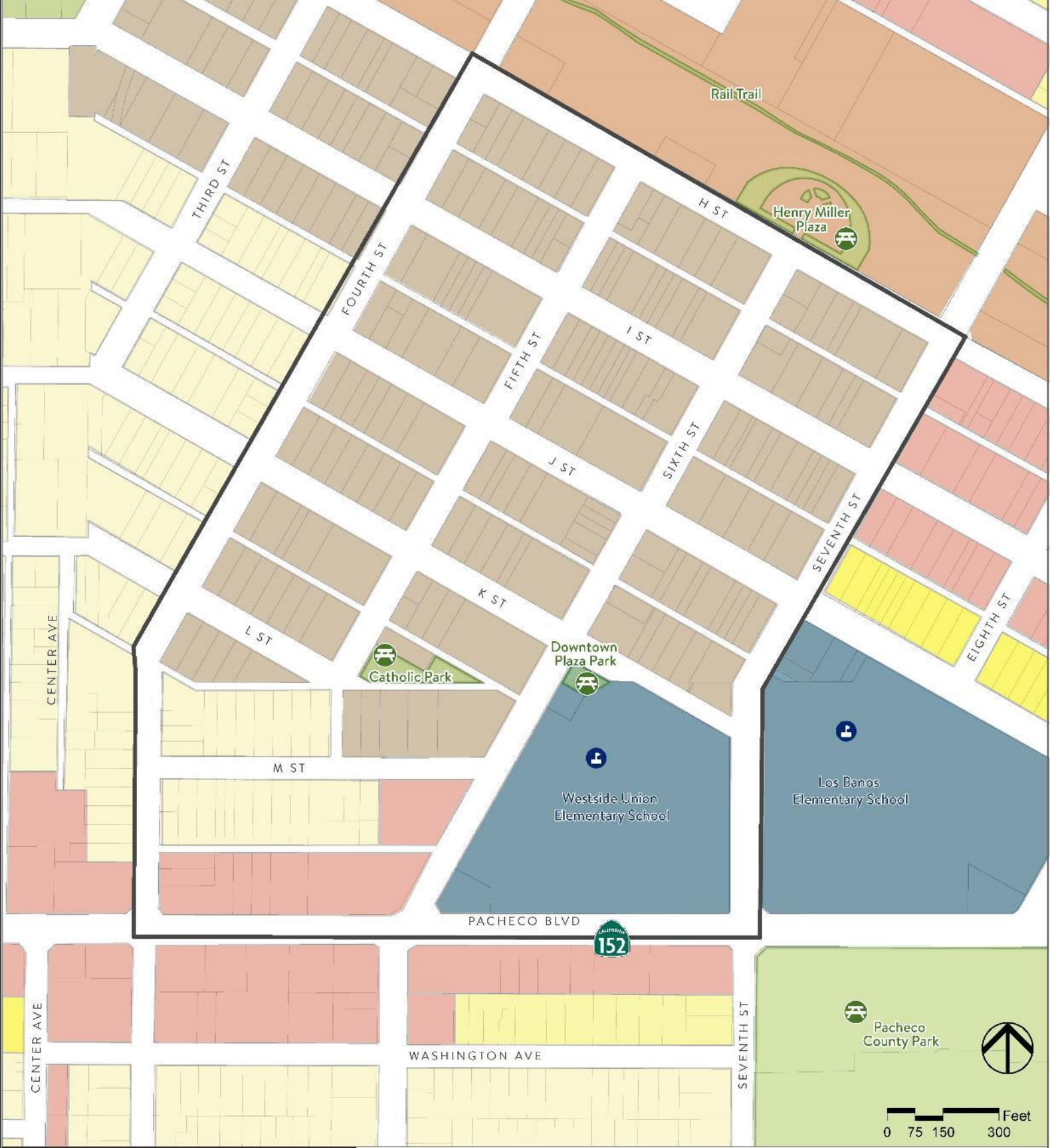
Table 6: Dry Utility Pole Inventory

POLE TYPE	COUNT
Telephone/Internet	55
Electricity	60
Hybrid Telephone/Internet/Electricity	18

LEGEND

-  Park
-  School
-  Telephone/Internet Utility Poles
-  Electricity Utility Poles
-  Utility Pole with both services

NOTES



Land Use

Table 7: Breakdown of Land Use Area

LAND USE TYPE	S.F. AREA	SHARE
Mixed Use	1,395,520	66%
Hwy Commercial	371,575	18%
Gen. Commercial	148,355	7%
L.D. Residential	183,068	9%
Total	2,098,700	100%

LEGEND

- Park
- School
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Mixed Use
- Commercial
- Highway Commercial
- Rail Corridor








Wet Utilities

Table 8: Wet Utility Infrastructure Availability

UTILITY TYPE	LINEAR FEET	LOCATION
Sewer	12,570	Alleys Pacheco Blvd
Storm Drain	4,926	FIFTH ST 1/5 OF SIXTH ST ½ OF SEVENTH ST
Water Supply	17,941	All Streets

LEGEND

-  Park
-  School
-  Sanitary Sewer Pipeline
-  Potable Water Utility
-  Storm Drain Network

NOTES



Parking Inventory

Table 9: Parking Inventory by Space Type

PARKING SPACE TYPE	SPACES	COUNT
On-Street Parallel Parking	829	39%
On-Street Head-In Parking	427	20%
Off-Street Public Parking	271	13%
Off-Street Private Parking	544	26%
Restricted Use (LBPD)	42	2%
Total	2,113	100%

LEGEND



Park



School



Parallel Parking



Head-In Parking



Restricted Use



Off Street Parking Public



Off Street Parking Private



Space Between Curbs (ft)

NOTES