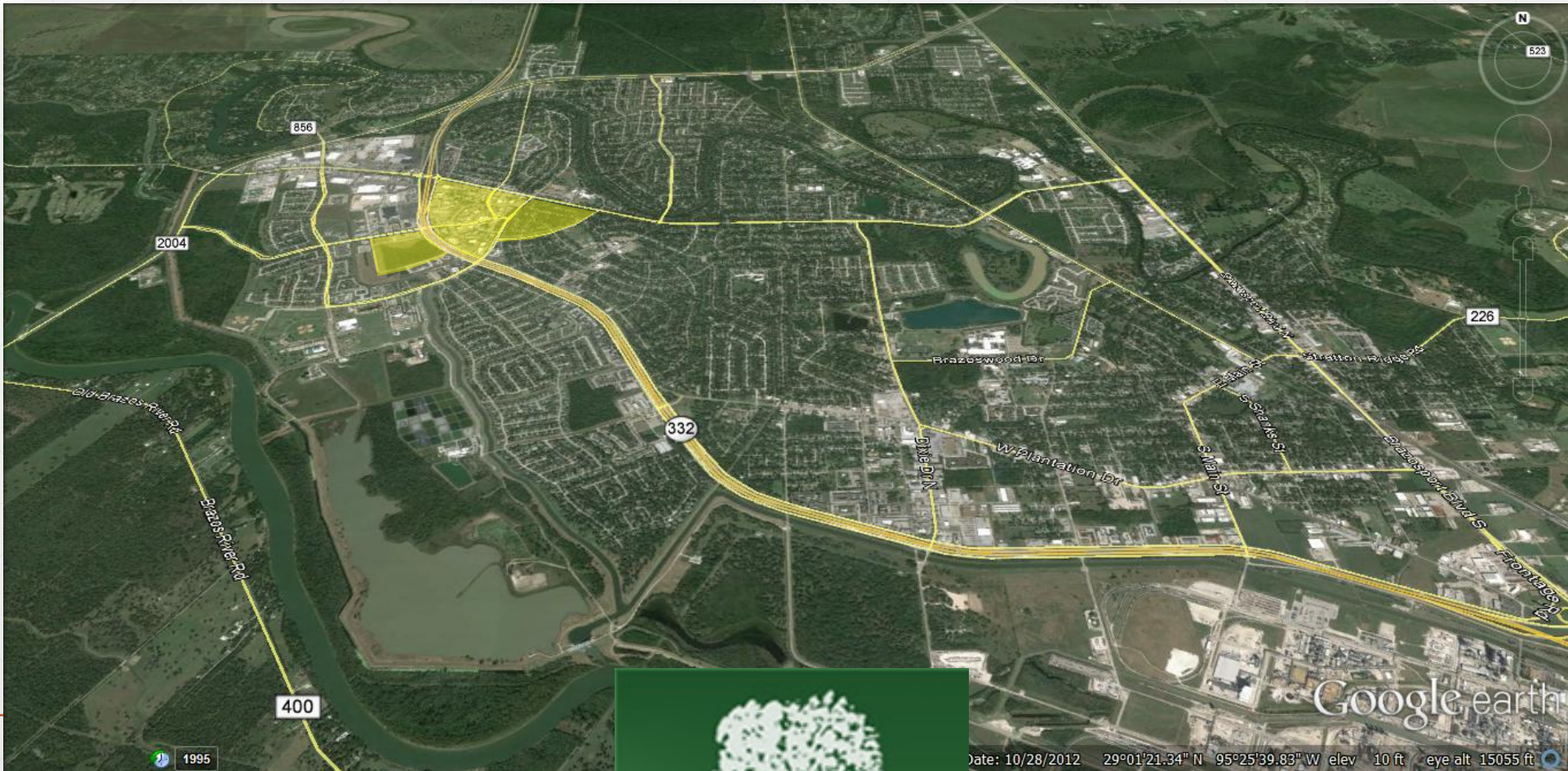


Downtown Strategic Investments

Modesto Mundo
Assistant City Manager





October 2012





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

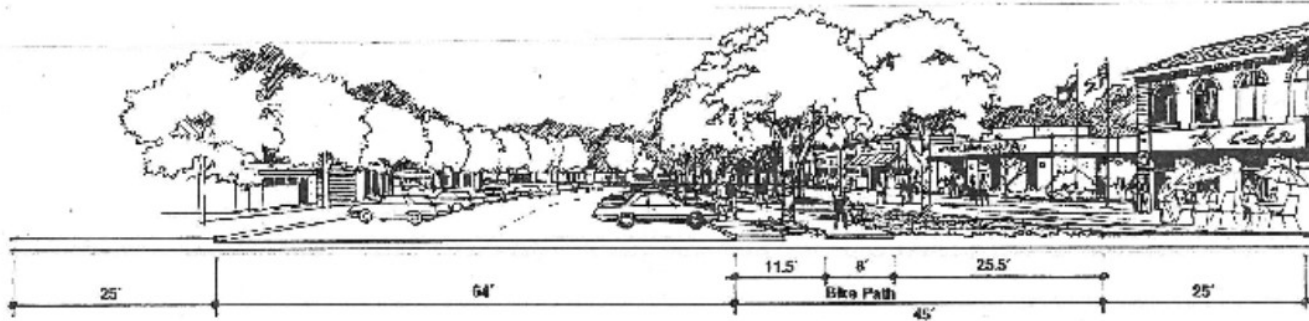
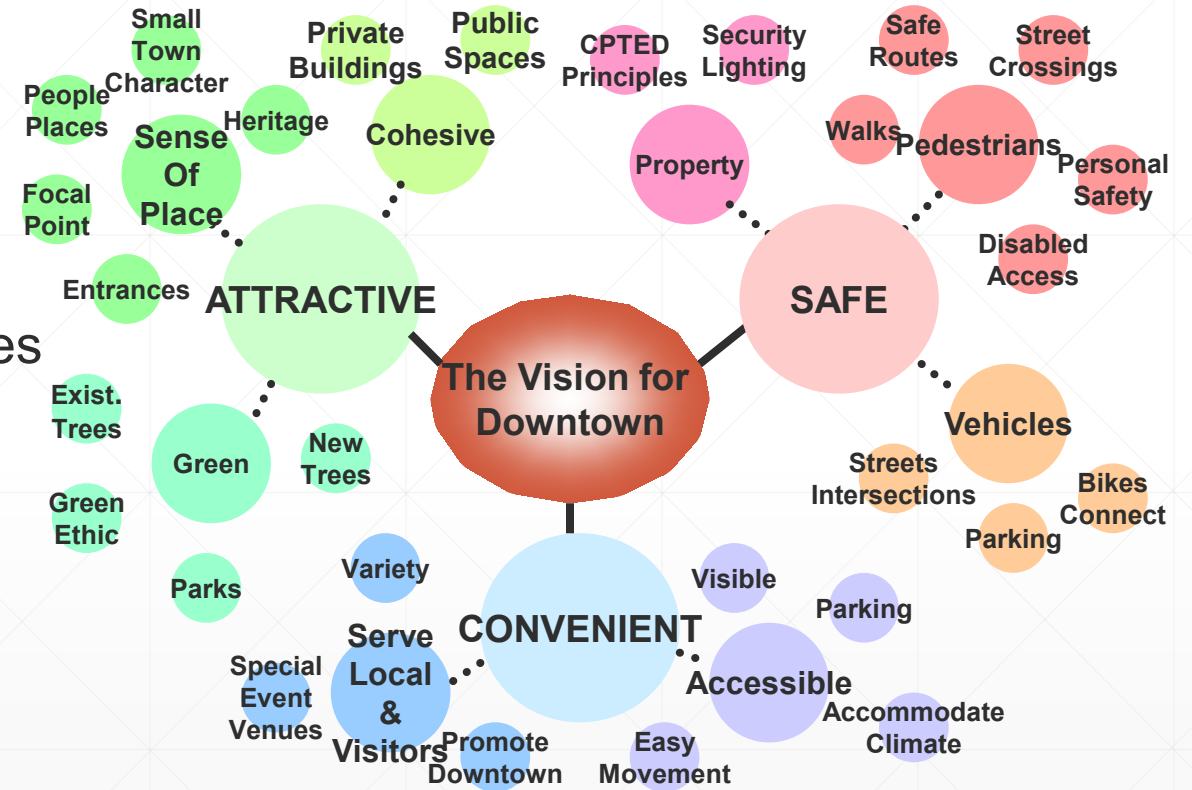


Figure 4-9: Circle Way

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

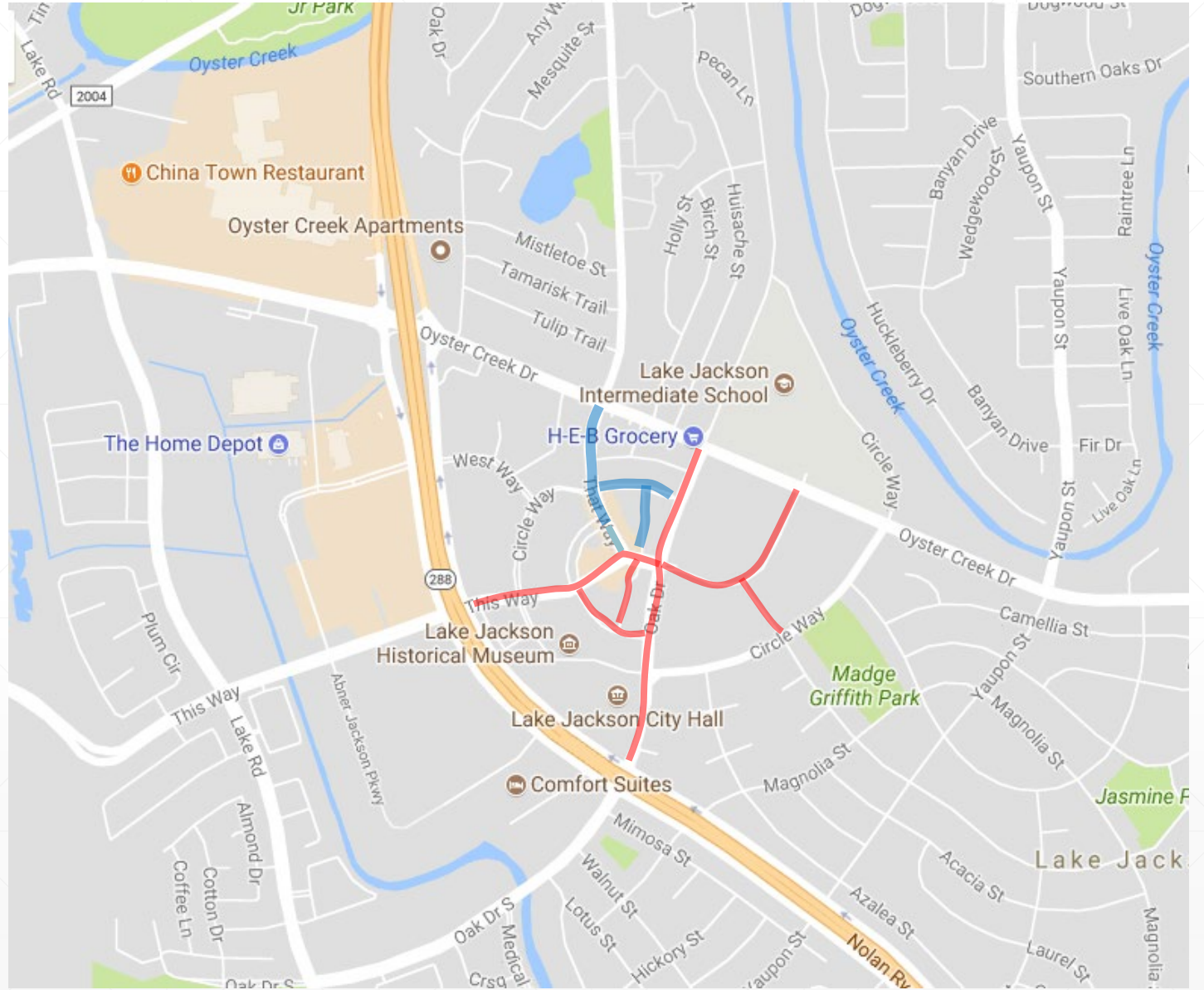
Phase 4



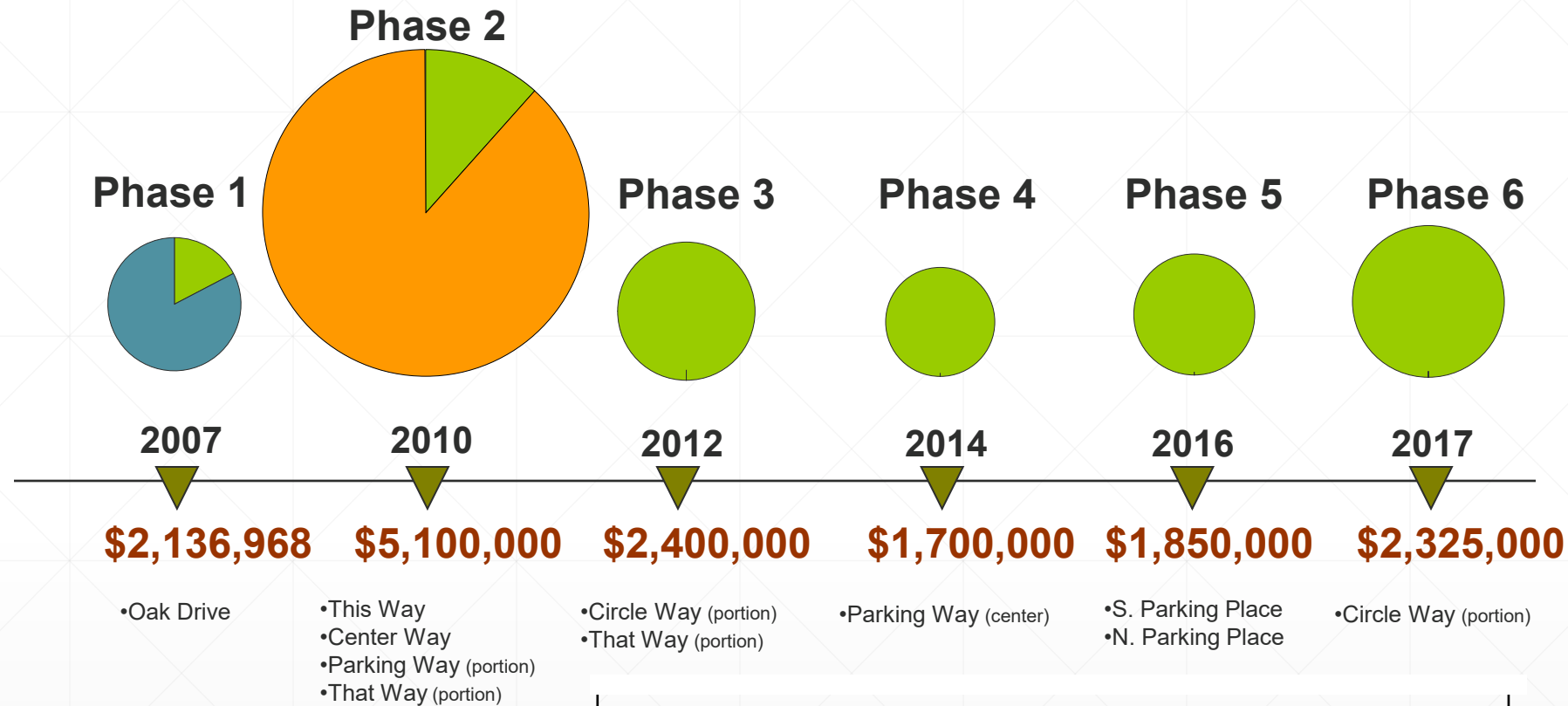
Downtown District

Phase 1 - 3

Phase 4



INITIAL DOWNTOWN INVESTMENT STRATEGY



Project sequencing in Phases 3 – 6 are subject to change.

Total package: \$15,560,337

Cash: \$9,254,059

½¢ Debt: \$4,500,000

GO Debt: \$1,806,278



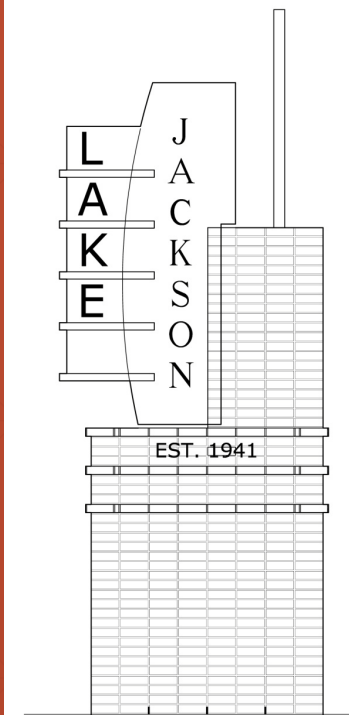
Downtown Phase 2

Project Cost: \$ 6,370,000

Engineer: KBR

Lead: Eric Hall

Designer: Jim Patterson





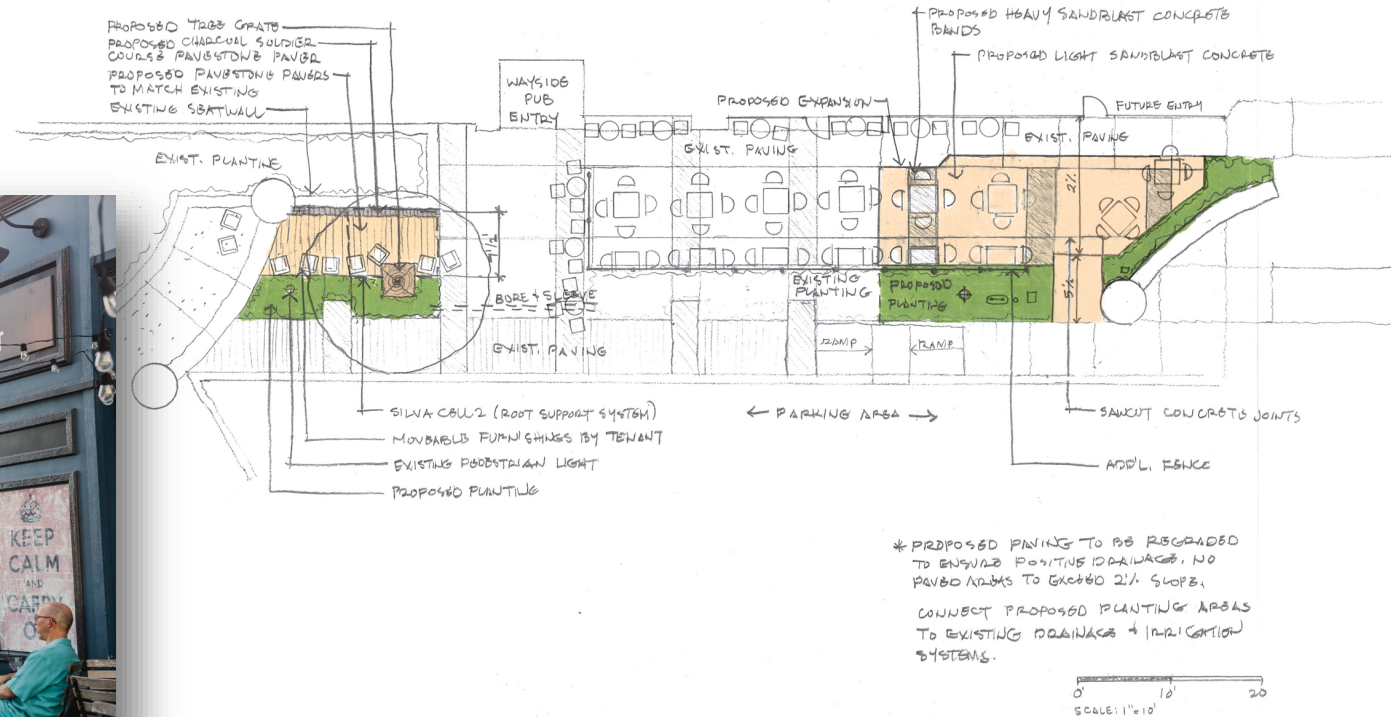


CDGB Funds





Working with Property Owners



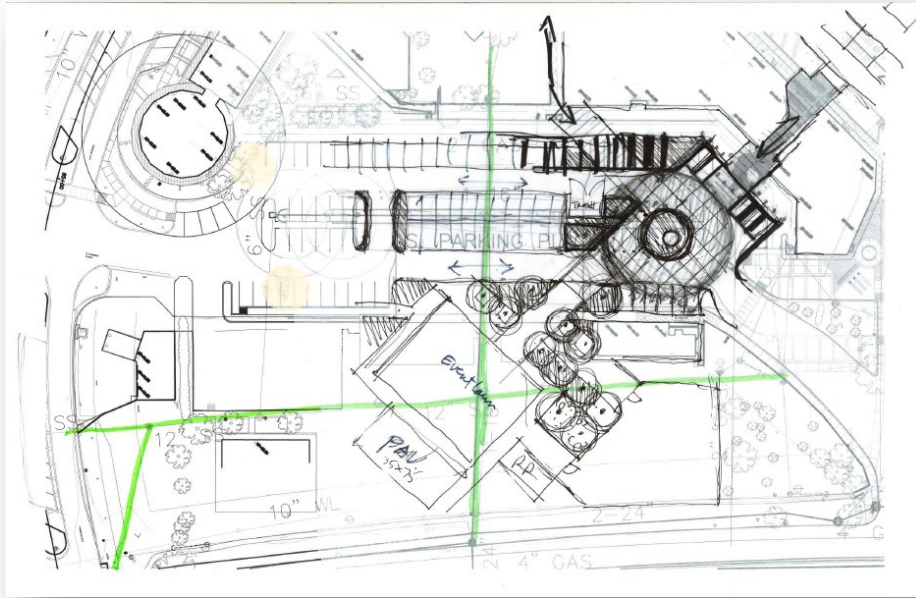
WHITE OAK STUDIO
LANDSCAPE ARCHITECTURE

LAKE JACKSON WAYSIDE PUB

APRIL 25, 2016



DISCOVER
LAKE JACKSON

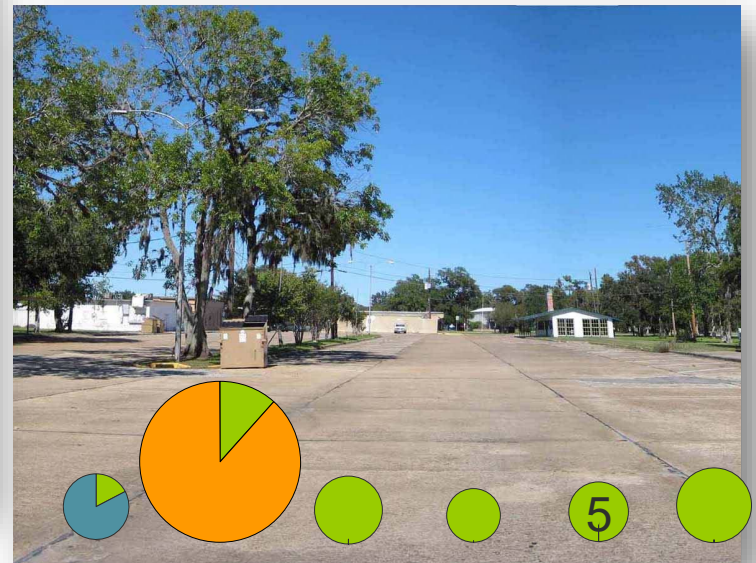


Downtown Phase 2a A Change in Plans

Project Cost: \$ 2,035,000

Designer: White Oak Studios

Lead: Jim Patterson



2007

2010

2012

2014

2016

2017

Path: T:\14551\1370 Lake Jackson Town Center\841.mxd



Downtown Phase 3 Opportunities

Project Cost: \$ 5,500,000



Texas Dow Innovation Center

Project Investment: \$160,000,000

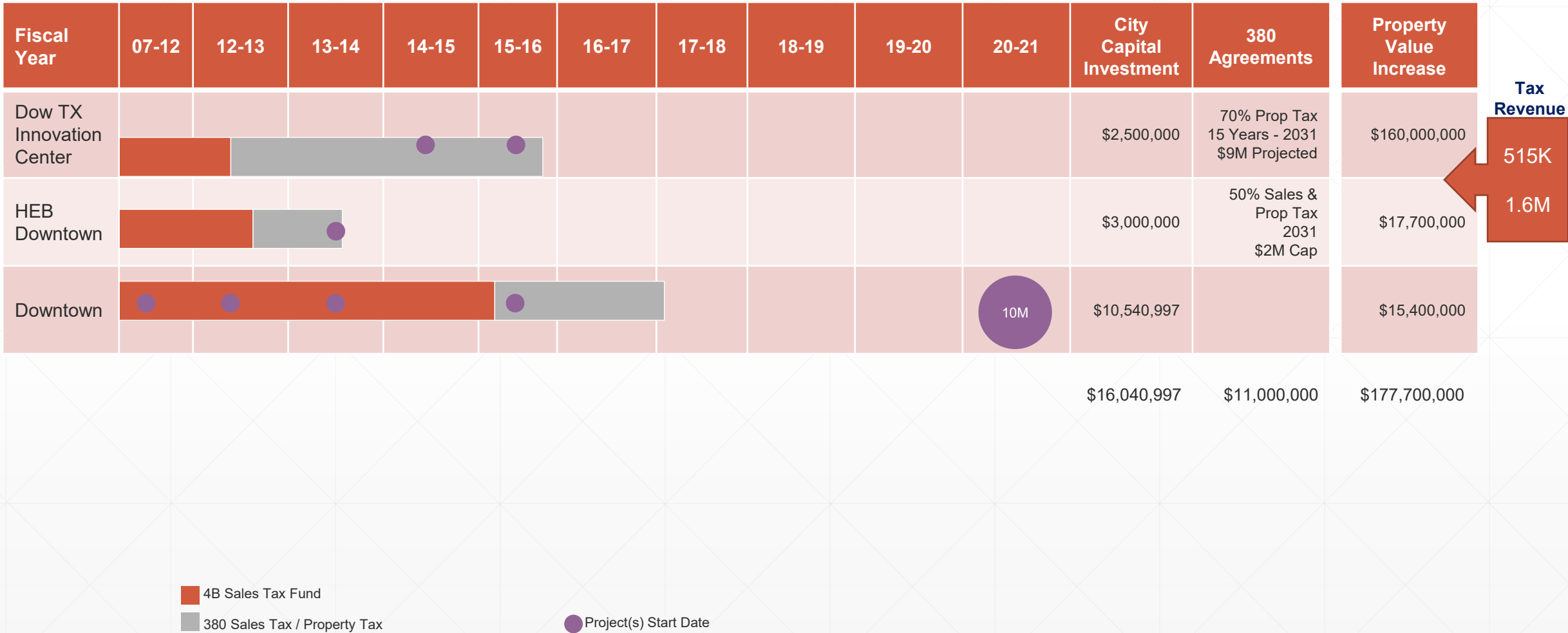
Employment: 1,200

City Capital Investment: \$2,500,000

380 Agreement: 10 Yr 70% Property Tax



Downtown Strategic Investments



Project(s) Start Date

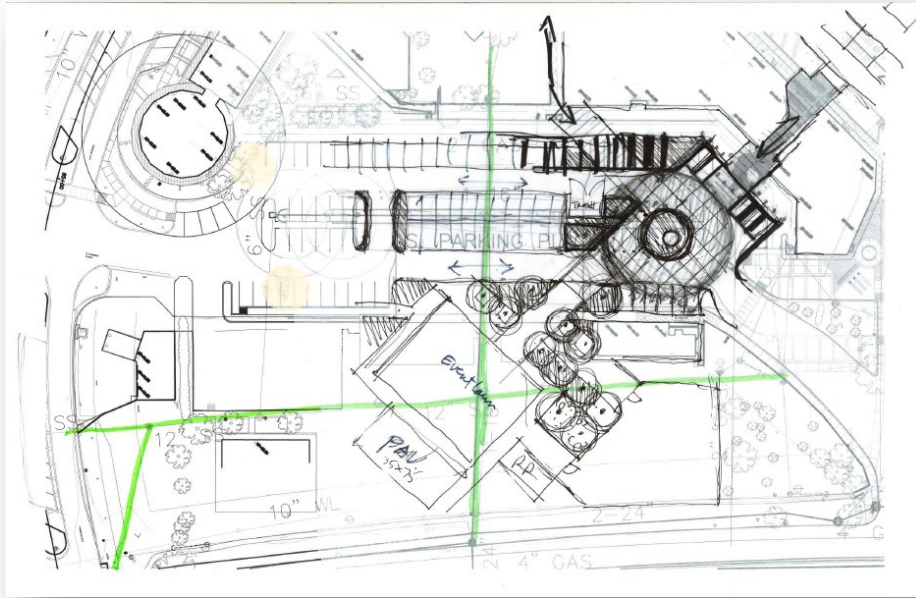
10M



2011



2020

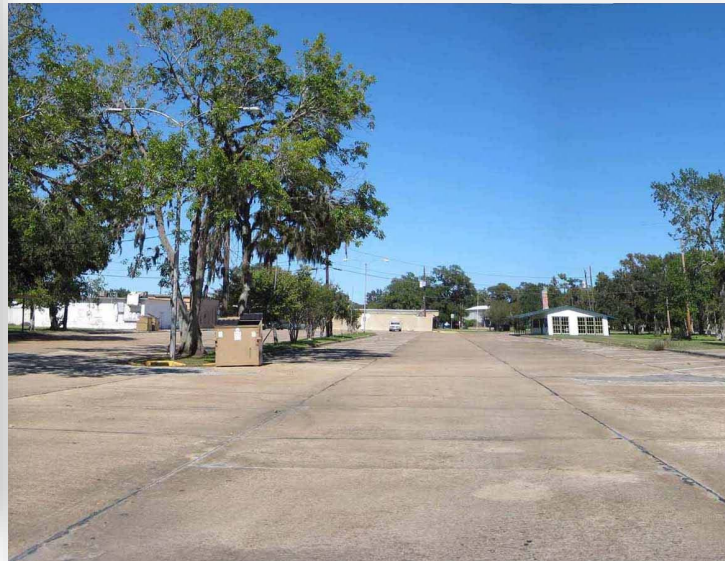


Downtown Phase 2a A Change in Plans

Project Cost: \$ 2,035,000

Designer: White Oak Studios

Lead: Jim Patterson



Design Reflected Our History



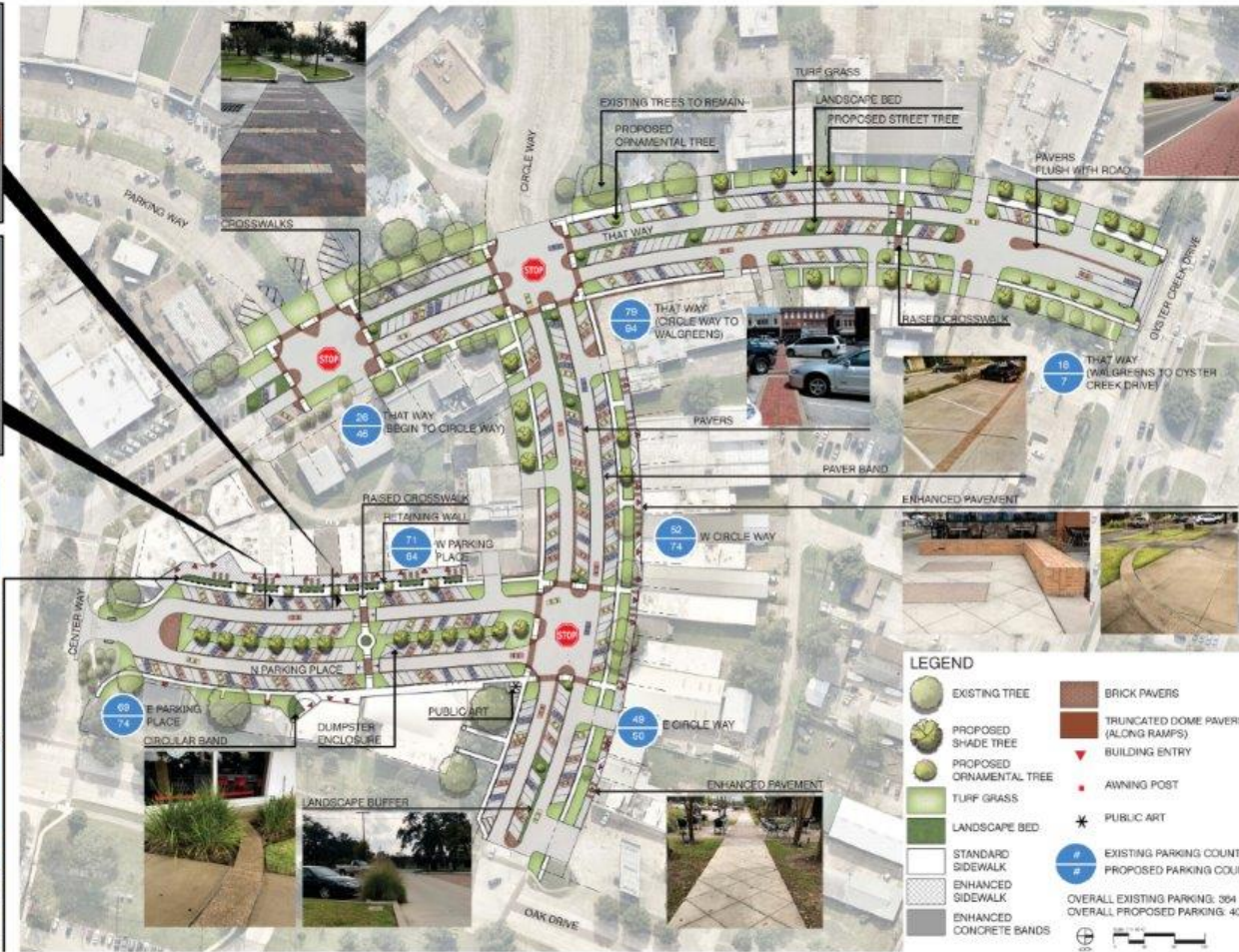
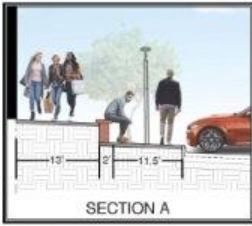


LAKE JACKSON
**FARMERS
MARKET**
SHOP LOCAL. SHOP FRESH.

Redevelopment



DOWNTOWN REVITALIZATION PHASE III



Downtown Phase 4

Project Cost: \$ 9,900,000

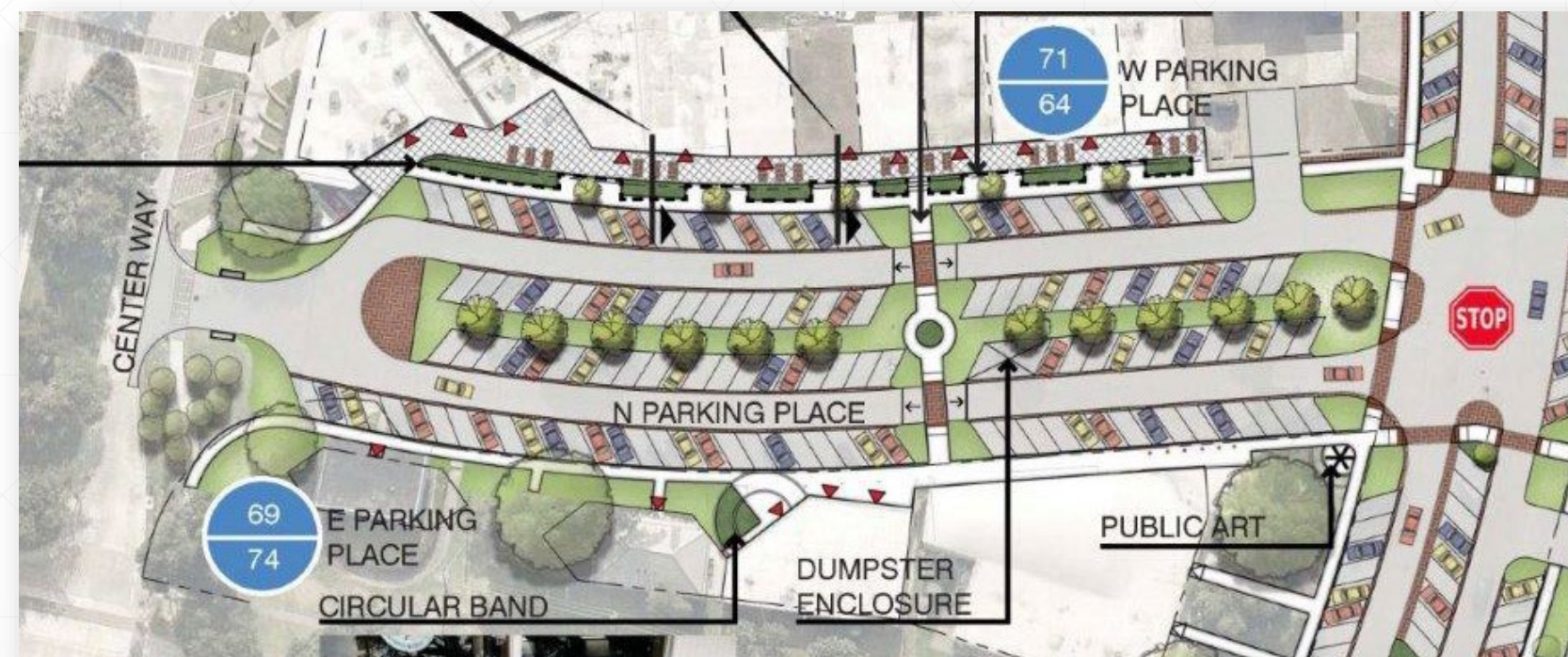
Engineer: Kimley Horn

Lead: Connie Curtis

Kimley Horn
January 29, 2019

January 2021

Biggest Challenges Ahead



CURRENT DOWNTOWN INVESTMENT STRATEGY

