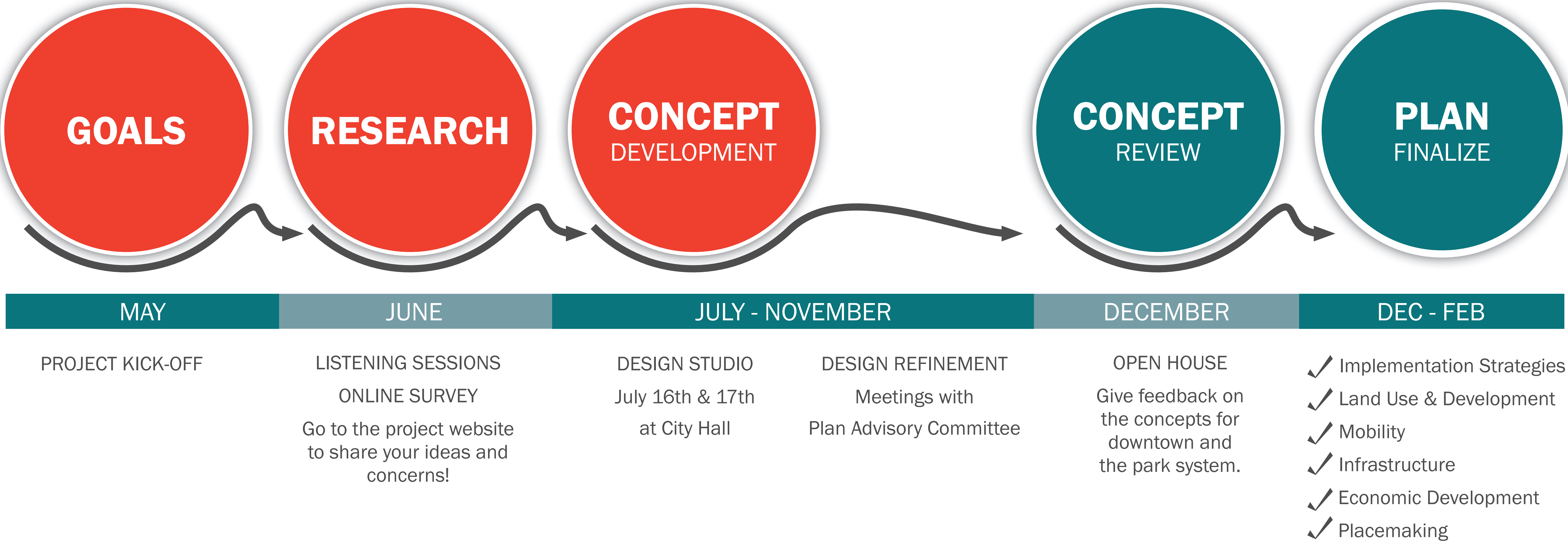


About the Process

Schedule and Purpose

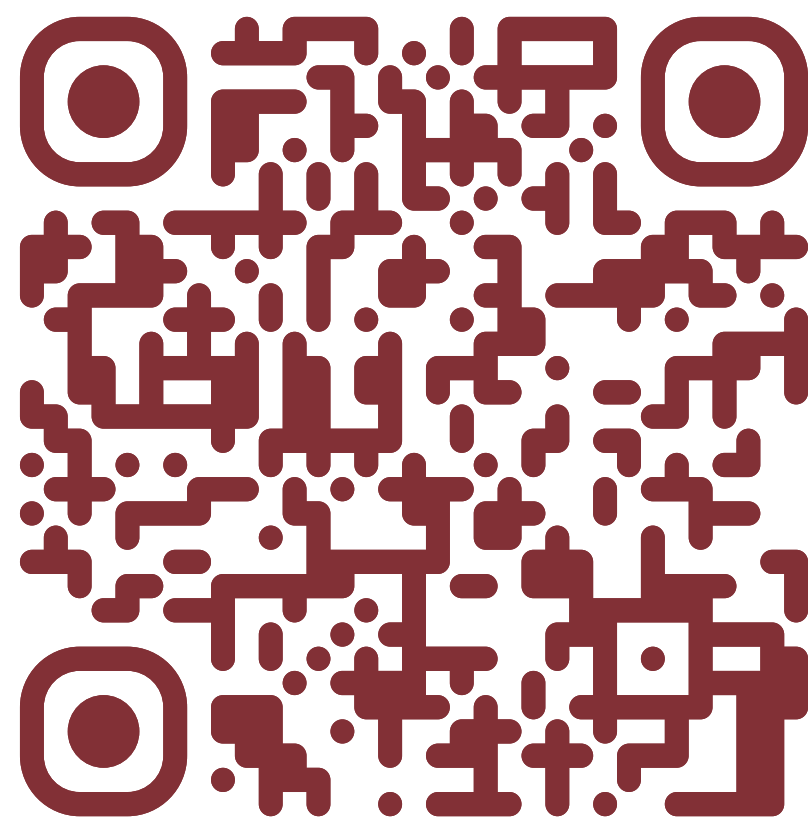


Downtown Plan Purpose

The plan identifies possible initiatives and offers guidance for creating a stronger downtown district. Concepts in the plan are advisory. However, reconciling functional issues, such as safety and accessibility, are necessary for prioritizing their implementation.

Parks and Recreation Plan Purpose

The plan identifies initiatives for the City’s individual parks and their service to the community, ensuring that the appearance and function contribute to the betterment of the community and the residents.



Download the Exhibits!

About the Downtown Plan

Scope of Services

Is land being optimally used?
Where could redevelopment occur?
What needs to change?

Do we have enough gathering spaces?
If not, should they be parks or plazas?
Who is the target audience?

What walkways need to improve?
How do you get around by bike or car?

How can the plan expand programming and event opportunities?
How can the plan support neighborhoods?

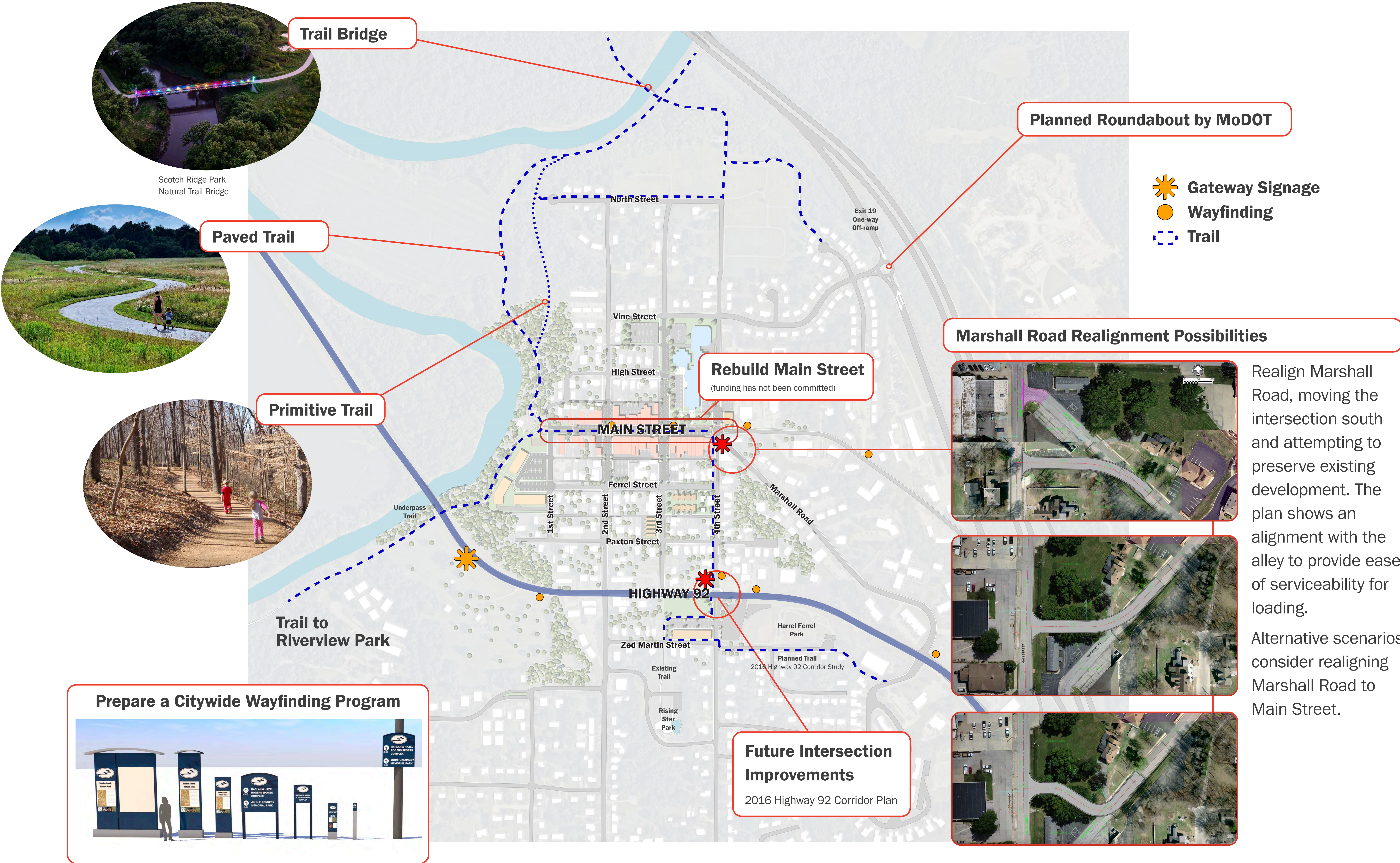
Do homes need to be better maintained?
Are there opportunities to build new housing?
What type of housing should be considered?

How can we brand a memorable downtown?
How can we improve first impressions?

What can the city do to stimulate investment?
What should the role of the City and other groups have in economic development?
What is the market for types of development?

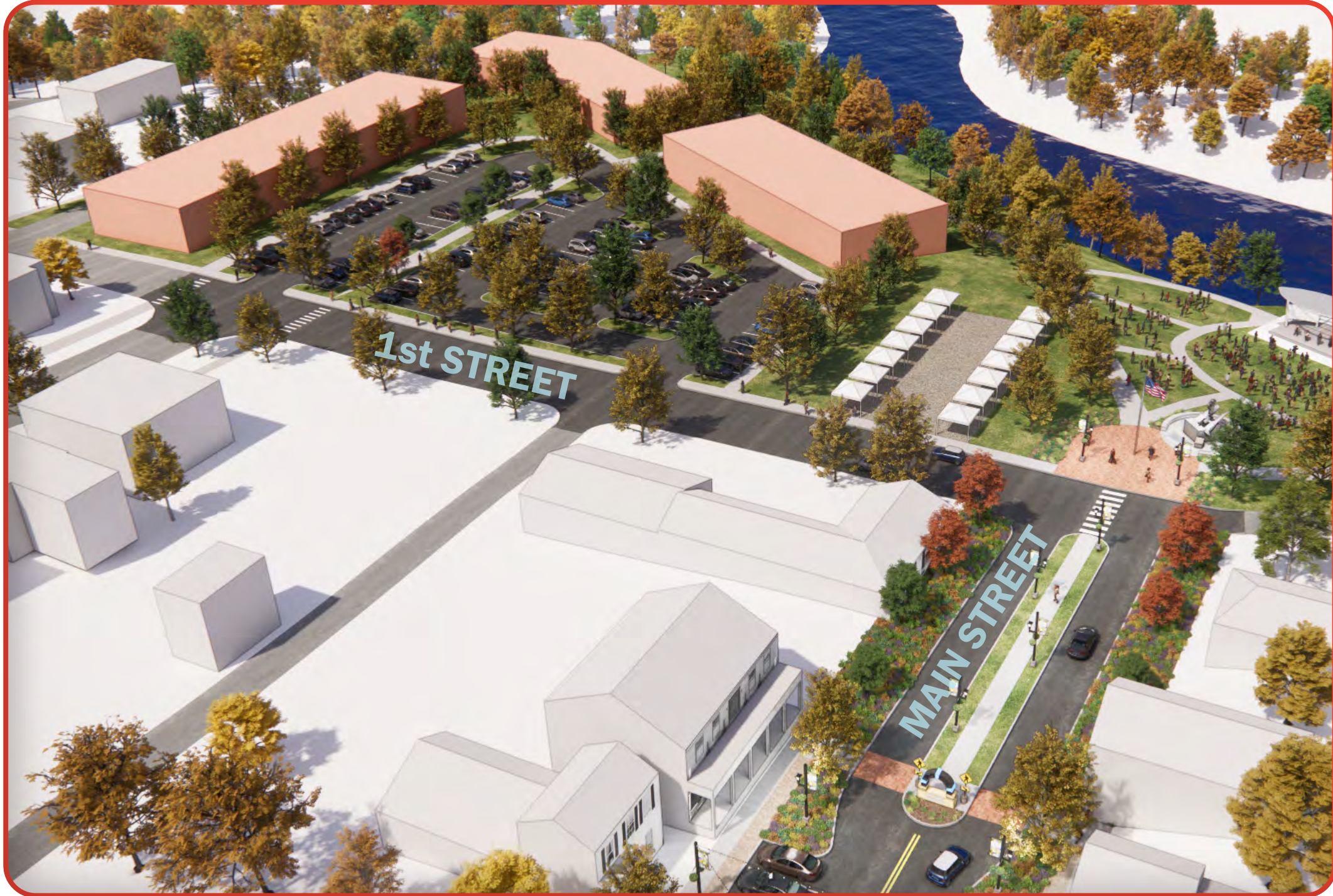


Mobility Concepts



Development Concepts

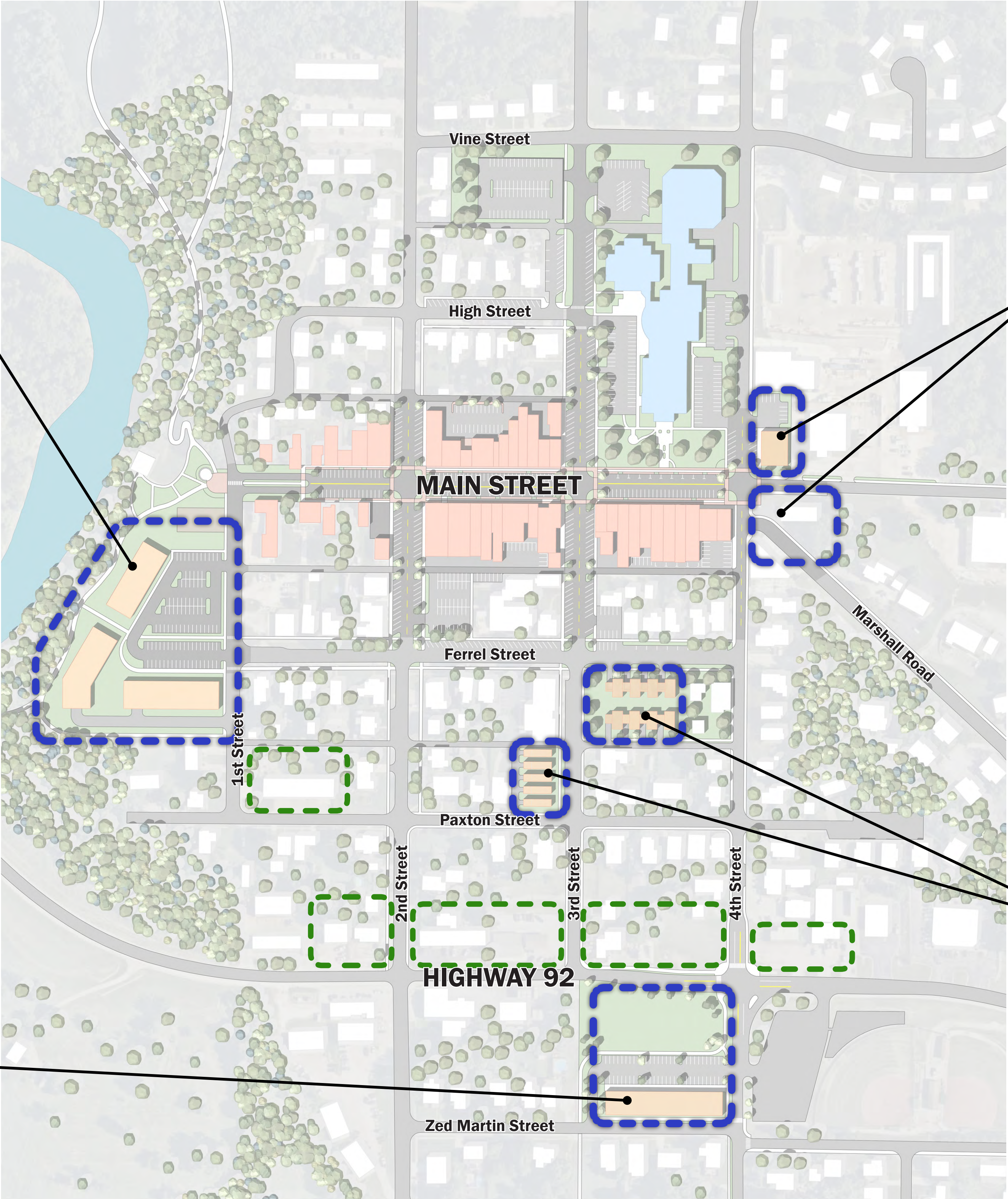
Riverfront Development



Scenario shows redirection for property along the riverfront adjacent to Settler's Crossing Park. In the event that existing businesses on the site relocate to more compatible site that has more land to expand and better access to transportation, the concepts introduces:

- Higher density housing in downtown that leverages views of the Missouri River and proximity to downtown businesses.

Development Opportunities Map



Main Street Redevelopment



The plan supports the current uses at the intersection of Main and 4th Street. The plan presents ideas to property owners for consideration only. The spirit of the concept presents an idea of extending Main Street's development pattern where buildings are oriented to the street with similar setback and framing the intersection with buildings.

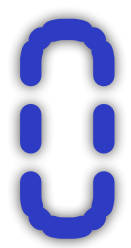
The reuse of the old city hall to the County is temporary. If reuse options are exhausted, then the city may consider selling the site.

Civic Center Redevelopment



The plan shows a new redevelopment project for the City's Civic Center (old high school). The existing facility is considered obsolete for retrofitting it into an alternative use and is expected to be demolished.

The concept shows a mixed use project with commercial on the main-level and upper-level housing.



Development Sites

Development Sites include properties that have greater potential for redevelopment. Projects range from infill development on existing sites to redeveloping sites that have potential for more intense uses in the downtown.



Sites Subject-to-Change

Sites subject-to-change are dependent on market changes. The plan acknowledges that the development community is attracted to locations with high visibility because of the proximity to Highway 92. While the plan does not present concepts for these sites, any future development should plan connecting parking lots, managing access and safety on Highway 92.

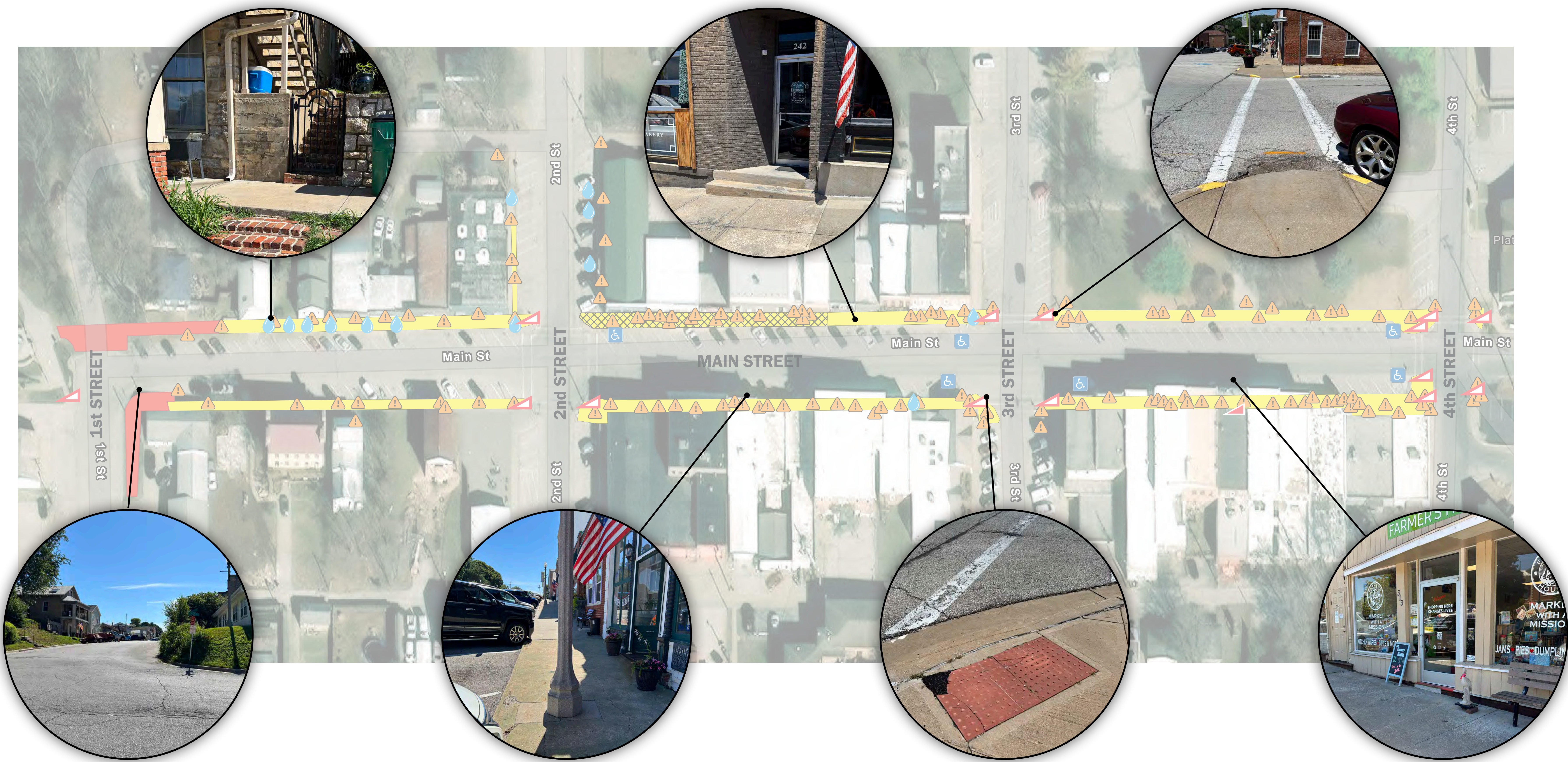
Infill Housing Development



The neighborhood has several open lots that are candidates for infill development. The plan recommends townhomes or multi-family projects that increases the number of households near downtown.

Main Street Today > Why rebuild it?

Answer: Achieve ADA compliance for customers and replace aging infrastructure



Main Street has numerous accessibility challenges for pedestrians. Many building entrances have **steps** that make it hard for people with mobility challenges to get in, and the sidewalks are often too **steep**, which doesn't meet ADA standards. Some sidewalk ramps are worn, and there's no clear walking path near the 1st Street intersection. While there are some obstacles like benches and light poles, there's usually enough space to go around them. Also, a few drains and **downspouts send water across the sidewalk**, which should be addressed in future upgrades.

Key

- ADA Non-Compliant Sidewalk
- Non-Compliant & Deteriorating Sidewalk
- Lack of Sidewalk
- Step/Obstacle
- Sidewalk ADA Issues
- Drainage Concern
- Non-Compliant Ramp

Main Street Concept > Plan View



Typical Sections

PROPOSED



EXISTING



Retaining the existing angled parking on both sides of the street is not possible because the width of the sidewalk needs to expand to support ADA improvements, including ramps into business entrances.

Main Street Concept > Typical Intersection

Trees for
shade and
color

Low lying
plantings

Bump-outs
for Shorter
Pedestrian
Crossings

Subtle bump-out
deflections at
intersections to
slow traffic

Seating
areas



Cantenary
lighting
over the
intersection

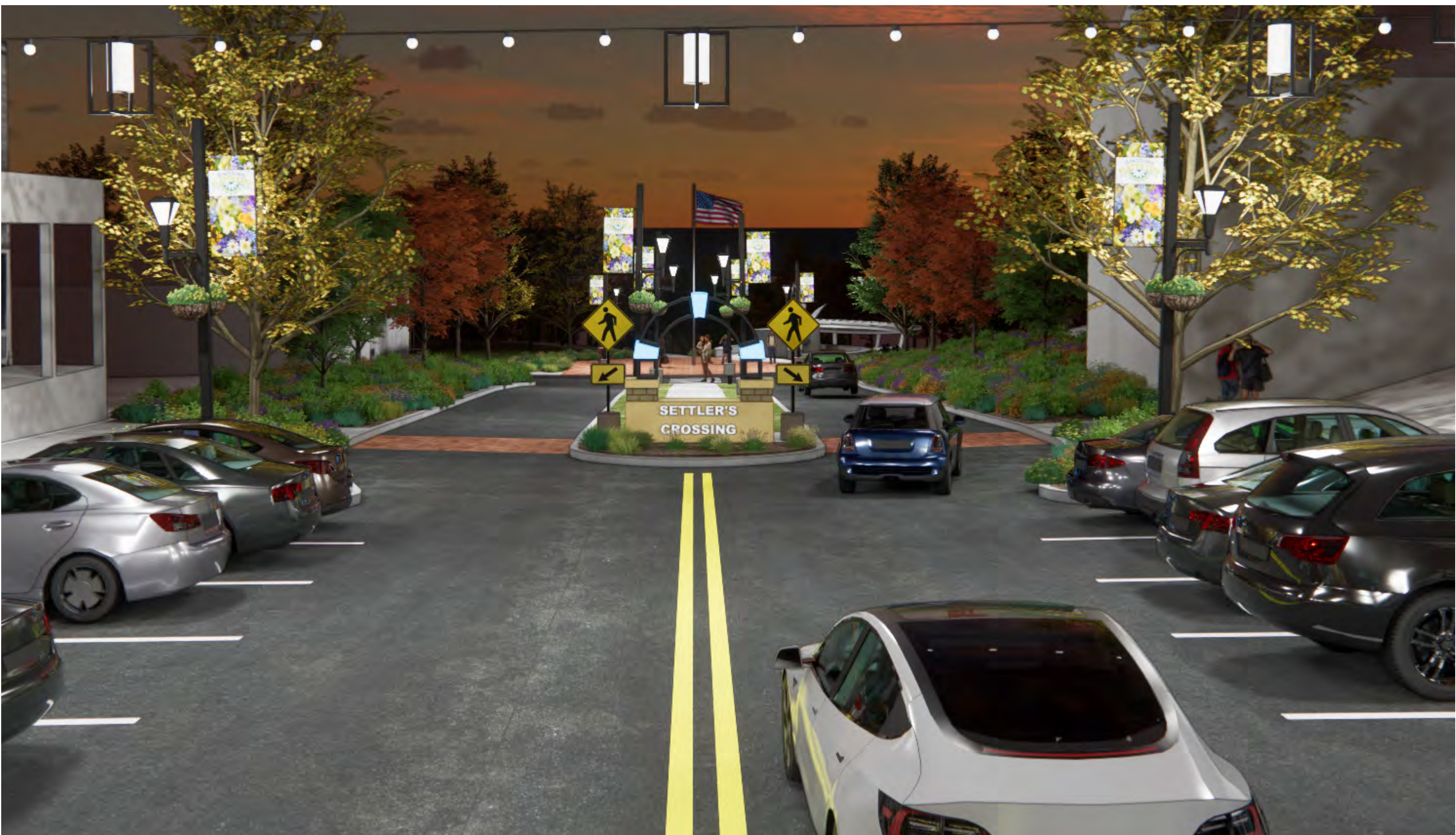
Mix of high
and low
lighting
poles

Mounted
banners and
projection
lighting

Integrated
public art



Main Street Concept > Views



District Placemaking

Signage



Library of Placemaking Features



THEMES

history

lighting

geology & stone

platte river
& the falls

gateway
to old high
school

Distinctive Lighting



Downtown Parking



Remove all parking. Providing sidewalks on both sides of the street is challenging with the slope. Also, the pedestrian crossing is pulled away from turning traffic.

Parking orientation from angle to perpendicular to maximize parking for businesses nearby.

Parking orientation from angle to a mix of perpendicular and parallel to maximize parking for businesses on the north side. Additional parking lot planned behind the buildings on the south side.

Parking orientation from angle to a mix of perpendicular and parallel to maximize parking for businesses on the south side of the block.

Snyder Plaza Concept

Snyder Event Center

The Snyder Event Center is a privately run facility with surface parking along Main Street.

The framework of the concept presents converting the surface lot into a plaza that can be programmed for outdoor activities.

The design team offered the owner to present ideas for the space as part of the downtown plan, which was welcomed by the owner early in the process. The ideas are just that - possibilities for consideration.



LOWER INTENSITY



Painting surfaces



Pickleball court and outdoor games



Shelters and seating areas

HIGHER INTENSITY WITH PARTNERSHIPS



Splash Pad Park

Settler's Crossing Connection

Extend Settler's Crossing into downtown!

Convertible surface parking area to support vendors

Focal crossing that avoids right-turning traffic

Pedestrian promenade and extension of the park into downtown



Upgrade the existing shelter platform into a performance stage

ADA pathways that frame seating areas oriented to the stage

Enhance landing as a Veteran's Plaza

