

Downtown Bakersfield: Link to the Future



High Speed Rail Authority
Land Use & Transportation Committee
October 19, 2017

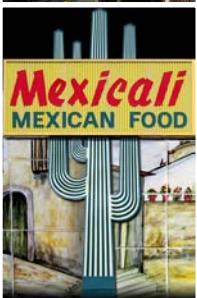
Bakersfield: Center of the HSR System

TOPICS

- Bakersfield: Fast Growing City
- Downtown Bakersfield: Planning for the future
- Laying the Groundwork:
Incentives & Amenities
Access & Connectivity
- F Street Station: Prime Opportunity
- Station Area Vision:
Making Bakersfield HSR Ready
- Next Steps



Downtown Bakersfield: "Great Bones"



Downtown Bakersfield: Revitalization, New Energy, Growth



Downtown Bakersfield: "It" Destination

- **Chain Cohn Stiles** former Goodwill Bldg (Chester Ave)
- **Silver Fox** Return to original location (700 18th St)
- **First Trust Bank** Newly Renovated (Chester/18th)
- **The Ivy** restaurant in Church Plaza Building (Truxtun)
- **Montgomery Bldg** (F St) GracePoint Bible Church: 2010
- **Bakersfield Music Hall of Fame** (2231 R St)
- **Maya Cinema Area** New retail & dining (California Ave)
- **AIS Cancer Center** and Quest Imaging (Chester Ave)
- **De Coeur Bake Shop** Breakfast & brunch (1818 G St)
- **Tastries Bakery**, Bakery, boutique, events (1510 19th St)
- **Local Farm to Table Eatery** Crafts, catering (1723 18th)
- **Downtown Barber Shop** Haircut and style (1530 19th St)
- **Mike's Uniforms** Sports & business (18th & Chester)
- **Rustic Interiors** New interior sales (1316 19th St)
- **Farmers Insurance** Auto, home insurance (1420 19th St)
- **De Alba Travel Services** Travel assistance (1440 19th St)
- **Modern Gigi Gallery** Art gallery (900 18th St)
- **The Bella Rae** (2104 18th St)
- **Centro 18** former Fishlips (18th & Eye)
- **Nuestro Mexico** former La Costa (21st St)
- **La Costa** in the Ice House (Chester & 34th)
- **Santa Fe Mexican Grill** (1718 Chester)
- **Jin Sushi** (19th & Eye Street)
- **Smitten Café** (18th Street)
- **Red Grill Onion** (18th Street)
- **Peter Pan Shop** (19th Street)
- **Victor's Mexican Grill** (1901 20th St)
- **Rio Acai Bowls** (1914 Chester)
- **Antique Store** (1420 19th Street)
- **Wig Salon** (1322 19th Street)
- **Clothing Store** (1800 18th Street)
- **House of Flowers** Florist (1611 19th St)
- **Downtown Thrift** store (1320 19th St)
- **Athena's Greek café** (1901 20th Street)

Laying the Groundwork: Downtown Benefits

- **Reduced Fees (Core Area)**
 - Traffic Impact (Reduced fee + past credit)
 - Sewer Connection (past fixture credits)
- **Reduced Parking Requirements**
 - Use of City Parking Structure
 - Shared parking potential
- **Proximity to Government Services**
 - Pre-Application Review Assistance
 - Fast Permit Processing
 - Business Licensing
- **Proximity to Business Services**
 - Downtown Business Association
 - Downtown Bakersfield Development Corporation
 - Chamber of Commerce
 - Visit Bakersfield, etc.
- **Property-Based Business Improvement District (PBID)**
 - Increased services: public safety, clean teams, beautification, marketing and economic development
- **Developer Incentives**
 - Potential CDBG grants
 - Economic Opportunity Area (future grants & loans)
 - Mills Act Program (Reduced property taxes for historical resources)
- **Residential Benefits**
 - HOME Down Payment Assistance
 - Walkable to various amenities & entertainment
 - New market rate housing

Laying the Groundwork: Mill Creek Improvements

- 2001-2010
- Rehabilitate Central Park and Canal
- Vision 2020
- Mill Creek Vision Plan
- \$15 Million Investment (RDA/State Economic Development Funds)



Laying the Groundwork: Mill Creek Linear Park



Laying the Groundwork: Mill Creek Linear Park



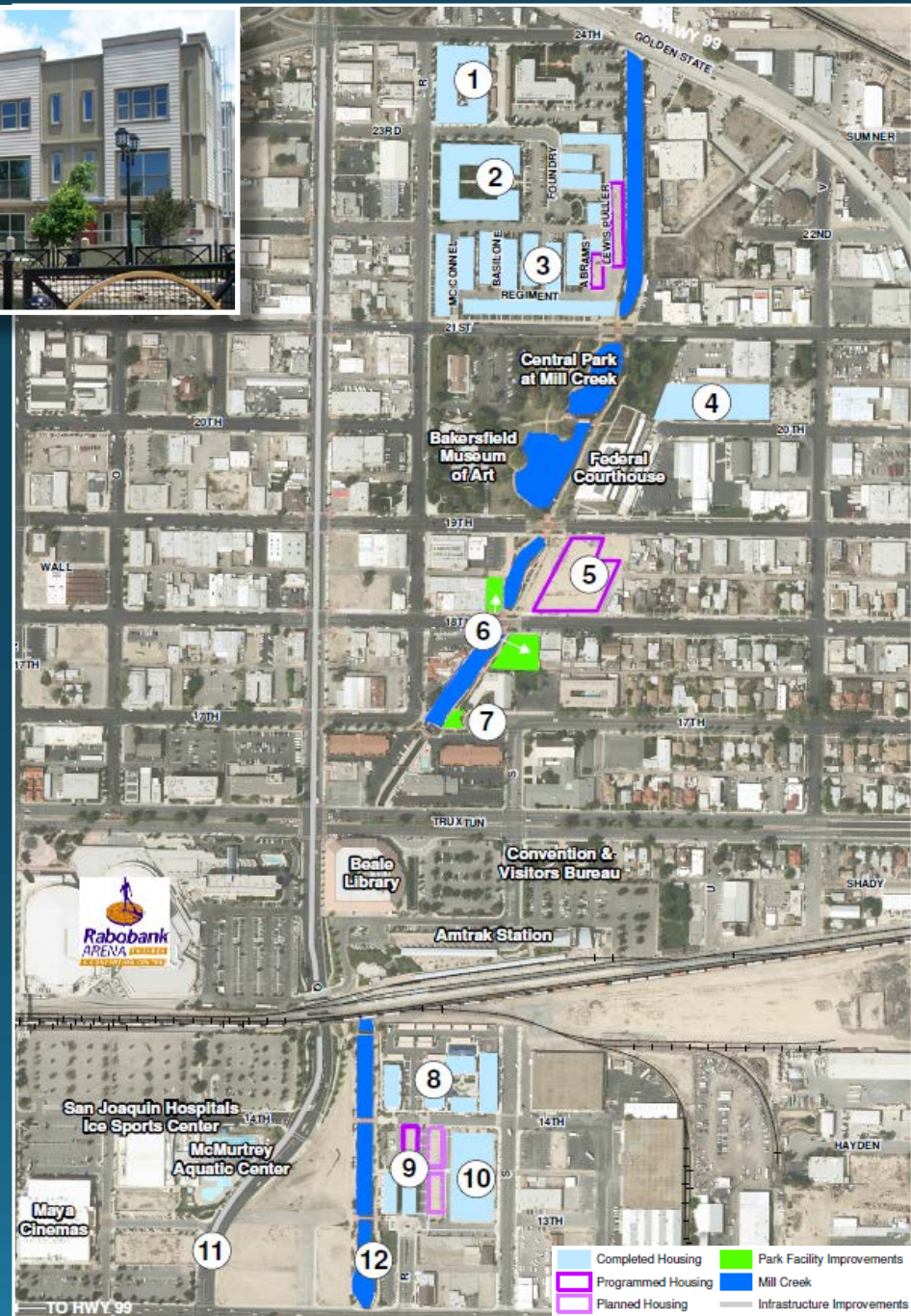
Laying the Groundwork: Housing



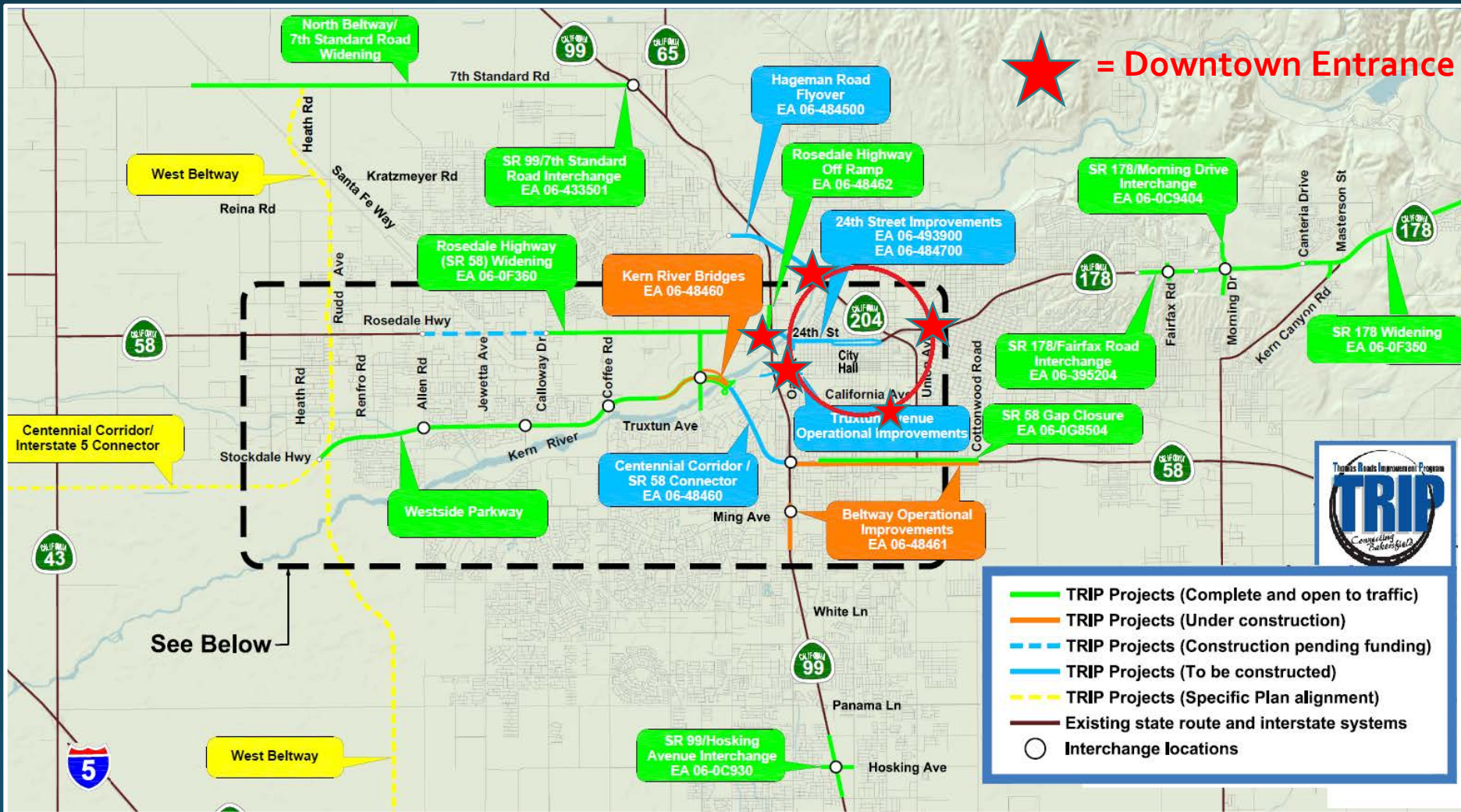
City-Initiated Affordable Housing & Upgrades

No.	Development	Units
1	Village Park Senior Housing	60
2	Park Place Senior Housing	80
3	Parkview Cottages*	66/74
4	Park 20 th - Homeless Vets*	55
5	Mill Creek Village Sr & Parking*	62
6	Sister City Gardens*	n/a
7	Mill House*	n/a
8	City Place*	70
9	Creekview Villas*	14/36
10	Courtyard Senior*	62
11	P/Q Street Improvements*	n/a
12	Mill Creek Linear Park *	n/a
n/a	1612 Lofts	9

* Proposition 1C Project (Federal Grant)



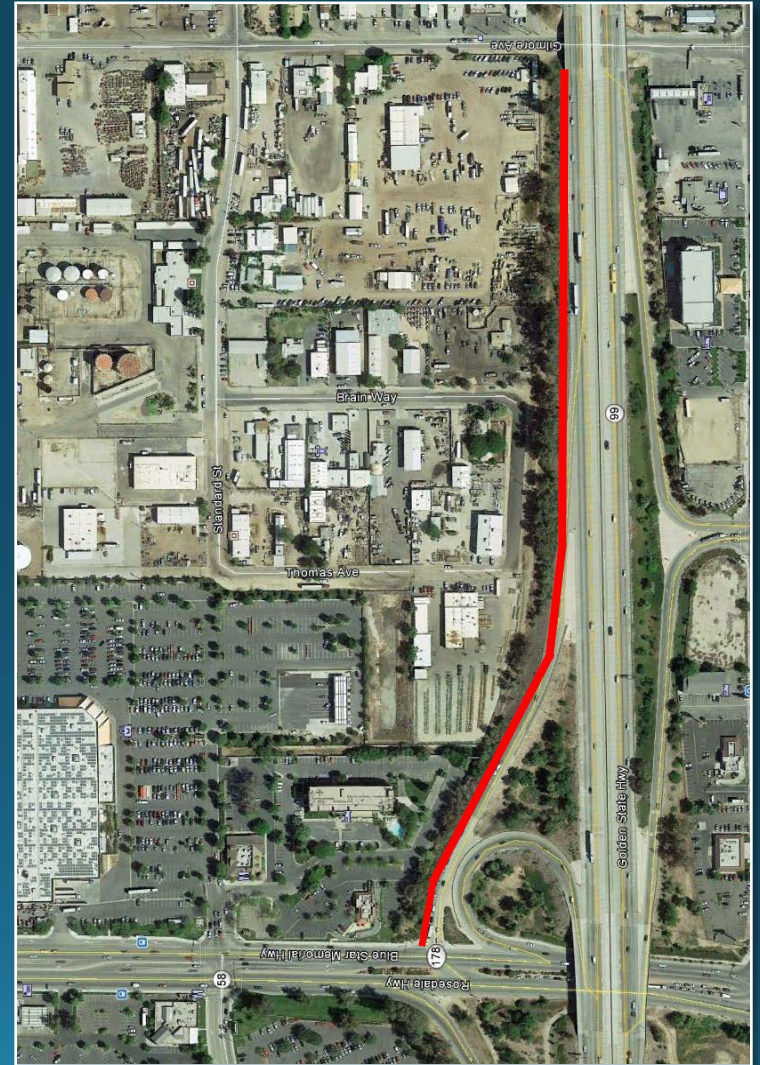
Laying the Groundwork: Downtown Access



Laying the Groundwork: Downtown Access

North Entrance: Hwy 99 @ Rosedale Hwy (SR 58)

Construction Completed: Spring 2017



Laying the Groundwork: Downtown Access

Northwest Entrance: Hageman Flyover



Laying the Groundwork: Downtown Access

North-West Entrance: 24th Street Corridor | Construction through 2018



SR-99 & 24th Street Interchange

M Street

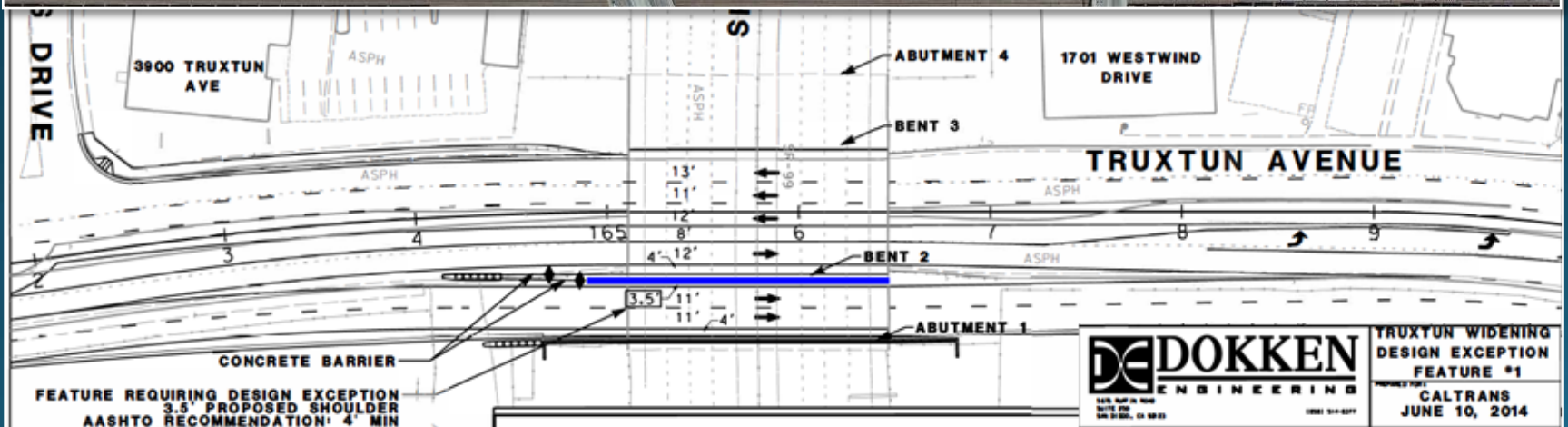
Laying the Groundwork: Downtown Access

North-west Entrance: 24th Street = Multi-Modal Corridor



Laying the Groundwork: Downtown Access

West Entrance: Truxtun Avenue | Widen from 4 Lanes to 6



Laying the Groundwork: **Downtown Access**

East Entrance: Hwy 178 | Completed May 2017

State Route 178 Widening



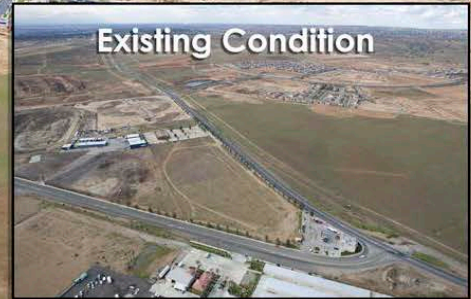
SR-178

SR-184

Location Map



Existing Condition



Next Catalyst for Growth

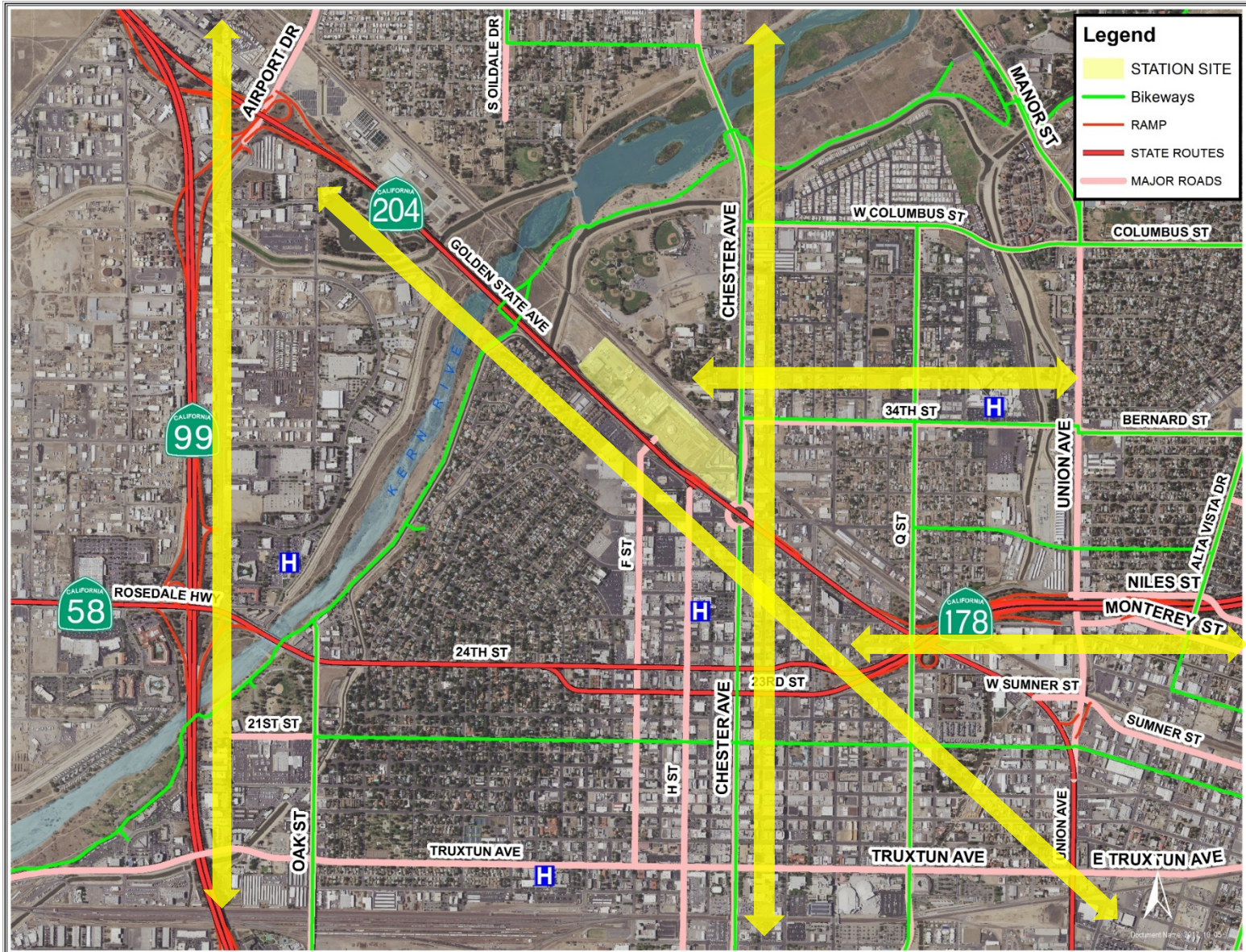
CALIFORNIA HIGH-SPEED RAIL STATEWIDE SYSTEM

Proposed Statewide

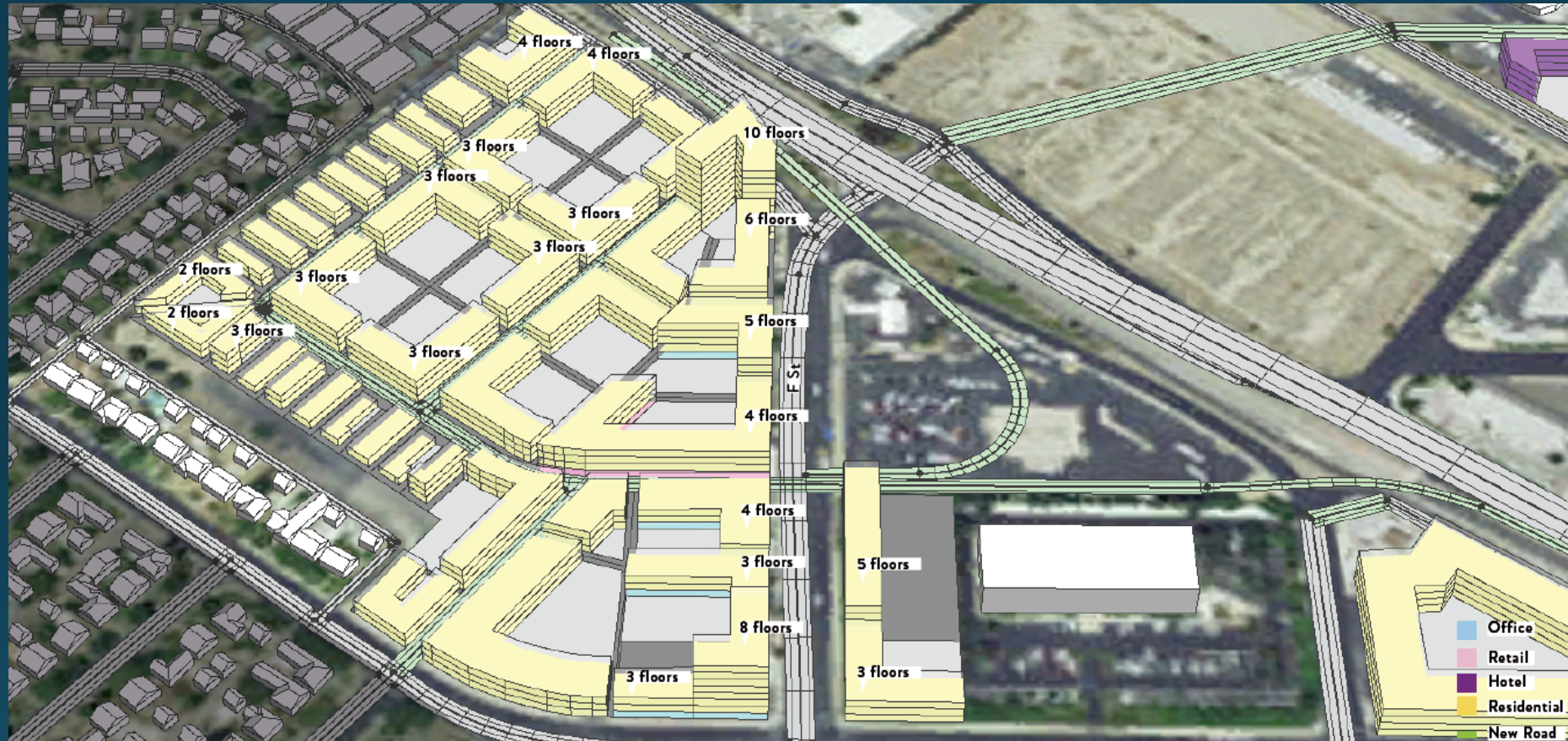


Bakersfield:
Center of the Statewide System
Gateway to Southern CA

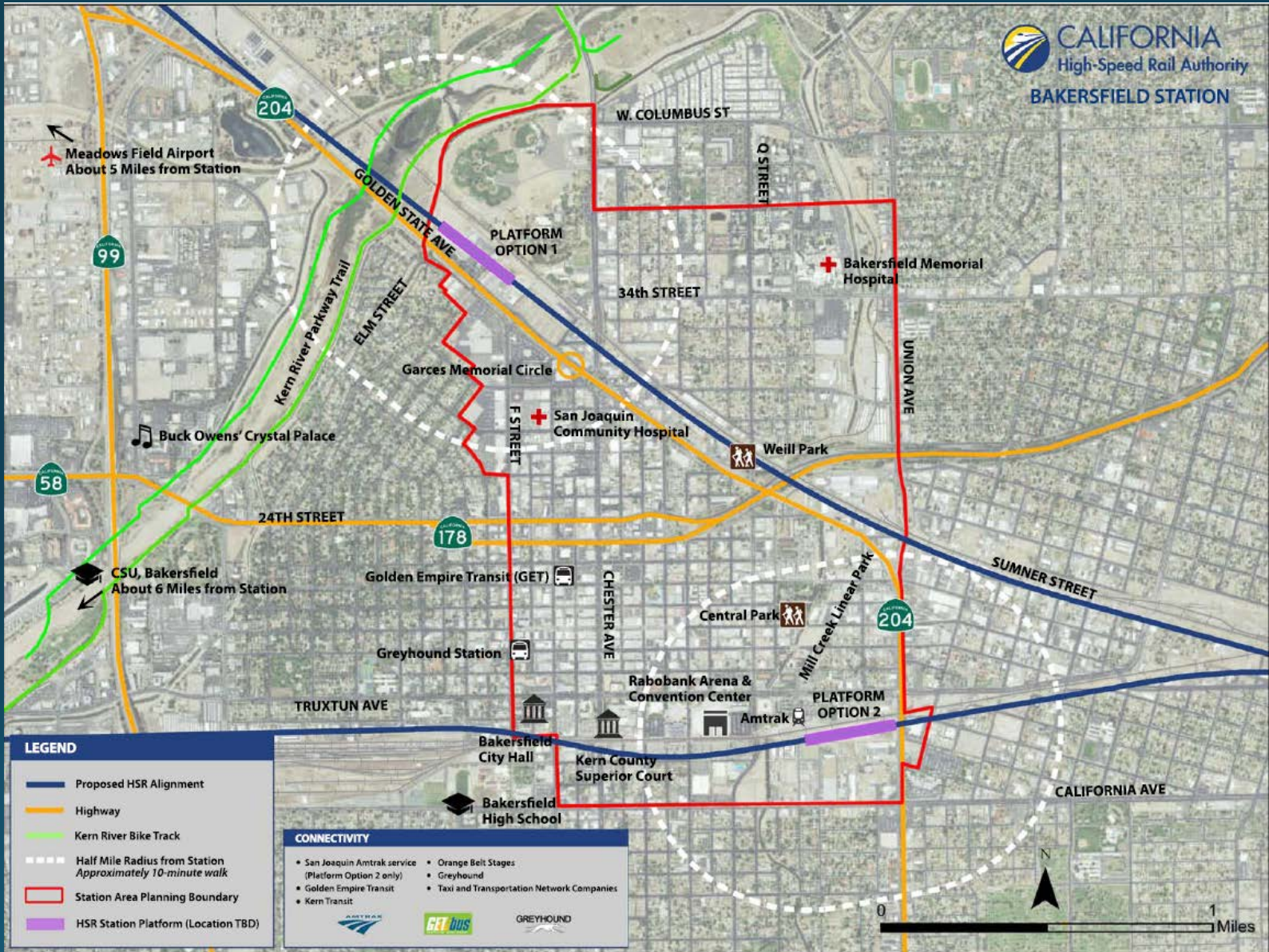
Bakersfield F Street Station Connectivity



Bakersfield F Street Station Access

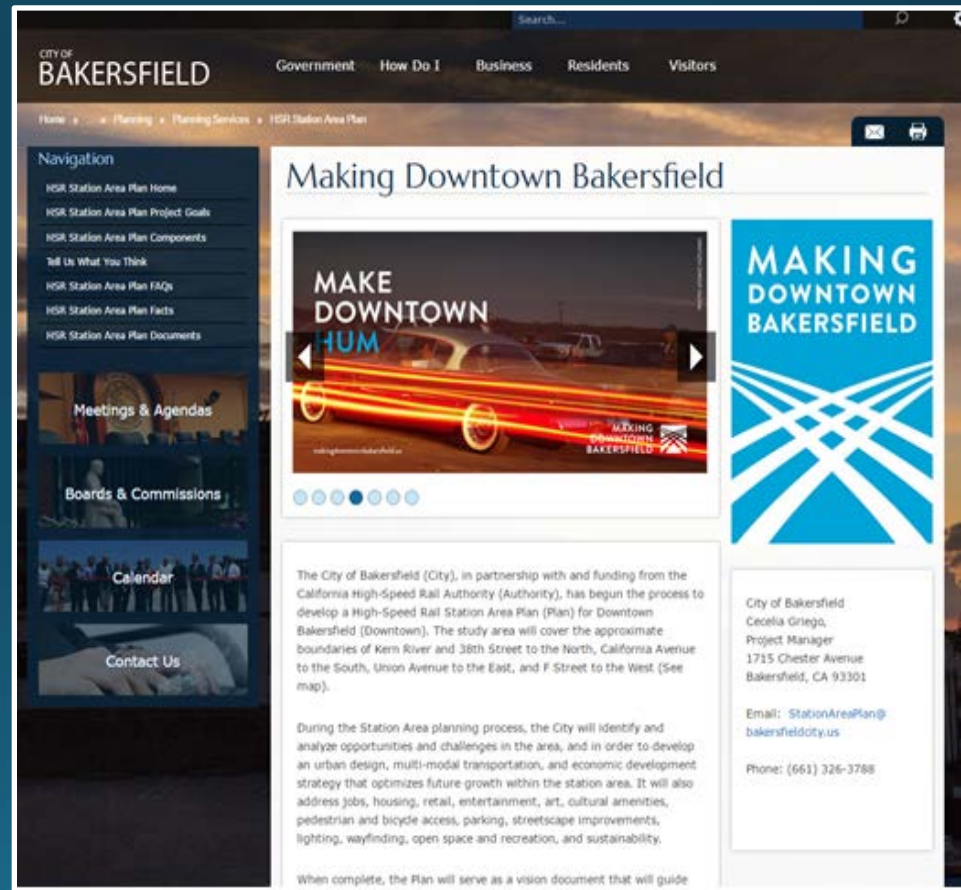


Bakersfield's Station Area Vision Plan

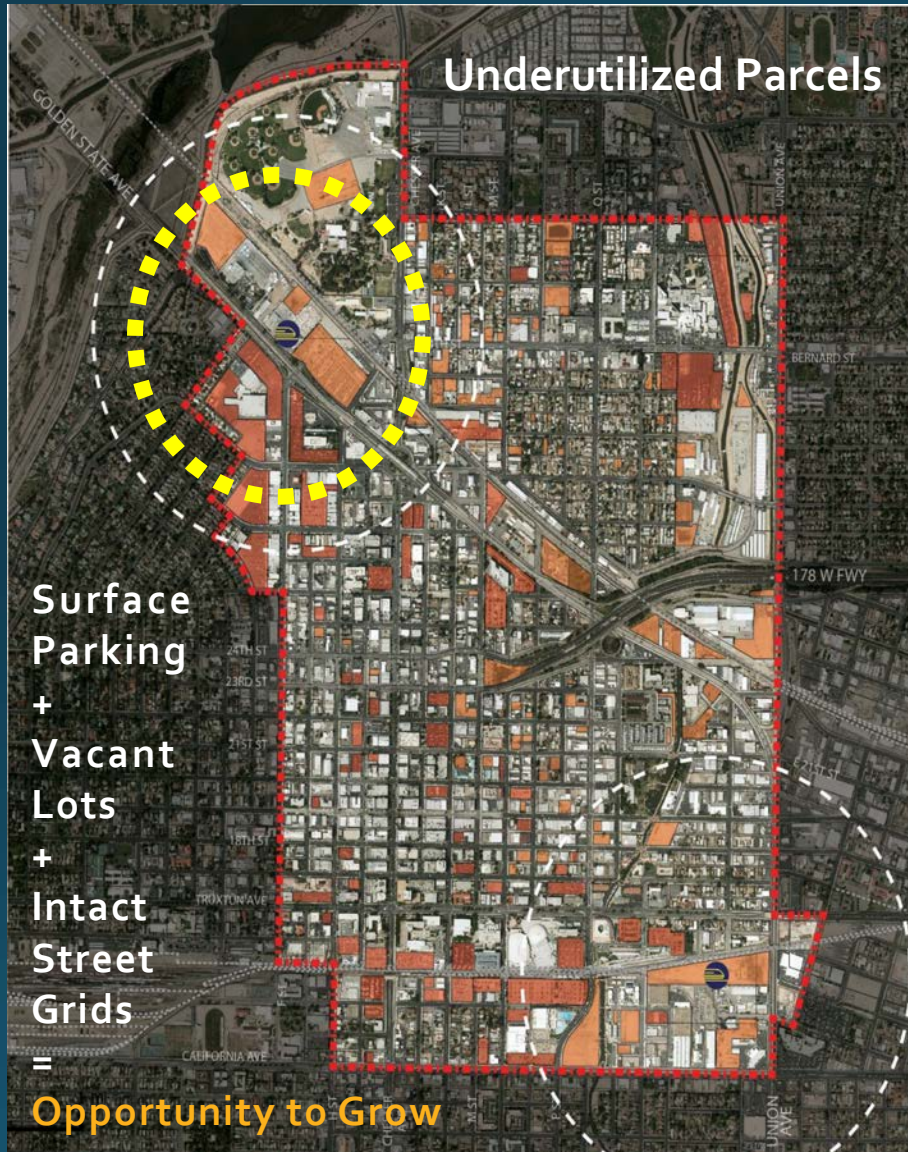


HSR Ready: Step 1 - Outreach & Goals

- Increase population and economic density in the urban core
- Support existing residential and commercial activity
- Develop under-utilized or vacant properties
- Connect existing activity and cultural centers
- Create an efficient, reliable, and effective multi-modal transportation system
- Enhance sustainability, livability and a sense of place
- Secure funding for identified implementation actions



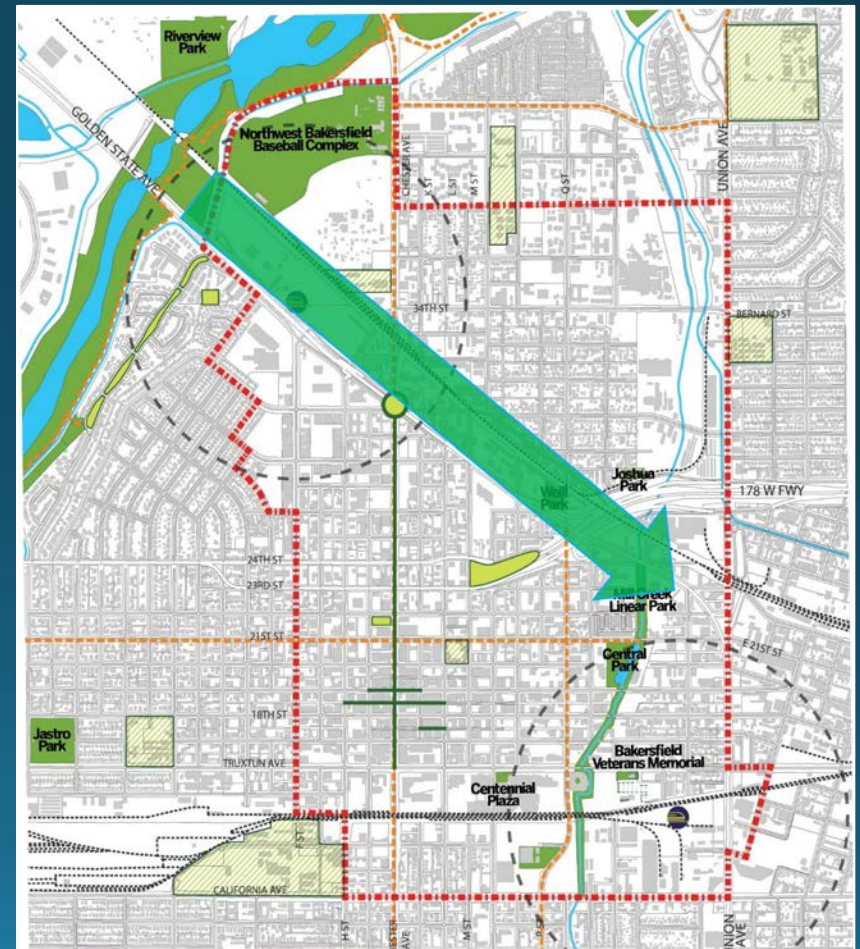
HSR Ready: Step 2 Explore, Study, Examine



Existing Conditions Reports

Open-Space & Alley Network

Opportunity to Connect



HSR Ready Step 2: Explore, Study, Examine

Case Studies

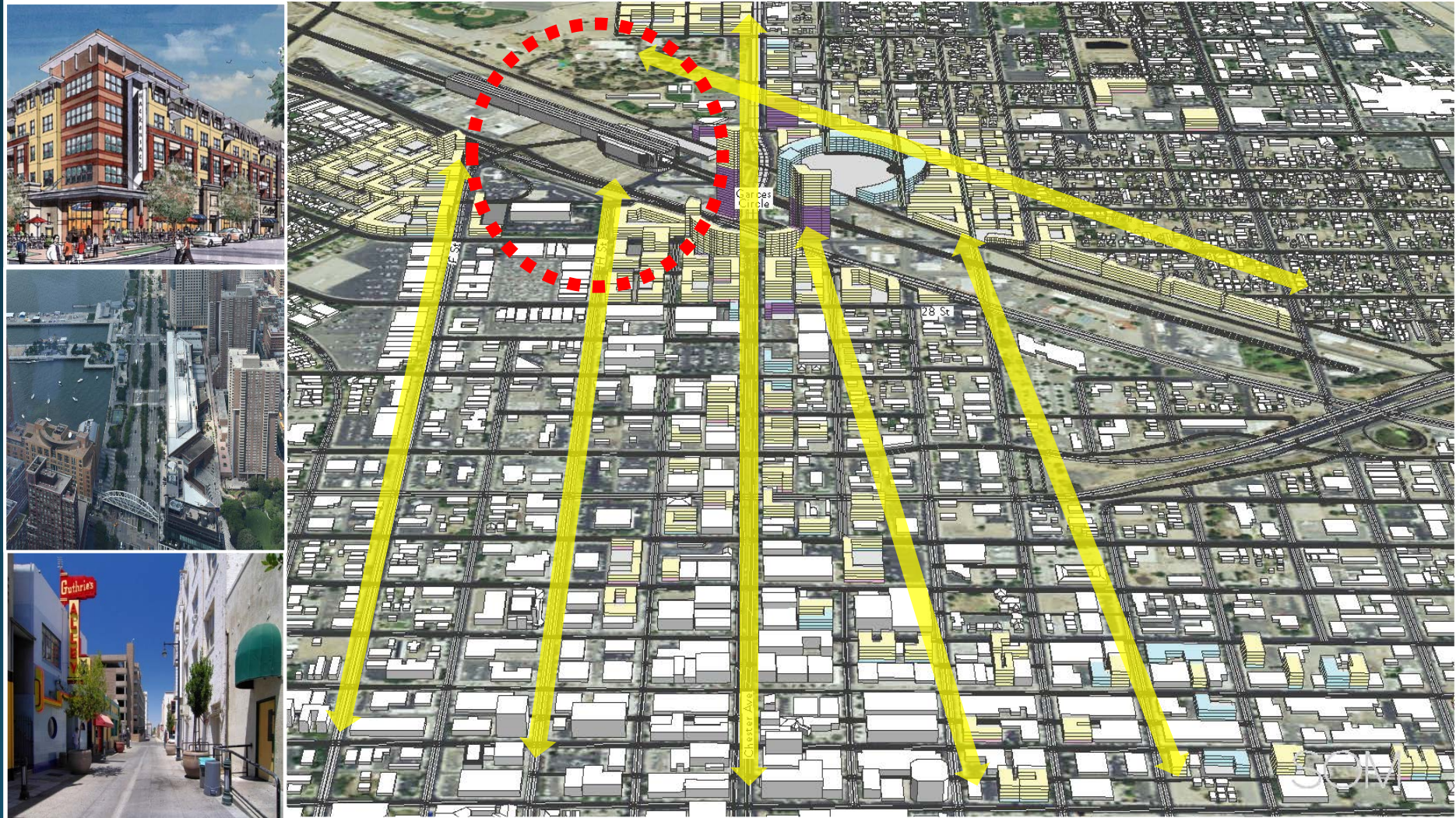
France, Spain, Denver Economic Analysis & Projections

Growth Projections	5 years (2020)		10 year (2025)		20 years (2035)		30 year (2045)	
	Low	High	Low	High	Low	High	Low	High
No HSR								
With HSR								
Office (sq. ft)	65,000	165,000	135,000	345,000	300,000	755,000	505,000	1,260,000
Office (sq. ft)	65,000	165,000	155,000	365,000	585,000	1,085,000	1,130,000	2,005,000
Retail (sq. ft.)	46,000	60,000	100,000	137,000	222,000	312,000	356,000	512,000
Retail (sq. ft.)	46,000	60,000	110,000	150,000	346,000	626,000	626,000	906,000
Hotel (Rooms)	75	150	150	300	350	750	600	1,250
Hotel (Rooms)	75	150	200	350	750	1,275	1,400	2,400
Housing (Units)	250	390	540	930	1,270	2,260	2,160	3,900
Housing (Units)	250	390	660	1,100	2,660	4,400	5,140	8,570

Low = Low Base Growth

High = High Growth & Significant Investment

Bakersfield F Street Station Integration



HSR Ready Step 3: Development Strategy

HSR READY DOWNTOWN - PHASED DEVELOPMENT PLAN 0-10 YEAR STRATEGY

365,000 SF OFFICE; 1100 RESIDENTIAL UNITS; 150,223 SF RETAIL; 360 HOTEL ROOMS



Improved Intersection, New York, NY



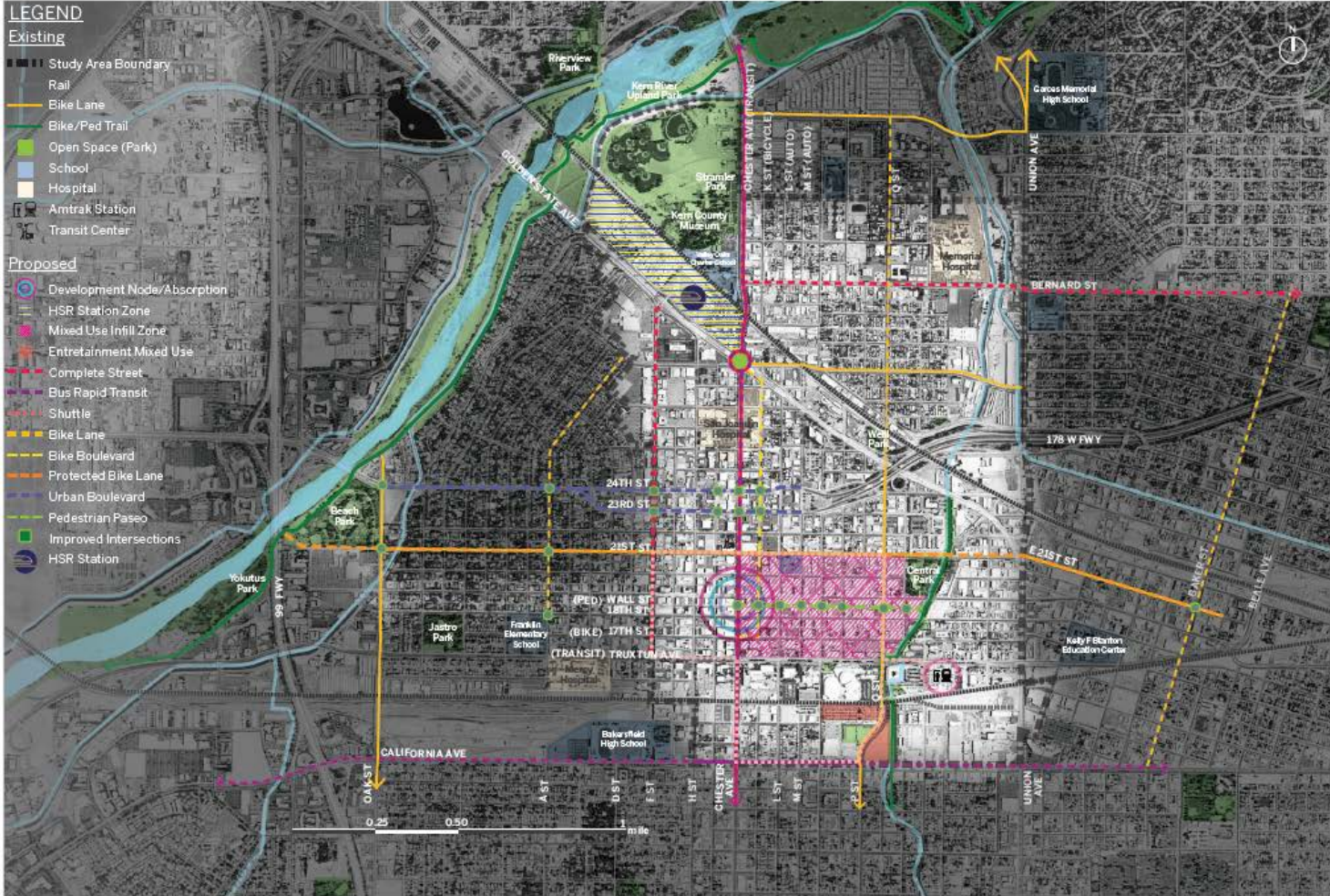
Bike Boulevard, Copenhagen, Denmark



Pedestrian Paseo, Agueda, Portugal



Mixed-use District, Kansas City, MO



HSR Ready Step 3: Development Strategy

CHESTER CIRCLE REDEVELOPMENT - PHASED DEVELOPMENT PLAN

10-20 YEAR STRATEGY

Δ720,000 SF OFFICE (Σ 1,085,000 SF); Δ3,340 RESIDENTIAL UNITS (Σ 4,440 UNITS); Δ343,286 SF RETAIL (Σ 493,509 SF); Δ912 HOTEL ROOMS (Σ 1,272 ROOMS)



Bus Rapid Transit, San Bernardino, CA



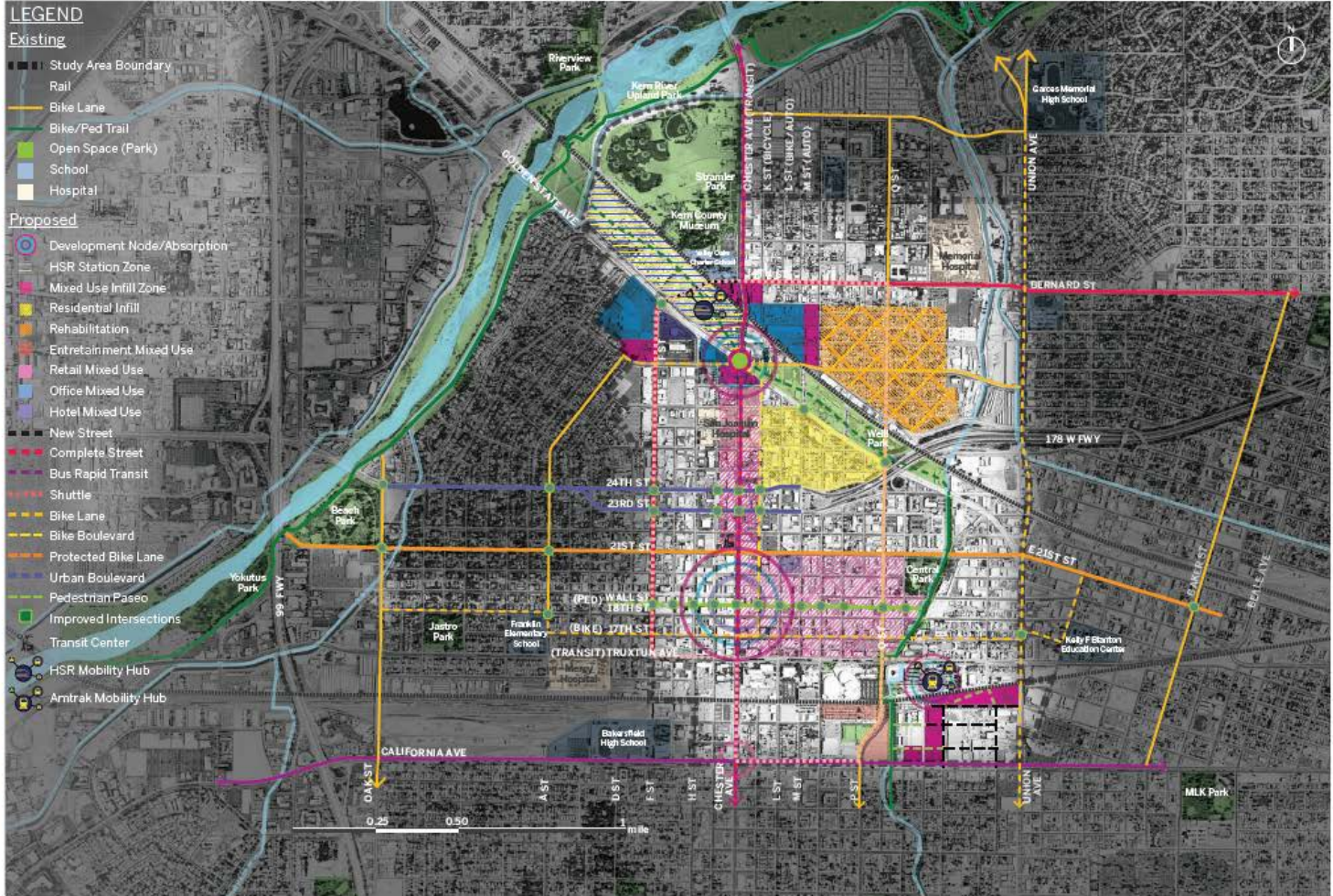
Mobility Hub, Denver, CO



Infill Development, Washington, DC



Multi-modal Trail, Denver, CO



HSR Ready Step 3: Development Strategy

KERN RIVER DISTRICT REDEVELOPMENT - PHASED DEVELOPMENT PLAN

20-30 YEAR STRATEGY Δ920,000 SF OFFICE (Σ 2,005,000 SF); Δ4,130 RESIDENTIAL UNITS (Σ 8,570 UNITS); Δ412,479 SF RETAIL (Σ 905,988 SF); Δ1,141 HOTEL ROOMS (Σ 2,413 ROOMS)



Bike/Ped Trail, Atlanta, GA



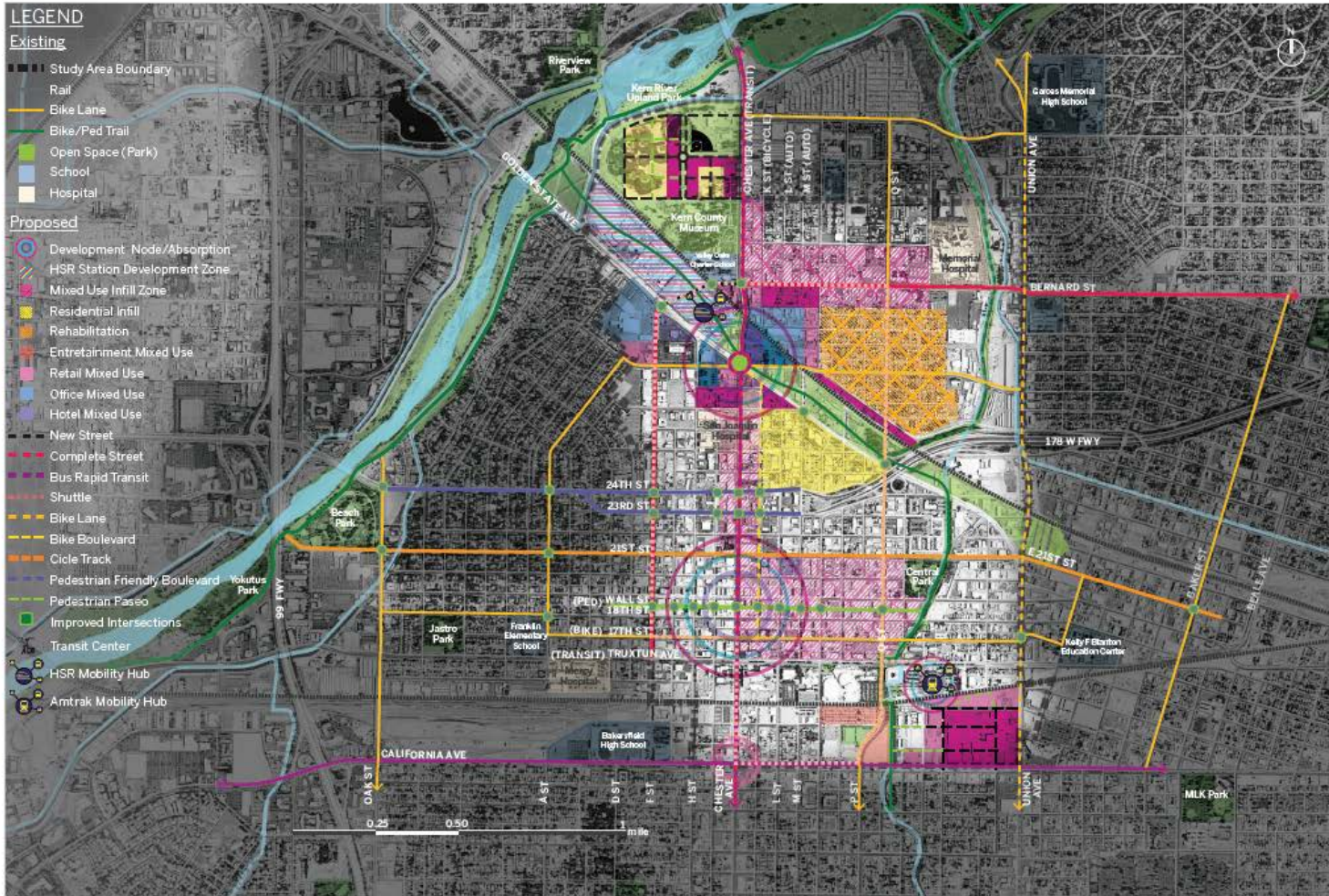
HSR Station Development Zone, Tokyo, Japan



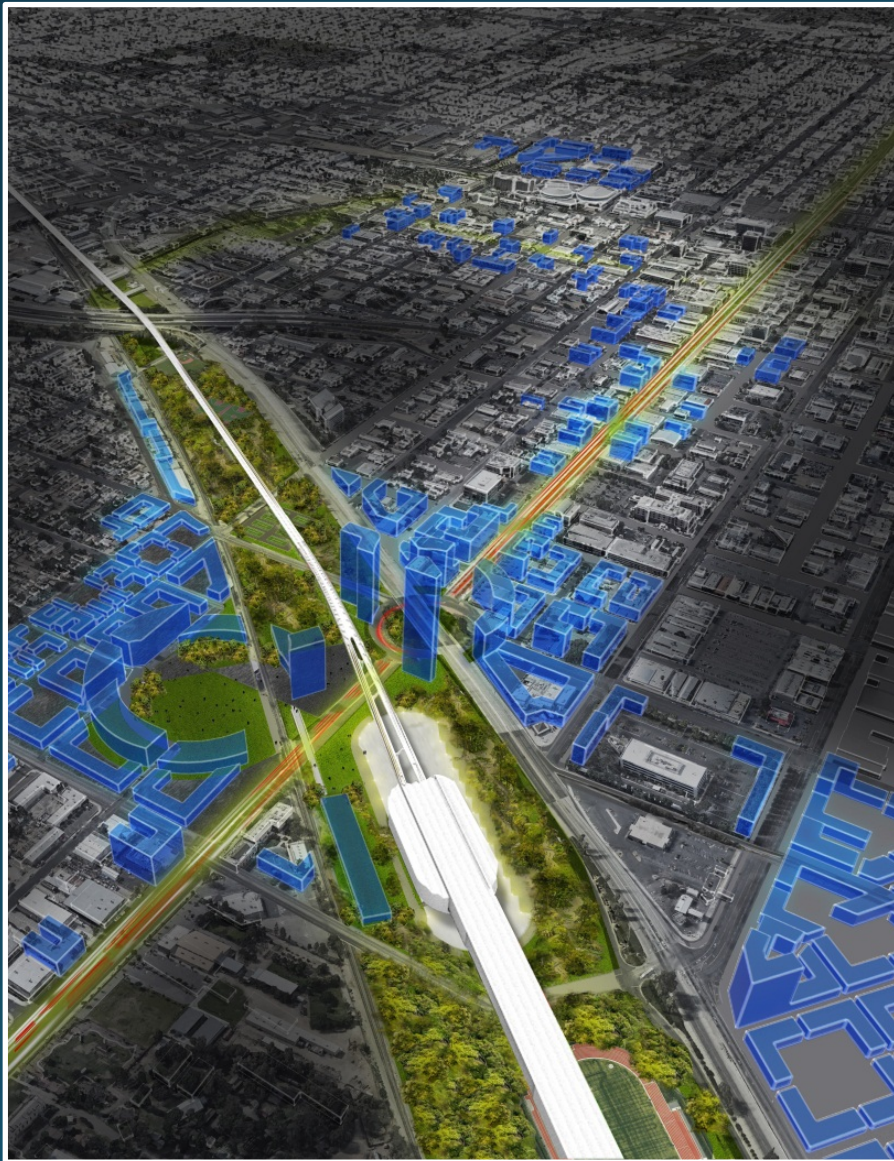
Arena District, Columbus, OH



Development Node, New York, NY



HSR Ready Step 3: Illustrate the Vision



HSR Ready Step 3: Illustrate the Vision



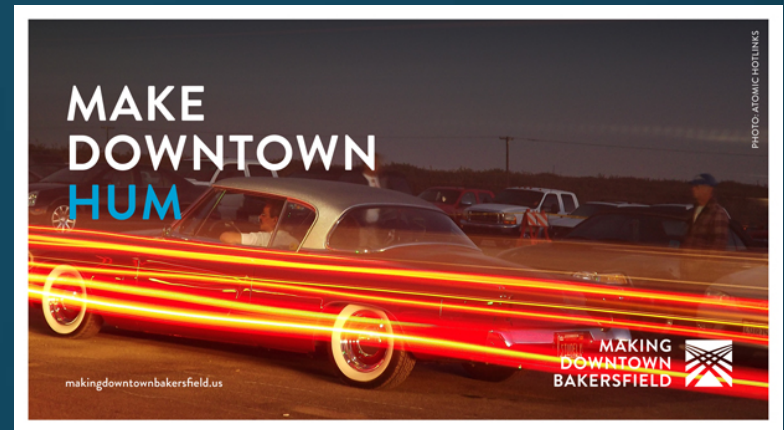
HSR Ready Step 4: Next Steps

DELIVERABLES

- Final Vision Plan
- Top 10 Implementation Strategies
- Environmental Impact Report (EIR)
- Final Geo-Hub

TIMELINE

- Winter 2017: Planning Commission
- Spring 2018: City Council



- **Thank you for the opportunity to provide this presentation to the Transit –Land Use Committee.**
- **HSRA and City staff have worked cooperatively since 2014 to develop the BFSSA which is:**
 - a much improved route alternative through Bakersfield
 - far less disruptive with respect to number and type of impacted properties
 - provides for a downtown station location with better access and growth opportunity
 - largely supported in the community as a preferable route
 - identified by the HSRA as the preliminary preferred route.
- **Planning for the future BFSSA is well underway via Station Area Planning effort.**
- **As the next HSR Business Plan is developed, we feel strongly that connecting to Bakersfield is critical to the success of a future operating segment.**
- **Current opportunities exist for HSRA to acquire several key parcels in Bakersfield, which should be acted upon ASAP. (GET, Station Property, BHC).**
- **The City looks forward to the upcoming release of the DEIR and continuing to work with HSRA through the completion of the environmental process and beyond.**

DOWNTOWN BAKERSFIELD



Makingdowntownbakersfield.us

HSR Ready Step 3: Top 10 Implementation Steps

1. Launch Property-Based Business Improvement District (PBID)
2. Enhance Economic Development Function within the City
3. Activate Downtown Economic Opportunity Area & Explore Additional Tools
4. Set a Goal of reaching 25,000 Residents in Downtown by 2035
5. Implement an Iconic and Catalytic Housing and Mixed Use Development Project
6. Adopt an Overlay Zone to Support Development along Wall Street Alley Area from D Street to Mill Creek
7. Use Vision Plan as a Platform for a Future Downtown Land Use Plan
8. Adopt a Series of Zoning Updates that Incentivize Downtown Redevelopment
9. Leverage Publicly-Owned Parcels for Economic Development
10. Develop an Infrastructure Master Plan

