

Welcome Back Downtown: *Revitalization Concept and Guide for Downtown Hughson*



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*Revitalization Concept and Guide for
Downtown Hughson*

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Abstract

This guide is intended to be a city planning resource for the City of Hughson, or any groups interested in getting involved, to start a revitalization program for the city as well as providing information on existing grants and funds available for downtown revitalization plans. This document's guidelines consist of several chapters that are comprised of: the background and history of the downtown area, the purpose of the plan, a vision statement, conceptual strategy, goals, grants and funding sources, the necessary steps needed for implementation, and overall organization principles for a city's downtown.

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Introduction



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This Revitalization Guide for Downtown Hughson presents design guidelines and strategies for renewing the central core of Hughson by identifying physical improvements, and beautification efforts. Urban design is the art of making public spaces in towns, cities, and communities. While urban design tries to make spaces look nice and inviting, it also is concerned with the safety of these environments and the connection between people and places. Urban design works toward creating sustainable developments and looks for different strategies for economic improvement. Creative design can help with the building of lively places with distinct characters, such as streets and public spaces that are accessible and pleasant to use. Urban design is a dynamic part of a planning process for different communities large and small, urban or rural. A downtown revitalization plan requires all of the urban planning processes because it involves the design of what is known as the public realm.

The revitalization guide for Hughson intends to provide a basis for physical improvements, an inventory of the existing structures and conditions, and recommendation for the rebuilding of deteriorating buildings. The downtown urban design plan will focus on providing guidance for improving sidewalk accessibility, pedestrian connectivity, and designing additional landscaping, and lighting for pathways. The vision is to establish downtown Hughson as a unique and accessible center that serves its residents. It is important to establish an identity that is specific and appropriate to the culture and history of Hughson. Providing this conceptual plan to serve as a simple guide will allow for transformation of the downtown to better integrate the area's culture and history. This plan with other planning studies can be used as guidance for the future developments and reinvestments. Also, the City of Hughson agreed to provide continuous feedback upon hearing about this project. The city has recently been considering this kind of plan for its downtown.

Background and purpose

The role of the downtown revitalization guide is to improve environmental quality, increase economic, physical and social health, and to foster civic pride that has taken on greater significance as these communities strived to preserve and improve their quality of life. San Joaquin Valley communities have been among the fastest growing areas in the State of California. Downtown Hughson contains

offices, retail stores, restaurants, and service businesses that are located along Hughson Avenue. This area represents the core of the downtown and the heart of the community, yet the appearance of the downtown does not reflect the welcoming residents of Hughson to all its visitors.

Currently, the downtown looks neat and organized but old in appearance. There are some old trees and some new planted trees but almost no street furnishing. Some of the trees are spaced very far apart and are very small. The sidewalk along Hughson Avenue has been repaired and six new corner bulb-outs have been added to increase pedestrian visibility and to slow turning traffic. At the location of these six tight corner bulb-outs some landscape and design elements have been added to improve the appearance. New lighting has been provided along Hughson Avenue but it is limited to only four blocks. The amount of lighting in the downtown is insufficient and the current downtown lighting does not encourage nighttime benefaction.

The downtown is lacking in a centralized gathering spaces and the addition of plaza, park, or town square type facilities would remedy this. Downtown must enhance its public realm and develop a space that is readily identifiable and inviting to the community – a place where the annual Christmas tree can be lit or a place for summer music festivals. If the role of downtown as a shopping and place of gathering is to be fulfilled, then new places for people to meet should be established.

Streetscape features, such as street lights, trees and landscaping, and street furniture can contribute to the unique character of a block or entire neighborhood. The streetscape plan establishes a design plan to lead the downtown forward toward a more attractive and hopefully successful future. The streetscape plan builds from the well-engineered layout of the curb lines, including the corner bulb-outs and will provide a clear vision to help guide city decision-making in hardscape material choices, conceptual designs, and landscaping material.

Economic Benefits

This revitalization guide is intended to serve as a long-range working

document for guiding local downtown revitalization efforts that mutually benefit the City of Hughson, property owners, business operators, residents, and visitors. Investing in Hughson downtown revitalization can produce a positive economic impact in several ways, including:

- Property value and tax revenue increases
- Attracting and retaining workers and employers
- Upfront construction impact
- Direct use impact
- Encourage pedestrian use of the downtown retail core

Cities that have invested in downtown development and revitalization projects have often seen economic boost. Lively downtowns attract visitors and developing walkable communities has shown increase in property values. A broader national study has reviewed home values in fifteen metropolitan areas throughout the U.S. and compared the values of homes in walkable neighborhoods to the values of homes in less walkable areas. Walkable neighborhoods were defined as places that have different options of destinations that are reachable within a one-mile walking distance of home. The researchers found that homes in walkable areas are worth \$4,000 to \$34,000 more than those located in less walkable areas (Cortright, J. 2009). By improving the area's aesthetic beauty, walkability, and access to downtown destinations, Hughson can expect to see an increase in property value around downtown area. New businesses will be able to take advantage of the new improvements, thereby sustaining and growing their businesses (Springdale, CA. 2013). Restaurants, offices, and boutique shops are some of the types of businesses that have been attracted to downtown in other cities. These new businesses will not only create new jobs and generate new local taxes, but they will encourage the community to shop locally and help avoid economic leakage.

Bicycle and pedestrian facilities can connect local businesses, restaurants, grocery stores, and schools, all encourage physical activity which brings benefits to citizens without any kind of financial exchange. Recreational facilities can be another important element of revitalization projects. The percentage of the residents engaged in recreational activities will increase with better access provided by the city in the downtown area (Springdale, CA. 2013).

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Chapter I

Revitalization as City Policy

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Across the country some cities are expanding tremendously, in terms of size and population, while struggling to maintain a balance between health, wealth, and general welfare. Some cities are becoming more attractive to certain parts of society, while other cities are failing. These failing cities need thoughtful and broad-based approaches to foster prosperity. However, not all of the cities in the United States are built equally. Successful cities, whether big or small, are open to new ideas and flexible to changes in their city policies. This open and flexible outlook promotes creativity and innovation leading to the city's ability to adopt an ever improving social, economic, and environmental setting. According to Maroochy Shire, "Good urban design can contribute to urban sustainability by improving or enabling social equity, economic vitality and environmental responsibility" (Edwin & Grace, 2007). Building a vibrant downtown requires designing accessible streets and spaces, appropriate lighting and landscape, adapting higher density housing and universal design standards.

This chapter will explain downtown revitalization, different policies and approaches, and projects that have been implemented to revitalize downtown areas. However, there is no single approach that will work for every downtown, but there are some successful communities that have already started downtown revitalization programs. This chapter will provide three successful case studies of small town revitalization programs in the U.S.

I.I. Why Revitalize?

One main reason that downtown is important is that in almost every community the central business district is an employment center. The central business district is a commercial center where businesses have traditionally been located (Shields, M and Farrigan, T. 2002). There are thus many jobs resting on the possibility of the downtown area. Also, downtown is important because it provides a sense of community and place; it is a unique sense of place that no one can get in the shopping malls or discount stores. It is the heart and soul of a village, town or city.

The primary goal of downtown revitalization is to improve the livability and quality of life in a community by expanding and attracting employment, shopping, and social activities to the commercial center (Shields, M and Farrigan, T. 2002).

It is important to point out that downtown revitalization is not simply retail development. Instead, it is community development, which raises economic growth and improves the quality of life for residents. To successfully revitalize its downtown, a community must have a long-term plan, some financial backing, and commitments from property and business owners, local government officials, and local residents. Most importantly, downtown revitalization requires a willingness to be innovative (Shields, M and Farrigan, T. 2002).

Communities looking to revitalize their downtowns often do so for a variety of reasons. Revitalization helps to improve the image of the downtown; make use of existing buildings; offer residents a greater sense of place; provide residents with more retail options and services; provide more employment opportunities, whether in retail, service, government, healthcare, or other sectors; expand the local tax base; prevent blight and abandonment; increase safety in the community; and keep money circulating within the community. Some of the communities across the country are using the Main Street approach to revitalize their traditional business districts. Main Street is a technical assistance program that concentrates on four major areas that are titled the Four Point Approach: Organization, Promotion, Design, and Economic Restructuring. Organization includes involvement of the community's stakeholders, getting everyone working toward a common goal for revitalizing Main Street. The fundamental organizational duties consist of raising money for projects and administration, recruiting volunteers, managing staff and volunteers, and managing finances. Promotion is about finding different ways to attract potential shoppers, investors, and entrepreneurs. The Main Street program has launched promotional strategies that create a positive image through advertising retail activities, special events and marketing campaigns to encourage commercial activity and investment in the area. Design is about improving the downtown's physical environment by capitalizing on its best assets and making an inviting atmosphere by improving streetscape, landscaping, buildings, signs, sidewalks, and parking areas. Economic restructuring is about strengthening a community's existing economic assets while diversifying the commercial base.

By helping existing businesses expand and recruiting new businesses to respond to today's market, the Main Street program helps convert unused



Figure 1: Walkable street in Downtown Santa Monica
Source: http://www.710studysanrafaelneighborhood-posts.com/2013_01_28_archive.html



Figure 2: Outdoor Seating in Downtown Monterey
Source: <http://monterey.org/Portals/1/EasyGalleryImages/4343/Chameleon/Thumbs/sstbAlvarado%20Outdoor%20Seating.jpg>

spaces into productive properties and sharpens the competitiveness of business owners (National Main Street Center, n.d). According to Leinekugel, the Main Street programs have proven to be a success of imaginative preservation over uncaring demolition. Instead of destroying old buildings and building from scratch, many communities in the United States have found that the best path to the future lies in making the most of their past (Leinenkugel, J. 1995).

1.2. No Town Is Too Small

These days Americans hear about the need to revitalize downtown areas, and often they think about large cities. But, according to Shields and Farrign, revitalization is not only for large cities but also for small towns. The good news is that hundreds of once-declining downtowns are thriving again. Across California, some of the greatest successes in downtown revitalization have been in small towns. In 1980 the National Main Street Center was established to encourage preservation-based community revitalization, and has equipped more than 2,000 older commercial districts with the skills and organizing framework they need for renewal during its 34-year history (Shields, M and Farrigan, T. 2002).

According to Faulk, the downtowns of small cities are at a more human scale, which means the buildings are smaller and spaces between destinations are shorter, therefore, residential neighborhoods are close enough to



Figure 3: Broom Street Block Party
Source: <https://blockpartyles.wordpress.com/>



Figure 4: Street Painting Festival in Lake Worth, FL.
Source: http://klikhear.palmbeachpost.com/wp-content/uploads/2014/03/ch90482_012.jpg

walk to downtown. There is less traffic congestion and crime in small cities. There is a lack of business and a lack of large scale developments like sports stadiums and large convention centers in small towns. Results from a 2001 national survey on downtown revitalization from Faulk's "The Process and Practice of Downtown Revitalization," citing K. A. Robertson's strategies for 54 major cities identifying five main problems that challenge downtown areas: "attracting new development, attracting people on evenings and weekends, struggle from discount stores and malls, vacant space, and parking" (Faulk, D. 2006). According to Faulk, several types of policies and resulting projects have been implemented to revitalize downtown areas. Faulk provides an overview and assessment of seven approaches that have been commonly pursued: "(1) pedestrianization, (2) indoor shopping centers, (3) historic preservation, (4) waterfront development, (5) office development, (6) special activity generators, and (7) transportation enhancements" (Faulk, D. 2006).

I. Pedestrianization places emphases on making the downtown areas more pedestrian-friendly by improving sidewalks, public safety, and adding areas for seating. Across the United States, beginning in the 1970s, one side of this strategy was the development of pedestrian malls in many communities. Streets that were primary roads of vehicular traffic were closed to automobiles, covered with pavers, and improved with trees and planters in the hopes to promote



Figure 5: Mixed Use Development
Source: <http://flco.com/wp-content/uploads/2014/06/The-Depot-Exterior.jpg>



Figure 6: Street Lighting
Source: http://upload.wikimedia.org/wikipedia/commons/0/0f/2003-11-30-16th_Street_Mall_Lights.jpg

increased foot traffic. In two decades time, while there were still a few examples of successful pedestrian malls in existence, most communities opened the streets back up to vehicular traffic (See Figures 1 & 2). Pedestrian malls did not meet the main goal of bringing people to downtown and reversing the decline of downtown retail (Faulk, D. 2006).

2.The development of indoor shopping centers is another technique to keep retail sales and contend with the suburbs. New Albany and Jeffersonville, Indiana provide two examples. First, the Galleria in downtown Louisville, Kentucky, is considered an unsuccessful example. Second, the Circle Center Mall in downtown Indianapolis is considered a successful example. Gratz and Minz argue that rather than large projects such as downtown malls, the focus should be on progressive changes that add to the long developing existing assets, instead of replacing them (Faulk, D. 2006).

3.Historic preservation is about modifying historic structures, buildings that once were originally made for one purpose are converted to a different use. Over 48,800 buildings have been transformed in cities with Main Street Programs since 1980 in addition to extensive numbers of new businesses and jobs. While some of these buildings may have been transformed even in the absence of the program, Main Street has certainly had a positive impact in communities in terms of

being a promoter for historic preservation and recovery of downtown properties (Faulk, D. 2006).

4. Waterfront development is being divided into two broad categories: development as public or as private space. Several cities have transformed former industrial sites along rivers and lakes to public use or to be used for the private sector or a mixture. For example, in Cincinnati, Ohio, two new professional sports stadiums, a park, and mixed-use developments are in process along the Ohio River. Louisville, Kentucky, has converted underutilized land along the Ohio River into a public park with a variety of activities (Faulk, D. 2006).

5. The office development approach has remained a large section of downtown employment and can serve as income to stores, restaurants, and hotels in the downtown area. Overbuilding happened in the office sector during the 1980s and early 1990s especially in class B and C spaces, resulting in a surplus of office space in many cities. Rental costs are often lower than similar spaces in the primary city of an urban area (Faulk, D. 2006).

6. Special activity generators such as fields and gathering centers have become mutual components of economic development strategies (See Figures 3 & 4). Even though many cities credit sports with downtown revitalization, many studies on the economic bearing of sports facilities have revealed that there is no guarantee on a positive relationship between sports facilities and economic development. While the economic impact may be small, other less noticeable impacts may accrue. For example, Swindell and Rosenstraub argue that stadiums add positively to civic pride. For small cities with urban areas, professional sports teams are often not an option because the major city already has a team (Faulk, D. 2006).

7. Transportation enhancements have to deal with issues about travel time, congestion, safety, and parking. Businesses that are located in the downtown areas often say that some customers do not desire to walk more than a few blocks to a store and that is clear evidence that parking plays an important role for bringing people downtown. While parking can be a problem in cities of any size, congestion and safety concerns are more dominant in large cities than they are in small cities (Faulk, D. 2006).

I.3. Cases of Success

Studies about the revitalization of downtowns are mostly focused on larger cities but there are many successful small town revitalizations that need to be addressed. It is important to note there is no single revitalization strategy that will work for every downtown. Each downtown revitalization plan must be addressed in its own context and circumstances, taking in to account the unique characteristics of each place. The main challenge in small town revitalization is a lack of resources for economic development as well as chronic unemployment.

This section introduces three successful cases of downtown revitalization in small towns from the National Association of Development Organizations (NADO) which highlights different strategies for success in each different case. The three towns chosen for case studies are Greenville in Kentucky, Lewistown in Pennsylvania, and Roanoke in Texas. These three towns have an average population of 4,000 to 8,000, which are the approximate population of Hughson. Although it is difficult to determine all the extraneous variables that each city within these case studies face, each one has similarities with the city of Hughson and in turn provide relevant data for Hughson's benefit.

Greenville, Kentucky

Population: 4,312 (2010 Census)

Project description: *Streetscape improvements, green spaces, downtown redevelopment, festival programming.*

In 2006, different organizations in Greenville joined together to revitalize the city's downtown district. These organizations were brought together by the efforts of the mayor of the city, Eddie DeArmond, as well as the Tourism Commission, and a supportive area development district. Eddie DeArmond began a major effort to redevelop the downtown business district and the surrounding areas. During this period, the Greenville downtown was in a state of degradation as developers and investors were moving out of the area due to lack of opportunity. Vacant storefronts with run-down façades and unmaintained sidewalks had created an unwelcoming downtown for the residents of Greenville. The first step in revitalizing the downtown was searching for funding opportunities



Figure 7: Summer music series, Downtown Greenville.
Source: <http://www.nado.org/facades-festivals-and-foot-paths-greenville-kentuckys-downtown-redevelopment/>



Figure 8: Renovated Courthouse in Downtown Greenville.
Source: <http://www.mapio.cz/a/5651715/?page=3>

for streetscape and façade improvements for Greenville’s Main Street. Over five years the city prepared grant applications and assisted with initiating community programming, enabling the city to receive 1.6 million dollars to fund local redevelopment as well as streetscape and recreational improvements. This money came from grants such as Kentucky’s Transportation Enhancement Program, the Safe Routes to School Program, the Land and Water Conservation Fund, income raised by the local Tourism Commission, and local donations from residents (Schwartz, B. 2012).

From the time redevelopment began, nine new businesses were located in vacant buildings in downtown including two new restaurants, two gift shops, a women’s apparel store, and a costume/accessories shop. The goal was to create new jobs and encourage a sense of community pride within Greenville. During this period, the city government helped to make Greenville an attractive place for entrepreneurs to open new businesses by improving streetscapes and increasing pedestrian access. The “Lets Paint the Town” group was initiated by the city and Tourism Commission, which worked with business owners and volunteer citizens to paint building façades and restore many properties to their original colors and designs. Other parts of the revitalization included renovating the historic theater’s marquee with neon lights, constructing new welcome signs entering the city and installing outdoor speakers on downtown lighting that played music (Schwartz, B. 2012).

During the early redevelopment process the city worked with staff from the Kentucky League of Cities, who encouraged the implementation of a restaurant and hotel tax which would help the Tourism Commission to fund and sponsor downtown events and activities. A local newspaper published a full page advertisement about the money required for festivals, sporting events, theater productions, welcome signs, and other improvements. The advertisement encouraged residents to support the tax, by saying that it would bring businesses back to the downtown and that all the citizens would benefit from the tax. In turn, the tax was supported by the residents and passed, bringing approximately \$275,000 each year to the city which helped fund a variety of activities (Schwartz, B. 2012).

Previous to these efforts, Greenville had recently experienced a number of significant setbacks within the community such as a tough economy, a deadly tornado, a debilitating ice storm and damaging winds from Hurricane Ike. In the face of these challenges, Greenville continues to remain focused and determined on creating a brighter future for their community. Since the redevelopment plans have started in the city, people have been filling the streets during weekend night, especially in the summertime to enjoy live outdoor music and a variety of food stands set up by local residents (see Figure 7). Sidewalks have been repaired and street lighting has been improved (Schwartz, B. 2012). Although, all of these positive improvements and changes in Greenville did not happen overnight; rather, it was the result of a small group of organizations with a vision, working together for five years to find new financing sources and support businesses in a challenging economic environment to create the desired downtown atmosphere (See Figure 8).

Lewistown, Pennsylvania

Population: 8,338 (2010 Census)

Project description: *Downtown and neighborhood revitalization*

In 1990, the City of Lewistown initiated a downtown visioning process after receiving a call from a banker to discuss about revitalizing the downtown. The city, along with the SEDA-Council of Government, a non-profit regional multi-county development agency, started a planning process to discover relevant issues

in the city including five neighboring municipalities. SEDA-COG, the Lewistown Borough, and other stakeholders created a downtown revitalization commission, which was supported by a grant from the Appalachian Regional Commission. The downtown revitalization commission prepared a strategy application for Pennsylvania Main Street Program and received funding for five years (Nothstine, K. 2012).

Since the revitalization efforts began, three different organizations were formed: Downtown Lewistown, Inc (DLI), Coming Home: The Charter Plan for Downtown Lewistown, and Pennsylvania Elm Street Program. Each of these organizations started targeting different parts of the downtown such as: residential neighborhoods bordering downtown, reuse of vacant structures, repairing public and private buildings, redeveloping former industrial sites, improving public spaces, and inviting new businesses to the downtown area. Revitalization began with the conversion of an approximately 54,000 square foot department store into a regional business center. Lewistown Hospital leased 10,000 square feet of the space along Penn State and Cooperative Extension Service and later on different offices were located in the new center (Nothstine, K. 2012).

Public funds have played an important role in Lewistown's revitalization and government dollars were matched with private investment, which is the main reason for the success in achieving the downtown plan. Over ten years, the Pennsylvania Department of Community and Economic Development funded the Design Challenge Grant Program to improve downtown commercial building's façade and the county has directed funding from local, state, and federal for streetscape improvements and construction of a new community center (See Figures 9 & 10). Business owners and residents have contributed to the downtown plan as well as the county and city. Local property owners donated for some costs of the streetscape improvement project and First National Bank contributed the land used for the project. Two other companies donated lands for the creation of a new street with a new improved entryway into one of the major parks in the city center (Nothstine, K. 2012).



Figure 9: Facade improvements in downtown Lewistown – Top: before, bottom: after
Source: <http://www.nado.org/vibrant-rural-ommunities-lewistown-pennsylvania/>



Figure 10: Downtown Lewistown
Source: <https://www.google.com/maps>

Lewistown is still working on improving its downtown projects now for more than two decades. New housing projects are being planned and new funds and tax credits have provided for furthermore improvements. This downtown project is an example of a successful downtown revitalization plan through a joint network of different organizations, public and private sectors, which boosted motivation and helped the plan to move forward. Through the collaboration of the region and the community, small towns can develop their local and regional economy and create a stronger community. Lewistown Downtown Plan shows that communities have the power to control their resources and assets, protect their wealth and belongings, and plan strategies to improve their downtown with long-term benefits.

Roanoke, Texas

Population: 6,646 (2013 Census)

Project description: *Encouraging a walkable downtown area with a mix of indoor and outdoor dining options, improving the identity and existence of the downtown, maintaining historic buildings and creating better public spaces and new destinations.*

In 2003 the City of Roanoke established the Gateway Planning Group to create a comprehensive long-term redevelopment plan for revitalizing the downtown area. The first step for the group consisted of a vision for Roanoke including appropriate architectural style. The second step was to come up with a specific ordinance for the downtown area.



Figure 11: Downtown Roanoke
Source: <http://beirnebrightly.blogspot.com/2010/08/see-world-and-never-leave-texas-part-1.html>



Figure 12: Curbs, light features and landscaping in Downtown Roanoke
Source: <https://witte2020.wordpress.com/photos/>

The money for revitalizing downtown came from Tax Increment Financing (TIF) and grants that the city applied for such as the Landscape Maintenance Grant and Façade Improvement Grant. Besides these grants and tax revenue, officials in Roanoke borrowed eight million dollars from a bank to invest in a commercial corridor along Oak Street as well as adopting a form-based code (Roanoke, Texas. 2004).

The revitalization started by renovating the historic Rock Building, originally built in 1886, with renovations completed in 2007. The plan continued by building historic landmarks, a visitors' center and a museum to tell the history of Roanoke and update information about all the exciting events and activities in the city. In the later downtown revitalization phases, Roanoke worked to develop its downtown with public improvements and added a number of popular new restaurants, wine bars, coffee shops, and a few high-end boutiques. The main street in downtown was enhanced by new curbs, light features, landscaping, gutters and a storm drain system and adding more than a hundred parallel parking spaces (See Figures 11 & 12). The plan was to encourage walking in the downtown area with a mix of indoor and outdoor dining options and activities (Howe, A. 2010).

Today Roanoke offers a pleasant and friendly small-town feeling with a number of historic places and entertainment areas for residents. In less than ten years, Roanoke has been successful in attracting people, new

shops, and restaurants to the city. The sales tax has increased in the city, creating additional tax revenue for the city overall, allowing for the continued expansion of downtown entertainment, concerts, and festivals. Currently, a new mixed-use project is being planned by a project developer, who plans to donate land for a new city hall as well (Howe, A. 2010). Roanoke's downtown revitalization plan is another example of a successful small town that was able to increase its tax revenue and become a center of dining and entertainment in the region. As of today, the city has become a magnet for private investment and generates significant tax revenue while providing a desirable location for both living and working.

I.4. Conclusion

By looking at these case studies, it is apparent no downtown revitalization program is an overnight success. It often takes years of hard work and specific circumstances to create a successful downtown revitalization project. These three case studies can serve as models for other small communities throughout the country by establishing a platform for other communities to rebuild their small historic downtowns and utilize their own assets and resources. These successful revitalization plans all started with a few individuals who decided to improve their downtown, each with different strategies and goals.

The case studies show that downtown revitalization plans require a lot of effort and take considerable time to become successful. The first step in the process was to establish organizations or committees to develop a strategy or plan, working to make sure all the required tasks are completed and the project is moving forward. These organizations helped to establish a vision, brought public and private sectors together, looked for grants and funds, and worked to find a number of state agencies that would aid the plan. It is important to note that in all cases the towns made the right decisions at the right time and in the right way and had strong and progressive downtown organizations working together with citizens and different agencies. These are the major elements that guarantee the success of the revitalizing process.

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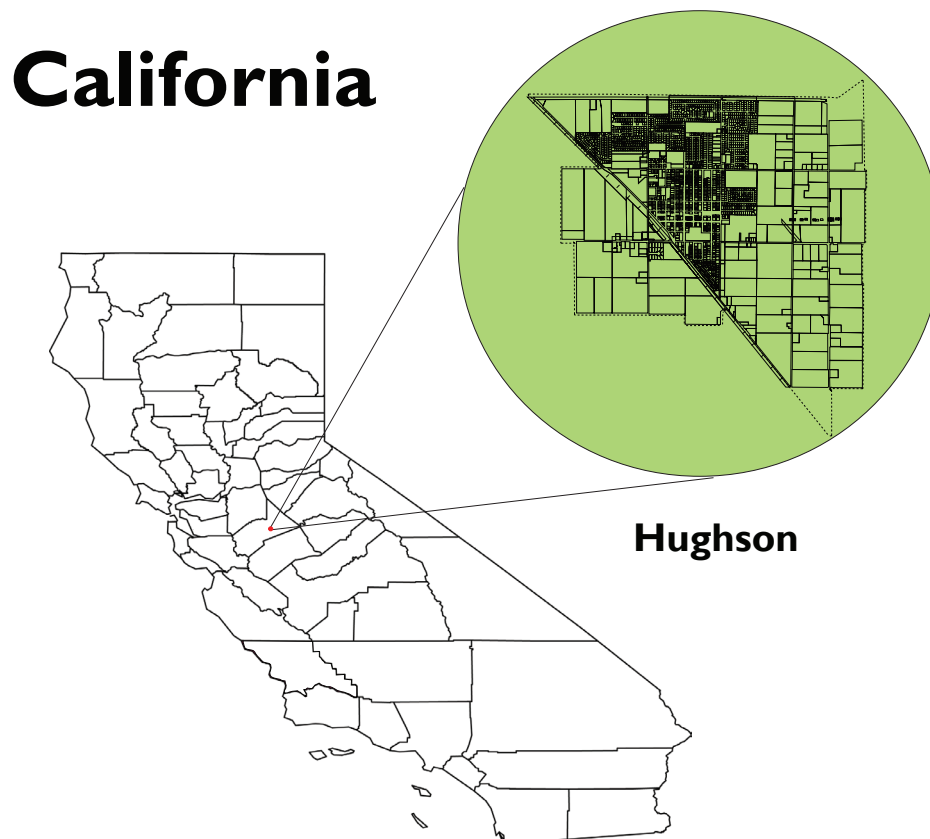
Chapter 2

The City of Hughson

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2.1. Brief History of the City

The City of Hughson is located in the Central Valley of California at a Longitude/Latitude 37°36'11"N 120°52'1"W and located within Stanislaus County (Google Map). It was founded as a township in 1907. Prior to this, it consisted of the grain ranch owned by Hiram Hughson who arrived in 1882, purchased 1,000 acres and gradually ended up owning approximately 5,000 acres in the area. As of 2014, the city's total land area is 1.815 square miles and a population of 7,118. The San Joaquin Railroad purchased land from Hughson for their tracks, and the station became known as the Hughson Stop, which promoted the surrounding area to spring up new settlements eventually creating cities such as Ceres and Denair (See Map 1). As a result of the booming of the area, Hiram Hughson could demand a better price for his land. It was in 1907 that he placed his land in the hands of the Hughson Town Company, under the direction of Charles Flack and C.W. Minniear.



Map 1: California Counties Map with Hughson City Limit

John Tully, who owned a section of land to the south of Hughson, also opened up his land for settlement. It was then that the town of Hughson was born. Hughson remained a township until December 9th, 1972 when it was incorporated into a City (City of Hughson, 2014).

2.2. Demographics and Economic Conditions

More specifically, demographic trends are related to changes in a population's age, gender, educational attainment, employment status, household income, race, religion, and crime. Demographic information can be used by cities to learn more about a population's characteristics for many purposes, including policy development and economic market research. When there is more information about a population and businesses, decision-makers can reach more valuable data for specific market and developments within a specific region or city. In this section the demographic data highlights population growth, age distribution, household income distribution, racial composition, housing, and employment by sector.

2.2.1. Population Growth

According to the U.S. Census, from 2000 to 2014 the population of Hughson has grown by 77 percent, from 4,914 to 7,118 over (Table 1.1). Over the same period, Stanislaus County population increased by 16 percent, from 449,702 to 525,491 and the state average rate increased by 9.99 percent. The population growth rate in Hughson is much higher than the State and Stanislaus County's average. In 2010, Hughson was ranked 57th in population growth out of 1,512 cities in California (2000, 2010 & 2014 U.S. Census).

2.2.2. Age Distribution

Based on the Census Data, age distribution in Hughson indicates there is a strong cohort of individuals who are of working age. In 2013, approximately 14.5 percent of the population of Hughson was between the ages of 18 and 64, and of eligible working age and 31.6 percent of the population was under 18 years. The percentage of people under 18 years shows that Hughson will have a large workforce in the next ten years (2013 U.S. Census).

Table 1.1 Population in Hughson and Stanislaus County 2000 and 2014			
Year	2000	2014	Growth Rate
Hughson	4,914	7,118	77%
Stanislaus County	449,702	525,491	16%

2.2.3. Household Income Distribution

As of 2008-2012, the per capita income of Hughson is \$20,628, which is lower than the state average of \$29,551 and is lower than the national average of \$28,051. Hughson median household income is \$49,141, which has grown by 21.68 percent since 2000. The median household income growth rate is lower than the state average rate of 29.28 percent and the national average rate of 26.32 percent. Hughson is a suburban community with a large number of the workforce commuting to surrounding urban business centers. On average, Hughson residents spend 28.5 minutes per day commuting to work. In 2012, 20.62 percent of the total populations were in poverty and 18.24 percent of families were in poverty, which ranked Hughson number 404 in California (2000, 2012 & 2013 U.S. Census).

2.2.4. Racial Composition

Based on census data, the majority of the population in Hughson are white Americans. From 2000 to 2010, this demography has increased from 68 percent to 77.2 percent, while the Hispanic population has stayed same, 42.2 percent. This increased in white Americans indicate that Hughson is a less culturally diverse. In 2010 there were 1.46 percent Asian, 1.31 percent Native American, and 0.83 percent Black races (2000 & 2012 U.S. Census).

2.2.5. Housing

From 2000 to 2013, home ownership rate has stayed the same, which was 66.9 percent. As of 2009, the median price of a housing unit in Hughson was

\$195,000, which was lower than the state average of \$366,400. In 2010, the City of Hughson was estimated to have a total of 2,234 housing units, with the total household of 2,184. During 2009-2013, the median monthly housing costs for mortgaged owners was \$2,184, non-mortgaged owners \$419, and renters \$1,169. At the same period of time the median income of households in Hughson was \$49,209 (2000, 2009, 2010, 2012 & 2013 U.S. Census).

2.2.6. Employment by Sector

During 2009-2013, 50.7 percent of the people were employed, making up 66.1 percent people of the total labor force, and 15.3 percent were unemployed. The top three employment sectors for Hughson residents are 32.8 percent of sales and office related occupation, 23 percent of management and science, and 20.1 percent of educational and health and social services. Farming-related agricultural activity accounts for less than 5 percent of the City's labor force. Close proximity to the major urban areas, such as the Bay Area and Sacramento, not only creates a workforce of commuters, it also challenges local retail and service businesses (2009 & 2013 U.S. Census).

2.2.7. Development Conditions in the Downtown

Hughson is continuing to make significant efforts in the area of economic development by offering an array of programs to existing and new businesses such as the city's Business Incentive Program, and the Business Incubator and Small Business Development centers. Additionally, the city has been actively working alongside the Stanislaus Economic Development on different programs to help bring new business to the Hughson community. Currently, downtown Hughson consists of local grocery stores, restaurants, private offices and small businesses (Hallam, 2014). The city has set aside some funds to apply for new businesses throughout the city, but no new businesses have taken place in the downtown area. However, there are lands in the downtown area that have been vacant for more than a decade and without infill. Ten years ago Hughson used to have a movie theater, which today it is just a vacant lot in downtown. There are a few vacant buildings and parking lots in the downtown along Hughson Avenue. However, the City of Hughson does not own any of these buildings or lots. There is only one parking lot adjacent to a vacant lot that belongs to the City and it is where the new Dollar General Store is being proposed. This Dollar General

Store will be the first new project in downtown after a decade. It is believed that the upcoming development will likely benefit the downtown economic and create more jobs for the city.

2.3. Regulations and Plans

The City of Hughson currently has regulations and plans that affect development and growth, site planning, landscaping, building design, and other features that affect the appearance and function of the built environment. Fundamental guidance is provided by the large framework for development and growth set up by the City of Hughson's 2025 General Plan that defined specific goals, policies, and actions that reflect directly in the efforts to revitalize the downtown. Any specific plan and project in the downtown should be consistent with the General Plan. These are as follows:

Goal LU-3 Ensure that new development preserves and enhances Hughson's unique small town character.

Policy LU-3.2 New development should provide a visually interesting appearance through variations of site and building design and building placement and orientation.

Policy LU-3.5 New development should be designed to connect to the existing community, through the orientation and design of buildings and vehicular, pedestrian, and bicycle connections.

Policy LU-3.6 New development should preserve views of the surrounding agricultural lands through building orientation and design.

Policy LU-3.8 Public art and other design features such as fountains, monuments, and other landmarks should be used to enliven the public realm.

Action LU-3.2 Require new development to comply with the City's Design Expectations.

Action LU-3.5 Enforce the City's Street Tree Ordinance to protect and preserve street trees and guide landscaping plans.

Action LU-3.7 Create street design plans for major arterial and collector streets. These plans should identify a themed street tree pattern consistent with the Street Master Plan, as well as appropriate lighting, signage and street fixture design.

Goal LU-5 Create new residential neighborhoods that have the desirable

characteristics of traditional small town neighborhoods.

Policy LU-5.6 Commercial uses may be located either in the center or at the periphery of neighborhoods, and should be integrated with residential uses and designed to be as accessible and appealing to the pedestrian as possible, in order to encourage walking and biking.

Policy LU-5.7 Neighborhoods should be physically connected to one another via a series of roadways and pedestrian paths, and all residents should be within a short walk or drive of retail and other services.

Action LU-5.1 Conduct a study to narrow the city's residential street standards from the current width requirements to reduce vehicle speeds, improve visual character and increase pedestrian safety while also maintaining traffic flow.

Goal C-3 Develop a Downtown circulation system that is pedestrian-oriented and supports the Downtown as a destination.

Policy C-3.1 The City will promote pedestrian activity as one of the primary modes of travel in the Downtown.

Policy C-3.2 Circulation system improvements in the Downtown should reduce traffic speeds in order to preserve and enhance the pedestrian friendliness of the Downtown, while allowing for adequate vehicular access to local businesses.

Action C-3.1 Implement the roadway improvements identified in the façade and downtown improvement project to improve the pedestrian friendly environment of the Downtown.

Goals and policies in Hughson's General Plan seek to support the downtown identity and aim to turn downtown into a pedestrian friendly environment for future physical development by keeping its small town character. The General Plan outlines strategies and implementation programs for the pedestrian infrastructure, including implementation of complete streets, connectivity between different neighborhoods, and promotes none motorized mobility. Also, the policies try to promote street design and land use policies that allow people to get around safely on foot or bicycle. However, the downtown area has a poor condition and meets almost none of the requirements identified in the General Plan. The design guidelines in this plan will keep consistency with the City's General Plan to make downtown walkable and vibrant.

A parcel inventory is provided in the Appendix B for this plan, which accurately determines current land uses in downtown area. Although the downtown zoning map shows the area is zoned for commercial uses, the parcel inventory revealed that a few of the parcels include townhomes, a few mixed use office and residential buildings, and some contain two separate buildings with different uses on the same lot. Other land uses include public uses such as Hughson High school, Hughson Unified School District, and a community church. This parcel inventory will provide a comprehensive resource for the city interested in downtown revitalization. Specific parcel statistics, photography, and conditional information are provided for eight-five downtown sites. These parcels can be identified as key improvement and development opportunities.

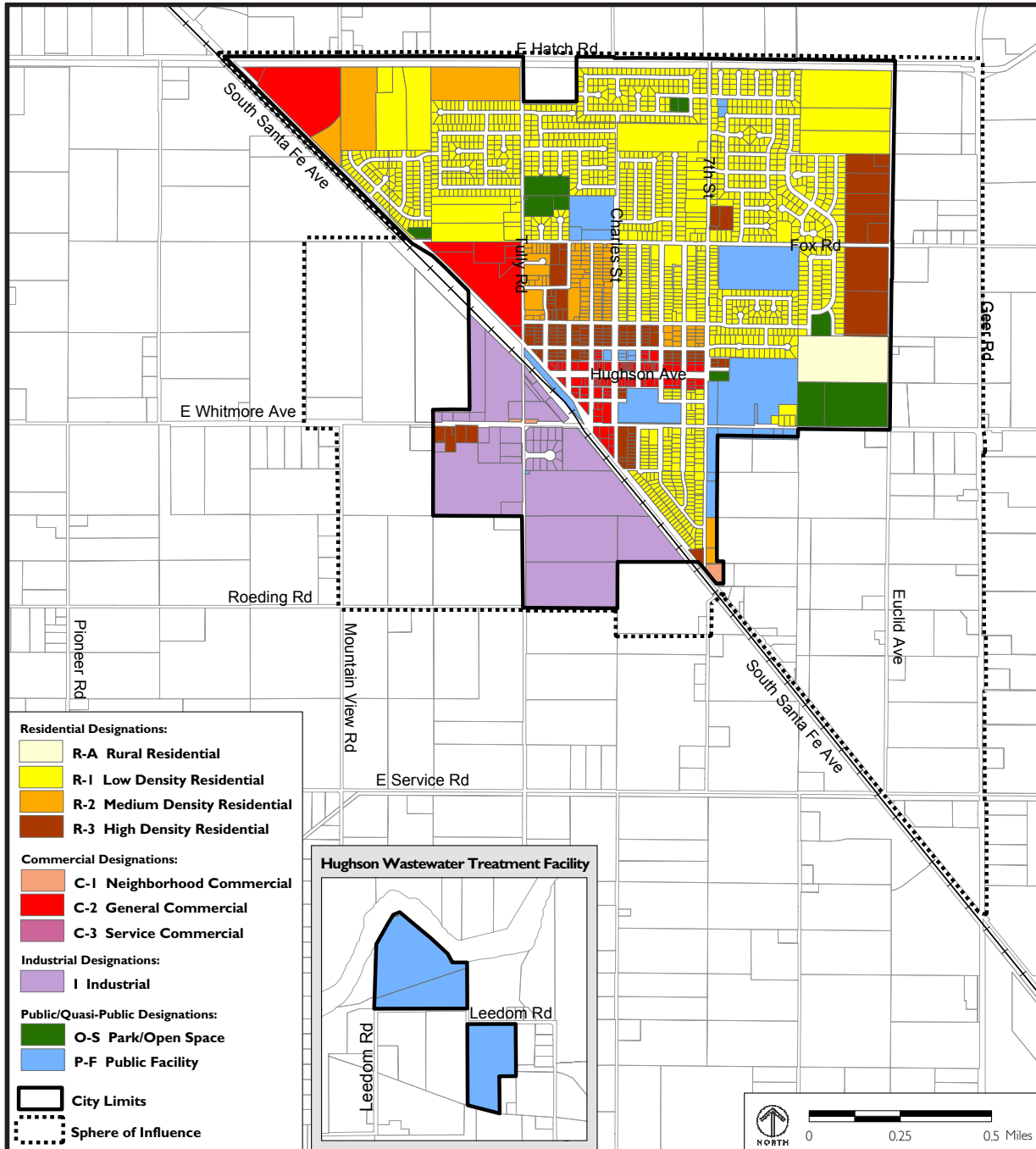
2.4. Present Conditions in the Downtown

2.4.1. Existing Zoning

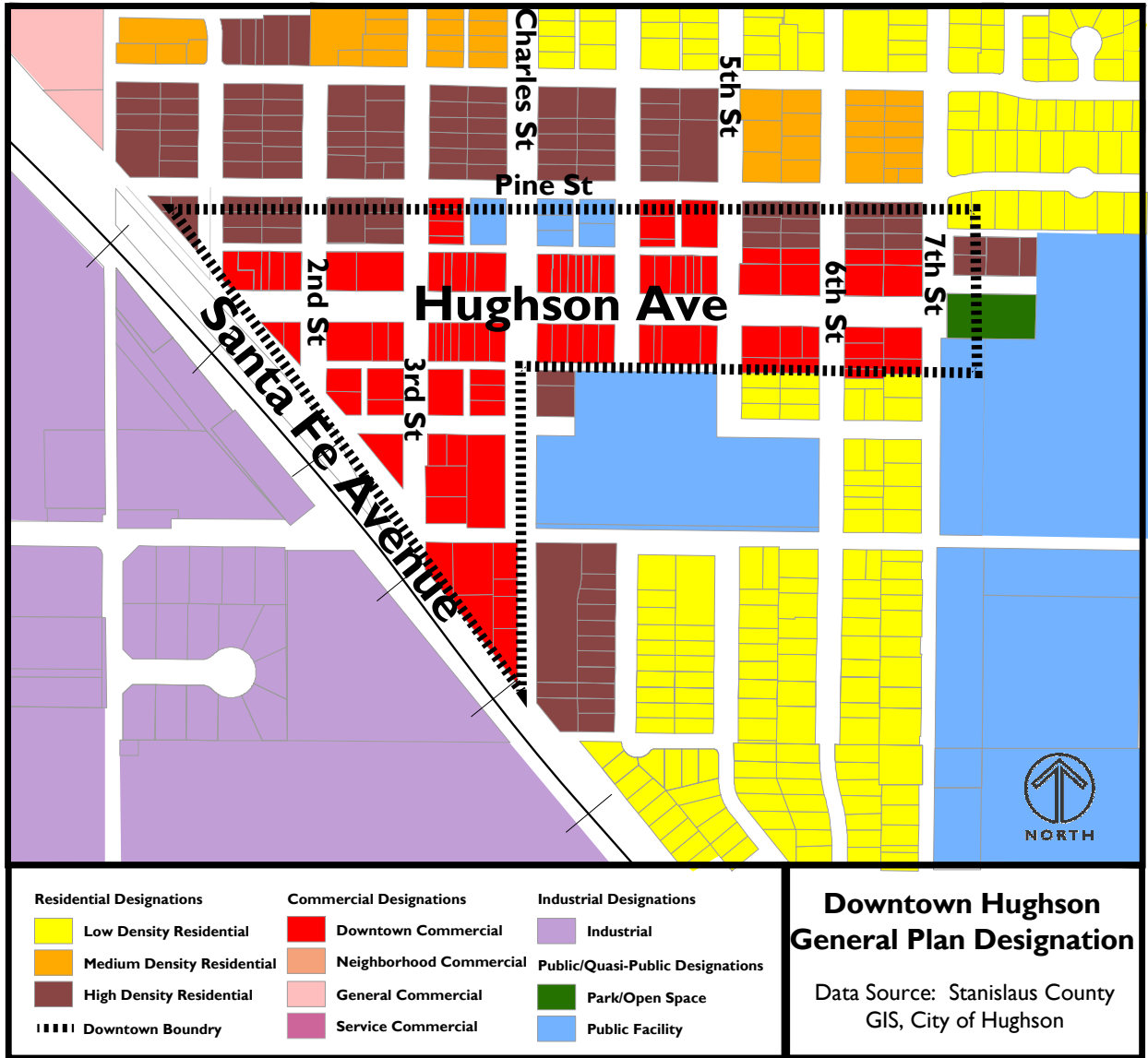
Zoning for land use will influence the future land use pattern in a city. The downtown includes a mixture of land uses, mostly zoned for general commercial and high density residential use with a compact street pattern (see Figure I 6). The main commercial area is along Hughson Avenue, which is the main axis and the rest of the commercial uses are focused in the triangular area south of Hughson Avenue and west of Charles Street (See Map #2). There are approximately eleven acres of downtown commercial lots, all of which are located in the city limits. Around the downtown area, there are some residential neighborhoods, which are the oldest residential neighborhoods in the city, with single-family homes as the majority and duplexes and multifamily units scattered throughout. The majority of Hughson's multi-family units are located to the north of downtown, along Locust Street. Hughson Elementary School is located north of East Whitmore Avenue (Hughson, CA. 2005).

The commercial downtown is designated for general commercial and service uses that aid the entire community. The role of this designation is to preserve the city's traditional commercial core as the main pedestrian focused commercial area for Hughson. The downtown commercial designation allows a range of retail, office, financial, public uses, and limited residential uses when combined with commercial uses in the same building. As designated in the Hughson General Plan the downtown commercial parking areas shall not be

City of Hughson Zoning Map



Map #2
 Source: <http://hughson.org/>



Map #3
Source: <http://hughson.org/>

located in front of the buildings downtown. Parking shall be located either to the side or to the rear of the building. Also, based on the Hughson General Plan, the front yard setback of zero feet is both a minimum and a maximum on Hughson Avenue. The rest of the downtown shall have a minimum setback of zero feet (Hughson, CA. 2005).

2.4.2. Downtown Uses

The map number 4 provided in page 45 depicts the mix of current uses in the downtown area, including vacant lots and buildings. There are few opportunities for shopping and dining on the typical weekday, and even fewer opportunities on weekends. Furthermore, most businesses do not remain open beyond daytime hours. By increasing commercial opportunities and extending their hours of operation, downtown Hughson can see an increase in activity.

2.4.3. Study Area

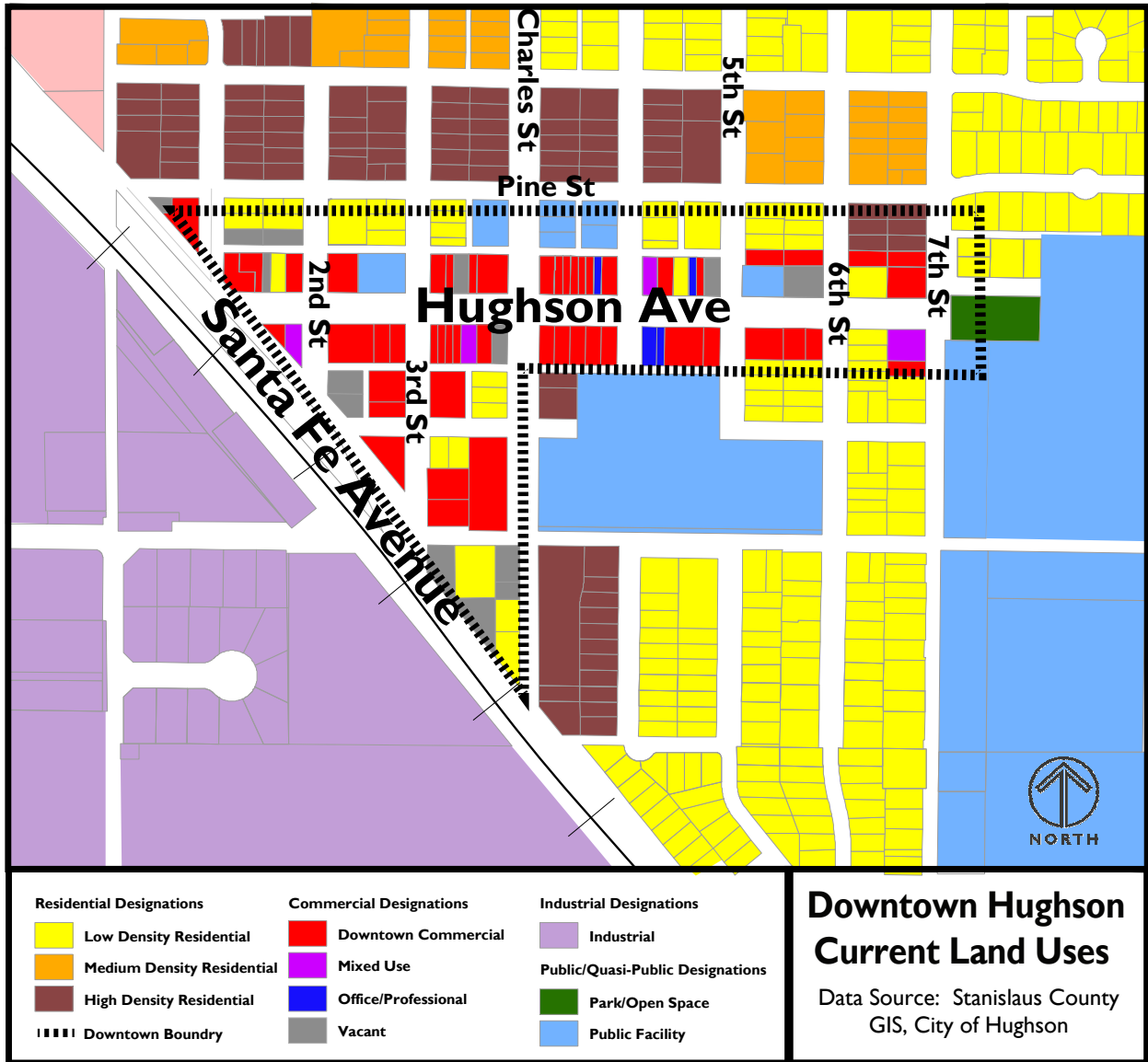
As seen on the map number 3 the main project area is located between Santa Fe Avenue and Seventh Street and the triangular area south of Hughson Avenue and west of Charles Street. The fifty-seven parcels along either side of Hughson Avenue, ending at the cross of Seventh Street, is the project focus. Santa Fe Avenue, along the railroad track, at the west end of the downtown has a high vehicular activity. Hughson Avenue ends at the three-way intersection of Seventh Street where Hughson High School is located.

2.4.4. Land Uses and Circulation

Hughson Avenue is a two-way street in downtown that is designated for commercial land uses. On both sides of the street there are diagonal parking spaces including some parking spaces in seldom parcels. The site project is located between the Santa Fe Avenue intersection and Seventh Street. Most of the Pedestrian activities take place between Third and Fourth streets, where most stores are located, such as grocery stores and restaurants.

2.4.5. Key Assets

The exclusive features of a community and lifestyle can be a catalyst for attracting visitors and businesses. Travelers and residents are more interested in visiting destinations that can provide entertaining opportunities. Some of



Map #4

the community assets in Hughson are churches, public open spaces, Hughson's arboretum and gardens, stable businesses, farmlands and orchards, prime soil for farming, and the downtown. Also, the reliability of the residential neighborhoods surrounding the downtown is one of downtown's greatest assets. Although Hughson does not have an organized historical or arts commission to develop and promote its cultural assets, a wealth of unique assets exist in the area. Business owners often consider these "quality of life" elements when looking to relocate or start a business. Developing and visibly celebrating these features will draw in visitors and support business.

2.5. Conclusions

The City of Hughson is located in California's agricultural heartland and is challenged by its rapid increase in population and available workforce. Using Hughson's demographic information for population, housing, and employment it seems that with an improving economy, the city has seen an increase in growth and development. Hughson has the potential to grow through its existing assets. To promote an improving economic condition in Hughson it is important to attract new businesses. Providing new businesses would reduce the number of daily commuters traveling elsewhere for their employment and improve the local economy. With plenty of room in downtown to start and expand, Hughson can provide a good location for any business planning or anticipating future growth. New residential development, employment, and developing vacant buildings and lots would attract a variety of people and provide opportunity for the growing workforce in Hughson, who will then need not only the resources to live and work in the area, but also the necessary luxuries that a well-developed downtown can provide.

Chapter 3

A Preliminary Concept for the Downtown Hughson

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3.1. Why a Preliminary Concept

Based on investigation and information gathered from the City of Hughson a preliminary revitalization concept and a vision are developed to help and encourage the city and community in downtown revitalization. The preliminary concept is an outcome of extensive research from inside and outside of the study area and information provided by the City of Hughson. These ideas are developed to serve as urban design framework, which can be used as plans for future development within the downtown area. To fulfill the preliminary concept, specific design ideas and strategic recommendations have been created along with goals, policies, and recommendations with implementation procedures. The preliminary concept plan attempts to create a new character and identity for the downtown area and make it more walkable and vibrant through the implementation of mixed use developments and improving streetscape.

3.2. Establishing a Vision

A vision is about what community would be like in the future and covers what residents most value about their city and neighborhoods. A vision for the downtown emphasizes the big picture of what the community desires. A vision is expressed through a comprehensive statement. It states the existing assets and conditions that make the downtown unique, as well as new qualities and attractions not currently found in the downtown. The vision will inspire community members to work together and will serve as the foundation for decisions made during the planning process.

It is important for Hughson to develop a downtown in a way that creates a sense of place, provides community identity, and promotes economic development while encouraging pedestrian activity. For that reason, there needs to be a clear vision for what downtown Hughson should be, and it should represent the desires of the community. The vision needs to be developed by identifying desires through interviewing residents and stakeholders, and holding meetings and conversations with city staff, officials, and a steering committee. The vision can only be achieved by the dedication and commitment of those people who help make things happen and its successful implementation depends on the cooperation and participation of all stakeholders in the community. Here is an example of a vision statement that can be used for downtown Hughson:

“Downtown Hughson shall become a walkable, pedestrian friendly area with a mix of vibrant uses. A unique place to live, work, play and visit by implementing the goals identified below:”

- 1. Creating a sense of identity by embracing small town character and refining a diverse base of uses and activities.*
- 2. Preserving downtown character as a safe, active community by creating a setting where residents can easily walk to local businesses, restaurants, and attend local events.*
- 3. Providing attractive and safe streetscape with clean and well-lit sidewalks, healthy street trees, and useful street furniture.*
- 4. Linking public and municipal spaces such as streets, parks, and sidewalks together in a way that promotes a safe, pedestrian-friendly atmosphere.*
- 5. Attracting and retaining destination retail opportunities such as shops and cafes.*
- 6. Creating a public gathering space to become a target for community events, festivals, music, art shows, etc. This will provide another reason for people to visit downtown and help to increase the sense of community.*

In future years, downtown Hughson can be known for its hometown feel, great shopping, and variety of eating establishments. Downtown Hughson will reflect pride of ownership by being clean and well maintained. Façade improvement and appropriate infills will reflect downtown character and culture. Increased housing opportunity will attract more residents in the downtown area. The goal of this vision is to make sure that Hughson will fully provide a community for people of all ages and diversity, with programs, services, and amenities for a healthy life and city.

3.3. Goals and Objectives

In order to list all of the recommendations provided by Hughson and its residents, the steering committee should make the key recommendations into a series of strategic goals. Goals, like vision statements, are comprehensive in nature but usually provide a level of specificity which attempts to give purpose

or explain results. The objectives provide a further level of specificity to each goal and sometime provide specific tasks to achieve the goals. Goals are planned to be eminent but achievable within the planning perspective (Whitestown, IN. 2012). The following goals are statements stating important values for downtown. Each goal indicates some part of the vision and provides direction for what the downtown should be. The goals are general statements, meant to present a key idea or concept important for the Hughson downtown growth and success.

Economic Development: Promote and improve economic development in the downtown area.

Objective: Through public, private, and non-profit implementation of multi-use planning and creative financing create an area in downtown Hughson to establish a heart of the community through its activity.

Enhanced Streetscape: To create a downtown streetscape that is attractive and inviting to current and prospective residents, downtown workers, and business owners.

Objectives: Implement streetscape improvements, including lighting, paving materials, street furniture and landscape, designed at a pedestrian scale that looks safe and encourages both daytime and evening activity.

Connectivity: Improve pedestrian and bicycle access and safety with connections between parks, schools, downtown, and other neighborhoods.

Objectives:

1. Better define safe routes by clear signage and minimize the presence of trucks on downtown streets.
2. Provide a safe pedestrian and non-motorized transportation network in downtown, including sidewalks, paths, and bike lanes.
3. Create pedestrian oriented tree lined streets connecting businesses and neighborhoods.

Create a Downtown for All: Celebrate Hughson's diversity by offering services, goods, attractions and amenities that appeal to people of varying ages, backgrounds, and incomes.

Objectives: Promote economic stability and sustainability through a

diversity of uses. Create a welcoming, convenient and attractive downtown. Bring together an appropriate mix of uses to give downtown Hughson a competitive advantage.

3.4 Policies

While the vision, goals, and objectives are the main parts of a long range plan, equal concentration must be placed on ensuring that the community's vision becomes reality. To achieve these goals and objectives there should be a starting point through categorizing implementation measures (Whitestown, IN. 2012). Implementation or action steps put the goals and objectives into motion and identify the specific tasks, responsible parties, and the appropriate time frames to complete each step. Implementations will involve funding sources and the timing will depend on available funding and other community priorities. This section provides the basic implementation steps to make the Hughson Downtown Revitalization Plan a reality.

Implementation 1: Update zoning ordinances to reflect downtown vision, goals, and plan objectives.

Description: Create architectural and site design guidelines for downtown Hughson that are consistent with the desired vision for the downtown.

Implementation 2: Organize Farmers' Markets to be held in downtown, which would support local agriculture and artisans.

Description: Organize a weekly, bi-weekly, or monthly farmers' market that supports the local agricultural industry and supports activity in the downtown area.

Implementation 3: Establish a Volunteer Art Committee or Public Art Program to support the downtown and its surrounding area.

Description: Support and create an active downtown through different art programs, including the implementation of downtown public art unique to the downtown area.

Implementation 4: Develop a streetscape master plan for the Main Street.

Description: Make a plan that would identify improvements to sidewalks, streets, and public spaces in downtown based on the vision.

Implementation 5: Create safe, pleasant connections for pedestrians and bicyclists between neighborhoods, parks, and downtown.

Description: Improve sidewalks, signals, and bike lane on Hughson Avenue for students at Hughson High School to encourage biking and walking.

Implementation 6: Investigate feasibility of different services and sources that will help improving downtown economics.

Description: The wealth of the downtown depends on a different range of employment opportunities that are not dependent on just one sector. To improve downtown economy it is important to find services and resources that their money will sustain downtown.

3.5. Concept Plan

On a given project, it is important to collect data in a format that is easy to understand and use after gathering information over a long period of time. A conceptual site model will provide an appropriate format to present an overall understanding of the site and can be developed at the start of a project. It can help to identify pros and cons of different activities in specific locations. Also, it is an important communication tool between stakeholders, steering committee, and residents. In this section, a concept plan is being introduced to illustrate the vision in downtown Hughson. The conceptual plan is an initial study of what the future downtown Hughson could look like. This conceptual plan is a long term projection with ideas and recommendations (See Figure 13). This section will cover the following:

- Entryway Signage
- Mixed Use Development
- Rear Alley Access
- Gathering Place
- Streetscape
- Landscaping
- Signage

Conceptual Plan

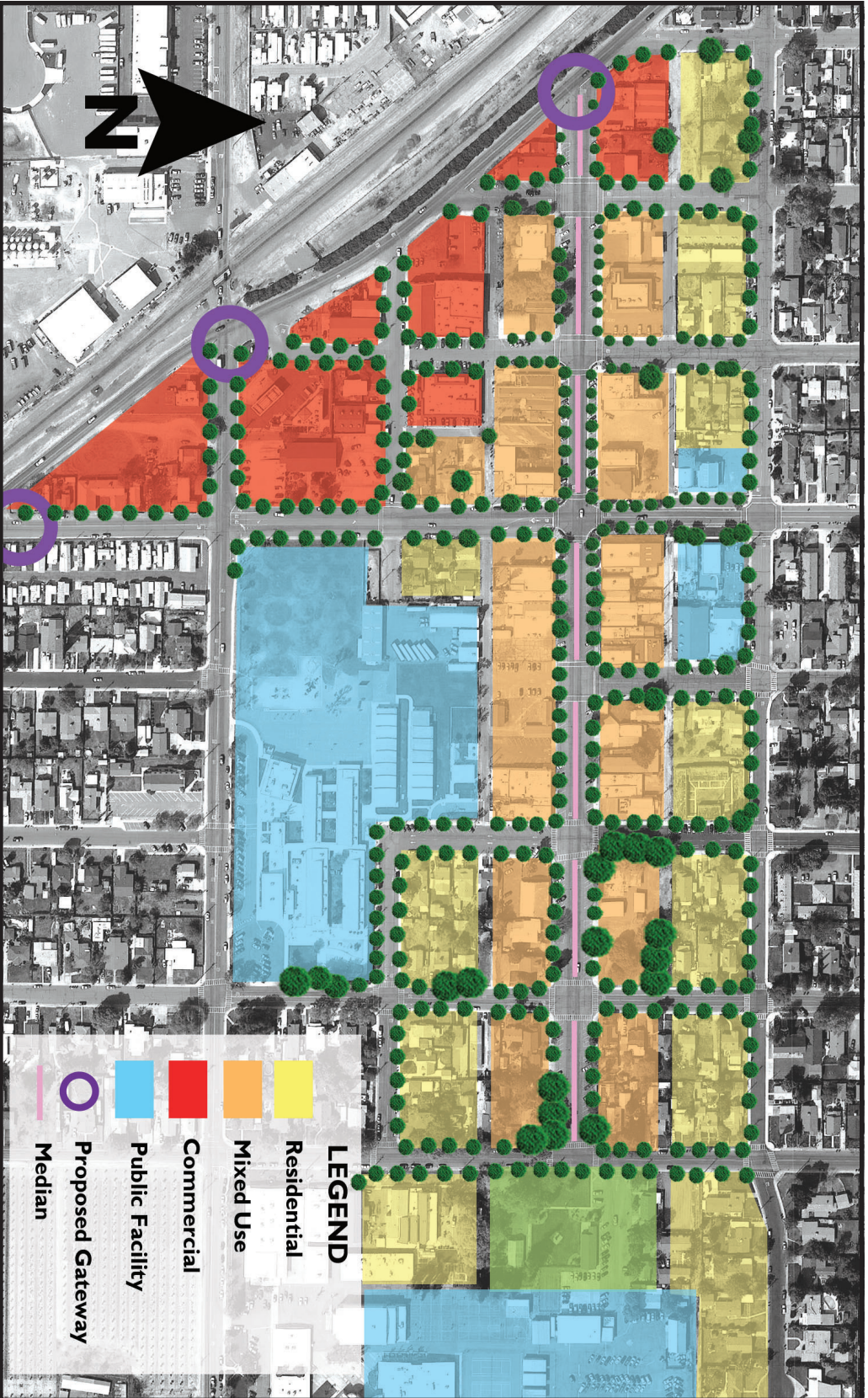
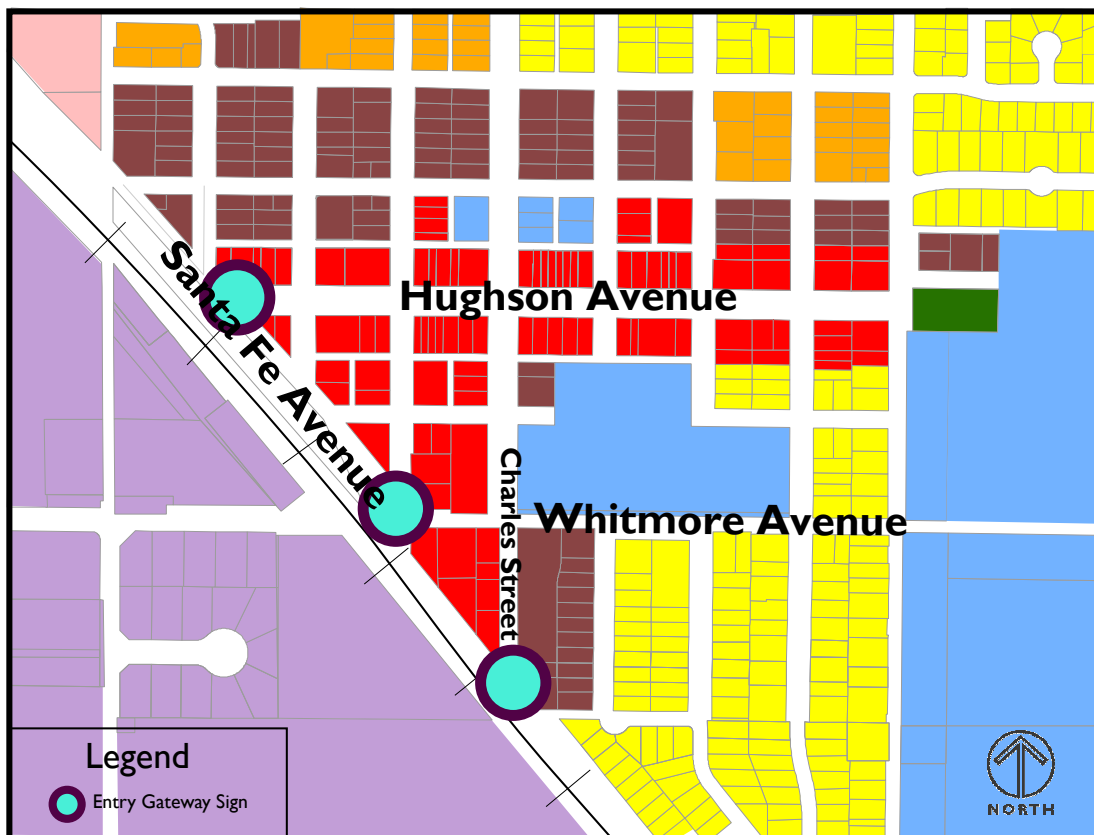


Figure 13

3.5.1. Entryway Signage

Hughson lacks entryway signage or nice landscaping to provide passerby and residents with a sense of arrival, giving the impression that they are entering a community. If downtown Hughson wants to be viewed as a tourist destination, then improvements must be made to announce one's arrival to a special place. Establishing an entryway signage, public art, and/or unique landscape at the intersection would help to define Hughson's downtown core. Natural locations for downtown entryways or gateways can be on Hughson Avenue/Santa Fe Avenue, East Whitmore Avenue/Santa Fe Avenue, and Charles Street/Santa Fe Avenue. These three intersections would give a strong first impression to visitors and define the physical edges of the community. However, the main gateway is required for Hughson Avenue and two other streets can only have entryway signage, since Hughson Avenue is the main street in the downtown and crosses Santa Fe Avenue. Santa Fe Avenue is the main regional access road in the area, which connects the City of Turlock from the south and City of Modesto in the



Map #5 Entry Gateway Location



Figure 14: Mixed Use Development, East Nashville
Source: <http://www.greshamsmith.com/projects/martin-corner-mixed-use-development>



Figure 15 Downtown Grapevine, TX
Source: <http://searchhomesmckinneytx.com/3-popular-neighborhoods-in-grapevine-texas/>

north, and provides main entries into the city. Also, major industrial uses are located on this route. It is important to locate entryway signage on the intersections that pass Santa Fe Avenue, since most of the visitors use this route to enter the city. These entryways would help to give a first impression while driving on Santa Fe Avenue (See Map #5).

3.5.2. Mixed Use Development

To successfully serve residents, downtown Hughson must be well planned, properly designed and carefully maintained. The conceptual plan encourages vertical mixed uses, where residential uses are located above commercial or office uses (See Figures 14 & 15). Mixed use buildings, including commercial, housing, and office throughout the downtown area would encourage pedestrian flow and activity. Mixed use development can be promoted through updated zoning that offers encouragements for ideal types of uses. Zoning can also encourage a strong arts presence in the downtown area.

To maintain a continuous flow of pedestrian traffic the conceptual plan focuses on placing two-story commercial buildings on both sides of Hughson Avenue from Santa Fe Avenue intersection to Seventh Street. The purpose of this mixed use development is to allow for a vibrant, walkable downtown with additional small restaurants, retailers, and cafes combined with new opportunities for housing that respond to changes in market

demand. The height of the mixed use buildings with decks overlooking the street would help create a more urban feel to the downtown area. Also, this mixed use development would form a natural magnet for nighttime businesses. Hughson Avenue alone will have the capacity to fulfill the restaurant and retail demand. The energy generated from varying age groups living and working in downtown would contribute to the local economy, and can support a variety of businesses.

On the West side of the Hughson Avenue, where the main entrance to downtown is located, is an excellent site for positive first impressions. Currently, Hughson has no Starbucks or Peet’s Coffee and Tea and there is a high desire for it by residents. Developing a Starbucks or Peet’s Coffee and Tea at the western gateway, where Santa Fe Avenue is located, will attract many passersby and create great call in the area. Supporting the development of Starbucks or Peet’s Coffee and Tea in this location would help in bolstering the downtown area.

3.5.3. Rear Alley Access

There are two alley ways behind the commercial buildings on both side of Hughson Avenue that are not paved (See Figure 16). Although it might not

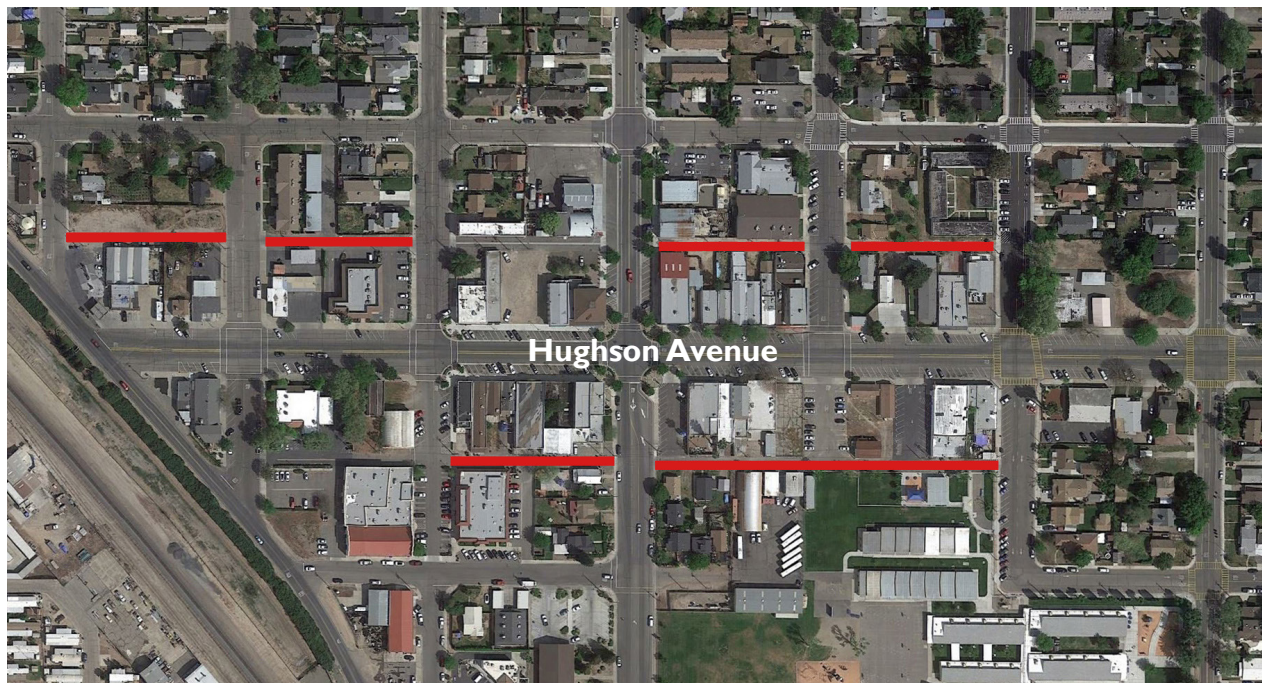


Figure 16: Unpaved Alleys in Red



Figure 17: Public Open Space
Source: http://anglotopia.wpengine.netdna-cdn.com/wp-content/uploads/2012/08/IMG_8614.jpg



Figure 18: Regent's Park Open Air Theatre Auditorium
Source: http://commons.wikimedia.org/wiki/File:Regent%27s_Park_Open_Air_Theatre_Auditorium.JPG

be necessary, but improving delivery access and cleaning the alleys would help by adding an element of safety. Also, it would create a clean and nice gap between commercial and residential buildings. For effective access to be sustained for the future, the alleys should be paved with a solid surface. Paving the alleys with asphalt would allow for easier guiding of large delivery vehicles behind the commercial buildings.

3.5.4. Gathering Places

Civic plazas and parks within a downtown provide residents and visitors with a place to gather, recreate, and enjoy events. Currently, Hughson is lacking an adequate public gathering space for community events and there is no available space to create one. However, on the right end of the Hughson Avenue, Hughson High School is located with an open space in front of it. This small open space can be maintained and used for dual public and high school gathering events in the downtown area such as live concerts, cultural events, and sports by adding seating area and improving lighting in order to make the area functional, inviting, and safe for both day and evening entertainment venues and gathering.

This gathering place is important to downtown revitalization because it would encourage future customers to stay longer in downtown and provide locations for events that can attract local and visiting customers. This location is suitable with high visibility, which

would enable it to play an important role as a center of community for the small town (See Figures 17 & 18).

3.5.5. Streetscape

Walkable streets are a key factor in vibrant downtowns. According to Bohl Charles, “the appeal of great streets stems more from the provision of ample sidewalks and appropriate street trees, and from the presence of building frontages whose windows, doors, and awnings are oriented toward the sidewalk” (Charles, 2002). To improve the streetscape in Hughson Avenue, it is important to incorporate elements such as street furniture, lighting features, street trees, intersection improvements and wide sidewalks to create beautiful and safe pedestrian realms. An attractive streetscape can leave a lasting image for visitors.

To improve and increase pedestrian traffic on both sides of Hughson Avenue, sidewalks should be widened and diagonal parking spaces on both sides of the street need to be covered for sidewalk usage. Currently, Hughson Avenue, including sidewalks, is about 100 feet wide. From Santa Fe Avenue all the way

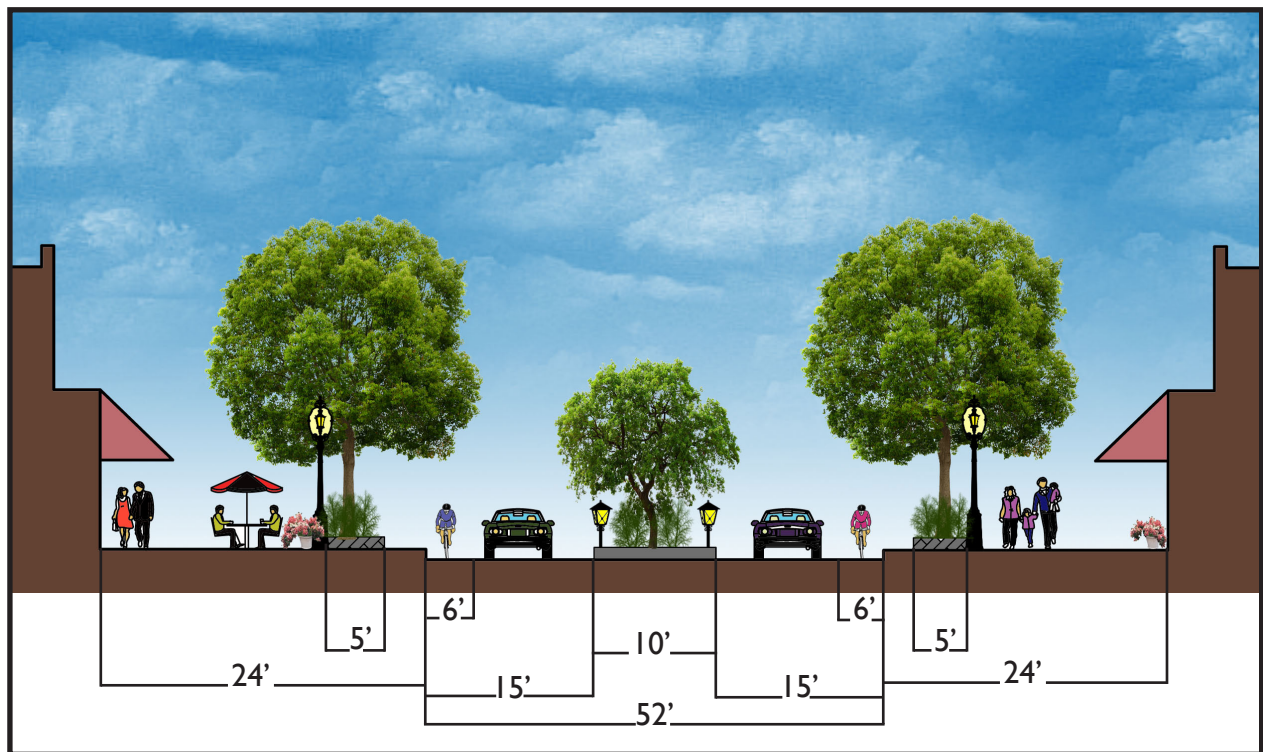


Figure 19: Hughson Avenue Street Cross Section



Figure 20: Euclid Ave Planters, Cleveland Ohio
 Source: <https://www.flickr.com/photos/hanneor-la/3827939128/>

to Second Street, the sidewalks on both sides should be 24 feet wide with a six-foot bike lane and two car lanes to create a safer pedestrian environment. Wide sidewalks would offer more space for landscaping and amenities thereby making the streetscape more useful and attractive and also acting as a buffer between traffic and pedestrians. A 24-foot wide sidewalk would offer pedestrians enough space to walk at their chosen pace and provide outdoor seating areas for restaurants and coffee shops. Adding a 10-foot median will help calm traffic speed and increase landscaping (See Figure 19).



Figure 21: Painted Electrical Box
 Source: <http://theexpatwriter.blogspot.com/2011/05/electrical-box-safari.html>

This median can be an effective method to make Hughson Avenue more pedestrian friendly and break-up large expanses of street pavement and provide a pedestrian crossing. Taller medians will be visible and can have greater decorative appeal on Hughson Avenue. It will provide better protection to the plant material and people will be less likely to stand on a plant in a higher median. Ornamental lighting and landscaping can create a dramatic effect when coordinated with elements used on the sidewalks. There will be no parking on any side of the Hughson Avenue; cars will park on the streets crossing Hughson Avenue or behind the buildings. The rear alleys that are behind the commercial buildings should be paved and this would allow for parking to be better contained out of view from the storefronts and pathways. Pedestrian crosswalks will also be placed to ensure the safety of users.



Figure 22: Light Pole with Flower Basket
Source: <http://www.eldoradocf.org/edcf/connect/better-giving-el-dorado-organizations/placerville-downtown-association-flower-basket-program/>



Figure 23: Store Front Sign Design
Source: <http://www.dsdesignstudio.com/signage.html>

Adding attractive lighting can significantly improve the appearance to Hughson Avenue. Well placed lighting can provide a sense of excitement and safety for after dark uses. New light poles, between 35 to 40 feet in height, have been installed only along four blocks on Hughson Avenue every 70 feet. Adding pedestrian scale street lights along Hughson Avenue every 70 feet would encourage nighttime pedestrian activity. To make a quick impact, new lighting can be installed with hanging pots and planters with seasonal flowers. This would add a colorful feature to the streetscape upon entering Hughson Avenue (See Figure 22). Extending the street lights all the way to Santa Fe Avenue would provide a strong first impression to drivers passing on Santa Fe Avenue.

Charles, in his book, *Making Place*, describes how the design of street light and street furniture, and types and placement of street trees can create a distinctive place and make a different look (Charles, 2002). Pedestrian amenities such as street benches, bicycle racks, and trash receptacle, with similar character and color, should be located periodically along Hughson Avenue at the edge of sidewalks. Furnishing should be grouped together to create a more organized and efficient use of sidewalks space. Trash and recycling cans should be located near benches. Six-foot benches along recycling receptacles should be placed approximately every 100 feet in the high traffic areas, which would be

about 14 benches. Also, to add scale to the streetscape and provide shade to the pedestrians, adequate street trees should be placed. Based on Hughson's Urban Forest Plan, the minimum distance between trees is from 25 to 35 feet (City of Hughson, 2013).

Currently, the city has planted new mature trees along two blocks on Hughson Avenue and with 35 feet gaps between them. The rest of the street has a variety of trees with different distances. Without adding two new planted blocks, only Hughson Avenue has about half mile sidewalks that will need new trees planted. With a minimum of 35 feet distance between trees, 70 to 75 new trees will need to be planted. These streetscape techniques would transform Hughson Avenue to appeal to pedestrians.

3.5.6. Landscaping

Planter boxes, public art, and pots are an excellent way to quickly improve a downtown's appearance. Landscape planting can be effectively used to produce pedestrian friendly environment. Planter boxes can be included into the overall plan for Hughson Avenue and may match materials used elsewhere in the streetscape. Planter box location and size should consider all other streetscape elements, such as, street lighting, and benches (See Figure 20).

Planter box placement should be coordinated between street lighting, trees, and benches. It is better to use species that are drought-tolerant and native that are well-adopted to the climate in the Central Valley, and they will generally require less water and maintenance. The addition of trees and planters should be designed to add a quality environment in the downtown area. Public art can be incorporated into the downtown area into key locations. Pedestrian crossings and intersections can include decorative paving with special colored concrete patterns or graphics to define the pedestrian space. Free standing sculptures or paintings can be integrated into the streetscape itself, transforming ordinary things like grates, electrical boxes, fences or benches into unique functional artworks (See Figure 21).

3.5.7. Signage

The primary purpose of signage is to provide identification for a business. Signage can also enhance the appearance of an area. For example, using colors, lights, visually interesting symbols, letters, logos, and other information, can add interest and revitalize commercial areas, making them attractive places to shop (See Figure 23). But signage should be harmonious with the building and its surroundings. Currently, Hughson displays a wide variety of signage, both permanent and temporary. Hughson should require establishing a new sign ordinance as part of its downtown revitalization. Funding for a signage ordinance can be incorporated into a façade improvement grant program to encourage existing businesses to replace outdated or unsightly signs.

3.6 Consistency with the General Plan

The conceptual plan for land use regulations, design guidelines, and streetscape enhancement within the Hughson downtown all combine to effectively implement the relevant policies of the General Plan. California State law requires regulations and policies to be consistent with the General Plan. This plan has established guidelines and policies beneficial to the economic growth and success of downtown Hughson. Guidelines in the streetscape mentions parking lots should be located on side streets or behind the buildings rather than directly on Hughson Avenue. One of the requirements for downtown parking lots in Hughson General Plan is to encourage the site design to locate the parking behind the building or otherwise reduce the visual impact of the parking to increase walkability in downtown area (Hughson, CA. 2005).

Conceptual plan encourages mixed use development in downtown area to promote higher walkability along Hughson Avenue. This is consistent with Hughson General Plan, where it allows mixed-use development with residential and commercial uses within the high density residential designation. The goal is to promote pedestrian and bicycle usage in the area (Hughson, CA. 2005). The conceptual plan goals are very similar to the goals in the Hughson General Plan. They include guiding future development consistent with the overall feel of the downtown, protect the small town feel character and maintain the quality of life of the residents.

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Chapter 4

Implementing Downtown Revitalization

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4.1. From Preliminary Vision to a Shared Community Vision

With the initial proposal of a plan to create a downtown revitalization plan the first movement is the exchanging of ideas within the community. As multiple groups provide their unique ideas on how a downtown area can be developed, many questions and concerns will surface between the interested groups. This first bit of action will set in motion what primary needs the city has to begin achieving its goals in creating a community-based downtown environment. Before funding has been established and limitations are realized, the flow of ideas brought forward will reveal what desires exist in the community. From this preliminary vision, and the establishment of viable means to fund the revitalizations to come, an idea of what ideas and challenges can be realized and the city can begin to start making movement toward a shared community vision.

4.2 Getting Organized

The very first step in downtown revitalization is to establish a “revitalization organization,” an organization or taskforce of interested individuals and community leaders. The wider the group of people, the easier it is to build support and spread the word (Shields, M and Farrigan, T. 2002). This organization may include a group of stakeholders, property owners, business owners, the chamber of commerce, an economic development association, or any other interested individuals. The purpose of the revitalization organization is to lay the groundwork for a long-term revitalization effort. Once the central group is formed, it should establish a steering committee and get the community involved in the process.

4.2.1. Establishing a Steering Committee

A steering committee offers guidance and direction to the downtown revitalization work. Its main responsibilities are to develop a strategy or plan for revitalizing the downtown and to make sure that all tasks are accomplished (Shields, M and Farrigan, T. 2002). To form a steering committee, the city should contact individuals who have interest in creating changes downtown. These might be property owners, public officials, or consumers. Other people to consider are the chamber of commerce, banks, civic groups, and youth/senior organizations.



Figure 24: Westport Downtown Steering Committee
Source: http://www.westportnow.com/index.php/?v2_5/51786/



Figure 25: Missouri Historical Society Research Visits Sites in Downtown
Source: <http://onsl.org/blog/wp-content/uploads/2011/12/nini-harris-history-presentation-and-tour-june-2011-002.jpg>

It is important to encourage residents to participate in the steering committee and take an active stance in their community.

After identifying individuals for the committee, the next step is to schedule meetings to talk about downtown. Meetings should be prepared to discuss the condition of downtown, why it needs to be revitalized, and amount of money needed to do the work (Shields, M and Farrigan, T. 2002). Everyone should have a voice in meetings to help revitalizing downtown. Revitalizing a downtown requires work and attention to details. Steering committee members should be prepared to attend several meetings and work outside of meetings as well (See Figure 24).

4.2.2. Engage the Community Early On

It is important to inform the community early on. Public meetings should be held each month to collect information from downtown stakeholders and to discuss emerging plan recommendations with the community. These meetings should be open to the entire community, and time and effort should be given to getting as many residents, shop owners, property owners, and municipal officials to attend as possible (Shields, M and Farrigan, T. 2002). This meeting is important because it will set the tone of the revitalization effort. Consequently, the steering committee needs to be well prepared. In an effort to keep stakeholders involved, the steering committee



Figure 26: Orillia Downtown Revitalization Community Design Charrette
 PlanSource: <http://www.urbanstrategies.com/project/orillia-downtown-waterfront-revitalization-plan/>



Figure 27: Residents Post Feedback on the Map for the City of Abbotsford
 Source: <http://blogs.ufv.ca/blog/2015/04/udistrict-campus-and-neighbourhood-planning-project-launched/>

should have a contact list of individuals who attend meetings and send email updates on the developing plan and reminders about upcoming meetings (See Figure 25).

4.2.3. Understand Your Downtown

Downtown is more than just a collection of shops, restaurants, offices, sidewalks, or a place where people go to gather to watch a parade. Downtown is an area which represents the investment of generations. To capitalize on this investment, the City of Hughson will need to make an honest evaluation of its own downtown to understand its strengths and weaknesses. Most importantly, Hughson will need to recognize areas of opportunity.

4.2.4. Evaluate and Consider

To get a better understanding of the services and facilities that are available in the downtown area, the revitalization committee needs to accurately evaluate downtown's problems, assess needs, and analyze opportunities (See Figure 26). This evaluation or consideration should go beyond observations (Shields, M and Farrigan, T. 2002). Evaluating downtown Hughson will not be difficult or expensive. However, time and effort from the committee to develop and consider data is key to revitalize downtown Hughson. Producing data to analyze the benefits and challenges of revitalizing downtown Hughson puts the city in a position for community support and collaboration. Three assessment tools are

normally used by different downtown committees across the country. The City of Hughson can select the tool(s) that best fit the needs of downtown. The three assessment tools are explained below:

Assessment Tool 1: Like/Dislike/Wants

The process for Like/Dislike/Wants is to identify key issues in downtown through the help of residents, merchants, and city officials. Participants in this assessment can provide information by taking photos of what they like and dislike about their downtown. This assessment tool allows residents to photograph their downtown, identify their needs, and help the city to work toward required changes. The pictures will serve as sources for change by showing the conditions of downtown, where people live and work. Pictures will be used to show what residents see as the city's good, bad, and ugly qualities to elaborate on their ideas and discuss what they want and need to see in downtown. Steering committee can come up with ideas and strategies for downtown by analyzing the information provided by community. The photos can be used to form a composite image of downtown and become the basis for its revitalization over the next 10 to 20 years.

Assessment Tool 2: SWOT Analysis

Second assessment tool that can be used for downtown revitalization is called SWOT analysis. SWOT stands for Strengths, Weaknesses, Opportunities and Threats. This assessment tool is an inexpensive way to evaluate conditions in the downtown (Shields, M and Farrigan, T. 2002). SWOT analysis identifies the strengths of the downtown, its weaknesses, the opportunities, and finally the threats. Information gathered from the SWOT analysis can offer the committee a stronger understanding of the environment in which they are working, and can later be used to develop an action plan.

Here is an example of a SWOT analysis for the Hughson downtown that can be considered:

Strengths:

- A rich sense of community
- A small, quiet, safe, and well-defined town district
- Some mature trees
- Convenient access to region via Santa Fe and Hatch Road

Weaknesses:

- No identity
- Too many vacant, run-down, empty properties
- No destination points (i.e. shopping, greenways, family destinations)
- Few activities

Opportunities:

- Identity creation / branding (gateways, steady streetscapes)
- Public spaces/events (playgrounds, farmers market, festivals, etc.)
- New businesses (restaurants, retailers, small businesses, etc.)

Threats:

- Funding limitations (lack of downtown investment)
- Railroad and noise
- Land use differences (industrial development, housing)

Assessment Tool 3: Talking Map

Talking map is another assessment tool by visually representing data on the maps. This tool allows residents, stakeholders, and other participants to provide feedback spatially to a point or area and identify community issues, opportunities, weaknesses, and threats. In this process, downtown maps are used for inventorying the resources or available assets in neighborhoods or communities. For this assessment tool, the steering committee will be required to hold workshops where community members will be provided with areal maps of the downtown. Different colors of pins or stickers will be used to identify the different types of assets and issues in downtown. On the maps, community members will highlight areas that they would like to emphasize and areas they believe should be improved, using pins or stickers, photos, and short descriptions.

Through this assessment tool community members will help the city to identify opportunity sites, key locations that need attention, and consider ideas for improvements. Examples of assets can include parks, bike trails, excellent shopping areas, or churches and community centers. Examples of improvements can be missing transportation links, crime hotspots, or areas with poor environmental condition. At the end of the workshops each group will present and explain their maps to all the participants. By indicating assets and needs spatially on the maps, stakeholders and residents can communicate more directly with the steering

committee and support downtown revitalization plan (See Figure 27).

4.3. Funding and Resources

This section lists potential funding resources that could be utilized to implement this Plan. Funding resources with the highest potential to fund the improvements proposed in this plan are provided below. The resources are organized into the categories of city funding sources, state and federally-funded grants, non-governmental grants, and private funding sources. The downtown steering committee can research grants from government agencies and private foundations. It is important to realize that not all design and construction activities will be accomplished with a single funding source. It will be necessary to consider several sources of funding that, when combined, would support full project construction of a single or even multiple parts of improvements.

4.3.1. City Funding Sources

The City of Hughson annually budgets a small portion of its general fund to make improvements throughout and maintain the City. In older areas that do not have assessment districts, the ongoing maintenance is paid for by the general fund as part of the overall budget for the public works department and the parks department. But as with many smaller cities, in order to satisfy needs, existing sources of funding must be supplemented. Grants provided by agencies and organizations, volunteers, and donations are principally relied upon to provide these additional resources. Many grant programs require, however, that applicants match funding (City of Hughson, 2014).

4.3.2. State and Federally-Funded Grants

Various grant programs administered by state and federal agencies provide funding for a variety of projects related to downtown revitalization. Some grants are available directly to local governments, whereas others are only available to other entities. Federal funding is typically directed through state agencies to local governments either in the form of grants or direct appropriations. However, due to the current fiscal limitations experienced by the Federal and State agencies, funding for downtown revitalization programs might be limited and highly competitive. Some state programs are funded by specific ballot propositions and have a limited lifespan. New programs also become available

over time. The listing below includes grant programs that are currently available.

4.3.3. Community Development Block Grants (CDBG)

In May 2002, Stanislaus County received Housing and Urban Development's (HUD) entitlement certification for its first five years County Consolidated Plan (CP) for the Stanislaus Urban County Grant (CDBG), which began in July 1, 2012 and ends on June 30, 2015. The unincorporated communities of Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford can apply annually to the County for funds from CDBG. Some of the areas that funding is allocated to that could apply in Hughson include infrastructure improvement, economic development, public services, and fair housing. According to the CDBG program, the general goal is to support partnerships between public and private sector, including profit and non-profit organizations, to assist them to provide decent housing, establish and maintain a suitable living environment, and increase economic opportunities for every resident, especially for low-income residents (Community Development Grant Block, 2012).

4.3.4. Active Transportation Program (ATP)

The California Active Transportation Program (ATP) was created to encourage increased use of active modes of transportation, such as biking and walking. Some of the general goals of the Active Transportation Program are to: Increase the amount of trips by biking and walking, increase the safety and mobility of non-motorized users, enhance public health, and provide a broad range of projects to benefit many types of active transportation users. The ATP is funded from Federal Transportation Alternative Programs, Federal Highway Safety Improvement Program and State Highway Account. Program funding is divided into three components and only 10 percent of the total fund is dedicated to small urban and rural regions with populations of 200,000 or less. Funding from the Active Transportation Program may be used to fund the development of community wide active transportation plans in disadvantaged communities, including bike, pedestrian, safe routes to schools, or comprehensive active transportation plans (Active Transportation Program, 2015).

4.3.5. Transportation Enhancement Activities (TEA)

The Transportation Enhancement Activities offers funding opportunities to

help expand transportation choices and enhance the transportation experience, including pedestrian and bicycle infrastructure and safety programs, scenic and historic highway programs, landscaping and scenic beautification, historic preservation, and environmental mitigation. The Transportation Enhancement Activities incorporate planning activities which are a means of more creatively and sensitively integrating surface transportation facilities into their surrounding communities. What differentiates this program from others is the potential to create a transportation experience that is more than just adequate. At the same time it may protect the environment and provide a more aesthetic, pleasant and improved interface between the transportation systems for the communities and people adjacent to transportation facilities (Transportation Enhancement Activities, 2014).

4.3.6. Caltrans Transportation Planning Grant Program (CTPGP)

Caltrans offers three state-funded planning grant programs: Environmental Justice (EJ), Sustainable Transportation Planning Grant Program, and Sustainable Communities Grants. The EJ planning grant promotes the involvement of low-income and minority communities in the planning for transportation projects to mitigate negative impacts while improving mobility, access, safety, and opportunities for affordable housing and economic development. The Sustainable Transportation Planning Grant Program was created to support the California Department of Transportation's (Caltrans) current Mission: Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

The Sustainable Communities Grants fund transportation planning projects that achieve the Caltrans Mission and Grant Program Overarching Objectives, identify and address mobility deficiencies in the multimodal transportation system, encourage stakeholder collaboration, involve active public engagement, integrate Smart Mobility 2010 concepts, and ultimately result in programmed system improvements. Successful applications will be those whose projects focus on improving mobility by integrating sustainability and creatively addressing problems in the multimodal transportation system (Caltrans Transportation Planning Grant Program, 2015).

4.3.7. General Fund (GF)

The County's General Fund is a potential source of funding for public facilities and infrastructure improvements. General Fund sources are mainly derived from tax revenues including property tax, and sales/use tax and is used to pay for basic municipal services such as police, fire, and public works. Since the County's General Fund is limited, it has to be viewed as a secondary source for public facilities and infrastructure improvements.

4.3.8. California Infrastructure and Economic Development Bank (I-Bank), Infrastructure State Revolving Fund Program

"The I-Bank is a State of California financing authority that promotes a healthy climate for jobs, contributes to a strong economy and improves the quality of life in California communities through low-cost financing of infrastructure and economic development projects" (California Infrastructure and Economic Development Bank, 2013, page#1). The Infrastructure State Revolving Fund (ISRF) Program provides financing to public agencies and non-profit corporations for a wide variety of infrastructure and economic development projects. "ISRF Program funding is available in amounts ranging from \$50,000 to \$25,000,000, with loan terms of up to 30 years" (California Infrastructure and Economic Development Bank, 2013, page#4). A total of 16 projects are eligible for this program including, but not limited to, city streets, drainage, water supply and flood control, educational facilities, parks and recreational facilities, and power and communications facilities.

4.3.9. Community Food Projects Competitive Grants Program (CFPCGP)

In FY 2015 NIFA's CFPCGP intends to solicit applications and fund three types of grants. The types are entitled (1) Community Food Projects (CFP), (2) Planning Projects (PP) and (3) Training and Technical Assistance (T & TA) Projects. The U.S. Department of Agriculture's (USDA) Community Food Projects Competitive Grants Program is a major funding source for community-based food and agriculture projects nationwide and receives \$5 million per year in mandatory funding. The amount available for NIFA support of this program in FY 2015 is

approximately \$9 million. The funds will be awarded through a grant. There is no commitment by USDA to fund any particular application or to make a specific number of awards. “Some of the primary goals of the CFPCGP are to: Meet the food needs of low-income individuals through food distribution, or improving access to food as part of a comprehensive service; and meet specific state, local or neighborhood food and agricultural needs including needs relating to: Equipment necessary for the efficient operation of a project; Planning for long-term solutions; or The creation of innovative marketing activities that mutually benefit agricultural producers and low-income consumers” (Community Food Projects Competitive Grants Program, 2015, page#4).

4.3.10. Economic Development Administration (EDA) Grants

The U.S. Economic Development Administration’s investment policy is designed to establish a foundation for sustainable job growth and the building of durable regional economies throughout the United States. The EDA mission is to lead the Federal economic development plan by supporting innovation and competitiveness, preparing American regions for economic growth and success in the worldwide economy. Some of EDA investment programs include: Public Works and Economic Development Program, Economic Adjustment Assistance Program, and Planning Program. EDA grants help to advance regional competitiveness, create higher-skill, living-wage jobs, generate private investment, and strengthen and develop industry clusters.

Applications for EDA programs are evaluated based on the following guidelines: 1) market-based and results driven, 2) strong organizational leadership, 3) advance productivity, innovation, and entrepreneurship, 4) looking beyond the immediate economic horizon, anticipating economic changes, and diversifying the local and regional economy, and 5) high degree of commitment through local government matching funds, support by local officials, cooperation between business sector and local government. For 2015, the deadlines are March 12, 2015 and June 12, 2015 (U.S. Economic Development Administration, 2015).

4.3.11. USDA Farmer's Market Promotion Program (FMPP)

Since 2006, the FMPP has made more than \$32 million in awards. Approximately \$9 million in FMPP grants were awarded in 2012. The Farmers Market Promotion Program (FMPP) offers grants to help improve and expand domestic farmers' markets, roadside stands, community-supported agriculture programs, and other direct producer-to-consumer market opportunities. Currently two competitive grant programs are available, the Farmers Market Promotion Program (FMPP) and Local Food Promotion Program (LFPP). Among those eligible to apply are agricultural cooperatives, producer networks, producer associations, local governments, nonprofit corporations, public benefit corporations, economic development corporations, regional farmers' market authorities and Tribal governments. The 2012 award recipient in California was City of Concord with \$89,000 grant for a Fresh Approach to develop and operate mobile farmer's markets in food desert communities of Contra Costa County (Farmer's Market Promotion Program, 2015).

4.3.12. USDA Rural Development Community Facilities Grants Program

This program provides affordable funding for essential community facilities in rural areas and towns of 20,000 people or less and targets low-income communities. Grants recipients can be counties, municipalities, special-purpose districts or other entities such as non-profit organizations or tribes. Funds can be used to construct, remodel or operate facilities for health care, public safety, and community and public services. Three different types of funding are available, low interest direct loan, grants, or a combination of these two. Priority is based on population and median household income such as small communities with a population of 5,500 or less and low-income communities having a median household income below 80% of the state nonmetropolitan median household income (Rural Development Community Facilities Grants Program, 2015).

4.3.13. National Endowment for the Arts (NEA)

National Endowment for the Arts is an independent federal agency that funds projects that can make a difference in their community. The projects may

be big or small, and may consist of one or more specific events or activities. This agency provides grants to organizations for a wide variety of programs including artist communities, arts education, dance, design, folk & traditional arts, literature, local arts agencies and several and the strengthening of communities through the arts. Organizations may apply for creative place-making projects that contribute to the livability of communities and place the arts at their core. Grants generally range from \$10,000 to \$100,000 (National Endowment for the Arts, 2015).

4.3.14. Energy Efficiency and Conservation Block Grant (EECBG)

The Energy Efficiency and Conservation Block Grant (EECBG) is a program in the United States, which provides federal grants. Since 2009 (EECBG) program has provided \$3.2 billion in block grants. These grants are available to states, U.S. territories, local governments and Indian tribes to reduce energy use and fossil fuel emissions, and for improvements in energy efficiency. Projects that modify streets to better accommodate bikes and pedestrians are among the eligible uses. The grant funds can also go towards renewable energy installations on government buildings, energy efficient traffic signals and street lights, combined heat and power systems, district heating and cooling systems, and other projects (Energy Efficiency and Conservation Block Grant, 2015).

4.3.15. Main Street Grants (MSG)

The Department of Housing and Urban Development (HUD) sponsors the Main Street grant program. The Main Street program supports smaller communities in the development of affordable housing that is undertaken in connection with a Main Street revitalization effort. Grants from this program are used to convert unused office buildings into affordable rental housing units. Funds are also used to renovate buildings in the downtown districts of eligible areas to keep its historical character. The main eligibility requirements are to have a population of 50,000 or less within its jurisdiction, and have 100 or fewer physical public housing units within its jurisdiction (Main Street Grants Notice of Funding Availability, 2015).

4.3.16. HOPE VI Program

The HOPE VI program is sponsored by HUD. This program provides

grants to help public housing authorities (PHAs) revitalize areas of public housing. Grants can be used to acquire land for off-site construction, demolish severely distressed public housing units and renovate and repair existing units. Funds can also pay for relocation costs of residents due to revitalization efforts. . PHA's and tribal PHA's are eligible to apply for these grants (Revitalization Grants, 2015).

4.3.17. Non-Governmental Grants and Private Funding Sources

There are many different programs across the country with varying funding sources and program requirements. Generally, most of the fund sources are Federal or State programs with larger amount of funding. However, there are other programs that are funded which are entirely loan-based, low-interest or no interest loans using private funding. Some examples of private programs using various funding programs are described below.

4.3.18. Property and Business Improvement District (PBID)

A Property and Business Improvement District (PBID) is a public/private sector initiative to manage and improve the environment of a business district. A PBID creates an efficient mechanism for property owners and businesses to fund and manage improvements in commercial areas, with the goal of creating a vibrant downtown, promoting business activity, and enhancing property values. Under the Property and Business Improvement District Law of 1994, revenues from PBID may be used to fund capital improvements and maintenance costs for projects such as parking facilities, street furniture, public restrooms, art, parks, street and streetscape enhancements, and plazas. PBIDs are formed with an initial term of five years and may be renewed for another five years (Property and Business Improvement District, 2010).

4.3.19. Northern California Community Loan Fund (NCCLF)

The Northern California Community Loan Fund (NCCLF) is a nonprofit lender and technical assistance and consulting provider. It was established by Congress in 2000 to provide an opportunity for individual and corporate taxpayers to make investments that encourage economic development and create

jobs in low-income communities. Through flexible financial products and advice, it creates opportunities to make socially responsible investments that revitalize Northern California communities. During last six years, NCCLF has disbursed \$80 million in the credits to low-income communities throughout Northern and Central California to support housing, youth development, community arts, people with disabilities, and environmental innovation (Northern California Community Loan Fund, 2015).

4.3.20. Nonprofit Finance Fund (NFF)

It started in 1980 as the Energy Conservation Fund and later in 2000 changed its name to the Nonprofit Finance Fund, focusing on the broader capitalization needs of nonprofits beyond facilities. NFF contributes to building a more just and vibrant society through tailored investments, strategic advice, and accessible insights. Currently, community development is at the core of NFF's goal to improve the financial management and capitalization of nonprofits that are vital to communities. Most of the fund receivers are located in low- and moderate-income communities. NFF's community development clients include social enterprises, community development corporations, advocates for affordable housing, job training programs and urban redevelopment and revitalization organizations. NFF has provided \$575 million in financing and access to additional capital in support of over \$1.5 billion in projects for thousands of organizations nationally (Nonprofit Finance Fund, 2015).

4.3.21. Volunteer Work

Hughson citizens might be excited about the re-development of the downtown. Individual volunteers from the community can be brought together with groups of volunteers from church groups, civic groups, Modesto Junior College and environmental groups to work on some portions of the project on special community workdays. Local students can work on the public art pieces, which can provide an opportunity to get the community involved with projects as much as possible. Volunteers can also be used for fund-raising, maintenance, and programming needs.

4.4. Matrix of Projects, Resources and Timeline

The purpose of this timeline and funding sources is to aid departments in their future revitalization plan and renovations.

Projects	Resources														Timing Short-Term Mid-Term Long-Term					
	CFS	CDBG	ATP	TEA	CTPGP	GF	I-Bank	CFPCGP	EDA	FMPP	USDA	NEA	EECBG	MSG		HVI	PBID	NCCLF	NFF	Volunteer
Gateway Signage		✓														✓				Mid-Term
Medians		✓	✓		✓											✓				Long-Term
Roundabouts		✓	✓		✓													✓		Mid-term
Sidewalks			✓	✓									✓							Mid-term
Crosswalks			✓	✓									✓							Mid-term
Benches		✓													✓	✓				Short-term
Planters		✓													✓	✓				Short-Term
Street Lights		✓													✓	✓				Mid-term
Trash and Recycling Receptacles						✓									✓	✓				Short-Term

Projects	Resources															Timing Short-Term Mid-Term Long-Term					
	CFS	CDBG	ATP	TEA	CTPGP	GF	I-Bank	CFPCGP	EDA	FMPP	USDA	NEA	EECBG	MSG	HVI		PBID	NCCLF	NFF	Volunteer	
Signage	✓					✓								✓	✓	✓					Mid-Term
Bicycle Racks	✓		✓		✓											✓					Mid-Term
Permanent Farmers' Market	✓	✓				✓		✓		✓											Mid-Term
Bike Lane	✓		✓	✓		✓				✓			✓	✓							Short-Term
Create Mixed Use Downtown Zoning	✓					✓															Short-Term
Mixed Use Development	✓		✓				✓	✓	✓				✓			✓	✓				Long-Term
Public Gathering Plaza							✓		✓							✓		✓			Long-Term
Street Trees	✓					✓								✓	✓	✓					Mid-Term

Projects	Resources													Timing Short-Term Mid-Term Long-Term						
	CFS	CDBG	ATP	TEA	CTPGP	GF	I-Bank	CFPCGP	EDA	FMPP	USDA	NEA	EECBG		MSG	HVI	PBID	NCCLF	NFF	Volunteer
Landscaping	✓			✓		✓								✓	✓				✓	Mid-Term
Alley Paving				✓			✓		✓											Lon-Term
Street Arts	✓					✓						✓			✓	✓			✓	Short-Term

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Appendix A: References & Resources

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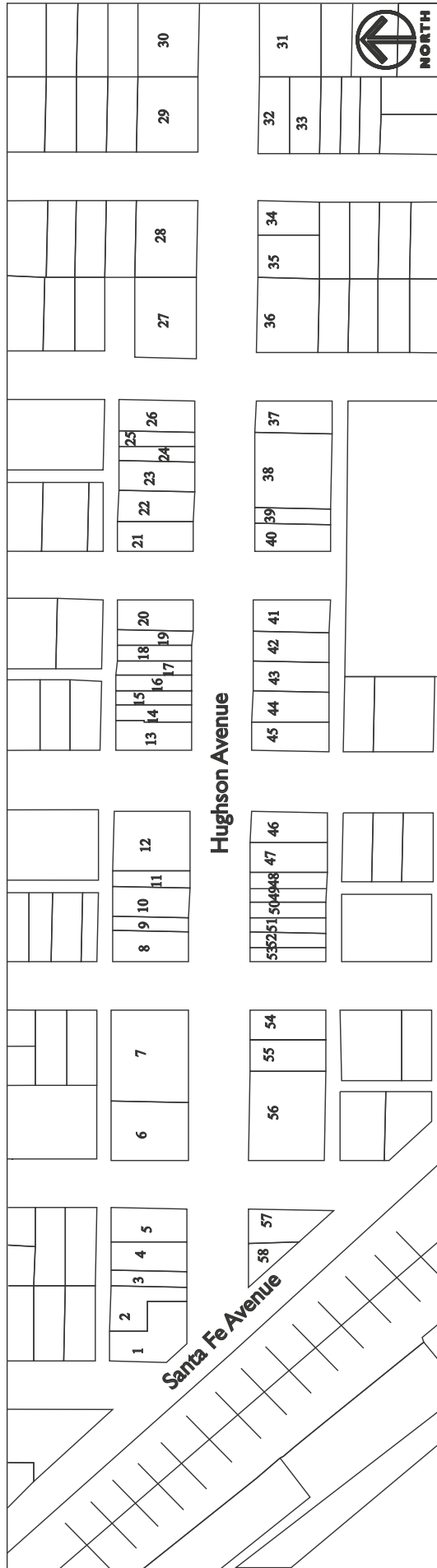
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Appendix B: Downtown Parcel Inventory

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Hughson Avenue Lot Numbers



LOT SURVEY

Project area: Hughson Ave

Lot number: I

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		White														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Gas Station														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_0_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 2

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many _0_ Aspect _____ _____														
Other observations and elements of note <i>(locate on the map)</i>		Martellas Automotive service.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many _0_ Aspect _____ _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 3

Vacant: Yes

No buildings but lot used for: Lot is covered by Fence

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>																
Type of Use	Ground															
	1st floor															
Dominant façade materials																
Dominant façade color																
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_0_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 4

Vacant: Vacant Building

No buildings but lot used for: N/A

		Buildings (<i>number them on the map</i>)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Residential														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_2_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: (<i>Good, average, bad</i>)	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>	How many <u>_1_</u> Aspect _____						
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 5

Vacant: No

No buildings but lot used for: N/A

		Buildings (<i>number them on the map</i>)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		CA Recycle														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: (<i>Good, average, bad</i>)	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 6

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		wood														
Dominant façade color		Brown														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		The lot is used for two different businesses, Tack Real State and Husky Carwash.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_1_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 7

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Dark Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Hughson School District. The building used to be a bank.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 8

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		White/Red														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Pizza Factory.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_3_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 9

Vacant: Yes

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Dark Green														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many _0_ Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		It is a vacant store, used to be Lacy's Furniture and Home Décor.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many _0_ Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 10

Vacant: Yes

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>																
Type of Use	Ground															
	1st floor															
Dominant façade materials																
Dominant façade color																
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		This is an empty land and used to be a movie theater.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_2_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 11

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓			✓											
Type of Use	Ground	Commercial			Vacant											
	1st floor															
Dominant façade materials		Stucco			Stucco											
Dominant façade color		Tan			Tan											
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		The store is a boutique														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_0_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 12

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)											
		1		2		3		4		5			
Number of stories <i>(ground floor counts as one)</i>		✓		✓		✓							
Type of Use	Ground	Commercial		Commercial		vacant							
	1st floor												
Dominant façade materials		Stucco		Stucco		Stucco							
Dominant façade color		Tan		Tan		Tan							
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes		
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_4_</u> Aspect _____											
Other observations and elements of note <i>(locate on the map)</i>		The second floor is being used as a dance hall.											

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_4_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 13

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick														
Dominant façade color		Brown														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>0</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Napa Mechanic Shop.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>	How many <u>2</u> Aspect _____						
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 14

Vacant: yes

No buildings but lot used for: Closed garden used for lot 14.

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>																
Type of Use	Ground															
	1st floor															
Dominant façade materials																
Dominant façade color																
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>0</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		This is a garden used by the mechanic ship in lot 13, it is a fenced garden that the entrance is from the Napa mechanic shop on lot 13.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>2</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 15

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Wood														
Dominant façade color		Green														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>0</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Two attached stores.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>1</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 16

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick/Stucco														
Dominant façade color		Tan/Brown														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		An antique store with no name.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 17

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick/Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many _0_ Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Step Up Dance Studio														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many _0_ Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 18

Vacant: yes

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick/Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		A vacant store.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 19

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick														
Dominant façade color		Brown														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Magallon Construction CA office.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 20

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓			✓											
Type of Use	Ground	Commercial			vacant											
	1st floor															
Dominant façade materials		Stucco			Stucco											
Dominant façade color		Tan			Tan											
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes		No	Yes		No	Yes		No	Yes		No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Mexican grocery store.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 21

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial			residential											
	1st floor															
Dominant façade materials		Stucco			Stucco											
Dominant façade color		Tan			White											
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes		No	Yes		No	Yes		No	Yes		No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>2</u> Aspect _____ -														
Other observations and elements of note <i>(locate on the map)</i>		This is a mixed use parcel. A commercial building in front and a residential building in the back.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>2</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 22

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		White														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>0</u> Aspect _____ —														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>0</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 23

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Residential														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_2_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 24

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u> 0 </u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Dowdy construction office														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u> 0 </u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 25

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Salon.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_0_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 26

Vacant: Yes

No buildings but lot used for: AT&T

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>																
Type of Use	Ground															
	1st floor															
Dominant façade materials																
Dominant façade color																
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes		No	Yes		No	Yes		No	Yes		No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u> 0 </u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		A fenced parcel with some building in it that it being used for AT&T.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u> 0 </u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 27

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Churche														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many _0_ Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many _8_ Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 28

Vacant: Yes

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>																
Type of Use	Ground															
	1st floor															
Dominant façade materials																
Dominant façade color																
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_2_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_5_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 29

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Residential														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		White														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_3_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>	How many <u>_1_</u> Aspect _____						
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 30

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1	2	3	4	5										
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Gray/White														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>3</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Hamilton's Café with outdoor sitting area.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>3</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 31

Vacant: Yes

No buildings but lot used for: N/A

		Buildings (number them on the map)															
		1			2			3			4			5			
Number of stories <i>(ground floor counts as one)</i>		✓															
Type of Use	Ground	Residential															
	1st floor																
Dominant façade materials		Wood															
Dominant façade color		Tan															
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G	
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_5_</u> Aspect _____															
Other observations and elements of note <i>(locate on the map)</i>		The vacant house attached to a an insurance office.															

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_1_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 32

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Residential														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		White														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes		No	Yes		No	Yes		No	Yes		No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_3_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_2_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 33

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1	2	3	4	5										
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Residential														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		White														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 34

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Wood														
Dominant façade color		Brown														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_2_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Salon in a house														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 35

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Yellow														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 36

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Hughson Family Dentistry														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>	How many <u>_2_</u> Aspect _____						
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 37

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)															
		1			2			3			4			5			
Number of stories <i>(ground floor counts as one)</i>		✓															
Type of Use	Ground	Commercial															
	1st floor																
Dominant façade materials		Brick															
Dominant façade color		Brown															
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G	
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____															
Other observations and elements of note <i>(locate on the map)</i>		Mexican Market, grocery store with a restaurant. A small vacant store is attached to the store.															

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>	How many <u>_1_</u> Aspect _____						
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 38

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick														
Dominant façade color		White														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		This is a big lot with a parking space next to the grocery store.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_0_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 39

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick/Wood														
Dominant façade color		Brown/White														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Law office														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 40

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>															
		1			2			3			4			5			
Number of stories <i>(ground floor counts as one)</i>		✓															
Type of Use	Ground	Commercial															
	1st floor																
Dominant façade materials		Stucco															
Dominant façade color		White															
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G	
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____															
Other observations and elements of note <i>(locate on the map)</i>		Two separate commercial buildings in the same parcel, one is in the front and one is in the back of the parcel.															

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_0_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 41

Vacant: Yes

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>																
Type of Use	Ground															
	1st floor															
Dominant façade materials																
Dominant façade color																
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_1_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 42

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>															
		1			2			3			4			5			
Number of stories <i>(ground floor counts as one)</i>		✓															
Type of Use	Ground	Commercial															
	1st floor																
Dominant façade materials		Brick															
Dominant façade color		Brown															
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G	
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____															
Other observations and elements of note <i>(locate on the map)</i>		Bellaviva Orchards a local store.															

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_1_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 43

Vacant: Yes

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓			✓											
Type of Use	Ground	Commercial			Residential											
	1st floor															
Dominant façade materials		Brick/Stucco			Stucco											
Dominant façade color		Brown/White			White											
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		The store is vacant and a small residential unit is above the store.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 44

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>															
		1			2			3			4			5			
Number of stories <i>(ground floor counts as one)</i>		✓															
Type of Use	Ground	Commercial															
	1st floor																
Dominant façade materials		Brick/Stucco															
Dominant façade color		Brow/Blue															
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G	
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes
Mature trees in the lot <i>(locate on the map)</i>		How many _0_ Aspect _____															
Other observations and elements of note <i>(locate on the map)</i>		Laundry service.															

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many _0_ Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 45

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		The grocery store has a parking space next to the building on the same parcel. Rancho Market Grocery Store														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>	How many <u>_1_</u> Aspect _____						
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 46

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓			✓											
Type of Use	Ground	Commercial														
	1st floor				Commercial											
Dominant façade materials		Brick/Stucco			Brick/Stucco											
Dominant façade color		Tan			Tan											
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____ Towards rear of lot _____														
Other observations and elements of note <i>(locate on the map)</i>		Hughson Museum														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_3_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 47

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓			✓											
Type of Use	Ground	Commercial			Commercial											
	1st floor															
Dominant façade materials		Brick			Brick											
Dominant façade color		Tan			Tan											
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____ Towards rear of lot _____														
Other observations and elements of note <i>(locate on the map)</i>		The building is used for Hughson Family Resource Center.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>	How many <u>_1_</u> Aspect _____						
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 48

Vacant: yes

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco/wood														
Dominant façade color		Brown														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____ Towards rear of lot _____														
Other observations and elements of note <i>(locate on the map)</i>		There are two stores next to each other that both are vacant.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 49

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Wood														
Dominant façade color		Brown														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Lacy's Antique Store														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 50

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Wood/Brick														
Dominant façade color		Tan/Brown														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Coco's Taqueria restaurant														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_1_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 51

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick/Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u> 0 </u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		New Style Hair Salon														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the side-walk <i>(locate on the map)</i>		How many <u> 0 </u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 52

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)															
		1			2			3			4			5			
Number of stories <i>(ground floor counts as one)</i>		✓															
Type of Use	Ground	Commercial															
	1st floor																
Dominant façade materials		Stucco															
Dominant façade color		Peach color															
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G	
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____															
Other observations and elements of note <i>(locate on the map)</i>		Iglesia Christian Bookstore															

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>	How many <u>_1_</u> Aspect _____						
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 53

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Stucco														
Dominant façade color		Dark														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>0</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Bob's Coffee Shop.														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>2</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 54

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓			✓											
Type of Use	Ground	Commercial														
	1st floor				Residential											
Dominant façade materials		Metal/Stucco			Metal/Stucco											
Dominant façade color		Tan			Tan											
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes		No	Yes		No	Yes		No	Yes		No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Bus stop in front of the lot														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_1_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 55

Vacant: yes

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		wood														
Dominant façade color		white														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		George House Assembly														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_1_</u> Aspect _____				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 56

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick/Stucco														
Dominant façade color		Tan														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_10_</u> Aspect <u>_</u> Towards rear of lot <u>_____</u>														
Other observations and elements of note <i>(locate on the map)</i>		Bank of the West														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>			How many <u>_2_</u> Aspect <u>_____</u>				
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 57

Vacant: No

No buildings but lot used for: N/A

		Buildings <i>(number them on the map)</i>														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓			✓											
Type of Use	Ground	Commercial														
	1st floor				Residential											
Dominant façade materials		Stucco			Stucco											
Dominant façade color		Tan			Tan											
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>																

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_2_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



LOT SURVEY

Project area: Hughson Ave

Lot number: 58

Vacant: No

No buildings but lot used for: N/A

		Buildings (number them on the map)														
		1			2			3			4			5		
Number of stories <i>(ground floor counts as one)</i>		✓														
Type of Use	Ground	Commercial														
	1st floor															
Dominant façade materials		Brick/Stucco														
Dominant façade color		Tan/Brown														
General maintenance aspect <i>(Good, average, bad)</i>		B	A	G	B	A	G	B	A	G	B	A	G	B	A	G
Historical/cultural significance <i>(Indicate if its your judgment)</i>		No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
Mature trees in the lot <i>(locate on the map)</i>		How many <u>_0_</u> Aspect _____														
Other observations and elements of note <i>(locate on the map)</i>		Branding Catering														

Sidewalk	No	Yes	Average width: 10-12 feet	Condition: <i>(Good, average, bad)</i>	B	A	G
Mature trees in the sidewalk <i>(locate on the map)</i>		How many <u>_2_</u> Aspect _____					
Other observations and elements of note <i>(locate on the map)</i>							



