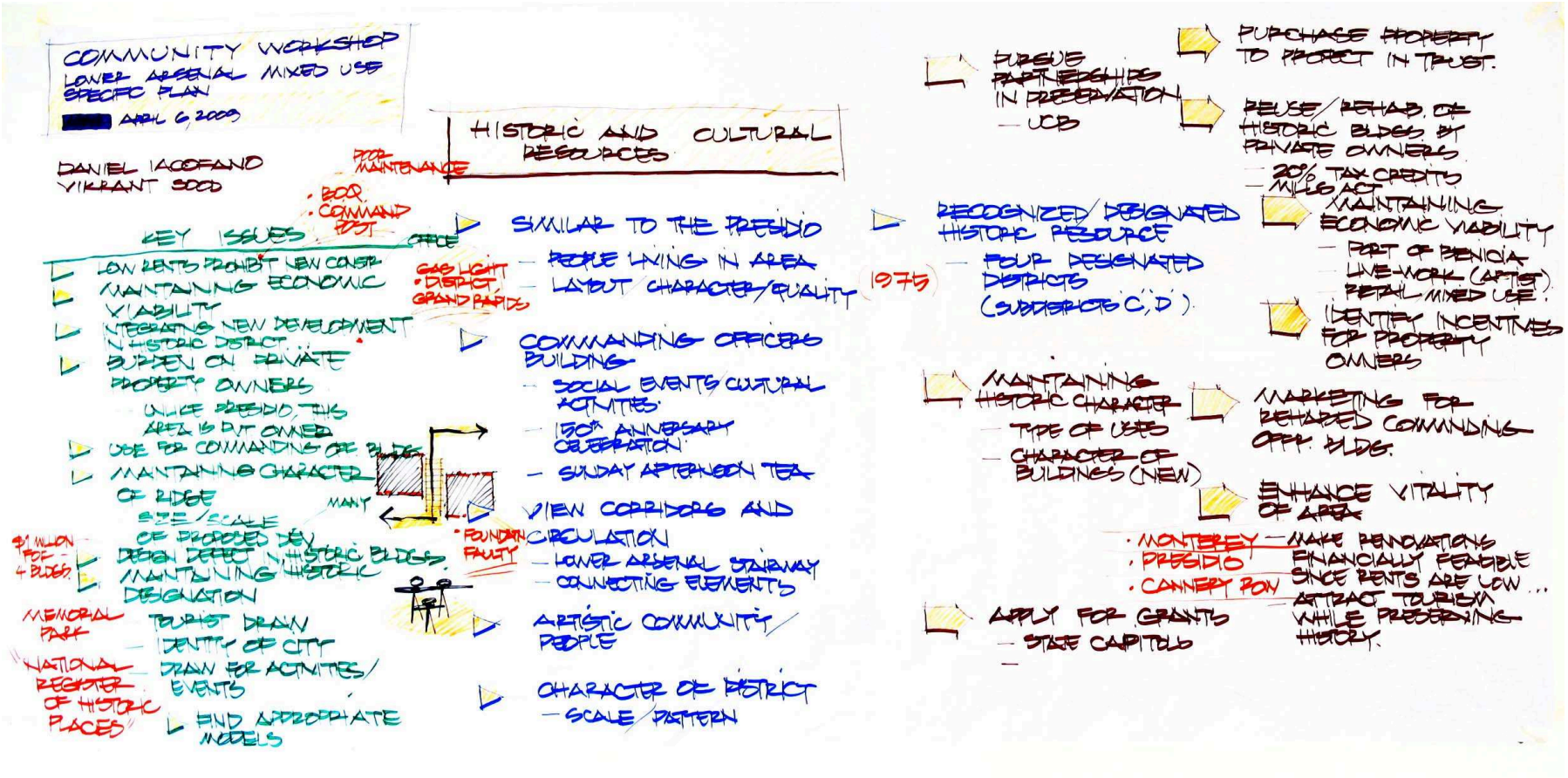
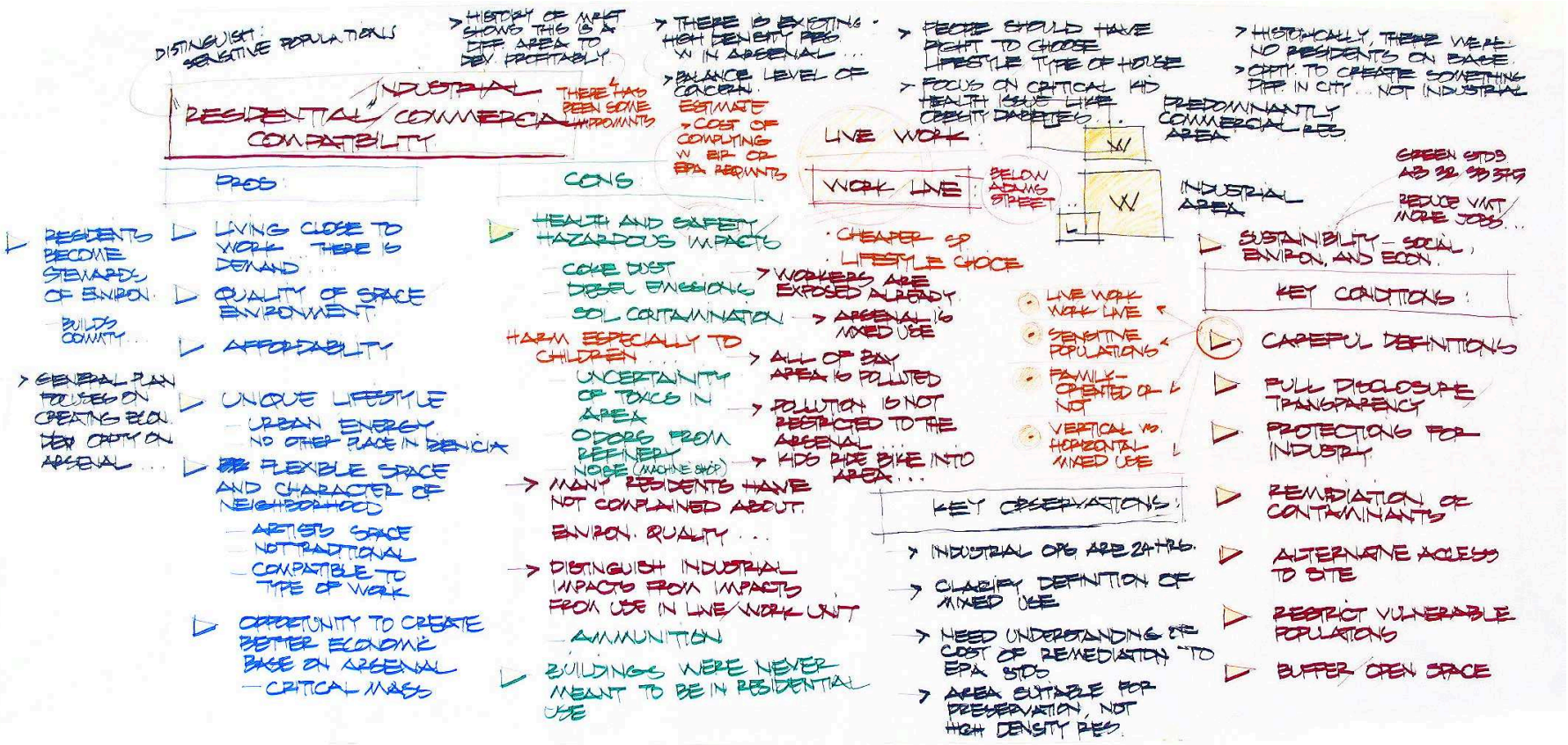

COMMUNITY WORKSHOP
LOWER ARSENAL MIXED USE SPECIFIC PLAN
APRIL 6, 2009
DANIEL IACOFANO
VIKRANT SOOD
HISTORIC AND CULTURAL RESOURCES
POOR MAINTENANCE
BOQ
COMMAND POST
KEY ISSUES
OFFICE
LOW RENTS PROHIBIT NEW CONSTR
MAINTAINING ECONOMIC VIABILITY
INTEGRATING NEW DEVELOPMENT IN HISTORIC DISTRICT
BURDEN ON PRIVATE PROPERTY OWNERS
UNLIKE PRESIDIO, THIS AREA IS PVT OWNED
USE FOR COMMANDING OFF. BLDG.
MAINTAINING CHARACTER OF RIDGE
SIZE/SCALE OF PROPOSED DEV
MANY
$1 MILLION FOR 4 BLDGS
DESIGN DEFECT IN HISTORIC BLDGS
MAINTAINING HISTORIC DESIGNATION
MEMORIAL PARK
TOURIST DRAW
IDENTITY OF CITY
DRAW FOR ACTIVITIES/EVENTS
"NATIONAL REGISTER OF HISTORIC PLACES"
FIND APPROPRIATE MODELS
GAS LIGHT DISTRICT, GRAND RAPIDS
SIMILAR TO THE PRESIDIO
PEOPLE LIVING IN AREA
LAYOUT CHARACTER/QUALITY
COMMANDING OFFICERS BUILDING
SOCIAL EVENTS CULTURAL ACTIVITIES
150th ANNIVERSARY CELEBRATION
SUNDAY AFTERNOON TEA
VIEW CORRIDORS AND CIRCULATION
FOUNDATN FAULTY
LOWER ARSENAL STAIRWAY
CONNECTING ELEMENTS
ARTISTIC COMMUNITY/PEOPLE
CHARACTER OF DISTRICT
SCALE/PATTERN
PURSUE PARTNERSHIPS IN PRESERVATION
UCB
PURCHASE PROPERTY TO PROTECT IN TRUST.
REUSE/REHAB. OF HISTORIC BLDGS BY PRIVATE OWNERS
20% TAX CREDITS
MILLS ACT
RECOGNIZED/DESIGNATED HISTORIC RESOURCE
1975
FOUR DESIGNATED DISTRICTS (SUBDISTRICTS C, D)
MAINTAINING ECONOMIC VIABILITY
PORT OF BENICIA
LIVE-WORK (ARTIST)
RETAIL MIXED USE
IDENTIFY INCENTIVES FOR PROPERTY OWNERS
MAINTAINING HISTORIC CHARACTER
TYPE OF USES
CHARACTER OF BUILDINGS (NEW)
MARKETING FOR REHABED COMMANDING OFFR. BLDG.
ENHANCE VITALITY OF AREA
MONTEREY
PRESIDIO
CANNERY ROW
MAKE RENOVATIONS FINANCIALLY FEASIBLE SINCE RENTS ARE LOW...
ATTRACT TOURISM WHILE PRESERVING HISTORY.
APPLY FOR GRANTS
STATE CAPITOLS

Residential / Industrial Use Compatibility