

Rivertown Town Square Presentation

Joy
Motts

Community Advocate







Our Ask

To move forward with an agenda item that will create a downtown square or plaza on the Beede Lumber parcel at 2nd and E Street known as The Yard. And by doing so, will use publicly owned land for its best use and therefore remove a vacant eyesore from a historical and currently underserved neighborhood.

The River

Railroad

Antioch
Lumber

Railroad

W2nd Street

W2nd Street

Overhead
Signage

E Street

Senior
Centre

A

D

E

Flowering
Accent Trees

B

Promenade

Lawn

Lawn

Lawn

Restrooms

I

J

F

Lawn

Lawn

W3rd Street

Flowering
Accent Trees

W 3rd Street

Security
Fencing

Flowering
Accent Trees

E Street

D Street

W 3rd Street

A Street



Site Plan
Scale: 1" = 20'- 0"



Legend

- A. Town Square**
Farmer's Market
Local Business Street Faire
Outdoor Event Centre Clubs
- B. Amphitheatre**
Music Live
Sukiyagoyama Festival
Movie Night
- C. Botanical Gardens**
Native Plant Species
Butterfly Gardens
Plant Identification
- D. Historical Walk**
Informational Posters
Artistic History Walk
Commemorative Activities
- E. Centre Pavilion**
Walkable Map of Antioch
Directional Information Signage
Shedding Event and Ceremonies
- F. War Memorial**
Engraved Central Obelisk
Porter's Log Pallet
Dedication Memorials for Veterans
- G. Community Fire Pit**
Village Story Telling
Scouting Events
Veterans Events
- H. Community BBQ**
Local Restaurant Events
Local Business Sponsored Events
- I. Water Feature**
Interactive
Educational
Fun
- J. Play Area**
T-Arch
Tot Lot
Play Structures
Picnic Benches with BBQ's

River Town Square

Antioch, California

Designed by:
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LSA
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 Landscape Architecture, Urban Design, Master Planning
 Custom Landscape & Swimming Pool Design
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November 2018

Designed by:
Brian
Christopher
Halloran

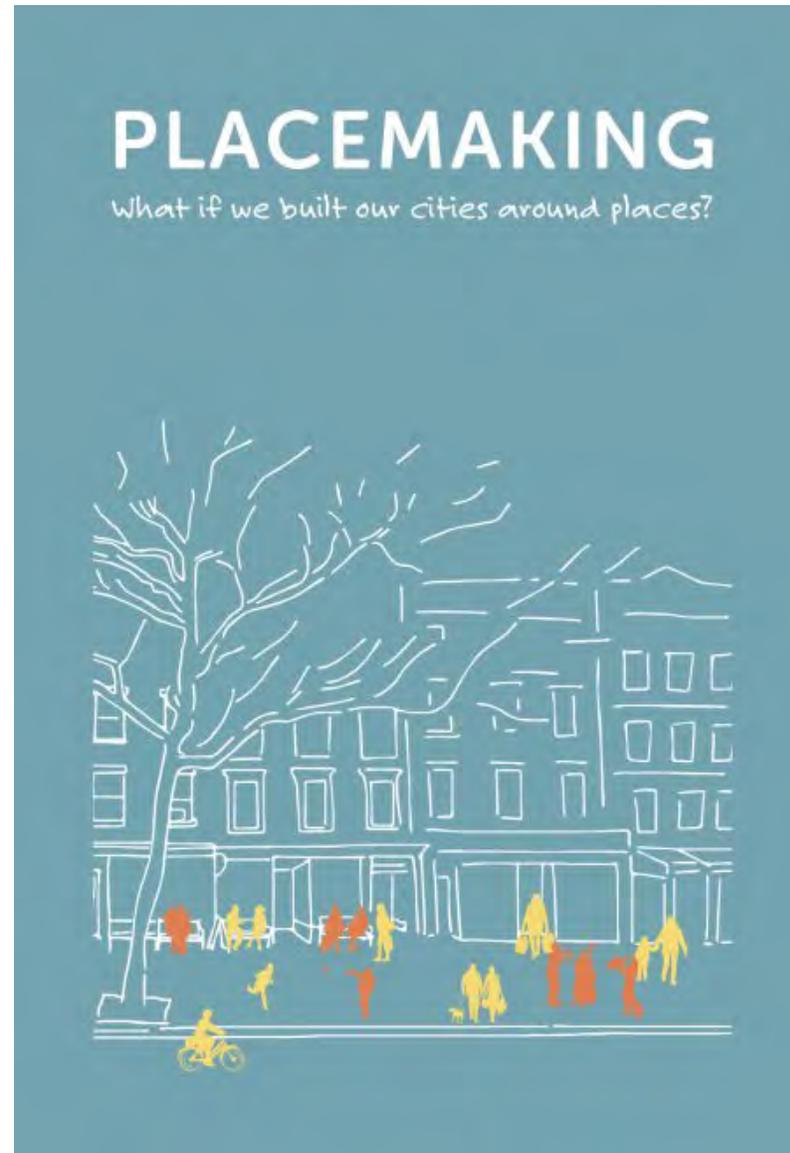
LSA

Design & Development, Inc

Our Why

Placemaking:

- A process or philosophy with community participation at its center.
- That capitalizes on a local communities' assets, inspiration, and potential.
- That results in the creation of quality public spaces that can contribute to people's health, happiness, and wellbeing.
- It asks you to rethink the old models of creating vibrant communities.
- It asks, what if we built our cities around places?



PLACEMAKING

FRED KENT



PARKS: THE NEW CLIMATE CLASSROOM

LLOYD DANGLE



What Makes a Great Place?



Project
for Public Spaces

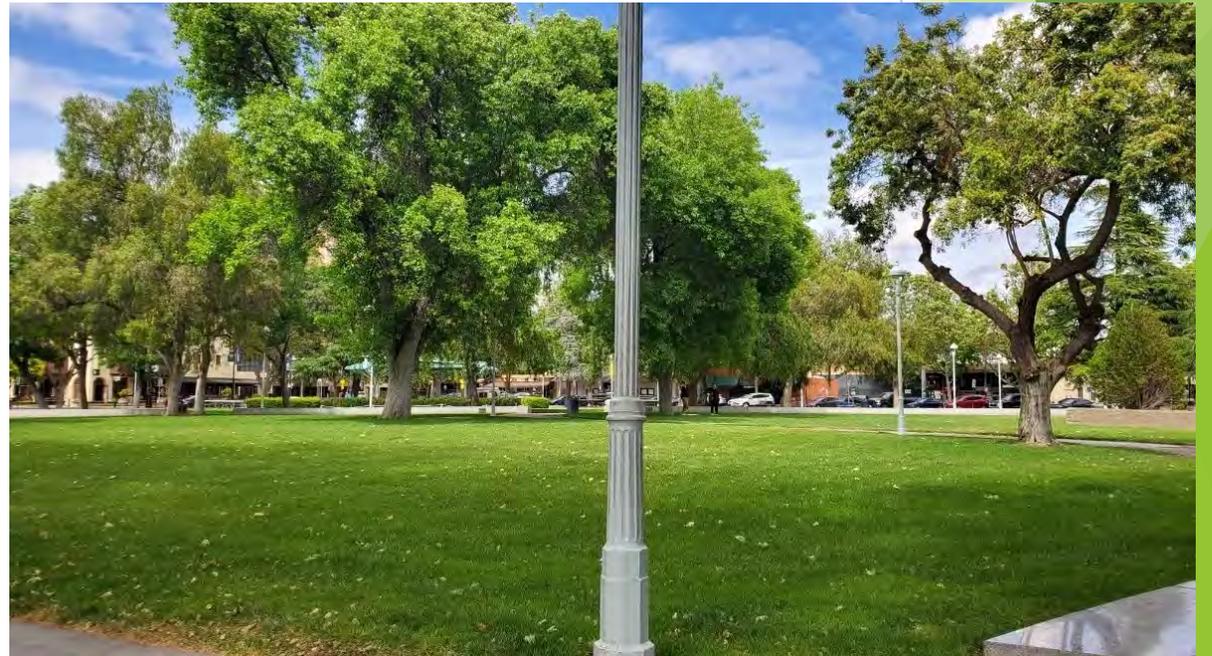
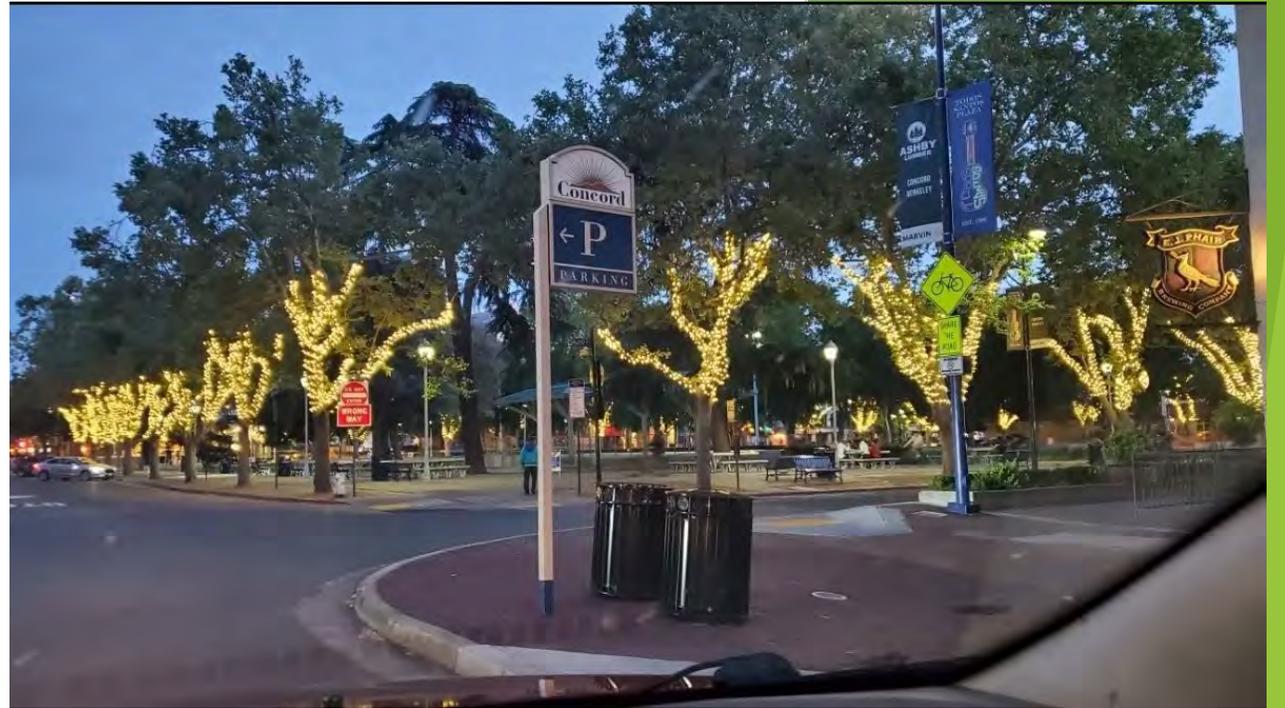




Ontario Town Square



Todos Santos Plaza Concord, CA



How do we know it will work?

- ▶ Because it is happening all around us.
- ▶ Downtown plazas and event centers are:
 - ▶ increasing foot traffic;
 - ▶ creating economic vibrancy and private investment; and
 - ▶ bringing families and individuals with expendable income to their downtown businesses and restaurants.
- ▶ The creation of these downtown spaces fits into new models of urban planning, environmental justice, and sustainability.

Civic Center Plaza Oakley, CA



Brentwood Civic
Center Park
Brentwood, CA



John Buckley Square Pittsburg, CA



City Park Benicia, CA



We too can do this!

- ▶ We can create a space in our downtown that focuses on our aspirations, desires, and vision.
- ▶ We can create our place, our space, a connection to our history and our greatest asset, our river and waterfront.
- ▶ A place that not only drives economic vibrancy but brings us all together.

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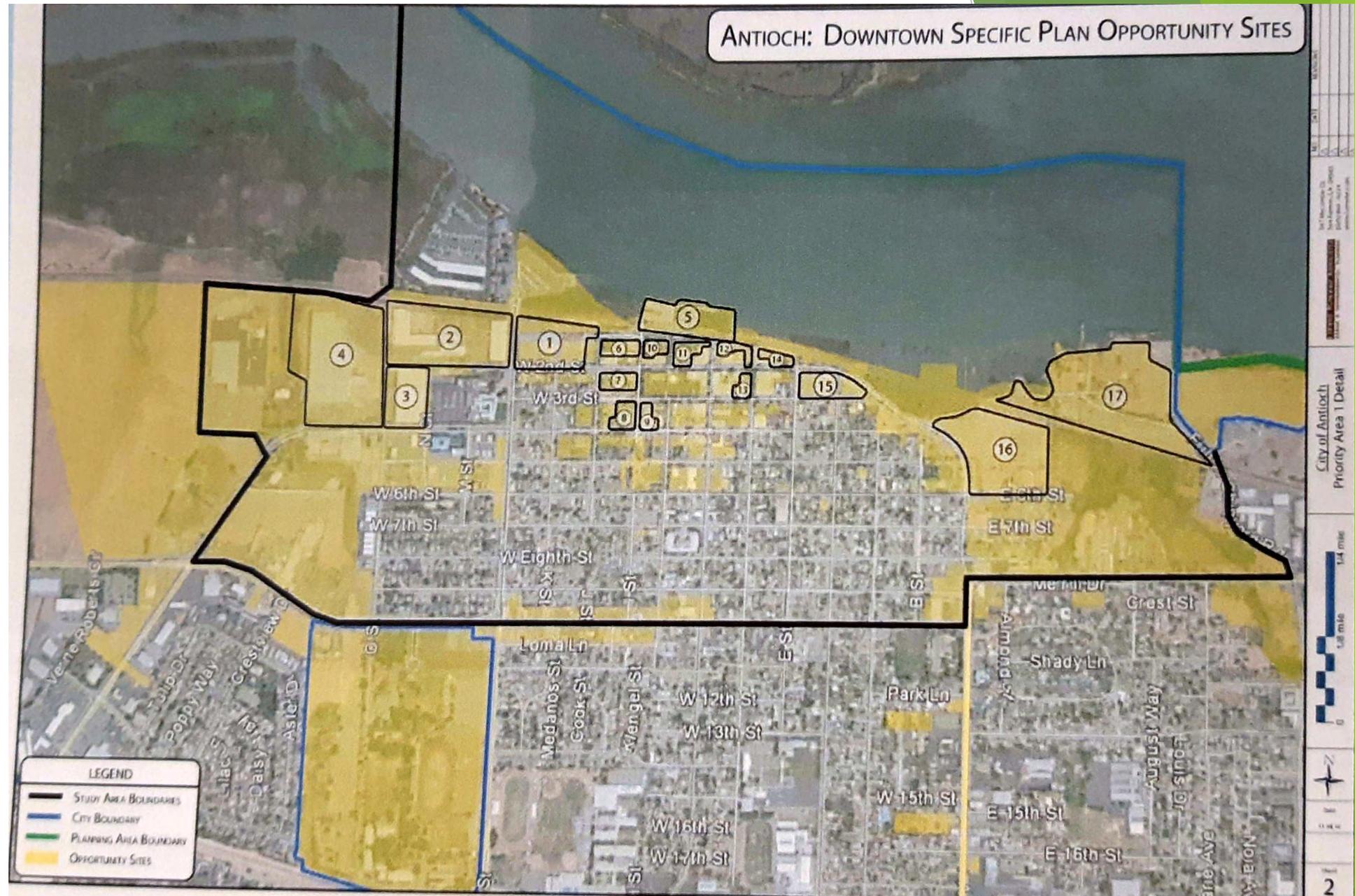
Lee Ballesteros

Business Owner
Theater Director

Facts and Figures

- ▶ Reports and Studies Conducted by Professionals
- ▶ Studies conducted past and present
- ▶ Building constraints create greenspace opportunities
- ▶ Interest must come from Councilmembers

15 Opportunity Sites were studied in the Downtown Area



Existing Conditions: Opportunities & Constraints



Final Draft December 8, 2014

Downtown Specific Plan
General Plan Land Use Element & Zoning Ordinance Update
City of Antioch, California

Opportunities and Constraints

- ▶ The lack of restaurants, coffee shops and other uses where people gather to socialize has weakened the Downtown business environment, depressed real estate values, and diminished quality of life downtown.
- ▶ The loss of Themed festivals and public events within the downtown area contributes to the decline in business activity and quality of life in the community as a whole.
- ▶ Home ownership is greater in the Downtown area than other parts of the City.
- ▶ Stakeholder interviews listed as priorities:
 - ▶ # 4 the need to accommodate additional amenities Downtown;
 - ▶ # 6 the lack of amenities Downtown; and
 - ▶ # 14 need for more housing Downtown.

(cite: from Opportunities and Constraints report 11/12/14)

Downtown Specific Plan

November 12, 2014

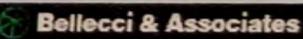
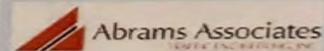
Managing City Staff

- Tina Wehrmeister, Community Development Director
- Mindy Gentry, Senior Planner
- Steve Duran, City Manager



Consultant Team

- Loewke Planning Associates, Urban & Environmental Planners
- New Economics & Advisory, Urban Economists
- Abrams Associates, Traffic Engineering
- Illingworth & Rodkin, Air Quality, Noise & GHG
- William Self Associates, Cultural Resources
- Olberding Environmental, Biological Resources
- Bellecci & Associates, Infrastructure, Hydrology Water Quality



November 12, 2014

END

Downtown Specific Plan, GP Land Use Element & Zoning Ordinance Update

City Staff & Consultant Team

City of Antioch, California

Waldie Plaza



Beede Site



Noise and Air Quality Statistics

- Trains on the BNSF rail line through the Downtown could pose a significant cancer risk for people living in homes within approximately 200 feet from the rail line.
- Current measurements indicate that the noise environment along the waterfront within 200 feet of a grade crossing is unacceptable to accommodate future residential development (mitigation required within 600 feet)
- 200 feet directly bisects the Beede Site
- 15 trains pass daily

(cite: from Opportunities and Constraints Report 11/12/14)



Antioch, CA - Cancer Risk and PM2.5 Modeling Summary BNSF Rail Line Risks

Distance from Rail Line	Lifetime Cancer Risk (chances in one million)					
	50 ft	100 ft	200 ft	300 ft	400 ft	500 ft
South of Rail Line	20.6	15.0	9.6	7.0	5.4	4.3

Distance from Rail Line	Annual PM2.5 Concentration ($\mu\text{g}/\text{m}^3$)					
	50 ft	100 ft	200 ft	300 ft	400 ft	500 ft
South of Rail Line	0.08	0.06	0.04	0.03	0.02	0.02

Cite: Council Meeting Staff Report 10/26/2021
Housing Element, Environmental Hazard Element, and
Environmental Justice Requirements From report by Urban
Planning Partners Inc.

- ▶ the term “disadvantaged communities” is defined as a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.
- ▶ Gov. Code § 65302(h)(1)(A):
 - ▶ Identify objectives and policies to reduce exposure to pollution including improving air quality in disadvantaged communities.
 - ▶ Identify objectives and policies to promote public facilities in disadvantaged communities.
 - ▶ Identify objectives and policies to promote food access in disadvantaged communities.
 - ▶ Identify objectives and policies to promote physical activity in disadvantaged communities.
 - ▶ Identify objectives and policies to reduce any unique or compounded health risks in disadvantaged communities not otherwise addressed above.
- ▶ Gov. Code § 65302(h)(1)(B): Identify objectives and policies to promote civic engagement in the public decision-making process in disadvantaged communities.
- ▶ Gov. Code § 65302(h)(1)(C): Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged Communities.

- 
- ▶ Research and reports commissioned by the City are the biggest advocates for creating a Townsquare on the Beede Site.
 - ▶ Opportunities and constraints have been weighed and it is up to the City to accept the science and move forward.

Antonio Hernandez

Community Advocate
Antioch United School
District Trustee

What will a town square bring?

- ▶ Well-being and Public Health
- ▶ Economic Vitality
- ▶ Events and Activities
- ▶ Equity, Social Justice, and community building

Value of Community Spaces [4]



Economic Vitality

- ▶ Proximity to parks increases property values as much as 20 percent, which in turn increases local tax revenues. ^[2]
- ▶ Green Spaces can serve as drivers of ^[3]:
 - ▶ Economic Transactions
 - ▶ Employment
 - ▶ Labor Income
- ▶ Every dollar spent on green spaces can return up to \$11 ^[5]
- ▶ Case Study ^[2]: Detroit, 2004
 - ▶ \$19 million, 2.5-acre Campus Martius Park
 - ▶ Over 2 million visitors annually
 - ▶ More than \$1 billion in real estate investments around the park
 - ▶ Billions more in development dollars projected

Quality of Life and Greenspaces

- ▶ Health Benefits ^[1]
 - ▶ Reduced Mortality and Increased Life Span
 - ▶ Improved Pregnancy Outcomes
 - ▶ Reduced Prevalence of Obesity and Type 2 Diabetes
 - ▶ Reduced Cardiovascular Morbidity and Mortality
 - ▶ Improved Mental Health and Cognitive Function
 - ▶ Enhanced Physical Activity and Improved Fitness
 - ▶ Improved Functioning of the Immune System
 - ▶ Improved Relaxation and Restoration



Events and Activities

- ▶ Farmers Markets
- ▶ Fourth of July
- ▶ Wine Tasting
- ▶ Parades
- ▶ Car Shows
- ▶ Scavenger Hunts
- ▶ Craft Fairs
- ▶ City Christmas Tree Site
- ▶ Cultural Events
- ▶ Boat Racing
- ▶ Family BBQ Areas
- ▶ Yoga
- ▶ Frisbee
- ▶ BBQ Cook Offs
- ▶ Concerts
- ▶ Rivertown Jamboree
- ▶ Peddler's Fairs
- ▶ Holiday Celebrations
- ▶ Kite Flying
- ▶ Water Sports - Jet Ski, Kayaking etc.



Resources

1. https://link.springer.com/chapter/10.1007/978-3-319-56091-5_11
2. <https://www.lincolnst.edu/publications/articles/2020-10-room-roam-pandemic-urban-parks-what-comes-next>
3. <https://www.nrpa.org/publications-research/research-papers/the-economic-impact-of-local-parks/>
4. <https://www.planning.org/blog/blogpost/9108788/>
5. https://www.wrlandconservancy.org/documents/conference2014/Economic_Benefits_of_Greenspace.pdf