



City Council Study Session

May 7, 2025

Downtown Specific Plan

Project Team



**SPECIFIC PLAN LEAD
CONSULTANT**



MOBILITY



**RAILROAD
STRATEGY**



HISTORIC

CONSULTING



ECONOMICS



ENVIRONMENTAL

Morse Planning Group





SPECIFIC PLAN OVERVIEW



SPECIFIC PLAN AREA

- Lockeford Street/ Softball Complex/ Armory Park
- Lodi Avenue
- Pleasant Avenue
- Washington Street

**Downtown
Specific Plan
Boundary**



DOWNTOWN LODI TODAY



Pine Street
(Looking South)



DOWNTOWN LODI TODAY



Elm Street
(Looking North)



CITY COUNCIL STRATEGIC GOAL - DOWNTOWN

**Realize a lively
mixed-use, walkable
commercial downtown
district**

- Expand opportunities for **downtown living**
- Preserve downtown's **historic character**
- Ensure accessibility for multi-modal **transportation and public safety**
- Promote the use of **public facilities**
- Expand Downtown **mixed-use zoning**
- Adopt policies that incentivize the **revitalization** of buildings and infrastructure



SPECIFIC PLAN OVERVIEW

General Plan

- City's **long-term vision** for the future
- Policy goals & objectives to guide the City's physical development





SPECIFIC PLAN OVERVIEW

Zoning Code

- Establishes land uses and development standards for private development

Specific Plan

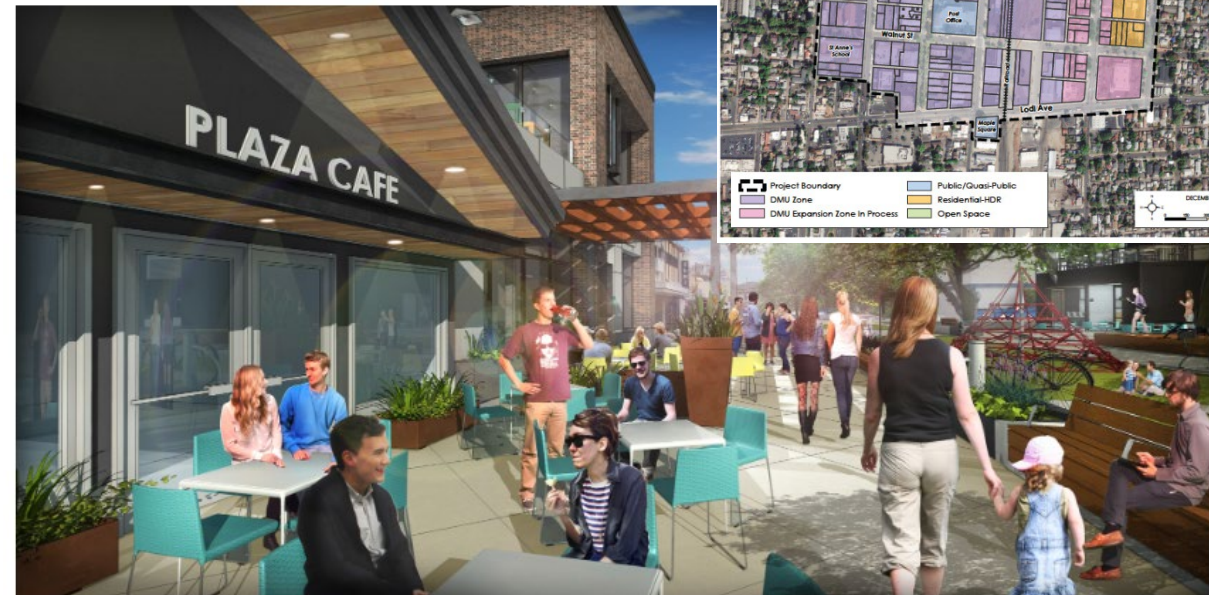
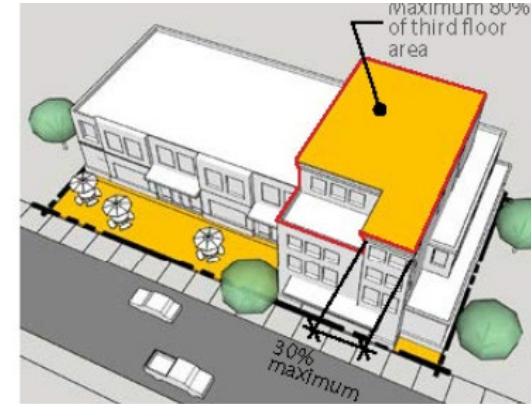
- Provides a vision and direction for a specific area (public & private)
- Provides a customized regulatory framework
- Takes precedence over standards set by the Zoning Code





DOWNTOWN LODI SPECIFIC PLAN

- A specific plan is a planning document
- It typically guides future development with a 20-year horizon
- It is not a specific project or development
- For a specific geographic area



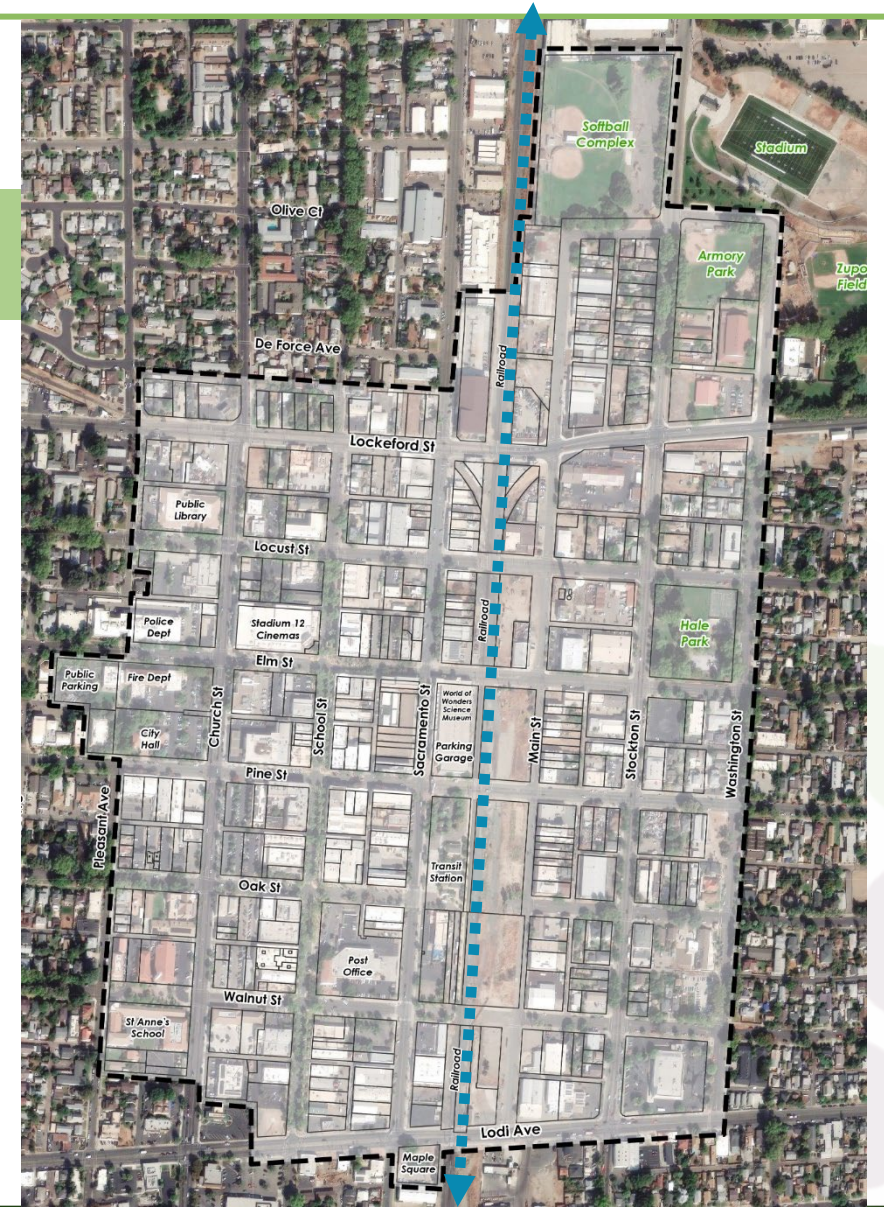


WHAT WILL THE SPECIFIC PLAN DO?

A Specific Plan establishes the following:

- Land uses and development standards*
- Mobility Plan
- Urban design and streetscape improvement concepts
- Public infrastructure improvements
- Implementation actions and programs

**Land uses are not tenants*





PROJECT TIMELINE

Phase 1



Steering Committee Kick-off Meeting on 10/8/24



PROJECT TIMELINE

Phase 2

Phase 3

Phase 4

FOUNDATION

Press Releases,
Social Media
& Email
Updates

Steering
Committee
Meeting

Community
Workshop

Online
Questionnaire

Community
Pop-up Event
Materials

SPECIFIC PLAN PREPARATION

Press
Releases,
Social Media
& Email
Updates

CC & PC
Joint Study
Session *

Multi-Day
Charette

Focus
Group
Meetings

Main
St.
Breakout
Session

Storefront
Open House

Community
Workshop

Online
Questionnaire

Steering
Committee
Meeting*

We are Here

CEQA ANALYSIS & PLAN ADOPTION

Press
Releases,
Social Media
& Email
Updates

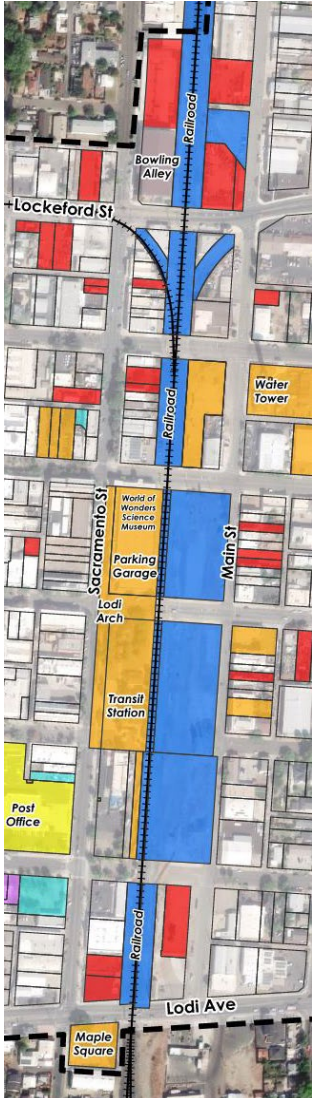
City Council
Open House

Hearings

Spring 2026



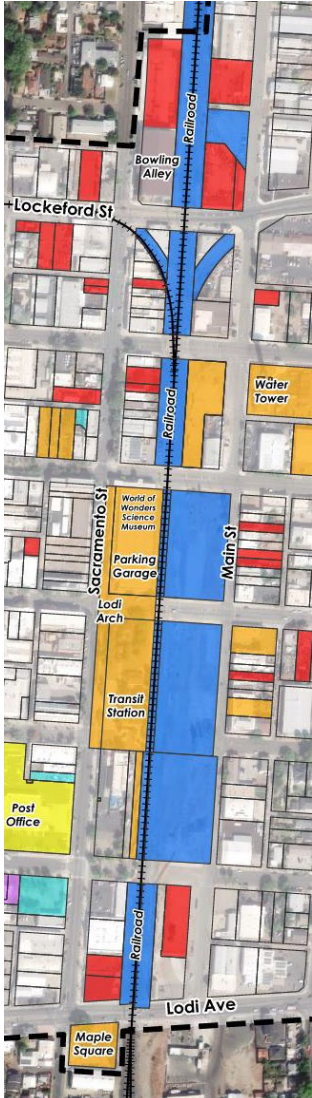
UNION PACIFIC (UP) ENGAGEMENT



- Identify Union Pacific parcels
- RailPros site visit to evaluate existing conditions
 - Crossings in need of improvement
 - 50'-100' easement required on either side of tracks
 - Remediation of parcels likely to remove contaminants
- Coordination call with UP Senior Manager of Real Estate - Land acquisition/lease options



UNION PACIFIC (UP) ENGAGEMENT

















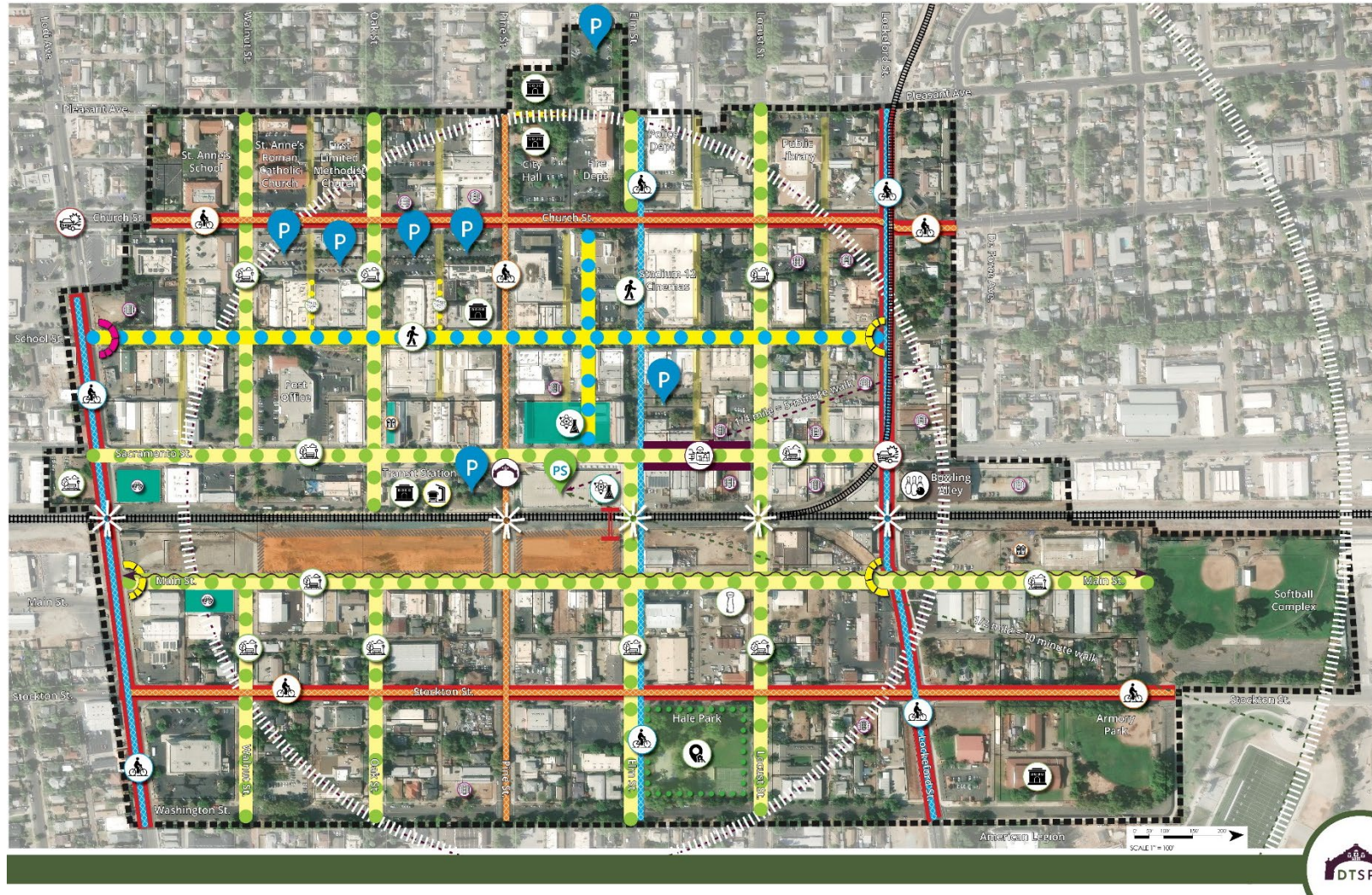
- Improve connectivity and integrate safety enhancement modifications improvements
- Evaluate pedestrian overpass viability
- Identify process to establish a Quiet Zone and associated safety requirements
- Implement Supplemental Safety Measures (SSMs) – four quadrant gates, median barriers, etc.
- Alternative Safety Measures (ASMs)



ASSETS AND OPPORTUNITIES

Assets/Fortalezas

-  Walkable Downtown
-  Parking Structure
-  Public Parking Lot
-  Bike Lane
-  Bike Route
-  Transit Facility
-  Paseo
-  Alley
-  World of Wonders Science Museum
-  Bowling Alley
-  Historic Lodi Arch
-  Existing Gateway
-  Historic Resource
-  Water Tower



Opportunities/Oportunidades

-  Union Pacific Railroad Ownership
-  Collision Hotspot
-  Arterial
-  Rail Crossing
-  Underutilized Site
-  Separated Bike Path
-  Streetscape Beautification
-  Parklets
-  World of Wonders Expansion
-  Hale Park
-  Pedestrian Bridge
-  Future Eating/Drinking
-  Future Gateway





COMMUNITY ENGAGEMENT TO DATE

- **Steering Committee Meeting and Downtown Tour, October 8, 2024**
- **Community Workshop and Steering Committee Meeting, January 9, 2025**
- **Multi-Day Open House Charrette, February 4 and 5, 2025**
- **Open House, April 17, 2025**
- **Planning Commission Study Session, April 23, 2025**
- **Developer and Stakeholder Interviews**
- **Community Questionnaire**
- **Website Updates (www.planlodi.com)**



STEERING COMMITTEE MEMBERS



Mark Chandler

Economic Development Advisory
Committee Member

David Claxton

Lodi Downtown Business Alliance

Jim Cordero

ABCD Member

Steve Diede

Deide Construction, Inc.

JP Doucette

Lodi Chamber of Commerce

Daniel Meza

Farmers and Merchants Bank

Russ Munson

Economic Development
Advisory Committee Member

Wes Rhea

Visit Lodi

Mamie Starr

WOW Board Member

Janet Vargas

Community Partnership for Families

**Steering Committee
Meeting #1 and Tour**
October 8, 2024

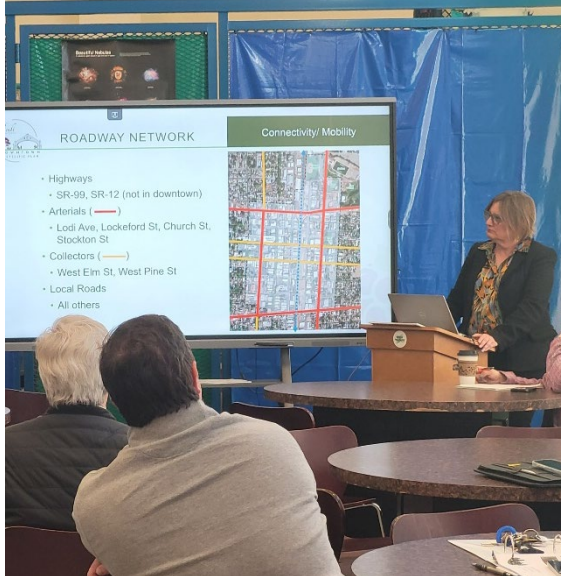
**Steering
Committee
Meeting #2**
January 9, 2025

**Steering Committee
Meeting #3** February
5, 2025



COMMUNITY WORKSHOP

Community Workshop
January 9, 2025





FOCUS GROUP MEETINGS



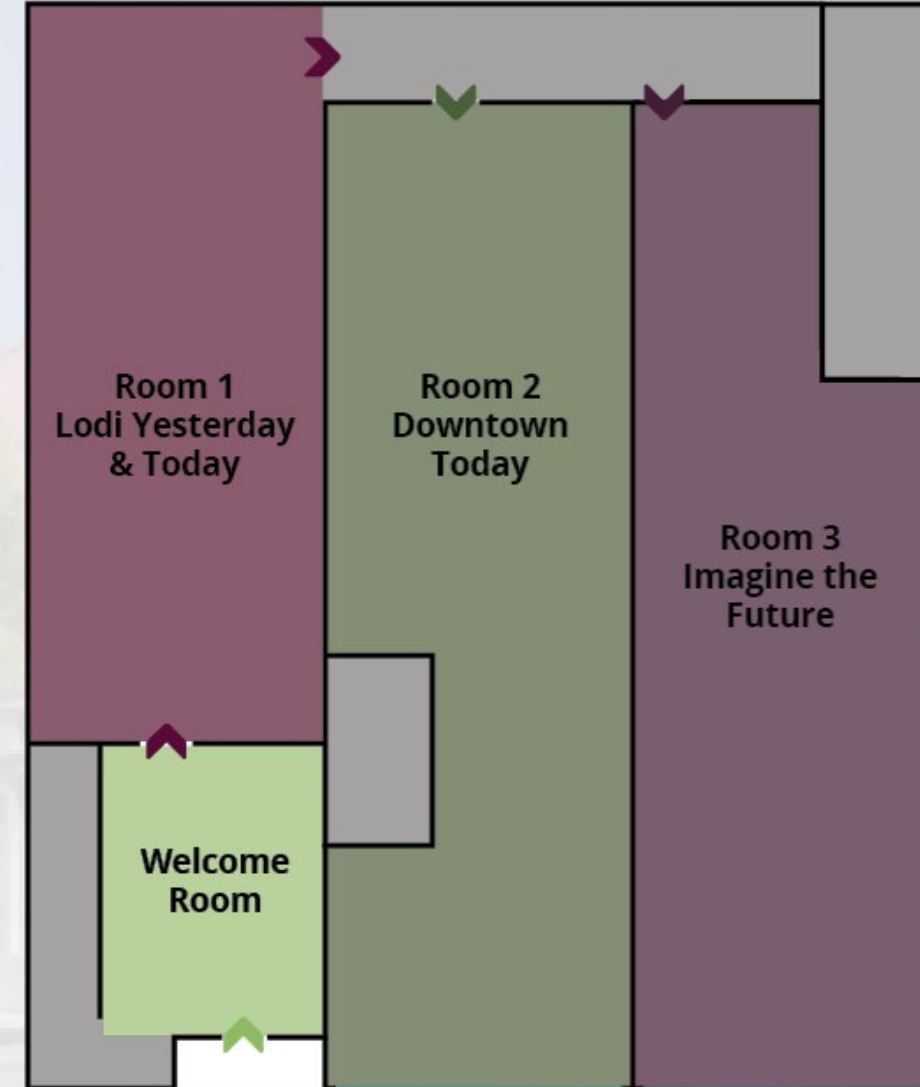
Several dozens of organizations were invited, such as:

- Historic Groups/Interests
- Local Realtors
- Rotary and Social Groups
- Arts Foundation
- Bike Lodi
- Tree Lodi
- Developers and Contractors
- Chamber of Commerce
- Visit Lodi
- Downtown Business Alliance



MULTI-DAY OPEN HOUSE CHARRETTE

Multi-Day
Charrette,
February 4&5





MULTI-DAY OPEN HOUSE CHARRETTE



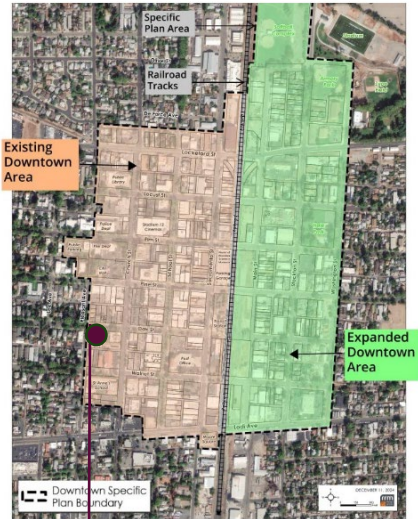


MULTI-DAY OPEN HOUSE CHARRETTE





COMMON THEMES – EXISTING DOWNTOWN



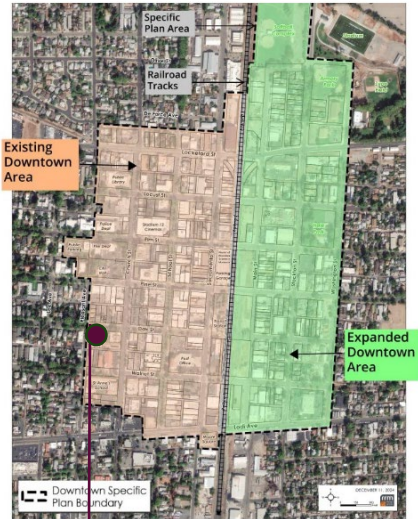
Existing
Downtown
Area

- Better connectivity over the railroad tracks
- New boutique hotel, public restrooms, additional shops and restaurants
- Additional outdoor dining, plazas/seating areas
- Increased events and festivals
- Later hours for shops and restaurants



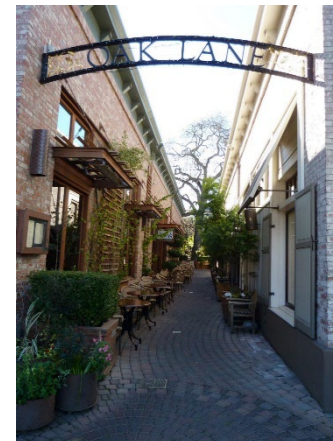


COMMON THEMES – EXISTING DOWNTOWN



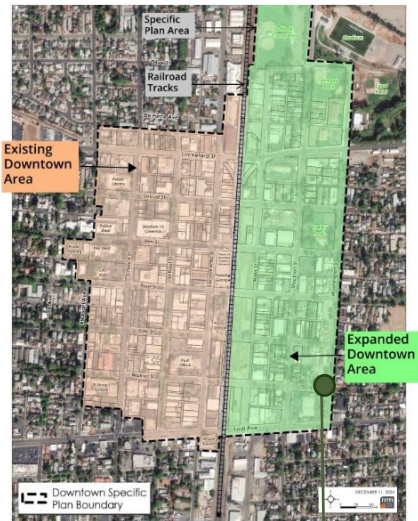
Existing
Downtown
Area

- Widened or enhanced sidewalks
- Alleyway enhancements with improved lighting
- Enhanced parking and safety
- Bicycle improvements
- String/twinkle lights
- Additional landscaping, street trees, and public art





COMMON THEMES – EXPANDED DOWNTOWN



Expanded
Downtown
Area

- Improved safety and lighting
- Additional housing
- Enhanced connectivity and walkability
- Increased gathering spaces – plazas or enhanced parks
- Integrate public art
- Hale Park improvements
- Improve vacant property



NEXT STEPS



Establish a
clear vision

Refine Key
Concept

Specific Plan
development

CEQA
Analysis

DOWNTOWN SPECIFIC PLAN VISION

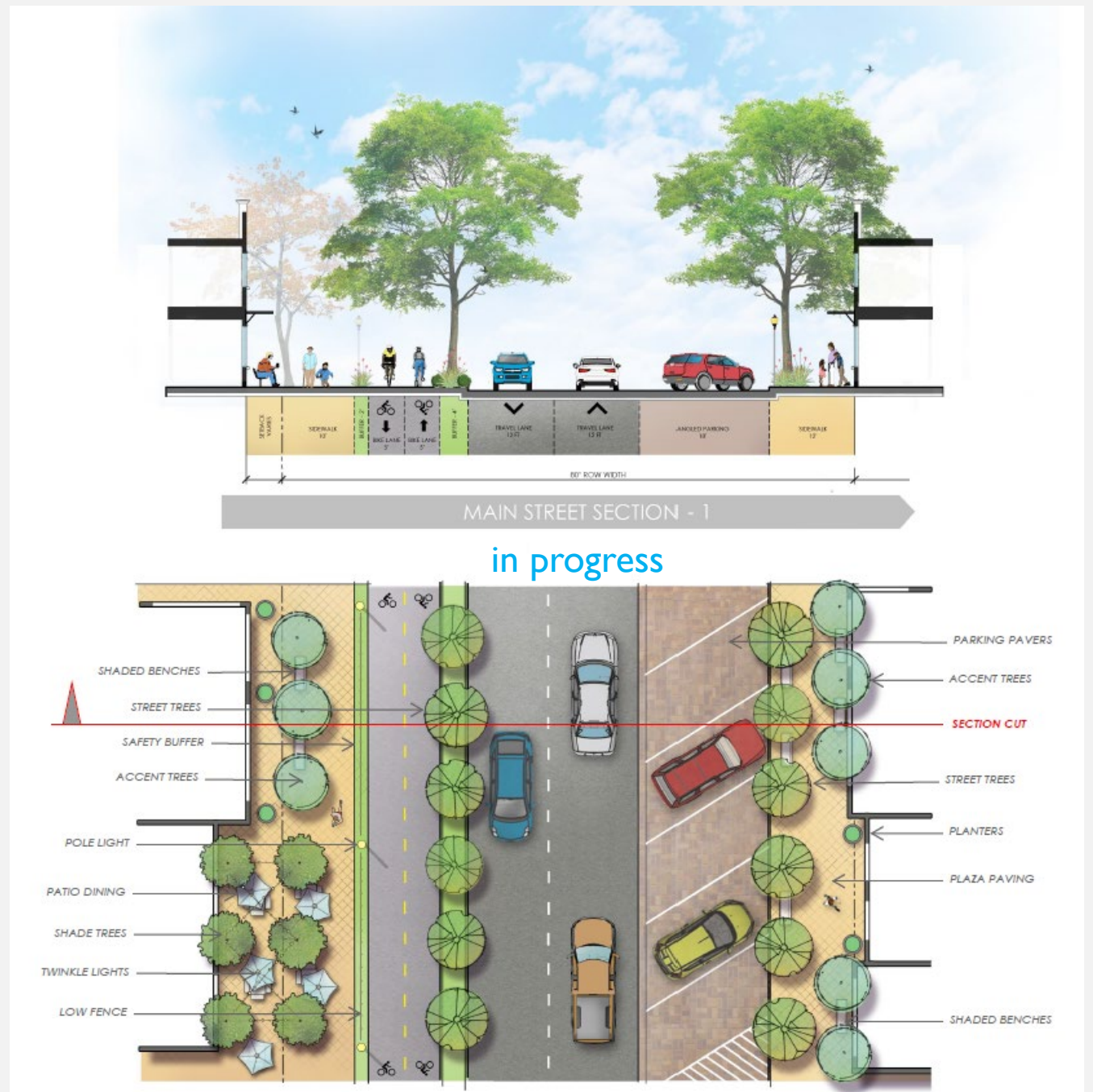
The overall vision for this Specific Plan is to **accentuate the heart of Lodi and create a unique destination** that is welcoming and attractive.

Downtown Lodi is envisioned to become a **vibrant, entertaining, and walkable interconnected core** that is clean, safe, and family friendly.



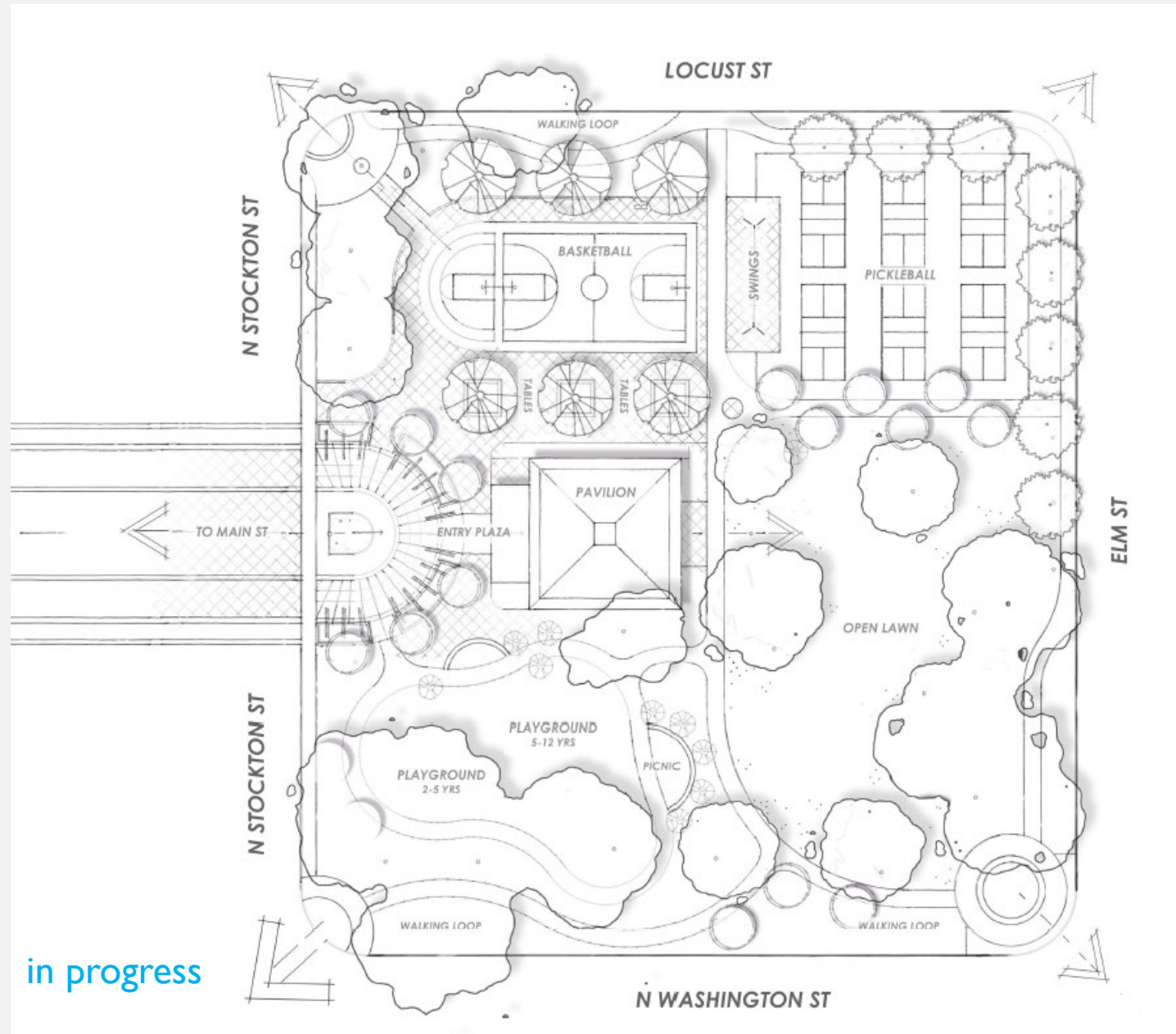
KEY CONCEPTS

- Improve Connectivity
- Redevelop Main Street
 - Street improvements
 - Housing opportunities
- Improve Alleys and Paseos
- Attract a Downtown Hotel



KEY CONCEPTS

- Explore a Quiet Zone
- Create a Parklets Program
- Revitalize Hale Park
- Enhance Branding, Identity and Signage





THANK YOU!

Contact planningdivision@lodi.gov
to be added to the mailing list for
project updates

Visit our Project Website for additional
information at **Planlodi.com**