



Planning Commission Study Session

April 23, 2025

Downtown Specific Plan

Project Team



SPECIFIC PLAN LEAD
CONSULTANT



MOBILITY



HISTORIC

CONSULTING

G P A



RAILROAD
STRATEGY



ECONOMICS



ENVIRONMENTAL

Morse Planning Group





SPECIFIC PLAN OVERVIEW



CITY COUNCIL STRATEGIC GOAL - DOWNTOWN

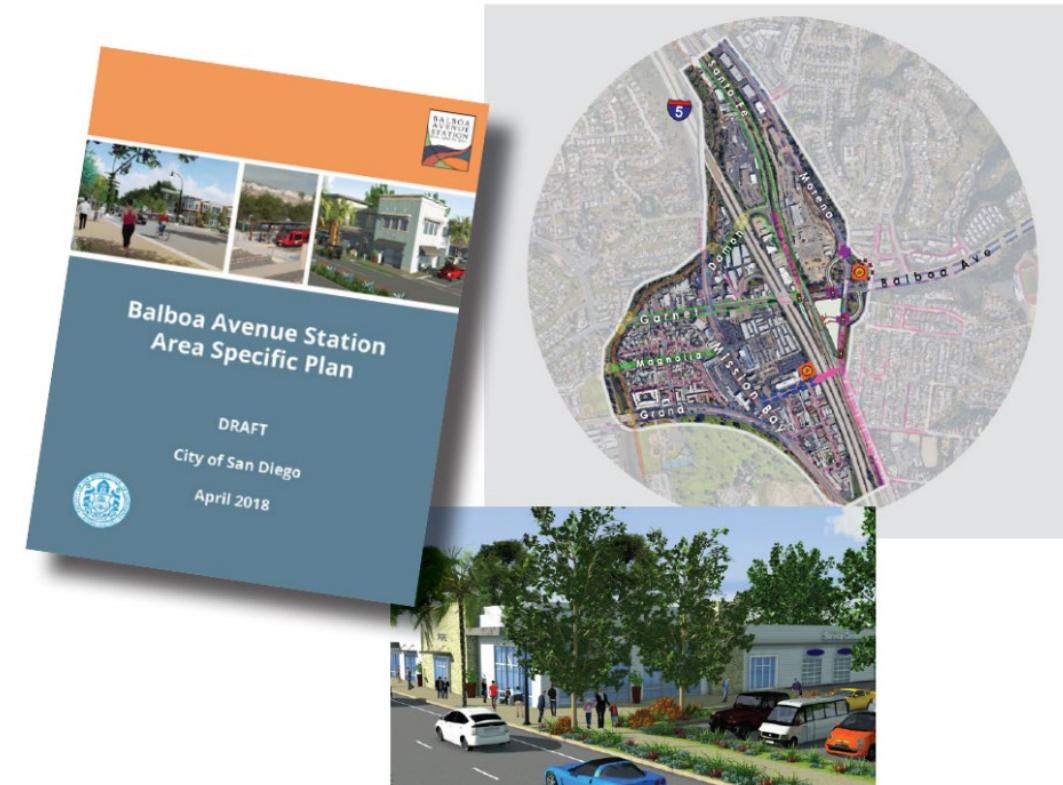
Realize a lively
mixed-use, walkable
commercial downtown
district

- 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



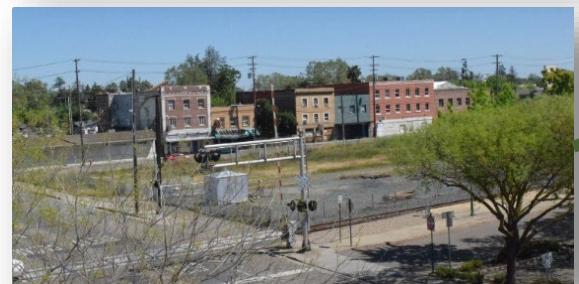
DOWNTOWN LODI SPECIFIC PLAN

- 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





Original City Hall/Fire Station
(Currently Being Renovated)



SPECIFIC PLAN AREA

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

Downtown Specific Plan Boundary



DOWNTOWN LODI TODAY



Elm Street
(Looking North)



DOWNTOWN LODI TODAY



Pine Street
(Looking South)



PROJECT TIMELINE – WHAT HAS BEEN COMPLETED?

Phase 1



- Existing Conditions and Due Diligence:
 - Land Use and Physical Environment
 - Potential Historic Resources
 - Infrastructure Analysis
 - Discovery Findings

Phase 2



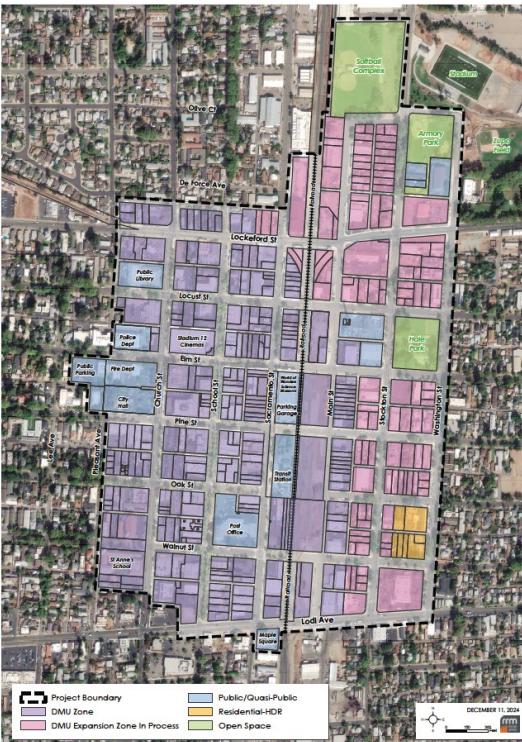
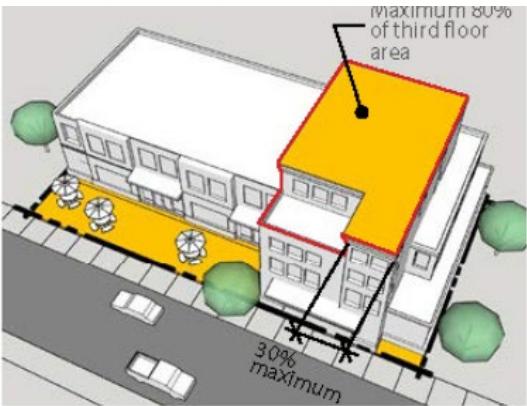
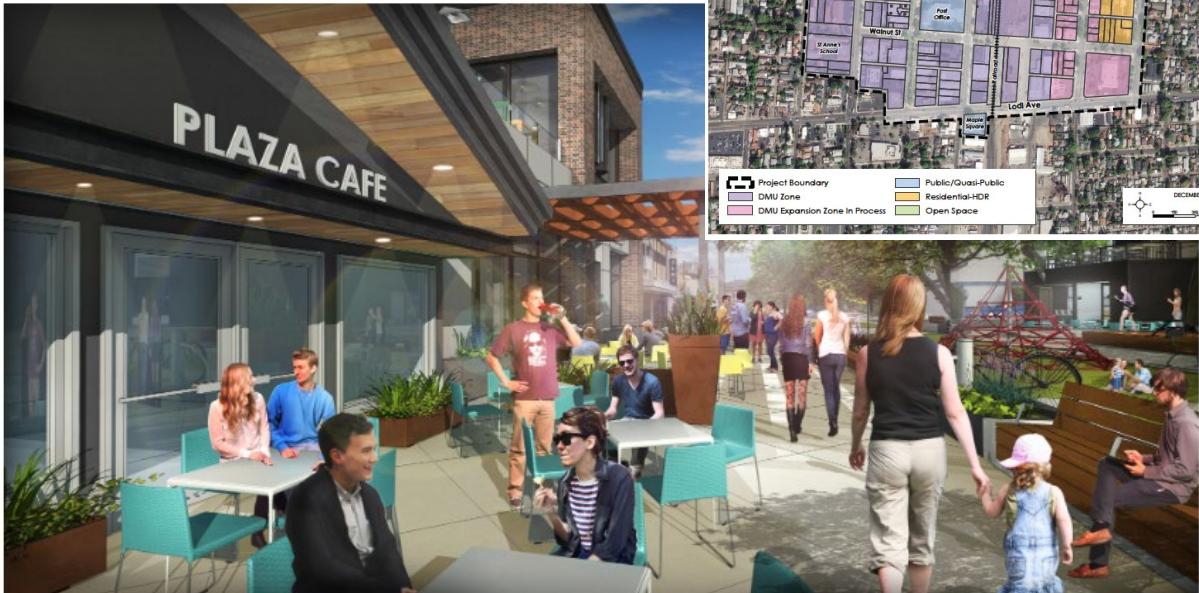
- Market Analysis & Financial Feasibility
- Mobility & Parking Analysis
- Quiet Zone Feasibility & Rail Coordination
- Historic Preservation & Adaptive Reuse Analysis



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



PROJECT TIMELINE – WHAT IS NEXT?



- Key Concepts
- Administrative Draft Specific Plan
- Screencheck Draft Specific Plan
- Public Review Draft Specific Plan



- Environmental Strategy & Scoping
- Negative Declaration/ Mitigated Negative Declaration
- Final Specific Plan



COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT



- **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**
- **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

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

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 #2,
January 9,
2025**

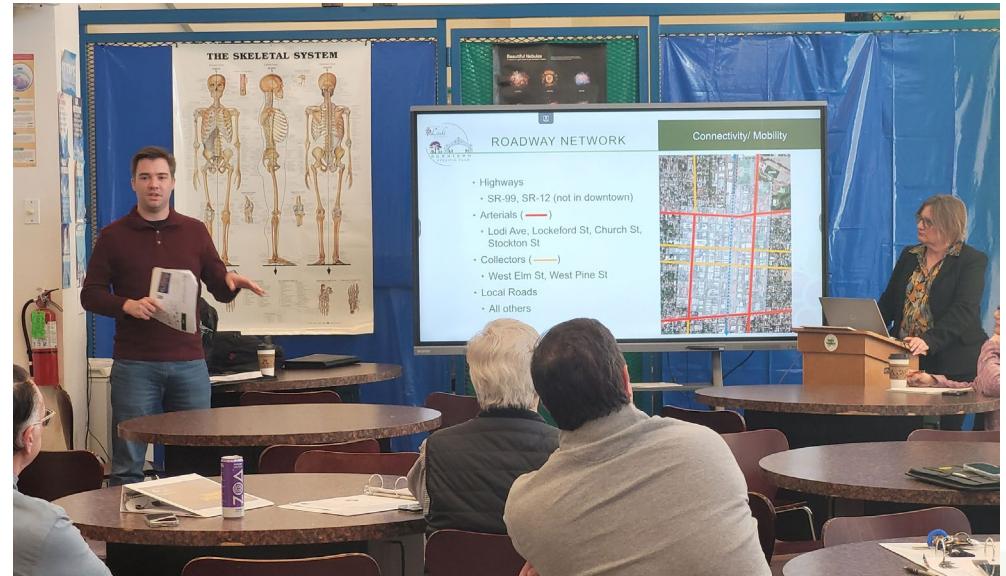
**Steering
Committee
Meeting #3,
February 5,
2025**



COMMUNITY WORKSHOP

Community
Workshop,
January 9, 2025

- The project team shared our observations and existing conditions analysis and gathered feedback.
- Workshop attendees had opportunities to ask questions and express their ideas and considerations.
- The workshop included an interactive questionnaire, and the results were available simultaneously on the screen.





MULTI-DAY OPEN HOUSE CHARRETTE

Multi-Day Charrette,
February 4 and 5,
2025



- 22 Main Street contained three rooms of material to solicit input and gather feedback.

- 22 Main Street has remained open after the event to educate about the Specific Plan effort.



MULTI-DAY OPEN HOUSE CHARRETTE



Focus Groups Meetings

- 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



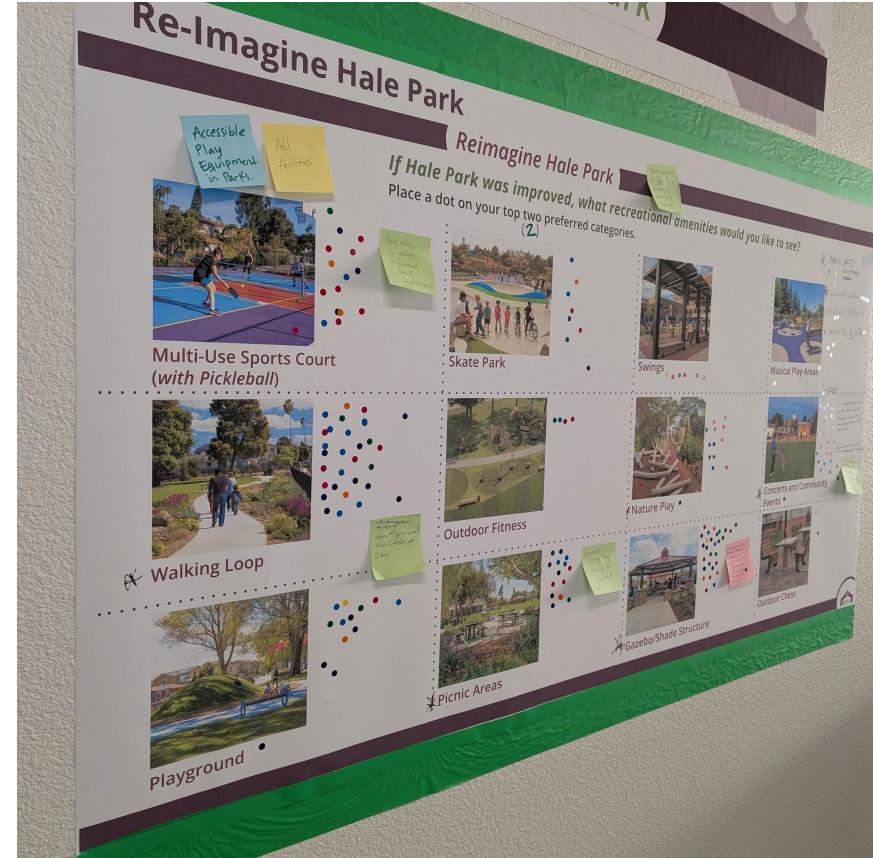
Two days of interactive activities allowed for public participation, discussion of thoughts, and generation of ideas and initial design concepts.





MULTI-DAY OPEN HOUSE CHARRETTE

Together with the community, the project team developed concepts for Hale Park, Main Street, and the area around the railroad and historic water tower.





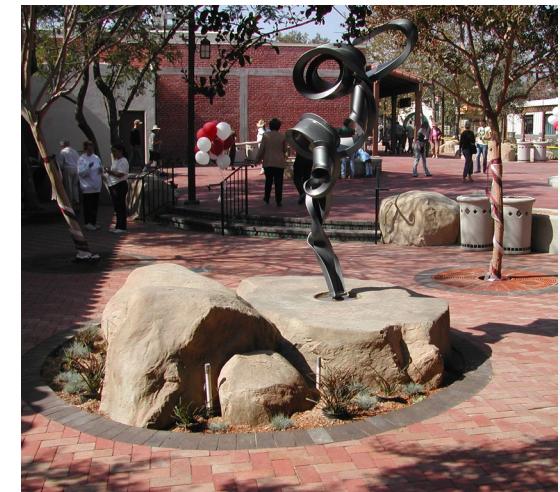
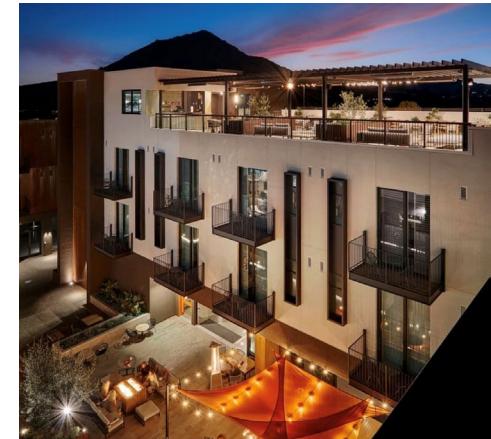
COMMUNITY ENGAGEMENT – COMMON THEMES

- The **existing Downtown** desired improvements:

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



Existing
Downtown
Area





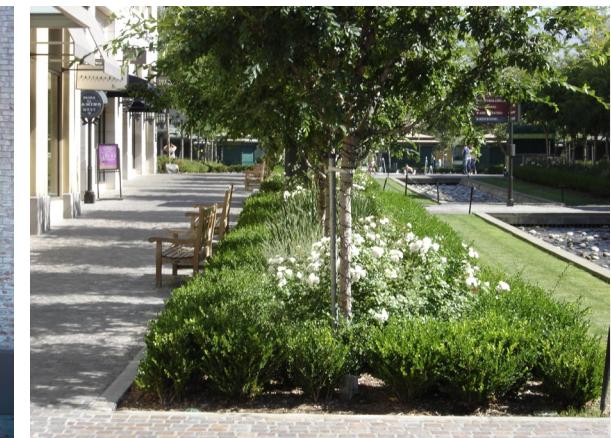
COMMUNITY ENGAGEMENT – COMMON THEMES

- The **existing Downtown** desired improvements:



Existing
Downtown
Area

- Widened or enhanced sidewalks
- Alleyway enhancements with improved lighting
- Enhanced parking and safety
- Additional bicycle lanes and bicycle racks
- Additional string lights and/ or twinkle lights
- Increased landscaping and trees
- Public art





COMMUNITY ENGAGEMENT – COMMON THEMES

- The **expanded Downtown** desired improvements:

- Increased connectivity and walkability
- Improved safety and lighting
- Increased gathering spaces – plazas or enhanced parks
- Central square/ public plaza
- Public art



Expanded
Downtown
Area





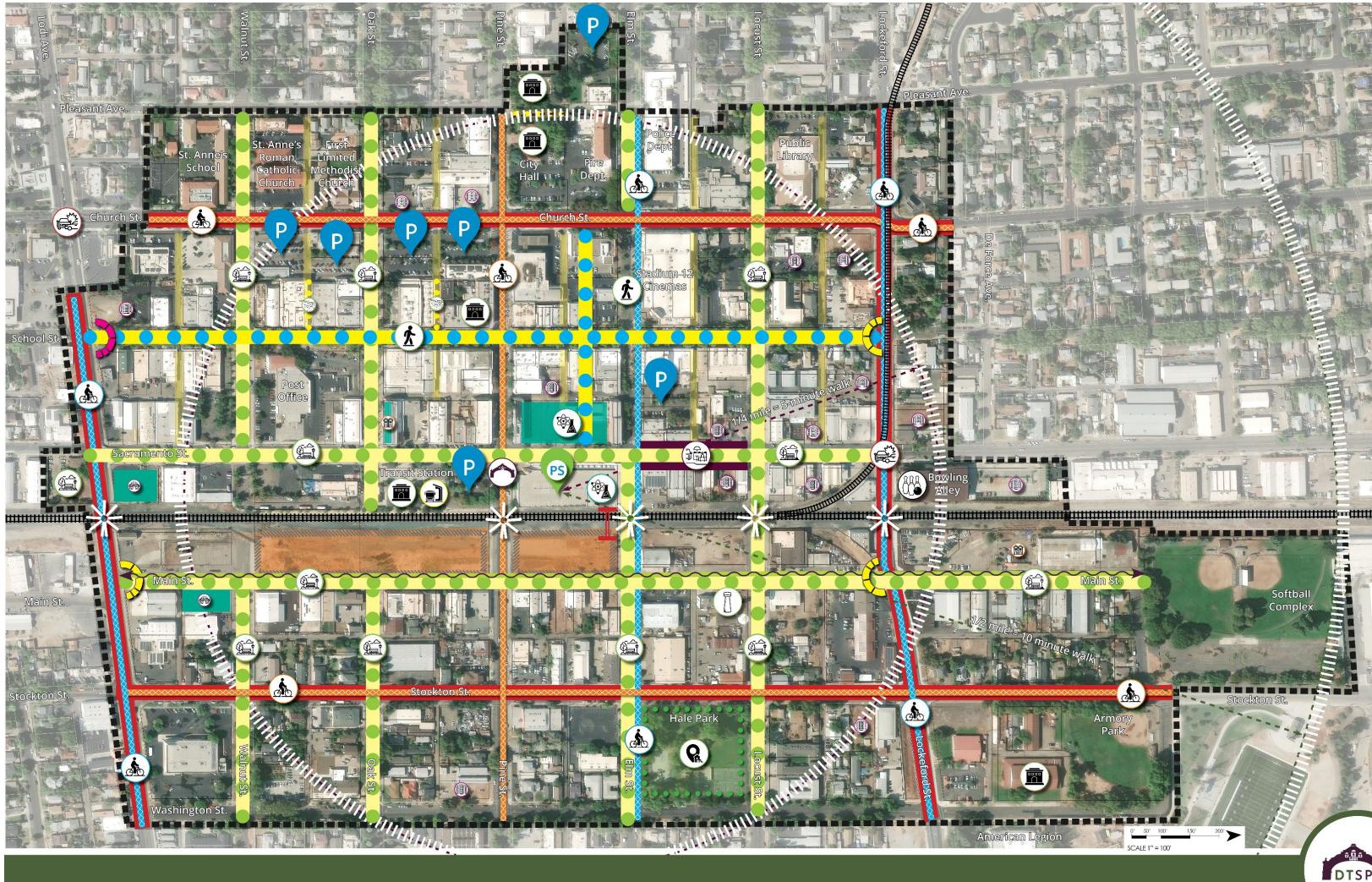
FINDINGS TO DATE



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





KEY CONCEPTS

1. Improve Connectivity



2. Redevelop Main Street

- Street improvements
- Housing opportunities



3. Improve Alleys and Paseos



4. Attract a Downtown Hotel





KEY CONCEPTS

5. Explore a Quiet Zone



6. Create a Parklets Program

7. Revitalize Hale Park



8. Enhance Branding,
Identity and Signage



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 with additional community owned shops and restaurants, and a range of mixed-use housing.





DOWNTOWN SPECIFIC PLAN VISION

Downtown Lodi is envisioned to become a **vibrant, entertaining, and walkable interconnected core that is clean, safe, and family friendly**. Enhanced streetscapes with additional pedestrian amenities and outdoor gathering spaces providing increased seasonal events will be created to better serve residents and entice visitors.





NEXT STEPS

Next Steps:

- City Council Study Session
- Key Concept refinements
- Specific Plan development
- CEQA Analysis



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**