



ARTS DISTRICT



1220
AMERICAN FAMILY
INSURANCE
Barah McManis
EAST VALLEY
COMMUNITY
CENTER



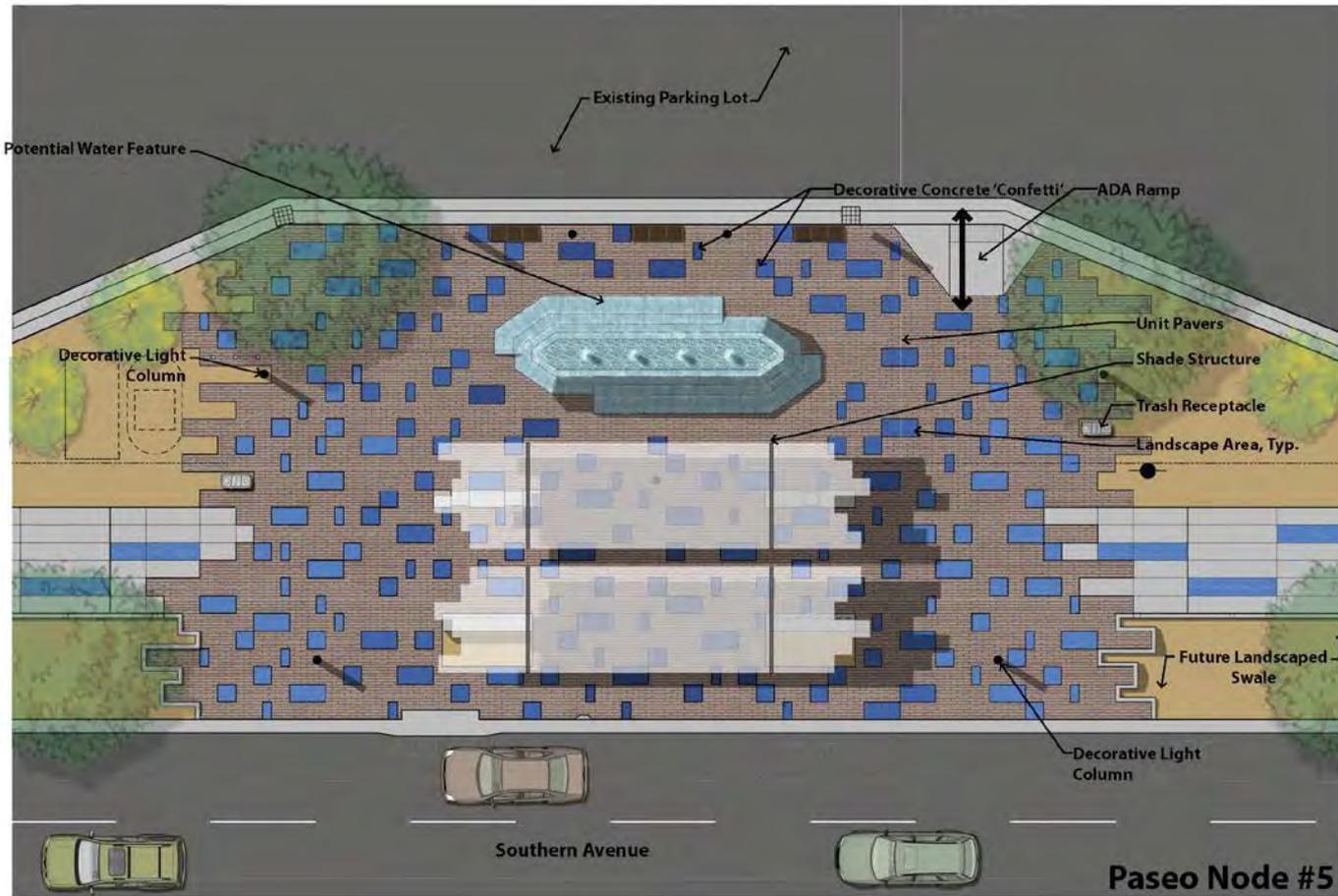
1220 (800) 011
AVAILABLE

Mini's



Fiesta Paseo Nodes

(5 Southern Avenue Pocket Parks)



Fiesta District / Southern Avenue Streetscape
Mesa, Arizona

Fiesta Paseo Nodes (5 Southern Avenue Pocket Parks)



Fiesta District / Southern Avenue Streetscape
Mesa, Arizona



Fiesta Paseo Nodes

(5 Southern Avenue Pocket Parks)



Fiesta District / Southern Avenue Streetscape
Mesa, Arizona



Fiesta Paseo Nodes

(Adjacent Private Development in Progress)



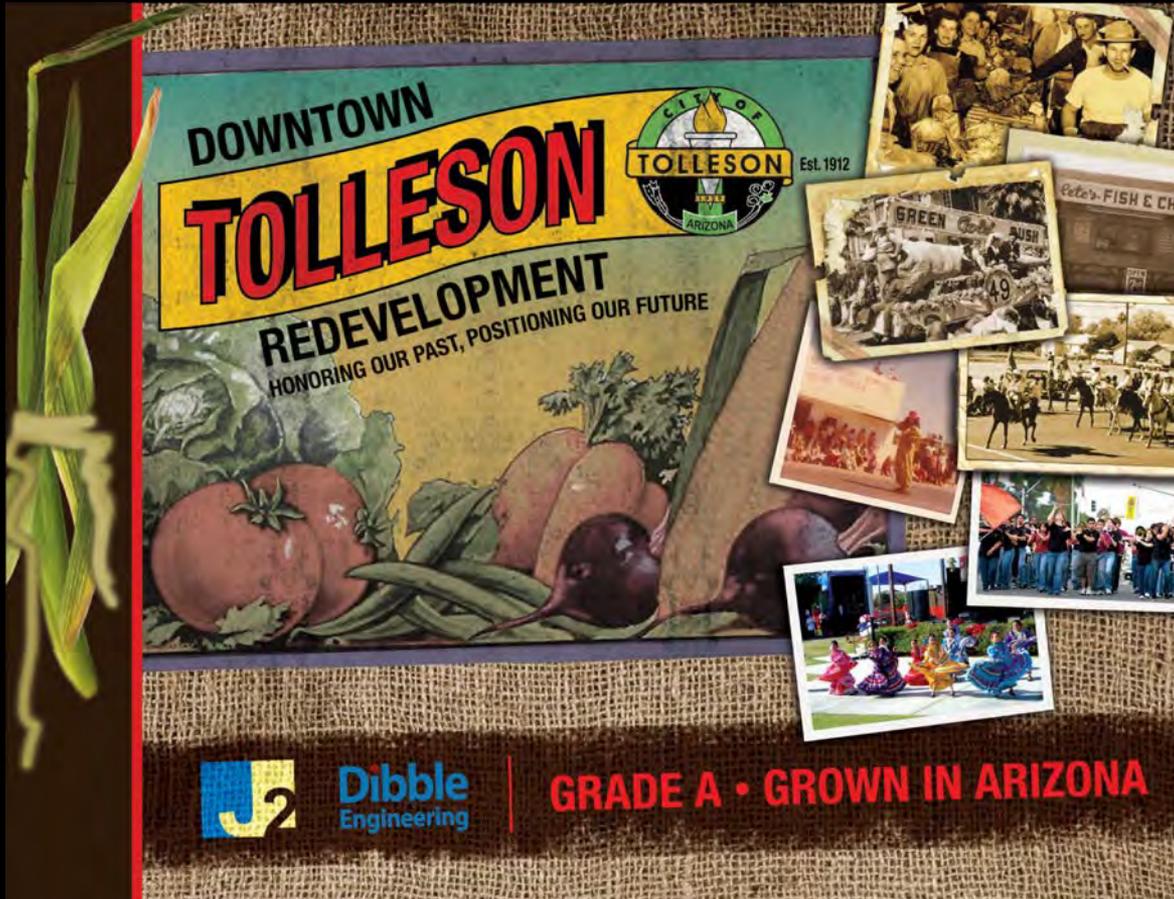
Fiesta District / Southern Avenue Streetscape
Mesa, Arizona



Downtown Tolleson Redevelopment Project

Van Buren Street – Developing A True Sense of Place

'Build on a Proud Heritage'



Elements of the Van Buren Streetscape

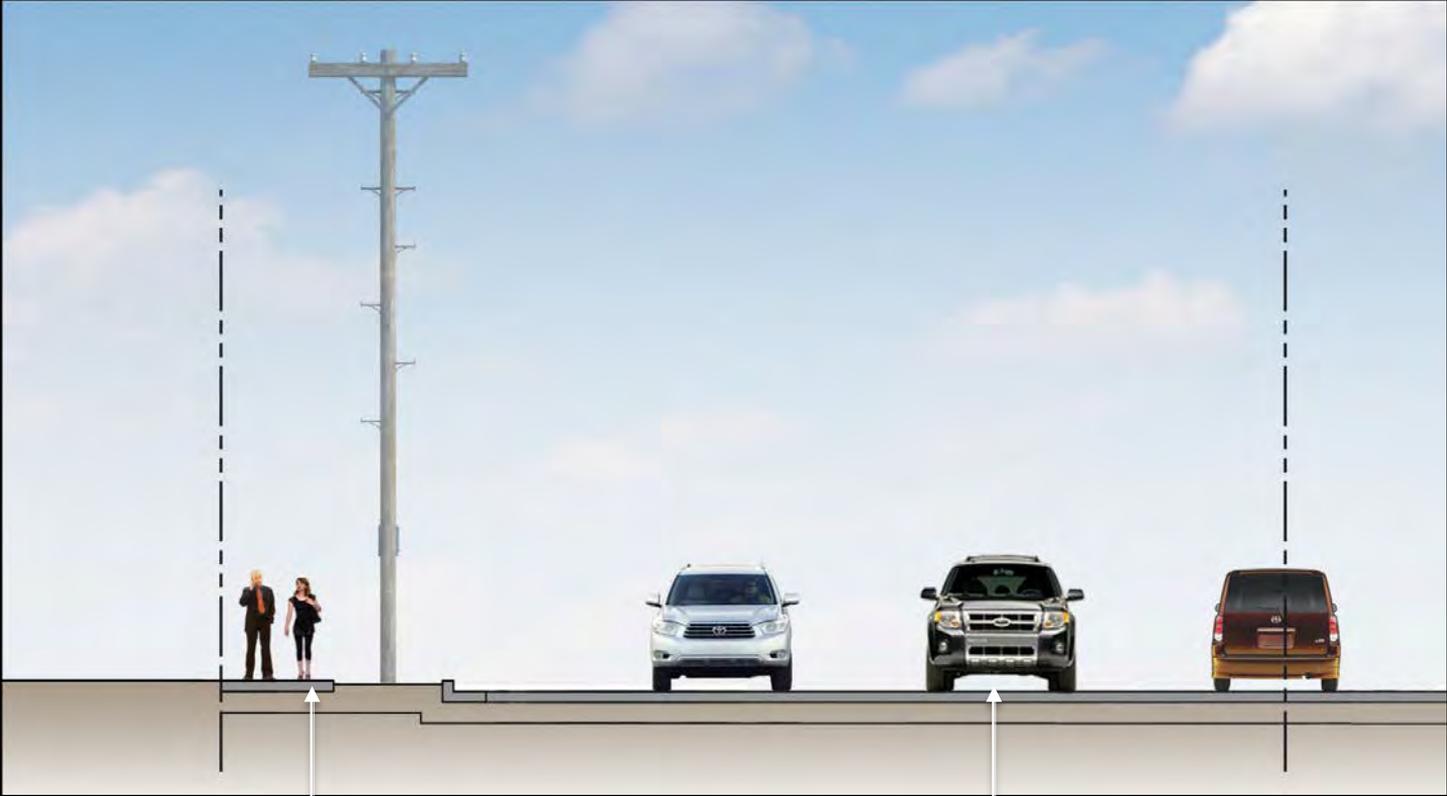
Existing Conditions Looking East



Van Buren Street Improvement Project
Tolleson, Arizona



Van Buren Streetscape – Existing Cross Section



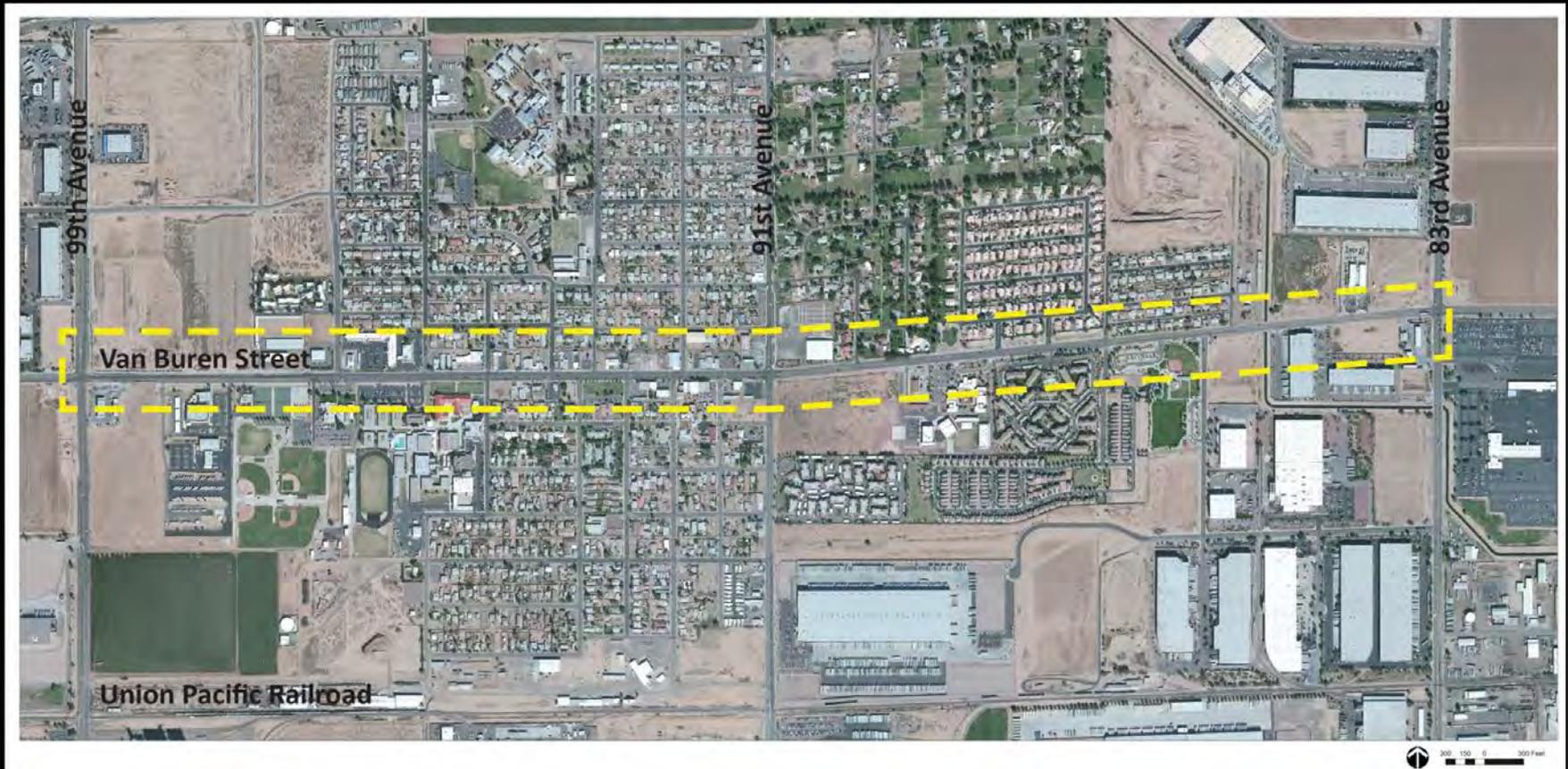
Pedestrian Zone

Vehicular Zone

Van Buren Street Improvement Project
Tolleson, Arizona



Project Limits: Conceptual Planning



Van Buren Street Improvement Project
Tolleson, Arizona



Project Overview

"Build Upon Existing Downtown Assets"

- Street Width / Right-of-Way / Speed Limit (25 mph)
- Available Open Space
- Community Ownership: Residents, Stakeholders & Businesses
- "Activity on the Street": City Hall, Arizona Desert Elementary, Tolleson Union High School, and Post Office
- Existing Buildings on the Right-of-Way / Urban Flavor



Downtown Open Space Assets



Van Buren Street Improvement Project
Tolleson, Arizona



Intersection Improvements & Gateway Opportunities



Van Buren Street Improvement Project
Tolleson, Arizona



Define The Vision:

Transition to a Vibrant Downtown
that is a Long-term Economic Engine

- Outstanding Opportunity to “Set the Table” for Downtown
- Develop a Destination Environment with a True Sense of Place
- Pay Tribute to Tolleson’s Community, Heritage, & Culture
- Develop a multi-modal Downtown that balances vehicular, pedestrian, bicycle, and mass transit traffic



Van Buren Street

Proposed Cross Section

- 15' to 18' Pedestrian Zone
- Shade Trees, Seating Opportunities, & Planting Buffer
- Successful Mix of Vehicular, Pedestrian, Bicycle, & Mass Transit Traffic
- Provide Outstanding Opportunity for Private Development to Invest in Downtown



Aesthetic Lighting, Banners, Signage/Wayfinding, Art & Cultural Amenities, and On-Street Dining



Design and Operate Entire Right-of-Way



Van Buren Street Improvement Project
Tolleson, Arizona



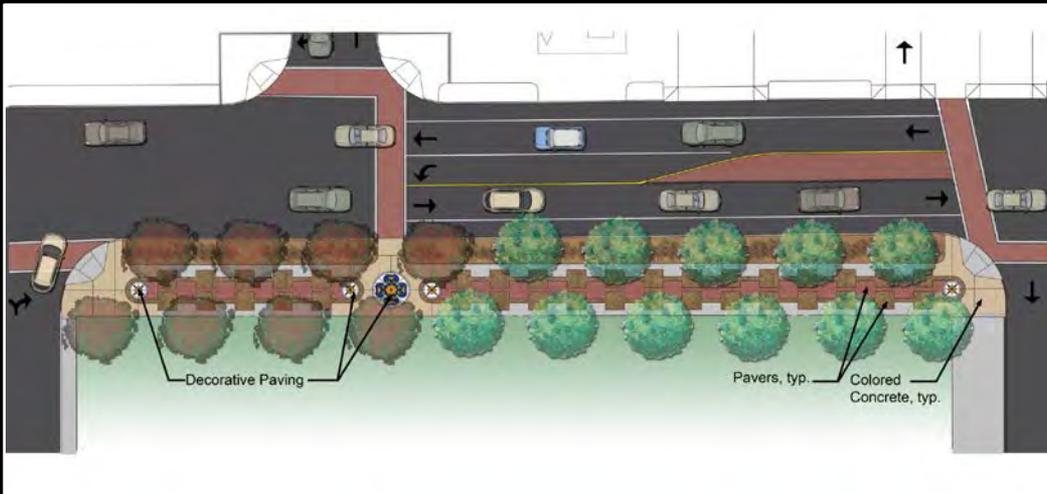
Economic Revitalization



Van Buren Street Improvement Project
Tolleson, Arizona



Pedestrian & Crosswalk Paving

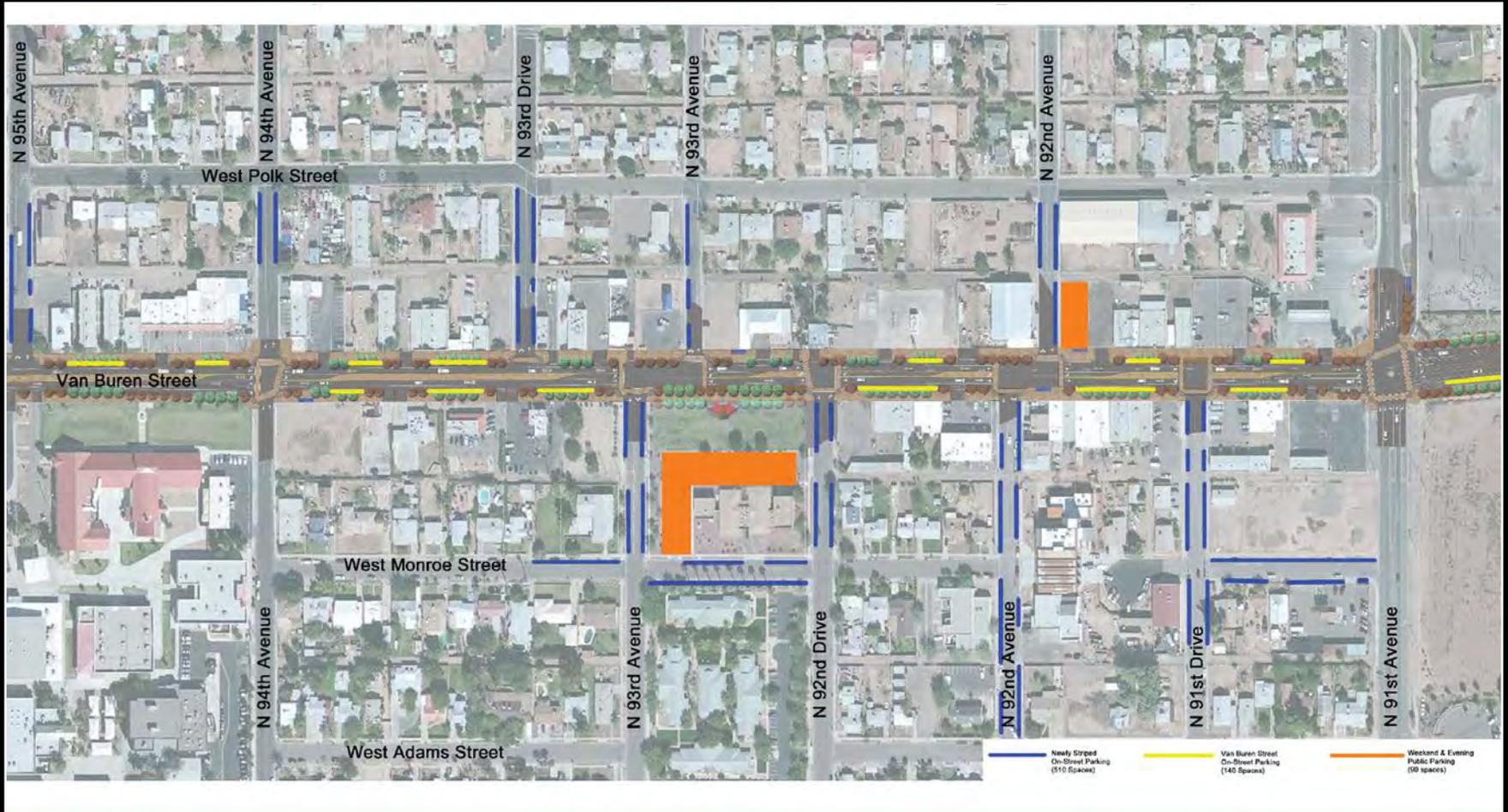


Van Buren Street Improvement Project
Tolleson, Arizona



Schematic Parking Plan

Intent: to Provide Approximately 740 Clearly Marked Parking Spaces in the Downtown Area



Van Buren Street Improvement Project
Tolleson, Arizona



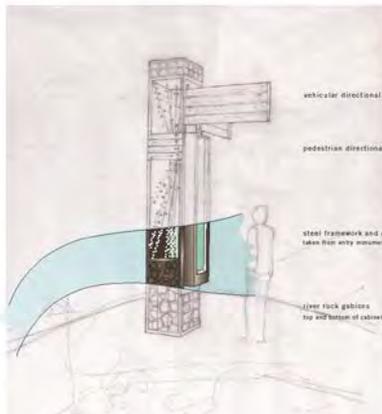
Branding and Logo



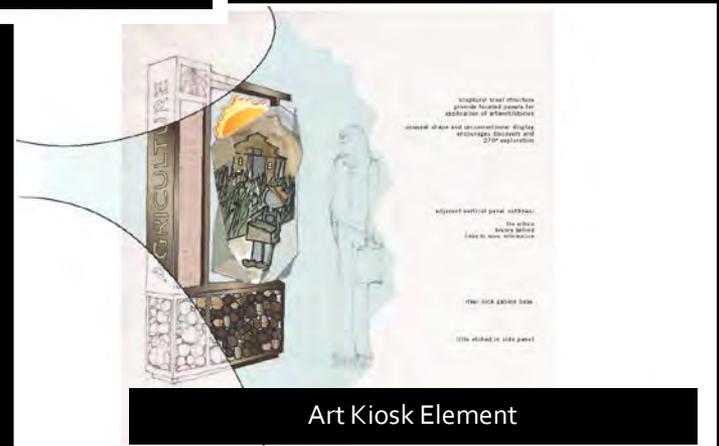
Gateway Entry Monuments, Pedestrian Wayfinding, and Art Kiosk Opportunities



Gateway Entry Monument



Wayfinding Element



Art Kiosk Element

Gateway Entry Monuments, Pedestrian Wayfinding, and Art Opportunities





MENU
SPECIAL \$2.95
SANDWICH \$3.95
SALAD \$4.95
HOT CHOCOLATE \$1.95
HOT COFFEE \$1.95
HOT TEA \$1.95
HOT CIDER \$1.95

POP

- ↑ Boys & Girls Club
- ↑ Fire Department
- ↑ Police/Court 1 mi
- ↑ Veterans Park 1 mi











Upcoming Enhancements



Before

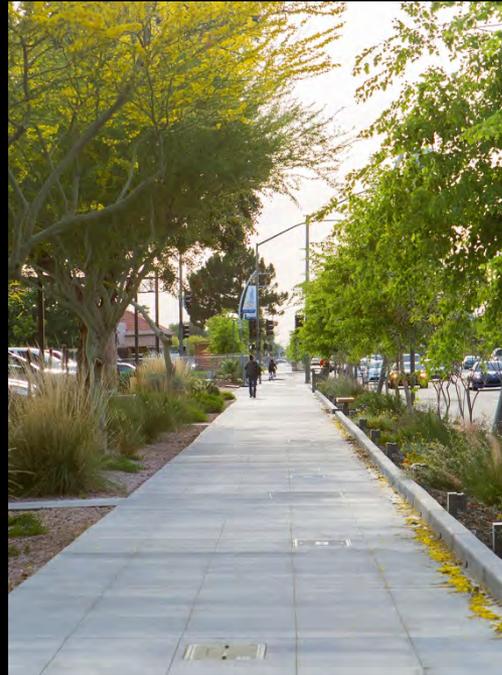


Façade Renovation Concepts for Future Restaurant



Thank You

Questions & Answers



Fry Boulevard: West End Corridor Study
November 17, 2015

