

710 ROW Advisory Group

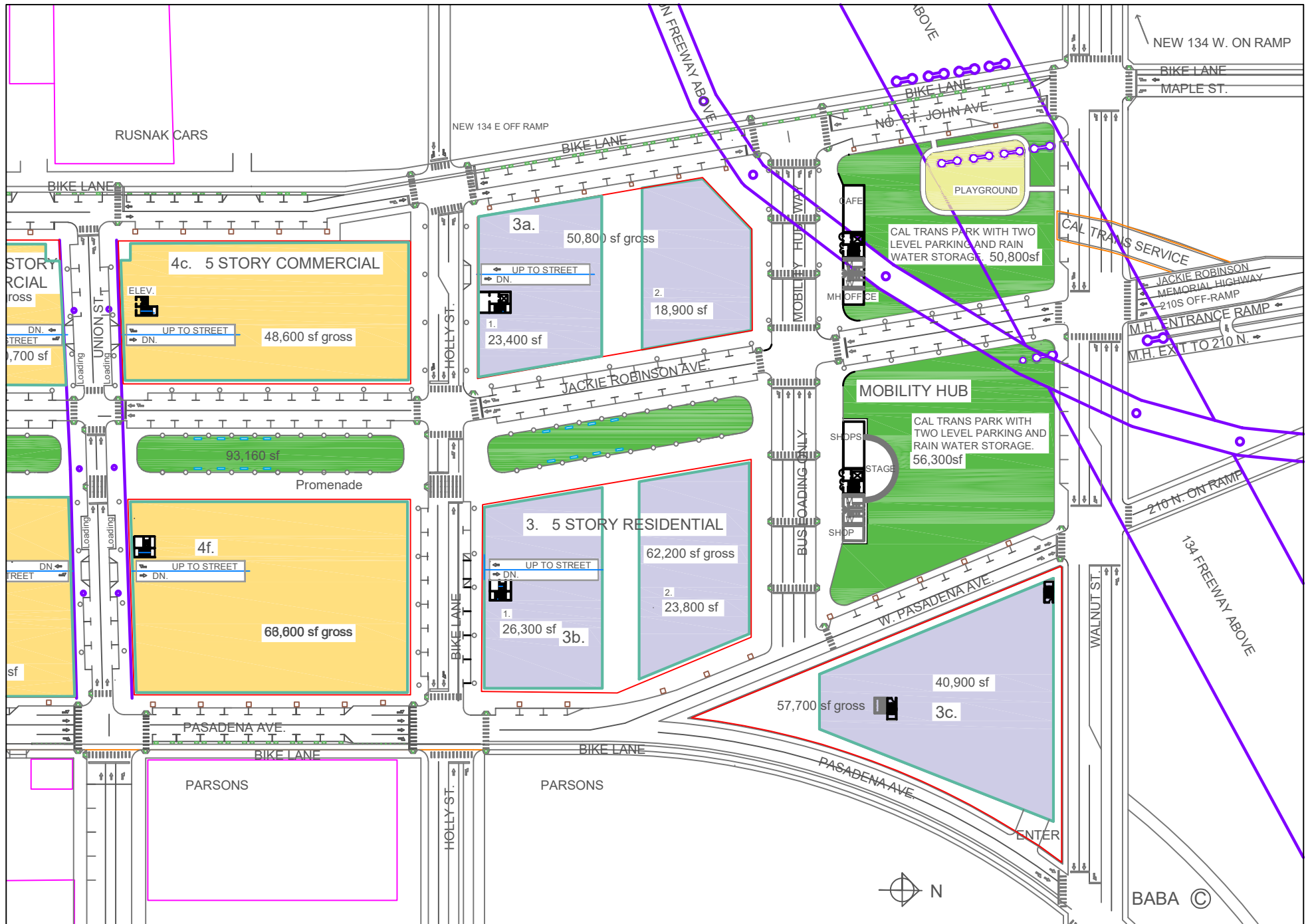
Land Use and Mobility Standing Committee, Meeting of 1-21-26

I continue to add detail to my plans. Attached is the updated E-1 Zone for low-cost housing and a Mobility Hub/public park. The park area is natural grass with a sandbox playground. The 134 Freeway overpass will provide some shade in the summer. The perimeter of the sandbox is for tricycles and walkers. I hope to use the overpass pillars as a climbing wall with 3 levels of difficulty, where you could climb all around each of the three pillars. Two for kids and one for their parents. The East half of the park has a raised stage with seating steps all around. Nice place for community music. Both parks have one-story buildings for toilets, cafe, shops and transit ticket/info office. The parks are surrounded with short term parking, for drop off and pick up for Mobility Hub riders. The low-cost housing would need less parking, and therefore more space for Mobility Hub parkers. Note, that on my plans street trees in squares are in soil and trees above the below grade parking in circles are in concrete planter boxes.

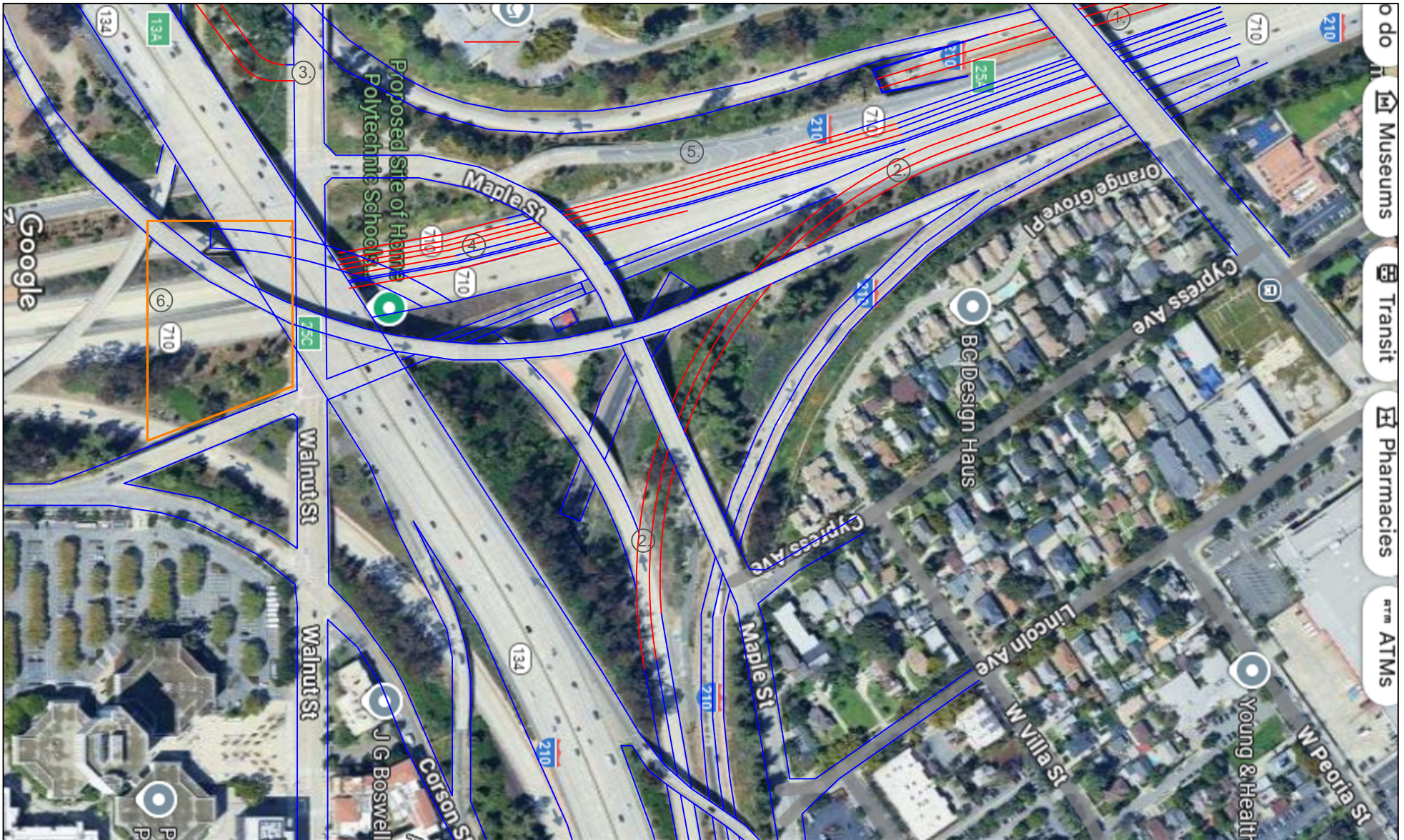
The land area for low-income housing is 154,000 sf., including the triangular parcel to the East. So, at five stories 750,000 sf. 750+ families, and they are close to public transportation, a park and city amenities. And the city might decide to go higher than 5 stories. Perhaps 8. That is a lot of needed housing. Far better than a ditch!

Also attached are a few updates to my recommended modifications to the existing freeway lanes.

Best regards, Bruce A. Bailey, A.I.A.







1. MODIFY THE 210S TO 210E EXIT LANES TO CREATE EXCLUSIVE TRANSITION LANE FOR 210S TO 134W.
2. MODIFY EXISTING 210W TO 710S OFF RAMP, TO CREATE TWO LANES, CARS ONLY, TO THE 210N. EXISTING RAMP AND TUNNEL TO ACCESS WATER TANK.
3. BUILD NEW 134W ON RAMP AT WALNUT, JOIN EXISTING RAMP. CLOSE AND REMOVE 710N TO 134W FLY OVER RAMP.
4. BUILD NEW 210S OFF-RAMP TO WALNUT ST. FOR NEW STREET SOUTH. OPTION TO BUILD NEW 210S/N ON/OFF RAMP INTO MOBILITY HUB PARKING.
5. CLOSE 210S ON RAMP TO MAPLE ST.
6. NEW MOBILITY HUB PARK WITH TWO LEVELS OF PARKING AND STORM WATER STORAGE TANK. ACCESS TUNNEL CAN ALSO STORE WATER.

