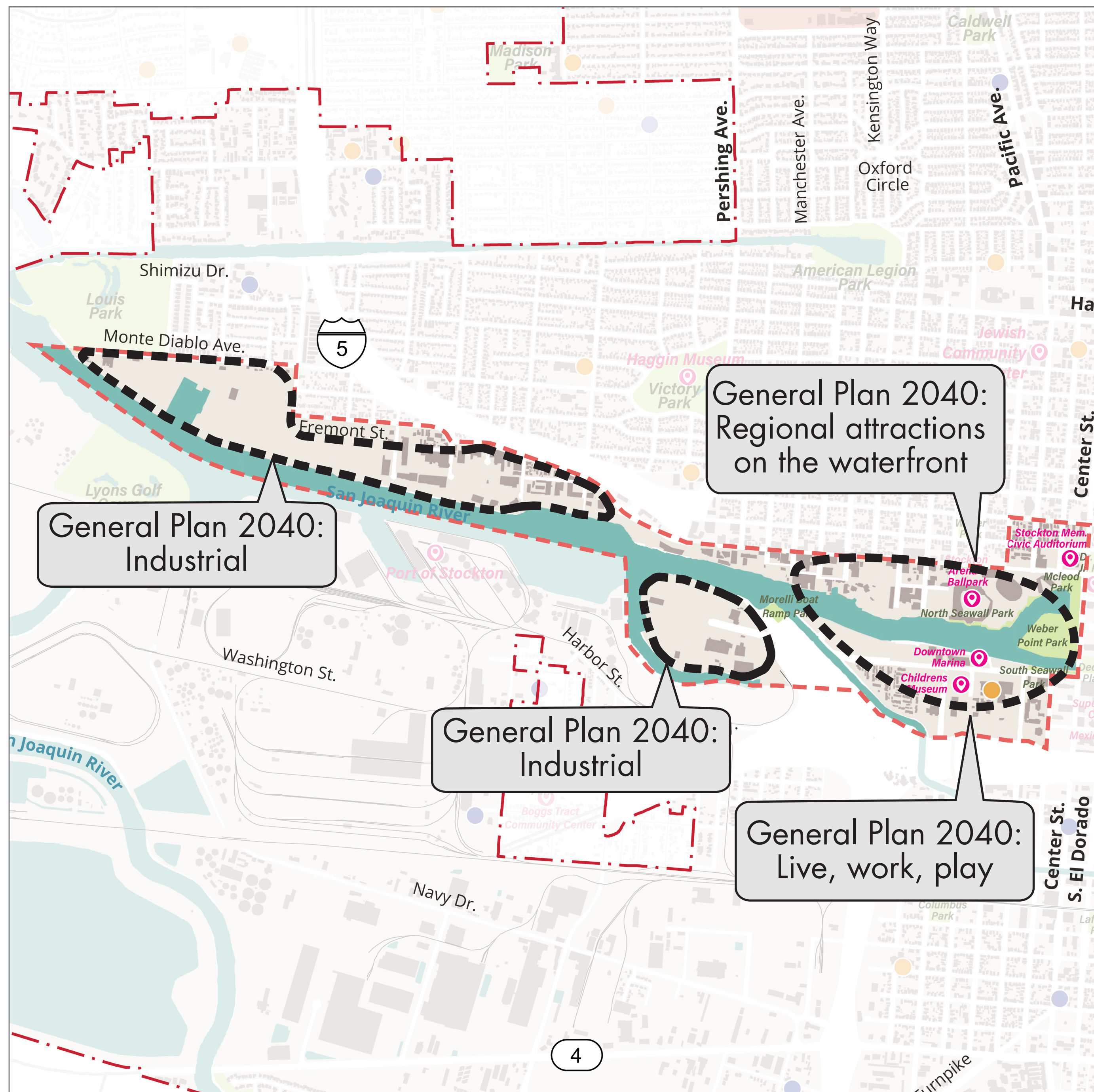


# FOCUS AREA: CHANNEL AREA

## CHANNEL AREA TODAY + GENERAL PLAN 2040 VISION

The Channel Area is envisioned as a mixed-use area within an active waterfront environment that preserves and enhances the maritime character of the area, honors its waterfront heritage, and provides a public promenade along the North Channel to Louis Park.



Waterfront industrial building with distinct character.



New ballpark and arena located at N Van Buren and W Fremont St



The Channel Area is home to a diversity of maritime and light industrial businesses.



The Stockton Marina on the south side of the channel is surrounded by large areas of undeveloped land.

## WHAT IS YOUR VISION FOR THE FUTURE OF THE CHANNEL AREA?

In one or two sentences, describe your vision for the Channel Area?

What elements currently exist in the area that support that vision?

What elements detract from that vision? What is missing from the area? What can be improved?

Has recent development supported that vision? Why or why not?

# FOCUS AREA: CHANNEL AREA

## COMMUNITY VISION

*The Channel Area is envisioned as a vibrant, mixed-use area that preserves and enhances the maritime character and is a place to enjoy the water. The area features housing and mixed-use development, entertainment, and public waterfront promenade linking Downtown with Louis Park.*

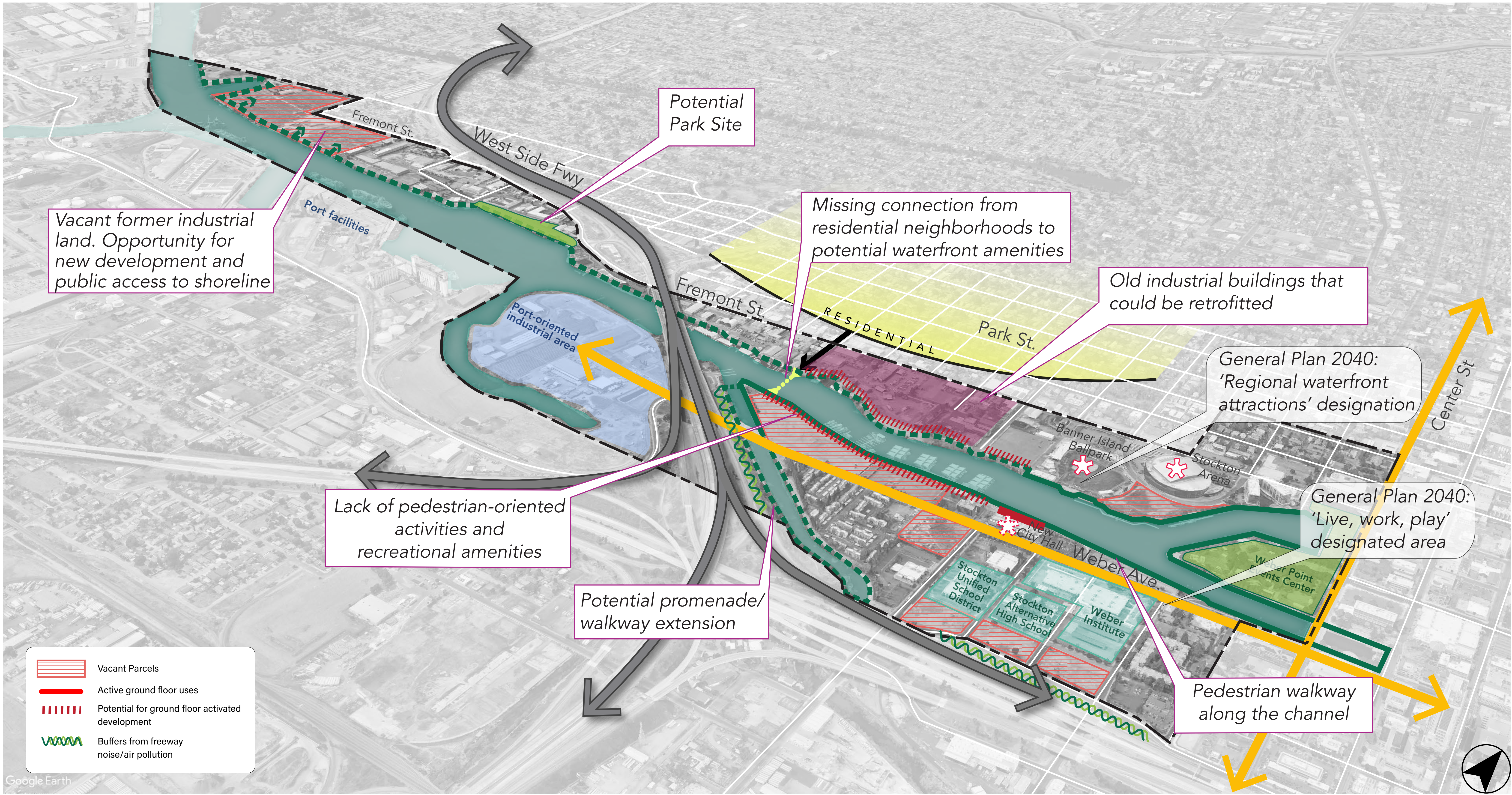
Does this capture your vision? Please place a dot on the line below.

YES! This is my vision

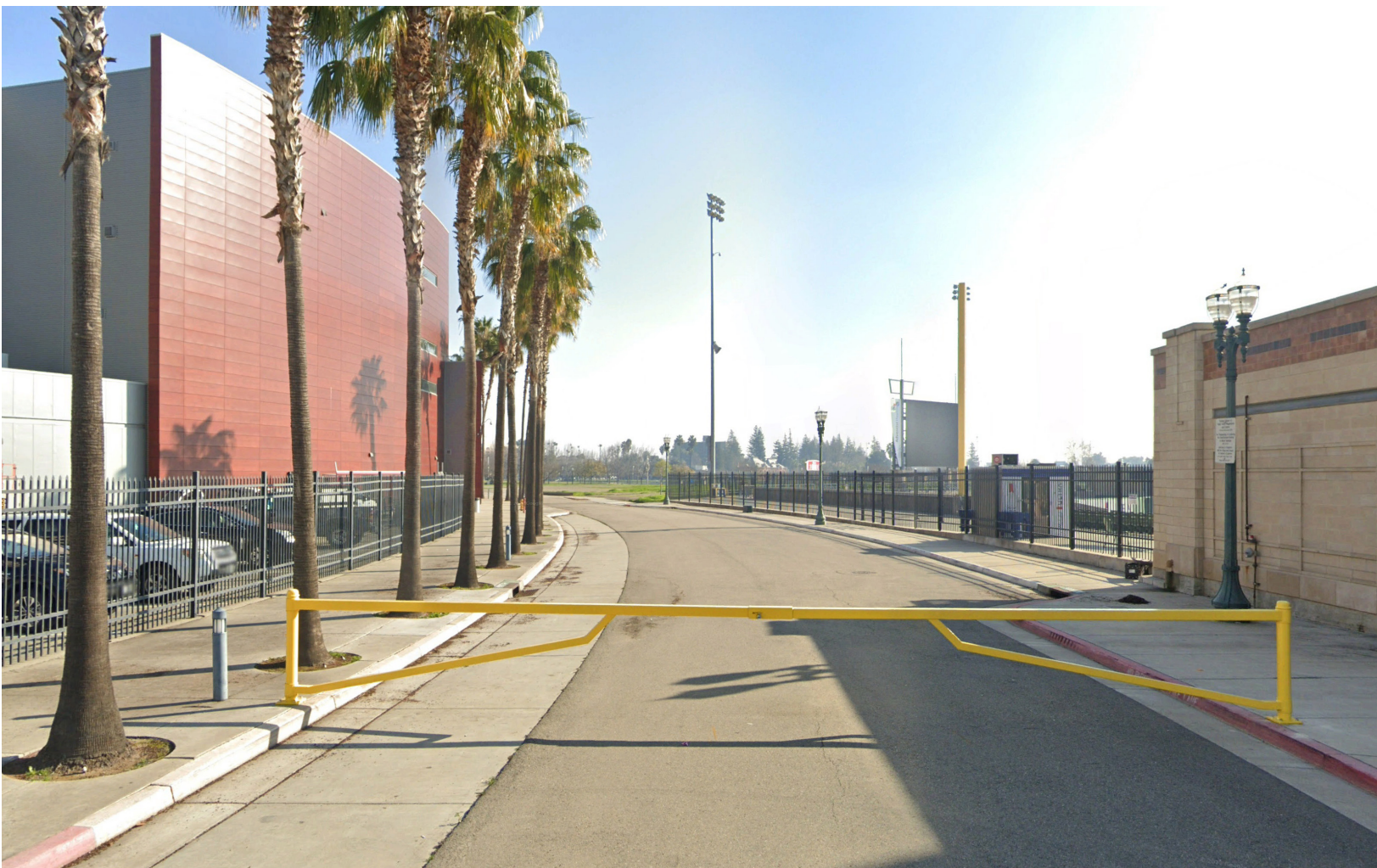
NO! I see it differently

? What words are missing?

## ISSUES & OPPORTUNITIES



Waterfront buildings reflect the area's industrial legacy.



The ballpark and arena anchor the Channel Area but have not resulted in spinoff activities.

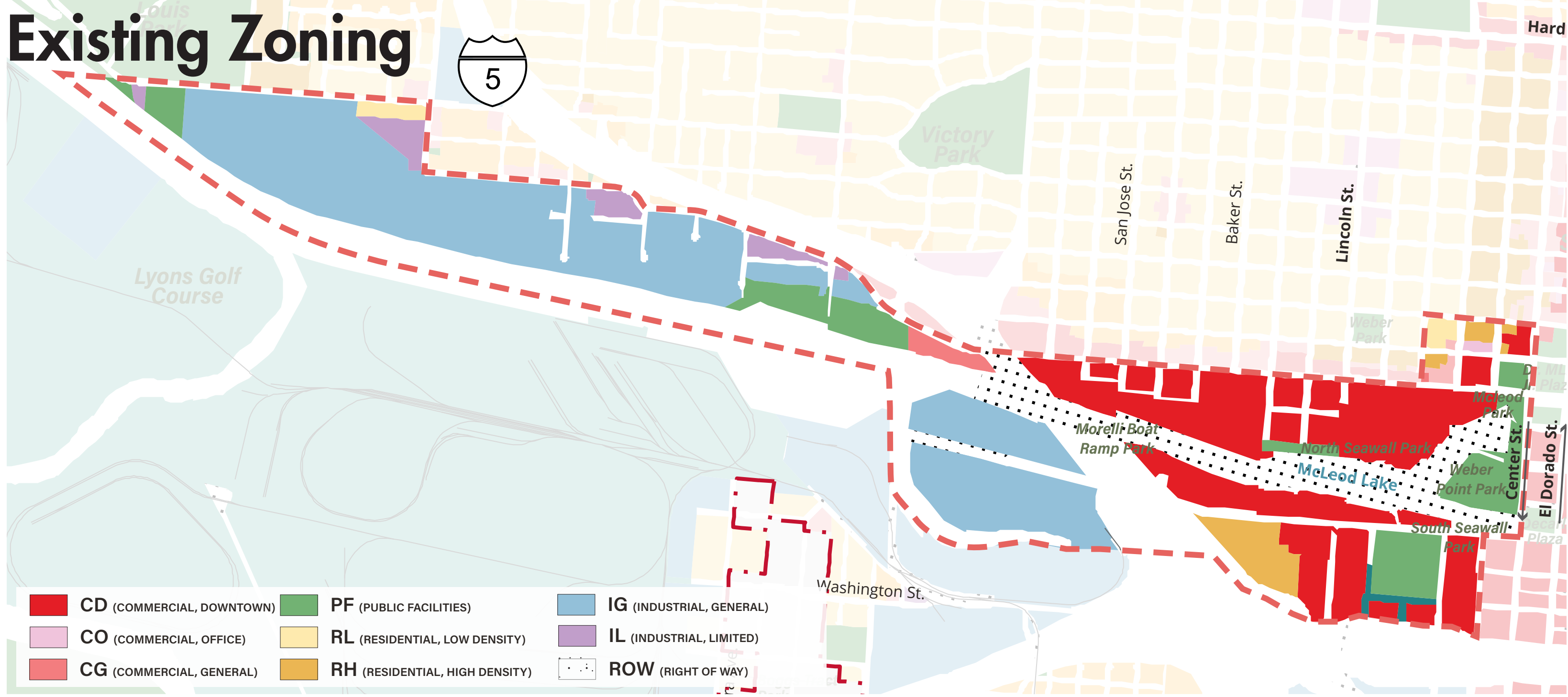


The Channel Area is home to a diversity of maritime and light industrial businesses.



The Stockton Marina, on the south side of the Channel, is flanked by large undeveloped sites.

## Existing Zoning



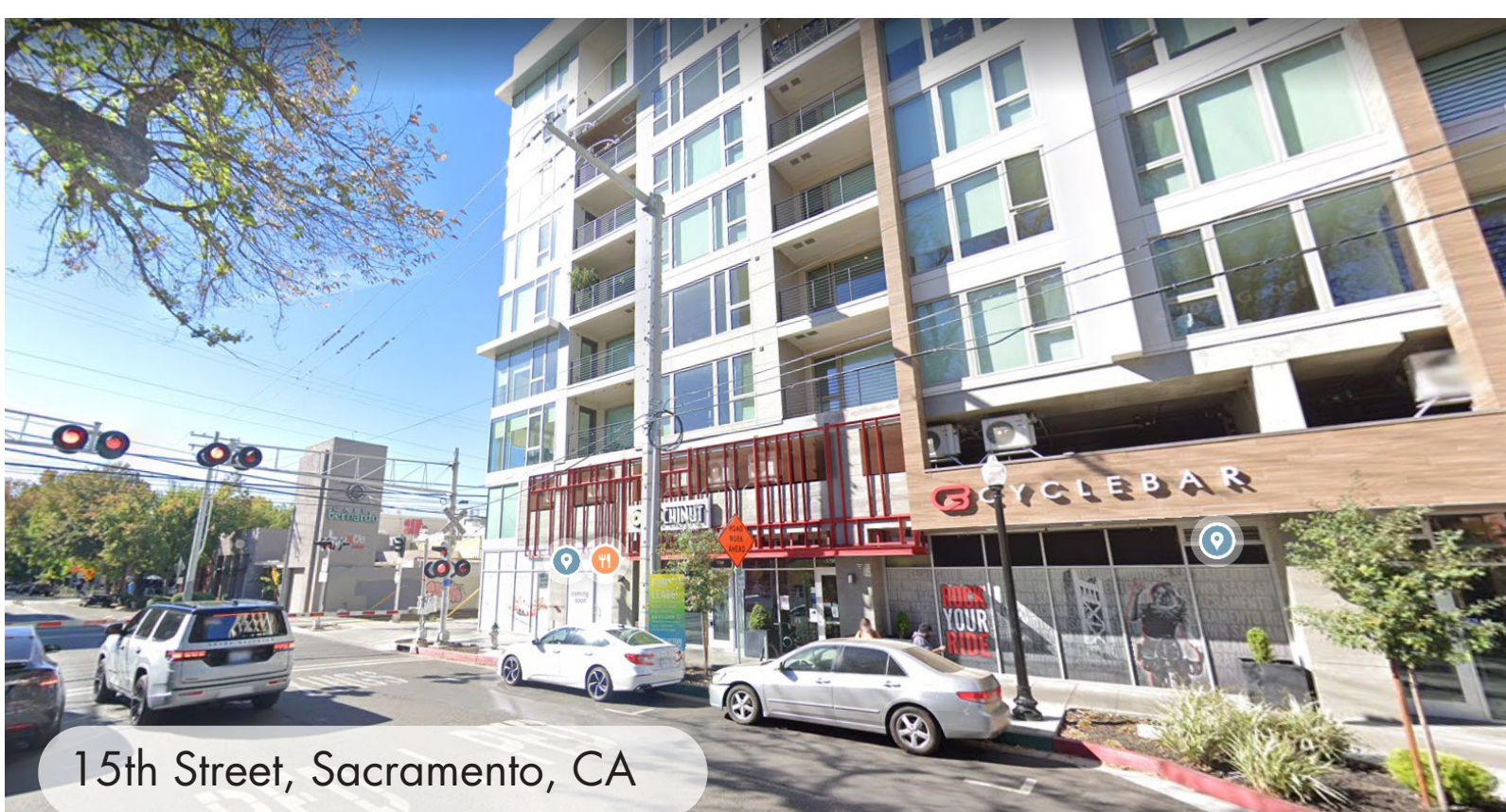
? What key conditions are we missing?

# FOCUS AREA: CHANNEL AREA

## DESIGN CONSIDERATIONS AND APPROACHES

For each of the ideas below, please let us know if you like it (a green dot) or if you don't (a red one). Share your thoughts by writing notes on the board.

- 1 Enable mixed-use development in the Inner Channel Area including residential with ground-floor commercial, light industrial uses, and adaptive reuse of existing buildings.



- 2 Ensure that new buildings are oriented to the waterfront and to waterfront public space, with entrances, landscape elements, and active uses.



- 3 Ensure that new buildings, in their shape and size, complement the industrial and maritime context, and step down toward the shoreline to ensure views, sunlight, and a human scale.



- 4 In the western Channel Area, provide public access to and along the Channel, aligned to connect with neighborhood streets.



- 5 Expand public access and public space along the Channel by requiring setbacks and public access improvements as part of future development.

