

# Downtown Marysville Specific Plan

## Appendix B

## Development Opportunity Sites

The Downtown Specific Plan Area has multiple development opportunity sites with the potential for significant infill development and increased economic activity. A sampling of some of the opportunity sites in the Downtown Specific Plan Area is presented in the material that follows.

### Habitat for Humanity Site

As established in the City's Bounce Back Vision & Implementation Plan, the 233,202 square-foot parcel bounded by 3rd Street, D Street, 1st Street, and E Street offers significant infill development potential in the Downtown Mixed Use zone. Previously the site of Mervyn's department store, the Habitat for Humanity ReStore site represents an opportunity to preserve the existing facilities, accommodate improvements on underutilized surface parking, and promote the organization's mission of new housing development. Exhibit B-1 below presents a conceptual site plan showing how the existing Habitat for Humanity building can be retained, along with the basic internal circulation, while also accommodating new three-story apartment buildings, a new pocket park, and other features.

**Parcel Size:** 5.4 acres

**Land Use Zone:** *Downtown Mixed Use*

**Residential Units:** 72 Units

**Floor Area Ratio:** 1.47

**Residential Floor Area:** 115,200 sq. ft.

**Building Height:** 3 Stories

**Parking:** 300 spaces

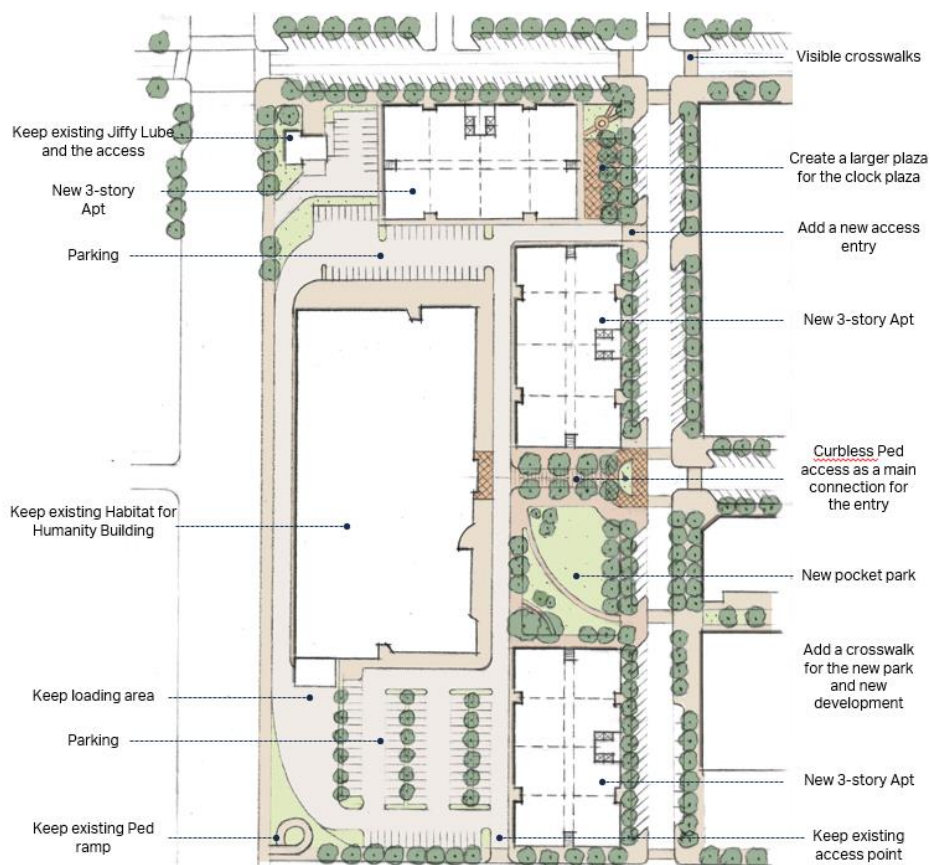


Exhibit B-1 Habitat for Humanity Site Conceptual Site Plan

## Yuba Park

While Yuba Park currently serves as a neighborhood park to the Specific Plan Area, the 184,012 square-foot parcel has been identified as a potential site for redevelopment to meet neighborhood housing needs. While the park is underutilized, redevelopment of the site would require further coordination with the community and City to ensure recreation and open space needs would still be met through the preservation of open space at this site and improvements at other parks in the Specific Plan Area. Exhibit B-2 below presents a sample conceptual rendering of a proposed mixed-use development accommodating four to five stories of residential units, approximately 9,000 square feet of ground floor commercial, public open space, on-street parking, and surface parking. The concept shown here sizes the central public open space to be used for community gatherings and outdoor space associated with adjacent commercial uses in the new buildings. Redevelopment of the site could be leveraged to improve the public open space function of the area, provide historic interpretative material, community meeting space, or other public improvements, recognizing the existing use.

Parcel Size: 4.2 acres

Land Use Zone: *Commercial Mixed Use*

Residential Units: 153 units

Floor Area Ratio: 1.22

Residential Floor Area: 215,600 sq. ft

Commercial Floor Area: 8,400 sq. ft

Building Height: 4-5 stories

Parking: 238 spaces



Exhibit B-2. Yuba Park Site Conceptual Rendering



## Chinatown

The 18,636 square-foot parcel located in Chinatown, southeast of the intersection of C and 1<sup>st</sup> Streets, is another site identified for infill development potential in the Mixed-Use Neighborhood zone. Exhibit B-3 below presents a sample conceptual rendering of a mixed-use development accommodating three stories of residential units, 6,864 square feet of ground-floor commercial space, 1,640 square feet of public open space, and on-street parking. This concept shows potentially feasible reuse of a small property - an approach that could be explored for other small vacant and underutilized properties in the Downtown Specific Plan Area.

**Parcel Size:** 0.4 acres

**Land Use Zone:** *Mixed Use Neighborhood*

**Residential Units:** 30 units

**Floor Area Ratio:** 2.49

**Residential Floor Area:** 39,477 sq. ft

**Commercial Floor Area:** 6,864 sq. ft

**Building Height:** 3 stories

**Parking:** 39 spaces



Exhibit B-3. Chinatown Site Conceptual Rendering

## Adjacent to Veterans Park

The 55,052 square-foot parcel located east of Veterans Park adjacent to G Street between 5th and 6th Street has also been identified as a site with infill development potential in the Mixed-Use Neighborhood zone. This site offers a convenient location near businesses with easy access to park amenities at Veterans Park. This site would be ideal for a development offering residential uses near existing open space and retail uses. **Error! Reference source not found.** B-4 below presents a sample conceptual rendering of a proposed development accommodating three stories of residential units and 1,800 square feet of public open space, served by surface parking.

**Parcel Size:** 1.3 acres

**Land Use Zone:** *Mixed Use Neighborhood*

**Residential Units:** 66 units

**Floor Area Ratio:** 1.56

**Residential Floor Area:** 85,856 sq. ft

**Common Open Space:** 1,800 sq. ft

**Building Height:** 3 stories

**Parking:** 84 spaces



Exhibit B-4. Adjacent to Veterans Park Site Conceptual Rendering



## East Lake Park

The 7.7-acre parcel located at East Lake Park has also been identified as a site for potential infill development. The property is connected through underground pipes to Ellis Lake and is a part of the City's overall stormwater management system today. This site is walkable to parks and schools in the vicinity, and is also close to the heart of the Downtown commercial district. If the site is determined not to be required for the City's stormwater management system, or if only a portion of the site is still required for this purpose, both residences and on-site open space could be accommodated. **Error! Reference source not found.** B-5 below presents a concept for redevelopment of the site with five stories of residential development, and on-site water features and passive open space, served by surface parking.

Parcel Size: 7.7 acres

Land Use Zone: *Parks and Open Space*

Residential Units: 183 units

Floor Area Ratio: 0.77

Residential Floor Area: 258,420 sq. ft

Building Height: 5 stories

Parking: 398 spaces



Exhibit B-5. East Lake Park Site Conceptual Rendering

## Washington Square

The 2.3-acre parcel located at Washington Park has also been identified as a site for potential infill development. The southwestern quadrant of Washington Square was developed with commercial uses previously, and the City could consider redeveloping other underutilized portions of Washington Square for housing development and new commercial space that could catalyze commercial development nearby, as well as support existing businesses. The site offers an opportunity for neighborhood revitalization to spur economic activity while also accommodating new housing opportunity in Marysville.

**Error! Reference source not found.** B-6 below presents a sample conceptual rendering of a proposed mixed-use development accommodating three to four stories of residential units, a public plaza, and 17,553 square feet of ground-floor commercial space, served by surface parking.

**Parcel Size:** 2.3 acres

**Land Use Zone** *Mixed-Use Neighborhood*

**Residential Units:** 88 units

**Floor Area Ratio:** 1.2

**Residential Floor Area:** 105,285 sq. ft

**Commercial Floor Area:** 17,553 sq. ft

**Building Height:** 3-4 stories

**Parking:** 163 spaces



Exhibit B-6. Washington Park Site Conceptual Rendering