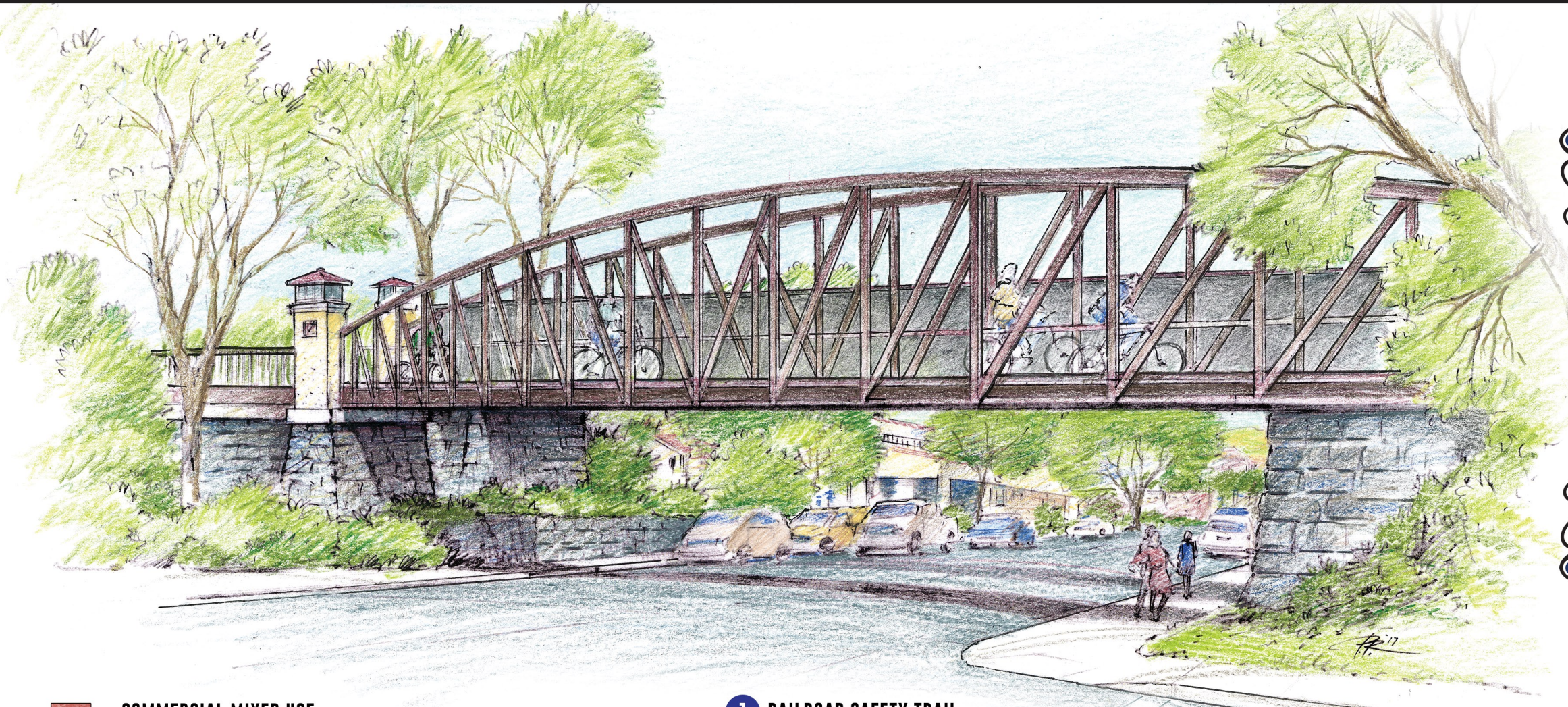




# SAN LUIS OBISPO

## DOWNTOWN CONCEPT PLAN



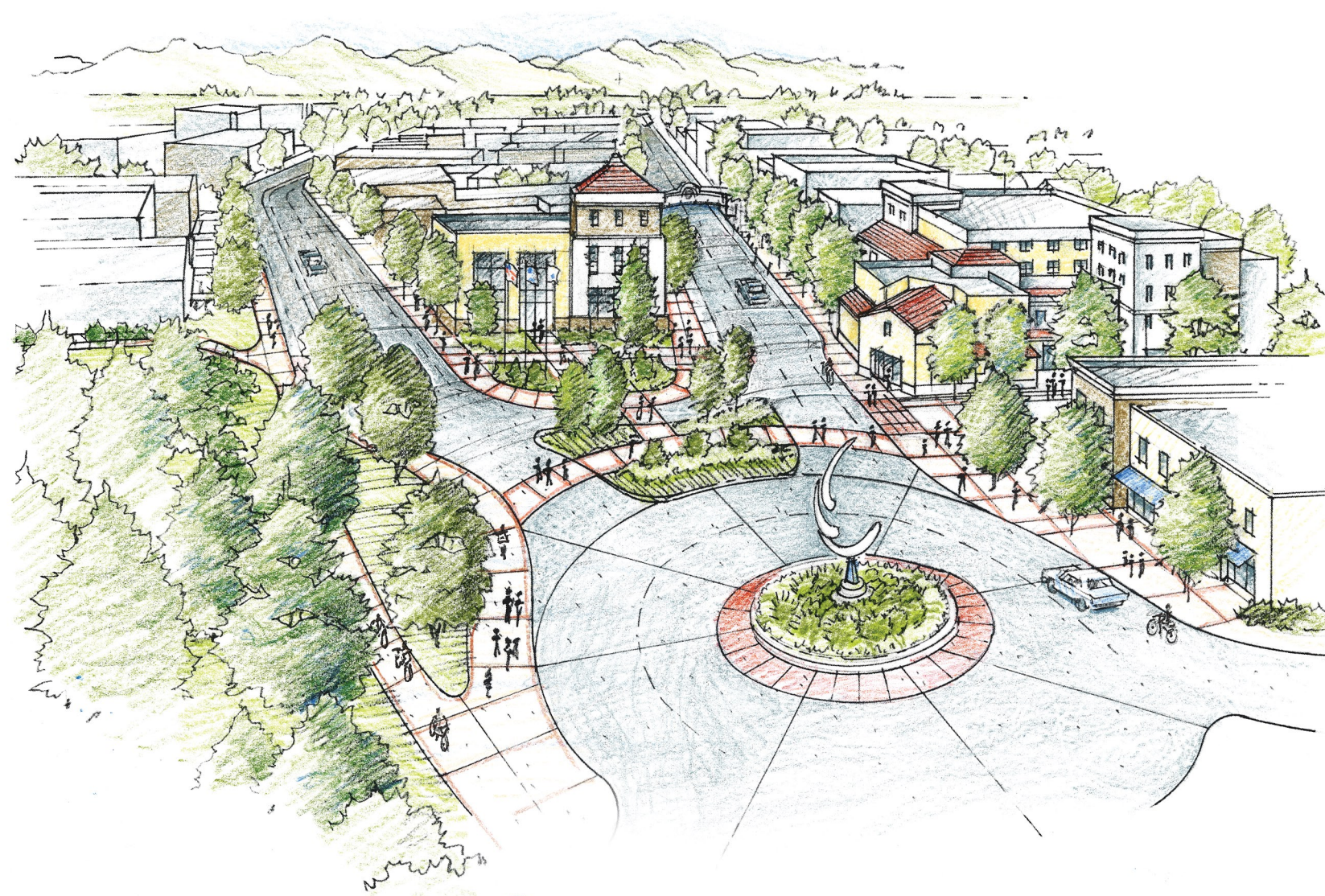
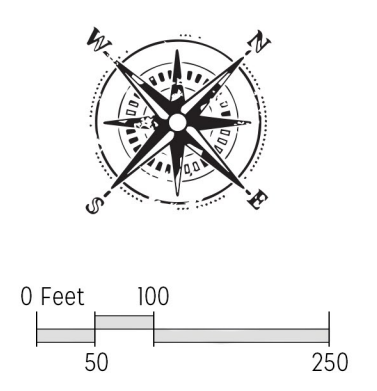
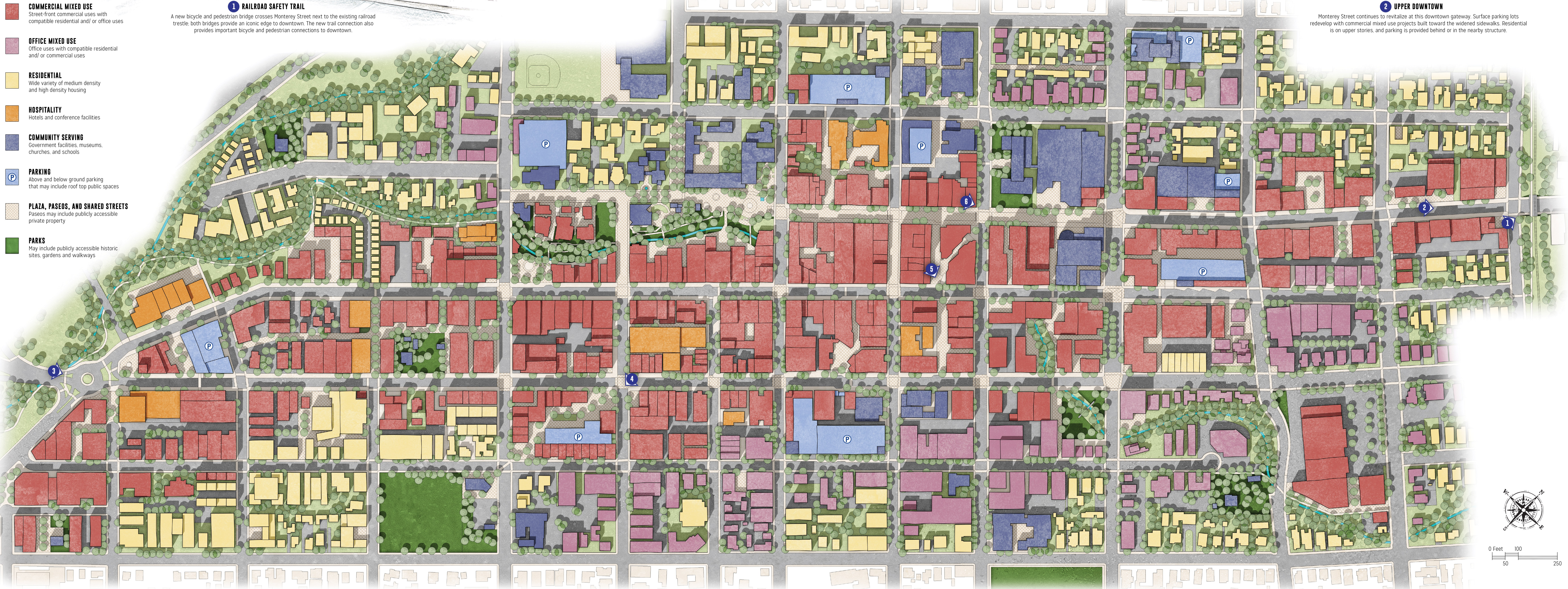
- **COMMERCIAL MIXED USE**  
Street-front commercial uses with compatible residential and/or office uses
- **OFFICE MIXED USE**  
Office uses with compatible residential and/or commercial uses
- **RESIDENTIAL**  
Wide variety of medium density and high density housing
- **HOSPITALITY**  
Hotels and conference facilities
- **COMMUNITY SERVING**  
Government facilities, museums, churches, and schools
- P **PARKING**  
Above and below ground parking that may include roof top public spaces
- **PLAZA, PASEOS, AND SHARED STREETS**  
Paseos may include publicly accessible private property
- **PARKS**  
May include publicly accessible historic sites, gardens and walkways

### 1 RAILROAD SAFETY TRAIL

A new bicycle and pedestrian bridge crosses Monterey Street next to the existing railroad trestle; both bridges provide an iconic edge to downtown. The new trail connection also provides important bicycle and pedestrian connections to downtown.

### 2 UPPER DOWNTOWN

Monterey Street continues to revitalize at this downtown gateway. Surface parking lots redevelop with commercial mixed use projects built toward the widened sidewalks. Residential is on upper stories, and parking is provided behind or in the nearby structure.



### 3 WELCOME TO DOWNTOWN

A new roundabout with pedestrian and bicycle circulation improvements acts as a gateway into downtown from Highway 101 and Higuera Street. Pedestrian improvements extend to the Creek Walk, and a pedestrian bridge connects a new parking structure to commercial, residential and hospitality uses.



### 4 PEDESTRIAN FRIENDLY

Extending from Marsh and Broad to Pacific and Nipomo Streets, a diagonal plaza provides outdoor dining, event circulation and public art opportunities while connecting downtown to Emerson Park. Underground parking serves the area and flexible micro-retail or live work uses along Pacific Street create a local business cluster.



### 5 CONNECTING COURT STREET

Large surface parking lots along Marsh, Higuera and Osos Streets are redeveloped, extending the vibrant downtown street front and creating additional commercial, residential, office and hospitality opportunities. A paseo aligned with Court St. provides additional public space and pedestrian connections.



### 6 SHARED STREETS

Monterey Street is envisioned as a shared street with additional pedestrian amenities - wide sidewalks, outdoor dining, and park-like improvements. Pedestrians and bikes have priority here, and new commercial mixed use infuses the block with energy.