

Table of Contents

Acknowledgements	1
1. Executive Summary	4
2. Introduction	18
3. Summary of Research	21
4. Site Conditions	39
5. Community Engagement Process	64
6. Land Use and Design Plan	72
7. Economic Development Plan	87
8. Transportation Plan	94
9. Implementation	125

Maps

3.1 Existing Land Use Features	
4.1 Existing Zoning	
4.2 Existing Land Use	
4.3 Major Property Owners	
4.4 Property Value Per Square Foot	
4.5 Building/Land Value Ratio	
4.6 Building Condition	
4.7 Homestead Status	
4.8 Road Network with Functional Class	
4.9 Traffic Counts	
4.10 Primary Transit Network and LRT	
4.11 Sidewalks and Bicycle Paths	
6.1 Future Land Use	
6.2 Future Land Use Features	
8.1 Riverside Ave Existing Conditions	
8.2 Riverside Ave 2020 No Build	
8.3 Riverside Ave 2030 Build	
8.4 Central Corridor Station Scenario 1	
8.5 Central Corridor Station Entry Design	
8.6 Central Corridor Station Scenario 2	
8.7 Bicycle/Pedestrian Access to Station	
8.8 Proposed Bicycle System	

Appendices

- A** Steering Committee Meeting Summaries
- B** Public Meeting Summaries
- C** Previous Planning Studies
- D** Real Estate Market Opportunities and Constraints Analysis
- E** Cedar Riverside Small Area Plan Economic Strategy
- F** Cedar Riverside Neighborhood Parking Study
- G** Cedar Riverside Small Area Plan Traffic Operations and Streetscape Planning
- H** Cedar-Riverside/West Bank Central Corridor LRT Station Analysis