



Lemon Grove Planning Focus Group Preliminary Results

The Center City Needs A Redeveloped Common Area





Topics

- Focus Group Process
 - Public Comments in Open Sessions
 - Focused on the Planning Elements
 - Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Health and Wellness
- Summary Comments
 - The Main-Broadway –MTS Area Is Fragmented, Unfriendly, and Blighted
 - It Needs Redevelopment That Produces a Common Area With Interesting Components
- Planning Big Idea For Redevelopment
 - Place Lemon



Place Lemon Concept



Piazza Multiuse Buildings



Common Garden



Dance Hall, Concert Hall, Lecture Hall



Fresh Vegetable Market



Incubator Offices



TRADER JOE'S Market



Micro Brewery



Bakery



Multiuse (Movies, Concerts, Lectures)



Parking Structure