

# Riverside



## What to Expect

### Project Components

Project components include:

- new curb, gutter and sidewalks;
- upgraded and improved one-way alleys;
- new asphalt on roadway;
- significant utility upgrades including the "undergrounding" of electric power lines;
- colorful trees and landscaping;
- architectural features at both ends of the project area;
- improved traffic flow;
- diagonal parking on side streets; and
- a roundabout at the intersection of Riverside, Douglas, and Vernon.



### Construction Phasing

Work will be performed in small sections along Riverside and the alleyways to reduce the impact. Although access to your home or business will be maintained, at some point, construction will occur near your lot.



### Staying Informed

The goal is to limit surprises. Information will be provided during construction to inform you of schedules, impacts, detours, etc.

### After Hours Contact Information

In the unlikely event that something occurs after normal business hours, you will be asked to designate someone from your site to be contacted. This is not mandatory but it is highly recommended.

## Things to Consider

### Taking Advantage

There were businesses on Vernon Street that were more successful during their streetscape project than at any time before. Remember, construction crews are potential customers. In addition, there will be a lot of focus on Riverside Avenue during this project; use this as an opportunity to find a new tenant or pursue your own project. The Redevelopment Agency is prepared to assist in either event.

### Maintaining Access

You understand your operation and your property better than anyone else. Considering that portions of the street and the alley will be unavailable from time to time, think about how this might impact access to your business. Let's discuss these issues and develop solutions before they impact you.

### Keeping Your Customers Informed

Every effort will be made to keep you informed so that you have time to react to the construction process. You might want to consider how to inform your customers and partners in order to limit the impact to their schedules.

### Adjusting To Impacts

Consider:

- revising hours,
- adding or reducing staff, or
- altering deliveries, etc.

Don't assume things will be slower; some businesses benefit from construction projects. Have a plan in place for any event.



**Staying Involved** - Are you interested in participating in post-construction activities? The Redevelopment team will be looking for members of the Riverside community to participate on various committees that might review and address parking issues, choose the banners to be installed on the decorative streetlight poles, market the Riverside corridor, etc. If you are interested in participating, let us know: 774-5271.



## PROJECTED SCHEDULE

### October 2007

Right-of-way Acquisitions and Final Project Design

### November 2007

Federal Funding Review and Approval

### December 2007

Request for Construction Bids Issued

### January 2008

Construction Contract Awarded

### Spring 2008

Construction Tentatively Scheduled to Begin

### Suggestions, Questions, or Concerns?

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## Riverside Report - Providing Project Status as of Sept. 07



### Progress that you can't see

Although the orange cones and construction trucks haven't rolled down Riverside Avenue yet there are plenty of crews hard at work on the project.

