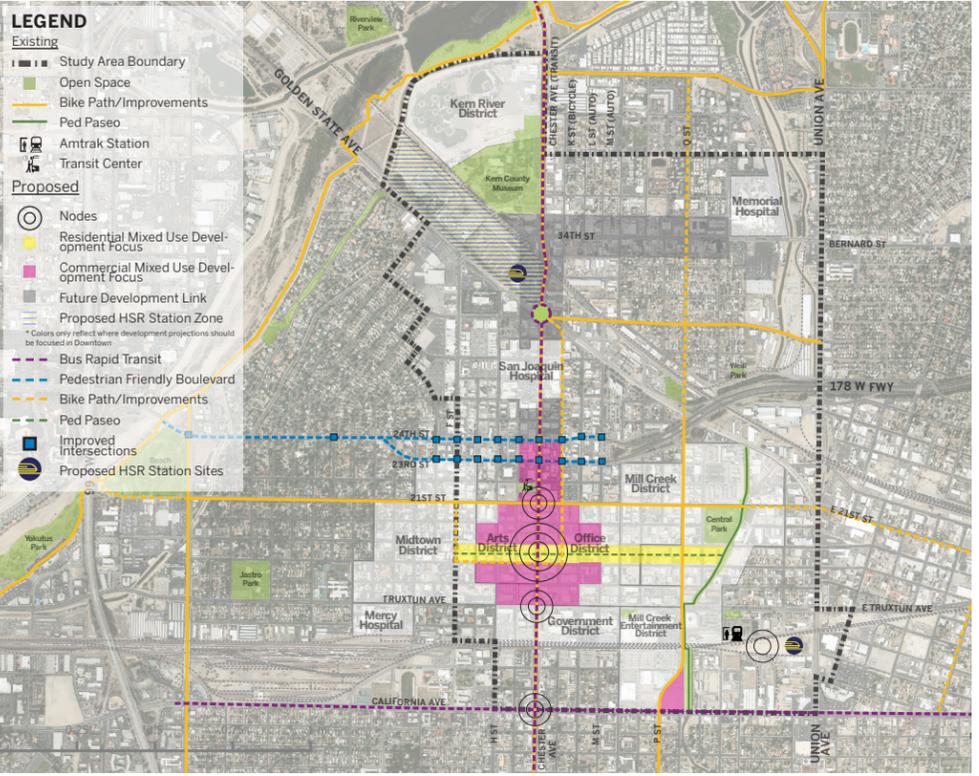


HSR READY DOWNTOWN

10-YEAR PROJECTIONS
(240,000 Sf Office, 735 Residential Units, 118,500 Sf Retail, 225 Hotel Rooms)



DOWNTOWN DEVELOPMENT PLAN

Leveraging Current Revitalization

- Refocus the HSR station's front door and primary pedestrian connection on Chester Avenue
- Target opportunity sites along 34th Street and Chester Avenue
- Leverage reconstruction of 23rd and 24th Streets to design safe pedestrian crossings
- Implement planned Bus Rapid Transit lines on Chester and California Avenues
- Expand the current bike network

SCENARIOS/OPPORTUNITIES

Look inside - These are Development Scenarios designed to inspire a deeper conversation about how to best connect Downtown Bakersfield with a future High-Speed Rail station at Chester Avenue.

This is NOT about choosing one opportunity over another, but instead you should express what you like and don't like about each, and thereby provide guidance on the development of a final preferred scenario.

HOW DO YOU COMBINE THE OPPORTUNITIES THAT HIGH-SPEED RAIL OFFERS TO MAKE ONE UNIFIED DOWNTOWN STRATEGY?

DEVELOPMENT SCENARIOS



HOW DO YOU MAKE DOWNTOWN BAKERSFIELD READY FOR HIGH-SPEED RAIL IN 10 YEARS?

OPPORTUNITIES FOR THE NEXT 20 YEARS

(835,000 SF Office, 3,550 residential units, 486,000 SF retail, 1013 hotel rooms)

A - Chester Circle Redevelopment Scenario

- Redesign Garces Circle as a new development node and destination
- Focus on the connection to Downtown's historic core via Chester Avenue
- Create a new commercial corridor that links HSR Station and San Joaquin Hospital to Arts District
- Connect Mill Creek Linear Park to Kern River along new multi-modal infrastructure corridor
- Expand the current bike network

B - Zipper Redevelopment Scenario

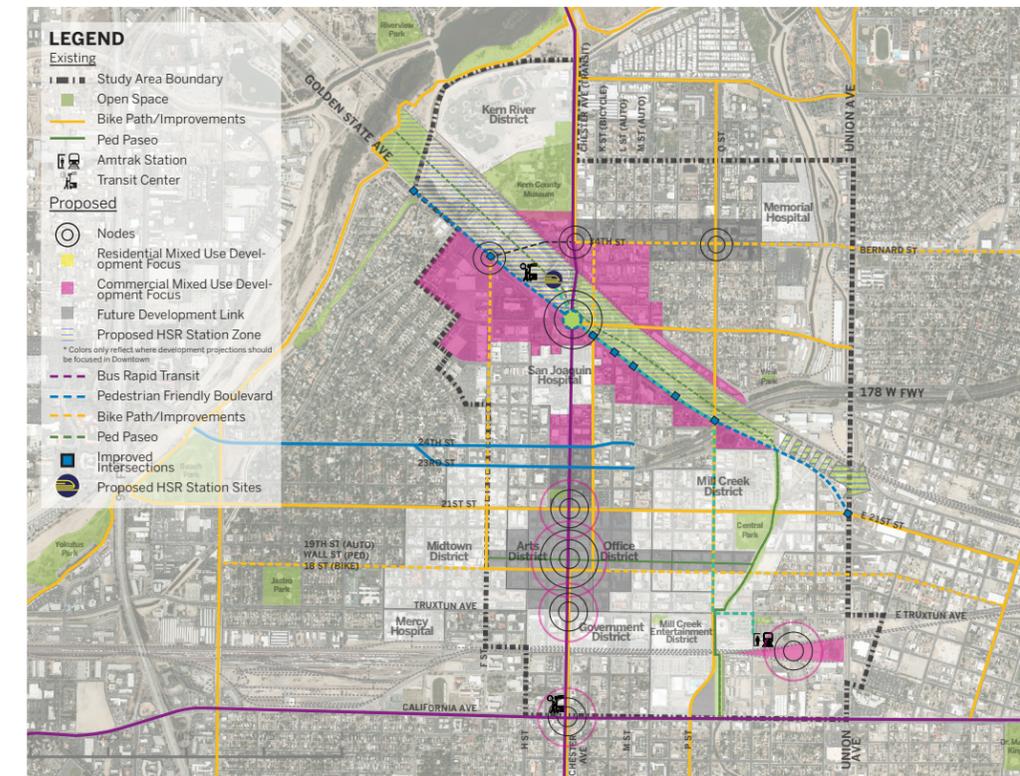
- Use the infrastructure corridor to tie together North and South Downtown
- Extend the Mill Creek Linear Park to Kern River
- Develop a new Downtown skyline that frames the proposed multimodal corridor and links the HSR station to Old Town Kern and the historic Union Station
- Expand the current bike network

C - River Stadium District Redevelopment Scenario

- Create a new riverfront stadium district
- Anchor new development node with the HSR station, Kern County Museum and expanded recreational amenities
- Integrate the Kern River back into Downtown
- Connect North and South Chester Avenue to 34th Street corridor and the historic core
- Expand the current bike network

ZIPPER REDEVELOPMENT

20-YEAR PROJECTIONS OPPORTUNITY B



BEST PRACTICES



Columbus Circle Development, New York, NY



Pedestrian Paseo, Agueda, Portugal



Pedestrian-friendly Boulevard, New York, NY



Transit Oriented Development, Pasadena, CA



Bloomingdale Line, Chicago, IL



Multi-modal Corridor, Houston, TX



Belt Line, Atlanta, GA



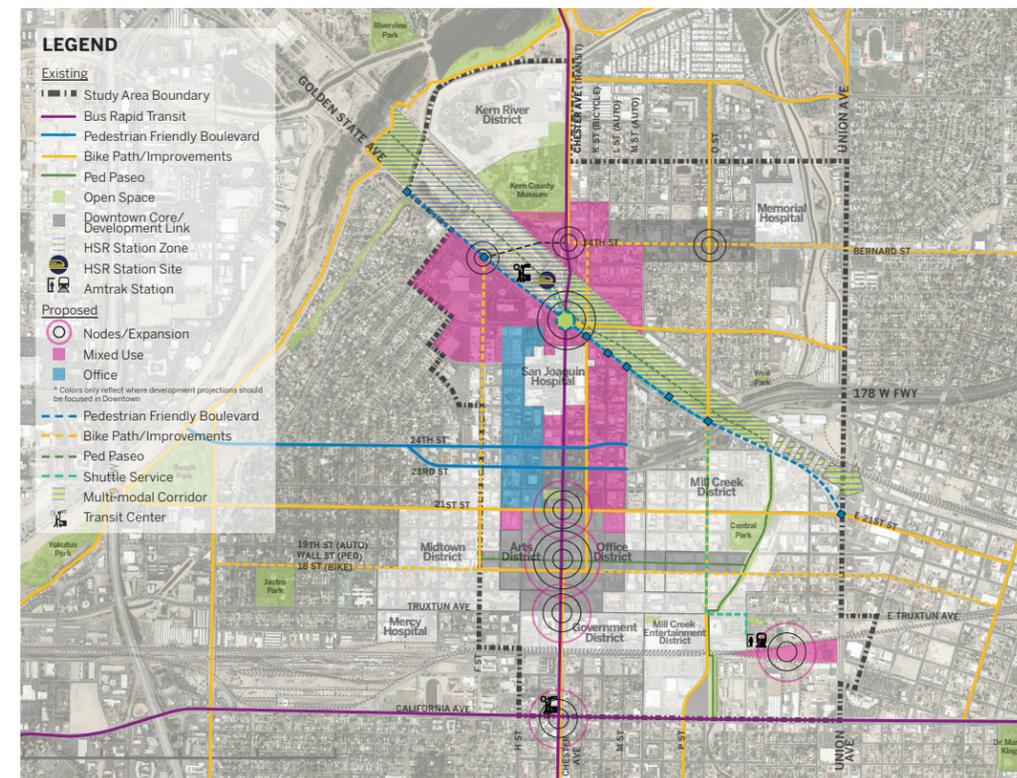
Elevated CTA, Chicago, IL



Transit Oriented Development, Denver, CO

CHESTER CIRCLE REDEVELOPMENT

20-YEAR PROJECTIONS OPPORTUNITY A



RIVER DISTRICT REDEVELOPMENT

20-YEAR PROJECTIONS OPPORTUNITY C

