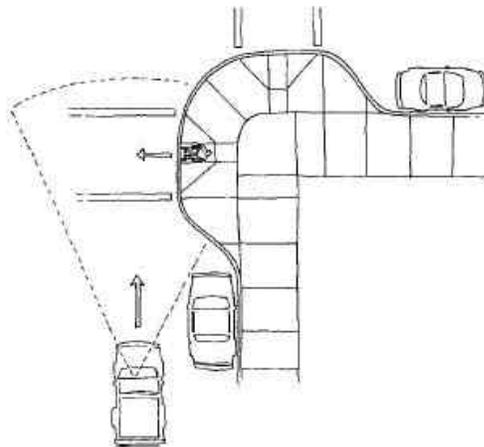


ATTACHMENT A:
PARIS, TEXAS: DOWNTOWN PLAN

- 1.10 Acquire 301 Bonham (or other appropriate sites) for use as public parking. Parking areas shall include lighting, signage, easy pedestrian ingress and egress, and quality pavement.
- 1.11 Add/repair/enhance the electric capacity at Bywaters Park and in and around the plaza to ensure safety and ease of operation, and provide support for a wide range of potential special users.
- 1.12 Demolish old health department building and convert space to a well-maintained open space.
- 1.13 Replace and expand Sherman Street, from 3rd to Heritage Park, to include sidewalks to link downtown, Wise Field, Heritage Park, and the future Trail de Paris spur connector.
- 1.14 Pave parking area immediately behind (west of) city hall annex.

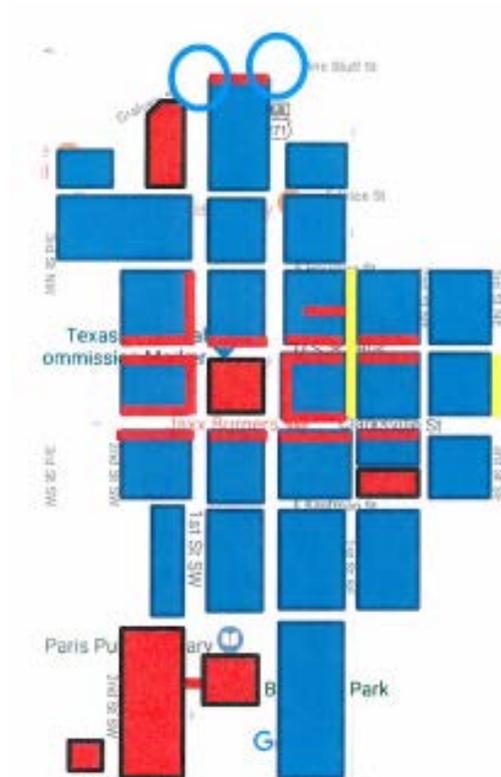
2. TRAFFIC MANAGEMENT to CREATE PEDESTRIAN-FRIENDLY SPACES

- 2.1 Reduce and enforce speed limits adjacent to the FUMC'S community spray park.
- 2.2 Reduce and enforce lower speed limits adjacent to Market Square.
- 2.3 Convert the travel lane adjacent to FUMC on Clarksville to parallel parking.
- 2.4 Reduce lane widths on Plaza, Lamar, and Clarksville.
- 2.5 Establish parallel parking on both sides of each street entering and leaving the Plaza, for a minimum distance of one block in each direction.
- 2.6 Utilize bump-outs and hardscape to enhance pedestrian crossings at each intersection on the plaza.



- 2.7 Close one block of 3rd between Lamar and Clarksville, replace asphalt paving with pavers, and place bollards on either end to prevent regular access, but also to provide for limited vehicular access for special events and occasions. In the interim, provide enhanced crosswalks in conjunction with the 3rd Street repaving project.

- 2.8 In order to reduce the number of large trucks, improve No Through Truck & hazardous cargo signage, and maintain police enforcement of existing restrictions on such trucks.
- 2.9 Incorporate Paris Metro stops into downtown's function and design, and provide assistance to ATCOG in placement of appropriate signage and construction of bus shelters. Evaluate constructing a non-standard downtown shelter from materials that more fit the historical character of downtown.
- 2.10 Construct two bump-outs each on 1st SW and South Main south of Sherman, each pair to be opposite from one another to create a traffic calming chicane effect.
- 2.11 Construct enhanced pavement pedestrian crossings at each Plaza intersection, on 1st SW connecting the library and Market Square, at the intersections of Church and Kaufman, on Main Street connecting Bywaters Park and the library, and at 1st NE and Lamar.
- 2.12 Replace all faded, damaged, or otherwise dated wayfaring signs with new-design signage. Eliminate unneeded locations to reduce street clutter.



- 2.13 Construct landscaped traffic circles at the intersections of North Main and Pine Bluff, and 1st NW and Graham; coordinate improvements with landscaping and other improvements to be established along northern edge of courthouse property.
- 2.14 Convert Price, Houston, 2nd West, and 3rd West to two-way traffic; identify and convert additional streets as appropriate.

- 2.15 Expand the size of the Culbertson Fountain plaza approximately 6 feet on each side, using a pervious material (e.g. decomposed granite, softscape, pavers, etc.). Widen existing sidewalks on the plaza by from 3 to 5 feet, using a pervious material.
- 2.16 Replace traffic signals on each plaza corner with stop signs.
- 2.17 Demolish former police station (and retrieve old tower for reuse/resale), as well as neighboring properties as necessary, and construct a heavily landscaped new Y intersection of Grand and Bonham in that location; prior to construction, utilize space for a temporary, highly landscaped passive park.

3. AMENITIES & AESTHETICS to CREATE a VIBRANT DOWNTOWN

- 3.1 Actively assist the First Methodist Church (FUMC) in constructing planned parking, landscape, and spray park improvements.
- 3.2 Construct and maintain a public restroom at the FUMC’s park for use by park users as well as downtown visitors.
- 3.3 Construct a second public restroom in general proximity to Market Square, but also accessible from the Plaza, to be open year-round.
- 3.4 Construct and maintain a high quality passive park on county property immediately west of the courthouse, to include ground lighting, bench swings, benches, walkways, public art, and appropriate landscaping.



- 3.5 Preserve, restore and/or replace ghost murals and advertising signs to help preserve the unique history of downtown while also promoting the historic nature of this unique area. Adopt a mural ordinance as necessary.
- 3.6 Continue to promote the PARIS “I” sign as a unique photo backdrop. Identify spot(s) and organization(s) to build and maintain an additional sign, possibly at Bywaters or the new passive west courthouse park.

- 3.7 Construct a small, premium ballfield for very young children to expand uses and broaden the types and ages of people visiting and enjoying downtown.
- 3.8 Add a soccer field to Wise Field Park to encourage higher usage at that historic park.
- 3.9 Place trees at the northeast and southeast corners of East Houston and 1st Street NW.
- 3.10 Actively pursue opportunities to acquire and plant an appropriate mix of urban trees.
- 3.11 Pursue the creation of mural(s) and/or other improvements on the east-facing building on 2nd Street.



- 3.12 Encourage fixed public art as well as interactive art, using public and private funds, and developer assessments, to be located/conducted on public spaces, with Market Square, the library, the plaza, downtown entryways, and Bywaters Park as preferred locations.
- 3.13 Design and construct a water feature, using existing improved stormwater facilities, thereby enhancing aesthetics, improving drainage function, and creating a potential gathering space.
- 3.14 Identify a site for a community-built playground and construct and maintain a quality wooden structure, designed to match the local built environment and be inviting but unobtrusive. The project should be contiguous or very close to other city facilities/activities to enhance synergy and to more efficiently use available parking.
- 3.15 Evaluate means to expand individual property ownership to curb edge to encourage outside restaurant seating and alcohol service, and initiate the processes where feasible. Also develop a lease for such activities on public property, and create and adopt the requisite ordinance(s).
- 3.16 Encourage a residential component to help create an evening life for the downtown, using zoning, economic incentives, partnership, and any and all other tools that may become available.
- 3.17 In order to soften the look of the old parking area as visible from a main arterial and state highway, add landscaping in the small open space at the corner of Grand and 2nd NW.
- 3.18 Pave/landscape/improve the small city parking area at northeast corner of Kaufman and Church.

4. UNIQUE EVENTS & PROGRAMMING to ECOURAGE FUN and ACTIVITY

- 4.1 Provide unique quality events and venues sponsored by the city and its related agencies, while providing infrastructure and safety support to events and activities conducted by the Lamar County Chamber of Commerce, Downtown Paris Association, and other hosts.
- 4.2 Facilitate quality events and activities by private sponsors and hosts.
- 4.3 Convert the alley on 1st Street NE immediately opposite Lickety Split to a public venue space, to include live performances, sale of food and beverages, passive seating, support of theater activities, etc., constructing improvements using partnerships with local funds.
- 4.4 Maintain the burned-out lot used for the annual pumpkin patch, and install additional steel support to ensure structural safety.
- 4.5 Take responsibility for the vacant lot immediately north of the Belford Apartment Building, shore up adjacent walls as necessary to ensure structural safety, and convert the area into a sunken garden and park (name it Le Jardine), with extensive seating and landscaping.
- 4.6 Close 1st Street NE from Kaufman to Houston, converting it to a pedestrian way, to be named Rue 1^{er} Promenade. Bollards will be used to restrict traffic, but can be used to allow public safety access. In the interim, when 1st is reconstructed, add 10 feet of sidewalk space on the east side of the roadway for all three blocks, to include seating, eating opportunities, lighting, and extensive landscaping. As development fills in, the remainder of the street will be converted to pedestrian only traffic. The Rue area will be also used to host special events and evening activities.



- 4.7 Modify the alley north of city hall to make it conducive and inviting to special events and activities, including food and beverages and live performances, either in conjunction with events on Rue 1^{er} or stand-alone activities.

5. BUILDING MAINTENANCE & RESTORATION to PROTECT and DISPLAY OUR HISTORY

- 5.1 Continue to promote and fund the three existing grant programs designed to encourage and assist redevelopment, especially of facades and structures.

- 5.2 Adopt and enforce a downtown vacant building registry and standards-of-care ordinance in order to encourage investment, new active ownership, and building maintenance and improvements.
- 5.3 Actively pursue code violations and police activities to enhance property values, safety, and aesthetics.
- 5.4 Provide appropriate assistance for remediation of the historic 1st National Bank building; develop and implement a plan to repair or replace the undermined contiguous sidewalk.
- 5.5 Foreclose the Belford Apartments and attempt to re-sell to a qualified and interested redeveloper; in lieu thereof, demolish and replace with a quality re-use on that site.
- 5.6 Fully complete the renovations to the Grand Theater, utilizing a partnership with a local private management group to fund-raise, manage all physical construction work, and maintain and operate the theater for performances and other events and activities designed to bring both local and out-of-town persons to downtown.
- 5.7 Complete the restoration of and improvements to the historic city hall, to include all upstairs spaces, which will be used for special events and occasions, and may be rented for certain groups and activities; fully refurbish and clean exterior for 100th anniversary celebration to be conducted on site in October 2020.



- 5.8 Establish a downtown maintenance program to improve the cleanliness and neatness of downtown, using a special needs worker maintenance grant.
- 5.9 Amend the city's zoning ordinance to eliminate warehouse as a primary use.
- 5.10 Formally adopt and reasonably implement the Design Guidelines for the Historic District, and maintain the integrity of the district.
- 5.11 Encourage historic preservation in order to maintain and enhance the value of the existing environment, influence, compatibility.
- 5.12 Establish and maintain an up-to-date presence on *Downtown, TX*.
- 5.13 Create a comprehensive, easy-to-read and understand developer's packet, including graphics, taking into account the unique building environment of an historic downtown.

- 5.14 Prepare and distribute a handout(s) with graphic(s) showing what CAN be done in downtown to encourage interest and to debunk common myths.
- 5.15 Establish and maintain a very high-quality, user-friendly website and proactively use all other pertinent media to support historic preservation and restoration. Site should include relevant local ordinances, contact data, steps to restoration of an historic building, how to work with Main Street and the HPC, SBDC information, etc.
- 5.16 Evaluate the cost and feasibility of eliminating or reducing overhead utilities.
- 5.17 Keep curbs painted, weeds removed, and landscaping vibrant and seasonally current at all city facilities, including city hall.
- 5.18 Completely clean and otherwise restore the historic library building exterior.

6. FUNDING to ENCOURAGE & INCENTIVIZE REDEVELOPMENT

- 6.1 Create a tax increment reinvestment zone (TIRZ) to fund improvements and/or operating and maintenance costs of downtown.
- 6.2 Create a neighborhood empowerment zone, consistent with Chapter 378 of the Texas Local Government Code.
- 6.3 Place permitting and other regulatory fees into a downtown development fund.
- 6.4 Create and implement a downtown loan guarantee program.
- 6.5 Reinvigorate the 1998 floating loan program for building improvements, for which funds are again available.
- 6.6 Implement a mixed-use economic development program, to include Chapter 380 development agreements, tax write-offs, tax abatements, etc., to incentivize redevelopment and recruit appropriate retailers and residential properties.

7. SAFETY to ENCOURAGE VISITORS and INVESTORS

- 7.1 Consistent with Section 102.5 of the International Fire Code and professional planning principles, exercise “compliance through cooperation” to ensure fire safety for historic buildings.
- 7.2 Install and monitor security cameras to observe key intersections.
- 7.3 Continue to present and expand a positive police presence, using foot patrols, K-9, parked squads, and all other appropriate tools as appropriate.
- 7.4 Identify the site for and operate a temporary police sub-station; on or very near the plaza (to be co-located after 2022 with construction of the new fire station #3 on 19th SW).
- 7.5 Modify and enforce parking ordinance(s) to business hours, and enforcing 2-hour parking limits. Provide a limited number of parking permits to permanent residents as necessary.

- 7.6 Complete a thorough building inventory of all structures greater than one story, emphasizing structural and roof integrity.
- 7.7 Periodically utilize the fire department drone to check roof security and monitor roof drains to ensure they are fully functioning.
- 7.8 Establish adequate lighting for all parking areas, directing light downwards to avoid glare and light pollution, and group common street light colors, poles, and fixtures so as not to harm nighttime aesthetics.

8. CHURCH STREET to MAINTAIN and SUSTAIN its HISTORY and BEAUTY

- 8.1 Fully reconstruct Church from Hearn to Clarksville.
- 8.2 Replace selected wastewater mains and some service connections to improve sewer reliability, and reduce the short-term likelihood of future main breaks.
- 8.3 Replace all water mains and service connections to improve water quality and reliability, and reduce the short-term likelihood of future main breaks.
- 8.4 Replace drainage facilities, including underground drainage infrastructure and curbing, to dramatically improve stormwater control and runoff.
- 8.5 In association with providers of dry utilities, reduce the number of utility poles as much as practical, and straighten/replace any leaning or crooked poles.
- 8.6 Replace existing streets lights with a single, consistent fixture and pole for continuity and quality lighting for the length of the street, focusing lumens down as much as possible to reduce glare and light pollution.
- 8.7 Construct a raised pedestrian crosswalk at the Trail de Paris in order to slow traffic and enhance safety for pedestrians and bikers on the trail.
- 8.8 Establish a clear delineation of the south entry into this historic district, utilizing a combination of signage, landscaping, and themed monumenation, in order to reduce through-traffic while highlighting the uniqueness of the district itself, and construct a landscaped traffic circle at the intersection of Church and Hearn.

9. MARKET SQUARE to CELEBRATE & INTEGRATE this INTERACTIVE SPACE

- 9.1 Create a vegetative screen along the western edge of the property to block the view of deteriorated structures along 2nd SW.
- 9.2 Improve/repair the adjacent mural immediately north, improving the aesthetics of the site while telling the story of the city's history.
- 9.3 Construct a mini-town with replica type buildings, reminiscent of those created in Longview and Allen, Texas, or adopt a different theme such as farming or reading.
- 9.4 Relocate the small Wade playground to the site to encourage visits by children and to provide recreation for children accompanied by parents visiting the site for other purposes and special events.

- 9.5 Add tactile play facilities and a climbing hill and/or other feature(s) between the two sheds for use by younger children visiting the market.
- 9.6 Acquire the vacant land on the northwest corner of Sherman and 1st for future public meeting space and landscaping.
- 9.7 Provide for access to electricity for food truck(s) and other users related to special events and activities.
- 9.8 Expand Farmer's Market activities and events to maximize both discreet visitor numbers and visitor days.
- 9.9 Add large colorful sculptures that create interest while also supporting the site's overall theme; interactive, climbable sculptures/artwork are preferred.
- 9.10 Enhance and utilize the treed area on 1st SW behind the library and immediately across the street from Market Square, constructing new sidewalks, creating a small entertainment venue/stage, and adding benches, bench swings, landscaping, and other passive features.



- 9.11 Create new programming at the library for children and seniors to utilize the city's adjacent outdoor amenities.
- 9.12 Add security light(s), signage, and a colorful awning at the skate park to improve aesthetics.
- 9.13 Add paved parking inside the site (some of which should be pervious surfaces), add spaces on the northern end of the site, add new parallel spaces on 2nd SW, close the center entrance and add parking on 1st SW, and eliminate the gore on 1st.
- 9.14 Create a specialized, enhanced crosswalk (e.g., vegetable or book pavement patterns) to connect the two sites into a single locus of activity; add unique signage to get recognition and attention, such as "Vegetable X-ing" or "Book X-ing."

- 9.15 Construct enhanced pavement pedestrian crossings at the intersections of 1st SW at Sherman and Austin Streets.
- 9.16 Acquire and convert the vacant area at 246 1st Street SW opposite Swaim's Hardware into a passive public park, to include seating and arbors for shade.

10. TRAILS & CONNECTORS to ENCOURAGE NON-VEHICULAR USERS

- 10.1 Extend the Trail de Paris to 4th SW, temporarily terminating pavement at or near a parking area-served trailhead, in order to connect the trail to downtown.
- 10.2 Develop an ultimate route, and acquire necessary easements and/or rights-of-way, for the Trail de Paris, terminating at the southwestern city limit; construct and maintain as part of the Northeast Texas Trail system (and future state park), coordinating work and maintenance with the NETT board, TXDOT, and the Texas Department of Parks & Wildlife (TPWD) as appropriate.
- 10.3 Construct and maintain trails/sidewalks on 1st SW and Main Streets, with signed connection points, in order to create safe, direct connections to the Trail de Paris from the plaza, thereby encouraging pedestrian trips between the trail and downtown.
- 10.4 Construct and maintain the West Paris Multi-Use Trail from the historic Union Depot building to the Boys and Girls Club to increase the number and types of walkers and bikers in the area.
- 10.5 Extend a spur north from the Trail de Paris to connect it to the West Paris Trail at or near the Union Station depot; in the interim, mark the connecting route along 4th Street SW and Kaufman with a combination of bicycle pavement markings and signage.
- 10.6 Construct improvements to and along Kaufman Street from Church Street to the Union Station depot in order to provide for and encourage pedestrian uses and cross-interactions.