

City of Beaumont: Downtown Revitalization Plan Overview

April 9th, 2025



Downtown Context

Downtown Beaumont has long served as a cultural and historic center. This plan outlines a strategy to revitalize and reimagine downtown as a dynamic, welcoming destination for residents, businesses, and visitors.

Downtown Vision

Create a vibrant, walkable, and mixed-use downtown that reflects Beaumont's heritage, embraces community life, and supports a thriving local economy.

Core Principles

- Equity & Inclusion
- Resiliency
- Community-Centered Development
- Incremental and Adaptive Growth

Project Purpose

- Re-establish Downtown Beaumont as the heart of the city.
- Stimulate economic development through:
 - Infill and redevelopment
 - Small business growth
 - Cultural and community events

Key Goals

- Economic Vitality
- Placemaking
- Mobility & Access
- Historic Preservation
- Housing
- Community Engagement

Focus Areas

- 6th Street Corridor
- Grace Avenue
- Civic Core
- Beaumont Avenue

Focus Area: 6th Street Corridor

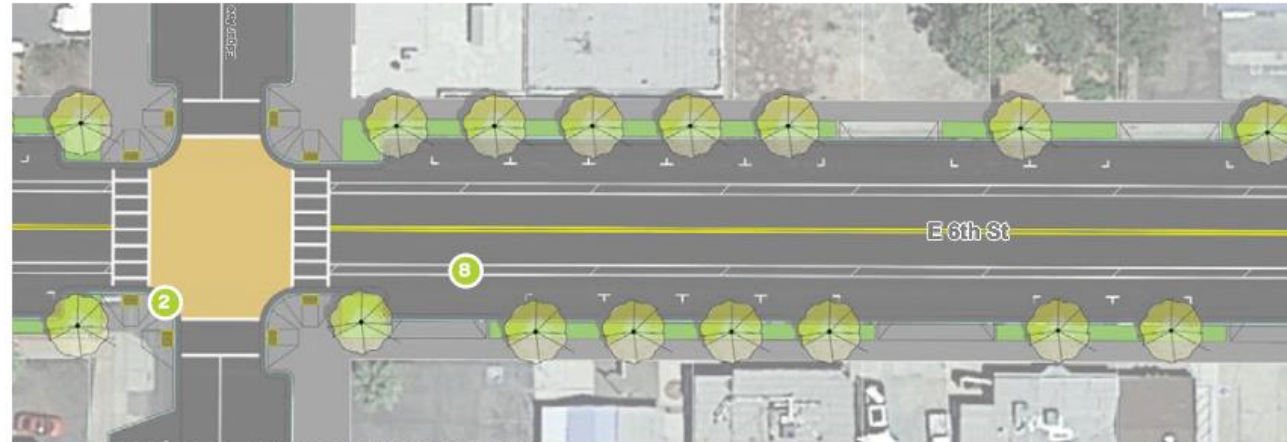


FIG 5-3: PROPOSED 6TH STREET AT EDGAR AVE

1" = 40'



1" = 100'

Focus Area: 6th Street Corridor Continued



FIG 5-5: 6TH STREET CONCEPT AT MAGNOLIA AVE

0' 10' 30' 60' 100' 1" = 40'



0' 25' 75' 150' 250' 1" = 100'

Focus Area: 6th Street Corridor Continued



FIG 5-6: ROUNDABOUT CONCEPT AT 6TH ST + CALIFORNIA AVE

0 10' 30' 60' 100' 1" = 40'

Focus Area: 6th Street Corridor Continued



FIG 5-7: ROUNDABOUT CONCEPT AT 6TH ST + PALM AVE

0' 10' 30' 60' 100' 1" = 40'

Focus Area: Grace Avenue

PROJECT LAYOUT + FEATURES:

- 1 Active Pedestrian Street (Low Volume Shared Street with Public Parking)
- 2 Outdoor Dining Concept
- 3 Renovated Laundromat as Dining or Concessions
- 4 Renovated Historic City Hall for Dining
- 5 Public Realm Shade Pergola for Dining + Visitors
- 6 Close-able Cul-de-Sac for Small Events
- 7 Shared Parking for Historic City Hall / Laundromat
- 8 Colored Concrete Paving Concept
- 9 Downtown Gateway Arch Sign

EXISTING CONDITIONS



FIG 4-2: DEVELOPMENT CONCEPT FOR DINING AT 8TH AND BEAUMONT



Focus Area: Civic Core

PROJECT LAYOUT + FEATURES:

- 1 Proposed New City Hall (Adaptive Reuse)
- 2 Proposed Community Center (Adaptive Reuse)
- 3 Town Square Plaza Concept
- 4 Community Memorial with Adjacent Parking
- 5 Creative Retail - Food + Beverage Concept
- 6 Shared Parking under Future Public Parking Deck
- 7 Pedestrian Oriented Street (Close-able for Events)
- 8 Alley with Lighting and Customer Parking
- 9 Dedicated City Hall Shared Parking

EXISTING CONDITIONS



FIG 4-3: DEVELOPMENT CONCEPT FOR CITY CENTER PROJECT + EVENT PLAZA

Focus Area: Beaumont Avenue

PROJECT LAYOUT + FEATURES:

- 1 Restaurant Independent or Small Chain
- 2 Garden and Patio Outdoor Dining Area
- 3 New and Existing Mature Tree Canopy
- 4 Renovated Alley with Parking Access
- 5 Pedestrian Curb Extension at Beaumont Ave.
- 6 Potential Middle Density Residential Homes
- 7 On-Street Parallel Parking
- 8 Parkway with Street Trees
- 9 Increased Setback Accommodating Streetside Dining

EXISTING CONDITIONS

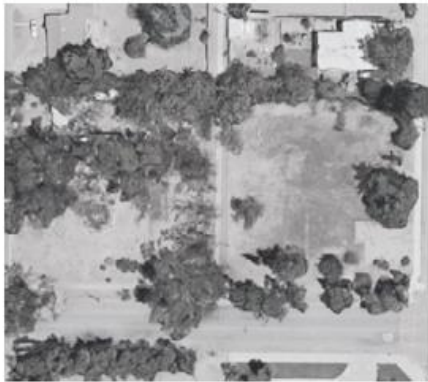


FIG 4-4: DEVELOPMENT CONCEPT DINING AT 8TH AND BEAUMONT



Focus Area: Beaumont Avenue Continued



FIG 5-8: BEAUMONT AVE INTERSECTION CONCEPTS AT 7TH ST + 6TH ST 1" = 40'



FIG 5-9: BEAUMONT AVE CONCEPT THROUGH 6TH ST + 7TH ST 1" = 100'

Implementation Framework

- Short-Term (0–5 yrs):
 - Streetscape improvements
 - temporary activation (e.g., pop-ups, events)
 - Branding & signage
- Mid-Term (5–10 yrs):
 - Mixed use development
 - Parking management strategies
- Long-Term (10+ yrs):
 - Larger infrastructure & transit investments

Economic Development Department Role

- Short-Term (0–5 yrs):
- Promote public-private partnerships.
- Support catalytic projects like:
 - Grace Avenue campus
 - Façade improvement programs
 - Business incubators (Pass Area Business Resource Center)

Economic Development Department Role Continued

- Utilize zoning tools and incentive to encourage development:
 - Form-based codes: Focus on how buildings and public spaces look and work together to create a welcoming, walkable downtown.
 - Streamlined permitting: Make it faster and easier for businesses and developers to get started.
 - Business support programs: Provide resources, funding, and technical assistance to help small businesses succeed.

Community Engagement

- The DRP was shaped by robust community outreach:
- Continued engagement will guide implementation phases.
 - Over 1,000 survey responses
 - Pop-up events
 - Stakeholder interviews and workshops
 - Business support programs: Provide resources, funding, and technical assistance to help small businesses succeed.
- Continued engagement will guide implementation phases.

Success Indicator Example Metrics

- Increase in downtown business occupancy rate
- Number of façade or small business improvement grants awarded
- Community event attendance in downtown
- Square footage of new housing or mixed-use development
- Public perception of downtown (via surveys)

Next Steps

- Prioritize projects for early wins.
- Secure funding and development partners.
- Maintain momentum through communication and events.

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