



The Zoning Map shows the different types of current land uses in the study area. Note that the vast majority of the study area is residential and civic.

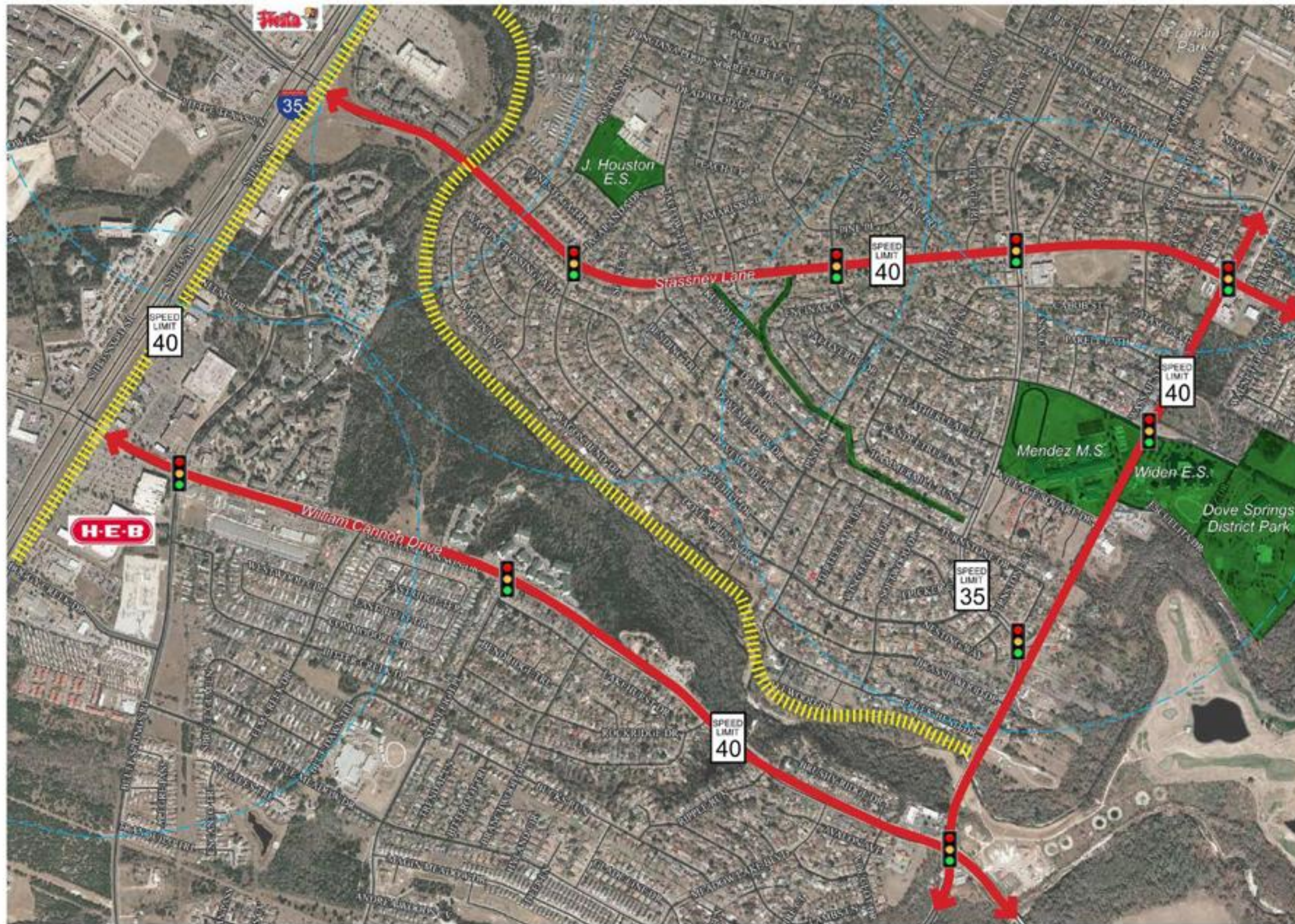
Not to scale.



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EXISTING ZONING MAP

30 NOVEMBER 2010



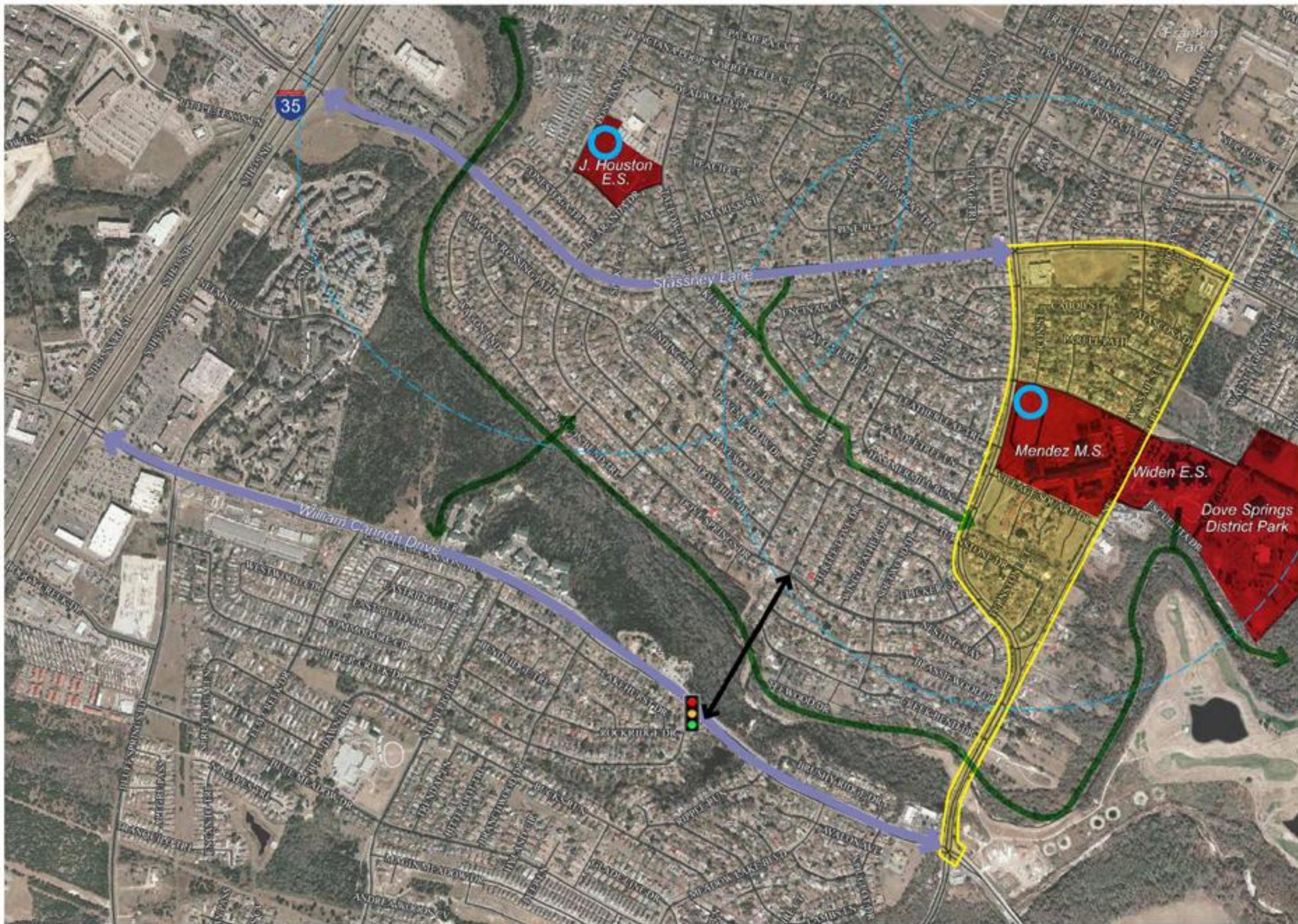
LEGEND

- Underutilized Public Land
- Vehicular Corridor
- Access Barrier
- 1/2 Mile Radius

The Constraints Map shows various infrastructure and development features that affect the overall connectivity and usability of the community. Each of these features contributes to the negative health of the community in some way.

Not to scale.






LEGEND

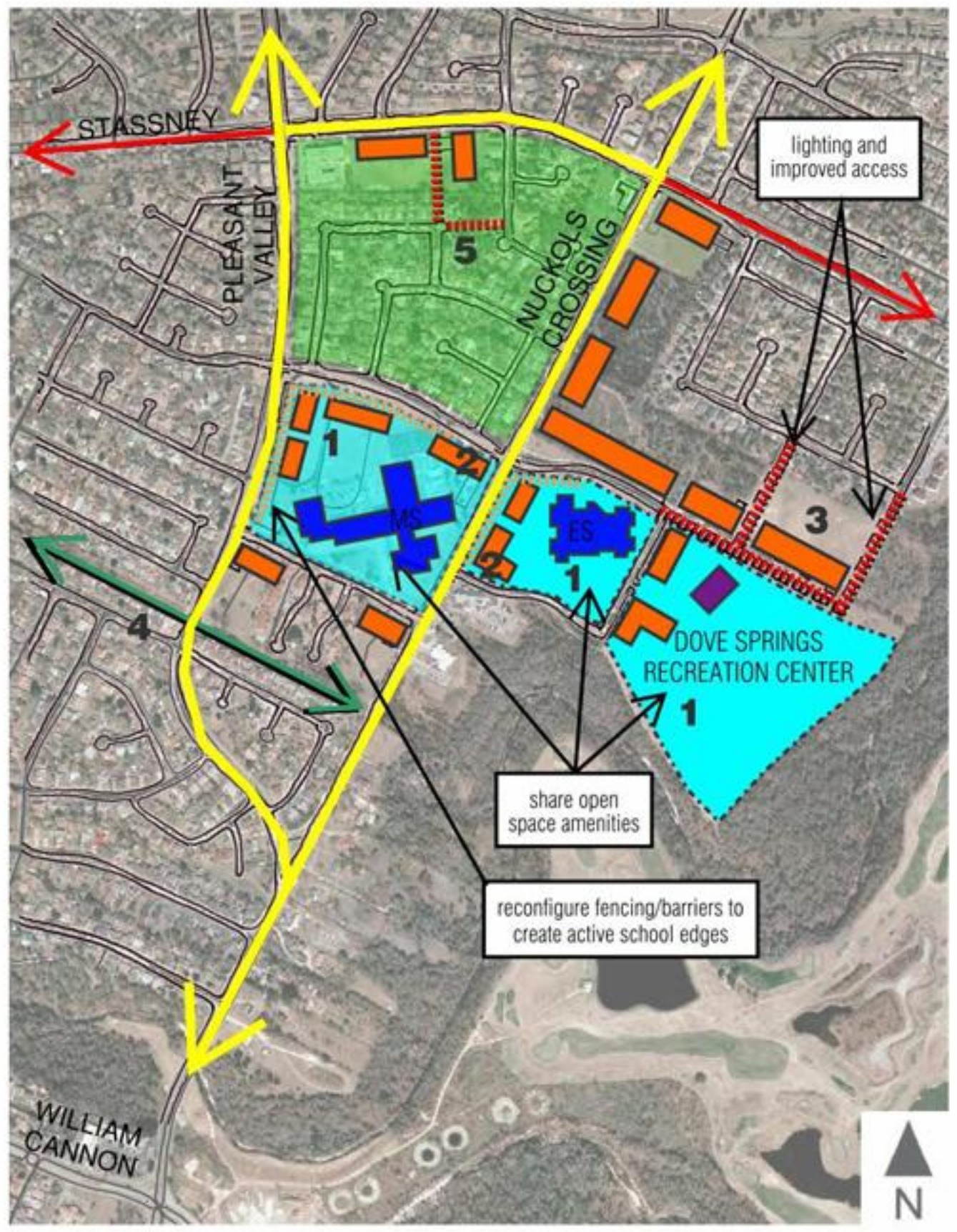
- Re-programmed Public Land
- Corridor Improvements
- Community Center Focus Area
- Trail or Greenway
- Vehicular and Pedestrian Connection
- Community Garden Site
- 1/2 Mile Radius

The Framework Plan is an overview of specific projects and general areas of opportunity in the community. These projects work to better connect the community, improve access to amenities, and bolster community pride.

Not to scale. N

DENSITY TO SUPPORT LOCAL MARKET AND RETAIL
 CONSOLIDATION OF OVER SUPPLY OF OPEN SPACE
 CREATION OF QUALITY OF PUBLIC SPACE
 HEALTHY LOCAL FOOD SOURCES
 CONNECTIVITY - BLOCK VS PATTERN
 DESIRABLE/HEALTHY DESTINATIONS
 VISIBILITY AND SAFETY
 ACTIVE AND SHADED STREET EDGES
 MIX OF HOUSING TYPES
 PROGRAMMING OF OPEN SPACE

-  POTENTIAL BUILDING FOOTPRINT FOR NEW NEIGHBORHOOD SERVICES AND HOUSING
-  IMPROVEMENT TO STREETScape TO ENCOURAGE HIGHLY WALKABLE NEIGHBORHOOD CORE
-  OPPORTUNITY FOR HIGH QUALITY PEDESTRIAN CONNECTIVITY USING EXISTING STORMWATER FEATURES
-  NEW STREET CONNECTION
-  CITY OR SCHOOL DISTRICT PROPERTY



REMOVING BARRIERS AND ACTIVATING OPEN SPACE

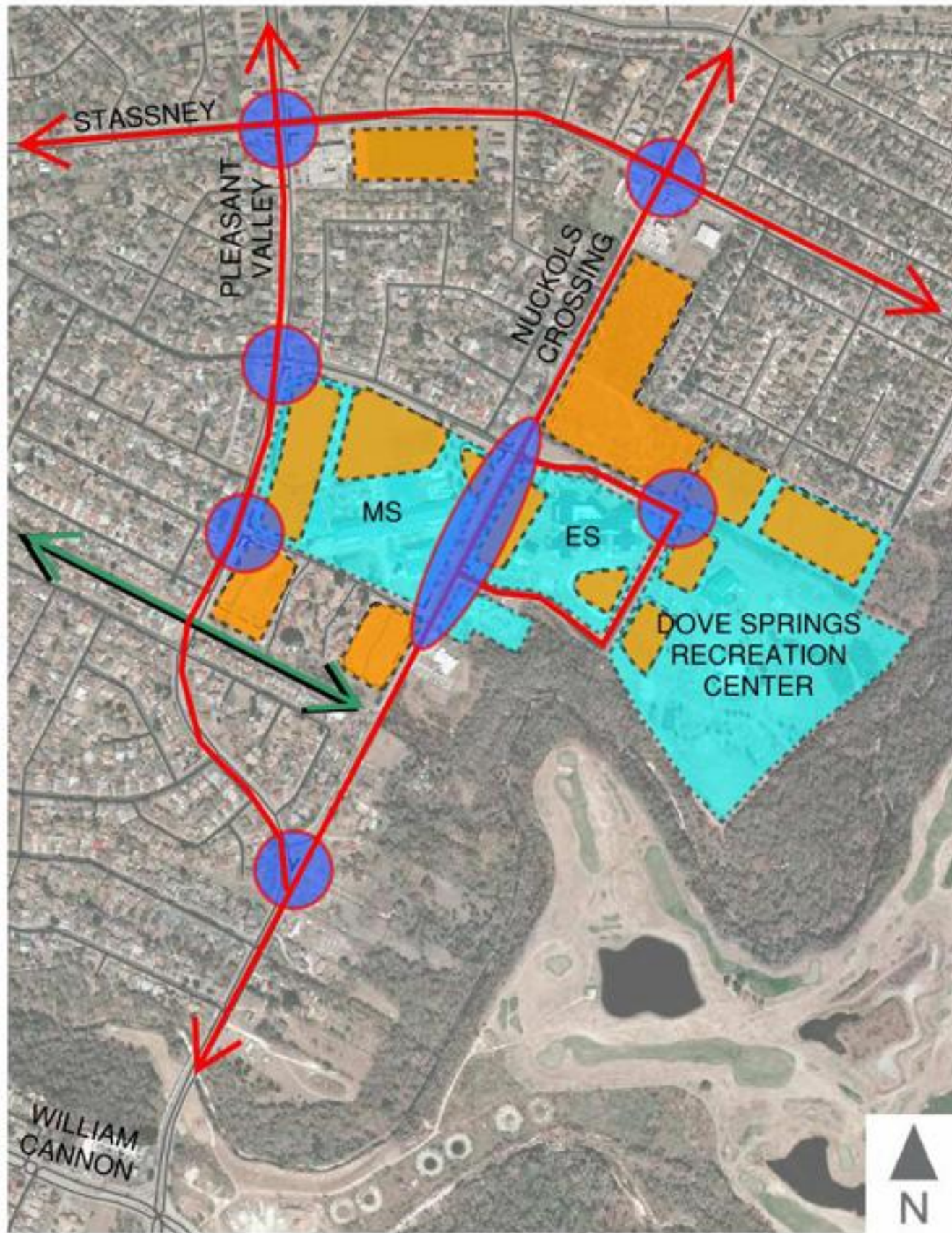
- 1** CONSOLIDATE/SHARE EDUCATIONAL ACTIVITY AREAS (I.E. RELOCATE TRACK). CREATE NEW USE OPPORTUNITIES BASED ON COMMUNITY SERVICE NEEDS. BRING LOCAL SERVICES AND DIVERSITY OF HOUSING TYPES TO NEIGHBORHOOD BY CREATING NEW SITE OPPORTUNITIES.
- 2** RELOCATE PORTABLE CLASSROOMS FROM MAJOR STREETS. CREATE HIGH QUALITY PEDESTRIAN ENVIRONMENT ALONG NUCKOLS CROSSING AND PLEASANT VALLEY
- 3** CONNECT DEAD END STREETS TO DOVE SPRINGS RECREATION CENTER - NEW BLOCKS FOR NEIGHBORHOOD CORE
- 4** CREATE NEW PEDESTRIAN PATHS TO EXTENDED NEIGHBORHOOD AREA - TO STASSNEY AND WILLIAM CANNON UTILIZING STORMWATER AREAS
- 5** WHILE EXISTING SINGLE FAMILY CUL-DE-SAC PATTERN DEVELOPMENT IS DIFFICULT TO ALTER, PRIORITIZE WHERE ADDITIONAL CONNECTIVITY CAN BE IMPROVED



PORTABLES AT NUCKOLS CROSSING AT PALO BLANCO



ELEMENTARY PORTABLES AT NUCKOLS CROSSING AT ESCUELITA



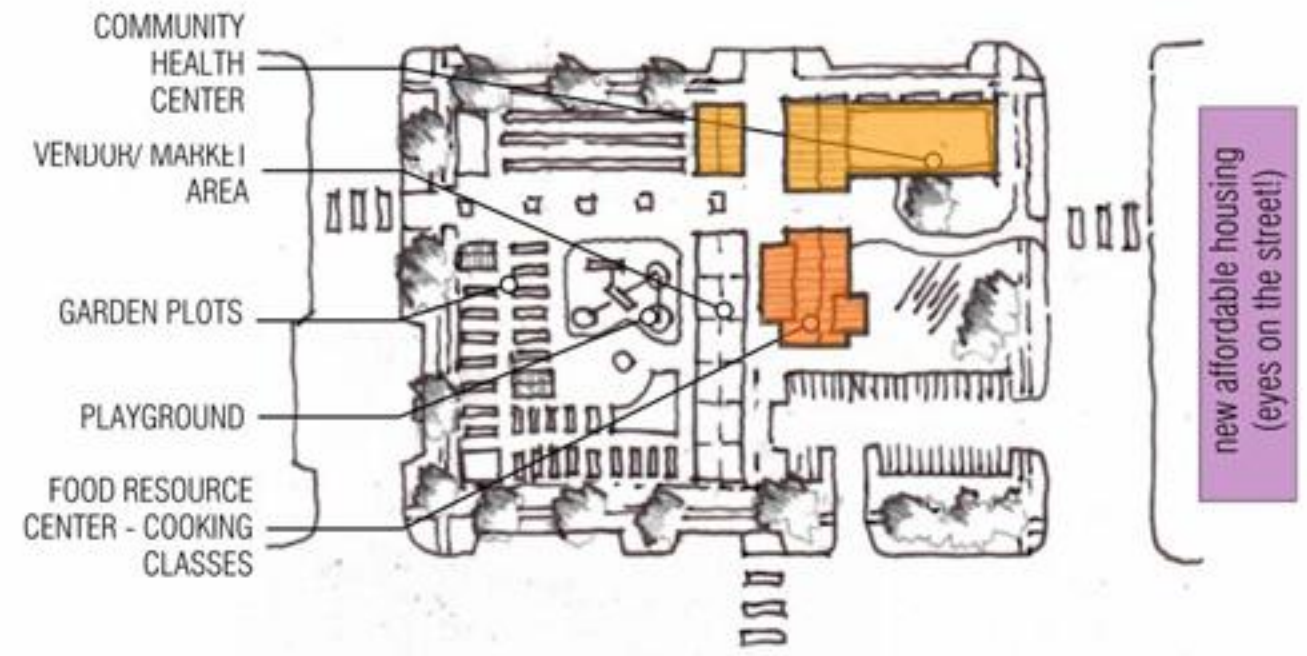
- CATALYST** KEY OPEN SPACE AREAS FOR CONSIDERATION OF QUALITY NEIGHBORHOOD CATALYST PROJECTS
- INTERSECTIONS WHERE HIGH QUALITY PEDESTRIAN SPACE CAN BENEFIT NEIGHBORHOOD PEDESTRIAN ACTIVITY AND COMMUNITY PRIDE
- OPPORTUNITY FOR HIGH QUALITY PEDESTRIAN CONNECTIVITY USING EXISTING STORMWATER FEATURES
- PUBLIC** EXISTING PUBLICLY OWNED LAND CONTRIBUTING TO UNDERUTILIZED OPEN SPACE AND DISCONNECTED COMMUNITY CORE

KEY COMPONENTS

- ROLE OF NEIGHBORHOOD LEADERS
- IDENTIFICATION OF PRIORITY INFILL SITES
- WALKABILITY
- QUALITY OF PUBLIC SPACE
- HEALTHY LOCAL FOOD SOURCES
- DESIRABLE/HEALTHY DESTINATIONS
- VISIBILITY AND SAFETY
- NEIGHBORHOOD CULTURE
- MIX OF HOUSING TYPES
- PROGRAMMING OF OPEN SPACE

CATALYST OPPORTUNITIES

- 1** DEVELOP IN PUBLIC/PRIVATE PARTNERSHIPS EXISTING UNDER-UTILIZED PUBLIC SPACE
- 2** PROMOTE NEIGHBORHOOD PRIDE AND CULTURE WITH HIGH QUALITY STREETSAPES (SIDEWALKS, BUS STOPS, LIGHTING, MATERIALS, UTILITIES, DRAINAGE, SIGNAGE, ETC.)
- 3** INCORPORATE A COMMUNITY GARDEN, COMMUNITY HEALTH AND EDUCATION CENTER, MARKET AND LOCAL RETAIL FACILITY
- 4** DIVERSITY OF HOUSING TYPES/UNITS



HEALTH CENTER, MARKET AND GARDEN



MAJOR CONNECTING CORRIDRS TO FRESH FOOD DESTINATIONS HEAVILY IMPACTED BY:

WIDE STREETS

WIDER RIGHT OF WAYS

FEW SAFE CROSSINGS

INFREQUENT SHADE

FEW LOCAL SERVICES

NO BIKE LANES

LACK OF LIGHTING



1.25 MILES

OPPORTUNITIES EXIST TO PROVIDE A MORE BALANCED AUTO BIKE/PED CORRIDOR TO AND AROUND THE DOVE SPRINGS NEIGHBORHOOD SPECIFICALLY STASSNEY, WILLIAM CANNON, PLEASANT VALLEY AND NUCKOLS CROSSING INCLUDING:

<p>MORE STREETS TREES</p> <p>BIKE LANES</p>		<p>VEGETATED STORMWATER SWALES</p> <p>REMOVAL OF MEDIANS</p>		<p>SHADED PEDESTRIAN CORRIDORS</p> <p>NARROWING OF STREETS</p>	
STASSNEY	WILLIAM CANNON	PLEASANT VALLEY	NUCKOLS CROSSING	<p>LEGEND</p> <ul style="list-style-type: none"> ■ Underutilized Public Land ■ Vehicular Corridor Access Barrier 1/2 Mile Radius 	

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CORRIDORS OR NEIGHBORHOOD STREETS

30 NOVEMBER 2010