



Elizabeth Lake

Looking east from County Park
at National Forest Boundary

- Improved trail connections around entire lake:
 - Stabilized decomposed granite trail
 - Trail markers
 - Info kiosks where feasible





Leona Valley

Looking west on Elizabeth Lake Rd.
at 90th St. W.

- Retain rural/agricultural character
- Utilize natural materials to delineate pedestrian pathways; d.g. trails, rocks and native grasses separate vehicles and drainage swales.
- Public gathering space and info kiosk at NW corner
- Architectural features reflect traditional farm and ranch styles
- Permeable paving at crosswalks



After



Quartz Hill

Looking north on 50th St. W.

- Neighborhood "Main Street" character
- Traffic Calming "bump-outs" at corners
- Angle-in parking where feasible
- Streetscape improvements include, seating areas, benches, planters with native/drought tolerant planting, and permeable paving materials in crosswalks
- Solar energy powered street lighting
- Cohesive infill and storefront facade improvements



Before



After



Vincent Grade - Acton Station

Birdseye view looking NE from platform

- Adjacent development compliments and respects existing uses
- New 1 and 2 story mixed-use developments are visually low impact and compatible with rural station character
- Public paseos and building orientations provide pedestrian/trail/bike linkages between uses
- Parking areas and pedestrian pathways are paved with semi-pervious materials
- New planting concepts utilize natural drainage swales, native, and drought tolerant plant materials
- Light industrial uses along Sierra Hwy screened with indigenous vegetation





Acton Town Center

Looking west on Smith Ave. near
Acton Market and Crown Valley Road



Before

- New mixed use development on NE corner reflects adjacent Western/Town and Country architecture
- Multi-use (equest.) trail provides linkages along Smith Avenue
- Smith and Crown Valley intersection accent treatments with semi-permeable crosswalks (curb and gutter optional)
- Iconic landmark (aeromotor) will provide entry monument and directional signage
- Public gathering space (gazebo) on NW corner

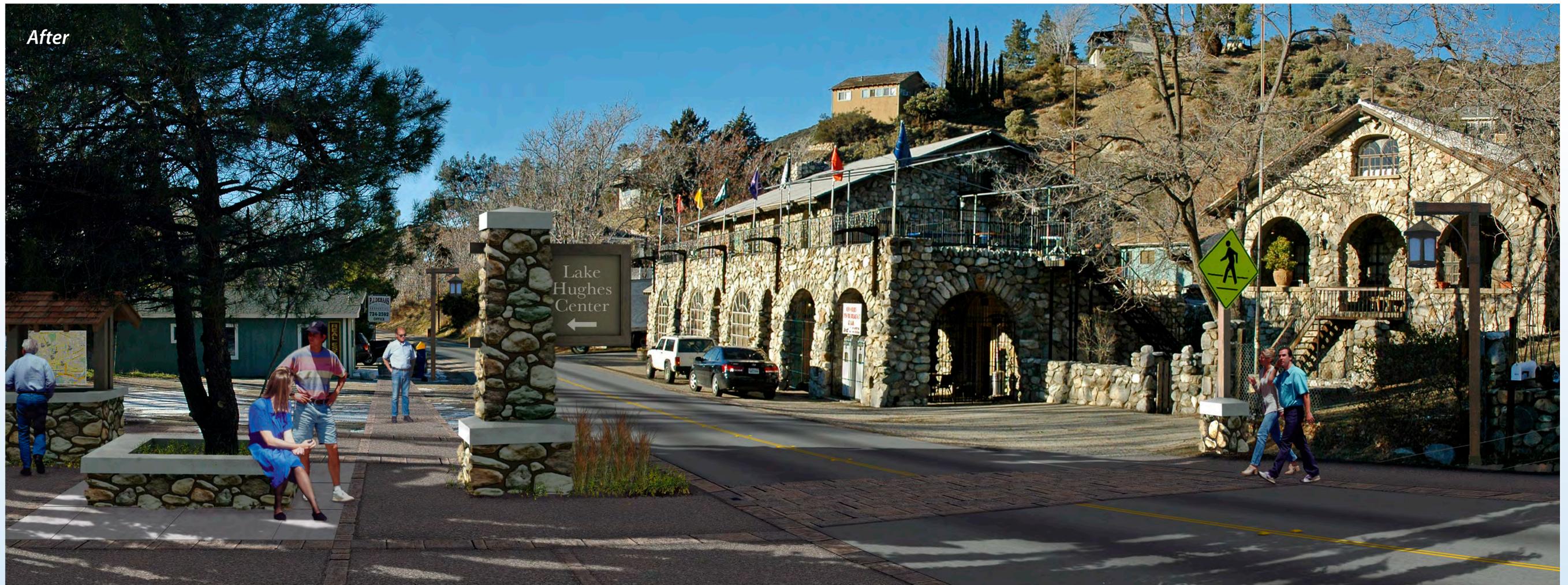
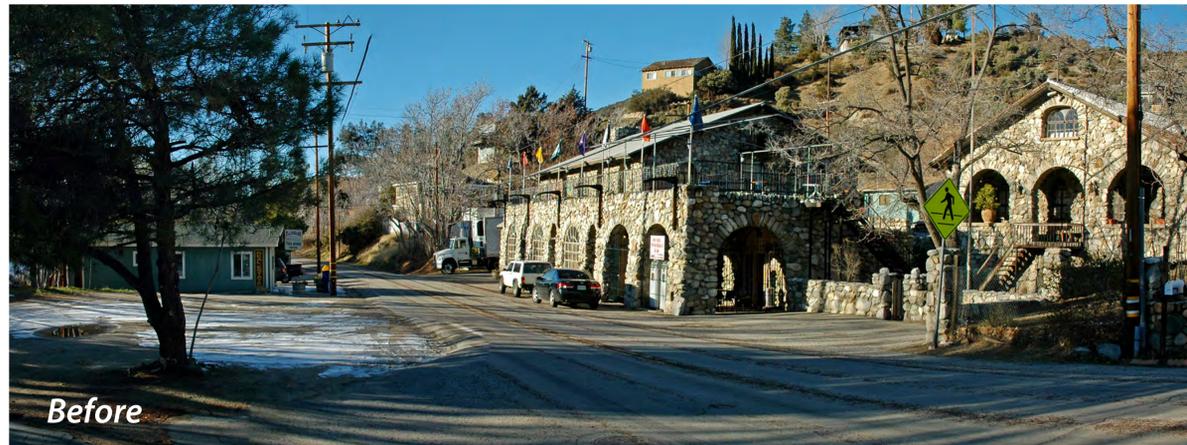


After



Lake Hughes

Looking west on Elizabeth Lake Road
between Hill St. and Mountain View Rd.



- Small mountain Village character to be preserved
- Rock Inn and Papa's Country Store frame the Town Center
- Rustic style directional signage for community center and other public uses
- Pedestrian pathways may be improved with permeable decomposed granite trail linkages and paver stone crosswalks
- Gathering spots may be enhanced with pedestrian amenities such as rock seating, info kiosk, etc.
- Utilize natural materials



Littlerock

Looking east on Hwy 138
just east of 82nd St. E.

- Retain eclectic mix of highway oriented uses
- Town Center character to reflect western, southwestern, and thematic architecture
- Allow thematic eclectic signage, but limit clutter
- Retain two-lane roadway with one center continuous left turn lane through Town Center
- Minimal curb and sidewalk improvements may include concrete drainage swale along shoulder to allow for existing access, and occasional raised (mountable) curb and sidewalk for pedestrian "safety islands"
- Utilize D.G. (decomposed granite) for parking areas and occasional planter pockets with drought tolerant trees and shrub/ground cover plantings
- South side of street, within the vicinity of Alpine Elementary School, CalTrans may continue the curb and curb-adjacent sidewalk pattern including parkway with street trees in order to provide safe routes to school



Before



After



Sun Village

Birdseye view looking east above primary intersection of E. Palmdale Blvd. and 90th St. E.

- Neighborhood-serving commercial along commercial core of E. Palmdale Blvd. and to a lesser degree along 90th St. E.
- Suburban style commercial development patterns limited to core area of Town Center
- Southwestern style architecture with both 1 and 2 stories
- Commercial infill adjacent to residential to reflect ranch-style character and scale
- 4 laned roadways with curb, gutter, and sidewalk improvements limited to commercial core
- Unpaved or decomposed granite trails in residential areas (no concrete sidewalks)
- Primary intersection treatment as well as commercial developments will incorporate focal accent tree plantings, high-desert themed plant materials, and permeable paving materials in crosswalks, and parking areas to the extent possible
- Meandering multi-use trail, under canopy trees and palm trees within large setback on south side of E. Palmdale Blvd. will be part of a comprehensive streetscape concept all along E. Palmdale Blvd. within Town Center





Lake Los Angeles Town Center

Birdseye view looking north on 170th St. E. near Glenfall Ave. looking toward the core of Town Center (E. Ave O and 170th St.)

- Rural neighborhood commercial uses
- 170th St. E. will serve as the primary north-south parkway with wide unimproved setbacks, and native desert plant material and natural drainage swales
- Number of travel lanes will vary, from 2 to 4 with 4 lanes occurring closer to Town Center Core
- East side of 170th St. R.O.W. can be designed to include a wide multi-purpose trail
- Trail will connect to Center Core and possible community Equestrian Center as well as more rural residential areas
- Preservation of and views of Rocky Buttes will be protected
- More intense commercial developments will occur on Ave "O"
- All new development will reflect western, barn and ranch style character
- Utilize gravel and decomposed granite for parking and drive areas where feasible
- Avoid any new concrete sidewalks
- Preserve rural and large lot residential

