

Mobility

Livability

Prosperity

Sustainability

Getting where we want to go

Creating positive communities

Long-term health for the region

Promoting efficient use of natural resources



Compass Blueprint Principles





EXISTING DOWNTOWN



EXTEND MAIN STREET TO THE LAKE



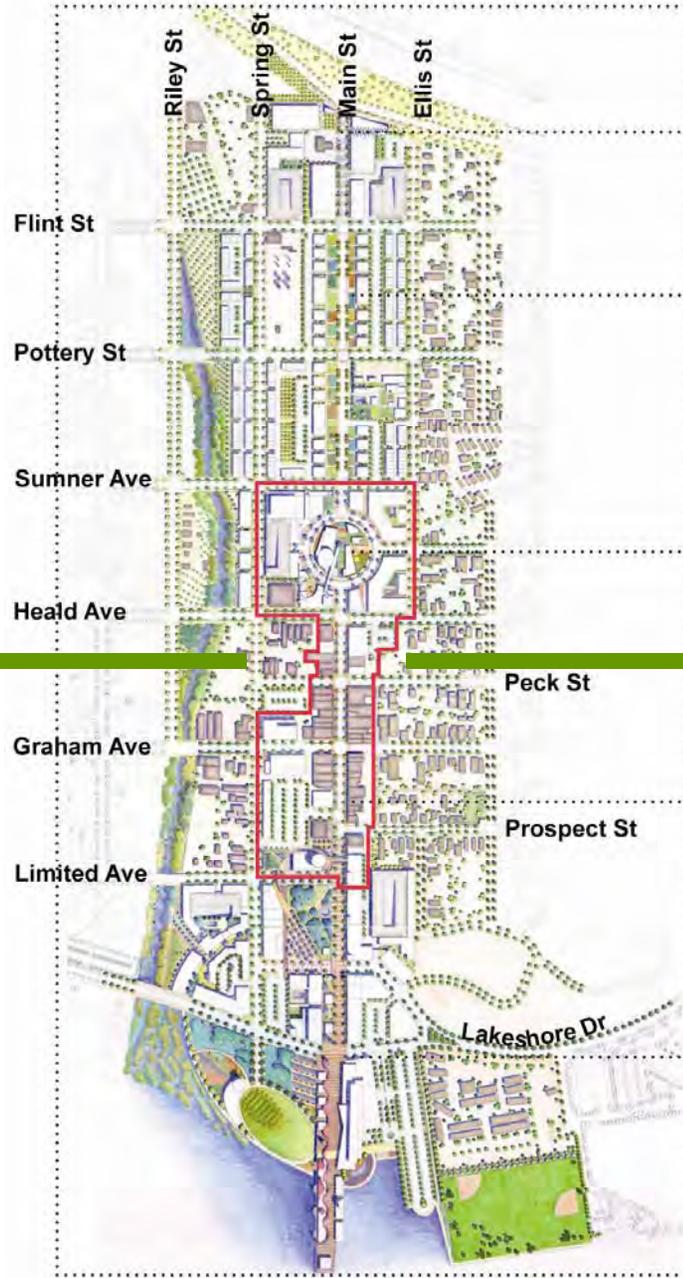
BRING THE WATER TO THE DOWNTOWN

Downtown Master Plan Guiding Principles



- Celebrate the lake
- Create a vibrant and sustainable Downtown
- Create a civic identity
- Improve walkability & connectivity
- Develop urban framework and guidelines**

“Key to Downtown Implementation Plan”



GATEWAY DISTRICT



Cultural



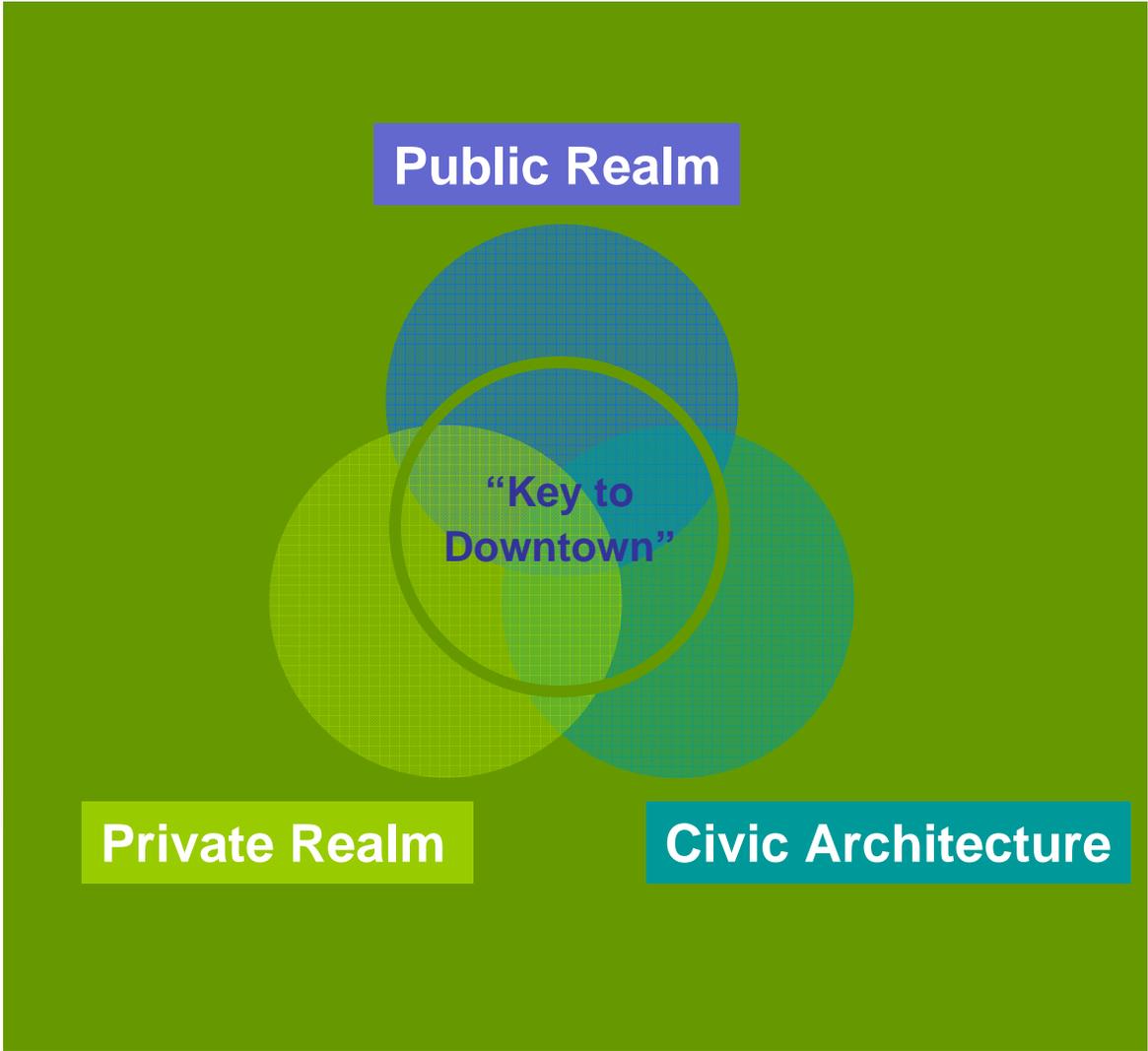
Historic



Waterfront



WATERFRONT DISTRICT



“Key to Downtown”

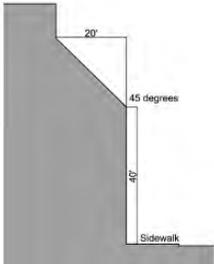
Design Standards and Development Guidelines for the public, private, and mixed-use buildings as well as design for streetscapes, public spaces, and landscaping.

Public Realm



Design Guidelines and Standards

Private Realm



III-D-4. Allowable building height envelope adjacent to the public realm.



III-D-4. Isometric drawing of prototype development setback from public realm according to standards.

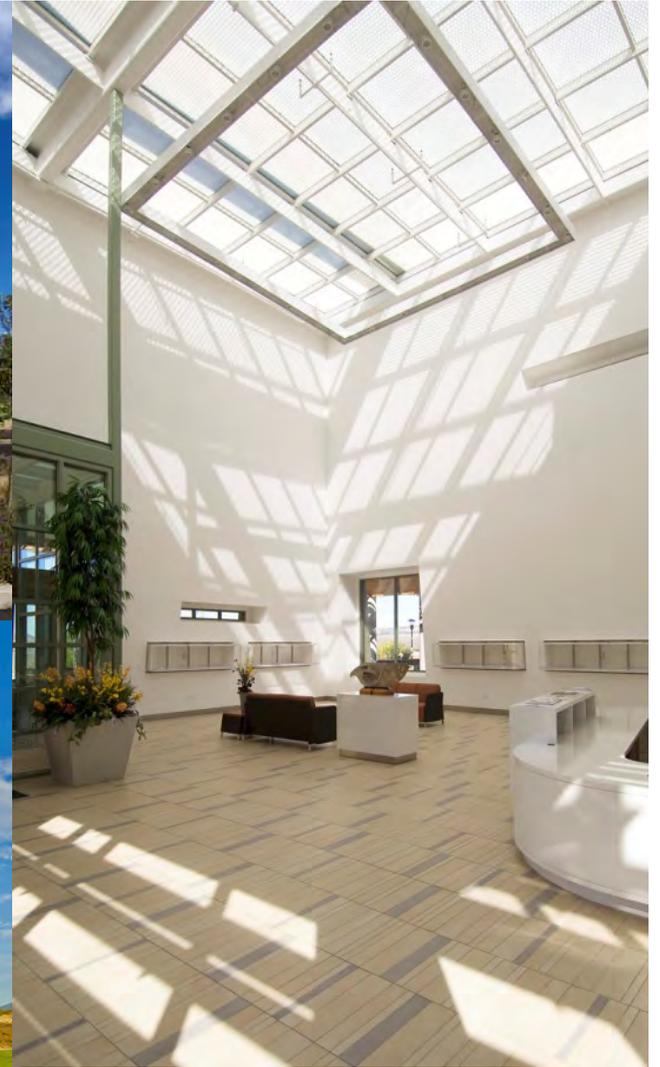


A10. A building responding to its corner location.



A10. Shape buildings to form corner plazas.

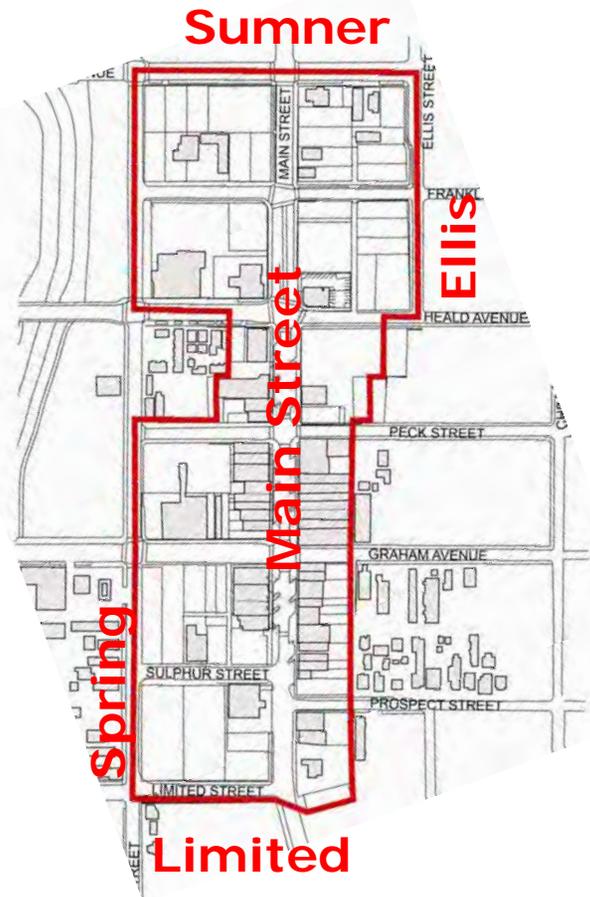




Civic Architecture



Public Library



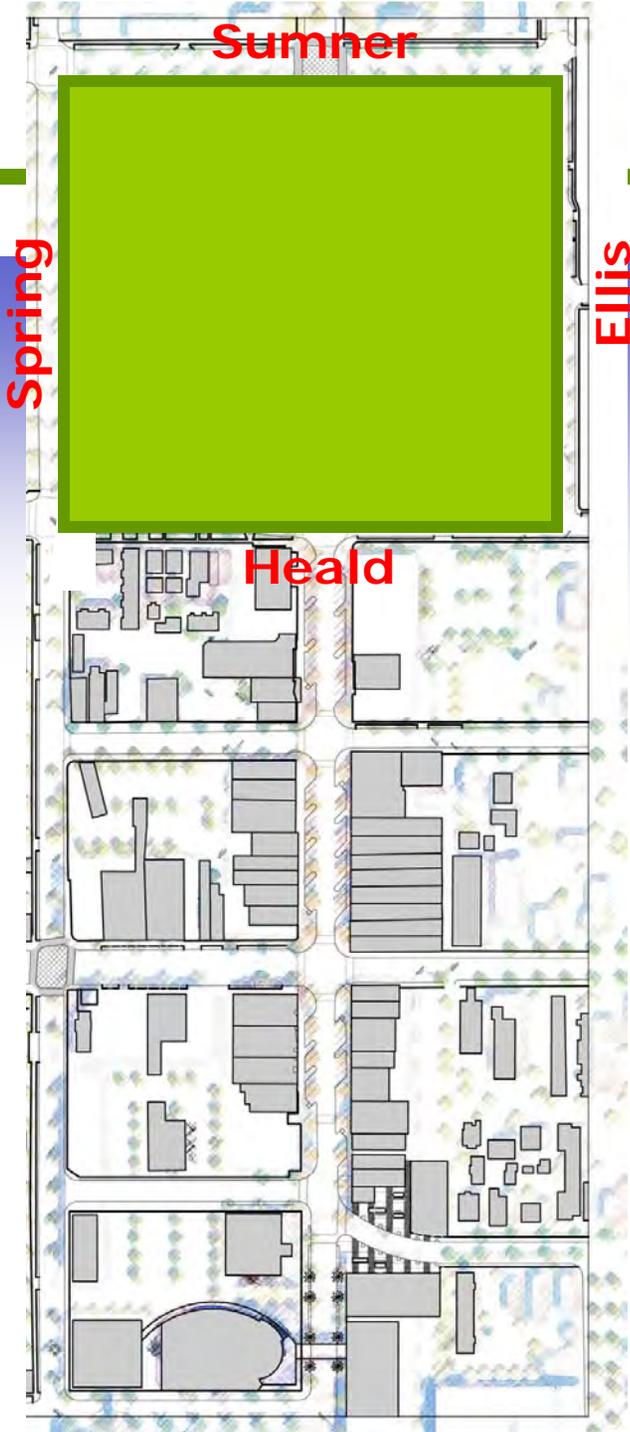
LAND USE AND CIRCLE DESIGN – Board 2 (check one)	Comments
<input type="checkbox"/> Option A – Civic buildings in the circle - library, museum, Armory in circle with pathway on Main Street alignment – Post Office to replace Performing Arts center on west side of circle	
<input type="checkbox"/> Option B – Object in the Green - library, museum, Armory as object in park circle – Post Office to replace Performing Arts Center	
<input type="checkbox"/> Option C – Multi-Purpose Civic Plaza -library on west side of circle, Armory and museum in drought-tolerant circle plaza with edible planting, sustainable landscape and outdoor rooms with recreational activities	
MAIN STREET CIRCLE STREETScape - Board 2	
Westside Circle (comment on the following) <ul style="list-style-type: none"> Room for outdoor dining Parkway for Jacaranda trees, ground water recharge/irrigation and furnishings Sidewalk minimum 10 ft-wide for strolling Cream color and charcoal integral color concrete Ground level retail, restaurants, and civic uses adjacent 	
Eastside Circle (comment on the following) <ul style="list-style-type: none"> Double row of trees Parkway for Jacaranda trees, ground water recharge/irrigation and furnishings Raised planters for water recharge Cream color and charcoal integral color concrete Ground level retail, services and/or residential: stoops adjacent 	
Inner Circle (comment on the following) <ul style="list-style-type: none"> Decomposed granite pathway and/or concrete pathway Jacaranda trees Cutouts for emergency / service parking Limited parking for disabled and drop-off 	
GATEWAY – Board 2 (check one)	
<input type="checkbox"/> Option A – Concrete paving	
<input type="checkbox"/> Option B – Decomposed granite and concrete	
STREET FURNITURE – Board 2 (check one)	
<input type="checkbox"/> Option A – Contemporary assemblage <input type="checkbox"/> Option B – METRO 40 System	
HISTORIC DISTRICT PUBLIC REALM - Board 3	
Main Street Streetscape Configuration (check one or two) <ul style="list-style-type: none"> Option A – Reconfigure diagonal parking to parallel parking with permeable paving once additional parking provided Option B – Short-term solution including temporary dining platform and upgrading of seating areas 	
Street Furniture Palette <ul style="list-style-type: none"> Option A – Refurbish existing street furnishings Option B – New site furniture 	
HISTORIC DISTRICT PRIVATE REALM - Board 4	
Comments on internal passo / courtyards and option for parking on lower level:	
Comments on Sulphur Street remaining open:	
Comments on Infill Development Concepts:	
Comments on facade treatment, awnings, signage, color and materials:	

Comment Sheet

“Key to Downtown” Implementation Plan

Design Guidelines and Development Standards

Cultural District



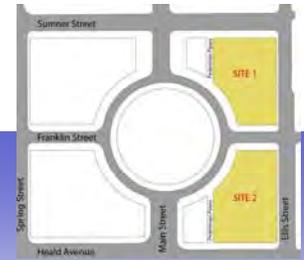
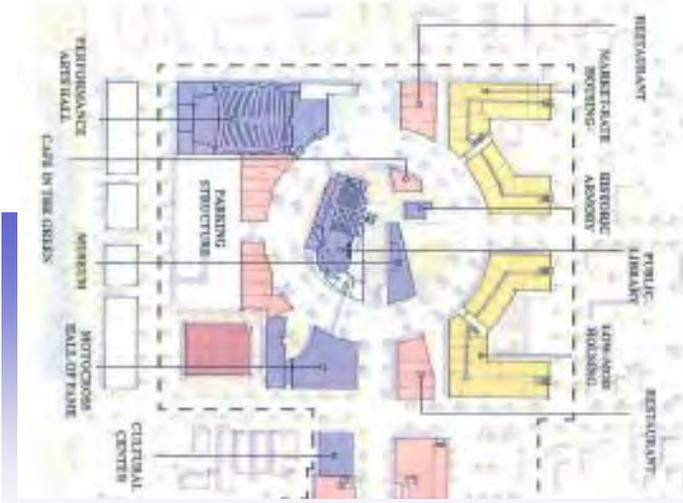
Cultural District Land Use

Mixed-Use Commercial



Examples of Mixed-Use developments in Oregon and Virginia

Private Realm



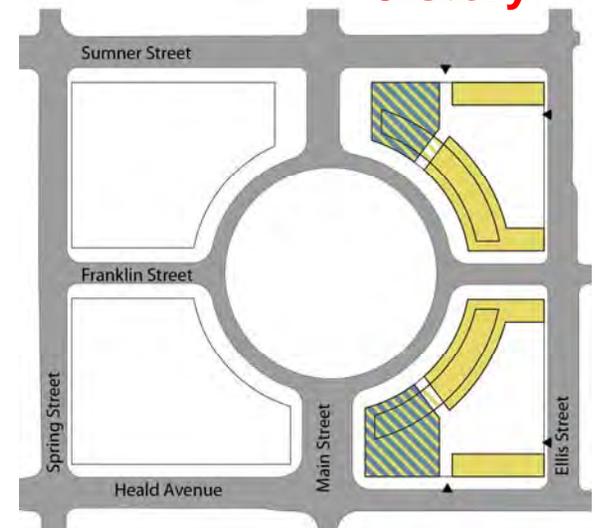
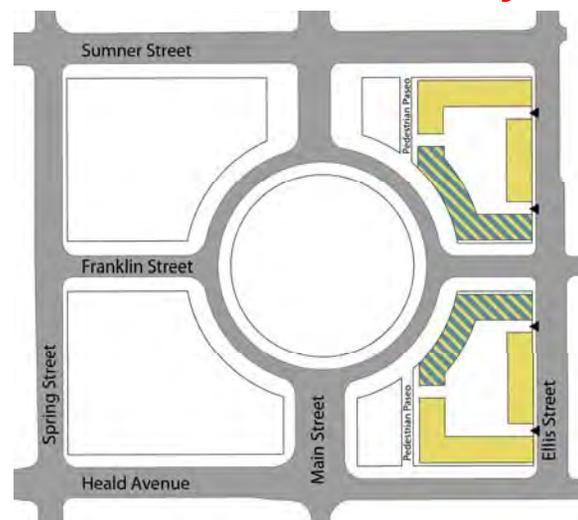
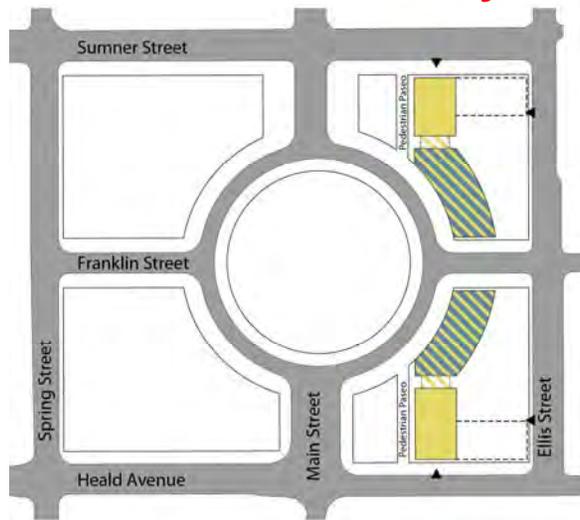
Cultural District

Mixed-Use Residential

3-story

2-story

3-story



70 units

A

B

C

Cultural District

Mixed-Use Residential



Examples of Mixed-Use, Live-Work and Residential developments in the Los Angeles area, Portland, and Miami.

The Circle

172' radius

100' x 80' ellipse

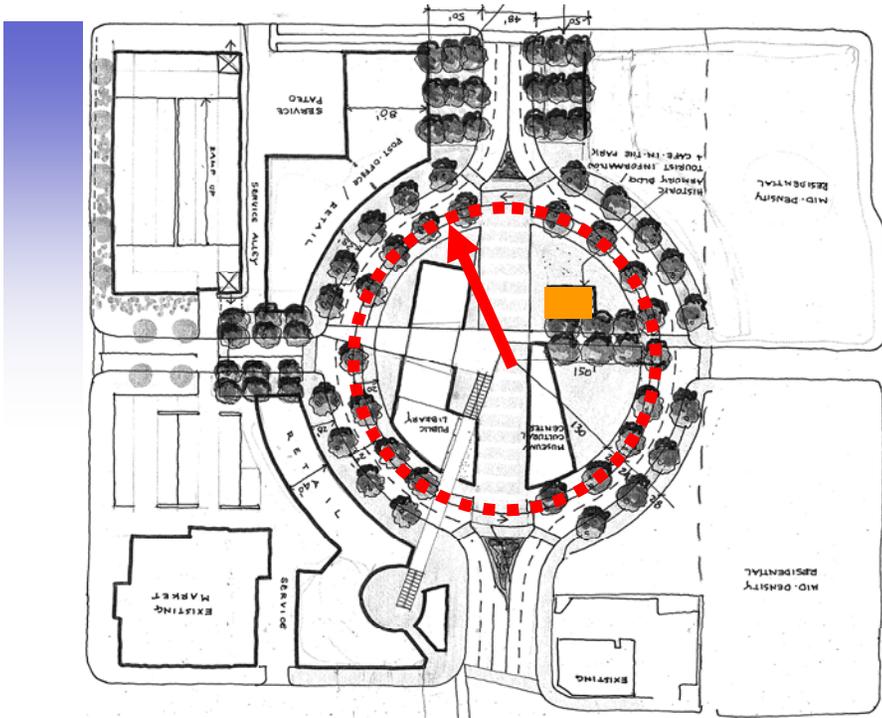


Washington Circle - DC



City of Orange - CA

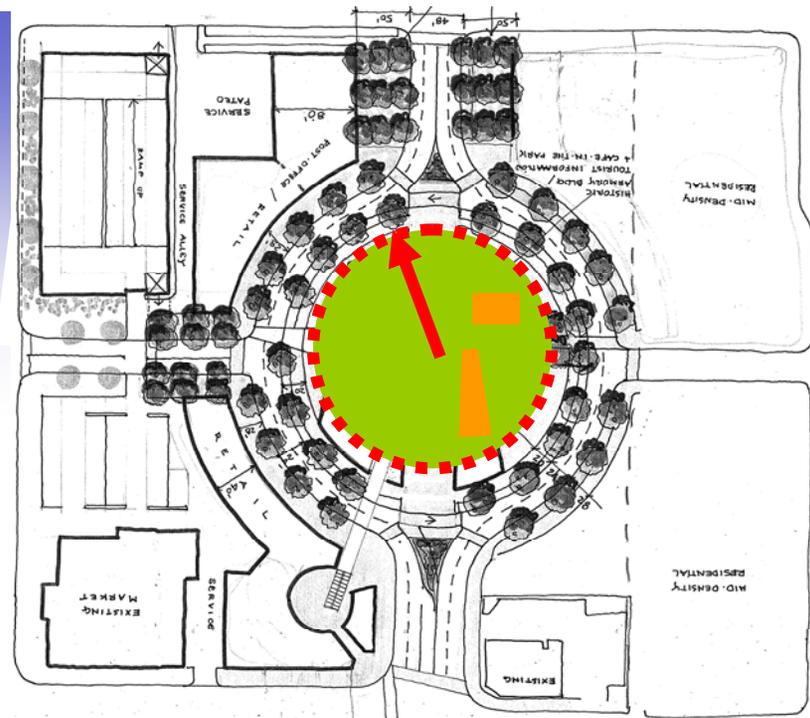
The Circle



150'
radius

Option 1
Downtown Master Plan
Library and Historic Museum
within The Circle

1

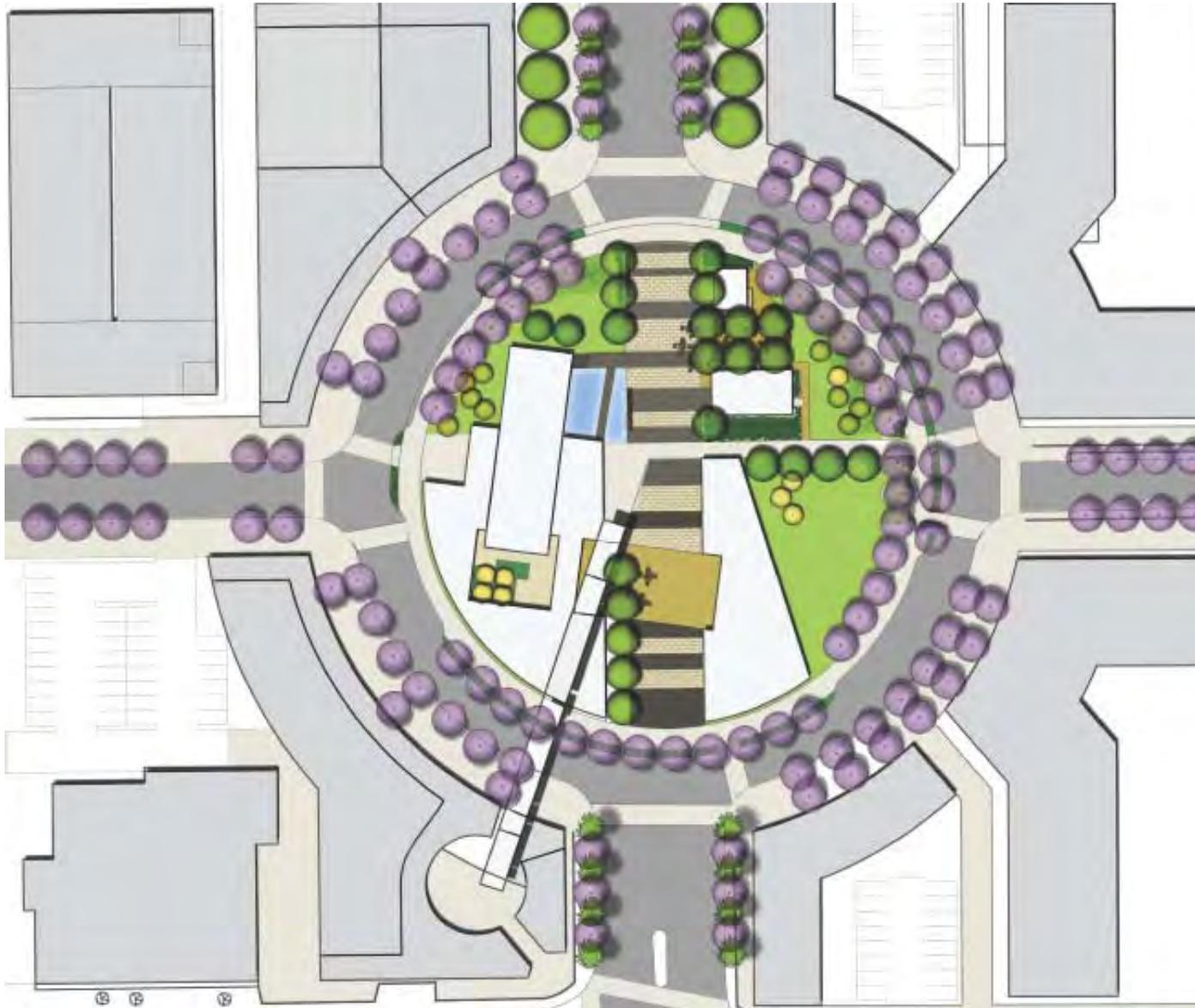


130'
radius

Option 2
Civic Plaza
Historic Museum within the Circle
Library at Northwest corner

2

The Circle



150'
radius

Civic Buildings

Library and
Historic Museum
within The Circle

The Circle



150'
radius

“Object in the Green”

Library and
Historic Museum
within The Circle

The Circle



130'
radius

Multi-Purpose Civic Plaza

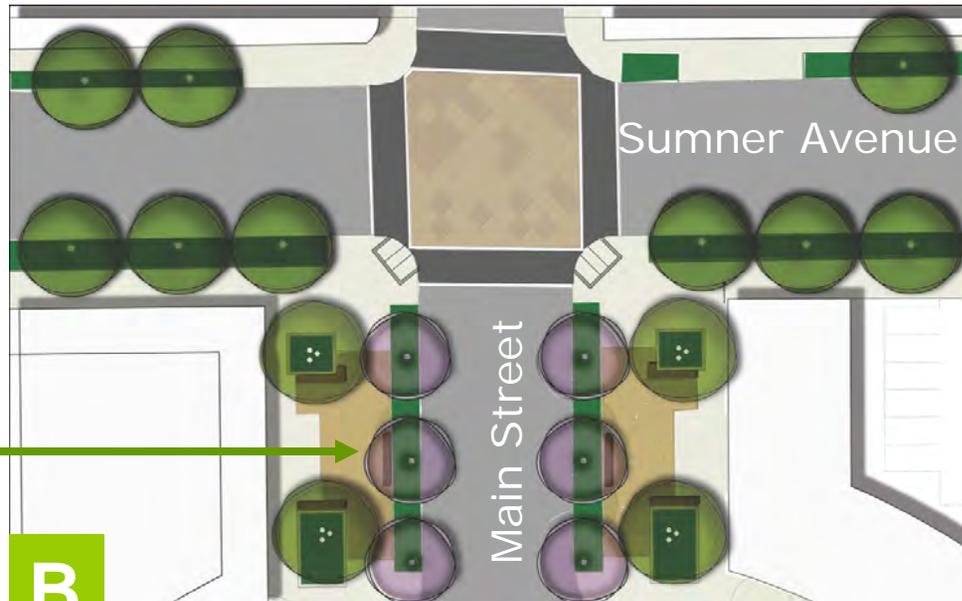
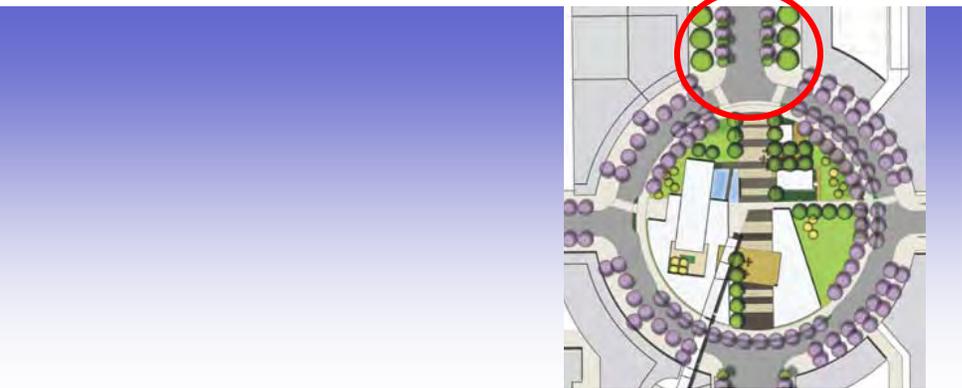
Historic Museum
within the Circle
& Library at
Northwest corner

The Circle



Concrete pavers with double row of Jacaranda trees and Mexican Fan Palms

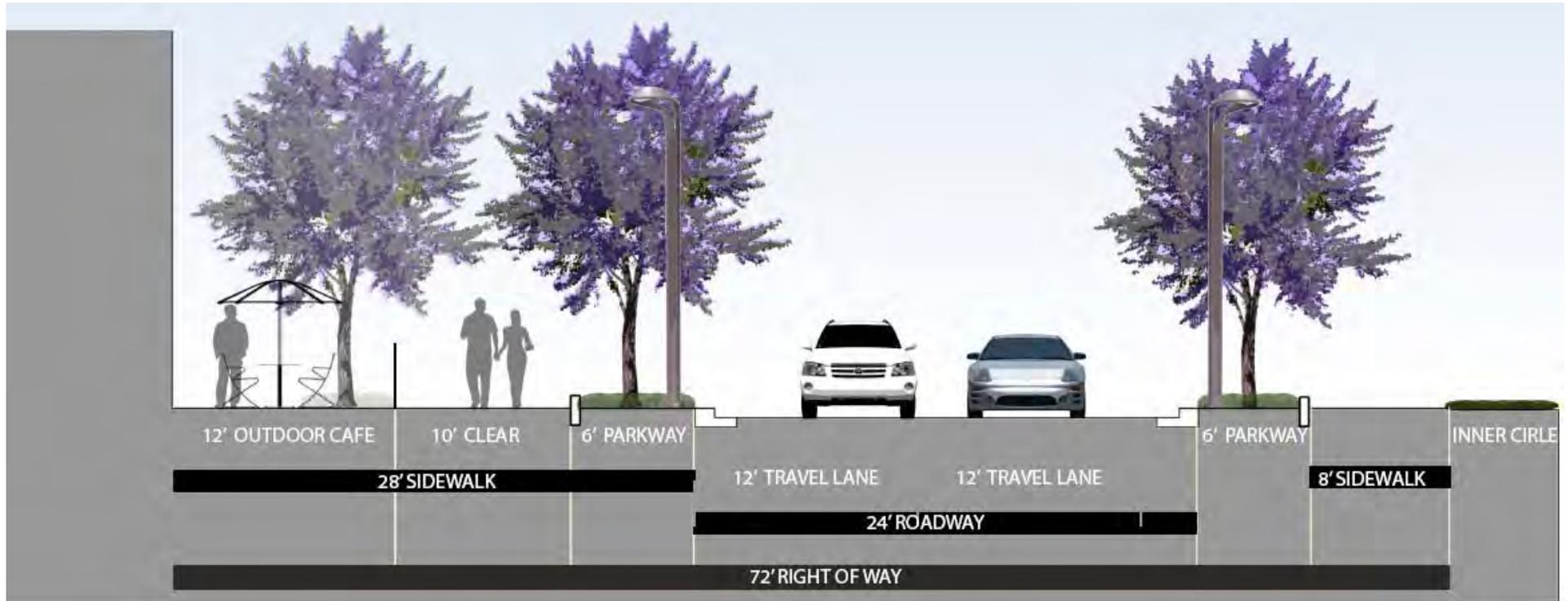
Concrete pavers with decomposed granite – DG- with single row of Jacaranda trees and single row of multi-trunk native Oak Tree



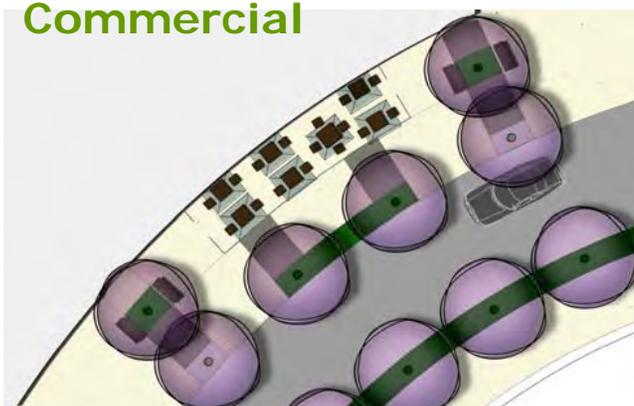
B

The Circle

Main Street West

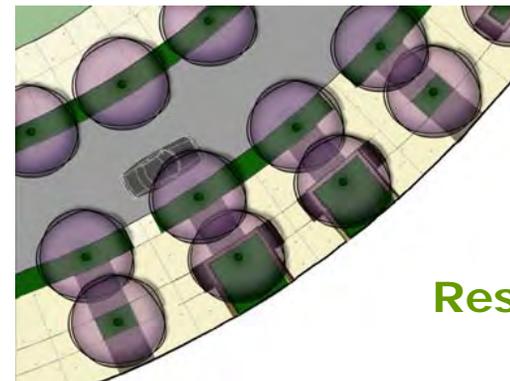
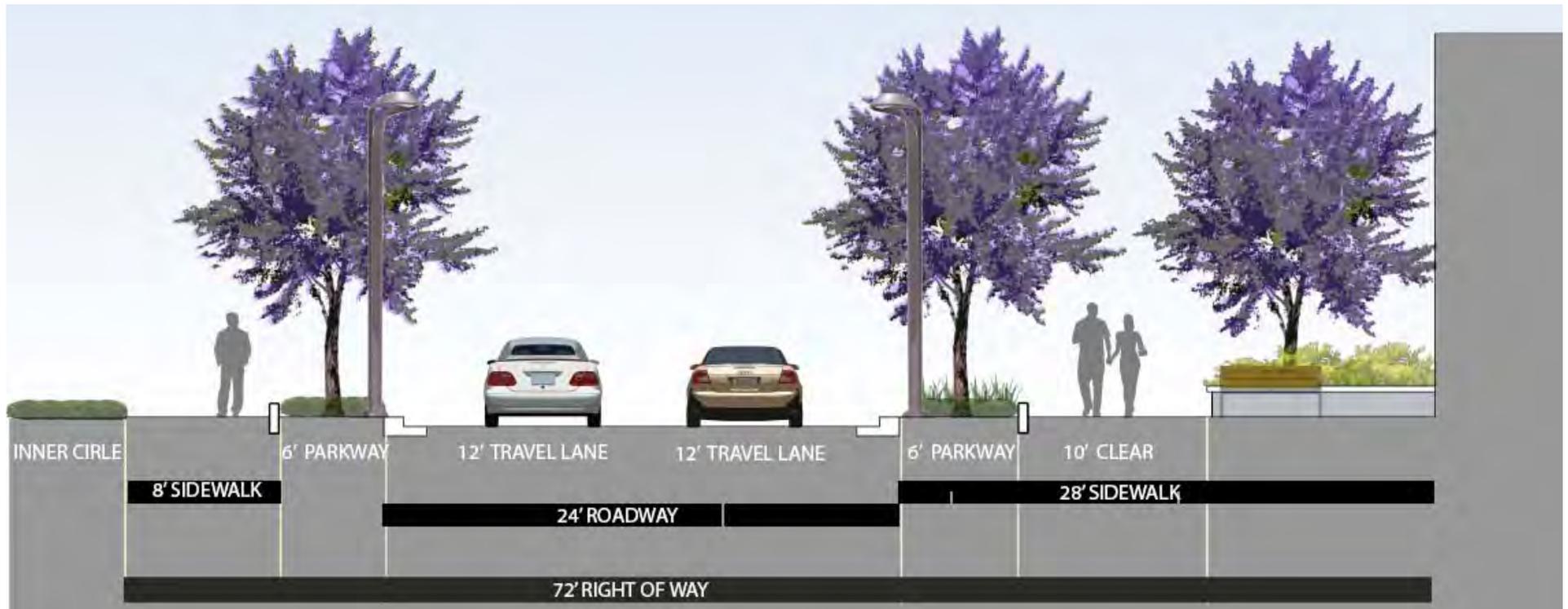


Commercial



The Circle

Main Street East



Residential

The Circle

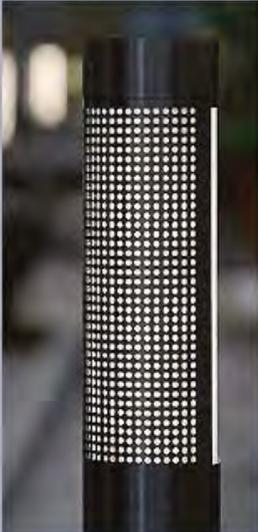


Main Street East

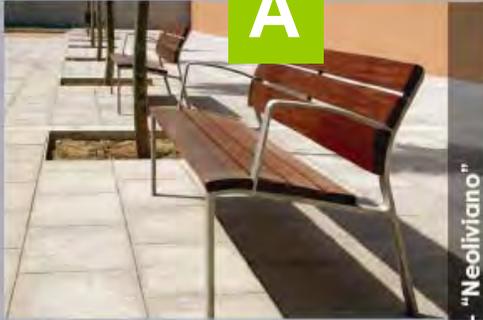
The Circle

Street Furniture

A



LUMEC- "Callisto" series



LANDSCAPEFORMS- "Neoliviano"



OPTION A

OPTION B



B



LANDSCAPEFORMS- "Metro 40" series

Historic District



Spring

Sulphur



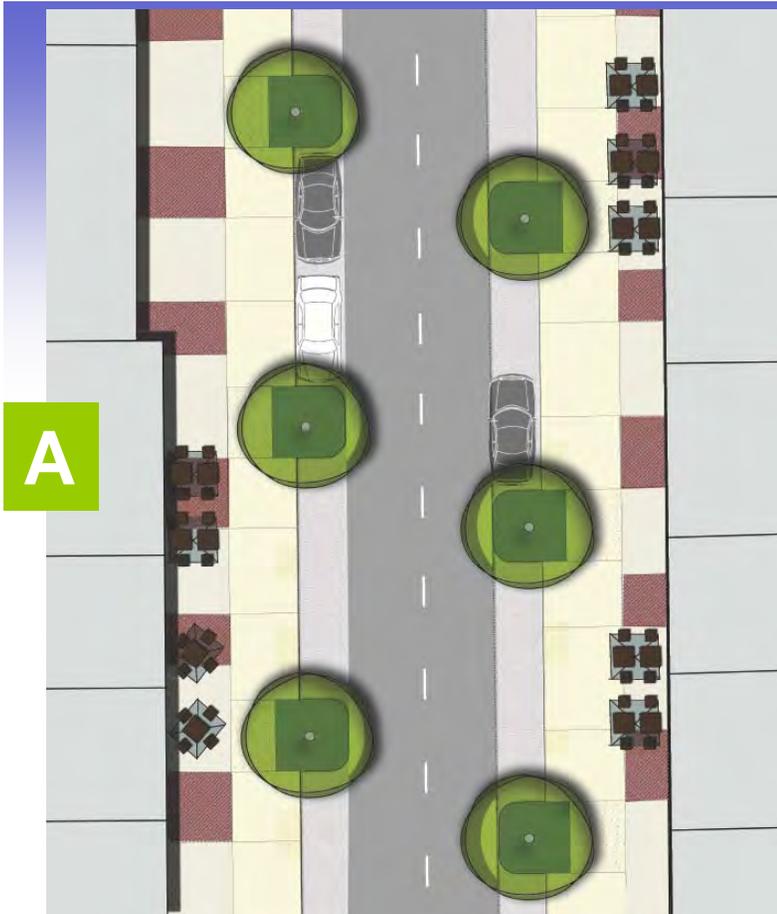
History and Culture

- sense of place
- cultural identity
- unique character
- historic buildings



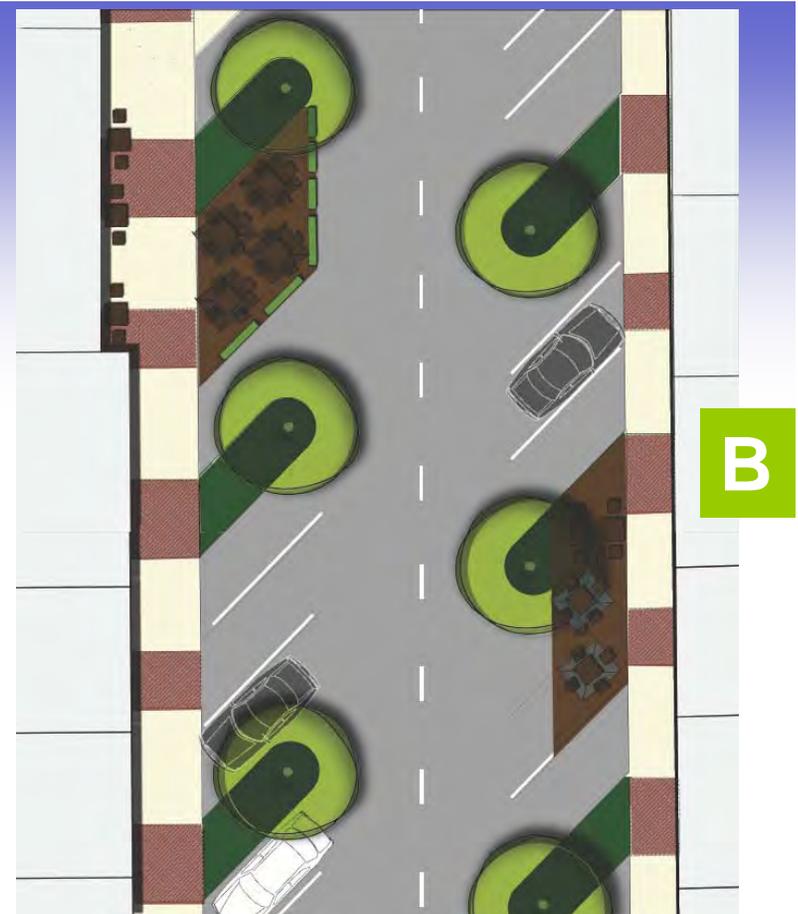
Main Street

Streetscape Configuration



A

Downtown Master Plan
Reconfigured Parking

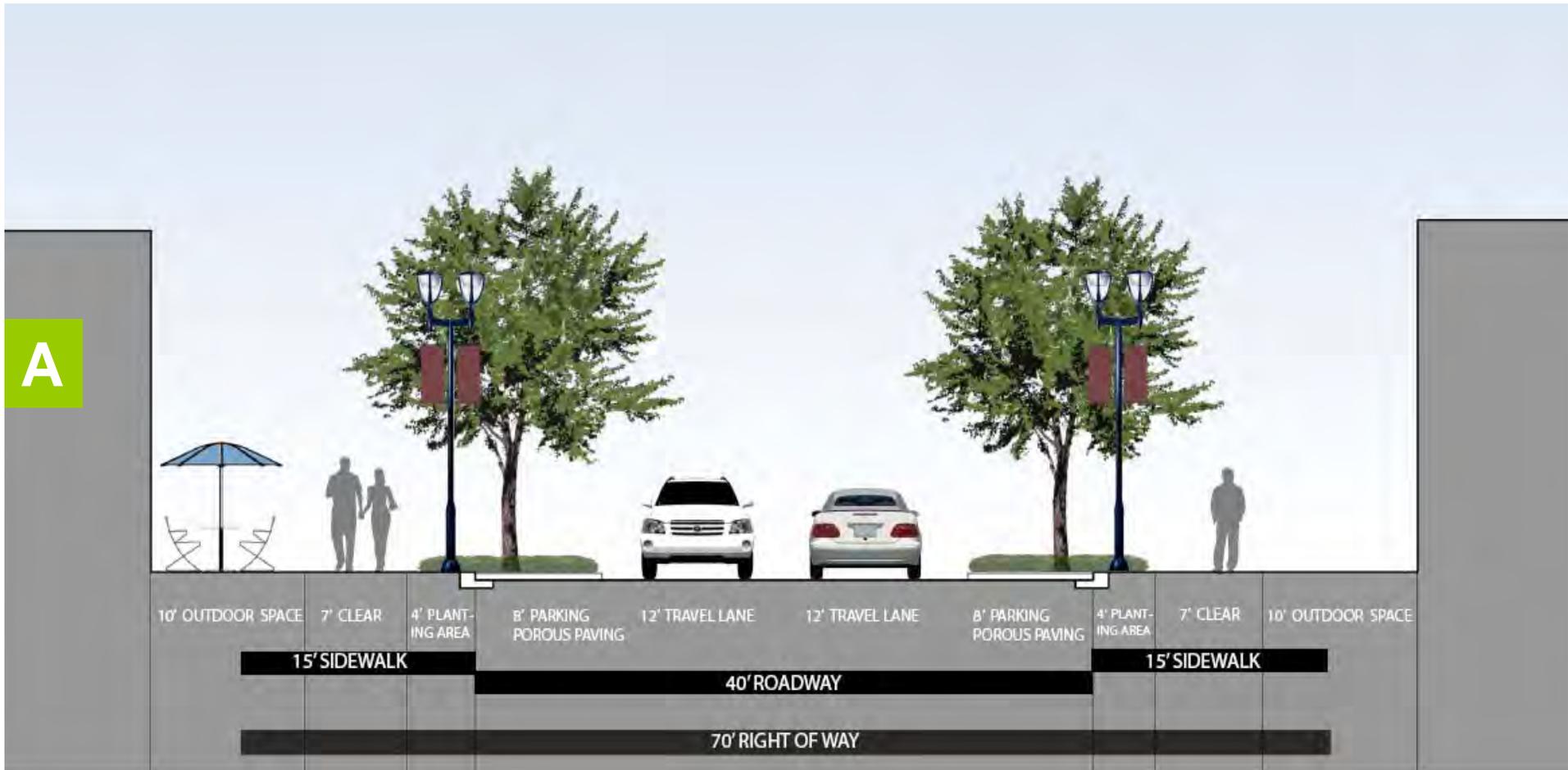


B

Short Term solution
Existing Main Street with
added room for outside dining

Main Street

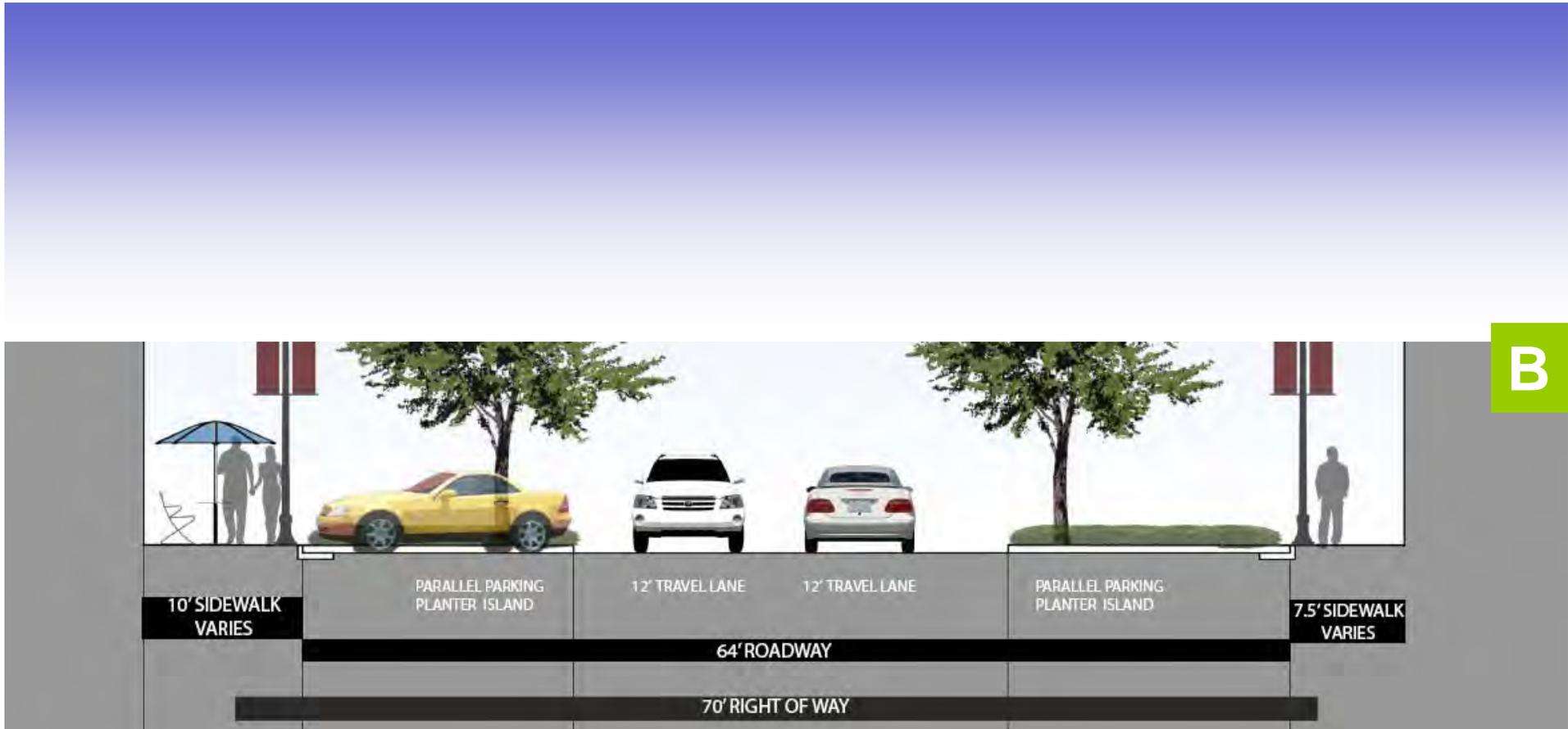
Streetscape Configuration



Downtown Master Plan
Reconfigured Parking

Main Street

Streetscape Configuration



Short Term solution

Existing Main Street with added room for outside dining

Main Street



Existing Main Street with added room for outside dining



Historic District

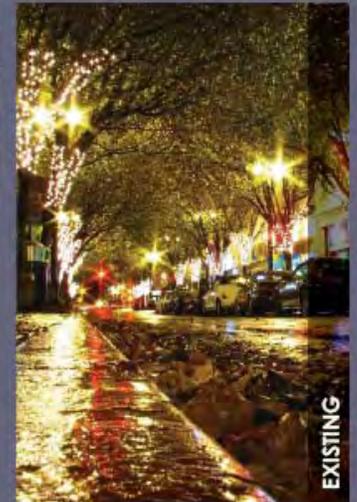
Street Furniture

OPTION A- SHORT TERM

- Retain existing benches, lights, waste receptacles, brick and concrete paving
- Introduce LED mini-lights into street trees
- Replace bollards with new "Annapolis" bollards
- Update built-in planter walls with new precast caps and plaster veneer pilasters
- Update existing free standing pots with new precast "cascade" pots



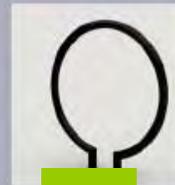
A



LUMEC - "Callisto" series with double lamp



LANDSCAPEFORMS - "Village Green"



B

OPTION B- LONG TERM

Main Street



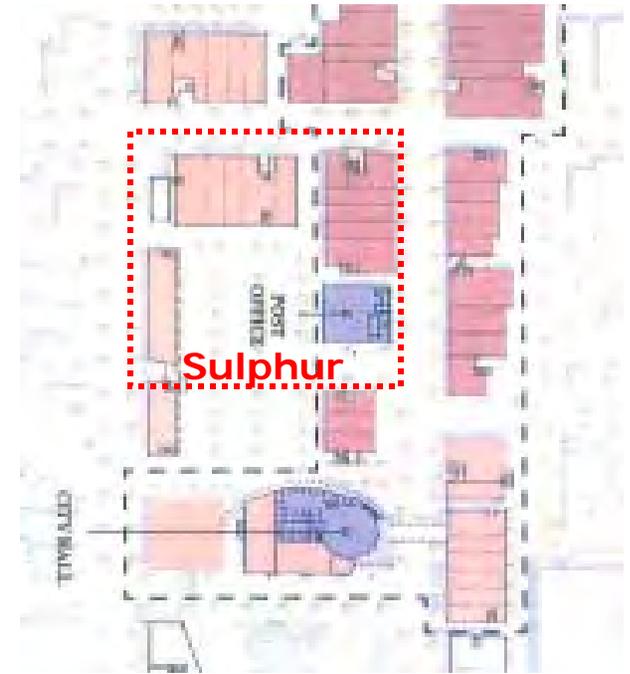
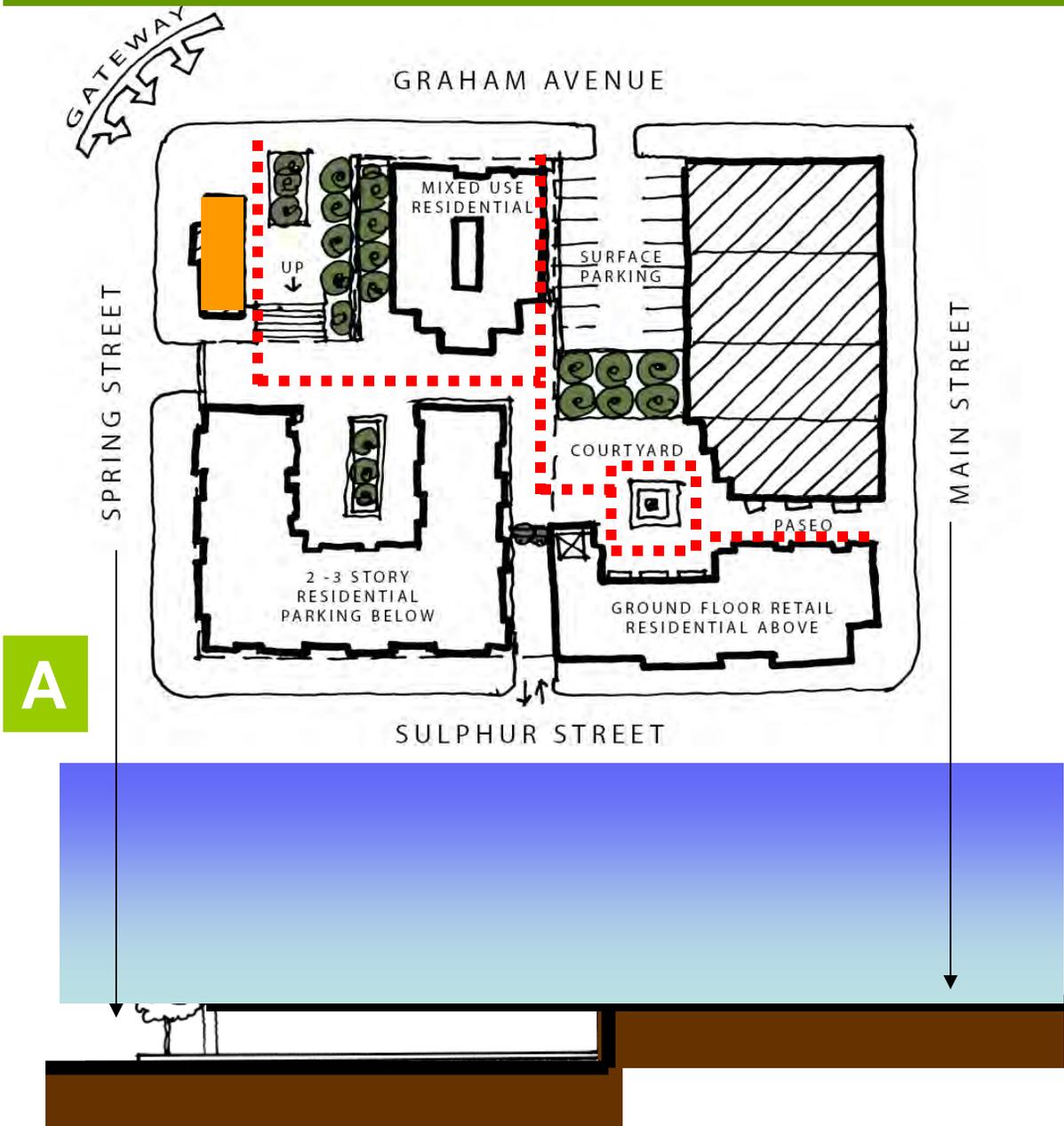
Existing

Proposed

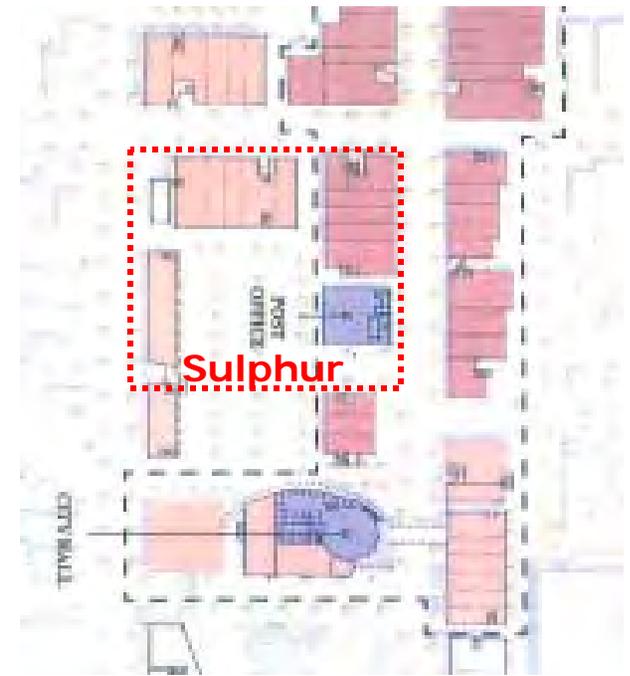
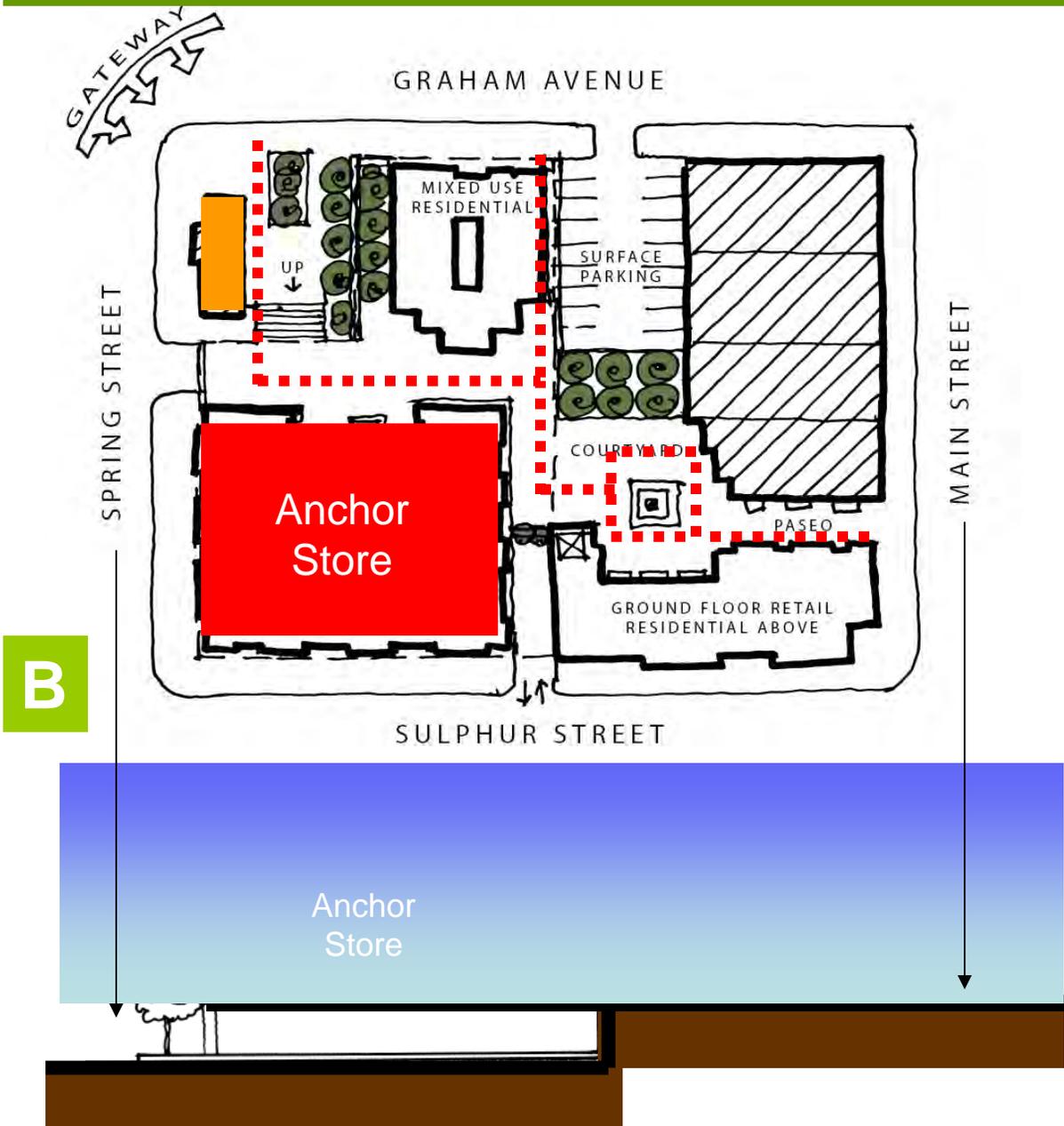
Historic District

Private Realm

Infill Development



Historic District



Historic District



Paseos

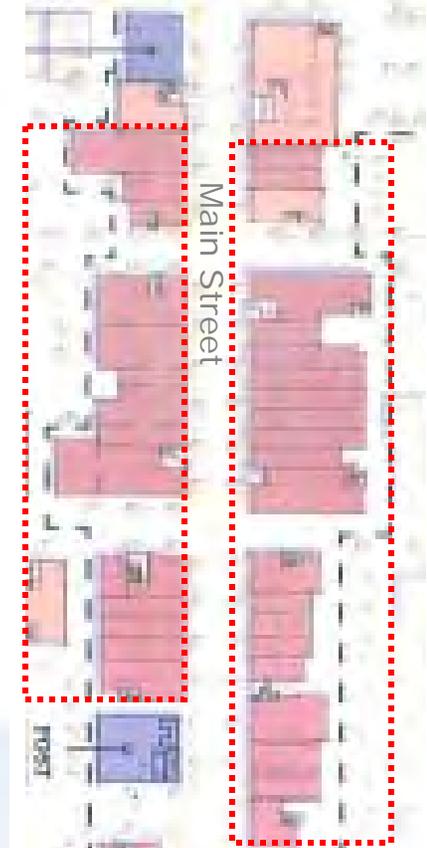
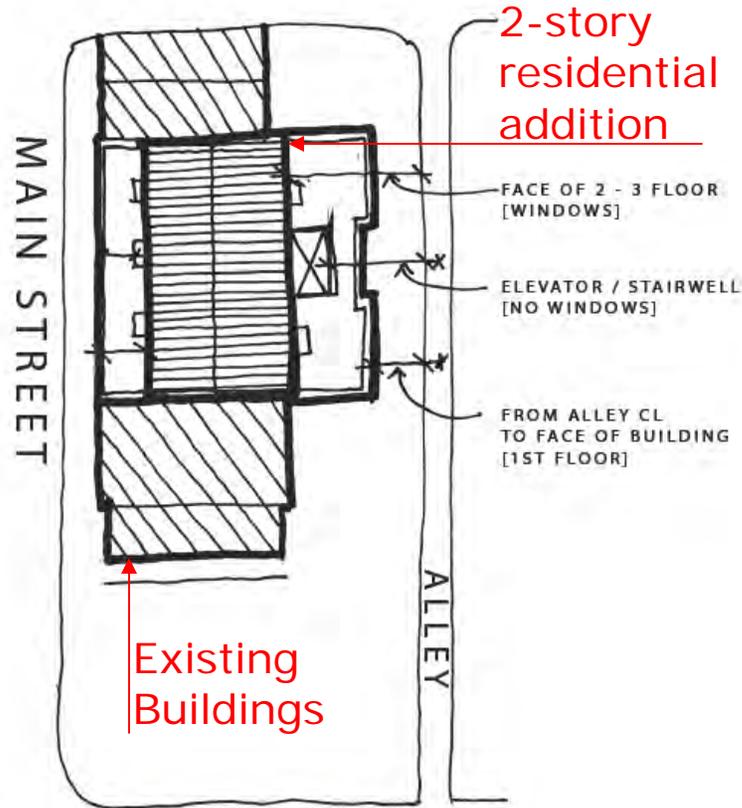
Courtyards



Historic District

Private Realm

Infill Development



Historic District

Private Realm

Infill Development

Sulphur Street

Existing
Parking Lot



Graham Avenue

Infill Mixed-
Use Building

Paseo

1-story
residential
addition

No change

2-story
residential
addition



Historic District

Façade Treatment



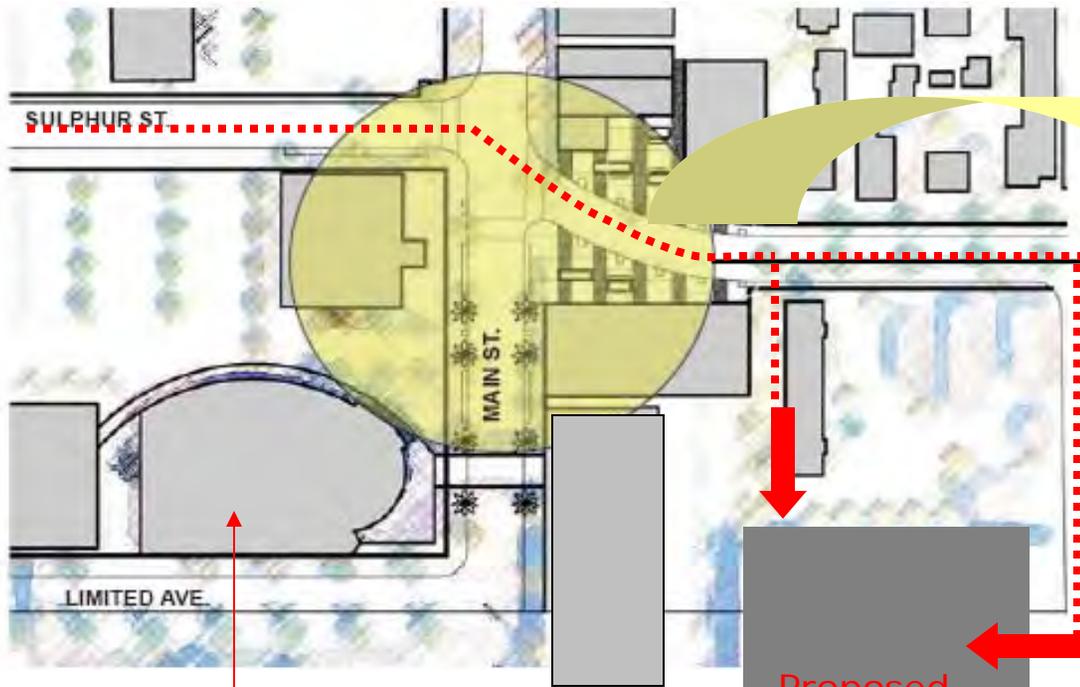
Awnings Materials Texture Colors Accent Signage Banners



Waterfront District



Waterfront District



Proposed Civic Building

Proposed Public Parking

Historic Building

City Council



Waterfront District

Street Furniture

A

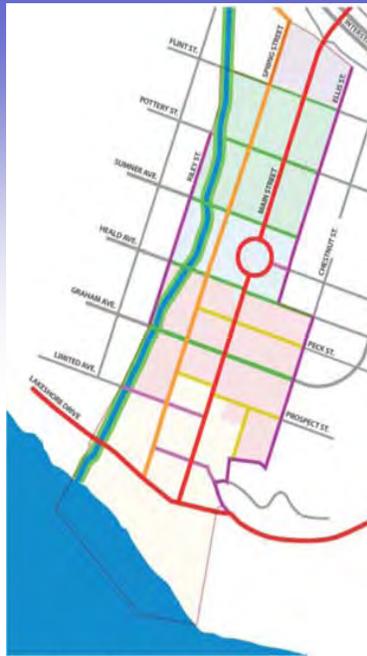


B

CULTURAL DISTRICT

HISTORIC DISTRICT

WATERFRONT DISTRICT



street hierarchy diagram

LEGEND

- █ Great Streets
- █ Service Streets
- █ Green Streets
- █ Civic Streets
- █ Edge Streets
- █ Neighborhood Streets
- █ Green Corridor/ Temescal Wash

GREAT STREET TREES

Main Street
 Jacaranda mimosifolia-
 Jacaranda
 Washingtonia robusta-
 Mexican Fan Palm

GREEN STREET TREES

Summer Avenue / Heald Avenue
 Koelreuteria bipinnata –
 Chinese Flame Tree

CIVIC STREET TREES

Franklin Avenue
 Jacaranda mimosifolia-
 Jacaranda

EDGE STREET TREES

Ellis Street
 Platanus x acerfolia
 ‘Bloodgood’- London Plane

GREAT STREET TREES

.Main Street
 Platanus x acerfolia
 ‘Bloodgood’- London Plane

GREEN STREET TREES

Graham Avenue
 Eucalyptus sideroxylon –
 Red Ironbark

SERVICE STREET TREES

Spring Street
 Quercus agrifolia- Coast
 Live Oak
 Quercus kelloggii- California
 Black Oak

NEIGHBORHOOD STREET TREES

Peck Street
 X Chitalpa tashkentensis-
 Chitalpa

GREAT STREET TREES

Main Street
 Platanus x acerfolia
 ‘Bloodgood’- London Plane
 Phoenix canariensis -
 Canary Island Date Palm

GREEN STREET TREES

Limited Avenue
 Cinnamomum camphora –
 Camphor Tree

SERVICE STREET TREES

Spring Street
 Quercus agrifolia- Coast
 Live Oak
 Quercus kelloggii- California
 Black Oak

NEIGHBORHOOD STREET TREES

Prospect and Sulphur Streets
 X Chitalpa tashkentensis-
 Chitalpa

Partial List of Building Materials and Guidelines

Mixed-Use Residential

Most durable building materials on the ground floor such as:

- Stone or brick
- Glazed concrete block
- Tile
- Clear glass with wood or anodized aluminum frames
- Glass roll-up or folding doors for storefront and live-work
- Metal or fabric awnings, and sun shading devices

On 2nd and above floors:

- Smooth troweled stucco
- Fiber cement panels
- Metal panels
- Openable windows with amortized or aluminum wood frames and sun shading devices
- Recycled materials
- Articulated façades with decks, balconies and “punched” windows
- Expressed staircases
- Changes in materials at changes in planes

Mixed-Use Commercial / Institutional

- Terra cotta
- Brick
- Tile
- Copper
- Glass curtain walls or metal panels at key special features such as entry rotunda
- Smooth troweled stucco in areas requiring less maintenance
- Clear glass for ground floor space with commercial storefront openings
- Openable windows in work spaces
- Overhangs and sun shading devices for windows and skylights



NEXT STEPS

Prepare a Final Report

**Presentation in a combined Planning
Commission / City Council in late June**



THANK YOU



GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS