

CHAPTER TWO

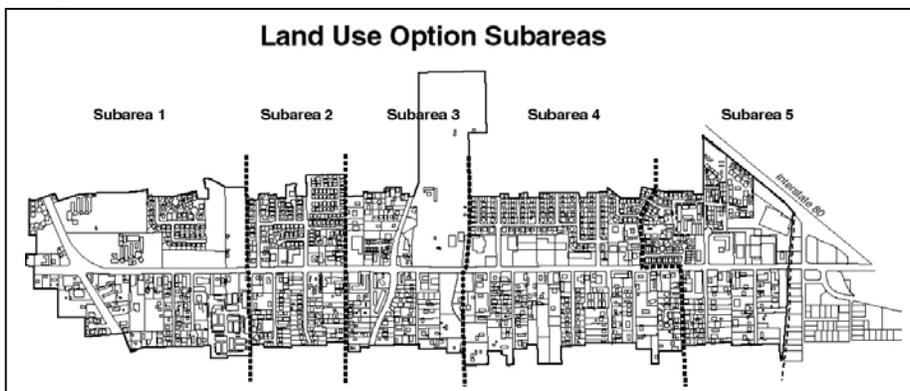
Land Use Option Descriptions

OVERVIEW

The City and the Auburn Boulevard Specific Plan Consultants have developed three options to test various land use, circulation, and design concepts, and identify related implementation issues. The options were developed to a diagrammatic level, including land use summaries and sketches of key concepts and features in each. (The land use diagrams do not include zoning-level detail.) The options are being used to solicit the reaction of the community, Planning Commission, and City Council. This input will combine the best/favored features in a preferred concept plan.

The three options are described according to four aspects: Land Use Features; Circulation Features; Design Features; and Implementation Issues

In developing the options, the City and Consultants divided the Auburn Boulevard corridor into five subareas to focus more closely on potential change areas (shown in the Options maps on the following pages). Of the five subareas, the City and Consultants focused primarily on Subareas 2, 4, and 5 because these areas have the greatest potential for change. Subarea 1 has already been the focus of intense planning review through the Sylvan Corners Concept Plan. Subarea 3 will change over time but has fewer opportunities than the other subareas for significant change.



Subarea 1: from Old Auburn Road to Carleton Lane.



Subarea 2: from Carleton Lane to Pratt Avenue.



Subarea 3: from Pratt Avenue to just north of Rusch Park.



Subarea 4: from Rusch Park to Sandalwood Drive to Sandalwood Drive and Cherry Glen Avenue.



Subarea 5: from Sandalwood Drive and Cherry Glen Avenue to the city limits.

OPTION 1: COMMERCIAL SERVICES EMPHASIS

The first option would continue existing plans and trends, in which small commercial uses would continue to develop along the corridor (see Option 1 map). The Redevelopment Agency and City would play a limited role in facilitating new projects but provide little other assistance. Land use, circulation, design, and implementation features of Option 1 and the description of the subareas are described below:



Land Use Features

- Freestanding small-lot commercial uses and strips centers
- Infill of vacant parcels, but little replacement of existing buildings
- Continued reuse of existing buildings for rent-sensitive uses
- Continued emphasis on local and regional specialty independent business uses

Circulation Features

- Little cross-parcel access
- Continue to serve individual lots with numerous curb cuts
- Little or no landscaped median (allowing for left turns)
- No specific coordination of bus stop locations and land use
- Sidewalk improvements to fill in disjointed sidewalks

Design Features

- Little landscaping due to numerous curb cuts and lack of median
- Emphasis on future buildings to be located close to the sidewalk with parking behind or on the side
- Improved building facades and signage
- Extensive undergrounding of utilities

Implementation Issues

- Minimal Agency participation (almost all market driven)
- Some minor image projects
- Some landscape and gateway implementation
- Primarily property and merchants association initiative

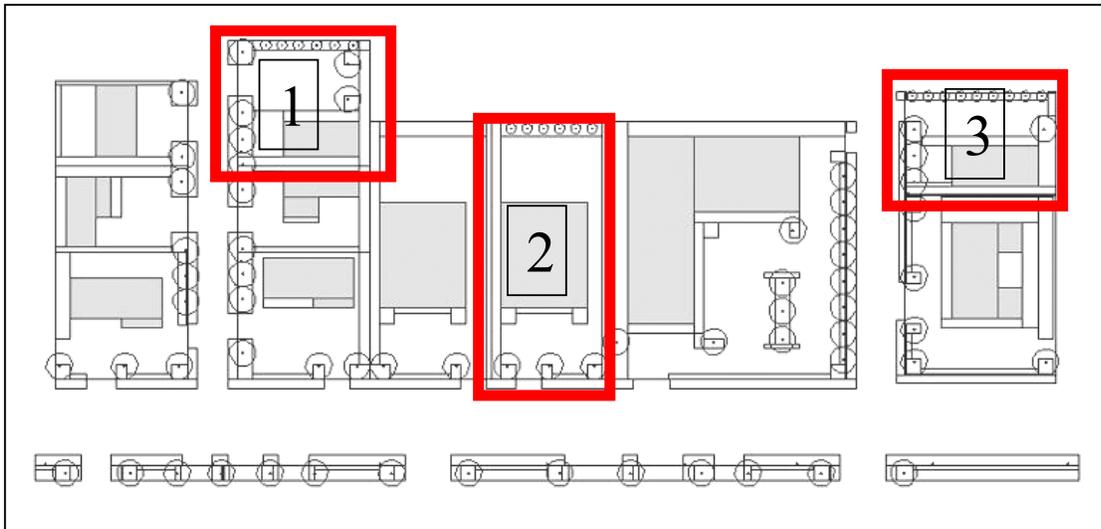
Subarea 1 (Option 1)

- Small lot commercial uses
- Adaptive reuse and renovation of existing buildings

Subarea 3 (Option 1)

- Convenience commercial services
- Small lot commercial uses

Subarea 2 (Option 1 – Commercial Services Emphasis)



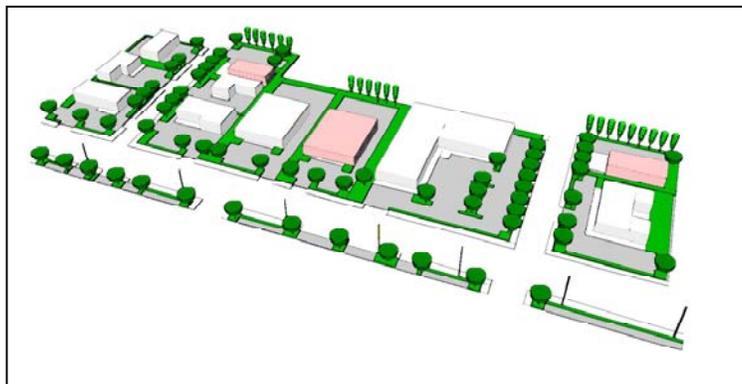
FEATURES:

- Infill vacant sites
- Adaptive reuse of existing buildings
- Minimum streetscape without interconnected sites

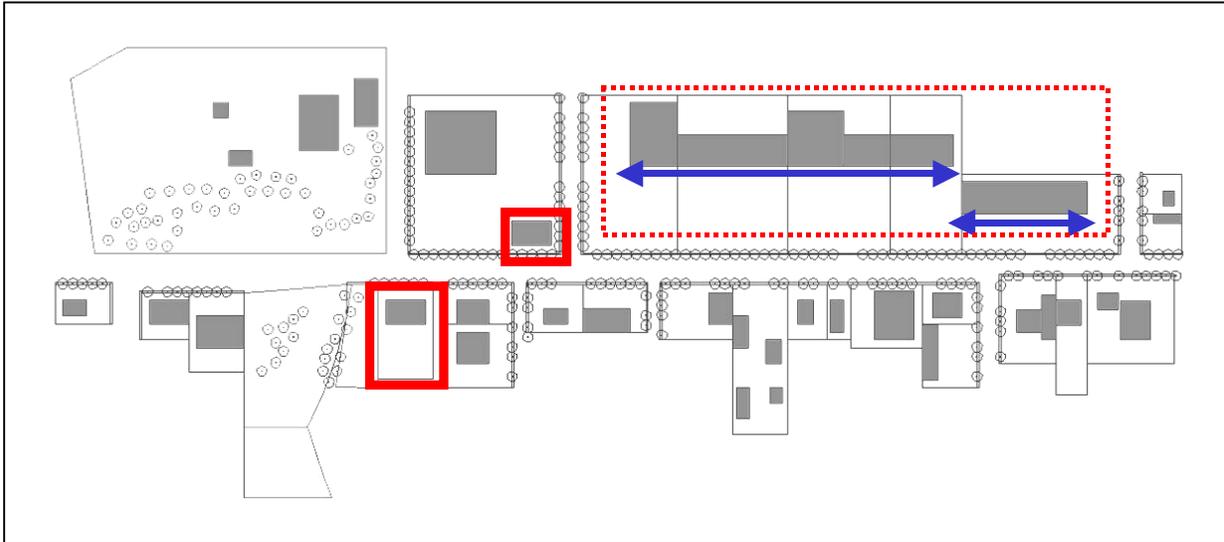
PROGRAM SUMMARY:

New infill commercial

| | <u>Site Area</u> | <u>Bldg Area</u> |
|--------------|------------------|------------------|
| Site 1 | 10,000 sf | 4,500 sf |
| Site 2 | 30,000 sf | 9,000 sf |
| Site 3 | 15,000 sf | 4,500 sf |
| Total | | 18,000 sf |



Subarea 4 (Option 1 - Commercial Services Emphasis)

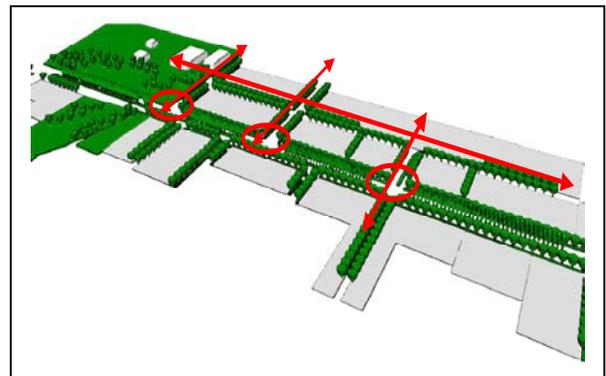
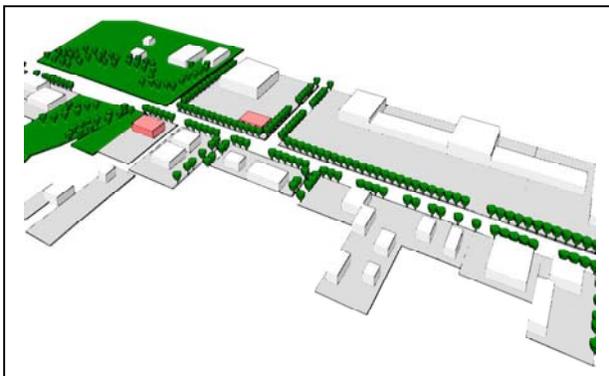


FEATURES:

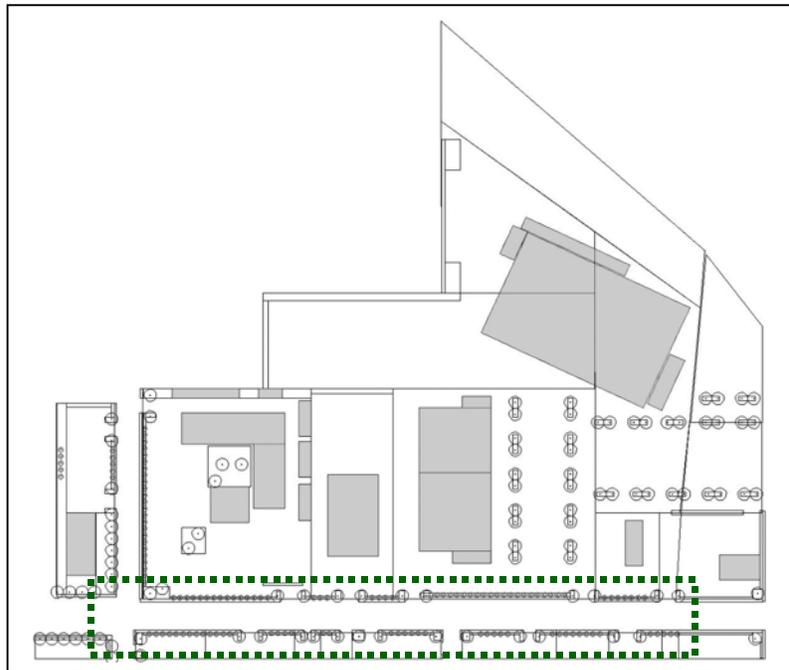
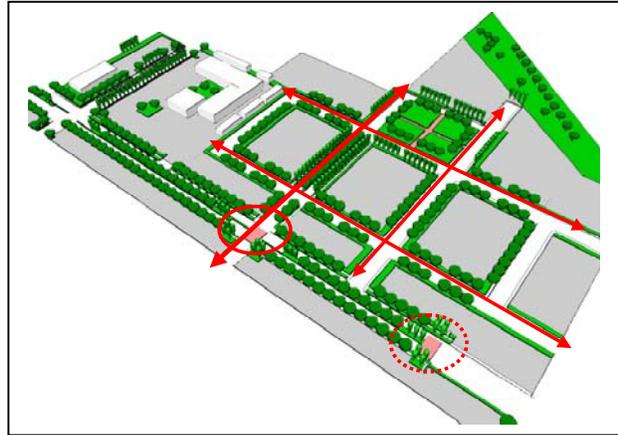
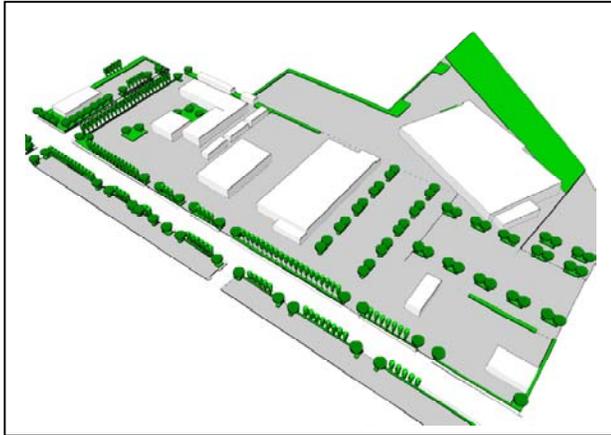
- Infill vacant sites
- Adaptive reuse of existing buildings
- Minimum streetscape without interconnected sites

PROGRAM SUMMARY:

New infill commercial 14,279 sf



Subarea 5 (Option 1 - Commercial Services Emphasis)



PROGRAM SUMMARY:

New infill commercial
Bldg. area 25,110 sf

FEATURES:

- Infill vacant sites
- Adaptive reuse of existing buildings
- Minimum streetscape without interconnected sites