

Guiding Land Uses and Design Principles

General Principles

The following General Principles should help guide redevelopment efforts to create a “sense of place” using a design framework rather than focusing on a single design element in the Highway 99 Sub-Area:

1. ***More Choices*** - Provide people more choices in housing, shopping, neighborhoods, employment, recreation, cultural, entertainment, and transportation.
2. ***Balance Residential Products*** - Encourage a range of housing types throughout the planning area (single-family, apartments, cottage homes, row homes, granny flats, condominiums and live/work units) giving citizens of different incomes, ages and family sizes a wide range of choices.
3. ***Compact Development*** - Compact development patterns help assure that the county uses its land, infrastructure, transportation and human resources wisely.
4. ***Unique Attributes*** - Approach planning, design and the transition between uses as an interdisciplinary effort. Integrate mixed use developments. Define and understand a neighborhood's unique sense of place by honoring its quality attributes and characteristics.
5. ***Easy Walking Distance*** - As many activities as possible should be located within easy walking distance of trails, community places, and transit stops. Walkable communities are desirable places to live, work, play, learn, and worship to promote a healthy lifestyle.
6. ***Open Spaces*** - Establish parks, gardens, trails, plazas, playgrounds, and other open spaces that provide recreation and green areas to support existing as well as future residents and workers. Open space bolsters residential living and economic development.
7. ***Public Spaces*** - Public spaces should encourage the presence of people at all hours; encourage activity and safety.
8. ***Conservation*** - Redevelopment should help conserve resources and minimize waste. Enhance prime critical areas and develop mitigation banks.
9. ***Economic Development*** – Create an economic development climate that supports the existing business community and promotes new business opportunities.
10. ***Commercial Buildings*** - Promote a range of urban commercial building types with at least two floors to assure a range of commercial uses and employment choices.
11. ***Economic Restructuring*** - Companies and job markets must recognize, adapt, and be flexible to change in the local, regional, national and international economies.
12. ***Sustainability*** - Redevelopment should follow the "sustainability" principles of equity, economic development, design, and environment.
13. ***Public Services*** - Schools, infrastructure and services should support the planned levels of residential, office, service and retail development. Quality public services and infrastructure will attract the private sector to enhance economic viability and quality of life.
14. ***Regional Services*** - Regional uses and services (e.g., government, library, convention center, community center, entertainment complex, museums) should be located in Highway 99 area.
15. ***Broad Support*** - For a community to be successful in implementing its vision, both the public and private sector must work together in partnership.
16. ***Participation*** - Encourage stakeholder and citizen participation in all planning and decision making. People are the community's best resource for visioning and investing in the future.