



Key Ingredients of Vibrant Places

June 22, 2021

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1. A place for all



Millennium Park, Chicago, IL

2. An easily accessible place



Portland, OR

3. Home to regional amenities



State Street, Chicago, IL

4. A place with a unique physical & social identity



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Pike Place Market, Seattle, WA

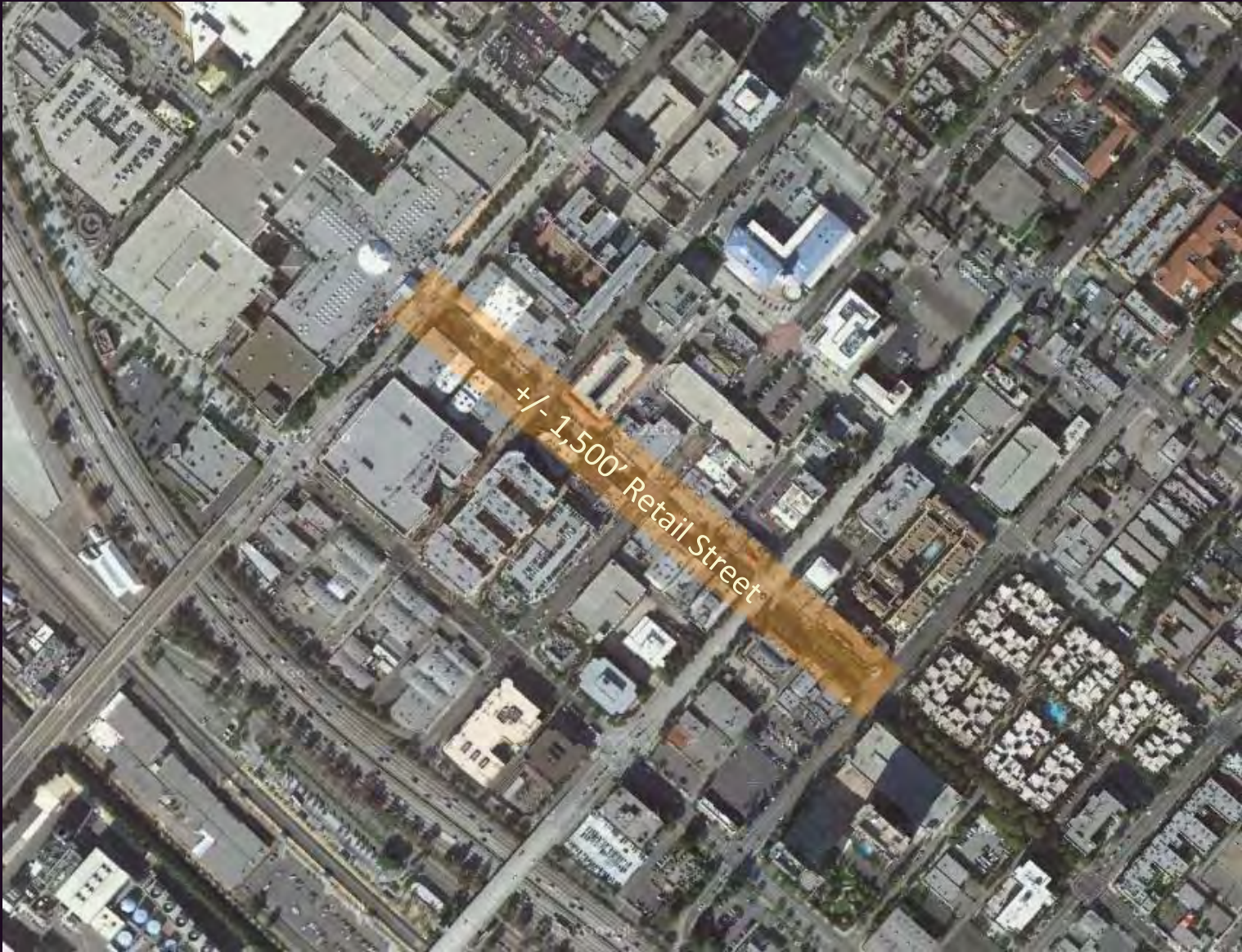
5. Preservation and development in balance



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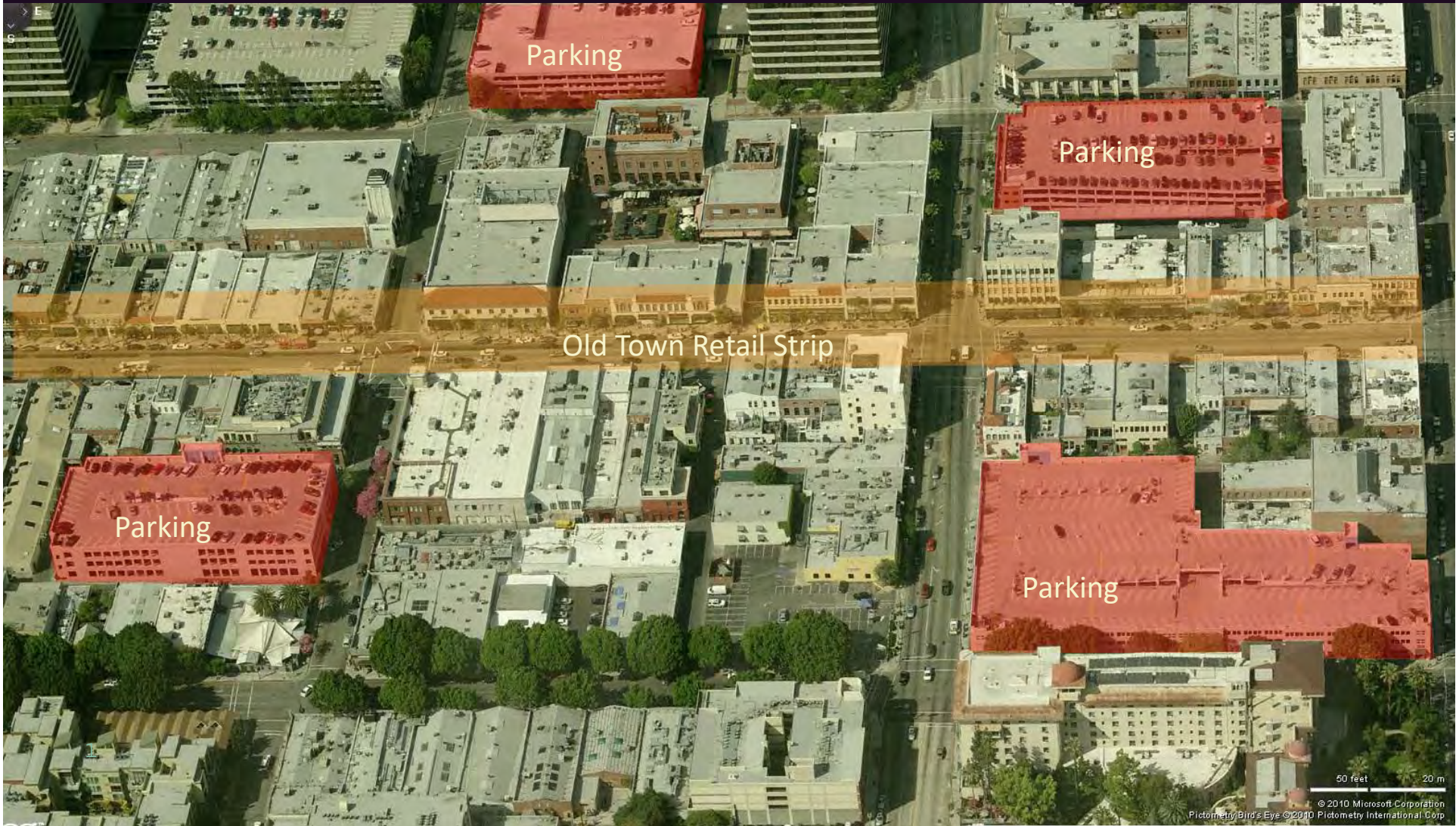
Santa Ana, CA

6. A Place with a pedestrian scale; About 1,500' long max



1

7. Easy Pedestrian access; Destinations within 750' walking distance from parking and transit



8. Constant 24/7 use



Old Town, Pasadena, CA

9. Programming and maintaining an active event schedule



Fayetteville Street, Raleigh, NC

10. Safety in numbers and 24 hour predictability



New York, NY

11. Eyes on the street



Santa Barbara, CA

11. Street parking proximate to retail



San Francisco, CA

13. Park-once: Park and walk to multiple destinations.

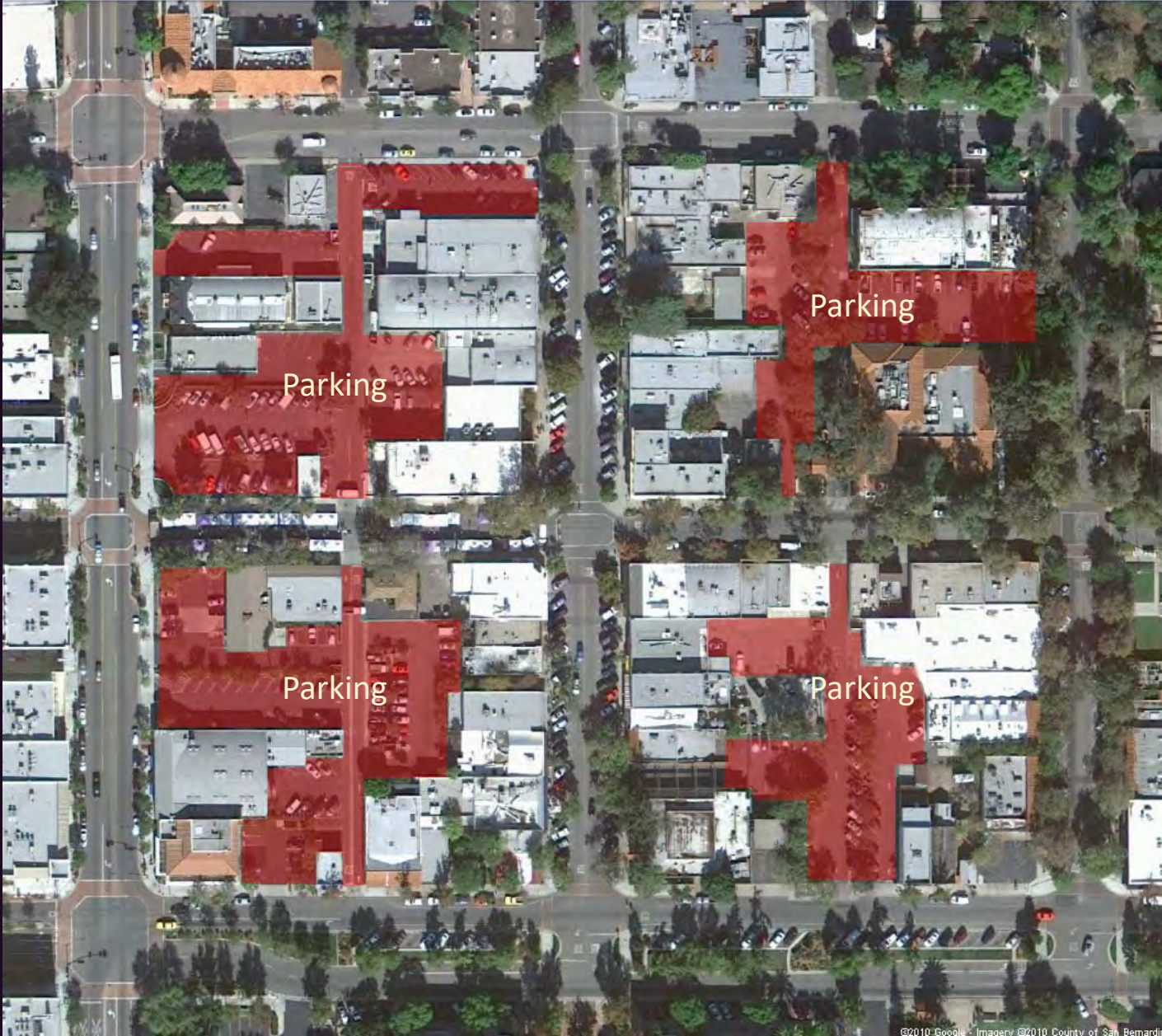


14. Wayfinding and Navigability



Portland, OR

15. Cars located behind buildings.



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16. Retail streets are as narrow as possible



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Charleston, South Carolina

17. A clear line of vision to store fronts.



Pasadena, CA

18. A highly choreographed shopping presentation

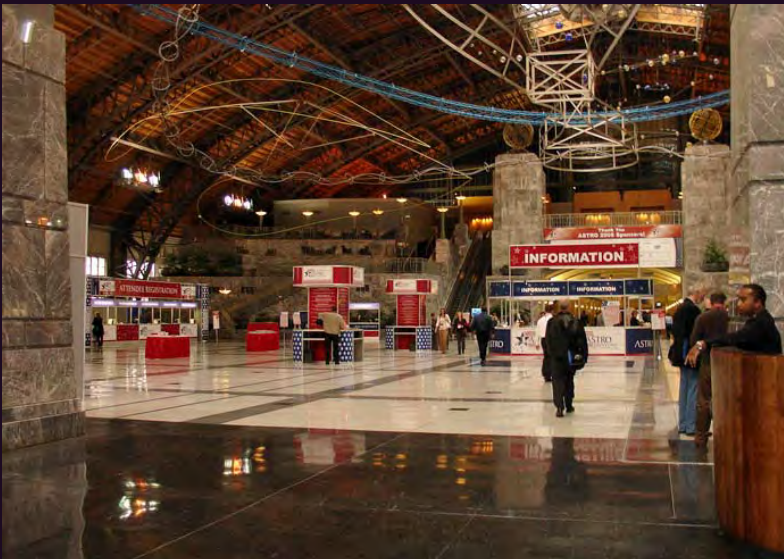


Chicago, IL

19. Retail that addresses various consumer demographics



20. Places and buildings that adapt to the needs of a changing market



Reading Terminal, Philadelphia, PA

21. Vacancy not tolerated



22. Retail, entertainment, and residential activity mixed in place and time



Chicago, IL

23. Diversity of proximate housing choices



Duplex, Triplex, Quadplex



Rowhouses



Loft Units



Courtyard Housing



Stacked Flats



Flats above Retail/Commercial

24. Proximate diversified employment opportunities



25. Public Space centered on art



Kansas City, MO

26. A well-maintained public-realm.



27. Stealthy daily servicing



Pasadena, CA

28. Constant marketing/branding



29. Climate attenuation: Shade when hot, sun when cold.



Santa Barbara, CA

30. Public and private investment and cooperation.



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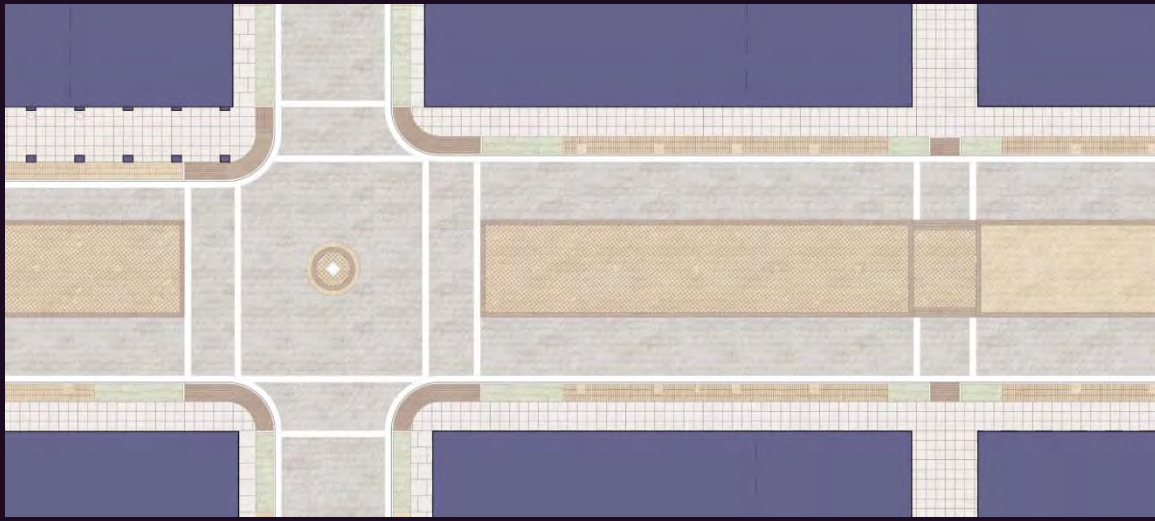
Inner Harbor, Baltimore, MD



Projects

"The Boulevard", Lancaster, California





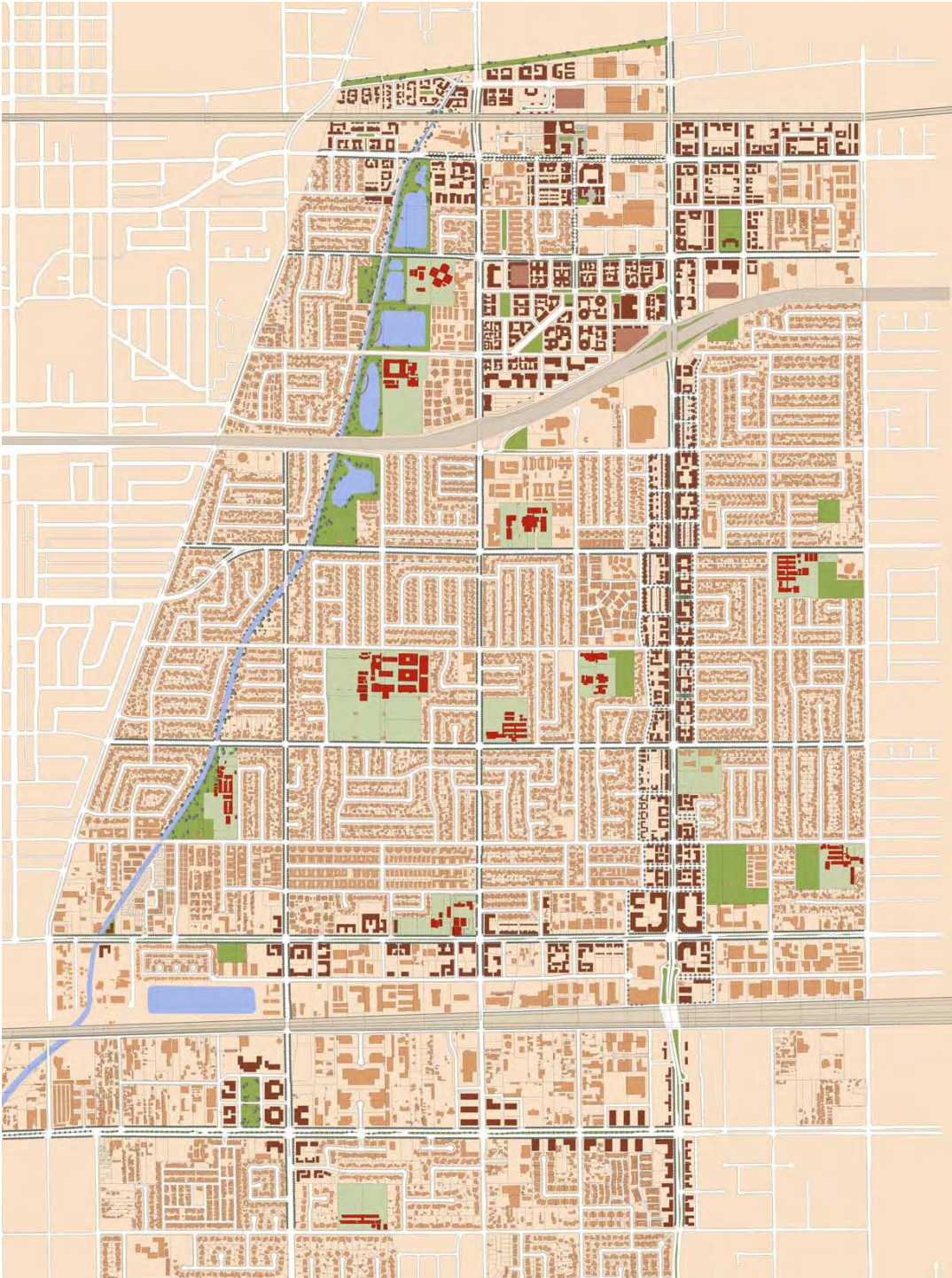


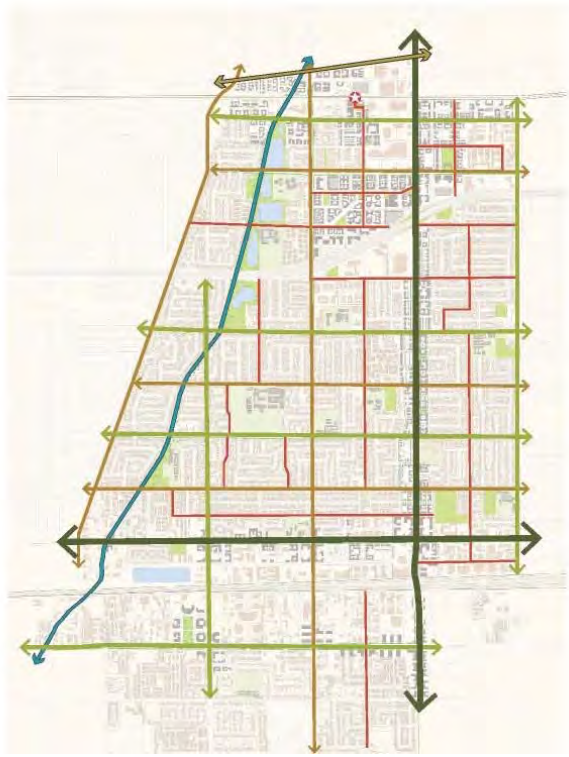












Greenways + Parks	●	●	●	●	●	●	○
Gateway Green Corridors	●	●	●	●	○	●	●
Neighborhood Connectors	●	●	○	○	○	○	●
Active+Cool Corridors	●	●	○	○	○	○	●
Quiet Streets/Paseos	●	●	○	○	○	○	●

Examples

	Landscape + Material Treatments			Program				
Shade Trees	●	●	●	○	○	○	○	○
Cool Paving	●	●	○	○	○	○	○	○
Shade Structures	●	●	○	○	○	○	○	○
Planted Bulb-out	●	●	○	○	○	○	○	○
Rain Garden	●	●	○	○	○	○	○	○
Biofiltration Strips	●	●	○	○	○	○	○	○
Flowering Trees + Shrubs	●	●	○	○	○	○	○	○
Special Paving Treatments	●	●	○	○	○	○	○	○
Decorative Crosswalks	●	●	○	○	○	○	○	○
Plazas	●	●	○	○	○	○	○	○
Playgrounds	○	○	○	○	○	○	○	○
Outdoor Fitness Equipment	○	○	○	○	○	○	○	○
Parklets	○	○	○	○	○	○	○	○
Community Garden	○	○	○	○	○	○	○	○
Brake Fix-it Station	○	○	○	○	○	○	○	○
Dog Park	○	○	○	○	○	○	○	○
Sportsfield	○	○	○	○	○	○	○	○
Great Lawn	○	○	○	○	○	○	○	○
Farmer's Market	○	○	○	○	○	○	○	○
Play Street	○	○	○	○	○	○	○	○
Open Street Event	○	○	○	○	○	○	○	○
Outdoor Movie	○	○	○	○	○	○	○	○
Murals	○	○	○	○	○	○	○	○
Sculptures	○	○	○	○	○	○	○	○
Gateway Signage	○	○	○	○	○	○	○	○
Mid-block Crossings	○	○	○	○	○	○	○	○
Removable Planters	○	○	○	○	○	○	○	○
Raised Crossings	○	○	○	○	○	○	○	○
Bulb-outs	○	○	○	○	○	○	○	○



2. **Arrow Highway Streetscape Enhancement** – Arrow Highway will retain four lanes of traffic, with parallel parking on both sides. However, its current wide configuration will be redesigned to include a median and more consistent street trees along the sidewalks, making it an iconic east-west arterial north of the freeway.



Rendering of Central Avenue Streetscape Enhancement

3. **Fremont Avenue Streetscape Enhancement** – Fremont is an important north-south connector between the train station and the existing mall. It will be redesigned to have two lanes of traffic with parallel parking on both sides and wide sidewalks with flowering trees, helping to distinguish it from other surrounding streets.

4. **Central Avenue Streetscape Enhancement** – Central is the only north-south thoroughfare that connects to freeways both from north and south. It is envisioned as a new corridor connecting the two centers on either side of the freeway. It will be redesigned to have four traffic lanes with parallel parking on both sides and a median that keeps all of the healthy existing Pine trees.

5. **Local Street (parallel to Central Avenue)** – New north-south streets parallel to Central will help distribute traffic while also creating a transition to the existing single-family neighborhood.



Local residential street with new multi-family commercial development on the right and existing single-family homes to the left.



Rendering of Holt Boulevard at Central Avenue. A range of mobility options, with active frontages, wide sidewalks, and street planting.

6. **Streetscape Improvement of Holt Boulevard, Orchard Street, San Bernardino Avenue and Moreno Street** – These major east-west arterials will be enhanced with street planting and/or street dieting to enhance their presence as major city-wide connectors.

7. **Streetscape Improvement of Monte Vista Avenue and Ramona Avenue** – These major north-south arterials will also be enhanced with street planting and/or street dieting to enhance their presence as major city-wide connectors.

Arrow Highway Streetscape Enhancement, Montclair, California





Fremont Avenue Streetscape Enhancement, Montclair, California



Fremont Avenue Streetscape Enhancement, Montclair, California



Mission Street Specific Plan, South Pasadena, California





MONTCLAIR PLACE SPECIFIC PLAN, CALIFORNIA, USA

Image courtesy: Moule & Polyzoides



MONTCLAIR PLACE SPECIFIC PLAN, CALIFORNIA, USA

Image courtesy: Moule & Polyzoides



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