



ALISAL Vibrancy Plan

PART OF VISIÓN SALINAS



Alisal Land Use Community Workshop #3

May 8, 2018
6:00-8:00pm

Development Types Discussion Guide

Agenda:

Registration

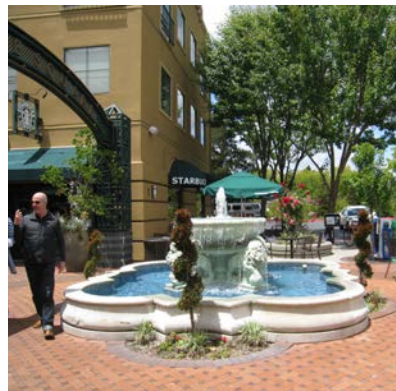
- Table Walk
- Raffle Sign-up


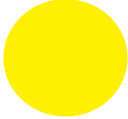






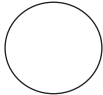
Steering Committee Introduction

Presentation

Small Group Activity

Closing



Type of Building/Use	Designation/Marker	Limits
1. Neighborhood multifamily		Place a minimum of six (6), three (3) of which must be in a current low-density area.
2. Midrise multifamily		Place a minimum of three (3).
3. Neighborhood mixed-use		Place a minimum of three (3) on larger streets, near edge of commercial and residential.
4. Corridor mixed-use		Place a minimum of three (3) on the major corridors – East Alisal, Market, Sanborn, and Williams.
5. Flexible commercial		Place a maximum of three (3) as standalone structures/uses.
6. Institutional and Service Uses		Place a maximum of three (3) as standalone structures/uses. Use a pen/marker to write on the map and specify the desired type of service and/or institution.
7. Green Connections		No limit
8. Urban Plaza		Pick one (1) location in, or adjacent to, a commercial area.
9. Create your own		Maximum of three. Describe your creation.

1. Multifamily residential: Neighborhood multifamily

Description:

Multifamily structures that can blend in single-family/low density neighborhoods.

Examples/uses:

- duplexes
- fourplexes
- bungalow court
- small apartment buildings
- townhouses

Activity parameters:

Small yellow dots. Minimum of six.
Locate at least three in current low-density areas.



Character images



Duplex



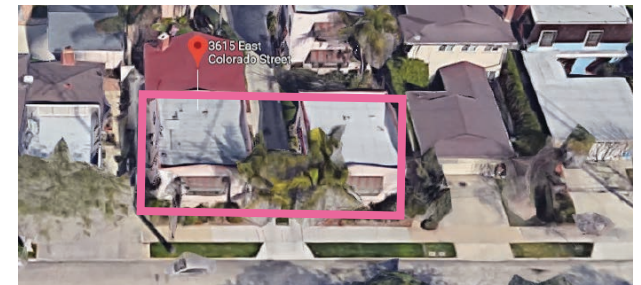
Fourplex



Townhouses



Bungalow Court



2. Multifamily residential: Midrise multifamily

Description:

Large apartment buildings and block-scale courtyard apartments. Stacked units that are two to six stories tall. Large enough to support semi-public space on site (e.g. playground, garden).

Examples/uses:

- large apartment buildings (2-6 stories)
- courtyard apartments
- stacked flats

Activity parameters:

Large yellow dots. Place a minimum of three (3).



Character images



3-Story Apartments



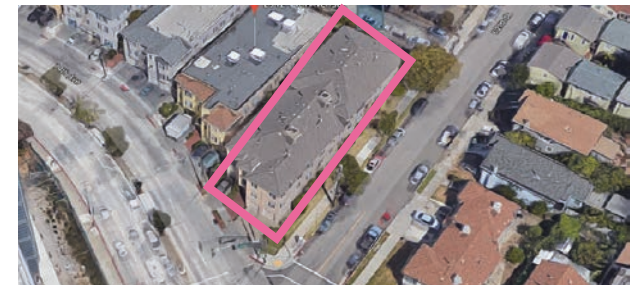
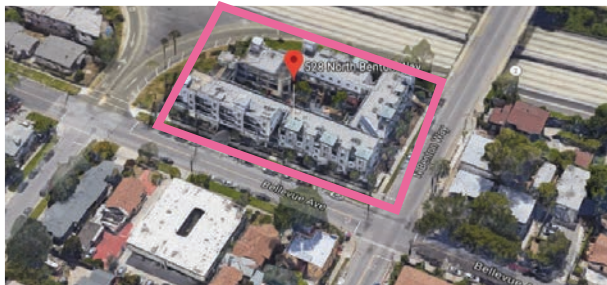
3-Story Stacked Flats



4-Story Apartments



4-Story Apartments



3. Mixed-use: Neighborhood mixed-use

Description:

Mix of retail, dining, and service/ institutional uses on ground floor with residential uses on floors above.

Mix of uses allows for stacking of uses and building of structure close to street, encouraging walkable neighborhoods and a vibrant street. Neighborhood mixed use units may have more residential development than commercial.

Examples/uses:

- retail, dining, and service/ institutional on ground floor
- stacked residential uses

Activity parameters:

Small orange dots. Place a minimum of three (3) on larger streets, near edge of commercial and residential.



Character images



2-Story Mixed-use



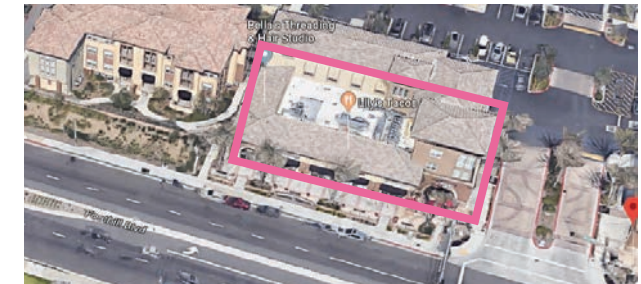
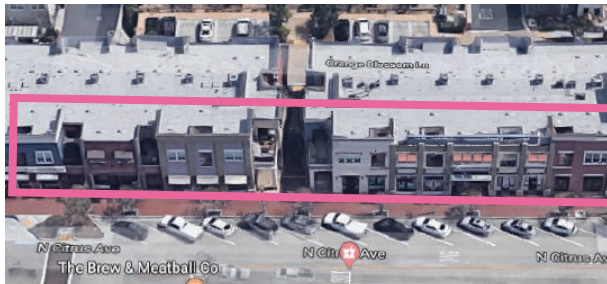
3-Story Mixed-use



3-Story Mixed-use



4-Story Mixed-use



4. Mixed-use: Corridor mixed-use

Description:

Mix of retail, dining, institutional, flex space, or professional services on the ground floor with office space, hotel space, or residences above. Building structure can accommodate plazas on site. Corridor mixed use units may have more commercial than residential.

Examples/uses:

- retail, dining, service/institutional, flex space, or professional services on ground floor
- stacked office, hotel, or residential uses on floors 2-6

Activity parameters:

Large orange dots. Place a minimum of three (3) on the major corridors – East Alisal, Market, Sanborn, and Williams.



Character images



2-Story Mixed-use



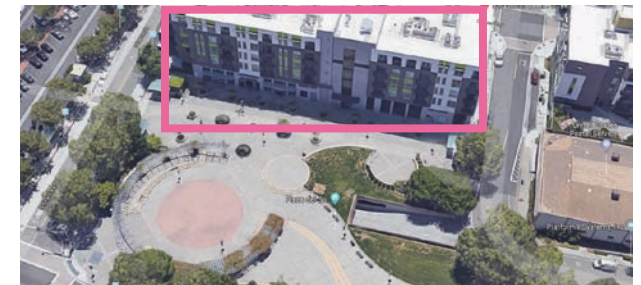
3-Story Mixed-use



4-Story Mixed-use



6-Story Mixed-use



5. Mixed-use: Flexible commercial

Description:

Flexible ground floor use, including retail, studio/workshop, incubator, co-working space, or service uses, with attached or detached dwelling unit.

Typically, ground floor space faces the street with dwelling unit above or behind structure. Owner/renters can live and work in the building.

Examples/uses:

- industrial flex space
- live/work units
- co-working space

Activity parameters:

Small red dots. Place a maximum of three (3) as standalone structures/uses.



Character images



Industrial Flex Space



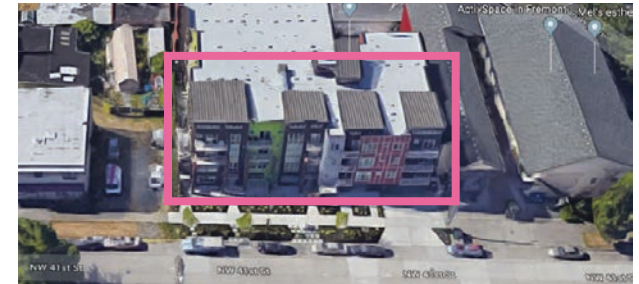
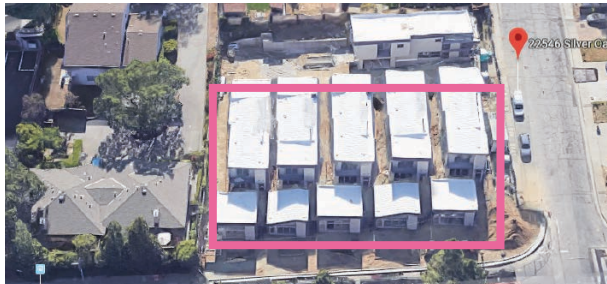
Live/Work Units



Live/Work Units



Co-working Space



6. Mixed-use: Institutional and service uses

Description:

Provide for institutional and service uses, including clinics, childcare, dentists, libraries, recreational centers, post office, etc. These uses can be located within mixed-use development or as separate structures.

Examples/uses:

- youth center
- health clinic
- library
- childcare facility
- market/fresh produce

Activity parameters:

Small blue dots. Place a maximum of three (3) as standalone structures/uses. Use a pen/marker to write on the map and specify the desired type of service and/or institution.



Character images



Youth Center



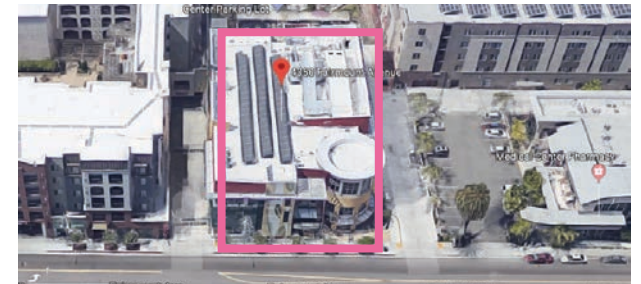
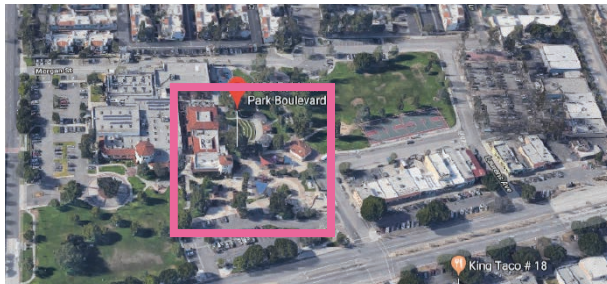
Health Clinic



Library



Childcare Facility



7. Public Space: Green connections

Description:

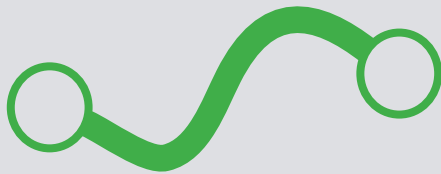
Routes that identify trails, bike lanes, or paths with signage/wayfinding to identify connections parks and other public spaces.

Examples/uses:

- bike lane
- trail
- wayfinding signage
- landscaped path

Activity parameters:

Use the green highlighter to circle key public spaces (parks, play fields, recreation centers, libraries) or schools and draw a line where better bike/walking paths are needed. No limit.



Character images



Bike Lane



Trail



Wayfinding Signage



Landscaped Path



8. Public Space: Urban plaza

Description:

Large public plaza in a commercial area. Big enough to host vendors, food carts, etc.

Examples/uses:

- gardens
- special events
- water feature
- sitting area

Activity parameters:

Draw one rectangle with the silver marker. Pick one (1) location in, or adjacent to, a commercial area.



Character images



Plaza



Plaza



Plaza



Plaza

