

Receiving Lands Starter Ideas

Discussion:

1. What are your specific issues and/or concerns about the future growth and development of the Receiving Lands Area?
2. What are the improvements/changes you would like to see happen in the Receiving Lands study area?
3. What do you like best about the Receiving Lands area?
4. Do your same opinions about the Receiving Lands apply to the Neutral Lands?

Vision starter ideas:

Creating and fostering a sustainable new community.

Vision starter ideas:

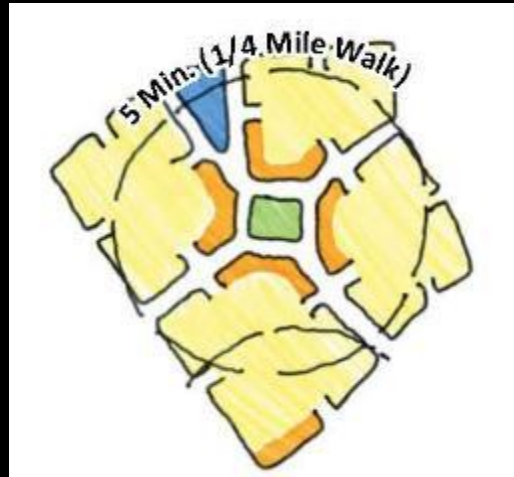


Neutral and Receiving Area Uses

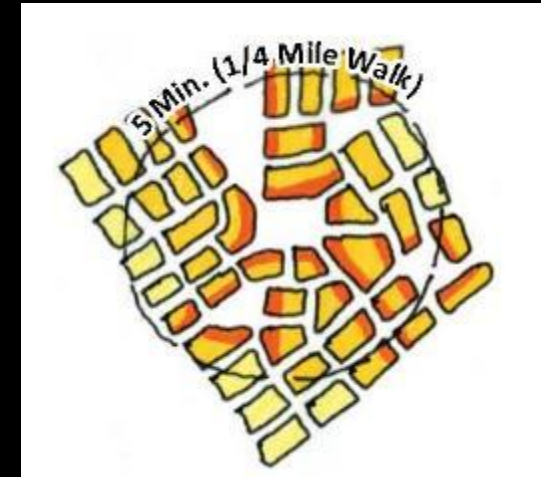
Typical Characteristics	Neutral and Receiving RFMUD Base Rights	Receiving RFMUD Clustering	Receiving RFMUD Village
Size	Minimum 5 acres	Minimum 40 acres	300-2,500 acres
Residential Gross Density	1 unit per 5 acres	1 unit per acre	2-3 units per acre
Land Use	<ul style="list-style-type: none"> • Ag • SF and MF • Staff housing • Family Care Facilities • Farm labor housing • Sporting and Recreation camps • Essential Services • Golf Courses 	<ul style="list-style-type: none"> • Ag • SF and MF • Staff housing • Family Care Facilities • Farm labor housing • Sporting and Recreation camps • Essential Services • Golf Courses 	<ul style="list-style-type: none"> • Diversity of SF and MF with a minimum of 2 neighborhoods • Neighborhood Center max 10 acres, 8,500 SF leasable floor area/ac • Village Center max 10% total village area, 10,000 SF leasable floor area/ac • Research & Technology park max 4% total village acreage • Civic and public parks min 10% total village acreage
Recreation and Open Space	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Open Space 70% of gross acres 	<ul style="list-style-type: none"> • 40% open space • Green belt 300' average width
Transportation	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • Formal grid design • Pedestrian paths and bikeways for access and connectivity

Neighborhoods:

The size of a neighborhood is scaled upon a typical 5 minute walk (1/4 mile) from its center, resulting in neighborhoods of about 160 acres in size. At a gross density of 3.5 homes per acre, a typical neighborhood would contain about 560 homes.



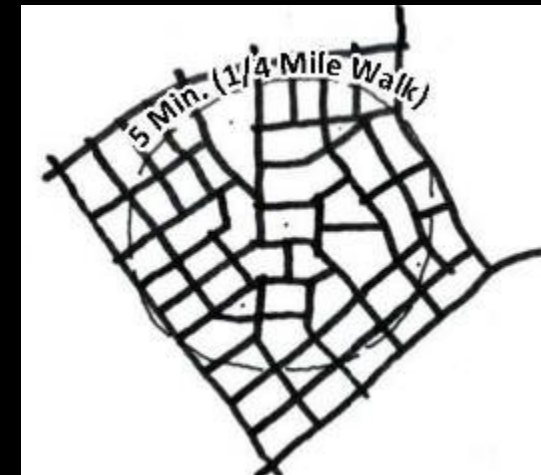
Neighborhood Size



Neighborhood Housing



Neighborhood Center



Neighborhood Streets and Blocks

Neighborhoods:



Neighborhoods:



Neighborhoods:



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Neighborhoods:



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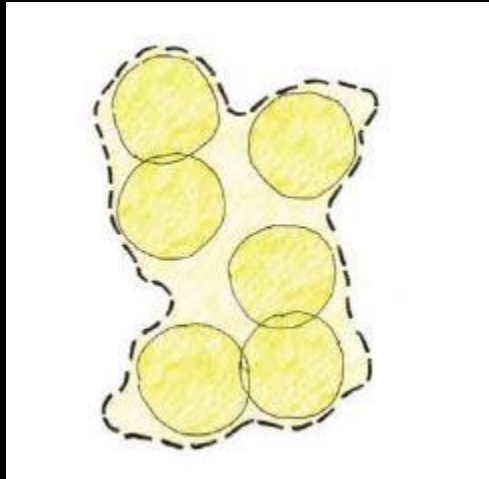


Neighborhoods:

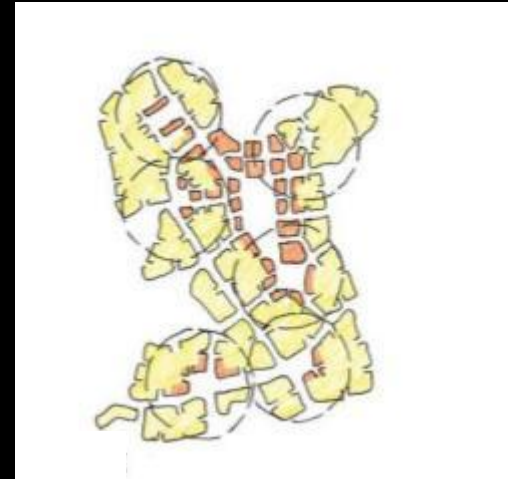


Villages:

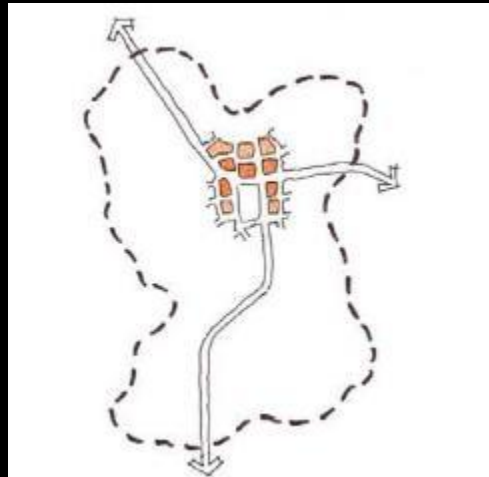
A typical village will have about 3,000 units, contain 6-8 neighborhoods and be 1,000 to 1,500 acres in size. This scale provides the residential population necessary to support an elementary school and some supporting commercial services.



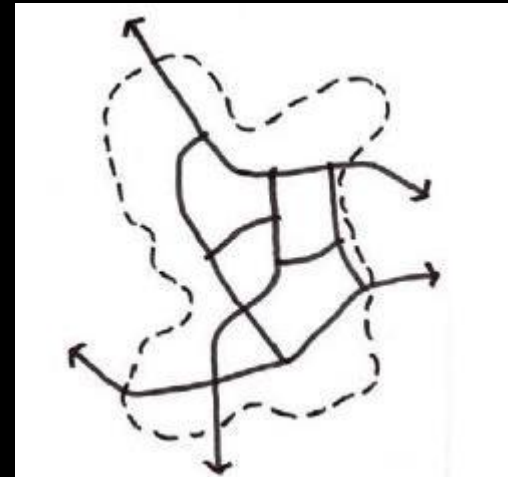
Village Size



Village Housing



Village Center



Village Streets

Villages:



Villages:



Villages:



Villages:



Villages:

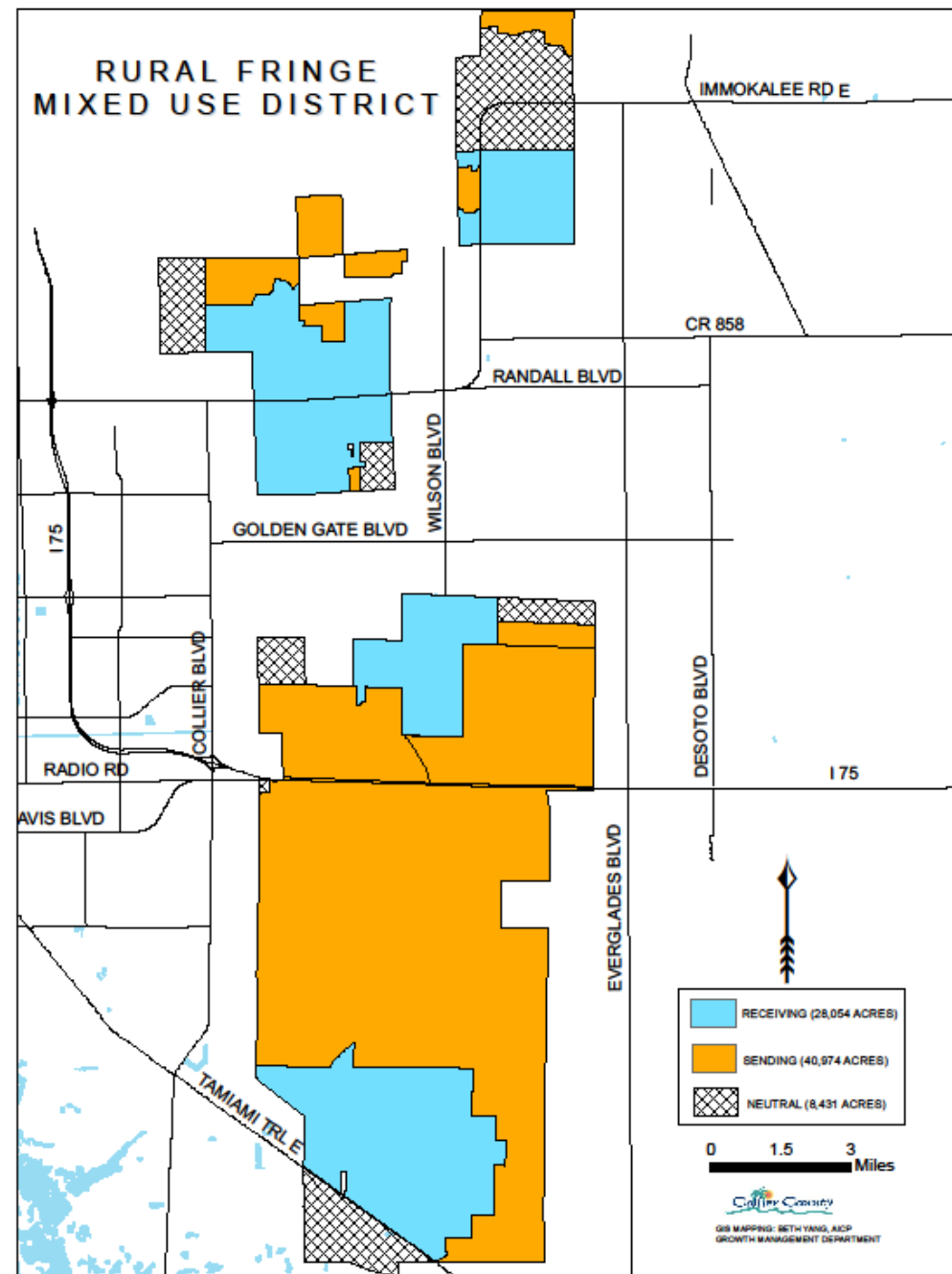


Villages:



Three land use designations

- Neutral: black & white
- Receiving: blue
- Sending: yellow

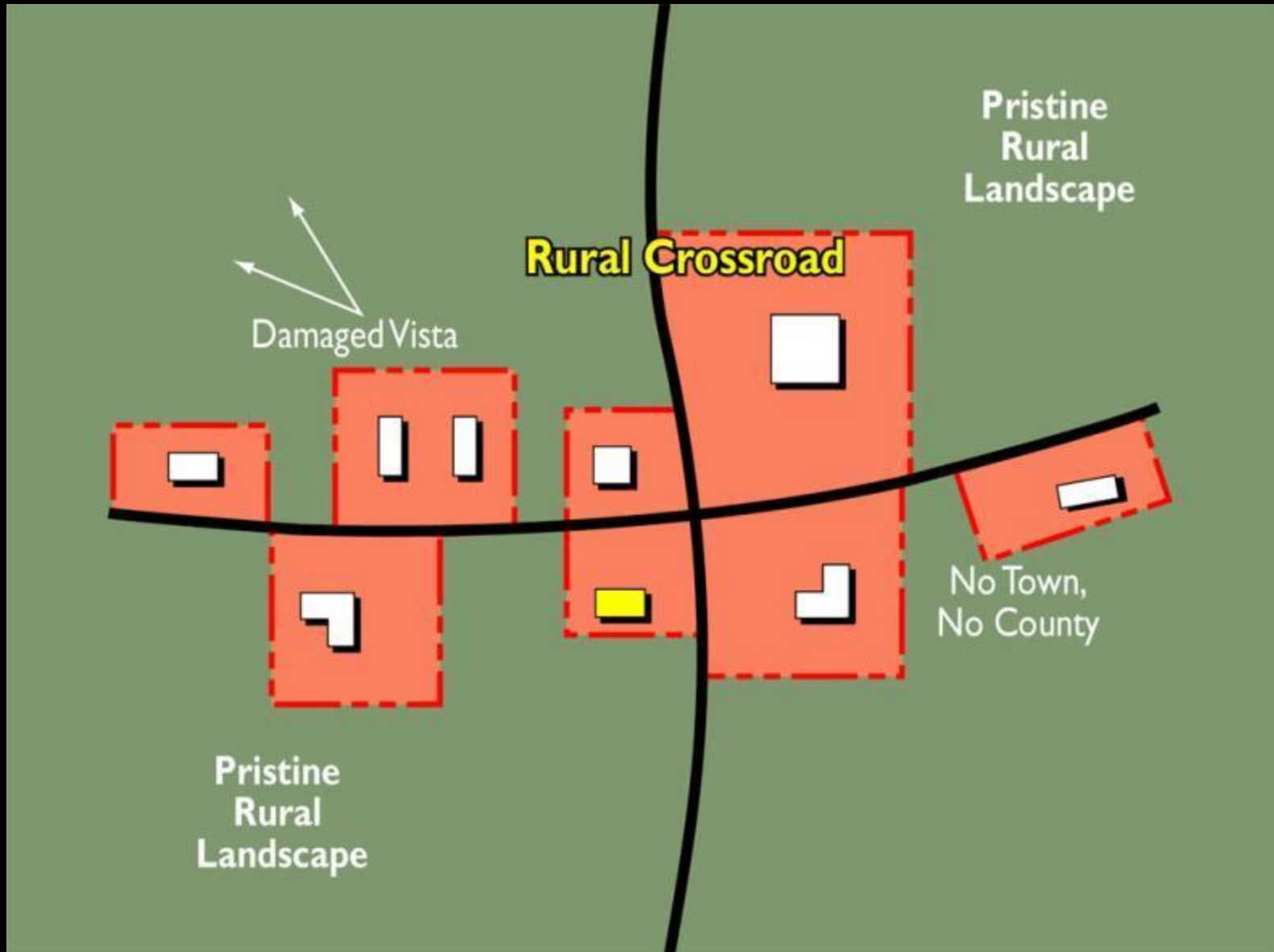


Lack of street network strings out development



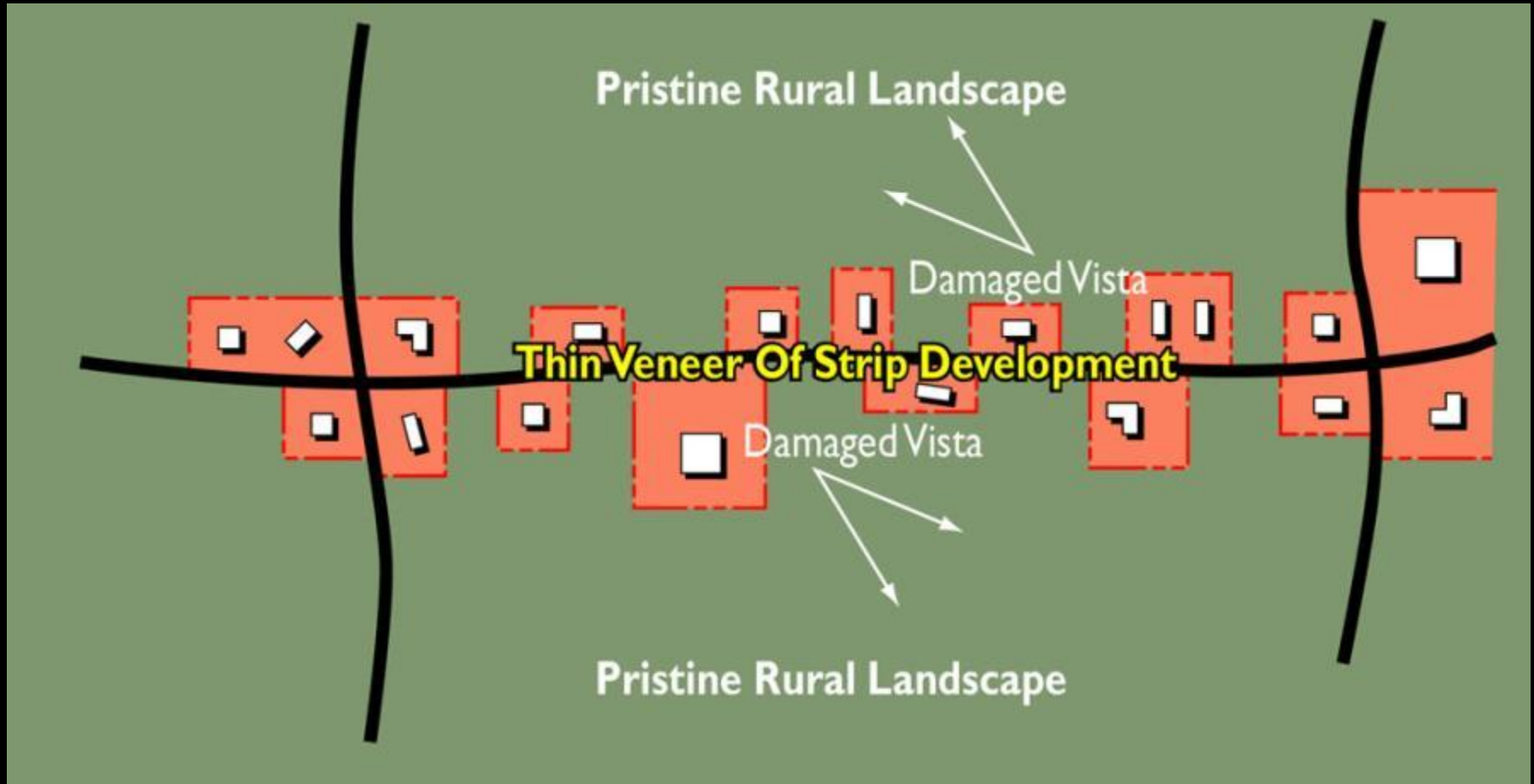
Preserve open space and farmland

Lack of street network strings out development



Preserve open space and farmland

Lack of street network strings out development



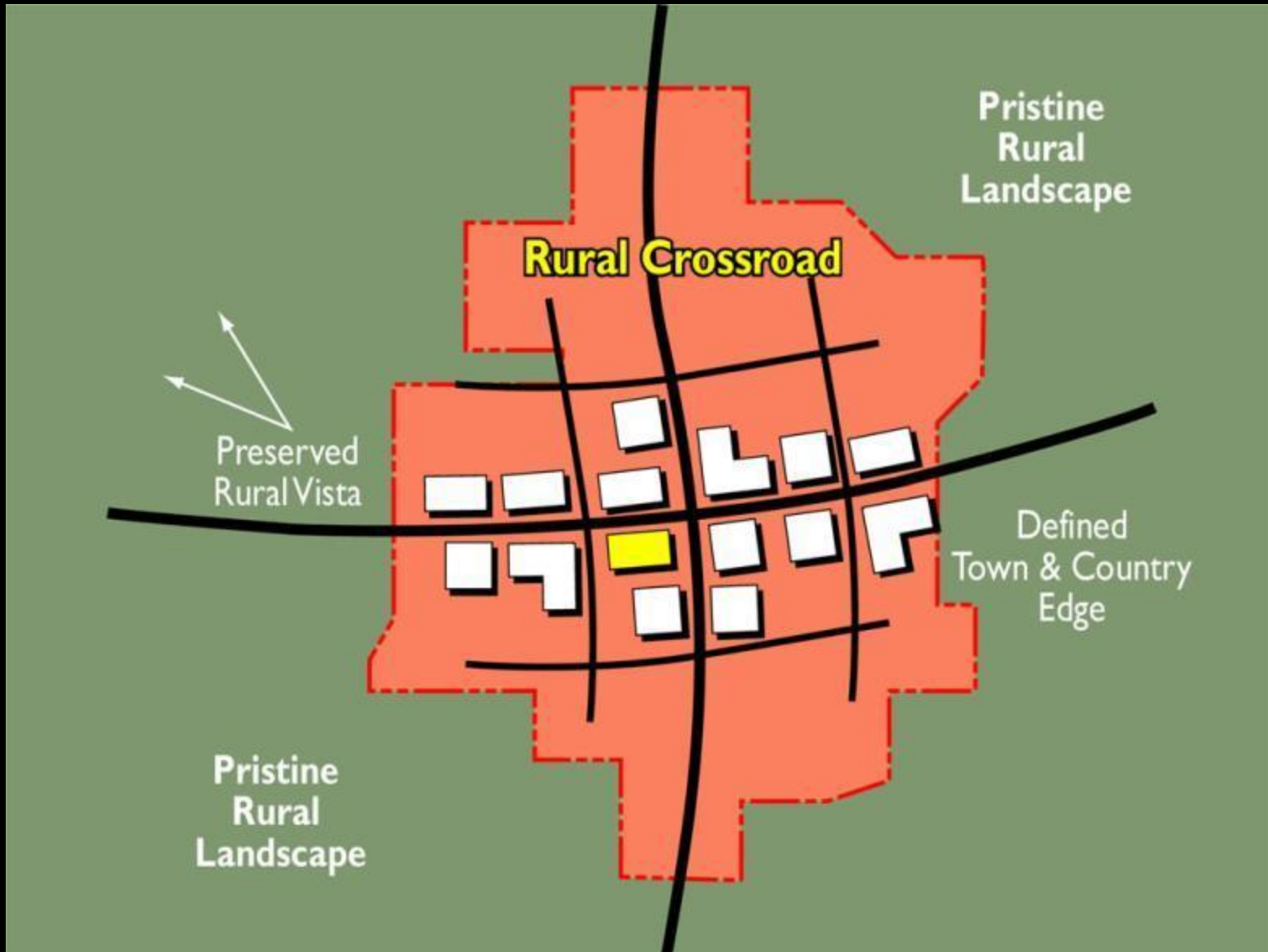
Preserve open space and farmland

Street network creates a rural place



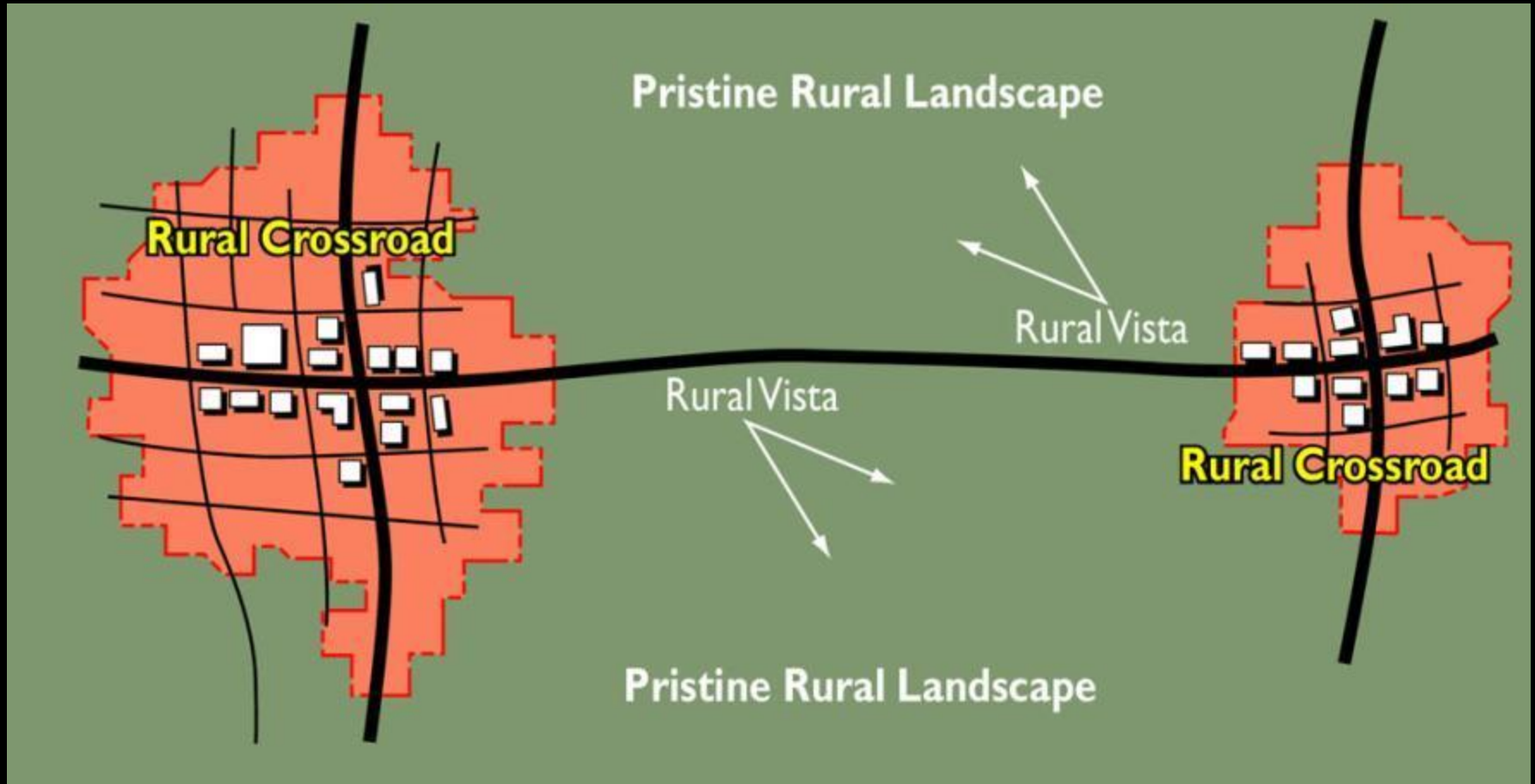
Preserve open space and farmland

Development drawn to rural crossroads



Preserve open space and farmland

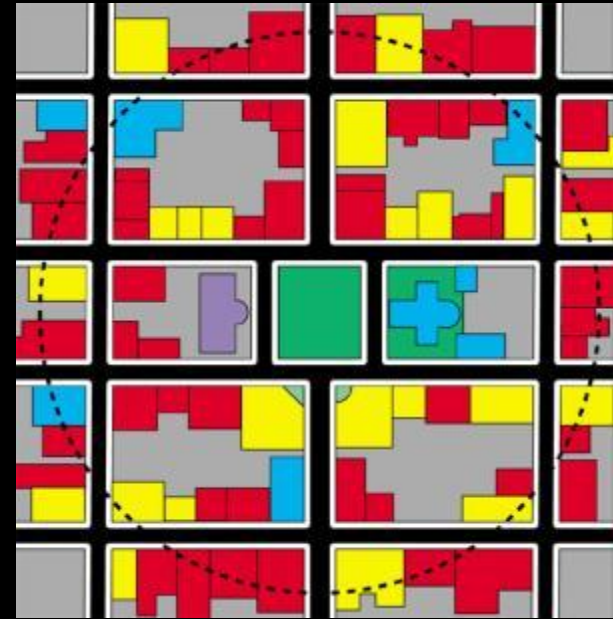
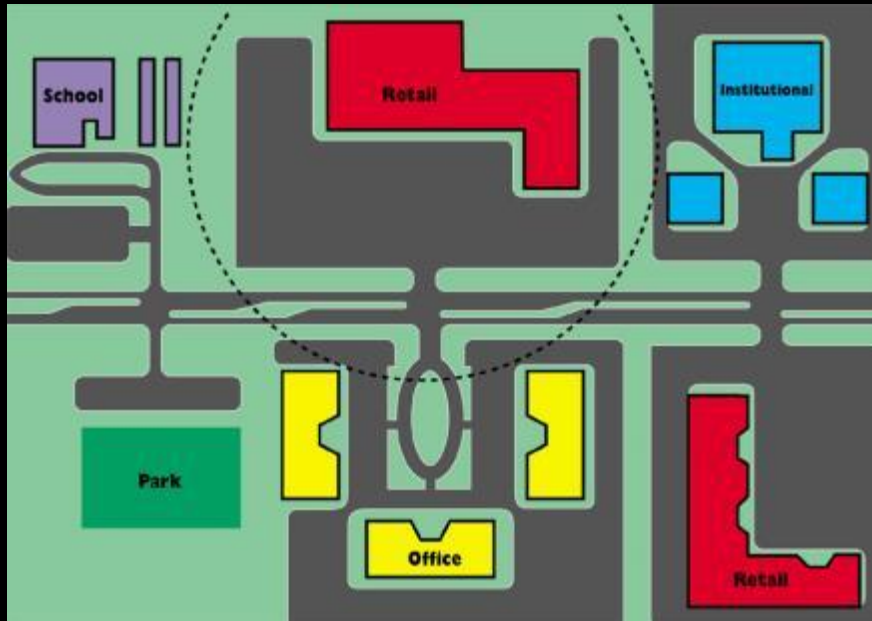
Rural development in defined places preserves vistas



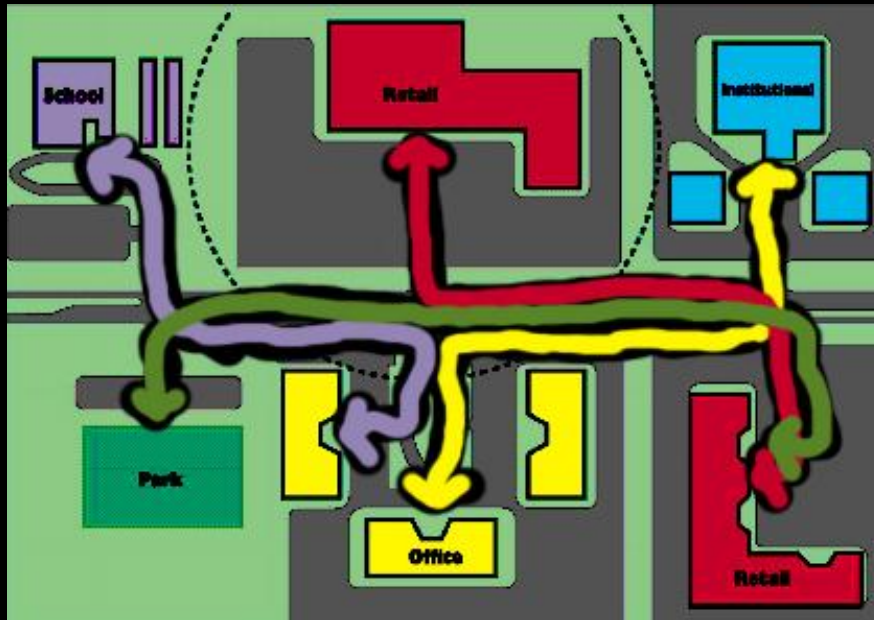
“Identify the location of nodes to accommodate nonresidential development and prevent the sprawl of strip development.”

Preserve open space and farmland

Development Form:



Development Form:



Development Form (Conventional):



Conventional Model:

- All garage fronts
- No sidewalks
- No canopy
- Massing of housing, lack of public open space
- Minimal Connectivity



Development Form (New Model):



Model of Integration:

- Inclusive Open Space
- Intimate relationship to natural systems
- Well Connected
- Mix of uses
- Walkable

“Community planning begins not with design aesthetics but rather with an exploration of how people will live there.”

Clarence Stein