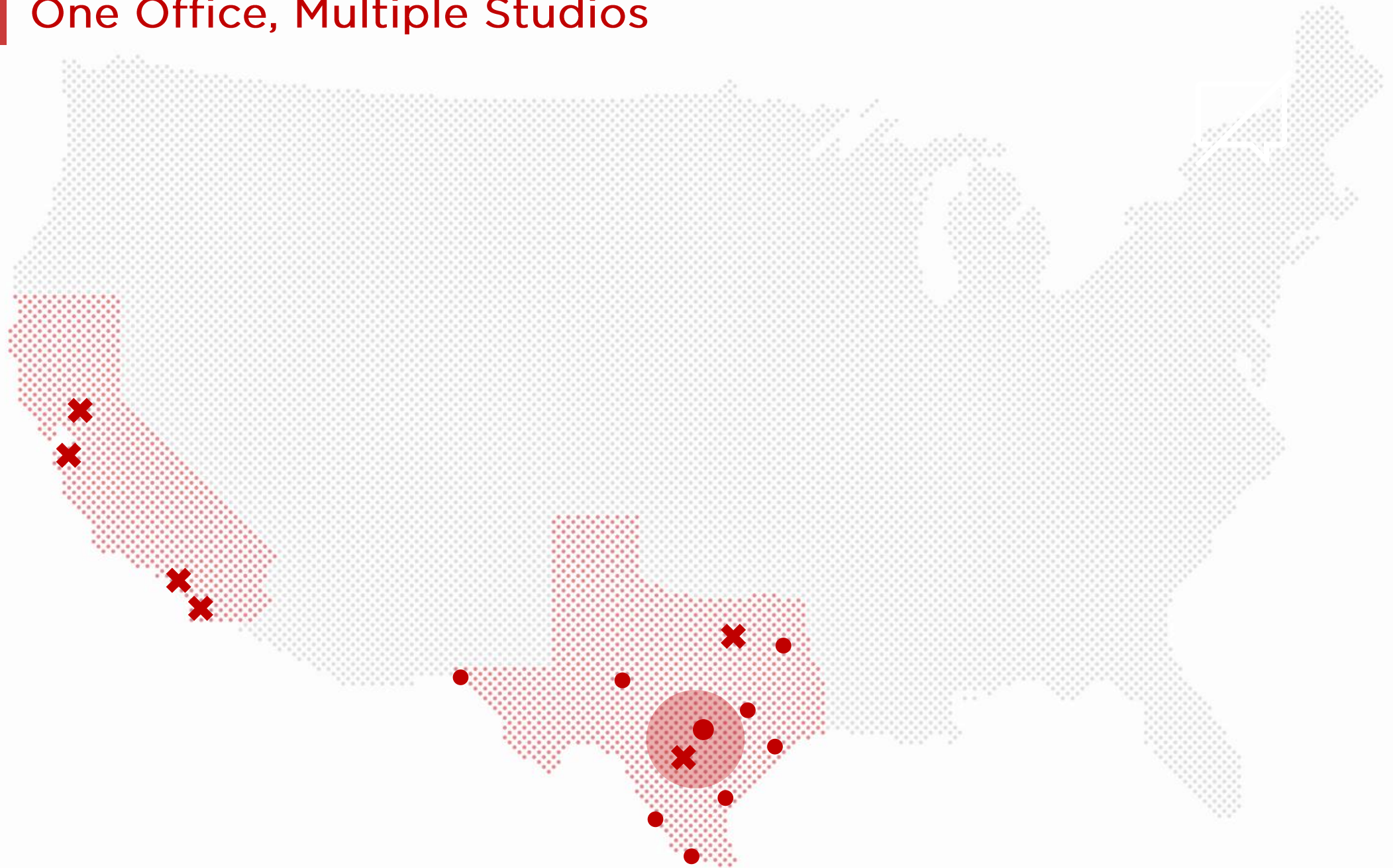




# COMPREHENSIVE PLANNING

August 24, 2021





An aerial night photograph of Castle Hills, Texas. In the foreground on the left is a large, white, spherical water tower supported by four legs. The tower has "CITY OF CASTLE HILLS" and a circular seal printed on it. The background shows a sprawling suburban town at dusk, with streetlights, building lights, and a highway interchange visible. The sky is a mix of orange and blue from the setting sun.

# **COMPREHENSIVE PLANNING:**

## **WHAT IS IT?**

## **WHY DO WE DO IT?**

## **HOW IS IT ACHIEVED?**





# **COMPREHENSIVE PLAN**

**A LONG RANGE PLAN INTENDED TO DIRECT THE  
GROWTH AND PHYSICAL DEVELOPMENT OF A  
COMMUNITY FOR A MULTI-DECADE PERIOD**

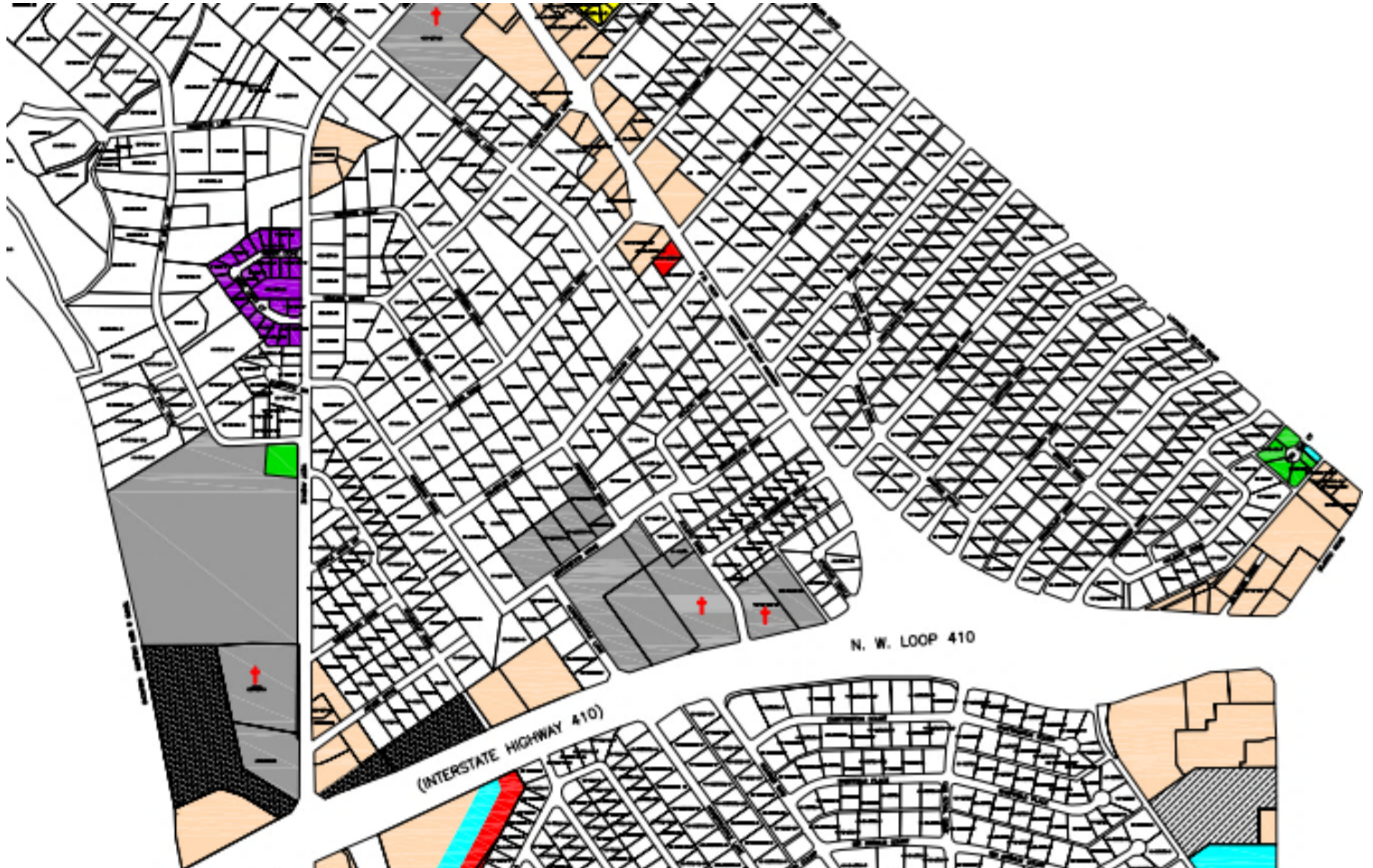




# ITS COMPONENTS



**LAND USE**







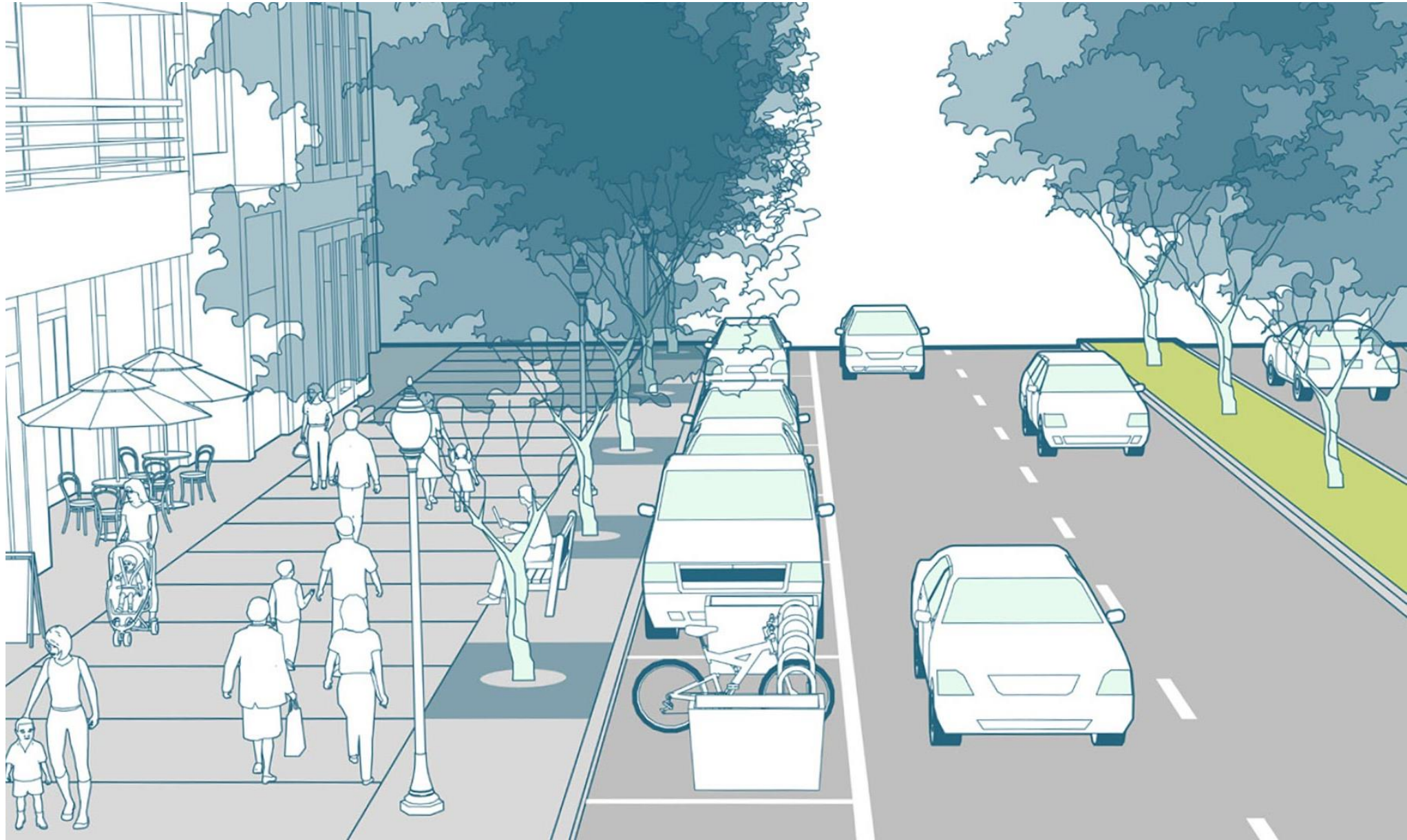
# ITS COMPONENTS



**LAND USE**



**INFRASTRUCTURE  
PLANNING**







# ITS COMPONENTS



**LAND USE**



**INFRASTRUCTURE  
PLANNING**



**ECONOMIC  
POLICIES**







# ITS COMPONENTS



## LAND USE

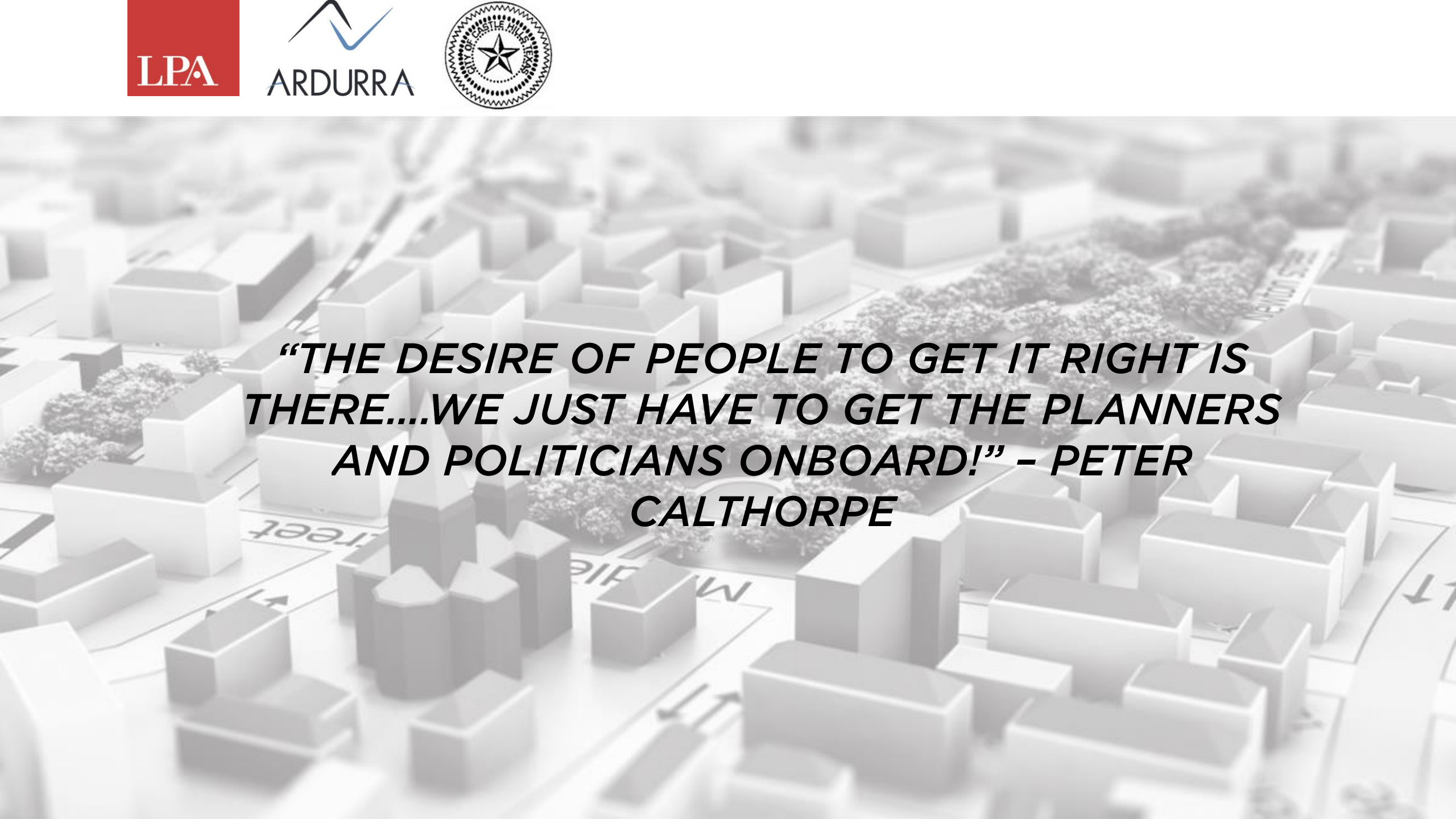


## INFRASTRUCTURE PLANNING



## ECONOMIC POLICIES

- PROPOSED STREET TYPOLOGIES MAP
- ZONING UPDATE
- PROPOSED PARKS NETWORK
- CRITICAL AXES
- ACTIVE FRONTAGE MAP
- RIGHT OF WAY REPURPOSING
- BIKE / PEDESTRIAN ROUTES

A 3D architectural rendering of a city street scene, showing various buildings, trees, and a road with a car. The scene is rendered in a light, monochromatic style with soft shadows.

***“THE DESIRE OF PEOPLE TO GET IT RIGHT IS  
THERE....WE JUST HAVE TO GET THE PLANNERS  
AND POLITICIANS ONBOARD!” – PETER  
CALTHORPE***



A wide-angle photograph of a bustling, pedestrian-friendly urban street. The scene is filled with people walking, sitting at outdoor cafe tables, and standing near storefronts. On the left, a covered walkway leads past a shop with a sign that reads "ASIANA NOODLE SHOP". Further down the street, a red awning is visible. On the right, a building with a red facade and white trim has a sign that says "VILLAGES". The street is lined with trees, and the overall atmosphere is one of a lively, walkable community.

**“THERE IS NO GREAT CITY THAT YOU DON'T  
ENJOY WALKING IN. THE PLACES YOU GO ON  
VACATION ARE PLACES YOU CAN WALK, WHY NOT  
MAKE IT EVERYWHERE?”**



The background of the slide is a grayscale photograph of a modern building. The building features large glass windows and stone masonry walls. A person is walking on a sidewalk in front of the building, and there are some plants in the foreground.

# Why Cities Plan?





# Your voice Your future

A successful comprehensive plan reflects the voice of its city's residents and is the guiding document for shaping what the city will become.



## From Community Values to Attainable Goals







## Better Process, Better Results



site awareness walks



municipal opportunities workshop



stakeholder observation



citizen - day in the life



virtual walk through



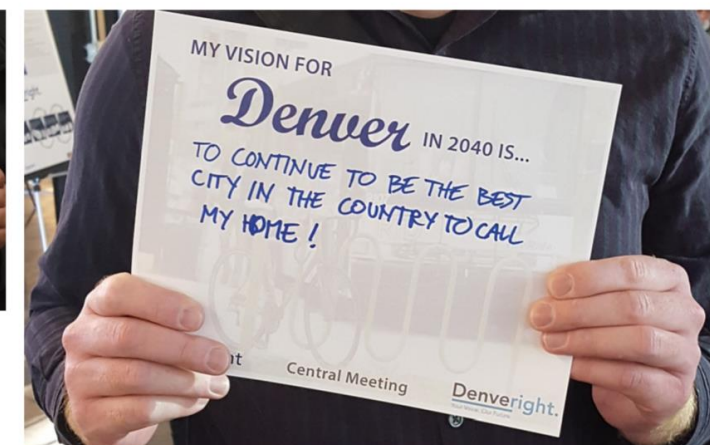
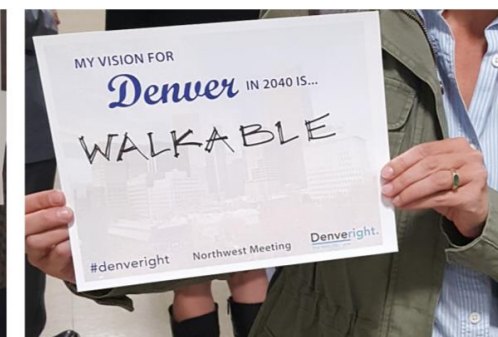
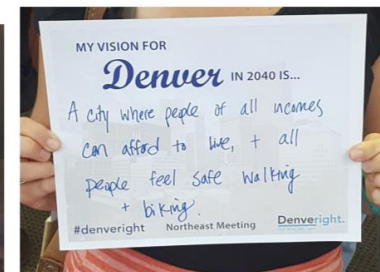
# Examples of Comprehensive Plans

COMPREHENSIVE PLAN 2040

DENVER'S PLAN FOR THE FUTURE



The community's vision for 2040...



Equitable,  
Affordable and  
Inclusive



Strong and  
Authentic  
Neighborhoods



Connected,  
Safe and  
Accessible Places



Economically  
Diverse and  
Vibrant



Environmentally  
Resilient



Healthy and  
Active

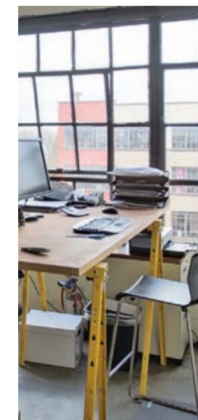




# 2035 Portland Comprehensive Plan

## Vision

**Portland is a prosperous, healthy, equitable and resilient city where everyone has access to opportunity and is engaged in shaping decisions that affect their lives.**



### Economic Prosperity

Support a low-carbon economy and foster employment growth, competitiveness and equitably distributed household prosperity.



### Human Health

Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.



### Environmental Health

Weave nature into the city and foster a healthy environment that sustains people, neighborhoods, and fish and wildlife. Recognize the intrinsic value of nature and sustain the ecosystem services of Portland's air, water and land.



# Examples of Comprehensive Plans



## Comprehensive Plan

*Guiding the future for a lasting Lowcountry.*



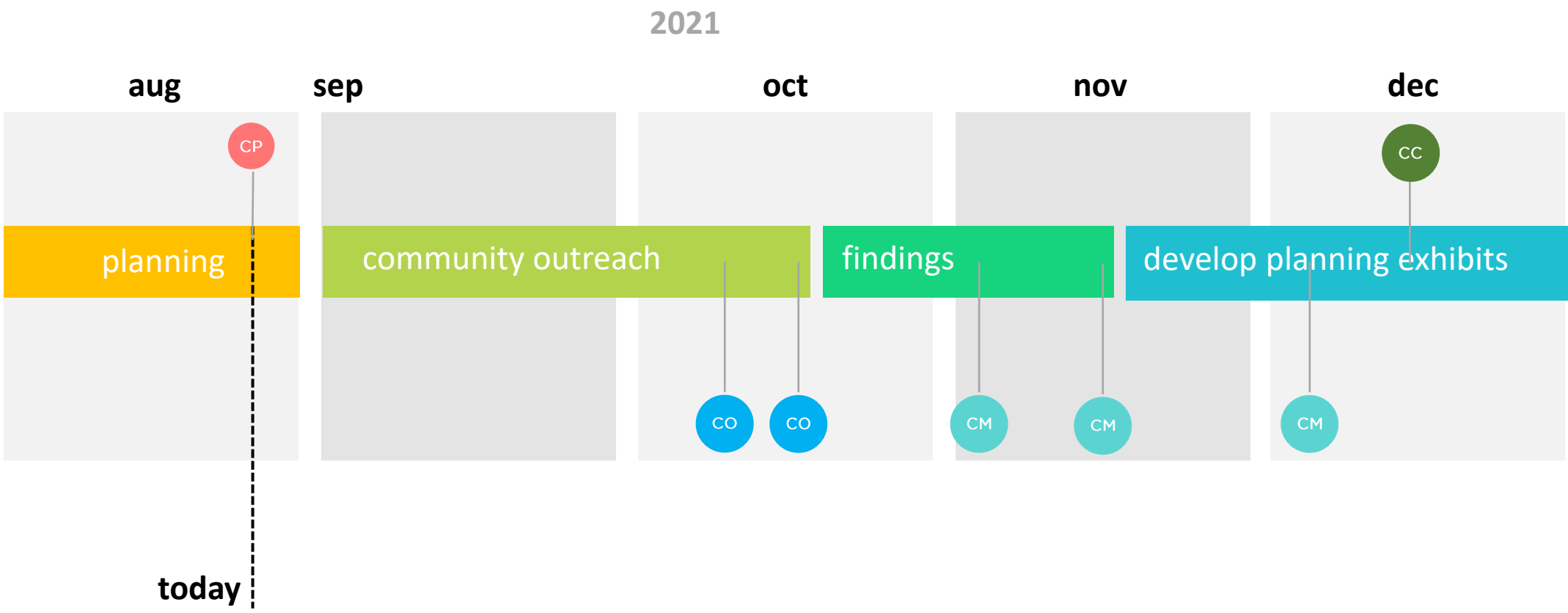


# **How We Will Plan the City of Castle Hills Together**

# PLANNING SCHEDULE

- Planning 08/05/21 - 08/24/21
- Community Outreach 09/01/21 - 10/14/21
- Develop Findings 10/14/21 - 11/17/21
- Develop Planning Exhibits 11/17/21 - 12/14/21

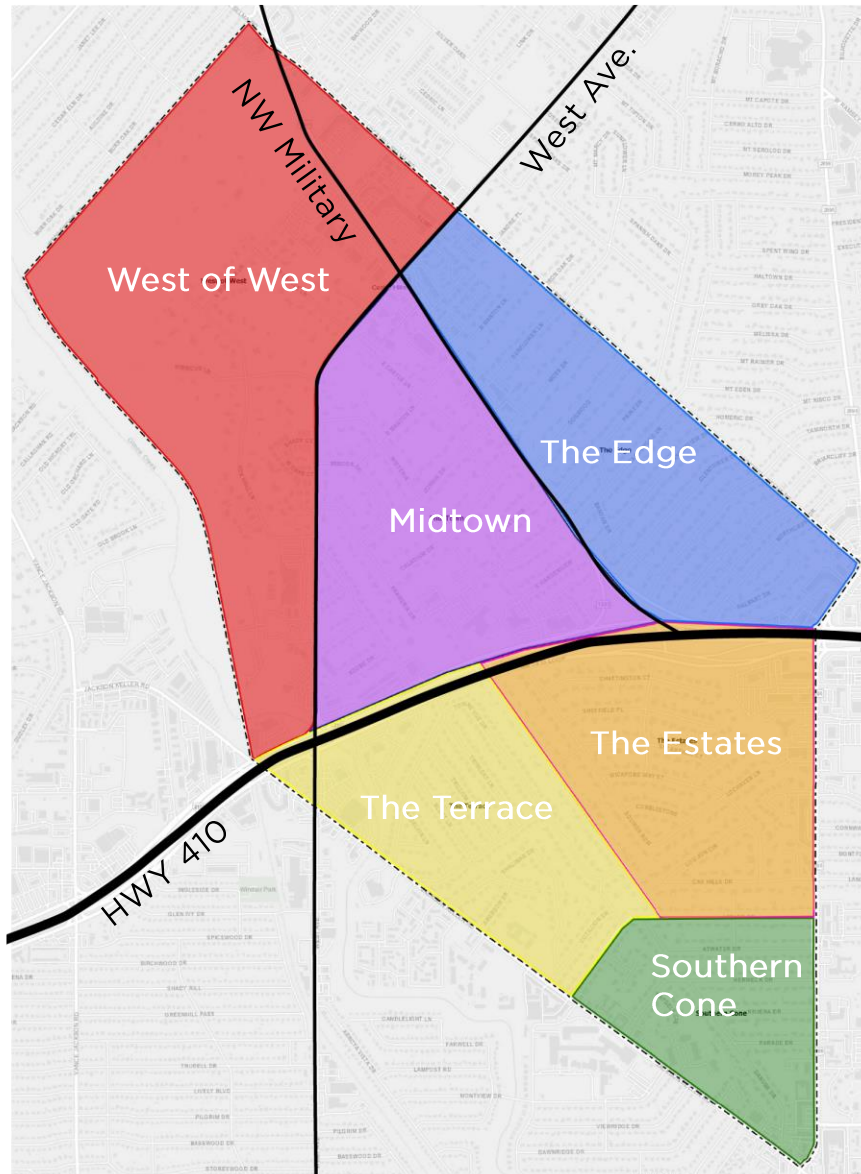
- CO Community Engagement Session
- CP Comprehensive Planning Presentation
- CM Comp Plan Committee Meeting
- CC City Council Presentation





**intense community engagement**  
**endless optimism!**  
**local knowledge**





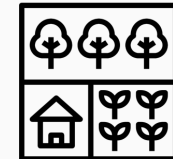
## Determining Our Future Excellence



**Neighborhood  
and Heritage**



**Infrastructure**



**Land Use  
/ Zoning**



**Transportation**



**Parks and  
Green Spaces**



**Community**





Diverse, Friendly and Open

Access to Amenities

Access to Opportunities

Sense of Community



## Neighborhood and Heritage





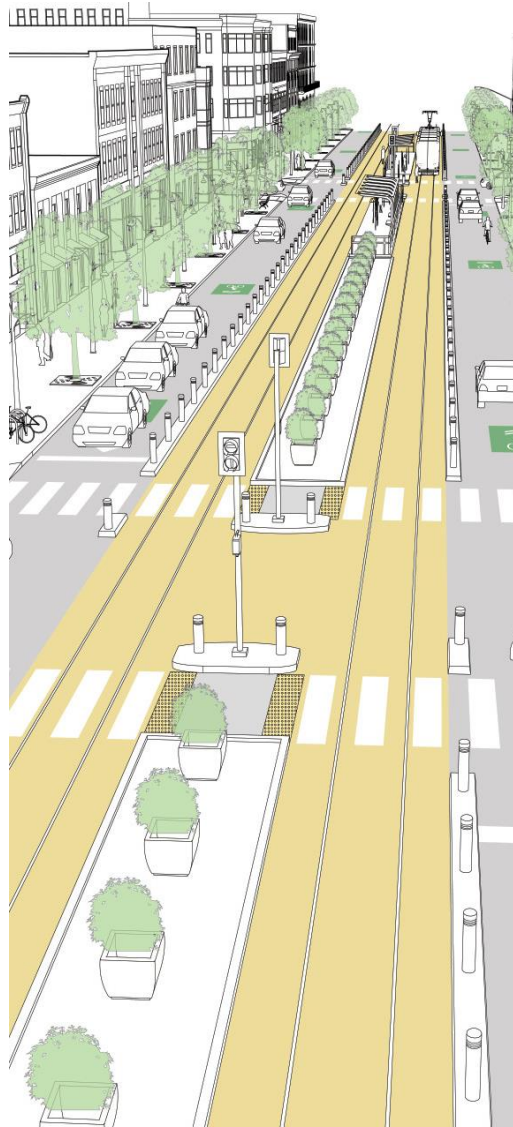


Safe, accessible Streets

Encourage Active Living

Community Interaction

Local Business Friendly



## Infrastructure





## Land Use and Zoning

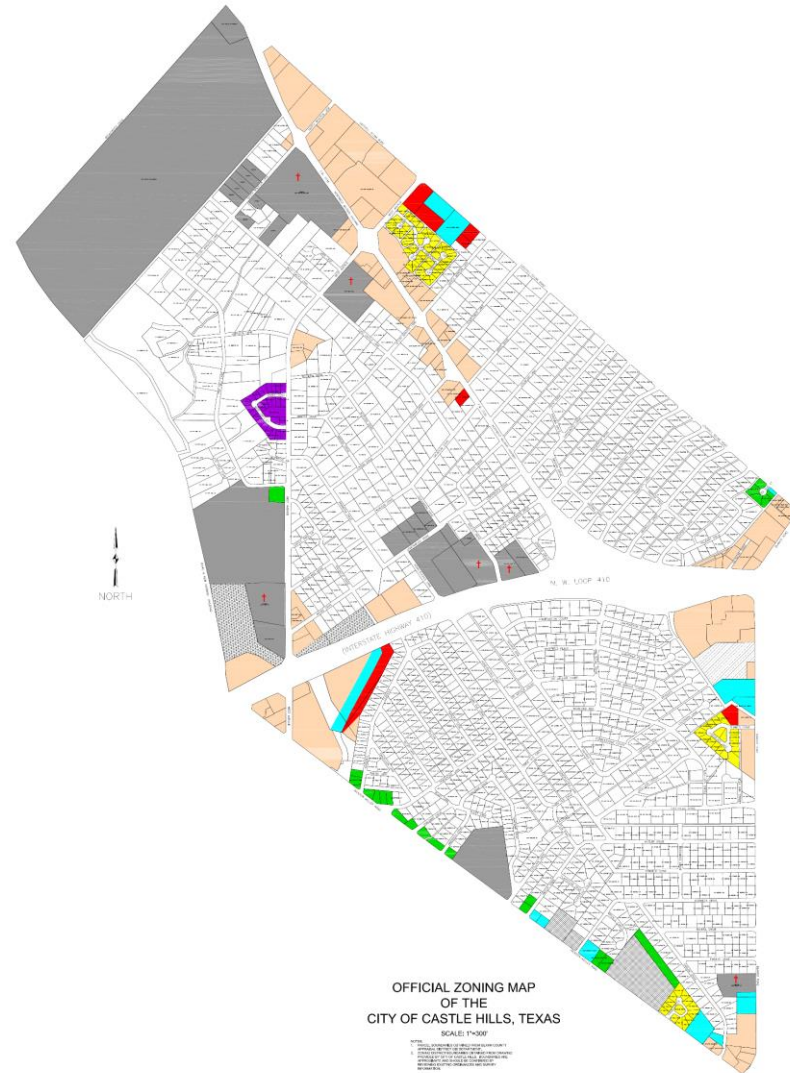


Economically Diverse & Vibrant

Connected & Accessible

Equitable and Inclusive

Local Business Friendly







Mobility Choices

Walkable, Bikeable & Accessible

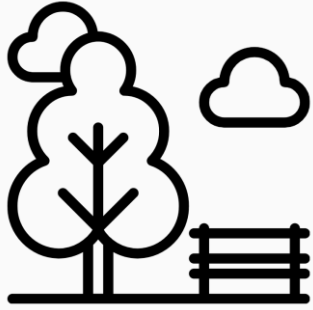
Transit-Friendly

Safe and Inviting

## Transportation







Support Healthy Lifestyle

Vibrant Green Spaces

Safe and Inviting

Accessible Amenities & Services



## Parks and Green Spaces







Support Healthy Lifestyle

Diverse and Friendly

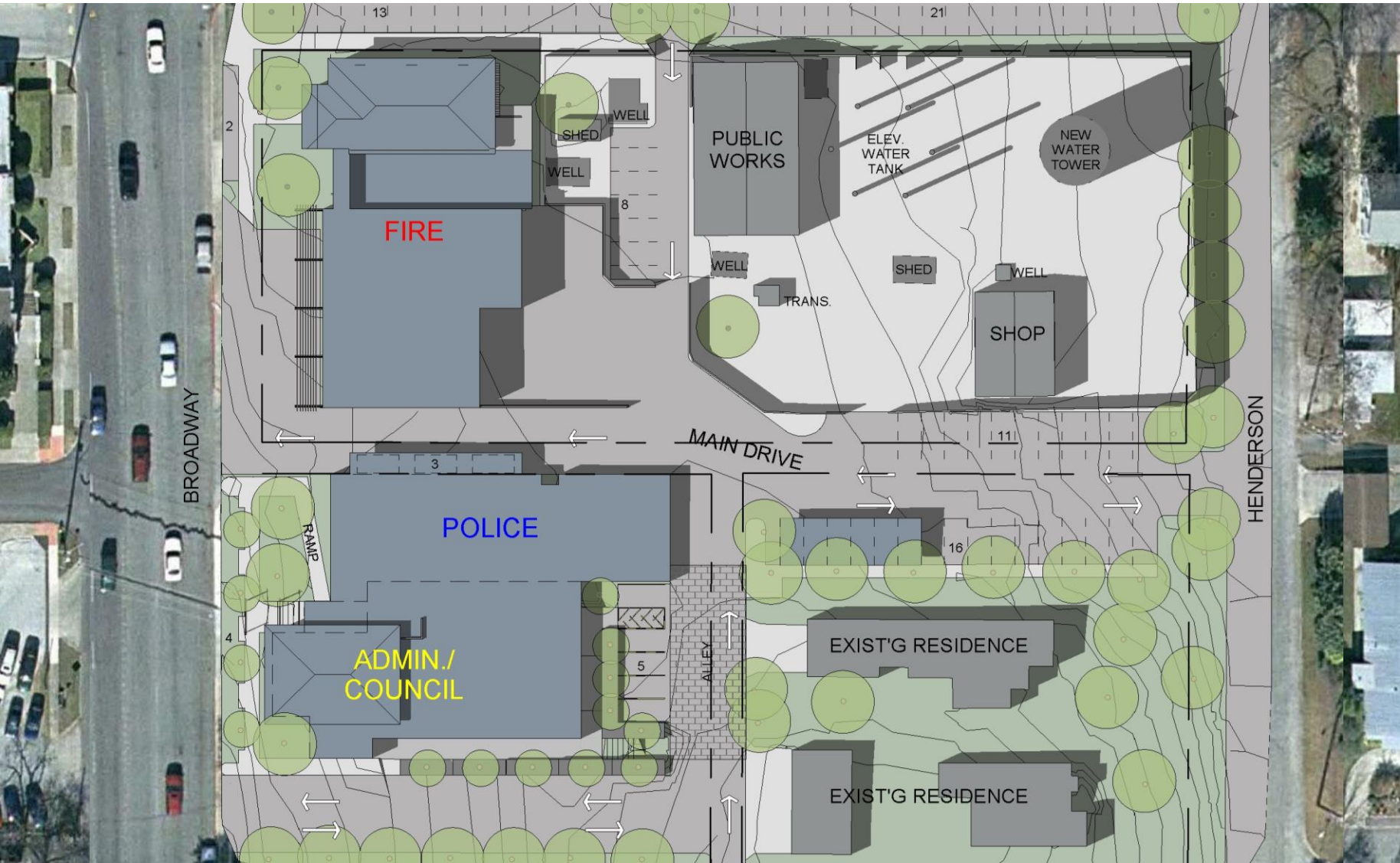
Safe and Inviting



## Community







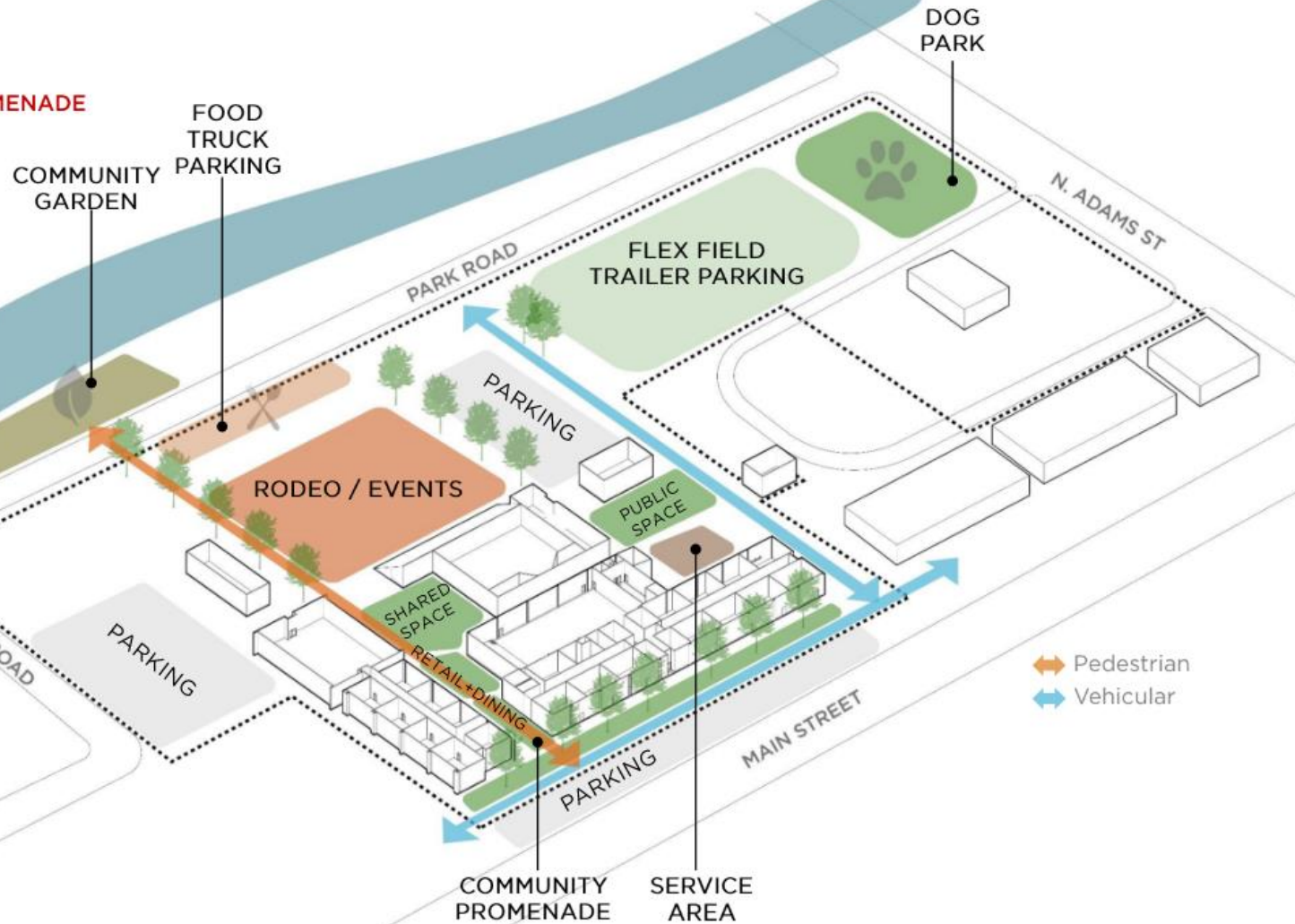






## SITE

COMMUNITY PROMENADE





## Detailed Plan

1. **District Entry Monumentation** or Terminus Elements.

2. Potential **Open Space Renovation** at Santa Ana Police Station, to Better Accommodate Gathering.

3. **6TH Street Promenade**, with Continuous, Active Storefronts and Improved Streetscapes.

4. Improved Cross-District **Streetscape**.

5. Improved Pedestrian **Paseo Connection**.

6. City of Santa Ana **Stadium Repositioned** for Public Recreation Access, and Concessions/Restaurants Redeveloped for both Game-Day and Daily Use.

7. Mixed-Use Infill Redevelopment, with **Ground-Floor Retail** where Viable.

8. Parking and Auto Circulation Area Redeveloped as **Grand Public Open Space**, with Restaurant or Retail Kiosk(s).

9. Elevated Plaza over **Parking Garage Redeveloped** as Grand Public Open Space, with Restaurant or Retail Kiosk(s). Sub-Grade Parking Potentially Maintained

10. Open Space Redeveloped as **Grand Public Open Space**, with Restaurant or Retail Kiosk(s).

11. **Infill Sites Redeveloped** to Serve Urban Community Objectives.

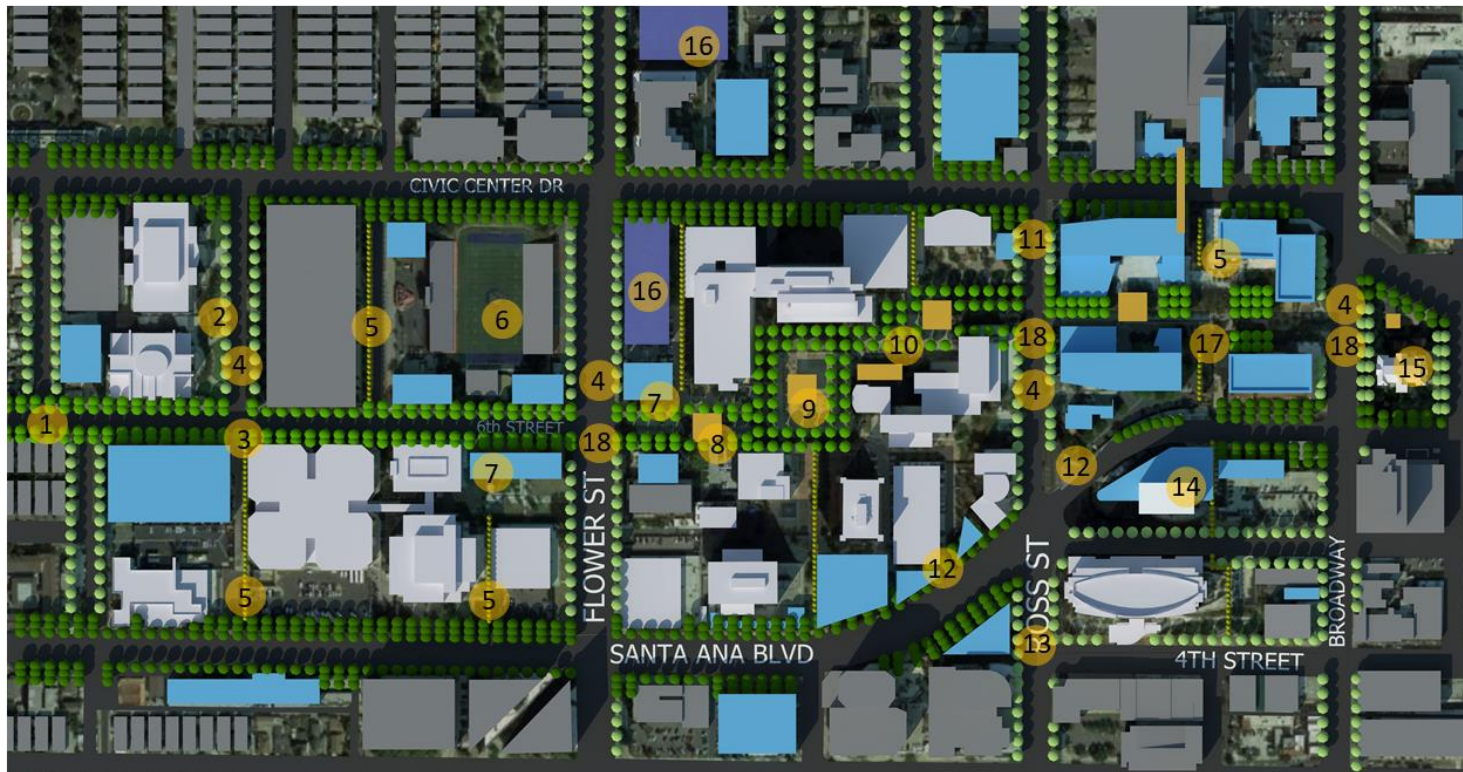
12. Infill Sites Redeveloped to **Maximize Transit-Oriented Development** Opportunities.

13. Retail/Restaurant Infill, to Establish **Connectivity to Historic 4th Street** Shopping District.

14. **Podium Base at OCTA Tower Redeveloped** to Serve Transit Ridership and Urban Community Needs and Services.

15. **Old County Courthouse Site Renovated** as Park Space, with Limited Parking.

16. **Potential District Parking Garage Site**.

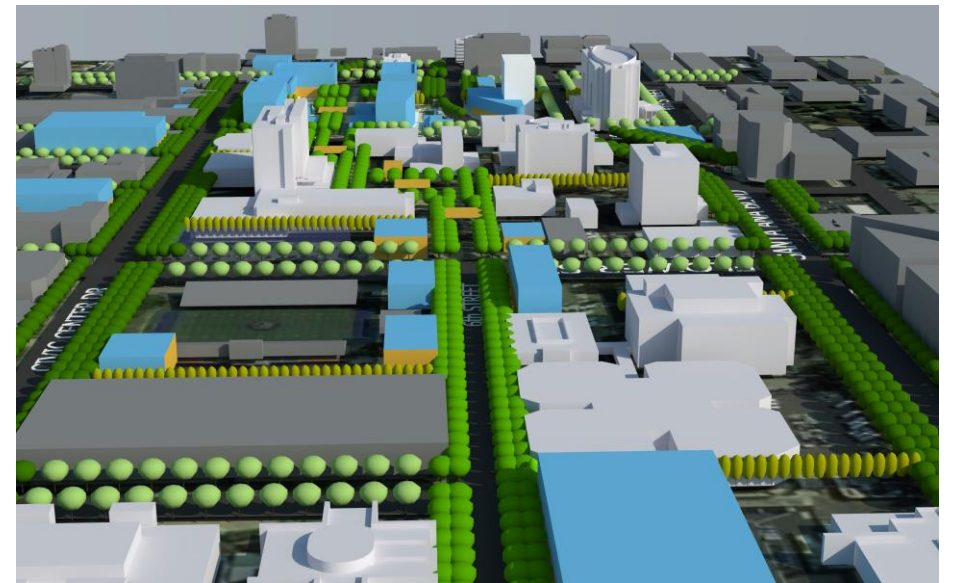
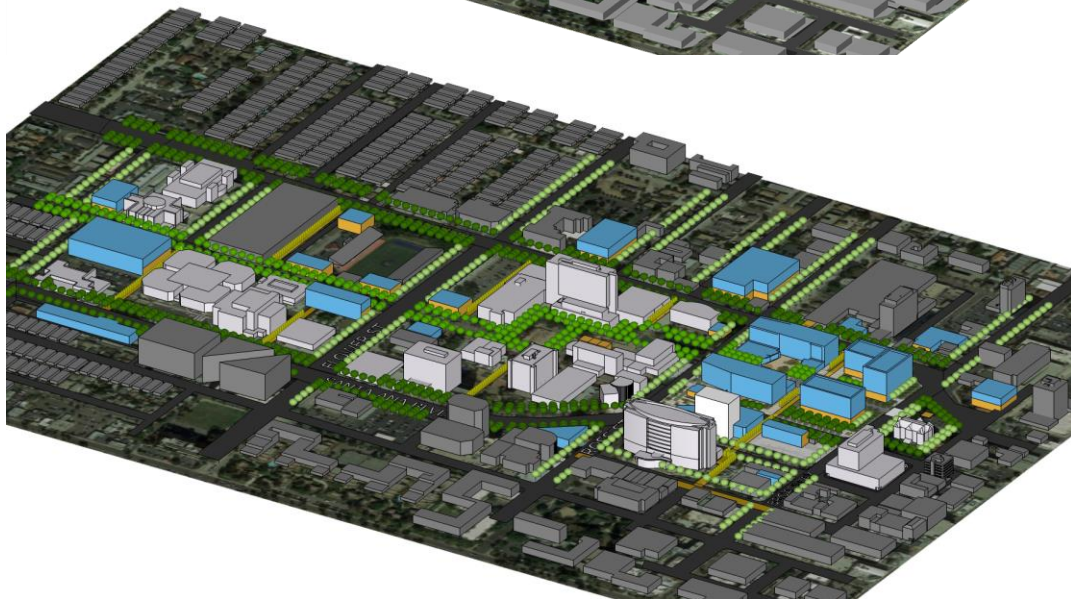
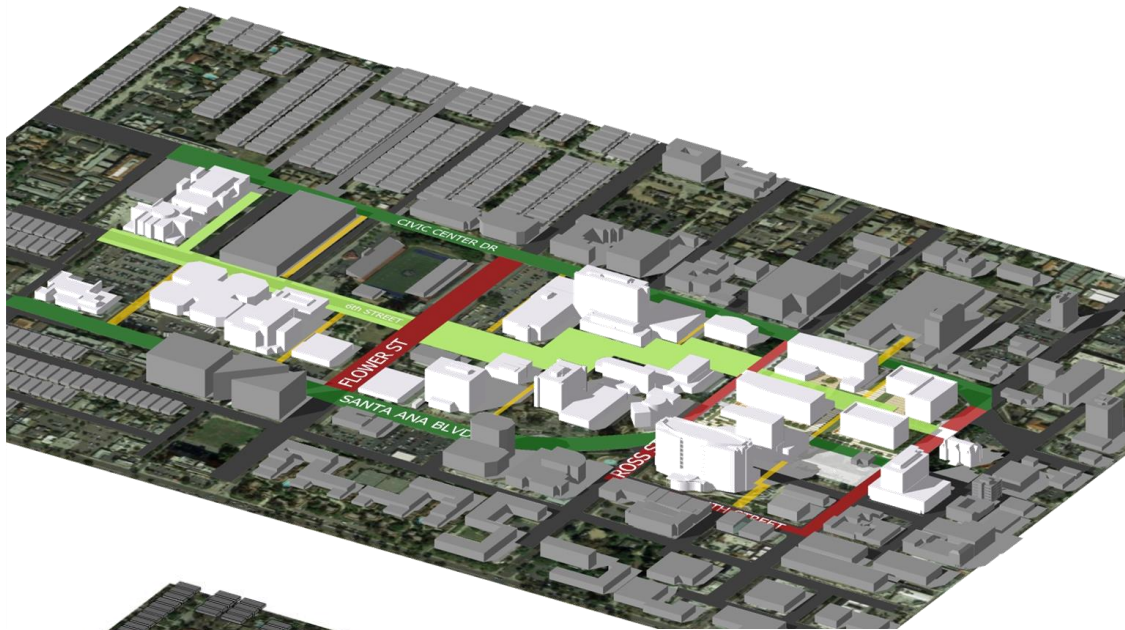


17. **Redeveloped Super Block**, including Buildings 10, 12, 14, and 16. Includes Cohesive Extension of Open Space Across Ross Street; Centering Restaurant or Retail Pavilion; Streetscapes at Santa Ana Boulevard, Civic Center Drive, Ross Street and Broadway; Pedestrian Paseos; Transit Plaza at Ross Street and Santa Ana Boulevard; Sub-Grade Parking; Service Access; and Building-Related Courtyards.

18. Mid-Block **Pedestrian Crossings**.



# Orange County City Center Master Plan





# City of Visalia: Downtown Master Plan





# Land Use and Planning Guidelines Moreno Valley

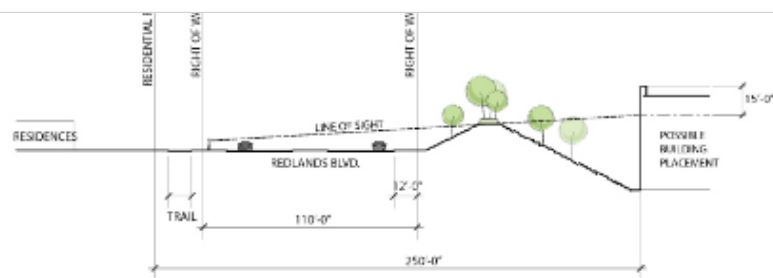
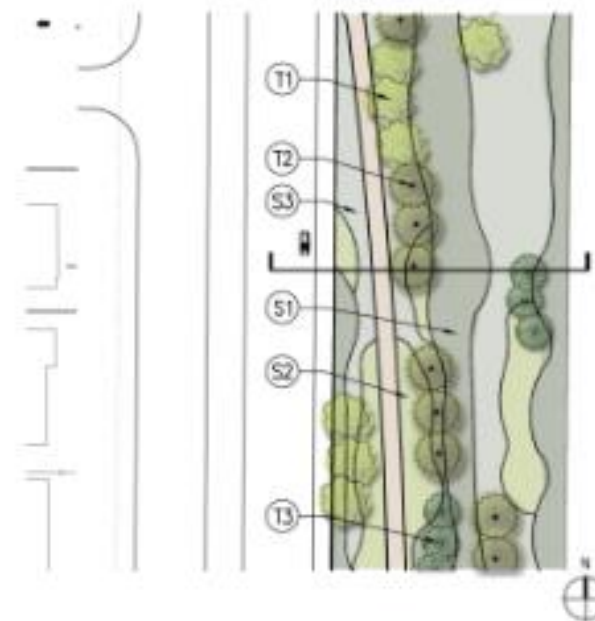
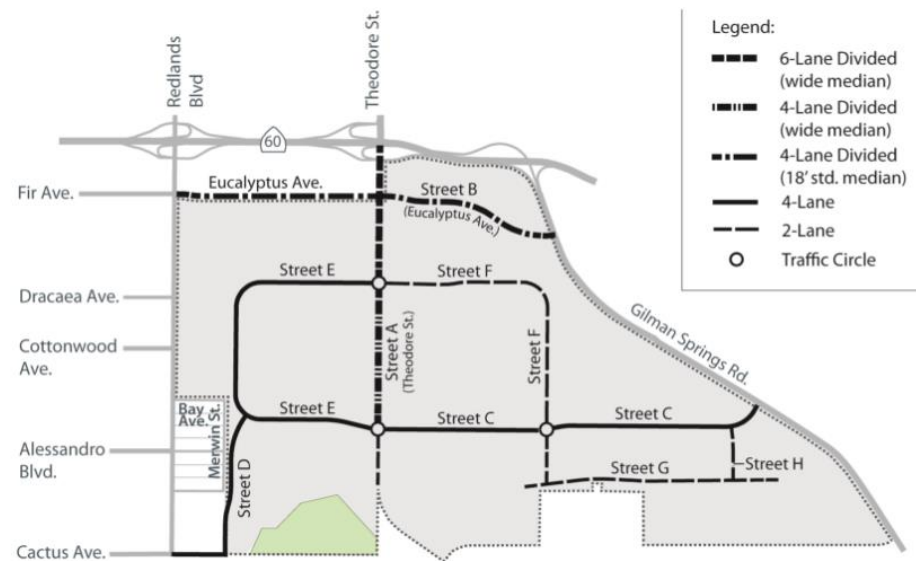


Exhibit 4-3 Redlands Blvd. Section A

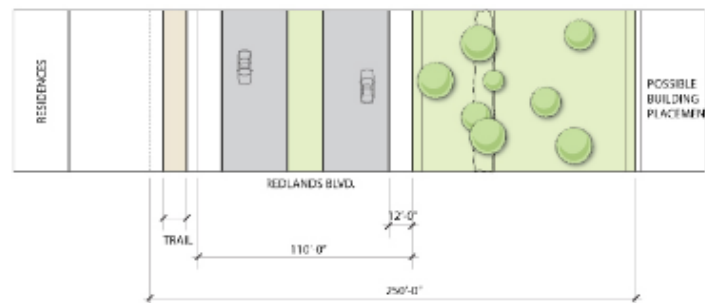


Exhibit 4-4 Redlands Blvd. Plan View A









**5.3.13 Design Details**

Detailing should be clean, clear and straightforward. Details should reinforce overall design unity, interest and scale.

**Appropriate Treatment**

- Coordinated mullions and details
- Expression and alignment of structural connections
- Finishes commensurate with building materials
- Coordinated entry spaces and landscaping

**Inappropriate Treatment**

- Insufficient or excessive detailing
- Inadequate interface between materials
- No indication of scale
- Lack of interest



DRAFT  
ON-SITE DESIGN  
STANDARDS

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**5.3.14 Ground-mounted Equipment**

All exterior ground-mounted equipment—including, but not limited to, mechanical equipment, electrical equipment, emergency generators, boilers, storage tanks, risers, electrical conduit, gas lines, cellular telephone facilities, and satellite dishes must be screened from on-site and off-site view. Wall-mounted equipment is not allowed.

**Appropriate Treatment**

- Ground equipment hidden by screen walls or landscaping
- Screen walls of same or similar material as building walls
- Vines, shrubs, trees on rear and sides of enclosure

**Inappropriate Treatment**

- Screen material contrasting with adjacent surfaces
- Wood or chain link fencing
- No planting areas for vines, shrubs, and trees, at the rear or sides of walled enclosures



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ON-SITE DESIGN  
STANDARDS

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**5.3.7 Structure**

Structure should be expressed clearly and consistently.

**Appropriate Treatment**

- Visible vertical support
- Visible structural base
- Functional, straight-forward elements
- Columns integrated into the facade
- Proper structural scale

**Inappropriate Treatment**

- Floating horizontal levels
- False, decorative structure
- Undersized or oversized structural components



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ON-SITE DESIGN  
STANDARDS

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