



COMMUNITY DESIGN

Introduction

It is important to consider how the built environment appears in relation to the surrounding landscape, and how the quality of architecture and site design advances the quality of life enjoyed in Patterson. The Community Design Element sets forth goals, policies and programs which are intended to inform project designers and applicants of the City's expectations and preferences for the quality and character of new development.

This symbol denotes a policy that contributes to sustainability and/or sustainable practices.



Goals and Policies

Smart Growth

Goal CD-1: To promote the development of a coherent and distinctive physical form and structure that reflects Patterson's small-town qualities and agricultural heritage.

Policies

CD-1.1 Qualities desired in new residential neighborhoods. The qualities desired in residential expansion areas shall include, but are not limited, the following:

- A mix of housing products and densities serving the broadest range of households, incomes and ages;
- A neighborhood center containing higher density residential development, retail, restaurants, entertainment, office, and public uses within a short walk or bicycle ride of surrounding residences;
- Parks, schools and other public/quasi-public uses within a short walk or bicycle ride;
- A complete and interconnected system of mobility consisting of roadways, bicycle and pedestrian paths, and transit stops;
- Short blocks with a substantial tree canopy shading the street and sidewalk;
- Connectivity to surrounding neighborhoods, regional retail centers and employment;
- A sense of personal safety;
- Elements that foster the sustainable use of scarce or non-renewable resources;

The appropriate qualities for a given project will be determined by the City Council on a case-by-case basis consistent with the policies and implementation measures of the General Plan. The City shall continue to require new development to incorporate the principles of 'Smart Growth', including:

- CD-1.2 Enhance distinctiveness. The City shall endeavor to maintain and enhance the distinctiveness and integrity of neighborhoods and districts in Patterson.
- CD-1.3 Preserve neighborhood qualities. The City shall seek to preserve the vital qualities of existing, stable residential neighborhoods and shall promote the development of new residential neighborhoods with these same qualities.
- CD-1.4 Link and define neighborhoods. The City shall use the circulation system and the pedestrian and bicycle pathway system as important structural elements to link and define neighborhoods and districts in Patterson.
- CD-1.5 Preserve historic urban form. The City shall use Patterson's historic urban forms as the basis for the western extension of the downtown commercial/civic core and surrounding residential neighborhoods.
- CD-1.6 Scenic palm-lined corridor. The City shall create and maintain a continuous scenic corridor lined with palm trees extending along East Las Palmas Avenue from near the San Joaquin River west along Las Palmas Avenue through downtown to its planned intersection with Sperry Avenue, and then west along Sperry Avenue to Interstate 5.
- CD-1.7 Maintain a distinct urban edge. The City shall seek to maintain a distinct agricultural definition to the urban edge of the city as a means of emphasizing Patterson's small-town qualities and agricultural heritage.
- CD-1.8 Green building practices. The City supports the use of green building practices in the planning, design, construction, management, renovation, operations, and demolition of all private buildings and projects, including:



- Land planning and design techniques that preserve the natural environment and minimize disturbance of the land.
- Site development to reduce erosion, minimize paved surfaces and runoff and protect vegetation, especially trees.
- Water conservation indoors and outdoors.
- Energy efficiency in heating/cooling systems, appliances, lighting and the building envelope.
- Selection of materials based on recyclability, durability and the amount of energy used to create the material.
- Waste reduction, reuse and recycling during construction and throughout the life of the project.
- Other new aspects of green design and construction included in LEED™ or other certification programs.
- Control nighttime lighting to lower energy use, reduce glare, and prevent illumination of the night sky.

The Downtown

Goal CD-2: To create a well-defined, pedestrian-oriented downtown that serves as the center of Patterson's commercial, civic, and cultural life.

Policies

CD-2.1 Downtown character. The City shall promote the development of a well-defined, pedestrian-oriented downtown by preserving and enhancing the existing downtown. The downtown shall include commercial, civic, residential, cultural, and recreational uses, and shall serve all segments of the community. The commercial/civic core of downtown shall be defined as the existing downtown area, focused on the circle.

CD-2.2 Civic facilities in the Downtown. The City shall develop civic/community center facilities west of the Downtown along Ward Avenue at Las Palmas Avenue.

CD-2.3 Downtown revitalization. The City shall encourage the concentration and intensification of urban uses, including residential uses, in the downtown as a means of increasing pedestrian activity and providing support for commercial and civic activities in the downtown.

CD-2.4 **Siting of buildings.** Buildings located in the downtown shall, as much as possible, be sited so they front directly on streets. The amount of street frontage devoted to parking lots shall be minimized, particularly along Las Palmas Avenue and around the plaza.

CD-2.5 **Alleys in the downtown and residential neighborhoods.** The City shall allow for the development of paved alleys in the neighborhoods surrounding downtown. Secondary residential units shall be permitted with primary access through alleys.

CD-2.6 **City responsibilities.** The City (and especially the Redevelopment Agency) shall take the lead in upgrading the visual quality of the streets in the existing downtown area.

CD-2.7 **Development along Highway 33.** The City shall promote the enhancement of the overall quality of development along Highway 33 through infill and private and public redevelopment, as necessary.

Community Character

Goal CD-3: To preserve the existing community character and fabric and promote the development of neighborhoods and districts that emphasize pedestrian convenience.

Policies

CD-3.1 **Respect neighborhood scale and character.** In approving new or infill development, the City shall respect existing neighborhood scale and character.

CD-3.2 **Neighborhood design.** The City shall promote the creation of well-defined residential neighborhoods in newly-developing areas. Each of these neighborhoods shall have a clear focal point, such as a park, school, or other open space and community facility, and shall be designed to promote pedestrian convenience. To this end, the City shall

encourage the use of existing Patterson neighborhoods, including the grid street system, as models for the planning and design of new residential neighborhoods.

CD-3.3 Pedestrian amenities for commercial areas. New commercial and office development shall promote pedestrian convenience, especially in the downtown.

CD-3.4 Site design. The City shall encourage site design that increases the convenience, safety and comfort of people using transit, walking or cycling.

Streetscapes

Goal CD-4: To maintain and enhance the quality of the Patterson's landscapes and streetscapes.

Policies

CD-4.1 Street trees. The City shall endeavor to protect the urban forest created by mature trees in existing developed areas and in newly developing areas.



CD-4.2 Extending the established pattern of landscaping. The City shall require that all new development incorporate the planting of trees and other vegetation that extend the vegetation pattern of older adjacent neighborhoods into new development.

CD-4.3 Boulevard planting. The City shall extend and reinforce major street tree/boulevard plantings to enhance the visual character of special and important streets within Patterson.

CD-4.4 Landscaped medians. The City shall identify appropriate streets for inclusion of landscaped medians.

CD-4.5 Tree City USA. The City should undertake ongoing efforts to qualify as a Tree City USA in accordance with standards established by the Arbor Day Foundation.

Hillside Development

Goal CD-5: To maintain and enhance the visual quality of the foothills.

Policies

CD-5.1 Hillside development. Development on the hillsides shall:

- a. Keep a low profile and conform to the natural slopes;
- b. Avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns;
- c. Minimize grading of roads;
- d. Minimize grading on individual lots; generally, locate houses close to the street;
- e. Minimize the grading of visible driveways;
- f. Include planting which is compatible with native hillside vegetation and which provides a visual transition from developed to open areas;
- g. Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts;
- h. Minimize exterior lighting.

Implementation Measures							
No.	Implementation Measure	Policies/ Goals	Responsibility	Timeframe			
				Near- Term	Mid- Term	Long- Term	ngoing
CD-1	The City shall implement the Community Design Guidelines and Downtown Physical Design Plan.	All	City Council, Redevelopment Agency Planning Commission Community Development Department				¢
CD-2	The City should undertake efforts to qualify as a Tree City USA in accordance with standards adopted by the Arbor Day Foundation. Such efforts should include: 1. Creation of a Tree Board or Department 2. Adoption of a Tree Care Ordinance 3. Enactment and funding of a Community Forestry Program 4. Establishment of an Arbor Day Observance and Proclamation	CD-4.5	City Council, Redevelopment Agency Planning Commission Community Development Department		¢		

Near Term = Within 5 Years
 Mid Term = Within 10 Years
 Long-Term = 10 Years and Beyond