

TOWN CENTER PLAN

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TOWN CENTER PLAN

INTRODUCTION

This sub-area plan, Part III of the General Plan, is intended to amplify and augment and further the policies and proposals set forth in Parts I and II. Where additional detail is provided in this Town Center Plan, it is intended to be governing; however, it is not intended to supersede the basic goals and policies included in Parts I and II.

This plan is to be used as a guide to expansion and replacement of existing structures and facilities and the establishment of new structures and facilities needed to provide reasonable and accustomed services to local residents. It provides a framework for gradual changes in the area which will take place over a period of time by a combination of private endeavors and public actions. It also provides, in conjunction with Parts I and II of this General Plan, a basis for necessary implementing regulations and programs.

The extent of the Town Center Commercial Area is described in general terms in the Land Use Element and indicated more exactly in the following diagram. Commercial activities should in the main be limited to Area A. Area B is identified as suitable for civic, cultural and institutional uses of lower intensity than in Area A.

The Plan is intended to guide, unify and enhance, both functionally and aesthetically, the development and use of separately owned private properties in coordination with public spaces and facilities. It is desired that the Town Center maintain the existing physical scale and visual informality and that all commercial activities be physically quiet, and have low visual impact.

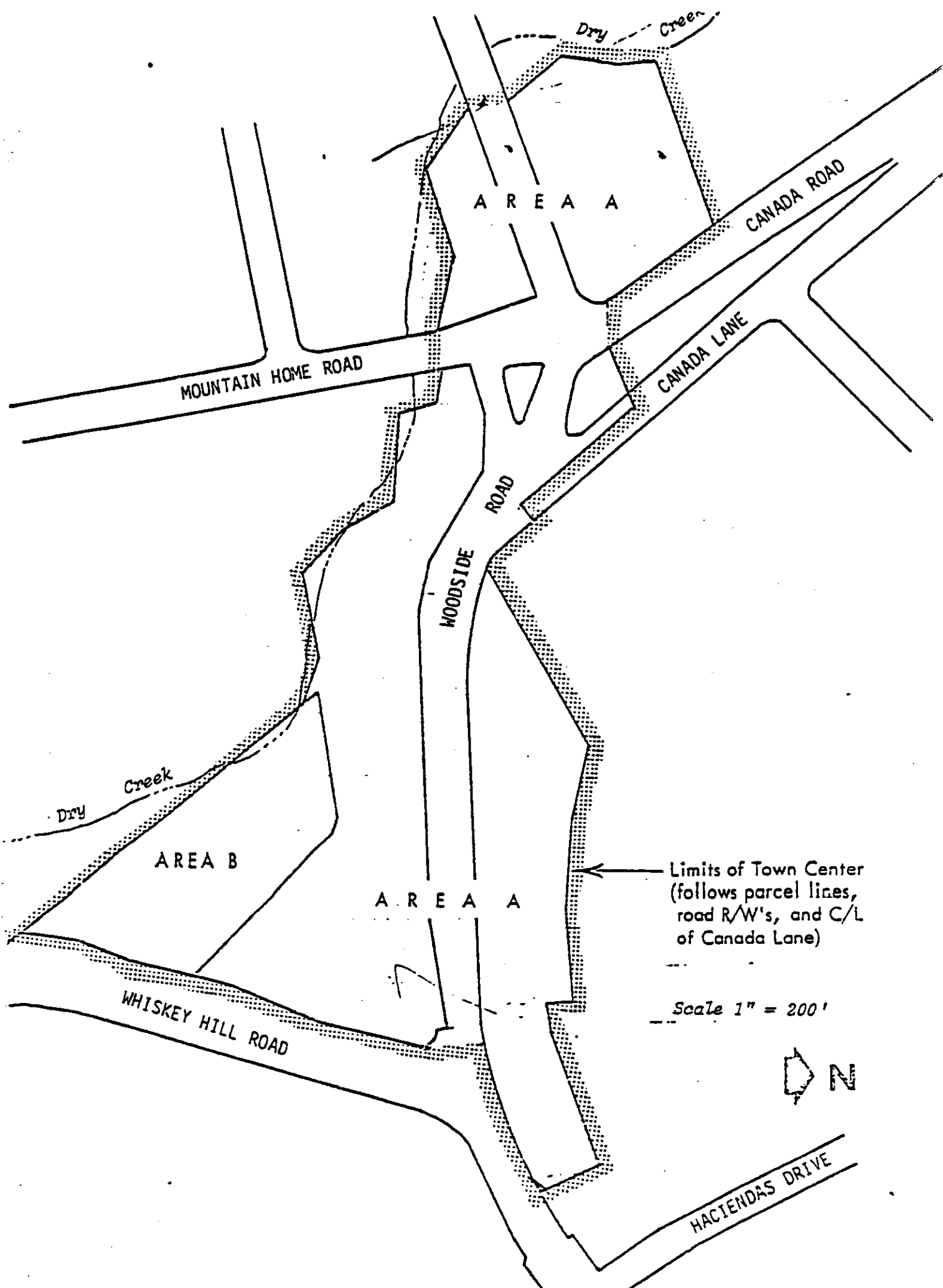
This Plan is not intended to materially impair the continuance of existing uses or structures or to require modifications other than as provided herein. Regulations and programs adopted to implement this Plan should provide a reasonable time to allow existing uses to be brought into conformity with the policies and proposals of this Plan. Constraints on development of individual parcels should be kept to the minimum necessary to achieve basic goals and policies of the Town and assure that roads, paths and trails in the Center will form a safe interconnected system.

POLICIES

GENERAL AND AESTHETIC QUALITIES

Buildings and Structures

1. Architectural character should be informal and unpretentious. Although no pre-programmed styles are desired or intended, some historic reference either in contemporary or traditional styles is desirable.



MOUNTAIN HOME ROAD

A R E A A

CANADA ROAD

CANADA LANE

WOODSIDE ROAD

Dry Creek

A R E A B

A R E A A

Limits of Town Center
(follows parcel lines,
road R/W's, and C/L
of Canada Lane)

Scale 1" = 200'

WHISKEY HILL ROAD



HACIENDAS DRIVE

2. Design of structures and building elements should be compatible with topographic features, native plant material and surrounding physical environs.
3. Scale of structures and building elements should be moderately small and in keeping with existing improvements.
4. Materials utilized in the construction of buildings, roadways, walks and other structures should be conducive to maintaining the rural character of Woodside. Exclusive or excessive use of glass and glass block, porcelain-enamel, metal, chrome and plastics should be avoided.
5. Structures on adjoining properties should be visually and functionally related to foster overall community identity, while allowing independent settings and design expression.

Landscaping and Site Development

1. Existing vegetation along Dry Creek should be carefully protected and additional planting provided where necessary to form a substantial buffer between commercial and residential properties.
2. Landscaping of individual sites should contribute to the visual unity of the Center. Trees and other large plant materials should be selected and placed to become a part of an overall design scheme. This does not mean that the individuality of separate enterprises and institutions should be discouraged.
3. Planting should be used to establish a pleasant setting for structures, screening of service and parking areas, and to soften the appearance of building elements and paved areas.
4. The character of planting and landscape materials should be suited to the building style, topographic land form, soil conditions and exposure, and compatible with existing native materials.
5. The areas of native vegetation along Dry Creek together with landscaped open spaces on individual sites and along public ways should form an "open space web" linking the several parts of the Center.

Signs

1. Signs should be designed to be compatible with the building character and environs.
2. All signs should be as simple as possible in lettering and logo design. Size and placement should be controlled through appropriate regulations.

Lighting

1. Night lighting should be provided as necessary for safety with particular attention to pedestrian walks and parking areas.
2. All exterior lighting sources should be shielded or screened from view from roadways and adjoining properties, and intensity limited to that necessary for safety and identification.

LAND USE

1. Types of uses should be limited to those identified in the Land Use Element.
2. Policies, standards and criteria set forth in the Land Use Element should be observed.
3. Intensities of use should be compatible with adjoining residential uses. Critical factors are: ratios of built to unbuilt space; hours of operation; generation of noise, odors, smoke, or fumes; energy consumption; character and intensity of lighting; traffic generation and parking requirements; extent of land form modification; mitigating measures employed including landscaping and adjustment of structure design to recognize conditions on-site and on adjoining properties.
4. Late nighttime activities should be discouraged and hours of operation regulated to assure against disturbance to adjoining residential properties with particular attention given to uses with high traffic impact.
5. Special procedures should be established for review of proposed new developments and changes in use to assure consistency with the objectives, principles, standards and criteria of this General Plan. Specific consideration should be given to: intensity of use; visual qualities; the probability that the use will serve primarily the residents of Woodside; scheduling of site development and other construction; conformance with any specific plans for circulation and landscaping.

CIRCULATION

The policies set forth below under separate headings are intended to further the following objectives:

1. To provide safe and convenient circulation for all persons within the Town Center by clearly defined and separated ways and routes for motor vehicles, pedestrians, equestrians, and bicyclists.
2. To encourage and provide a pleasant circulation system through and within the Town Center without the use of vehicles, with space for additional tree planting wherever feasible on public and/or private property.

3. To reduce or eliminate the various existing hazards and problem areas, i.e.:
 - a. Egress from parking areas and service stations onto Woodside Road.
 - b. Large expanse of asphalt on Woodside Road from Whiskey Hill Road to Canada Road.
 - c. Multiplicity of parking and turning movements along the Woodside Road corridor.
4. To restrict or prohibit facilities within or near Town limits which would generate a large increase in traffic through Town Center.
5. To divert as much through traffic as possible from routes in the Town Center to thoroughfares or regional trails in other locations.

Motor Vehicle

1. Separate parking movements from the through traffic on Woodside Road.
2. Limit turning movements along Woodside Road.
3. Require installation of additional parking spaces away from Woodside Road where needed.
4. Limit and define ingress and egress areas along Woodside Road.

Pedestrian

1. Provide safe, well defined separate paths along both sides of Woodside Road within Town Center limits — separated from vehicular traffic wherever feasible.
2. Provide safety paths for school children and secondary paths for convenient access to shops at rear of commercial enterprises as well as to equestrian trails, minor roads and other facilities.
3. Pedestrian crosswalks should be provided at safe convenient locations on roads and clearly marked.

Equestrian

1. Provide clearly marked, safe trails through the Town Center.
2. Eliminate hazards on existing trails.
3. Define any regional trails within Town Center and install suitable markers.

4. Provide places to tie up horses at commercial and institutional establishments.

Bicycle

1. Provide clear definition of regional and all other desired bike lanes on roads within Town Center.
2. Provide well defined safe bike paths for school children and others.
3. Provide for bicycle parking at commercial and institutional establishments.

STANDARDS AND DESIGN POLICIES

LAND USE AND DEVELOPMENT

The varying physical characteristics of lands within the Center should be recognized.

Specific standards should be included in Town regulations covering: maximum allowable building coverage and building height; required landscaped and other open space areas; scale of buildings; noise limits; lighting; and parking requirements and limits related to type of use.

CIRCULATION

1. Pedestrian paths should be of sufficient width for walkers to pass.
2. Pedestrian paths should be surfaced and separated by a curb or other device from parking areas and driveways.
3. Trails and paths should be separated and protected from vehicular ways as much as possible.
4. Trails and paths should be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.
5. Bike racks and hitching rails should be conveniently located.

IMPLEMENTATION

The Town of Woodside will:

1. Review Town regulations and give consideration to changes needed to insure consistency with this Part and provide specific procedures and requirements for implementation.

2. Continue to review proposals for development and change within the Town Center Area to assure that the objectives, principles, standards, and criteria of this Part and other applicable General Plan policies are adhered to.
3. Support programs to improve the visual quality of the Town Center.
4. Continue to work with other governmental agencies and property owners to reduce hazards caused by conflicting traffic movements.
5. Look favorably upon changes in parcel configuration which would reduce the problems of access and circulation within the Town Center.
6. Formulate precise plans in cooperation with property owners to coordinate all improvements needed along public ways so that property owners will know what will be required in terms of public ways, plantings, drainage, and other improvements.