

WELCOME

Development Code Update Community Workshop

Design Issues and Priorities



STATION 1: INTRODUCTION

ABOUT THE PROJECT

As part of a comprehensive update to the City's Development Code, the City is updating it's development and design standards, applicable to:

Development Types

-  Residential
-  Commercial
-  Industrial

Focus Areas

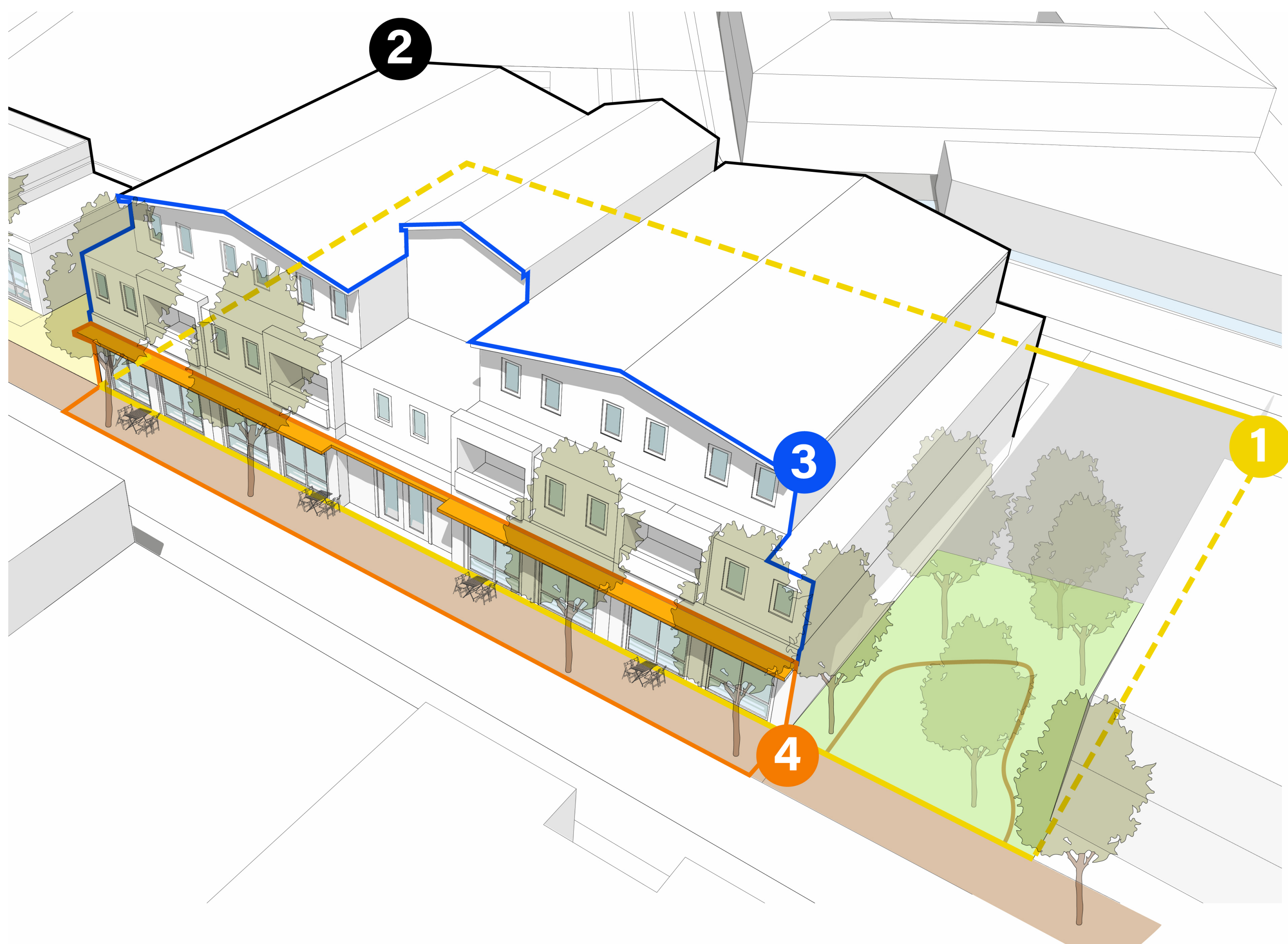
- Downtown
- Little Manila/Gleason Park
- Miracle Mile
- South Airport Corridor
- Channel Area

The intent is to promote quality designed projects and implement the vision in the City's General Plan.

What Are Development and Design Standards?

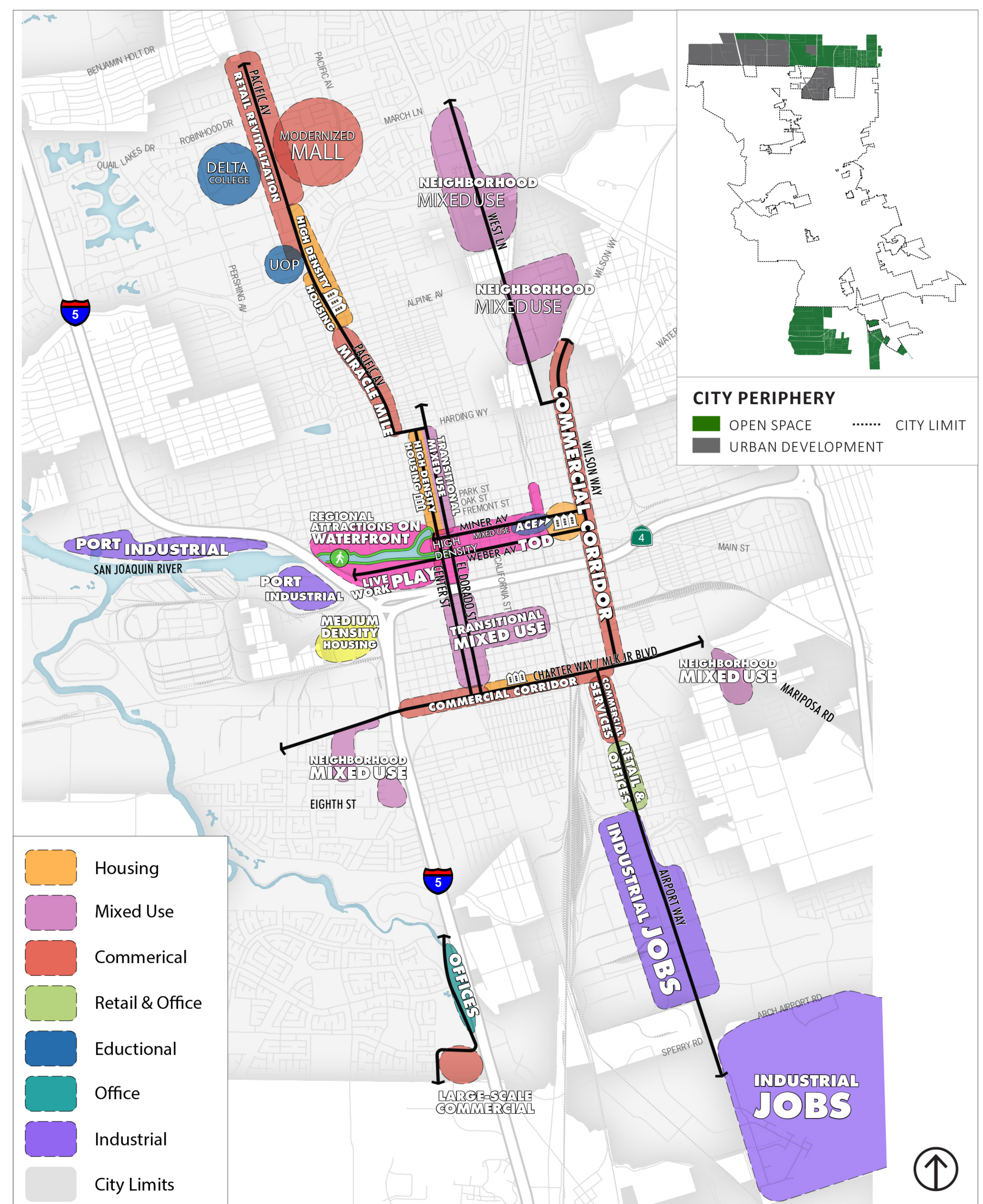
Development and design standards address features such as:

- 1 Site Design (building placement, open space, location of parking and driveways, access, screening, etc.)
- 2 Building Form (height, massing, scale, roof variations, etc.)
- 3 Façade Design and Articulation (vertical and horizontal breaks, windows, balconies, etc.)
- 4 Street Frontage (ground floor treatment, porches, stoops, landscaping, etc.)



General Plan Vision

- Focus new development in existing areas.
- Concentrate higher-intensity mixed uses and high-density residential uses in the Downtown.
- Promote live/work/play environment along the waterfront to further boost downtown's vitality.
- Promote more walkable, bikeable, and connected commercial and mixed uses along major corridors.
- Provide more opportunities for grocery stores, medical clinics, and other needs in underserved areas.



Source: PlaceWorks, 2017.

STATION 2: RESIDENTIAL DESIGN

THE FOLLOWING IMAGES SHOW EXAMPLES OF LOW-DENSITY RESIDENTIAL DEVELOPMENT

Which are appropriate in Stockton’s low-density residential neighborhoods? Why or why not?
Place notes, or place a **GREEN** sticker below if you like the example, a **RED** sticker if you don’t like it.

LOW DENSITY RESIDENTIAL

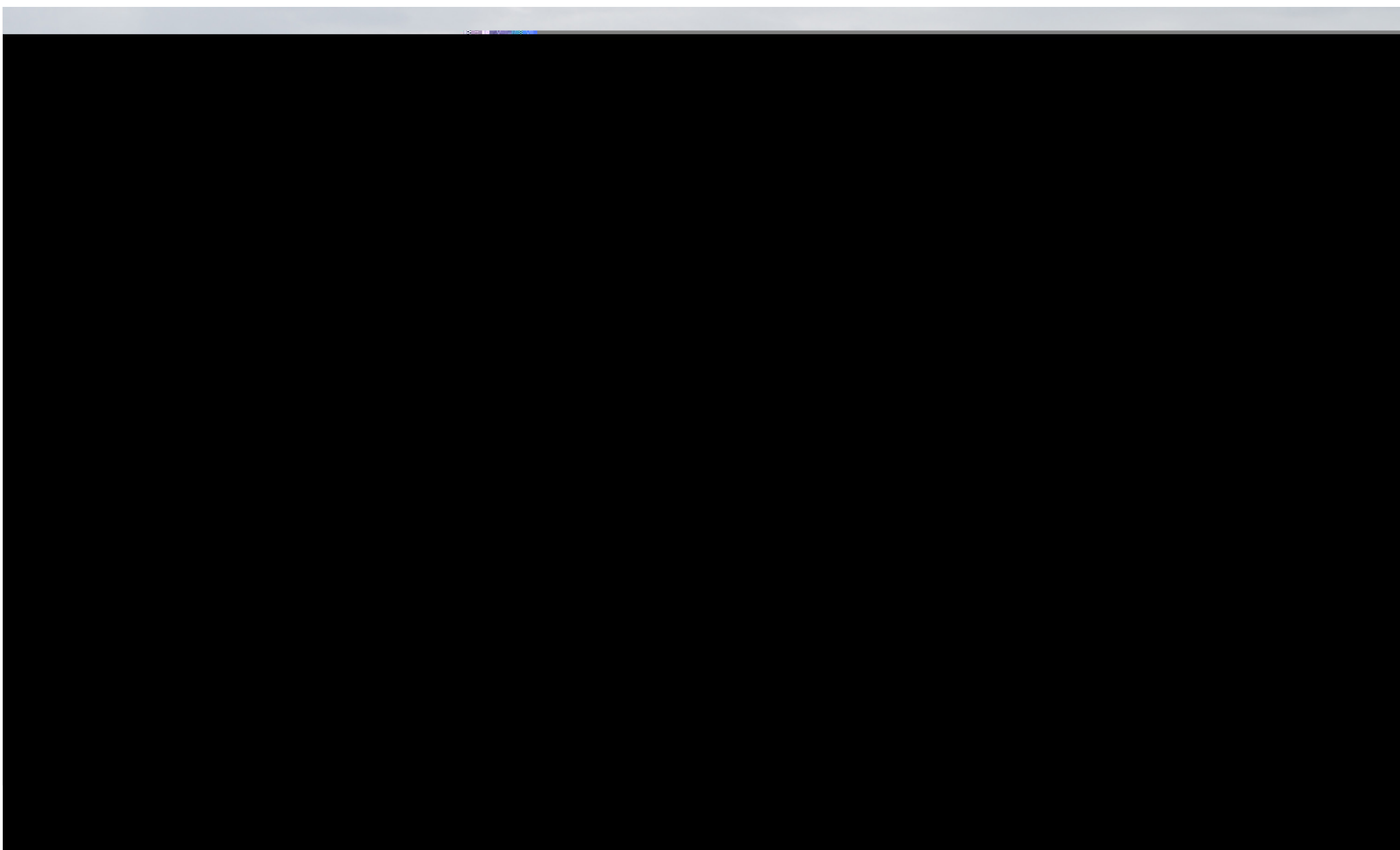


STATION 2: RESIDENTIAL DESIGN

THE FOLLOWING IMAGES SHOW EXAMPLES OF MEDIUM- AND HIGH-DENSITY RESIDENTIAL DEVELOPMENT.

Which are appropriate in Stockton’s medium- and high-density residential neighborhoods? Why or why not? Place notes, or place a **GREEN** sticker below if you like the example, a **RED** sticker if you don’t like it.

MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL

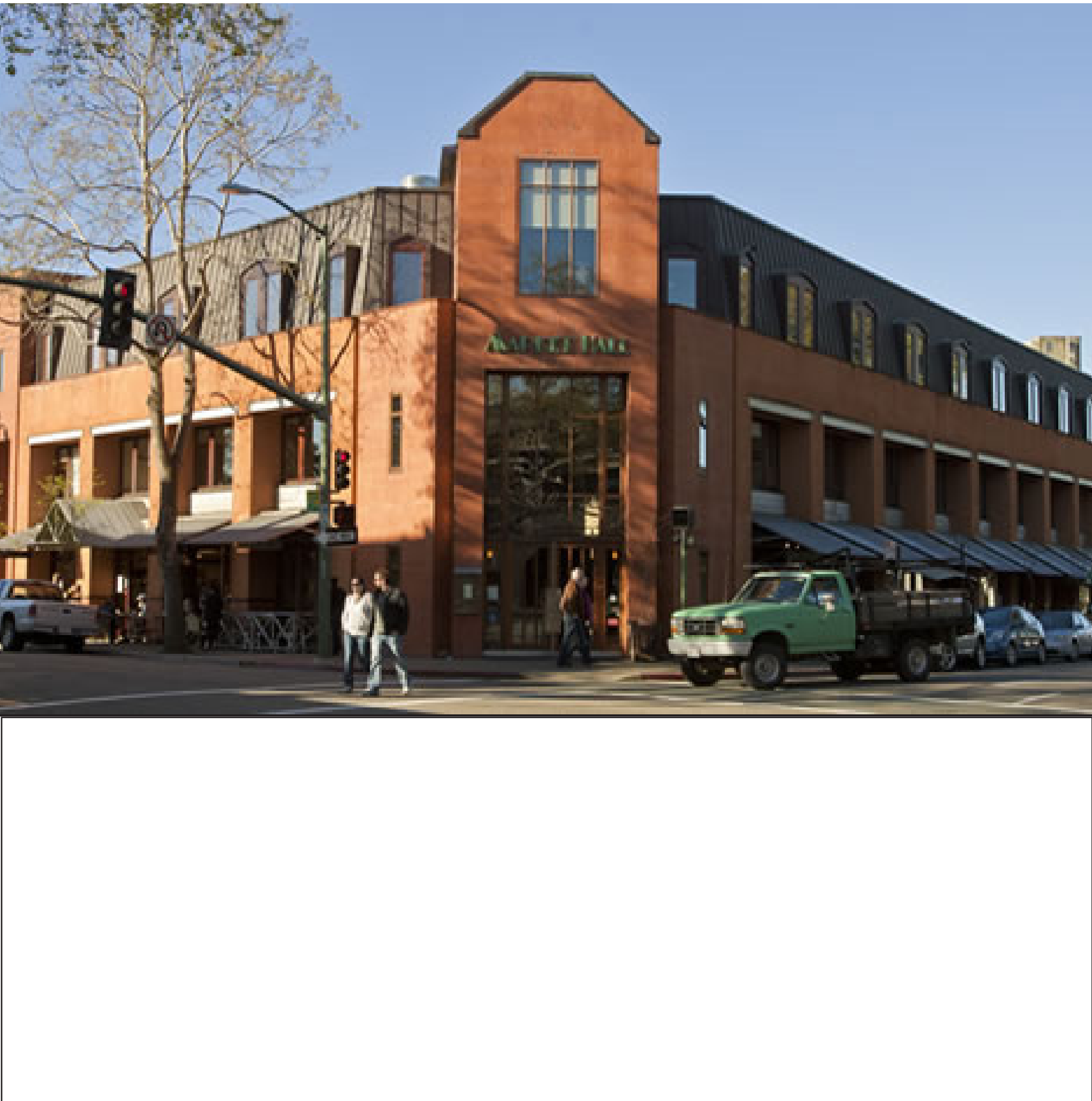
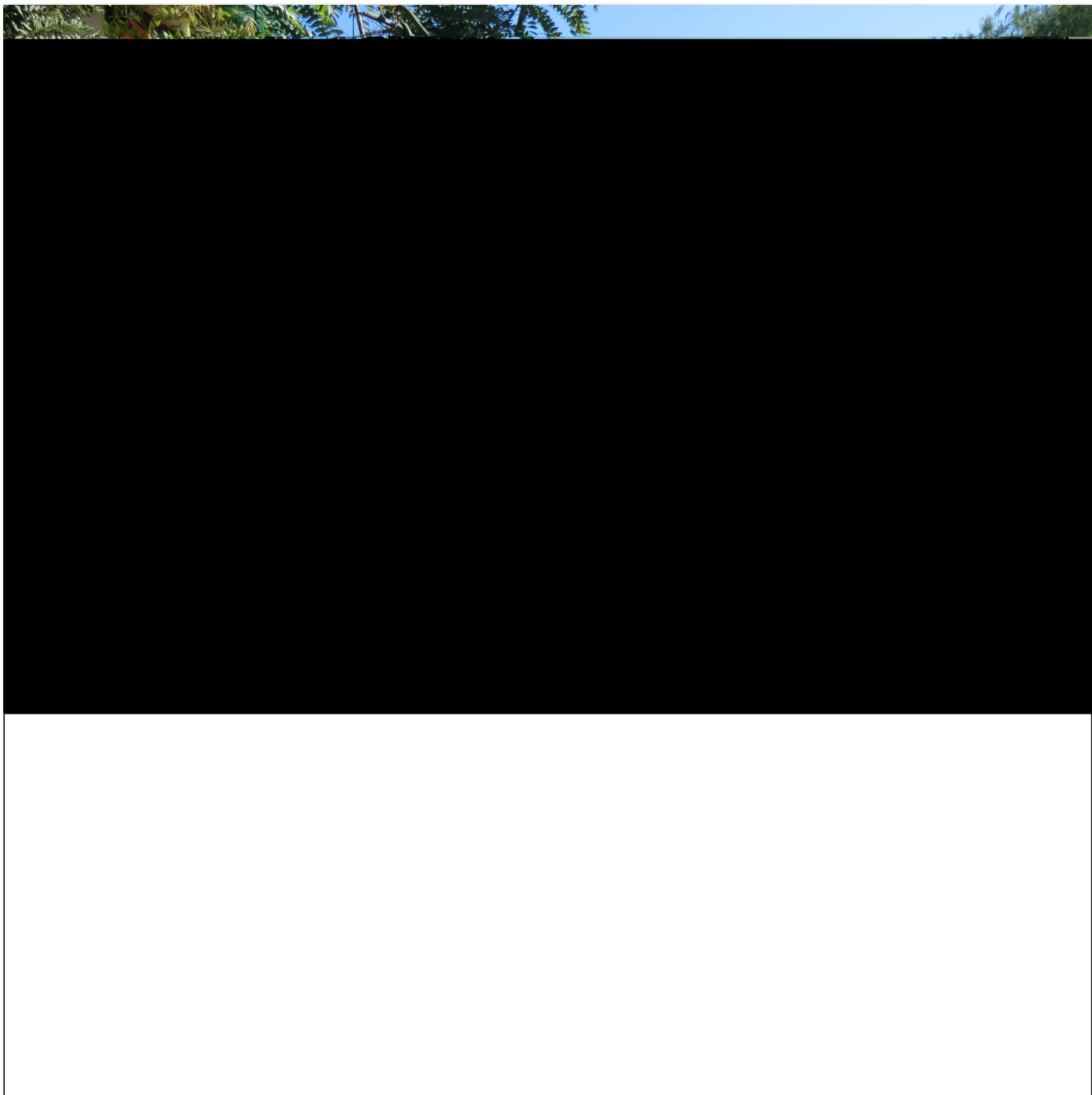


STATION 3: COMMERCIAL DESIGN

THE FOLLOWING IMAGES SHOW EXAMPLES OF COMMERCIAL BUILDINGS.

Which of the following are appropriate in Stockton’s neighborhood commercial areas? Along commercial corridors? In commercial centers? Why or why not?
Place notes below, or place a **GREEN** sticker if you like the example, a **RED** sticker if you don’t like it.

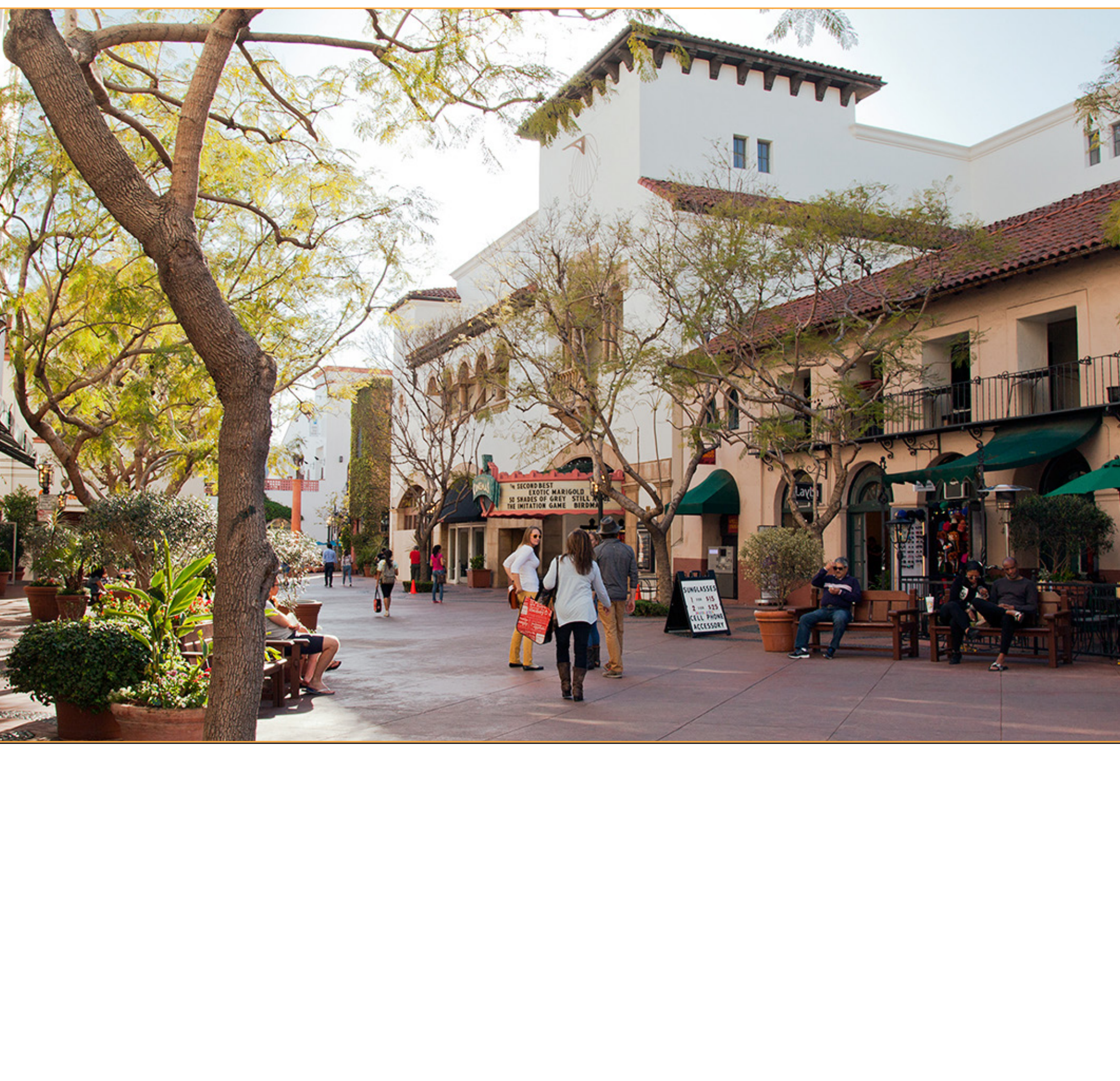
NEIGHBORHOOD COMMERCIAL



COMMERCIAL CORRIDORS



COMMERCIAL CENTERS



STATION 4: EMPLOYMENT AREAS AND INDUSTRIAL DESIGN

THE FOLLOWING IMAGES SHOW EXAMPLES OF SERVICE COMMERCIAL, LIGHT INDUSTRIAL, OFFICE/R&D, AND HEAVY INDUSTRIAL DEVELOPMENT.

Which of the following examples are appropriate in Stockton’s light industrial, office, and heavy industrial areas? Why or why not?

Place notes below, or place a **GREEN** sticker if you like the example, a **RED** sticker if you don’t like it.

SERVICE AND LIGHT INDUSTRIAL



OFFICE



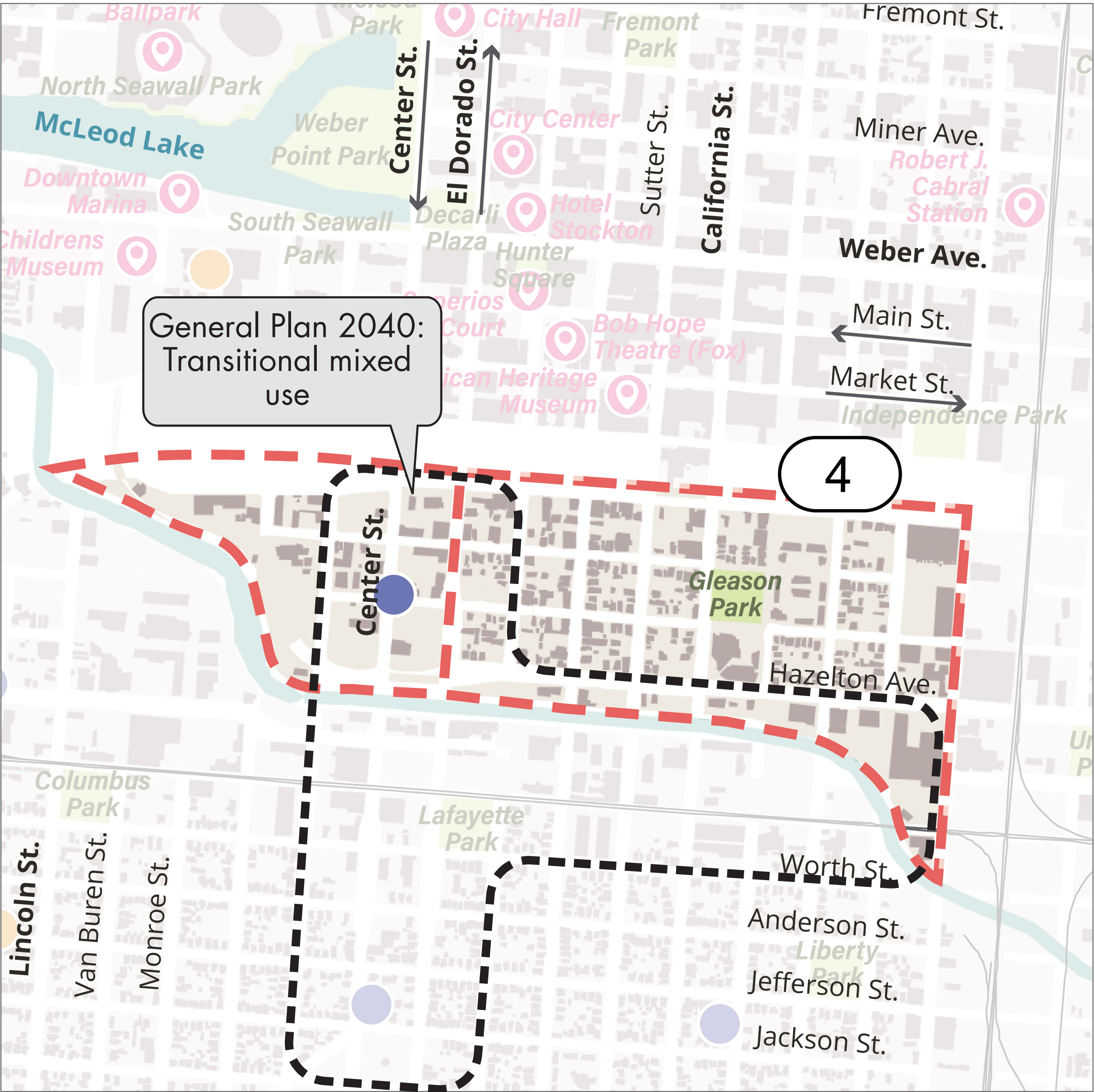
LOGISTICS AND HEAVY INDUSTRIAL



FOCUS AREA: LITTLE MANILA / GLEASON PARK

LITTLE MANILA / GLEASON PARK TODAY + GENERAL PLAN 2040 VISION

The Little Manila / Gleason Park area is a historic residential and mixed-use neighborhood with a compact development pattern, separated from the Downtown by the Crosstown Freeway.



Single family and multiplex residences



Newly built affordable housing project with duplexes.



A commercial building in the neighborhood



Eden Gleason Park

WHAT IS YOUR VISION FOR THE FUTURE OF THE LITTLE MANILA / GLEASON PARK NEIGHBORHOOD?

In one or two sentences, describe your vision for the Little Manila / Gleason Park area.

What elements currently exist in the neighborhood that support that vision?

What elements detract from that vision? What is missing from the neighborhood? What can be improved?

Has recent development supported that vision? Why or why not?

FOCUS AREA: MIRACLE MILE

MIRACLE MILE TODAY + GENERAL PLAN 2040 VISION

The Miracle Mile is a pedestrian-oriented commercial corridor within a residential neighborhood. Development along Pacific Avenue is defined by a consistent pattern of 1-2 story buildings built along an active street with sidewalks, landscaping, outdoor seating areas, and angled parking.



Outdoor seating and diagonal on-street parking



Typical commercial development on Miracle Mile is comprised of one to two stories buildings



Empire Theatre



Northern segment of Pacific Avenue - with small offices in single story residential style houses along a tree-lined street.

WHAT IS YOUR VISION FOR THE FUTURE OF MIRACLE MILE?

In one or two sentences, describe your vision for the Miracle Mile.

What elements currently exist in the area that support that vision?

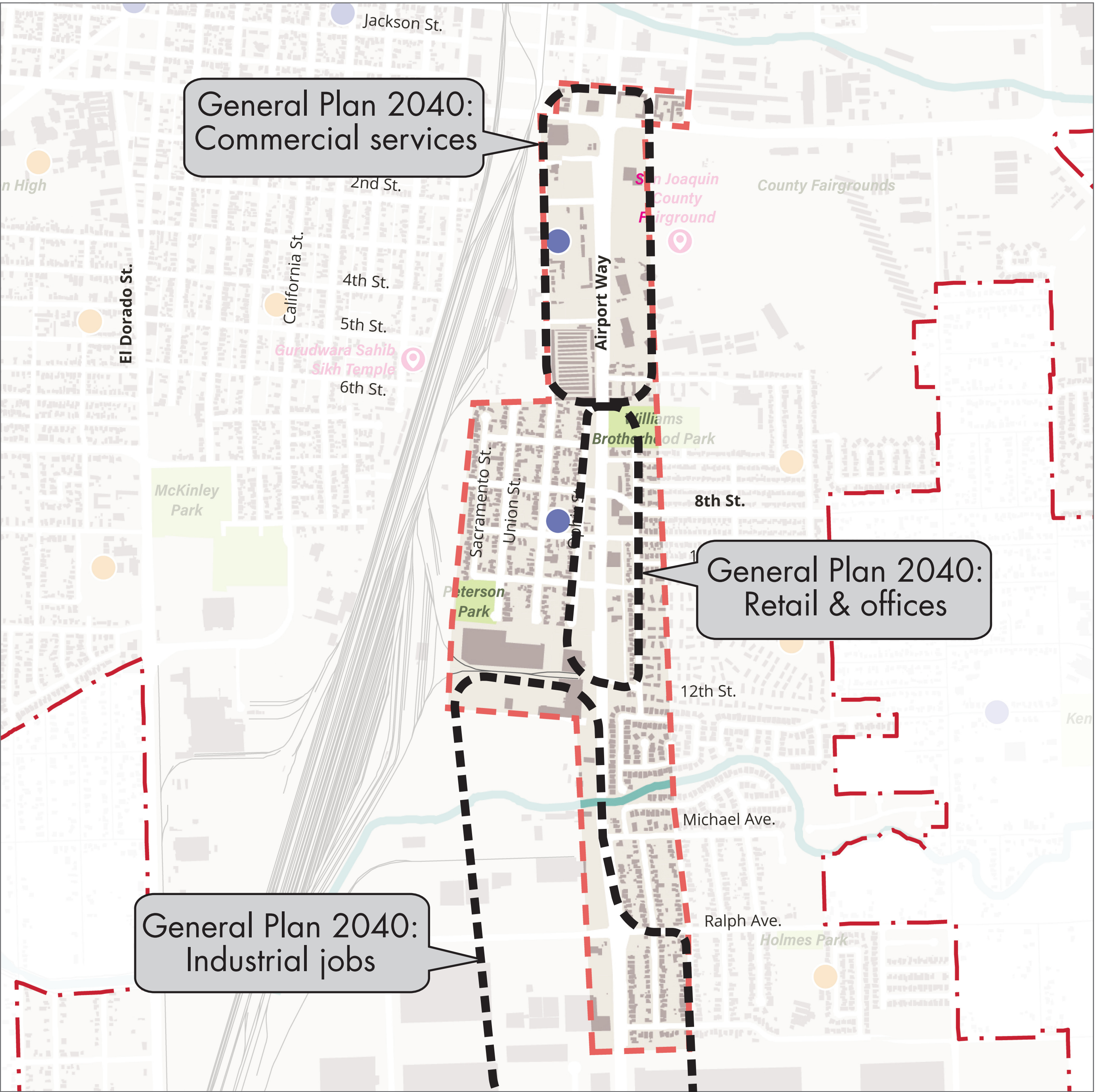
What elements detract from that vision? What is missing from the Miracle Mile? What can be improved?

Has recent development supported that vision? Why or why not?

FOCUS AREA: SOUTH AIRPORT CORRIDOR

SOUTH AIRPORT CORRIDOR TODAY + GENERAL PLAN 2040 VISION

The South Airport Corridor area contains residential neighborhoods bisected by Airport Way, which is a gateway corridor connecting Downtown to the Stockton Airport. In general, development concentration decreases traveling south along the corridor.



The Rancho San Miguel Supermarket marks the northern gateway of the South Airport Way corridor.



The Financial Center Credit Union at 10th and South Airport Way.



Some older industrial development on South Airport Way does not face the street, and sidewalks are missing.



The Prologistix distribution center is typical of newer large-scale warehouse development on the corridor.

WHAT IS YOUR VISION FOR THE FUTURE OF SOUTH AIRPORT CORRIDOR AREA?

In one or two sentences, describe your vision for the South Airport Corridor area?

What elements currently exist in the area that support that vision?

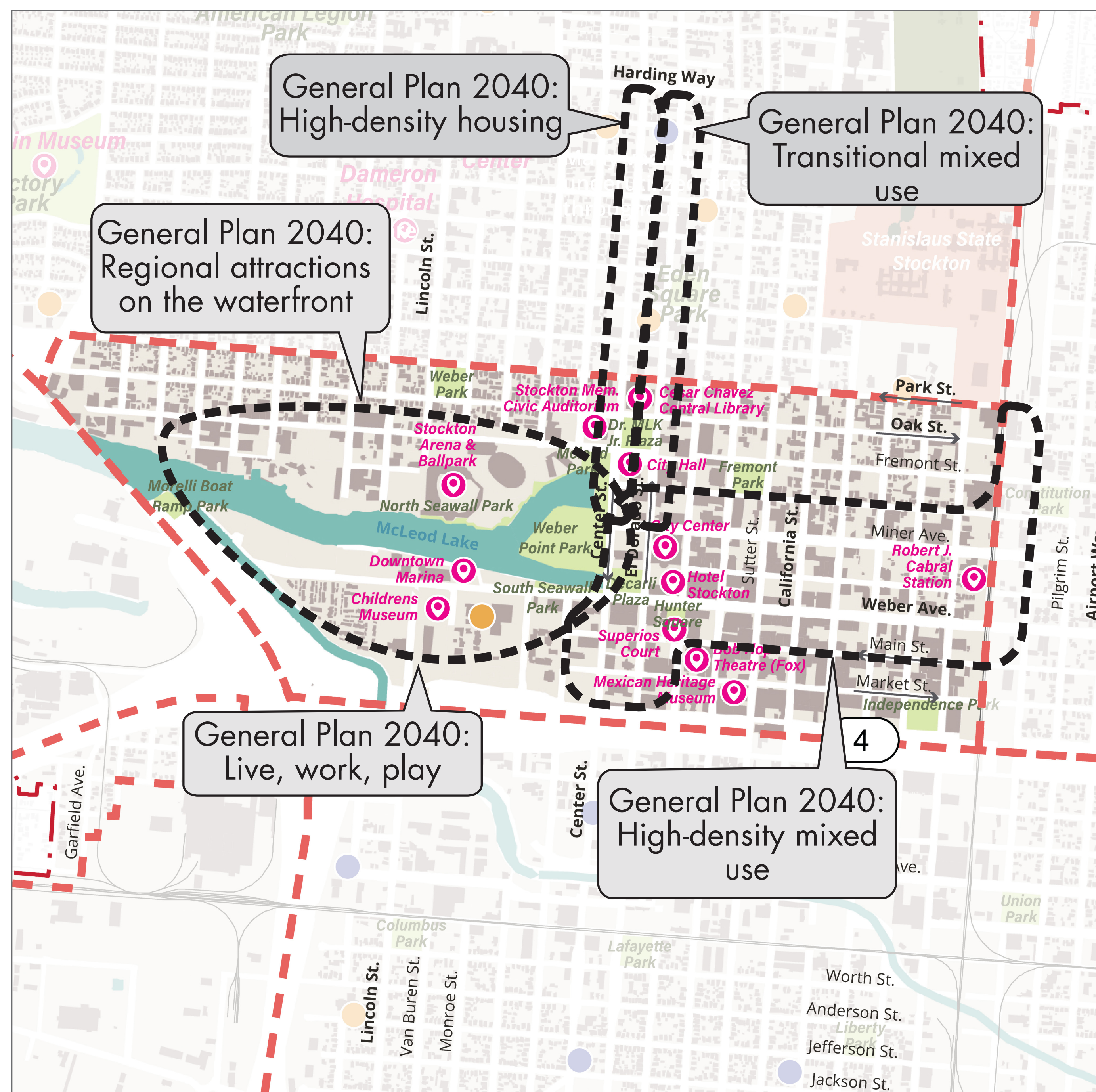
What elements detract from that vision? What is missing from the area? What can be improved?

Has recent development supported that vision? Why or why not?

FOCUS AREA: DOWNTOWN

DOWNTOWN TODAY + GENERAL PLAN 2040 VISION

Downtown, located in the center of Stockton, is characterized by compact urban development within a traditional street grid network. There are a number of different character areas in the Downtown, including prominent visitor-serving buildings oriented towards McLeod Lake, warehouses and low intensity commercial uses located along Fremont Street, grand historic buildings in the center, old auto row located along Miner Avenue, and older residential neighborhoods north of Fremont Street.



The Hotel Stockton at the corner of Weber and El Dorado.



New streetscape on Miner Avenue



Main Street, with buildings built close to the street-with little landscaping-is typical of streets in the downtown core.



Recent mid-rise residential development on E Oak St

WHAT IS YOUR VISION FOR THE FUTURE OF DOWNTOWN STOCKTON?

In one or two sentences, describe your vision for Downtown Stockton?

What elements currently exist downtown that support that vision?

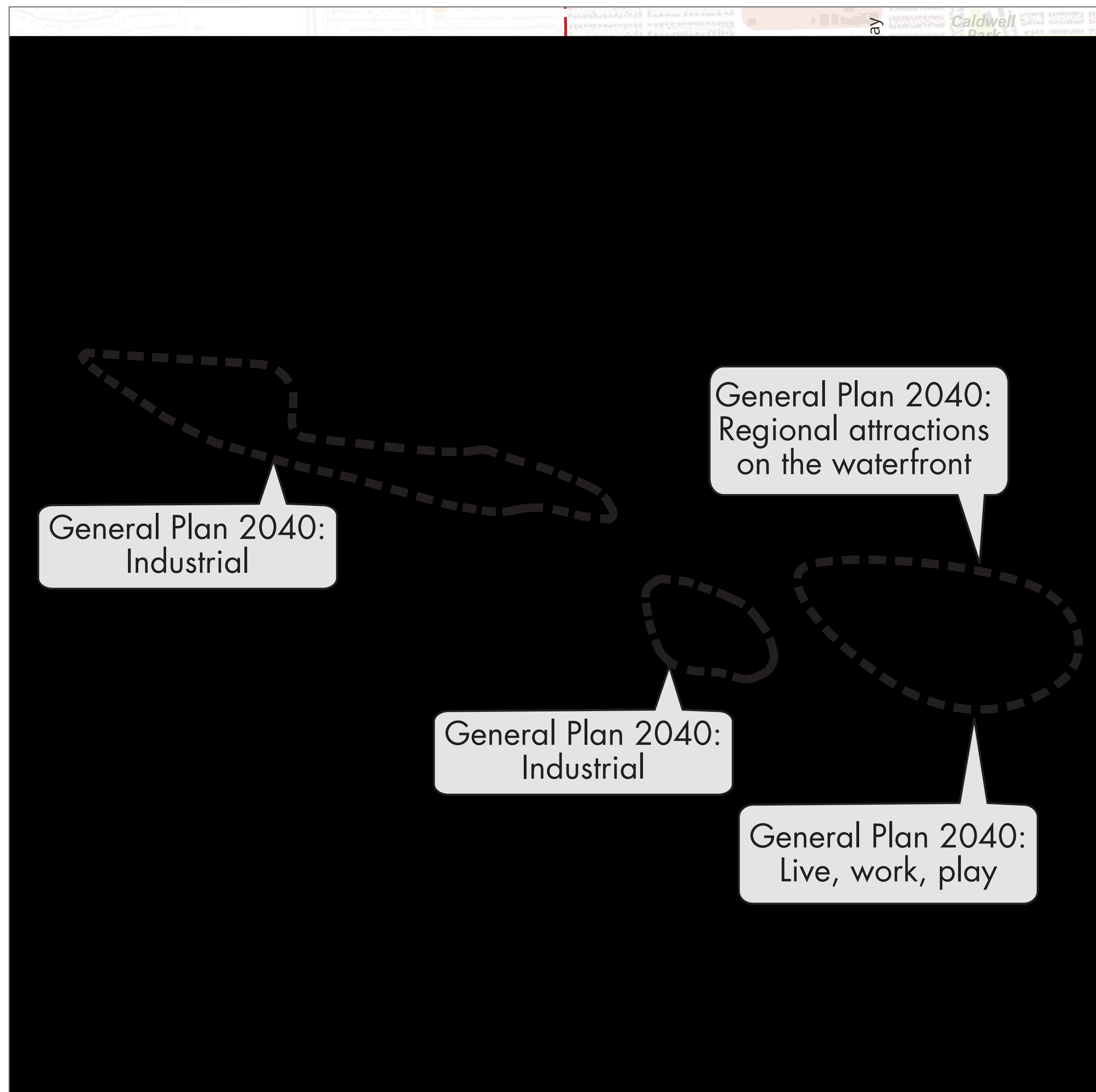
What elements detract from that vision? What is missing from downtown? What can be improved?

Has recent development supported that vision? Why or why not?

FOCUS AREA: CHANNEL AREA

CHANNEL AREA TODAY + GENERAL PLAN 2040 VISION

The Channel Area is envisioned as a mixed-use area within an active waterfront environment that preserves and enhances the maritime character of the area, honors its waterfront heritage, and provides a public promenade along the North Channel to Louis Park.



Waterfront industrial building with distinct character.



New ballpark and arena located at N Van Buren and W Fremont St



The Channel Area is home to a diversity of maritime and light industrial businesses.



The Stockton Marina on the south side of the channel is surrounded by large areas of undeveloped land.

WHAT IS YOUR VISION FOR THE FUTURE OF THE CHANNEL AREA?

In one or two sentences, describe your vision for the Channel Area?

What elements currently exist in the area that support that vision?

What elements detract from that vision? What is missing from the area? What can be improved?

Has recent development supported that vision? Why or why not?