

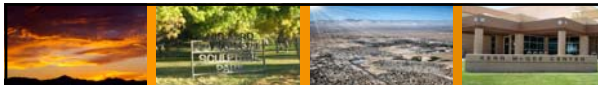
*Ridgecrest General Plan Update*

**Meeting Purpose –**

- **Before preparing the draft General Plan, important that we obtain direction on key issues**
- **Policy Directions / Choices report is designed to**
  - **Highlight the challenges identified by public and GPAC**
  - **Identify the responses to these issues**
  - **(Note: Not meant to be an exhaustive list of issues and responses)**
- **In addition to policy directions / choices (topical alternatives), also have a proposed draft land use diagram and parks and trails diagram**

*Joint City Council / Planning Commission Workshop*

*April 2, 2008*



**Topical Alternatives**

- A. Land Use
- B. Urban Design
- C. Economic Development
- D. Quality of Life
- E. Parks and Recreation
- F. Circulation
- G. Infrastructure
- H. Military Compatibility
- I. Growth Phasing

**Land Use Alternatives**

- GPAC Alternative
- Other Alternative



**Land Use**

**Density**

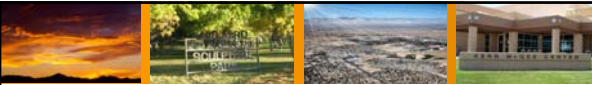
What residential densities should be used to guide new development?

- Need a balance of housing types of all densities
- Encourage infill development
- Add mixed use in designated areas
- Provide more senior housing
- Apartments above small businesses in Old Towne area, suitable for seniors
- Higher density in the center of town with lower density around the edges of town
- Promote low densities at flights corridors with balanced densities in City interior
- Agree with the idea of varied lot size within the same development
- Would love to see examples of mixed use in small towns
- Create mixed use opportunities within Old Towne

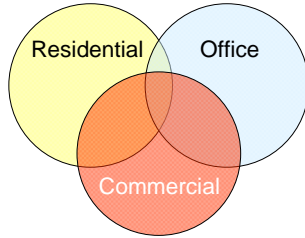
**Development Location**

What form should new residential development take?

- Encourage variable subdivision patterns
- Organize new development in neighborhood units
- Incorporation of mixed use development
- Neighborhoods of not more than one square mile in area, with neighborhood parks centrally located
- By elementary school
- Have neighborhoods centered around drainage parks
- Separate identities for neighborhoods, no "cookie cutter"
- Again, mixed use would be awesome
- Would like to see new neighborhoods with local shopping and recreation

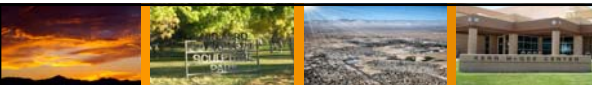


Mixed Use



- **Implementation of mixed use is two parts: General Plan & Zoning**
- **General Plan designation**
- **Would allow for a mix of land uses**
  - Both vertical and horizontal
  - Provides guidelines on how to make it work
  - Provides standards to ensure a mix occurs
- **Master planned areas**
- **Design standards**
- **Incorporate plazas and focal points**
- **How to define / implement**

**Mixed Use (MU)**  
 Allowed uses: A mixture of compatible land uses including residential, administrative and professional offices, retail and service uses, industrial, and public and quasi-public facilities to be determined through a Master Development.



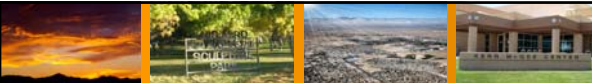
Mixed Use Examples – Verrado, Arizona  
(Vertical mixed use in development's center)



◀ Incorporate public spaces into project



◀ Vertical mixed use with residential above commercial uses



### Mixed Use Examples – Varying Uses, Varying Heights



◀ **City of Riverside**  
Commercial  
entertainment mix

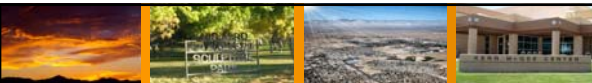
Downtown mixed use ▶



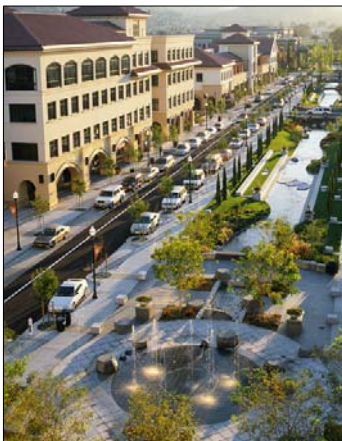
◀ **City of Dallas**  
2-story mix,  
residential over  
commercial



◀ **City of San Diego**  
4-story mix,  
residential over  
commercial



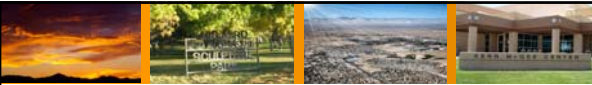
### Mixed Use – Amenities



◀ **City of San Mateo**  
Public spaces,  
walkways / trails

City of Brea ▶  
Outdoor dining,  
plazas





## Medium and High Density

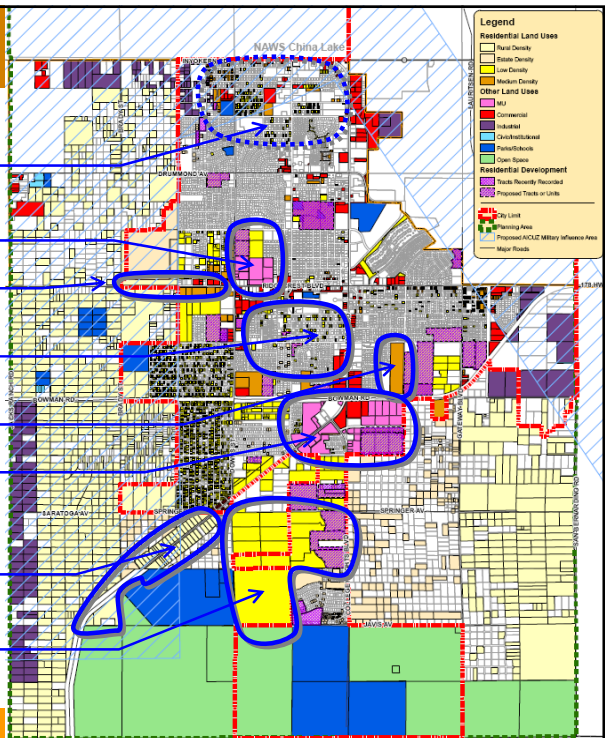
- General Plan currently has a Medium Density designation which allows a housing range from subdivision single family to apartments
- Propose to break into two categories to:
  - Better reflect existing neighborhoods and how they are currently developed
  - Direct future development (especially infill) that is compatible with existing neighborhoods
  - Medium Density (4 – 8 du/acre)
  - High Density (8 – 14 du/acre)

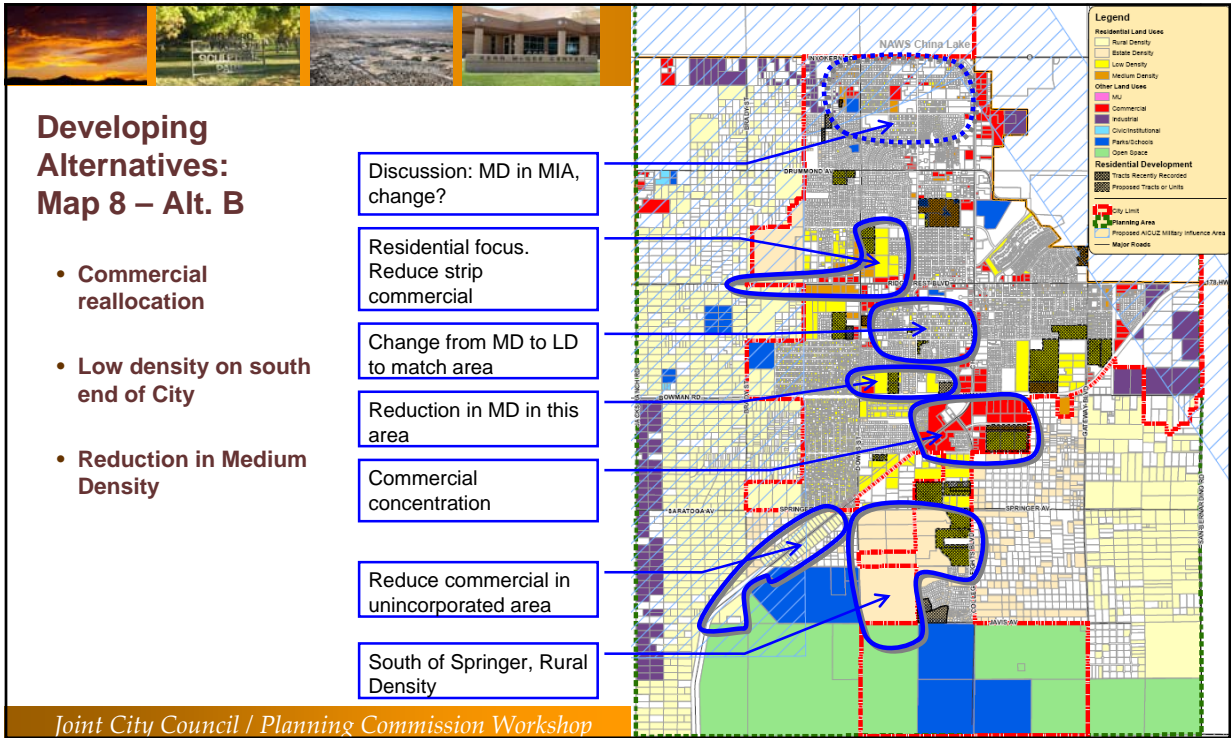


## Developing Alternatives: Map 7 – Alt. A

- Commercial reallocation
- Development area for future subdivisions
- Mixed use potential

- Discussion: MD in MIA, change?
- Mixed use center
- Reduce commercial strip
- Change from MD to LD to match area
- MD near Mixed Use
- Mixed Use center
- Reduce commercial in unincorporated area
- Large area for single family potential



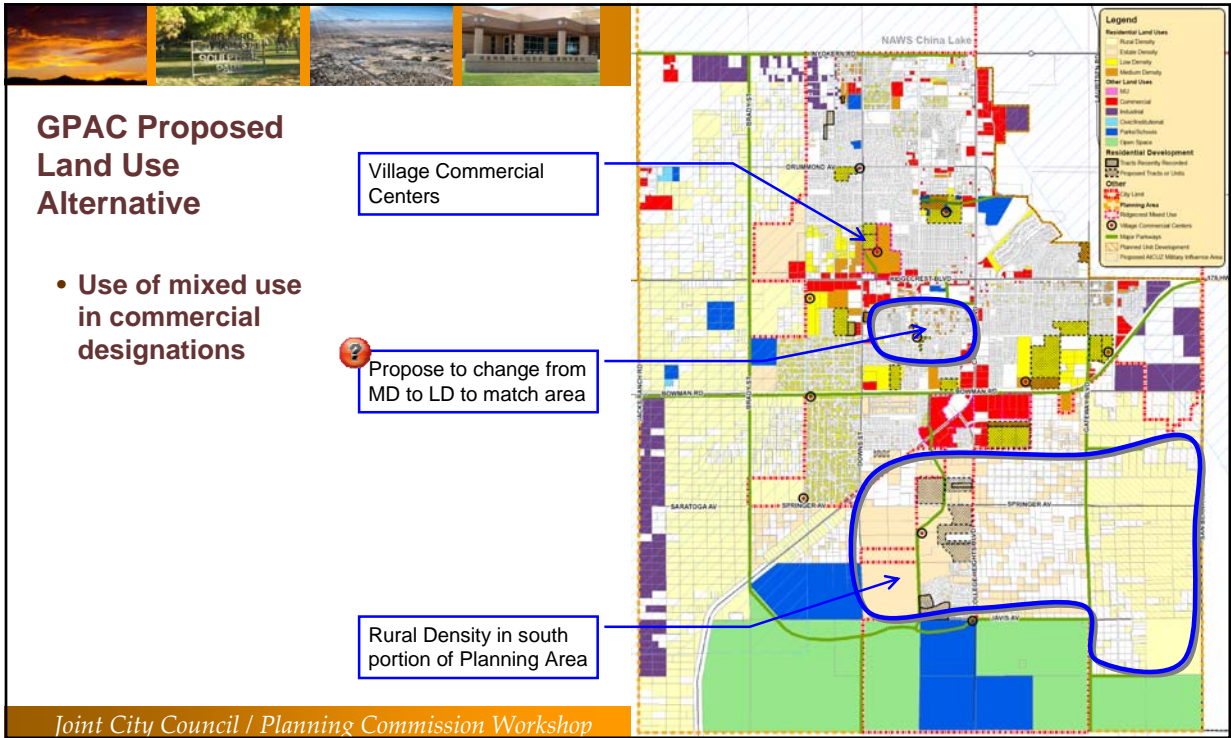


*Ridgecrest General Plan Update*

**GPAC Land Use Guidance**

- Infill development should be a top priority
- The City is projected to grow by an additional 25,000 people in 30 years to a population of 50,000 people
- Growth will be predominantly to the south and west. Development to north and east are constrained by military operations and uses
- Because of the amount of vacant land (about 3,000 available lots) within city limits, there is little need to annex land into the City
- Further commercial areas will be needed as growth continues along China Lake Boulevard
- Commercial and employment blocks should be planned in areas around the City
- Put estate-residential north / south of Jarvis due to water availability
- For a general guideline: new small shops and stores surrounded by housing with a neighborhood park within a half mile walking distance every square mile of the city
- Uses in overflight areas should be kept very low density, single, multifamily or schools are not compatible
- Minimum of half acre development should be allowed south of Jarvis.

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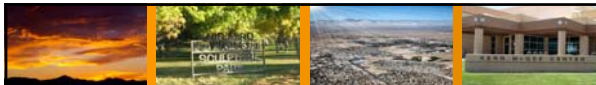


*Ridgecrest General Plan Update*

## Urban Design

<p><b>Infill</b></p> <p>What is the appropriate balance between infill and development at the edge?</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Infill should be a priority; utilization of vacant land in interior of City</li> <li><input checked="" type="checkbox"/> Infill—residential or commercial: PO, CG, C5, CN, etc.</li> <li><input checked="" type="checkbox"/> Infill to produce neighborhoods</li> <li><input checked="" type="checkbox"/> Expand City boundary/limits to Jack Ranch Road, when necessary</li> <li><input checked="" type="checkbox"/> This is not a cut and dried issue. Infill should be a priority but not the only direction we turn our attention.</li> <li><input checked="" type="checkbox"/> Provide for suburban fringe</li> <li><input checked="" type="checkbox"/> Infill, priority</li> </ul>	<p><b>Revitalization</b></p> <p>How can the City ensure infill while preserving the viability of existing neighborhoods?</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Promote uses that have users during both daytime and nighttime hours</li> <li><input checked="" type="checkbox"/> Provide incentives to encourage infill development</li> <li><input checked="" type="checkbox"/> Carry out the neighborhood concept, with park, possibly with coffee shops, hair salon, small grocery beside park</li> <li><input checked="" type="checkbox"/> And those incentives should be driving the use of the area to what would be best</li> <li><input checked="" type="checkbox"/> Develop community signage program including points of interest identification</li> </ul>	<p><b>Design Review</b></p> <p>How should the City address design?</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Develop general design guidelines</li> <li><input checked="" type="checkbox"/> Design review by:           <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Planning Commission</li> <li><input checked="" type="checkbox"/> Staff</li> </ul> </li> <li><input checked="" type="checkbox"/> Overall theme, not Victorian or southern plantation styles.</li> <li><input checked="" type="checkbox"/> Encourage xeriscape</li> <li><input checked="" type="checkbox"/> A design review is good; but not sure who or how this should be done. Not sure how much authority the Review Group should have.</li> <li><input checked="" type="checkbox"/> Stress design over planning. Should be part practicality and part aesthetics.</li> </ul>
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## Economic Development

### Employment

How can the City expand and diversify employment?

- Educated employment base; encourage continued development of higher education facilities
- Encourage and furnish incentives to contractors with Base to establish their headquarters in Ridgecrest. Same with producers of computer technology.
- It would be best to seek tech based jobs. Very little start-up.
- A new state-of-the-art high school would help.

### Commercial Development

What types of commercial enterprises should the City encourage / promote?

- Focus on establishing a strong commercial core along the Highway 395 Corridor and Bowman Road
- Distribute neighborhood commercial centers throughout the City
- Focus development in areas where infrastructure already exists
- Develop a regional commercial center
- The City needs to be a City. Provide GP designations and sensible zoning. Let the developers submit the Vision.
- Light manufacturing, non-polluters
- Encourage distribution centers
- We are not doing enough to encourage growth along Highway 395. A regional commercial center would be good as the town grows. Small commercial centers in neighborhoods



## Quality of Life

### City Identity

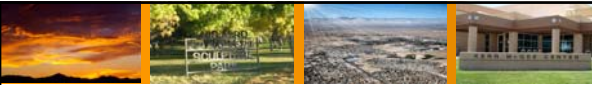
How can the City enhance community identity and appearance ?

- Develop a gateway signage program
- Develop a city-wide code enforcement program
- Incorporate design standards into local development codes
- Encourage the development of unique neighborhood identities within various neighborhoods/districts within the City
- Can a mixed-use alternative blanket the City so that if a developer has a unique idea or does Precise Development and/or PUD options, it can handle this?
- Encourage Ridgecrest as a model solar city
- These are all good ideas and again, we should not tie ourselves to one theme
- Sign ordinance, so far, has been hard to enforce

### Public Services

What level of public services are desired?

- Additional cultural resources should be incorporated into the City
- Public service increases in police and fire services are needed
- Expand public services offered by the City
- Develop a public art program
- With the college, develop a performing arts theatre that seats 1000. Will need grants. If by 2020, great. If by 2030, more probable.
- Additional parks and recreation facilities (new, larger pool)
- Our public service is a "sticky wicket" with the City/County combo. We lack in culture but there needs to be an improvement in facilities.



## Parks and Recreation

### Locations

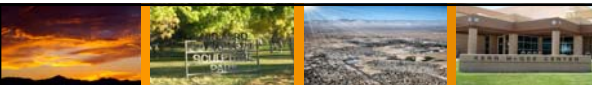
How should the City locate / integrate park and recreation facilities?

- Co-locate with schools to share play areas / open spaces and reduce land requirements
- Establish pocket parks as a neighborhood requirement
  - Pocket parks (no restrooms) with condos or town homes on one side would be great for seniors
- Increase current park ratio
- Ensure distribution throughout the City (see figure on next page)
- Adopt park land dedication ordinance

### Facilities

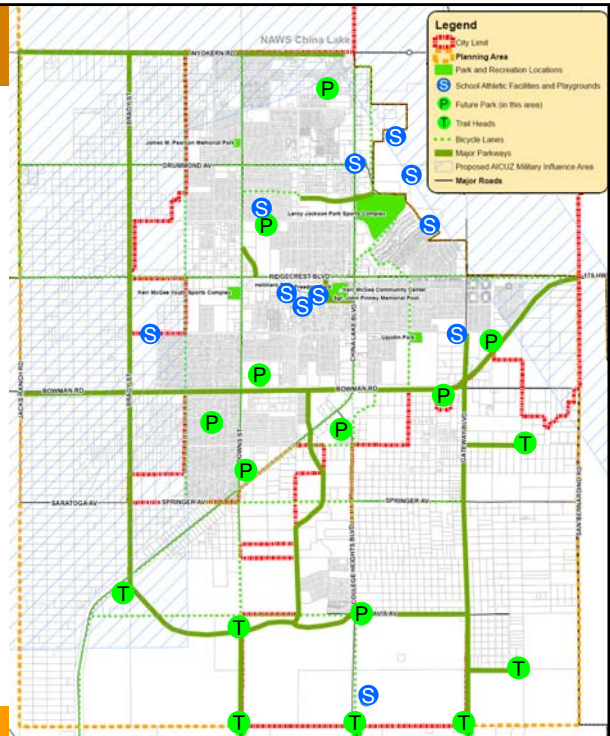
What types of facilities should be included?

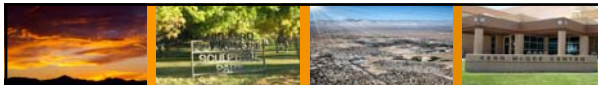
- Enhance recreational programs to provide more variety
- Need multi-purpose facilities included with parks
- Provide wide range of recreation facilities:
  - Neighborhood Parks
  - Sports Complexes
  - Community Parks
- Use parks as gathering place for neighborhood activity
- We also need an amphitheatre/performing arts center combination



## Parks & Parkways

- Map shows key parkways / trails
- North / south and east / west connections
- Arterials will all have bikeways
- Park icons show areas (not specific sites) needing service





## Circulation

### US Highway 395

How can the City interface better with US Highway 395?

- Develop better signage for city. Need attractive welcoming signage that fit the natural surroundings.
- Encourage development in proximity to interchanges
- Extend key arterials to US Highway 395, as needed
  - Bowman Road
- Extend City limits to US Highway 395 along Bowman Road corridor

### Other Transportation

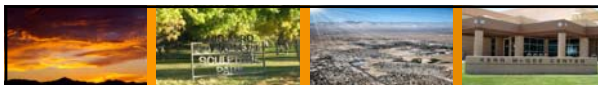
What level of alternative transportation should be promoted in the community?

- Expand trail system (see figure on previous page)
- Link trails to bike networks
- Incorporate more opportunities for transit
- Develop looped trails system (see figure on previous page)
- Need walking path/bike path that connects schools, Old Towne, base, and provides non-automobile access to the community
- Develop old rail belt around the Valley (rails to trails kind of thing). The rail bed has been abandoned. It seems like an opportunity.

### Design Innovations

Addressing transportation innovation - should new physical forms be introduced?

- Traffic calming
  - Residential streets
  - Use of roundabouts on non-arterial streets



## Infrastructure

### Infrastructure Planning

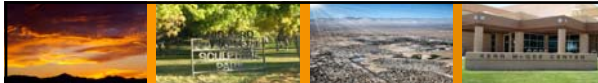
How should new infrastructure be planned / financed?

- Encourage new development in areas where services exist first
- Require developer dedication of needed infrastructure prior to occupancy
- Develop comprehensive Capital Improvements Program
- All service lines to be placed in as far as possible in the areas most accessible for maintenance.
- Maintenance and repair of existing infrastructure needs to receive additional emphasis. The infrastructure of an area needs to be maintained to prevent blight. We have residential areas that have well maintained residences and very poorly maintained public infrastructures. This should be a priority over new infrastructure.
- We need a comprehensive plan for Old Towne. Incentives for food places. Careful planning for retail other than China Lake Corridor

### Maintenance

How should infrastructure be maintained?

- Match development fee program with project area maintenance and contribute to Citywide programs as nexus allows
- Set focus on maintenance of specific facilities, areas
- Evaluate other local funding



### Military Compatibility

#### Military Influence Area

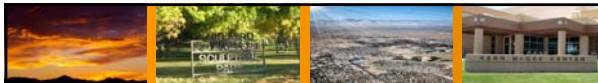
Should the City incorporate a Military Influence Area (MIA) into its local development codes? If so, where should the boundaries of this area be drawn?

- Incorporate MIA into General Plan guidance
  - Include current flight corridors and AICUZ zones
  - Work with installation to periodically review and update the MIA
  - All of Indian Wells Valley is an MIA. There must be liaison among Ridgecrest, China Lake, and Kern County. Establish committee with members from each of these entities.
- Review and incorporate guidance from R-2508 JLUS

#### Density / Services

What densities are appropriate within designated military corridors?

- Low density residential within designated MIA and corridors
- Encourage industrial development, provided no hazards are produced (smoke, dust, etc.)
- Limit services within the MIA to encourage development elsewhere in the City
- Services to extend: parks, recreational facilities, bike paths, business parks, industrial parks, no residential
- Request transfer of BLM land in south portion of Planning Area, as needed



### Growth Phasing

#### Growth Sequence

Should the City phase growth?

- The City should phase growth based on infrastructure financing and availability

#### Incentive Districts / Zones

Should the City designate incentive districts or zones in order to focus growth?

- Designate incentive areas for growth / infill
- Provide incentives for growth throughout the City; not limited to specific areas



**Global Warming**

- **Required for inclusion in General Plan**
- **Sample policy types:**
  - **Enhanced energy conservation for new development**
  - **Use and placement of shade trees**
  - **Alternative fuels vehicle parking**
  - **Use of passive and active solar devices**
  - **Solar orientation and building site design**
  - **Incentives to exceed California Title 24 Energy Efficiency Standards**
  - **LEED Certification of City-Owned Buildings**
  - **Greenhouse Gas Emissions Reduction Plan**
  - **Dust suppression measures**
  - **Providing bicycle access and parking facilities**
  - **Increasing density**
  - **Encouraging mixed use developments**
  - **Providing walkable and pedestrian-oriented neighborhoods**
  - **Providing increased access to public transportation**
  - **Providing preferential parking for high-occupancy vehicles, car pools, or alternative fuels vehicles**
  - **Establishing telecommuting programs or satellite work centers**