



**CITY OF EL PASO DE ROBLES**  
"The Pass of the Oaks"

**CITY COUNCIL AGENDA**

**PLANNING COMMISSION AGENDA**

**ADJOURNED REGULAR JOINT MEETINGS:**  
**Draft Uptown/Town Centre Specific Plan and**  
**EIR Scoping**

September 3, 2009 7:00 pm

MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL  
CONFERENCE CENTER, 1000 SPRING STREET

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**ROLL CALL** Council Members Nick Gilman, John Hamon, Ed Steinbeck, Fred Strong, and Mayor Duane Picanco

**ROLL CALL** Planning Commissioners Al Garcia, Steve Gregory, Margaret Holstine, Ron Johnson, Gary Nemeth, Joel Peterson, and Chairman Chuck Treatch

**PUBLIC COMMENTS**

This is the time the public may address the Council on items **other than those scheduled** on the agenda. ***EACH PERSON AND EACH SUBJECT IS LIMITED TO DISCUSSION OF 3 MINUTES DURATION.*** Any person or subject requiring more than 3 minutes may be scheduled for a future Council meeting, or referred to committee or staff. **PLEASE SPEAK AT THE MICROPHONE AND BEGIN BY STATING YOUR NAME AND ADDRESS.** Those persons wishing to speak on any item scheduled on the agenda will be given an opportunity to do so at the time that item is being considered.

## DISCUSSION

### 1. Draft Uptown/Town Centre Specific Plan Presentation and EIR Scoping

R. Whisenand, Community Development Director

For the City Council and Planning Commission to discuss the recommendations for the Uptown/Town Centre Specific Plan that were presented by Moule and Polyzoides during the Charrette and give direction for preparation of a draft Environment Impact Report.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the Community Development Department, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at <http://www.prcity.com/government/planning/commission/agendas.asp>.

All persons desiring to speak on an agenda item are asked to fill out *Speaker Information Cards* and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

**AMERICANS WITH DISABILITIES ACT** Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

## ADJOURNMENT:

**Planning Commission** adjournment to the Planning Commission Meeting of Tuesday, September 8, 2009, at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

**City Council** adjournment to the regular City Council Meeting of Tuesday, September 15, 2009 at 7:30 pm at Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446.

TO: JAMES APP, CITY MANAGER  
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: DRAFT UPTOWN/TOWN CENTRE SPECIFIC PLAN  
DATE: SEPTEMBER 3, 2009

Needs: To conduct a public workshop with the Planning Commission and City Council on the Draft Uptown/Town Centre Specific Plan and a Scoping Session for the Environmental Impact Report (EIR) to be prepared on the specific plan.

Facts:

1. On July 6, the City released the Draft Uptown/Town Centre Specific Plan for public review and comment.
2. The goals, policies, and implementation actions/projects contained in the draft specific plan were formulated to reflect the input received from City Council, Planning Commission, and the public as expressed in the public workshops and Charrette conducted in April and May 2008.
3. A joint City Council/Planning Commission workshop is scheduled for Thursday, September 3, 2009. At that meeting, there will be a brief presentation of the plan and the EIR to be prepared. Following the presentation, the public will be invited to comment on the plan and the issues to be discussed in the EIR.
4. Press releases were made in July to announce the availability of the draft plan and in August to announce the September 3 workshop. Copies of the press releases, in English and in Spanish, were mailed to all property owners, residents, and tenants (commercial).
5. Beyond September 3, no formal schedule for workshops and hearings has been set. Options for further scheduling for the Specific Plan and the EIR are discussed in the Analysis Section, below.
6. Representatives from Moule and Polyzoides, the primary consultant, and Impact Sciences, the EIR subconsultants will attend the workshop and give brief presentations on the plan and the scope of the EIR.
7. Moule and Polyzoides is preparing an outline for discussion and will distribute it at the workshop meeting.
8. Attachment #1 to this report are comments received from the public at the workshops and the Charrette and comments made by staff members following the Charrette.

Analysis and Conclusion: The guiding principles of the specific plan include the following:

- Catalyst for change;
- Celebrate history;
- Encourage infill;

- Mix land uses;
- Build variety;
- Increase connections;
- Walk rather than drive;
- Promote highest and best uses;
- Make streets places, not just conduits;
- Make great architecture and public spaces;
- Expand, and facilitate evolution of, recreational uses of parks.

The Draft Uptown/Town Centre Specific Plan divides the planning area into the Spring Street Corridor and 6 districts: Uptown, Midtown, Downtown, South of Downtown, Riverside Corridor, and Salinas River. Attachment #2 to this report is Section 1.1 of the plan, which summarizes of the major implementation items for the Spring Street Corridor and for each district.

The form based code, which is contained within Chapter 5 of the plan, places a high value on the physical form of buildings and the public spaces they create. It encourages more mixed uses (residential and commercial); it proposes that buildings in the downtown only allow commercial uses on ground floors and restrict office and residential uses to upper floors. The purpose of this is to maintain a critical mass of urban activity on the street in order to enhance the vitality of the downtown.

The plan has a 25 year horizon. Many of the proposed projects are costly and will take many years to pursue. One of the critical tasks before the Commission and Council will be to identify and prioritize those projects that will catalyze further private investment in the planning area, which in turn will generate revenue to pursue other projects.

The draft plan proposes possible locations for some projects (e.g. parking garages, performing arts center, and City Hall). It should be noted that the plan assigns commercial or residential land uses to each of the underlying properties and will allow property owners to pursue development of such uses. The plan does not commit the City to pursuit of projects at any specific location, but merely makes suggestions, which would allow the City to negotiate with property owners in the future should any suggested location prove optimal for a project.

The draft plan also suggests alternative uses of some public facilities (e.g. Pioneer Park, and Robbins Field). It should be noted that the plan does state that existing facilities in those parks (ballfields and skatepark) shall not be removed until alternative locations for these facilities are in place.

#### Schedule

- The September 3 workshop will be the first of several opportunities for the public to provide comment on the plan.
- The City Council and Planning Commission have appointed ad hoc committees to review the plan, including meeting with stakeholders to solicit their comments.
- No formal schedule for workshops and hearings has been set. The City Council may wish to hold additional workshops, either on the plan generally, or focused on certain aspects (e.g. the proposed form-based zoning code) prior to conducting public hearings
- Moule and Polyzoides and Impact Sciences, their subconsultant preparing the EIR, have proposed a tentative schedule for the EIR with the following milestones:

Notice of Preparation released for 30-day Review Period .....August 21, 2009  
 EIR Scoping Meeting .....September 3, 2009  
 Screencheck EIR Submitted to City for Review .....October 30, 2009  
 Public Draft EIR released for 45-day Review Period .....December 15, 2009  
 Close of Draft EIR Review Period .....January 29, 2010  
 Final EIR Completed .....March 20, 2010  
 Planning Commission/City Council Hearings on Specific Plan .....April/May 2010

Suggested Format for Workshop

1. Moule and Polyzoides makes a brief presentation on the plan’s proposals and process by which the proposals were formulated;
2. Impact Sciences makes a brief presentation on the issues to be addressed in the EIR;
3. Council and Commission Questions;
4. Public Comments on the draft plan and the scope of the EIR;
5. Council and Commission discussion on the draft specific plan
6. Council and Commission discussion on the schedule

Policy

Reference: 2003 General Plan; 2006 Economic Strategy

Fiscal Impact: The costs of preparing the specific plan have been budgeted from the Redevelopment Fund. The costs of pursuing the projects recommended by the plan are listed in Table 3.3-1 in Chapter 3. Chapter 3 also discusses options for funding the recommended projects.

Options: Following receipt of public comments, that the City Council consider giving direction on revisions to the draft specific plan and on a schedule for additional workshops on the draft specific plan.

Prepared by:

Ed Gallagher, City Planner

Attachments:

1. Public and Staff Comments Received at the April 2008 Workshops and the May 2008 Charrette
2. Section 1.1 of the Draft Specific Plan

ED\UPTOWN SPECIFIC PLAN\DRAFT COMMENTS – PUBLIC REVIEW\PCR 082509

# Attachment #1

UPTOWN / TOWN CENTRE SPECIFIC PLAN  
Uptown Workshop Public Comments  
10 April 2008

## I. Comments During Public Workshop

1. Parks:
  - a. Need more park space – particularly for children.
  - b. Water conservation strategies should be employed – especially in regards to watering of public park lawn areas.
2. Sidewalks:
  - a. Need improved sidewalks throughout (especially Vine Street).
  - b. Sidewalks should be introduced along entire street or block, not incrementally on a property-by-property basis.
  - c. Sidewalks should only be introduced within public right-of-way only (i.e. not on private property).
  - d. Would like to see many more street trees.
3. Bike Lanes:
  - a. Bike lanes should be introduced.
  - b. Bike lanes need not be wide bike paths that are expensive to build (i.e. bike paths on existing streets should be sufficient).
4. Street and Transportation Improvements:
  - a. The Spring Street off-ramp off of southbound Highway 101 is currently dangerous and needs improvement. Would like to see improvements occur sooner than later.
5. Traffic Calming:
  - a. Vine Street needs stop signs
  - b. Speed bumps should be introduced.
6. Buildings and Uses
  - a. There is a desperate need for Doctors' offices in Uptown.
  - b. The existing motels along Spring Street should be renovated.
  - c. There is a need for a community center.

- d. Would like to see a Latino market
- e. Will existing vacant lots or lots with condemned buildings be improved?

7. Oak Park Housing

- a. Current units do not have enough bathrooms (typical configuration is 1 bathroom for 3 bedroom units)
- b. If Oak Park building program (unit count) expands, will that not mean something else will need to be taken away (i.e. larger buildings will result in less open space)?
- c. Security cameras should be introduced to improve security within Oak Park.
- d. Would like to see Laundromat introduced within Oak Park (otherwise clothing has to air dry and is susceptible to being stolen).

8. Cost

- a. Where will money to pay for redevelopment and improvements come from?

9. Miscellaneous

- a. Are there plans for mitigating the sulfur smell that currently exists behind City Hall?
- b. Would like design team to refer to previous design work (such as Cal Poly Master Plan).
- c. There are drainage back-ups, which create standing pools of water, which in turn breed mosquitoes. This needs immediate attention.

II. Comments after Public Workshop

1. Parks:

- a. Would like to see recreational fields capable of accommodating 6-8 soccer fields. Ideally, a tot lot would be provided adjacent to the recreational fields (current recreational fields are too small to accommodate youth soccer league games).
- b. Would like to see a skateboard park introduced within Uptown (currently many children ride their skateboards in the street where their safety is jeopardized by automobile traffic).

2. Street and Transportation Improvements:

- a. Would like to see more bridge connections across the freeway and river.

- b. Guardrails need to be installed along Highway 101 as it passes through Uptown (currently there is nothing to stop automobiles from running off freeway into adjacent homes).
  - c. Better crossings need to be provided and holes in fence need to be repaired (Current pedestrian crossings of tracks are dangerous).
  - d. More frequent bus service needs to be provided (currently does not run on Sundays).
3. Buildings and Uses:
- a. Schools are in need of seismic retrofitting.
4. Oak Park Housing
- a. Would like to see townhouse units (i.e. not flats over flats).
  - b. Many residences need repairs due to water and earthquake damage.
5. Inclusionary Housing
- a. Need to provide inclusionary housing to insure redevelopment does not displace poor families who cannot afford more expensive replacement housing.
  - b. Need to encourage landlords to accept Section 8 certificates.
6. Miscellaneous



UPTOWN / TOWN CENTRE SPECIFIC PLAN  
Town Centre Workshop Public Comments  
11 April 2008

I. Comments During Public Workshop

1. Parks and Landscape:

- a. Currently City Park is not conducive to large events. Improvements to better accommodate large events include:
  - i. The introduction of larger open areas that are free of trees;
  - ii. Moving the gazebo to a different location within the park.
- b. Transform Robbins Field into a historic ballpark with scoreboards, bleachers, urban frontage, etc. Note that the Pittsburgh Pirates had their Spring training camp at Robbins field prior to World War II.
- c. There is not a lot of water in this area: how going to address water issue?
- d. Drought-tolerant trees and plants should be used and perhaps artificial turf could be used instead of grass.
- e. Dogs should not be allowed in public parks (dog urine is a health hazard for children who play in grass).

2. Sidewalks, Street Lights, and Walkability:

- a. Visitors to Downtown need to be educated about what a pedestrian-friendly environment is.
- b. Pedestrian-friendly routes should be provided to all neighborhoods that are within a 3-mile radius of Downtown.
- c. A bridge should be built across the freeway at 16<sup>th</sup> Street to improve the pedestrian character of Paso Robles.
- d. There is a lot of pedestrian traffic in Downtown on Fridays, Saturdays, and Sundays.
- e. Street lights should be shielded so as to not shine up into the sky. They should also be turned off at night after businesses close (excepting what illumination needs to be provided for safety).

3. Street Improvements:

- a. Spring Street: With the exception of the Downtown core, Spring Street needs significant improvement.

- i. Per the existing zoning code, the portion of Spring Street south of 10<sup>th</sup> Street allows zero-setbacks. This competes with the Downtown core by diluting the sense of arrival when motorists, pedestrians, and cyclists reach the Downtown core area;
- ii. Per the existing zoning code, the portion of Spring Street between 17<sup>th</sup> and 20<sup>th</sup> Streets is zoned residential and office. This has preserved the residential character of this portion of Spring Street and as such provides a refreshing anecdote to the rest of Spring Street.

#### 4. Buildings and Uses

- a. What incentives will be provided to encourage developers to build multi-use buildings with affordable apartments on upper floors?
- b. Paso Robles is in desperate need of a Community Cultural Facility. Would love to see in Town Centre area, but it is difficult to find a suitable site.
- c. Paso Robles is in desperate need of a conference center facility (Currently, the Paso Robles Inn Ballroom is the largest indoor venue in Paso Robles other than buildings at the Paso Robles Event Center. The conference center project could be financed and built by the private sector.

#### 5. Housing

- a. Historic housing stock has been preserved in some areas, but not in others. Would like to see the introduction of a consistent and enforceable historic preservation policy.
- b. There is concern that any style guidelines that are introduced as part of the Uptown / Town Centre Specific Plan effort might be too stringent and consequently price people out of being able to afford the cost of development.
- c. Permit fees are currently too expensive.
- d. How will increased density affect individual lots?

#### 6. Parking

- a. In favor of pedestrian-friendly Downtown, however where will cars be parked?
- b. On non-event days, the Paso Robles Event Center parking lot sits empty. Perhaps this can be used as offsite parking for Downtown that is connected via a shuttle bus.
- c. Do not put in parking meters.

#### 7. Cost

- a. What are financial mechanisms to allow upgrading of Spring Street?

- b. Introduce commemorative brick program to help finance improvements.

8. Miscellaneous

- a. Would like to see the introduction of a bike rental program.

- b. Sewer and settling basins at City's water treatment plant: what can be done about the smell that these produce?

- c. Pagosa Springs, Colorado is a successful example of a town that was built next to a river and atop a sulfur spring and would serve as a great precedent for Paso Robles.

II. Comments after Public Workshop

1. Parking:

- a. Motorcycle parking needs to be provided in Town Centre

- b. Town Centre visitors want to park close to where they are going not at edge.

2. Housing

- a. Would like to see housing for young people. Currently there are no incentives for young people to stay in Paso Robles.

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# ELIZABETH MOULE & STEFANOS POLYZOIDES

ARCHITECTS AND URBANISTS

## MEMORANDUM

TO: Ron Whisenand, Community Development Director  
City of Paso Robles

FROM: Stefanos Polyzoides

DATE: 22 MAY 2008

RE: UPTOWN / TOWN CENTRE SPECIFIC PLAN  
CHARRETTE SUMMARY

CC:

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Building on the input gained during the pre-Charrette discovery process (the existing conditions analysis, stakeholder interviews, public workshops, and discussions with City and agency staff), the consultant team led a week-long Charrette to translate the recommendations and desires of the City, the stakeholders, and the community into a physical plan. The work produced at the end of the Charrette will form the basis and structure for the Specific Plan document.

Each day of the Charrette, the consultant team (a cross-disciplinary team of architects, urbanists, landscape architects, civil and traffic engineers, and museum and historic preservation experts) worked together to solve the various components of the plan. As needed, the consultant team met with various stakeholders and City and agency representatives to clarify and rectify issues and conflicts that arose during the Charrette.

Regarding community outreach, each day of the Charrette a member of the consultant team led a public lunch-time seminar in which they explained their associated technical specialty (Economics and Finance, Form-Based Code, Historic Preservation and Resources, Landscape, Hydrology, Infrastructure, Ecology, and Traffic and Transportation). At the end of each day, the consultant team presented the day's progress to the community for review and

1 OF 9

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comment. The consultant team incorporated each night's community input into the next day's work with each day building upon the previous. The Charrette concluded with a final presentation in which the consultant team presented to the community the entire plan and all its components.

The physical results of the design charrette (e.g., the illustrative plan and perspectives, the land use/regulating plan, the landscape/public realm plan, the street network plan, the form-based code) comprise most of the materials necessary to create the Specific Plan document.

The specific recommendations put forth by the design team include the following:

**1. South of Downtown:**

- a. Transforming Robbins Field into a Civic Park. The existing baseball field would be relocated elsewhere (possibly onto the block surrounded by 16<sup>th</sup> Street, Vine Street, 17<sup>th</sup> Street, and Oak Street).
- b. Extending Fourth Street beneath the railroad tracks to Riverside Avenue in a manner that preserves the historic rectilinear street and block network.
- c. Between Fourth and Sixth Streets, moving Pine Street westward so it terminates at the center of Robbins Field. The Pine Street realignment occurred so that Pine Street could connect with Fourth Street at grade and before Fourth Street began its downward slope to cross beneath the railroad tracks.
- d. Introducing a new City Hall on the southeast corner of Sixth Street and the realigned Pine Street (adjacent to the railroad tracks across the street from the existing Post Office Building).
- e. Introducing a pedestrian bridge across the railroad tracks between the new City Hall building and the historic Farmers' Alliance building.
- f. Reconfiguring the Fourth Street Master Plan area. The new concept is comprised of mixed-use buildings with required retail on the ground floor and upper floors composed of residential and/or office uses. The tenant mix in this location should be favorable to national retail chains.
- g. Providing a new north frontage for the existing Post Office building that better relates to Park Street.
- h. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- i. Introducing flex space along park Street between Robbins Field and City Park.

- j. Introducing street trees and sidewalks throughout.
- k. Introducing a new park on the block bounded by Fourth Street, Oak Street, Third Street, and Vine Street that doubles as a flood mitigation and stormwater quality treatment area.

**2. Downtown:**

- a. Introducing a performing arts center on the northeast corner of 12<sup>th</sup> and Pine Streets across the street from City Park (alternate locations for the performing arts center include the southwest corner of 24<sup>th</sup> Street and Riverside Avenue and within the Paso Robles Street River Overlook area).
- b. Introducing lined park-once garages at key locations such as:
  - i. The northeast corner of Railroad and 13<sup>th</sup> Streets;
  - ii. The southeast corner of Pine and 10<sup>th</sup> Streets;
  - iii. South of City Hall on the existing City Hall/Library parking lot.
- c. Creating a small plaza at the corner of 10<sup>th</sup> and Spring Streets to celebrate Paso Robles' hot springs history.
- d. Introducing a farmers' market on Park Street between 10<sup>th</sup> and 11<sup>th</sup> Streets.
- e. Traffic-calming 13<sup>th</sup> Street in order to encourage/allow easier north/south pedestrian and automobile crossings of 13<sup>th</sup> Street.
- f. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- g. Creating a retail district mostly concentrated between 11<sup>th</sup>, Spring, 14<sup>th</sup>, and Pine Streets with a small portion extending south on Pine Street to the train station. Retail should be required on the ground floor of all buildings within this district and should be comprised of specialty stores and restaurants peppered with a few national retail chain tenants.

The funky "industrial" character of the area east of Pine Street should be preserved. Uses could include service commercial, but efforts should be made to support the construction related industries that are concentrated there now.

- h. Transforming Railroad Street into a pedestrian way from 14<sup>th</sup> to 12<sup>th</sup> Streets.
- i. Introducing a pedestrian bridge at 12<sup>th</sup> Street that crosses the 101 Freeway, connecting Downtown and the Salinas River.

- j. Introducing street trees, sidewalks, and pedestrian improvements throughout.

### 3. North of Downtown

- a. Introducing a greenway along Park Street to narrow the pavement width and provide an attractive pedestrian and bicycle connection between Uptown and Downtown. Park Street could possibly be designated as a portion of the Anza Trail.
- b. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- c. Introducing commercial and office uses along Spring Street.
- d. Introducing a park on the block surrounded by 16<sup>th</sup> Street, Vine Street, 17<sup>th</sup> Street, and Oak Street (which will necessitate the removal of the existing buildings currently on the site). This could be a good replacement location for the relocated Robbins Field baseball field – albeit reformulated as a multi-use field.
- e. Introducing street trees, sidewalks, and pedestrian improvements throughout.

### 4. Midtown

- a. Introducing a greenway along Park Street to narrow the pavement width and provide an attractive pedestrian and bicycle connection between Uptown and Downtown. Park Street could possibly be designated as a portion of the Anza Trail.
- b. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- c. Introducing commercial and office uses along Spring Street.
- d. Introducing a commercial corridor along 24<sup>th</sup> Street that allows retail and small office uses.
- e. Introducing an improved drainage course for Mountain Spring Creek that crosses Vine Street, runs along 23<sup>rd</sup> street, down Oak Street to 21<sup>st</sup> Street to Spring Street, and on to the Paso Robles Events Center. This “greenway” could double as a linear park that connects to the Park Street linear park as well as provides east-west access to and from the Events Center.

- f. Introducing street trees, sidewalks, and pedestrian improvements throughout.

## 5. Uptown

- a. Introducing a small-scale retail district at the corner of 34th and Spring Streets consisting of a mix of retail and community services. Retail should be required on the ground floor (except where community services occur), while upper floors could be occupied by office or retail. There is a possibility that this site could also include the First Five school that is currently being proposed on the site at 36<sup>th</sup> and Spring Streets.
- b. Expanding the existing community center and pool complex at 28<sup>th</sup> and Vine Streets.
- c. Introducing a new baseball field on the block bounded by Oak Street, 36<sup>th</sup> Street, Spring Street, and the 101 Freeway. North of the baseball field might be a good location for a skate park.
- d. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- e. Rehabilitating Oak as follows:
  - i. Introducing approximately 100 units of additional housing. New housing would, for the most part, be built on locations/footprints where existing housing is currently located. Note that since Oak Park is more than 50 years old, it is a historic resource, and its historic merit will need to be determined.
  - ii. Introducing a new playing field and community center on the north side of Oak Park (at 34<sup>th</sup> Street).
  - iii. Introducing an interconnected street network to better connect Oak Park to the rest of Uptown (see next recommendation "f").
- f. Improving Georgia Brown Elementary School and Vine Street, including terracing the hillside to accommodate more soccer events.
- g. Creating a better connected street and block network by:
  - i. Extending Park Street between 24<sup>th</sup> and 28<sup>th</sup> Streets.
  - ii. Introducing new streets east of Park Street between 30<sup>th</sup> and 32<sup>nd</sup> Streets and between 32<sup>nd</sup> and 34<sup>th</sup> Streets.



- iii. Introducing a new street that fronts the railroad tracks between 28<sup>th</sup> and 34<sup>th</sup> Streets.
- h. Introducing street trees, sidewalks, and pedestrian improvements throughout – particularly on Oak Street between Flamson Middle School and the new baseball field ( at Spring and 36<sup>th</sup> Streets).
- i. Creating a destination opportunity at the Hot Springs site that includes a boardwalk over the wetland and an interpretive kiosk. Future efforts may include Anza Trail interpretive exhibits, “toilet to tap” water cycle education exhibits, and Hot Springs resort opportunities.
- j. Introducing a pedestrian/ vehicular crossing over the existing railroad tracks at 30<sup>th</sup> Street.

## 6. Riverside Corridor

- a. Creating a very conceptual site plan for the Paso Robles Event Center, Pioneer Park, and the Museums. The site plan includes the following:
  - i. Introducing a museum addition at the northeast corner of 19<sup>th</sup> Street and Riverside Avenue, facilitating the introduction of additional museum space without necessitating the relocation of the existing museum structures.
  - ii. Relocating the Pioneer Park baseball field to Uptown between Oak Street, 36<sup>th</sup> Street, Spring Street, and the 101 Freeway.
  - iii. Relocating the existing Skate Park to a site west of the railroad tracks and closer to residential neighborhoods (an alternate site still needs to be determined, although the block bounded by Oak Street, 36<sup>th</sup> Street, Spring Street, and the 101 freeway might be a good location – adjacent to the proposed baseball field mentioned in the above recommendation “a.iii”).
  - iv. In the Paso Robles Event Center: Introducing a commercial kitchen serving two ballroom spaces each capable of accommodating 500-600 people; introducing new exhibition spaces south of the Main Grandstand; introducing shade trees throughout the Event Center to provide shade; introducing a tent structure to shade the Main Grandstand; introducing trees planted orchard-style within the existing Event Center parking lot
  - v. Introducing a civic building on the southwest corner of 24<sup>th</sup> Street and Riverside Avenue (on the north side of the

To: Ron  
From: Ed  
Subject: Uptown/Town Centre Specific Plan: Staff Comments on Charrette Recommendations  
Date: June 10, 2008

The following items were comments made by staff members on the Charrette Recommendations.

1. 24<sup>th</sup> Street Bridge Pedestrian Crossing: John Falkenstien said that the geometry of the street made it virtually impossible for any bridge (old or new) to meet ADA. Suggestions to resolve this included:
  - Hang a pedestrian walkway on the south side of the bridge and provide an elevator on the east end of the bridge – on the lift station site;
  - Provide an elevated walkway over the tracks to connect to new development on the south side of 24<sup>th</sup> Street – on both sides of the tracks. The landings/approaches on both sides would need to be designed to be obviously public and not discouraging to would be users.
2. Pedestrian Crossing (of RR tracks) north of 24<sup>th</sup> Street:
  - Alternate sites included 26<sup>th</sup> and 28<sup>th</sup> Streets for an at-grade crossing.
  - Jim App pointed out that a Rail Corridor Study would be required for any new crossings.
  - It was suggested to investigate what the County of SLO recently did to obtain a crossing in San Miguel.
  - If the City must give up an existing crossing to allow a new one, the current crossing at the north end of Ramada Drive, which provides access to the Union Asphalt Property could be considered as the property is also accessible via the crossing at the City's Thunderbird Well Site.
3. Extension of Park Street North of 24<sup>th</sup> Street (to connect to 28<sup>th</sup> Street): The general consensus was that this proposal was not feasible – primarily due to topographic constraints. John Falkenstien said that he would take a look at the route in the field before a staff comment is made.
4. 24<sup>th</sup> Street East of Riverside Avenue: A mid-block pedestrian crossing, perhaps consisting of a raise speed table and LED lights, needs to be provided at the Livestock Gate.
5. Pedestrian Access to Hot Springs Property. The Charrette Catalog documents do not provide sufficient detail to show how this would be accomplished.

6. Parking Lot at southwest corner of Riverside Avenue and 21<sup>st</sup> Street: The Specific Plan illustrative plan map needs to be annotated to indicate that other land uses would be possible.
7. Financing of Public Improvements: The Illustrative Plan shows a lot of public improvements: bridge over highway 101 at 12<sup>th</sup> Street, medians and walkways in streets, trails, park improvements, etc. The “Implementation” section of the specific plan needs to identify feasible means of financing these. Methods would include, but not be limited to:
  - Landscaping and Lighting District to pay for landscaping and lighting maintenance – to be required for all new construction in the specific plan area;
  - Expansion of the Redevelopment Project Area to include the Paso Robles Street area.
8. City Park: More detail is needed to meet the contract’s requirements for a Park Master Plan. Things to be included are:
  - Details for the fountain and planter area south of the planter (if the plan advocates their removal/replacement with other amenities);
  - Policies for public art;
  - Option for locating the Farmer’s Market along the north side of 11<sup>th</sup> Street/South side of the Park – considering that Prudential Realty may oppose the proposed weekly closure of Park Street, between 10<sup>th</sup> and 11<sup>th</sup> Streets;
  - Details for play areas, restrooms, relocation of horseshoe pits
9. 13<sup>th</sup> Street Angled Parking: The proposal needs to be compared to the City’s present standards for angled parking. It may be that the City will only support placement of angled parking on one side of the street only.
10. Hot Springs Plaza at Northeast Corner of Spring and 10<sup>th</sup> Streets: A small plaza is OK; a water feature and “bear” sculpture are not.
11. Park in the block Bounded by 3<sup>rd</sup>, 4<sup>th</sup>, Vine, and Oak Streets: A “green space” may be shown on the Illustrative Plan – to be a basis for conditioning development of properties to maintain and enhance the flood zone area. However, a public park will not be pursued.
12. South End of Paso Robles Street: More detail on the off-ramp and use of properties on the east side of Paso Robles Street (Reed and Viborg) needs to be provided.

## 1.11 - Plan-Wide Policies - Specific

### A. District, Neighborhood, and Corridor Initiatives

The diagram at right identifies the plan-wide objectives that implement the goals and plan-wide policies that drive this plan. Accordingly, this diagram informs the vision, programs, implementation measures, and development regulations that will carry out the plan over its 25-year planning horizon.

The walkability sheds represent the extent of the distance a typical pedestrian will walk - approximately 5-minutes or a quarter of a mile. This dynamic influences the revitalization strategy in terms of scale and distribution of buildings, uses, transit, services, open space and other amenities throughout each neighborhood, district, and corridor within the plan area.

The plan-wide objectives for the seven general subareas are identified below the diagram. On the following two pages spread, the individual initiatives and catalytic actions/projects that address these objectives are described.

#### Plan Wide

1. Ensure the long-term protection of historically significant buildings and districts as identified in the Historic Resources Survey.
2. Introduce selective infill on properties not currently occupied by buildings of historical significance.
3. Introduce street trees, sidewalks, and pedestrian improvements.
4. Designate Park Street as a portion of the Anza Trail.
5. Improve Vine Street and Riverside Avenue with sufficient bike lanes to act as a bike boulevard linking the Uptown and Town Center areas.
6. Address the infrastructure needs and identify areas where improvements will be needed for the long term success of the plan.
7. Introduce a performing arts center. Possible locations include:
  - The northeast corner of 12th and Spring Streets across the street from City Park.
  - The southwest corner of Riverside Avenue and 24th Street on the north side of the existing Paso Robles Event Center parking lot.
8. Build a new City Hall building. Possible locations include:
  - The southeast corner of Sixth Street and a realigned Pine Street.

#### Spring Street Corridor

1. Enhance the northern and southern "gateway entries" from Highway 101 with planting.
2. Transform Spring Street into a street with segments of differing character.
3. Improve Spring Street as a transit corridor linking the Uptown and Town Center areas including transit loops to Riverside Avenue.

#### Uptown

1. Introduce a small-scale retail district at the corner of 34th and Spring Streets.
2. Expand the existing aquatic complex at 28th and Vine Streets. Possible projects include introducing classroom space, expanding and/or updating the existing pool, introducing a water slide, and adding additional parking.
3. Develop the block bounded by Oak street, 36th Street, Spring Street, and the 101 Freeway with an Early Childhood Learning Center that may house a City Library-operated study center.
4. Rehabilitate the Oak Park Housing Project and introduce a new community recreation center to replace the George Stephan Center.
5. Improve Georgia Brown Elementary School and Vine Street, including terracing the hillside to accommodate more soccer fields.
6. Introduce new streets to create a better connected street and block network.
7. Introduce pedestrian improvements along Oak Street between Fein Street and 30th Street.
8. Introduce a pedestrian/ vehicular crossing over the existing railroad tracks at 28th Street.

#### Midtown

1. Introduce a greenway along Park Street that provides an attractive pedestrian and bicycle connection between Uptown and Downtown.
2. Introduce commercial and office uses along Spring Street.
3. Introduce a commercial corridor along 24th Street that allows retail and small office uses.
4. Introduce an improved drainage course for Mountain Spring Creek that crosses Vine Street, runs along 23rd street, down Oak Street to 21st Street to Spring Street, and on to the Paso Robles Events Center.
5. Introduce a park on the block surrounded by 16th Street, Vine Street, 17th Street, and Oak Street. Placement of a park on this site is contingent upon meeting the requirements of a covenant that restricts the site's use to "educational" uses.
6. Improve pedestrian access and safety across 24th Street that meet ADA requirements as necessary.

#### Downtown

1. At key locations introduce lined parking garages, whereby the garage is located at the center and is screened from street by retail uses.
2. Create a small plaza at the corner of 10th and Spring Streets to celebrate Paso Robles' hot springs history.
3. Introduce a farmers' market along the north side of 11th Street.
4. Traffic-calmed 13th Street in order to encourage/allow easier north/south pedestrian and automobile crossings of 13th Street.
5. Expand the existing retail district northward to 16th Street southward along Pine Street to the train station.
6. Transform Railroad Street between 12th and 14th Streets into a more pedestrian-friendly street by narrowing its width and introducing new paving materials and street furniture.
7. Introduce a pedestrian bridge at 12th Street that crosses the 101 Freeway, connecting Downtown to the Salinas River.
8. Introduce new angled parking in the downtown core, including on Spring and 13th Streets to supplement the downtown's on-street parking supply, calm traffic, improve pedestrian access, and "visually announce" when a driver has arrived in Downtown.



9. In order to enhance the cultural and educational quality of the community, support establishments such as "Studios on the Park", a project that will introduce a working artist studio into the heart of Downtown.

#### Riverside Corridor

1. Revitalize the Paso Robles Event Center, Pioneer Park, and the Pioneer Park historical museums and organizations.
2. Introduce retail and other related uses in the Farmers Alliance Building as well as the addition of new commercial buildings on the site that will improve the attractiveness of the property as a community destination.
3. Introduce a pedestrian bridge from the Farmers' Alliance building, across the railroad tracks, to the proposed City Hall building (at Sixth and Pine Streets).
4. Transform Riverside Avenue into a bicycle-friendly boulevard.
5. Extend Riverside Avenue north to pass under the 101 Freeway to reach the Hot Springs property and provide connection to the overall river trail system.
6. Introduce a natural history museum/interpretive center at the Salinas River end of the 12th Street pedestrian bridge.
7. Introduce a Paseo along the Salinas River, shaded by native trees and equipped with seating, forming a clearly-defined edge, public walkway, and river overlook.
8. Incorporate an amphitheater along the Salinas River Paseo facing the river.
9. Encourage buildings to be of industrial/agricultural character and to face the Salinas River.
10. Provide safe pedestrian crossing along 24th Street over the railroad tracks.

#### South of Downtown

1. Consider transforming Robbins Field into a performance venue or a Civic Park, but only if an appropriate replacement ball field is first developed elsewhere within the West Side of the City.
2. Extend Fourth Street beneath the railroad tracks to Riverside Avenue in a manner that preserves the historic rectilinear street and block network.
3. Between Fourth and Sixth Streets, move Pine Street westward so it terminates at the center line of Robbins Field.
4. Introduce a pedestrian bridge across the railroad tracks between the new City Hall building and the historic Farmers' Alliance building.
5. Provide a new north frontage for the existing Post Office building that better relates to Park Street.
6. Introduce flex space along Park Street between Robbins Field and City Park. Flex space is an occupancy that is designed to accommodate a variety of uses including office, retail, or residential (typically in a loft configuration) also called "Live/Work".
7. Introduce a flood mitigation and stormwater quality treatment area on the block bounded by Fourth Street, Oak Street, Third Street, and Vine Street.

#### Salinas River

1. Provide greater access to the Salinas River, particularly along its eastern edge.
2. Develop a habitat preservation and management plan for the Salinas River that:
  - a. Ensures the survival of the next generation of vegetation through no-mow protocols and sapling planting;
  - b. Identifies mitigation opportunities for area development that contribute to river restoration;
  - c. Enacts stormwater best management practices (BMPs) to filter out pollutants and contribute to the recharging of the region's groundwater.
3. Create destination opportunities, such as an amphitheater, river overlook, outdoor classroom/interpretive displays, and a wetland boardwalk.