

FOLSOM DISTRICT MASTERPLAN - CAC WALKING TOUR



Jacobs

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FOLSOM DISTRICT MASTERPLAN - CAC WALKING TOUR

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FOLSOM DISTRICT MASTERPLAN - CAC WALKING TOUR MAP



WALKING TOUR MAP

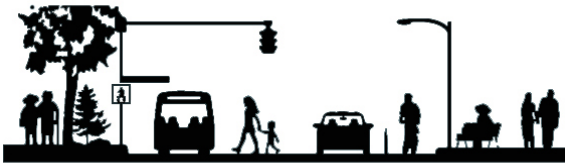
FOLSOM DISTRICT MASTERPLAN



1. Sustainable Revitalization: Support the redevelopment, revitalization, and economic activation of the district.



2. Destination Oriented: Develop the district into a thriving destination for living, working, shopping, and recreation.



3. Multimodal Connectivity: Expand and advance accessible transportation for all residents and visitors.



4. Identity / Placemaking: Create public spaces that support a vibrant social life and foster a sense of community.



5. Housing: Encourage high quality housing that supports a variety of incomes, market preferences, households, and ages.

DEVELOPMENT PATTERN TYPE 01 - OPEN AIR PEDESTRIAN DESTINATION



EMPHASIS ON SEPARATING PARKING FROM A HIGHLY AMENITIZED PEDESTRIAN EXPERIENCE THAT INCLUDES COMMUNITY EVENT SPACES, PLAYGROUNDS, PLAZAS, FIRE & WATER FEATURES, THEMED ARCHITECTURE, SIGNAGE, AND LIGHTING.

CHARACTER

TYPE 01 PRECEDENT - VINEYARDS AT PORTER RANCH_NORTHRIDGE, CA

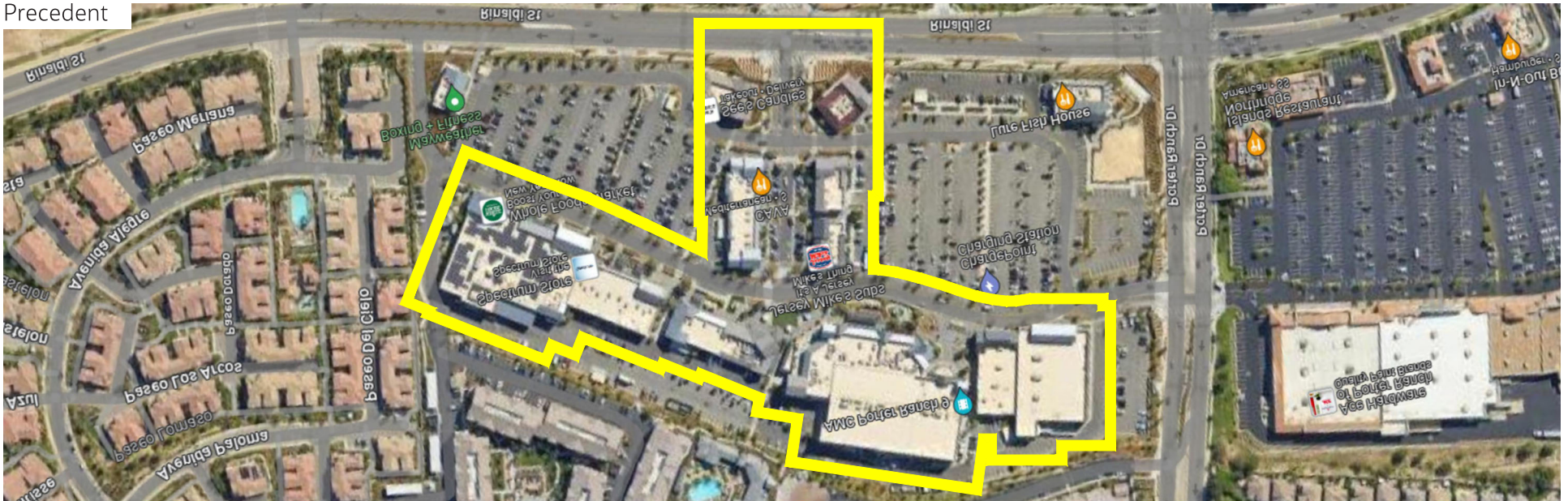


A MODEST INCREASE IN BUILDING SETBACK CREATES AN INCREDIBLE PLACEMAKING OPORTUNITY. THE LANDSCAPE, ARCHITECTURE, SIGNAGE, LIGHTING, ETC ALL CONTRIBUTE TO A UNIQUE AND MEMORABLE OPEN AIR PEDESTRIAN DESTINATION.

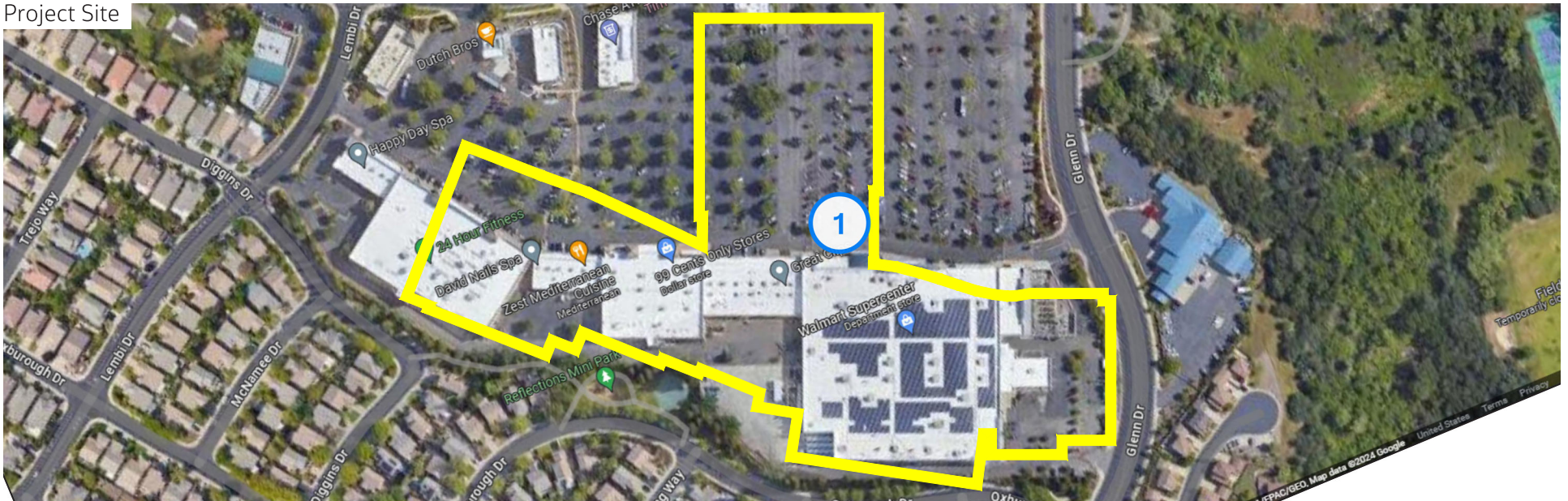
PRECEDENT

TYPE 01 PRECEDENT - VINEYARDS AT PORTER RANCH_NORTHRIDGE, CA

Precedent



Project Site



SCALE COMPARISON

DEVELOPMENT PATTERN TYPE 02 - HORIZONTAL MIXED-USE



EMPHASIS ON PEDESTRIAN-ORIENTED STREETSCAPES - GENEROUS SIDEWALKS, STREET TREES, SITE FURNISHINGS, BIKE LANES, AND PARALLEL PARKING. DENSE RETAIL CORRIDORS WITH OUTDOOR SEATING/PUBLIC ART, AND ADJACENT RESIDENTIAL.

CHARACTER

TYPE 02 PRECEDENT - ABBOT KINNEY BLVD_VENICE, CA

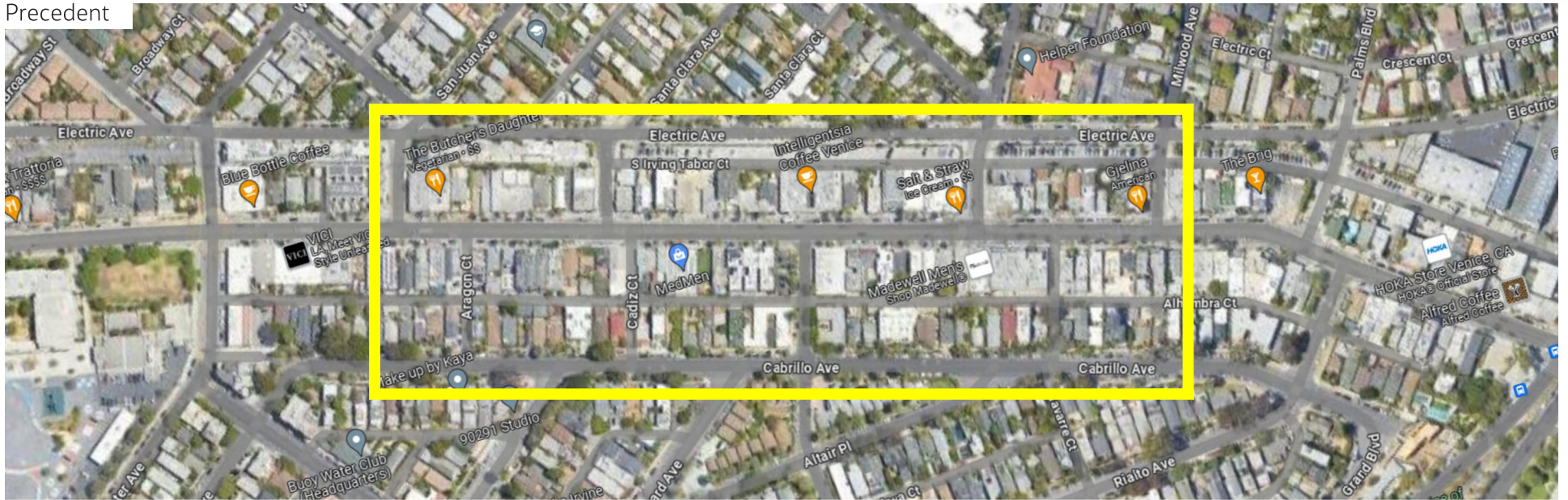


LOW-RISE COMMERCIAL BUILDINGS FRAME A 60' RIGHT OF WAY. PARALLEL PARKING BUFFERS PEDESTRIANS FROM AUTOMOBILE AND BICYCLE TRAFFIC. STREET TREES PROVIDE SHADE. ARTWORK AND PEOPLE WATCHING INSPIRE CURIOSITY AND DISCOVERY.

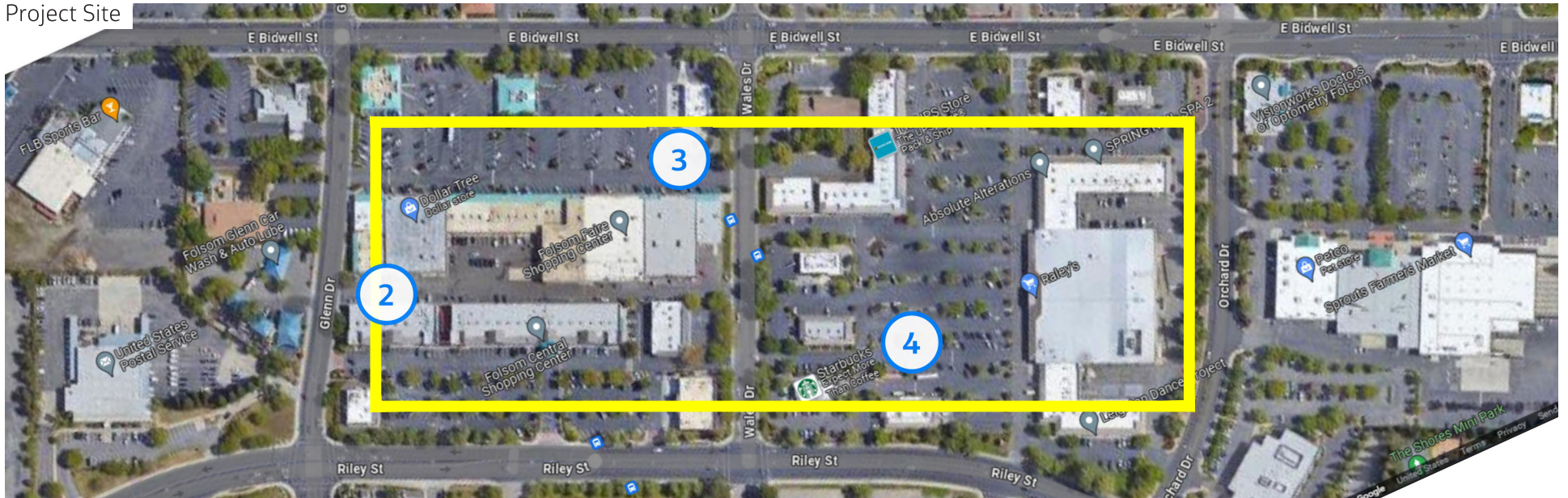
PRECEDENT

TYPE 02 PRECEDENT - ABBOT KINNEY BLVD_VENICE, CA

Precedent



Project Site



SCALE COMPARISON

TYPE 02 PRECEDENT - FOURTH STREET_BERKELEY, CA

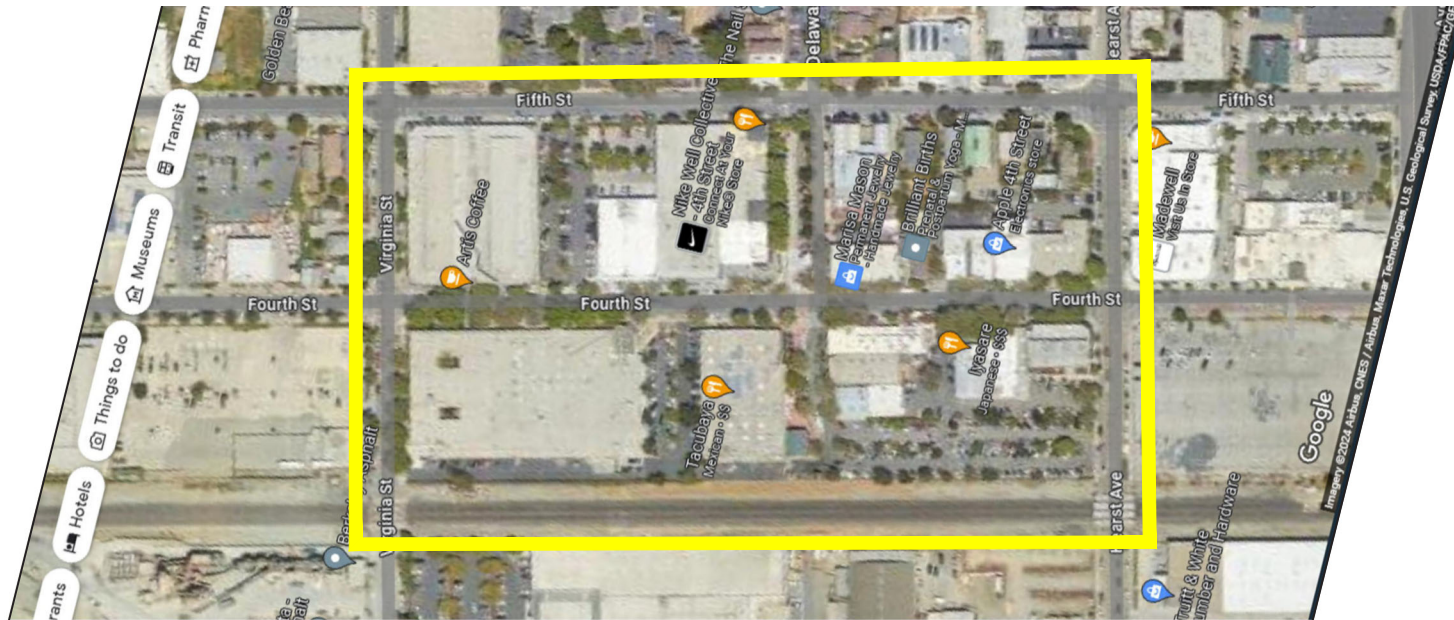


LOW-RISE COMMERCIAL BUILDINGS FRAME A 60' RIGHT OF WAY. PARALLEL PARKING BUFFERS PEDESTRIANS FROM CAR AND BIKE TRAFFIC. STREET TREES PROVIDE SHADE. AMPLE WINDOW SHOPPING AND OUTDOOR SEATING/EVENT SPACE(S) BUILD COMMUNITY.

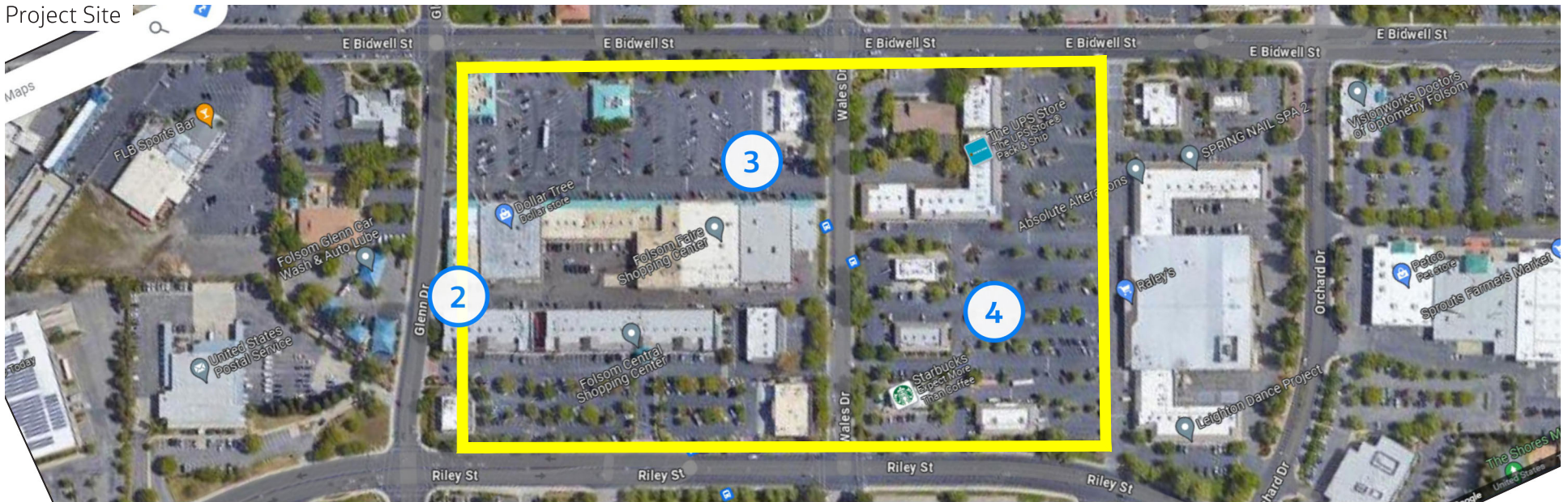
PRECEDENT

TYPE 02 PRECEDENT - FOURTH STREET_BERKELEY, CA

Precedent



Project Site



SCALE COMPARISON

DEVELOPMENT PATTERN TYPE 03 - VERTICAL MIXED-USE



EMPHASIS ON HIGH-QUALITY STREETSCAPES (GENEROUS SIDEWALKS, STREET TREES, AND BIKE LANES), LARGER PUBLIC OPEN SPACES, AND GROUND FLOOR RETAIL W/ HIGHER DENSITY RESIDENTIAL AND/OR OFFICE SPACE ABOVE.

CHARACTER

TYPE 03 PRECEDENT - WOODIN CREEK VILLAGE_ WOODINVILLE, WA

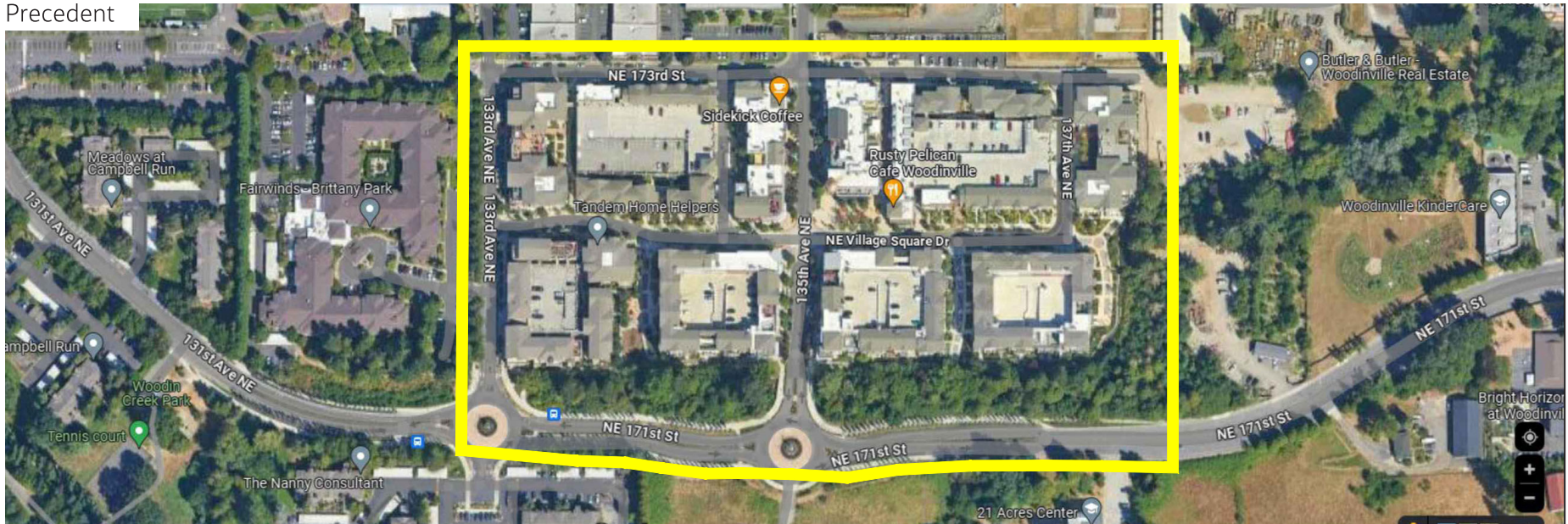


PARKING STRUCTURES WRAPPED IN RETAIL AT THE GROUND FLOOR AND RESIDENTIAL UNITS ABOVE MEET A GROWING DEMAND FOR HOUSING. TRAFFIC CALMING MEASURES AND INVITING PUBLIC SPACES ENCOURAGE FOOT TRAFFIC AND BUILD COMMUNITY.

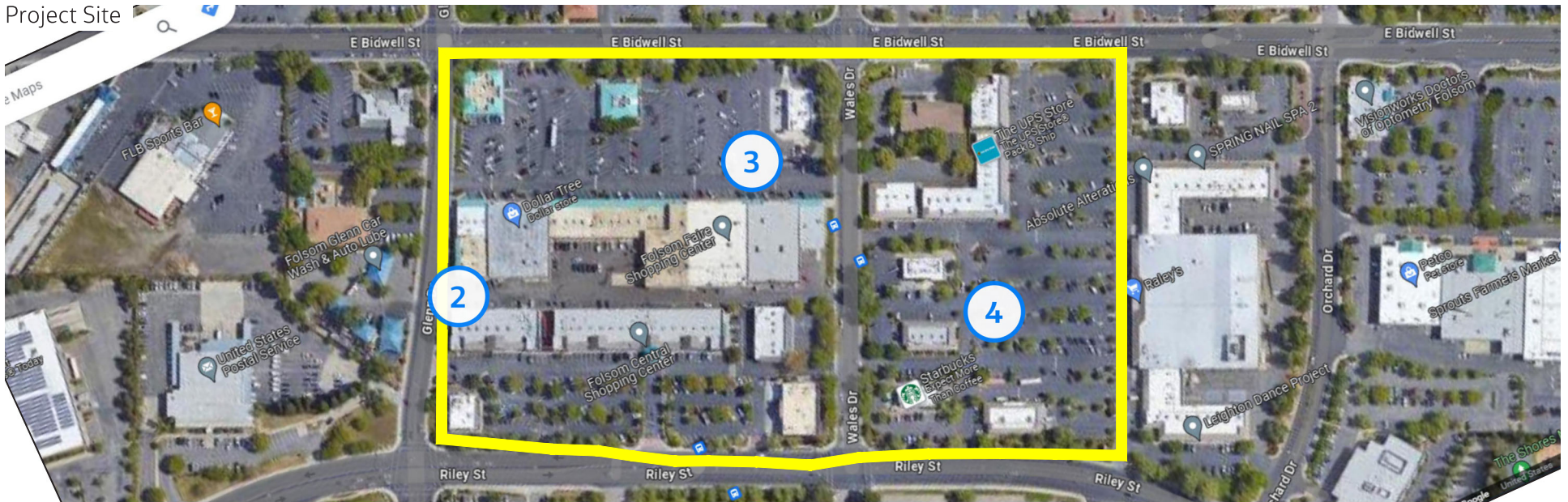
PRECEDENT

TYPE 03 PRECEDENT - WOODIN CREEK VILLAGE_ WOODINVILLE, WA

Precedent



Project Site



SCALE COMPARISON

FOLSOM DISTRICT MASTERPLAN - CAC WALKING TOUR STOP 01

THANK YOU

Jacobs