

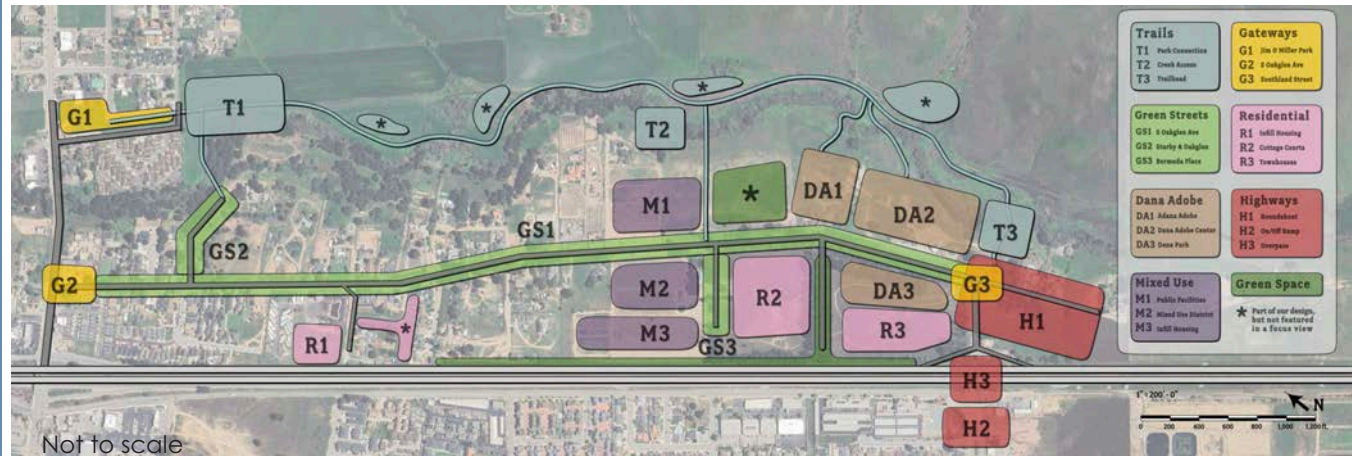
Final Portfolio

SPRING
2025

CRP 203

Gretchen Stranzl McCann

Oliver Faase



Dana Adobe Cultural Center

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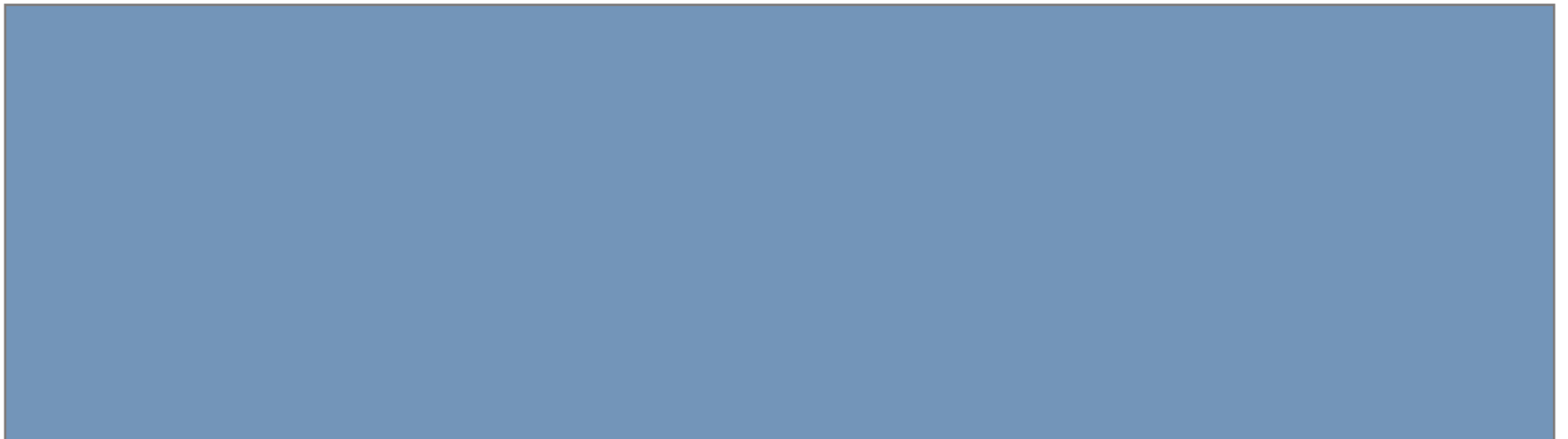
About Me



I am a sophomore at California Polytechnic State University with an excellent academic record, organized and self-motivated working towards a major in City and Regional Planning and a minor in Sustainable Environments.

Skills

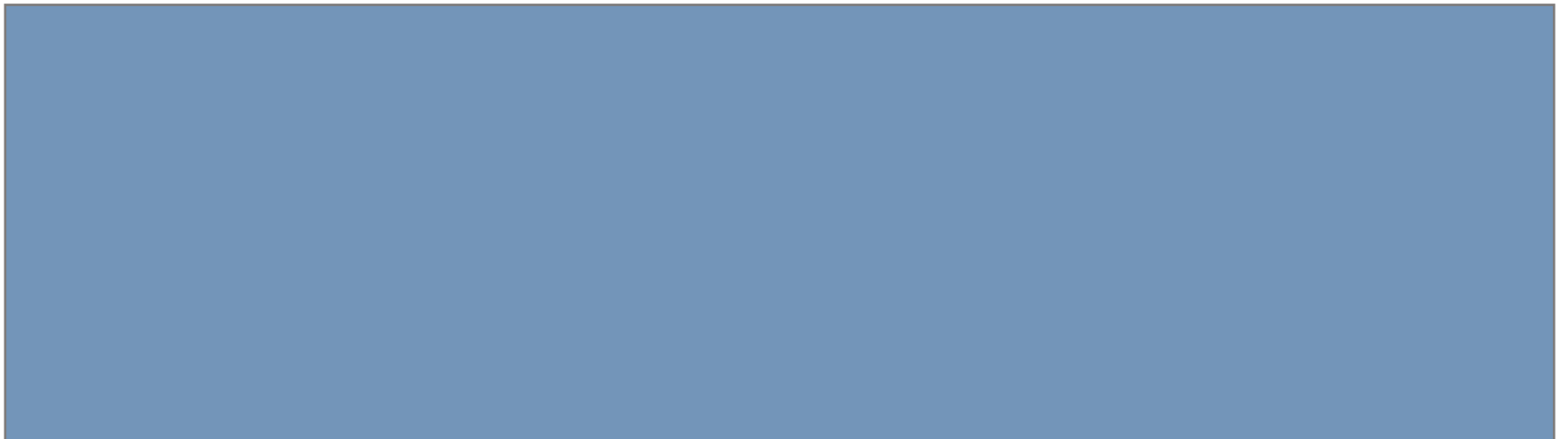
- Time management
- Self-motivated
- Communication skills
- Logical thinking
- Architecture - designed and helped build an ADU during highschool
- Adobe products such as Illustrator, Photoshop and InDesign
- Other programs such as AutoCAD, TwinMotion, and SketchUp



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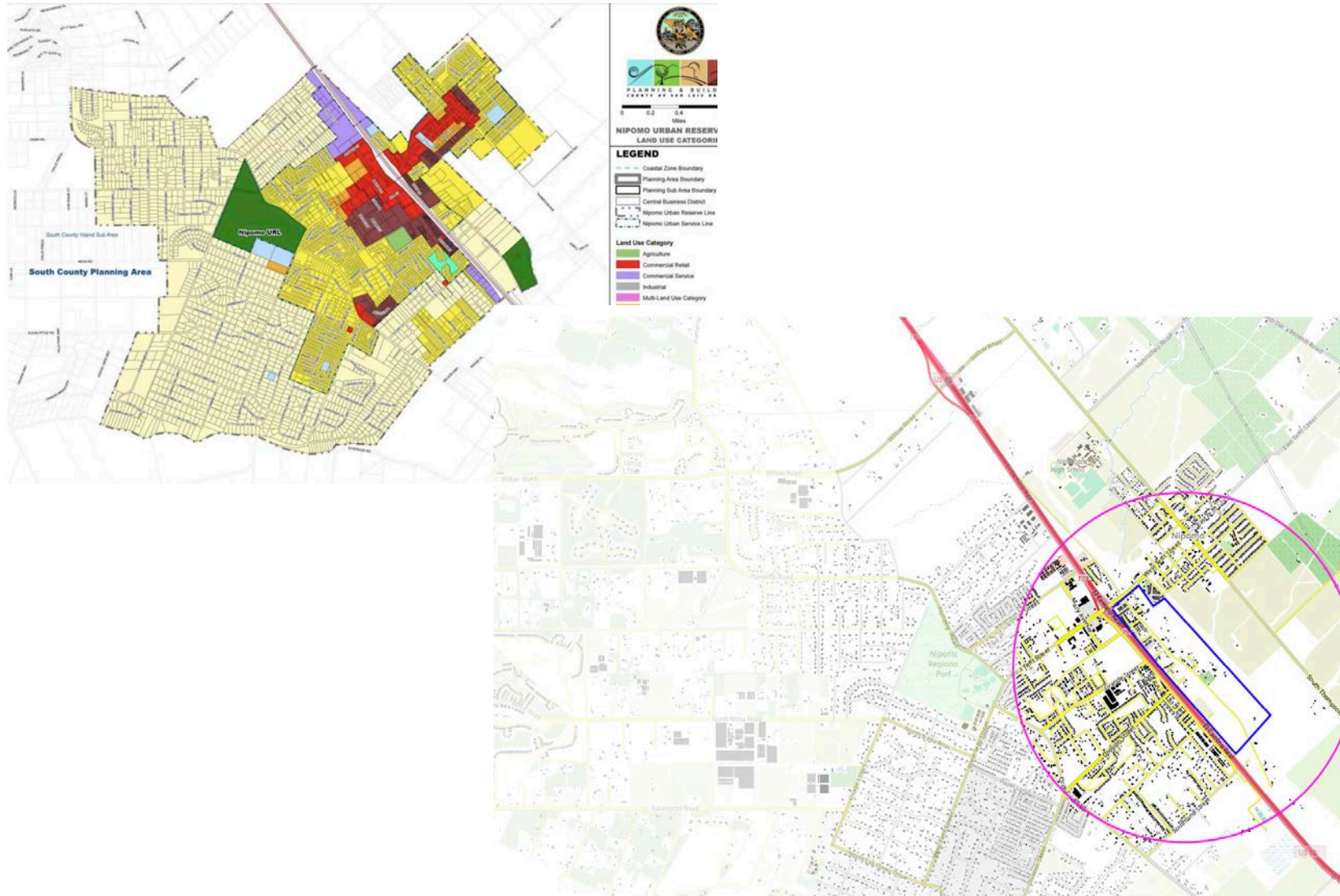
Introduction

This was a quarter-long project looking at redeveloping a site in Nipomo California. This site is extremely important as it has the Dana Adobe on it (a cultural center), and runs through an area with lots of housing. We worked as a class for a quarter with some group and a significant amount of individual work. We started by researching and learning the history and regulations of the area. We then did a site visit and started creating maps with existing conditions. After that we looked at case studies to learn what aspects we might want to include. We then moved into the design phase by creating an overall map of where we might want to develop and specific areas for each group. For the last half of the quarter we worked in small groups to focus in on our specific areas and come up with a fully detailed site plan, sections etc to present to the stakeholders.



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Chapter I: Site Inventory and Assessment



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Site History and Regulations

1. Historical & Cultural Development of Nipomo

- Chumash presence for 9,000 years; "Nipomo" means "foothill" in Chumash.
- Rancho Nipomo established in 1837 via Mexican land grant to Captain William G. Dana.
- Dana House built in 1839 using local materials — a blend of English, Native, and Mexican cultures.
- Site was a stop along El Camino Real and important for California's mail and military routes.
- Rancho Dana: polling place, lodging for generals, hub for hides/tallow export during Gold Rush.
- Dana Adobe Park: historic vineyard, museum, trails, and preserved gardens. Restoration began in 1999; cultural center completed in 2018.
- Nipomo boomed post-1882 with Pacific Coast Railroad; later drew Dust Bowl and Filipino immigrants.
- 1934 population surged to 10,000; today, growth continues around US 101/El Camino Real.

2. Social & Economic Development

- Median income rose by 6.67% in 2023 to \$102,382; suggests wealthier residents remain.
- Population declined by 4.13% (2022–2023), hinting at demographic shifts.
- Top employment sectors: Health Care & Social Assistance, Construction, Education.
- High-paying sectors (e.g., Utilities, Transport) are underrepresented in workforce numbers.
- Homeownership rate is 69.4% — high stability.
- Most commute alone; average commute = 27.5 mins.
- Healthcare access strong: 95.5% insured.
- Challenges: cost of living, youth amenities, and localized environmental issues (water, air).

3. SLO County General Plan

- Land Use Element (LUE): Promotes compact, resource-efficient development.
- Includes Conservation, Recreation, and Historic Preservation strategies.
- Public Facilities Financing Plans ensure infrastructure readiness during development.
- Circulation Planning: Reduces noise exposure; promotes pedestrian & cyclist infrastructure.
- Open Space Plan: Protects public/private land, natural resources, and scenic value.
- Recreation Land Use: Prioritizes local access, not tourist-based, with mixed-use integration.
- Emphasizes collaboration between agencies, landowners, and nonprofits.

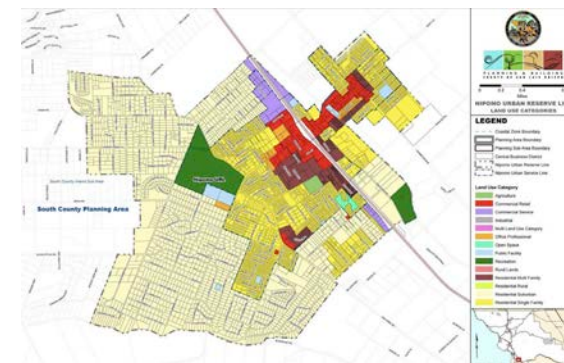
4. Population & Demographics

- Homeownership: 69% (steady over time).
- Median property value: \$674,100; slight decline post-pandemic.
- Median age: 39.3 — slightly older than CA average.
- Seniors: 18.4%; Children: ~1,800 K–12 students.
- Education: 25.4% hold a bachelor's degree or higher (below CA avg of 37.5%).
- Race/Ethnicity:
 - 53.2% White
 - 25.5% Multiracial
 - 52% identify as Hispanic (22.7% multiracial Hispanic)
- Disability: 13.9% (above state avg).
- Homeless: 28 unsheltered individuals (2024); 262 vacant homes.
- Top job sectors: Health Care (1,249), Construction (828), Education (681).

5. Zoning & Land Use

Four zoning categories on site:

- Recreation (dark green)
- Residential Suburban (light yellow)
- Residential Single-Family (dark yellow)
- Residential Multi-Family (dark red)
- Multi-Family Housing: Target of 10 DU/acre; aims for affordability and sustainability.
- Recreation areas: Over 130 acres in Nipomo; serve locals with trails and diverse activities.
- Single-Family Housing: Largest zoning type; drives population growth; pedestrian-friendly design.
- Suburban Residential: ~2/3 of housing; typically 1-acre lots with private water.
- Preservation Goal: Maintain Eucalyptus Groves as a natural asset.



Site Visit and Field Studies Images



Multi Family

Residential



Single Family

Residential



Suburban

Residential



Open Space

Narrow Gauge Railroad R.O.W



Agriculture

Christmas tree farm



Dana Adobe

Historical Site

Site Visit and Field Studies Write Up

Natural Resources Preservation

Retain and protect open space buffers, viewsheds, and rural landscapes.

Incorporate native plant palettes and restore degraded landscapes (controlled burning, studying natives)

Clear blocked Nipomo stream and strive to restore lost steelhead trout habitat and other ecosystem services.

Built Form

Increase density while preserving South Oakglen Avenue's natural environment.

Encourage architectural continuity and materials that reflect historical context.

Design mixed-use nodes near Dana Adobe and Oakglen & Tefft intersection that include:

Walkable and resident oriented services

Shared gathering and green space for people of all abilities and ages (i.e. kids)

Transportation and streetscape

Design the Southland Street Interchange with the following in mind:

Its role in community wide connectivity and access

Traffic calming and safe separation of travel modes

Safe circulation for pedestrians, bikes, and equestrians across the freeway and beyond

Implement protected sidewalks and bike lanes with shade trees to encourage walkability.

Enhance street edges through landscaping, lighting, and pedestrian-scale features.

Lower speed limit from 35 to 30 mph on Oakglen Avenue for safety.

Design and implement a one mile long multi use path from Dana Adobe to Jim Miller Park that considers bikes, pedestrians, and equestrians

Homelessness and Community Development

Explore eligibility for a Community Development Block Grant (CDBG) to fund:

Sidewalk improvements

Public amenities

Community programming or shelter services

Integrate design solutions to address homelessness through:

Low barrier and diversity focused transitional housing nodes near existing encampments (along Nipomo Creek and Tefft Street)

Access to services in mixed-use zones

Partnering with SLO County health/housing programs

Waste Management

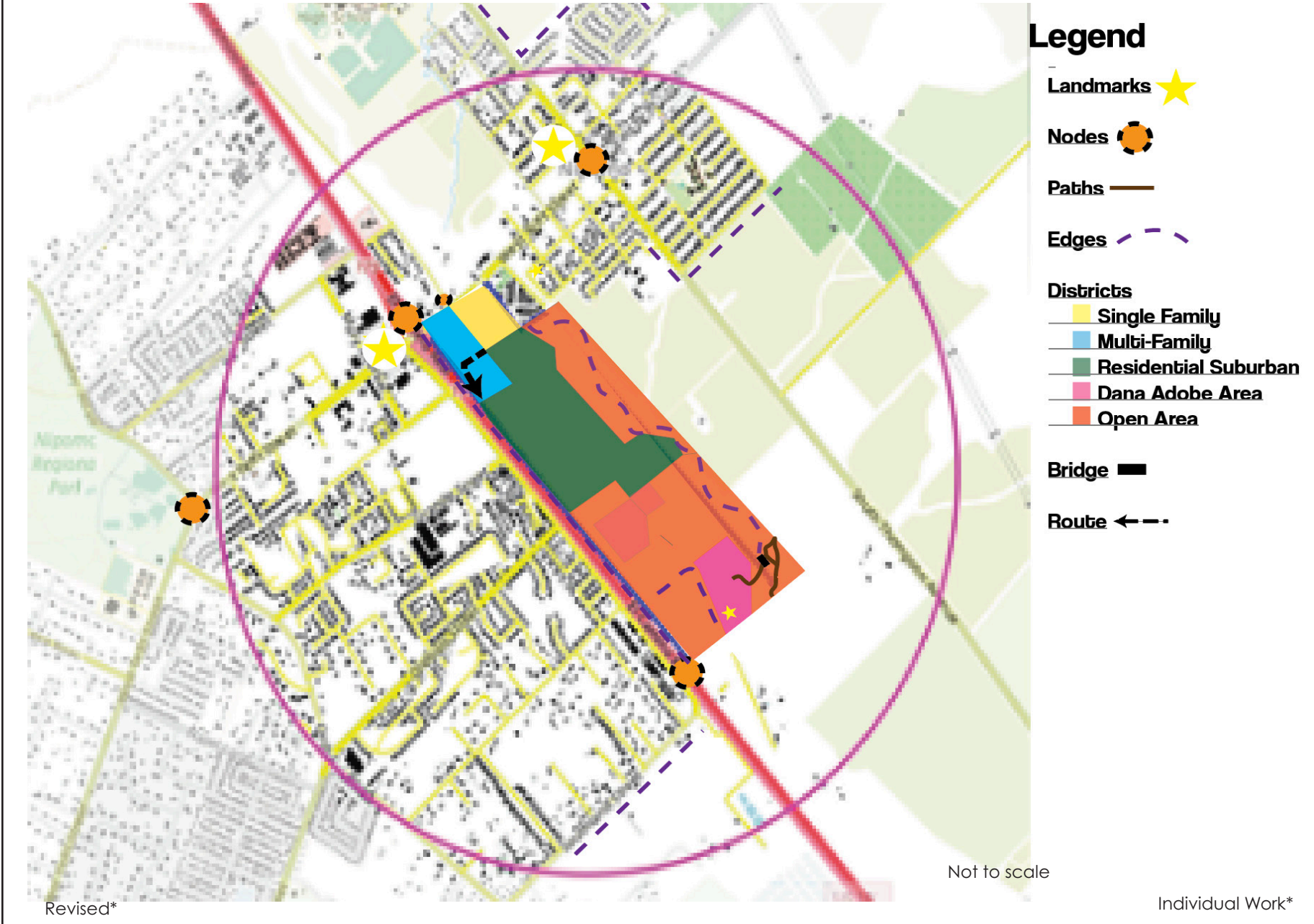
Address community concerns about pet and illegal dumping:

Improved signage and lighting

Enhanced surveillance and enforcement of dumping ban in open land

Encourage eyes on the street with pedestrian oriented development

Windshield Survey



Windshield Survey Write-Up

Introduction

The windshield survey aims to understand the broader context of Nipomo through observation, focusing on physical, social, and environmental elements that shape the community. While driving through the area, from Olde Towne to the Dana Adobe and across key corridors like Tefft Street, (future) Southland Street, and Oakglen Avenue, our team observed the major paths, edges, landmarks, and nodes that define the region. This allowed us to better understand how urban form, infrastructure, and social dynamics converge to influence community identity and the potential for future development.

Legibility + Imageability

Nipomo presents a patchwork of legibility. While major corridors like Tefft Street serve as recognizable spines, wayfinding is challenged by vague signage, inconsistent pedestrian infrastructure, and a lack of prominent landmarks across much of the town. South Oakglen Avenue exemplifies these issues, with limited sidewalk connectivity and an irregular street edge. However, regional elements such as the Dana Adobe, the Eucalyptus groves along HWY 101, and view corridors toward the surrounding hills help orient travelers and anchor the town's image. Recent improvements like public art in Olde Towne and the restoration of the windmill near the Adobe add to the town's developing sense of place.

Social Factors

Nipomo's social fabric reflects both cohesion and challenge. Throughout the area, diverse housing types, from mobile homes to newer subdivisions, suggest a wide income range and changing demographics. Churches and the Dana Adobe serve as important gathering spaces, although the town lacks accessible public plazas or parks designed for kids and families. Events at the Adobe can draw hundreds of attendees, but surrounding infrastructure such as disconnected sidewalks, narrow streets, and the lack of safe crossings over Nipomo Creek limits safe and inclusive circulation. The informal pedestrian activity beneath the Tefft Street Bridge and the presence of a homeless encampment highlight the need for services and safe, connected routes. Across Nipomo, limited retail options and few job centers create a reliance on commuting, further emphasizing the need for improved transportation and multi-use development.

Conclusion

The windshield survey revealed that while Nipomo has strong community landmarks and natural features, it faces significant challenges in legibility, social infrastructure, and pedestrian connectivity. Key corridors like Southland Street and Oakglen Avenue have potential as active transportation spines, especially if integrated with a future interchange and Rails to Trails alignment.

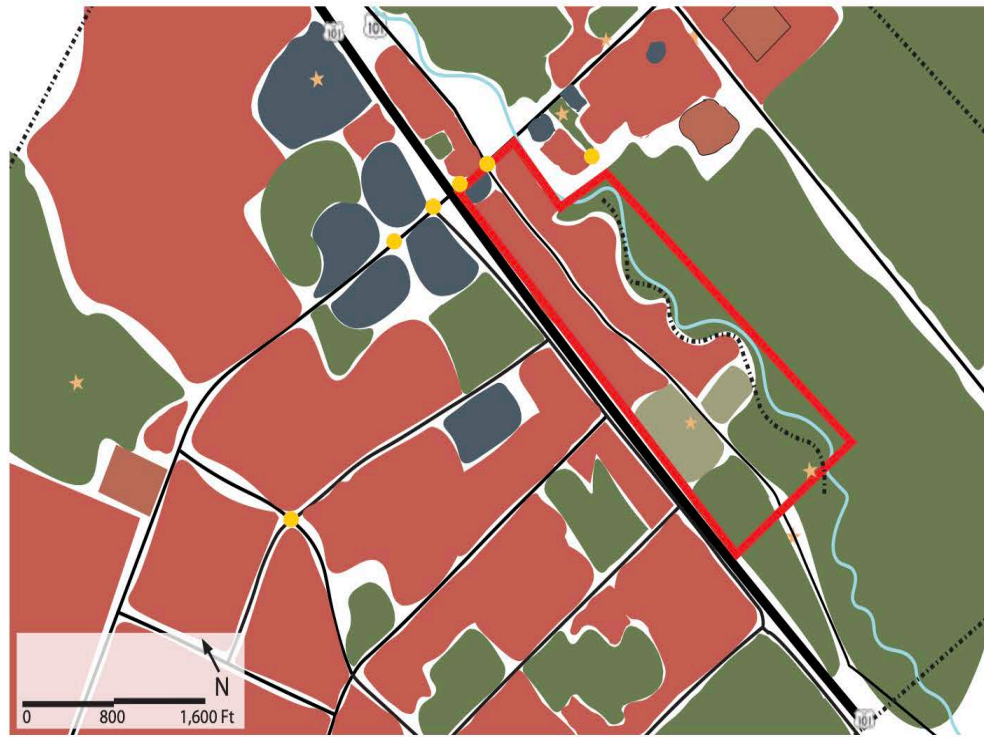
Revised*

Individual Work*

SWOT

	S	W	O	T
Regulations, land use, and zoning	-Clear zoning maps and General Plan consistency. -Existing mix of residential, agricultural, and commercial zoning provides a framework for diverse land uses. -Community Services District and County coordination provides regulatory structure.	- Zoning may be outdated or inflexible, limiting mixed-use or higher-density development. - Fragmented land ownership complicates large-scale planning. -Incompatible land uses (e.g., industrial near residential) create nuisances or safety concerns.	- Potential for zoning reform to allow for more infill, mixed-use, and affordable housing. - San Luis Obispo County's interest in sustainable growth and housing production can align with local needs	- State housing laws may supercede local control, causing tension in the process. - Opposition from local stakeholders to higher density, land use changes, and roadway development. - Development/ destruction of ag land from urban development.
Urban form, built environment	- Historic Olde Towne's Jim Miller park provides a gateway for multi use path and a foundation for a strong urban form - Small-town scale allows for human-scaled development and place-based design. -Vacant parcels and Christmas tree farms allow for easy infill.	-Inconsistent architectural styles, especially in newer housing developments. -Poor walkability and connectivity outside of Old Town core. -Lack of pedestrian amenities, shade, or inviting public spaces.	-Public interest in revitalizing the town center and bringing more amenities to the area. -Growing demand for walkable, mixed-use town centers in Olde Towne District. -Opportunity to balance ag land, nature, housing, and community wants.	-Car-centric nature of development patterns in the rest of Nipomo limit walkability potential. -Suburban-style and inconsistent residential that may clash with redevelopment. - Underinvestment in streetscape improvements.
Natural environment	-Access to coastal foothills, oak woodlands, and agriculture within/near the community. -Plan for hiking and recreation on east side of nearby hills -Moderate and pleasant climate	-Clay soil type north of Nipomo Creek may limit or complicate development. -Potentially drought prone area . -Some parcels are vulnerable to erosion, flooding, or soil instability.	-Conservation partnerships with The Land Conservancy, opportunity for expanded hiking and recreation. -Stream cleanup may restore steelhead trout habitat after 85 years of habitat degradation. -Opportunity to provide well designed green space for all stakeholders in the area.	- Water scarcity and overdrafted groundwater basins may limit future development. -Climate change increases risks of drought, wildfire, and extreme weather. - Potential loss of habitat or ag land due to unmanaged growth.
Circulation & transportation	-Proximity to U.S. 101 for regional and statewide access. -Existing park-and-ride and modest RTA bus service. -Road network provides strained east-west and north-south route,	-Major bottlenecks and congestion at Tefft Street and Highway 101. -Disconnected and poor pedestrian and bicycle infrastructure throughout most of town. -Lack of safe school routes, senior-friendly mobility options.	-Potential for "Complete Streets" grants and Safe Routes to School programs. - Strong support for Southland St. Interchange and multi-modal crossings. -Existing right of way for 1 mile multi use path will anchor site and establish car free connections	-Continued car-dependence may increase congestion and emissions, induced demand from Southland Interchange -Limited County public transportation funding, lack of car free travel options -Regional growth increases traffic pressure without mitigation.

Mind Map



Not to scale

Legend

Landmarks ★

South Oak Glen Ave Site ■

Roads ■

Edges ■■■■■

Node ■

River ■

Districts:

■ Residential

■ Commercial

■ Open Space

■ Farmland

■ Education/Religion

Introduction

Nipomo, California, presents a unique geographic positioning and historical development. The town is mostly comprised of rural agricultural landscapes and residential communities, all influenced by the proximate Pacific coastline. Its fertile soils support a robust agricultural sector, contrasting with the growing suburban neighborhoods that define its central areas. Additionally, Nipomo features commercial and educational districts. These districts are scattered throughout the town and offer limited services, which may contribute to slower growth in the county. Nipomo is located along Highway 101, providing accessibility to neighboring Central Coast communities while maintaining a distinct local identity. Nipomo's identity is derived from its historical context, the traditions within its cultural activities, the natural characteristics contributing to varied ecosystems such as oak woodlands and local creeks, and their complementarity, yielding a diverse and appealing place.

Landmarks

Nipomo is a small community with a notable concentration of landmarks. It features a well-known Christmas tree farm located on-site. The historic Dana Adobe & Cultural Center, surrounded by numerous trailheads, is another prominent landmark. Within

Group Work*

Combined Inventory and Analysis



CIRCULATION

Not to scale

Vehicular Flow:

- Southland Street: degraded, and narrow; will require upgrades for interchange development
- Amado & Oakglen: potential location for a pedestrian/horse/bike-only bridge
- Look into collector road width requirements per the general plan
- Streets on both sides of 101 are in place for future interchange
- Southland Offramp: consider eminent domain and design issues
- There is low vehicular traffic on Oakglen; the road is also narrow

Public Transport:

- Two existing bus stops near the future sheriff substation
- The site previously had a petroleum pipeline
- Improved public transport could reduce parking needs
- There are no bus stops along Oakglen

Pedestrian:

- Inconsistent sidewalks along Oakglen Ave:
 - Start (north): no sidewalks
 - Mads Place to Souza Street: sidewalks on both sides
 - Grove Lane: no sidewalks; dirt shoulders

Bicycle:

- Planned a 1-mile multi-use rail trail (bikes, peds, horses)
- Class 2 bike lanes exist or are planned
- Potential for non-vehicular (ped/horse/bike) bridge at Amado and Oakglen

Other Paths & Trails:

- The trail from Dana Adobe to Jim Miller Park needed
- Potential equestrian connections at Amado/Oakglen and other areas
- The "Rails to Trails" path is possible across town

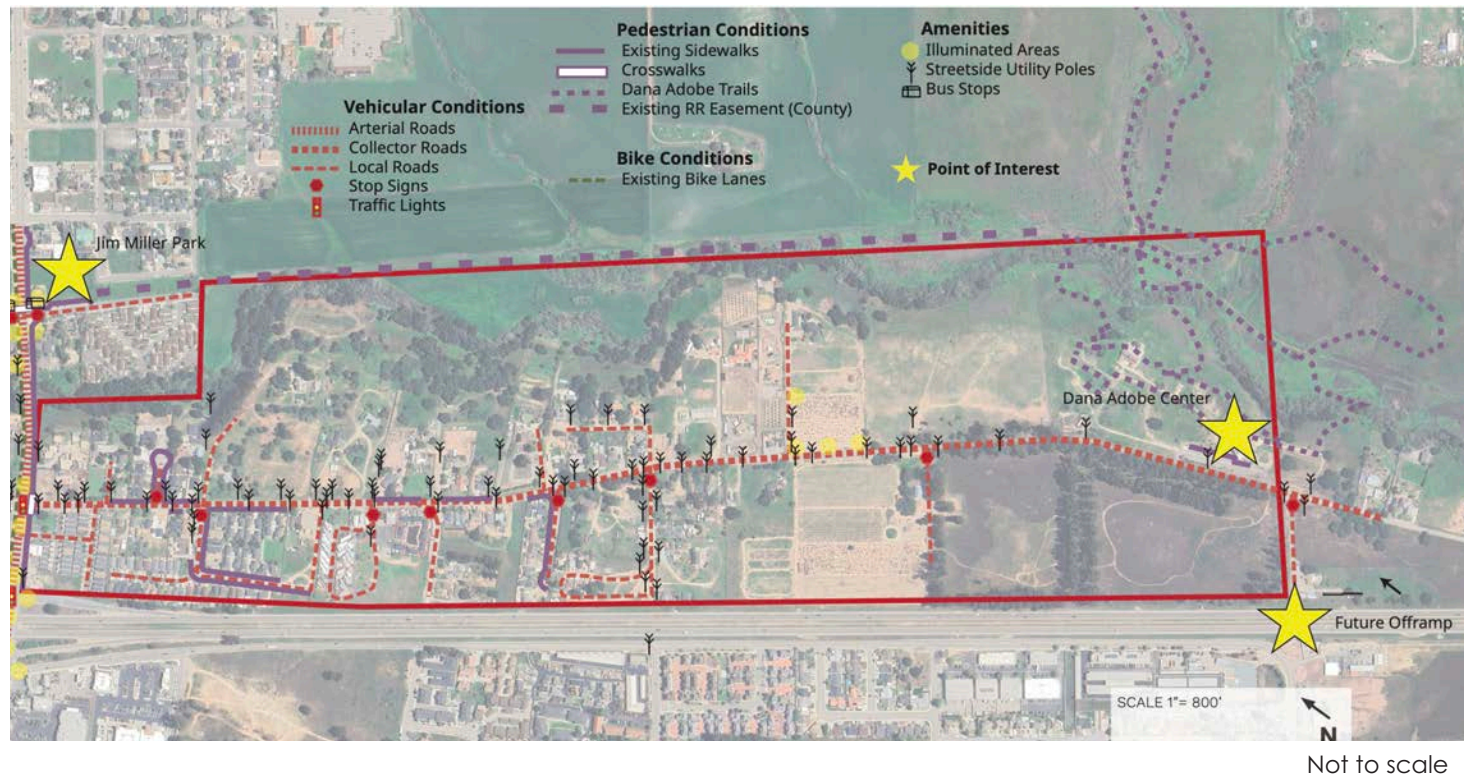
Connectivity and Social Factors

This map takes a look at where people naturally come together on our site, and where things like dead ends, and pedestrian routes along with sidewalks and interchanges are located. We noted based on this map that there is a lot of discontinuity on the site and that there could be a lot better connections throughout the entire site.

Group Work*

Combined Inventory and Analysis

Existing Land Uses and Inventory Map



This map takes a look at the existing conditions on the site including things like pedestrian conditions and the amenities that are provided. Based on this we noticed that the site is not very walkable both because of lack of sidewalks and the absence of good lighting if any throughout the street. There is an emphasis on vehicular circulation throughout the street and so it dominates the usage, leaving it harder to travel this site on bike or on foot.

Combined Inventory and Analysis



Not to scale

NATURAL ELEMENTS

Topography, Drainage, & Hydrology:

- Depression-era housing may be in lower-elevation areas (north end of site)
- Nipomo Creek is stagnant, has poor stream flow, and requires restoration
- Flooding concerns in the area, and drainage infrastructure improvements required
- 50 ft setback required from the top of the creek bank
- 20 ft buffer required from riparian zones
- Restoration could include creating a small beach near Tefft Street, incorporating creek into park space

Flora:

- Native trees: California Sycamore, California Live Oak, Willow
- Invasive species and grasses are present in and around creek areas
- Historic eucalyptus forest located on the west side
- The riparian corridor along creek supports restoration and native habitat

Spatial Elements:

- Sitelines to large Monterey Cypress (old train track, looking south)
- Sitelines to large oak trees (east of Southland and Oakglen)
- Viewsheds near Dana Adobe are notable (the structure is 45 ft tall)
- Sheriff substation site has historical significance (former railroad station)

Soil:

- Soil type is good for grassland restoration
- Prescriptive burns could help remove non-native grasses to restore natives
- People are interested in using California Native Rye to make bread

Sustainability:

- Consider clearing the creek for better stream flow and ecological function
- No wind turbines; the community is conservative and opposed
- The windmill near Dana Adobe is being restored

Environmental Map

This map takes a lot at the existing environmental conditions and things like existing trees and water features. As you can see there is a creek that runs all the way along the site and lots of greenery surrounding the creek. There is also a flood zone on the left side near Tefft Street, and lots of Eucalyptus trees on the right side down by the Dana Adobe.

Group Work*

Project Site and Context

Zoning



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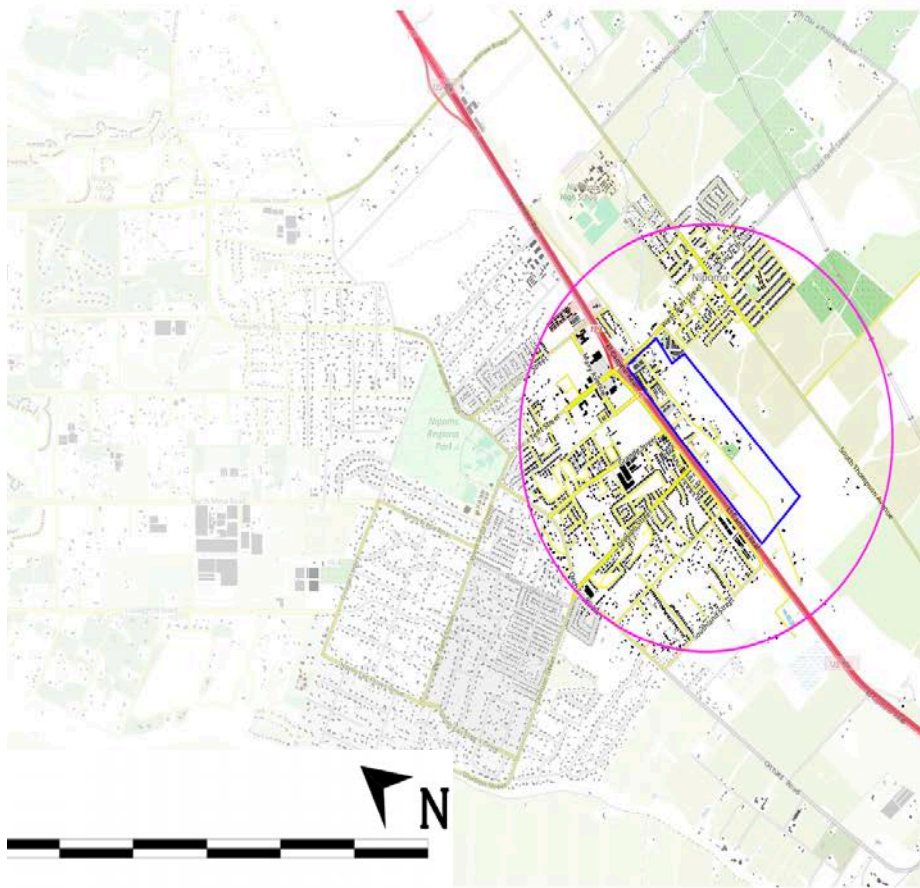
Legend

This map shows our site as a whole and how different areas of the site are zoned to give an idea of what areas might be best to be redeveloped or even rezoned if possible. The residential suburban is a zone we focused on up-zoning as it is the least dense right now and has the most room for growth on our site.

- | | |
|------------------------|-------------------------------|
| 1 Single Family | 4 Residential Suburban |
| 2 Multi-Family | 5 Open Space |
| 3 Open Space | 6 Dana Adobe |

Group Work*

Project Site and Context - Location Map



Not to scale

Legend

	Site location		Buildings		Highway
	30 minute walkable area		Fields		Street roads
					Landmarks

Location

Our site is located on the east side of the 101 highway in Nipomo County. This site has one main road named Oakglen Ave that starts perpendicular to Teft Street and goes straight south until it eventually dead ends right after the Adobe Center. There is a Christmas Tree farm, low-middle class residential housing, and the famous Adobe House with a Museum and Center all located through out this street. Less than a 5 minute drive is Nipomos Downtown located on the East side of the 101 highway.

Walkability

For our site the walkability is very limited with there being one street going through our entire site, it is roughly a 25 minute walk with only having the Adobe Center and Christmas tree farm being the main attraction to the site.

Circled Area

In this circled area is our site aswell as Downtown and more developed residential housing on the west side of the 101 highway.

Chapter 2: Precedent Analysis



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Case Studies

EVA-Lanxmeer: Living Lab

EVA-Lanxmeer – Culemborg, the Netherlands

- **Former Use:** Agriculture, Drinking Water Extraction Area
- **Current Site:** 138-acre mixed-use, ecological development
- **Population:** ~1,000
- **Client/Developer:** Marleen Kaptein, City of Culemborg, EVA Foundation
- **Design Guidelines:** Created by Marleen Kaptein, EVA Foundation, design professionals, City of Culemborg, and community input.
- **Budget:** Approx. \$70 million





SUSTAINABILITY + GREEN SPACE

Green Space + Green Infrastructure:

- Integrates orchards, wetlands, poplar trees
- Central greenbelt park and green corridors crisscross the site
- Shared gardens and ag space, grazing areas, and permaculture zones
- Streetscapes are planted with native species, green roofs and greenhouse façades reduce urban heat island, increase energy efficiency, and support biodiversity

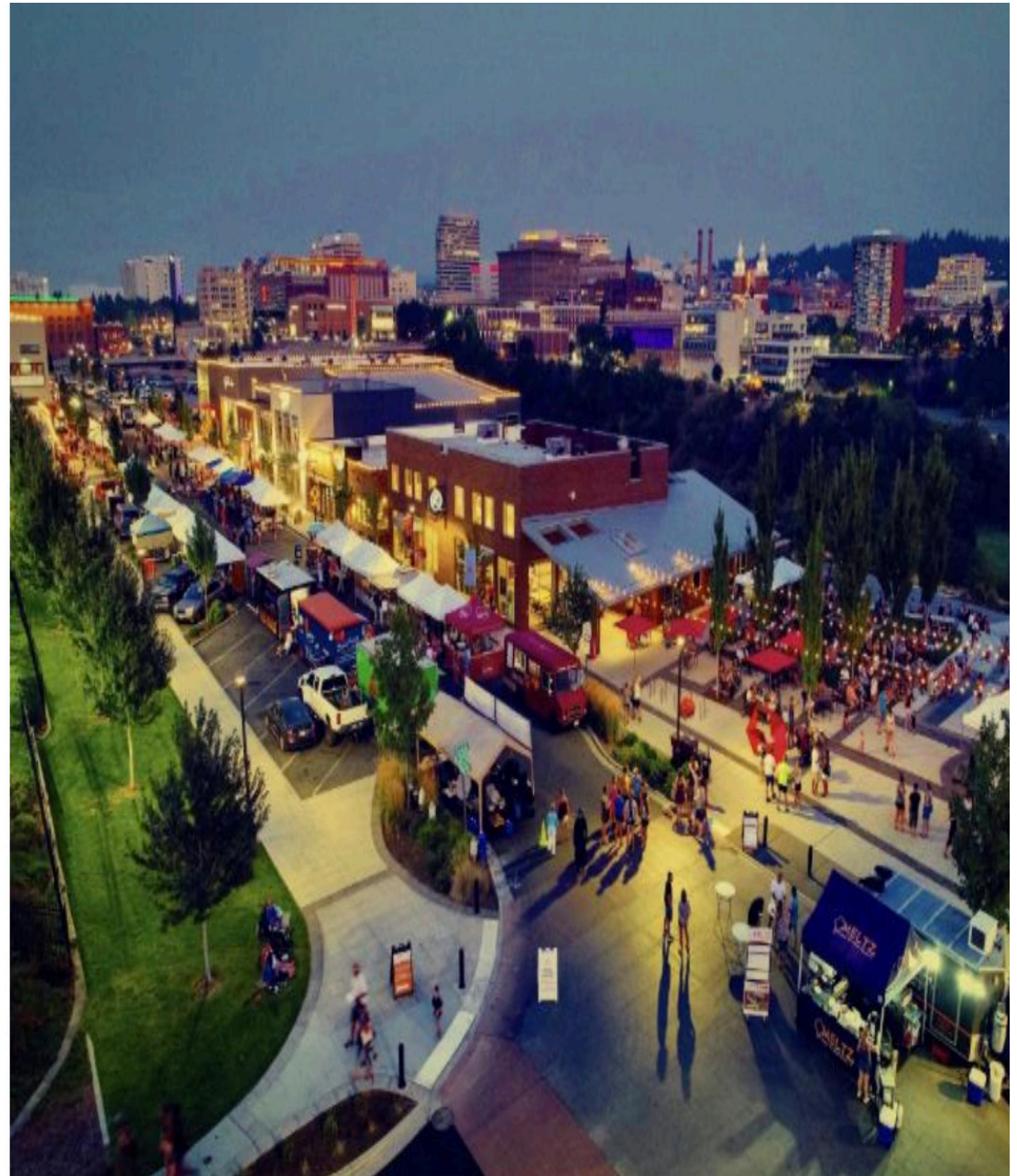
Water Infrastructure:

- Water systems employ biomimicry, designed to immitate natural hydrology
- They include: swales, retention ponds, and infiltration zones
- Residents participate in maintaining and managing green spaces
- Living landscape is considered co-equal with built infrastructure

Kendall Yards Redevelopment

Kendall Yards – Spokane, WA

- **Former Use:** Union Pacific railyard; idle for 50+ years
- **Current Site:** 78-acre mixed-use redevelopment
- **Client/Developer:** Greenstone Corporation (2009); site secured initially by Riverfront Properties LLC
- **Design Guidelines:** Created by North Gorge Residential LLC
- **Budget:** \$750M+ total investment; \$3.4M cleanup





ABOUT THE PROJECT

Mixed-Use:

- 2,600 residential units (single- & multi-family)
- Commercial: shops, offices, restaurants
- Plazas, art, trails (e.g., **Centennial Trail**)
- 200,000 tons of soil removed

Public Realm & Design Approach:

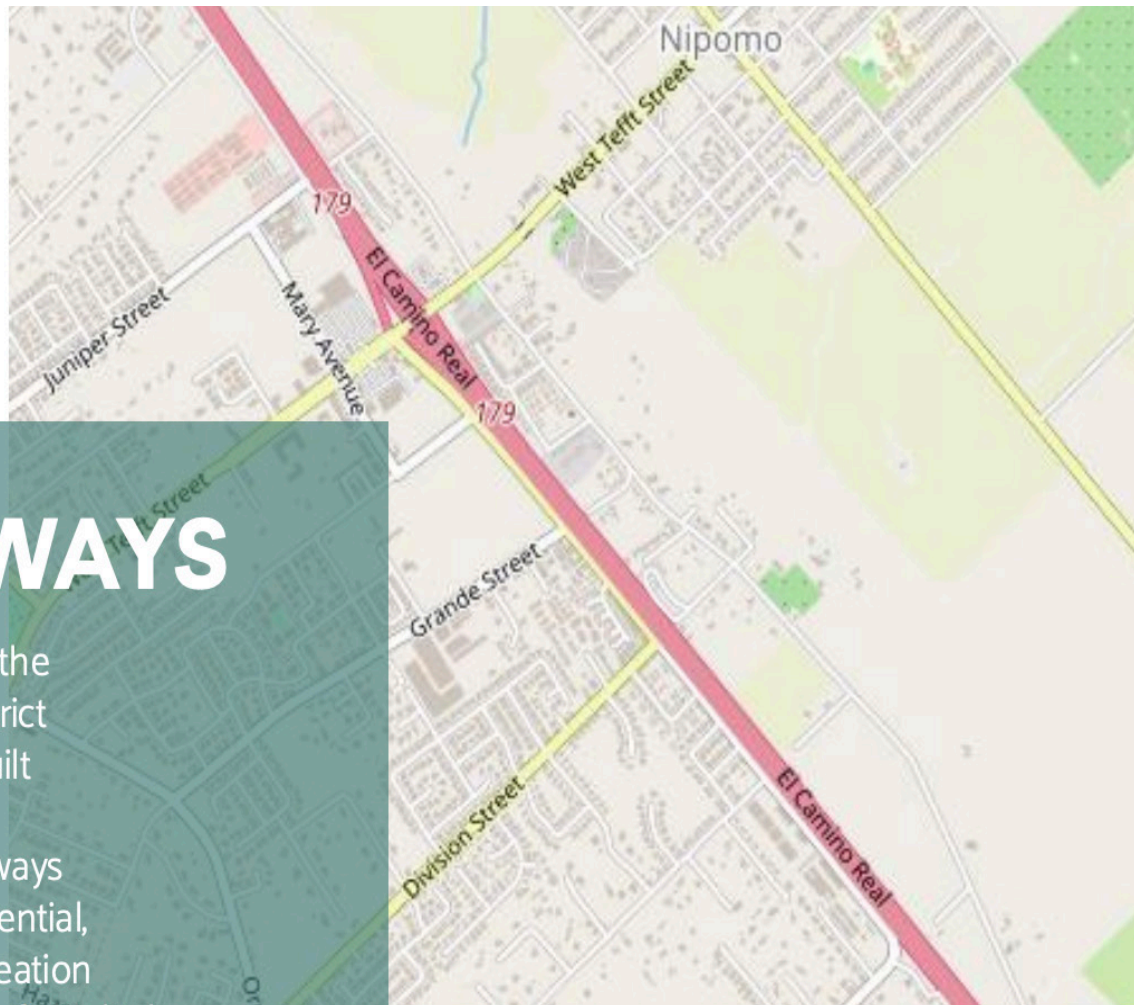
- Human-scale buildings
- Active street-level frontages
- Courtyards, alleyways, traffic calming
- No blank walls on streets
- Connection to West Central & Monroe St. Corridor

Site Plan



FINAL TAKE AWAYS

- Prioritize community engagement in the development of the Dana Adobe district
- Integrate natural systems with the built environment: Creek & Grassland
- Create wide sidewalks and bike pathways
- Compact, multi-use design with residential, commercial, public services, and recreation
- Multiple densities of housing options → Multiple mini districts of housing
- Use sustainable green infrastructure
- Community based areas in the middle of housing



Chapter 3: Visioning and Design Concept



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Project Goals and Vision Statement

Project Goals:

Create Spaces Intended for Social Interaction
Provide Necessary Resources in a Walkable Distance
Consider and Plan around Existing Natural Elements

Vision Statement:

South Oakglen and Dana Adobe is a family-oriented neighborhood that celebrates Nipomo's rural character, cultural history, and natural features. Though community investment centered around local needs, our redevelopment creates a sense of place with new housing, commercial activity, and recreational opportunities, our vision prioritizes safety and connection through improved infrastructure with an emphasis on pedestrian mobility

Focus Area A:



Objective 1a: Provide resident oriented amenities.



Objective 2a: Include active transportation oriented retail.

Focus Area B:



Objective 1b: Create a space that promotes social interaction.



Objective 2b: Prioritize bicycle connectivity sitewide.

Focus Area C:



Objective 1c: Gentle density considering local context.



Objective 2c: Include agriculture and farm-to-table restaurants.

Overall Concept Bubble Diagram



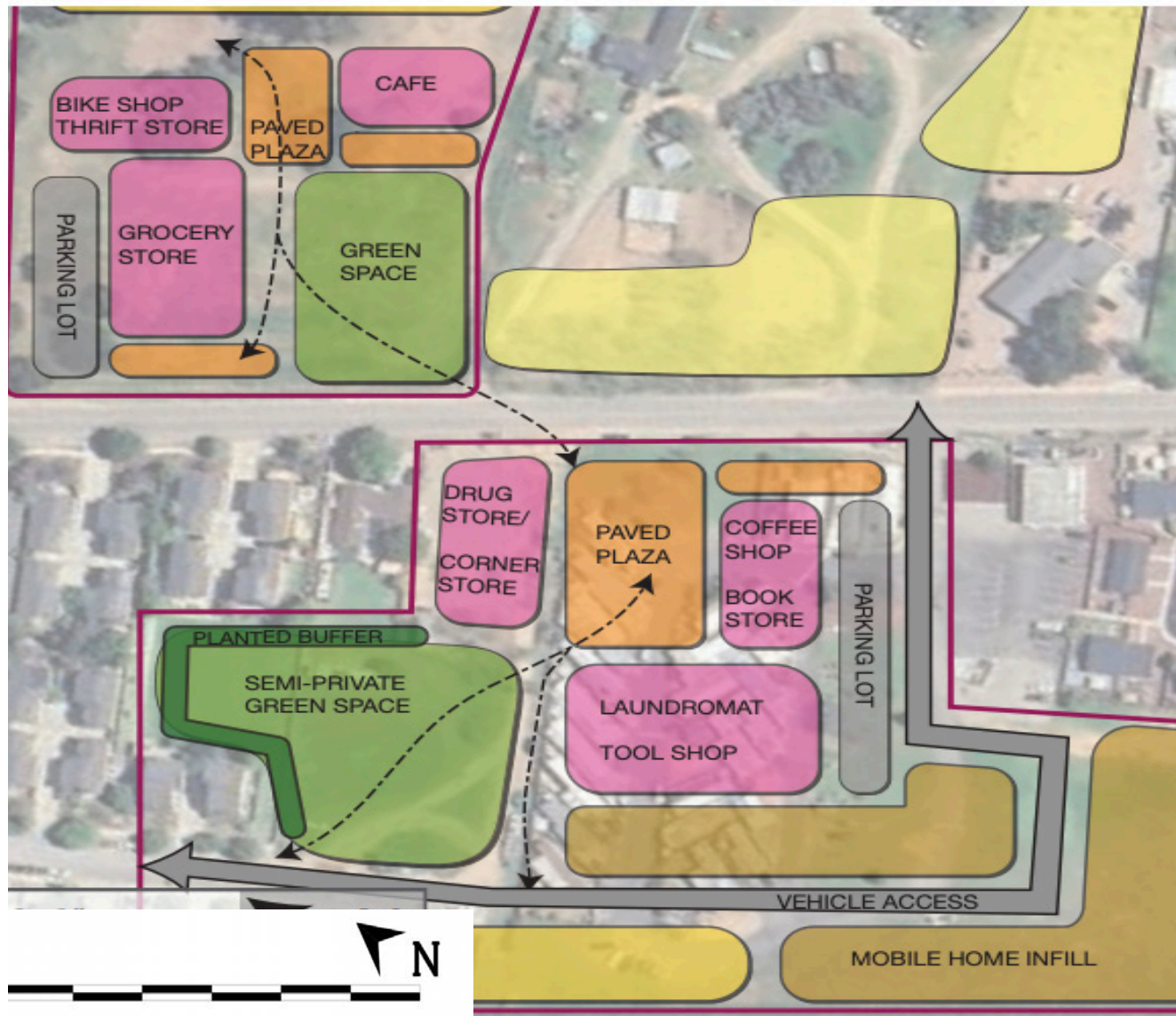
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Legend

Low Density Residential	Bicycle/ Pedestrian Path	↔
High Density Residential	Public Plazas	↔
Parking Lot	Public Amenities	↔
Vehicle Circulation		↔

This is our combined concept bubble diagram that we presented to the stakeholders at the half-way point of the quarter. It looks at the entire site and different areas that we were interested in redeveloping and what we were proposing for each of these areas. The purple areas highlighted with the light white background were our group's specific focus areas. These were three specific areas we wanted to up-zone and incorporate mixed use.

Enlarged Concept Bubble Diagram A

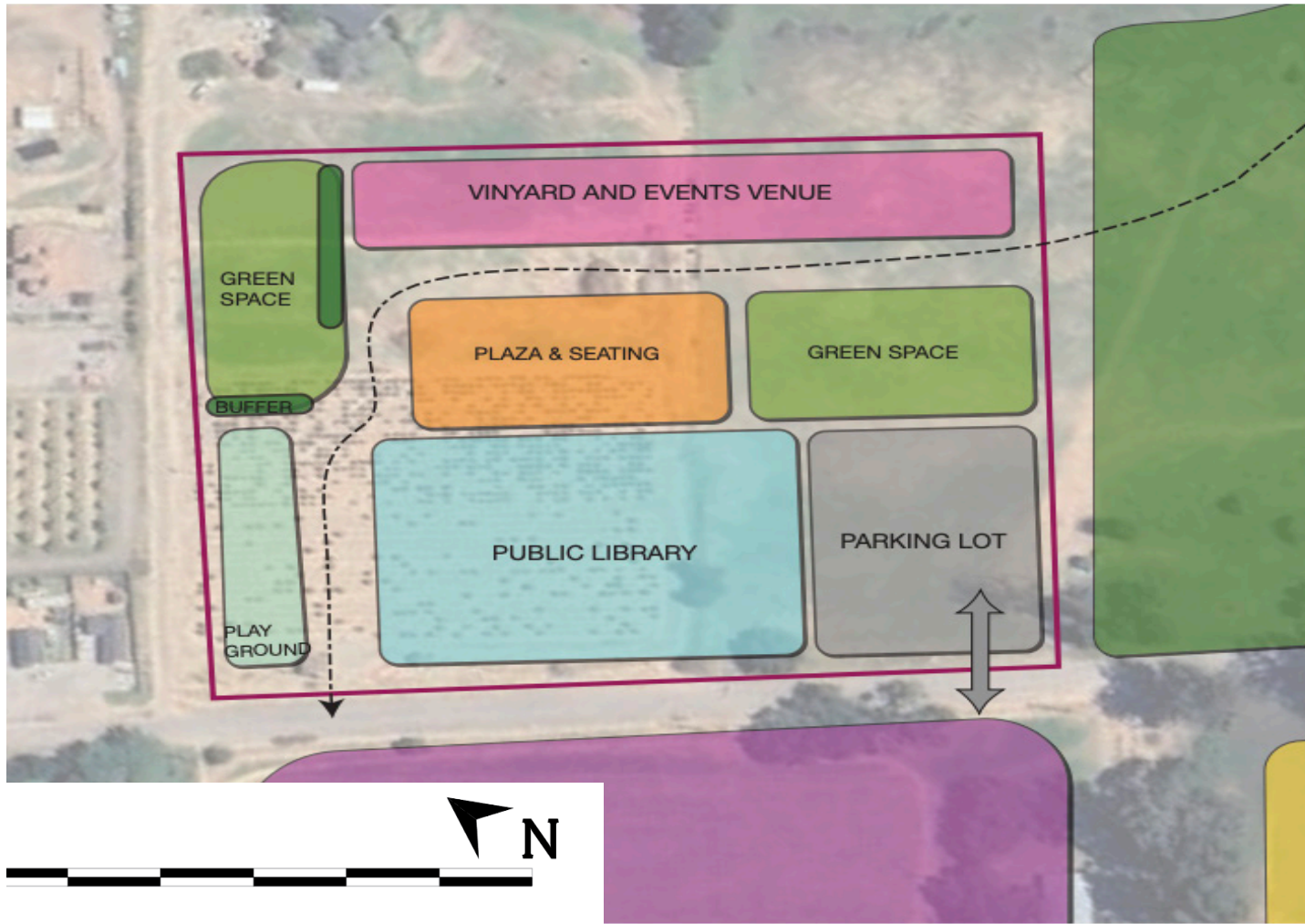


This is one of our focus concept areas blown up to see more detail and specific things going on. The goal of this specific focus area is to provide lots of amenities for all of the people living in the nearby area.

Not to scale

Group Work*

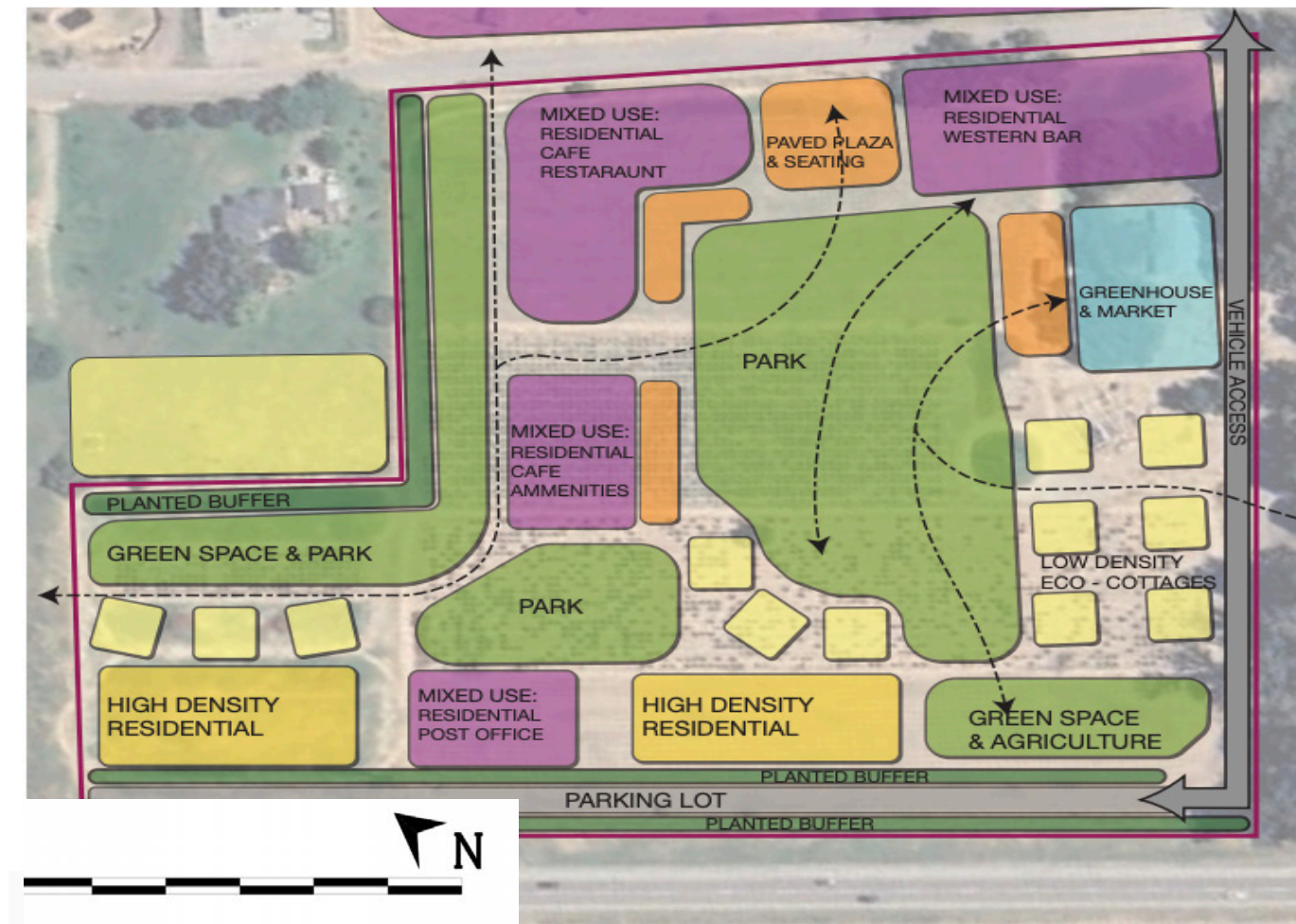
Enlarged Concept Bubble Diagram B



This blown up focus area is looking at a more rural area currently. The goal of this bubble diagram is to show a concept in which there is a community area that will bring people from the community together.

Not to scale

Enlarged Concept Bubble Diagram C



Not to scale

This bubble diagram is the biggest of the three. It is also on more agricultural land right now and is the main mixed-use of our combined area. We ended up splitting this site into two because it was so large and had a lot of potential for many different things going on.

Group Work*

Refined Concept Plan Area B



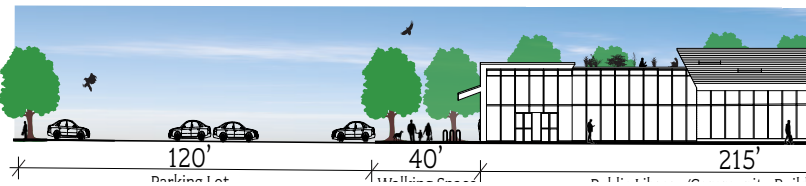
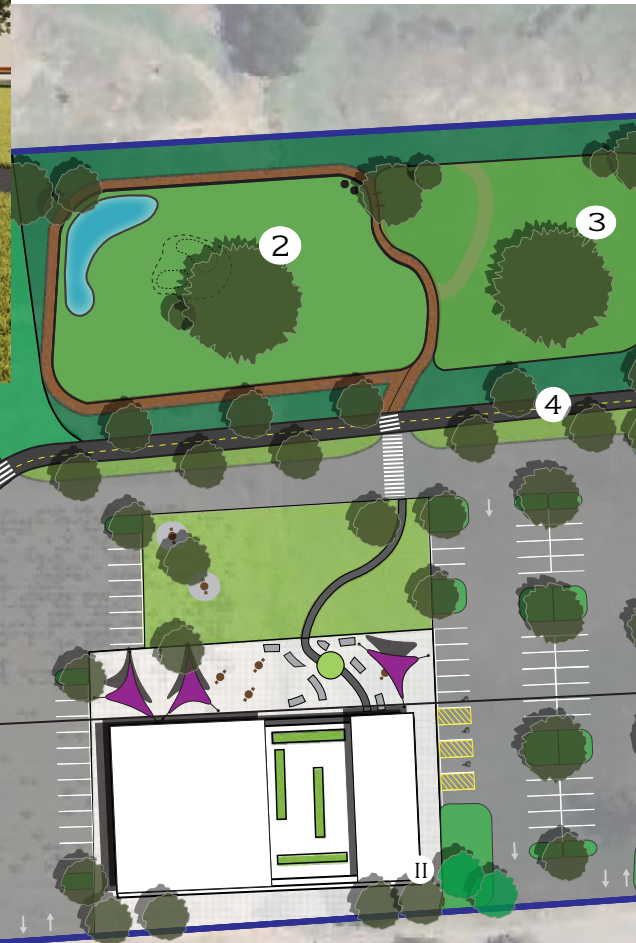
Not to scale

This is the focus site that I continued to work on individually. As you can see in this step of the design I started to place where things might go. I start to put in more details like the trees and where they might be placed and the path running through the whole site. This design now leads into the actual design which includes the finalized plan that all comes from this original design.

Individual Work*

Oliver Faase

Chapter IV: Design



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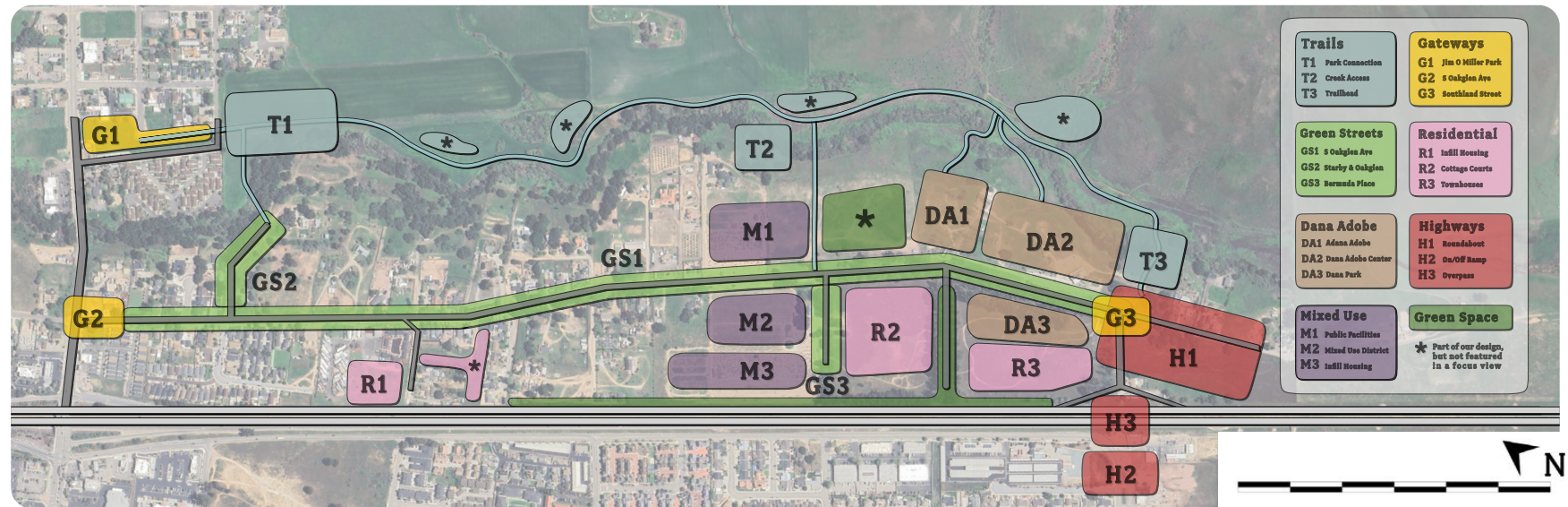
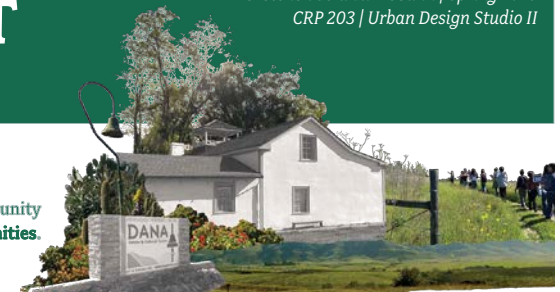
OVERALL DEVELOPMENT CONCEPT

Nipomo Creek South

Gretchen Stranzl McCann | Spring 2025
CRP 203 | Urban Design Studio II

Vision Statement

Nipomo Creek South is a **family-oriented neighborhood** that celebrates Nipomo's rural character, cultural history, and natural features. Through community investment centered around local needs, our redevelopment creates a sense of place with new **housing, commercial activity, and recreational opportunities**. Our vision prioritizes safety and connectivity through improved transportation infrastructure, with an emphasis on pedestrian mobility.



Land Use Statistics

Gateways and Culture	Existing Land Use	Proposed Land Use	Feature Quantity	Total Area	Length	Paved Surface	Non Paved Surface
Places and Courtyards	Agriculture/Recreation	Recreation	7	155,960 SF / 3.55 acres	400 LF / 0.09 mi	23,750 SF / 0.54 acres	159,200 SF / 3.58 acres
Public Art	Agriculture/Recreation	Public Art	5	69,640 SF / 0.01 acres	300 LF / 0.07 mi	-	409,500 SF / 9.33 acres
Neighborhood Gateways	Agriculture/Recreation	Gateways	3	266,440 SF / 0.03 acres	100 LF / 0.02 mi	-	366,440 SF / 0.83 acres
Museums and Education Areas	Recreation	Public Art Display/Recreation	25	43,380 SF / 0.98 acres	-	5,200 SF / 0.12 acres	36,170 SF / 0.81 acres
Parking	Agriculture/Recreation	Green Streets	-	25,000 SF / 0.56 acres	-	19,000 SF / 0.43 acres	1,000 SF / 0.02 acres
Open Space	Agriculture/Recreation	Landscaping	-	54,424 SF / 1.23 acres	-	-	54,424 SF / 1.23 acres

Parks and Trails	Existing Land Use	Proposed Land Use	Feature Quantity	Total Area	Length	Paved Surface	Non Paved Surface
Neighborhood Park	Recreation	Recreation	1	19,800 SF / 0.45 acres	-	10,400 SF / 0.23 acres	7,200 SF / 0.17 acres
Pocket Park	Open Space	Pocket Park	4	43,000 SF / 0.98 acres	-	1,800 SF / 0.04 acres	41,200 SF / 0.93 acres
Big Park	Agriculture	Big Park	1	48,300 SF / 1.10 acres	300 LF / 0.07 mi	-	48,300 SF / 1.10 acres
Community Garden	Open Space	Recreation	4	371,400 SF / 8.52 acres	-	-	371,400 SF / 8.52 acres
Open Space	Open Space	Parking	7	751,000 SF / 17.24 acres	250 LF / 0.05 mi	11,204 SF / 0.25 acres	739,796 SF / 16.99 acres
Parking	Recreation	Parking	21	445,820 SF / 1.01 acres	400 LF / 0.09 mi	34,820 SF / 0.79 acres	11,000 SF / 0.25 acres
Off Street Trails	Open Space	Recreation	3	60,284 SF / 1.37 acres	10,000 LF / 2.27 mi	-	60,284 SF / 1.37 acres

Highways	Existing Land Use	Proposed Land Use	Feature Quantity	Total Area	Length	Paved Surface	Non Paved Surface
Highway Phase 1	Agriculture	Highway Interchange	2 Ramps	58,000 SF / 1.31 acres	2,300 LF / 0.51 mi	58,000 SF / 1.31 acres	-
Highway Phase 2	Agriculture	Highway Interchange	2 Ramps	45,240 SF / 1.01 acres	4,077 LF / 0.77 mi	45,240 SF / 1.01 acres	-
Highway Phase 3	Agriculture	Highway Overpass	1 Overpass	25,760 SF / 0.58 acres	400 LF / 0.10 mi	25,760 SF / 0.58 acres	-
Roundabout	Agriculture	Roundabout	1	25,760 SF / 0.58 acres	561 LF / 0.12 mi	25,760 SF / 0.58 acres	-

Green Streets	Existing Land Use	Proposed Land Use	Feature Quantity	Total Area	Length	Paved Surface	Non Paved Surface
Sidewalks	Unpaved Pathways	Paved Sidewalks	12	128,240 SF / 2.93 acres	15,400 LF / 3.27 mi	128,240 SF / 2.93 acres	-
Pathways	Recreation	Recreation	6	2,880 SF / 0.06 acres	200 LF / 0.04 mi	-	2,880 SF / 0.06 acres
Pedestrian Routes - Parking	Open Space	Paved Sidewalk/Recreation	6	16,764 SF / 0.37 acres	2,100 LF / 0.45 mi	16,764 SF / 0.37 acres	2,100 SF / 0.05 acres
Pedestrian Routes - Open Space	Open Space	Recreation	7	69,980 SF / 1.57 acres	14,848 LF / 3.21 mi	-	69,980 SF / 1.57 acres
Class I Bikeway	Paved Unimproved Road	On Road, Dedicated Bikeway	4	58,370 SF / 1.31 acres	19,907 LF / 4.33 mi	44,438 SF / 1.01 acres	13,932 SF / 0.32 acres
Class II Bikeway	Paved Unimproved Road	On Road, Separated Bikeway	2	389,500 SF / 8.87 acres	1,577 LF / 0.35 mi	389,500 SF / 8.87 acres	-
Class III Bikeway	Paved Unimproved Road	Separated Bikeway	6	161,760 SF / 3.68 acres	10,301 LF / 2.27 mi	159,760 SF / 3.63 acres	-
Green Streets	Paved Unimproved Road	Green Streets	3	165,480 SF / 3.74 acres	10,909 LF / 2.38 mi	167,000 SF / 3.74 acres	16,480 SF / 0.37 acres
Minor Roads and Driveways	Paved Unimproved Road	Green Streets/Paved Roads	10	165,480 SF / 3.74 acres	4,000 LF / 0.87 mi	165,480 SF / 3.74 acres	-
Trunk Streets	Paved Roads	Bus Stop	5	280 SF / 0.00 acres	-	-	-
Public Parking	Open Space	Public Parking	30 stalls	15,900 SF / 0.36 acres	-	15,900 SF / 0.36 acres	-
Open Space and Bufferization	Open Space	Bufferization	-	104,280 SF / 2.37 acres	10,909 LF / 2.38 mi	11,200 SF / 0.25 acres	161,760 SF / 3.68 acres

Cultural Buildings	Existing Land Use	Proposed Land Use	Feature Quantity	Total Area	Length	Paved Surface	Non Paved Surface
Public Buildings/Civic Centers	Recreation	Recreation	1	1,000 SF / 0.02 acres	-	1,000 SF / 0.02 acres	-
Public Buildings/Civic Centers	Recreation	Recreation	1	1,000 SF / 0.02 acres	-	1,000 SF / 0.02 acres	-

Mixed Use Infill	Existing Land Use	Proposed Land Use	Feature Quantity	Total Area	Length	Paved Surface	Non Paved Surface
Public Buildings/Civic Centers	Recreation	Recreation	1	1,000 SF / 0.02 acres	-	1,000 SF / 0.02 acres	-
Public Buildings/Civic Centers	Recreation	Recreation	1	1,000 SF / 0.02 acres	-	1,000 SF / 0.02 acres	-

Residential Infill	Existing Land Use	Proposed Land Use	Feature Quantity	Total Area	Length	Paved Surface	Non Paved Surface
Detached Residential	Agriculture	Medium Density	7	1,000 SF / 0.02 acres	-	1,000 SF / 0.02 acres	-
Detached Residential	Agriculture	Medium Density	7	1,000 SF / 0.02 acres	-	1,000 SF / 0.02 acres	-

M1 Illustrative Site Plan

Here is the site plan showing many of the key features of my focus area such as the library, dog park, play area and more. This also has many more details like all of the parking and the trail that connects through the entire site.



Section A - A'



Not to scale

Here is the section that is cut on the site plan and is labeled as AA'. This is included to get an idea of what the scale of things are and to see the heights throughout the site. It also gives an idea of human scale and shows how big our site is.

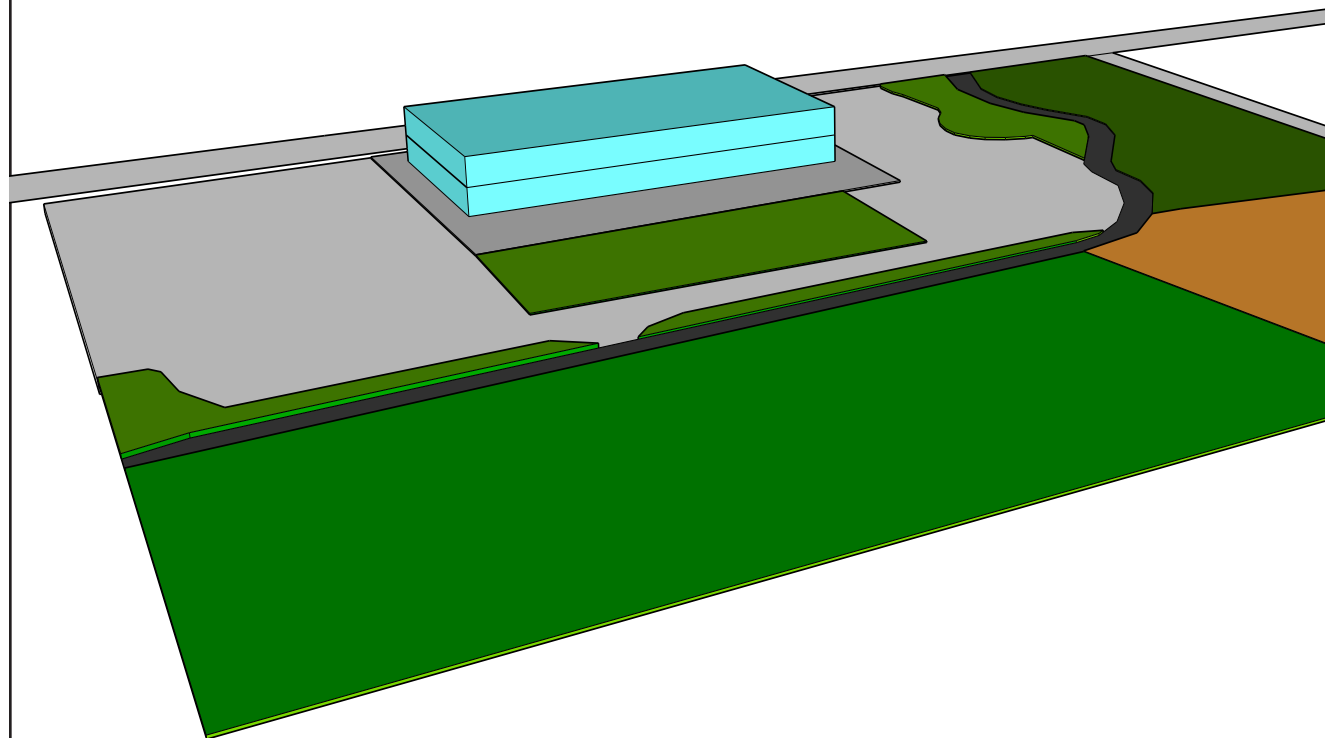
Pedestrian View

This view shows the view of the library and the plaza right outside it. You can see the green roof and the people hanging out there and also outside in front of the library. This view was also created to see the trees and bushes that would be included and get an idea of what the area would look like if you were a person here.



Individual Work*

Land-Use View + Statistics



Not to scale

FAR:
0.13

Total SF:
371131 sq ft/8.5 Acres

Parking Spots:
85

Open Space
195,963 sq ft/4.4 Acres

Paved Coverage:
70,854 sq ft/1.6 Acres

Individual Work*

Funding Oppurtunitites

This specific site within our mixed-use development aims to transform an agricultural site into a community gathering space. It will include a dog park, a public library/community center with a green roof and garden, and an event venue. It will also feature a play-ground for children, extensive open space, and ample parking. Funding for this project can be made through many things, such as public, private, and community-based sources. For larger and more expensive parts of the project, I suggest we look at state and federal grants such as the California State Library’s Building Forward Infrastructure Program or Community Development Block Grants (CDBG). These often contain matching funds, which we would need to work to get through things like bond measures approved by the voters of Nipomo.

For the playground, dog park, and open space upgrades, we should explore ideas such as Prop 68 (California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018). Also, looking at the CalTrans Active Transportation Program can be helpful for the trails and connectivity factors that will be implemented in this site. Volunteer-based work could be used to create benches, or the green roof and garden on top of the library. Community organizations and schools could help put on events that will happen in the venue center, and ones that are put on by individuals can help fund some of the costs of the overall project, or keep it maintained.

Component	Possible Funding Sources
Library	CA State Library Infrastructure Grants, CDBG, Bond Measure
Event Venue	Public-Private Partnerships, Tourism/Arts Grants, CDBG
Playground	Prop 68, KaBOOM! Playground Grants, Local Nonprofits
Dog Park	Local Parks & Rec Funds, PetCo Foundation, Community Donations
Open Space/Trails	Active Transportation Program (ATP), Prop 68, Trail Grant Programs
Parking	CDBG, Development Impact Fees, Infrastructure Bonds
Public Seating	Local Arts Councils, NEA Grants, Community “Sweat Equity” Projects
Community Programs	Local Health/Wellness Grants, Intergenerational Learning Grants, Pop-Up Events

Individual Work*

Total Statistics

SITE DEVELOPMENT									
Development Category		Existing Land Use	Proposed Land Use	Feature Quantity	Daily Vehicle Trips	Total Area SF/Acres	Length LF/ Miles	Paved Surfaces SF/Acres	Non Paved Surfaces SF/Acres
Bicycle Routes									
Class I - Off Road, Dedicated		Agriculture	Mixed-Use Bike Trail	1	0	9,675 sqft/ 0.22 ac	800 ft	9,675 sqft/ 0.22 ac	0 sqft/0 ac
Pedestrian Routes									
Sidewalks		Agriculture	Paths along Library	2	0	2,150 sqft/ 0.11 ac	150 ft	2,150 sqft/ 0.09 ac	0 sqft/0 ac
Pathways		Agriculture	Connecting Dog Park and Library	1	0	2,800 sqft/ 0.07 ac	200 ft	0 sqft/0 ac	2,800 sqft/ 0.07 ac
Off Street Trails		Agriculture	Connecting Parking to Playground	2	0	1,542 sqft/ 0.03 ac	50 ft	0 sqft/0 ac	1,542 sqft/ 0.03 ac
Pedestrian Routes - Parking		Agriculture	Crosswalks	5	0	324 sqft/ 0.01 ac	25 ft	324 sqft/ 0.01 ac	0 sqft/0 ac
Pedestrian Routes - Open Space		Agriculture	Open Walkable Areas with Seating	2	0	543 sqft/ 0.02 ac	100	0 sqft/0 ac	543 sqft/ 0.02 ac
Parks									
Parks - Dog		Agriculture	Dog Park	1	30	48,300 sqft/ 1.10 ac	350 ft	0 sqft/0 ac	48,300 sqft/ 1.10 ac
Parks - Open Space		Agriculture	Playground	1	25	31,120 sqft/ 0.71 ac	250 ft	11,324 sq ft/ 0.26 ac	19,796 sq ft/ 0.45 ac
Parks - Parking and Circulation		Agriculture	Parking Lot	1	120	38,821 sqft/ 0.89 ac	400 ft	38,821 sqft/ 0.89 ac	0 sqft/0 ac
Gateways & Cultural Elements									
Plazas/Courtyards/Gathering Areas		Agriculture	Event Venue	1	20	36,000 sqft/ 0.83 ac	250 ft	10,800 sqft/ 0.25 ac	25,200 sqft/ 0.58 ac

BUILDINGS AND SITE DEVELOPMENT																				
Development Category	Existing Land Use	Proposed Land Use	Total Units	Studio Unit	1 Bedroom Units	2 Bedroom Units	3 Bedroom Units	4 Bedroom Units	1st Floor Uses	Upper Floor Uses	Total SF Bldg Footprints	SFT Total Gross Area	% of Gross Area Built	FAR	Density Units/Acre	Total Parking Required	Total Parking Spots	Total Open Space		
Mixed Use Infill																				
Public Buildings/Civic Services	Agriculture		0	0	0	0	0	0	0 Library/Community Center	Library/Green Roof and Gardens	22,575 sft	45,150 sq ft	6.45%	0.129	0	45	85,500 sq ft Green Space			

Final Poster

This is our final poster displaying all of the work we did throughout the quarter. You can see my section, site plan, pedestrian view, and land uses along the top third. Below mine is the work my other two group members did. We presented this board to the stakeholders at the end of the quarter along with the rest of the class. We focused on our goals and how we had been creating a space that was made for increasing community connection throughout Nipomo. We also had a strong focus on protecting the existing ecology of the area, and building affordable housing. Throughout the presentation we also talked about funding opportunities and lots of the land statistics that went with our graphics.



Not to scale

Individual Work*

Oliver Faase

Conclusion



Here is my group from the quarter. From left to right: Annie, Danny, and myself.

I had an amazing time working on this quarter-long project. It was a great experience working in this group but also as an entire class to come together to make a cohesive design that the stakeholders really enjoyed. There were definitely moments where it was hard to work as a group or in a full class setting because everyone has different ideas about how things should be done but I thought it all came together well and it just made me appreciate how all these different opinions led to such an amazing outcome. Throughout this quarter I honed my skills on Illustrator, Sketch-Up, Indesign, Autocad, Twinmotion and many others. I also worked a lot on how to present my information in a clear and concise way. I know that all of the skills, both technical and group skills will serve me well in the professional field and I am so excited to be able to put all this work together in a final portfolio to celebrate what a great quarter this was.

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