

Fair Oaks Boulevard Concept Plan



Reinventing Carmichael's Main Street District



Community Perspective

Planning Principles



- **P1.** Create a "Main Street District" between Marconi and the park for the Carmichael community.
- **P2.** Make the Main Street a mixed-use address that includes commercial services, residential and community uses.
- **P3.** Cluster uses around open space to create a sense of place.
- **P4.** Interconnect new and existing uses to side streets and along FOB with sidewalks and driveways.
- **P5.** Make the Main Street District a comfortable and interesting walking experience.

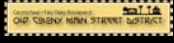


Planning Concepts: Districts

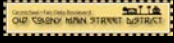
- Manzanilla District**
 - Large commercial center
 - Mix of small, medium commercial use
 - Cluster of residential and neighborhood uses
- Colony Main Street District**
 - Mixed commercial district
 - Community facilities and park
 - Mixed scale and underutilized buildings
- South Gateway District**
 - Mixed commercial and apartment district
 - Small, medium commercial use
- Manzanilla District**
 - Community-serving commercial
 - Community-serving residential
 - High quality mixed use development of shopping and dining
- Colony Main Street District**
 - Community facilities and park
 - Mixed scale and underutilized buildings and commercial
 - Open space framework
- South Gateway District**
 - Mixed commercial and apartment district
 - Small, medium commercial use

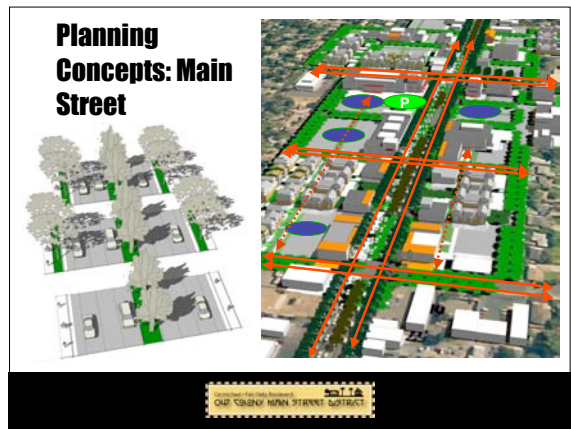


Planning Concepts: Mixed-use Infill



Planning Concepts: Design Features





Corridor Plan

- Larger geographic area
- More extensive community outreach and involvement
- Includes community and neighborhood transportation solutions
- Emphasis on implementation
 - Economic development
 - Design standards

