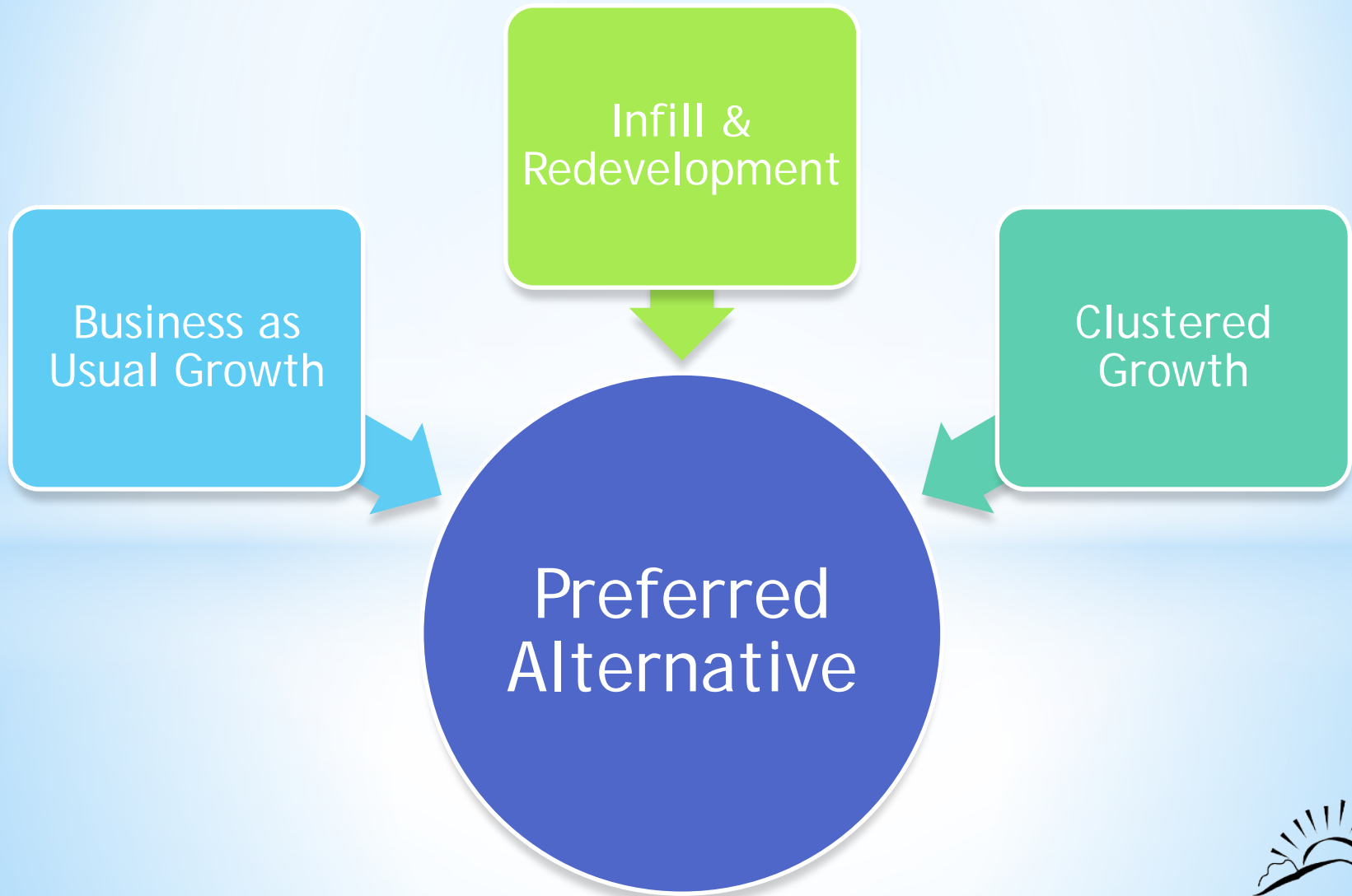


# Preferred Alternative



# Process



# Assumptions

## **Residential**

Improve quality of housing stock

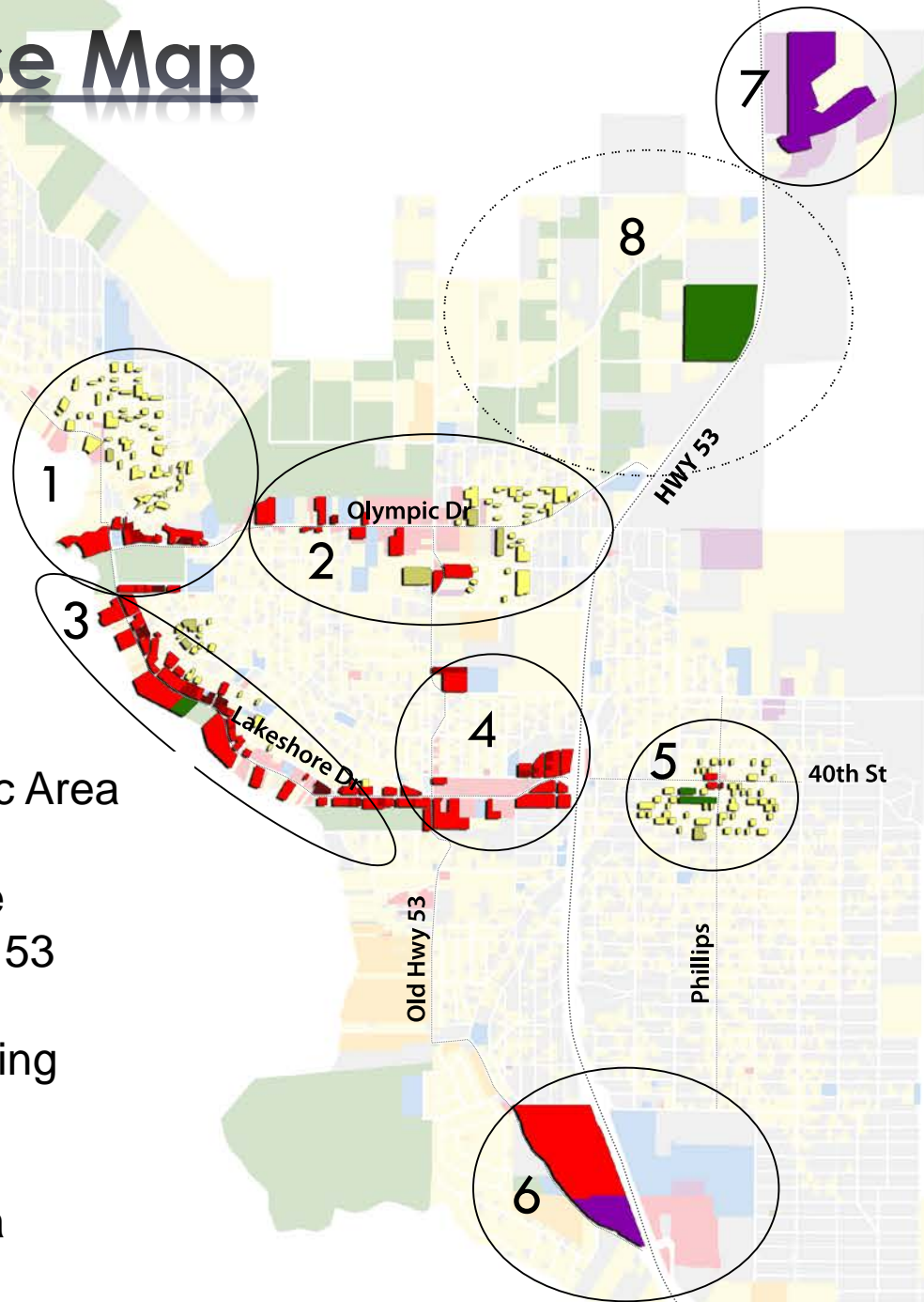
Reduce vacancy rate

## **Commercial**

Diversify economic base

Establish land uses that provide quality paying jobs

# Land Use Map



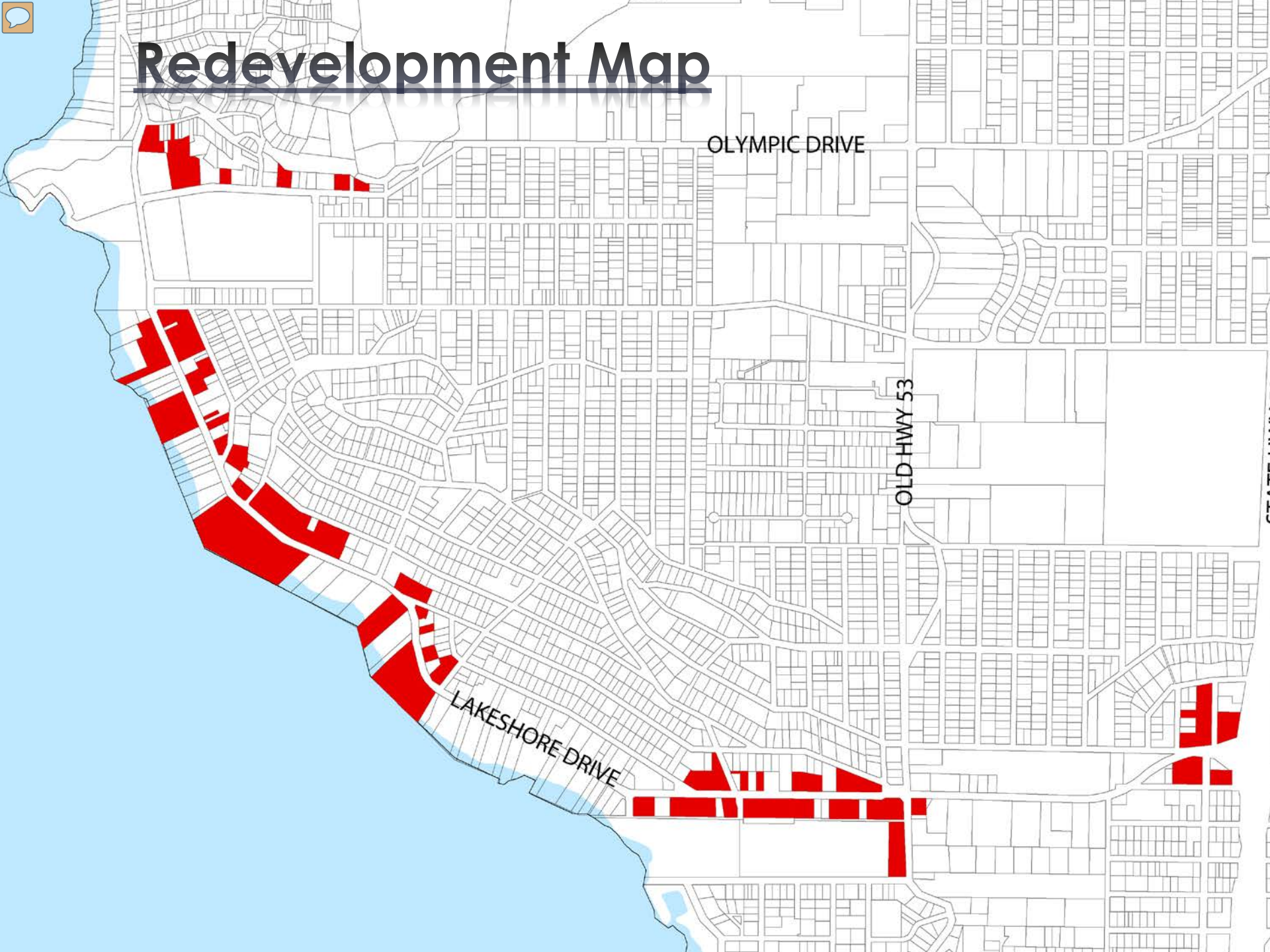
1. Austin Park/Civic Area
2. Olympic Drive
3. Lakeshore Drive
4. Route 53 to Old 53
5. The Avenues
6. Regional Shopping Center
7. Industrial Area
8. Agricultural Area

## LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Use
- Open Space
- Industrial
- Public Facilities
- Vacant



# Redevelopment Map



OLYMPIC DRIVE

OLD HWY 53

LAKESHORE DRIVE

# Lakeshore Drive

AUSTIN PARK

AUSTIN ROAD

Mixed use hub

More people living here on top of commercial

Redeveloped Lake side commercial-max height of 2 stories

Expansion of Highland Park

### LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Use
- Open Space
- Industrial
- Public Facilities
- Vacant
- Proposed Elements
- Complete street

Commercial properties allowing more access to views of Lake

Mixed use hub

Redeveloped Commercial

LAKESHORE DRIVE

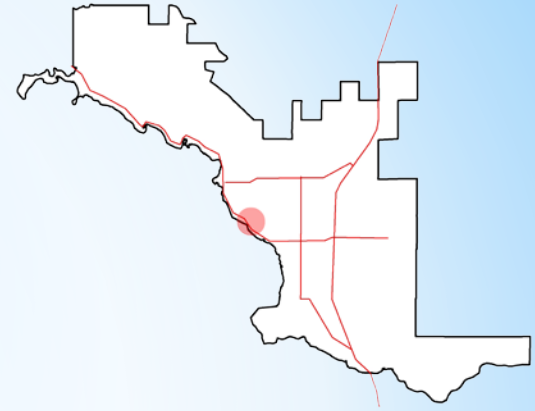
REDBUD PARK



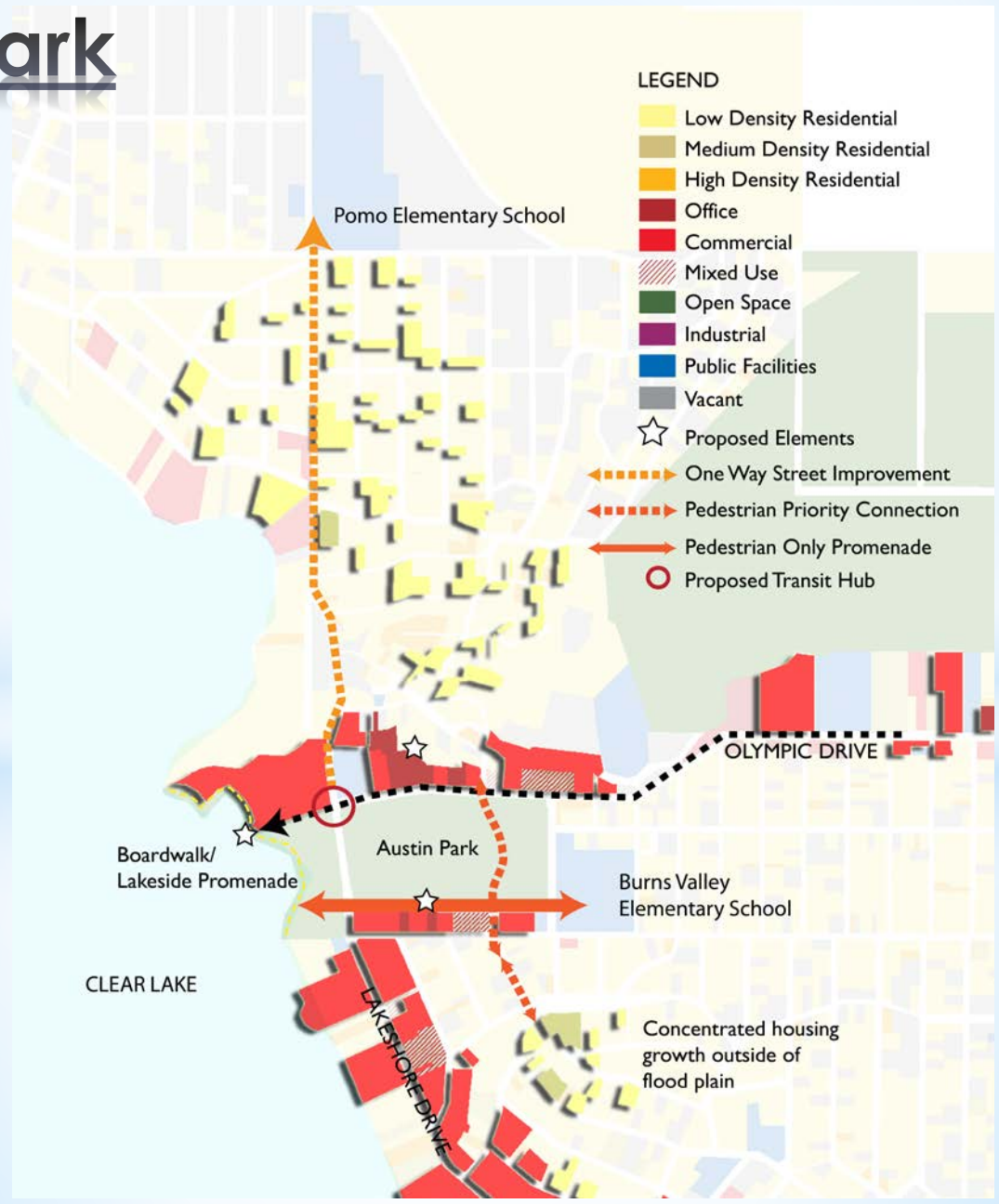




# Lakeshore Drive



# Austin Park



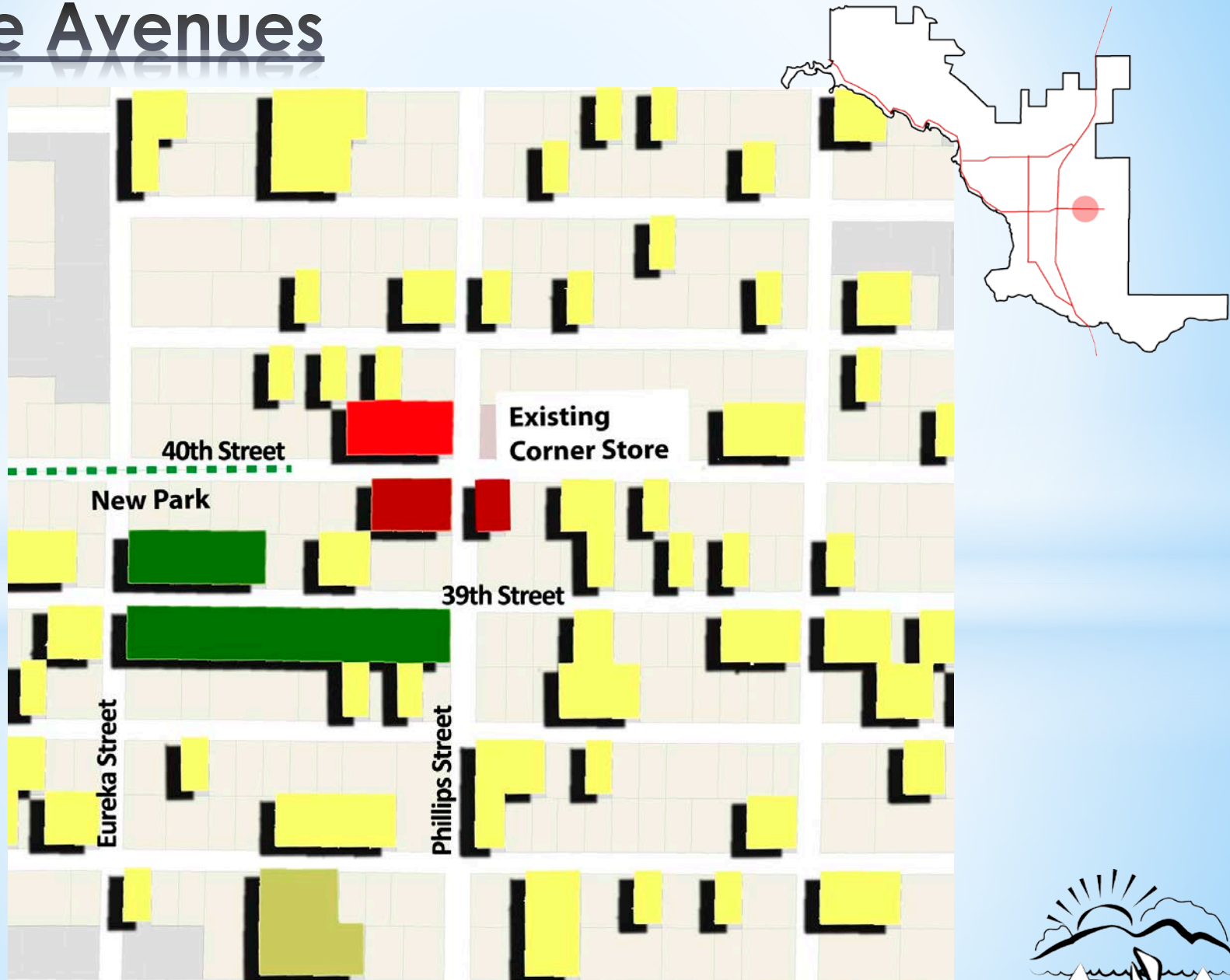


# Austin Park



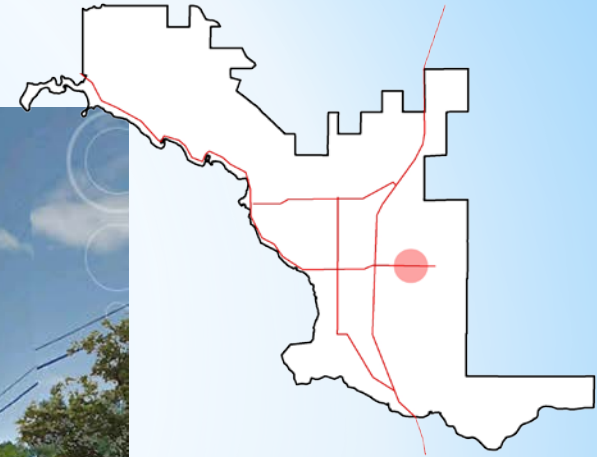


# The Avenues





# The Avenues





# Gateway at Lakeshore/SR

53





# Gateway at Lakeshore/SR 53



# Public Parks

1.5 mi Buffer

Austin Park



0.5 mi Buffer

Highland Park



Redbud Park



0.25 mi Buffer



40th St

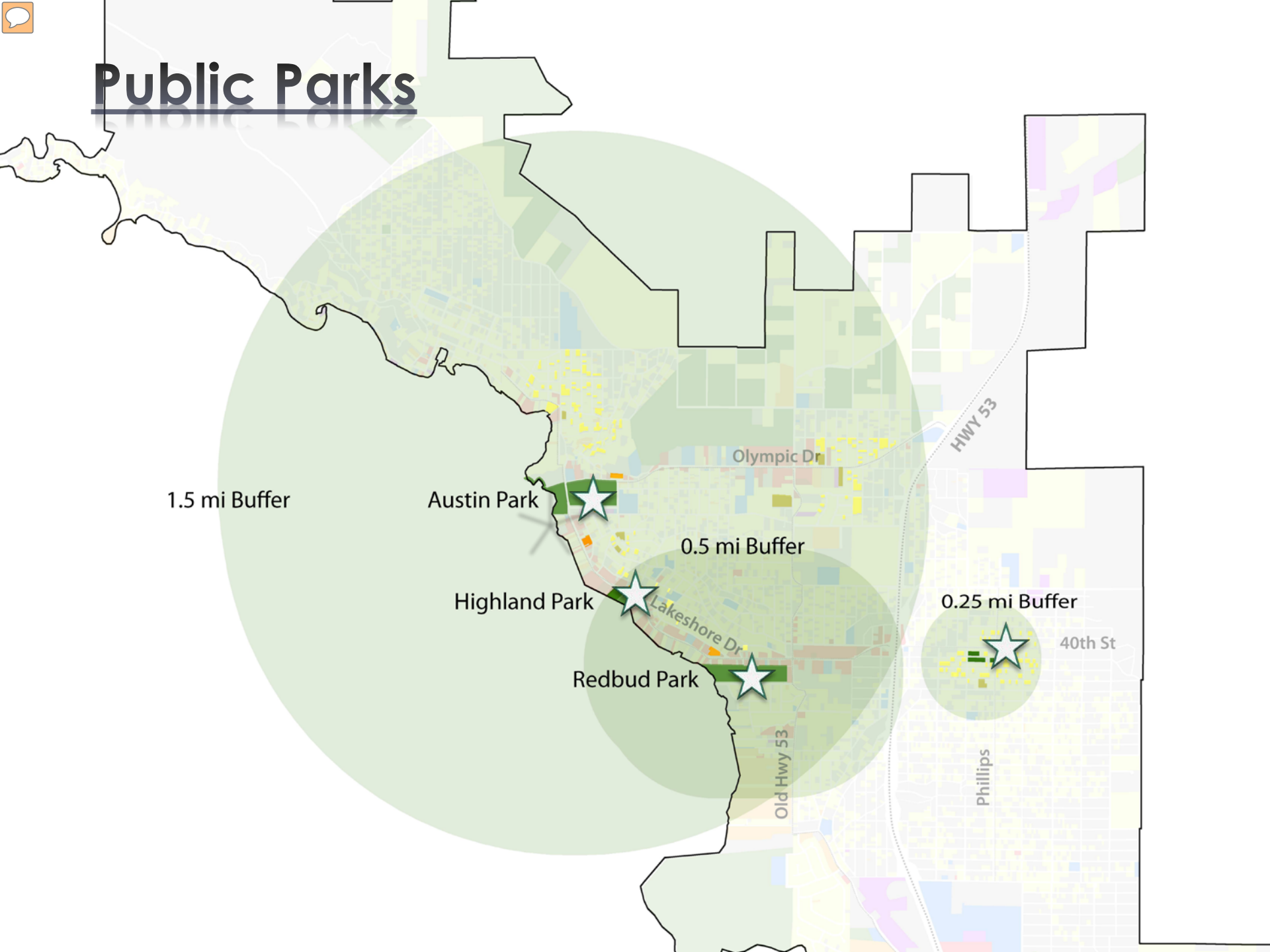
Phillips

Olympic Dr

HWY 53

Lakeshore Dr

Old Hwy 53





# Regional Shopping Center



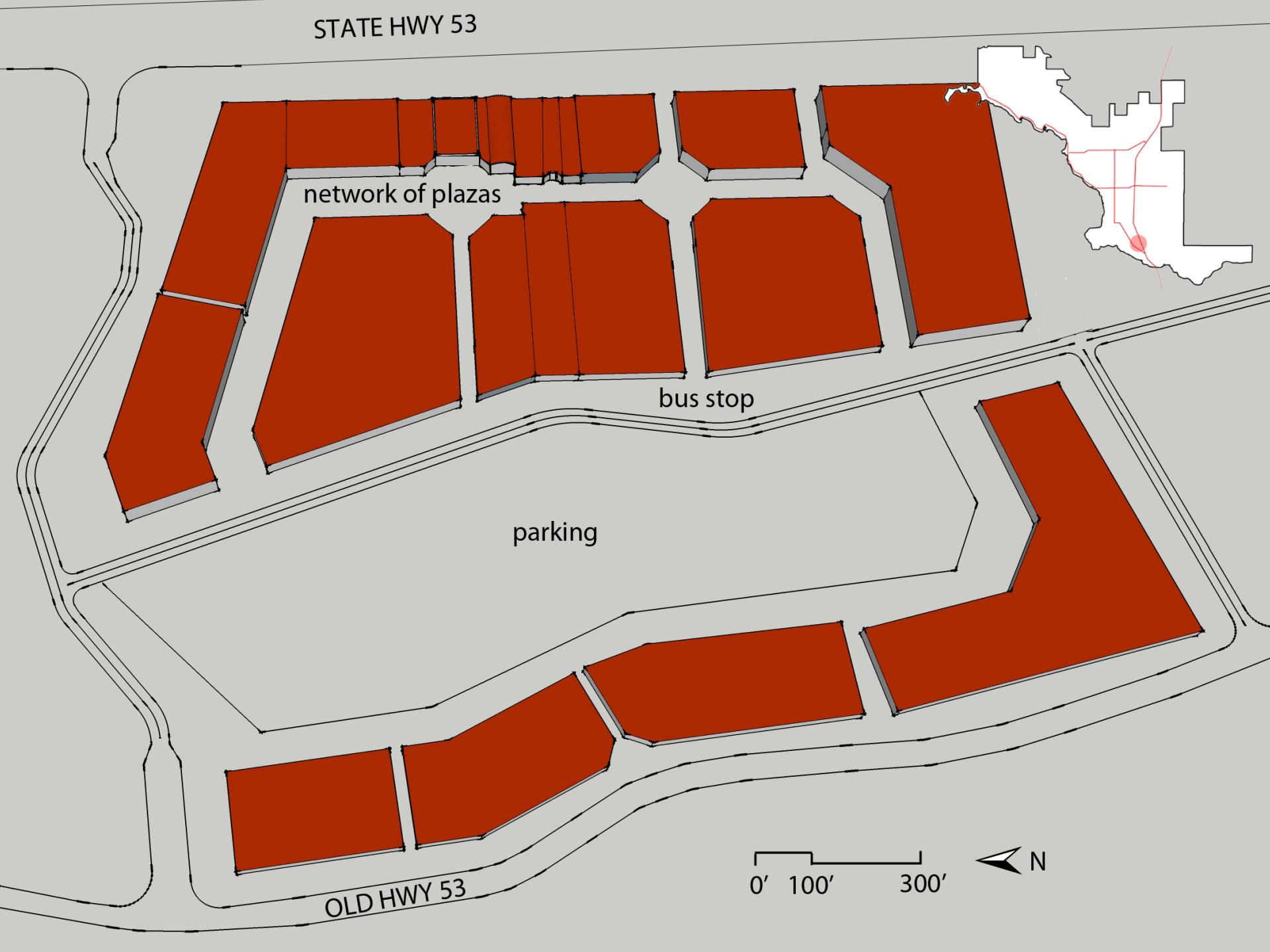
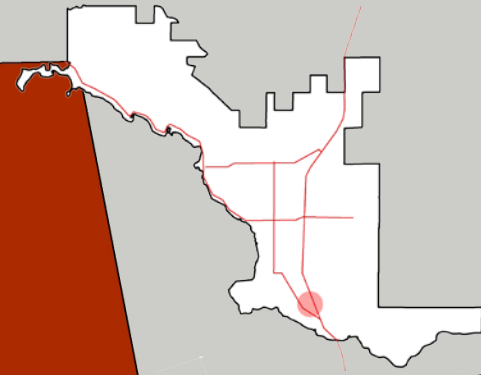
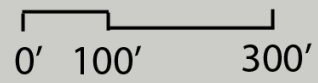
STATE HWY 53

network of plazas

bus stop

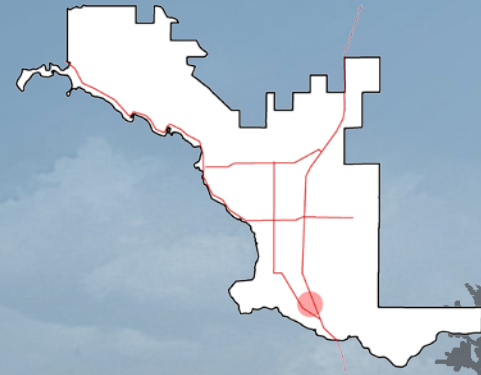
parking

OLD HWY 53

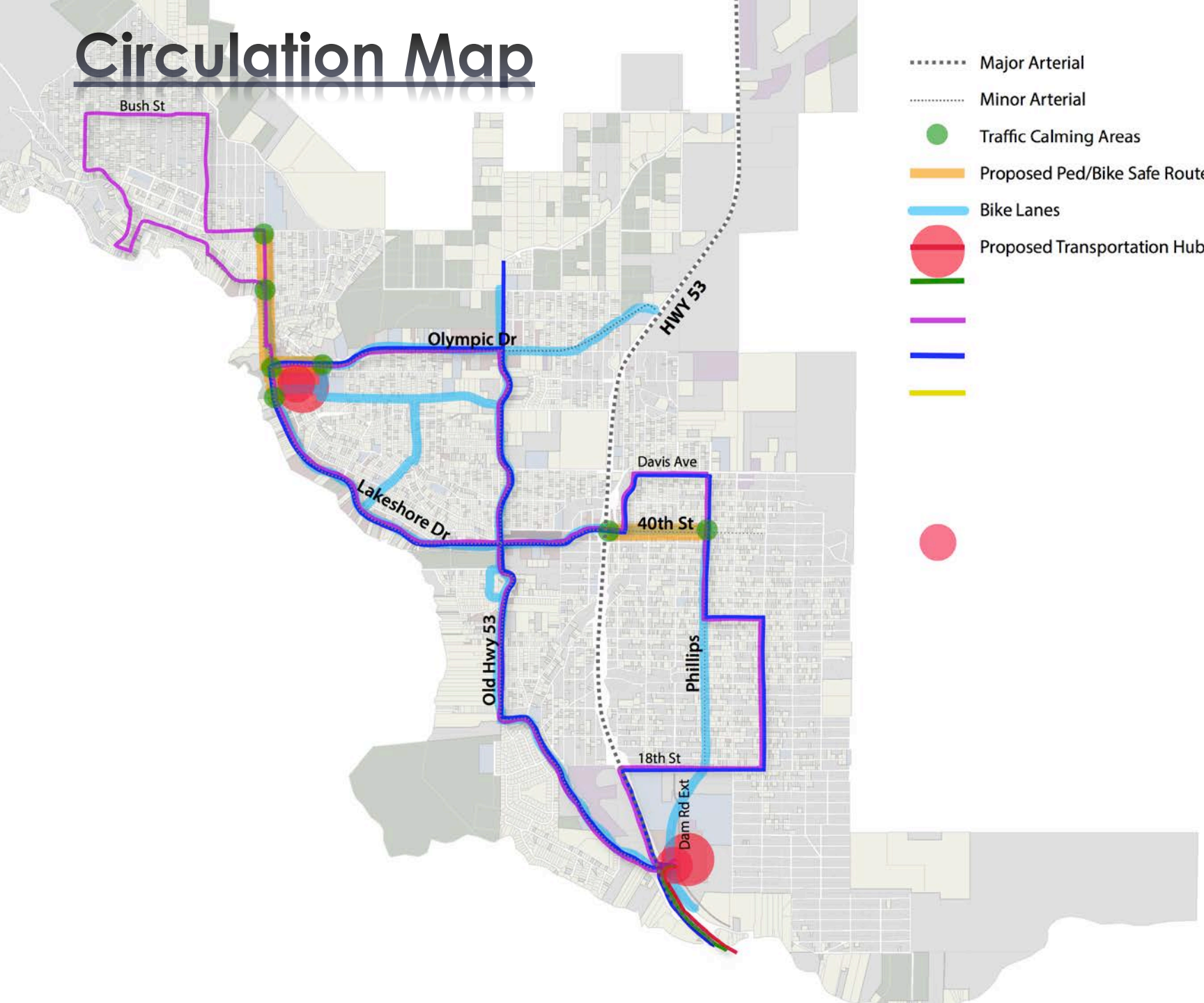




# Regional Shopping Center



# Circulation Map



- ..... Major Arterial
- - - - - Minor Arterial
- Traffic Calming Areas
- Proposed Ped/Bike Safe Route
- Bike Lanes
- Proposed Transportation Hub
- 
- 
- 
-



# Circulation Map

## VEHICULAR & TRANSIT MAP

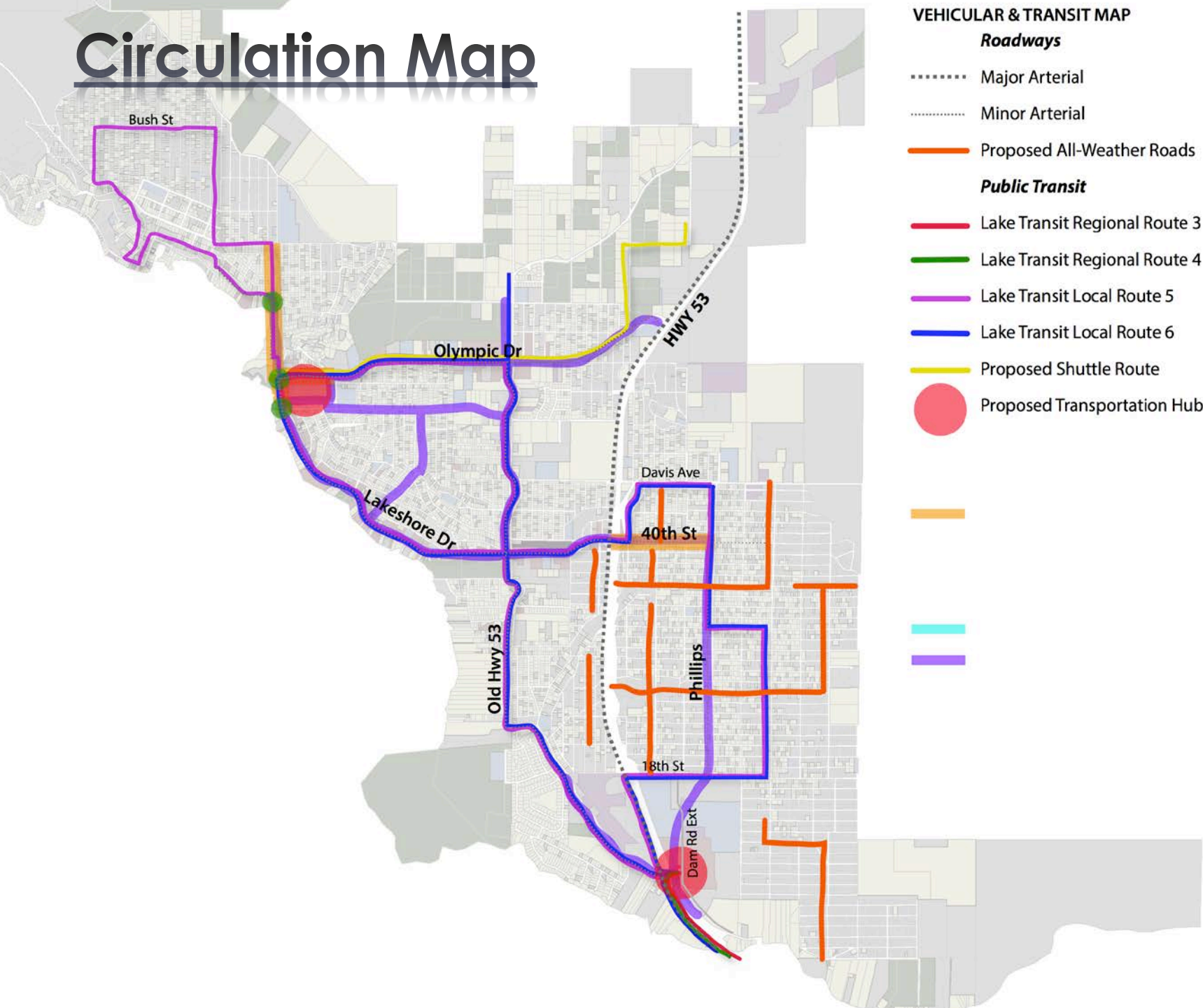
### Roadways

- Major Arterial
- Minor Arterial

Proposed All-Weather Roads

### Public Transit

- Lake Transit Regional Route 3
- Lake Transit Regional Route 4
- Lake Transit Local Route 5
- Lake Transit Local Route 6
- Proposed Shuttle Route
- Proposed Transportation Hub



# Anticipated Effects





# Housing





# Circulation







# Conservation





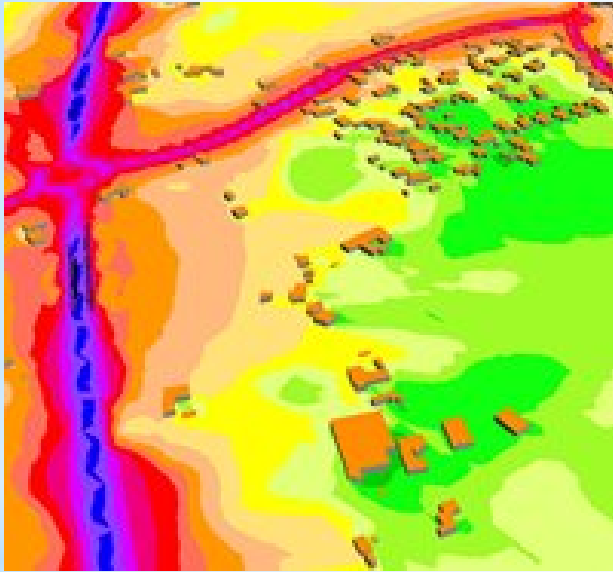


# Open Space





# Noise

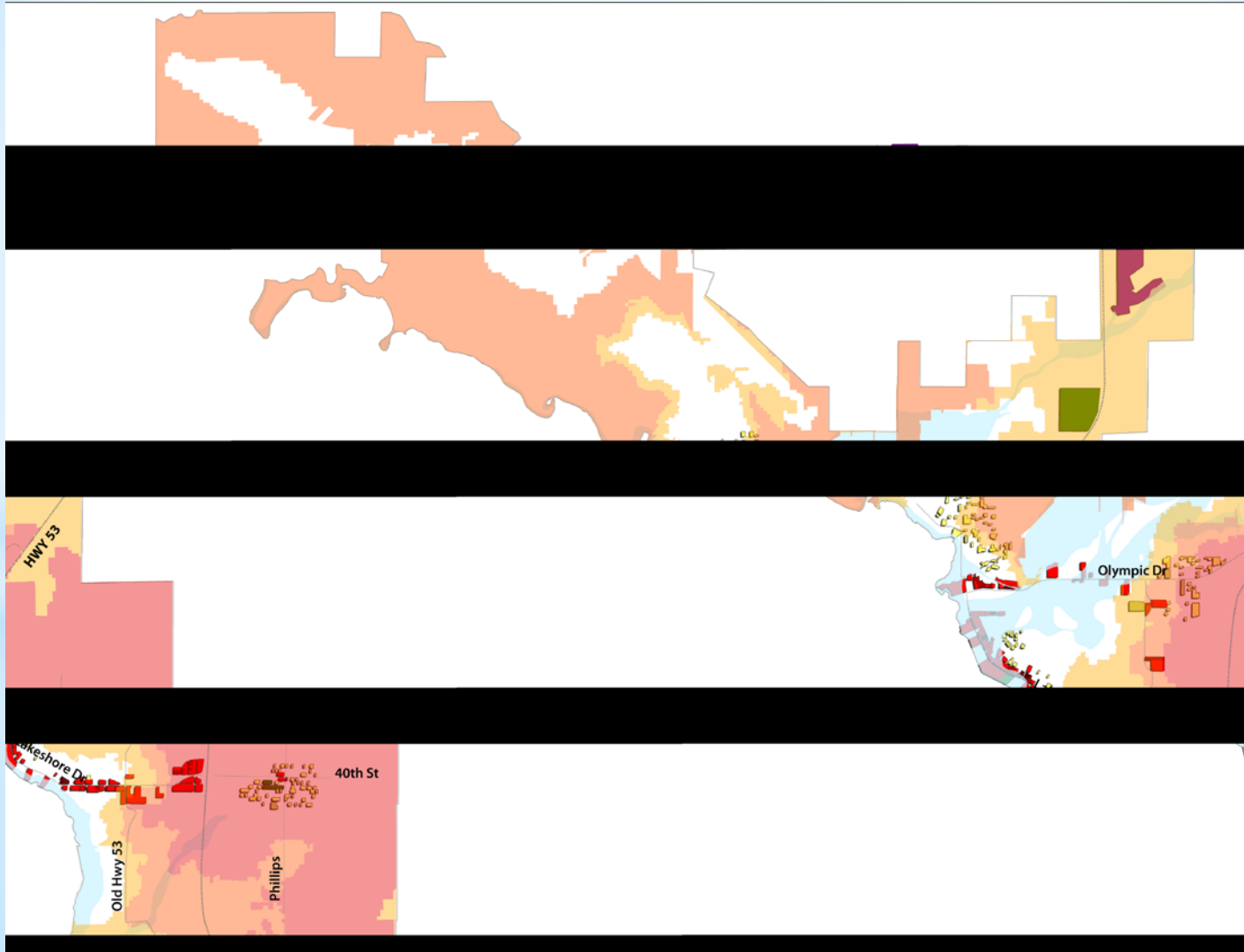




# Economic Development



# Safety







# Public Facilities





# Community Design



# Health





# Closing



# Next Steps

1. Submit a Draft of General
1. Approval from City Council
2. Environmental Review of Plan
4. Adoption of General Plan
4. Implementation of Policies
  - Update Zoning Code
  - Specific Plans





# THANK YOU!

Your participation is greatly appreciated.  
Please continue to be a part of the process!

For more information or to comment further, please visit:

Website: <http://planclearlake.weebly.com>

Email: [planclearlake@gmail.com](mailto:planclearlake@gmail.com)



**CAL POLY**

