

**Area 1:**

The northwest corner of the Lowtree Neighborhood is a prime location to create a high density and very walkable community center. This will be achievable by utilizing past plans for the area as well as integrating and connecting the surrounding uses. This community node will have a linear neighborhood park with educational and environmental components, which will help distinguish Lowtree as a sustainable neighborhood.



This linear park, shown here in conceptual form, will be a model of sustainability, linking the neighborhood together while linking sustainable practices to one's everyday life. A joint use agreement with Sunnydale Elementary will provide residents with additional open space. Welcoming 'gateways' into the neighborhood will create community character and represent Lowtree's neighborhood values through decorative signage and entryways.

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**Area 7:**

This area is in a prime location to be integrated into the design scheme of Area 1. With the close proximity to the school and a vibrant community node, Area 7 will be developed to reflect the design standard and uses of the surrounding areas.

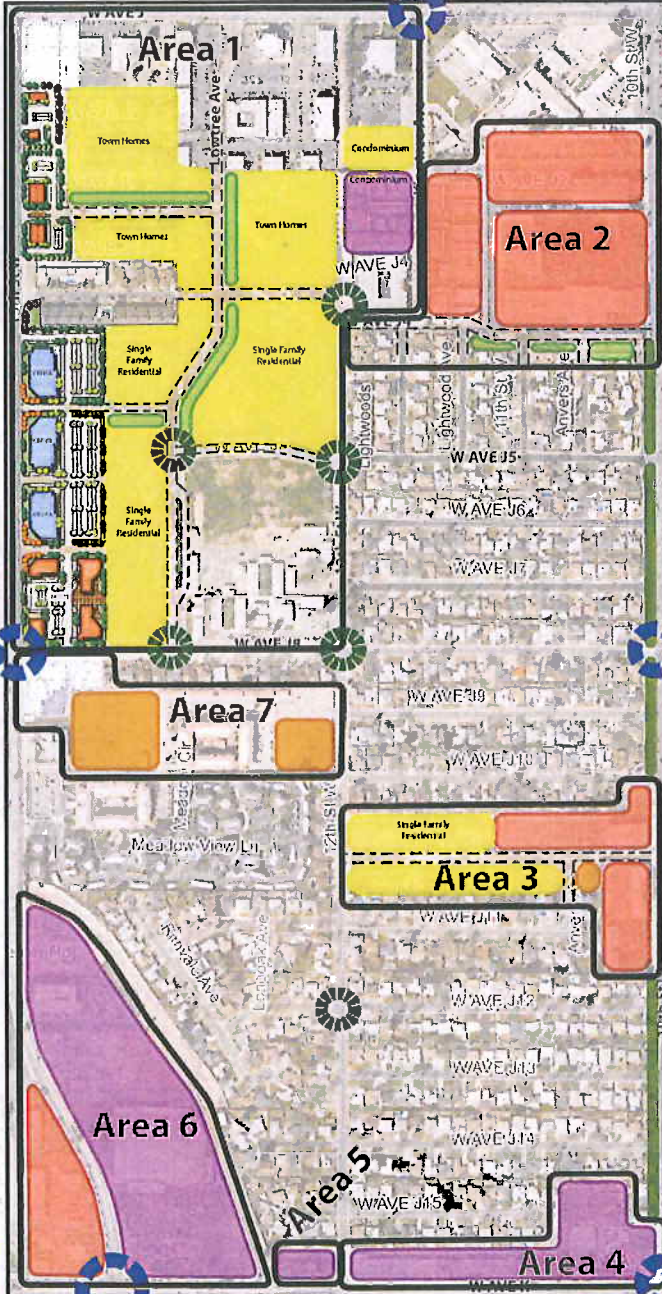
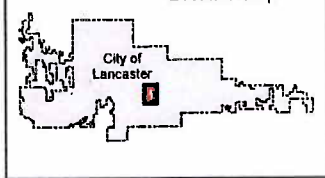


**Area 6:**

This is a great location to create a central place for the community: integrating commercial, residential and public space which also provides a regional draw for the City. Large scale redevelopment will create a mixed-use 'Urban Village' that builds on the existing semi-light industrial character. The village will serve local residents, employees, and students while reinforcing the sustainable neighborhood identity through unique energy efficiency technology. The entire area will preserve thriving businesses by including adaptive reuse of the 'big box' stores and parking area. Open public spaces will be convertible space to accommodate community events and farmer's markets. Beyond being very walkable, recreation components could include a path along the wash and a pocket park for passive recreational use by employees, residents, and students in the neighborhood. An integrated gateway will provide a strong entrance into the Lowtree Neighborhood and Lancaster from the freeway.



**Location Map**



**Area 2:**

This is a vibrant area which can optimize the existing large volume of pedestrian activity from adjacent medical uses. Facade enhancement and the creation of a public gathering space will improve the look and feel of this already thriving business and institutional center. Through pedestrian supportive streets and increased connectivity, pedestrians will be encouraged to walk from this area to the medical and business uses to the east and Area 1 to the west. The connection from Kingtree to 10th Street West will provide that connectivity. West Avenue J2 will be closed to provide a large joint use parking facility for the County Courthouse and the U.S. Postal Service.



**Existing Residential Neighborhoods:**

Rehabilitate City-purchased homes using sustainable materials and xeriscaping to further develop Lowtree as a sustainable neighborhood. Create neighborhood character by preserving existing street trees throughout residential neighborhoods. Strengthen existing stable neighborhoods by supporting neighborhood functions, preserving infrastructure and street trees.



**Area 3:**

Basic enhancement of this area will include upgrades to the parking area and vegetating the streetscape to improve the transition between the commercial uses and the residential. Providing new residential units and roadway access onto 10th St. W will allow for a seamless neighborhood. A center market or neighborhood cafe to serve residents and employees will provide much needed services.

**Landscape Buffering:**

The neighborhood will be buffered with improved landscaping to soften the interface between the arterial road and residential area. In the area north of Area 3 this will include greening the existing median strips. In the area south of Area 3 this will include removal of housing abutting 10th Street West and providing improved landscaping to the neighborhood edge.



**Area 4:**

Currently, this area is highly underutilized. Redeveloping the space with mixed use buildings containing commercial and office uses will enhance Avenue K and 10th Street W, creating a vibrant corner opposite the regional destination created in Area 6. The buildings would be pushed up to the street, with parking and secondary access to the rear. In order to address the transition from the commercial uses to the neighborhood, it is possible to provide live/work units along the back side of the building.



**Area 5:**

This tiny enclave will be enhanced to provide neighborhood shops and restaurants or cafes with outdoor dining along the back or side of the buildings. Redevelopment all along W Avenue K will encourage movement between uses including pedestrian and amenity 'zones' to draw pedestrians from adjacent uses. Streetscape improvements will connect the two commercial centers to the east and west, allowing for shared parking and a traffic calming effect.



**Legend**

|                                |                            |
|--------------------------------|----------------------------|
| OPPORTUNITY FOR ENHANCEMENT    | LANDSCAPE BUFFERING        |
| REDEVELOPMENT OPPORTUNITY      | COMMUNITY GATEWAY          |
| INFILL OPPORTUNITY             | NEW ROADWAY OR IMPROVEMENT |
| RESIDENTIAL INFILL OPPORTUNITY | TRAFFIC CALMING            |
| OPEN/GREENSPACE OPPORTUNITY    |                            |

