

New Residences and Nugent St Extension

This property consists of three parcels which are intended for multi-family residential uses.

1 When these parcels are developed, Nugent Street should be connected to Division. The Windrose Apartments could use this new street for emergency access, replacing the awkward driveways at the north end of the complex.

Lancaster Boulevard

Physical improvements in the alley, retrofits to rental housing and targeted law enforcement efforts can re-establish community control in this area. Access and visibility should be improved to increase safety, possibly including vehicular access to Lingard Street from the alley.

2 Parcels near the corner of Division and Lancaster Blvd should be improved and/or landscaped to project a better image for the neighborhood at this visible intersection.

El Dorado Park and Elementary School

The school and park are major assets that should be a focal point for neighborhood recreation and community activities.

3 Expansion of El Dorado Park to Nugent Street will allow neighbors and passers-by to keep an eye on activities in the northern portion of the park.

4 Streetscape enhancements around the school and park will improve the appearance of this area.

Joshua Memorial Park

5 Mature Joshua Trees on the Joshua Memorial Park property should be preserved as the landscaped area expands.

Linda Verde Neighborhood

Challenger Neighborhood

Yucca Neighborhood

Legend

- Traffic Calming
- New Bike Lane
- New Roadway
- New Sidewalk
- Transit Stop Enhancement
- Signalized Intersection
- Neighborhood Gateway

Arterials

Streetscape improvements to arterials may include new medians and planting along walls.

Internal Streets

Streetscape improvements to internal streets may include landscaping in parkways and in front of residential walls along pedestrian pathways.

Traffic Calming

Speeding will be discouraged on long north/south streets through the use of traffic calming features.

Commercial/Office

Improvements to the commercial and office uses at Division and Ave J—which could address access, landscaping, facades and signage—will enhance this major intersection.

6 Redesigned access to these offices would end conflicts with neighborhood traffic on the frontage road.

Frontage Roads

Avenue J will have a consistent width and a continuous sidewalk when the frontage roads are reconfigured. As part of this reconfiguration, new street segments may be needed west of the park to maintain circulation.

Joshua Neighborhood

Underutilized church properties are an opportunity to introduce more community-serving uses. Drought-tolerant landscaping is recommended along property edges.

7 Vacant land on the east side of the New Hope Community Church property could be subdivided and sold if not desired for church use. Possible uses for this land include a farmer's market, community garden and/or renewable energy generation.

8 Landscaping or other enhancement is needed at this visible corner.

9 Vacant land behind Lutheran Church of the Master presents an opportunity to introduce new community-serving uses that could grow community involvement or revenue for the church.

Community-Serving Uses

