



Due to the regional draw of the proposed "Urban Village" in Low Tree, improvements along Avenue K will include a planted median and other features that will facilitate movements to and from the area.

**Avenue K**

As the Lancaster Community Hospital transitions to a new location, this provides an opportunity to improve circulation and the interface with the school and surrounding residential and commercial uses. Special attention will be made to buffer streetscape treatments, improvements, parking, modifications to access points, and school drop-off locations.

**Lancaster Community Hospital and Surrounding**

Consistent with the zoning, these single-family residences are transitioning to commercial and office professional uses. Redevelopment of this area will include lot consolidation, and reciprocal access agreements.

**Office Professional**

Improvements to the perimeter walls along 10th Street West from Avenue K will include a uniform height and design. Additional street trees and island landscaping improvements will also enhance this arterial from Avenue J to Avenue K.

This commercial area provides services and retail to residents as well as nearby medical school students. Enhancements to this area will facilitate movement in an around the area and enhance the pedestrian environment. There is an opportunity to infill these vacant sites with pad commercial development that will complement existing development.

13 The corner of Avenue K and 10th Street West will be reconfigured to allow for expansion of traffic lanes as well as proper ingress/egress for the consolidated project area.



Lot consolidation and joint-use parking areas will facilitate redevelopment of this area with mixed-use buildings containing commercial and office uses. Street adjacent buildings will frame the intersection, creating a vibrant corner.

**Avenue K Shopping Center**

The awkward configuration of these small shopping centers lends to ingress/egress and parking problems. Redevelopment of this area will still maintain an efficient amount of parking.

**10th Street West Commercial**

Encouraging parking lot perimeter to be landscaped will reduce the amount of hardscape visible and soften the edges making it more aesthetically pleasing. Continuing the median improvements will also enhance pedestrian-friendly enhancements including landscaping and passovers.

**West Avenue J**

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Enhancements to key internal streets including Elm Avenue, Avenue J-4, and Avenue J-8 will create attractive connections throughout the neighborhood.

**Streetscape Improvements**



This area is currently zoned for commercial uses; however, residential may be a more appropriate use. Street-facing townhomes will create a pedestrian-friendly entrance into the Parkview Neighborhood.

**New Residential**

In the long term, a private park and/or Neighborhood Impact Center will provide a space for play, exercise, and interaction within the southeastern portion of the neighborhood.

**Sierra Highway Commercial**

As a long term revitalization strategy, enhancement of this corridor will provide an attractive location for commercial and light industrial. Infill of this vacant parcel with appropriate commercial development will enhance the corridor.

**Multifamily Residential**

Redevelopment and rehabilitation of this multi-family area will enhance quality of life for residents. Some of the worst buildings will be replaced with townhomes and amenities such as communal open space or lot. Providing park space should be a priority for this northeastern portion of the neighborhood, as it is currently underserved.

These new street segments will improve circulation in the Parkview Neighborhood. A bus turn-out on Fig Avenue will improve circulation around Park View School and reduce congestion along Avenue J (drawing is conceptual only).

**Legend**

- New Street
- Proposed Class III Bike Route
- Proposed Class I Bike Lane
- Existing Class I Bike Lane
- New Sidewalk
- Neighborhood Gateway
- Traffic Calming
- Signalized Intersection
- Transit Stop Enhancement

**New Street Segments**

A streetscape program and uniform right-of-way width will enhance the appearance of the street, improving circulation and special attention will be paid to screening storage where possible.



11 Redevelopment of this site will include the future Medical College.

9 Infill of this vacant parcel with appropriate commercial development will enhance the corridor.

8 This connection will provide additional north-south circulation. However, if the site is developed with commercial a driveway may be more appropriate.

7 These internal connections will facilitate movement through the neighborhood.

**Sierra Highway**

10 There are existing conflicts between these uses which contribute to poor area conditions. This interface will be improved along with pedestrian conditions, access and property enhancements.