



Downtown Immersion Workshop Notes

Downtown Walk
Thursday, May 18, 2006

Notes/Comments

- mister, pond feed fish, skate park, roller park, arcade, baseball field, pool, public garden, public art, fountain, dog park, movie theater, drive-in theater, amphitheater, zoo, public plaza, ice cream, Starbucks, street too fast, electric cars, bike racks, 4 way crosswalk, Perform. Art Center, block, Lancaster Walk of Fame, financial district, nature park
- banners – illegal, parking signage, village
- Post office/western hotel/museum – color update, Performing Arts Center – studio classes
- Lancaster Blvd: need a 4 yr college near by, design guidelines, enhance landscaping at police station – remove grass & use xeriscape practices, maintain landscaping, like open courtyard in front of library – encourage public spaces, soft curves in sidewalk w/landscape adj. to curb, awnings on buildings, better signage, paint buildings, promotion for existing businesses, hanging signage update – similar in look, misters, need retail & theatres, hard to identify uses, better pedestrian signage, planter boxes adj. to pedestrian walkway, hanging flower baskets, safe place to ride bicycles, need bike stands, link Lancaster Blvd. to future park (Fern/Elm); Chamber of Commerce – better signage on awning, P.O. – (paints?) – two tone colors, use older buildings with character for restaurant/antique stores - made in Lanc. boutiques – collaborative spaces – dessert/coffee kiosk; architecture 1. provide alcoves & awnings, 2. make fronts inviting, creative signage 3. awning signage 4. make buildings attractive; intersection of Sierra Hwy. / Lanc. Blvd. – traffic circle 1. parallel parking 2. bring sidewalk out & use for public art [drew road with diagonal parking and median between bulbed corners]

Checklist Notes

Miscellaneous notes

- add historic plaques, Chamber needs signage, Gadsden & Kildaire: need cross walk
- 10th St. W – need more landscape / landscape palette / coordinate / street trees on 10th
- signage, landscaping, rear entrances improvements, utilities underground, more time on crosswalks, PAC – rear canvas for mural banners, tie public art into bldg., entry at intersection of Lancaster Blvd. and 10th St. W.
- trash around Lanc. streets always bad, Lanc. Blvd. and 10th W needs improvement, shopping carts in streets, we could use more cool, green, and clean
- closed streets, archway, more trees, no wire – not safe, roller rink, no bike lane, lampposts, public pool

Existing Land Use

- [indicating area west of map] focus CDBG (upgrade neighborhood)



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New Development Potential

- lots of nice/older buildings convert to restaurants

Use of Spaces

- need places to gather, Lancaster / corridor between buildings not friendly

Architecture

- need awnings, treatment on B of A 730 Lancaster Blvd., color library, paint post office, upgrade building (706 Lancaster Blvd.), buy Allied Arts building, need design codes (awning, arch)
- facade / landscaping on rear of buildings, awnings, buildings w/o character – 857 Lanc. Blvd. (not exciting), [indicating buildings on n. side of Lancaster Blvd. between Fern and Elm]: ugly buildings

Streetscape Elements

- like concept of library public space turn on Lanc. Blvd.
- 1. shaded benches 2. add round-a-bouts 3. landscape median
- streets look bad

Public Amenities

- TE need to be consistent
- create public seating area on Blvd.
- more landscaping on Lanc. Blvd.

Public Art

- Allied Institute for Arts, library, performing arts
- [indicating intersection of Lancaster and Genoa] on Genoa buildings

Pedestrian Utilization

- smaller direction sign (make them pedestrian oriented), gathering areas, larger pedestrian areas near taller bldg.
- like pedestrian signs / turn so can see by pedestrian

Walking Surfaces

- mix materials & colors
- clean; variation of materials

Bike Utilization

- slow traffic down, where can you bike safely on Lancaster Blvd.?

Parking and Loading

- keep parking in rear, Lanc/Elm – parking lots
- [indicating Lancaster Blvd. between Genoa and street to east] pass-through, retail spread out, too much parking; Kildare: 1. use of barb wire 2. effective screening for auto repair



Downtown Immersion Workshop Notes

Community Workshop: Understanding Downtown Lancaster
Thursday, May 18, 2006

Visions / Values / Challenges / Treasures Post-It™ Note Exercise

Visions

- home town atmosphere
- more people
- friendly people
- plaques on west end of Blvd. of planes developed in Antelope Valley
- U.S. flags displayed by lighted trees
- feels safe in the front yard!
- family friendly
- transparent
- capitalize on summer evenings
- cons't alcoves for shopping

Model places / example downtowns

- place like Glendale, Pasadena or Burbank
- the Santa Barbara/Pasadena/San Luis Obispo of the desert
- create atmosphere like Larchmont Ave. in L.A., close Lancaster Blvd. to traffic, incorporate dog walk stations so you can walk dog, park benches & bike racks on Lanc. Blvd.
- create atmosphere like 3rd Street Promenade in Santa Monica, NO TRAFFIC, street performers, fountains, kiosks

Mixed use

- park and walk to complete all shopping in one place
- can park & visit/shop/eat all day/night
- mixed use – condos above shops
- I want downtown to return to what it was 30 years ago when I first came, there was various shops, P.O., library etc.; you could park, ride a bike and walk/feel safe
- need an old fashioned type movie theatre NOT another Cinemark; need art films, foreign films, etc.; fountains & water misters
- present business office mix, more eclectic shops – restaurants revitalized, single family homes south of Lanc. Blvd.

Take advantage of environment – desert environment, environmentally friendly

- put a partially covered shade over part Blvd.
- environmentally friendly solar, wind
- more lawn
- clean air, w/no construction dust; gathering dandelions instead of spraying poison around; discreet quiet hydro – electric power back up; safe solar options; an oasis of sane, multi-possibility emergency preparedness



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Evening events, entertainment, seminars, LPAC events

- attractive & safe revitalization of old neighborhood
- night life
- more night activities to support LPAC, including coffee shops open at night
- central area to go to for community events
- downtown lively after 5:00 p.m.
- all ages gather in park & at various events
- lots of things for seniors to do: workshops, coffee shops, small medical offices, bookshops, movies
- a fun place to be – entertainment for all ages
- more theaters / night life activities

History & culture, historic plaques, art & culture

- “combine” Lancaster Art Gallery with LPAC
- veterans plaques for WWII
- save some of Lancaster history
- definitely keep & restore older buildings & keep small family businesses
- keep history
- create a mini desert display of native plants & stuffed animals
- mixture of culture, young families, children, seniors

Eating/restaurants: relaxing, classy restaurants (i.e. no chain restaurants)

- Outdoor markets: open air market, central plaza with street vendors
 - Outdoor eating
 - outdoor eating area
 - craft shops, sidewalk cafes
 - ideas or dream: crime free

Multistory - parking, offices, residential

- multi-story active retail
- more people who now commute working & shopping downtown
- small professional offices upstairs with healthy specialty restaurants & juice bars downstairs
- multi-story parking
- shops & offices & condos for singles & first time buyers

Pedestrian friendly/safety, pedestrian plaza/crossing

- downtown enclosed mall
- a sense of safety without a prison feel, i.e. Washington Mutual Bank
- pedestrian walkways (streets closed to cars)
- play there – child friendly & safe
- place to spend time with friends
- ideal: walk to work & to dinner
- place to walk, eat & feel safe
- stay the same: trees with lights at night



Downtown Immersion Workshop Notes

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- more places to eat and drink, not just cafes
- easy, low cost frequent public transit to downtown – walk downtown, shop, eat, have fun and be safe
- pedestrian crossing

Transit – red car

- street car on the Boulevard

Values

- more American flag poles
- idea or dream: a plaza type of walkway in front of stores with benches & flowers
- I can't think of anything unique. I wish I could.
- Lancaster unique? Downtown core gets my attention

Small town feel

- still has small town feeling
- small town feeling
- value shops
- sense of community
- home town feel
- small town feel
- sense of community
- small town friendly atmosphere

Entertainment

- nightlife & arts
- plays, music shows
- entertainment

Environment

- open space
- natural environment
- always seeing blue sky!
- outside sense of community
- nice evenings
- clean

History

- boundaries of downtown is original town site map
- aerospace center of USA
- I feel connected because I used to live here as a teenager – there's history. I still think of SaveOn, ice cream & the movies downtown
- our history
- history, location



Downtown Immersion Workshop Notes

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- heritage center of Antelope Valley
- heritage
- sense of history
- military history
- value our history / historical buildings
- value – heritage – the past being brought to the future and incorporated
- feel connected to agricultural roots – open spaces

Unique, charming

- unique – it has downtown
- unique: self sufficiency / we are NOT Los Angeles/San Fernando Valley
- unity
- the airplanes flying over
- charm, endearing
- unique: location in an area “open” for growth
- heart of city – business, banking, arts, activity & history

Work & live

- I work in Lancaster
- connected: work & live in Lancaster

Weather

- overall climate (dry)
- weather (love the breezes)
- nice weather

People, community

- Why connected to Lancaster? I own a home so I want to belong.
- people
- value – place to play & meet people
- develop community, not just more homes!
- sense of community: that is a group of residents that have been here a while and have pride in the city
- #3 connected, home, business, family

Family orientation

- family safe, & respectable
- value most: family, friendship and community camaraderie
- family
- family
- conservative, family oriented
- value most: activities with family/friends
- multi generational connection
- family oriented (parks)
- family – upbringing of children



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Challenges

- keeping the wind from blowing through it & discouraging pedestrians
- part of downtown Blvd. closed and covered
- city council meetings

Creating change is hard

- totally change look
- obstacles: old buildings
- construction of alcoves for shopping
- challenge: attracting a business
- changing old attitudes
- too much asphalt
- pass through to somewhere else
- creating things on a “pedestrian” scale, not autos

Lack of stores, entertainment, destination

- need more entertainment and eating areas
- missing stores for grown women, older people; no bookstores!
- too few restaurants
- no retail
- no place to shop
- lack of identifiable destination (i.e. restaurant or retailer)
- no place to eat
- cost of construction
- no place to shop, retail stores
- lack of destination retail shopping
- more retail
- too little retail

Nothing to do

- bringing vendors
- lack of promotional events & activity
- after theatre need to go to restaurant that is open until 12 midnight
- nothing to do
- need more people
- making it more people friendly & less car friendly
- what reason to go downtown
- bringing people
- nothing to do at night time, most places shut down at night
- how to create or satisfy the desire to hang out

Transit, parking, bike riding/path

- more parking (double decks)
- lack of parking



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- alternative transportation
- more green areas with walking paths
- attracting businesses and restaurants that people will use regularly
- Public transit to downtown from 10th St. and K not frequent enough. I have to drive to downtown.

Traffic, cut through – pedest.

- width of street
- traffic

Empty buildings, vacant lots

- lighting off blvd. at night
- older outdated buildings
- funky buildings next to nice ones (more uniformity in maintenance)
- vacant lots
- empty buildings – how to fill them with a cohesive persona

Homeless, panhandlers

- homeless
- homeless hanging around the library
- what to do with homeless, rather than just kick them out
- homeless & panhandlers
- homeless
- homeless
- homeless people issues

Safety, crime

- safety
- safety to walk & at night
- homeless, public safety (esp. at night)
- getting rid of criminal element – need sheriff on horseback at night
- safety
- sex offenders living in Lancaster

Name park

- name park (instead of Gilly): 1. Memorial Park, 2. Pioneer Park

Cost of construction



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Treasures

Trees

- trees along Lancaster Blvd.
- the Lancaster Blvd. trees at night with lights – so pretty

LPAC

- LPAC
- LPAC
- LPAC
- LPAC
- LPAC & Cedar Street theaters
- favorite thing: LPAC
- LPAC
- Performing Arts Center
- LPAC
- LPAC
- LPAC and community concert
- LPAC
- LPAC
- place: Art Museum, LPAC, Indian Center

Shops, stores, coffee

- good photography store
- no chain restaurants
- AV Federal Credit Union – i.e. small, local services one can trust
- Perk Place
- coffee house
- Perk Place
- pleasant atmosphere, basic business needs for daily errands, very friendly
- restaurants are interesting, make me want to visit them
- destination: Perk Place

Location

- location in heart of city
- give cause to stop downtown instead of driving thru

Library

- treasure: library
- library
- library
- library
- library
- library
- like visiting library (reading)



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- county library

Historic charm

- historic buildings
- historic center
- historical/old buildings
- history of aerospace
- the old post office
- charm
- history
- history

Easy to get around

- easy access; adjacent lending, banking, legal firms
- smooth flow of traffic should not be slowed down like Wilshire Blvd. gridlock
- free moving traffic
- easy to get around
- small enough to go from one end to the other

Community events

- parades
- parades
- community events

City Hall

- City Hall

Gallery

- Cedar Street Gallery

Church

- church

Possibilities

- The only reason I like to go downtown is because there is potential. I can see its possibilities, even though they're not there yet.

WWII memorial

Parks



Downtown Immersion Workshop Notes

Downtown Flashlight Walk
Thursday, May 18, 2006

Notes/Comments

- Evening strolls
- Close out street
- Project movie / bring your lawn chair

- Inconsistency in lights

- Storefronts
 - Trees
 - Lights
 - Store
 - Lamp est
 - Outside eating

Improve

- Store windows
- Trees
- Safe movement
- Scale of building out of scale to width of street
- One place open
- Needs landscaping
- More public space

Fig Street

- Parking lots seem scary
- Street
- No eyes – dead zone
- No lighting

Mid block crossing

Ice cream

- No windows
- No / lights burned – no light @ end of tunnel
- Leads to nowhere
- Cut in bld – who is behind there

Alleys – name them

- Stop in doorway –
- Public telephone booths all isolated – do we need them?

- Keep box & charge
- Graffiti



Downtown Immersion Workshop Notes

Downtown Flashlight Walk
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Median – landscaping/colors/needs to soften

Signage – not consumer friendly, welcoming
Storefronts need improvement
Too heavy w/business

Scary
Businesses off the alley
Maintenance & lighting
Lights not on
Landscaping

Center alley dark & scary

Link to park/senior housing

- Lights
- Landscaping
- Pedestrian
- Benches
- Smooth walking surface
- Dog Park
- Piped music / landscaping adj to curb

Women's safety w/a spirit of non-resistance
Building/streets

Well-lit storefronts

Skateboard park

Ethnic diversity - protect



Downtown Immersion Workshop Notes

**Kick-off Meeting with Business and Property Owners
Friday, May 19, 2006**

Ideas

- Improve hometown charm
- Customer ideas
- Diverse retail
- Sidewalk cafes
- Balance mix extended hours of business (retail/entertainment/financial/7-days a week)
- Periodic promotions coordinated with events
- Small movie theater/activity entertainment
- Good business retention
- Visible signage
- Good food/coffee shop/destination spot
- Cross promotions
- Decorate Blvd. /more appealing
- Clean Downtown – well maintained
- Improve crosswalk
- Aerospace Museum
- Promote Society of Experimental Test Pilots
- Bring in national/destination retail
- Promote Downtown
- Hire a Downtown promoter
- Gateway elements/arches to Downtown
- Need rear entrances
- Educational process for new business owners
- Multi-level parking structure – shade
- More events
- Lighted Billboards
- Directional signage to the Downtown
- Cohesive plan for Downtown
- Huge flag in Downtown
- Beautification – flowers/crosswalks
- Customer friendly
- Historic – bring out theme
- Entertainment for all ages
- Need evening draw
- Angled parking
- Low rent (problem) – need consistent in retail
- Preference franchise over Corporate
- Answer phone calls “In Beautiful Downtown Lancaster”
- Revitalize Downtown neighborhoods
- More communication among business owners
- Move shelters to appropriate areas
- How do we fix climate problems
- Promote local business owners/unique character
- Home grown businesses
- Parking on Lancaster blvd.
- Brand Downtown
- Include all elements of a typical planned community



Downtown Immersion Workshop Notes

**Kick-off Meeting with Business and Property Owners
Friday, May 19, 2006**

Barriers

- Face lifts –Buildings
- Irregular Hours
- Types of Businesses/Mix
- Transient Population
- Negative Attitudes about Downtowns
- Vandalism
- Population changes between day and night
- No people traffic on Sunday
- Cost of construction
- Lack of access
- Permitting Process
- Social Issues
- Traffic Speed
- Old buildings
- Lighting
- Not pedestrian friendly
- No large draws
- Visible security
- Lack of promotions
- Lack of pride
- Decline in surrounding areas
- Daytime vs. nighttime



Downtown Immersion Workshop Notes

LOTS Meeting
Friday, May 19, 2006

Vision of the Future

- LOTS to be a partner with the City
- Engage value of all the business owners
- Improve communication "Get people Involved"
- Strategic Organizational Plan
- Welcome in new business "Welcoming Package"
- Economic Development "Task Force"
- Assess Chamber organizational process
- LOTS Implementation Plan (extract from the Specific Plan)
- Walk the block as a "Task Force"
- Next Step data base
- Have CC&R's for business (min. hours)
- Buy-in/Enforcement/Education
- Open Sundays

Promotions & Marketing

- Newsletter
- Website – Get news letter on it =useful links
- Specific events – consistent schedule
- More marketing Downtown – Specific Plan a start
- Seminars and consulting support for new business owners on the Blvd.



Downtown Immersion Workshop Notes

Civic Leaders Lunch
Friday, May 19, 2006

ECONOMICS

- Office uses drive businesses during day
- Residential uses drive evening and weekend uses/businesses
- Nodes

MARKETING

- Fairs – Arts, crafts, antiques
- Home town art night
- Involve schools, local groups
- Restaurants
- Capture visitors
- Dining “Experience”
- Dining Guide/Map
- Visitors Center
- Website
- Guest Information Book
- Include Festivals too
- Conference & Visitors Bureau
- Promote
- Gimmick/Niche
- Marquee for LPAC or Project on side of LPAC
- Cross Market other events at LPAC
- Market to 1st time homebuyers
- Combine Uses

ACTIVITIES

- Farmers Market
- Movies – Outdoor
- Taste of the Town (Valley)
- Culinary Institute
- Drive In Movie Theater
- Tumbleweed Festival
- Kite Contest
- Combine events
- Change Parking Use on Street for Evening
- Sidewalk/Street Chalk
- Pet Parade



Downtown Immersion Workshop Notes

Civic Leaders Lunch
Friday, May 19, 2006

PARKING LOTS – ENVISION

- Filled with Cars
- Green areas in vacant underutilized lots
- Eliminate Parking on the Streets
- Parking is poorly maintained and lost are smelly, bad access to structures
- Mid-block paseo's to connect to parking lots
- Use parking lot as a resource for mixed-use development
- Expand commercial access from other streets to Lancaster Blvd., to narrow Lancaster Blvd. (peripheral access)
- Alleys are too narrow/dangerous
- Use secondary streets for business services and Lancaster Blvd. For retail/restaurants/events.
- Santa Barbara Circulation Patterns

- Theme/destination vision
- Density – How much/How High 3 – 4 stories?
- Development Community Concerned about downtown having enough attraction for Concerts.
- Shade structures
- Use anchor (LPAC) to build restaurant/bar offerings
- Need a draw in downtown Lancaster

- Lancaster Blvd. Is our emotional tie to the community
- Look at Lemon Grove
- Not friendly for the homeless
- Lancaster Blvd. As a Blvd. that supports pedestrians
- Comfort
- Needs to serve as a mixed use setting, fitting needs of all
- Neighborhood needs to be healthy
- History of the Plan – civic center, culture, etc...
- Signs for directions & business directories
- Trees
- Tiffany Principle “Look is important”
- Energy from existing businesses (LPAC...open)
- Crave “Sears mosaic” touch
- NAPA Building ... pride
- Monuments, LPAC, etc. are catalysts
- Median Income
- “Experience”
- Invest in people who work hard & need a little help
- Family oriented activities outdoor & connected to history
- Metro Link



Downtown Immersion Workshop Notes

**Civic Leaders Lunch
Friday, May 19, 2006**

- Property rights
- Incentives
- PBID - \$1.25M in public infrastructure -> politically sensitive... 100 property owners & \$900K in infrastructure & parking, alley
- Respect prior efforts & existing outcomes of those efforts
- Protect our people
- Perception -> communicate results



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns
Friday, May 19, 2006

Virtual Tour of Downtowns Handout - Comments

Downtown Lancaster

What specifically would you *like* to see remain in Downtown Lancaster?

- variety of parking (diagonal and parallel), enhancement of cross street in addition to Blvd., clear parking signage
- trees; restored old buildings; diverse uses – civic, commercial, entertainment, residential murals & monuments; lamps – updated old style; LOTS [Lancaster Old Town Site?] signs
- mixed use, public plaza, paseos, wall art, bulb outs, enhanced crossings, awnings, landscaping, light treatments, civic signage, outside dining (esp. 2nd floor), park at library (with much better than current landscaping), monument entry, meandering streets, angled parking, public fountain
- architecture
- restore veteran WWII memorial; on walks, I saw good benches, trash receptacles, we just need over shade covering over benches where bus stops are
- murals & walk of fame, existing trees
- LPAC, restaurants, retail
- trees and lights
- Walk of Fame, trees (trimmed with lighting in tops – not trunks), historical theme, benches, waste receptacles, water fountains, friendly home town feel
- trees w/lights – very attractive, benches, Indian heritage; how about a tram to circle around a two or three block area to assist shoppers
- Police, library, Metrolink, Lancaster Performing Arts Center
- multiple styles of buildings/architecture, public art & more of it
- Lancaster Performing Arts Center, library, police station, mortuary (Mumaw Halley-Olsen), art/museum, Metrolink, more food and attractions, Western Hotel; I feel we should add a gateway to the downtown area entering & exiting on both ends of the downtown area (Front: “Welcome” Back: “Now Leaving – Thank You”)
- diagonal parking, awnings w/business name, sidewalks bricked & edged, sidewalk seating w/windblocks & misters

What specifically would you *not like* to see remain in Downtown Lancaster?

- street/traffic lights
- public plaza (unless traffic speed is greatly decreased)
- parallel parking, parking on both sides, small sidewalks/large street, parking in back (backs of stores are gross, too hard to walk to front)
- blue bus-stops (old-fashioned is more appealing)
- too many architectural styles, parallel parking
- commercial – wall
- too wide of a street w/green; think-> shade & cozy!; ugly, unattractive buildings
- gas station, car wash
- narrow streets, too many stop signs
- (blue) metal benches, poor use of signage, unused alleyways
- homeless presence



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns Friday, May 19, 2006

- no wide streets, less car traffic, parallel parking, Lancaster Blvd. as “main street”
- Post Office, sidewalks (need to be repaired)
- blue benches & trash receptacles

Downtown Claremont

What specifically from **Claremont** would you *like* to see in Downtown Lancaster?

- awareness & signage, medians – w/inset diag, brick crosswalk
- more culture involvement; better signage; murals related to history and culture, not so much aerospace murals; more diversity in building design; more sitting areas / outside seating; more lot space for each development; diagonal parking with median; no street lights
- awnings; post office w/better landscaping as in Claremont; median, but without parking; stop signs – less traffic lights in Lancaster
- wall murals, more design, art culture, more lit up, business signs that are visible, trees & grass, diagonal parking
- trees were nice, pedestrian paseos
- parking, parkways in business area, small town appearance, diagonal parking allows more parking spaces – very good; [also circled items printed on form and made notes as follows] (Spanish Eclectic Architecture: Indian as well) (median with diagonal parking) (park) (downtown map/kiosk) (wall murals) (painted tiles)
- [ext...?] on-street parking, low traffic street w/frequent pedestrian crossings
- I like the overall aura, public usage of downtown, public paseo
- paseos, park
- awnings, residential over commercial, corner bulb outs, parallel parking, enhanced intersection, landscaped areas between street & sidewalk, building signage
- diagonal parking, awnings, landscape – trees – green, median w/diagonal parking, convenient trash cans on streets, pedestrian paseo, public art
- diagonal parking along commercial, commercial signage -> hanging signs, large office buildings on one side, landscaped median, banners, [towers?] at the corners, articulated facades that emphasize entrances, painted storefronts, wide sidewalks, landscaped sidewalks, enhanced crosswalks, like bigger trees
- green median w/parking – blvd is too wide, does not provide a homey feel, parades always seem to be swallowed up by the expanse!
- well marked sidewalks, no street lights, street signage
- big trees, no lights, diagonal parking, stop signs, signage style, banners, park, mix land use, paseo
- trees (variety), diagonal parking, signage, pedestrian paseo
- hanging signs, trees
- trees, banners, signage, architecture, streetscape elements, landscaped bulbouts, downtown map, public art, banners, pedestrian paseo, murals
- green belts, mature trees, colored brick crosswalks and “bulb-outs,” paseo, bike racks
- overhead awnings, painted murals – like desert murals, small banners from lamp posts, diagonal parking, enhanced intersections/crosswalks, I liked the small playground, I like the small bench area



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns
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- landscaped
- trees, grassy areas, benches, stop signs instead of stoplights
- I liked the stop signs instead of lights
- I liked angled parking, liked enhanced crosswalk, signage
- awnings & trees, enhanced crosswalks, trees overhanging street esp. flowering trees, diagonal parking, pedestrian paseos with wall art & landscaping, park, planters, light treatments, map, tile wall art
- awnings, diagonal parking (with planters at “bulb-outs”/intersections), historical architecture, citrus trees, paseos, Shelton Park, public art
- brick buildings, diagonal parking, hanging signs, awnings, 2 story, post office – Spanish style, bulb outs, median, trees – landscaping, enhanced intersections, * paseo – enhanced
- colorful landscape, traffic calming punchouts, paseo
- diagonal parking, defined crosswalk lanes, hanging signs under awnings
- awnings are nice – not top priority, enhanced crosswalk, diagonal parking, trees, I liked the concept of distinguishing the different businesses but not the implementation of it with the paint, paseo
- variety of building architecture (not large expanses of “flat”), enhanced crosswalks, canopy of trees, stop signs rather than traffic lights (to slow down traffic)
- angled parking, landscaped median
- awnings; nice, colorful landscaping; enhanced intersections; pedestrian paseo; well landscaped park

What specifically from **Claremont** would you **not like** to see in Downtown Lancaster?

- no “main street” concept as in Claremont, Lancaster Blvd. is asset to Lancaster & keeps it centralized
- new construction building colors (drab), painting different stores different colors, angled parking (congestion looking for parking & backing out)
- stop signs instead of traffic lights (our pop would run down pedestrians, i.e. speed demon), trees cover signs on buildings
- brightly colored buildings, diagonal parking on both sides of street
- “traditional” store fronts
- buildings types in general are not attractive
- no center meridian
- center median would be a waste of valuable lane space; the small streets (one lane each direction) may work in small town of 34,000, but Lancaster is 5 times that size and growing – we need a wider street
- median, stop signs
- diagonal parking slows traffic way down and is difficult and dangerous to exit from especially onto 1 lane
- large medians – take long to build; stop signs – I prefer our lights, but maybe some stop signs can be added so to slow traffic down
- crosswalk at intersection
- parking in median
- limited landscaping on Yale Ave, only single story buildings on side street, unremarkable street lamps, parallel parking



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns
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- modern architecture
- hate parallel parking, new stucco type buildings, can't see hanging signs when too small
- narrow sidewalks, need to be wider; lack of architectural treatments on facade
- not fond of the "new" building w/arched roof, center-median parking
- can see roof mounted A/C; no real theme, too "hodge podge;" still looks "run down;" no real major anchors (why go there?)
- funky green & yellow buildings
- brick buildings heavier than sidewalk area, everything gray, too many cars parking & obscuring the shops

Downtown Monrovia

What specifically from **Monrovia** would you *like* to see in Downtown Lancaster?

- center parking, not side: angled w/trees down the center, small public parking garage, traditional architecture
- mid block crosswalk, downtown movie theater, park on Main Street
- unified signage for public parking, mid block crosswalk (ped. friendly)
- enhanced crosswalks, awnings, outdoor dining opportunities, mid block crossing, I liked the "look" of most of the buildings downtown – more traditional, landscaped median was nice
- curb bulbs, banners crossing Main Street i.e. "Street Fair June 2," diagonal one side & parallel on other
- signage, entry banner over street, landscape medians, two types of trees (the pines are nice)
- landscaped streets; bulb outs; * signs for parking, map; angle parking; old restored buildings; outdoor dining; trees; mid block crossing; park; sculptures
- light posts, angle parking with bulb outs, awnings, historic theatre facade, signage
- San Gabriel Mountains in near background – ha!, * outside dining on 2nd floor, * outdoor dining on street level, paved landscaped medians, park at library, bulb outs, entry signage, memorial in park
- liked banners going across, angled parking
- I liked the landscape, it looks so green; also a banner that tells you, you have arrived to old town
- one lane main street, brick pedestrian crossing
- benches
- the parallel parking works in Monrovia, it can work in Lancaster; bulb outs at pedestrian crossings corners; I like idea of alternate parallel/diagonal streets
- a plentiful use of awnings, sidewalk signs, trolley system
- signage, streetscape elements
- public parking w/signage to direct you, crosswalks different material than paved lanes to set apart and put drivers on notice, trees; park outside of library, trees, benches, tables for place to sit and read/ent.
- outdoor dining, bulb outs, directional signal, mid block crossing
- light [pole?] similarity, diagonal parking, outdoor dining, midwalk crossing
- center dividers on roadways, outdoor tables, maybe rooftop cafe, slow traffic speeds
- angled parking, building awnings, 2 story buildings



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns
Friday, May 19, 2006

- 2 story, enhanced sidewalks, outdoor cafe on the corner, awnings, outdoor dining/arbors, use side streets & Main Streets, festival banner in downtown, movie theater
- awnings, decks on second story of buildings, park area between buildings
- architectural mix, upper dining, outdoor dining, trees, angle & parallel parking, midwalk crossing, park on blvd.
- landscape separation, clock
- widewalk cafes (outdoor dining), trees neatly trimmed so as to allow view of storefronts and signs, lovely window displays
- theater opening out directly onto main street, mid-block crossings, multi-story buildings
- see above as circled & noted (Frontier/Western architecture: this is basically what Lancaster should promote in an updated appearance; Lancaster is a frontier city) (diagonal street parking: strictly best parking) (awning signage); midblock street crossing utilizing a push button to regulate a flashing red light for pedestrian crossing; mid block street would have crosshatch painted at streetscape best idea for Lancaster
- awnings, public signage, outdoor dining opportunities, bike racks, benches, memorials/monuments
- interesting places, banners, mid block crossing, fun oriented places
- outside dining, bulbout, in town movie theatre, mid block xing at [Twig?} and Lanc. Blvd., in town park space, mix of parallel & angle parking
- public banners; monuments; high buildings (few); more plants, trees, flowers; more dining; more side street parking; family oriented; welcoming / not frightening
- height variety in buildings along w/variety of styles

What specifically from **Monrovia** would you **not like** to see in Downtown Lancaster?

- alternating diag/parallel parking
- ficus trees, dark crosswalks
- not enough gathering places / outdoor living rooms, sidewalks too narrow, parking on both sides
- too many mixed architecture styles in one area shown
- I don't like the parking as far as parallel or angle – it should be one or other
- nothing
- median, alternate style parking
- streets do not look automobile friendly, but if public parking provided then it could work; bulb outs look nice but I prefer not to hinder traffic on blvd.; bulb outs may work on side streets from blvd.
- very tall trees
- parallel parking on one side of street, diagonal on the other side looks confusing and cluttered
- too narrow streets
- midblock crossing until we slow our traffic down; no median divides – our street isn't wide enough
- building height, styles a little too haphazard looking
- mid block crossings
- no coffee chain stores i.e. Coffee Bean
- awning; it's too plain in color, in style



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns
Friday, May 19, 2006

Downtown Montrose

What specifically from **Montrose** would you *like* to see in Downtown Lancaster?

- sidewalk design
- wide sidewalks, sitting areas, clock (on street), bus route, landscape edge, 100% corners, mid-crossing, bike racks
- pedestrian plaza, clock tower, landscape edge between sidewalk & street in some areas, meandering road
- outside sitting areas, meter parking, angle parking, clocks, sidewalk dining, streets, mid crossing, entrances in the back
- wide sidewalks (social spaces), town clock, tower elements on corners, enhanced crossings, if you do landscaping (it needs to be vegetation appropriate for Antelope Valley – low maintenance), shopping directory
- * generally a good plan – best liked plan; memorial area (in park); bulb-outs – one per block – alternating the side on each block; [also circled items printed on form and made notes as follows] (sidewalk dining) (one-side diagonal parking) (crosswalks at intersections) (pedestrian sidewalk plazas)
- prominence of landscape bulbouts
- pedestrian plaza, town clock, sidewalk dining, street trees, signage, bike racks
- meandering road, landscaped edge, one side diagonal parking, sidewalk dining, entrance signage, public sitting area, shopping directory
- pedestrian plaza, landscape edge
- town clock, landscaped edge / streetscape design & size, tower element, monument entry, street trees, parking entrances for main street
- landscaping between traffic & walk (hedge or landscaped edge), tower element, enhanced crossing (brick), lights & trash receptacles
- wide sidewalks, wide angle parking, town clock, landscape edge, tower elements on corner
- pedestrian plaza, old street clock, landscaping separation of outside dining & street, enhanced crossing, shopping directory
- pedestrian plaza, clock, landscape edge, tower element
- clocks, enhanced crossings, trees
- corner tower element, clock @ landscaped bulbout, ambiance of pedestrian environment – because it is singularly commercial, directory, signage
- pedestrian plaza with seats, town clock
- pedestrian plaza but with different style benches so homeless don't sleep on it or make homes, tower elements in appropriate areas of downtown Lancaster, I like the clock idea
- sidewalk dining
- benches built into the streetscape (bushes, plants, trees)
- I liked the clock & landscape, pedestrian crosswalk
- angled parking, awnings, liked banners going across the streets, town clock, pedestrian seating, street lights, loved the road
- pedestrian plaza, monument entry, meandering streets
- clock or some other memorial w/landscaped bulbout, corner construction (bldgs.), farmers market
- pedestrian plaza, corner building with towers, meandering street



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns
Friday, May 19, 2006

- midblock bulb out, sidewalk dining, landscape separation from roadway, tower element, identifiable gateway
- I like the concept of pedestrian plazas but not how they implemented it – too modern, straight lines for my taste; downtown street clock; some landscaped edge; street trees; liked the closeness/intimacy of the downtown
- diagonal parking – alternating sides, town clock, awnings
- wide sidewalks, traffic calming through meandering road
- pedestrian plazas with shade, old fashioned town clocks, landscaped edge / pedestrian separator, meandering style main street, corner treatments
- wide sidewalk/plaza – outdoor living rooms, angle parking, landscape edge, town clock, tower, enhanced crossings, meandering street, off street parking, parking on one side only

What specifically from **Montrose** would you *not like* to see in Downtown Lancaster?

- roads, metered parking
- no parking meters, no Coffee Bean
- one side parking
- diagonal parking
- meandering road
- bulb seating
- plain exterior
- Landscaped edge looks nice, but again, these cities have 1/5 the population as Lancaster. also, Lancaster is a commuter community unlike Montrose & Monrovia (or more so at least) and people need more lanes to get from one end of town to another. I noticed the blockage of traffic at the red light. In Lancaster, if reduced to one lane each way, I think the whole blvd. would come to an uncomfortable crawl.
- metered parking, bushes at curb
- narrowing of the street
- too many hedges
- nothing
- meandering main street
- mostly one stories, not sure about landscaped edge – does one feel closed in on sidewalk
- needs large anchor to draw people
- one-side parking
- hardscape separation, solid landscape separation



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns
Friday, May 19, 2006

Downtown Ventura

What specifically from **Ventura** would you *like* to see in Downtown Lancaster?

- palm trees, 4 & 5 story (old-fashioned) buildings, the beach, stop lights
- angle parking, variety of heights, plaza, parking structure, mid block crossing
- streetscape, maintain architectural theme, mix use development w/multi levels, directory
- diagonal parking, different trees/mix, info kiosks
- public parking structure like Ventura if we need one, liked the same type of trees lining the street – they don't have to be palm though
- emphasis on at least one cross street, not just "main drag"
- the beach!!
- taller buildings, gov. building at the end of the street – or some other large attraction, recycling
- corner retail with extensive landscaping, parking structure with nice architecture & public plaza, architectural focus at end of street, angled parking, mid street crossing for pedestrians, recycling on public streets
- angled parking
- bicycles using main street, angled parking
- sidewalk dining
- green space that was next to parking structure, mid block crossings at appropriate points
- movie theatre on "main street," monochromatic building theme, recycle receptacles, information kiosk
- public parking structure with greenscape, movie theater
- variety of heights of buildings, information center
- architectural style, palm trees, 5 story buildings (condos from the 3rd floor up & commercial on the street & offices on the 2nd floor), information kiosk
- open space, awnings, street lamps, palm trees, some building sit in away from the street with outdoor tables
- Spanish architectural style, awnings, green spaces, angled parking, large fountain – water is always great!
- midblock crossing, 2 types of trees, taller/higher buildings
- architecture, parking structure, planters
- limited building signage, variation in architectural design & height
- "nice landscape" trees and palms
- traffic speed that allowed for bicycling, signage
- parking structure, angled parking
- bright colors, palm trees
- bicycle friendly, tree variety
- vintage building design, open, cleanliness, cultural, public plaza, welcoming community, mid-block crossing, diverse designs
- I liked the trees (palms), openness, taller buildings, midblock crosswalk
- a substantial parking structure, consistent [multistory?]



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns
Friday, May 19, 2006

What specifically from **Ventura** would you *not like* to see in Downtown Lancaster?

- too much parking, no bulb outs, sidewalks not wide enough
- trash bins, wall murals
- parking structure too obvious
- parking garages
- palm trees – they're beautiful, but when not maintained, they're ugly – like when the leaves dry out and hang there dead until high winds knock it off maybe
- trees look great but lacks other landscaping
- parking structure
- palm trees look cool, but provide no shade – we need all the shade we can get b/c we don't have Ventura's cool climate
- palm trees too many, some OK
- wide sidewalks
- narrow streets
- tall trees (palm) because of winds
- mid block crossings
- bicycling, skate boarding, no parking on streets
- no Starbucks
- recycling, parking structure, no bicycle lane (a must in our community)

Downtown Fullerton

What specifically from **Fullerton** would you *like* to see in Downtown Lancaster?

- mixed use structures, prominence of side streets for parking
- commercial & residential mixed together
- playground, public art, speed limit signs, residential opportunities, signage, building design and size, spacious side streets, shaded seating
- enhanced street, mixed use buildings, enhanced public signage, paseo
- speed limit signs, larger buildings, shade cover
- parking garage/structure, entrance, enhanced intersection, alleys for dining, public signage
- mixed use development, enhanced public signage
- like diagonal parking, 4 roads, residential/commercial mix, parks, fountains
- mixed use development, enhanced public signage – Lancaster design, pedestrian paseo
- street does not look user friendly, median landscaping, mixed use buildings, public plaza
- clock, mixed use commercial, alley [oriented?] elements
- like mixed use development, landscaped edge, diagonal parking, median green – especially round planter between long strips of green, pedestrian paseos, festive alleyway idea sounds great!
- enhanced street, landscape edge, awning, some type of gateway
- plaza, mixed use building, signs (public signage), fountain, alley way, patio dining
- building heights varied, residential over commercial, fountain
- parking structure, enhanced side street that is closed off for special events, mixed use – residential above shops and multi-story commercial, 4-lane traffic, the center median of trees



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns Friday, May 19, 2006

would be great but only if off street parking was available to offset loss of parking on street to make space for center median, art work on parking structure

- combined use buildings – residential and commercial, clock, awnings, transit parking structure
- mixed use development, clock, fountains, using alleyways nicer, paseos
- education
- like residential condo store fronts on bottom
- mixed use, enhanced public signage, alley dining experience sounds nice – like Pasadena’s Colorado Blvd. – they have enhanced previously dangerous alleyways with nice restaurant/retail areas, public fountain, art on wall of parking structure
- residential on top of buildings; diagonal parking on side streets – one side of street; built up the alleys; public plaza as other area w/farmers market, incl. map/directory, this could also be the park area
- multilevel mixed use – residential/commercial/office
- some amount of “enhanced” street able to close for special events, diagonal parking on side streets rather than large parking lots, change to alley to pedestrian oriented
- like new mixed use building, liked the building on corner of “Pomona” Ave, liked median landscape, fountains in public plaza, art element on parking structure
- again: diagonal parking, clock, enhanced crosswalks, mixed use res/commercial, alley way dining
- color-textured streets & sidewalks, parking structure facades, business blade signs, diagonal parking on side streets, center median, public plazas
- parking structure, plaza, mixed use buildings, landscaping by buildings, enhanced public signs, bridges at gateway, median, tower, paseos, * bench w/shade
- mixed use/multi-story, citrus trees, paseos, fountains, shaded benches (for bus stops?)

What specifically from **Fullerton** would you **not like** to see in Downtown Lancaster?

- no street parking, parking garages
- street too wide
- landscape edge
- landscaped edges due to water conservation
- no main street parking, larger mixed use, parking structure
- enhanced public signage
- least favorite & can’t relate to Lancaster Blvd.
- lack of parking places on “main street,” not a friendly inviting atmosphere
- parking garages
- narrow sidewalks, wide streets, unenhanced crossings at some intersections, less character than other cities
- too much traffic
- traffic lights that were very rectangular
- some parking (diagonal only!) OK, signs – ick
- modern? street lights



Downtown Immersion Workshop Notes

Community Workshop: Virtual Tour of Downtowns
Friday, May 19, 2006

Virtual Tour of Downtowns Posters – Results

Number indicates the number of dots placed on each downtown for each element. Participants were instructed to place one dot per element board (for example, signage, parking & circulation, etc.) on the downtown with the element/design they preferred to see in Lancaster.

	Signage	Parking & Circulation	Downtown Uses	Pedestrian Environment	Public Spaces	Architecture	Streetscape Elements	Public Art
Claremont	3	7	12	6	5	1	8	14.5
Monrovia	15	5	10.5	5	6.5	0	1.5	12.5
Montrose	4	8	4.5	13	11.5	5	13.5	2
Ventura	6	7	1	2	8	5	1	1
Fullerton	5	3	2	5	3	18	6	1
	Total votes: 33	Total votes: 30	Total votes: 30	Total votes: 31	Total votes: 34	Total votes: 29	Total votes: 30	Total votes: 31



Downtown Immersion Workshop Notes

Design Charrette
Saturday, May 20, 2006

Vision Statement Team

Vision Statement

Downtown Lancaster is the cultural, dining, specialty retail, entertainment, civic hub of the Antelope Valley; an authentic place for people to gather.

Downtown is architecturally pleasing, environmentally sound, pedestrian friendly mixed use area achieved through attractive storefronts, plentiful landscaping, meandering streets and sidewalks.

You are able to live, work and play in downtown Lancaster. Downtown offers a variety of housing options for all people within easy access of most necessary services. We offer numerous opportunities for meaningful employment in government, finance and retail. Downtown Lancaster provides many cultural and entertainment activities through our fine and performing arts centers, public art, street fairs, farmers market, street performers, and a variety of family oriented activities. Lancaster has ample parking and is easily accessible to all of Lancaster and the Antelope Valley.

Downtown Lancaster, Celebrate the Experience

Sheet 1 Notes

- Mix use – with housing on top & retail on bottom to generate a nucleus of people
- The cultural, entertainment center for the Antelope Valley
- A place for the people of the Valley to gather
- Multigenerational & culturally diversity
- Pedestrian-friendly environment that is attractive, safe and to stay & enjoy:
 - shade
 - trees
 - street musicians
 - public art
 - landscaping
 - misters
 - fountain
 - public space

Sheet 2 Notes

- The destination dining headquarters for the Valley with culinary leadership of innovative local crafts & cuisine
- Small, sole proprietorship type businesses balanced appropriately with franchises or chains to generate a mix that is unique to entire A.V.
 - kiosks vendors/carts



Downtown Immersion Workshop Notes

Design Charrette
Saturday, May 20, 2006

- antique shop
- flower shop
- boutique/specialty shops
- book store
- art galleries
- neighborhood market
- ice cream
- Create an ongoing vibrant ambiance of activity thru a schedule calendar of promotions & events including a farmers market, street entertainers, festivals, and family oriented activities

Sheet 3 Notes

- As the cultural and entertainment center we offer unique and one-of-a-kind shows, shops and fun including visual & performing arts venues, outdoor performing space, ongoing art related events, art cinema, rotating art sculptures.
- We celebrate our history thru downtown heritage walks acknowledging our aerospace and agricultural roots, semi-permanent displays, murals, diagrams, our blding

Sheet 4 Notes

- Future infill & rehabilitations development encourage diversity of architecture with attention to quality, color and supporting our pedestrian environment (that creates the destination, escape, place to be)
- The blvd is a meandering street, w/roundabouts at the gateways, stop signs at the intersections to encourage safe, pedestrians, crossings, there are bike lanes & bicycle racks, parking on the blvd

Sheet 5 Notes

- Parking downtown is ample. For consumers and employers & visitors (R.V.), well marked, clean, safe and well lit. Parking on the blvd is a mix of parallel and diagonal, rear and side parking is a variety of surface lots, multi level integrated in the mix-use development.
- Add: small office suites

East Side Design Team

- entry way – columns/arch, decorative lighting
- expand aerospace appreciation
- add museum of trains
- 12' 16' sidewalks
- landscaped median
- public garden



Downtown Immersion Workshop Notes

Design Charrette
Saturday, May 20, 2006

- paseos
- farmers market
- one stop parking lot
- bulb outs
- soften streets with shade trees
- add statues
- fountains
- clocks
- outdoor dining / unique shopping
- utilize alley – turn into paseo
- murals on the walls
- encourage energy efficient buildings
- outdoor movie screening
- have public musicians
- outdoor amphitheatre
- business to stay open later
- better signage – large windows
- add multifamily housing on side streets
- mixed use on Lancaster Blvd.

Central/West Design Team

- Off street parking is to be behind buildings
- Create park setting where B of A currently is and show outdoor movies on wall of LPAC building
- Alcove retail on north side of Lancaster Blvd. between Fern and Elm
- Encourage more night and weekend uses
- More mixed use – residential above commercial & green space
- Model railroad town incorporated into public park or central entertainment center

Downtown Neighborhoods Design Team

Sheet 1 Notes

- CEDAR BECOMES AN “ART CORRIDOR”
 - Newgrove – to Blvd.
 - w/Cedar Street gallery and art school, maybe some artsy shops, etc. Artist loft living & shops. Arthouse movie theater
 - D.U.M.B.O. - N.Y. art colony
- Transitional monumentation & signage entrances “Welcome to Downtown” across the street
- Residential above retail & commercial buildings



Downtown Immersion Workshop Notes

Design Charrette
Saturday, May 20, 2006

- Preservation of the 1920s-1940s Spanish, Arts & Crafts, and Art Deco homes & buildings
- Small market like Trader Joe's available to residents
- Variation in levels so that it is not so flat (not all one or two story)
- Visually pleasing alleyways & behind buildings

Sheet 2 Notes

- multi level parking
- kid friendly fountains & water activities and small skate park
- enhance and preserve historic neighborhoods
- pedestrian only paseos w/outdoor dining and shopping
- new condos, etc. to draw young professionals to the area

Sheet 3 Notes

"Feeling"

- green (sustainable) "native" evergreen
- pedestrian friendly
- blended, but distinct, architectural styles
- benches, etc.
- awnings!
- street entertainment, sidewalk performance artists
- sidewalk dining
- safe & secure (especially at night)
- historic charm

Parking, Wayfinding & Circulation Team

"DRIVE BY – STOP BY"

1. Slow down traffic
 - a. two lanes that meander
 - b. alternate angle park
 - c. traffic circles
 - i. w/plane monument
 - ii. gateway
 - iii. traffic diffuser
 - d. thematic wayfinding signage
 - i. parks
 - ii. city hall
 - iii. parking
 - iv. welcome arch
2. Widen key sidewalks
 - a. sidewalk cafe



Downtown Immersion Workshop Notes

Design Charrette
Saturday, May 20, 2006

- b. bulb outs @ crosswalk
- c. enhanced bus stops
 - i. with info / route map kiosk
3. Pedestrian paseos – poppy stamped concrete
 - a. connect off blvd areas and Metrolink
 - b. facilitate walking from housing to blvd
 - c. connect northwest to southeast areas
 - i. Perk Place
 - ii. Katz N Jammers
 - iii. Metrolink
 - iv. City Hall
4. Possible multi-level parking structure

Public Spaces & Streetscape Design Team

Circulation Design

- from 10 west to Fig keep current street design
- from Fig to Sierra highway -> meandering 2 lane with bulbouts and angled parking
- arches at entrances to downtown
- street trees – replace some with palm trees to improve visibility
- awnings – provide shade on all buildings

Design Guidelines for Buildings

- facade improvement grants
- add art – bronze families
- security cameras

Opportunities

- parking lot into public space
- 4 lanes -> 2 lanes: better street

Constraints

- many different design vocabulary
- summer heat, strong wind
- location of event space

Round about & gateway feature (airplane?)

Potential urban plaza

- outdoor performance space
- water fountain, amphitheater, etc.



Downtown Immersion Workshop Notes

Design Charrette
Saturday, May 20, 2006

Public Spaces

- a plaza with pop-up interactive fountains
- small retail with public spaces
- outside dining along Lancaster
- paseos connecting Lancaster to parking
- kid zone
 - chalking area
 - playground
 - interactive fountain



Downtown Immersion Workshop Notes

Youth Visioning Activity
Saturday, May 20, 2006

Youth Visioning Activity

Dislikes about Downtown Lancaster

- unsafe
- bus stops
- nightlife
- banks
- no restaurants
- no stores
- landscape
- alleys...to nowhere
- sidewalks, roads
- shape structure
- variety of anythings
- maintenance
- bland
- unused buildings
- retail

Visions for Downtown Lancaster

- baseball fields
- library
- ice cream store
- movie theatre
- water park
- soccer fields
- zoo
- diner
- amusement park / nature parks
- waterfall
- river
- dog park, horse/cat park
- garden
- youth center
- internet cafe
- boutiques
- hotel
- antique, candy, coin shop
- shops
- arcade
- fountains
- bowling, golf
- record store



Downtown Immersion Workshop Notes

Youth Visioning Activity
Saturday, May 20, 2006

Visions for Downtown Lancaster

Water fun-park

- fountain (decorative) cascading
- shade umbrellas (poppyloppas)
- misters
- mini geysers / waterfalls
- float moat
- water cannons / squirt guns
- wading pool
- wet lounge

Poppy Garden Park

- mosaic pond (w/fish) (or wading pool – poppy shape)
- flower field / cactus garden (garden sections)
- poppy theme
 - fountains/misters
 - lightposts
 - chairs/benches
 - umbrellas (poppyloppas)
 - trash cans
- statues (antelopes, butterflies, hummers, flowers)
- gift shop / florist
- walking paths
- murals
- designer stepping stones / walkways
- terraces/verandas
- aviary

Themed outdoor mall

- food court
- movies
- arcade / laser tag
- specialty stores
- kiosks
- play area
- sports facility / paintball
- restrooms
- canopies – misters – tables w/umbrellas
- bowling
- main restaurant
- grand entrance
- spa/salon bath/body
- educational science center / kid's museum



Downtown Immersion Workshop Notes

Youth Visioning Activity
Saturday, May 20, 2006

Skating complex

- rentals
- skateboards
 - ramps
 - rails
 - bowls
- refreshments/food
- lessons
- ice rink (small?)
 - figure skating
 - hockey
- dancing
- roller skating
 - rink
 - skate paths
- rest areas / restrooms



Downtown Lancaster Specific Plan

Summary of Comment Card Comments

376 Comment Cards Received as of May 9, 2006

What do you think are the most important assets in Downtown Lancaster?

- Culture: Lancaster Performing Arts Center, Library, museums, galleries
- Government: Post office, Sheriff's station, City Hall, fire station
- Services: Banks, salons
- History: Historic buildings, aerospace history
- Shopping: small and locally-owned businesses
- Atmosphere: small town, old town
- Greenery: Trees and tree lights, landscaping, parks

What are some of Downtown Lancaster's biggest challenges?

- Safety and fear of crime, especially at night
- Undesirable behavior
- Parking
- Looks outdated, old, run-down
- Needs to attract more businesses
- Needs to attract people
- Needs nightlife

What visions do you have for the future of Downtown Lancaster?

- Safe and clean
- Historic, attractive
- A place for shopping, dining, strolling, entertainment
- More shopping: national and boutique retail, upscale shopping
- More restaurants: outdoor restaurants and cafes, high-end dining
- Good nightlife
- Community events, farmers markets, live music

How often have you visited Downtown Lancaster in the last 6 months?

Live there: 5

Work there: 12

Daily/almost daily: 17

At least once a week: 37

Often: 18

At least once a month: 82

At least once: 99

None: 12

Gave reasons for visiting but not number of visits: 60

For what purpose?

Banking, salon, post office, gas station, library, City Hall, Sheriff's station, LPAC, museum, dentist, doctor, coffee, breakfast, lunch, dinner, pharmacy, art gallery, cleaners, furniture, jewelry, repairs, printing, church, gym, shopping, visiting/driving family members



Downtown Immersion Workshop Notes

Downtown Comment Cards
Thursday, May 18 – Saturday, May 20, 2006

Downtown Idea Cards

What do you think are the most important assets in Downtown Lancaster?

- LPAC, old buildings, cultural restaurants, independent businesses, bank, library, art galleries
- City Hall, LPAC, Cedar Centre Complex, old post office, King's Photo, old hotel, Perk Place
- the library, and the performing arts center
- library, police station, fire station, performing arts center, museum
- History, older buildings should be preserved. They are not taken care of.
- theatre, trees, lights along trees (pretty at night), parking
- security

What are some of Downtown Lancaster's biggest challenges?

- Library good, design ugly. Road too wide & busy, sidewalks too big. Trees overshadow buildings. No good parking.
- maintaining, repairing (some sidewalks are in dangerous disrepair), cleanliness
- homeless citizens, and the plain-ness
- homeless citizens, the sidewalks, parking, nothing fun to do
- safety on the boulevard
- increase mixed use development, include feedback of minority stakeholders (African Americans) or (disabled people) or (seniors) or (young adults), need to incorporate homeless people into downtown solutions; public transportation need to improve (more frequency to downtown)
- traffic

What visions do you have for the future of Downtown Lancaster?

- Cultural center. Place to shop & eat. New (not chain) restaurants. Place to hang out. Old town feel.
- neat, clean, green
- greener grass, and trees, more big businesses, and restaurants
- more entertainment, restaurants
- more PR to promote events and draw people to the area
- "arts" block – artist lofts studios/galleries; place & organization to help/serve homeless in Lancaster downtown (don't sweep under rug like Santa Clarita)
- did have – Gene Gaynor for mayor

How often have you visited Downtown Lancaster in the last 6 months? For what purpose (dinner, shopping, etc.)?

- Yes. LPAC. Dinner. Metrolink Station
- Several times a week. I visit the Cedar Centre Complex, old post office & King's Photo
- almost everyday, visiting Sam's Sandwich Shop on the Blvd.
- almost everyday, work



Downtown Immersion Workshop Notes

Downtown Comment Cards
Thursday, May 18 – Saturday, May 20, 2006

- lunch/banking/printing/board of trade – chamber offices
- 1 week – haircut, eat, library
- LPAC

Other comments or ideas?

- I really want to get involved in helping in any way possible
- library open at night for special programs for senior housing; green spaces have amphitheater & performance spaces; library has a patio – pergola to give it a “blvd. entry;” small retail incubators, small spaces to allow businesses to start & grow – a special building that allows many small start-ups to locate & create a shopping experience; city & museum – help businesses w/themed & timely window displays / old photos / event promotions; marquee on LPAC – PowerPoint displayed on wall; plan for buying houses to rent to employees
- we need more retail and less offices
- Need a “DASH” trolley minibus, like downtown L.A. DASH vans, need light / pedestrian crosswalk at train station @ Milling and Sierra Highway asap!



Downtown Lancaster Draft Vision Plan Presentation

Community Open House
Thursday, July 20, 2006

Vision Poster Comments

Ideas You Like – Post It Notes

- I like the idea about the roundabout.
- Like angled parking on Lancaster Blvd.
- I love the Plazas and walk throughs!
- Like the angle parking, nix the parallel; can't see storefronts as easily w/parallel parking (can better w/angle) not that many can fit anyway; plenty of other parking available. Have angle parking alternate with no parking.
- In the long run, environmental sustainability and appropriate technology will be paramount concerns. Efforts need to be made now towards demanding structures that can be run with a minimum of energy input, that are passively efficient, durable, and make the minimum impact on utility infrastructure. If not built in such a manner now, in terms of incorporating technologies and amenities meeting projected criteria, thought should at least be put into making them readily upgradeable. Building design for passive solar heating/cooling, more efficient toilet facilities (possibly composting or a similar technology), photo voltaic electrical generation, an other related devices need to be researched and actively encouraged (they may be required in the future).
- I like the different districts and "greenbelts" tying areas together.
- Slowing traffic, more walkable streets

Ideas for Improvement – Post It Notes

- Roundabout should be a veterans memorial instead of an aircraft
- Seconded! [written on previous note]
- I agree! No more planes, a vets memorial sounds great!
- Fewer condos and apartments
- Preserve historic homes please
- Have plenty of shady areas (seating etc.) but still have visible signage for businesses.
- Clean-up (zoning) Beech Ave between Blvd & J!
- Construction of parks with public funds should be for public use!!!
- Reconsider roundabout, could cause major traffic problems
- Where are the bike lanes/paths?

Vision Poster – Favorite Elements of Vision Plan

- #1: Improved intersection with roundabout incorporating aerospace monument – **2 stickers**
- #4: North side angled parking and south side parallel parking for 2 blocks between Genoa Avenue and Fern Avenue and 1 block between Beech Avenue and Sierra Highway – **1 sticker**
- #7: Improved public space, including outdoor amphitheater east of LPAC and enhanced paving on Fig Avenue to function as convertible space during events – **2 stickers**
- #13: Enhanced paving along Elm Avenue to provide a pedestrian connection to the park and to function as convertible space during events – **1 sticker**
- #15: Public parking structure and new residential housing – **1 sticker**
- #16: Paseos and alley enhancements among live/work units and art-oriented commercial uses, creating pedestrian linkages through the Cedar Avenue Arts District and to other districts – **1 sticker**
- #20: Enhanced public plaza with pop-up fountain jets – **1 sticker**



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Comments & Ideas

- ❖ Cost
 - Fundraising
 - Adopted Areas
- ❖ Funding
 - Parking in-lieu fee
 - Fiscal impact study
 - Phased over time
 - Public & Private
 - State & Federal funding sources
- ❖ City starts investment
 - Private sector follows
- ❖ Building grants
 - Façade improvements
- ❖ How to make sure vision is implemented?
- ❖ Existing property owners – what if they don't want to participate?
- ❖ Incorporate existing/proposed plans?
- ❖ Historic/existing buildings
- ❖ LOTS
- ❖ Office incubators
- ❖ Live/work (active space)
- ❖ Downtown trolley
- ❖ Clock
- ❖ Safety
- ❖ Merchandising on street & assistance for business owners
- ❖ Incentivize businesses to come downtown
- ❖ Public infrastructure \$