

CITY OF SANTA CLARITA
OLD TOWN NEWHALL SPECIFIC PLAN



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for:
City of Santa Clarita

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Plan Purpose and Context

Old Town Newhall possesses a combination of solid urban structure and prominent physical location. Its proximity to a mixture of regional uses, activities and amenities, particularly Metrolink rail transit, is unique in the Santa Clarita area. Old Town's pattern of walkable blocks and streets provides



Chapter 1: Introduction

the basic ingredients necessary for a true Urban Center surrounded by neighborhoods of varying intensities. The design principles for mixed-use districts, therefore, guide the Specific Plan's content. Overall, the Plan produces up to 1,092 new dwellings of various types for 1,402 total dwellings, and up to 1.017 million square feet of retail and/or office space for approximately 1.254 million total space. Some of this will occur in the form of new development and some as revitalized buildings.

Chapter 2 : Form and Character pg 18-69
Concepts and Programs

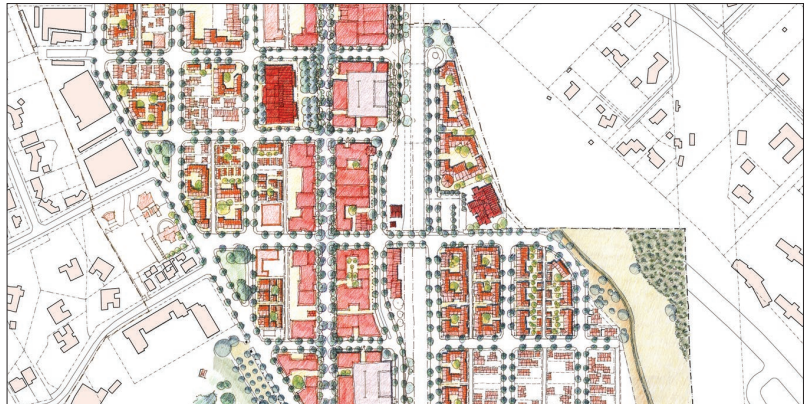
The presence of fixed rail transit into greater and Downtown Los Angeles combined with Old Town Newhall's regional visibility and its more local ability to truly serve adjacent and nearby neighborhoods, provide the basis for a program mix that begins with transit-oriented housing and focuses on local-serving retail, and limited regional retail.



Chapter 2: Form and Character

Chapter 3 : Implementation pg 70-114
 Standards for the Public Realm

The Specific Plan proposes a market-driven development strategy in four general phases. Phase One proposes the Main Street streetscape project and improvements to Railroad Avenue, a Park Once Garage to provide the pedestrian environment, plentiful on-street parking for

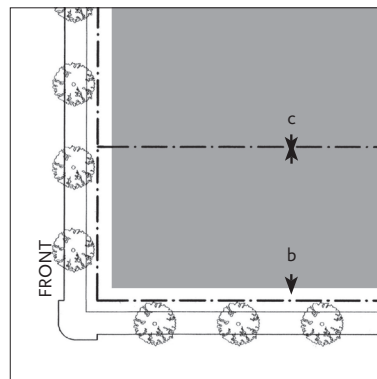


Chapter 3: Implementation

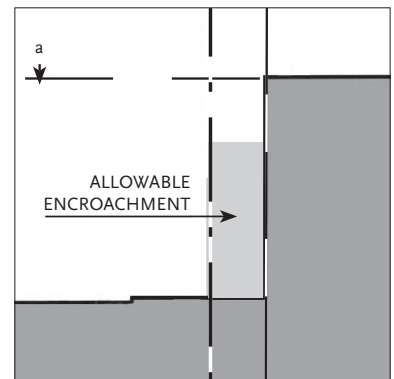
convenience and shared parking to free land for more desirable development. Phase Two emphasizes additional street improvements, transit-oriented housing near or above main street businesses and on the current Metrolink parking lot. At any time, one or more civic institutions such as a new library at the new terminus of Lyons Avenue and Main Street could be realized. Additional phases propose housing opportunities that generate a resident population and a consumer base for Old Town.

Chapter 4 : The Code pg 115-220
 Standards for Private Development

A "form-based" code regulates private development and over time, produces the desired outcomes identified by the community. In contrast to conventional zoning that divides land by uses, this code is organized by geography of place and development



Chapter 4: Development Code



intensity. The Code provides regulations for five unique places: Urban Center, Urban General 1, Urban General 2, Corridor, Creative Industry District, with an emphasis on the design of individual buildings directed to form the public realm