



IMPLEMENTATION PLAN, PHASE 1

# chapter 1

loomis town center

INTRODUCTION

The joy and pain of urban existence, the comfort or hardship of it, its efficiency or failure are influenced by the wisdom or the thoughtlessness with which streets are platted.

*Charles Mulford Robinson  
The Width and arrangement of streets. A study in Town Planning. (The Engineering  
News Publishing Company, 1911).*



CHAPTER ONE

# introduction

in this chapter

PROJECT BACKGROUND AND PURPOSE

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**AN IMPLEMENTATION PLAN FOR LOOMIS TOWN CENTER** presents an opportunity to transform the Town’s central public realm into vibrant, flexible and engaging areas that sustain a rich pedestrian environment, maintain the Town’s rural character, and set it apart from neighboring cities. The Town’s two “main streets” Taylor Road and Horseshoe Bar Road together with adjacent Town-owned properties, can evolve to more completely fulfill the community’s current needs, spur positive change, and serve to shape new development opportunities in the future.

Many “Main Streets” in small cities and towns have seen the vibrant social and economic activity that once characterized them fall into decline as streets become divided highways and main street shopping areas are supplanted by shopping malls and big box retail. Civic life and local economies have suffered, and a sense of community and unique identity has been lost.

Cities and towns across America are seeking to re-establish this sense of community and identity through physical planning and design. They are bringing back their town centers and main streets, reinvented in a modern context that reflects the dynamic and diverse nature of contemporary society and economy.

Early on, the Town of Loomis recognized the importance of maintaining its two “main streets” as key elements in expressing the heart of the community. This Implementation Plan represents the Town’s continued commitment to providing a vital and active Town Center, which both acknowledges its rural history and reflects its modern, forward-thinking community.

## 1992 MASTER PLAN

The 1992 Master Plan for Loomis Town Center goals include:

- Maintain the small town character of Loomis
- Promote the economic stability of the Town
- Emphasize walking for most activities and needs within Loomis
- Revitalize Taylor Road while providing a major supermarket in town
- Protect Loomis' natural resources
- Create a civic center
- Provide a range of employment and housing opportunities

## PROJECT BACKGROUND & PURPOSE

The purpose of this Loomis Town Center Implementation Plan, Phase One, is two-fold:

1. To provide design concepts for the physical environment along Taylor and Horseshoe Bar Roads, supporting the goal of creating strong, vital corridors that promote a healthy pedestrian environment;
2. To create design concepts for two town property sites within Loomis Town Center.

The Implementation Plan process was initiated by the Town of Loomis as a major step towards implementing the 1992 Loomis Town Center Master Plan Land Use Plan and Design Guidelines. The Implementation Plan is intended to continue the revitalization of the Taylor and Horseshoe Bar Road corridors, jump start development synergy and thus promote the Town's economic stability.

The conceptual level designs in this plan will be refined to an increasingly greater level of detail as the Town moves through the next design stages to construction. Further refinement of medians, crossings, and other design elements will be made during these stages, which will include schematic

design, design development, and construction documents.

Loomis Town Center focuses on the intersection of Taylor and Horseshoe Bar Roads. For this plan, the study area was defined as Taylor Road between King Road to the east and Sierra College Boulevard to the West, as well as Horseshoe Bar Road between I-80 and the Town's new Train Depot. This area encompasses the "core" of the Town, including, key community destinations such as the historic Blue Goose Fruit Shed building, High Hand Nursery and Restaurant, as well as the newly refurbished Town Hall.

There are two key areas adjacent to Loomis Town Center: Taylor Road west of Sierra College Boulevard to the Town limit, and the retail center on King Road between Taylor Road and Arcadia. While outside this project's study area, these areas are equally important and tied to Loomis' economic health. The Concept Design vision presented here should also apply to planned improvements for these two areas. (See Appendix E for the streetscape concept plan prepared under a separate study for Taylor Road from Sierra College Boulevard to the Town limits.)

FIGURE 1.1 - PROJECT STUDY AREA





*Refurbished Loomis Train Depot and Multi-Modal Transportation Center*

### PREVIOUS PLANNING EFFORTS

The 1992 Town Center Master Plan was commissioned to outline a vision for the Town Center and to formulate design standards and guidelines to support the implementation of that vision. The completed refurbishment of the new Loomis Train Depot near the intersection of Horseshoe Bar and Taylor Roads is one action item that has been accomplished. Other improvements include the Raley's supermarket center at I-80. This implementation plan follows the 1992 Master Plan's directive to create walkable streets, maintain Loomis' rural character, conserve natural features and provide new rural landscape features.

### CURRENT PROJECTS AND PLANNING EFFORTS

The Town has a number of new planning efforts underway that will support continued improvement for the area. The Town has updated its Bikeway Master Plan (completed January 2010) to "make local and recreational bicycle travel safe and fun for all..." The Town has also updated its Trails Master Plan, which highlights opportunities for a trails network linking all areas of Town, improving connections for bicyclists, pedestrians, and equestrians, and providing walkways that meet ADA guidelines for accessibility. The town is also currently updating its Parks and Open Space Master Plan.

In 2009, the Town began renovation of a historic former bank building on Taylor Road for the relocation of Town Hall in the historic center of town. When completed in 2010, this move will bring new occupants to Town Center, and it will bring citizens to Town Center seeking Town services.

Two new development projects are also in progress: The Villages at Loomis and the Taylor Road mixed use project. The Town also recently acquired the land associated with the former Heritage Oaks project (see p. 21).

### PURPOSES OF THE PLAN

A key element of the Plan is to make Taylor and Horseshoe Bar Roads more pedestrian-friendly with wider sidewalks, new trees and landscaping, and improved connections throughout the area for pedestrians and bicyclists. The Town's infrastructure plans will ensure that underground utilities like sewer, water and storm drainage are adequate for new development.

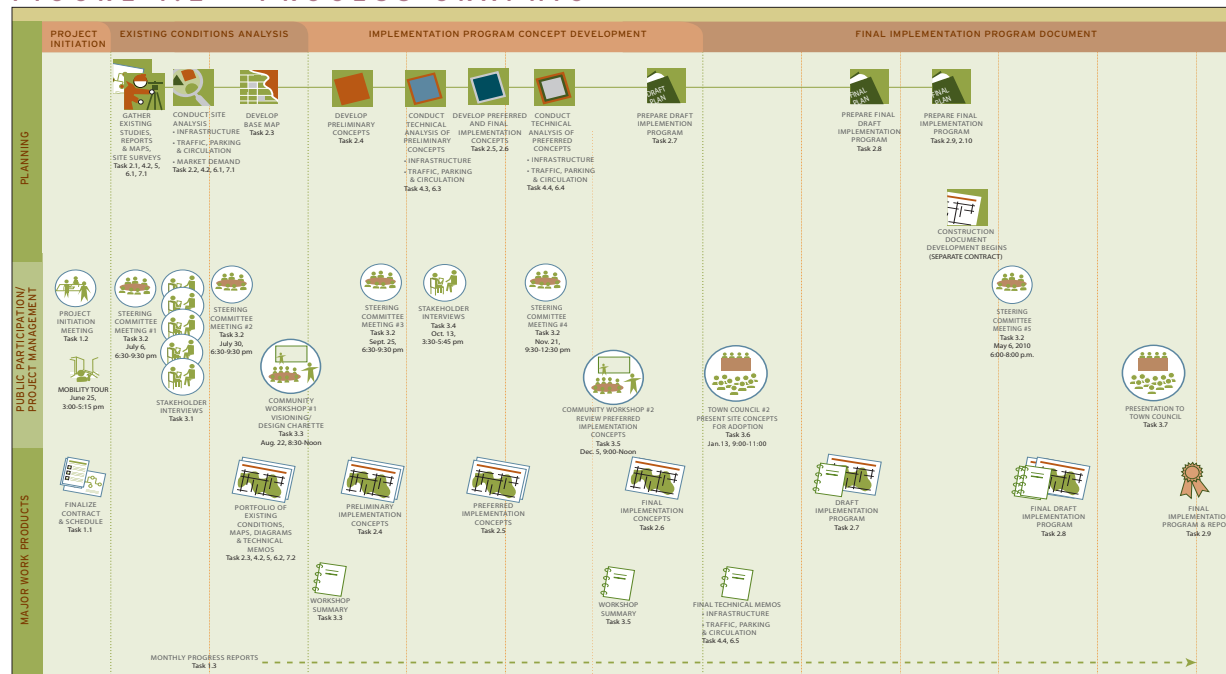
This Plan will help developers, property owners, investors, consultants and staff in the redevelopment of Loomis Town Center and thus fulfilling its vision as the heart of Loomis.

## PLANNING PROCESS

Over the course of six months from July 2009 to January 2010, Town staff and consultants have worked with the community, elected officials and other stakeholders to develop a plan that is both visionary and ready to be implemented. The schedule below shows the various events, milestones and outcomes of the process. Key events in the planning process were two well-attended community meetings and close coordination with the Town Council and other public agencies.

The process also included a walking tour of the Town-owned properties with Steering Committee members, as well as a customized Mobility Tour in which participants experienced manoeuvring along the road in wheelchairs or using blindfolds and canes.

FIGURE 1.2 - PROCESS GRAPHIC



Steering Committee Meeting #1



Community Meeting #1



Community Meeting #2

## DOCUMENT OVERVIEW

Volume One of the Loomis Town Center Implementation Plan, Phase 1 is organized in the following chapters:

**Chapter 1: Introduction** – explains the background and purpose, highlights the regional and local context, provides an overview of recent and current planning efforts, and outlines the document’s organization.

**Chapter 2: Existing Conditions** – synthesizes the existing conditions, and identifies key assets, challenges and opportunities.

**Chapter 3: Design Concept** – presents the conceptual plans for the corridors by identifying districts, nodes, and development opportunities, and highlighting key parameters that will guide the character of the pedestrian environment and the public realm.

Volume Two of the Loomis Town Center Implementation Plan assembles various technical memos including infrastructure, traffic and market analyses.