









loomis town center

IMPLEMENTATION PLAN, PHASE 1





volume two

Loomis Town Center

IMPLEMENTATION PLAN, PHASE 1

Volume Two
June 2010

Moore Iacofano Goltsman, Inc.

TLA Engineering & Planning, Inc. KD Anderson Economic & Planning Systems

VOLUME TWO

table of contents

TABLE OF CONTENTS

ACKNOWLEDGEMENTS

APPENDIX A: EXISTING CONDITIONS

A1: WATER DISTRIBUTION SYSTEM

A2: STORM DRAINAGE COLLECTION SYSTEM

A3: SEWER COLLECTION SYSTEM

A4: ROADWAY DESIGN

APPENDIX B: TECHNICAL MEMO- INFRASTRUCTURE ANALYSIS OF PREFERED IMPLEMENTATION PLAN CONCEPT

APPENDIX C: MARKET ANALYSIS

APPENDIX D: TRAFFIC/PARKING IMPACT ANALYSIS

APPENDIX E: TAYLOR ROAD CONCEPT PLAN – TOWN LIMIT TO SIERRA COLLEGE BOULEVARD

APPENDIX F: LOOMIS TOWN CENTER MASTER PLAN LAND USE PLAN AND DESIGN GUIDELINES, 1992

APPENDIX G: DOWNTOWN LOOMIS ECONOMIC DEVELOPMENT
IMPLEMENTATION PROGRAM DESIGN GUIDELINES
HANDBOOK

APPENDIX H: PARKING PROGRAM FOR PARK ELEMENTS

APPENDIX I: OPINIONS OF PROBABLE COSTS

acknowledgements

TOWN OF LOOMIS

Perry Beck, Town Manager

Kathy Kerdus, Planning Director

Brian Fragiao, Director of Public Works

STEERING COMMITTEE

Mayor Walt Scherer - Town Council

Mayor Gary Liss - Town Council

Councilman Russ Kelley - Town Council

Councilwoman Rhonda Morillas - Town Council

Councilman Miguel Ucovich - Town Council

Chairperson Janet Thew - Planning Commission

Vice-Chair Jo-Carol Arisman - Planning Commission

Commissioner Kim Fettke - Planning Commission

Commissioner Greg Obranovich - Planning Commission

Commissioner Jean Wilson - Planning Commission

Chairman Victor Markey - Park, Rec, Open Space Committee

Nancy Beck - Park, Rec, Open Space Committee

Sandra Calvert -Park, Rec, Open Space Committee

Paulette Emert - Park, Rec, Open Space Committee

Jennifer Knisley - Park, Rec, Open Space Committee

Pat Miller - Park, Rec, Open Space Committee

Kathryn Seers -Park, Rec, Open Space Committee

Tom Seth -Park, Rec, Open Space Committee

Dan Tokutomi -Park, Rec, Open Space Committee

CONSULTANT TEAM

MOORE IACOFANO GOLTSMAN, INC.

Daniel Iacofano, Principal & Project Director

Tim Gilbert, Certified California DSA Access Specialist

Mukul Malhotra, Director of Urban Design

Amy Mitchell, Project Manager

Tod Hara, Senior Landscape Architect

Jeff Liljegren, Planner

Patricia Algara, Landscape Designer

TLA ENGINEERING, INC.

Terry Lowell, Principal

Ed Henderson, P.E., Project Engineer

KD ANDERSON

Ken Anderson, Principal

ECONOMIC AND PLANNING SYSTEMS

Jamie Gomes, Principal