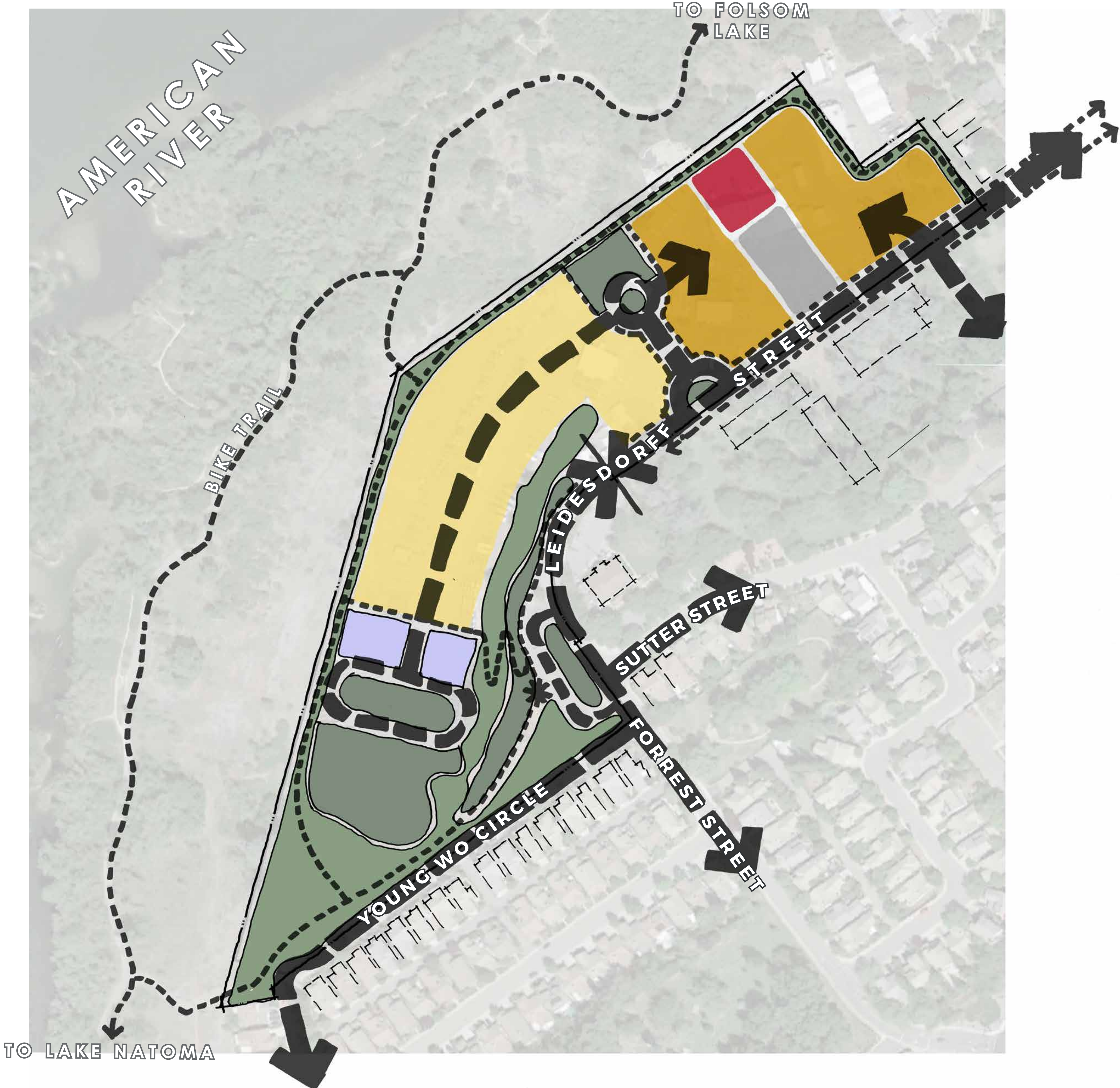


ALTERNATIVE 2 | NARRATIVE

Plan Alternative Two continues the themes established in the first alternative while providing unique solutions to the uses within the plan. The centerpiece of the development area will be a destination restaurant featuring an outdoor overlook to the open space and river north of the site. Flanking the restaurant to the east and west are proposed live/work lofts. Live/work homes provide a scalable and evolving method of introducing professional services or limited retail into the community. Essentially a mixed-use zone, these live/work units can allow the initial development to be largely residential. As the community matures and attracts more visitors the underlying use would allow for professional services and retail uses to evolve with demand. A small residential detached neighborhood with alley homes becomes the buffer between the proposed public uses and existing homes to the southwest. Open space areas include an interface to the surrounding Bureau of Land Management lands to the north, retention of on-site open space features, and a buffer to the existing residents to the south. Parks are again foremost in the plan. The large park area to the southwest features three distinct areas. A passive park (let the kids run wild, fly a kite, throw a Frisbee), a picnic area at the center and gardens (community serving, demonstration, heirloom vegetable, etc.) at the north-east end of the park, work together to create one multi-use area. Utilizing the elevated area in the southeast corner of the plan, the trailhead to the bike trail has been relocated and surrounded by a park area. Parking is provided onsite to encourage visitors to park outside of the existing neighborhoods. Finally, the small park to the north provides an opportunity for a historic interpretive display while taking advantage of open views to the north.









Vehicular circulation is proposed to extend Leidesdorff Street along the front of the approved Leidesdorff Village and connect directly to Forrest Street. An enhanced intersection or roundabout is proposed leading to a short northerly street that terminates in the small neighborhood park and branches east and west to proposed development. A second connection to the bike trail is proposed along the north edge of the site. A network of internal bicycle/pedestrian trails interlinks the site with both on-street and off-street facilities. Additional parking is proposed throughout the plan and adjacent to the Folsom Veterans Hall.



ALTERNATIVE 2 | DRAFT MASTER PLAN

- 1 TO HISTORIC FOLSOM
- 2 TO EXISTING NEIGHBORHOOD
- 3 APPROVED LEIDESDORFF VILLAGE
- 4 FOLSOM VETERANS HALL
- 5 PARKING
- 6 CONTROLLED OR MITIGATED ACCESS (EMERGENCY VEHICLE ACCESS, GATED, PERMIT PARKING)
- 7 RELOCATED TRAILHEAD
- 8 ENHANCED INTERSECTION
- 9 ROUNDABOUT (OPPORTUNITY FOR PUBLIC ART / FOUNTAIN)
- 10 PROPOSED BIKE TRAIL CONNECTION
- 11 OPEN SPACE
- 12 PASSIVE PARK
- 13 LINEAR PARK WITH PICNIC FACILITIES
- 14 BIKE TRAIL TRAILHEAD MINI PARK
- 15 COMMUNITY GARDEN / DEMONSTRATION GARDEN
- 16 PARK WITH HISTORIC INTERPRETIVE DISPLAY

LEGEND:

-  VEHICULAR CIRCULATION
-  BICYCLE / PEDESTRIAN CONNECTION
-  OPEN SPACE
-  PARKS
-  GARDEN
-  RETAIL / RESTAURANT
-  MIXED USE LIVE / WORK LOFTS
-  RESIDENTIAL DETACHED FOR SALE ALLEY HOMES

