

"Building Blocks"

City of Madera

General Plan Update

Revised 4-15-08



Building Blocks of the City

Reflecting the community's desire for a more livable, walkable, and sustainable community, Madera's future growth will be based on the Building Block concept. "Building Blocks" are the Neighborhoods and Villages along with Special Districts that will form the Madera of the future.

The Building Blocks concept supports the overall goals of creating walkable, livable, and sustainable development in both existing and new areas of the community.

Each of the building blocks is described below. Input from the March 31, 2008, Steering Committee meeting has been incorporated into this revised Building Blocks concept specific to the City of Madera. Given the existing development patterns and scale of

the community, the District concept has been redefined to reflect special areas and uses within the community that support and serve all of the City's Neighborhoods and Villages.

Neighborhoods and Neighborhood Centers

A *Neighborhood* is a compact, walkable residential area, approximately 1/3 mile in radius, as this is the distance an average person would comfortably be able to cover in approximately 10 - 15 minutes. *Neighborhoods* in urban areas of Madera are developed at densities of approximately 6 dwelling units per acre. At the core is the *Neighborhood Center*, a small-scale, neighborhood serving activity center where residents can gather.



Community Centers often form a Neighborhood Center, a gathering place for residents.

Neighborhood Centers are gathering places. Typical examples include schools (elementary and middle/junior high schools), libraries, community centers, parks that feature activity elements (i.e. playground and tennis court(s) and basketball court(s)), or neighborhood-serving commercial uses (small market, coffee shop, small restaurant, etc.; total square footage is typically less than 10,000 sq ft).

Neighborhoods

Size: 1/3 mile in radius (about 200 acres)
Population: About 3,300 persons
Residential Density: 6 du/ac overall

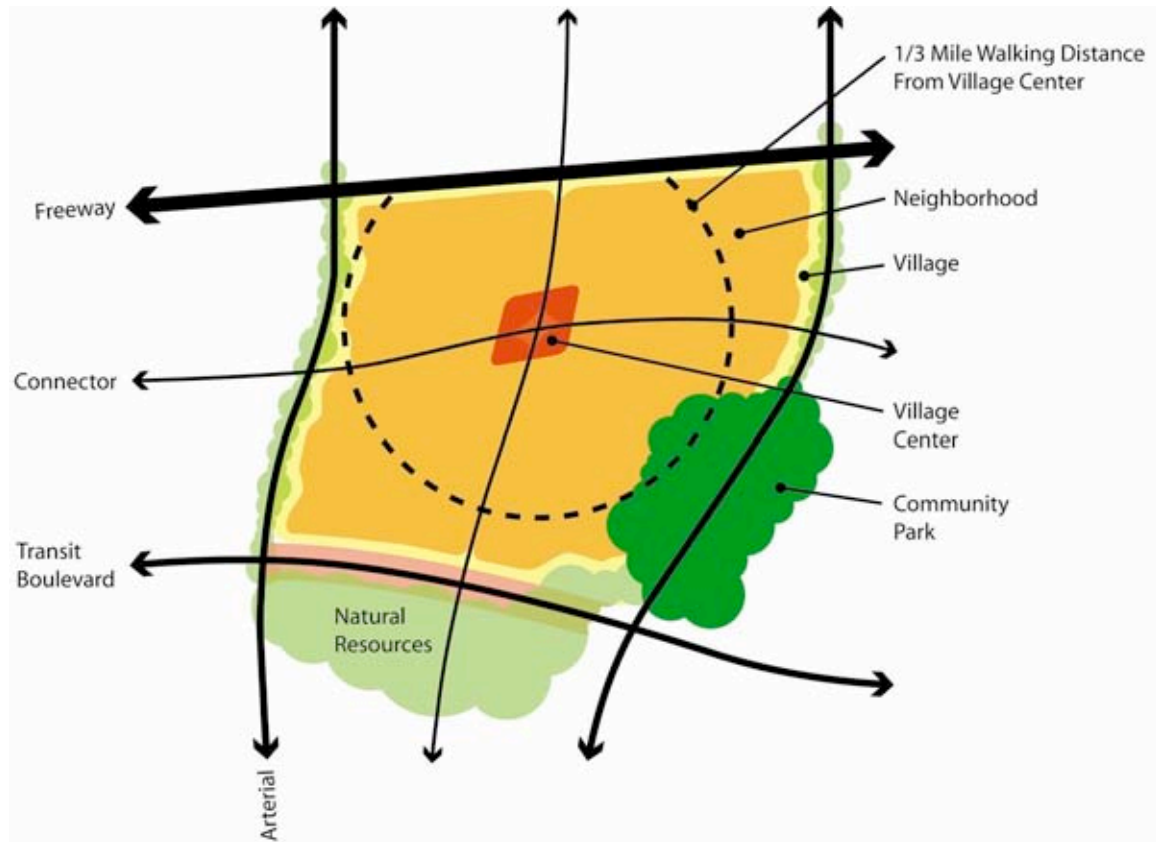
Notes:

DU – Dwelling Unit (one household)
DU/ac – Dwelling Units per Acre

Neighborhood Centers

Size: ~1-5 acres
Area Served: Neighborhood (about 200 acres)
Population Range Served: ~3,300 people
Typical Range of Building Height, on-site: 1-2 stories

Villages and Village Center



In the illustration above, four Neighborhoods for a Village, centered around the Village Center.

A *Village* is collection of three to four *Neighborhoods*. *Villages* feature a mix of residential dwelling types, including the single-family areas found in the *Neighborhoods* and multifamily development near the center. At the core of the *Village* is the *Village Center*.



Village Centers usually contain a variety of commercial and other services needed on a daily basis by local residents.

Village Centers serve the daily shopping and service needs of residents within the corresponding neighborhoods and are spaced approximately 1 ½ to 2 miles apart for adequate distribution around the City. They are primarily commercial places, featuring an assortment of one or more retail stores, offices, restaurants, and services. Multiple tenants in a pedestrian friendly commercial development make up the character of the Center. Village Centers may include small to medium size grocery stores, drug stores, and/or restaurants.

Residential uses may be integrated into Village Centers along with non-residential uses, typically developed above the retail and/or office tenants/spaces at a density of 6 to 12 du/ac. Village Centers are often developed with higher density residential sites immediately adjacent (8-18 du/ac).

Village
 Size: ~600 acres
 Population: ~10,000 persons
 Residential Density: 6 du/ac overall

Notes:
 DU – Dwelling Unit (one household)
 DU/ac – Dwelling Units per Acre

Village Center
 Size: ~5 to 10 acres
 Area Served: ~600 acres
 Population Range Served: ~10,000 people
 Typical Range of Building Height, on-site: 1-3 stories
 Residential Density in the Village Center: 8-18 du/ac

Special Districts



Special Districts are areas that include core non-residential uses that provide additional services to City residents beyond their immediate *Neighborhood* or *Village* or that have special characteristics that warrant their recognition as special areas. In Madera, these *Special Districts* include the Downtown, regional commercial along Highway 99, and industrial areas in the southern and eastern portions of the city.

Special Districts vary in terms of shape, size, and geographic relationship to the *Villages* in Madera. Because of the manner in which these *Districts* function, there are often real or perceived boundaries or thresholds between the *Special Districts* and adjoining *Villages*.

Public access and transportation to these *Special Districts* are critical to their success in serving the entire community. Vertical and horizontal integration of uses in these *Special Districts* can create dynamic hubs of activity, as in the Downtown.