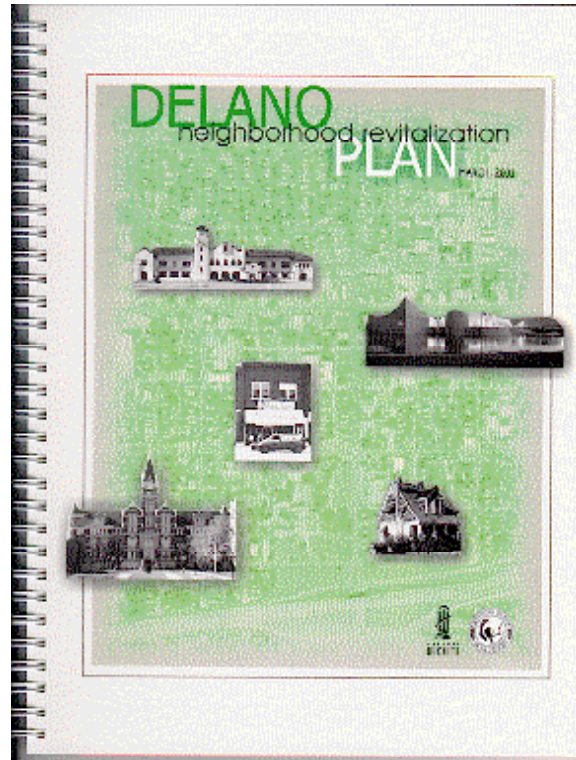


*Neighborhood/Area Plans Briefing Presentations*

# **Delano Neighborhood Revitalization Plan**

Initiated November 1999

Adopted March 2001



Metropolitan Area Planning Commission – December 16, 2010

## **How are Neighborhood & Area Plans Initiated?**

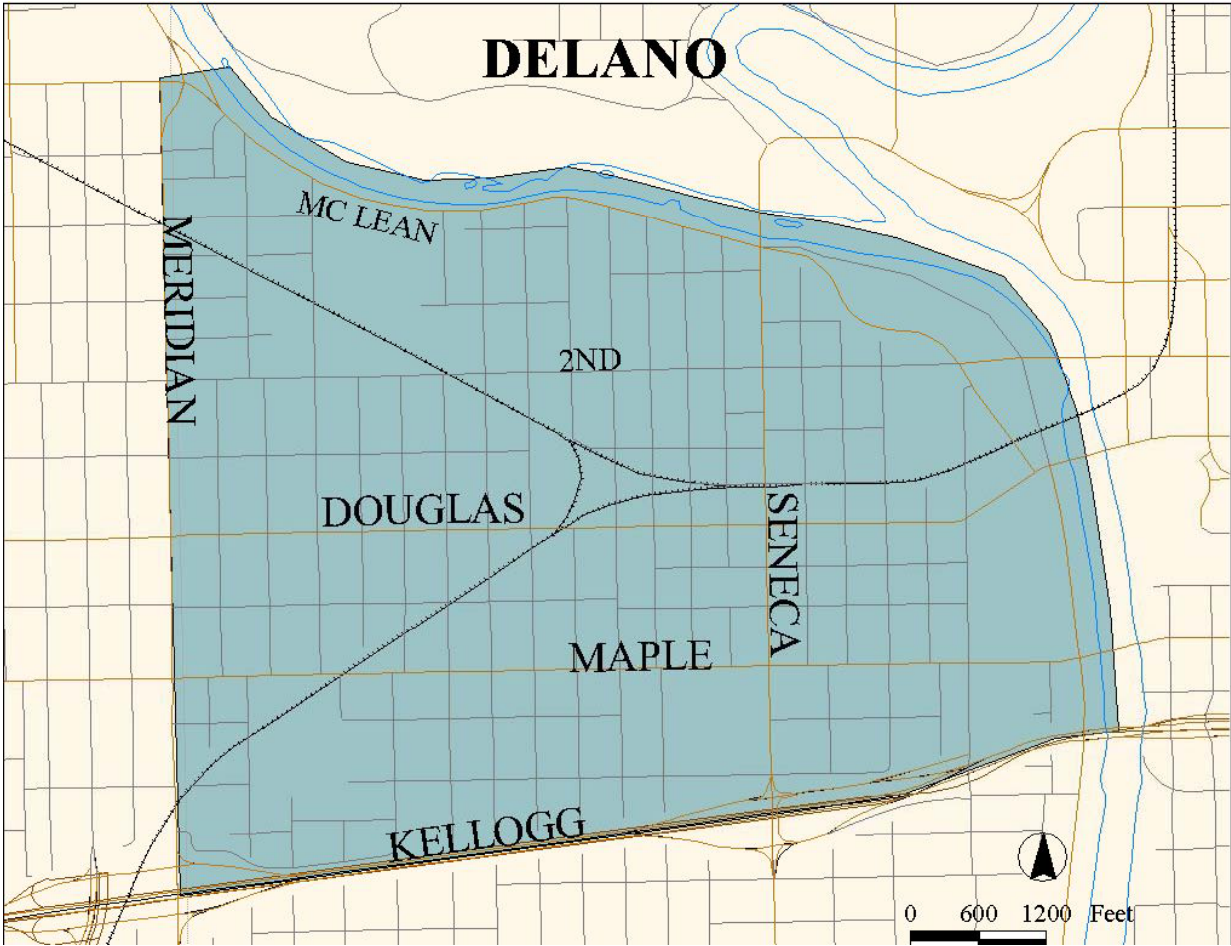
*City Council or County Commission may initiate a neighborhood or area plan where the following conditions exist:*

1. Physical deterioration, blight and substandard housing conditions.
2. Economic disinvestment, struggling commercial/retail districts.
3. Need to coordinate future growth and development issues.
4. Active/supportive neighborhood or business association with capacity to drive the development and implementation of the plan.
5. City Councilmember or County Commissioner for the area is supportive of developing a plan.
6. MAPD has the resources (staff or \$) to develop the plan.

### **Delano plan key driving forces**

*District IV & VI City Council members; Delano Neighborhood Association; Delano Business Association; Delano Clergy Association*

*Delano Neighborhood Revitalization Plan -*  
**Plan Area**



*Delano Neighborhood Revitalization Plan -*

## **Key Planning Issues**

- 
- ❑ **Housing conditions improvement and code enforcement**
  - ❑ **Preserving existing historic homes**
  - ❑ **Business revitalization**
  - ❑ **Infrastructure improvements**
  - ❑ **Enhanced community services and recreational opportunities**

*Delano Neighborhood Revitalization Plan*  
**PLAN SUMMARY / HIGHLIGHTS**

- **Vision Statement** *“Re-create a quality city center neighborhood desirable for quality living and working based on the preservation and enhancement of existing character”.*
- **Objectives:**
  1. Preserve character of existing housing through the use of architectural design guidelines for new construction.
  2. Initiate down-zoning to avoid future incompatible uses in established residential areas.
  3. Create a community development corporation to implement the plan.
  4. Create a mixed-use urban village redevelopment project.

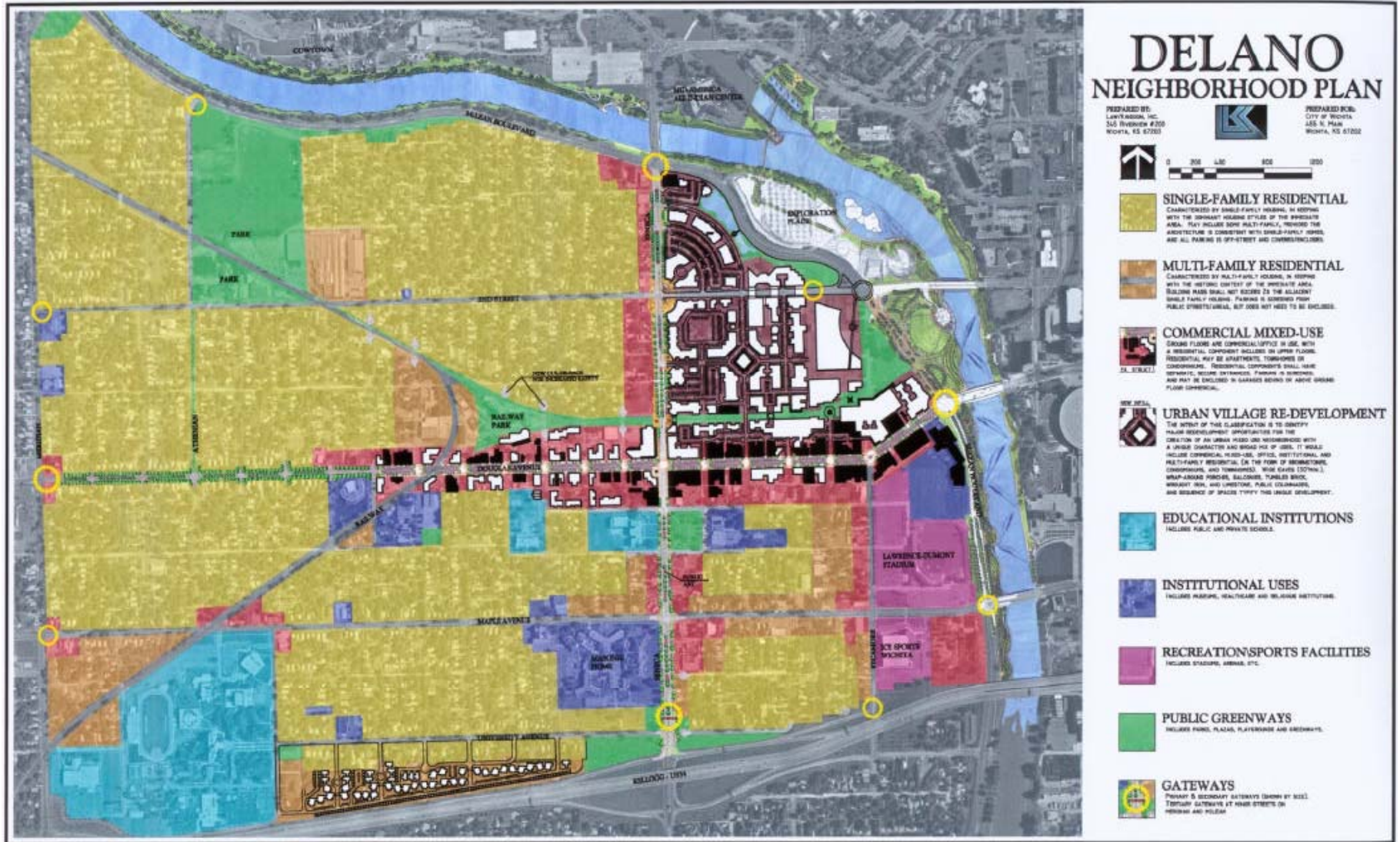
*Delano Neighborhood Revitalization Plan*  
**PLAN SUMMARY / HIGHLIGHTS**



□ **Objectives:**

5. Support business reinvestment through streetscape improvements.
6. Improve housing conditions through better code enforcement & incentives.
7. Create a linear park along the abandoned RR and improve recreation areas.
8. Develop neighborhood gateways to define the neighborhood & celebrate its unique history.

# Delano Neighborhood Revitalization Plan - 2020 Future Land Use Concept Plan



*Delano Neighborhood Revitalization Plan*  
**PLAN SUMMARY / HIGHLIGHTS**

□ ***Future Land Use Concept Plan***

□ ***Plan Implementation Actions & Initiatives:***

***Status***

1. *Neighborhood Overlay District & Design Guidelines* (done)
2. *Neighborhood-wide Down Zoning* (done)
3. *Community Development Corporation* (in progress)
4. *Urban Village Redevelopment Concept Plan* (ties to downtown plan)
5. *West Douglas Streetscape Enhancements* (50% done)
6. *Seneca Boulevard Enhancements* (done)
7. *University Avenue Historic Streetscape Enhancements* (needs funding)
8. *Park and Recreation (bike trail) Enhancements* (needs funding)
9. *Neighborhood Gateways* (needs funding)

*Delano Neighborhood Revitalization Plan Implementation Initiatives*  
**Streetscape Improvements: Streetscape in 2000**

**4 Travel Lanes, On-Street Parallel Parking, 35 mph speed limit, No Landscaping or Street Furniture , Not Pedestrian Friendly**



# Delano Neighborhood Revitalization Plan Implementation Initiatives

## Streetscape Improvements: *Improvements in 2003*

**2 Travel Lanes, On-Street Angle Parking, 30 mph speed limit, Landscaping & Street Furniture, Wider Sidewalks, Iconic Tower, Historic Streetlights, Pedestrian Friendly**



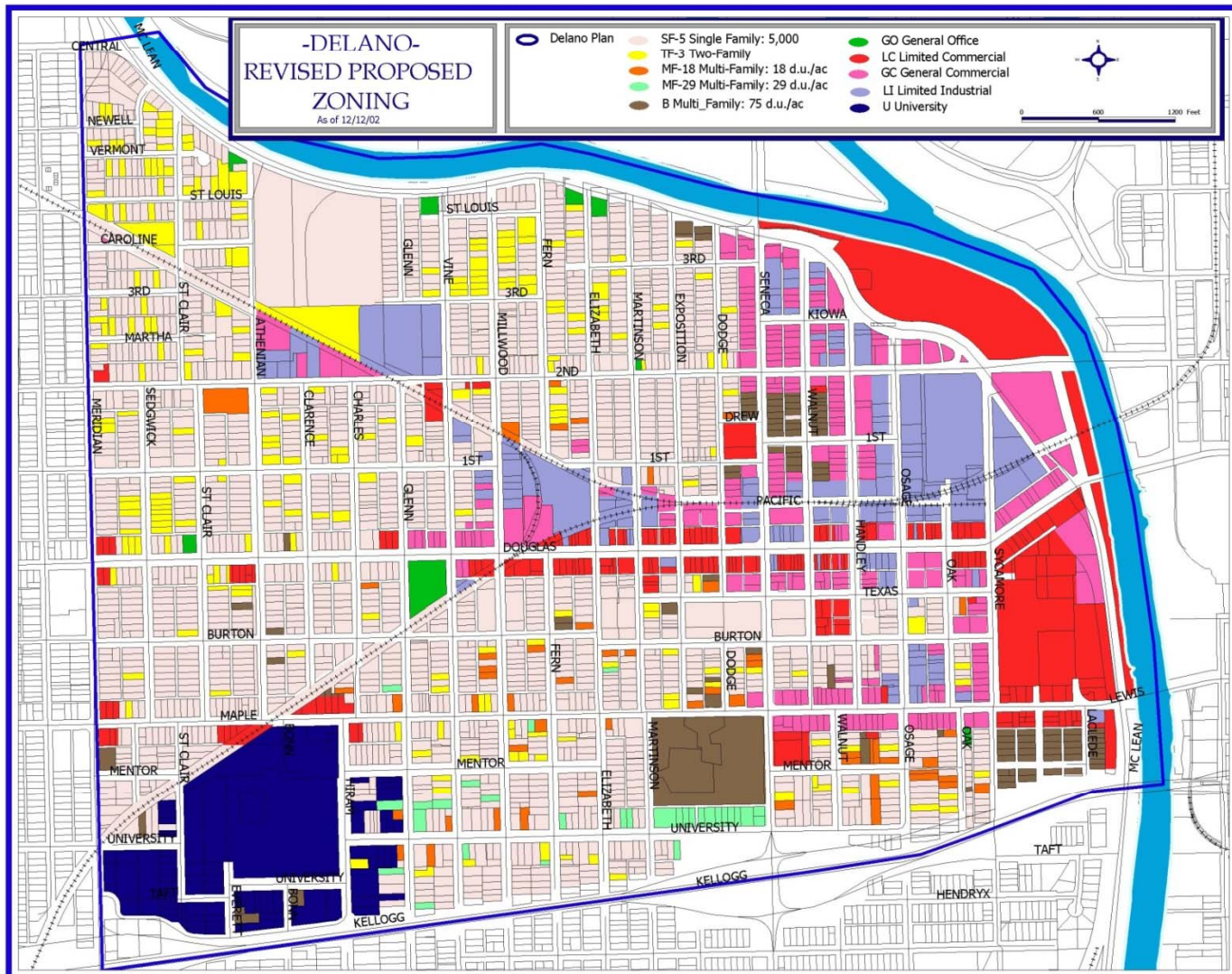
*Delano Neighborhood Revitalization Plan Implementation Initiatives*  
**Down Zoning Initiative - Existing 2000 Land Use**





# Delano Neighborhood Revitalization Plan Implementation Initiatives

## Down Zoning Initiative - Rezoning Approved January 2003



# Delano Neighborhood Revitalization Plan Implementation Initiatives Overlay District & Design Guidelines – Approved April 2003



## **Overlay District & Design Guidelines – Approved April 2003**

### ***Key Elements of the Overlay District:***

- Urban Village redevelopment area deleted from the OD and Design Guidelines
- Protect /promote the unique character of Delano & support future land use concept
- Prohibit those conditional uses in underlying zoning districts deemed inconsistent with future land use concept - e.g. *vehicle storage, wrecking/salvage yards*
- Require conditional use approvals for permitted uses in underlying zoning districts deemed inconsistent with future land use concept - e.g. *vehicle sales, outdoor storage, car wash*

## **Overlay District & Design Guidelines – Approved April 2003**

### ***Key Elements of the Design Guidelines:***

- Exterior appearance of new buildings and building additions to be compatible with district's overall architectural character – coordinate style, detailing, materials and scale.
- Building setbacks (Seneca, Douglas, McLean) and landscaping standards
- Signage standards for pole, ground, canopy, building and wall sign types
- City Design Review Committee supported by an appointed Design Advisory Committee to advise on applications not conforming to the Guidelines – appeal process to City Council
- Since 2003, approx. 320 design review cases ... predominately signage along West Douglas, also siding, accessory buildings, and awnings. New structures reviewed include Quick Trip and Braums.

*Delano Neighborhood Revitalization Plan Implementation Initiatives*  
**Improvements/Initiatives Since 2003**



**1. *Emerging Leadership Role of Historic Delano Inc. -***

- Sponsor for - St. Patrick's Parade; Historic Delano Ghost Tour; Historic Delano Christmas Parade; Delano Community Garden; Delano Community Farmer's Market

**2. *Vibrant and Unique 'Delano District' Along West Douglas -***

- Annual 'Rumble in Delano' Car Show, Various Historic Delano Inc. initiatives
- Diverse New Offices & Businesses - e.g. *Pizza Hut, Hertz Rent-a-Car, Luck Devil Tattoo, All Things BBQ, Delano BBQ, Siva Power Yoga, Vagabond Bar & Grill, Material Girls Quilt Shop, The Trainer Fitness Store*

**3. *Formation of a Community Development Corporation (current) -***

- Delano Neighborhood Association currently in formative stages of creating a Delano CDC

**4. *Development of a Delano/West Douglas Bicycle Parking Plan (finish in Jan 2011) -***

- Plan to fund/establish future on-street and off-street bike rack locations

*Delano Neighborhood Revitalization Plan -*



**Questions?**