

The following chapter presents potential opportunities and scenarios for new development and uses within the Town Center to help create a welcoming public space that effectively meets the needs of the Laytonville community – the top community priority identified during the visioning workshop held on May 19, 2007. The creation of a centralized pedestrian-friendly mixed-use Town Center will not only provide the Laytonville community with essential services and amenities, it will also help preserve agricultural and open space uses in the surrounding area.

A. Community Preferences and Priorities

Ultimately, the realization of Laytonville’s community vision is the creation of a vibrant, accessible, safe and sustainable Town Center for the greater community. A thriving Town Center will provide a vital component of the community’s quality of life and offer residents a central gathering place for commerce, entertainment and civic engagement.

Understanding and meeting the service, retail recreational and civic needs of the local community is critical to Laytonville’s long-term success as a self-sustaining community. The following list of amenities was formulated through extensive community input and reflects the needs and desires of the Laytonville community.

- a) Public Gathering Place or Civic Plaza*
- b) Bakery*
- c) Public Restrooms*
- d) Recreational Facilities, such as Skate Park and Swimming Pool*

B. Opportunities for Community-Scale Development

Focusing new development within the Town Center will further promote a pedestrian-oriented environment, create a synergy of uses and help protect the surrounding open space and agricultural uses. Although Laytonville’s Town Center already contains numerous resources and the Highway 101

corridor has existing development along it, the area also contains several underutilized parcels.

Identifying strategic locations for new infill development and increasing the density and mix of uses in these areas provides Laytonville with an important opportunity to realize its vision.

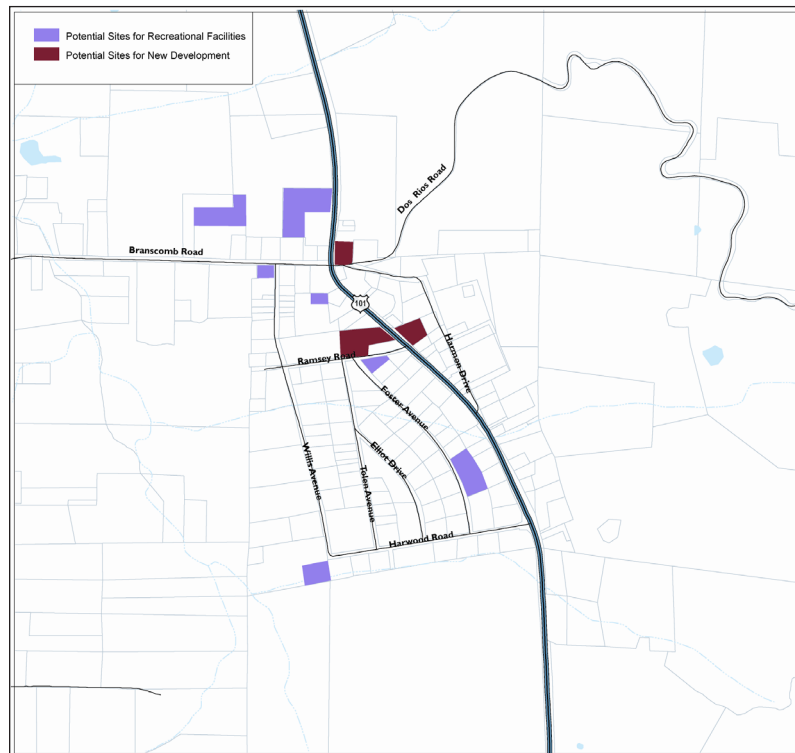


Figure 6-1 indicates potential sites for the community's desired uses within the Town Center



Figure 6-2 illustrates the potential for historically rehabilitating an underutilized structure to create an attractive new development adjacent to the Town Center's Northern Gateway.



Figure 6-3 uses a photo simulation to illustrate the potential renovation of one of the Town Center's central buildings to create an attractive new development.

C. Recommendations

The following recommendations provide phased development scenarios within Laytonville’s Town Center. Although these are likely to take years to fully realize, they are intended to provide a general vision for the Town Center and its future. The conceptual alternatives illustrate potential site configurations and uses within the Town Center and do not require wholesale adoption to be effective. Rather, they offer strategies for growth and recommendations for achieving Laytonville’s long-term vision.

1. Conceptual Alternative for New Development: The Town Circle

The Town Circle development concept focuses new development on the underutilized portion of the Post Office parcel. The plan includes the following elements:

- New locally-serving retail development that is visible from Highway 101, but sheltered from the traffic.
- A town-gathering place with retail fronting on to it to promote a safe, active and attractive public space.
- Public restroom facilities.



Figure 6-4 provides a conceptual illustration of the Town Circle Alternative.

- Space for the Laytonville Farmer’s Market.

2. Conceptual Alternative for New Development: The Town Square

The Town Square development concept builds off of the Town Circle alternative and expands development into the existing Elementary and Middle School parcel. This plan provides for housing alternatives – a top community concern identified in this planning effort. As suggested by the community, the existing school facilities could eventually move to the former high school site, which is currently underutilized, when the time comes to replace them. The plan includes the follow-

ing elements and uses:

- A green town square, similar in size to Healdsburg Plaza, to provide a larger town gathering place with development fronting on to it to promote a safe, active and attractive public space.
- An opportunity to daylight the creek in the town square. The creek currently undergrounds at Weathertop Nursery, runs under the baseball diamond, and surfaces at Willis Ave next to the Fire House.
- New small lot single family residences located

on a portion of the school parcel to help finance the school's move and prioritized for work-force housing, such as teachers and health center staff.

- New retail, multi-family residential and commercial development surrounding the town square.

A potential decentralized waste-water treatment facility (i.e. constructed wetlands, redwood forest treatment) located in part of the town square, or the large parcel slated for residential development just west of the school.



Figure 6-5 provides a conceptual illustration of the Town Square Alternative.