

**Northwest Urban Center Draft Land Use Diagram
4-25-2011 Comments – John Wright**

1. **GREENBELTS** - Are the greenbelts which have been shown in the framework plans still part of the plan and just not shown here or have they been dropped from the plan? The medium high density residential area needs a strong trail/bike/pedestrian path system. This would be a central element to having this higher density area work for non-vehicular traffic. This is a great deal of concentrated density. I have provided location recommendations on these in previous comments. Is there a way to create a variety of density developments across this area to prevent a monotonous block of housing?
2. **EXPAND OFFICE USDE ALONG WILLOW AVENUE** - The market place has not shown a strong demand for office space in Clovis. The office land along Willow Avenue should be expanded to include a light industrial with office on the edges and or special design standards to create compatibility with the adjacent residential.
3. **COMMERCIAL CENTERS** - The Commercial at Minnewawa and Shepherd is too close to the major commercial at Willow and Shepherd Avenues. We have strong and consistent precedent in the city that shows the error in such placements. Clovis and Shepherd is as close as it should be and makes better sense for the long term traffic flow in the area. Clovis and Shepherd Avenues would be an appropriate location for a third master Plan Community.
4. **MPC** - The area around Clovis and Shepherd should be designated a Master Planned Community or a Mixed Use Area. If we are truly trying to promote a walkable/bikeable plan then we need to keep basic services within one-half mile. A strong trail system, including the Enterprise Trail could make this a very workable center.
5. **BEHYMER CONNECTION** - I am still concerned about the through connection of Behymer Avenue to the east. Without the connection of Fowler Avenue to Copper Avenue there will be an increasing volume of traffic from south of Shepherd Avenue going through this neighborhood to go west.
6. **PARK/TRAIL CONNECTION** - A staging area park should be designated at the northwest corner of Sunnyside and Shepherd Avenues. This was planned and shifted from the south side of Shepherd Avenue with past General Plan actions. It will also provide for a safe connection of trails south of Shepherd to the Enterprise trail north of Shepherd Avenue.
7. **Traffic** – I am concerned that the Council and Planning Commission are being asked to provide direction on the NWUC Draft without the benefit of basic traffic information. I am uncertain how the traffic will flow around the square parks at intersections. How will the street system handle the significantly higher densities? Any action at this time should be tentative pending the traffic analysis at a minimum.