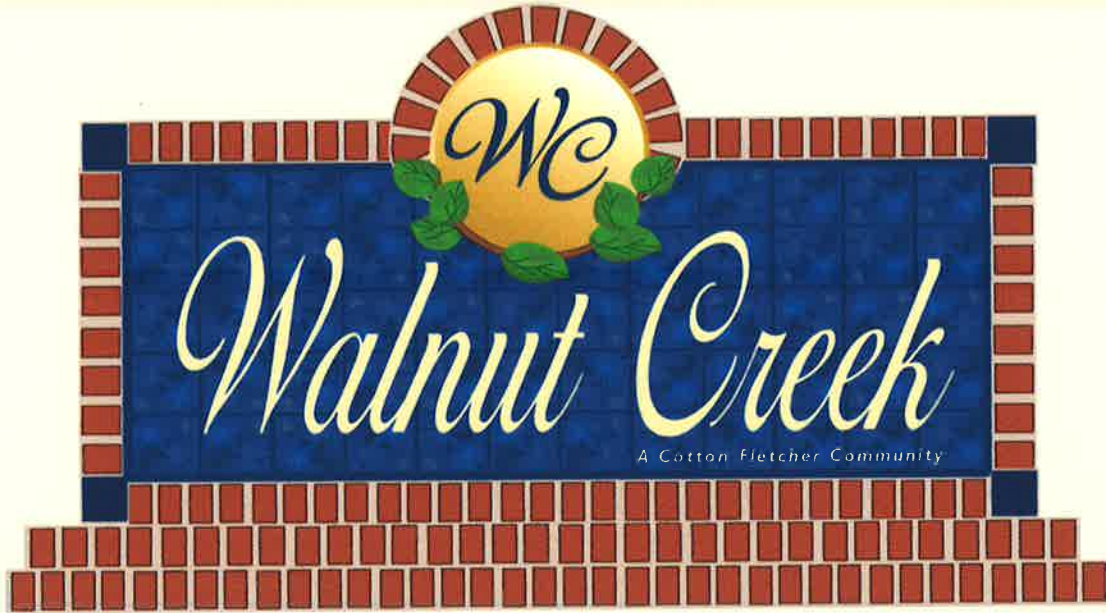


# 00117  
Submitted by  
Hartley Bros.

3/26/01



# Walnut Creek

## A “Neo-Traditional” Neighborhood

### Neighborhood Design

- Approximately 30 acres divided into two phases
- 73 single family lots in Phase I, 65 lots in Phase II, ranging from 36' x 100'+ to 50' x 100'+
- 2 parks, one in each phase
- All homes with rear garages, most accessed via alleyways
- On-street parking, on one or both sides of the road, allowing for visitor parking
- Heritage oaks incorporated in design of Phase II, with extensive tree planting in Phase I
- Heavily planted retention areas create buffers between bordering neighborhoods



## What exactly is meant by “Neo-Traditional”?

- The common neighborhoods of today do not foster the community spirit evoked by neighborhoods of the past. Many developments are moving further and further away from town centers, increasing traveling time to and from work and school, and decreasing community involvement. Large yards with homes set far back from the road do include the element of privacy but, many neighbors do not even know each other's last names and would never “borrow a cup of sugar” from each other. We are trying to bring a “new” element to Traditional neighborhoods and re-create the community spirit.



## What exactly is meant by “Neo-Traditional”?

- With the close-knit layout of *Walnut Creek* and the strategic design of the narrow roads, community parks, and beautiful landscaping, we hope to bring a group of individuals together. We plan on creating a standard of “new” yet “traditional” ideals about neighborhood living, helping to bring the residents closer to each other and the surrounding community. Hence the name, “Neo-Traditional.”

# Layout: *Walnut Creek – Phase I*



NW 39<sup>th</sup> Avenue

# Layout: *Walnut Creek* – Phase II





## Main Entrance - 39<sup>th</sup> Avenue

- Phase I will be entered from 39<sup>th</sup> Avenue.
- The entrance will include a nicely landscaped island with signage and lighting.
- There will be left and right turn lanes exiting the community.



## Second Entrance - 31<sup>st</sup> Avenue

- Once construction of Phase II begins an additional entrance will be created on 31<sup>st</sup> Avenue.
- This entrance will also have left and right turn exit lanes along with landscaping, lighting and signage.



Looking down  
the tree lined  
streets of  
*Walnut Creek*,  
you'll see the  
homes are just  
10 feet from  
the sidewalks.



The front porches will be an inviting retreat . . .  
to sip a cup of coffee, read a book,  
or just enjoy the day.



The streets, with sidewalks on both sides,  
will be pedestrian friendly . . .



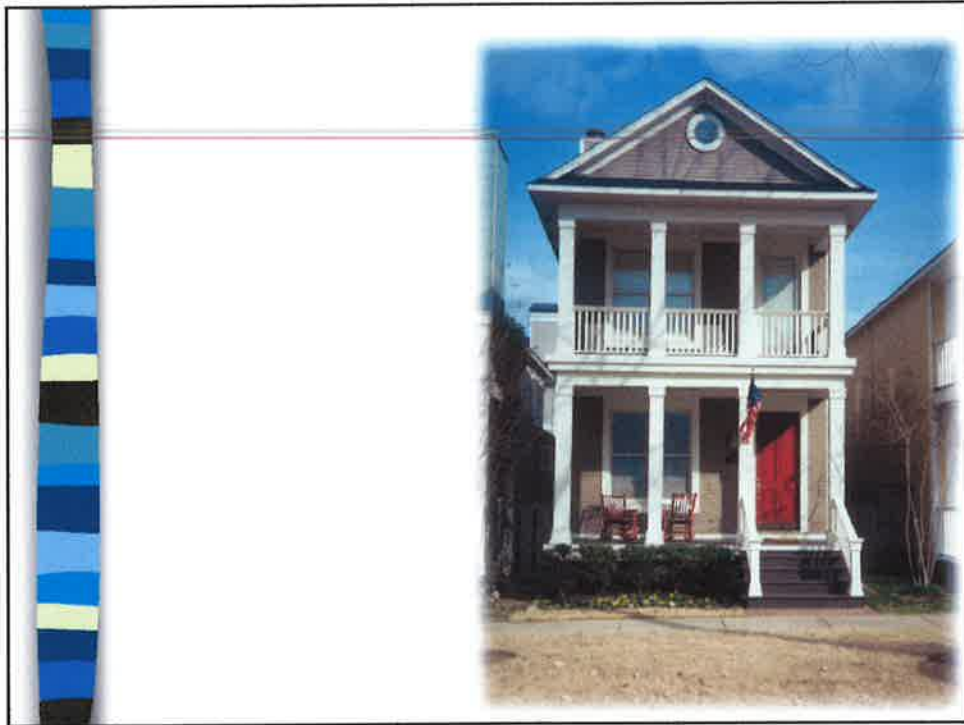
A place to stroll and chat with  
neighbors and friends





The narrow lots will lend themselves to 2 story homes, as well as 1 story cottages.





Larger and smaller homes alike will  
share the same street.





The vehicular traffic will be directed to the alleyways behind the homes.



These alleys will take urban services “tale-tell signs” off the main streets. Meter readers, trash collection, and most of the cars will be confined to these areas.



The Town Center Park will be a place for community gatherings . . . picnics in the park, holiday festivities, and street vendors hawking vegetables, plants, flowers, and various sundries.





A Real Neighborhood . . .



With Real  
“Neighborly”  
Neighbors . . .



*Walnut  
Creek*

