


THE FUTURE OF WINCHESTER BOULEVARD

Workshop #4: Land Use, Zoning,
and Physical Enhancements
March 28, 2009

Winchester Boulevard Neighborhood Business District



Strong Neighborhood Initiative

Winchester Neighborhood Improvement Plan 2001
Amendment May 2007

Top ten Priorities:
No. 10

"Develop an economic strategy for Winchester Boulevard with the Business Association. Include a strategy for attracting individualized stores and retail uses....creating a neighborhood-serving downtown atmosphere."



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Agenda for the Workshop Series

Previous workshops

- Workshop 1: Traffic (8/23/08)
- Workshop 2: Retail (11/05/08)
- Workshop 3: Strategy and Overall Identity (2/21/09)

Next Community Meeting
Wednesday, April 29, 2009 (6-8 pm)
Winchester Mystery House, 525 Winchester Blvd

Relevant Websites
<http://www.sjredevelopment.org/winchesterenhancementstrategy.html>
Agenda, Meeting Minutes, Presentations
<http://www.sjdistrict1.com/winchester>




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Format for Today's Workshop

Regional and Long Term Transportation Issues

- Traffic Network
- Public Transit Improvements
- Traffic Calming

Presentation of the Strategies

- Near Term Vision for Clusters
- Long Term Vision for Clusters

Dots and Comments on the Drawings


- Green Dots on ideas you like
- Red Dots on ideas that you don't like
- Please write comments next to your dots or on sticky notes




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Geographical Context



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Regional Traffic Network



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Local Traffic Improvements



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Existing Conditions on Winchester



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Improve the Pedestrian Environment



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Improve the Overpass



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Potential Transit Options



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Add Transit in the Middle



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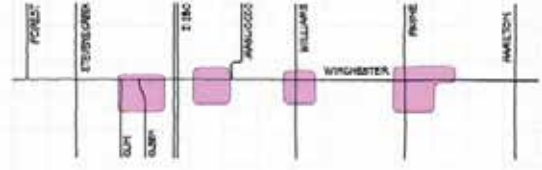


Discussion and Feedback

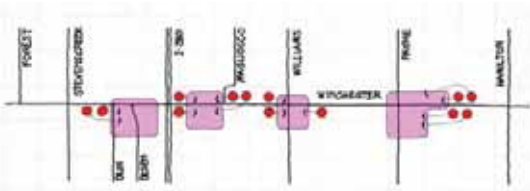
Regional and Long Term Transportation Issues

- Traffic Network
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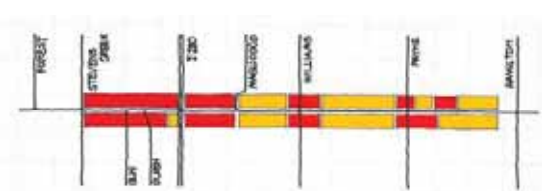
Retail clusters



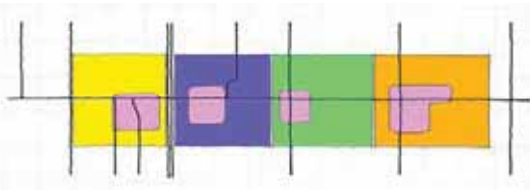
Concentrate New and Existing Retail Into Clusters



Clarify the Distinction between Retail & Non-retail (Residential / Commercial)

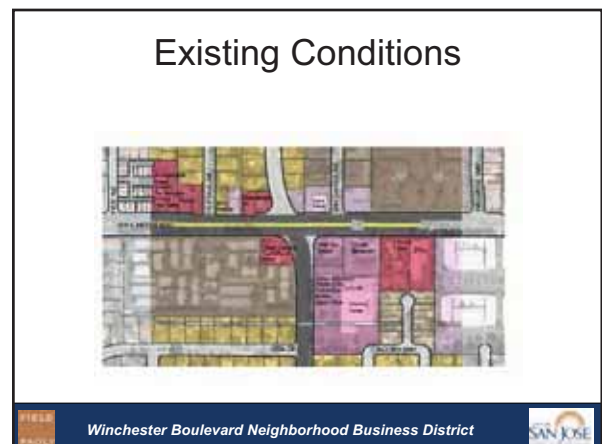
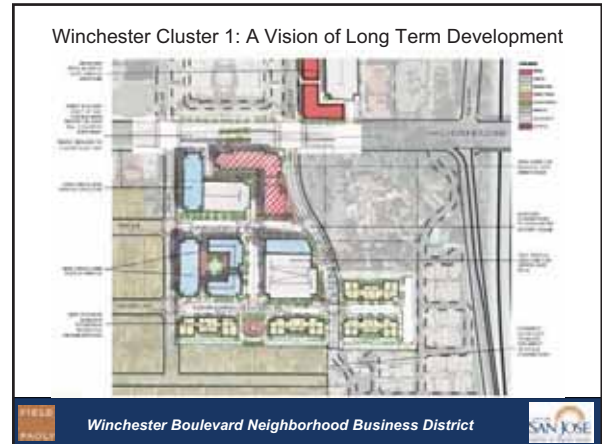
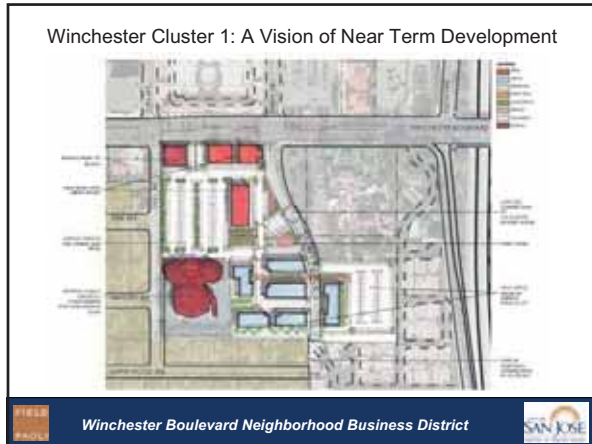


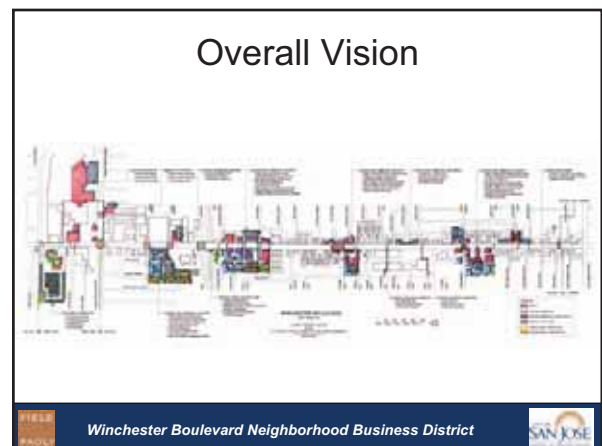
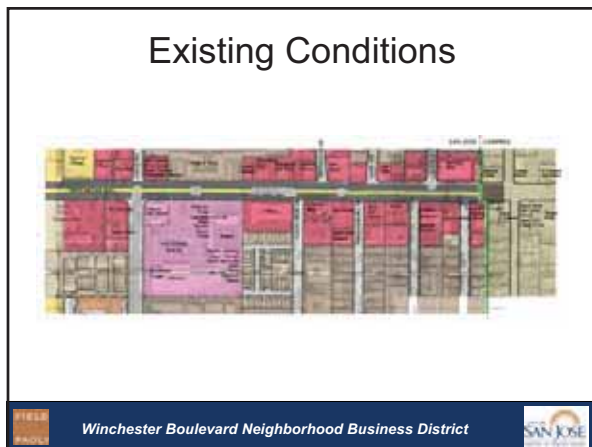
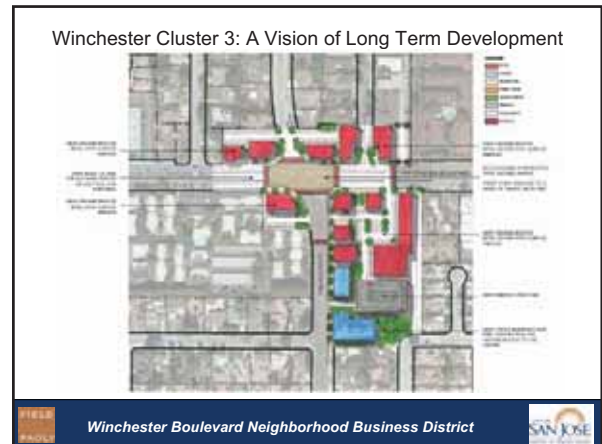
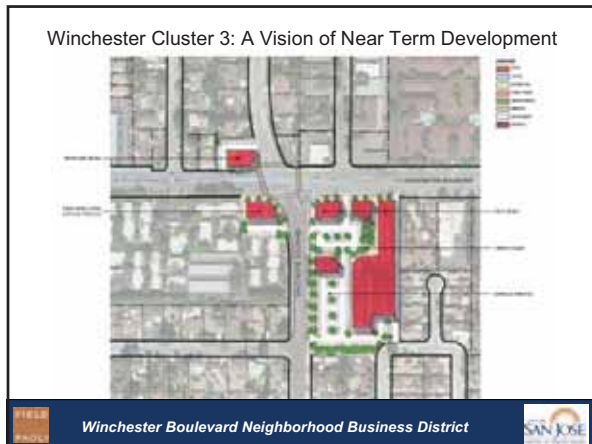
Divide Winchester Boulevard into 4 Study Areas: Each with a retail cluster

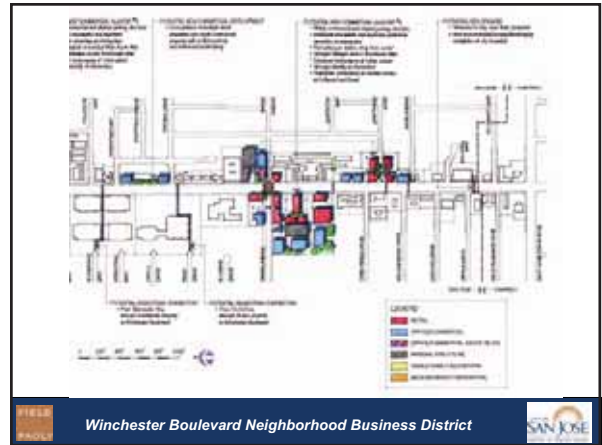
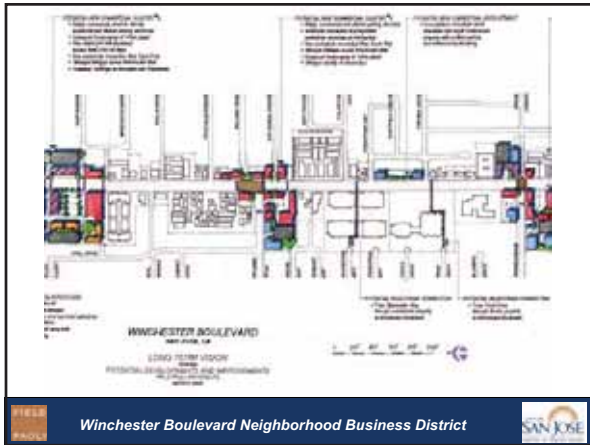
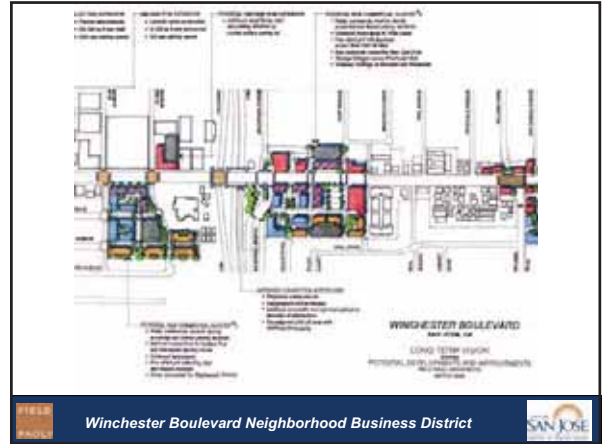


Existing Conditions









Discussion and Feedback

Near Term & Long Term, Clusters & Public Realm Issues

- Clusters Near Term
- Clusters Long Term Vision
- Streets, Parking & Transit

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We Want Your Feedback!

Dots and Comments on the Drawings

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Next Steps

- **Next Community Meeting**
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Winchester Boulevard Enhancement Strategy
information:

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