TOWN CENTER CORE

KEY IMPROVEMENTS

1. **University Avenue Frontage and Streetscape.** Development along University Avenue should include attractive facades, private screening and landscaping, and public streetscaping that creates an attractive image for Pleasant Hill.
2. **Internal Parking Area.** Centralized parking should be located toward the center of the block, with access provided from intersection side streets.
3. **Maple Drive Development.** Development along Maple Drive should create a walkable and attractive environment, including buildings along the front property line, transparent facades, pedestrian-scale signage, and interesting building massing and detail.
4. **Pedestrian Pass-throughs.** Pedestrian pass-throughs and/or plazas should be used to provide access between parking and Maple Drive, and to create outdoor spaces that can be used by local commercial uses.
5. **Intersection Improvements.** Decorative pavers, planters, unique lighting, and small sculptures should be used to identify prominent locations with the Town Center and provide an attractive "front door" from other parts of Pleasant Hill.
6. **Decorative Streetscape.** Streetscape elements should reinforce the pedestrian nature of the Town Center and support shopping, socializing, and public gathering.
7. **Town Center Terminus.** Development at the west end of Maple Drive should include prominent building massing and architecture that is representative of the Town Center area.
8. **Local Roadway Access.** A new roadway south of Maple Drive would provide access to commercial parking areas and new townhouses, and act as a transition between the Town Center and new neighborhood.
9. **New Residential Development.** The area south of the Town Center can accommodate new townhouses that provide additional housing choice, create greater density near the Town Center, and build upon multi-family areas west of Pleasant Hill Boulevard.