



CHAPTER 1: INTRODUCTION

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- 1.6. Elements of the Plan

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UPDATED: MAY 2022

1.1 HISTORY AND CONTEXT

Newhall is a community rich in history. Evolving from a Native American trading center to an important destination in the quest for gold and then oil, it soon became a railroad flag stop of general stores, saloons, and churches. As the film industry grew, Newhall became the home of early western silent screen movies. These strong roots are still very important to the residents of Newhall.

Newhall was also the residence of silent film star Williams S. Hart, whose 300-acre ranch, now a County park and museum, is visited annually by thousands. The passion for history, love of the old film stars such as William S. Hart, the Oak of the Golden Dream (Jose Francisco de Garcia Lopez reached down after a nap and found gold), the distinction of Vasquez Canyon Rocks and the Saint Francis Dam failure that marked the second largest disaster in California’s history, help to identify the essence of Newhall.

Newhall was the earliest permanent settlement in the Santa Clarita Valley, established in 1876 in conjunction with the construction of the Southern Pacific Railroad. This area was a western town founded on oil, mining, and railroad workers. The community was a stop on



Historic Photo of Newhall Depot

the historic Butterfield-Overland Stage route through what is now the Newhall Pass. Newhall is also the site of the original ridge route, portions of which remain north of the City in the community of Castaic.

1.1.A. REGULATORY CONTEXT

The Old Town Newhall Specific Plan (OTNSP) was originally adopted in December 2005. At that time, it was referred to as the Downtown Newhall Specific Plan until the name change in 2014. Since its adoption, the OTNSP has successfully shaped the growth of Old Town Newhall in a manner consistent with the community’s original vision. In most respects, the original OTNSP performed as, and often better, than expected. The City periodically updates the Unified Development Code (UDC) and other planning documents to reflect recent legislation, current planning trends, newly-identified planning issues, and to clarify code language in an effort to keep the development code relevant, fresh, and easy to understand. The OTNSP has been amended seven times with the last revision in 2020.

In 2022, the City of Santa Clarita, via this document, updated the OTNSP using State Bill (SB) 2 grant funds. Cognizant of the original OTNSP’s success, the City wished to maintain the planning framework of the 2005 OTNSP and its



Historic Photo of Newhall Garage



Newhall Crossings

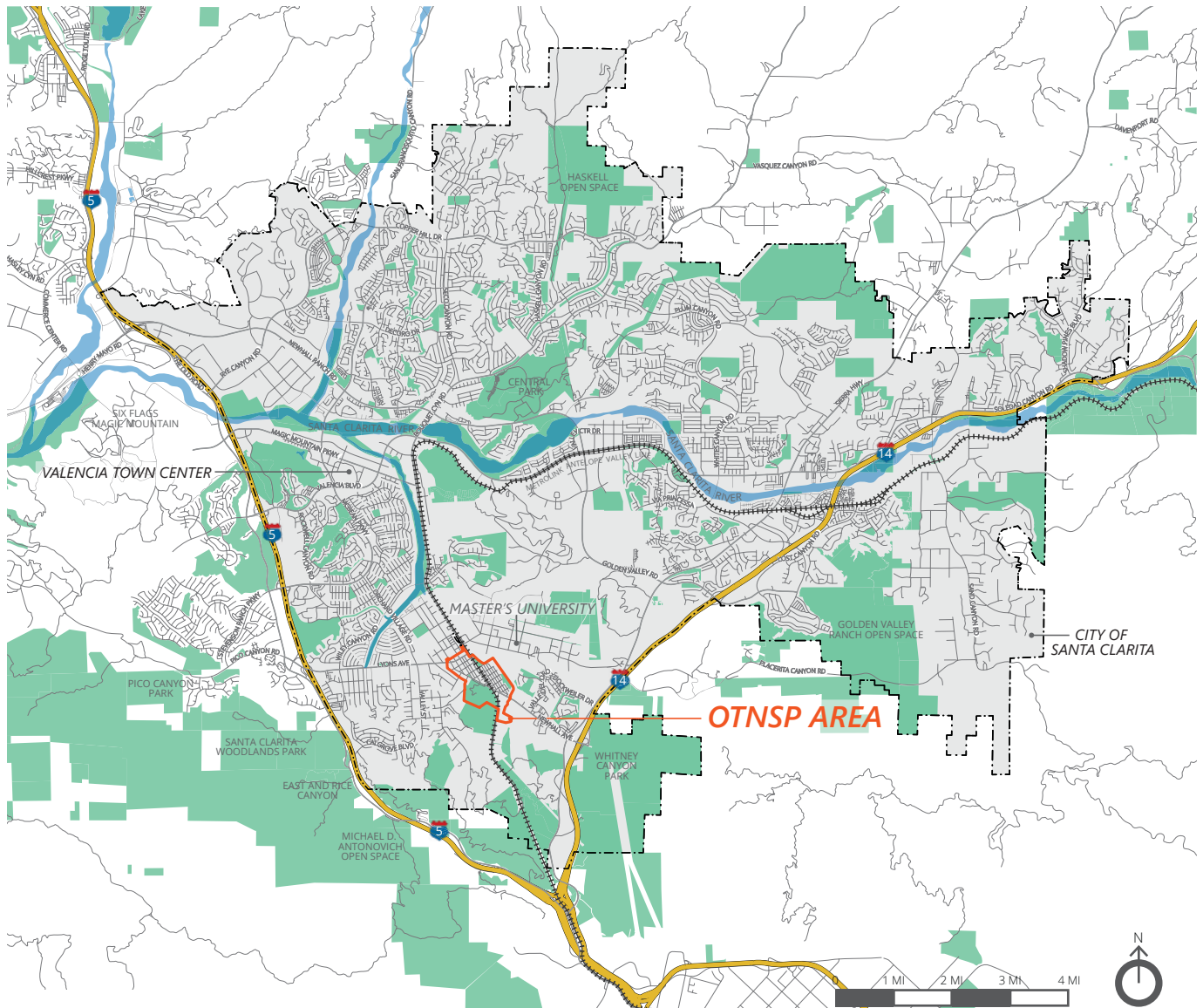
subsequent amendments, while revising specific regulations and adding new ones to reflect the economic and regulatory realities of 2022. The objectives underlying the update process included:

- Make the OTNSP more user-friendly for community members, property owners, developers, and staff.
- Emphasize and facilitate Old Town Newhall's emergence as Santa Clarita's Arts & Entertainment District.
- Streamline and eliminate unnecessary barriers to developments that are consistent with the community's vision.
- Simplify and provide clarity to guidelines for architectural styles.
- Simplify guidance for housing developments and facilitate production of a broad variety of housing types.

Additionally, the City sought broad public input during the update process to validate and update the original vision of the community. This updated OTNSP reflects the community's vision and revises its regulatory framework to reflect an updated context.

1.1.B. ESTABLISHMENT OF THE OTNSP AREA

Old Town Newhall is located within the 71-square mile area of the City of Santa Clarita in north Los Angeles County, as illustrated in Figure 1-1. The City was incorporated in 1987 and comprised of four individual communities previously under the jurisdiction of Los Angeles County. The City is within three miles of various regional destinations and transportation corridors, such as the I-5 and SR-14 freeways. Direct regional access to Old Town Newhall is provided by Newhall Avenue, Lyons Avenue, and the Metrolink's Antelope Valley commuter rail line with a direct link to Downtown Los Angeles.



Old Town Newhall is approximately three miles from Valencia Town Center, a pedestrian-oriented regional mall, and approximately five miles from Six Flags Magic Mountain. Old Town Newhall is also within one mile of The Masters' University and historic William S. Hart Park (Hart Park). Newhall was originally platted in 1889 into approximately 50 blocks with much of that pattern still intact.

Old Town Newhall, referred to as the OTNSP area, consists of approximately 271 acres and is generally bounded by 14th Street to the north,

Newhall Avenue to the west, Hart Park to the southwest, Creekview Park to the east, and Pine Street to the south. It is served by three commercial arterial corridors (Lyons Avenue, Railroad Avenue, and Newhall Avenue) and is generally comprised of two halves bisected by the Metrolink commuter rail line, as illustrated in Figure 1-2:

The western half consists of:

- The 22-block Arts & Entertainment District (also referred to as Downtown

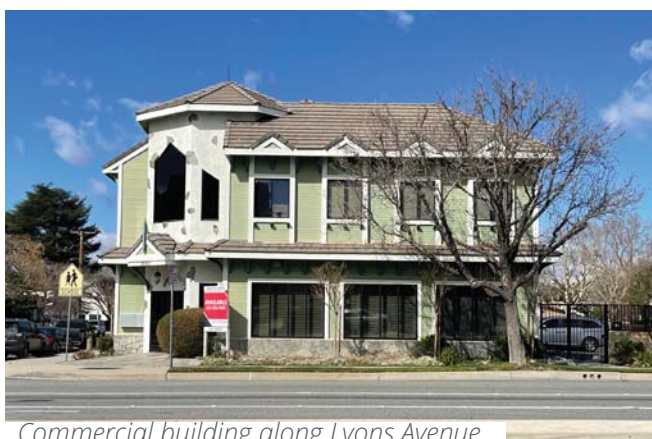
Newhall), which was the original urban core of Newhall;

- A portion of Hart Park;
- A cluster of industrial uses south of Newhall Avenue along Pine Street; and
- A cluster of commercial uses north along Railroad Avenue.

The eastern half is generally known as East Newhall and consists of:

- A roughly 17-block neighborhood of single- and multi-family housing;
- A cluster of commercial uses south along Newhall Avenue; and
- Creekview Park.

The OTNSP area consists of residential, commercial, office, and civic uses. An illustrative diagram of a conceptual buildout (i.e. a possible future pattern of development) is located in Chapter 2.1. A conceptual buildout of the OTNSP area plans for a total of 1,402 dwellings and a total of approximately 1.254 million square feet of commercial space.



Commercial building along Lyons Avenue

1.1.C. CIRCULATION NETWORK

Old Town Newhall is accessed and defined by three commercial arterial corridors: a) Railroad Avenue (north of Lyons), b) Lyons Avenue and, c) Newhall Avenue (south of 3rd St). Within the Arts & Entertainment District is a traditional street grid of interconnected blocks.

1.1.D. OPEN SPACE NETWORK

Old Town Newhall is bounded by the 265-acre Hart Park on the west and Newhall Creek on the east. The adjacency of these natural features provides Old Town Newhall an unexpected variety of experiences and amenities to supplement its uniquely compact and walkable character. Additionally, Veterans Historical Plaza, located within Old Town Newhall, offers a quiet and intimate space for relaxation and contemplation. Each of these features is described in detail in Chapter 2.

1.1.E. STREETSCAPES

There is a rich variety of thoroughfare types and corresponding streetscapes, ranging from the active, vibrant, and pedestrian-oriented streetscape along Main Street to the lush turf parkways and mature canopy trees of flanking streets, such as Walnut Street.



Streetscape along Main Street

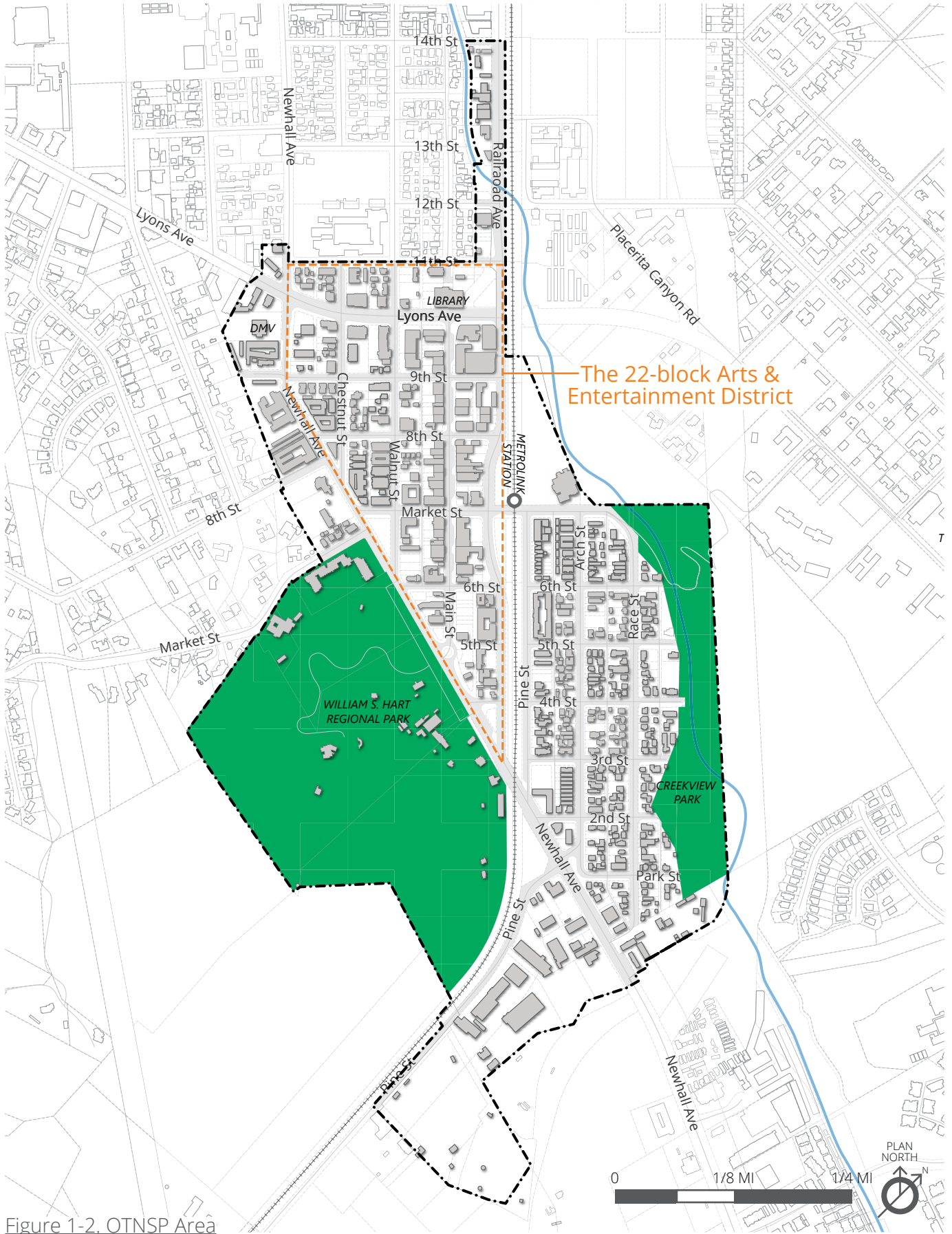


Figure 1-2. OTNSP Area



Retail along Main Street



Dining along Main Street

1.1.F. BUILDINGS

Old Town Newhall's building stock was historically characterized by 1-3 story buildings with most being in the 2-story range. Today, buildings are now envisioned to be up to five stories. There are several historic buildings that should be preserved and adaptively re-used over time; these buildings are listed in Section 2.4.

Many residents were first attracted to Old Town Newhall because of its rural environment and open space. Early rural/ranch style homes built on large lots, located south of Lyons Avenue, reflect the community's sporadic and intermittent growth. The architecture of Old Town Newhall homes reflects a diversity of architectural styles. The newer homes on smaller lots are designed in popular design styles from the 1950s to present.

Much of the early commercial development in Old Town Newhall occupies single-story older buildings and serves neighborhoods along Newhall Avenue and Main Street. Commercial development along Lyons Avenue, with some exceptions, follows the commercial styles of the 1960s, 1970s, and 1980s and includes numerous small and mid-sized wood and stucco strip centers. With the adoption of OTNSP in 2005, the City established architectural styles and

guidelines that are consistent with the City's goals for building form, character, and context within Old Town Newhall. These architectural styles include: Main Street Commercial, Mediterranean, Monterey, Western Victorian, and Craftsman. In 2013, the Lyons Corridor Plan was adopted to guide development on Lyons Avenue with the intent to revitalize the area.

Commercial land uses are concentrated mainly within the Arts & Entertainment District, primarily along Main Street. Old Town Newhall is comprised of higher density residential blocks, with a mix of both single-family and multiple-family residential uses. The area south of Lyons Avenue is characterized by lower density residential uses. Large stands of oak trees are scattered throughout the community. Prior to the completion of the interstate system, San Fernando Road (now Railroad Avenue, Main Street, and Newhall Avenue) was a principal link between the San Joaquin Valley and the Los Angeles Basin. The roadway remains a vital arterial within the City.

1.2 OVERVIEW OF EXISTING ECONOMIC CONDITIONS

1.2.A. OVERVIEW

The original OTNSP was prepared in 2005, prior to the Great Recession and the COVID-19 pandemic. An economic analysis was conducted to assess the current market/economic parameters and retail potential within the OTNSP area. Old Town Newhall has been evaluated in three market areas: **Primary** (a walkable half-mile radius from the corner of Railroad Avenue and Market Street), **Secondary** (two-mile radius from the corner of Railroad Avenue and Market Street), and **Tertiary** (15-mile radius from Railroad Avenue and Market Street). Within the Primary Market area, there are approximately 3,400 people. This population is younger with a median age of 29.2 and a median household income of \$49,300 (2021 estimate). There is a large income discrepancy between households in the Primary market when compared to the rest of the City. As such, this differential has increased the perception of the low-income nature of the immediate market area. However, Old Town Newhall still benefits from high income earners within the Secondary Market area. In fact, the Secondary Market area includes over 38,500 City residents or about 18% of the City's total population. The households in the Secondary Market have a median household income of approximately \$96,000 (2021 estimate), which is significantly higher than the Los Angeles County median household income.

1.2.B. RETAIL SALES

As part of this update, an economic analysis was conducted specifically for the Arts & Entertainment District of Old Town Newhall. The Arts & Entertainment District (also referred to as Downtown Newhall and is illustrated in

Figure 1-2 as a smaller geographic area within greater Old Town Newhall), is home to 98 active retail businesses that generated \$23.7 million in taxable sales in calendar year 2019. In general, there is unmet retail (inclusive of both commercial retail and food and beverage) market demand that is leaking out of the Arts & Entertainment District as consumers who live both within the Primary and Secondary Markets need to travel outside of Old Town Newhall to have their retail needs met. The Arts & Entertainment District has the potential to capture approximately \$40 million in potential spending. This gap of approximately \$16.3 million would support an additional 36,000 square feet of high-quality retail space (assuming industry standard sales of \$450 per square foot) in the Arts & Entertainment District if such opportunities were present and available to local consumers.

To position the Arts & Entertainment District for success, new retail development should be oriented towards a "Main Street" or lifestyle-related retail offerings and be sized appropriately to match current and future demand. New retail demand will be created by capturing a higher percentage of sales from the Secondary Market area, potential new housing units and employment growth throughout greater Old Town Newhall. Future retail should support the attractiveness of the area, by promoting retail uses that encourage pedestrian oriented activities as well as retail uses that enhance the sense of place and unique characteristics of Old Town Newhall.

To this point, the Arts & Entertainment District has an underrepresentation of food and beverage (e.g., restaurants) businesses



Storefronts along Main Street

compared to other walkable downtowns. Attracting locally owned, small-scale, ethnic and/or quick-service restaurants, would add to the overall vibrancy of the Arts & Entertainment District. Needham Ranch and other local employment generating developments, for example, could provide significant additional market support for such uses in the Arts & Entertainment District and should be considered strategically in the long-term planning of the area.

1.2.C. HOUSING

As with all of Southern California, Old Town Newhall is experiencing heavy demand for residential space. This is evidenced by the recent delivery of new projects in the City and Main Street (Newhall Crossings) and the current low vacancy rates for multi-family for-rent properties in the City. For-sale residential values (both detached single-family housing and multi-family condominiums) have risen dramatically in recent years. In December of 2020, the typical value of single-family homes in Newhall's 91321

ZIP Code was \$667,100. In comparison, the typical condominium value was \$369,200. From December 2020 to August 2021, the estimated value for single-family and condominium homes in the area have increased by 15.5% and 11.9%, respectively.

1.3 RELATIONSHIP TO THE GENERAL PLAN

This Specific Plan directly responds to and implements a variety of significant policies of the Santa Clarita General Plan adopted in 2011. The General Plan's Land Use Element introduces the unifying planning framework of a "Valley of Villages", of which Old Town Newhall is an integral component (pages L-8 – L10). In its discussion of Old Town Newhall, the Land Use Element notes that the area's planning objectives include "attracting private investment combined with public funds to create a mixed-use, transit-oriented, pedestrian-friendly, live-work-play environment that will provide dining, entertainment, retail, commercial, and housing choices to both residents and visitors." This



Newhall Crossings

center is distinct from the rest in both its age and manner of development. Special standards and revitalization efforts for this area may be appropriate to preserve and enhance the "old town" atmosphere, foster a pedestrian orientation with quality shopping opportunities and to capitalize on the tourist and recreational opportunities of William S. Hart Park. It further identifies a set of planning principles to maintain the unique urban characteristics of the area:

- Make great public places;
- Make great streets (both commercial and residential);
- Live above stores;
- Live near transit;
- Build a variety of buildings;
- Create a variety of housing choices;

- Provide for the right mix of retail;
- Provide the right amount of parking, in the right locations.

Although the OTNSP will implement many goals and policies throughout the General Plan, the following discussion highlights some key links between the OTNSP and General Plan.

The OTNSP and its anticipated development will effectively implement Land Use Element goals and policies, including:

- **LU 1.1.5** (increase infill development)
- **LU 1.2.1** (implement Downtown Newhall Specific Plan)
- **LU 1.2.13** (utilize Specific Plans to plan for vibrant, pedestrian-oriented communities)
- **LU 2.1.2** (land use mix to encourage healthy, walkable communities)

- **LU 2.3.1 – 2.3.6** (increase mixed-use developments)
- **LU 3.1.1 – 3.1.7** (diversity of housing types)
- **LU 3.2.1** (walkable neighborhoods)
- **LU 4.3.1** (promote redevelopment in Old Town Newhall)
- **LU 5.2.4** (encourage transit-oriented development)
- **LU 6.4.1** (maintain historic buildings in Newhall)
- **LU 6.5.1** (classic and timeless architectural styles)

1.3.A. RELATIONSHIP TO CITY DESIGN GUIDELINES AND BEAUTIFICATION MASTER PLAN

Beyond the General Plan, these two documents apply to the OTNSP area. To the extent that the OTNSP does not propose to change direction or requirements from these two documents, the existing provisions still apply. However, with the adoption of this OTNSP, where different, provisions of this Plan supersede those of the Community Character & Design Guidelines and Beautification Master Plan.



Outreach for the 2005 OTNSP

1.4 PUBLIC PARTICIPATION AND PLAN PREPARATION

The recommendations of this OTNSP have been shaped by a generation of community input, provided at two distinct periods over a 15-year interval. Section 1.4.B summarizes community input received during the preparation of the original OTNSP in 2004-2005. Section 1.4.C summarizes the input received during the OTNSP Update process in 2022. This most recent outreach validated and reinforced the aspirations and ideas first heard in 2005.

1.4.A. PREVIOUS PLANS AND DOCUMENTS

Prior to the preparation of this OTNSP, the City of Santa Clarita adopted the Downtown Newhall Improvement Program also known as the ‘Freedman Plan’ (1996). This plan promoted many of the same principles that form this OTNSP but was focused more on public and streetscape types of projects and did not substantially address private property. Subsequent to the Freedman Plan, the City adopted the Newhall Special Standards District Design Guidelines. This document provided guidance to private property owners about using the features identified in the Freedman Plan. Both documents helped inform the recommendations of this OTNSP.



Outreach for the 2005 OTNSP

1.4.B. COMMUNITY INPUT: 2004-2005

The preparation of the original OTNSP, adopted in 2005, involved extensive public engagement, field surveys, stakeholder interviews, and design charrettes. Input received and lesson learnt from these activities shaped the broad framework of the 2005 OTNSP's policy framework.

The project team made field trips to Monrovia, La Verne, Claremont, and South Pasadena to observe and document best practices at these notable "Main Street" and downtown locations. They are of a similar scale and intensity as Old Town Newhall.

Stakeholder meetings with Old Town Newhall property owners, merchants, residents and other interested parties were hosted by the City to convey information and learn from the experiences of Newhall stakeholders. In addition, two joint Study Sessions of the Santa Clarita City Council and Planning Commission were held to provide updates and receive input and guidance from Councilmembers and Commissioners.

Finally, two public design charrettes were hosted to interactively engage interested parties. Each charrette was held over three days and the project team directly engaged stakeholders to develop and review ideas. The charrette process

was designed to be interactive and saw design concepts developed in real-time in response to issues and needs posed by participants. At the end of each 10-hour day, the project team summarized the day's decisions and progress for the community's review and comment. Through this visual and interactive process, it was hoped that participants remained aware of the direction and intent of the evolving Plan.

Charrette 1 (September 13-15, 2004) focused on verifying base information and conditions on subjects ranging from economics, transit, circulation, parking, building form, historic and cultural resources, infrastructure, landscape, and prior efforts at revitalizing Old Town Newhall. The products of this charrette were a vision, a Catalytic Project map, a Traffic and Circulation plan, and a Plan-wide strategy for the open space, landscape and streetscape components of Old Town Newhall.

Charrette 2 (October 26-28, 2004) focused on further developing the four primary components described above, specifically the street and parking network needed to support the envisioned Old Town, the conceptual streetscape plan for Main Street, and finalization of the list of Catalytic Projects.



Outreach for the 2005 OTNSP



Outreach for the 2005 OTNSP



Outreach for the 2022 OTNSP

1.4.C. COMMUNITY INPUT: 2021

The update of the OTNSP in 2022 is intended to build upon the 2005 OTNSP and its subsequent amendments. The two workshops and online survey were conducted to form the basis for outreach and engagement. These provided stakeholders the opportunity to build upon the vision and success of the OTNSP while sharing their preferences, priorities, and ideas for what should take place in the future. The first workshop grounded participants in the OTNSP area, starting with information at the Old Town Newhall Farmers Market coupled with a walking tour and survey of the area. The ideas from the initial walking tour and workshop laid the foundation for the concepts and questions presented during the second workshop.

The second workshop was designed as an outdoor exhibition, with concepts, ideas, and questions related to goals forming the update to the OTNSP. These concepts were built on the input received in the first workshop and survey and further explored ideas from the previous plan while introducing new ideas that could be incorporated in the update. Input and ideas from participants in the second workshop will help guide the OTNSP as it relates to Arts & Entertainment, street activations, development



Outreach for the 2022 OTNSP

processes, linkages to the Metrolink station, and housing opportunities. As a result, the second workshop produced a further understanding of community priorities when refining the vision for Old Town Newhall.

1) WORKSHOP #1 – JUNE 2021

The first public event of the update to the OTNSP was structured as a walking tour of Old Town Newhall. Community members and stakeholders were able to experience first-hand the physical environment of Old Town Newhall through a family-friendly walkabout. Attendees joining on the walking tour were provided with a map guide directing them along the route. Approximately 95 participants engaged during the Farmers Market event and tour and 29 surveys were completed.

MAJOR THEMES

- **BIKE FACILITIES AND INFRASTRUCTURE**
Participants noted interest in biking to Old Town Newhall. Comments included a need to improve bike infrastructure availability through Old Town Newhall. Bike lanes were also highlighted as a potential improvement to increase bike access as well as safety.
- **STREET ENVIRONMENT AND BUILT FORM**
Participants noted that their walking

experience was pleasant. Others highlighted their positive experiences while walking in Old Town Newhall, specifically the character and enjoyable aspects of Old Town Newhall. Comments varied but primarily focused on improving the experience of walking and using Old Town Newhall for entertainment, outdoor dining, and vibrant sidewalks that feel safe for community members. An interest in mixed-use development was also expressed by most community members, including interest in developing more housing near Old Town Newhall.

- **PRESERVATION**

Participants highlighted the need to preserve many of the historic buildings and businesses in Old Town Newhall. In addition, there was a special interest in keeping businesses local and the need to focus on entertainment businesses. In addition, there was a special interest in keeping unique, locally-owned businesses, discouraging national chains, and the need to focus on entertainment businesses. Other comments highlighted the importance of the library as well as the theater.

- **ATTRACTIONS AND COMMUNITY EVENTS**

Participants expressed an interest in community events that would encourage walking and biking. Some also suggested more attractions such as coffee shops, restaurants, and murals, or other artwork. Participants highlighted their interest in maintaining outdoor entertainment opportunities, including outdoor dining. Many participants noted an interest in closing Main Street to vehicular traffic on specific days to improve pedestrian access to Old Town Newhall, as done for the City's SENSES events.

2) WORKSHOP #2 – OCTOBER 2021

Approximately 200 participants engaged during the Farmers Market open house/workshop and provided feedback on draft concepts exhibited during the half-day event.

MAJOR THEMES

- **GOAL: PROMOTE THE ARTS & ENTERTAINMENT DISTRICT**

One of the goals of the OTNSP is to promote Old Town Newhall as an Arts & Entertainment District. Questions were asked related to art installations, pedestrian-only events, live entertainment, and outdoor dining.



Outreach for the 2022 OTNSP



Outreach for the 2022 OTNSP



Old Town Newhall is...



Outreach for the 2022 OTNSP

Many participants indicated a preference for streets and sidewalk art and permanent installations. Regarding pedestrian-only events, workshop participants responded positively to a variety of short- and long-term events on Main Street. Participants also indicated a strong preference for outdoor events and performances. Outdoor dining received significant support from open house attendees.

- **GOAL: PROVIDE MORE HOUSING OPPORTUNITIES**

Participants were asked to identify approaches to provide more housing opportunities in Old Town Newhall, specifically East Newhall. While there was a range of responses, stacked dwellings, townhouse, rowhouse, live and work were clearly preferred. For housing along the corridors, participants also noted a

preference for Flex Buildings in addition to the previously listed.

- **GOAL: STREAMLINE NEW DEVELOPMENT**

For the goal of streamlining new developments, participants were asked about preferred architectural styles and building types. Participants showed a preference for Craftsman style and Main Street Commercial style and indicated the need for more information about Western Victorian style. The Mediterranean style was generally not preferred. The five allowable styles will remain unchanged.

There was a range of responses for proposed Building Types. Participants showed a preference for stacked dwellings flex buildings, and commercial buildings. Participants had a lower preference for single-family houses.

- **GOAL: IMPROVE CONNECTIONS TO METROLINK**

For the goal of improving connection to Metrolink, questions were asked related to new uses and developments along Railroad Avenue and ways of improving the walkability and accessibility to/from the Metrolink Station. Participants had an overwhelmingly positive response to improved connections.

- **GOAL: PROVIDE NEW PARKING STRATEGIES**

One of the goals of the OTNSP is to provide new parking strategies to simplify development standards and facilitate the use of new and/or innovative solutions. While participants indicated a mixed response for automated parking, participants had a significantly positive response to flexibility with parking.

- **GOAL: BOOK END THE SOUTH END OF MAIN STREET**

Participants were asked to indicate preference for what uses should be at the south end of Main Street, in addition to parking. Participants showed a strong preference for plazas, entertainment, and retail & restaurants. Participants did not identify office space as preferred use.

1.5 OTNSP DESIGN PRINCIPLES

The OTNSP was originally adopted in December 2005 and subsequently amended seven times. Over the past 15 years, the OTNSP has succeeded in revitalizing Old Town Newhall. It has encouraged new development, facilitated the construction of the Old Town Newhall Library, and transformed a state highway into the City's Arts & Entertainment District, a vibrant and walkable destination for locals and visitors alike.

Continuing to build on this success and recognizing the accomplishments of the past 15 years, this update to the OTNSP fine tunes recommendations and aims to maintain its relevance for the next 15 to 20 years.

While this updated OTNSP's design principles remain largely consistent with the original, the revised description below makes notable adjustments. It introduces the principle of establishing Main Street as the City's Arts & Entertainment District. This is a reflection of the organic clustering of arts and entertainment uses over the last 15 years, reinforced by the most recent community input and at the direction of the City Council. The OTNSP is guided by the following design principles:



Outreach for the 2022 OTNSP



Outreach for the 2022 OTNSP



Streetscape along Main Street



Farmers Market at the Old Town Newhall Library

1.5.A. ESTABLISH THE ARTS & ENTERTAINMENT DISTRICT

Main Street in Old Town Newhall has emerged as a major hub of Arts & Entertainment venues. A growing number of theaters and performance halls (new and historic) have established a critical mass that draws visitors from across the Valley.

1.5.B. MAKE GREAT PUBLIC PLACES

Well-designed and well-used places are memorable and the means by which we remember our experiences. They enhance community identity and foster civic pride. Old Town Newhall – with its rich mix of history, unique built form, and compact street network, has the right mix of ingredients for a network of special places.

1.5.C. MAKE GREAT STREETS

Streets are the theatre of public life. They serve as the arena for a community's social, recreational, artistic, and commercial activities. Great streets allow great architecture and great places. They also welcome users of all modes, ages, and abilities. Vibrant, active, comfortable, and safe streets are the ingredients to great places and communities.

1.5.D. LIVE ABOVE STORES

A downtown is a place defined by the same

general qualities as a neighborhood, with one major exception: commercial activities predominate instead of residential. Yet, the quality and amount of housing in a downtown determine its character. Perhaps the most typical dwelling type in a downtown is the loft or house over retail. Providing additional housing options in the Arts & Entertainment District would create “eyes on the street” to provide an additional sense of security and investment along Main Street and generate more regular customers for local restaurants and businesses.

1.5.E. LIVE NEAR TRANSIT

Further enhancing such living in Old Town Newhall is the presence of the Jan Heidt Metrolink Station. The opportunity to live near transit complements the attributes that already make Old Town Newhall a desirable place to live: walkable streets, easily-accessible amenities and retail services, local Arts & Entertainment, restaurants, and an enduring sense of history that pervades the neighborhood.

1.5.F. CREATE A VARIETY OF HOUSING CHOICES

As a downtown matures, and its livability and economic value increases, a more diverse set of housing choices, attract an increasingly varied resident population. It is not unusual to

encounter lofts, live/work buildings, courtyard housing, row housing, even duplexes, triplexes and quadplexes in nearly completely developed downtowns.

1.5.G. GET THE RETAIL RIGHT

The retail industry is in a state of flux. Online commerce has dramatically altered shopping patterns and, consequently, the viability of traditional retail. The COVID-19 pandemic – that arose during the preparation of this update to the OTNSP– further changed how people shop at physical locations. Retail is in a state of flux and land use policies should remain flexible to brick-and-mortar retail to naturally evolve. Current market trends indicate that there is a need and demand for specialty retail and entertainment-related uses and events.

1.5.H. GET THE PARKING RIGHT

The typical suburban, sequential pattern of "shop and park" requires a parking space to be dedicated for each visit to a shop, office, or civic institution. For three tasks that require driving amongst them, three parking spaces are required. By contrast, the compactness and mixed-use nature and walkability of a downtown lend themselves to parking just once, and completing multiple daily tasks on foot. The

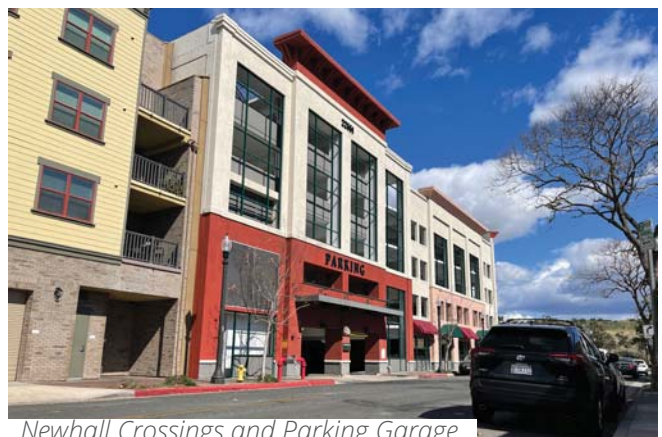
transformation of drivers into walkers is the immediate generator of pedestrian life: crowds of people that animate public life in the streets and generate the patrons of street friendly retail businesses. It is this "scene" created by pedestrians in appropriate numbers that provides the energy and attraction to sustain a thriving Main Street environment.

1.6 ELEMENTS OF THE PLAN

Significant progress has been made to revitalize Old Town Newhall. This has been possible in large part due to the guidance provided by the original 2005 OTNSP and its subsequent amendments. Several of its recommendations have been successfully implemented and transformed Old Town Newhall into the Arts & Entertainment District of the City. The mechanism for its continued success is the pursuit of a set of clear physical and policy initiatives. These set the tone for Old Town Newhall's future in a manner that compels activity from the widest variety of perspectives and interests. The physical and policy strategies that comprise the recommendations in this plan are described in detail in Chapters 2 and 3 and are summarized below.



Metrolink Station



Newhall Crossings and Parking Garage



Retail and Outdoor Dining along Main Street

1.6.A. PHYSICAL INITIATIVES

Catalytic projects, like a mixed-use anchor development with public parking on southern end of Main Street, improved connections to transit, and additional housing, will build on the successful completion of previously completed catalytic projects to attract additional investments and projects to ‘fill in between’ over the long-term. See Chapters 2 and 3 for more information.

1.6.B. POLICY INITIATIVES

Equally important are administrative and policy efforts that are necessary for short- and long-term revitalization success. The 2005 OTNSP proposed an extensive set of land use policies and development standards that utilized a Form-Based Development Code. This update to the OTNSP simplifies and streamlines the code to clarify its intentions and guidance for all users – City staff, property owners, developers,

and members of the public. In addition, the Plan makes recommendations to enhance Old Town Newhall as an Arts & Entertainment District by facilitating supporting uses and activities, such as the expansion of outdoor dining. See Chapters 2, 3, and 4 for more information.

