



WHAT WAS

Paradise has a strong community spirit as well as a rich cultural history. Yet, in a physical sense, the town is spread out with no strong sense of place or center. Commercial areas tend to be strung out along Skyway and Clark Roads, while institutional uses are scattered in isolated pockets throughout the town.

The map to the left shows an area on Skyway near Elliott Road but gives a sense of the typical settlement pattern in Paradise: the buildings are far apart and have no relation to each other. Such a pattern encourages driving and increases social isolation.

WHAT WILL BE

To enhance a sense of community, the new downtown aims to maintain the cultural connection to Paradise's history while providing a heart for residents. More community spaces will be offered in the downtown and neighborhood centers. Increased walkability will aid in balancing social interaction within the community while still providing private residences.

To enhance the sense of community, our plan proposes two main initiatives: the creation of a new Heart of the Town along Pearson Road between Skyway and Clark Roads; and the creation of a network of Neighborhood Centers throughout the town.

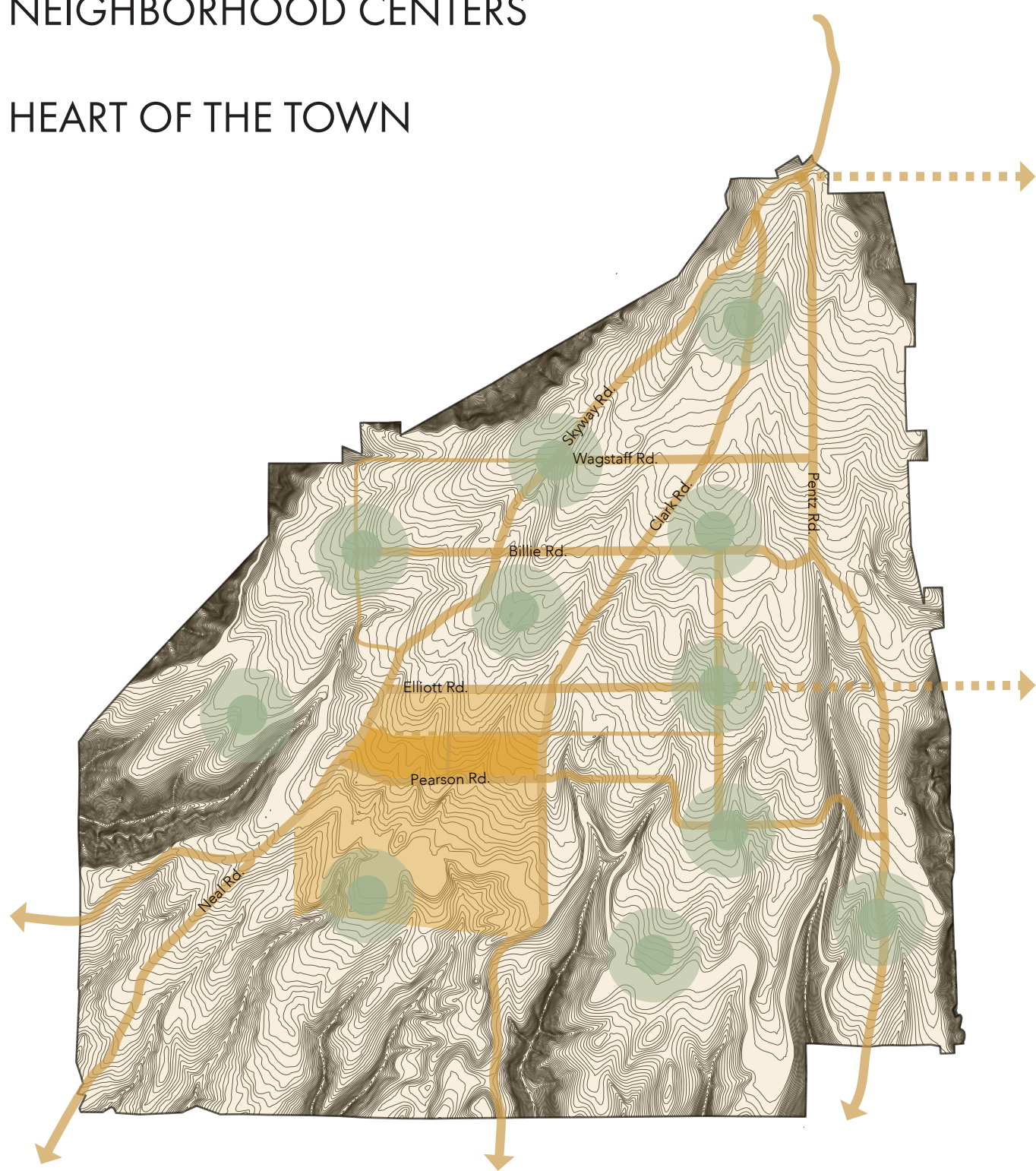
The first initiative, Heart of the Town, is two walkable "Main Street" villages connected by an expanded Paradise Community Park. The idea is to centralize many civic, cultural, and other activities, including new housing, in these two zones. The aim is to create an active center of the town where townspeople can meet many of their daily needs while also creating a place

where the town's many cultural events—Gold Nugget Days and Johnny Appleseed Days can take place. The area around Skyway Road will be the West Village, while the one around Clark will be the East Village.

The second initiative, the Neighborhood Centers, seeks to build up the areas around the many public and private institutions throughout the town. The idea is simply to aggregate more varied uses around churches, schools, and other civic buildings in order to create "mini-villages." These might include new multi-family housing, small cafes, and shops where residents can grab a cup of coffee, meet a friend for lunch within walking distance of their homes. There might be a number of these Neighborhood Centers, no more than a mile or two apart.

It's important to point out that the bulk of Paradise will remain as it was – a single-family community nestled in the pine forest on the ridge – but with more centers of activities for residents to enjoy.

- NEW NEIGHBORHOOD CENTERS
- NEW HEART OF THE TOWN

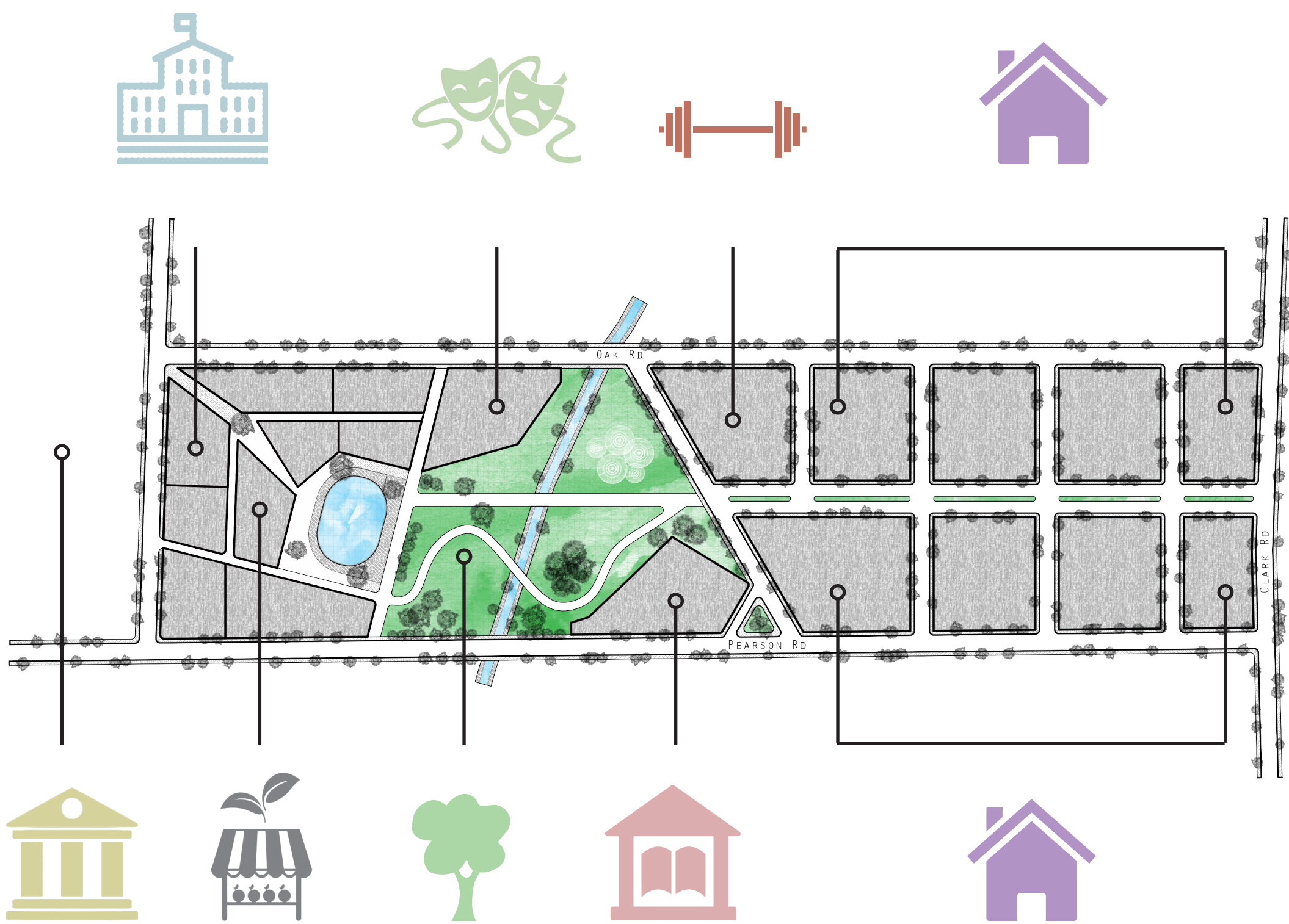


NEW NEIGHBORHOOD CENTERS

The goal of the neighborhood centers is to encourage social interaction and thereby foster a sense of community by creating places where people can come together within easy walks of their home. The idea would be to select important cultural institutions – a particular church or a local elementary school – and build up the area around them with new uses: multifamily housing, small shops and cafes. By creating a variety of uses, these institutions can become neighborhood hubs – mini-versions of the Main Street character we hope to achieve in the Heart of the Town.

The map above is illustrative; it shows how the centers might be dispersed throughout the town but is not intended to be specific proposals to replace existing residents.

- Multifamily Housing
- Educational Centers
- Eco Retreat
- Hotel & Conference Center
- Grocery Stores
- Churches



NEW HEART OF THE TOWN

The large map of Paradise to the left shows the proposed "Heart of the Town" as a large rectangle stretching between Skyway and Clark Roads. West Village would be the area just east of Skyway, which would remain a thoroughfare, while the "tree streets" – Almond, Black Olive, Fir, and Cedar – would become pedestrian-friendly zones of mixed uses and multi-family housing.

East Village, shown above, stretches along Pearson between Academy Drive and Clark Road up to an extension of Oak Street. A new network of small blocks would create a walkable, mixed-use neighborhood centered on a new park around the lake just off Chapel Drive. Our building proposals for the area include a new public library, a recreation center, a farmer's market, a performing arts center, and several new mixed-use residential projects.

- Library
- Performing Arts Center
- Recreation Center
- Museum
- Town Hall
- Farmer's Market
- Park
- Mixed Use-Residential

ELEMENTARY SCHOOL

Natalie Giombi



MULTIFAMILY HOUSING

Victor Hoyos



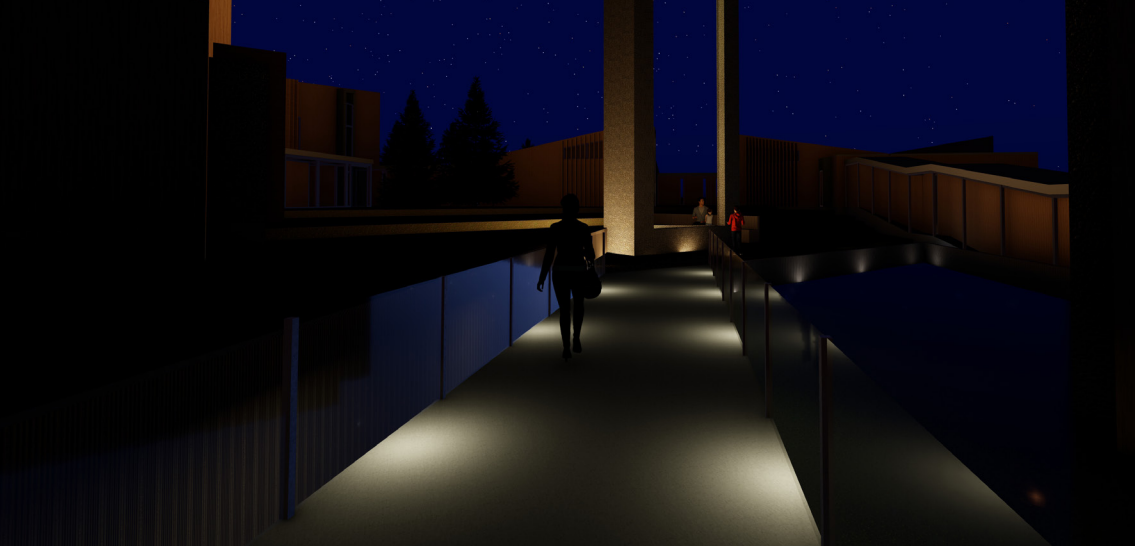
LIBRARY

Nolan Delgado



MUSEUM

Gaby Icardo



REUNITE COMMUNITY