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 townpeople 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.