

EXECUTIVE SUMMARY

In 2005, on behalf of the Laytonville Area Municipal Advisory Council and the Mendocino Council of Governments, the non-profit Local Government Commission submitted a grant proposal to Caltrans under the Community-Based Transportation Planning Grant program. A grant was awarded in 2006.

The purpose of the grant-funded project was to build on previous planning efforts in Laytonville (Downtown Development Plan, Community Action Plan, LAMAC Planning Principles), and move forward the community's vision for a livable, walkable community with a vibrant economy.

The timing of the project was critical, as it occurred a year before construction of the Caltrans Safety project at the Branscomb/Dos Rios Rd. and Highway 101 intersection. This provided an opportunity to get extensive public input on the vision for downtown Laytonville to complement the already-scheduled projects, and to identify "gaps" in pedestrian facilities and streetscape improvements that will remain after the Safety Project. The plan resulting from this project focuses on closing these gaps.

The project was guided by a Technical Ad-

visory Committee consisting of local and state-agency stakeholders as well as community members and representatives from Long Valley Health Center, Laytonville Unified School District, Laytonville Area Municipal Advisory Council, Harwood Memorial Park Association, and the Cahto Tribe.

Work on the project was led by a design team composed of staff from the Local Government Commission, a statewide non-profit membership organization that provides technical assistance to local governments and communities; Design, Community & Environment, a Berkeley-based community design firm; and Fehr & Peers, a reputable transportation engineering consulting firm specializing in non-motorized transportation and traffic calming; staff from the Mendocino Council of Governments; and Caltrans, District 1 staff.

The plan area is bounded by Boomer's Bar & Grill to the north, Long Valley Lumber to the south, Harmon Drive to the east and Willis Avenue to the west. It also includes Branscomb Road from Highway 101 to the Laytonville Rancheria because of its opportunity to create better linkages between the Rancheria, neighborhoods along Branscomb Road, Laytonville High School, and the downtown area.

This project focuses on community input collected during a week-long charrette held May 17 – 24, 2007 in Laytonville. A charrette is a series of interactive public events that spans several days or more and culminates in a vision or design. Part I of this report (Chapters 1 & 2) provides an overview of the charrette process and the community vision.

The project design team reviewed the ideas and drawings developed during the charrette and met with local and state agencies to vet the

concepts. The result is six different plan elements:

1. Connecting the Dots (pedestrian, bicycle, equestrian and motor vehicle connections)
2. Setting the Center (establishing the identity of the town center)
3. Slow the Flow (calming traffic on Highway 101)
4. Envisioning the Town Center (development concepts for the Town Center)
5. Design Guidelines for the Town Center
6. Localizing Growth and Development

These elements are described in greater detail Part II of this report: Chapters 3 – 8. Implementation and funding resources are described in Chapter 9. Figure 9-1 provides a summary of recommendations with suggested phasing and funding sources.