

SPECIFIC INTERVENTIONS

CORONADO CENTER



All plans and illustrations are conceptual in nature and are not intended as final designs. Not all properties are POA Owned. In the event of redevelopment, existing property owners should be given an opportunity to relocate to the new development.

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CORONADO CENTER

OVERVIEW

Coronado Center is currently the most complex and active area of concentrated amenities within the Village. Despite its remote location, programming and amenities draw residents throughout the Village. Improvements within the Coronado Center vicinity should be pursued quickly; they will have the more recognizable and immediate impact.

Currently Coronado consists of 5 distinct land use patterns which are completely disconnected. The community center, gym, tennis, and bocce ball exist in a pod by the lake, with no connection to the water. Two churches are sited to face large parking lots. Two failing strip commercial centers and a former gas station flank the entry road. Clustered townhouses line a few streets. And a single house sits out on its own. All of the right uses are located together, but they are each operating independently.

Like the town center, shared parking is an important component of redefining Coronado Center. Shared parking must begin with the support of the churches, which sit on the largest properties. Moving and infilling portions of these parking lots with meaningful open space and housing is necessary. The

commercial properties must also be brought in to this pattern. Using shared parking, commercial uses and church uses have very little overlap. Similarly, use of the community center is generally scheduled to avoid overlap with church activities. These three can easily share parking spaces, along with housing who simply do not need to move their cars to attend church or community activities.

While not illustrated in the perspective, the community facilities should be modified to take advantage of their rare position right on the water. Currently the fitness center is serviced from the water side, a glaring design oversight. The water's edge is ignored. The central plaza being formalized between the library, community center, and fitness center should extend in a formal manner down to the water's edge, with trails, seating, a fire pit, and kayak launch. This site should connect the community to Lake Coronado.

The Coronado Center plan primarily adds housing to the site, redevelops the out of date commercial strips, and creates a Village Green around Village Bible Church. Like other centers, more housing is needed at Coronado

for the center to become active and the retail to succeed. The plan adds multi-family condos, rowhouses, cottage clusters, and sideyard houses to the collection of existing townhouses. The townhouses themselves could be renovated once other housing and activities increases demand.

The revised Coronado Center converts the current entry road to a main street which connects Balearic Rd to the Village Green. A formal green surrounds Village Bible Church, which is enfronted by rowhouses and condos. The green supports both church functions and passive recreation when not in church use. Parking for both churches is located in mid-block parking lots, not reduced in total amount. For Village Bible Church, handicap parking and convenience spaces are located along the edge of the green on-street. Two connections are made from the green down to Lake Coronado, lined with new housing units. The plan evolves the area into an active Village Center, setting the stage for the more intensive town center.

SPECIFIC INTERVENTIONS

CORONADO CENTER



1 Sacred Heart of Jesus Church

2 Gas Station and Convenience Store

3 Mixed-Use Main Street

4 Village Bible Church

5 Civic Green

6 Sacred Heart Cemetery & Memorial Gardens

7 Public Access to Lake Coronado

8 Tower House Cluster

9 Coronado Community Center

10 Existing Townhouse Cluster

11 Mansion Apartments

12 Cottage Cluster