



Lin Property

BAKERSFIELD, CALIFORNIA - USA

The design for the Lin Property was part of a continuing effort of the part of local utilities to foster the planning and development of energy efficient communities.

The 234-acre Lin Property is currently under consideration for a General Plan Amendment (GPA) re-designating the site from agriculture to residential and light industrial land uses. A variety of concept site plans were developed to assess the development potential associated with the 160-acre residential portion of the property. The preferred plan, concentrating on the design of highly livable and connected neighborhoods, provides for the development of 539 dwelling units on lots varying between 7,000 and 12,000 square feet in size. Character is established by the placement of larger home sites along median enhanced community boulevards. Pedestrian friendly local streets with reduced

pavement widths and formally planted parkways between the curb and sidewalk provide for shaded neighborhoods and reduced energy requirements. Recreation opportunities include a centrally located roughly 5-acre active neighborhood park, a community square and a variety of mini parks interspersed throughout the community. Mid-block pedestrian paseos were planned to occur on blocks exceeding 600 feet in length. The community square anchors the commercial component of the plan providing a focal point and access to neighborhood retail/office opportunities. The 10-acre retail site also has direct access and exposure to adjoining arterial and collector highways.

