



Residential Street Perspective



Minor Grid Street Perspective



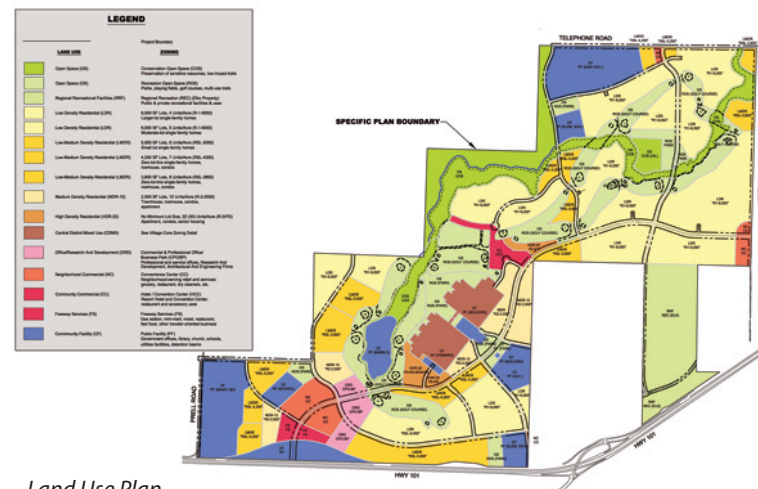
Downtown Square Perspective



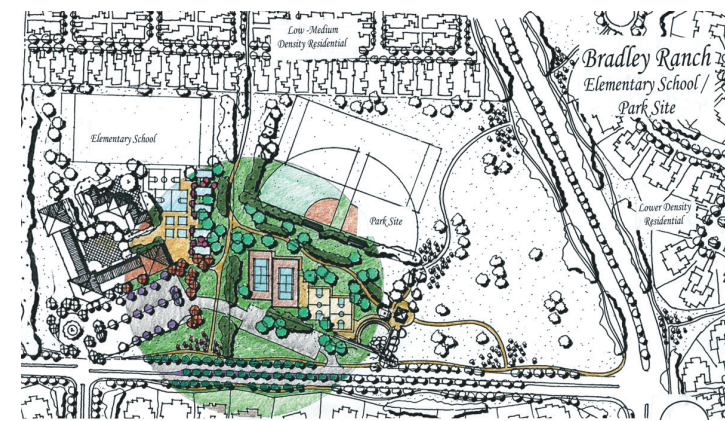
Bradley Ranch Entry Perspective



Village Core Master Plan



Land Use Plan



Park/School Relationship

BRADLEY RANCH DEVELOPMENT
Santa Maria, CA

CLIENT
Bradley Land Company

SERVICES PROVIDED
Civil Engineering
Landscape Architecture
Planning
Surveying
Water Resources

SIZE
1800 acres

Wallace Group's Planning, Landscape Architecture and Civil Engineering Divisions developed the Master Land Use Plan and Master Open Space Plan along with other exhibits and components that make up the Bradley Ranch Specific Plan. The Specific Plan is required for annexation of the site by the City of Santa Maria.

The Master Land Use Plan embodies community design honoring the history and heritage of the Santa Maria Valley. The site has the potential for 6,500 dwellings, creatively planned around a mixed-use Village Core where commercial services are focused on a traditional "Main Street" that is on cross axis with the Central Park. An amphitheater and the Civic and Arts Center anchor each end of the park and will add to the vibrancy of the Village Core. The fabric of development is counterbalanced with some 440 acres of open space with parks, recreation amenities, golf course, and natural preserves. These are interlaced with a network of trails, bikeways, and parkways.

In addition to the master plans, Planning, Landscape, and Engineering staff also conducted thorough site studies, analyzing slope, drainage, flood control, natural resources, existing land uses, circulation, topographic features, prevailing winds, and other site conditions to assess constraints and opportunities for "smart" planning and development. They collaboratively developed the Specific Plan, including the infrastructure master plans, design guidelines, and development phasing.



Downtown Elevation

Perspectives by: Pierre Rademaker Design