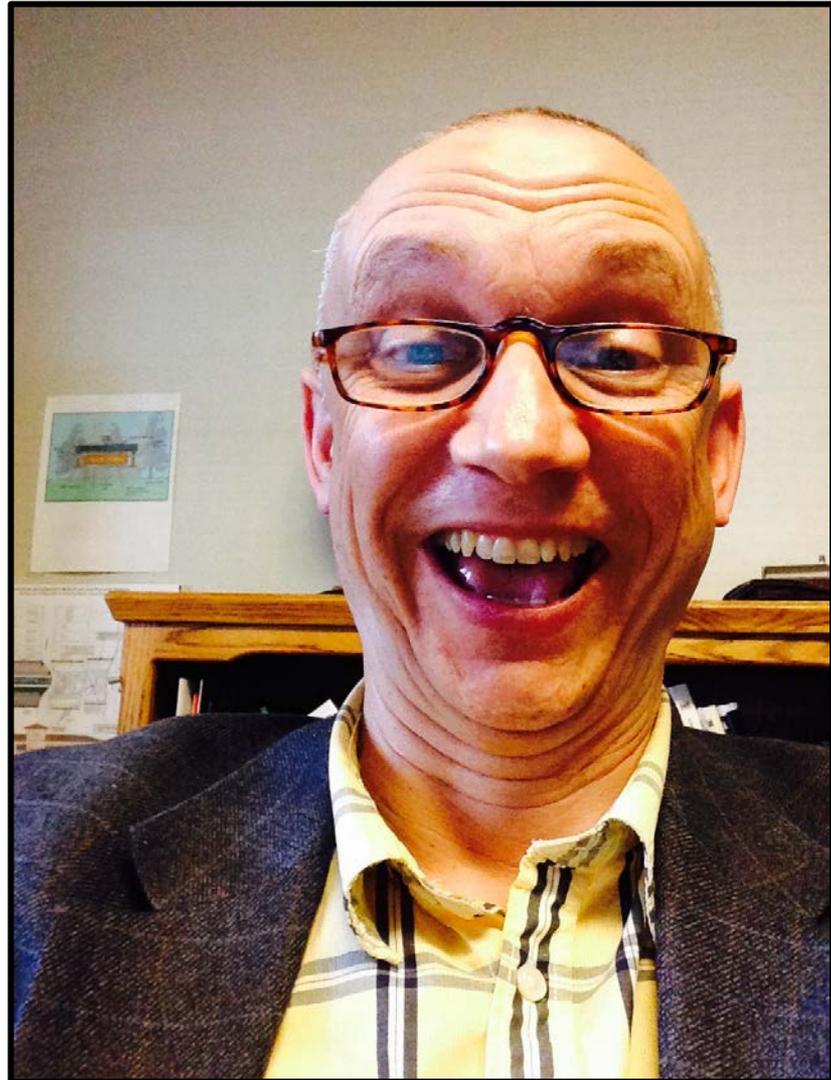


Highway 99 Design Plan



Me.... Karl Schoettler



*A way to build our economy
and improve pride in the
place we call home*



Tulare County



Tulare County



Tulare County



Tulare County

Jordan toward north
Sun Jan 24 2016 16:58:19
1243 0+16:57:02 68.9
21 XL1166



Tulare County



Tulare County

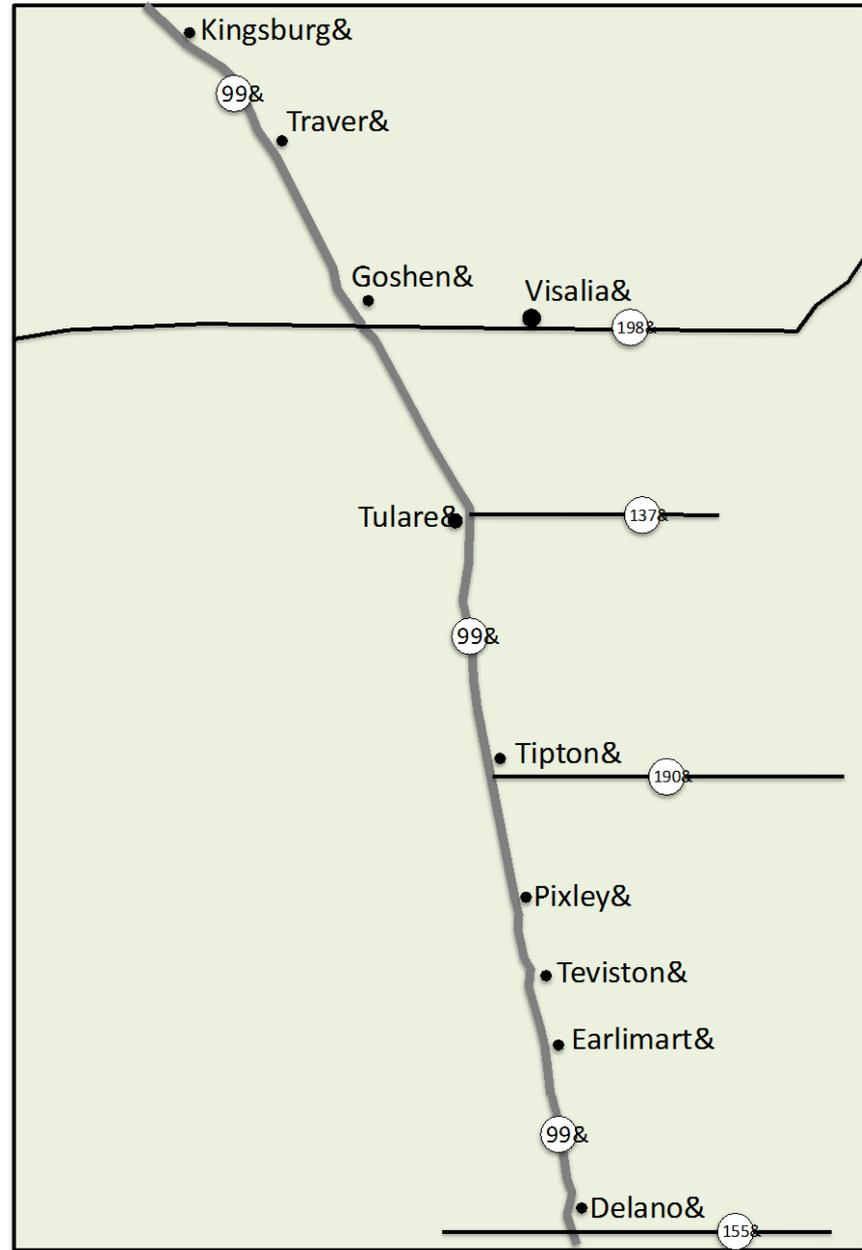


We've got some great scenery

But that's not what most of our visitors see

Highway 99

Our front door... for better or worse...



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



It's not all bad...

In fact, most of it's good!

Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Tulare County



Models for Attractive Development

99 and Caldwell



Tulare Outlets Theater



Tejon Ranch Development - Grapevine



Junkyard screening – south of Fresno



Farm Equipment Dealership south of Fresno



Landscape Screening thru City of Tulare



Guidelines for New Development

Display(to(the(freeway(

Where development
occurs....



OR

Screening(from(the(freeway(



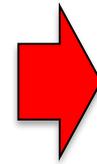
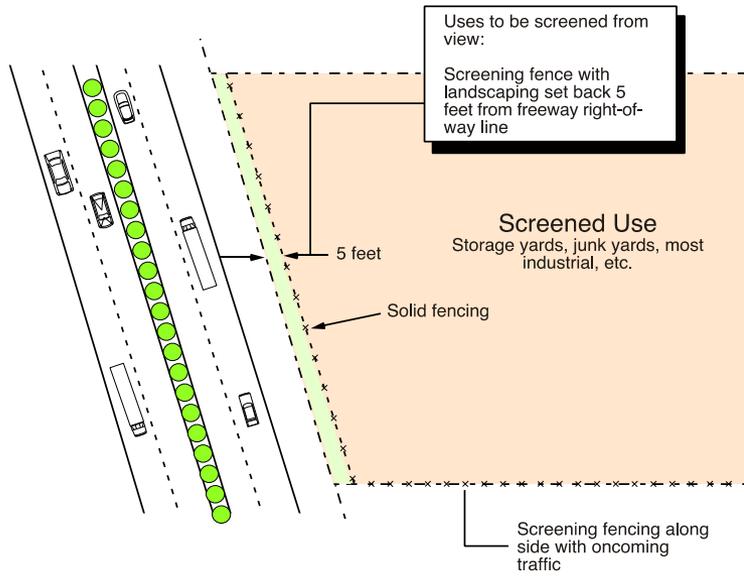
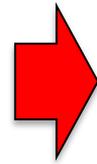
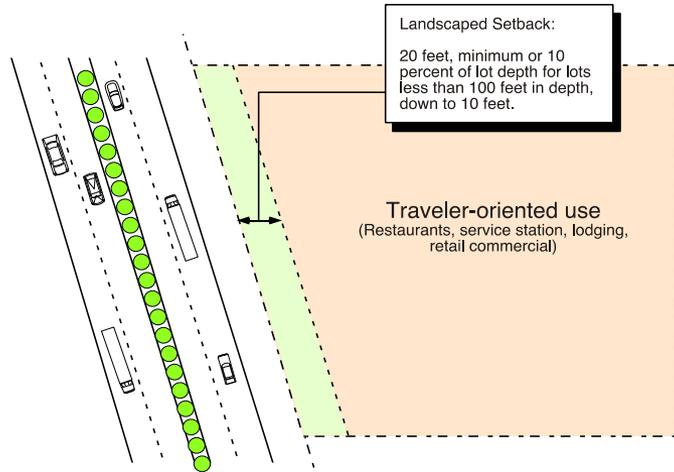
Orient to the Freeway



Screened from the Freeway



Zoning Amendments



What about Existing Developed Areas?

Screening that is

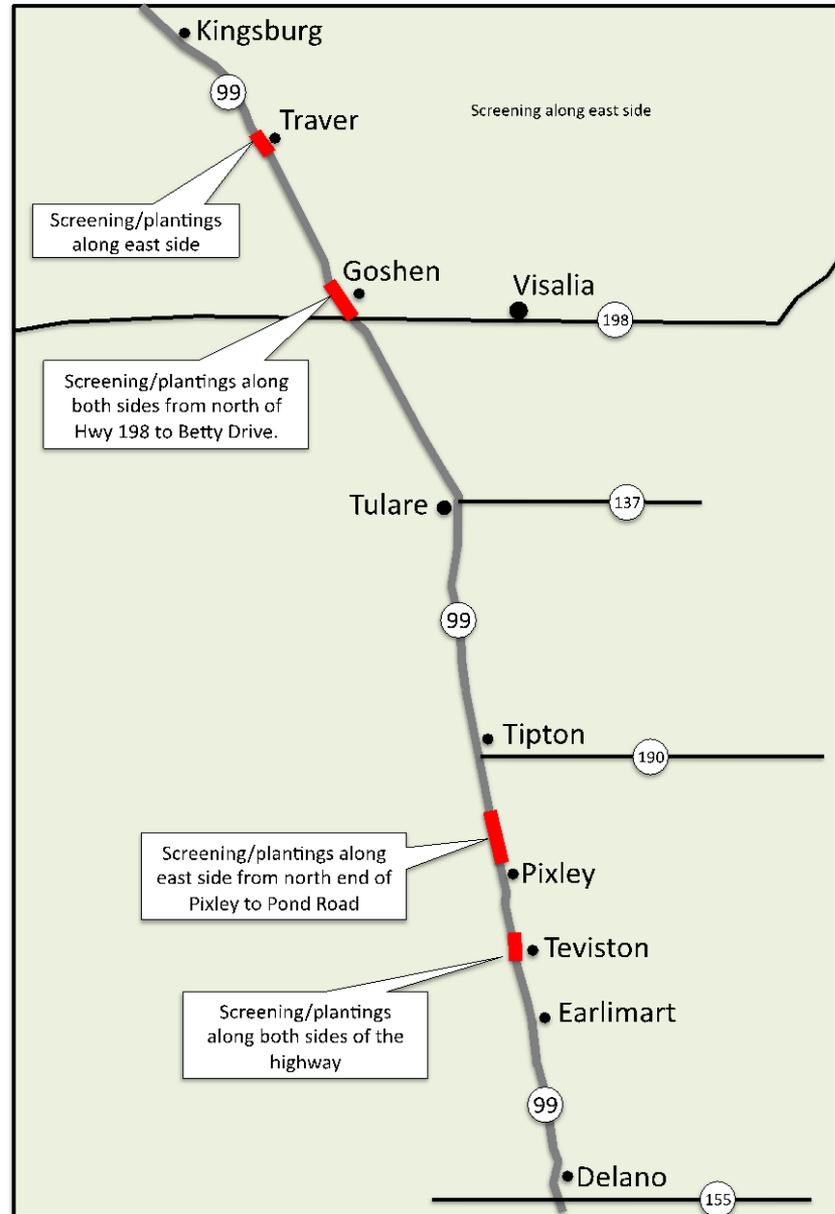
Low Cost

Low/No Maintenance

Low/No Water Using

- 4 areas

- Less than 5 miles
need treatment



Screening



Goshen Area

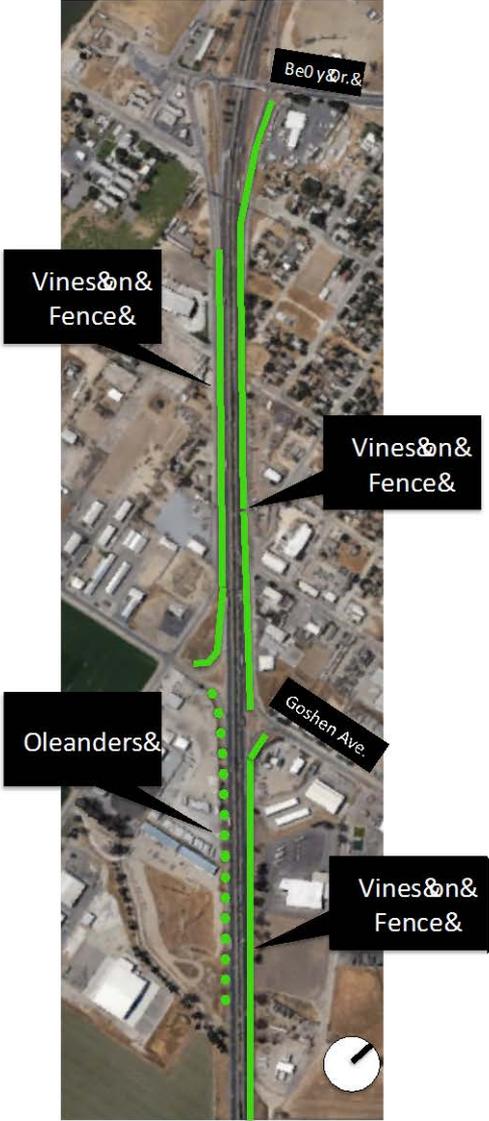


Goshen Improvements

Screening vines and fence



Oleanders to screen view



Pixley Area

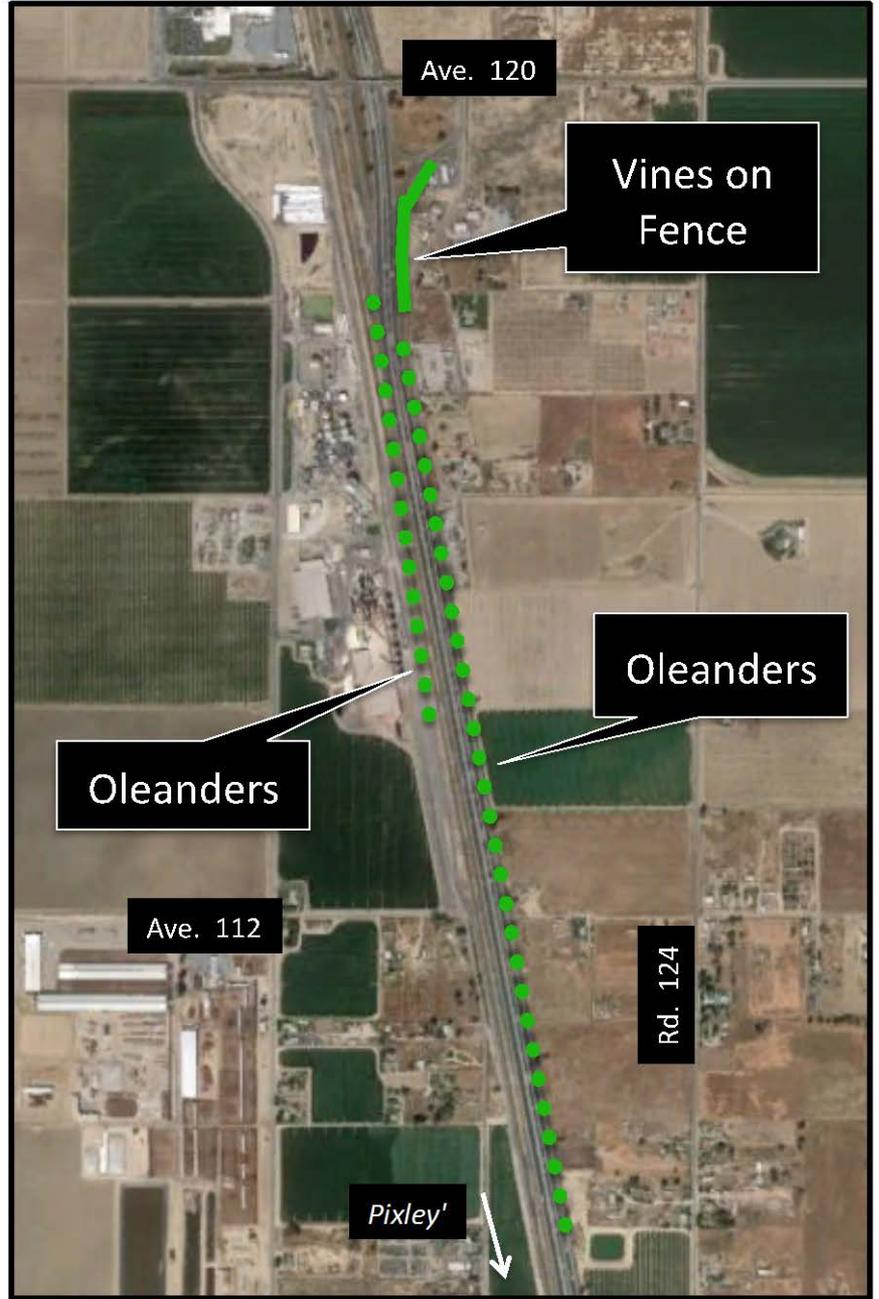


Pixley Area

“Existing”



“Proposed”: Oleanders to screen view



Traver

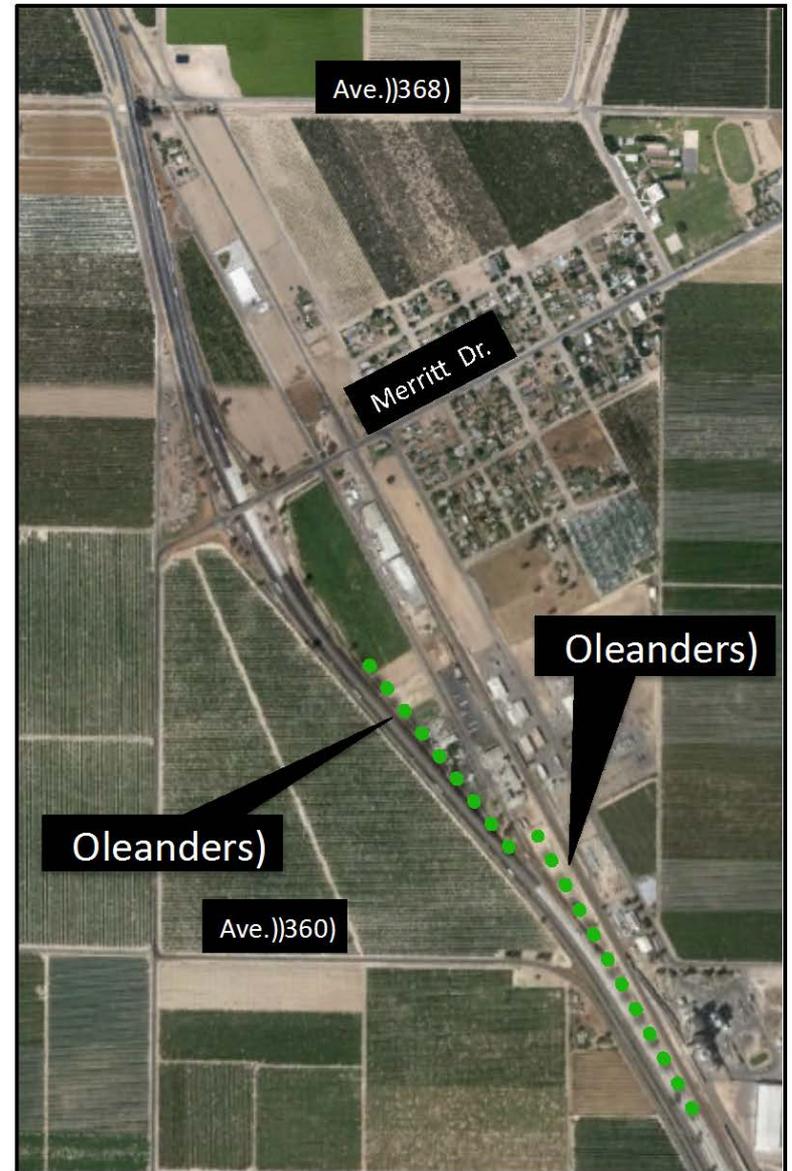


Traver

“Exis5ng”)



“Proposed”:))Oleanders)to)screen)view)



Teviston

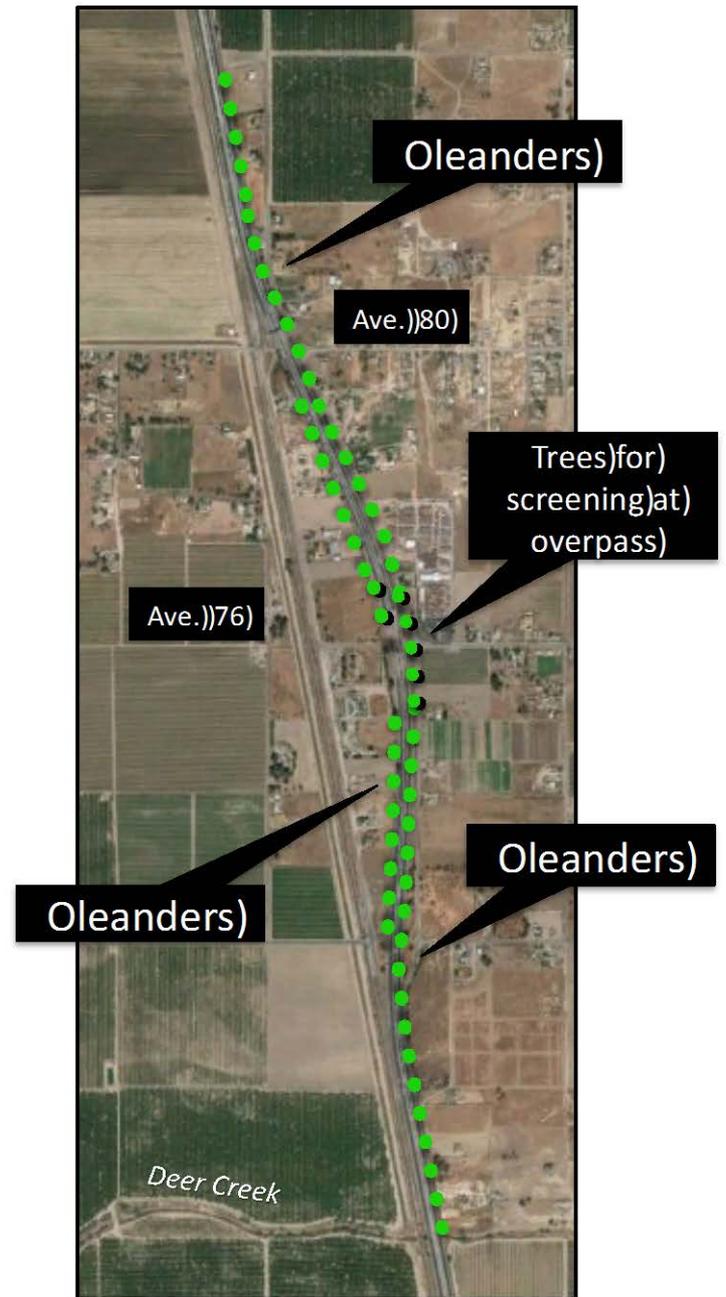


Teviston

“Existing”)



“Proposed” :))Trees)to)screen)view)



Water supply



Oleander (Nerion oleandrum)

Use plants that are drought-tolerant



Water tank with solar-powered valve connected to drip irrigation

- *Agricultural irrigation tail water*
- *Treated wastewater*
- *Connect to local PUD systems*
- *Existing Caltrans systems*

Other Strategies

Compost for Weed Control



Trash Pickup



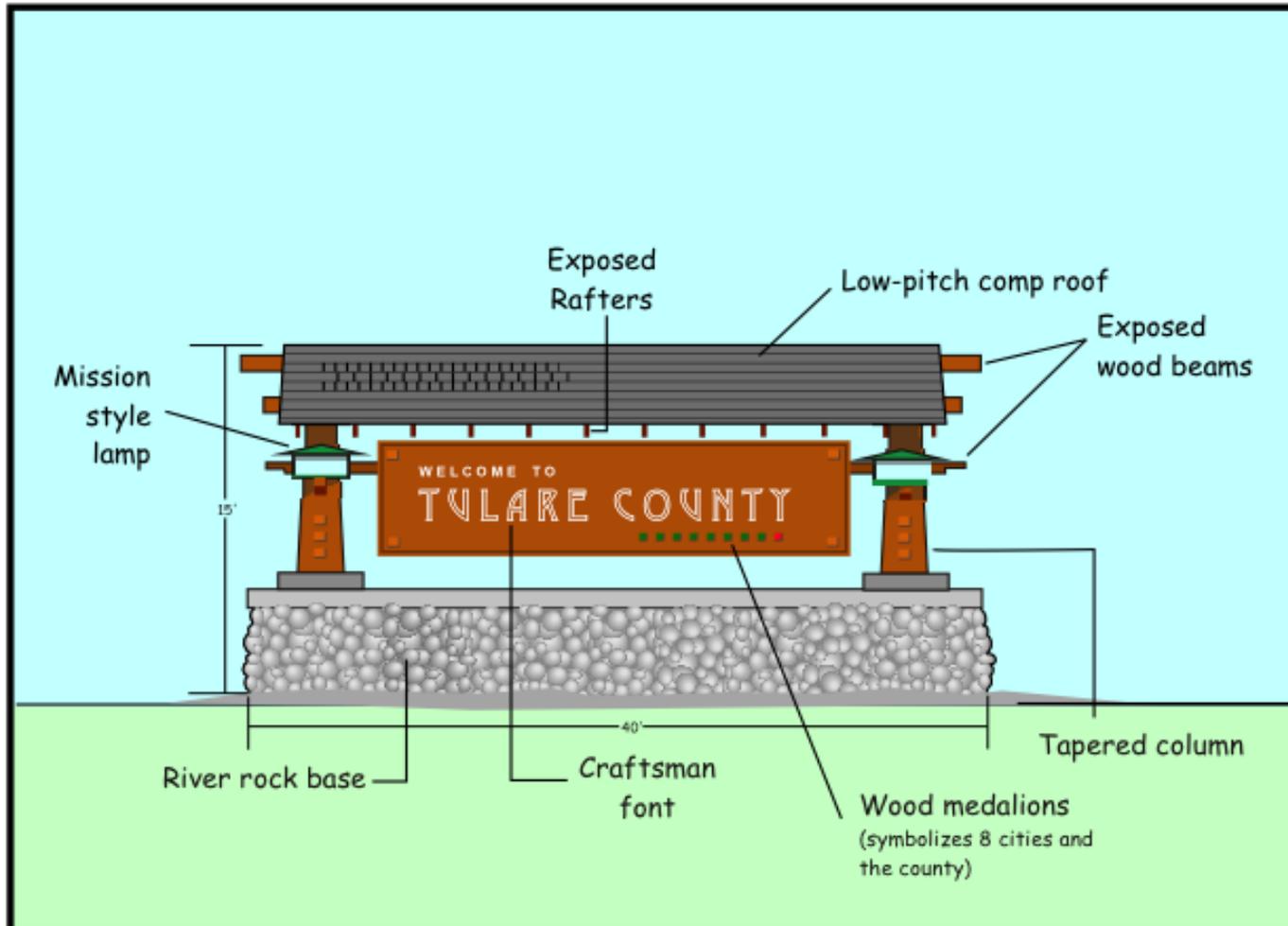
Code Enforcement



Beautification Awards



Welcome Signage



Schedule of Actions

Adopt policies: Within six months

Adopt zoning standards: Within one year

Apply for grants: Within one year

Install screening and landscaping improvements within right-of-way: Begin within one year and complete within five years

Install Welcome to Tulare County signs: Within one year

Conduct highway cleanups: Twice per year

Code enforcement: Immediately. In general a sweep should be conducted once a year, as needed.



Questions and Comments...



- How can new development be designed in a way to create an attractive image along the freeway?
- How can existing unsightly areas be screened from view?
- What sort of landscape improvements can be installed within the freeway right-of-way that are inexpensive, low-maintenance and use little to no water?
- Can “Welcome to Tulare County” signs be designed and installed?
- How can billboards be used to improve the image of Tulare County?
- How can code enforcement strategies be used sparingly (and as a last resort) to improve the corridor?
- How can periodic trash pickups be used to improve the County’s image?

