



# PLEASURE POINT

## COMMUNITY PLAN

### CHAPTER 3: VISION AND GOALS

While eclectic in housing style preferences and diverse in opinions, the Pleasure Point community shares in common a great love and respect for the area. This chapter presents the seven vision elements and goals that were distilled from the input received at the first Community Workshop and further refined throughout the Pleasure Point planning process. The vision elements represent the important aspects of the area to maintain as the area grows and evolves. Each vision element narrative below is accompanied by additional description and broad goals on how to achieve the vision.

#### VISIONING PROCESS

During this process, community members' ideas varied, and sometimes conflicted with each other. However, in maintaining an open, transparent dialogue throughout the planning process and encouraging diverse opinions to be expressed, the process led to a well-rounded, achievable set of design strategies that everyone can embrace. The outcome of the public process in Community Workshop #1 incorporated a diverse range of counterbalancing opinions and, as a result, the vision is one that reflects the majority of the community rather than one of 100% consensus.

#### VISION ELEMENTS AND GOALS

As part of the neighborhood planning process, community members in Pleasure Point engaged in a series of interactive visioning exercises at Community Workshop #1. Based upon the results of the workshop (as detailed in the Workshop #1 Summary Report included in this Public Review Draft Report), seven vision elements and goals were identified. These goals are listed below along with a summary of community input used to develop each goal. Together, the seven goals express the overall vision for the Pleasure Point community.

**GOAL #1: Retain Small Town/Beach Town Character**

There was a general consensus that Pleasure Point should retain its “small town”/beach community character (i.e. with smaller lots, appropriately-scaled homes, and narrow, shared streets) while affording personal expression in building character and landscape. Residents expressed a desire to retain the existing sense of community with a small town feel and eclectic mix of homes. Participants valued freedom of choice and variation in design, but want to ensure Pleasure Point remains a safe and simple garden community that is family-oriented.

Encourage Neighborhood Interactions



**Goal #2: Ensure Complementary Scale of New Development**

Most Pleasure Point residents who participated in Workshop #1 want to ensure that the scale of new developments and improvements is complementary to adjacent buildings. Community members expressed the importance of context sensitive design. Residents believe new homes and new additions should contribute to the neighborhood character established by existing homes. Participants acknowledged that the scale of homes will continue to evolve (homes are much larger today than they were 20 years ago), but feel strongly that the evolution should be gradual and that new homes should not dominate neighboring residences and the larger community.

Moderate Scope of New Development



**Goal #3: Promote Access to Sun and Light**

Most Pleasure Point residents who participated in Workshop #1 are in favor of promoting maximum possible access to sun and light in private development. Workshop participants identified a core community value of access to light and air in private areas of the community. Participants felt strongly that new development should respect the light and air access of adjacent homes. Thus, residents in the Pleasure Point neighborhood should have access to a reasonable amount of sun and light when in their homes and yards.

Design Should Consider Neighbor’s Access to Sun and Light



**Goal #4: Protect and Enhance Natural and Ecological Systems**

Nearly all Pleasure Point residents who participated in Workshop #1 are in favor of protecting and enhancing Pleasure Point's natural landscapes and ecological systems. Residents also identified the natural and unbuilt areas of Pleasure Point as particularly important and integral to the community's character. Workshop participants envisioned retaining, if not increasing, the quality and access to natural areas and open spaces, including Moran Lake, beaches, surf breaks, forested areas, and Corcoran Lagoon. Several residents expressed a desire to enhance habitat and other open space areas. Other residents voiced a desire to work with nature and envisioned a more sustainable Pleasure point neighborhood.

Maintain/Improve Natural Habitats



**Goal #5: Retain and Enhance Walkable and Bikable Character**

Most Pleasure Point residents who participated in Workshop #1 were interested in retaining and enhancing the walkable and bikable character of the area. A key component of the existing community character includes the large portion of residents that choose to walk and bike. Workshop participants believe retaining and enhancing the walkability and bikability of the neighborhood is critical to the community vision. This includes treating streets as public open space where safety for pedestrians and cyclists of all ages and abilities is the highest priority.

Low Automobile Traffic Volumes on Side Streets



**Goal #6: Provide Neighborhood Friendly Infrastructure Improvements**

Most Pleasure Point residents who participated in Workshop #1 would like the County (or others) to provide for neighborhood-friendly and appropriately-scaled infrastructure improvements (e.g., drainage improvements, overhead wire removal, etc.). Workshop participants envisioned a cleaner streetscape environment with fewer drainage problems/polluted runoff and few, if any, overhead utilities. Community members identified the need to improve public and private storm water management. Infrastructure improvements that are aesthetically pleasing and appropriately-scaled can enhance neighborhood character and protect both public and private property from future damage.

Continue to Pursue Infrastructure Improvements



**Goal #7: Establish Clear and Simple Design Standards and Permitting Process**

Many Pleasure Point residents who participated in Workshop #1 are in favor of the County establishing clear and simple design standards that address community concerns, while keeping the permitting process for building improvements simple. Workshop participants expressed a desire for design standards that protect the community character, support and encourage the community vision, and still allow for flexibility and creativity of design and construction. The community wants standards that are clear and concise and a process that is simpler and less bureaucratic.

Compatibility in Neighborhood Design Character

