



C. Elements of the Urban Design Framework

The key elements of the Urban Design Framework are illustrated in Figure 5-1 and described below.

1. Santa Fe Depot and Depot Courtyard

The Santa Fe Depot structure is a historical treasure that should be celebrated in the Specific Plan area. Creating a courtyard that connects the Depot to Cypress Street, and opens up views to and from the Depot, would allow the Depot to be better connected, both physically and visually, to the surrounding area. This new Depot Courtyard would also connect to the adjacent historic Depot Park, creating a contiguous open space. This will also augment the amount of open space available for area residents.

The proposed Depot Courtyard is an ideal location for historic commemoration, community events, and cultural interpretation. The Depot Courtyard should have an amenity-rich environment in which people can linger and enjoy. Amenity elements could include street furniture, landscaped open space, public art, a water feature, programmed garden areas and concessions that create a rich, textured urban oasis. The space immediately adjacent to the Depot building itself is suitable for outdoor dining uses associated with the Depot tenant. This flexible space could be used for a variety of community events such as a regular Farmers Market. It is also an appropriate site for interpretive historic graphics, and directional signage to the Plaza, Chapman University as well as other destinations in and around the Specific Plan area.











But most important, the creation of the Courtyard would allow the Santa Fe Depot to become the celebrated focal point of the Specific Plan area by opening up views to the building from Cypress Street and connecting it both visually and physically to the primary pedestrian pathways in the Specific Plan area. The conceptual layout for the proposed Depot Courtyard is illustrated in Figure 5-2.

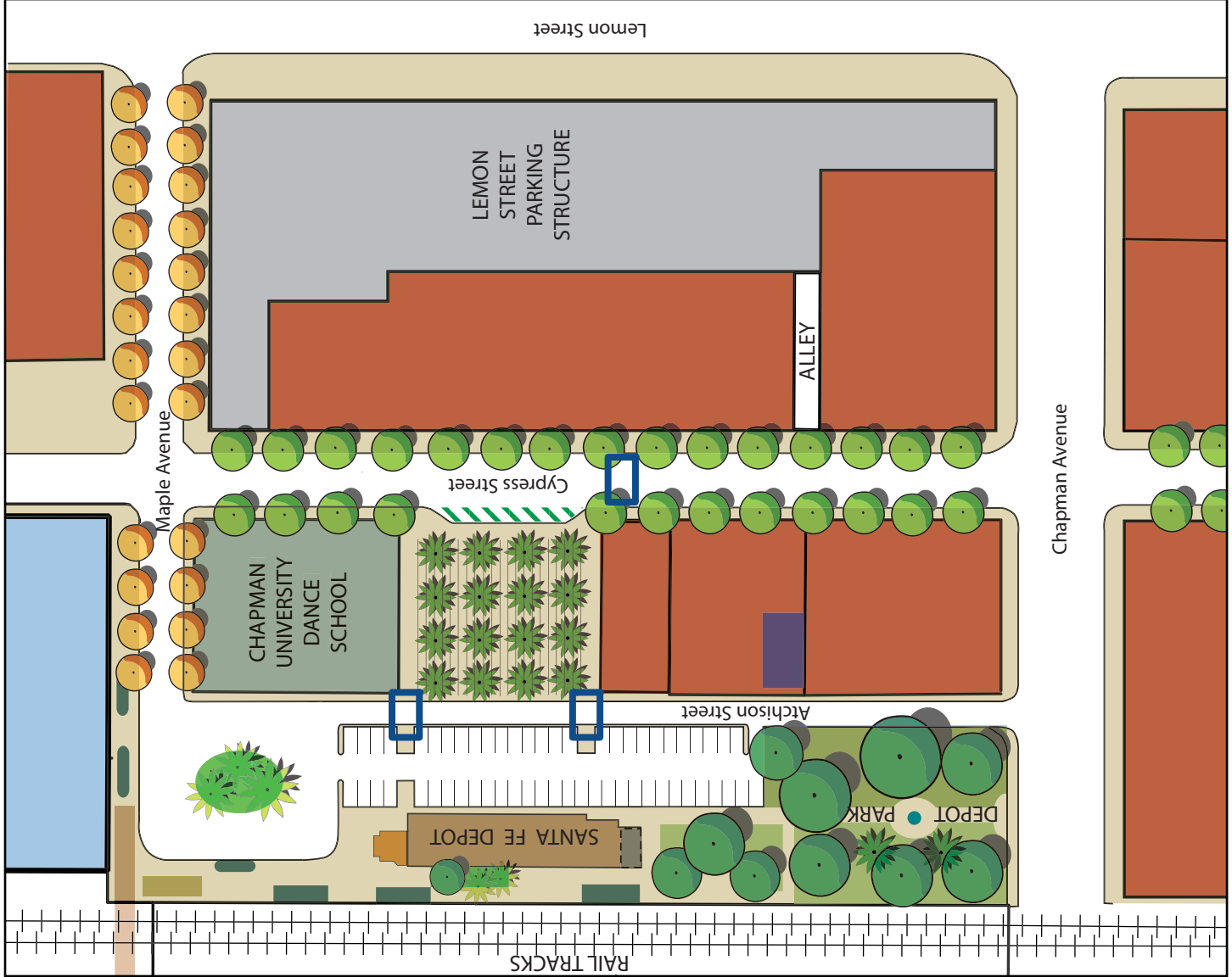
The creation of the Depot Courtyard as illustrated would require the following:

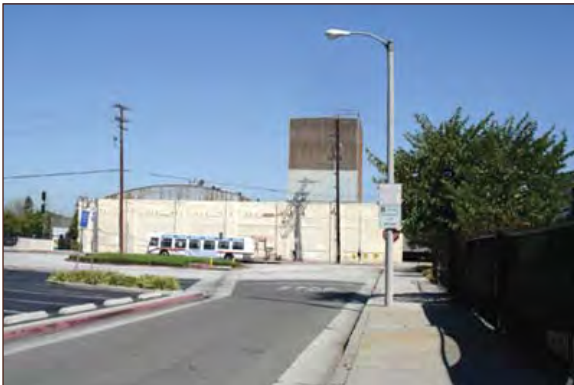
1. *Closure of a portion of Atchison Street.* Instead of continual vehicular access along Atchison Street, access would be limited from the north and the south to create a protected space in front of the Depot building.
2. *Acquisition of a key Chapman University-owned property.* A portion of the Depot Courtyard falls on 158 North Cypress Street, a key property that faces the historic Depot building, and is subject to the provisions of the Chapman University Specific Plan (see Figure 1-2 and Chapter 10). Its acquisition or an agreement with the property owner (Chapman University) to allow for its use for the Depot Courtyard would be required. Innovative methods of achieving this are described in **Chapter 11: Implementation** of this Plan. As an alternative to site acquisition, a quasi-public courtyard space could be achieved through special site plan and design considerations with site redevelopment by the property owner.
3. *Cypress Street curb-side drop off zone.* A curbside drop-off zone would be created at the Depot Courtyard along the west side of Cypress Street.
4. *Mid-block crossing on Cypress Street.* A mid-block crossing at the south end of the drop-off zone would allow pedestrians to cross Cypress Street safely and access the future Lemon Street parking structure through the alley north of Black's Furniture store, as well as to the Plaza area further to the east.

The elements listed above will need to be studied further to confirm feasibility.

**FIGURE 5-2
DEPOT COURTYARD CONCEPTUAL LAYOUT**

-  Bicycle Lockers
-  Santa Fe Depot Transit Shelters
-  Ticket Sales/Information
-  Restaurant loading and trash pick up (screened area)
-  New Park Extension
-  New Plaza Event Space
-  Historic Edison Electric Station
-  Pedestrian Undercrossing
-  Auto Drop Off Area
-  Mid Block Crossing





The area around the Santa Fe Depot, OCTA bus turn-around, Depot Park and Depot Courtyard is currently uninviting. Creating the Depot Courtyard and opening up this area will improve both the visual appearance as well as physical connectivity with the rest of the Specific Plan area and the larger Old Towne district.



The proposed Depot Courtyard can become a gathering place and focal point within the Specific Plan area.