Exterior Surfaces

Appropriate Materials:

- Wood lapped and ship lap siding in wood or composite wood material used as the primary material with stucco (sand finish) incorporated throughout the remainder of the building
- Wood board and batten or shingle typically as an accent in gable ends
- Accents of real brick: standard, used, or clinker in a wide range of colors
- Stone: cobble, river rock, or ledge
- Rakes with wood fascia boards, clean with simple edge cut, plumb cut
- Overhangs: Eaves generally 4" to 16" in length and rakes typically between 4"and 12" in length (subject to Fire Zone regulations)
- Woods headers, sills, railings, and porch columns with beveled, square or turned post details
- Wood shutters: occasionally used plank or paneled with hardware

Inappropriate Materials:

- Pre-cast concrete details or exposed concrete
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Stone: cobble, river rock, or ledge
- Aluminum and vinyl siding, soffits, fascia boards, or similar
- Reflective finishes, such as mirrored glass

Roof Materials

Appropriate Materials:

- Asphalt Shingles with a minimum of 50 year quality
- Slate, concrete flat, or shake roof tiles
- Shed dormers
- Use of copper, or standing seam metal as accents at bay windows, porches and dormers

Inappropriate Materials:

- Flat roofs
- 'S' or barrel tile roofing
- Monochromatic roofs

Windows, Doors, and Garage Doors

Appropriate Materials:

- Wood and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms
- Window panes designed to be consistent with the simplistic style of designs typically found with the National style
- Painted steel and aluminum windows and doors (provide samples with submittal for DRC approval)
- Vinyl in a white or cream color (provide samples with submittal for DRC approval)
- Front entry doors: paneled, with or without glazing, in top or full panel, rectangular in shape
- Garage doors: panel style, and sectional roll-up constructed to have the appearance of wood
- 'Carriage style' garage doors with square top panel glazing
- Painted garage doors complementary to the overall color scheme
- De-emphasized garage doors
- Trimmed in wood

Inappropriate Materials:

- Natural aluminum
- Dark windows and doors
- Star-burst garage door window patterns

Chimneys

Appropriate Materials:

- Straight with tapered steps in stone or siding
- Simple shrouded spark arrestors with an appropriate cap applicable to the architectural style, including metal, clay or brick

Inappropriate Materials:

- Exposed metal flues and spark arrestors
- Stone siding
- Stucco chimney caps

Skylights

Skylights should be designed as an integral part of the roof.

Appropriate Materials:

- Flat, clear, or solar bronze glazing
- Colored frame to match roofing (should blend)

Inappropriate Materials:

- Reflective glass
- Natural aluminum framing
- Bubble or white plastic material

Gutters and Downspouts

Gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, mounted on a fascia board
- Painted metal gutters and downspouts
- Round or square styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)

Color

- Wood: White, cream, grey or soft pastels (sage, butter, or other muted hues as approved by the DRC). Rich accent colors encouraged at shutters, and front doors
- Stucco: warm beiges, warm gray, or sage color ranges
- Windows and Doors: matching the wood trim in a white or beige
- Shutters: rich primary colors or matching wood trim (bright colors subject to DRC approval)

CHAPTER 5: Village Commercial Design Guidelines

5.1 OVERVIEW – PURPOSE AND INTENT

5.1.1 Project Statement and Purpose

The purpose of these Commercial Design Guidelines is to describe and clarify the expectation of the site planning and architecture for all commercial and employment uses in the Village 5 planning area, including; how the site areas are to be used and the expectation of how the planning, architecture and landscape design work together. These guidelines will describe and illustrate concepts to insure the character and quality of the Village 5 development is meeting with the vision intended. See Chapter 1.1 of the General Development Plan for the complete project overview and Chapter 3 of the Specific Plan for the vision and principles.

The Village 5 Commercial Design Guidelines are written to inspire innovative and appropriate, creative building architecture. The elements found in this document are intended to communicate the project vision and design expectations, against which all commercial buildings in the community are intended to be evaluated and approved. Any photographs or illustrations in this document are solely intended to provide examples of various styles and forms, reflecting potential design solutions or level of quality. These Guidelines will address issues concerning the various commercial uses, the connection between adjacent commercial areas or adjacent residential buffers and the inner connectivity desired specifically in each Area specific Chapter.

Key commercial facilities of the community include: Mixed Use, Retail Shopping, Grocery, Restaurants, Clubhouses, Schools, Recreation Amenities, Offices, and Business Professional. These elements are intended to act as community gathering places that serve their local neighborhoods with a variety of locations interconnected via a walking/biking trail system. Placing these commercial uses throughout the community rather than clustered in one area is intended to decrease car trips and to encourage alternate forms of transportation. Attention to site circulation for all modes of transportation with special consideration for pedestrians shall be incorporated in all commercial developments as illustrated in each Area Chapter.

The Village 5 Design Review Committee (DRC) will carefully review all designs to insure that the development is including a mixture of one, two and three story buildings as appropriate, variation in building setbacks relative to the street, a mixture of vertical and horizontal building massing and movement, a variety of color and materials that complement the natural existing esthetic of the Villages architectural styles, a complementary blend of natural and manicured landscaping meeting a high standard of quality as prescribed in these guidelines. See Chapter 2.5 for the Design Review Process.

5.2 COMMUNITY CHARACTER

5.2.1 Community Character

Richland Developers, Inc. looks to draw on Lincoln's rich history and engaging character to construct a diverse community that will attract a broad population. The history of the site combined with the vision for the Development are blended together to form a rustic contemporary spirit. This authentic spirit is translated into the community's identity and physical attributes through signage, monumentation, and building design. The project design has placed an emphasis on the interconnectivity for the encouragement of using alternative transportation options and accessing the sites desirable natural amenities. The combination of a comprehensive trail system and pedestrian friendly streets, work seamlessly to join together the natural open space amenities of Markham Ravine and Auburn Ravine.

The intent of the design is to create a legacy development that thrives for generations to come with its diverse offerings, including:

- Residential Rural Lots (VRR)
- Country Estate Lots (VCE)
- Residential Low Density (VDR)
- Residential Medium Density (VMDR)
- Residential High Density (VHDR)
- Village Mixed Use (VMU)
- Village Commercial (VC)
- Commercial (VCOMM)
- Office/Commercial (VOFF/VCOMM)
- Business and Professional (VBP)
- Elementary Schools (ES)
- Middle School (MS)
- High School (HS)
- Regional Park
- Open Space Preserves
- Natural Open Spaces
- Agricultural Preserve
- Community Parks, Pocket Parks, Tot-lots and Linear Parks

* Please note for the purposes of these Commercial Design Guidelines they will pertain exclusively to VMU, VC, VCOMM, VOFF/VCOMM, and VBP only.

5.2.2 Community Benefits

The Village 5 community development goals include:

- Creating a cohesive expansion of the City of Lincoln.
- Embrace the history of Lincoln while promoting and serving current market needs.
- Designing a distinctive place where people live, work, shop and play.
- Preserve and enhance natural open space respectfully and make it an integral feature of the community.
- Develop commercial and retail centers that support and enhance the communities shopping availability, job opportunities and services provided.

5.3 COMMERCIAL SITE DESIGN

5.3.1 Overview

This section of the Village 5 Guidelines will describe the requirements that must be applied to the design of all commercial developments. Sensitivity to the location and arrangement of buildings in conjunction with their natural site features shall be considered. These include entrance locations, building setbacks, grading, drainage, parking, lighting, safety, landscaping etc. and how they relate to and affect adjacent uses or view sheds.

Upon initiating the site planning process, one should become familiarized with the all pertinent information provided throughout the General Development Plan (GDP) document. Also, the review of all other applicable documents including the Lincoln Municipal Code (MC), any environmental information (EIR), the Specific Plan (SP), and all other relevant material pertaining to the Project must be considered when making design decisions.

5.3.2 Municipal Regulations and Zoning

Chapter 3 of this GDP document provides development standards, which upon approval will function as the zoning for the Village 5 Plan Area. All Construction within the Village 5 development must comply with Specific Plan, this GDP, the local City, State and National Codes as applicable. The IBC, CBC or any local codes that are more stringent than the prescribed codes must be adhered to properly.

All plans must be reviewed and approved by the Village 5 Design Review Committee, prior to submitting a Design Review application to the City of Lincoln. Upon City approval, plans may be submitted for building permit for plan check. See Section 2.5 for the Design Review process.

5.3.3 PUD Setbacks, Easements and Lot Coverage

Building setbacks are varied based on the type of commercial development being built. The Village 5 Development Standards (in Chapter 3.4 of this document) clearly describe general setbacks, lot coverage and other pertinent information required for establishing a building footprint that meets the development requirements. In addition to the prescribed setbacks, all buildings should incorporate variation as illustrated. Building form and plan configurations should be developed to create movement and thus building articulation on all four sides. Minimum setbacks have been adopted for each site to insure a proper balance between adjacent structures.

5.3.4 Site Planning Guidelines

The development team should work together including the architect, landscape architect and builder to insure that each commercial building is sensitively placed and designed to enhance the community, and pedestrian experience for the residents or visitors.

The site planning process should take into account all of the information contained in the Village 5 Development Plan (GDP) and in these guidelines as well as any applicable codes or policies adopted by the City of Lincoln, Placer County, the State of California or Federal Government. This section will react to the components that influence the site planning in significant ways, to help create the type of community described within this document. When those characteristics have a direct impact on the site planning process, they will be discussed here. For more specific details see the appropriate section.

Elements of Circulation, Landscape, Engineering, Architecture and Marketing are all taken into account when developing conceptual site designs. All relevant restrictions, requirements, ordinances, standards and stipulations, both known and anticipated, must be addressed. All public improvements must be designed in a safe and prudent manner. The specific information inside these guidelines is established as the least acceptable solution and it is encouraged that applicants strive to exceed these minimum thresholds. Applicants are required to utilize licensed professionals for expert assistance which will likely lead to quicker reviews, and reduced design and construction costs.

Goals

The development of this Project shall proceed in a manner that considers sustainable development principles, when feasible. Passive solar theories should be incorporated, where practical. Elements of active solar generation may be allowed when the proposed system or location does not negatively affect the aesthetics or the area's character. The implementation of these emerging concepts should increase the Project's visibility and values. New technologies and theories for energy reduction solutions should be incorporated, as they materialize.

The use of alternative vehicles for some transportation needs is encouraged and supported in the proposed design of the Project's roadway system.

Reduction of overall water use is being accomplished through such proposals as reuse systems and use of native and drought tolerant plant materials. The Project is being designed to improve water quality as it passes through the project by incorporating bio-filtration swales within the parkways and open space, and run-off retention systems to help recharge the aquifers. Much of the existing natural environment is being preserved and enhanced, where possible.

Site Planning Process

The Site Planning and Design process is a multi-disciplinary procedure, which should involve planners, landscape architects, engineers, architects and members of the community. The development of a site plan requires the ability to approach the project logically, with the capability to make subjective well-reasoned design decisions. The following are descriptions of major steps in the site planning practice, in the order in which they normally occur:

- Site Analysis - Observe the existing conditions, restrictions and opportunities and any unique features of the site, to determine the developable area and context. Research and review all pertinent information related to the site, and documents containing public criteria.
- Project Programming - The formation, distribution and support of goals, objectives and elements of the project, which may drive the initial planning concepts.
- Conceptual Design - The creation of one or more basic layouts emphasizing circulation, access, building locations and open space.
- Design Development - The refining of the design concepts into more detailed features of form, dimension and materials.
- Construction Documentation - The formation of final working drawings and specifications in order to build the project.

Design Principles

In order to facilitate the creation of desired results, a focus on certain design principles should be applied in the site planning process. While it is important to provide specific and measurable criteria and standards, it is equally essential to remain flexible in order to create an optimal, attractive and functional site layout including sensible building placement. The purpose of these standards is to consistently yield vibrant, pedestrian-friendly, well-designed places. The following principles should be applied to all developments within the Project:

- **Create a Sense of Place:** Create an impression for your development that separates it from others and remains memorable after you leave.
- **Develop Human Scale:** Produce a comfortable relationship between buildings and spaces that relates to the human form.
- **Connect Uses:** Produce clearly defined pedestrian and vehicular pathways between logical destinations.
- **Provide Transitions:** Form smooth and effective transitions between adjacent uses.
- **Reduce Vehicular Impacts:** Break up large parking areas into smaller components and create alternative parking options per commercial type. Utilize planting areas as effective buffers to roadways, pedestrian plazas and buildings.
- **Plan for Multimodal Transportation Opportunities:** Make logical connections for bicycle, pedestrian, and transit destinations in a convenient and appealing approach. Plan for alternative vehicle use.
- **Maximize Open Space:** Include connectivity to outdoor spaces in addition to the preserved natural areas existing on the site. Create functional gathering areas within the commercial developments for dining, community activities or meeting places.
- **Area Chapters:** Area Chapters have been provided to develop, and describe the design intent of each designated "area" including details for pedestrian interaction and other key community features to insure a successful development. (Example: See Chapter 7 for Areas A1 and A2 within this document) Future Area Chapters will be provided for approval prior to development of those areas.

Design Principles Definitions and Details

Create a Sense of Place

- Entry gateways are created with signature architecture, artistic elements and lush landscaping
- Create any civic necessities within the central parts of the development, which should include amenities such as seating, water features, art displays, clock towers or other iconic structures
- Incorporate the landscape and street scene themes to help define the area's character.
- Buildings are arranged to help define exterior spaces along with harmonious landscape amenities and human scale architecture
- Particular architectural harmony will be established through specific material palettes and detailing to insure quality implementation and a timeless community character

Develop Human Scale

- In order for the dimensions of human interaction to dictate the design; building size, street design, setbacks and other design elements must be established in combination to contribute to comfortable public spaces
- Create a thoughtful transition of heights and mass adjacent to pedestrian areas, while creating easily identifiable features
- Design street widths appropriate for traffic and separate from pedestrian pathways with an appropriate blend of trees and plantings as the buffer
- Utilize building articulation and detailing, especially at ground level, to create interest within the public realm
- Be sensitive to commercial proportions by utilizing layered or tiered facades while considering the type and scale of adjacent land uses, nearby
- Features such as special paving, adequate sidewalk widths, lighting, and street furniture should relate to human dimensions

Connect Uses

A community is built from both physical and social connections. By making clearly defined vehicular and pedestrian pathways between plan elements, and the intermingling of compatible uses, a strong sense of community is enhanced. The importance of having convenient access to a variety of uses is essential in creating a pedestrian oriented community.

- Join residential and commercial developments with roadway systems and pedestrian pathways to insure safe travel for cars, bicycles and pedestrians between residences and commercial developments
- Orient buildings toward the street with secondary orientation to parking where appropriate
- Allow for extensions from current projects to potential future expansion

Provide Transitions

- Create transitional uses, such as plazas with artwork, fountains or green spaces between commercial buildings
- To transition between abrupt changes in scale, reduce massing near the vicinity used by the public
- Utilize complementary materials, style, heights, colors and ornamentation to transition between diverse uses
- Utility, maintenance and service functions should not be located where visible from neighboring projects or the adjacent roadways, allowing primary architectural elevations to perform their purpose

Reduce Vehicular Impacts

- Portions of required parking shall be located to the sides and rear of commercial projects
- Adequate parking shall be provided for bicycles
- Share parking amongst complementary uses
- The buildings and landscape should dominate the view into the site, not parking
- On-street parking may provide some relief for internal parking needs
- Required pedestrian access ways should be used to break up parking expanses
- Parking areas must abide by the required parking lot shading standard (50%) and utilize trees from the master list
- Parking areas shall be screened by evergreen plantings, berms and/or short walls, designed so as not to impede traffic sight lines
- If warranted and feasible, structured parking may be incorporated into all Commercial Sites to reduce surface parking requirement

Plan for Multimodal Transportation Opportunities

- High volume pedestrian destinations shall be connected with sidewalks, trails, linear greenways, and mid-block openings, where necessary
- A comprehensive system of bicycle and pedestrian pathways are provided throughout all Commercial Sites
- Pedestrian amenities such as street furniture, shelter, trash receptacles and signage should be provided where large volumes of people congregate
- Continuous separated sidewalks are provided along most public streets. Narrow private alleyways will normally not contain sidewalks but should be low volume, attractive and safe for people on foot
- Independent walkways must connect buildings to the public sidewalk and other buildings

- Safe, attractive and highly visible crossings must be provided at the appropriate locations.
- Transit stop locations should be anticipated at suitable sites and set aside for future development
- Proper bicycle storage shall be provided at all applicable settings such as public and commercial buildings, offices, retail and parks

Maximize Open Space-

- A significant amount of open space is built into the existing Land Use Plan (LUP) including the two large ravine preserves, parks and an agricultural reserve
- Public gathering areas must be provided in office and commercial developments.
- Play areas, mini-parks, open space staging areas, and other small open spaces have validity in the overall system providing convenient areas for respite by nearby residences as well as the local community
- The inclusion of well-designed open areas helps fulfill the goal of creating a pleasant environment for community members to recreate and socialize.

Parking

Adequate parking spaces are required for each commercial facility in the community. Please see tables 3.5, 3.6. 3.7, 3.8, 3.9 and 3.10 of the Development Standards for specific parking requirements for each commercial use. Refer to the City of Lincoln for additional requirements.

Trash Receptacles and Enclosures

Commercial Developments require the need for trash enclosures containing dumpsters for garbage and recycling. They must be located away from pedestrians, but accessible for employees and janitorial workers while providing easy truck access for trash removal.

Commercial Standards and Diagrams

See Chapter 3.4 of the Development Standards from this GDP document. These diagrams are included to support and illustrate possible solutions for the various densities included in this GDP. These solutions can vary but provide a basis for establishing a variety of options within each density as appropriate.

Utility screening

Commercial Buildings require electrical rooms, fire riser rooms and other utility considerations. The view of these areas must be easily accessible for safety but the visual impact of these elements should be minimized from everyday public view. The location of mechanical shall be located in a mechanical room or on the roof of the buildings and appropriately screened through the use of decorative parapets. Adequate setbacks and planting areas should be used to accommodate proper screening techniques at exterior on grade conditions.

5.4 ARCHITECTURAL DESIGN PRINCIPLES

5.4.1 Philosophy

Quality architectural design begins with the fundamentals of authentic styling, balance of form, material selection and execution. It is the intent of this section to guide the user to clearly understand the goals and objectives expected in the individual designs of each building and to meet the intent set forth here.

The Village 5 Development wishes to respect the history of Lincoln while bringing marketable and successful projects to the area. This is achieved by combining quality architecture, and landscape design, and blending them with the natural features the site offers. This project intends to complement these elements, thus enhancing the existing community fabric. The visual intention for the community's commercial developments is based on the execution of specific quality materials and details with careful attention given to scale and form. The goal of these Guidelines is to encourage a variety of elements that celebrate the preferred materials by demonstrating their natural strength, historical significance and rustic beauty. It is imperative that each building is carefully and thoughtfully executed with planned design, and form through the use of the materials.

Quality design incorporates a variety of desired elements in a cohesive and complementary way. Blending quality materials with key features will also enhance the overall presences of a building.

5.4.2 Architectural Concepts

The primary goal of the Architectural Concepts is to create a cohesive community that blends the commercial buildings, schools, residential community clubs, single-family homes, and multifamily homes into a pleasing village experience. The intent is to create buildings that have a balance of form; both in massing and scale, and that reflect quality while complementing the natural environment. The following criteria establish the essential characteristics that will promote and support these objectives:

- Harmonious placement of any structure within its parcel, surrounding landscape features, and adjacent structures
- Create interest through visual diversity
- Achieve varied building massing at the front facade and conditions that are prominently visible
- Four-sided building articulation sensitively considered to create a variety of massing and varied silhouettes when viewed from the community
- Balanced massing, either symmetrical or asymmetrical
- Appropriate roof forms, as determined by the chosen style, including flat, hipped, gabled, shed, rotundas or tower elements as appropriate
- Strong entry statements that are proportional with the overall design
- Sensitivity to multi-story massing by creating an articulated combination of vertical and horizontal elements on all sides of the structure
- Use of various exterior finish materials and appropriate combinations, including quality of materials, transitions, and installation
- The integration of covered entries, out-door eating areas, balconies, towers, etc.
- Columns and railings with appropriate proportions, detailing, and material selection
- Store front fenestration balanced proportionately within the primary elevation where they are applied
- Colors appropriate for a timeless, rich feel that complements the materials used

5.4.3 Architectural Patterns

Architectural Patterns are the elements of design that are to be applied to each building within the Project. The following sections will provide the standards for the key design elements to which each structure will be held.

-Building Orientation

- Building Exteriors

- Authentic Architectural Detailing

- Massing, Scale and Proportion

- Construction Materials

- Edge Treatments

- Four-sided Architecture
- Fenestration
- Colors and Materials
- Building Signage
- Building Elements and Equipment
- Energy Efficient Uses

Style for the project will be based on a preferred material list that supports a rustic contemporary feel. However, in the interest of clearly illustrating the expectations of these Guidelines, examples were selected to clearly show what is desired. Through the identification of materials, images and details these guidelines will demonstrate the preferred results. Expanded requirements and information of the architectural patterns and their application for each commercial land use designation can be found in Section 5.5. Articulated architecture is one of the key ingredients for creating unique and distinctive designs within a community. Building forms and plan configurations should be developed to create variation in the massing on all four sides of any building.

- The intent of these varied configurations is to ensure distinct massing of every building.
- The goal is to include a series of components that work together to create a sophisticated shape and is arranged in a way that portrays a thoughtful design, not just a "box".
- Movement within the elevation that is artistic in nature is encouraged. Footprints that expand beyond a basic rectangle or provide indented relief is also encouraged.
- Roof shapes should create interest through the use of traditional elements including: parapets, rakes, sheds, or other projections to create variation, appropriate for the massing and scale of a building.
- Appropriately shaped fenestration groupings placed to break up wall planes are desired.
- A variety of exterior finishes and colors will be necessary and based on the required materials list.
- The incorporation of entries, awnings, and other elements can complement any design while providing both visual relief and detailing.
- Building offsets in both floor plans and vertical forms will be necessary.
- Cantilevered elements are additional options that can be incorporated into designs.

5.4.4 Orientation

Each commercial land use is unique in character and function. The relationship between surrounding commercial developments or neighborhoods should be considered. It is imperative that architecture be oriented with sensitivity to these elements. Therefore, architecture facing the street or other visible areas should be interactive in nature and complement the human scale. Interactive elements may include dining courtyards, awnings, entry features, and materials. These elements should exude an inviting street scene while providing relief within the exterior elevation. Various styles and orientations will warrant different elements and it is important to consider what is best suited for each location. The quality of materials, proportion of columns, and overall scale of each element will be reviewed for these pieces.

The Development will be focused on a pedestrian friendly experience that promotes an interactive quality through the sense of place and encourages community socialization. In doing so, designs should also take into account the orientation and relationship of building entrances, particularly where visible from the street. It is encouraged to have interactive spaces that face the street, pedestrian plazas or public walkways where possible.

5.4.5 Authentic Architectural Detailing

The detailing of any building sets both the character and quality of the final structure. Authentic Architectural detailing includes all aspects of design implementation, historical representation, and final execution. Properly conceived, carefully crafted, and consistent detailing is required. Proportion and transition between materials is a key feature and deserves careful consideration to master a refined look. The following are examples of detailing that is expected for Village 5:

- Awnings must be designed so that they are proportional to the window(s) that they serve. Awnings can be of iron and glass, steel or canvas. Colors should be consistent with the palate of the building with deep rich tones.

- Railings may be made of iron, glass or steel cable as is appropriate for the character. All railing designs must be in conformance to the spacing requirements set forth in the California Building Code. Iron railings should be manufactured prior to arriving at the site and should be left in their natural black powder coated finish. Painted metal is not typical and is discouraged. Iron railings can be very artistic and depict a variety of patterns and motifs, but consideration to complement the surrounding area is necessary. Glass railings are a great way to maximize views and minimize intrusion. Glass railings should be frameless with metal supports between the panels. Post and cable is another alternative that can be complementary to the rustic contemporary feel of Village 5.

- Columns may be constructed out of wood, pre-cast concrete, brick, stone, or a combination of materials as a style warrants. Column capitals and bases need to be designed in accordance with the style and be properly proportioned for the scale that it supports. Vinyl columns will not be considered for commercial applications.

- Wood Brackets and Wood Trusses bring another level of character to any building. These elements can demonstrate structural value while providing strong accents. Thoughtfulness to the scale, location and hardware used can enhance the appearance of any building.
- Trellises are preferred to be built out of steel for longevity, however wood is acceptable. Trellis designs should be developed to incorporate the stylistic theme of the building. All proposed trellis details, connections, and colors will be reviewed by the DRC.

- Trim for windows, doors, vents, or other features of the building should be of an authentic material. Stucco covered foam will not be allowed. Concrete over foam is acceptable. Wood, pre-cast concrete, stone, or brick materials may also be used and are encouraged as trim materials.
- Decorative walls can be an essential part of any design or style. Materials most commonly seen are block walls. Stone or brick walls are also encouraged. Wall cap details should be selected to complement the exterior design, materials which include stone, brick, or pre-cast concrete.
- Eaves, rakes and parapets are integral aspects of all structures and vary greatly in length, details, and finishes. All eave and cornice details should include materials consistent with those chosen. Eaves may be open, boxed, or articulated with exposed beams, as appropriate for the style chosen. Eaves should include a fascia board with gutter. Cornices should include a built-up reveal with appropriate materials as selected in the overall building.

5.4.6 Building Exteriors

The authentic use of exterior materials enhances the richness of a building's character, visual diversity, and interest as described below:

- Colors and materials should be selected to create visual diversity and interest. Buildings should include an integrated palette of high quality building materials, such as brick, stone, wood, and stucco. Enhanced technologies that improve the durability and appearance of traditional materials (high density foam with concrete over, stone veneers, composite wood, and the like) are also encouraged.
- Architectural styles that rely on brick veneer, slate, stone and sand finish stucco for the main body is encouraged.
- Use of material changes both vertical and horizontal to break-up building forms and create movement along a façade is encouraged. Material changes should occur at interior corners for termination.
- Architectural treatments and trims must be applied to all four sides of any structure.
- Roof materials (i.e. built-up or TPO, metal, or other non-combustible materials) must be selected to complement the architectural style.
- It is encouraged that the dominant exterior material be blended with other materials as appropriate for the style to create variation in each elevation.
- Exposed concrete footings are not permitted to exceed 6" above finished grade.
- Finishes are not to terminate on outside corners; they must terminate in a historically appropriate fashion. See Edge Treatments.
- Entry elements with varied heights and proportions are encouraged.
- Store front windows and doors that are detailed, sized, and positioned appropriately within the context of the scale of the building is expected.
- All visible elevations are to be enhanced with the same quality of detailing as the front elevation. Non-view elevations should have, at a minimum, materials, consistent with the front facade.

5.4.7 Massing, Scale, and Proportion

Buildings within the Project shall be designed in a manner to provide a variety in massing, scale, and proportion, within its envelope. The following techniques are appropriate means to achieve proper massing, scale, and proportion:

- Variation should be addressed at the parapet or roof elements to assist in creating proportionate movement and defined elements.
- A building should have variation in building height, bulk, shape, and footprint.
- The use of varied setbacks for different components of the building such as entrances, towers or other forms of relief are encouraged.
- The incorporation of offsets or architectural enhancements at the rear of a building for sites that back up to streets or public spaces should be implemented.
- The creative use of landscaping as an integral architectural element, such as vines on a trellis, shade trees in a plaza, or landscaping planter walls, is encouraged.
- A mixture of one, two, three and four story components within a commercial center is expected. Heights will depend on the type of commercial center.
- Provide staggered offset wall planes on each facade where possible.
- Massing should be characterized by a series of stepping forms rather than single large masses.
- Corner building locations should be utilized as a focal point and is an ideal opportunity for a heightened vertical feature. Special attention shall be given to buildings located at corners.

5.4.8 Construction Materials

Careful consideration should be given to the use of innovative construction materials where appropriate. The use of green technologies in the preservation of energy and natural resources is encouraged. It is recognized that technological advances have created materials that simulate natural materials. The Guidelines encourage these innovations when they are critical to the energy efficiency of a structure; however, it is preferred that all natural building materials be considered first.

All 'new' materials must provide cut sheets for submittal to the DRC. The DRC has the authority to deny materials that do not portray an authentic look. Example: Vinyl columns do not provide any energy value and while they have benefits, they do not properly meet the intent of authentic styling; therefore, vinyl columns are discouraged.

Stone/Slate

Stone today is most commonly found as a pre-manufactured material. There are quality faux stones that mimic the characteristics of natural stones. The use of faux stone is acceptable, and samples will be required with the color and material submittal.

Brick

A wide range of brick colors and applications are encouraged to strengthen the rustic contemporary character of Village 5. Proportion, application and quality detailing are essential for meeting the prescribed level of sophistication desired for the development. Used brick is discouraged.

Wood

Wood or cementitious siding and detailing can be applied in various ways. Authentic materials are preferred to create an authentic depiction of wood enhanced styles. The quality of care in the execution must be prevalent.

Steel

Steel and metal can be incorporated into many commercial buildings. They posses both structural and decorative benefits that can complement the character of Village 5, incorporating elements that enhance the building is expected.

Iron Accents

Iron can be incorporated in a number of ways, including vehicular porticos, iron railings, awnings, brackets or shade features. Iron features are encouraged to enhance the rustic contemporary theme of Village 5.

Cement/Plaster Texture

Exterior stucco should be in a smooth or sand finish. This seemingly subtle detail actually carries a significant influence in the overall appearance of a building. It is preferred that stucco be a secondary material and located at the upper portions of a building.

5.4.9 Edge Treatments

This image represents quality corner and interior edge material transitions.

- Architectural detailing will be included on all four sides of any building. This requirement will present material transitions that should occur on an inside edge. Edge treatments must be handled authentically and gracefully to ensure the highest quality design.
- It is common for a wall or architectural element to be finished in stone or siding. The stone or siding shall be wrapped around its edge and terminated at the next return so that finishes die into a wall rather than abruptly ending with no reason. Thought should be given to the thickness of the stone veneer to make sure that transitions and clearances between other elements are not forced or crowded.
- Trim or recesses at window and door openings should be executed to provide a "finished look" to structures. Mitered corners, clean transitions, and finished edges are expected for achieving the prescribed level of detail.
- Intermittent architectural accents such as balconies, bay windows, and other features should be studied to ensure proper scale and adequate space for any applied materials or detailing, as per the style elements.
- Material transitions are critical. Proper methodology of transition between two materials should demonstrate an appropriate attention to detail. Connections between different materials (plant shelves and shutters, railings and walls, trellises and wall or roof connections) create unique edges that require quality execution and thoughtfulness for the best finished transition.
- Color transitions should also be carefully considered. Colors may be terminated at inside corners only.

5.4.10 Four-sided Architecture

The Development will be rich with architectural expressions and focused on providing an exceptional look and feel throughout. It is expected that all architecture exude sophistication, elegance, and quality. These characteristics are achieved through 'complete' designs. Articulating and enhancing all sides of any building is encouraged. Window trim on all sides is expected and the wrapping of siding or stone should terminate at inside corners. Highly detailed features, quality workmanship, and utilizing materials and colors inherent to the styles chosen will help to ensure the essence of this community. Proper detailing will integrate buildings within the landscape rather than having them protrude in an unnatural way.

Buildings with loading docks or areas not prominently visible from public viewing may reduce the amount of more costly materials. However, the buildings should still include wall offsets, screen walls, iron trellises and plantings to prevent long expanses of unarticulated masses. It is imperative that all sides of a building be visually pleasing and appropriate to the overall character of the building.

5.4.11 Fenestration

Window and door detailing, projections, or patterns shall be consistent with the architectural style selected, including scale, authenticity, color, and material. The following are areas to be considered when studying window design and placement:

- Appropriate proportions shall be considered when placing and selecting window sizes. The window height is encouraged to be greater than its width unless location or style suggests differently. Circular or square accent windows may be used sparingly subject to historical precedence.
- Windows are encouraged to have true (non-removable) divided lights. Divided light patterns should be used to enhance the architectural style chosen and should be used consistently throughout the building. Multiple patterns will not be permitted within one structure.
- Transom windows are permitted and encouraged where appropriate based on the architectural style chosen and where wall massings permit.
- Recessed windows and doors are encouraged as appropriate for the architectural styles.
- A variety of window frame colors may be considered with each color scheme. However, white frames are discouraged unless it is demonstrated that white is appropriate for the style and palette presented.
- Mirrored glass is not permitted.
- Door and window shutters are permitted. The addition of authentic hardware is also encouraged.
- Appropriately colored accented entry doors are permitted as historically related to the architectural style.
- French doors, contemporary sliding glass doors, or "Nana" type door systems are permitted where appropriate for use and function.
- Primary entries, including doors, porticos, and associated entry walls or columns, must be proportioned appropriately to the building facade.
- Window groupings should be aligned with architectural details and present consistent grid patterns.

5.4.12 Color and Materials

Color is a very personal and emotional piece of any environment. The DRC will review all color and material selections to ensure appropriateness for the chosen styles and location on the buildings. It is encouraged that colors selected be complementary to the existing community and its natural landscape; however, all colors will be reviewed based on appropriateness to their style.

Color can act as a theme-conveying element that is reflective of a particular architectural style and is encouraged to be used in this way. Combinations of subdued and rich colors that are earthy in tone will blend naturally with the rural setting and are encouraged to be used as the predominant colors throughout the community. The use of bright, vibrant exterior colors must be evaluated on a case by case basis by the DRC.

A wide range of trim and accent materials and colors are permitted to add variety, authenticity, and character in the community. All colors should be consistent with the historic context of the architectural style of the building.

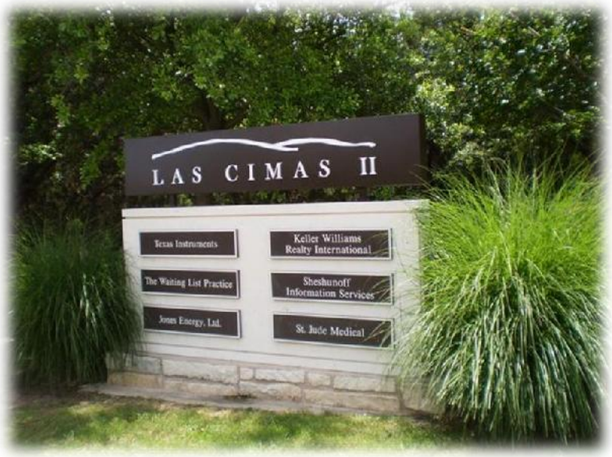
5.4.13 Building Signage

Signage in commercial projects should be considered on several levels:

- Project signage
- Tenant signage
- Directional and way finding signage

Each project should have an overall uniform sign program that identifies signage design, quality of construction, materials and type of illumination.


Barista's
Cafe &
Coffeehouse


LAS CIMAS II
Texas Instruments
Keller Williams Realty International
The Waiting List Practice
Sheshunoff Information Services
Jones Energy, Ltd.
St. Jude Medical


Campus Commons
1620
North Carpenter


Ventana Vista


3084
NORTH IDAHO
MEDICAL VILLAGE
Pond Prairie
NORTH IDAHO
WOODLANDS
PERFORMANCE


Stones River
MALL
Dillard's
JCPenney
Sears


Downtown Dublin
TARGET
SPROUTS
SPORTS AUTHORITY
REI
GROCERY OUTLET
Burlington

5.4.14 Building Elements and Equipment

The following items are applicable to all commercial buildings within the Project:

A. Vents:
   1. All vent stacks and pipes must be colored to match the roof or wall material in which it lies.
   2. Vent stack should be grouped on the roof where least visible from public view.
   3. Vents should not extend above the ridge line and should be placed to minimize height.

B. Antennas and Satellite Dishes:
   1. The Project discourages any television, radio or citizen band (CB) antenna, large satellite dish, or other large electronic receiving or broadcasting device on the exterior of any structure. Any devices shall be properly screened within the roof area of the building and out of public view.
   2. Small ground or structure mounted satellite dishes (18" in diameter or less) must be appropriately screened from view and painted to match the wall or roof it is mounted on.
   3. All satellite dish installations must be in compliance with all applicable ordinances.

C. Flashing and Sheet Metal:
   1. All flashing and sheet metal must be colored to match adjacent material.

D. Address Numbers:
   1. Every building will be required to display address numbers to meet the proper size and visibility as prescribed by fire and safety guidelines.

E. Electric /Gas Meters:
   1. Meters are to be located in discrete locations, within recesses, in closets/mechanical rooms or behind screened walls, as part of the architecture and must conform to the utility company standards. See 'Utility Screening' on page 5-5 of this chapter.
   2. Utility meters shall be located at the side or rear of a building and hidden from view as much as possible.
   3. Landscape screens are acceptable.

F. Exterior Lighting:
   1. As with all exterior design work, lighting should be carefully used and oriented or shielded to minimize glare and to enhance the overall design concept in an aesthetically and pleasing manor.
   2. Exterior landscape lighting should utilize low-voltage or similar non-glare direct task type fixtures and they should be as close to grade as is reasonably possible.
   3. All lighting conduit and fixtures must be as inconspicuous as possible.
   4. Nighttime lighting shall be located in open pedestrian plazas to meet minimum safety standards.

G. Mechanical Equipment:
   1. Air conditioning, heating, and other equipment, as needed must be screened from view.
   2. Equipment must be insulated for sound attenuation, and located on roofs, in mechanical rooms or screened with landscape walls and plantings.

5.4.15 Energy Efficient Uses

There are multiple forms of energy efficient technology that can be incorporated into the construction of any structure. Although energy efficient methods are encouraged, it is imperative to integrate any of these methods gracefully into the finished product.

- Solar panels are to be integrated into the roof design creating a hidden installation behind roof parapets.
- All solar equipment is to be screened from the view of public spaces.
- Grey Water Systems are an excellent way to conserve water; see Landscape Design Guidelines for additional information.

5.5 ARCHITECTURAL STYLES - COMMERCIAL

5.5.1 Overview

Architectural styles for Village 5 are limitless, provided they are executed with quality materials and craftsmanship and are a historically authentic depiction of the style that is selected. Innovative and eclectic architectural styles will also be considered. These non-traditional approaches are also encouraged but will require Design Review during the design process. The rich character and personality of the Village 5 Community will be achieved through the consistent application of these fundamentals. The following examples establish criteria for which the Village 5 character and theme should be considered. These criteria are a way to evaluate and implement the proper elements to achieve the highest quality standard for any building design.

Each style should be as authentic as possible for both structure and landscape, specifically regarding the use of detail, mass, and form. The Rustic Contemporary character of the examples shown will clearly demonstrate the level of design expected and should be followed with regards to the architectural patterns and exterior treatments or features. These prescribed standards should be implemented as the basis for any commercial development presented. The goal of consistent, high quality design is expected.

A mixture of architectural materials is intended to promote unique village character that portrays the same level of care in execution and quality. The adaptation of any style can produce a variety of forms including formal (symmetrical) designs or informal (asymmetrical) designs. Either version is an acceptable approach. The goal is for the beauty of this development to be enhanced by the addition of amazing designs that are beautifully built.

Village Mixed-Use

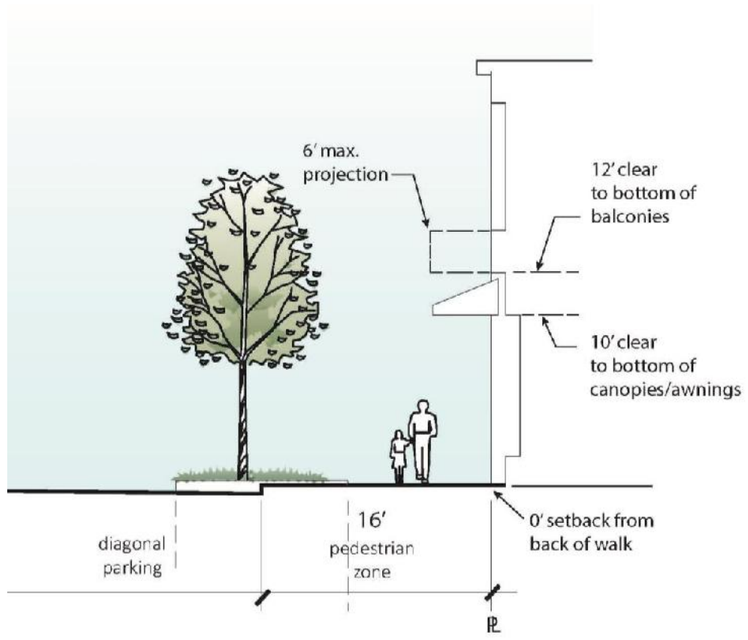
The Village Mixed Use (VMU) zone allows for a mixture of uses including retail commercial, office, and multi-family residential, along with civic and quasi-public uses. These uses are intended to provide goods and services that support the local area and surrounding neighborhoods. Development should be pedestrian oriented and create an edge along the street frontages with architectural features that encourage public interaction.

These highly articulated buildings are characterized by successfully incorporating classic building massing, clean roof lines with height variations to identify individual stores and applied elements such as shutters, awnings or iron balconies. The continuity of stone and brick, enhanced with decorative features combined with color will create a successful and attractive neighborhood asset.

Site Design: The Village Mixed Use zone fronts on Rachel Avenue which is a two lane street with diagonal parking. It also faces Dowd Road which is a four lane Roadway with parallel parking on both sides. In both cases, sidewalks are 16 feet wide and intended to provide opportunities for planters, benches, sidewalk displays and outdoor dining.

Architectural Style: The architectural approach is intended to establish a historical based theme that addresses form, massing, materials, colors and details for the project. A rustic contemporary architectural style is encouraged along the street frontage giving the impression of a village that evolved over time. Individual Facades should be well proportioned and articulated using compatible architectural styles and detailing.

- Primary building entrances are required to face the street.
- Changes in rooflines and parapets are encouraged when consistent with the articulation of the walls.
- Architectural features such as porticos or canopy projections should reinforce building entrances.
- Side and rear facades should have similar treatment and detailing as the primary façade.



Articulation & Massing: Buildings up to **3 stories** are allowed in the VMU zone. Articulation and massing should focus on three primary components: base, height, and modulation. Both horizontal and vertical elements help to create dynamic forms. Structural elements may be expressed; overhangs are encouraged along with covered walkways and awnings. In addition, carefull attention to materials, proportion and details at the pedestrian level are essential.

Materials: Buildings should use high quality, durable, and low-maintenance finishes such as stone, brick, concrete masonry, steel and limited cement plaster. Untreated wood is not recommended. Windows should be clear with low reflectance to allow for clear visibility into shops.

Colors: In the VMU and VC zones, colors should stay in harmony with the surrounding neighborhoods. Colors should be complementary to the stone or brick elements featured in the design. Color palettes should be warm earth tones and can vary in richness from pale to deep hues. Building colors including base, accent, and trim colors should be conceived as a singular composition. Contrasting or accent colors, within an approved range, may be used to emphasize forms or unique features. Primary and bright colors are discouraged. All color and material palettes will be reviewed by the DRC.

Loading/Delivery/Service: Service, loading and trash shall be located behind or to the side and screened from public view.

Street furniture: Street furnishings include benches, planters, tree wells, trash receptacles, bike racks, light poles and both fixed and movable dining table and chairs. Site furnishings should be constructed of durable materials such as recycled plastic, concrete or powder coated steel. All public site furnishings must be approved by the City prior to purchase.

Common Use Characteristics:

- Gabled or hipped roofs or flat roofs with parapets
- Integrated stone, brick or slate façades shall be the dominant materials
- Consistent fenestration patterns throughout the buildings
- Trellis and awning details that are both functional and decorative
- Iron railings that complement the theme
- Rhythmic storefront windows in a rectilinear, or square shape with consistent grid patterns
- Asymmetrical massing with featured tower elements
- A combination of materials is acceptable with the authentic materials at the pedestrian level

Architectural Features and Exterior Treatments

Appropriate Architectural Features:

- Massing primarily rectangular forms with curved accents, single story with two story features accented by windows, iron accents or other appropriate enhancement.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Exterior spaces of dining patios defined by iron fencing
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Accent windows, typically smaller in size and opportunity for varied shapes
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials**:**

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at dining patios designed to complement the centers character
- Rakes with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 18" to 30" in length and rakes typically between 12"and 24" in length (subject to Fire Zone regulations)
- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- 'S' or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the center
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Where applicable, gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)


ARHAUS
SONS 52
Seasons 52
FRESH | GRILL

Village Center

The Village Center (VC) designation acts as the commercial core of the Village providing essential uses such as small grocery, retail shops, restaurants and entertainment venues. Other uses such as office and residential can be mixed in as second floor elements. Village 5 offers two different Village Centers, each site will have its' own identifying character incorporating paving, street furniture, lighting and architectural elements to create a unique sense of place. The easterly center will be focused on a lifestyle framework, with an open plaza style layout for pedestrian interaction and easy flow internal to the shopping core. The western center has a smaller urban neighborhood theme, with a traditional feel tight to the adjacent sidewalks on gridded streets. The images in this section have identified examples of each type of center. Each center will be further explained in their corresponding Area Chapter.

These highly articulated buildings are characterized by successfully incorporating varied building massing, roof directions to identify individual stores. The continuity of stone accents, decorative corbels, trellises and color, combine to create a successful and attractive center.

Village Centers that interact with open space, pedestrian walkways or plazas is ideal. (Easterly center)

Site Design: Development should be pedestrian oriented and create an edge along the street or circulation elements within the project. Walkways should be continuous and provide places for outdoor dining, plazas, fountains and other architectural and landscape features that encourage public interaction.

Architectural Style: The architectural approach is intended to establish a general theme that addresses form, massing, materials, colors and details for the project. A variety of architectural styles is encouraged along a street frontage giving the impression of a village that has evolved over time.

- Individual Facades should be well proportioned and articulated using compatible architectural styles and detailing.
- Perimeter buildings should face the street while shops internal to the project should be organized along interal drives to create a street scene.
- Changes in rooflines and parapets are encouraged when consistent with the articulation of the walls.
- Architectural features such as porticos or canopy projections should reinforce building entrances.
- Side and rear facades should have similar treatment and detailing as the primary façade.

Articulation & Massing:

Materials: Buildings should use high quality, durable, and low-maintenance finishes such as stone, brick, concrete masonry, steel and limited cement plaster. Untreated wood is not recommended. Windows should be clear with low reflectance to allow for clear visibility into shops.

Colors: In the VC zone, colors should stay in harmony with the style-theme chosen. Colors should be complementary to the stone or brick elements featured in the design. Color palettes should be warm earth tones and can vary in richness from pale to deep hues. Building colors including base, accent, and trim colors should be conceived as a singular composition. Contrasting or accent colors, within an approved range, may be used to emphasize forms or unique features. Primary and bright colors are discouraged. All color and material palettes will be reviewed by the DRC.

Street and Plaza Furniture: Plaza furnishings include benches, planters, tree wells, trash receptacles, bike racks, light poles and both fixed and movable dining table and chairs. Site furnishings should be constructed of durable materials such as recycled plastic, concrete or powder coated steel. All public site furnishings must be approved by the City prior to purchase.

Loading/Delivery/Service: A designated pull-out should be provided near the front of main building entrances for mail delivery and emergency vehicles, while service, loading and trash shall be located behind or to the side and screened from public view.

Common Use Characteristics:

- Arched, gabled or hipped standing seem roofs blended with parapets with medium overhangs
- Integrated tapered stone, brick or slate columns
- Consistent fenestration patterns throughout center
- Trellis and awning details that are both functional and decorative
- Iron railings that blend with the theme
- Quality materials (stone, brick or slate) at the human experience and sand finish stucco above
- Rhythmic store front windows in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials, is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms with curved accents, single story with two story features accented by windows, iron accents or other appropriate enhancement.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Exterior spaces of dining patios defined by iron fencing
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Accent windows, typically smaller in size and opportunity for varied shapes
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at dining patios designed to complement the centers character
- Rakes with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 18" to 30" in length and rakes typically between 12"and 24" in length (subject to Fire Zone regulations)
- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- 'S' or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the center
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Where applicable; gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)

Example of West (small urban style shopping)

Example of East (medium sized plaza style shopping)

Example of East (medium sized plaza style shopping)

Example of West (small urban style shopping)

Example of East (medium sized plaza style shopping)

Village Commercial

The Commercial (VCOMM) designation In Village 5/SUD B is designed to serve primarily residents of the City but also have a regional draw. In most cases this zone takes advantage of access or proximity to Highway 65 with interchanges that can accommodate the higher traffic volumes associated with a "destination" place. A diverse range of uses may include large format retail, hotels, restaurants, entertainment, and gas stations.

Village Commercial Centers should be designed for convenience and accessibility.

These highly visible centers should incorporate varied building massing and roof directions to identify individual stores. The implementation of brick and stone accents, decorative corbels, awnings and color combinations will create a successful and attractive center.

Anchor Tenants: Commercial zone properties are located adjacent to Highway 65 and subject to traffic traveling at higher speeds than surface streets. These conditions warrant increased building massing where anchor tenants are viewed from a distance. The scale of these buildings presents the challenge of creating a human scale environment. Careful attention to detail at the pedestrian level is important and should incorporate use of low walls, planters and wainscot treatment at the base of buildings.

Individual Tenant and Pad Buildings: Buildings facing Internal streets should be more pedestrian in scale and provide for plazas, outdoor seating and pedestrian walkways connecting each other.

Loading/Delivery/Service: A designated vehicular pull-out should be provided near the front of main building entrances for mail delivery and emergency vehicles, while service, loading and trash shall be located behind or to the side and screened from public view.

Site Furnishings: Including benches, planters, tree wells, trash receptacles, bike racks, light poles. Site furnishings should be constructed of durable materials such as recycled plastic, concrete or powder coated steel.

Walls and Fencing: Walls may be required where commercial uses abut residential Uses. Where this occurs, walls should be a minimum of 6 feet high and constructed of integral color concrete block with a continuous cap.

Common Use Characteristics:

- Flat, arched, gabled or shed roofs blended with parapets with medium overhangs
- Integrated tapered stone, brick or slate columns
- Consistent fenestration patterns throughout center
- Trellis and awning details that are both functional and decorative
- Iron railings that blend with the theme
- Quality materials (stone, brick or slate) at the human experience and sand finish stucco above
- Rhythmic store front windows in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials, is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms with curved accents, one and two story buildings with taller features accented by windows, iron accents or other appropriate enhancements
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Exterior spaces of dining patios defined by iron fencing
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Accent windows, typically smaller in size and opportunity for varied shapes
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at dining patios designed to complement the centers character
- Rakes with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 18" to 30" in length and rakes typically between 12"and 24" in length (subject to Fire Zone regulations)
- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- 'S' or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the center
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Where applicable; gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)

Color

Color palettes should be warm earth tones and can vary in richness from pale to deep hues. All color and material palettes will be reviewed by the DRC.

Village Office/Commercial

The Village Office/Commercial (VOC) designation is envisioned as a flexible zone to allow for a range of uses from large format retail to employment center opportunities as allowed in the airport over-flight zone. Potential uses could include multi-story office, corporate campus, Furniture and appliance retailers, Home improvement centers, commercial recreation, etc.

These prominent buildings are highlighted by successfully incorporating strong lines with bold materials. The continuity of stone accents, decorative corbels, trellises and color combinations will create an attractive perimeter to any shopping center.

Corporate Offices: The Village Office/Commercial zone creates an opportunity to develop Class A Office space with visibility from Highway 65. This type of product may include numerous buildings up to 4 stories in height and arranged as a cluster or campus.

Large Format Retail: Development of large format retail is allowed but the type of tenants may be resticted by the over-flight zone. Such retail might include furniture, appliance, home improvement, auto or outdoor recreational equipment stores. These types of uses would have similar setbacks and height restrictions as the Village Commercial (VCOMM) zone,

Loading/Delivery/Service: A designated pull-out should be provided near the front of main building entrances for mail delivery and emergency vehicles, while service, loading and trash shall be located behind or to the side and screened from public view.

Plazas and Seating Areas: Outdoor gathering spaces are strongly encourared and should incorporate benches, planters, tree wells, and trash receptacles. Site furnishings should be constructed of durable materials such as concrete or powder coated steel.

Common Use Characteristics:

- Flat, gabled or hipped roofs blended with parapets with medium overhangs
- Integrated tapered stone, brick or slate columns
- Consistent fenestration patterns throughout center
- Trellis and awning details that are both functional and decorative
- Iron railings that blend with the theme
- Quality materials (stone, brick or slate) at the human experience and sand finish stucco above
- Rhythmic store front windows in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials, is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms with curved accents, single story with two story features accented by windows, iron accents or other appropriate enhancement.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Exterior spaces of dining patios defined by iron fencing
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Accent windows, typically smaller in size and opportunity for varied shapes
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at dining patios designed to complement the centers character
- Rakes with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 18" to 30" in length and rakes typically between 12"and 24" in length (subject to Fire Zone regulations)
- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- 'S' or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the center
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Where applicable; gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)

Color

Color palettes should be warm earth tones and can vary in richness from pale to deep hues. All color and material palettes will be reviewed by the DRC.

Village Business Professional

The Village Business/Professional (VBP) designation allows for a wide range of uses from garden office to medical office to research and development. These are envisioned to be low-rise developments from one to three stories and act as transition zones to residential uses while taking advantage of proximity and access to primary circulation elements.

These highly articulated buildings are characterized by successfully incorporating varied building massing and materials to highlight the movement of the building.

Architectural Treatment: Buildings should be designed with consideration for a wide range of users. Exterior loaded offices should incorporate flexible window wall systems to allow for future entry/exit features including doors, canopies and walkways.

Lobbies and entries: Primary tenant entries should be clearly identified and easily accessible. Secondary employee or delivery entries should be clearly marked to avoid confusion.

Drop-off/Delivery Zones: A designated pull-out shall be provided near main building entrances for mail and delivery vehicles. This area should provide adequate room for a van to park and not impede the flow of traffic or emergency vehicles.

Plazas/Furnishings: Each building or group of buildings should provide a plaza space for building tenants that incorporates seating and trash receptacles at a minimum. Tables, chairs, fountains, planters and other features are encouraged to create an inviting outdoor space.

Common Use Characteristics:

- Flat, shed or gable roofs blended with parapets with medium overhangs
- Integrated stone, brick or slate walls and columns
- Consistent fenestration patterns throughout building
- Trellis and awning details that are both functional and decorative
- Iron brackets that accentuate the theme
- Quality materials (stone, brick, wood or slate) anchoring feature elements
- Rhythmic fenestration in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials, is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms, curved accents are acceptable. Two to four stories with taller elements featuring bold material applications, iron accents or other appropriate enhancements.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at decks or ground level patios
- Eaves with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 24" to 42" in length and rakes typically between 24"and 36" in length (subject to Fire Zone regulations)
- Pre-cast or smooth concrete over foam header, rail and sill trim (no stucco trim over foam)
- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
- Medium to heavy laced (Spanish) and adobe stucco finishes
- Painted brick
- Tiled appliques
- Aluminum and vinyl siding, soffits, fascia boards, or similar

Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
- Use of copper metal as accents at feature elements

Inappropriate Materials:

- 'S' or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
- Window pane designs to be consistent and simplistic as appropriate to the building
- Black, bronze, steel or other metal (colored frames will be reviewed by DRC)
- Recessed, flush or trimmed in precast concrete or similar

Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

Where applicable, gutters and downspouts are required to be designed as continuous exposed architectural features. All downspouts or chains must be connected to an area drain system.

Appropriate Materials:

- Ogee, or half round, square, tapered over fascia board
- Painted metal gutters and downspouts
- Round, square or chain styled downspouts

Inappropriate Materials:

- Vinyl or plastic
- Ribbed shaped gutters
- Fascia gutters (gutters attached to rafter tails)

Color

Color palettes should be warm earth tones and can vary in richness from pale to deep hues. All color and material palettes will be reviewed by the DRC.

Public – Quasi Public

Public – Quasi Public buildings that interact with the community through proper placement and orientation to pedestrian walkways or plazas is ideal.

These highly articulated buildings are characterized by successfully incorporating varied building massing, roof directions to identify individual stores. The continuity of stone accents, decorative corbels, trellises and color combine to create a successful and attractive center.

Common Style Characteristics:

- Flat, shed or gable roofs blended with parapets with medium overhangs
- Integrated stone, brick or slate walls and columns
- Consistent fenestration patterns throughout building
- Trellis and awning details that are both functional and decorative
- Iron brackets that accentuate the theme
- Quality materials (stone, brick, wood or slate) anchoring feature elements
- Rhythmic fenestration in a rectilinear, or square shape and occasionally arched to follow roof or parapet lines, with consistent grids
- Asymmetrical massing with featured tower elements

Features and Exterior Treatments

A combination of materials is acceptable with the authentic materials at the pedestrian level.

Architectural Features

Appropriate Architectural Features:

- Massing primarily rectangular forms, curved accents are acceptable. One to two stories with taller elements featuring bold material applications, iron accents or other appropriate enhancements.
- Varied massing forms, including offsets, rotundas or octagonal elements
- Multiple offsets in building footprint and form
- Decorative architectural lighting: simple in styling and detailing, in black, rust or bronze iron
- Consistent fenestration patterning

Exterior Surfaces

Appropriate Materials:

- Stone, slate, brick, wood or composite wood material used as the primary material with stucco (sand finish) incorporated as a secondary material
- Accents of heavy block stone at base of building
- Iron, or decorative sheet steel railings at decks or ground level patios
- Eaves with large wood fascia boards, and layered trim accents
- Overhangs: Eaves generally 24” to 42” in length and rakes typically between 24”and 36” in length (subject to Fire Zone regulations)
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- Wood accents: Corbels, trellises or siding

Inappropriate Materials:

- Stucco over foam at trim
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Roof Materials

Appropriate Materials:

- Standing seam metal roofs
- Built-up, TPO behind parapets
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Inappropriate Materials:

- 'S' or barrel tile roofing

Windows and Doors

Appropriate Materials:

- Steel and wood clad windows with true multi-paned divided lights or simulated divided lights, in rectangular forms or with round top accents
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Inappropriate Materials:

- Natural aluminum

Gutters and Downspouts

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Color

Color palettes should be warm earth tones and can vary in richness from pale to deep hues. All color and material palettes will be reviewed by the DRC.

CHAPTER 6: Village Landscape Design Guidelines

6.1 OVERVIEW

The Village 5 Landscape Design Guidelines address aspects of existing features, enhancements to be added, park designs, transitional elements, community details and residential landscape design. These guidelines are a tool to help insure consistency and quality environment that will enrich the development and create a pleasing location for all residents to enjoy. These guidelines cover the natural open space amenities, parks and trail systems, streetscapes and entries, monumentation, parking, community landscape concepts, water usage, fire protection, hardscape treatments, walls, fencing, lighting and signage. All landscape plans must be reviewed by the DRC; see Chapter 2.5 for the Design Review Process.

6.2 OPEN SPACE

The Village 5 open space system includes Natural Open Space Preserves, Parks and Linear Parks and Buffers from adjacent uses. These Open Space Areas are intended to be utilized for connectivity, recreation, drainage and retention, as well as creating views for surrounding residences.

Natural Open Space area will be available for passive recreational opportunities with multiple public access points provided as well as access for emergency personnel. The two premier scenic open space preserves, Markham Ravine and Auburn Ravine, are the primary natural features guiding much of the Project's physical characteristics. The two large drainage areas are similar in appearance that contains many distinctive features that will be identified in the EIR. The following guidelines shall serve as principles for the protection and use of these areas as well as the manufactured open spaces created in the Land Use Plan (LUP).

Images of Markham and Auburn Ravine

6.2.1 Preservation and Mitigation

The entire Village 5 Plan Area is within the jurisdiction of the Placer County Conservation Plan (PCCP). The purpose for the plan is to assist in the processing of State and Federal permitting requirements. It coordinates and streamlines the permitting process under the Federal Endangered Species Act with its Habitat Conservation Plan; the California Natural Community Conservation Planning Act; as well as the County Aquatic Resources Program (CARP), which assists with the Federal Clean Water Act and the State of California Fish and Game code requirements. The PCCP processing takes place concurrently with CEQA (California Environmental Quality Act) and does not supersede any of those requirements.

Along with strengthening local control, the PCCP identifies and locates threatened habitat and species of plants and animals. Major watershed areas are identified with an assessment of the biological resources potentially impacted by proposed development. The PCCP sets forth the process for approval of developments that may impact conservation lands.

The EIR for this project addresses sensitive biological areas, proposed mitigation requirements and allowable improvements. The implementation of these improvements will be the responsibility of the Master Developer (Richland Developers, Inc.). Every effort shall be made to maintain the natural ravine areas in an unspoiled condition. Some initial maintenance within the preserve of the existing vegetation may be recommended to demonstrate positive drainage, safety and enhanced aesthetics, bio-diversity, and animal foraging. Proposed linear parks border the ravines to serve as a buffer to adjacent uses.

6.2.2 Natural Open Space Areas

The Natural Open Space (VOSN) as shown on the Land Use Plan to serve as a setback for Natural Preserves (VOSP) from potential development areas. Certain uses will be allowed within these areas that will be restricted in the Preserve. Multiuse linear parks abut some of the OS Preserve areas and will serve as a buffer to adjacent uses. Utilities, limited access roadways, park and interpretive uses, activity nodes, fencing, and trailheads are a few examples (see Permitted Uses). They also serve to protect scenic view sheds for proposed nearby home sites.

The VOSN areas in the Plan Areas are primarily lands that lie adjacent to the VOSP in the adjacent Ravines. The VOSN designation provides the opportunity to preserve features which lie outside of the PCCP footprint and area for wetland creation and restoration, trails and buffers. Enhancements in the VOSN will be primarily low maintenance with native landscaping as and edge treatment. Refer to Section 8.2.2 of the Specific Plan for more detail on the resource management approach and measures. The dominant Class 1 trails in the Plan Areas are situated within natural open spaces along the Auburn Ravine and Markham Ravine corridors, as shown in the Specific Plan, Exhibit 5.3 – Mobility Plan.

Buffer between trail and open view residential lots

6.2.3 Riparian Protection

The recommendations contained within the EIR pertaining to riparian use, modification and protection shall be adhered to in this document. Even though the historic natural streamlines have been altered though the years by ongoing mining and agricultural activities, the current condition has been somewhat degraded, it doesn't take away from the benefits the waterways offer. There are numerous opportunities to potentially improve the natural environment with a protection plan that modifies and enhances the existing characteristics to encourage greater use by aquatic species as well as removal of any invasive species encroachment.

6.2.4 Trails, Crossings and Connections

The open space trail system will serve to establish a strong community fabric and provide a direct and safe pedestrian and non-motorized circulation system for access to open spaces including buffer and riparian spaces, schools, parks and neighborhoods. Regional trail connections outside of the plan area are encouraged. Trails within the open space shall be Class I and a minimum 10' wide paved concrete surface with 2' decomposed granite shoulders on each side. Trails shall randomly meander within the open space areas.

Bridge and safety fencing at open space trails.

Trail Undercrossing.

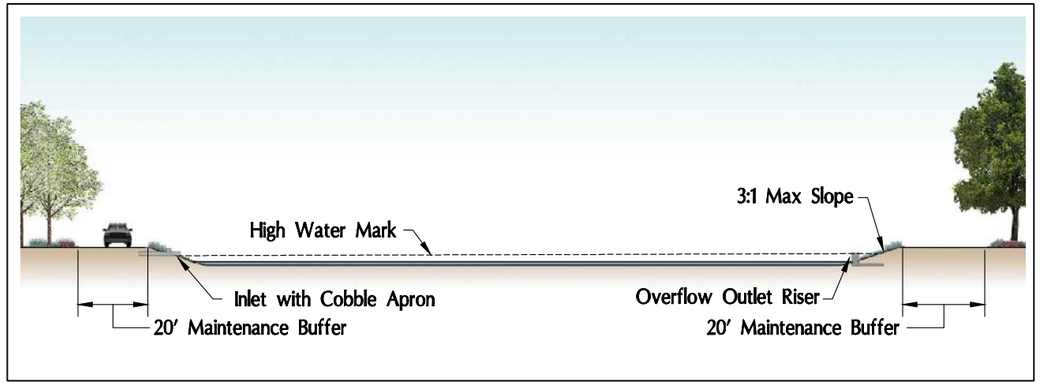
6.2.5 Hierarchy of Travel Ways

There are numerous circulation opportunities within The Project. A Class I bike trail is located along the Auburn Ravine Open Space at the southern edge of the plan area, and within the Regional Park along the north edge. A north/south connection is provided within the linear parkway. A cycle track is also located parallel along the south side of Rachel Avenue. There is an extensive Class II circulation network which shares the roadways with an 8' wide NEV/Bike lane. See diagram below. Pedestrian circulation is provided within the street sections. All street sections should be designed to conform to the Development Standards in Chapter 3 of this GDP document. All trail plans will be identified in each specific Area Chapter.

6.2.6 Bio Retention

Bio retention is a water quality and quantity control, best management practices, that utilizes biological, chemical and physical properties of plants, microbes and soils, to remove or significantly reduce pollutants from storm water runoff. Catching, slowing and retaining water will promote infiltration and removal of pollutants and minimize storm water runoff.

Storm water detention basins will be located throughout the plan area. The basins will be sized to attenuate peak runoff from storms up to the 100-year, 24-hour event. A low-flow swale may be incorporated into the basin floor. Some of the ponds, if located in areas that can be demonstrated to have moderate to good infiltration potential, may also contain a storm water quality storage/infiltration area, the bottom of which will be excavated to an elevation lower than the basin's low-flow outlet. Basins shall be contoured with a soft meandering edge and fit into the overall landscape. The side slopes shall vary and not exceed 3:1. A 20' wide maintenance access shall be provided around the outside perimeter of the basin with ramp access (10:1 max slope) into the bottom of the basin. Trees shall be located around the perimeter of the basin and not planted on the side slopes or within the basin. A native grass, meadow mix shall be planted on the basin side slopes and within the basin floor. The basins will not be fenced or gated.



Section of Detention Basin

Detention Basin

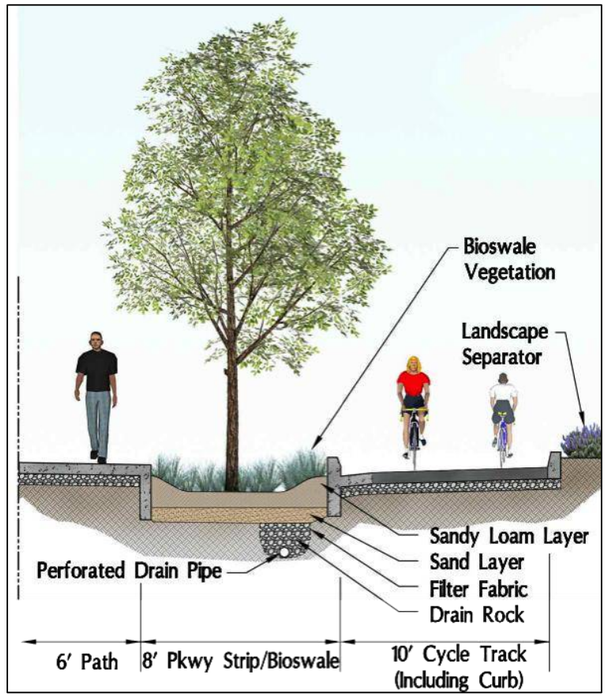
Image of Built Detention Basin

Image of a Natural Retention Basin

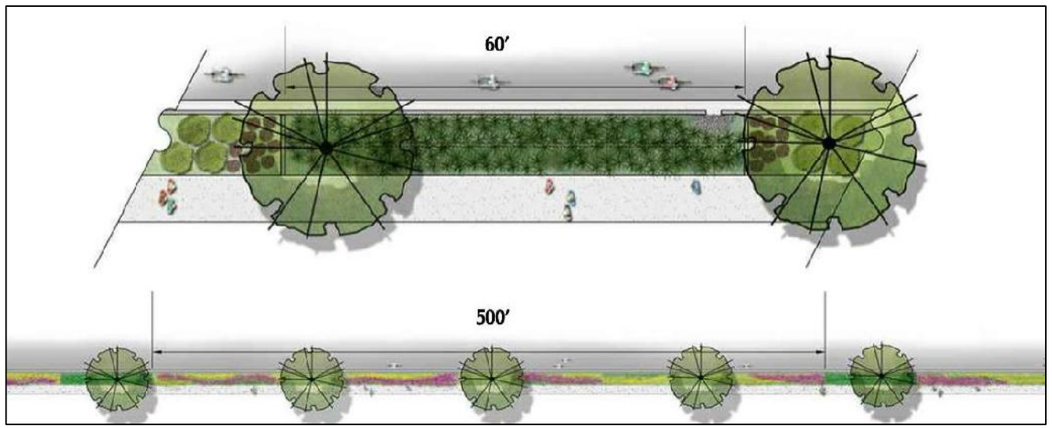
6.2.7 Bio Swales

Where feasible, storm water swales and planters are required within the landscape parkway strips of the street sections. The storm water planters shall be a minimum of 8' wide and long enough to capture and treat the 2-year storm flow. The storm water planters are intended to replace the typical storm drain inlets within the curb and designed to hold and treat 8" to 10" of standing water. A 1' bench shall be designed on each side of the swale with a maximum side slope of 3:1 and a relatively flat bottom. A perforated drainpipe wrapped with filter fabric and drain rock shall be placed within the planter, (see following page for a typical section). A variety of trees, shrubs ground covers and grasses are acceptable for vegetation in both sun and shade conditions, per the plant palette. Vegetation shall be selected based on tolerance to flooding and ability to survive the hot summer months with limited supplemental watering.

Images of Bio Swales



Section of Bio Swale



Plan view of Bio Swale

6.2.8 Natural and Created Open Space

Along with the two large ravine areas, Village 5 contains a variety of other open space areas dedicated to more intensified uses. A quasi-public soccer training facility is proposed on an over seventy-acre site near Markham Ravine. The development of this facility will be the responsibility of the operator in accordance with all requirements set forth in this document. A smaller, 16 acre, community park site is proposed adjacent to Auburn Ravine. The design and development of this site shall be subject to all relevant approval requirements.

The Village 5 plan also contains a system of Open Space Corridors and Linear Parks, including a variety of park sizes and a park like circulation system with separated sidewalks provided throughout the project. This creates a shaded tree lined atmosphere, which contributes to the development's overall ambiance, while linking the project's facilities and neighborhoods.

Allowable Improvements

The following list is provided to serve as an example of probable uses permitted within Open Space and Park areas. This list is not intended to be all –inclusive and certainly other uses may be allowed. Not all items are permitted in the Open Space Preserve. Please see the EIR recommendations for those allowable uses. Please see Chapter 3.1 for specific permitted uses.

- Landscape plantings
- Passive Recreation Facilities
- Trails
- Utilities
- Water and drainage equipment
- Public and quasi-public facilities
- Maintenance and emergency access
- Walls, fencing, and signage

6.2.9 Multi-Use Landscape Corridors

Multiuse Landscape Corridors are proposed throughout the plan. They intend to serve as connective links Between open space facilities and as buffers for natural areas. The corridors should also be used to accommodate engineering needs, passive and active recreational uses and circulation.

Example of landscape corridors and buffers

6.2.10 Connectivity

Through tree lined streets or meandering trails the connectivity of this community is designed to bring the entire development together in a thoughtful way. The trail system will be used to help connect parks schools, amenities, shopping and the neighborhoods as a whole. A network of transportation modes has been accommodated to insure pedestrian safety, easy mobility and multiple choices within an aesthetically pleasing natural setting.

Connectivity at trail system

6.3 PARKS

6.3.1 Park Framework

The intended park system for the Project will consist of a variety of park sizes, uses, and styles. From Regional Open Space areas to intimate Pocket Parks, the various park sites will attempt to serve as many community needs as possible. By working with the local Park District to determine a park facility program based on the conceptual land plan, a park system that addresses the needs of the community should be established. This study has taken the proposed park acreage allocations indicated on the LUP and refined the design to fit into a conceptual development plan. Typical park concepts are shown below and on the following pages. Each park should fit into one of the following typical park categories: Community, Neighborhood, Pocket, or Linear Parks based on size, location, and placement. Park diagrams and locations will be identified in each specific Area Chapter.

Active recreation at Community Park

Images of Neighborhood Parks

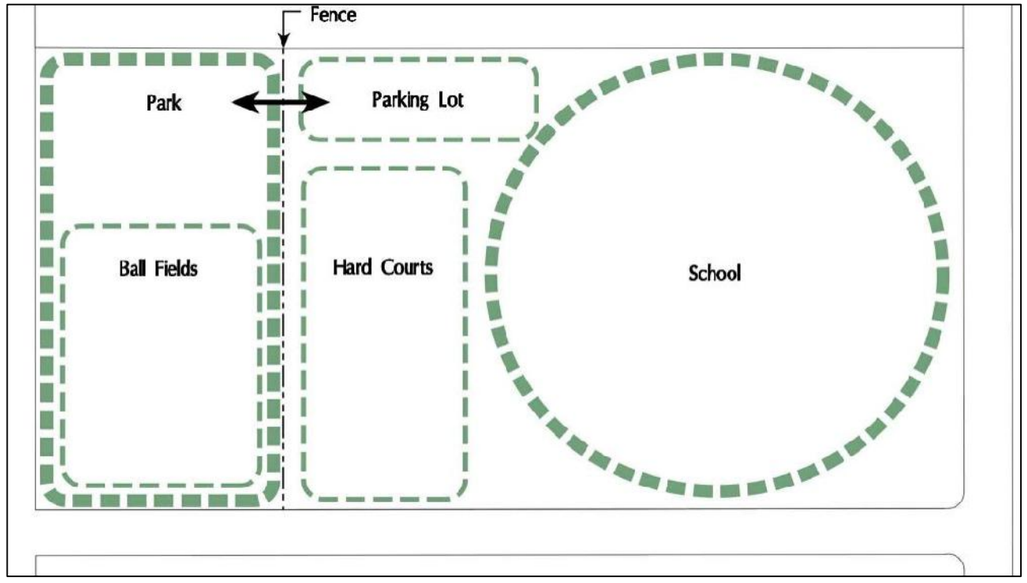
Conceptual Pocket Park

Images of Pocket Parks

6.4 SCHOOLS

6.4.1 Co-location Partnering

Parks located adjacent to planned schools shall be designed such that parking, pedestrian and bicycle access, age-appropriate playground spaces, and sports fields are contiguous with the school property. Refer to diagram below for example layout.



6.4.2 Safe School Routes

Student safety must be considered as the specific designs for school sites are developed. Each proposed school site shall be located where it best fits the community it serves. Safe pedestrian circulation and street crossings are already built into the plan requirements. Alternative transportation modes have also been incorporated into the circulation system. Once a site plan is developed, public transportation needs will be determined and planned into the project. Please refer to Area specific chapters for Safe School Routing Plans.

6.5 STREETSCAPES AND ENTRIES

6.5.1 General Guidelines

The theme for the Projects' Streetscapes and Entry Monumentation shall conform to the overall theme for the community, as these will be one of the major identifying features within the development. The diagram shown on this page indicates the level of entry treatment preferred for the location. A concept for a typical entry is shown on this page. This shows the typical elements minimally required for an entry of this classification. The final design may be organized as the designer recommends, as long as the community character is still reflected in its appearance and it meets all safety standards and design requirements contained in this document as well as these companion documents: Specific Plan, Municipal Code or other applicable documents.

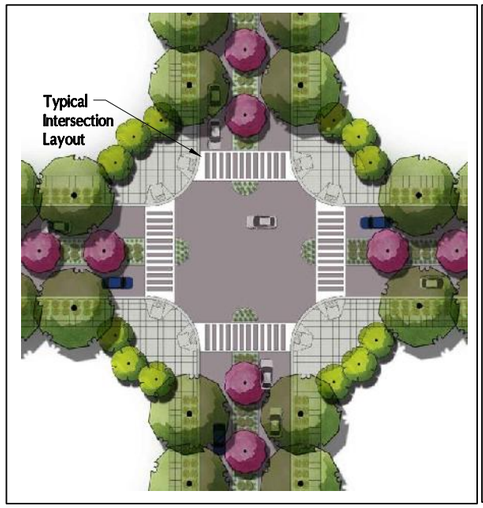
The streetscapes within the Project should have a unified design with an attention to detail that will create an inviting and attractive space for people and vehicles. The public realm should incorporate comfortable and appropriately located street amenities in the spirit of the overall theme of "rustic contemporary".

Distinctive design features are encouraged to be incorporated into major intersections with special pavement provided in crosswalk areas and accentuated with safety elements such as bulb outs, attractive signage, appropriate lighting and utilizing other visually attractive architectural elements and landscape materials. Key entries will be identified in each specific Area Chapter.

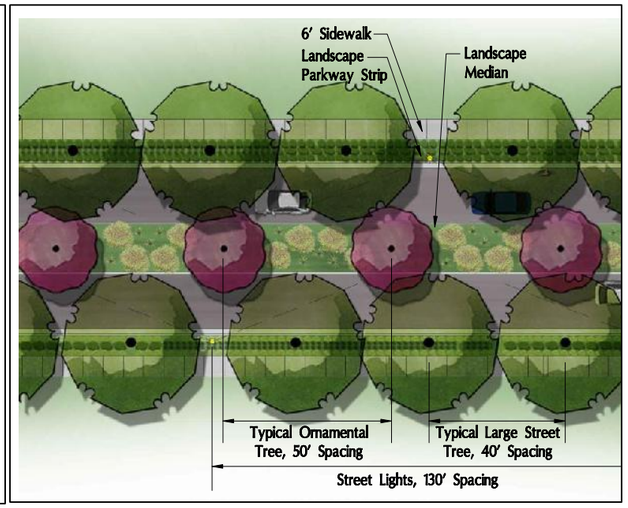
6.5.2 Bicycle and Pedestrian Safety

Bicycle safety is important to the circulation design within the plan. Class I bike trails have been included along busy corridors and within open space corridors to provide cyclists opportunities to be separated from vehicles for increased safety. Rachel Avenue shall have a bi-directional cycle track, separated from the vehicular roadway by a 4' wide landscape planter to encourage safer bicycle commuting along this key specific plan roadway. For streets with anticipated signed speeds greater than 35 miles per hour and equal to or less than 45 mph Class II bike lanes shall be designed to be a minimum width of 8' to allow for a shared use with Neighborhood Electric Vehicles (NEVs) per the City of Lincoln NEV Transportation Plan.

Pedestrian safety along sidewalks is created with the placement of an 8' wide landscape planter inclusive of shrubs and trees. The sidewalks are 6' in width providing for ample room for pedestrian travel.



Special Paving at Intersection



Street Tree Placement

6.6 ENTRYWAY MONUMENTATION

6.6.1 Hierarchy of Locations

Four types of entry treatments are proposed for the Project, which correspond to locations within the plan and the adjacent uses. Each could have separate commercial and residential variations. The four classifications are: Major Gateways, Community, Neighborhood and Project Entries. The locations for these different entry types will be identified in each specific Area Chapter.

6.6.2 General Entry Design Guidelines

The concept for entryway design relies on the sites rural character, natural open spaces, and agricultural and manufacturing history. Melding these elements with bold landscape forms derived from the areas existing character, will help establish the community image, to be carried through the Project development. Aside from providing visual landmarks and way-finding reminders, entry features, around and within the community, help create a sense of place for residents and visitors. The entryway system, from large gateways to individual project entries, shall all be developed with a consistent design quality that also an overall style and helps establish the community identity.

- **Major Gateway Guidelines**
  Major gateways will be sited at strategic locations at the edges of the Project, created to reveal to visitors that you have arrived at a special place that deserves additional investigation. The design aesthetic, colors, materials, wall treatments and configuration, will begin to establish the overall theme for the community. These design elements will be reflected in the other levels of entry development.
- **Community Entryways**
  Like Major Gateways, Community monumentation will continue to recognize the established theme, on a somewhat smaller scale, designating entry into planned areas of similar uses.
- **Neighborhood Entries**
  This entry classification will again utilize the established theme while further identifying local developments. This type of entry will most likely be located at major intersections within the Project.
- **Project Entries**
  While still adhering to the established community theme, the design of this type of entry feature will allow the developer to implement some of their own signage details into the design. These shall be located immediately outside of the specific development to signify a particular place within the neighborhood.

Rustic style project monumentation with water efficient planting scheme

6.7 OFF STREET PARKING

Certain aspects for accommodating automobiles may be found in other areas of this document. For alternative parking solutions in single-family housing, see the Architectural section. For additional information pertaining to parking facilities within commercial developments, see the Commercial Guideline section. This section is intended to address the design and location of parking lots in multifamily and retail areas.

6.7.1 Locations

- Attempt to place parking areas behind buildings, which will help act as a screen so the cars do not dominate the view from the street.
- Where feasible, break up required parking into smaller conveniently dispersed parking courts.
- Proposed excessive expanses of parking are discouraged and should be reduced in size to avoid dominating the landscape.
- Any parking adjacent to open space or parks must be carefully designed to avoid intrusion into sensitive areas or park uses.
- Parking should be landscaped and screened from adjoining uses and public streets with appropriate materials (see Plant List).

6.7.2 Pedestrian Access

- Larger retail developments should offer convenient, properly spaced pedestrian access routes to assist customers with navigating the parking area while serving to break the lot into smaller units and provide screening.
- Walkways with short and direct access to assigned parking from dwellings shall be provided for multifamily residential projects. The ability to view ones parking spot from the unit is a desirable objective.

6.7.3 Design

- The required number of parking spaces shall conform to City of Lincoln Municipal Code for residential and commercial uses. Federal handicapped standards must be applied.
- Each parking area should be sufficiently landscaped to screen the view of cars from surrounding environs. An attractive planting scheme that conforms to the overall community style is desirable for both residential and commercial projects.
- Tree coverage in parking areas must conform to City of Lincoln parking lot shading requirements.
- Landscape areas near access points must conform to restricted sightline design requirements.
- Long rows of parking must be avoided or separated by planting islands.

Pedestrian walkway helps reduce the size of the parking area

6.8 GENERAL LANDSCAPE CONCEPTS

6.8.1 Community Landscape Concepts

Community landscaping is a significant part of the Project. The proposed Project will maintain the existing natural open space within the developed areas. Drought tolerant trees and shrubs shall be primarily used. The goal of the Landscape Concept is to reinforce the community's quality while responding to the unique conditions surrounding the various land uses. Overall landscape concepts for the community should be in harmony with the existing rural character and enhance the existing preserved native plant communities. Plant species selections with the size, color, and textures as well as hardscape materials, other landscape design materials, landscape lighting and signage will help to unify the proposed Project. Opportunities to unify the community through landscape design occur along community edges, neighborhood edges, building edges, wall and fence treatments, parks and common areas, and through common street planting concepts.

To help achieve consistency of aesthetics and proper blending of the variety of different projects proposed for the Project, the following landscape concepts, with emphasis on planting design, are to be assessed and applied, when practical, throughout the development These major design fundamentals will be implemented in more precise landscape plans to help reinforce the landscape themes. The following Landscape Concepts will help to reinforce these landscape themes:

- Texture and Color
- Balance and Rhythm
- Landscape Edge Treatments
- Massing, Scale and Proportion
- Native Plant Community preservation
- Attention to detail in transitional areas between different landscape zones and uses

The importance of massing, scale and proportion is rooted in the basic premise of the Project Guidelines. In response, it is necessary to consider these elements in the surrounding landscape. This pattern can be applied to the landscape as follows:

- Selecting plant materials in proportion to the site.
- Using plant materials that complement the scale of the architecture.
- Designing plant groupings appropriate to the surrounding context while still creating variety.

Texture and color are key ingredients for creating visual interest and seasonal impact. Some other opportunities are:

- Evergreen backdrops to deciduous plant materials with seasonal color.
- Combining materials of differing textures and colors for harmony and contrast.
- Combining hardscape materials with plant materials of different textures, (such as stone with ornamental grasses).

Balance and rhythm help to unify spaces. The street plantings should combine both informal and formal groupings of select trees, grasses and shrub masses in order to integrate the community to the site. The goal is to maintain this continuity through:

- Layering of plant materials to soften and integrate with architectural forms.
- Planting of large masses of informal plant groupings in large areas conducive to a naturalized appearance.
- Selecting formalized solutions where space is limited and /or adjacent to architectural edges, as warranted.

- In private landscape zones, builders and homeowners are encouraged to use narrow, spreading and mature, lower height trees in rear and side yard areas to help maintain off-site views and blend with existing edges, where appropriate.

The goal of the landscape design is to reinforce the rural character of the overall development, encourage a diversity of colors and textures and unify the Project. The following criteria suggest specific plant material design concepts to be applied to the soft-scape plantings to achieve this goal:

- Maintain the existing natural areas bordering the proposed development areas
- Utilize plant materials that are native or compatible with existing native species requirements.
- Encourage use of plant materials that are fire-resistant, and are drought tolerant where suitable.
- Protect the existing view sheds, when possible
- Naturally filter potential on-site pollutants through roadside vegetative swales or bio-filtration methods.
- Control erosion and surface water runoff within each developed area
- Layers of planting should be used to soften building masses and integrated architectural forms.
- The landscape shall establish a strong, clear spatial and thematic concept that works with and is responsive to, the site, the existing surrounding environment, and the architecture.
- The landscape shall be developed to enhance the pedestrian experience
- Plant material forms and heights shall respond to the form, scale, and style of the architecture and the Project's intentions.
- All areas disturbed by construction shall be re-planted with shrubs, groundcovers, and/or turf from the recommended Plant List
- Vegetative swales shall be created, where appropriate, to minimize and filter water runoff from roads.
- Care shall be taken to minimize intrusion into the drip-line areas of existing native planting areas, including use of temporary tree protection barriers, where necessary.
- Plant materials for the private landscape zones shall be in harmony with the overall community theme.

Colorful border with a variety of plant heights and texture for visual interest

Trees and shrubs shall be selected for their ability to reinforce the rural character and architectural theme. Ultimate size of the plant materials should be considered to ensure that the neighborhood scale and character are maintained:

- Consistent with Best Practice Xeriscape concepts, new planting areas should be grouped by water usage (Low or Medium water use areas) and should separate irrigation zones to apply water at matched rates for the plant water usage. Temporary irrigation may be needed to establish plant materials. Spray type irrigation are only to be used in limited turf areas, and all other new planting areas shall use low water usage drip irrigation systems. Irrigation systems should be designed to control irrigation and water runoff within their own planting areas. Tensiometers shall be employed, where appropriate, to help control water misuse.
- Builders are encouraged to select plant materials from the recommended Plant List for streetscape and front yard planting zones. Builders may propose alternative plant materials for consideration by the DRC on a case-by-case basis.

Additionally, the following items are required as defined in the Village 5 General Development Plan Design Guidelines

- Builders are required to provide proposed landscape plans for front yards (and alleys where applicable) of all residential lots, including planting design, with proposed plant list, plant quantities and spacing, irrigation design methodology, and positive drainage, for typical single family residential lot conditions.
- Builders are required to provide proposed landscape plans for complete multi-family projects, including hardscape pathways, planting design, with proposed plant list, plant quantities and spacing, irrigation design methodology, and positive drainage for any project.
- Owners of single family homes are required to provide a conceptual landscape plan, including planting design, with proposed plant list, plant quantities and spacing, irrigation design methodology, and positive drainage, for each residential rear yard design.
- All residential and commercial outdoor spaces shall be landscaped and inspected for compliance by the Design Review Committee representative prior to occupancy of any residence, multi-family home or commercial project. All private yard spaces must be installed within one year of occupancy in single-family projects.
- Detailed Landscape plans shall be prepared for proposed club areas, swimming pools and deck areas, outdoor dining areas, public use areas and outdoor recreation areas, and shall include selection of hardscape paving materials, layout plans, landscape lighting plans, paving details, planting plan, plant lists, and irrigation plans with water use calculations.

6.8.2 Common Area Guidelines

Plantings should be balanced to achieve an attractive initial appearance while considering the mature size of plants. Plants shall be spaced per their mature size and growth habits to allow room for the full growth and eliminate excessive pruning and green waste.

Layered landscaping and a mix of deciduous and evergreen trees should be incorporated in the landscape design. Planting design should emphasize massing and form rather than individual or small groupings of shrubs and trees. Landscaping design shall consider maintenance needs and maintenance access, particularly in areas near roadways.

6.8.3 Residential Landscape Guidelines

The following Landscape Concepts will help to reinforce the established landscape theme. This area may include, but is not limited to, planted landscape areas, hardscape patio areas, private pool or spa areas, decks, barbecue, and outdoor dining areas. The goal of the landscape design is to reinforce the character of the Project, encourage a diversity of colors and textures and unify the community. The following criteria suggests specific plant material concepts to be applied to the soft-scape plantings to achieve this goal:

- Layers of planting should be used to soften building masses and integrated architectural forms.
- The landscape shall establish a strong, clear spatial and thematic concept that works with and is responsive to the site and the architecture.
- The landscape shall be developed to consider the pedestrian experience.
- Plant material forms and heights shall respond to the form, scale and style of the architecture and the project's intentions.
- Trees and shrubs shall be chosen for their ability to reinforce the neighborhood character and architectural theme. Ultimate size should be considered to insure that the neighborhood scale is maintained.
- All trees and shrubs shall be selected with sensitivity to climate, water usage and maintenance needs.
- In informal areas, trees shall be planted as informal groves, creating a strong rhythm yet avoiding the formality of evenly spaced trees. Tree sizes should vary in these spaces.
- In formal areas, trees should be planted in an even pattern with consistent spacing to reinforce the formal character. Tree sizes should be consistent in these spaces.
- Plant material selections in private landscape zones shall be in harmony with the overall community theme.
- Builders and designers shall select plant materials from the recommended plant list for streetscape and front yard planting zones. Builders may also propose alternative plant materials for consideration by the DRC.
- Planting selections within private fenced areas are at the discretion of the homeowner, however it is encouraged to use the plant material selections to be in harmony with the species on the recommended plant list. Please see Chapter 3.1 for permitted uses.
- Builders and homeowners are encouraged to be cognizant of their tree selections and their impact on off-site views and neighboring areas.
- Builders are required to provide a landscape concept and planting design for each lot.
- All front yards shall be landscaped upon occupancy of a home. Enclosed rear yard areas must be installed within one year of occupation.
- All front yards shall be landscaped upon occupancy of a home. Enclosed rear yard areas must be installed within one year of occupation.

Preferred landscape design options

6.8.4 Residential Landscape Criteria

Private Property Landscape Zone Overview

The following landscape criteria are provided to enhance the definition of each home site's private yard area. The primary goal is to protect and maximize individual property values through the implementation of a generous landscape treatment. These criteria must be followed to successfully receive the DRC approvals required by the Design Guidelines.

The home site may consist of multiple landscape zones. The purpose of each of these zones is to maintain a framework of cohesiveness from which the property owner may express their unique tastes and personality, while still adhering to the overall theme and proving transitions between zones. The actual size and configuration of each zone varies depending on type of ownership, the specific property conditions and home size. The following is a description of each zone and the minimum amount of landscape materials that are required.

No fence, wall, hedge, shrub or tree planting shall be placed, permitted or maintained where such improvements would create a line of sight issue at intersections for corner lots or at the intersection of street property lines and driveways, alleys, or pedestrian circulation paths.

An automatic irrigation system of sufficient size and capacity shall be installed to irrigate all landscape zones and turf areas, road right-of-ways and public streetscapes. All development zones shall be irrigated with a separate system.

Zone One: The Streetscape Zone

The Streetscape Development Zone is the area between to the public street and the private (front) yard area. This zone stretches from the property line to a predetermined distance into the property, depending on the development's specific conditions, and runs parallel to the street the full width of the property. On corner lots, this zone extends down the side of the lot, parallel to the intersecting roadway. Streetscape planting areas shall be fully landscaped with drought tolerant materials and may contain water retention and/or cleansing facilities.

Landscape Requirements:

Street tree spacing shall be 25' minimum and 50' maximum in order to provide at least one street tree per residential lot. Care should be taken with regard to the scale of the street scene, landscape goals, and tree species when making street tree selections.

- Understory planting shall consist of selected shrubs and groundcovers from the recommended plant list.
- The overall Project theme shall be considered when creating conceptual landscape plans.
- Pedestrian access shall be accommodated at convenient locations between parkway plantings, where appropriate or necessary.
- Solid walls or fencing are prohibited in the streetscape zone unless approved as part of the individual projects Development Plan. Fence heights are restricted to less than four foot in this zone.

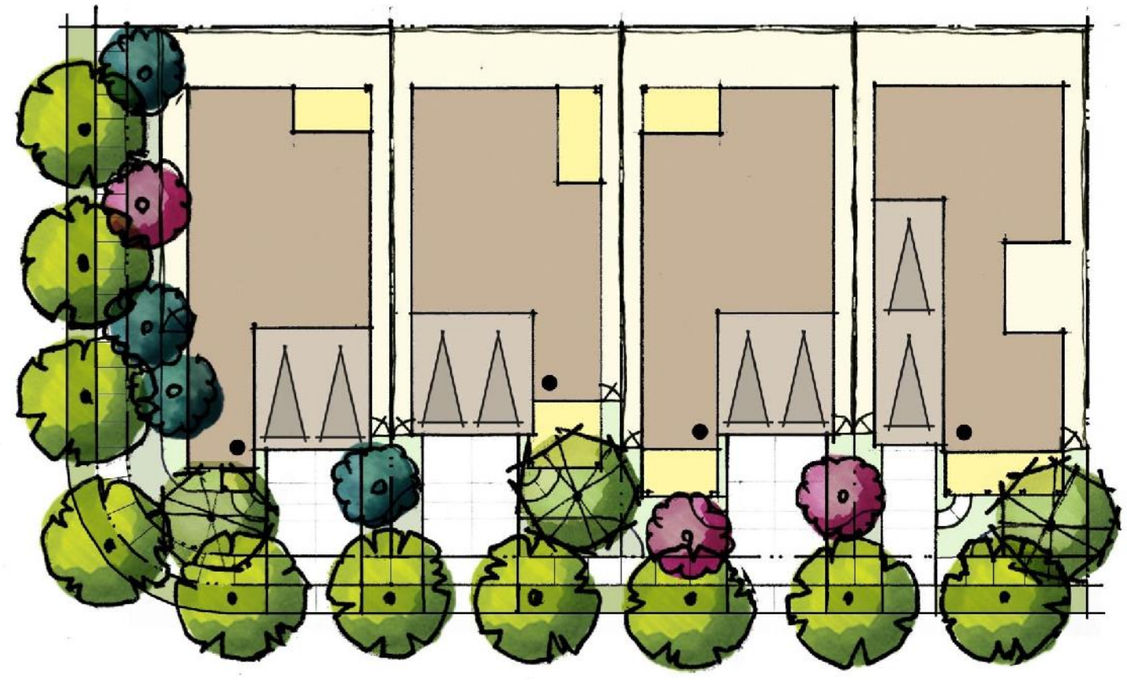
Zone Two: The Front Yard Planting Zone

The Front Yard Zone is the area between the front of the home and the Streetscape Zone. The size of this area varies, depending on the depth of home-site, the lot configuration and the placement of the home on the site. On corner lots, this zone may extend parallel to the street side of the intersecting roadway.

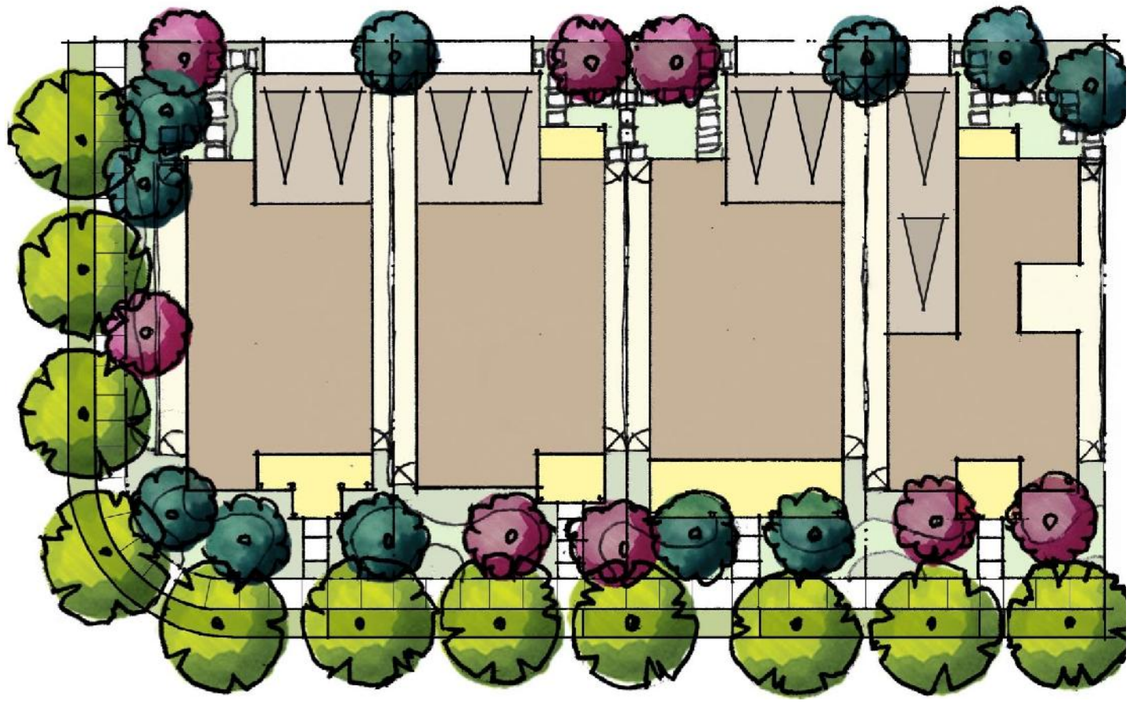
Landscape Requirements:

Depending on sun exposure, it is encouraged to utilize shade trees within the front yard zone, in addition to the street tree arrangement. Trees shall be selected from the recommended plant list.

The use of turf is discouraged but not prohibited. When proposed, the ratio of turf to shrub beds shall be no greater than 3:1, effectively meaning that the landscape area allocated to turf areas shall be no greater than 33%. The DRC may allow variances to this requirement dependent on specific lot conditions or uses.



Typical standard lot layout with trees



Typical alley loaded lot layout with trees

Zone Three: The Private Zone

The Private Zone is, essentially, the rear yard area, under typical conditions, measured from the home to the rear property line. It may include one or more side-yards in many lot configurations. If any area of the back yard meets the criteria for Zone 4, that area of the back yard will not be included in Zone 3.

Landscape Requirements:

- The inclusion of a variety of trees is encouraged within the Private Zone. Trees shall be selected from the recommended plant list.
- Turf areas in Zone 3 are discouraged but where proposed shall consist of no more than 25% of the landscaped area. This guideline may be amended based on the configuration and slope of specific lots. Natural areas are required to be maintained when encroaching from adjacent open space.
- Fencing of private zones shall be consistent with the criteria in these guidelines. Visually permeable fencing materials shall be of tubular steel or aluminum, painted black and meet or exceed minimum specifications.
- "Good Neighbor" privacy fencing may be built from wood or concrete block and may be no greater than six foot in height. The wood must be a variety that resists insects and decay and built to provide equal or alternate facing design. Block must have a textured face such as split faced and be capped on top. The used of appropriately spaced pilasters is encouraged.
- Any privacy fencing adjacent to the public realm shall be either visually open or of reduced height to accommodate automobile sight distance requirements or to provide view opportunities.

Zone Four: The Amenity Zone

This Zone occurs when a home-site is located adjacent to a community amenity. The area will run the full width of the lot and its size is dependent on what is the neighboring specific condition and use is. This area may have restricted uses or specific landscape requirements that will be determined at a later date and become part of the individual lots CC&R's. The minimum required treatment for this area is as a transitional zone between the home site and the adjacency.

The adjacent area could be described as an Open Space Buffer Area, Linear Park, Landscape Corridor, Project Boundary, Park, or Recreation Facility. The minimum setback from these areas are consistent with setbacks established previously and should be from the property line.

Landscape Requirements:

Plantings that help blend the adjacent environment into the visible private zone, are required. Trees shall be selected from the approved plant list and be compatible with the neighboring plant communities. Each individual homeowner will be responsible for the maintenance of landscaping in their private and amenity zones and be subject to timing requirements set forth in the CC&R's.

6.8.5 Commercial Landscape Guidelines

Building undulation, signage and plantings create a lively street scene

In this section, there will be a discussion of the areas that will need particular attention when forming design concepts and solutions in the planning process. Particular consideration of interfaces between adjacent land uses will be examined in detail.

Commercial landscape design shall be in accordance with all the concepts so far set forth in this document with regard to the preservation and connectivity to the open space systems, enhancing the built environment with appropriate, attractive materials, provide meeting and gathering areas and to encourage alternate means of mobility.

Pedestrian open space linkages should provide convenient and attractive access to building entries. Entry areas and pathways should be sufficiently lit and protected to ensure user security and comfort. Pedestrian activity is a desirable objective of commercial areas and consideration should be given within the framework to create opportunities for lively pedestrian-oriented open spaces.

Along with the primary function of providing visual and physical access between buildings and sidewalks, it is desirable to include additional locations for outside activities that attract people and encourages them to linger. Areas for sitting and dining featuring street furniture, art work, kiosks, vending and bike racks are some examples of design elements that should be incorporated into the project.

Well designed landscaping shall compliment all pedestrian use areas. The use of enhanced paving, walls, special materials, lighting, water features, fencing and planters are examples of components that can be employed to help define the special pedestrian spaces. Building facades may be set back to create additional private outdoor activity areas that interface with the public realm. Buildings may be oriented in such a manner as to create additional outdoor spaces.

One fundamental requirement of most projects is the placement of adequate parking facilities; how they conveniently serve the pedestrian, auto and delivery use; and the detailing of landscape shading, screening, wayfinding, orientation and access. The undesirable effects of parking areas can be mitigated through good design and well located landscaping. Reducing impact of parking facilities by separating into smaller components through landscaping and separated access routes is encouraged. Encroachment by vehicles into pedestrian pathways is not allowed and should be prevented by the inclusion of wheel stops or curbs. The screening of autos from public view is mandatory and may be accomplished with the use of planters, short walls, fencing, berms or a combination. Appropriate levels of lighting that provides adequate nighttime visibility, is required. Uniformly distributed glare free lighting increases security while reducing spillage onto adjacent properties. Fixtures should be selected based on their style and situation. The character must conform to the overall theme of the area they are sited.

Plant materials used in commercial locations should be selected with their durability and maintenance requirements in mind. Plants should be chosen for spaces with their mature size being considered. Colors, textures, shape and size shall compliment the adjacent architecture while blending in with the scale and project's design concept. A diversity of plant materials is encouraged to help achieve a more interesting natural appearance and survivability. Formal layouts should avoid a monoculture of materials by incorporating a mix of appropriate plantings in order to avoid a uniform uninspiring appearance or requiring excessive pruning. All plant materials must be selected from this document's provided plant list.

All commercial type of developments, i.e. Business and Professional, Office/ Commercial, Commercial, Village Commercial and Village Mixed Use, shall conform to the requirements discussed within this section of the document. Differences will be analyzed in the following section regarding how the various proposed adjacent land uses interface with the uses and requirements addressed here. Additionally, there will be a breakdown of each landscape zone and its specific needs, similar to how the residential section was addressed.