

SUD-B Northeast Quadrant General Development Plan



Prepared for:

Peery/Arrillaga and
Gill Property Development LLC

Prepared by:



March, 2019

In Association with:



This Page Left Blank Intentionally

Draft

SUD-B Northeast Quadrant General Development Plan

Lead Agency:

City of Lincoln

600 Sixth Street, Lincoln, CA 95648

Contact: Jim Bermudez

916.434.2470

Prepared for:

Peery/Arrillaga

2450 Watson Court, Palo Alto, CA 94303

Contact: Dick Peery

650.618.7000

Gill Property Development LLC

424 D Street, Marysville, CA 95901

Contact: Chris Gill

530.742.1300

Prepared by:

Frayji Design Group, Inc.

1540 Eureka Road, Suite 100, Roseville, CA 95661

Contact: Tony Frayji

916.782.3000

In Association with:

Fuhrman Leamy Land Group

2250 Douglas Blvd., Suite 130, Roseville, CA 95661

Contact: Steve Fuhrman

916.783.5263

IDEArc Architecture & Planning

17848 Sky Park Circle, Suite D, Irvine, CA 92614

Contact: Vance Graham

949-336-6056

This Page Left Blank Intentionally

CONTENTS AND EXHIBITS

Chapter 1: Introduction

- 1.1 Project Overview 1-1
- 1.2 Purpose and Intent of the General Development Plan 1-6
- 1.3 Supporting Documents 1-6

Chapter 2: Development Regulations and Standards

- 2.1 Purpose and Intent 2-1
- 2.2 General Provisions 2-1
- 2.3 Permitted Uses 2-2
 - 2.3.1 Lincoln Airport Compatibility Zones 2-2
 - 2.3.2 Residential Zone Uses 2-2
 - 2.3.3 Commercial Zone Uses 2-2
- 2.4 Land Use and Zoning Development Standards 2-8
 - 2.4.1 Low Density Residential 2-9
 - 2.4.2 Additional LDR Development Standards 2-12
 - 2.4.3 Multifamily Development Standards 2-13
 - 2.4.4 Additional Multifamily Development Standards 2-16

- 2.4.5 Commercial Development Standards 2-18
- 2.4.6 Additional Commercial Development Standards 2-23
- 2.4.7 Parks and Recreation 2-24
- 2.4.8 Open Space 2-24
- 2.5 Site Wide General Development Standards 2-25
 - 2.5.1 Placer County Airport Land Use Compatibility Plan 2-25
 - 2.5.2 Zone Boundaries 2-25
 - 2.5.3 Oak Tree Preservation and Removal 2-26
 - 2.5.4 Fuel Modification Zones 2-26
 - 2.5.5 Landscaping 2-27
 - 2.5.6 Signage 2-27
 - 2.5.7 Walls and Fencing 2-27
 - 2.5.8 Off Street Parking 2-27

Chapter 3: Design Guidelines

3.1 Purpose and Intent 3-1

3.2 Community Design 3-1

3.3 Residential Design Guidelines 3-2

3.3.1 Cohesive Blend with Existing Neighborhood 3-2

3.3.2 Neighborhood Crafting 3-2

3.3.3 Residential Site Planning Guidelines 3-4

3.3.4 Visible Perimeter Edges 3-4

3.4 Residential Architectural Guidelines 3-5

3.4.1 Architectural Character 3-5

3.4.2 Residential Neighborhood Architectural Guidelines 3-51

3.5 Multifamily Residential 3-58

3.5.1 Key Interests 3-58

3.5.2 Design Principles 3-59

3.5.3 Size and Scale 3-59

3.5.4 Building Types and Densities 3-60

3.5.5 Apartments & Surface Parking 3-61

3.5.6 Site Planning of Small Medium and Large Sites 3-61

3.5.7 Circulation 3-66

3.5.8 Craftsman 3-69

3.5.9 Spanish 3-71

3.6 Commercial Design Guidelines 3-73

3.6.1 Site Planning Guidelines 3-75

3.6.2 Massing and Scale 3-81

3.6.3 Design 3-82

3.6.4 Environmental Sensitivity 3-85

3.6.5 Prototype Big Box Elevation Examples 3-86

3.6.6 Commercial Inspiration Collages 3-87

3.7 Sustainability Design Guidelines 3-91

3.8 Landscape Design Guidelines 3-94

3.8.1 Master Landscape Concept Plan 3-95

3.8.2 General Landscape Criteria 3-107

3.8.3 General Hardscape Criteria 3-110

3.8.4 Entry Treatments 3-110

3.9 Commercial Landscape Guidelines 3-114

3.9.1 Site Design 3-114

3.9.2 Access, Circulation and Parking 3-115

3.9.3 Service and Storage 3-118

3.9.4 Lighting 3-119

3.9.5 Public Spaces 3-120

3.9.6 General Hardscape Criteria 3-130

3.9.7 Furnishings 3-130

3.9.8 Entry Treatments 3-131

3.10 Parks, Open Spaces and Trails Landscape Guidelines 3-134

3.10.1 General Park Development Guidelines 3-136

- 3.10.2 Neighborhood Parks 3-136
- 3.10.3 Open Space 3-140
- 3.10.4 Trails 3-141
- 3.11 Community Walls and Fences 3-150
- 3.12 Signage Guidelines 3-153
- 3.13 Lighting Guidelines 3-154
- 3.14 Landscape Components 3-155
 - 3.14.1 Plant Material 3-155
 - 3.14.2 Soils 3-155
 - 3.14.3 Irrigation 3-156

Chapter 4: Implementation

- 4.1 Overview 4-1
- 4.2 General Development Plan Administration and Implementation 4-1
 - 4.2.1 Subsequent Entitlements and Permits 4-1
 - 4.2.2 General Development Plan Interpretations 4-1
 - 4.2.3 Severability 4-2
- 4.3 CEQA Compliance 4-2
- 4.4 General Development Plan Substantial Conformance and Amendments 4-2
 - 4.4.1 Substantial Conformance to the General Development Plan 4-2
 - 4.4.2 General Development Plan Amendments 4-3

Tables

- 2.1 Permitted Uses 2-3
- 2.2 LDR Development Standards 2-9
- 2.3 Multifamily Development Standards 2-13
- 2.4 COMM Development Standards 2-19
- 2.5 Commercial Floor-Area Ratio 2-23
- 3.1 Recommended Plant Palette 3-159

Exhibits

- 1.1 Vicinity Map 1-3
- 1.2 Proposed City of Lincoln General Plan Land Use Designations 1-4
- 1.3 Land Use Plan 1-5
- 2.1 LDR Setback Diagram 2-11
- 2.2 Apartment Setback Diagram 2-15
- 2.3a COMM Setback Diagram 2-15
- 2.3b Typical Overhead Encroachment Diagram (Along Internal Theme Streets Only) 2-22
- 3.1a Floor Plan Diagram (50x100 Lots) 3-52
- 3.1b Floor Plan Diagram (60x100 Lots) 3-53
- 3.2 Master Landscape Concept Plan 3-96
- 3.3a Hemphill Drive Plan View – 2' Median 3-97
- 3.3b Hemphill Drive and Flyway Blvd. Section – 2' Median 3-98
- 3.4a Hemphill Drive Plan View – 14' Median 3-99
- 3.4b Hemphill Drive and Flyway Blvd. Section – 14' Median 3-100
- 3.5 Hemphill Drive – Interim Two Lane Road Section 3-101
- 3.6a Typical Residential Entrance Plan View 3-102
- 3.6b Typical Residential Entrance Section 3-103
- 3.7a Typical Local Primary Residential Street Plan View 3-104
- 3.7b Typical Local Primary Residential Street Section 3-105
- 3.8 Typical 40' and 44' ROW Street Sections 3-106
- 3.9 Primary Residential Entry Concept 3-112
- 3.10 Secondary Residential Entry Concept 3-113
- 3.11 Primary Community Entry Concept 3-132
- 3.12 Secondary Community Entry Concept 3-133
- 3.13 Open Space and Recreation Plan 3-135
- 3.14 Conceptual Neighborhood Park 1 3-137
- 3.15 Conceptual Neighborhood Park 2 3-138
- 3.16 Conceptual Neighborhood Park 3 3-139
- 3.17 Pedestrian Connectivity Plan 3-143
- 3.18a Conceptual Trail Plan View @ Markham Ravine 3-144
- 3.18b Conceptual Trail Cross Section A-A 3-145
- 3.19a Trail and Buffer Plan View 3-146
- 3.19b Trail and Buffer Cross Section B-B 3-147
- 3.20 Trail Cross Section @ Auburn Ravine C-C 3-148
- 3.21 Conceptual Trail/Path Cross Section D-D 3-149
- 3.22 Conceptual Community Wall and Fencing Plan 3-152

I . INTRODUCTION

1.1 Project Overview

This Special Use District-B (SUD-B) North-East Quadrant (NEQ) General Development Plan (GDP) has been prepared to implement the SUD-B NEQ Specific Plan project. The 198.4-acre SUD-B NEQ area is within the City of Lincoln's General Plan boundary and Sphere of Influence. This project is located west of downtown Lincoln and southeast from the Lincoln Regional Airport, on the east side of Nelson Lane between Nicolaus Road and State Highway 65, at the western boundary of the City of Lincoln in Placer County, California. (See Exhibit 1.1).

SUD-B NEQ is bordered by rural residential land uses to the west and agricultural uses being planned for mixed development to the south along with existing residential and the HWY 65 Bypass. To the east are a current residential neighborhood and the planned residential project, referred to as Independence, both within the City of Lincoln limits. The proposed Village 5 Specific Plan area is located to the west and the south of this project.

This project will contain a mix of commercial and residential land uses, as shown on Exhibit 1.2, Proposed City of Lincoln General Plan Land Use Designations and Exhibit 1.3, Land Use Plan, and is designed to provide compatibility with the existing residential and approved Independence Project, the natural existing surroundings, existing and future circulation. This SUD-B NEQ will also serve the neighboring Lincoln Regional Airport, and provides a benefit to ensuring it's continued viability.

SUD-B NEQ provides low density single-family residences, commercial, open space, and parks. This project will consist of low-density residential neighborhoods in the eastern portion, and commercial in the western portion fronting Nelson Lane and Nicolaus Road. Open space is designated in the northwest and southeast portions of the project adjoining Markham Ravine and Auburn Ravine, respectively. A pathway system consisting of trails and sidewalks provide interconnectivity between the open spaces and parks, the residential and commercial uses, and the neighboring community. Three parks are proposed in the residential development, two at the southern end and one in the northwestern portion of this Specific Plan Area (SPA).

This project's intent is to protect and enhance major natural resources within the project area, including Markham Ravine, Auburn Ravine, associated riparian habitats, wetland features and other aquatic waterbodies, and heavy tree covered areas adjacent to these ravines.

Each of the Residential and Commercial Plan Areas have been developed to allow for each to commence with development separately while still maintaining uniformity with the Specific Plan (See Exhibit 1.3). This also allows for each to secure subsequent entitlements on separate timelines.

As each of the projects move forward, the plan will ensure that adequate backbone infrastructure, public facilities, and essential services required to support the planned development will be in place and available to serve project residents. Financing mechanisms and maintenance

responsibilities for backbone infrastructure, public facilities and services are provided in the Specific Plan.

This GDP is structured into four chapters described as follows:

- **Chapter 1: Introduction** – Provides an overview of the SUD-B NEQ project, and summarizes the purpose and intent of this General Development Plan.
- **Chapter 2: Development Regulations & Standards** – Identifies the permitted uses within the SUD-B NEQ planning area, and establishes the development regulations and standards for the zones within the planning area.
- **Chapter 3: Design Guidelines** – Outlines the design guidelines applicable to the entire SUD-B NEQ planning area. The chapter further details architecture and landscape elements found in both the residential and commercial zones.
- **Chapter 4: Implementation** – Presents the procedures for implementing the SUD-B NEQ GDP. Also supplies the process for interpreting and amending this GDP, if needed.

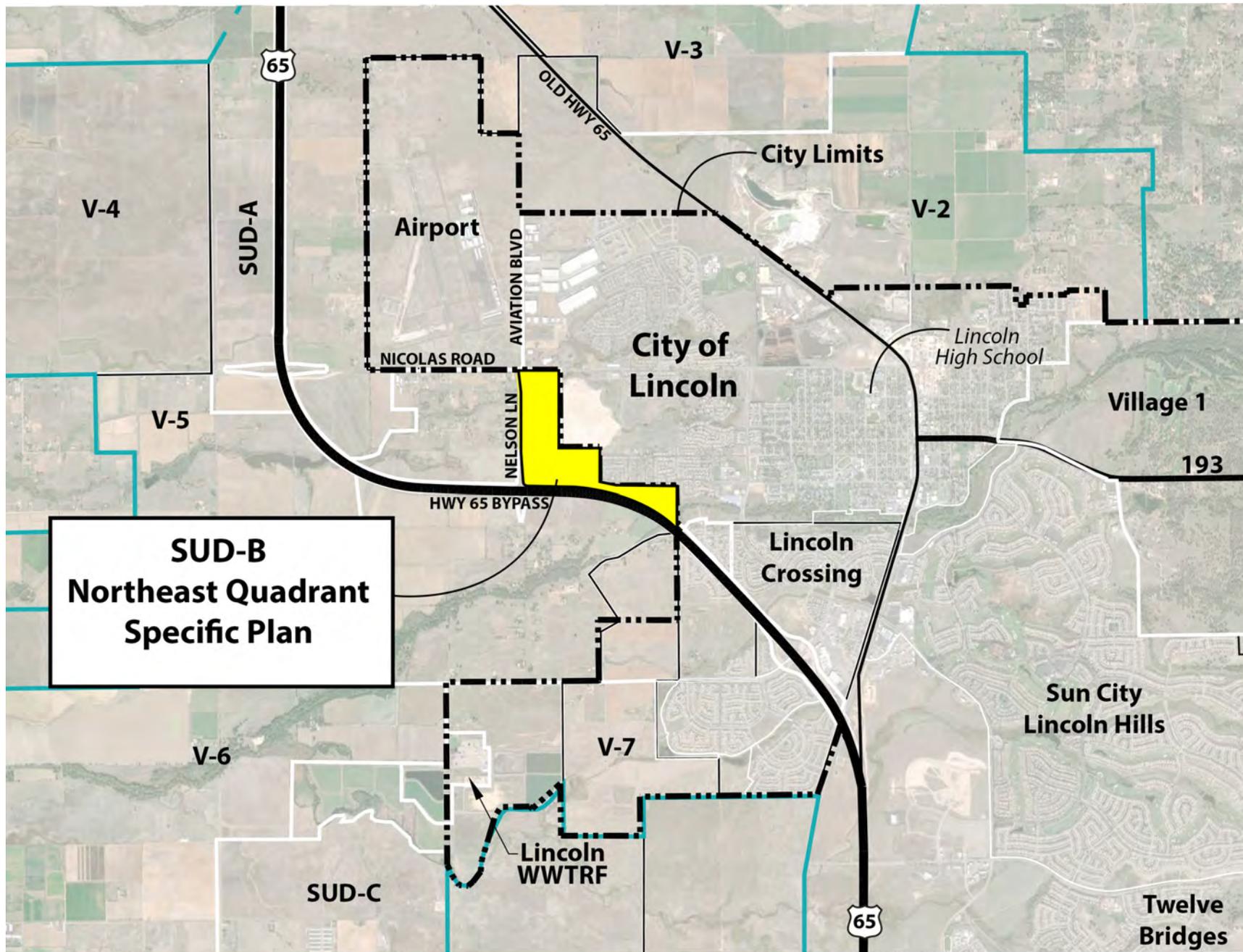


Exhibit 1.1 Vicinity Map

SUD-B Northeast Quadrant General Development Plan 1-3

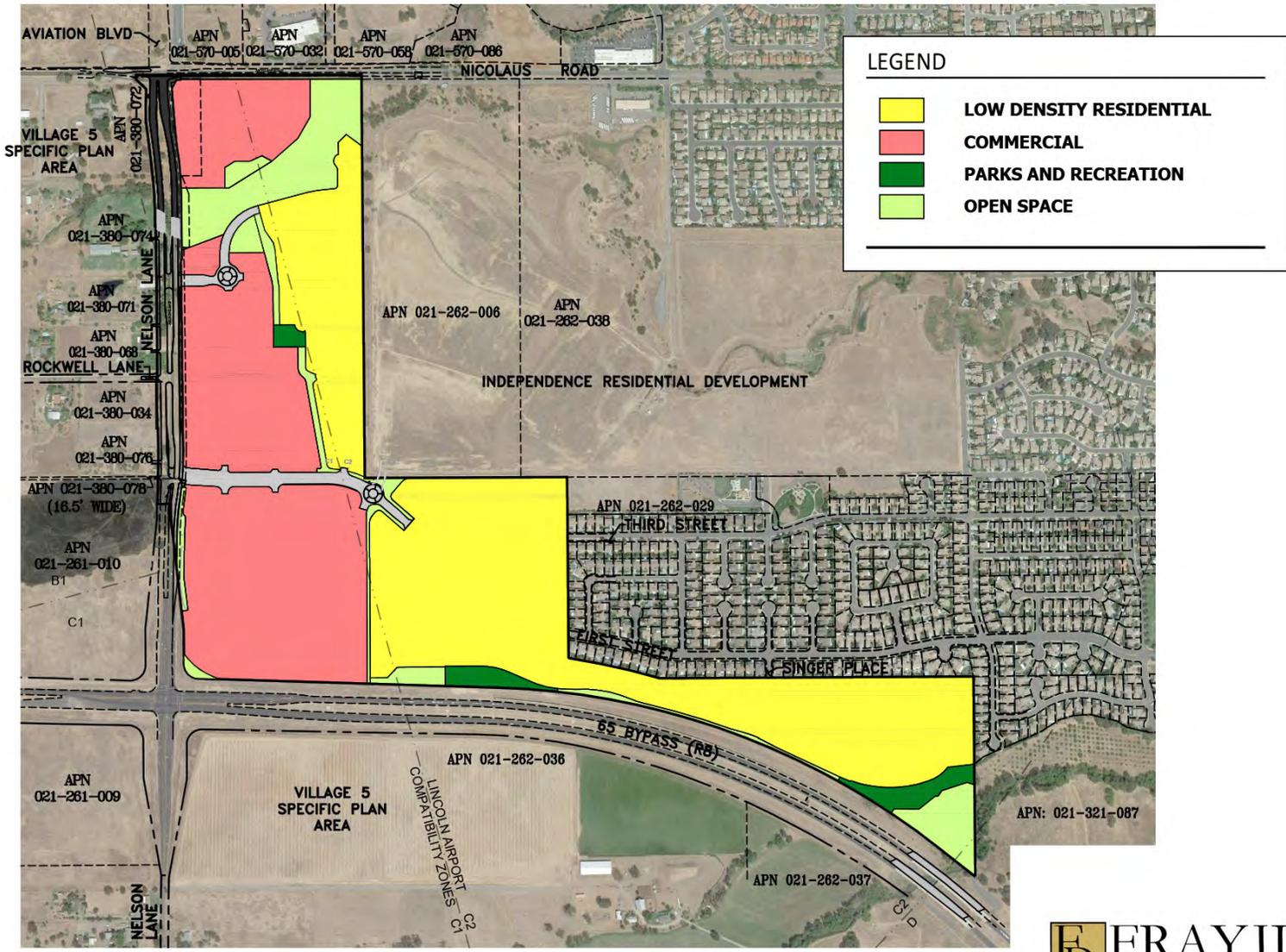


Exhibit 1.2 Proposed City of Lincoln General Plan Land Use Designations
 SUD-B Northeast Quadrant General Development Plan 1-4

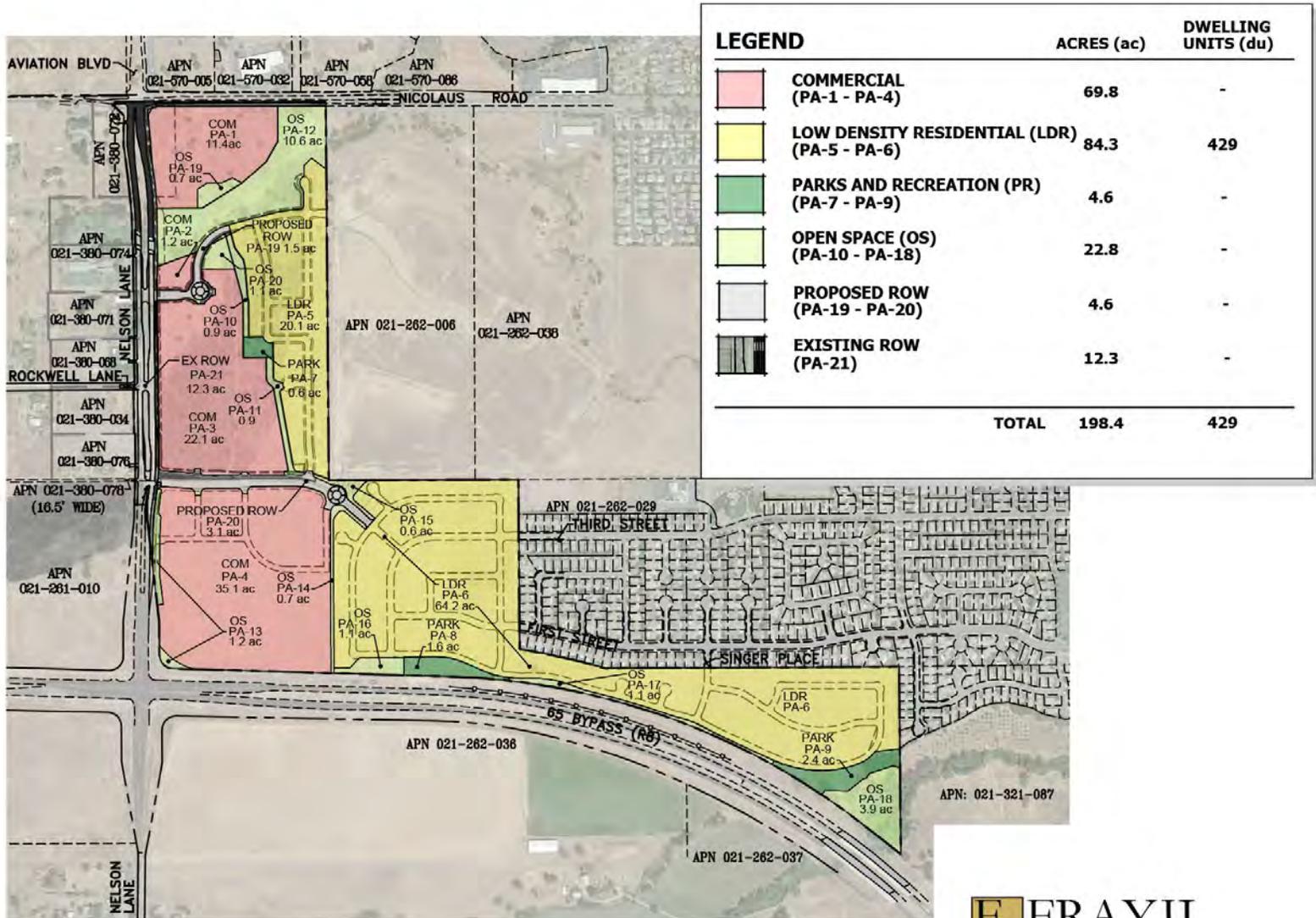


Exhibit 1.3: Land Use Plan
 SUD B Northeast Quadrant General Development Plan 1-5

1.2 Purpose and Intent of this General Development Plan

This GDP serves as a zoning tool to implement the vision and objectives of the Specific Plan. This GDP accompanies the SUD-B NEQ Specific Plan and functions as the zoning code and design guidelines for this Specific Plan. This GDP will provide the regulatory guide, development standards, and other designing criteria needed for City's review of individual projects within SUD-B NEQ. This GDP establishes the design outline, guidelines, and development standards to ensure a cohesive residential and commercial community, as envisioned by the accompanying Specific Plan.

This GDP establishes the SUD-B NEQ project area as a Planned Development (PD) district. As stated in Section 18.32.010 of the Lincoln Zoning Ordinance, the purpose of the PD district is to *"encourage and provide for a creative and more flexible approach to the use of land; to maximize the choices of types of living environments available to people of the city; and to encourage more efficient allocation and maintenance of privately-controlled common open space through the redistribution of densities where such a rearrangement is desirable and feasible."*

The design guidelines and development standards provided in this GDP will be used by City staff in reviewing subsequent development applications for individual projects within SUD-B NEQ, and guide the developers, builders, planners, and designers who will be involved in the construction of the community. The

purpose of this GDP is to give developers, builders, architects, and planners a basis from which to start planning and creating a community where a strong emphasis is placed on quality design and planning. This GDP has been prepared in conjunction with the Specific Plan and the City to promote the successful development of the SUD-B NEQ.

Individual projects are required to comply with the relevant development criteria and guidelines applicable to the proposed use and zone. It is not the intent of the GDP to restrict development opportunity, but to provide a directive and framework which will aid developers and design review authorities in ensuring consistency with the Specific Plan in order to create an attractive and unified community form throughout the SUD-B NEQ.

Both the SUD-B NEQ Specific Plan and this General Development Plan are in conformance with the City of Lincoln General Plan.

1.3 Supporting Documents

This GDP works in conjunction with and supplements the following documents listed below. During design and development, these documents should be referenced in the review and implementation of individual projects within SUD-B NEQ

- City of Lincoln General Plan
- City of Lincoln Municipal Code
- Placer County Airport Land Use Compatibility Plan
- SUD-B NEQ Specific Plan
- SUD-B NEQ Environmental Impact Report

2. DEVELOPMENT REGULATIONS AND STANDARDS

2.1 Purpose and Intent

This chapter defines the permitted uses and physical development standards and regulations for the planned development in SUD-B North-East Quadrant (NEQ). SUD-B NEQ is not currently designated as Planned Development on the City's zoning map, however, once it is in the City limits it will be based upon the underlying zoning shown on the Land Use Map. The intent is to provide clear and concise regulations and standards as a tool for the developers, builders, property owners, and City staff to implement development efficiently. The regulations and standards in the chapter shall supersede the Lincoln Municipal Code (LMC), as described in detail in Chapter 2.2 of the LMC.

2.2 General Provisions

The SUD-B NEQ General Development Plan (GDP) and the City of Lincoln Zoning Map, as amended, designate the entire project site as "Planned Development District". Within the SUD-B NEQ "Planned Development District", there are three different zoning classifications, described as follows:

- Residential: One classification of residential development in the SUD-B NEQ, Low Density Residential (LDR) is included. This classification includes conventional single-family detached

residential development, ranging in density from 3.0 to 5.9 du/acre. Multifamily dwellings are allowed within the Commercial Zone; and only permitted in the commercial zoned area within the C-2 Zone of the ALCUP.

- Commercial: The western portion of SUD-B NEQ will be reserved exclusively for commercial use. The commercial zone (COMM) will include a mix of commercial types, such as major retail, local retail, business commercial, eating/drinking establishments, and personal and miscellaneous services.
- Parks, Recreation, and Open Space: Parks and Recreation will include three neighborhood parks. Open Space will include minimally-altered natural area in the vicinity of Markham Ravine and Auburn Ravine. These areas contain multiple mature oaks, and will offer residents and visitors a welcome environment for passive recreation. A combination of trails and walks will link the Markham Ravine open space area with the Auburn Ravine open space area and provide pedestrian/biking connectivity to the existing adjacent neighborhood.

2.3 Permitted Uses

This section sets forth the land uses in each zoning classification within SUD-B NEQ. The permitted uses are listed in the following table, Table 2.1 Permitted Uses. Other uses not listed in Table 2.1 will be subject to a Conditional Use Permit. This section describes the use classifications that apply to this development. Other uses not specifically listed in this table may be permitted if the City's Community Development Director deems to be consistent with the purpose and intent of the approved SUD-B NEQ Specific Plan.

2.3.1 Lincoln Airport Compatibility Zones

The Lincoln Regional Airport is located just northwest of the Plan Area. This airport is a general aviation facility owned and operated by the City of Lincoln. Airport influence areas and related compatibility zones extend over a portion of the site. The Placer County Airport Land Use Compatibility Plan (ALUCP) provides detailed guidelines and policies for development compatibility. The list of Permitted Uses found in Table 2.1 includes areas that are encumbered by the Airport Compatibility Zones. Permitted uses shall adhere to the ALUCP criteria for any proposed land located within the compatibility zone.

2.3.2 Residential Zone Uses

Low Density Residential (LDR) is the only category of residential use included in the SUD-B NEQ however Multifamily dwellings are allowed within the Commercial Zone; and habitable structures are only permitted in the commercial zoned area within the C-2 Zone of the ALCUP. The LDR land use category provides for single family detached homes on standard size lots. Any residential within the C1 zone shall adhere to the ALUCP guidelines of 4 units per acre maximum.

2.3.3 Commercial Zone Uses

All lands designated Commercial on the Specific Plan Map shall be zoned General Commercial (COMM). Zoning regulations applicable to the Planned Development Zoning District shall apply to all commercial lands in the Plan Area, except where superseded by this General Development Plan and Zoning Regulation.

The purpose of the General Commercial Zoning District is to provide for a wide range of retail and service commercial uses within well designed, planned shopping center developments. Generally, commercial projects will be anchored by one or more large retail tenants and augmented by a number of smaller retail and service commercial tenants.

Table 2.1
Permitted Uses¹

P = Permitted by Right C = Conditional Use Permit Required X = Prohibited Use	Zoning Categories			
	RESIDENTIAL ZONE	COMMERCIAL ZONE	PUBLIC/OPEN SPACE ZONES	
Land Uses	LDR	COMM	PARK	OS
Residential, Child Day Care and Lodging Uses				
Single-family detached dwellings	P	X	X	X
Multifamily attached dwellings	X	C ²	X	X
Home occupations ³	P	C ²	X	X
Independent living and assisted living residential facilities	P	X	X	X
Live/work development	X	X	X	X
Model homes	P	X	X	X
Nursing homes and convalescent facilities	X	C ²	X	X
Sales and leasing offices and trailers	P	P	X	X
Second dwelling residential units on the same lot as primary residence ⁴	P	X	X	X
Public and Semi-Public Uses				
Colleges and universities	X	C	X	X
Fire stations	P	P	C	X
Libraries and museums	P	P	X	X
Police stations	P	P	C	X
Post offices	X	P	X	X
Public utility buildings and uses, excluding equipment yard, warehouses or repair shops	X	P	C	C
Religious institutions and places of worship (e.g., churches, synagogues, mosques, temples)	C	C	X	X

- 1 Land uses within the Lincoln Regional Airport Influence Zone shall be evaluated in accordance with the compatibility policies and the Basic Compatibility Criteria table (LIN 6-1) contained within the adopted ALCUP.
- 2 Multifamily dwellings are allowed within the Commercial Zone; however, habitable structures are only permitted in the commercial zoned area within the C-2 Zone of the ALCUP. The conditional use is compatible with Section 18.22.030 of the City of Lincoln Zoning Code.
- 3 Home occupation uses as defined and regulated by Chapter 18.62 of the Lincoln Zoning Code.
- 4 Second dwelling residential units as defined and regulated by Chapter 18.37 of the Lincoln Zoning Code, unless otherwise stated in this Specific Plan.

SUD-B NEQ

General Development Plan

2 | Development Regulations and Standards

Land Uses	Zoning Categories			
	RESIDENTIAL ZONE	COMMERCIAL ZONE	PUBLIC/OPEN SPACE ZONES	
	LDR	COMM	PARK	OS
P = Permitted by Right C = Conditional Use Permit Required X = Prohibited Use				
Schools, K-12, private	C	X	X	X
Schools, K-12, public	C	X	X	X
Schools, vocational	X	X	X	X
Office and Health Care Uses				
Business and professional offices	X	P	X	X
Hospitals	X	X	X	X
Medical and dental offices	X	P	X	X
Research and development; provided, however, that such uses must occur entirely within an enclosed building	X	P	X	X
Indoor veterinary clinics and animal hospitals	X	P	X	X
Outdoor veterinary clinics and animal hospitals	X	C	X	X
Commercial Uses				
Apparel and jewelry stores	X	P	X	X
Alcohol Sales (greater than 10k sf)	X	P	X	X
Automobile body, paint, maintenance and/or repair shops (w/ dealership)	X	P	X	X
Automobile parts stores, retail only	X	P	X	X
Automobile and motorcycle sales and rentals	X	P	X	X
Automobile service stations, Smog Centers, not including major repair or overhaul	X	X	X	X
Bakeries and delicatessens	X	P	X	X
Bars, taverns and cocktail lounges	X	C	X	X
Barber shops, beauty, nail and tanning salons and similar uses	X	P	X	X

SUD-B NEQ

General Development Plan

2 | Development Regulations and Standards

P = Permitted by Right C = Conditional Use Permit Required X = Prohibited Use	Zoning Categories			
	RESIDENTIAL ZONE	COMMERCIAL ZONE	PUBLIC/OPEN SPACE ZONES	
	LDR	COMM	PARK	OS
Land Uses				
Big-Box Store	X	P	X	X
Car wash facilities	X	P	X	X
Coffee shops, ice cream/yogurt shops	X	P	X	X
Convenience stores (extended hours)	X	P	X	X
Dance clubs or live entertainment	X	P	X	X
Department stores	X	P	X	X
Drug stores/pharmacies (w/ drive-thru)	X	P	X	X
Electronic goods stores	X	P	X	X
Financial institutions (banks, title companies, savings and loans)	X	P	X	X
Food/grocery stores	X	P	X	X
Furniture stores	X	P	X	X
Gas stations (extended hours)	X	C	X	X
Gift shops	X	P	X	X
Hardware stores	X	P	X	X
Heavy equipment sales and services	X	X	X	X
Home improvement centers	X	P	X	X
Household appliance stores	X	P	X	X
Hotel/Motel	X	P	X	X
Laundromats/dry cleaners	X	P	X	X
Liquor stores	X	C	X	X
Miscellaneous services such as travel services, photo developing, videotape rentals, shoe repair, bicycle repair and similar uses	X	P	X	X
Mortuaries and funeral homes	X	X	X	X
Movie Theater	X	P	X	X
Music stores	X	P	X	X

SUD-B NEQ

General Development Plan

2 | Development Regulations and Standards

Land Uses	Zoning Categories			
	RESIDENTIAL ZONE	COMMERCIAL ZONE	PUBLIC/OPEN SPACE ZONES	
	LDR	COMM	PARK	OS
Nursery plant sales, retail only	X	P	X	X
Pet grooming	X	P	X	X
Photographic studios	X	P	X	X
Postal annex	X	P	X	X
Printing, blueprinting and copy services	X	P	X	X
Storage (Including recreational vehicle and boat storage)	X	C	X	X
Recreation vehicle and boat sales and rentals	X	C	X	X
Restaurants and cafeterias, with or without outdoor seating	X	P	X	X
Restaurants, fast food (without drive-thru)	X	P	X	X
Restaurants, fast food (with drive-thru) ⁵	X	C	X	X
Stationary stores	X	P	X	X
Toy stores	X	P	X	X
Recreation Uses				
Bowling alleys and pool or billiard halls	X	P	X	X
Community centers and recreation centers ⁶	C	X	P	X
Cultural centers and performing arts centers	X	P	X	X
Equestrian centers, rings and stables	X	X	X	X
Health clubs, martial arts studios, yoga studios, dance studios and similar uses	X	C	P	X
Game machine arcades (Indoor)	X	P	X	X
Golf Course ⁷	X	X	P	X
Golf course and clubhouse ⁵	X	X	P	P

⁵ First two (2) drive-thru establishments shall be allowed w/o conditional use permit for each property owner.

⁶ Permitted only when not developed on Nelson Lane or Nicolas Road.

⁷ Permitted only when development is associated with a golf course that is 150 acres or larger.

P = Permitted by Right C = Conditional Use Permit Required X = Prohibited Use	Zoning Categories			
	RESIDENTIAL ZONE	COMMERCIAL ZONE	PUBLIC/OPEN SPACE ZONES	
	LDR	COMM	PARK	OS
Indoor commercial recreation uses, such as miniature golf, bumper boats, batting cages, kiddie rides, rock climbing, skating rings, roller hockey, skateboard, and “stunt” bike facilities, and similar attractions, lighted and unlighted	X	P	X	X
Open space	P	P	P	P
Outdoor commercial recreation uses, such as miniature golf, bumper boats, batting cages, kiddie rides, rock climbing, skating rings, roller hockey, skateboard, and “stunt” bike facilities, and similar attractions, lighted and unlighted	X	C	X	X
Parks and playgrounds	P	P	P	X
Swimming pools ⁸	P	P	P	X
Sports fields and turf play areas	P	P	P	X
Tennis clubs and similar recreation uses, lighted and unlighted	C	C	P	X
Trails (bicycle, equestrian, multi-purpose and hiking)	P	P	P	P
Accessory Buildings and Uses⁹				
Personal Antennas and satellite dishes	P	P	X	X
Fences and walls	P	P	P	P
Solar (photovoltaic) panels in conjunction with a primary or accessory building (must be roof mounted)	P	P	P	X
Swimming pools and spas, as an accessory use	P	P	P	X
Wireless telecommunication facility	C	C	C	X

⁸ Swimming pools in residential districts are subject to regulations contained in Section 18.36.070 of the Lincoln Zoning Code.

⁹ Accessory buildings and uses are subject to regulations contained in Section 18.36.050, and 18.36.060, respectively, of the Lincoln Zoning Code, unless otherwise stated in this Specific Plan.

2.4 Land Use and Zoning Development Standards

This section establishes the development standards for buildings located in each proposed land use/zoning designation. In addition to the standards in this section, general site planning and development standards applicable to entire SUD-B NEQ are contained in Section 3.3 and 3.5.

The development standards included herein are intended to establish the minimum design parameters. The City may allow different standards proposed by a developer/builder during site development and architectural review of a Specific Development Plan and/or Tentative Map, provided that such alternative standards are consistent with the intent of the SUD-B NEQ Specific Plan and General Development Plan.

2.4.1 Low Density Residential (LDR)

The following development standards shall apply to conventional single-family detached homes in the Low Density Residential (LDR) planning areas.

Table 2.2 LDR Development Standards

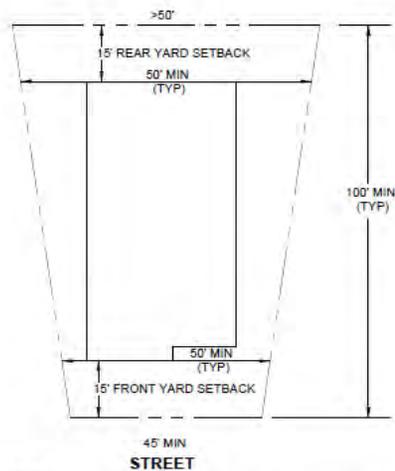
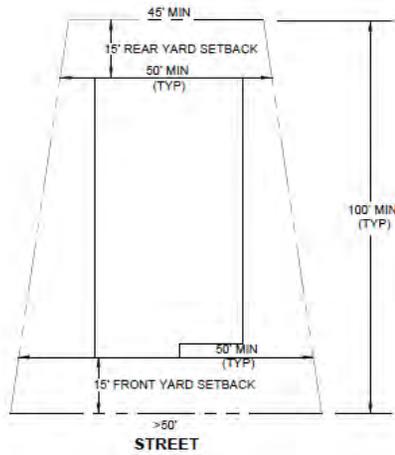
LDR DEVELOPMENT STANDARDS	
Development Standard	Single-Family Detached
Density Range	3.0 - 5.9 du/ac
Minimum Lot Area	5,000 sq. ft.
Minimum Corner Lot Area	6,000 sq. ft.
Maximum Block Length	1600'
Maximum Lot Coverage	60%
Lot Dimensions:	
Minimum Lot Width	50'
Minimum Lot Depth	100'
Minimum Yard Setbacks¹:	
Front Yard, Facing the Street ² :	
Porch, Balcony, or Deck	15'
Living Space	15'
Front Entry Garage	20'
Side Entry Garage	15'
Side Yard:	
Interior	5'
Street	15'

SUD-B NEQ

General Development Plan

2 | Development Regulations and Standards

LDR DEVELOPMENT STANDARDS CONTINUED	
Development Standard	Single-Family Detached
Rear Yard:	
Living Space not Adjacent to an Arterial, Collector, Local Street, or Alley	10' ³
Living Space Adjacent to an Arterial, Collector, Local Street, back of existing neighborhood, or Alley	15'
Patio Cover	5' ³
Balcony or Deck	10'
Garage	n/a
Accessory Structure Minimum Setbacks:	
Front Yard, Facing the Street	same as principal building
Side Yard	same as principal building
Rear Yard	5' ³
Maximum Building Height:	
Principal building	2 stories, not to exceed 36' in height
Accessory structure	1 story, not to exceed 16' in height
Footnotes:	
<p>1 Architectural projections such as roof overhangs, bay windows, window trims, material veneers, shutter details, chimneys, media niches, over framing for principal windows and recessed garage doors, and other similar elements may project a maximum of 3' into required front, rear or side setback areas; provided, however, that such projection shall not be closer than 3' to any property line. All such architectural projections shall comply with applicable building code requirements.</p> <p>2 All setbacks are measured from property line.</p> <p>3 Exterior lots of the project, adjacent to Medium Density developments, shall have a Rear Yard setback of a minimum of 15', and Attached Patio Covers and Accessory Structures 10'.</p>	



NOTE:
LOT DIMENSIONS SHOWN ARE EXAMPLES AND USED FOR ILLUSTRATIVE PURPOSES.

Notes:

- Refer to section 2.4.2 for additional development standard criteria and dimensions
- All front and street side setbacks are measured from property line.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

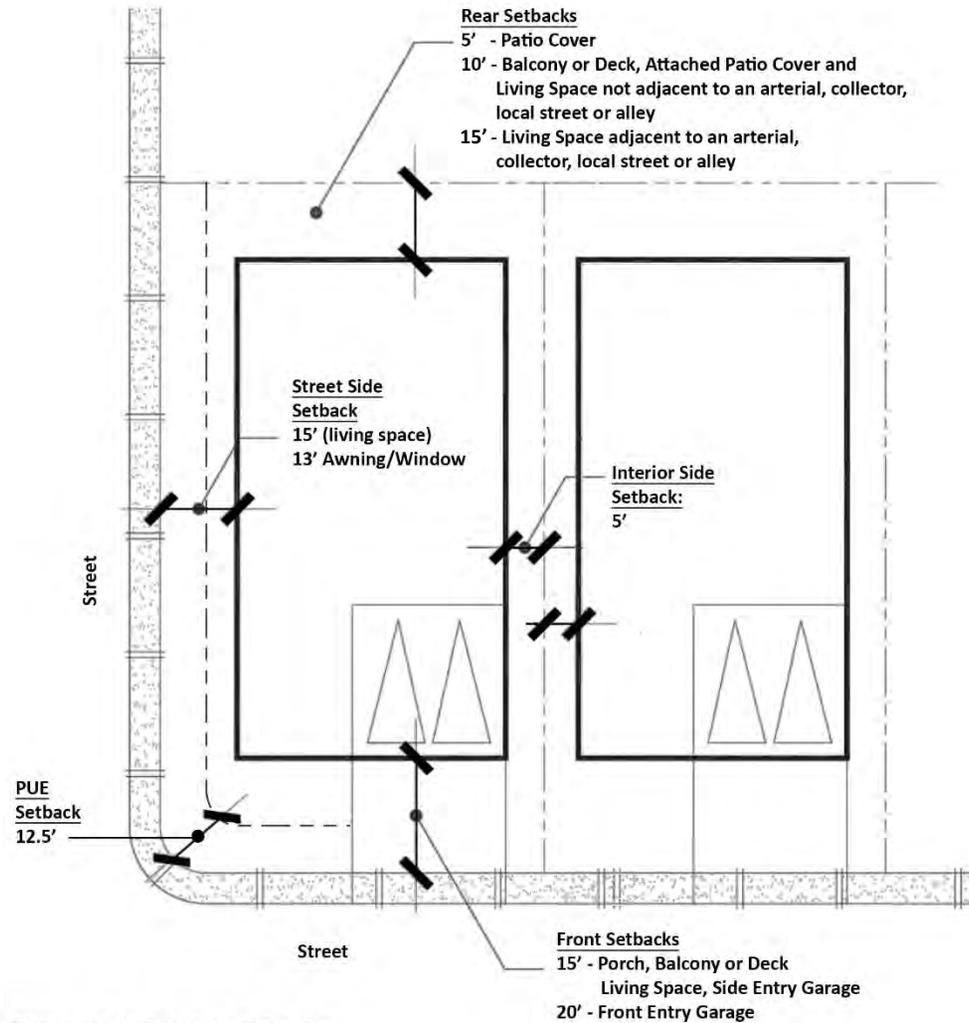


Exhibit 2.1: LDR Setback Diagram

2.4.2 Additional LDR Development Standards

1. Plot Plans

Adjacent residences shall not have the same plan and elevation. Reverse footprints of the same plan are permitted so long as they have different elevation styles and color schemes. Each LDR land use as defined by the Land Use Plan (Exhibit 1.3, PA-5 and PA-6) should have a minimum of 3 floor plans for each residential housing type and a minimum of 3 exterior elevations.

2. Parking

A minimum of two spaces with a minimum unobstructed interior dimension of 20' by 20' as measured from the interior walls shall be provided per unit in an enclosed garage. Three-car front facing garages are allowed on houses that are a minimum of 45' wide and must be configured in one of the following ways: Side-by-side with the third space offset from the remaining two spaces a minimum of 2' or separated by living space; the third space in a tandem configuration; a combination of front entry and side entry spaces; all three spaces in a side entry configuration; all three spaces pushed back toward the rear of the lot; or any other condition that de-emphasizes the presence of three-garage spaces on the street scene. On houses that are less than 45' wide a third car space is permitted in a tandem configuration only.

2.4.3 Multifamily Development

Standards

The following development standards shall apply to attached apartments or condos in the Commercial (COMM) planning area.

Table 2.3 Multifamily Development Standards

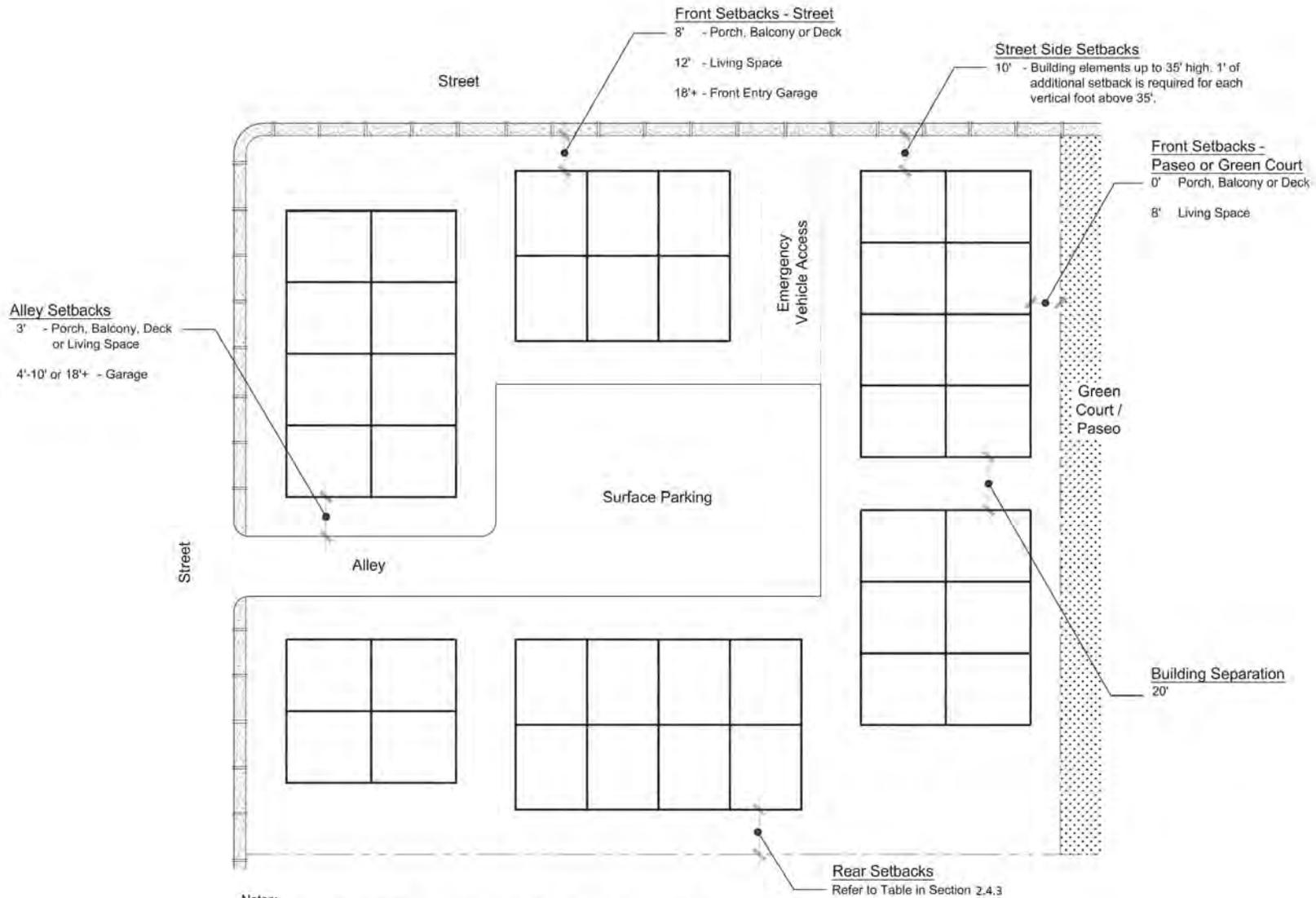
MULTIFAMILY DEVELOPMENT STANDARDS	
Development Standard	Apartment
Density Range	10-25 du/ac
Minimum Lot Area	8,500 sq. ft.
Maximum Lot Coverage	75%
Minimum Product Paseo Width	15'
Minimum Green Court Width	30'
Minimum Yard Setbacks¹:	
Front Yard, Facing the Street ² :	
Porch, Balcony, or Deck	8'
Living Space	12'
Front Entry Garage	18' if front-loaded; N/A if rear-loaded
Setback from Alley	
Balcony or Deck	3'
Living Space	3'
Garage	4'-10' or 18'+

SUD-B NEQ

General Development Plan

2 | Development Regulations and Standards

MULTIFAMILY DEVELOPMENT STANDARDS CONTINUED	
Development Standard	Apartment
Side Yard:	
Street	10'/20' for building elements up to 35' high. For building elements greater than 35' in height, 1' of additional setback is required for each vertical foot over 35' (40' max bldg ht.) ⁸
Living Space adjacent to an Arterial, Collector or Local Street	20'
Living Space Adjacent to an Alley	3'
Minimum Common Open Space	150 sq. ft. per unit
Minimum Private Open Space	48 sq. ft. per unit
Maximum Spacing Between Buildings	20'
Maximum Building Height:	
Principal Building	4 stories, not to exceed 44' in ht.
Accessory Building	1 story, not to exceed 16' in ht.
Footnotes:	
1 Architectural projections such as roof overhangs, bay windows, window trims, material veneers, shutter details, chimneys, media niches, over framing for principal windows and recessed garage doors, and other similar elements may project a maximum of 3' into required front, rear or side setback areas; provided, however, that such projection shall not be closer than 3' to any property line. All such architectural projections shall comply with applicable building code requirements.	
2 Front and street side yard setbacks measured from property line.	
3 Architectural projects such as chimneys, cupolas, mezzanine space (250 sq. ft. max. per unit) above the 2 nd floor, and other similar features may exceed the maximum permitted height by 10'.	
4 Paseos include Community level paseos, Village level paseos and Product level paseos within a development parcel.	
5 Paseos and Green Courts may be common lots or defined use easements. For common lots, the setbacks shall be measured from the property line separating the common lot from the adjacent private lot. For use easements, the setbacks shall be measured from the defined edge of the easement on the interior portion of the lot.	
6 Residential products may utilize Reciprocal Use Easements, subject to building code requirements. The side of a unit which forms the "0" side of the dwelling shall not have any doors or primary windows on the ground floor that face into the easement area.	
7 Residential products may be fee simple or condo mapped. If condo mapped, building separations shall be the equivalent of the combined yard setbacks otherwise required.	



Notes:

- Refer to section 2.4.3 for additional development standard criteria and dimensions.
- All front and street side setbacks are measured from Property Line unless otherwise noted.
- Final layout will determine front, side and rear yard locations.
- If units are condo mapped, then minimum building separation at side yards shall be 15'.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and table, then table shall prevail.

2.4.4 Additional Multifamily Development Standards

1. Plotting.

In Rear-Loaded Detached neighborhoods, adjacent residences shall not have the same plan and elevation. Reverse footprints of the same plan are permitted so long as they have different elevation styles and color schemes. Each neighborhood should have a minimum of 3 floor plans for each residential housing type and a minimum of 3 exterior elevations. No more than 2 dwelling units with the same floor plan shall be plotted adjacent to one another along a street frontage.

2. Parking.

Minimum parking requirements shall be as follow:

- Studios and 1-bedroom units: 1 covered space and 0.5 uncovered space
- 2-bedroom units: 2 covered spaces
- 3-bedroom units and greater: 2 covered spaces and 0.5 uncovered space
- Guest parking: 1 space for every 5 units

Enclosures shall comply with all yard requirements. Tandem garages shall be permitted. Dens, bonus rooms and other similar rooms shall be counted as bedrooms for the purpose of parking calculations. On-street parking along private streets may be counted in the tabulation of guest spaces.

3. Laundry Facilities.

Either centralized laundry facilities with washers and dryers shall be installed in one or more central locations within each multifamily residential complex and hookups to accommodate washers and dryers shall be installed in each dwelling unit, or a washer and a dryer shall be provided in each unit. The project developers or builders shall determine which option to implement on a case-by- case basis.

4. Common Outdoor Open Space.

Common outdoor open space shall be provided as follow:

Cluster homes, duplexes/triplexes and townhomes - minimum 100 square feet per dwelling unit (excluding private balconies, patios and yards); minimum dimensions shall be 10' in each direction

Flats - minimum 150 square feet per dwelling unit (excluding private balconies, patios and yards); minimum dimensions shall be 15' in one direction

Public or private driveways, parking areas, required trash areas or other areas designed for operational functions shall not be considered open space.

Common open space areas may include, but are not limited to, turf areas, landscaped areas, hardscaped areas (excluding parking areas and public/private driveways), gardens, sitting areas, game courts,

swimming pools, spas, sauna baths, tennis courts, basketball courts, play lots, bocce ball courts, outdoor cooking areas, lawn bowling, and other similar recreational facilities. Green Court products may calculate the green court area toward the common open space requirement.

5. Pedestrian Walkways.

A pedestrian circulation system shall be incorporated into the design of multifamily projects for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational facilities and all other outdoor areas. This system shall be developed with a combination of the following development standards:

A sidewalk system shall be developed adjacent to all streets and installed in accordance with City standards.

An interior walkway system with a minimum of 4' wide walkways shall be provided. Walkway systems shall utilize materials such as concrete, brick, flagstone or other materials approved by the City.

6. Trash Collection Areas.

Trash collection areas for multifamily development should, in general, be located within 200' of the furthest dwelling unit they serve. Consideration shall be given to siting trash collection areas for convenient access, but with care given to avoid impacting important design features such as, but not limited to, entries, recreation areas, leasing offices and clubhouses. Trash collection

areas shall be constructed to City standards and situated so as to reduce noise and visual intrusion on adjacent units and properties.

7. Lighting Devices.

Lighting devices for multifamily development shall be provided as follow:

All exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets.

The use of energy-conserving and vandal-resistant fixtures or lighting systems shall be given primary consideration.

2.4.5 Commercial Development Standards

The commercial designation allows a mixture of uses including, but not limited to, multifamily dwelling, major retail, local retail, offices, and personal/miscellaneous services. This zone is located on large visible sites along Highway 65, Nelson Lane, and Nicolaus Road. The COMM zoned parcels are encumbered by the Airport Compatibility Zone, which may impose more restrictive development standards for building heights and site density than those standards presented here. The more restrictive shall prevail. The design of site features including landscaping, signage, and site furnishings shall be considered as part of a greater whole to subtly weave the projects together. All site walls and screens shall be architecturally integrated with the building. Service areas, trash, mechanical equipment, and loading facilities shall be located away from street and park edges and screened from public view.

The following development standards on Table 2.4, Exhibits 2.3a and 2.3b shall apply to development in the commercial planning areas.

Table 2.4
Commercial Development Standards

COMM DEVELOPMENT STANDARDS	
Development Standards	
Minimum Lot Area	N/A
Minimum Corner Lot Area	N/A
Maximum Lot Coverage	Varies per use
Maximum Structure Height ¹	56'
Setbacks for Main Buildings and Accessory Structures²	
Front	25'
Side (interior)	0'
Rear (interior)	20' 10'
Side or Rear (abutting a public street or Park)	15'
Front, Side and Rear	Adequate vehicular/fire department access
Projections³	
Roof overhangs, eaves	3'
Canopies, awnings	6' min. 10' clear
Balconies	10' min
Parking	
Off-street parking	per LMC 18.44
Loading / Delivery / Service	
Loading zone	Loading, Delivery, and service shall be adequately screened and shall be designed so as to not impede vehicular or pedestrian movement
Signs	
per LMC Title 16	

COMM DEVELOPMENT STANDARDS

Planters / Furnishings

Street and site elements such as planters, benches, trash receptacles, light fixtures, and bike racks shall be consistent throughout the entire project.

Each building or group of building shall provide a plaza space for building tenants incorporating seating and trash receptacles at a minimum.

Outdoor dining furnishings must be durable and of high quality. No plastic tables and chairs shall be permitted.

Dining furniture may be separated from the pedestrian walking zone by the use of low planters or non-movable barriers. No barriers shall be more than 42 inches high.

Light fixtures should be consistent with lower level lights at the perimeter, taller in the interior.

Separation

Commercial developments adjacent to Residential properties shall have a decorative 6' tall masonry wall. A combination of decorative solid masonry wall and substantial landscaping could also be used.

Footnotes:

- 1 Any proposed building structures greater than 70 feet would be required to undergo an Air Space Review per the ALUCP.
- 2 All setbacks shall be measured from property lines
- 3 Building projections and or outdoor seating which extend over/into the public sidewalk area may be granted with an encroachment permit.

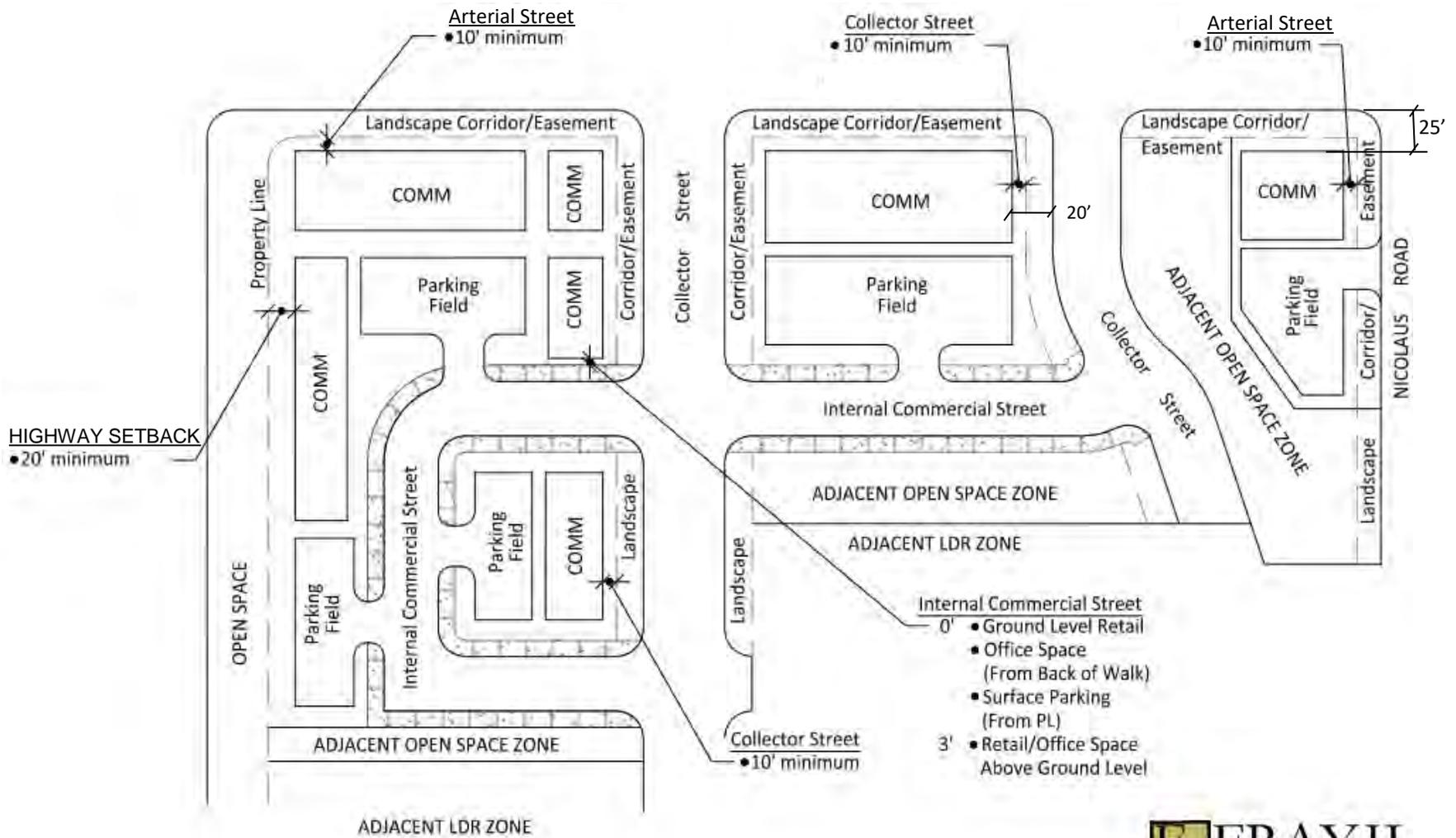
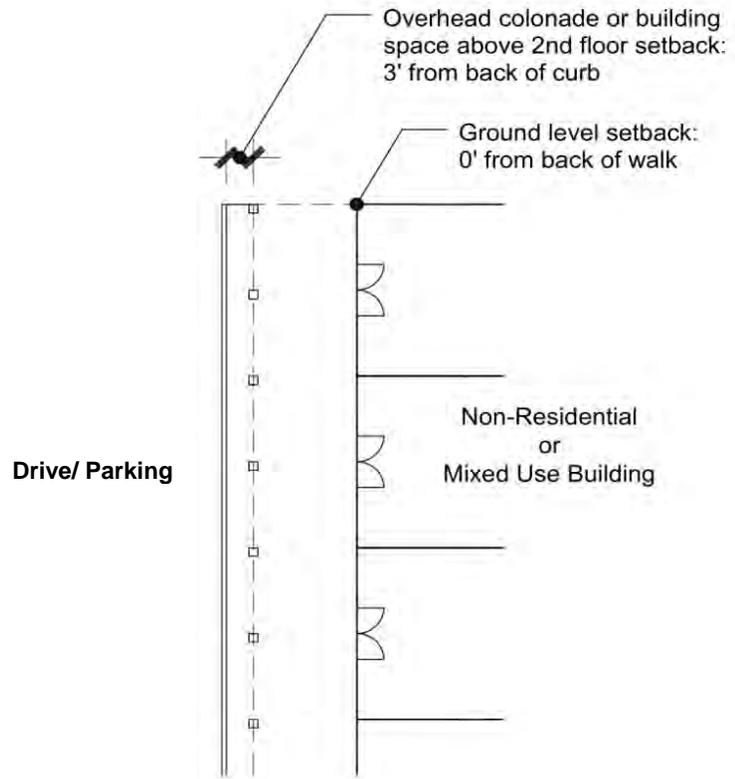
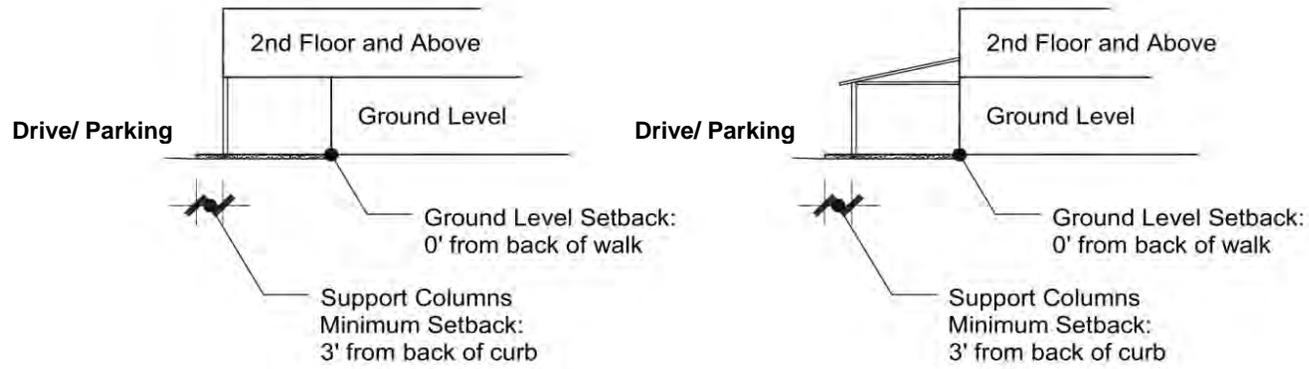


Exhibit 2.3a: COMM Setback Diagram

SUD B Northeast Quadrant General Development Plan 2-21



* Overhead encroachment columns must be out of any PUE or Landscape Area

Exhibit 2.3b: Typical Overhead Encroachment Diagram

2.4.6 Additional Commercial Development Standards

1. Commercial Zone

Approximately 71-acres are designated commercial (COMM) as shown on Exhibit 1.1, Land Use Plan. The maximum square footage of non-residential uses permitted in the SUD-B NEQ planning area is predicated on the Placer County Airport Land Use Compatibility Plan (ALUCP). The commercial land use yield is calculated with the Floor-area ratio (FAR) as specified in the ALUCP. FAR values for primary commercial land uses, as provided in the ALUCP, are listed in Table 2.5 below, unless otherwise approved by special condition.

Table 2.5
Commercial Floor-Area Ratio

COMMERCIAL FLOOR-AREA RATIO	
Commercial Land Use	FAR
Major Retail, 'Big-Box' Retail	0.38
Local Retail	0.59
Restaurants, Bars, Fast Food	0.21
Offices	0.74

Refer to Chapter 6 of the ALUCP, Table LIN-6A, for other land uses not listed above, and for additional standards and requirements.

2. Site Furnishings

Site 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.

3. Landscaping

Commercial landscape design shall be in accordance with all the concepts 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.

4. Pedestrian Circulation

The pedestrian circulation system will provide safe and comfortable access between the commercial development, and connectivity to adjacent residents and arterial roads fronting this Specific Plan Area.

The walkway system within the commercial planning area shall provide access to and from all commercial and office buildings, recreational facilities, parking areas, trash storage areas, and all other outdoor areas. Entry into the commercial area, via walkway, shall have enhanced

SUD-B NEQ

General Development Plan

2 | Development Regulations and Standards

paving, enhanced crosswalks, trellises or site features to encourage pedestrians to enter at that point. Adequate sidewalks and parkway landscaping shall be provided adjacent to both sides of all collector and primary commercial streets in the commercial planning areas.

The minimum width of sidewalks and other walkways along internal commercial streets shall be 6', with landscaping on each side, and utilize materials such as concrete, brick, flagstone, with other materials approved by the City. Detention basins should be incorporated into the landscaping surrounding the walkways.

2.4.7 Parks

The parks designation (PARK) on the Land Use Plan (Exhibit 1.3) includes three parks, PA-7, PA-8 and PA-9. These parks will provide recreational uses for this Specific Plan Area and the adjacent existing neighborhood. Park uses may include playground equipment, picnic areas, BBQ grills, basketball courts, multi use fields, bicycle paths, gardens and sitting areas. Conceptual designs of these parks are provided in Section 3.10.2 of this GDP.

2.4.8 Open Space

The Open Space (OS) areas include natural open space, neighborhood landscaped corridors, and development edge buffers along the southern boundary

of SUD-B NEQ. The following regulations apply to Open Space within SUD-B NEQ:

1. Construction of buildings in natural open space shall be prohibited.
2. Detention basins shall be incorporated in a 'natural' form and not developed as an afterthought.
3. Improvements may be made to natural open space to allow for safe, limited public access or for erosion control, geologic stability, flood control, habitat enhancement, fuel modification or other public safety purposes. All improvement activities shall be subject to approval of the City and appropriate regulatory agencies.
4. 20' minimum wide landscaped corridors/easements, measured from the street right-of-way, shall be provided along arterial and collector streets in SUD-B NEQ, as indicated in Circulation Plan of the SUD-B NEQ Specific Plan.
5. A minimum 20' wide development edge buffer between residential and commercial uses shall be provided, as indicated in the Open Space and Recreation Plan of the SUD-B NEQ Specific Plan.

2.5 Site-Wide General Development Standards

This section establishes the general development standards that are applicable to the entire SUD-B NEQ community, in addition to the development standards provided specifically for each land use/zoning designation in the previous sections of this General Development Plan.

2.5.1 Placer County Airport Land Use Compatibility Plan

The Placer County Airport Land Use Compatibility Plan (ALUCP) utilizes composite compatibility zones addressing four compatibility concerns: noise, safety, overflight and airspace protection. SUD-B NEQ Specific Plan Area lies within multiple Lincoln Regional Airport Land Use Compatibility Zones, primarily C-1 and C-2 with a small portion of the area in D-1. The compatibility zones are included on Exhibit 1.3, Land Use Plan.

Chapter 6 and 9 of the ALUCP provides detailed guidelines and policies for development. Chapter 6 contains detail tables that identify land use activity restrictions which limit building heights, site densities (people/acre) and large assembly facilities, for both indoor and outdoor. Proposed land uses within any of the Lincoln Regional Airport Influence Zones shall be evaluated in accordance with the specific compatibility

policies and Basic Compatibility Criteria Table (LIN 6-A) contained within the adopted ALUCP. Chapter 9 provides various compatibility zone exhibits and discusses land uses surrounding the airport.

2.5.2 Zone Boundaries

Minor modifications to zone boundaries per land use plan may be permitted at the discretion of the Development Services Director. Minor zone boundary modifications include, but are not limited to, the following:

1. **Planning Area Acreage:** The final gross acreage of each planning area may vary per land use plan from the acreage shown on the SUD-B NEQ Specific Plan. The final boundaries of these planning areas shall be established by final subdivision maps.
2. **Streets:** To accommodate varied lot layouts, adjustments to street alignments and sections shown in the Specific Plan and this General Development Plan may be permitted based on design and/or engineering considerations, provided that such changes are consistent with the applicable provisions of the Specific Plan and this General Development Plan and are subject to approval by the Community Development Director. Refer to Section 4.22 of the SUD-B NEQ Specific Plan for traffic calming measures.

2.5.3 Oak Tree Preservation and Removal

Existing oak trees on-site shall be protected and maintained, to the extent feasible, and be incorporated into the landscape plan, unless their removal is approved by the City. Oak tree preservation and removal shall comply with Chapter 18.69 of the Lincoln Municipal Code, and the mitigation measures contained in the SUD-B NEQ EIR.

2.5.4 Fuel Modification Zones

Fuel modification zones shall be established along areas where development abuts natural open space to reduce the hazard of wildfires and allow for a naturalized transition. Access to natural open space areas are required to mitigate wildland fire danger. All trails constructed within or adjacent to open space areas shall be designed to accommodate fire apparatus per the following standards:

1. Trails and/or fire roads shall be a minimum width of 14 feet, comprised of 10 feet of asphalt and 2 foot wide decomposed granite shoulders on each side.
2. Minimum turning radius for trails and/or fire roads is 22 feet inside and 32 feet outside diameter.

3. Access to trails/fire roads may be protected from private vehicle traffic with gates or bollards that provide 14 feet clear width.
4. Bridges shall have 12 foot clear width and capable of supporting minimum gross vehicle weight (GVW) of 30,000 pounds with a straight line approach of 35 feet minimum.
5. Fire access points through post and cable shall be provided at maximum intervals of 750 feet.

Plant and plant materials for the fuel modification zones shall be fire resistant or retardant. Dead wood, dried leaves, and other combustible materials shall be removed from the fuel modification zones. Fuel modification plans shall comply with the Operations and Management Plan, and be reviewed and approved by the City's Fire Department at the time of the subdivision map submittal.

2.5.5 Landscaping

Except as otherwise provided in the SUD-B NEQ Specific Plan and this General Development Plan, landscaping shall comply with Section 15.28 of the Lincoln Municipal Code. See Sections 3.8, 3.9 and 3.10 of this General Development Plan for Landscaping guidelines.

2.5.6 Signage

Except as otherwise provided in the SUD-B NEQ Specific Plan and this General Development Plan, signs shall comply with the provisions set forth in Title 16 of the Lincoln Municipal Code (LMC).

The freeway signage maximum height is 70-feet, and any proposed objects greater than 70-feet in height will require airspace review, as governed by the Placer County Airport Land Use Compatibility Plan (ALUCP).

2.5.7 Walls and Fencing

See Section 3.8.8 of this General Development Plan.

2.5.8 Off Street Parking

Except as otherwise provided in the SUD-B NEQ Specific Plan and this General Development Plan, off-street parking shall be required pursuant to Section 18.44 of the Lincoln Zoning Code.

This Page Left Blank Intentionally

3. SUD-B NEQ DESIGN GUIDELINES

3.1 Purpose and Intent

The purpose of this chapter is to clarify and outline how the site areas within SUD-B NEQ are to be used, and to provide design guidelines for site planning, architecture, and landscape design. The implementation of these guidelines will ensure that SUD-B NEQ develops as a homogeneous planned community with consistent design elements. These design guidelines provide general direction to planners, builders, architects, landscape architects, and engineers who will be involved in the development of SUD-B NEQ.

The SUD-B NEQ Design Guidelines are intended to inspire appropriate, creative, and flexible building architecture design and to encourage these ideas and promote innovation. These guidelines should not be misinterpreted as being rigid and unmodifiable.

The photographs and illustrative representations contained in the chapter are provided for conceptual purposes only, and are meant to be general visual aids in understanding the basic intent of the guidelines. They are not meant to portray an actual neighborhood, lot, residential housing design, or commercial building design.

3.2 Community Design

SUD-B NEQ has been designed to showcase the interconnectivity with the existing neighborhoods, provide a

buffer and promote a cohesive transition between the residential and commercial zones, encourage the use of alternative transportation, and accentuate the accessibility of the site's natural amenities.

The design of pedestrian friendly roadways and a mixture of a multi-use trail system bring together the natural open space amenities of Markham Ravine and Auburn Ravine with both the residential and commercial. In planning and designing SUD-B NEQ, the following considerations have been incorporated:

- Respect for and connection to the unique natural environment.
- Linkage with surrounding areas.
- A balanced, sustainable community that provides:
 1. Desirable housing products meeting current and future home buyer trends as well as complimenting the existing community.
 2. Conveniently located shopping, dining, services and entertainment uses that support the needs of the community and contribute to the local economy.
 3. Open space and outdoor recreation opportunities for the enjoyment and well-being of the residents.

3.3 Residential Design Guidelines

This section describes the requirements that must be applied to the design of all residential developments within the SUD-B NEQ Specific Plan Area. Consideration should be taken of the existing surrounding neighborhood. Location and orientation of various physical characteristics such as, driveways, building setbacks, grading and drainage, garage orientation, enhanced architectural features, outdoor recreational amenities etc. and how they correlate to and affect the neighboring uses and views.

3.3.1 Cohesive Blend with Existing Neighborhood

The Land Use Plan (Exhibit 1.1) illustrates how the SUD-B NEQ land uses integrate with existing neighboring community through thoughtful placement of residential and commercial parcels. The three proposed parks, PA-7, PA-8 and PA-9; are easily accessible from the existing adjacent neighborhood, including a proposed trail connection to the existing Cul-De-Sac at Douglas Drive (see Specific Plan Exhibit 4.6) per the City of Lincoln Bicycle Transportation Plan. This development will also improve existing and future circulation with direct access to Nelson Lane.

3.3.2 Neighborhood Crafting

Successful neighborhood design depends on the integration of site planning, architecture, and landscaping into a cohesive, coordinated framework. A goal of this General Development Plan is to foster the development of intimate, attractive, and pedestrian-friendly neighborhoods that encourage social activity, promote walking and biking, enhance safety and wellness, and age gracefully with elegance and visual richness.

The objectives of the neighborhood crafting approach are outlined below:

1. Neighborhood Character

The neighborhoods of SUD-B NEQ will be designed to reflect character, charm, and diversity. Neighborhood character will be achieved by incorporating the following:

- Street and trail systems that provide connectivity among neighborhoods, parks, recreational amenities, open space areas, and surrounding communities.
- Streetscape designs that encourage pedestrian use, provide comfort, and enhance safety.
- Parks as recreation and gathering spaces for residents.

- A variety of architectural housing styles to appeal to people of different age groups and societal backgrounds.

2. Respond to shifts in consumer values

- Provide diversity in housing types, sizes, character, and consumer price-points.
- Design smaller, easily accessible local amenities in proximity to residents.
- Create opportunities to engage the community.
- Incorporate appropriate features of older, more traditional neighborhoods.

3. Define the Street as a Pedestrian/Social Space

- Make the heavily traveled street a more pleasant and welcoming environment by encouraging landscaped parkways between curbs and sidewalks where feasible, planting shade trees, and providing greater architectural interest along collector streets.
- Where feasible, orient porches and active living areas toward the front of the home to bring living spaces closer to major common areas, thereby reinforcing “eyes on the street” and encouraging more frequent interaction between neighbors.

- Create clear and connected pedestrian routes to meaningful, walk-able destinations such as parks, open space, and other neighborhood components.

4. Create Neighborhood Identity and Cohesion

- Provide parks that are sized to human-scale and create a strong sense of place.
- Design parks to have its own unique identity and character.
- Define common neighborhood spaces, such as parks, landscape features, and open spaces that serve as a unifying element to visually tie the individual product lines together.

3.3.3 Residential Site Planning Guidelines

The following site planning guidelines apply to residential neighborhoods in SUD-B NEQ:

1. Careful considerations should be given to building placement and street orientation to help protect privacy, views, and visual quality of the neighborhoods.
2. Builders should make an effort to coordinate parcel-to-parcel pedestrian and automobile connections between adjacent parcels and ownerships, wherever possible.
3. The layout of neighborhood streets should discourage excessive speed to enhance pedestrian safety.
4. Blocks are encouraged to be formed at reasonable lengths so as to avoid long, unbroken rows of houses.
5. Pedestrian pathways should be provided throughout the neighborhoods to connect to parks and open space. The pathways may be located in pedestrian corridors or along the streets. Trees along the pathways should provide shade to enhance pedestrian comfort.

6. To avoid monotony in appearance, single-family homes in a neighborhood should offer a variety in elevations, floor plans, roof designs, materials, colors, garage orientations, outdoor living spaces, and style appropriate architectural detailing.
7. Garages in single-family detached neighborhoods are encouraged to be positioned to de-emphasize their visual impact and allow the visually interesting features of the house to dominate the streetscene.

3.3.4 Visible Perimeter Edges

Neighborhood identity is closely tied to its interaction with community streets, open space networks and edge conditions. Creativity in site planning should place a priority in establishing open space areas along the perimeter edges of the site to avoid a continuous edge of built-up development. The following guidelines are provided to maintain visual quality and minimize hard edges to the development:

1. Building elevations visible from streets, trails, open space, and parks will need to incorporate those elements as shown on the front elevation, which would include enhanced window surrounds, shutters, enhanced gable details and exposed rafter details. Elevations should also include enhanced architectural detailing, such as change in colors and/or materials, building

- trim around doors and windows (if consistent with the architectural style), or alteration in size and shape of windows.
2. Single loaded streets may be located along perimeter edges, requiring no screen walls and allowing the articulated front elevation of homes to face the perimeter of the development.
 3. Cul-de-sac designs are encouraged at perimeter edges where the end of the cul-de-sac terminates, requiring no screen walls and providing pedestrian access to adjacent open space and trails. Side elevation of homes should be enhanced where they abut open space that are part of the trail system or are trafficked edges, where feasible. Screen walls are allowed to enclose private rear yard areas.
 4. Other creative site plan techniques that provide visual interest to the perimeter edges of the Specific Plan and are consistent with the intent of these site planning guidelines shall be permitted.

3.4 Residential Architectural Guidelines

The purpose of the architectural guidelines is to identify the general architectural design criteria for homes in SUD-B NEQ. The design guidelines presented herein are intended to establish the overall architectural character for the community. The goal is to promote both visual compatibility and variety by utilizing a number of compatible traditional and contemporary styles, through quality architectural innovation. This ensures that SUD-B NEQ will be developed in a manner that will blend with and enhance the existing character of the surrounding neighborhood and the city as a whole.

3.4.1 Architectural Character

The design intent is to create a neighborhood that will blend gracefully into the adjacent existing residential community and to the City of Lincoln. To achieve this, a number of architectural styles have been identified as appropriate for use in SUD-B NEQ. In addition, residential design should focus on human-scale details that enhance the pedestrian friendly character of the neighborhoods, such as front porches, enhanced entries, a mix of building materials and textures, and authentic detailing of features.

The architectural styles planned for SUD-B NEQ include, but are not limited to, the following:

SUD-B NEQ

General Development Plan

3 | Design Guidelines

- Traditional
- European Country
- Cottage
- Craftsman
- Spanish
- Tuscan

A description of each architectural style that will be available is included in this section. The descriptions and illustrations are intended to serve as design inspiration for the development of architecture in SUD-B NEQ, and are not indicative of the actual product types in individual projects. Each style palette will be divided into three sub-sections. First, a rendering example of how the style could be interpreted on a prototype single-family home, introduces the style. Second, an elevation of the prototype style with important materials and details called out. And lastly, a comprehensive stylistic narrative with detail photos will help users better understand the components that go into each style. This General Development Plan allows flexibility to create variety in architectural expressions and interpretation of the design styles, while also establishing the framework to achieve harmony and compatibility throughout the neighborhoods.

Rather than limiting architecture to one or two styles, a variety of compatible architectural styles are encouraged. The need for variety is especially important given the desire to respond to changing consumer preferences. Because market conditions and homeowner preferences are constantly evolving,

additional architectural styles not identified in this General Development Plan may be permitted in SUD-B NEQ.

Cottage

Interpretive Rendering



Typical Elevation Details and Materials - Cottage



Style Description - Cottage

Norman and Germanic hallmarks combine in this somewhat understatedly ornate style. Steep or medium roof pitches of gables and hips present a simple form to the street, mostly due to a more compact footprint. Smaller scaled entry porches in plan become more dramatic in elevation through the use of masonry elements, while details trend toward quaint.



Design Characteristics - Cottage

Roofs

Again, steep & medium pitched gable and hip forms. Dormers are acceptable, but not needed to create an authentic elevation. Broken pitches can work at porches to create a subtler entry statement.

Materials

Siding

- Stucco
- Lap siding
- Shingle siding
- Board & Batten
- Masonry elements including brick and stone are rare within the building composition except at porch ground planes and fireplace/chimneys.

Roofing

- Concrete tile (slate or shake)

Fenestrations

Windows

- Windows should be vertical rectangles and display more ordered muntin patterns. 3050 Single-Hungs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street. Shutters can be used to broaden window statements, but are not needed to achieve the style.

SUD-B NEQ

General Development Plan

3 | Design Guidelines

- Bay windows can be an important element in this style.



Doors

- Entry doors tend to follow Victorian or Colonial precedents.



- Garage doors should have a “carriage door” design with X bracing and arched top panels. Decorative hinge & handle hardware options are encouraged.



Porches & Balconies

Columns

- Tapered classical round
- Square with smooth finished wood
- Masonry

Posts

- 6x8 with the 8” façade facing the street in single or multiple groupings.
- Corbels are common.
- Simple collar banding and high skirting can help finish the posts at the top and bottom.



Railings

- Various wood railings from simple to complex, including turned pickets.
- No railing is also appropriate to the style.



- Gable vents & windows



- Flower boxes



Detailing

- Shutters can be in a variety of design patterns, but usually more informal.

SUD-B NEQ

General Development Plan

3 | Design Guidelines

- Exposed rafter tails, sometimes with shaped ends.
- Arched top or shed dormers



Lighting

- Simple boxy shapes with grids.
- There is precedent for many different finishes.



Colors

Body

- Light tones
- Middle tones

Trim

- Off whites
- Middle tones

Accents

- Middle tones
- Jewel tones

Windows

- Off whites

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Roofs

- Middle tones

Masonry

- Middle tones

SUD-B NEQ

General Development Plan

3 | Design Guidelines



Craftsman

Interpretive Rendering



Typical Elevation Details & Materials - Craftsman



Style Description - Craftsman

The Craftsman style presents its massing to the street in a very low slung and organic way. Low pitched gable roofs with large barge boards and long over hangs are hallmarks of the idiom. Those larger overhangs required the use of outriggers with sometimes large corbels supporting them. Broad front porches, often full width, are common, especially on single story variants. Simple square building shapes are common because of the “post & beam” structural systems originally used to construct the homes.



Design Characteristics - Craftsman

Roof

Roofs are usually low in pitch as gables with little precedent for hip roof forms. However, some front to back roof spans with slightly steeper pitches might have

shallow pitched shed dormers to bring light into small second floor living space under the roof.

Materials

Siding (commonly mixed within the composition):

- Stucco
- Lap siding
- Shingle siding
- Board & Batten
- Masonry elements, including brick and river rock, mixed in various ways and battered to the base, can be good choices to help breakdown the home’s scale where needed or to provide a “stable” base to the composition.

Roofing

- Concrete tile (shake)

Fenestrations

Windows

- Windows should be vertical rectangles with varied muntin patterns in the upper sash. 3050 Single-Hungs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street.

SUD-B NEQ

General Development Plan

3 | Design Guidelines

Doors

- Entry doors represent a great opportunity to create a sense of individuality. Most doors associated with this style have smaller panels high with the larger panel on the bottom and the upper panel would commonly have glass in it. This style also does well with strong accent colors or muted wood tones on entry doors.
- Garage doors should have a “carriage door” design.



Porches & Balconies

Columns

- Tapered square with smooth or re-sawn finished wood, sometimes with stone and/or brick pedestals.



- Masonry in either brick, stone, or brick & stone combined.

Posts

- 6x8 with the 8” façade facing the street in single or multiple groupings: corbels are acceptable, large collar banding and skirting can help finish the posts at the top and bottom.



Railings

- Various wood railings from simple to complex: spaced, solid plank rails with decorative cut outs are common.
- Solid half walls of wood or masonry.



Detailing

- Outriggers supporting extended overhangs with shallow angle corbels below and with shallow angle “back cuts” on the ends.



- Gables usually filled with a different siding material from the body siding and separated by banding. There is precedent for various ventilation detailing in this location as well.



- There is much precedent for single, wide shed or gable dormers on front to back main span roofs with the windows or vents.



- Stained glass or leaded glass windows
- Flower boxes



SUD-B NEQ

General Development Plan

3 | Design Guidelines

- Masonry pot shelves



- Mitered corners at horizontal siding locations.

Lighting

- Squat, boxy lights with grid patterns and a very shallow hip caps are common.



Colors

Body

- Middle tones
- Dark tones

Trim

- Middle tones when paired with middle tone bodies.
- Dark tones when paired with dark tone bodies.

Accents

- Middle tones
- Dark tones
- Jewel tones

Windows

- Middle tones
- Dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Roofs

- Middle tones
- Dark tones

Masonry

- Middle tones
- Dark tones



SUD-B NEQ

General Development Plan

3 | Design
Guidelines

European Country

Interpretive Rendering



Typical Elevation Details & Materials – European Country



Style Description – European Country

A European Country style house can be simple or more complex in form with steeper roof pitches and lower, “broken pitch” shed roofs covering porch elements to break down the scale of the structure. Gable, shed or hip dormers can be employed to give the home a more cottage feel. Also, bay and bow windows are hallmarks of the style. It is versatile as it works well with both single and two story masses.



Design Characteristics – European Country

Roof

Roofs usually have steeper pitches as gables, hips, or a combination of both. As mentioned, broken pitch sheds are common, as are dormers in various forms.

Materials

Siding (sometimes combined with gable element being different than body)

- Stucco
- Lap siding
- Board & Batten
- Masonry elements including both brick and stone can be good choices to help breakdown the scale where needed. There is precedent for both wainscots and full height masonry.

Roofing

- Concrete tile (slate or shake)

Fenestrations

Windows

- Windows should be vertical rectangles with a regular muntin pattern. 3050 Single-Hungs are a good choice and can be paired together to create more interesting glazing expressions to the street.
- Bay & bow window elements are also common as mentioned.

Doors

- Entry doors represent a great opportunity to create a sense of individuality. Doors can be of many different arrangements and may include glass in the upper panel with mulled sidelights.
- Garage doors should have a “carriage door” design with X bracing and arched top panels. Decorative hinge & handle hardware options are encouraged.



Porches & Balconies

Columns

- Tapered classical round
- Square with smooth finished wood
- Masonry columns are common



Posts

- 6x8 with the 8” façade facing the street in single or multiple groupings
- Corbels with simple to complex designs
- Simple collar banding and skirting can help finish the posts at the top and bottom



Railings

- Various wood railings from simple to complex, including plank picket designs.
- Painted metal from simple to complex.



Detailing

- Shutters can be in a variety of design patterns, but usually more informal.



- Gables vents & windows



- Flower boxes



- Exposed rafter tails, sometimes with shaped ends.
- Arched top or shed dormers



- Masonry sills & lintels at windows



Lighting

- Top to bottom tapered designs with grid patterns.
- There is precedent for many different finishes.



Colors

Body

- Light tones
- Middle tones
- Some precedent for dark tones

Trim

- Off whites
- Middle tones when paired with light tone bodies.
- Dark tones when paired with middle tone bodies.

Accents

- Middle tones
- Dark tones
- Jewel tones

Windows

- Middle tones
- Dark tones

Roofs

- Middle tones
- Some precedent for dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Masonry

- Brick Veneer: light and middle tones
- Stone Veneer: middle tones

SUD-B NEQ

General Development Plan

3 | Design Guidelines



European Country



Spanish

Interpretive Rendering



Typical Elevation Details & Materials – Spanish



Style Description – Spanish

Spanish style homes draw from several variants, but commonly have low pitched roofs in either gable or hip forms that sit atop simple rectangular forms organized in L, T or cruciform plans. Massing tends to be blocky and somewhat horizontal extending the composition laterally. This style works very well with both single and two story homes.



Design Characteristics – Spanish

Roof

Roofs are usually low in pitch as gables or hips with some precedent for dropped sheds, sometimes in sweeping arcs at one side of an entry gable form.

Materials

Siding

- Stucco
- Masonry elements are sometimes added on individual massing blocks to break down the composition.

Roofing

- Concrete tile (barrel or villa)

Fenestrations

Windows

- Windows should be vertical rectangles with varied muntin patterns in the upper sash. 3050 Single-Hungs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street.

Doors

- Arched entry doors are preferred, but square top with a single slatted panel in the middle also work well. Optional decorative hinge hardware is encouraged.



SUD-B NEQ

General Development Plan

3 | Design Guidelines

- Garage doors can be simple vertical slatted designs with clavos & hinges, but more conventional doors with styles & rails are also common. An elliptical arch soffit above and forward of the door can further animate the elevation.



Porches & Balconies

Columns

- Square or rectangular stucco finished box framed columns.
- Masonry
 - Brick or stone can add texture to a porch colonnade



Posts

- 6x8 with the 8" façade facing the street in single or multiple groupings: corbels are acceptable, large collar banding and skirting can help finish the posts at the top and bottom.



Railings

- Simple wood railings with square or turned pickets.
- Spaced solid plank rails
- Decorative iron



Detailing

- Simple plank shutters



- Shaped, soffited eaves



- Wood rafter tails with shaped ends.



- Various venting details based on terra cotta precedents in round, rectangular and triangular shapes.



- Decorative iron pot racks
- Decorative tile insets and panels



SUD-B NEQ

General Development Plan

3 | Design Guidelines

- Battered finial towers



- Wood box out window seat elements



- “Stone” window trim surrounds



Lighting

- More elaborate vertical designs with dark metal and decorative glass.



Colors

Body

- Off Whites
- Middle tones

Trim

- Middle tones
- Dark tones

Accents

- Middle tones
- Dark tones
- Jewel tones

Windows

- Middle tones
- Dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Roofs

- Terra Cotta tones

Masonry

- Middle tones

SUD-B NEQ

General Development Plan

3 | Design Guidelines



Spanish

Exhibit 3.1a Floor Plan Diagram (50 x100 Lots) – *Sample layout, final may differ*
SUD-B Northeast Quadrant General Development Plan

Traditional

Interpretive Rendering



3 | Design
Guidelines

Typical Elevation Details & Materials – Traditional



Exhibit 3.1a Floor Plan Diagram (50 x100 Lots) – *Sample layout, final may differ*
SUD-B Northeast Quadrant General Development Plan

Style Description – Traditional

Starting in the northeast during the British colonization of early America, this style was usually composed of a simple rectangular or L shaped footprint, although there are examples of more complex forms. Simple single-story porches against a two-story mass or two-story continuous porches running the full width of the home are not uncommon. Dormers across front to back main-spans are typical for both two story and single-story variants.



Design Characteristics – Traditional

Roof

Roofs tend to be medium to steeper pitches with a simple front to back main-span gable. A forward projecting gable element and forward-facing gable dormers are also common. There is less precedent for hip roof elements, but they are not unheard of.

Materials

Siding

- Stucco
- Lap siding
- Masonry elements including both brick and stone can be good choices to help breakdown the scale where needed. There is precedent for both wainscots and full height masonry.

Roofing

- Concrete tile - shake, slate

Fenestrations

Windows

- Windows should be vertical rectangles and display more ordered muntin patterns. 3050 Single-Hungs are a good choice and can stand alone. Shutters are common, but there are precedents without shutters as well.

Doors

- Entry doors tend to be classic 6 panel doors, perhaps with arched glass in the top panel.
- Garage doors should have an ordered, rectangular “carriage door” design and hardware options are encouraged.

Porches & Balconies

Columns

- Tapered classical round
- Square with smooth finished wood



Posts

- 8x8 posts with capped pedestal to window sill height as well as bottom and top collars.
- Turned 8x8s



Railings

- Various wood railings in simple or ordered geometric designs including turned pickets.
- No railing is also appropriate to the style



Exhibit 3.1a Floor Plan Diagram (50 x100 Lots) – *Sample layout, final may differ*
SUD-B Northeast Quadrant General Development Plan

Detailing

- Shutters in simple louvered or panelized design patterns (with hardware preferred).



- Gables vents & windows, sometimes circular.



- Simple corner trim
- Larger bottom bands are common.
- Soffit eaves with skirting
- Returned hip shed across gables or just partially returned.



Lighting

- Simple rectangular shapes with metal grid patterns and various cap designs.



SUD-B NEQ

General Development Plan

3 | Design Guidelines

Colors

Body

- Light tones
- Middle tones
- Some precedent for dark earth tones

Trim

- Off-whites

Accents

- Middle tones
- Dark tones

Windows

- Off whites

Roofing

- Middle tones
- Some precedent for dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Masonry

- Brick Veneer
- Middle tones

Exhibit 3.1a Floor Plan Diagram (50 x100 Lots) – *Sample layout, final may differ*
SUD-B Northeast Quadrant General Development Plan



TRADITIONAL



Tuscan

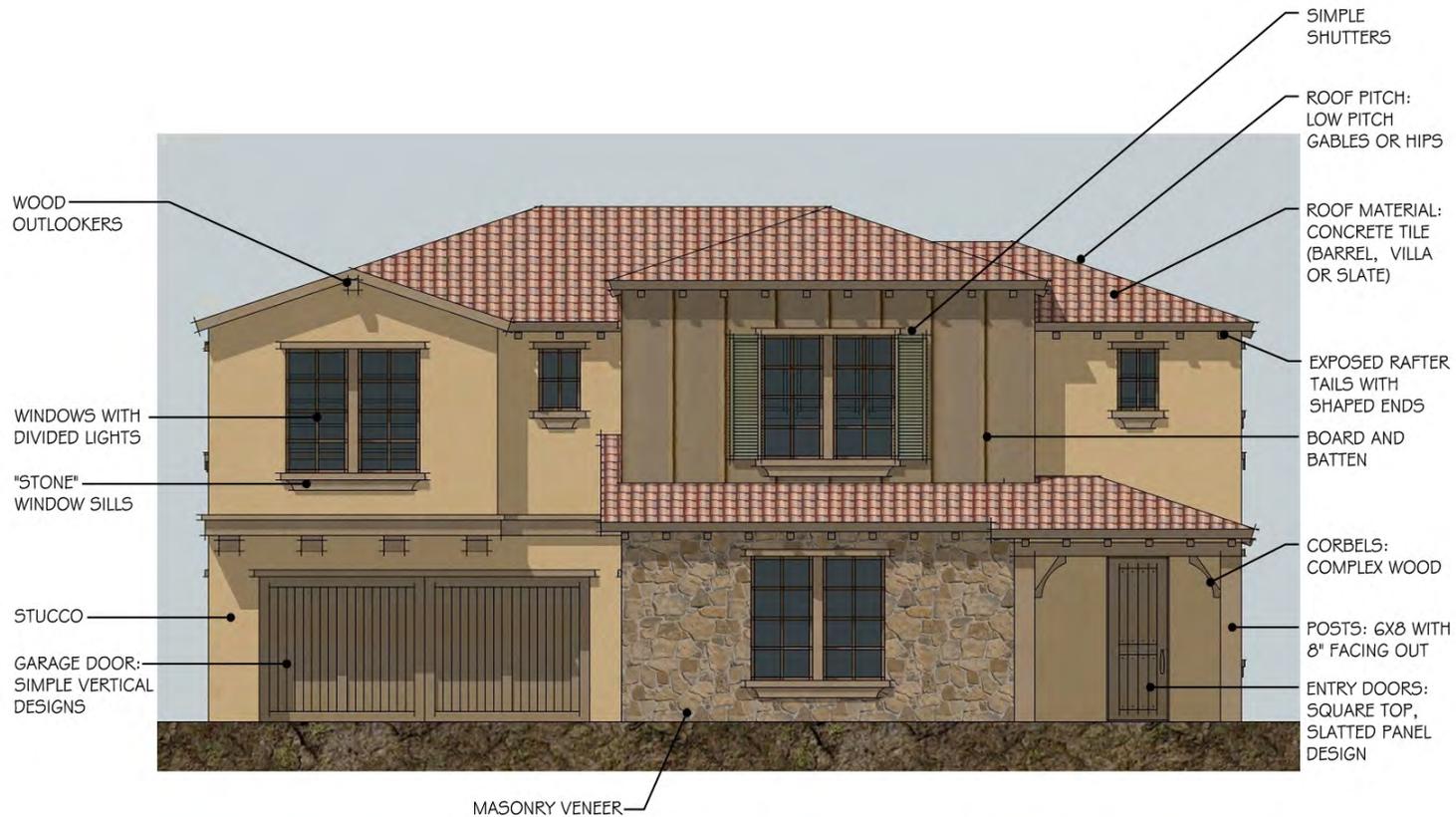
Interpretive Rendering



Exhibit 3.1a Floor Plan Diagram (50 x100 Lots) – *Sample layout, final may differ*
SUD-B Northeast Quadrant General Development Plan

3 | Design Guidelines

Typical Elevation Design & Materials – Tuscan



Style Description – Tuscan

This popular Mediterranean style shares many of the same characteristics as Spanish architecture, but in a much more earthen way. The forms tend to be rectangular with gable roofs and also lend themselves to either one or two story buildings.



Design Characteristics – Tuscan

Roof

Roofs are usually low in pitch as gables with some precedent for dropped sheds supported by hearty timbers.

Materials

Siding

- Stucco
- Board & Batten
- Masonry elements are sometimes added on

individual massing blocks to break down the composition.

Roofing

- Concrete tile (barrel, villa, or slate)

Fenestrations

Windows

- Windows should be vertical rectangles with varied muntin patterns in the upper sash. 3050 Single-Hungs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street.

Doors

- Square top entry doors with a single slatted panel in the middle, sometimes with a “speak easy” portal. Optional decorative hinge hardware is encouraged.
- Garage doors can be simple vertical slatted designs with clavos & hinges, but more conventional doors with styles & rails are also common.



Exhibit 3.1a Floor Plan Diagram (50 x100 Lots) – *Sample layout, final may differ*

SUD-B Northeast Quadrant General Development Plan

Porches & Balconies

Columns

- Square or rectangular stucco finished box framed columns.
- Masonry: Brick or stone can add texture to a porch colonnade.
- Circular stone columns



Posts

- 6x8 with the 8" façade facing the street in single or multiple groupings: corbels are common, but top & bottom banding are not necessary.

Railings

- Simple wood railings with square or turned pickets.
- Spaced solid plank rails
- Decorative iron

Detailing

- Simple louvered or plank shutters



- Wood rafter tails with shaped ends



- Various venting details based on terra cotta precedents in round, rectangular and triangular shapes.



- Decorative iron pot racks



- Decorative tile insets and panels
- Wood box out window seat elements
- “Stone” window trim surrounds



Lighting

- Simpler rustic, rectangular designs with hammered glass and dark grids.



Colors

Body

- Middle tones
- Dark tones

Trim

- Middle tones
- Dark tones

Accents

- Dark tones
- Jewel tones

Windows

- Middle tones
- Dark tones

Roofs

- Terra Cotta tones

Masonry

- Brick Veneer
 - Middle tones
 - Dark tones

SUD-B NEQ

General Development Plan

3 | Design Guidelines

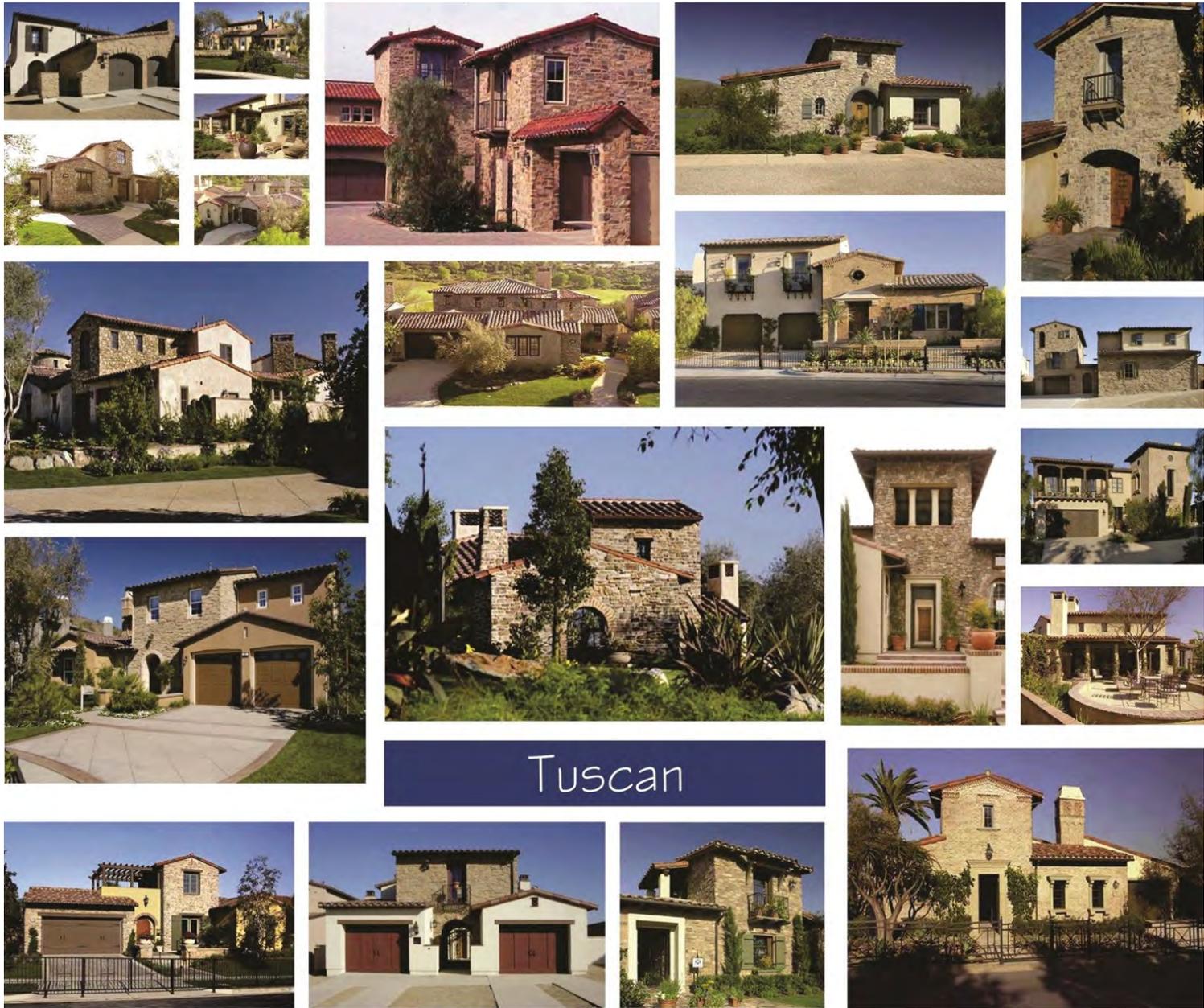


Exhibit 3.1a Floor Plan Diagram (50 x100 Lots) – *Sample layout, final may differ*
SUD-B Northeast Quadrant General Development Plan

3.4.2 Residential Neighborhood Architectural Guidelines

SUD-B NEQ is envisioned to consist of walkable neighborhoods that include intimate open space, parks, and passive recreational amenities. Each neighborhood will have connective trails and/or pathways that link the residential neighborhoods with adjacent open space areas.

The siting design guidelines are as follows:

Varied Plot Plans

Streets within the project should vary in their architectural character to create a sense of individual ownership and personality.

Floor plan diagrams are provided on Exhibit 3.1a and 3.1b. These floor plans graphically represent ideas of where the four (4) principle zones may be located within a floor plan. Please use these studies as a guide only. The utmost creativity in locating these spaces is encouraged. Including transition zones in the design can have a positive impact on the community at large, so the addition of these zones is strongly encouraged.

1. Garage orientation can be plotted within four (4) lots of one another.
2. The same floor plan with the same elevation style, dissimilar color palettes, and different

garage orientation can be plotted within five (5) lots of one another.

SUD-B NEQ

General Development Plan

3 | Design Guidelines



Exhibit 3.1a Floor Plan Diagram (50 x 100 Lots) – *Sample layout, final may differ*
SUD-B Northeast Quadrant General Development Plan

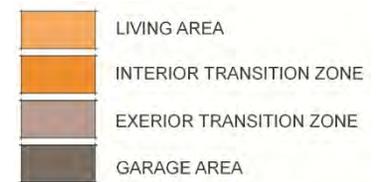
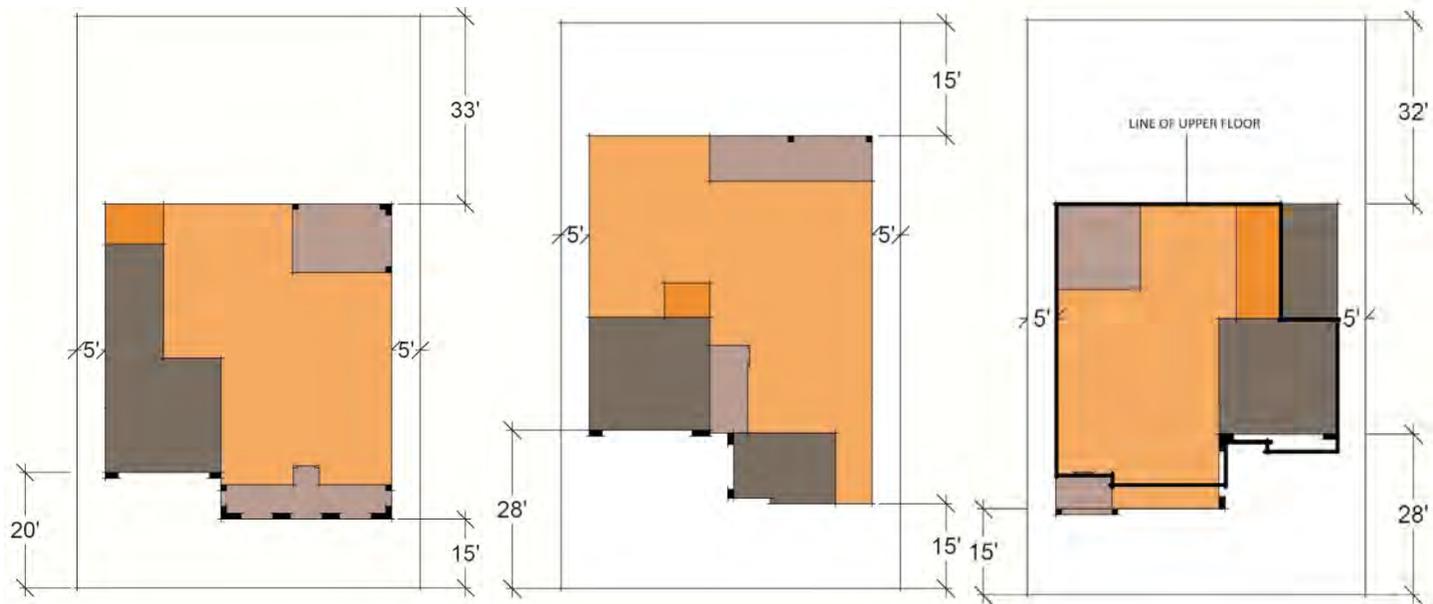


Exhibit 3.1b Floor Plan Diagram (60 x100 Lots) – *Sample layout, final may differ*

Building Siting and Orientation

1. Orient the front of the buildings toward the streets and open space, wherever feasible.
2. Buildings on corner lots should respond to side streets by providing the same or a similar level of detailing as the front of the home.

Building Form, Scale, and Massing

1. Minimize building height when possible and appropriate to the style of the home.
2. Try to use side to side roofs and hip main spans whenever possible to minimize the impact of the roof on neighboring homes.
3. Individual building elements and masses should be sized in proportion to one another.
4. Entry elements can be proportioned as to make them the dominant feature of an elevation. To reduce the proportional dominance of garage doors on any elevation style, it is desirable to have a more detailed design so as to become an important part of the elevation's style - rather than a large block of uninteresting color.
5. Proportion plays an important part in authentically interpreting historically accurate styles. Pay close attention to the images presented in the style palette section for clues

relating to each style's treatment of various design elements.

6. Scale is important in the elements of a building's composition need to be in balance, as do buildings sited next to one another. One element of a building should not be so dominant so as to "out-weigh" other elements in a building's makeup. A building on one site, should not dominate a building on an adjacent lot.

Buildings, Facades, Features, and Details

1. All homes should be designed with appropriate forms and detailing to authentically represent the architectural style chosen.
2. All design elements should appear as an integrated part of an overall composition. Details should be integrated into a home's elevation and not simply applied to fill voids.
3. When a home's elevation has a porch or courtyard as part of its design, those elements are preferred to return along the side street facing side elevation on corner lots a minimum of 10', however, they should terminate a logical point along that façade.
4. Front elevation siding/veneer, if different from that on the side elevations, should return a minimum of 3' down the side elevations.

5. Entry doors should face a primary street in a majority of plans.
6. All elevations visible from streets or common open space areas should have the similar level of detailing as is present on the front elevation.
7. Front entries should be clearly visible and directly accessible from the street, where appropriate.
8. Architectural massing and articulation, landscaping, and/or lighting should be used to highlight the location of the front entrances.
9. Use single story porches & verandas against two story masses to help break them down. Porches and stoops may be used to highlight the front entries and provide a transition from the public street to the private dwelling.
10. Porches and covered patios should have minimum dimensions of 6'x10'.
11. Courtyards should have minimum dimensions of 8'x10'.
12. A walkway should join principle entry doors directly to the public sidewalk where feasible.
13. Windows and doors should be detailed, sized, and positioned appropriately to the architectural style chosen.
14. Windows on side elevations should be staggered, where possible, so as not to be positioned directly opposite the windows on the adjacent buildings where feasible.
15. All windows and doors should be trimmed. Each elevation style should have a different trim design in keeping with the style of the home. This trim should be composed in accordance with the style.
16. A varied window grid pattern in each elevation style is recommended. The grid pattern should be historically accurate.
17. Minimum plate heights:
 - 9' for first floor
 - 9' for second floor
18. Special consideration should be given to “zero clearance thresholds” to allow handicapped access to residences.

Building Materials and Colors

1. Placement of building materials should be compatible with the architectural style of the home.
2. Building materials should be high-quality, durable, and low maintenance.
3. Elevations should be painted in an architecturally authentic way based on the elevation style's historical precedents.
4. Each elevation style should have a different roofing color.
5. Primary building colors should be neutral and muted in hue. More saturated colors should be used as accent colors only or as part of a balanced, carefully executed color scheme.
6. Foundation walls should be painted to match siding where visible from streets or common open space. Architectural details and trims, such as cornices and widow/door trims, should be painted a subtly contrasting color to be distinguished from the wall surface.

Roofs

1. Roof forms and materials should reflect the selected architectural style of the building.

2. Roof forms should be composed in proper proportion to the architectural style.
3. Large expenses of roof should be avoided. Employ techniques in keeping with the architectural style to minimize such monotonous areas. The use of dormers, broken pitch sheds and thoughtful placement of second floor masses can be effective strategies to achieve this end.
4. Minimum roof pitch should be 4:12.
5. Composition shingle roofing should be 40 year minimum.

Mailboxes

1. Mailbox installation should conform to current United States Postal Service standards.

Utilities and Mechanical Equipment

1. Screen utilities and mechanical equipment from public view.
2. Screening materials should be similar or complimentary to the external materials used in a home's architecture.
3. Condenser units should be placed in private side or rear yards to screen them from view.

Trash and Recycling Collection Facilities

1. Space should be provided in an adjacent side yard or in the interior portion of the garage to accommodate at least two trash/recycling waste containers.
2. Trash & recycling bins should be screened fully with walls or fencing in keeping with the architectural style of the home.

Garages and Parking Areas

1. 2 car garages are minimum requirement, however, when a 3-car garage is front facing, one of the garage door planes and its respective roof/eave line should be set back a minimum of 2' from the others. Encourage a minimum 2.5 car tandem garage for storage. This will reduce parking on driveways trash cans getting placed in front of fences.

2. Partially recess garages from living space of home.
3. Side load garages where possible on larger lots.

Transition Zones

1. Large covered entry porches or courtyards where appropriate to the style are strongly encouraged to activate the street.
2. Large covered rear patios are strongly encouraged to promote outdoor activity during rainy weather.
3. Mud rooms off the garage are strongly encouraged to reduce the storage burden on the garage.

3.5 Multifamily Residential Design Standards

To create quality multifamily housing that meets the demands of design variety and interest, includes well designed amenities and open spaces, orients outward to the community, promotes sustainability, and contributes to walkable and safe environments. Enabling residents to live in proximity to commercial services, thereby reduces automobile trips and greenhouse emissions while improving their quality of life.

For the purpose of the SUD-B NEQSP, the multifamily residential design standards will apply to the apartment site, but; not limited to rear-loaded homes, cluster homes, duplexes and triplexes, and detached and attached townhomes, apartments with surface parking and townhomes/stacked flats above podium parking.

Multifamily development occurs within a broad continuum of small to large sites and from low to high density building types. This section of the guidelines contains design objectives and principles that augment the basic requirements of R3 zoning standards. Although principally written to address the apartments sites the guidelines are applicable to building types within the density range of 10 – 30 units per acre, and applicable to all forms of multifamily development.

The typical sections provide detailed guidance on expectations and best design practices with explanations of and examples on how to meet City interests. Although the Design Guidelines include some

typical means for successful design, they are not intended to preclude alternative strategies that meet the overall intent and purpose related to a concept or feature.

Applying these design standards allows the design review process to not focus on just meeting the minimum zoning standards, but; also creating high quality places and spaces. Using the design guidelines will also create efficiencies in coordinated and multi-disciplinary review with the City.

3.5.1 Key Interests

Multifamily development is ever evolving to meet the housing needs of the public and City. Lincoln's multifamily development requires thoughtful consideration of both surrounding development character and desired character for the area. Context sensitive development in a variety of areas and a variety of design types is highly encouraged and allowed. The combination of these influences of location, surroundings, and style constitute Key Interests for the following Design Principles:

- Context Sensitive Design
- Site Planning and Layout
- Open Space and Landscape
- Building and Architectural Design
- Sustainability and Green Building

3.5.2 Design Principles

The Key Interests provide the context for Design Principles that help achieve the common goal of high-quality development. Design Principles embody the intent of the overall Design Guidelines and are used for evaluating new development proposals:

1. Context Sensitive Design Principle

New development that incorporates building design, types, and orientation with site improvements and circulation in a manner that cohesively integrates into its existing and planned surroundings.

2. Site Planning & Layout Principle

New development that highlights community features for enhanced appearance, safety, convenience, and social interaction through circulation connectivity, street hierarchy, and siting of open space.

3. Open Space & Landscape Principle

New development that supports a high quality of life with appropriate usable private and common open space, community amenities, retention of mature trees, new planting of large trees and accent plants, and variety of colors and textures.

4. Building Design & Architecture Principle

New development that embodies high quality design elements and project identity through variation in building massing, articulation, heights, materials, styles, and creativity while complementing site planning for compatibility and privacy.

5. Sustainability Principle

New development that holistically approaches sustainability techniques with site planning opportunities and continues through construction of healthy and energy efficient buildings.

3.5.3 Size and Scale

Multifamily projects vary in size and scale. Projects include small (up to 2 acres), medium (2-5 acres), and larger (5+ acres) land developments that typically range in site densities of 10 to 30 units per acre.

The following illustrates the important contextual issues for each size of development, as anticipated to be achieved by adherence to the guidelines:

- Small sites (up to 2 acres) are to be considered as “infill sites” and should be developed appropriately to its surrounding neighborhood in scale, character, building design, details and materials. Size constraints of the smallest sites require a focus on design over density.

- Medium-size sites (2-5 acres) should respond to surrounding context in scale and character, but take advantage of increased opportunities for mixture of housing types and density options. Connectivity should be incorporated where possible, with a hierarchy of streets, auto courts, and paseos.
- Larger sites (5+ acres) should provide a variety of housing types, centralized common open space focal points and an interconnected system of streets and pathways that connect into the surrounding neighborhood. Larger master-planned sites also must consider internal neighborhood feel and identity as its own place.

3.5.4 Building Types and Densities

There are several recognized multifamily building types that range from rear-loaded homes, cluster homes, duplexes and triplexes, and detached and attached townhomes, apartments with surface parking and townhomes/stacked flats above podium parking.

A summary of the noteworthy features of each of these different building types follows; an explanation of design terms (e.g., “front-” and “rear-loaded” townhouses) can be found in the glossary. Each building type has specific traits and is looked at separately within these guidelines.



3.5.5 Apartments with Surface Parking

Apartments are units arranged on a single level of a building and surrounded by units either above or below each unit.

Features:

- Typical built density: 20-30+ units per acre.
- 2-4 stories of single-level units stacked on top of each other.
- Individual unit access can be from either common interior corridor or by discrete exterior entrances.
- The design focus is on the whole building, less on individual units.
- Common open space is typically provided in assembled areas of courtyards or common ground area.
- Private open space is typically provided in the form of balconies.

3.5.6 Site planning of small, medium and large sites

Small and Medium Site Highlights

1. Privacy:

- Use building orientation and site layout to address privacy concerns.

- Small sites may incorporate front-loaded units to allow for rear yard to adjacent rear yard orientation.
- Buildings should be of a scale and have massing that is sensitive to adjacent properties.

2. Open Space:

- Buildings should define the edges of and face onto the common open space.
- Location should be clearly and easily accessible.
- Common open space should be consolidated in one location to allow for high usability and sustainability.

SUD-B NEQ

General Development Plan

3 | Design Guidelines

- Small sites may not require common open space when usable private yards are provided.
- Private spaces should be provided at side or rear yards.
- Semi-private open spaces may be provided at front yards.
- Apartments - minimum of 150 sq. ft. per dwelling unit (excluding private balconies, patios and yards); minimum dimensions shall be 15' in one direction

3. Circulation:

- Guest parking may be difficult to provide on small sites with limited space; however, it should occur at the rear of the site, and may encroach somewhat into the rear setback
- Shared vehicle and pedestrian circulation areas should utilize special pavers for pedestrian ways traversing parking areas or alongside vehicular circulation.



LARGE SITE HIGHLIGHTS

1. Connectivity:

- Streets, auto courts, paseos and pedestrian ways should not only connect internally but also to adjacent streets in neighboring developments.
- Pedestrian and bike paths should be used where street connections to adjacent neighborhoods are infeasible.
- Use of paseos and pedestrian paths for internal connections.

2. Hierarchy of Streets:

- Clear distinction in scale, landscape treatment, and orientation between public/private streets, auto courts and pedestrian paseos.
- Auto courts should be designed to act as secondary circulation to reduce service functions and garage access from public and private streets.
- Distribute guest parking.

3. Building Frontage and Orientation:

- Units should face streets, open spaces and internal private streets wherever possible.
- Building fronts should include porches and door facing streets.
- Large windows, front doors, porches, stoops, bays, and projections are architectural elements that should be used to provide a front or "face" to building facades.

- Screen all air conditioning condenser units with appropriate landscape or architecturally integrated low walls.
- Stagger entries and windows and strategically locate landscape for increased privacy.

4. Open space and Paseos:

- Large open space should be the fundamental organizing element of the site plan.
- Integrate large existing trees and other natural features into the open space.
- Integrate open space with natural attributes and topography to create a neighborhood feature or focal point on larger sites.
- Common open space should be centralized and directly accessible to units. It should be linked to adjacent parks and paseos and paths.
- Paseos should serve as the front or "face" of units when a front door on a street is not feasible.
- Scale paseo width to height and articulation of buildings.
- Reduce width of paseo when extra width could be added to enhance common usable space.
- Landscape to create a visually appealing high quality open space with an emphasis on privacy, green space, and for mature trees.
- Paseos should be well-lit for pedestrians without adding glare to adjacent residences.
- Connect paseos to form internal walkway networks within developments.

- Provide a 15'-20' width for double-loaded interior paseos. The width may be reduced when the design and massing solution provides relief from the canyon effect.
- Public or private driveways, parking areas, required trash areas or other areas designed for operational functions shall not be considered open space. Common open space areas may include, but are not limited to, turf areas, landscaped areas, hardscaped areas (excluding parking areas and public/private driveways), gardens, sitting areas, game courts, swimming pools, spas, sauna baths, tennis courts, basketball courts, play lots, outdoor cooking areas, and other similar recreational facilities. Green court products may calculate the green court area toward the common open space requirement.



5. Usable Open Space

- Aggregate common open space to make a large usable area that serves as the central focus.
- Define edges of open space with units, buildings, and walkways. Streets can also serve this function, but buildings are recommended wherever possible.
- Large and medium sites should have one central open space and other small diverse open space.
- Front-loaded units should provide most private open space as enclosed rear yards.
- Rear-loaded units should provide private open space through porches, balconies, and small front yards that are easily accessed from the interior of the unit.
- Apartments - minimum of 150 sq. ft. per dwelling unit (excluding private balconies, patios and yards); minimum dimensions shall be 15' in one direction
- Common open space should be designed to provide for both active and passive uses, not merely decorative space.
- Storm water treatment devices should not be in open spaces when they would limit use; although they may be adjacent to create a more open atmosphere.



6. Amenities within common open space

- Common area amenities should be centralized and scaled appropriately to the size of the development.
- Buildings should define the edges of common open space.
- Common open spaces should provide adequate areas for playgrounds, tot lots, and open play areas for children.
- Provide for larger assembly spaces of pools, sport courts, or community buildings in large developments.
- Entries and windows should face onto common open space and play areas to provide informal surveillance and safety.
- Tot lots should be located in convenient, and highly visible locations to ensure informal surveillance by residents.
- Incorporate large assembly spaces for large developments, such as a community room.



7. Landscape Treatment

- New development should preserve and protect healthy trees and sensitive or natural environments by focusing open space around them.
- Private streets should also include landscape and trees to buffer adjacent development.
- Regular tree spacing should line all public and internal private streets where feasible.
- Select plants to fit purpose and allowed space.
- Create unique and interesting open space contiguous or adjacent to existing large trees.
- Provide tall deciduous trees for summer shade and winter solar access.
- Provide trees and landscape for front and rear yards, adjacent to garages and along property lines, especially at paseos.

- Small or narrow sites should provide a minimum 6' wide landscape buffer along the length of a street adjacent to residential development. Large sites should incorporate a minimum 10' wide landscape buffer.
- Plant trees between building clusters and breaks, typically every 5 to 6 units.
- Avoid over-shading usable space and making it uninviting.
- Apply Lincoln-Friendly Landscape best practices and plant selection that fits its intended space, reduced maintenance, integrates pest management, improves healthy soils with less fertilizers, and applies water conservation measures.



3.5.7 Circulation

1. Streets

- Well-designed streets should include sidewalks, pedestrian-scaled lights and continuous landscape planters with a regular pattern of tightly-spaced street trees to help create a pedestrian-friendly environment.
- Traffic calming features, such as on-street parking, bulb-outs, textured materials and crosswalks reinforce a pedestrian environment.
- In smaller developments where private streets function as access and pedestrian circulation areas, special pavement should be used for the

shared space to reinforce a feeling of shared pedestrian and auto space.

- Include space for canopy trees and shading.
- Integrate storm water treatment system with the private street design.

2. Pedestrian

- A pedestrian circulation system shall be incorporated into the design of multifamily projects for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational facilities and all other outdoor areas.
- A sidewalk system shall be developed adjacent to all streets and installed in accordance with City standards.
- An interior walkway system with a minimum of 4.5' wide walkways shall be provided. The pedestrian circulation system shall utilize materials such as concrete, brick, flagstone or other materials approved by the City.
- Primary pedestrian circulation should occur on paseos or on sidewalks adjacent to streets. Private streets should primarily serve as vehicular and service access for the development.
- Small sites may have a pedestrian circulation system with shared vehicular and pedestrian facilities.
- Trees should be provided in between building breaks. Large trees should have a minimum

width of 10' when the adjacent second story steps back at least 15'; or a minimum of 20' wide when there is no second story setback.

- Building design should step back massing to reduce the canyon effect of private streets. Additional strategies that reduce the canyon perception are architectural projections, eaves, and balconies.

3. Trash Collection

- Trash collection areas for multifamily development should, in general, be located within 200' of the furthest dwelling unit they serve. Consideration shall be given to siting trash collection areas for convenient access, but with care given to avoid impacting important design features such as, but not limited to, entries, recreation areas, leasing offices and clubhouses. Trash collection areas shall be constructed to City standards and situated to reduce noise and visual intrusion on adjacent units and properties.

4. Lighting

- All exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets.
- The use of energy-conserving and vandal resistant fixtures or lighting systems shall be given primary consideration.

5. Parking

- Provide sufficient and convenient guest parking appropriately dispersed on site.
- Parking requires adequate maneuvering areas for vehicle turnarounds.
- Connect units to parking areas via walkways.
- Consider non-paved or pervious surfaces for guest parking areas.
- Provide on-site guest parking along streets via parallel or perpendicular parking wherever possible rather than in parking lots.
- Guest parking may be located on private streets, in parallel or perpendicular (90 degree) parking spaces.
- Guest parking may be located on private streets, in parallel or perpendicular (90 degree) parking spaces.
- On-street parking along private streets may be counted in the tabulation of guest spaces.
- Parking should not be located between a building and any public sidewalk or street (front yard areas).
- In larger developments, guest parking should be located in parallel, perpendicular, or angled spaces along private streets or dispersed within auto courts.
- Minimum parking requirements shall be as follow:
 - Studios and 1 - bedroom units: 1 covered space and 0.5 uncovered space
 - 2 - bedroom units: 2 covered spaces

- 3 - bedroom units and greater: 2 covered spaces and 0.5 uncovered space
- Guest parking: 1 space for every 5 units

6. Additional Multifamily Residential Design Standards

▪ Laundry Facilities

1. Either centralized laundry facilities with washers and dryers shall be installed in one or more central locations within each apartment complex or hookups to accommodate washers and dryers shall be installed in each dwelling unit, or a washer and a dryer shall be provided in each unit.

▪ Utilities

1. Above-ground utility transformers and other above-grade equipment should not be located within the front yard along a street.
2. Utility planning must complement site planning, storm water facilities, and usable open space.
3. Minimize visibility of above-ground transformers, meters, and other utilities.
4. Above-ground utilities should be incorporated into the design of the building and integrated into landscaped areas to

minimize visual impact. Options include insets into building facades and screening with landscaping or low walls.

5. Cluster utility meters in readily accessible locations.
6. Avoid interrupting open spaces used for activities and gatherings.

- Fencing

1. Use fences for visual interest and to integrate with building architecture.
2. Fences at front yards typically provide separation of semi-public space, and should be designed with transparency. Low walls or fences (42" height or less) are encouraged at front yards or setbacks in order to provide separation.
3. Fences at rear or side yards typically provide a higher degree of privacy, and should be used to enclose private open space where appropriate. However, walls or fences exceeding 6' in height is not recommended unless allowed under exception by the zoning ordinance or required to attenuate noise (i.e. sound walls).



3.5.8 Craftsman

The Craftsman architectural style intended for the apartment site will have the following:

Design Characteristics

- Simple square plan form
- Symmetrical or asymmetrical building masses
- Prominent entry way
- Lap siding or lightly textured stucco exterior walls
- Wood shingle-appearance roofs with exposed roof rafters under wide eaves
- Very shallow roof slopes are common, but medium pitches are also common
- Windows frequently occur in groups of three or have three sections

SUD-B NEQ

General Development Plan

3 | Design Guidelines

- Major windows typically are uniform in height all around the building
- Heavy, often battered or sloped supports for porch columns, can be wood, stone or brick veneers
- Porch columns are typically wood, sometimes occurring in small clusters
- Chimneys can be stucco-wrapped with brick or stone accent
- Low pitched, gable roofs. Occasionally roofs are hipped
- Frequent use of shed dormers

Additional Style Elements

- Roof eaves with decorative beams and knee braces
- Decorative glass accent windows

Craftsman





3.5.9 Spanish

This style attained widespread popularity after its use in the Panama-California Exposition of 1915. The Spanish Colonial heritage with hanging pots, flowering gardens and sprawling shade trees are hardly surpassed as foreground design elements. Further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork. Key features of this style were adapted to the Southern California locale. The charm of this style lies in the directness, adaptability

and contrast of materials and textures. The Craftsman architectural style intended for the apartment site will have the following:

Design Characteristics

- Simple box plan form
- Overhangs 12" to 24"
- Barrel or "S" tile roofs
- Fine sand to California Monterey stucco finish
- Simplified colonial style window and door trim
- Single paned windows at sides and rear
- White vinyl wrap aluminum windows are allowable
- Garage door patterns complementary to style

Additional Style Elements

- Ornate chimney top trim
- Round tile attic vents
- Wood sash windows at front elevation
- Deep, recessed picture window at front elevation

SUD-B NEQ

General Development Plan

3 | Design Guidelines

Spanish



3.6 Commercial Design Standards

The purpose of this section is to:

- Communicate with the development community in advance, the design expectations for commercial projects to facilitate the review process that results in quality development.
- The goal of the Commercial Design Guidelines is to promote development of high-quality architecture and site design that will provide a lasting community image. Visual continuity and compatibility of non-residential buildings is desired. Architectural character of any building should harmonize with the community architecture in general.
- Assure the fair and consistent application of design objectives.
- Protect investment in the community by encouraging consistently high-quality development.
- Foster a sense of community and encourage pride of ownership.
- Insure safe, functional and attractive development.
- Promote the development of a livable community designed for people.
- Insure an accessible and safe community.
- Encourage project identity and visual interest through elements such as distinctive structures, water features, landscape features, plazas, art, etc.

- Encourage environmentally sensitive site and building design to reduce negative impacts and conserve energy.

The design of site features for the commercial area, including landscaping, signage, and site furnishings shall be considered as part of a greater whole to subtly weave the project together.

All site walls and screen walls will be architecturally integrated with the building. Commercial developments, adjacent to Residential properties shall have a 6' high min. decorative masonry wall or solid fence. A sound study may be required to ensure adequate sound attenuation between commercial and residential developments. A combination of decorative solid masonry wall and substantial landscaping could also be used to alleviate noise.

SUD-B NEQ

General Development Plan

3 | Design Guidelines

Service areas, trash, mechanical equipment, and loading facilities shall be located away from street and park edges where possible, and screened from public view through the use of screen walls.

- Loading dock screen walls: 10' high
- Trash Enclosure screen walls: 8' high

Applicability

To achieve these Purposes, the Guidelines apply to all new commercial and office developments and their substantial alterations that require approval by the Design Review Committee (DRC) or planning staff. They are also intended for use by staff when the city of Lincoln requests input on commercial proposals within the Lincoln Station.

These guidelines should be used by developers when designing projects, referenced by the DRC when reviewing projects and by staff when hearing appeals of DRC decisions. These guidelines are also applicable for staff review.

Use of Guidelines

The provisions set forth in this document identify the minimum level of design quality for commercial development. However, flexibility is encouraged to achieve excellent designs. To that end, the use of the words shall and must have been purposely avoided within the specific guidelines. Each application for commercial development, however, should demonstrate to what extent it incorporates these guidelines.

Applications that do not meet specific guidelines applicable to that project will need to be justified as to how the proposed design will improve the project by better meeting the intent of the General Plan, Lincoln Zoning Ordinance and these Guidelines. The determination as to whether a project provides an improved design will be made through the design review findings required by the Lincoln Zoning Code as determined by the DRC.

Relationship between the General Plan, Lincoln Zoning Ordinance and Commercial Design Guidelines

The approval process for commercial development is guided by the General Plan, the Lincoln Zoning Ordinance and the Commercial Design Guidelines.

General Plan: An umbrella document that sets the development vision of the community. It provides policy direction for land use, vehicular and bicycle circulation, water and environmental issues, open space and recreation, community growth, housing, and cost of development.

Lincoln Zoning Ordinance: An ordinance that implements the General Plan by establishing land use and development requirements in zoning districts. The zoning ordinance provides specific minimum development criteria.

Commercial Design Guidelines

Establishes SUD-B minimum principles for designing quality commercial development. Certain items apply to site planning and others to building aesthetics.

Organization

The guidelines are divided into three sections: Site Planning, Building Design and Environmental Sensitivity. Within each section are a number of design principles and measures that address the different elements of site and building design and environmental sensitivity.

3.6.1 Site Planning

Planning for development on a site encompasses items such as its relationship to surrounding uses, building orientation on the site, pedestrian and vehicular circulation, efficiency of parking areas, screening of loading and utility areas, and the design of landscaping, signage and lighting.

1. Contextual Relationship to Residential:

- Commercial developments adjacent to existing and future residential developments should be of an appropriate scale, set back and building height. Multi-story commercial buildings should incorporate lower scale, single-story elements and/or greater setbacks adjacent to existing and future single-family development.
- Orient support uses such as trash enclosures, compactors, truck loading areas and outdoor

storage away from residential uses to the extent practical.

- Locate drive-through lanes away from adjoining single-family and multifamily developments. Locate speakers and menu boards so that noise is not directed toward residential uses and incorporate a screen wall and landscaping to mitigate noise.
- If an existing masonry wall separates a residential development from a proposed commercial development, plant large trees in an expanded landscape planting area to buffer the residential use.

2. Building Orientation:

When siting retail and office buildings, significant importance should be placed on surrounding open spaces, especially the Markham Ravine area. Orienting buildings to face open spaces will considerably improve the sense of openness for the tenants of those buildings as well as their customers. There will be a minimum 50' setback from residential and/or the Markham Ravine area. Additionally, providing walking paths, seating and gathering areas between buildings and open space will not only provide important transitions zone from the open space to the buildings, but also allow tenants & customers to enjoy vistas along the open space for informal meetings, lunch, etc.

- Loading areas and “back of house” entrances should never face open spaces.
 - Special attention should be paid to how the buildings will be viewed from the open spaces, such as the Markham Ravine, as there may be trails, and vista points located within or along its boundaries. As such, a collection of smaller buildings would be preferred over one large building. However, if larger buildings are required, significant wall and height articulation should be incorporated into the design, as well as color & material blocking, to engender the appearance of several buildings next to one another. Also, stepping a building’s massing down on facades along the open space will soften its apparent bulk making it more visually appealing and less imposing from both a pedestrian scale and from a distance.
 - Locate pad buildings closer to arterial intersections to provide a strong visual and pedestrian relationship to the street. When practical, locate some parking and service functions behind the building.
 - Orient gas canopies, drive-through lanes, service functions and accessory structures away from the intersection of arterial roadways.
 - Develop distinctive architectural forms or landscape, art, or historical features at the terminus of major project entrances.
 - Frame major project entries with structures, oversized landscaping or distinctive entry features.
- In large multi-building projects, organize the site layout to provide functional pedestrian spaces, plazas and amenities between or in front of buildings.
 - Provide weather and sun protection, such as overhangs, awnings, canopies, etc. to mitigate climatic and solar conditions.
3. *Pedestrian Amenities and Hardscape:*
- Design convenient pedestrian and bicycle access to all adjacent streets.
 - Pedestrian focal points should have enhanced pedestrian paving such as decorative scored concrete, stained concrete, exposed aggregate, integral colored or textured concrete.
 - Design sites to minimize pedestrian and vehicular conflicts. Where pedestrian circulation paths cross vehicular routes, provide a change in paving materials, textures or colors to emphasize the conflict point, use decorative bollards, to increase visibility, improve safety and enhance aesthetic appeal.
 - For commercial developments over 5 acres, provide direct pedestrian and bike paths onsite to match those in approved or built adjacent developments.
 - Accessible parking spaces should be convenient to building entries.

- For commercial development over 10 acres, design pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity. These should include a mix of pedestrian scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, water features, specimen trees, potted plants, information kiosks, botanical exhibits or art features.
- Within commercial shopping centers over 10 acres, provide convenient pedestrian access to transit stops and outlying parking areas.
- Design sites to accommodate bus stops in the development of shopping centers on arterial streets where future transit service is planned.
- Provide convenient bicycle parking in locations that do not interfere with pedestrian circulation. Disperse bicycle parking facilities throughout larger sites and locate them in convenient and visible areas.
- Provide for a continuation of pedestrian access when commercial developments are located adjacent to existing or planned open space.
- Allow for outdoor dining and/or other amenities to enliven plazas and open space areas. Outdoor dining and pedestrian amenities should be separated or screened from residential areas and from vehicular traffic.
- Use functional colonnades in shopping centers to provide sheltered areas for outside dining or other activities in designated areas.



- Design pedestrian areas to incorporate a mix of structures such as colonnades, canopies, or trellis structures in combination with canopy shade trees.
- On west and south exposures, design plazas, patios and pedestrian areas with architectural and landscape shade elements.



4. Vehicular Circulation and Parking:

- Provide special paving treatments at site entrances.
- To promote safe pedestrian access, provide sidewalks and not head-in parking spaces directly in front of large individual retail tenants

- over 30,000 square feet (with the possible exception of accessible spaces).
- Strive to minimize driveway cuts on arterial streets by providing vehicular cross-access easements and shared access driveways between adjacent commercial projects.
- Provide an unobstructed pedestrian walkway shaded with trees through large parking areas in projects over 10 acres.
- Traffic calming devices are encouraged in the interior of a site to enhance safety.
- High volume drive-through uses should incorporate adequate stacking for the intended uses.
- For parking and utility screen walls, use the design pattern of the principal building's architectural theme. Articulate walls by using decorative columns and diversity in texture, material and alignment. Provide the decorative finish on both sides if visible to the general public.
- Provide long-term storage of shopping carts either within the tenant space or adjacent to it, behind a decorative screening wall exceeding the height of the carts. Shopping cart storage may not encroach into accessible pathways.
- For establishments that use parking lot shopping cart corrals, design corrals built with durable decorative materials complimenting the building design.
- Use canopy trees in parking lots to break up the scale of large parking lots and provide additional shading.

- In commercial developments larger than 15 acres, use an outer drive aisle to move vehicular traffic away from the aisle or aisles in front of store areas.

5. Loading Areas and Accessory Equipment:

- Design trash enclosures with decorative masonry walls and sight-tight gates to match design features of the commercial development.
- To the extent possible, locate trash facilities, service and loading areas away from single-family residential uses, project entrances and major circulation aisles.
- Locate parking lot and drive aisle light poles in landscaped areas. Demonstrate the avoidance of a conflict between lighting and landscaping. Paint concrete light pole bases to match the primary color of the building or finish the bases to match parking screen walls.
- Recess service electrical system (S.E.S.) panels into the building elevation and screen with doors, screen with landscaping or a solid wall (with landscaping) built of similar building materials and colors of the main development and equal to or exceeding the height of the S.E.S. panel.
- Strive to locate ground-mounted utility cabinets where they do not conflict with prominent site

- views and can be screened from major streets and public areas. Paint cabinets and screen walls to match the principal structure. Where space allows, provide landscaping in front of screening walls.
- Strive to ensure that ground-mounted utility equipment and cabinets are level and at the grade of the surrounding area.
- On final site plans identify the location of all proposed outdoor display and sales areas, including propane sales, vending machines, amusements and seasonal sales. Their location should not displace required parking and pedestrian or landscaping areas.
- Finish or paint all exterior metal to match approved project colors.

6. Signage:

- Locate freestanding signs on low planter walls or design monument signs to incorporate distinctive elements of the architectural style or theme of the development.
- Design directional signs with similar design elements as the project freestanding signs.
- Design and locate signage to be visible from both pedestrian and vehicular areas.
- Provide building signage that is proportional to the scale of the tenant façade. All building and freestanding signs should be designed to further the design theme of the building and be consistent with any sign package.

- Illuminate letters, not sign backgrounds for freestanding signs.
- Paint sign backgrounds and sign cabinets to complement building colors.
- The use of reverse pan channel (halo) copy and pan channel copy is encouraged for building signage.

7. Landscaping and Grading:

- Design the project landscape theme to complement and enhance project architecture.
- Incorporate street frontage landscaping consistent with overall character of Lincoln Station and consistent with SUD-B community theme.
- Design arterial street intersection frontage with substantial hardscape features, creative grading design, fountains, seasonal color, art and/or vertical landscape focal points.
- For projects over 15 acres, provide a raised landscaped median at major entrances from arterial streets to separate ingress lanes from egress lanes.
- For projects over 10 acres, create prominent focal points. Architectural structures, art, historical and/or landscape features should be located at the terminus of major project entry drives.

- For projects over 10 acres, incorporate prominent entry features, vertical landscape forms and/or seasonal color at both vehicular and pedestrian project entrances.
- Incorporate canopy shade trees, landscape features and seating or other pedestrian amenities near colonnades, storefronts and pedestrian routes.
- Provide significant foundation and/or accent plantings, including trees, around buildings to accentuate or screen building features.
- Provide low-profile accent plantings at the base of monument signs.
- Use lush but low water consumption ground cover in areas near pedestrian amenities and prominent entrance features.
- In highly visible areas, use taller and larger caliper trees.
- Use predominately deciduous trees to shade western, southern and southwestern exposures in the summer.
- For the overall site, use a mixture of deciduous and trees to be determined by the landscape architect.
- If retaining walls in retention basins are necessary, they should be terraced and landscaped to reduce their visual scale.
- Design retention basins that are visible from public streets and common open spaces to avoid a "bathtub" or linear channel appearance. Highly visible retention basins should be contoured using berms and curvilinear design.

- Screen restaurant menu boards from adjacent public rights-of-way and off-site uses.
- Coordinate landscaping plans with above and below ground utility location needs.
- Screen the paved area of auto intense uses, such as service stations and convenience stores, from streets and major public use areas with a 3-foot wall or a dense vegetative buffer.



8. Lighting:

- Provide pedestrian scale lighting fixtures in areas designed for pedestrian activity such as plazas, courtyards, pathways and seating areas but excluding parking only areas. Select lighting fixtures that complement the general architectural style of the development. Low-level lights at the perimeter with taller lights in the interior.
- Highlighting of unique or special features of the site, such as architectural features, specimen trees and artwork with accent lighting should be considered.

- Use decorative wall-mounted sconces or light fixtures when building lighting is proposed on elevations away from residential uses.
- Street pole lighting figures should be made of durable and high-quality material for maximum resistant to vandalism and tampering.
- Screening of Utilities: An abundance of care should be given to the placement of utilities on and around buildings. For example, roof mounted equipment such as HVAC units & solar panels must be screened from view through the use of parapets or other architecturally appropriate means. Additionally, ordinarily wall mounted equipment should be placed in meter closets & MPOE rooms to remove them from view. Lastly, items such as utility cabinets, FDCs, and vaults should be screened by using low walls and vegetation suitable to their setting and in compliance with access requirements.

3.6.2 Massing and Scale

The visual impact of a building depends not only on its size, but also on the relationship between its length, width and height. Also, such features as prominent entries, windows, color and materials are factors in the visual impression of a building. Entry elements can be proportioned so as to make them the dominant feature of an elevation.

Individual building elements and masses should be sized in proportion to one another.

Scale is as important in that elements of a building's composition need to be in balance, as do buildings sited next to one another. That is to say, one element of a building shouldn't be so dominant so as to "out-weigh" other elements in a building's makeup. Likewise, a building on one site, should not dominate a building on an adjacent lot.



The most important relationship of a building's scale is to the user. Larger buildings need to be broken down into smaller parts to create a more relatable scale to pedestrians as they circulate near and around buildings.

- Building mass should be broken into smaller elements, consistent with the proportions of the architectural style selected and surrounding uses.
- In large multi-building projects, vary the size, massing and height of the buildings in relation to each other.

- Reduction of building mass may be achieved by using a combination of the following techniques:
 - Variation in the rooflines and form.
 - Buildings with flat roofs should have varied element heights to give the impression of intersecting solids. This will serve to break down the composition into a more pedestrian scale.
 - Use of ground level arcades and covered areas.



- Use of protected and recessed entries.
- Use of vertical elements on or in front of expansive blank walls.
- Use of pronounced wall plane offsets and projections.
- Use of focal points and vertical accents.
- Inclusion of windows on elevations facing streets and pedestrian areas.
- Retaining a clear distinction between roof, body and base of a building.



3.6.3 Design

Proportion plays an important part in authentically interpreting historically accurate styles. Pay close attention to the images presented in the style palette section for clues relating to each style's treatment of various design elements.

Articulate facades to provide a visual effect that is consistent with the community's character and scale.

- All facades, including back and side elevations of a building generally visible from public view or adjacent to residential areas, should be architecturally treated and relate to but not overwhelm the neighborhood. All elevations generally visible from public view should reflect the overall design, colors and textures used on the front façade.

- Rounded or cut-out corners with special window display areas



- Design multi-building projects to include consistent design elements throughout the project.
- Building elevations should incorporate architectural features and patterns that include a pedestrian scale.
- Internalize or underground any vacuum tubes.
- Utilize architectural features, screen walls, landscaping and canopies to integrate drive-throughs into the overall building design.
- Fully screen roof mounted mechanical equipment.
- Internalize roof drain elements within the building or an architectural feature such as columns (excepting at-grade discharge).
- For all buildings at least two of these elements should repeat horizontally. Buildings with facades greater than 100 feet in length should include several of the elements listed below,

repeated at appropriate intervals, either horizontally or vertically:

- Color change. Recognizable, but not strongly contrasting.
- Texture change.
- Material change.
- Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs.
- Wall plane projections or recesses.
- Wall elevations should terminate at a logical point such as a column or tower element.
- Service and exit doors should be integrated into the architecture of publicly visible elevations.
- Variations in rooflines or parapets should be used to reduce the scale of commercial buildings. Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building.
- Parapets will be a minimum of 10' in height for concealing flat roofs and should feature three dimensional cornice treatments when at the ends or corners of buildings. Where not used in conjunction with other roof elements, parapets should vary in height and have a finished depth at building corners.
- The size of all roof elements should be appropriate to the size and scale of roofing materials used.
- Buildings with sloping roofs should include multiple planes.

SUD-B NEQ

General Development Plan

3 | Design Guidelines



- Solid and Soft or Open areas of the façade should be arranged to create a relationship that complements the architectural style of the structure. Soft or open building elements include windows, entryways, arbors, porches, arcades, etc.
- Predominant exterior building materials should be of high quality and durable. These include, but are not limited to:
 - Brick.
 - Stone, natural or faux.

- Integral color, sand blasted or stained textured masonry.
- Split-face or scored concrete masonry units.
- Textured tilt-up concrete panels.
- Stucco/EFIS.
- Metal roofs.
- Concrete and clay tile roofs.
- Clear and tinted glass.
- Architectural metal.



- Predominant exterior building materials should not include the following:
 - Un-textured tilt-up concrete panels.
 - Pre-fabricated steel panels.
 - Corrugated metal.
 - Asphalt shingle roofs, except for period architecture.
 - Highly reflective glass.
 - Wood.

- Predominant facade colors should possess low reflectivity characteristics, and respect the diversity of color in the southwest. The use of bright color schemes should be justified by the overall design, and may not be appropriate in many contexts.
- Building trim and accent areas may feature different building materials and different colors than the building field color, including use of primary colors, if compatible with the architectural design.
- Buildings should have clearly defined customer entrance(s) incorporating elements such as:
 - Canopies or porticos.
 - Overhangs.
 - Recesses/projections.
 - Arcades.
 - Raised corniced parapets over the door.
 - Peaked roof forms.
 - Arches.
 - Entrance framed by outdoor pedestrian features or enhanced landscaping.
 - Architectural details such as tile work and moldings integrated into the building structure to frame the entryway.
 - Integral planters or wing walls that incorporate landscaped areas and/or sitting areas.
 - Enhanced pedestrian surfaces.



3.6.4 Environmental Sensitivity

While not specifically guideline items, the following measures that promote environmental sensitivity are offered for consideration:

- Orient and design new structures and additions for minimum solar gain, reflectivity and glare.
- Shelter entries and windows and use architectural shading devices and landscaping to minimize cooling losses.
- Use energy efficient materials in doors and windows.
- Use energy efficient lighting.
- Mitigate urban heat island effects.
- Reference national programs for environmentally sensitive development methods such as Leadership in Energy & Environmental Design (LEED), Int'l. Energy Conservation Code (IECC) and Energy Star Labeled Buildings.

3.6.5 Prototype BIG BOX Elevation Examples

The following elevation interpretations are presented as examples of how these guidelines could be used to create varied styles on the same “big box” building. This type of building was chosen as it tends to present the most difficult challenges when designing elevations which face a major street, but are actually the rear of the building. Such facades tend to have loading zones & trash enclosures to incorporate into the overall composition. These exhibits also show some important dimensions to remember, but refer to Table 1 and City of Lincoln code documents for further direction.

CONTEMPORARY INTERPRETATION



Contemporary elevations present an opportunity to craft facades with more geometric sensibilities while keeping an eye on cost. Even the use of simple building materials such as split faced CMU and stucco can create quite dynamic forms as shown in the example above. The strategic placement of details such as expansion joints, light fixtures, and large wood panels can result in compositions that successfully disassemble larger masses into a more relatable scale.

CRAFTSMAN INTERPRETATION



The Craftsman idiom, as with other styles born of residential endeavors, can help more closely knit larger commercial structures into a suburban environment. The use of larger overhangs with exposed rafter tails paired with horizontal siding and stone wainscots serves to ground the overall impression into a more low-slung assemblage. This tends to make this style more approachable blurring the lines between residential and commercial uses.

SPANISH INTERPRETATION



A mainstay of California architecture, the Spanish style engenders an authenticity rarely matched in Western locales. The liberal use of simple stucco planes and arched recesses imparts an understated elegance while paying homage to more highly detailed cousins within the Mediterranean genre. Its relaxed and imprintable nature works well to modulate scale and

embrace nearby residential uses, sometimes with the same barrel tile roofing.

3.6.6 Commercial Inspiration Collages

The following Inspiration Collages present imagery that can be drawn from for massing and details that are hallmarks of the three possible stylistic idioms shown. These photos and drawings represent aspirational ideals and not necessarily how the buildings within our project will look. Instead, it is hoped that these collages can influence design solutions that better capture the essence of authentic architectural character.

SUD-B NEQ

General Development Plan

3 | Design Guidelines



CONTEMPORARY RETAIL

SUD-B NEQ

General Development Plan

3 | Design Guidelines



CRAFTSMAN/PRAIRIE OFFICE

SUD-B NEQ

General Development Plan

3 | Design Guidelines



SPANISH
RETAIL

3.7 Sustainability Design Guidelines

Development in SUD-B NEQ is encouraged to incorporate sustainable building and design practices to lessen the environmental impacts of development. These practices can include compact development, reduced impervious surfaces, improved water detention and conservation, preservation of habitat areas, water-efficient landscaping and irrigation, and enhanced pedestrian and bicycle amenities that reduce reliance on the use of automobiles.

Because the concept of sustainability is still evolving, it is anticipated that new sustainable strategies will be continually developed during the build-out of SUD-B NEQ. The Specific Plan encourages the implementation of realistic sustainable design strategies into project design as the community continues to evolve over time. Below is a sampling of sustainable design strategies that may be utilized in SUD-B NEQ.

Site Planning

1. Incorporate a mixture of house styles with different floor plans, elevation styles, and color palettes in the community.
2. Create an interconnected street network that facilitates movement of pedestrians, cyclists, and NEV users.

3. Enhance pedestrian access to available public transportation on major thoroughfares.
4. Encourage design of landscape areas that capture and direct stormwater runoff, particularly in open space areas, parks, and trails.
5. Stabilize slopes to limit erosion as part of the stormwater management plan and erosion control plan.

Energy Efficiency

Most buildings can reach energy efficiency levels that exceed California Title 24 standards, yet most only strive to meet the standard. The Specific Plan encourages future development to strive for energy reduction in excess of that required by Title 24 standards. Moreover, buildings shall meet or exceed the current CALGreen Code mandatory measures.

Where feasible and appropriate, the following strategies are encouraged, but not required:

1. Develop strategies to provide natural lighting, where feasible, to reduce reliance on artificial lighting.
2. Encourage the use of Low-E or EnergyStar windows.
3. Encourage the use of high-efficiency lighting systems with advanced lighting controls.

SUD-B NEQ

General Development Plan

3 | Design Guidelines

For non-residential buildings, consider providing motion sensors tied to dimmable lighting controls. Task lighting may be used to reduce general overhead light levels.

4. A properly sized and energy efficient heat/cooling system may be used in conjunction with a thermally efficient building shell. Consider using light colors for roofing and wall finish materials, and installing high R-value wall and ceiling insulation.
5. Encourage implementing some of the strategies of the EnergyStar program, which is an energy performance rating system developed by the United States Department of Energy and the Environmental Protection Agency. The program certifies products and buildings that meet strict energy-efficiency guidelines. Involvement in the EnergyStar program will be completely optional at the discretion of each individual developer/builder.
6. For retail, commercial, and office uses, promote the use of roofing material with a high solar reflectance to reduce the heat island effect from roofs.
7. In retail, commercial, and office developments, encourage the provision of preferred parking spaces for hybrid, fuel cell, electric, and/or other fuel-efficient vehicles.

Materials Efficiency

1. Use dimensional planning and other material efficiency strategies, where feasible. These strategies reduce the amount of building material wastes and cut construction costs.
2. Consider using recycled base, crushed concrete base, recycled content asphalt, shredded tires in base and asphalt in roads, parking areas and drive aisles, if feasible and economically viable.
3. Encourage the provision of adequate space to facilitate recycling collection.
4. Encourage the use of rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) into new homes. Examples of building materials that could achieve this goal include, but are not limited to, bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard, and cork.

Water Efficiency

1. Where feasible, reduce water consumption by providing low-flush toilets, low-flow shower heads, and other water conserving fixtures.
2. Promote the use of recirculating systems for centralized hot water distribution.

3. Promote the use of tankless water heaters.
4. Use micro-irrigation (which excludes sprinklers and high-pressure sprayers) to supply water in non-turf areas, where applicable.
5. Encourage the use of state-of-the-art irrigation controllers and self-closing nozzles on hoses.
6. Where feasible, use separate valves for planting areas with different water usage levels, so that plants with similar water needs are irrigated by the same valve.
4. Consider the use of organic wood or shredded bark mulch and soil amendments to retain soil moisture.
5. Encourage the use of colored hardscape materials to reduce glare and/or reflect heat in outdoor plazas and gathering areas.
6. Encourage the use of low-growing, low- to medium- water use plant material in parkways instead of turf.
7. Provide shade trees in paved areas and adjacent to buildings, where feasible, to increase natural cooling and conserve energy.

Landscape Design

1. Use low- or medium-water native plant materials when appropriate. Turf areas should be minimized in the community to promote water conservation. Limit the use of turf to areas that experience high functional use and are needed to accommodate outdoor activities such as sports, picnicking, etc. Only turf varieties that are suited to the climate should be used.
2. Promote the use of plant materials that are well suited to the solar orientation and shading of the buildings.
3. Encourage grouping of plants according to water use, slope aspect and sun/shade requirements. Each hydrozone may be irrigated on a separate valve using high-efficiency irrigation techniques.

Occupant Health and Safety

1. Provide adequate ventilation and high-efficiency, in-duct filtration systems, where feasible, for commercial and office buildings. Heating and cooling systems that ensure adequate ventilation and proper filtration can have a dramatic and positive impact on indoor air quality.
2. Potential pollutants generated in the home can be managed through the use of exhaust fans for kitchens, baths, and laundry rooms.

3. Provide effective drainage from the roof and surrounding landscape.
4. Criteria may be established for the delivery and storage of absorptive materials as well as the ventilation of spaces once the materials are installed to prevent mold.
5. Use low volatile organic compound (VOC) materials for interior spaces.

Operation, Maintenance, and Homeowner Education

1. Provide home manuals to owners/occupants on the use and care of “green” components in the home or building, where applicable.
2. Provide built-in space for recycling containers in the home or building to encourage recycling, where possible.

3.8 Landscape Design Guidelines

Landscape plays a significant role in the creation of a new community. Streetscape, parks, open space and commercial/retail in the Specific Plan area are place making opportunities that will collectively establish an identity for SUD-B NEQ. The goals of the landscape guidelines are to create a cohesive image for the

community, reflect the setting and character of the area, and encourage access and interaction with Auburn & Markham Ravine. A rich variety of plant species with appropriate color, texture, and size and appropriate hardscape materials should be used throughout SUD-B NEQ to convey the overall character of the community, as well as blend with the surrounding natural and man-made landscape. To promote sustainability, drought-tolerant or water-wise plant materials with proven adaptation to the local climate, as well as water quality features that efficiently address stormwater management, should be incorporated into the landscape design for SUD-B NEQ.

Landscaping along private residential roadways shall be the responsibility of the HOA, whereas landscaping along public roadways is the responsibility of the City. CFD district formation/annexation will pay for the City’s costs associated with landscaping and street lighting operation and maintenance.

The following principles will steer the landscape guidelines for SUD-B NEQ:

- Utilize and make accessible the existing natural settings of Auburn & Markham Ravine.
- Establish a unique identity and sense of place of both the Residential and Commercial/Retail land uses.

- Visually tie the SUD-B Northeast Quadrant General Development Plan neighborhoods together.
- Create pedestrian-friendly streetscape.
- Incorporate plant materials and landscape features that promote long-term sustainability.
- Design should be consistent with the West Placer County Storm Water Quality Program and its relative post construction requirements for the BMP's that are integrated into the project.

3.8.1 Master Landscape Concept Plan

A distinct and cohesive landscape design concept will create a strong sense of place for the community and enhance social and recreational opportunities for the residents. Exhibit 3.2, Master Landscape Concept Plan depicts the proposed locations of key landscape features in SUD-B NEQ, including the community entries, landscape corridors, parks, open spaces, trails for connectivity, and landscape edge buffers.

Typical streetscape treatments for the following streets are identified on Exhibits 3.3a through 3.8:

- Hemphill Dr. & Flyway Blvd. 2' Median
- Hemphill Dr. & Flyway Blvd. 14' Median
- Hemphill Dr. 2-Lane Interim
- Typical Residential Entry
- Typical Local Primary Residential Street

As a potential interim condition, Hemphill Drive may be phased and constructed as a two-lane road. This interim road would provide access for the individual residential uses on each sides of Hemphill Drive, with the ability for either property to develop independently, on an interim basis. See Exhibit 3.5 and refer to the SUD-B NEQ Specific Plan.

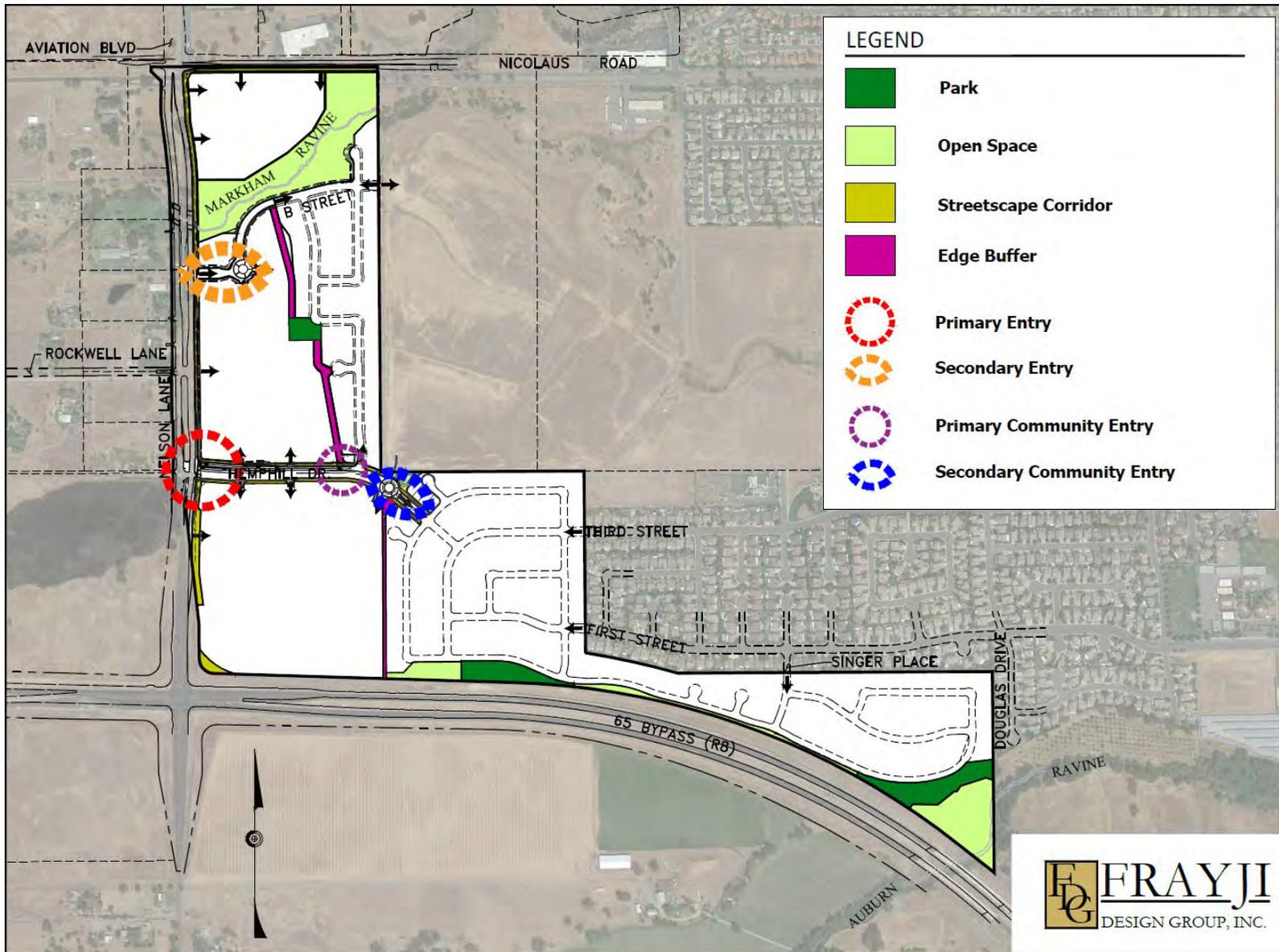


Exhibit 3.2 Master Landscape Concept Plan

SUD-B Northeast Quadrant General Development Plan 3-96

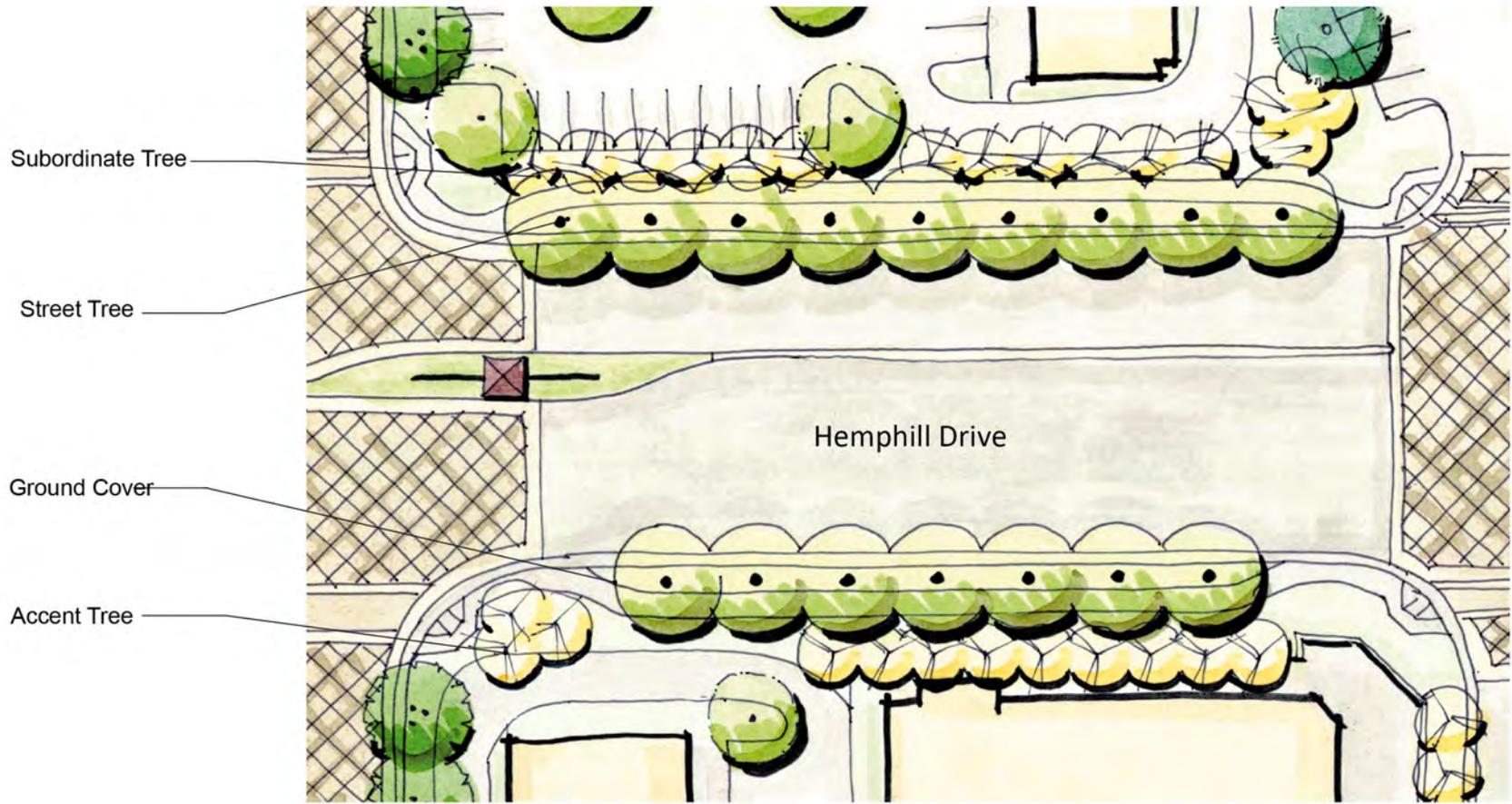
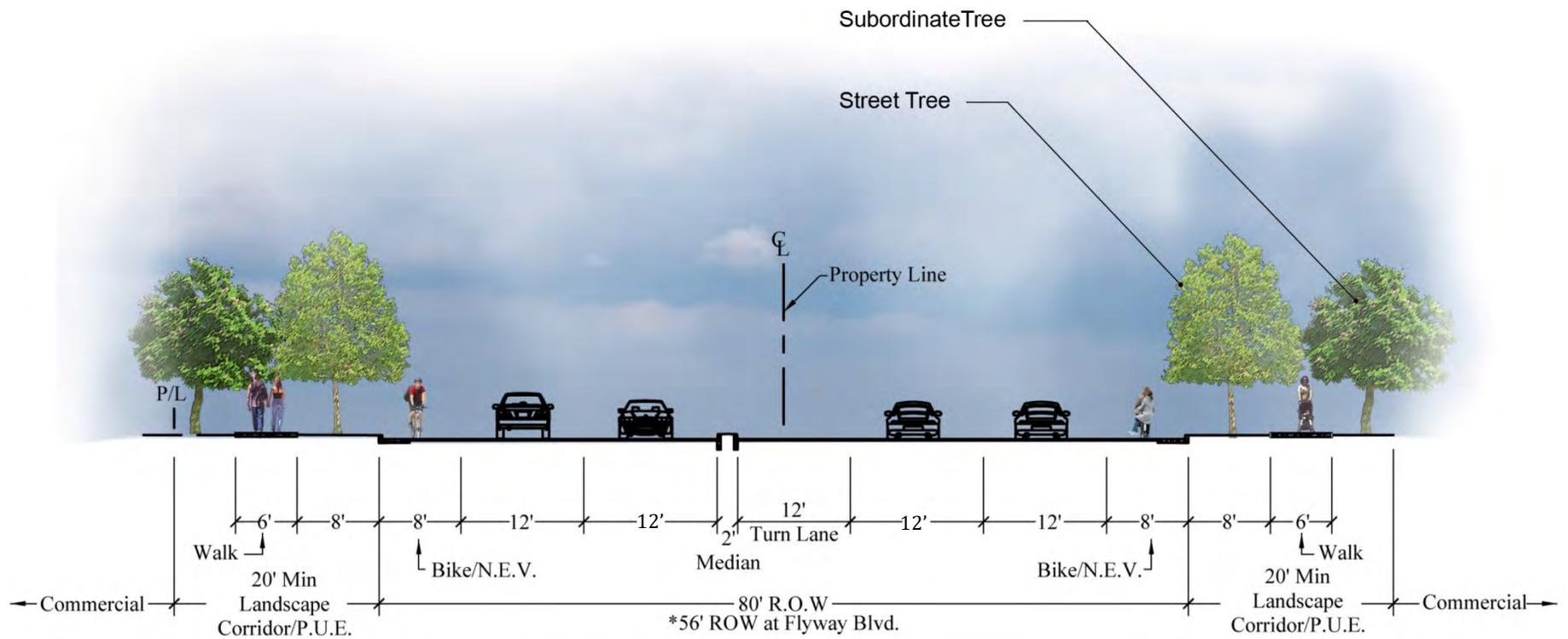


Exhibit 3.3a Hemphill Drive Plan View – 2' Median

SUD-B Northeast Quadrant General Development Plan 3-97



ULTIMATE/TYPICAL

No Parking Permitted

Exhibit 3.3b Hemphill Drive and Flyway Blvd. Section – 2' Median

SUD-B Northeast Quadrant General Development Plan 3-98

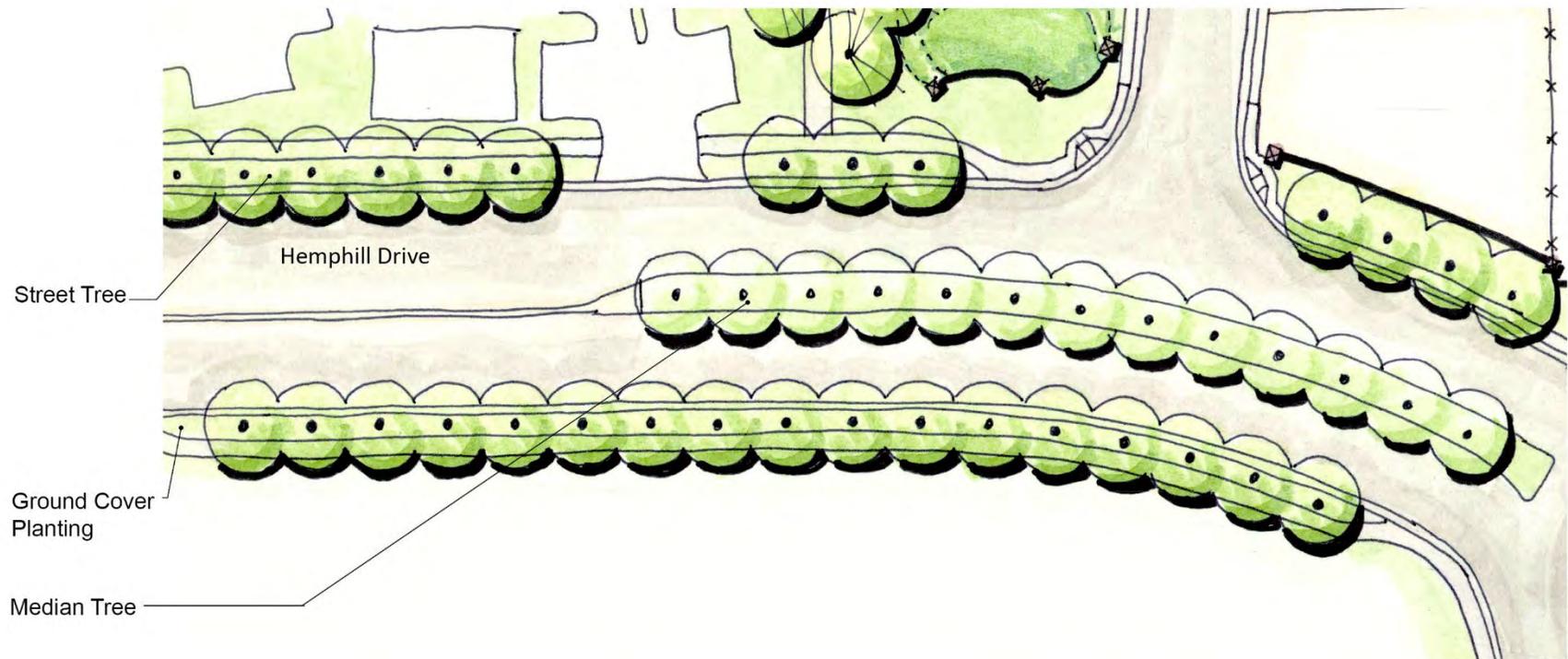


Exhibit 3.4a Hemphill Drive Plan View – 14' Median

SUD-B Northeast Quadrant General Development Plan 3-99

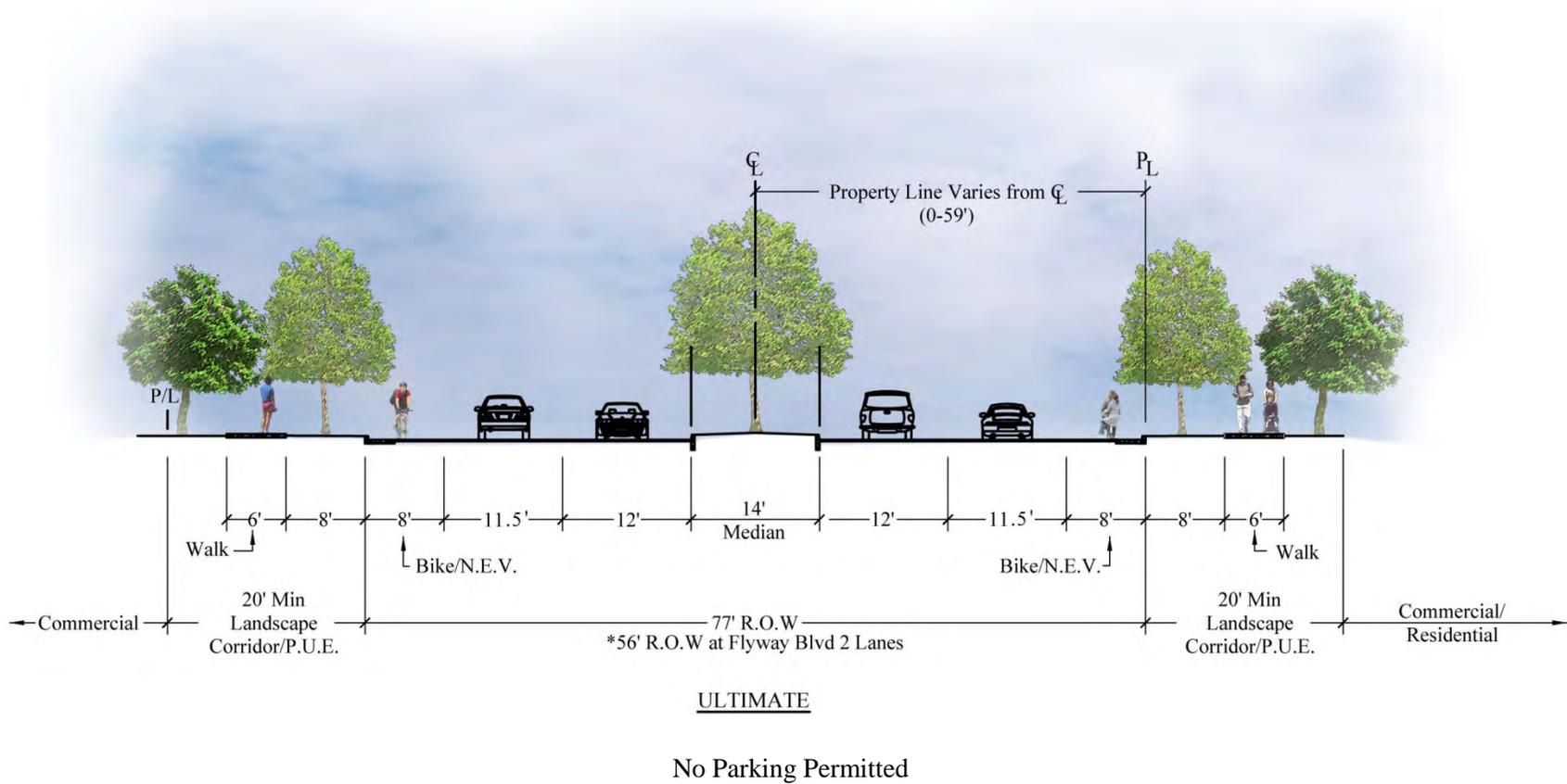


Exhibit 3.4b Hemphill Drive and Flyway Blvd. Section – 14' Median

SUD-B Northeast Quadrant General Development Plan 3-100

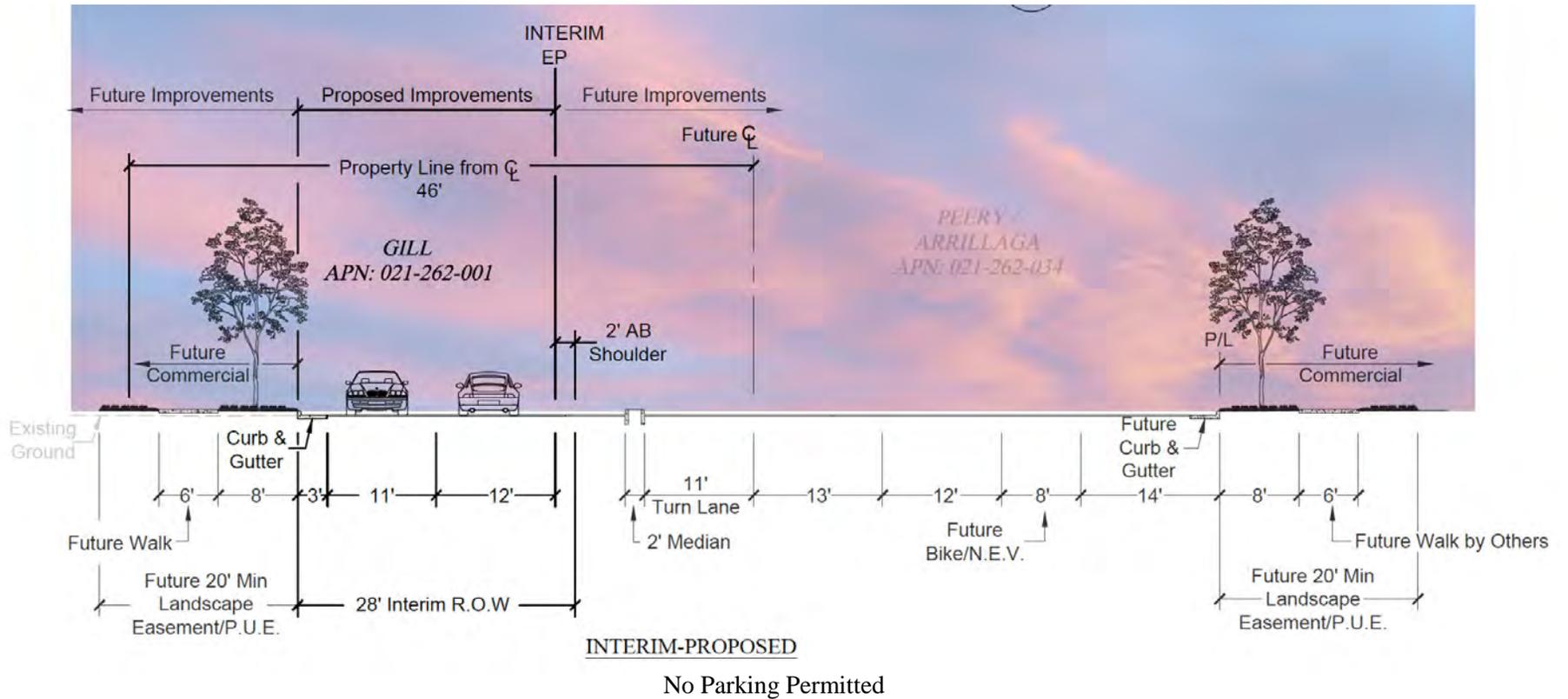


Exhibit 3.5 Hemphill Drive – Interim Two-Lane Road Section

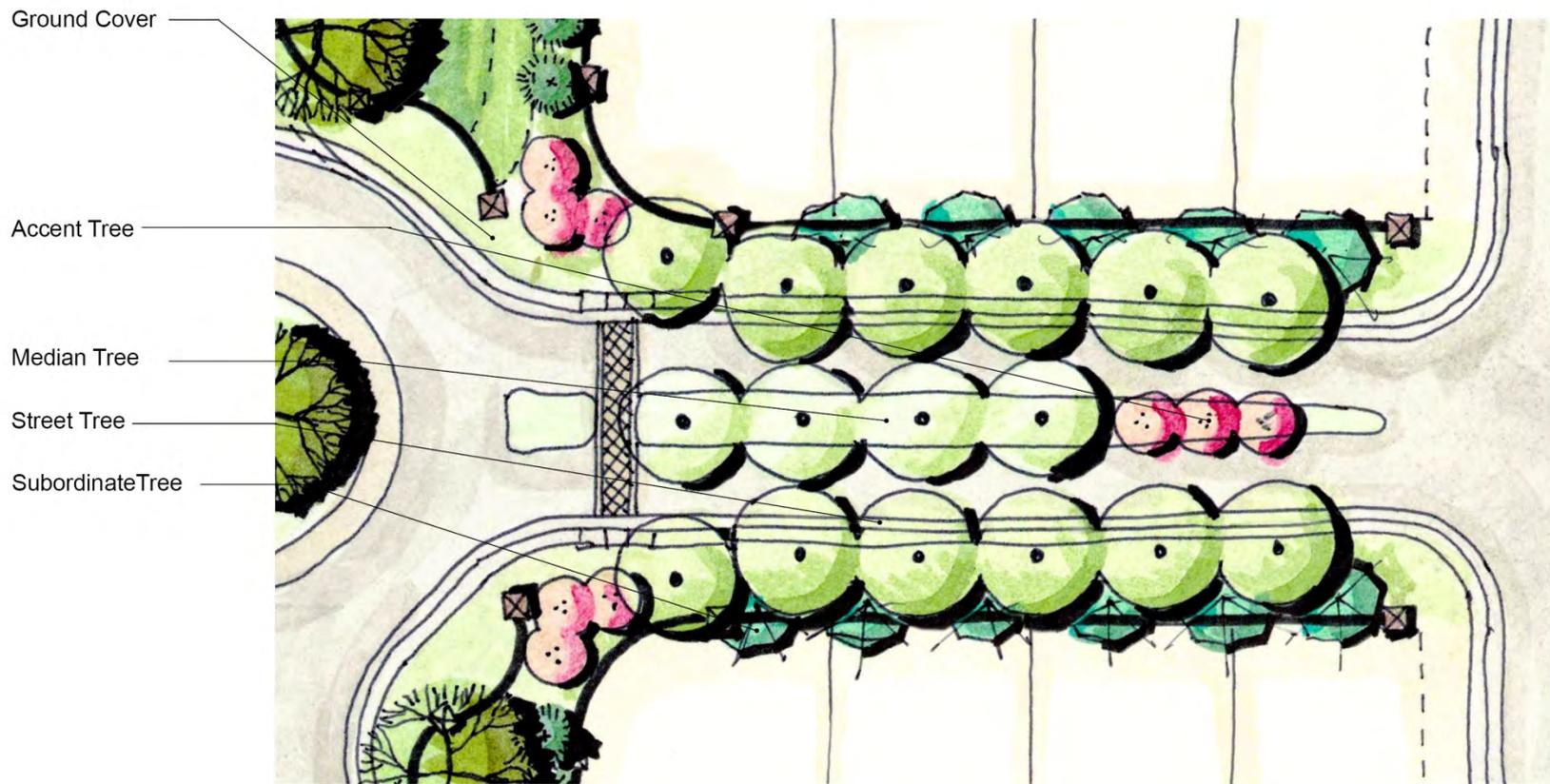
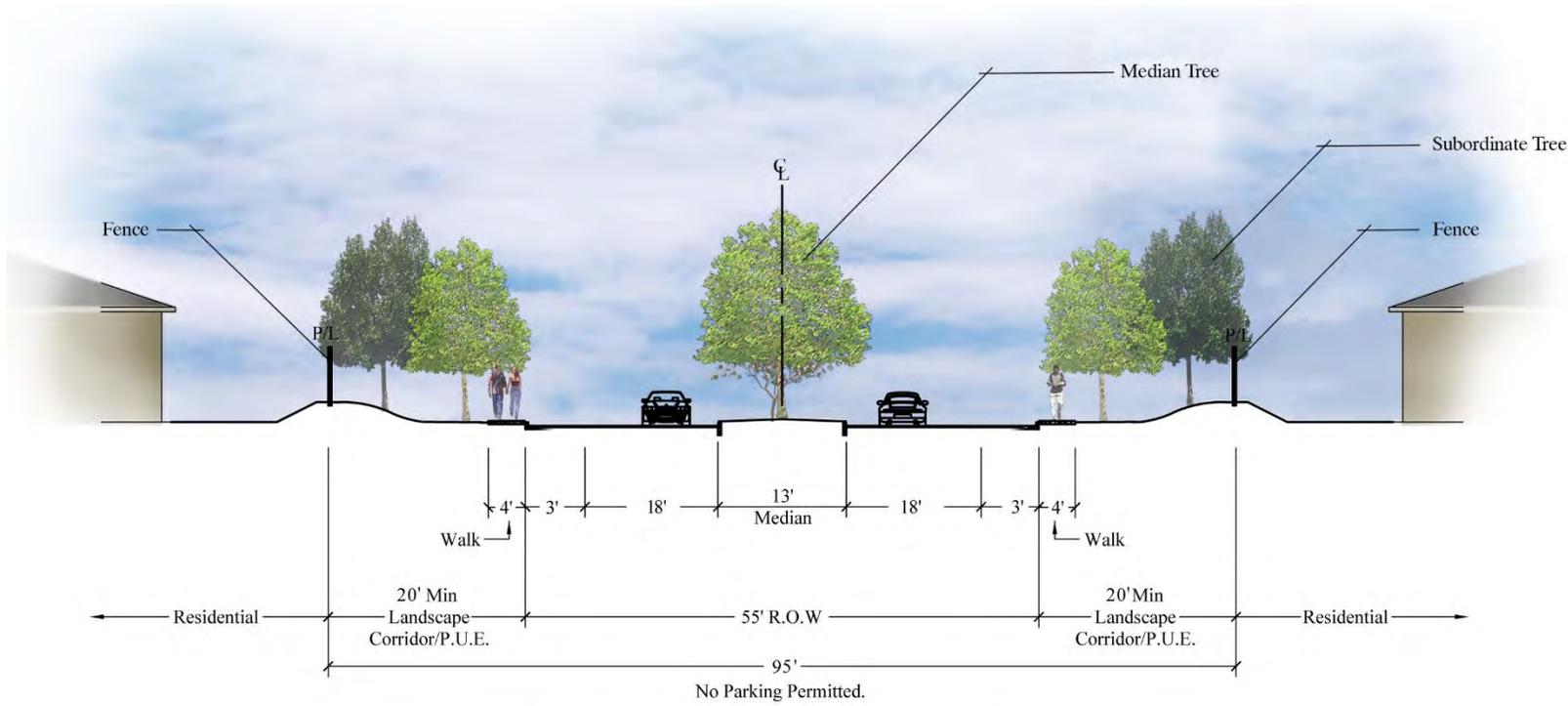


Exhibit 3.6 Typical Residential Entrance Plan View

SUD-B Northeast Quadrant General Development Plan 3-102



Typical Residential Entrance Street Section

Exhibit 3.6b Typical Residential Entrance Section
 SUD-B Northeast Quadrant General Development Plan 3-103

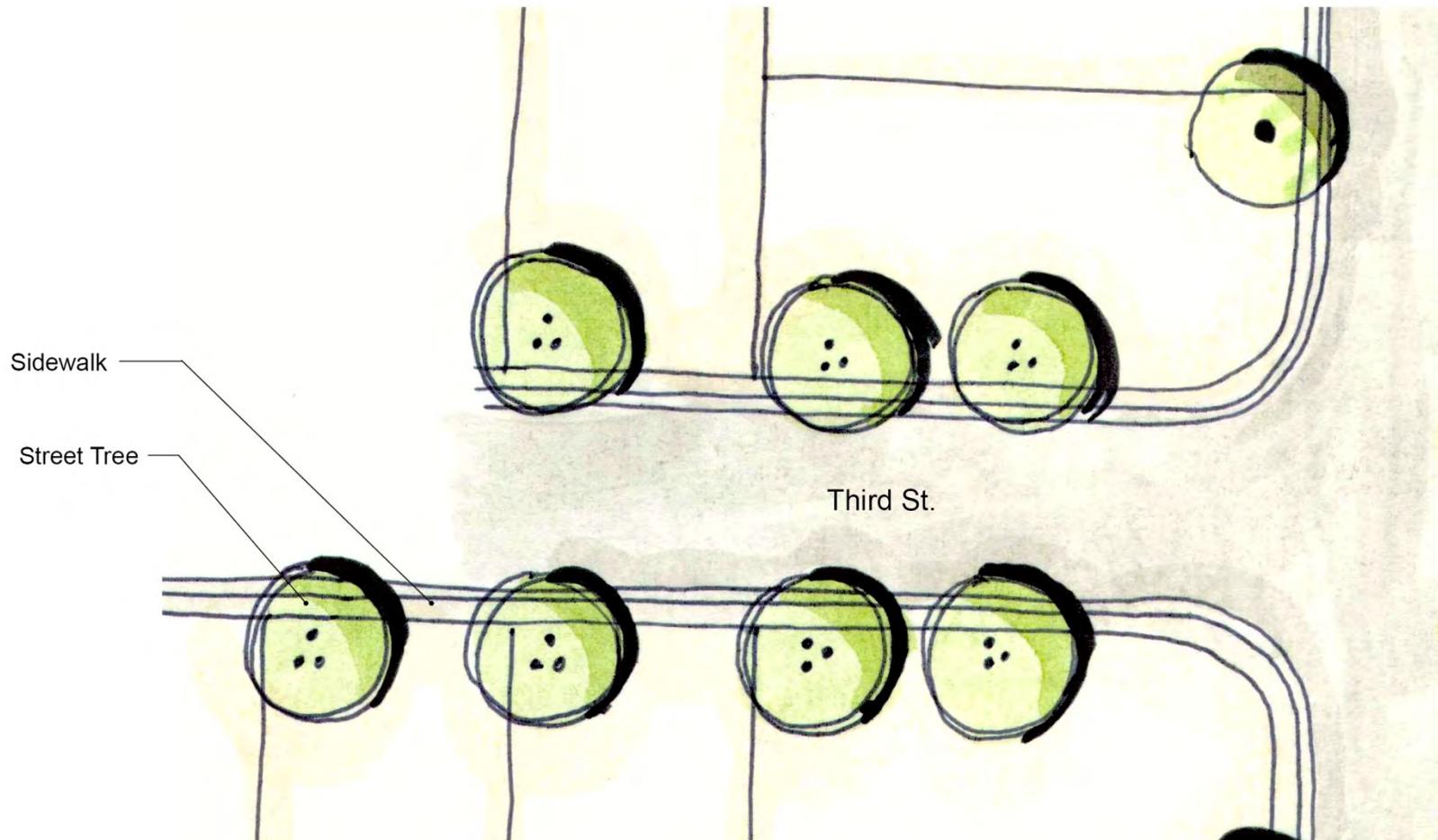
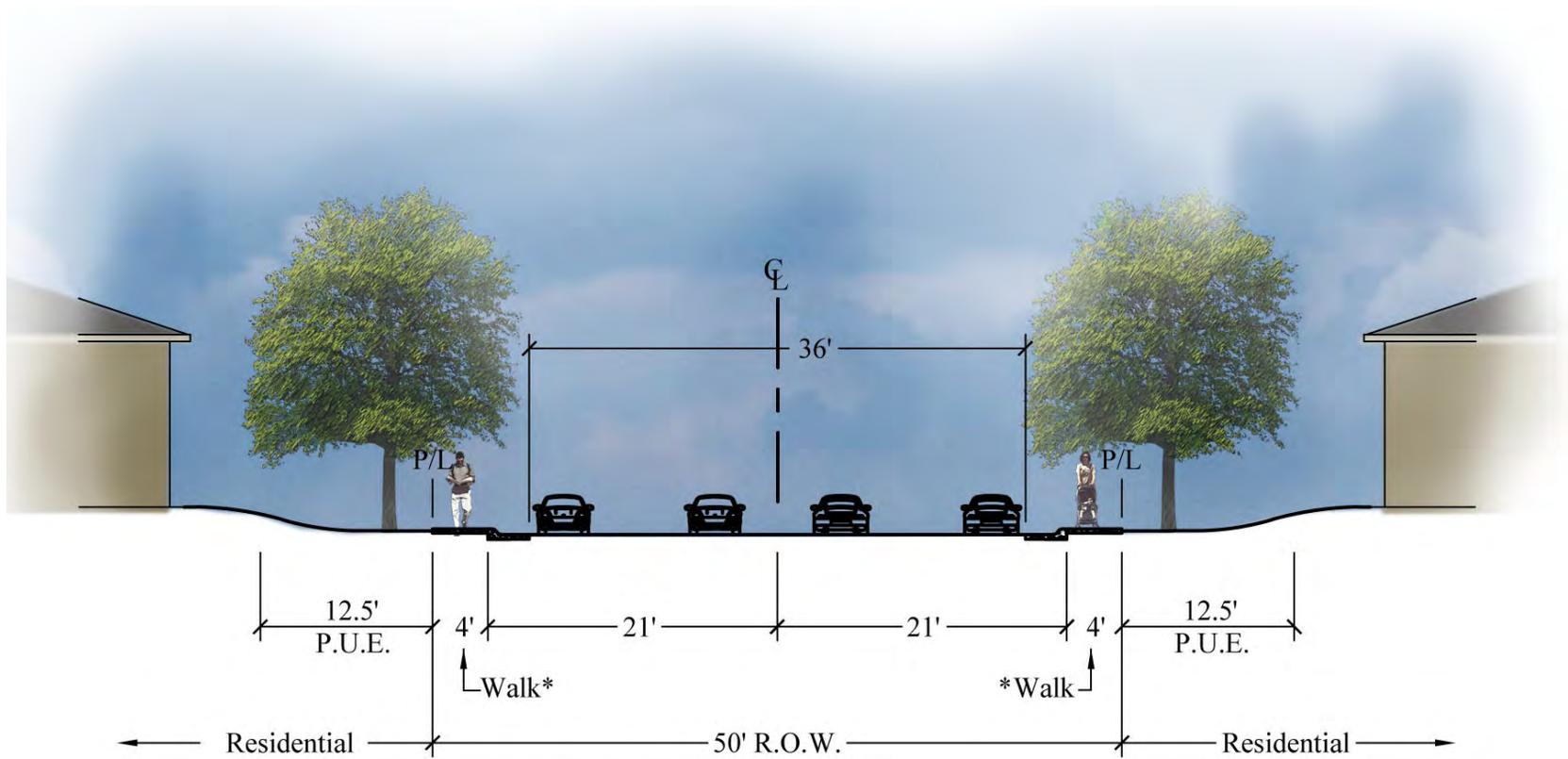


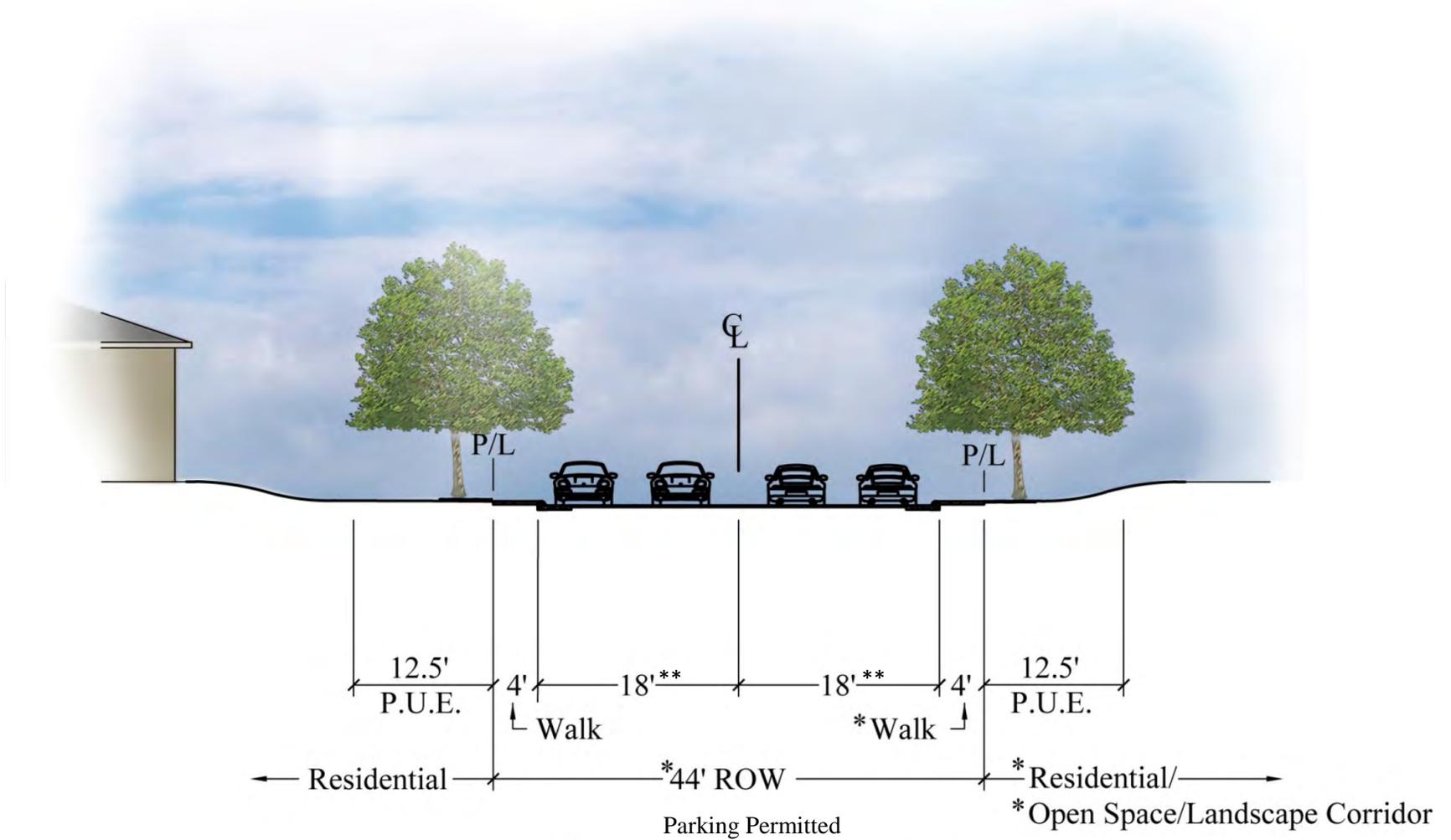
Exhibit 3.7a Typical Local Primary Residential Street Plan View
SUD-B Northeast Quadrant General Development Plan 3-104



*NEV's are permitted in the travel lane.

Parking Permitted

Exhibit 3.7b Typical Local Primary Residential Street Section



* ROW reduced to 40' wide where monolithic sidewalk on one side street only with Pedestrian Trail on the opposite side.

** 14' travel lanes with no parking

Exhibit 3.8 Typical 40' and 44' ROW Street Section

SUD-B Northeast Quadrant General Development Plan 3-106

The streetscape sections included herein are intended to illustrate the general streetscape design and depict only typical street conditions. For cross sections showing different conditions of each street, please refer to Chapter 4, Circulation Plan of the SUD-B NEQ Specific Plan. Final streetscape design may vary based on actual site conditions.

A list of recommended trees, shrubs, and groundcovers for community streetscapes is provided in Table 3.1, Recommended Plant Palette in Section 3.14 of this General Development Plan.

3.8.2 General Landscape Criteria

In both public and private spaces, landscape should be designed with an understanding of massing, scale, and view opportunities. These criteria must be adhered to in order to successfully receive approvals as required in the Design Guidelines and City code.

1. Landscaping should define edges, ease building contours, accent important architectural features, provide shade for pedestrians, add visual interest, and screen less attractive elements.
2. Incorporate enhanced landscape treatments at entry areas and distinct nodes such as building entries, street intersections, and public gathering areas.
3. Where appropriate, use different landscape elements such as arbors, trellises, water

features, and benches to create focal points to boost visual interest and provide pedestrian comfort. Landscape elements should narrate the character and scale of the neighborhood and the surrounding space.

4. Plant material selections and locations should consider the site, soil conditions, solar orientations, and relationships to adjacent streets and buildings.
5. Whenever possible, select plant materials that minimize the use of irrigation all year round. Plant material should need minimal irrigation following the establishment period. They should not require active maintenance such as mowing or use of chemical fertilizers, pesticides or herbicides, and provide habitat value and help to promote biodiversity.
6. Use plant materials with different colors and textures and seasonal interest to create visual interest through all four growing seasons.
7. When possible protect and preserve native plant species in natural open spaces near Markham and Auburn Ravine.

SUD-B NEQ

General Development Plan

3 | Design Guidelines

8. Development perimeter edges should be buffered by using planting materials that blend harmoniously with the surrounding natural landscape areas or screen/ soften the adjacent use of a fence.
9. Vines may be used to soften arbors, architecture, garages, and front porches. Vine pockets are encouraged along streets to break up lines of garages.
10. Street trees may be either informally or formally spaced, but should average not less than 30' on center spacing where the site plan can accommodate such spacing. Planting of street trees should be coordinated with public utility easements and above-ground structures as necessary.
11. Specimen trees should be used at community and neighborhood entries, parks, and key planting medians to provide focal points.
12. Combine informal plant and tree groupings along natural open space adjacent to the Auburn and Markham Ravines and open space trails. Tree sizes should vary within informal areas.
13. Oak trees that are existing on-site should be protected and maintained, to the extent feasible, and be incorporated into the landscape plan, unless their removal is approved by the City. Oak tree preservation and removal shall comply with the City's Zoning Code, the City's Oak Tree Ordinance, and the City of Lincoln Guidelines for Development around Oak Trees, as well as the mitigation measures contained in the SUD-B NEQ EIR.
14. Trails and residential streets should offer canopy trees and flowering accent trees to provide shade and color.
15. Planting in the Commercial Center should be more formal in character than the rest of the community. The Commercial Center should incorporate a more enhanced palette, emphasizing year-round greenery with color accents.
16. Suitable deciduous trees that will provide full canopy shade at maturity should be planted along the Commercial Center streets, where appropriate.
17. Landscape plans for any development should consider traffic safety sight line requirements and structures on adjacent properties to avoid conflicts as the trees and shrubs mature.
18. Consider view opportunities from the neighborhoods to surrounding amenities, using landscaping to frame these views.

19. Street trees and trees in private landscaped areas near public walkways and street curbs should be selected and installed to prevent damage to sidewalks, curbs, gutters, and other public improvements as much as possible.
20. Planting on slopes over 6' in height should commence as soon as the slopes are completed on any portion of the site if feasible, and should provide for rapid short-term coverage of the slope as well as long-term establishment cover.
21. Automatic irrigation systems should be installed in rights-of-way, public areas, and mixed use areas. In areas where irrigation is required, the irrigation system should be designed to maximize efficiency and limit or eliminate the use of potable water. Potential strategies for reducing irrigation water include using native/adapted plantings, high-efficiency equipment including, but not limited to, drip irrigation, use of recycled wastewater. Irrigation design should utilize weather- and climate-smart controllers, irrigation zones to suit plant requirements, and high-efficiency nozzles. All irrigation design shall comply with current state AB 1881 statutes related to water conservation, the Water Efficient Landscape Ordinance (WELO), and per City Ordinances.
22. Erosion control techniques to mitigate increased runoff should be integrated with the overall landscape design. Emphasis should be placed on drainage solutions that conform to the natural character of the landscape.
23. Detention basins shall be designed, engineered, constructed and maintained for a maximum 48-hour detention period after the design storm and remain completely dry between storms.
24. Landscaping should be continuously maintained and replanted as necessary. All landscaped areas should be kept free of debris and litter.
25. Postal facilities within the SUD-B Specific Plan consist of mail drop boxes and a collection box for outgoing mail. These will be located in central locations within the SUD-B Specific Plan. The exact locations would be determined in consultation with the applicable Post Office.

No Post Office is proposed within the SUD-B Specific Plan. Prior to Improvement Plan approval and recordation of the Final Subdivision Map(s), confer with local postal authorities to determine requirements for locations of cluster mailboxes, if and where required.

3.8.3 General Hardscape Criteria

1. Hardscape materials should be selected with an understanding of massing, scale, and programmed use.
2. Use durable paving and hardscape materials. Materials may include but are not limited to, natural color concrete with medium water-wash finish, retardant finish or seeded aggregate finish, colored concrete and decomposed granite, asphalt and colored asphalt.
3. Enhanced paving should be used at community and neighborhood entries, and heavy pedestrian traffic areas on the Commercial/Retail site.
4. Where feasible, consider the use of permeable paving materials that help promote infiltration and reduce stormwater runoff.
5. Consider the use of paving materials with a high Solar Reflectivity Index.

3.8.4 Entry Treatments

Community entries, residential neighborhood entries, and Commercial area entries should consist of a thematic blend of special landscape treatments, monumentation, specialty lighting, and/or architectural features. These entries will serve as area landmarks, while reinforcing the distinctiveness of SUD-B NEQ. Project entry monument will be designed by the

individual developer(s)/builder(s), and submitted to the City for review and approval.

Community Entries

Community entries establish the initial impression of the SUD-B NEQ character and provide wayfinding purposes. Hierarchies of community entries are planned, including a primary entry located at the roundabout on Hemphill Drive, and one secondary entry located along Hemphill Drive, before the roundabout and at the Flyway Blvd. entry. The locations of the community entries are depicted on Exhibit 3.2, Master Landscape Concept Plan. Exhibit 3.9 and 3.10 depict conceptual renderings of primary and secondary residential entries.

The following guidelines apply to the community entries:

1. The primary community entry treatment establishes the overall theme that will be reinforced at other key entry locations throughout the community. The primary intersection of Nelson Lane and Hemphill Drive, should incorporate a harmonious blend of naturalized plantings and an entry monumentation.

2. Secondary community entries should feature similar treatments as the primary community entry, but at a smaller scale.
3. Primary residential entries should feature similar architecture treatments as the community entries but scaled down for the residential scale. The use of decorative pilasters at different scales on the sound wall and landscape walls are encouraged to help bring in the architecture style of the community entries. The use of landscape walls will create elevation interest and will help expand the landscape area when combined with drainage features. Large specimen trees to define the space will be used with accent flowering trees and evergreen screening trees.
4. Secondary residential entries should feature similar architecture elements as the primary residential entry; because space is limited in secondary entries there may be use of low landscape walls and pilasters to help designate the entry into the community.
5. Enhanced plantings should be incorporated around project entry monumentation.
6. Discreetly placed lighting should be used to enhance the entry experience during the nighttime hours.
7. Residential entry monuments will be City maintained and should have low maintenance elements including limiting signs to the soundwalls.





Exhibit 3.9: Primary Residential Entry Concept

SUD-B Northeast Quadrant General Development Plan 3-112



Exhibit 3.10: Secondary Residential Entry Concept
 SUD B Northeast Quadrant General Development Plan 3-113

3.9 Commercial Landscape Guidelines

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

3.9.1 Site Design

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, enhancing the built environment with appropriate, attractive materials, provide meeting and gathering areas and to encourage alternate means of mobility. Design should be consistent with the West Placer County Storm Water Quality Program and its relative post construction requirements for the BMP's that are integrated into the project.

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 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 encourage them to linger. Areas for sitting and dining featuring street furniture, art work, kiosks, vending machines 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 space while respecting solar access to the green site design.

Green Site Design

In accordance to the City's General Permit for MS4 agencies and the West Placer County's Storm Water Quality Control Manual for a water quality control plan and other specific criteria for a regulated project, surface water and pollutant runoff should be reduced by maximizing the use of pervious surfaces and vegetative ground cover. Encouraged runoff mitigation uses include:

- Permeable paving, pavers, turf stone, brick, and decomposed granite.
- Natural topographic features or built swales for filtration of site drainage.

- Roof drains and parking lot run-off should be routed through turf or other landscaping where feasible.



3.9.2 Access, Circulation & Parking

One fundamental requirement of most projects is the placement of adequate parking facilities, see Exhibit 3.11; 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.

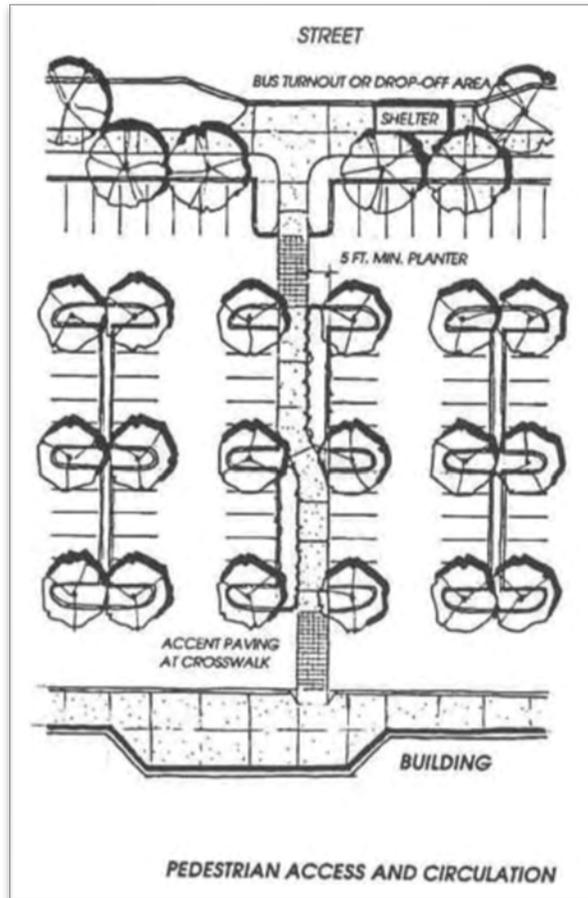
The screening of autos from public view is mandatory and may be accomplished with the use of planters, short walls, fencing, berms or a combination.

1. Vehicular access to the site, internal circulation, and on-site parking should be adequately designed. The following guidelines should also be considered:
 - a. Short term parking for delivery of mail and small parcels that does not impede circulation should be provided.
 - b. Shared access drives between adjacent parcels are encouraged to minimize the number of curb cuts.
 - c. Reciprocal access easements for vehicles and pedestrians, and shared parking facilities between compatible adjacent uses are encouraged.

SUD-B NEQ

General Development Plan

3 | Design Guidelines

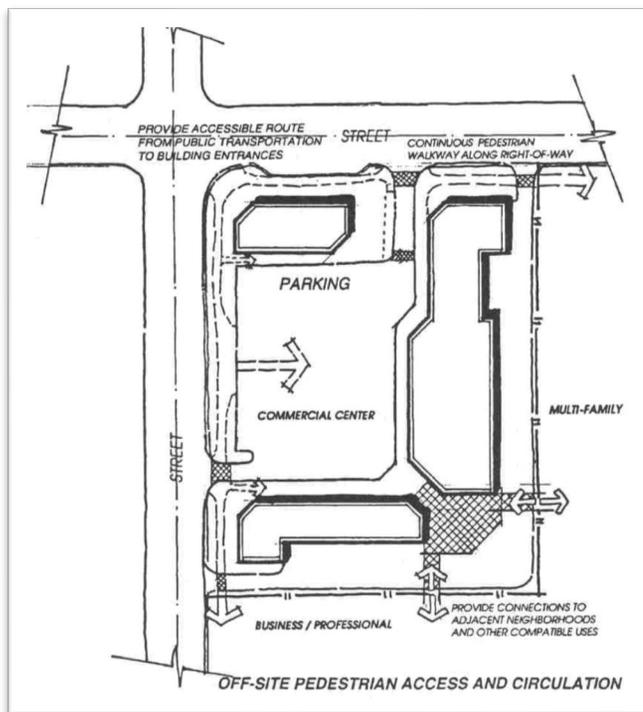


For larger commercial shopping centers, customer parking behind the main building or buildings is discouraged unless there is convenient access to the store or stores.

2. Shopping cart return areas should be adequate to the size and use of the project and should be conveniently located. Cart return areas shall not

eliminate required parking spaces or conflict with pedestrian or vehicle circulation.

3. Paving material for driveways, drive aisles, and walkways should be consistent with the architectural style of the buildings and should incorporate similar accent elements.
 - a. Stamped and/or colored concrete or other decorative accent is encouraged.
4. Site circulation should allow for and facilitate emergency access to the site and all buildings.
 - a. Speed bumps are strongly discouraged as they impede emergency response.
 - b. Long, straight drives are discouraged to prevent speeding, which conflicts with pedestrian safety.
5. Recycling drop off areas, when required by State law, shall comply with the Zoning Ordinance regulations for such areas, and should be conveniently located to encourage their use and avoid conflict with pedestrian and vehicle circulation.
6. Drive through aisles for fast food restaurants shall provide a minimum of 180 feet of stacking distance (measured from the pickup window). Depending on particular use, longer stacking distance 'drive-through aisle queuing' could be required during site review. Other similar operations such as car washes and automatic teller machines shall provide a minimum of 100 feet of stacking.



7. Street and drive aisle widths, throat depths, stacking distances, and parking shall comply with current City standards.
 - a. Required number of parking spaces shall be provided, as defined in the Zoning Ordinance.
 - b. Compact parking spaces, when provided, shall not exceed thirty percent of the number of required parking spaces, and should be dispersed throughout the parking lot and not concentrated or grouped in one area. All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the American's with Disabilities Act (ADA),

California Title 24 and the City's Improvement Standards.

- c. Bicycle racks or lockers shall be provided in the quantity required by the Zoning Ordinance or CalGreen Code and should be located in highly visible and convenient areas.
8. Sidewalk corridors (i.e., designated pedestrian "spines") in parking lots should have a minimum of five feet of landscaping on at least one side of the walkway or alternating from one side to the other to provide a comfortable walking environment, including shade for pedestrians.
9. Consistent with the Bikeway Master Plan and various specific plans, commercial projects may be required to provide bikeway improvements, including (but not limited to) connections to bike trails, onstreet bike lanes, and/or Class 1A trails within the project's landscape frontage.



3.9.3 Service and Storage

1. Consideration should be given to loading, delivery, and transfer of merchandise. Loading areas should be provided when appropriate.
2. Drive-thru lanes adjacent to roadways should be screened from view through a combination of low screen walls (“knee walls”), berming, and landscaping.
3. Services and storage, including garbage collection, recycling, fire, and utilities should be adequately planned
 - a. Outdoor storage shall be screened from public view through a combination of building design, landscaping and berming and/or location.
4. Trash enclosure location, dimensions, and design shall comply with current City standards.
 - a. All refuse containers shall be placed within screened storage areas or enclosures.
 - b. Refuse containers should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.
 - c. Enclosures should be located to provide easy access for users, adequate space for servicing by refuse trucks, and visibility for safe vehicle circulation.
 - d. Enclosure materials and colors should be consistent with, and complimentary to, building materials and finishes.
 - e. A minimum three-foot landscape buffer should be provided on all non-accessible sides of trash enclosures. A larger buffer area will be required when adjacent to single-family residential areas.

- f. Perimeter planting areas needed to provide screening should be a minimum of eight feet wide.



3.9.4 Lighting

Appropriate levels of lighting that provides adequate nighttime visibility, are required. Uniformly distributed glare free lighting increases security while reducing spillage onto adjacent properties. Fixtures should be selected based on their style and surroundings. The character must conform to the overall theme of the area they are sited.

If owned by the City, a Community Facilities district formation/annexation for residential street lighting will be required.

1. Lighting design should be an integral part of the overall site and building design. Lighting design should complement the surrounding streetscape and architecture, and be incorporated into other nearby design elements.
2. Street lights, walkway lighting, architectural lighting and landscape accent lighting should be aesthetically pleasing and subdued, while providing for public safety. Use low-energy, shielded light fixtures that direct light downward to minimize glare. Up-lighting of architectural features and landscaping may be permitted.
3. Street lights should be located at regular intervals along streets and at intersections, cul-de-sacs, corners, and areas where pedestrians might commonly encounter vehicular traffic, or as required by the City of Lincoln or other regulatory agencies.
4. Public Right of Way and parking areas should be adequately illuminated for public safety as required by City of Lincoln. Human-scaled light poles, bollards or path lights should clearly mark the path of travel to enhance pedestrian safety and comfort.
5. Lighting for non-residential development should be screened from direct view from adjacent residential uses. Lighting for non-residential development should be designed to minimize glare, obtrusive light and artificial sky glow by limiting lighting that is misdirected, excessive or unnecessary, while at the same time maintaining a safe environment.
6. Lighting that represents movement, flashes, blinks or is of unusually high intensity or brightness is prohibited, except during holiday seasons when flashing lights used for holiday displays are permitted.
7. Lighting in residential areas and along streets and trails should be designed to minimize artificial lighting from reflecting into adjacent natural open space.
8. Incorporate energy-saving light fixtures, where feasible.
9. Lighting should conform to local codes and ordinances, applicable safety and illumination requirements, and California Title 24 requirements.



3.9.5 Public Spaces

The Landscape Setback Zone

This area is generally defined as the landscaped space between the street right-of-way line and a parallel line 15' away (minimum) extending the entire street frontage. In the case where the setback zone abuts parking, this area shall be devoted to screening, buffering and access (where appropriate). Security fencing may be allowed in this zone where suitable, but must conform to all standards covered in the guidelines. Utility easements may be allowed in this zone. When the sidewalk directly abuts the landscape zone, any solid masonry footing or stem walls must be set back a minimum of 3' from the walk to allow for planting space between the front of the

wall and walk. Where the landscape setback zone abuts park or open space areas, care should be taken to provide natural appearing landscape transitions between the two uses. Access to adjacent trails must be provided at proposed locations. Private collector streets serving several lots shall be treated similarly to public streets in that a landscape setback should occur adjacent to the R.O.W. but may be reduced to a 10' minimum. Repetitive street tree arrangements are encouraged for wayfinding and shading needs.

The purposes of the zones are to maintain a framework of cohesiveness from which the developer and designer may express their unique tastes and personality. At the same time, the landscape plan must still keep with the overall theme and provide transitions between the zones, where applicable.

Each site may consist of multiple landscape zones. The location of each zone shall be determined by interpretation and application of the descriptions contained in this document. The minimum number of required landscape materials would be established as the sufficient quantity to insure full coverage within two growing seasons.

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, shapes and sizes shall compliment the adjacent architecture while blending in with the project's scale and 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 the provided plant list in Table 3.1 of this document.

While providing screening and shade in parking areas is important, safety as it applies to clear line of site at intersections and crossings needs to be considered as well. No wall, fence, tree or shrub or hedge that grows above 24" at maturity, may project into the site distance safety zone. Details are shown in the City's municipal code.

An automatic irrigation system of adequate size and capacity shall be installed to irrigate all landscape zones and limited turf areas. Each zone, road right-of-ways and public streetscapes shall all be irrigated with a separate system. Throughout the project the use of low flow water efficient sprinklers is required.

The Common Amenities Area

Common amenity areas would typically be larger spaces located in between buildings or in created spaces that function as gathering areas that attract patrons. These public areas would be subject to common ownership and

maintenance, with the responsibility shared by all adjacent frontage property owners. All design elements should be in concert with the overall center's character, color and details.

Planters, pots, benches, kiosks, sculptures, water features and street furniture are all elements that could contribute to the positive pedestrian experience. Public art installation is appropriate to enhance the public spaces and encourage expression of the community character. Entry features, courtyards and plazas are all ideal locations for the display of public art.

SUD-B NEQ

General Development Plan

3 | Design Guidelines



Landscape Edge and Buffer/Boundary Treatment

1. Landscaping, public spaces, art and/or other “gateway” features should be used to define the entryways into the project.

2. Entryway features should reflect the overall architectural identity or character of the development.
3. Consistent with General Plan policy, pedestrian, bicycle and vehicle linkages to adjacent developments and uses should be provided.
4. Consistent with General Plan policy, commercial sites that abut single-family residential areas shall provide a minimum 6-foot high masonry wall or solid fence along the boundary except at pedestrian access points and in cohesively designed mixed-use projects.
5. Compatibility of the uses shall be considered to determine the appropriateness of providing fencing between commercial and other land uses.
 - a. Fencing between commercial uses and open space is discouraged. When necessary, such fencing should be an open type (such as wrought iron or post and cable) to allow for continuous views to the open space, unless needed to screen undesirable views.
 - b. Fence materials and colors should complement the building design and the prevailing materials and design in the vicinity of the project.
 - c. Materials and finishes should be durable and easily maintained, resistant to graffiti and water staining, and be able to withstand the local climatic variations.



SUD-B NEQ

General Development Plan

3 | Design Guidelines

SUD-B NEQ

General Development Plan

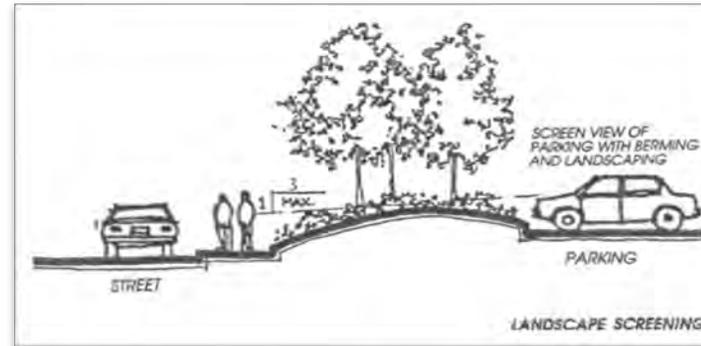
3 | Design Guidelines

- a. Promoting walkability by providing pedestrian linkages between stores, public spaces, parking areas, and adjacent projects.
 - b. Providing pedestrian pathways through parking lots separated from drive aisles.
2. Streetscape design should include the following elements:
- a. Primary street trees that provide shade for pedestrians, soften and frame the street, and define the public space.
 - b. Secondary trees that complement and support the primary trees in form and function,
 - c. Accent trees that are used to define entrances, add variety in form and color, or highlight other focal points of the street.
 - d. Primary, secondary and accent shrubs which are used to form the understory and further define entrances and provide screening of parked cars where necessary.
 - e. Ground plane treatment, groundcovers and seasonal color plantings.
- f. Hardscape elements such as pavers, planters, bus stops, sidewalks, benches, bollards, bike paths, site access paths, and street lights.
3. Pedestrian and bicycle friendly projects should be designed to encourage walking and bicycling.
- a. Traffic calming elements such as enhanced paving and bulb-outs at intersections should be provided. Other traffic calming measures should be explored.
4. Utilities and mechanical equipment should be screened from public view.
- a. Ground-mounted HVAC units should be located away from activity areas and screened from public view through landscaping and/or screen walls.
 - b. Public utility infrastructure and other utility components should be oriented away from public view to the extent possible and screened with evergreen shrubs to the extent allowed by the utilities.



- c. Ground or wall mounted equipment should be located out of public view to the extent possible and screened or placed in an enclosure to the extent allowed by the utility companies.
- d. Screening for equipment shall be integrated into the building and roof design and use compatible materials, colors and forms. Wood lattice or fence like coverings are inappropriate for screening and are discouraged.
- e. Roof mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and microwave dishes shall be setback from the roof edge, or placed behind a parapet or in a well so that they are not visible to motorists or pedestrians on the adjacent streets.

- 5. When not already established by a specific plan or other document, and where practical given existing conditions, the minimum landscape setback should be 20 feet, measured from the ultimate back of curb.



Landscaping Guidelines

- 1. Landscaping shall be used extensively throughout the project to achieve multiple objectives. Objectives to be achieved through landscaping may include:
 - a. Adding texture to walls and other vertical surfaces;
 - b. Screening undesirable views;
 - c. Strengthening the pedestrian scale;
 - d. Buffering pedestrian walkways from the street and buildings;
 - e. Providing shade in public spaces and parking lots;
 - f. Assisting in neighborhood way finding;
 - g. Softening transitions between horizontal and vertical planes;
 - h. Providing a visual and noise buffer; and



SUD-B NEQ

General Development Plan

3 | Design Guidelines

- i. Relieving the visual appearance of large expanses of hard surfaces.
2. Layered landscaping and a mix of deciduous and evergreen trees shall be incorporated in the landscape design.
 - a. The plant palette should emphasize massing and form rather than individual or small groupings of shrubs and trees.
3. Tree placement should provide shading of sidewalks, and outdoor public spaces.
4. Native planting or compatible species of drought-tolerant plants should be used as much as possible to reduce water consumption, consistent with the City's Water Efficient Landscape Requirements.
 - a. Turf shall not be used in median strips or within the protected zone of any native oak tree, or as provided in the Lincoln Water Efficient Landscape Requirements.
 - b. Turf should be limited to accent areas or activity areas.
 - c. Plants should be grouped according to their water needs and irrigated separately from other groupings with dissimilar water needs.
5. Visual surveillance of common open space, parking areas, or building entries should not be obscured through landscaping.
6. Landscape designs should consider adjacent site landscaping, either existing or planned, and enhance rather than duplicate the landscaping effort.
7. Plant selection should consider site geology and soil conditions and provide suitable mitigation to ensure successful establishment of the introduced landscaping.
8. Trees should shade at least 50% of the paved parking areas as measured at 15-year maturity based on the tree species and mid-summer sun angle conditions. The shade values for various tree species are located in the specific plan landscape guidelines. Shade calculations shall be made in accordance with the Shade requirements per City of Lincoln ordinances.
9. Plant materials shall be selected and located to avoid conflicts with the underground or above ground utilities.
10. Trees and shrubs planted at all intersections and driveways shall be selected and located to maintain safe sight line distances per the City's Clear Vision Triangle as defined in the Zoning Ordinance.



11. Tree selection and placement should allow for sufficient root space adjacent to paved surfaces. The following minimum planter widths (measured inside curbs) should be provided:

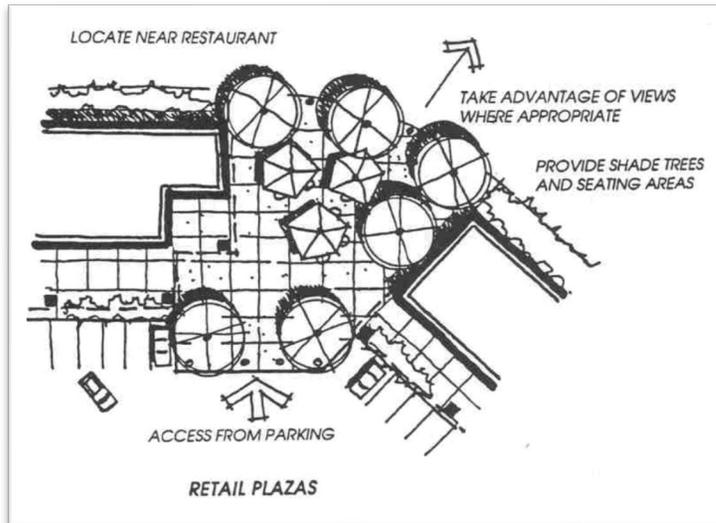
- a. Eight feet for large canopy trees (may be reduced to five feet with deep root barriers and irrigation)
 - b. Six to eight feet for medium to large canopy trees
 - c. Six feet for medium to small canopy trees
 - d. Four feet for small canopy trees
12. Planters shall be protected from vehicles by use of raised curbs or wheel stops.
13. Trees should be a minimum of fifteen-gallon size. It is recommended that larger sized trees be incorporated for accent or activity areas.
14. Shrubs should be a minimum of one gallon in size; however, a mix of one gallon and five-gallon shrubs is encouraged. Screen plantings may require five-gallon minimum sizes in order to provide immediate effectiveness. Shrub ground covers may be specified in either liner or one-gallon sizes.
15. Landscape plans should be prepared by a licensed landscape architect and shall be prepared in accordance with the Water Efficient Landscape Requirements.
16. Slopes for landscaped areas should not exceed three to one, and the minimum slope shall be two percent, except for storm water quality treatment facilities which may be flatter.

SUD-B NEQ

General Development Plan

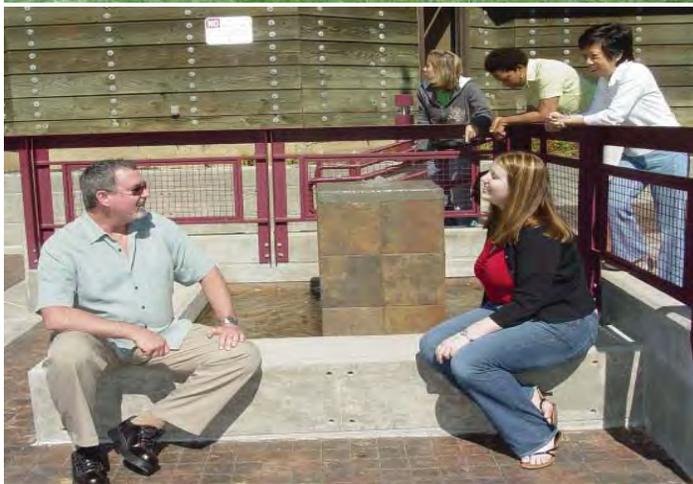
3 | Design Guidelines

17. The protected zone of native oak trees located in landscaped areas shall be treated with bark or other appropriate organic groundcover.
18. The top and toe of slopes within landscaped areas shall be setback a minimum of two feet from fences, walls, property lines, street curbs, pedestrian/ bike paths or other hardscape surfaces in order to prevent drainage across these surfaces.



Plazas and Outdoor Spaces

1. Active use of outdoor spaces should be encouraged.
 - a. Plazas or other outdoor activity spaces used for sitting, eating, strolling, and gathering should be designed into the project.
 - b. When provided, orientation and size of plazas and open areas should support active use.
2. Where multiple buildings are proposed, buildings should be arranged to create pedestrian plazas and gathering spaces.
3. The relationship between indoor and outdoor spaces and uses should be considered in plaza and outdoor space designs.
 - c. Plaza design should emphasize the active nature of these spaces and incorporate some combination of accent materials, site furniture, shade structures, accent lighting, interesting colors, textures and forms, and art, graphics or other focal elements.
 - d. Plaza design should provide amenities for varying light and climate conditions, protection from sun and wind, moveable furniture, climate control elements, children's play areas, and performance areas.
 - e. Outdoor furniture should be selected not only for its functional and aesthetic qualities but also for the quality of materials and finishes that provide long term durability and resistance to vandalism.
 - f. The relationship between indoor and outdoor spaces and uses should be considered in plaza and outdoor space designs.



Defensible Space

1. Crime Prevention Through Environmental Design (CPTED) best practices including, providing opportunities for natural surveillance, territorial reinforcement, and access control should be incorporated into project design.

- a. Consideration of building orientation, placement of windows, building and site entrances and exits, and parking lot design should be given to increase opportunities for natural surveillance (“eyes on the street”).
- b. Activity areas (e.g., plazas) should be located in highly visible locations to encourage use and discourage unwanted activity.
- c. Buildings and structures should be thoughtfully located to avoid creation of hiding places.
- d. ATMs should be located close to activity areas or building entries to enhance visual surveillance and increase safety.
- e. The concept of access control should be reinforced through the use of low fences, walls and landscaping, and enhanced paving as appropriate.





3.9.6 General Hardscape Criteria

Appropriate Use of Enhanced Paving

Thematic hardscape features shall occur at the community and neighborhood level. Finish and materials shall compliment the surroundings in both color and texture. Examples of enhanced paving materials may include, but are not limited to, colored concrete, stamped concrete, sandblast finish, colored stamped asphalt, pavers, score joints, or aggregate finish. Using paving materials with a Solar Reflective Index (SRI) greater than 29 is required.

Location

Enhanced paving shall be located at key intersections and at-grade trail crossings to provide a demarcation of place and heighten the awareness of the interface

between vehicular and pedestrian traffic. See decorative paving examples below.

Decorative Paving

Decorative paving may include, but is not limited to colored, stamped concrete, pavers, or a combination of materials may be used to enhance and assist in identifying pedestrian walkways or other features worthy of specialty paving and creating a sense of place.

Trails and Paths

Trails shall be constructed out of Portland cement or asphalt with stabilized decomposed granite shoulders, or a similar type of all-weather surface.

3.9.7 Furnishings

Street elements such as benches, bollards, trash receptacles, dining tables, pottery, and bike racks should reflect the project theme and mirror a residential scale. Materials used in construction of site furniture should complement the architectural materials used on adjacent buildings. Materials that are difficult to maintain, such as natural or unpainted wood; or materials easily vandalized, such as concrete or highly polished metals, should not be a part of the furniture. Materials such as plastic, fiberglass or simulated natural materials are not allowed without special approval (e.g. certain types of simulated terra cotta pots). They should also be of such design that discourages graffiti or vandalism.

All furnishings within the project area are restricted to a common design. Bollards will be utilized to direct pedestrian and vehicle traffic at areas where the two are in conflict. All benches should be of simple design, metal with matching trash receptacles, and compliment the surrounding environment.

Newspaper or other periodical vending machines or newsstands shall be limited to four individual machines per commercial/office building parcel and shall be screened and enclosed by a solid wall, constructed of materials complementary to the architecture on three sides. Kiosks may be provided as long as they are compatible with the architecture and located in pedestrian courtyards or plazas.

The transit area bus shelters will be designed according to standards set by the City of Lincoln.

3.9.8 Entry Treatments

Entry drives shall be bordered with upright trees and incorporate low, colorful shrubs and groundcovers to enhance these busy areas and clearly delineate primary circulation patterns. Major vehicular access off of adjacent frontages shall be clearly defined by the use of formal rows of upright trees with similar white bark characteristics. See Exhibit 3.11 and 3.12 for conceptual primary and secondary community entries.

Utilize small ornamental trees as a backdrop to monument signage. (Their reduced size creates a more welcoming scale to the member and can provide a beautiful backdrop to an entry monument sign). Select

ornamental trees with unique characteristics such as profuse spring flowers or brilliant fall color to help highlight the entry and use large shade trees with good form and fall color to line the entry drive proceeding towards the anchor buildings. Use evergreen trees behind the ornamental backdrop to the monument sign if space permits. Avoid species that drop large or messy fruit. Utilize a variety of small to medium shrub sizes to help create a layered effect and use both deciduous and evergreen shrubs to further develop a layered effect and provide year-round color. Design shrub beds to flank the entry and create a welcoming experience. They may be used in an entry median or as base planting around a monument sign. Spring, summer, & fall flowering perennials for entry enhancement are key to entry areas, and should be used in a strong identifiable pattern. Pay attention to scale as materials will typically be viewed from a vehicle and need to be of an adequate scale for visibility. Use perennials that work well in mass plantings and provide interesting color combinations. Perennials with a matched and varied bloom time adds aesthetic value to the site entry.

SUD-B NEQ

General Development Plan

3 | Design Guidelines



Exhibit 3.11 Primary Community Entry Concept

SUD-B Northeast Quadrant General Development Plan 3-132



Exhibit 3.12 Secondary Community Entry Concept

3.10 Parks, Open Spaces and Trails Landscape Guidelines

A collection of parks of different types and sizes will be provided in SUD-B NEQ, offering an array of active and passive recreational amenities, open space, and support facilities for public enjoyment. Parks will be connected to the Commercial Center and residential neighborhoods via pedestrian and bicycle paths that traverse throughout the community.

Exhibit 3.13, Open Space and Recreation Plan, indicates the approximate locations of parks in SUD-B NEQ. Precise park locations will be determined at the time of the subsequent Tentative Map Submittals. A conceptual diagram of each park type is provided in Exhibits 3.14, 3.15 and 3.16 for illustration purposes. The ultimate design and layout of park amenities are subject to change pending final design and approval by the City.

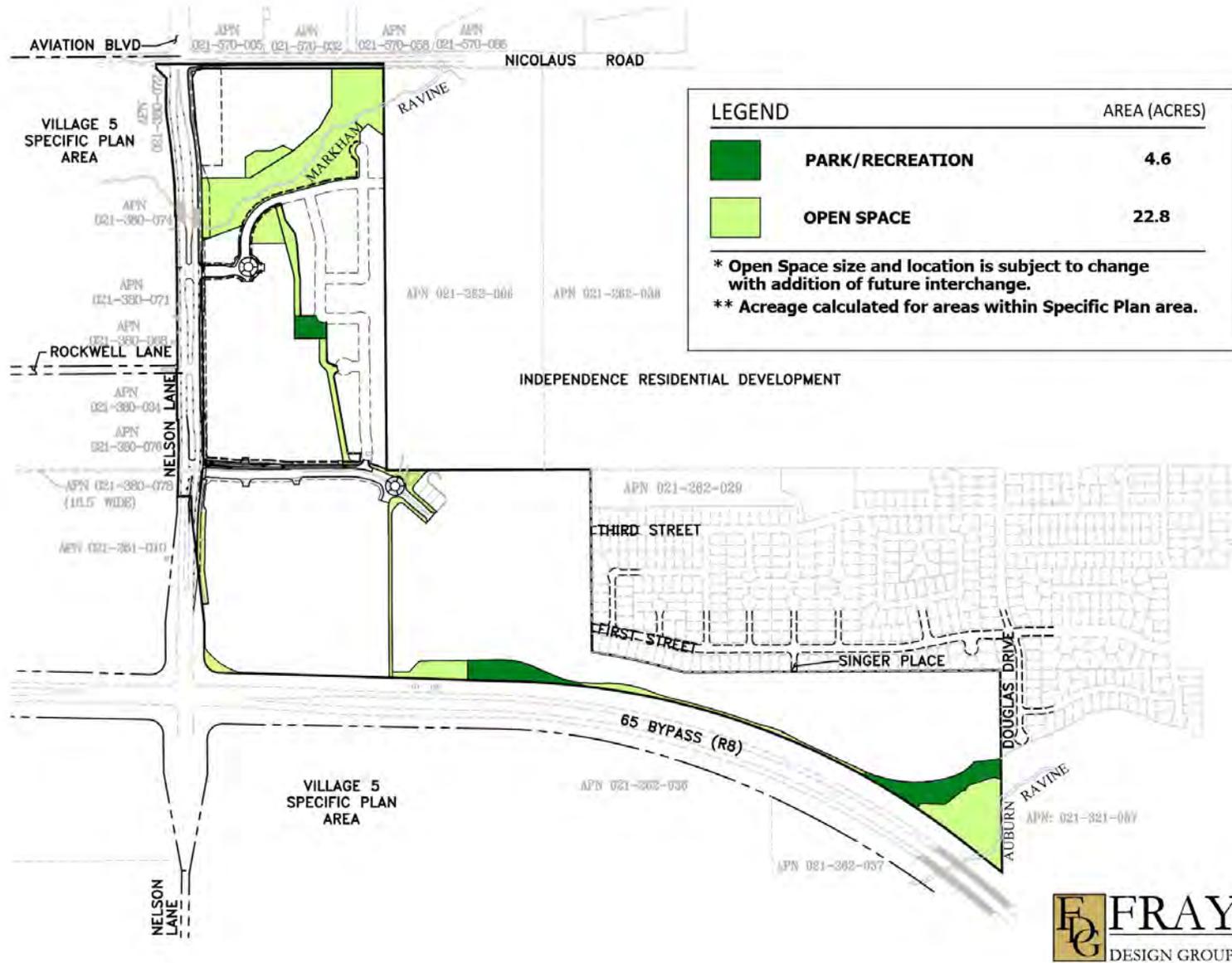


Exhibit 3.13 Open Space and Recreation Plan
 SUD-B Northeast Quadrant General Development Plan 3-135

3.10.1 General Park Development Guidelines

The following guidelines apply to parks within SUD-B NEQ:

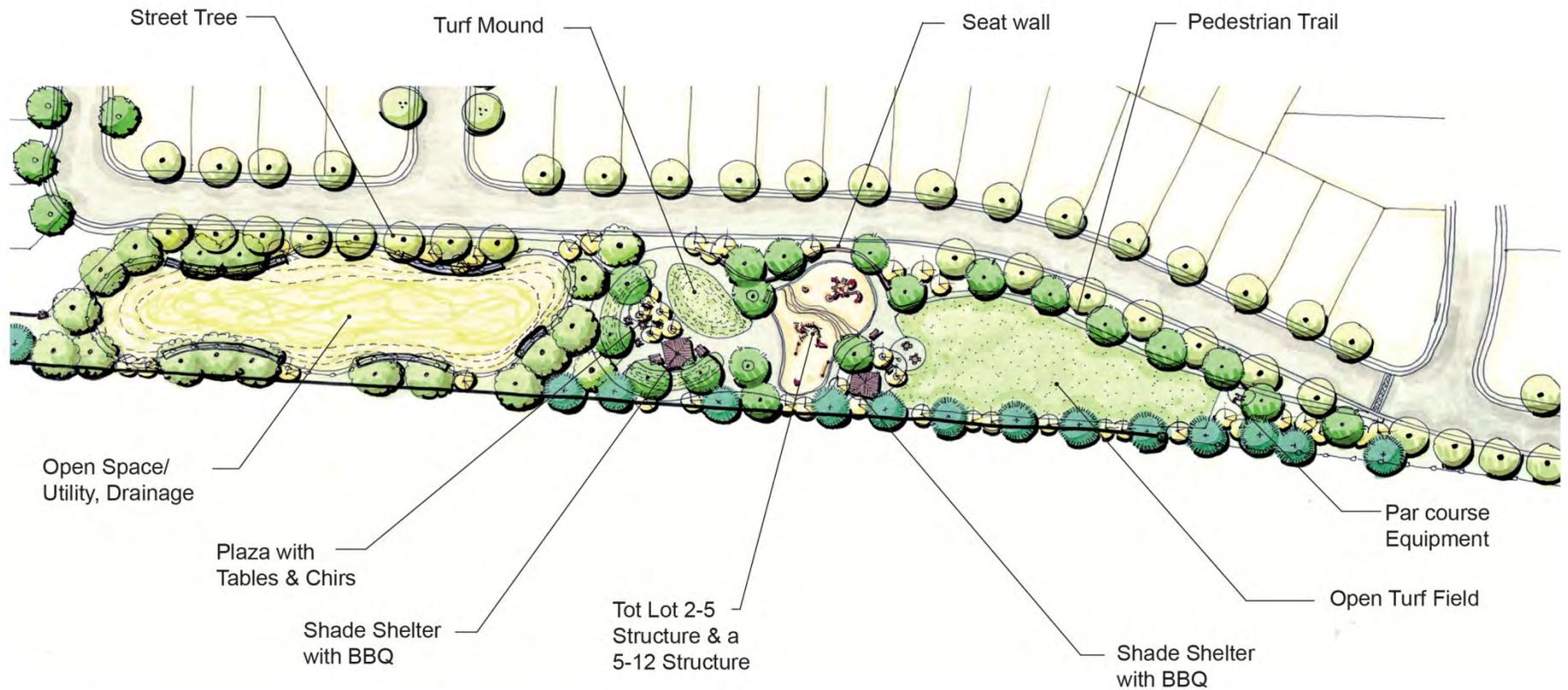
1. Parks should contain recreation amenities and facilities consistent with the needs of nearby residents.
2. Park landscaping should incorporate native plant species, wherever possible, to reduce irrigation and maintenance needs.
3. Park design should incorporate on-site natural features, such as healthy, mature trees and waterways, wherever possible.
4. Parks should be linked to the surrounding land uses via trails and/or sidewalks where feasible.
5. Park amenities should be designed and constructed for maximum durability and safety and minimal maintenance.
6. Parks should be designed to facilitate surveillance by police, security services, and nearby residents.
7. Park development should occur in conjunction with the adjacent residential development on a

project-by-project basis and as specified by conditional approvals or development agreements.

8. Parks shown on the Conceptual Master Landscape Plan shall be dedicated to the City in accordance with the requirements stipulated in the development agreements between the individual developers and the City. Maintenance of these public parks shall be provided by the City.

3.10.2 Neighborhood Parks

Three neighborhood parks will be provided in the SUD B NEQ Specific Plan. The neighborhood parks reside in the residential area to the south & east of the commercial development. Each neighborhood park may include active and passive recreation amenities and associated facilities such as open play areas, basketball courts, playground equipment, picnic/BBQ areas, shade structures, walking/bike paths, and bocce courts.



Note: This diagram is provided for illustration purposes only. Park layout and design are subject to Parks & Recreation Committee approval. Amenities shown may be eliminated in order to preserve natural outcroppings and/or topography.

Exhibit 3.14 Conceptual Neighborhood Park 1

SUD B Northeast Quadrant General Development Plan 3-137



Exhibit 3.15 Conceptual Neighborhood Park 2

SUD-B Northeast Quadrant General Development Plan 3-138



Note: This diagram is provided for illustration purposes only. Park layout and design are subject to Parks & Recreation Committee approval. Amenities shown may be eliminated in order to preserve natural outcroppings and/or topography.

Exhibit 3.16 Conceptual Neighborhood Park 3
 SUD-B Northeast Quadrant General Development Plan 3-139

3.10.3 Open Space

Markham Ravine and Auburn Ravine areas bracket the SUD-B NEQ Specific Plan area to the north and east, and are destination open space areas interlinked with trails and pathway system. These two ravines create a unifying edge to the land plan area and place making concept for SUD-B NEQ, while providing for natural, outdoor recreational opportunities and preserving and celebrating existing natural resources. The open space is an integral design element, making this amenity conveniently accessible to all destinations throughout SUD-B NEQ. These parks and open spaces include passive, and natural areas, including, picnic areas, tot lots, court game, wetlands, and trails.

Preservation and Mitigation

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 as approved by the Operations and Management Plan.

Natural Open Space Areas

Utilities, limited access roadways, park and interpretive uses, activity nodes, fencing, and trailheads are a few examples of uses that may be incorporated into open space areas. They also serve to protect scenic view sheds for proposed nearby home sites.

The open space areas in the plan areas are primarily lands that lie adjacent to the ravines. The open space designation provides the opportunity to preserve features which lie outside of the footprint and area for wetland creation and restoration, trails and buffers. Enhancements in the open space will be primarily low maintenance with native landscaping as an edge treatment. Refer to Section 6.2.3 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 Exhibit 3.17, Pedestrian Connectivity Plan.

Natural and Created Open Space

The SUD-B NEQ plan area integrates a park and water quality feature which is linked to Auburn Ravine with a Class 1 bike trail. The future Auburn Ravine Class 1 bike trail will follow the natural open space and will connect the City of Lincoln to the City of Roseville. The proposed location of this future trail is to follow the ravine under the freeway near the south east corner of the project and through the Village 5 Specific Plan. This future bike trail will be accessible from the proposed neighborhood Park 2. Also, a Class 1 bike trail will be constructed on both sides of Markham Ravine which will connect to Nicolaus Road on the north side of the ravine and to the proposed Independence project on the south side of the ravine. See Exhibit 3.17, Pedestrian Connectivity Plan, which shows the location of these proposed trails.

Allowable Improvements

The following list is provided to serve as an example of probable uses permitted within the Open Space and Park areas. This list is not intended to be all-inclusive and other uses may be allowed. However, not all items are permitted in the Open Space Preserve. Refer to the SUD-B NEQ EIR recommendations for those allowable uses. Please see Chapter 3.1 of the Specific Plan for the 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

3.10.4 Trails

Pedestrian and bicycle access are an integral part of the street and open space system, providing both on-and off-street trails for SUD-B NEQ. A major component of this trail system are the off-street Class I trails, which traverse SUD-B NEQ's primary north-south open space and residential uses to the south and Auburn Ravine to the east.

Exhibit 3.17, Pedestrian Connectivity Plan, shows the linkages between the neighborhoods and the trails system.

The Open space trails are designed to link the entire project to the neighboring communities. A series of mini parks are also planned to be established in key locations along the trail linkage system as places to sit, rest and view the environment. The proposed project also includes the construction of a Class I trail on the north side of the Markham Ravine corridor and a proposed connection to the Auburn Ravine Trail at the east end of the project site. See Exhibits 3.17a to 3.20. The trail will serve to provide recreational opportunities in a natural landscape for project residents, neighboring residents, and provide a link to the existing Auburn Ravine Trail network of recreation amenities. This will benefit not only project residents, but existing residents located north and east of the project site.

Trails and Walks

Prior to Improvement Plan approval for each of the projects, the project applicant shall ensure that the sidewalk network meets Americans with Disabilities Act (ADA) accessibility requirements.

The goal of the SUD-B NEQ is to promote walk ability and connectivity to all areas within the plan. Design and routing of bicycle lanes and walking paths shall be directed to the location of adjacent and nearby schools, parks, offices, and existing and new retail facilities; as well as within the development, directed to housing and other destination points.

SUD-B NEQ

General Development Plan

3 | Design Guidelines

1. Provide for bicycle lanes, sidewalks, and/or paths, connecting project residences to adjacent parks, the nearest transit stop and nearby commercial areas. All trails shall be Portland cement or asphalt.
2. Buildings should be linked together with a pedestrian path or sidewalk to promote and encourage residents to walk to and from the various businesses instead of driving.

Bicycle Circulation

Prior to approval of Grading/Improvement Plans and/or Design Review approval, the applicant shall show that a [Class 1, 2, or 3] bicycle lane(s) is provided in areas as approved by the Engineering Division and/or the Department of Public Works.

1. Prior to Design Review approval, the applicant shall show that on-site bicycle rack designs, as required by the City of Lincoln, shall be reviewed and approved by the City of Lincoln.
2. For commercial uses, provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. For large employers, provide facilities that encourage bicycle commuting, including e.g. locked bicycle storage or covered or indoor bicycle parking.

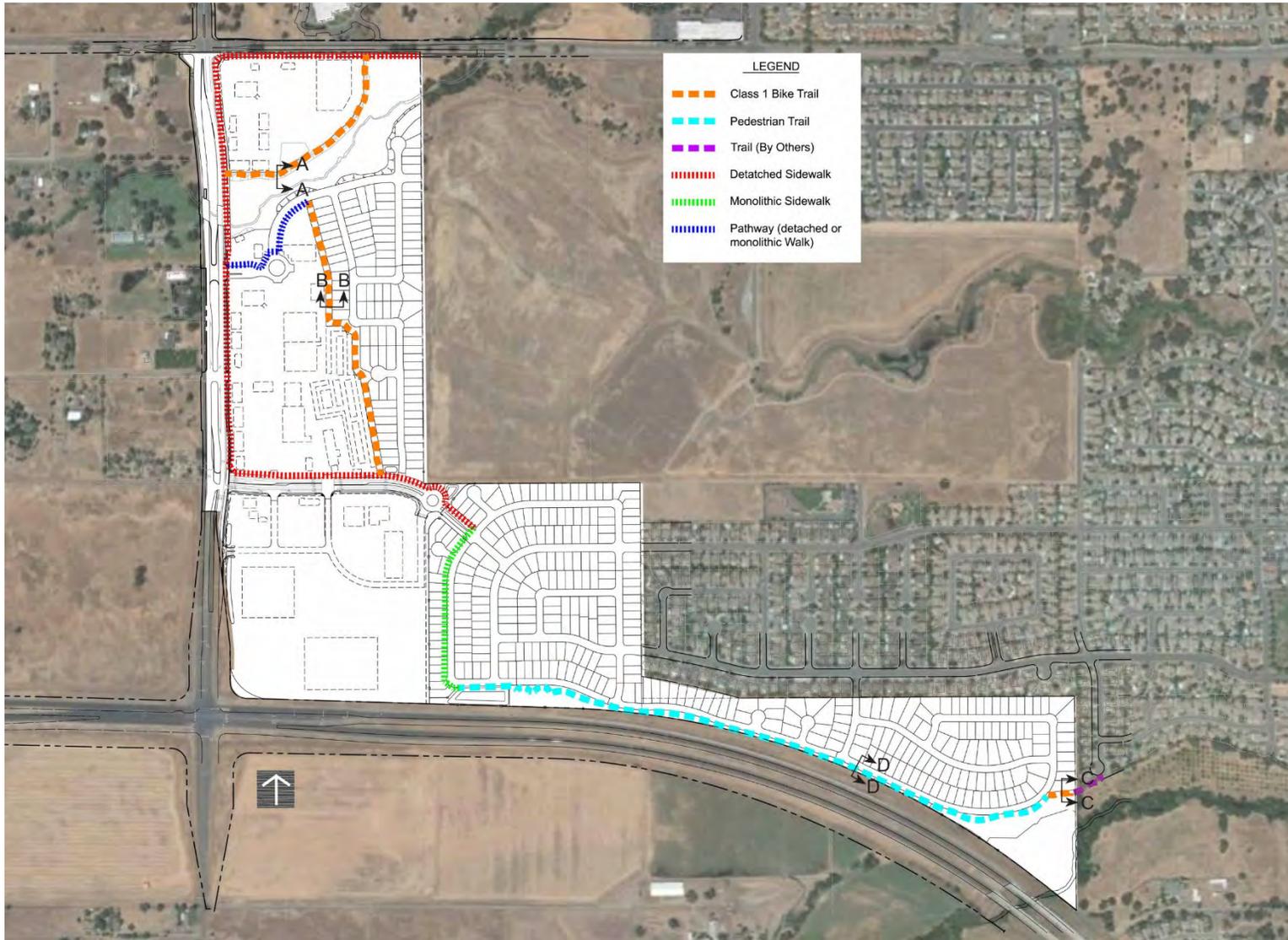
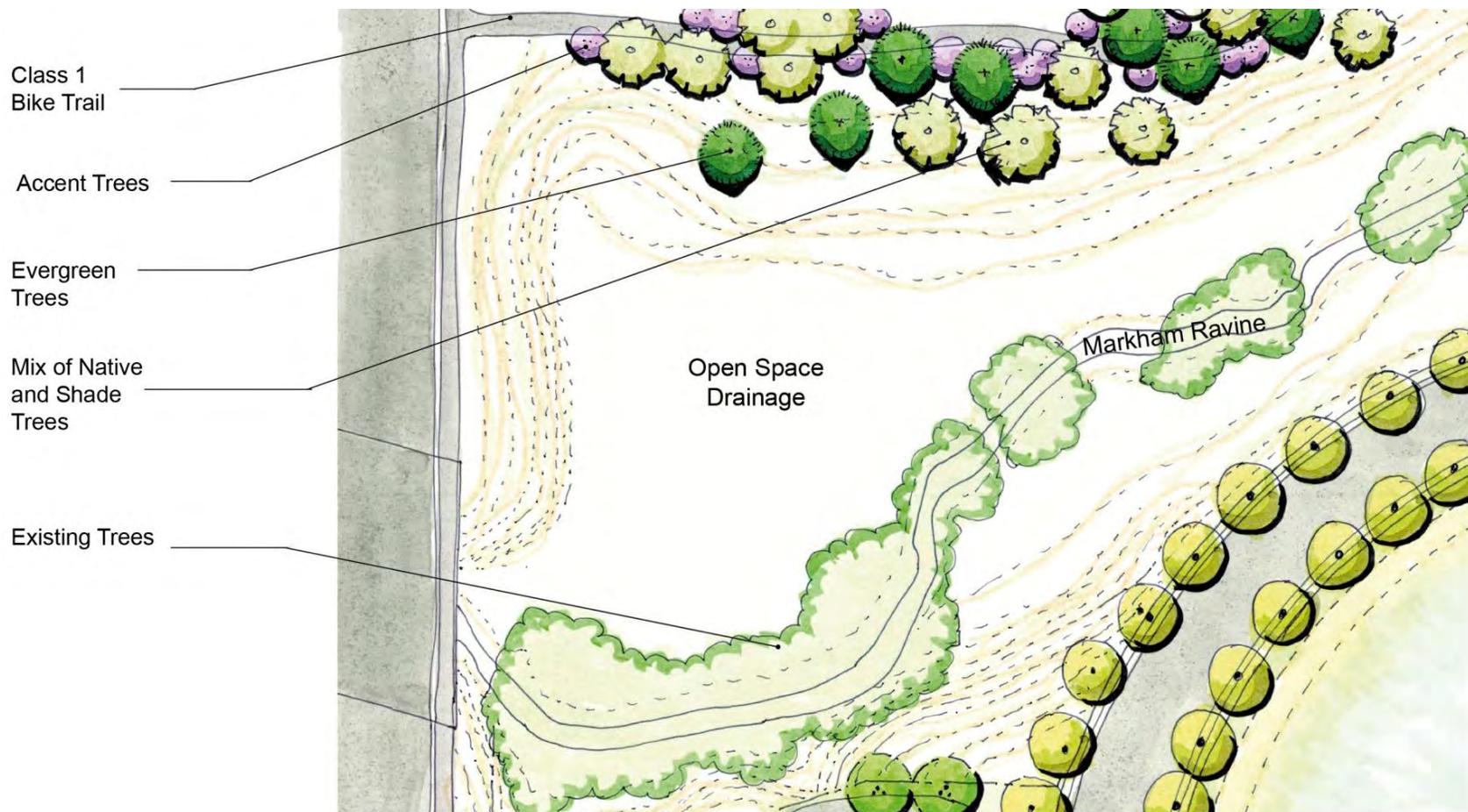


Exhibit 3.17 Pedestrian Connectivity Plan
 SUD-B Northeast Quadrant General Development Plan 3-143



Note: Tree Placement in Open Space should be subject to the permits and Regulations shown in the City's Maintenance and Operations Plan.

Exhibit 3.18a Conceptual Trail Plan View @ Markham Ravine

SUD-B Northeast Quadrant General Development Plan 3-144

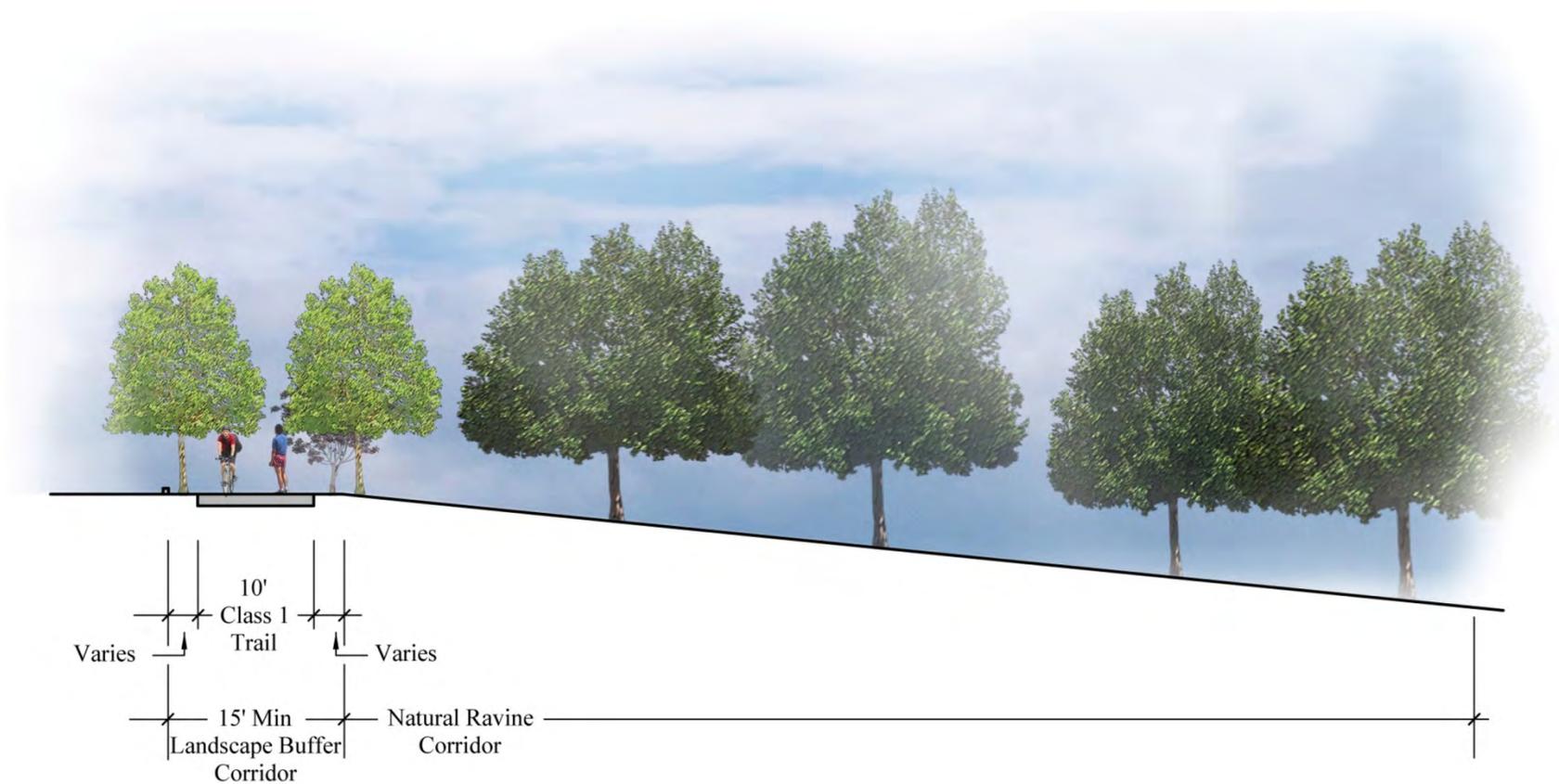


Exhibit 3.18b Conceptual Trail Cross Section A-A

SUD B Northeast Quadrant General Development Plan 3-145

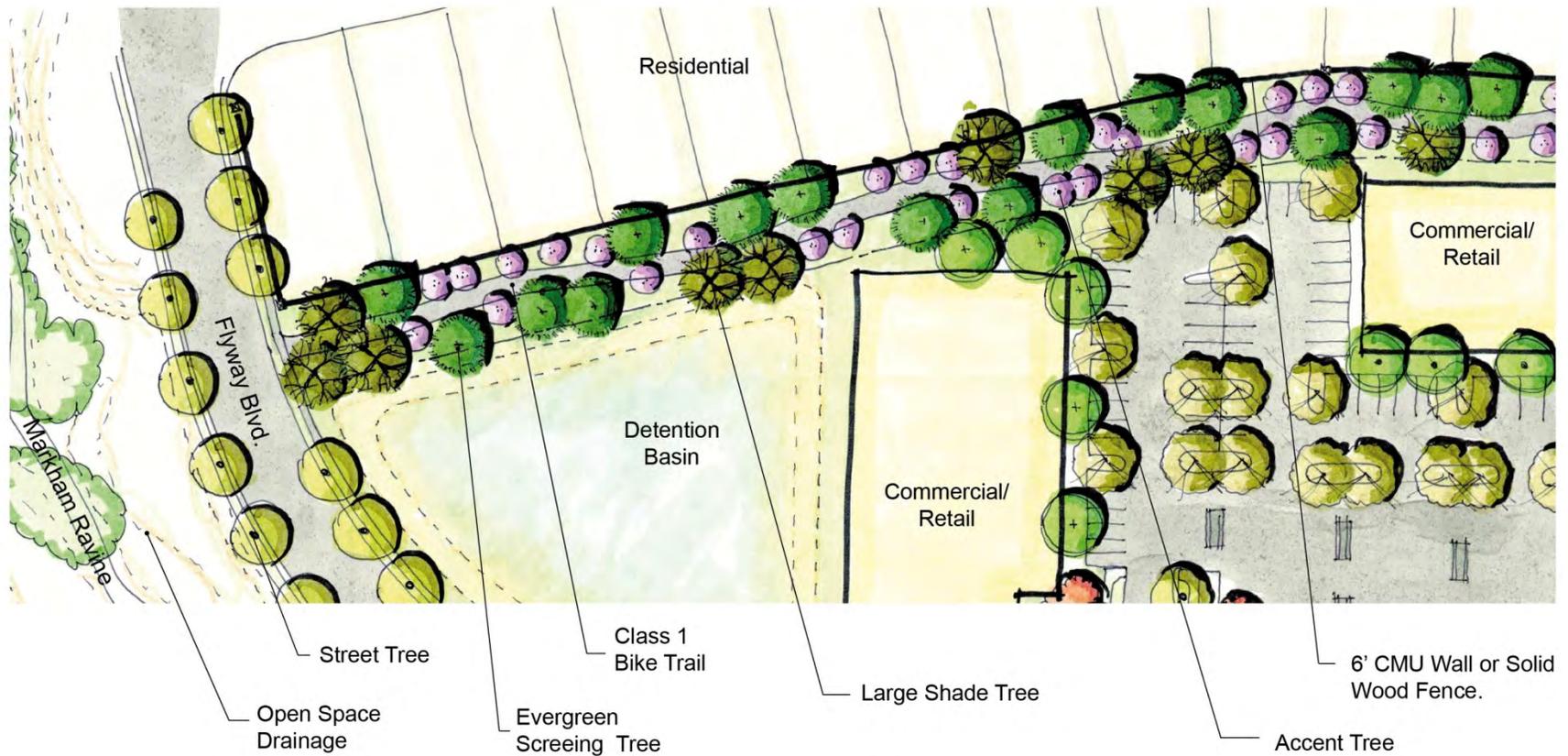


Exhibit 3.19a Trail and Buffer Plan View

SUD-B Northeast Quadrant General Development Plan 3-146

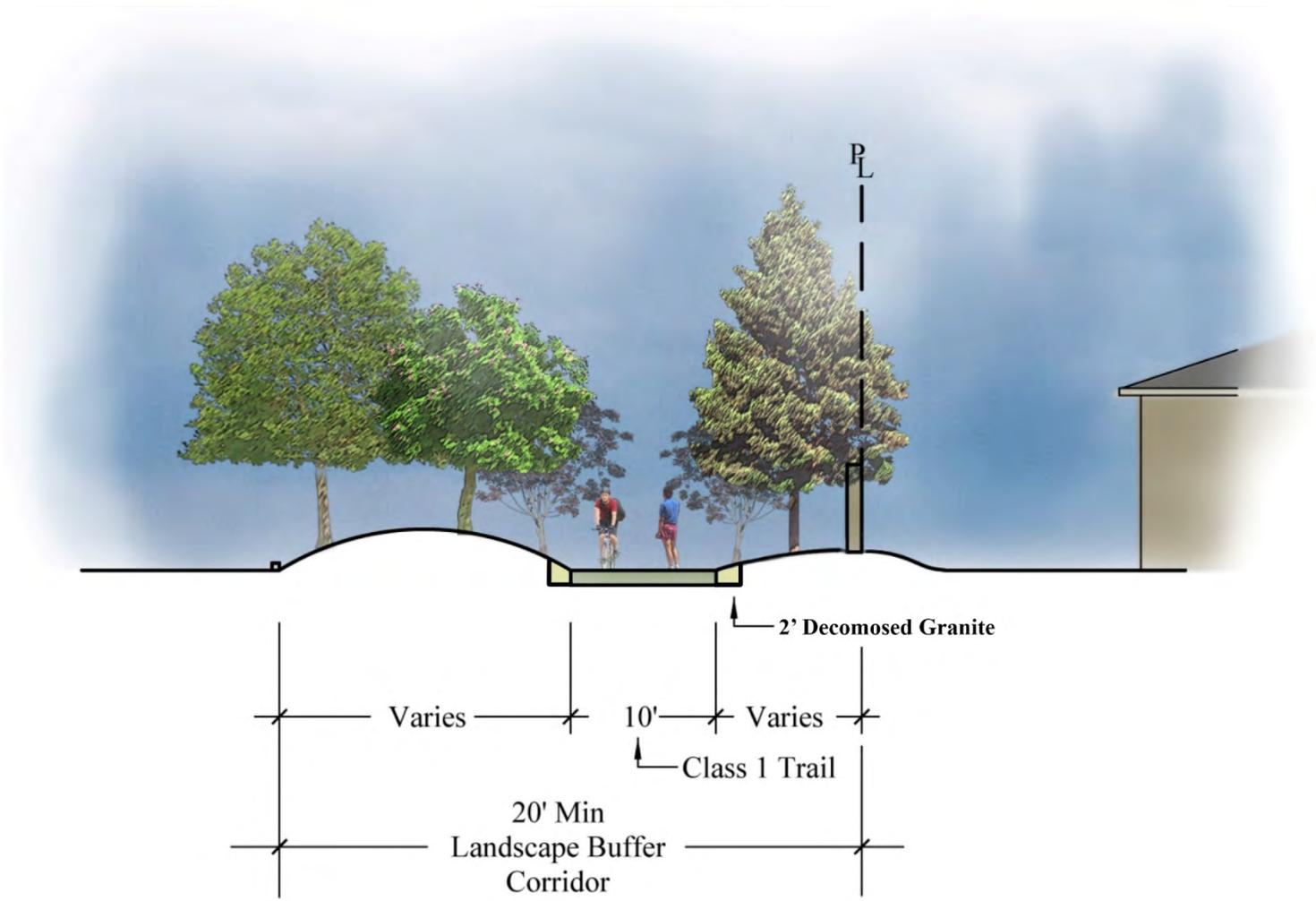


Exhibit 3.19b Trail and Buffer Cross Section B-B

SUD B Northeast Quadrant General Development Plan 3-147

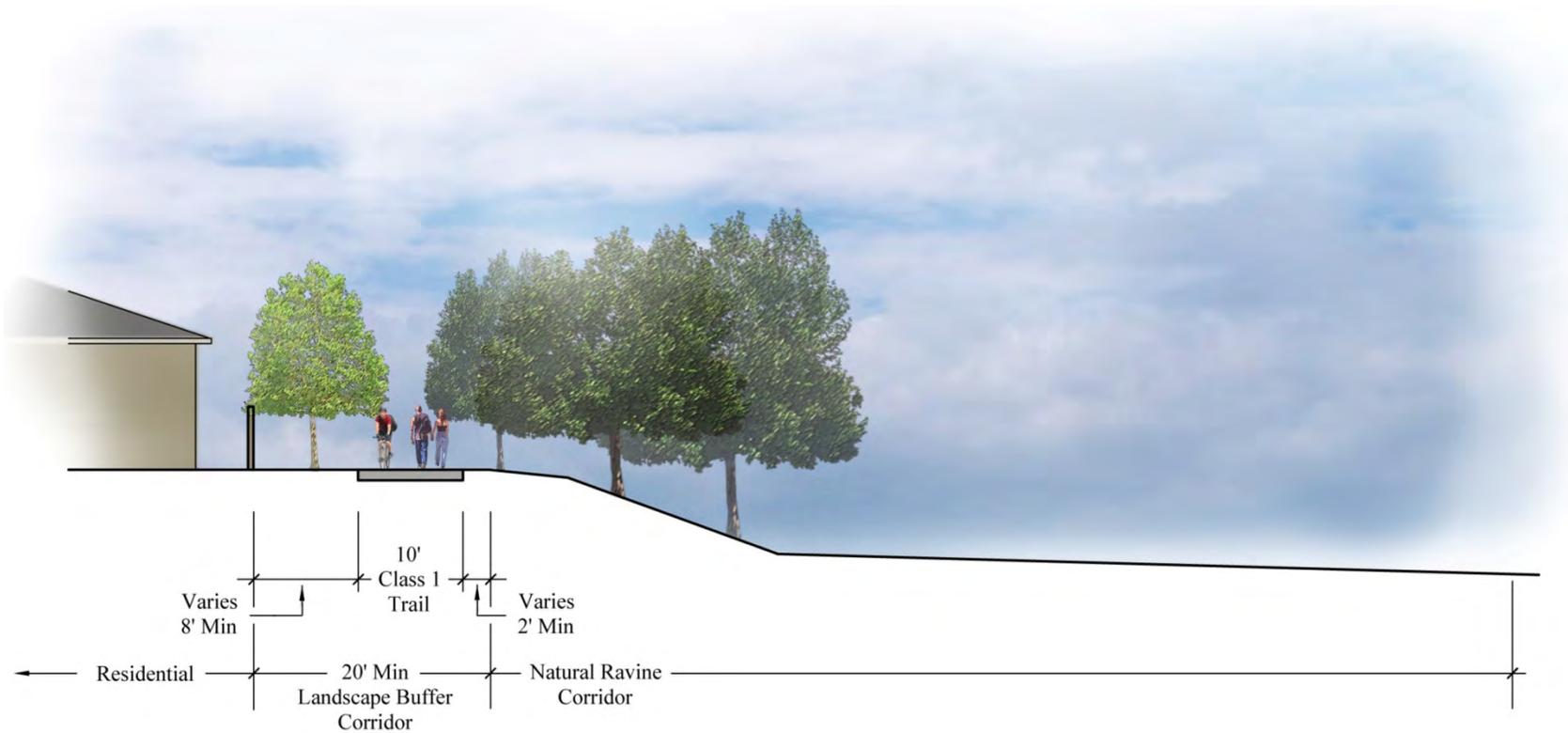


Exhibit 3.20 Trail Cross Section @ Auburn Ravine C-C

SUD-B Northeast Quadrant General Development Plan 3-148

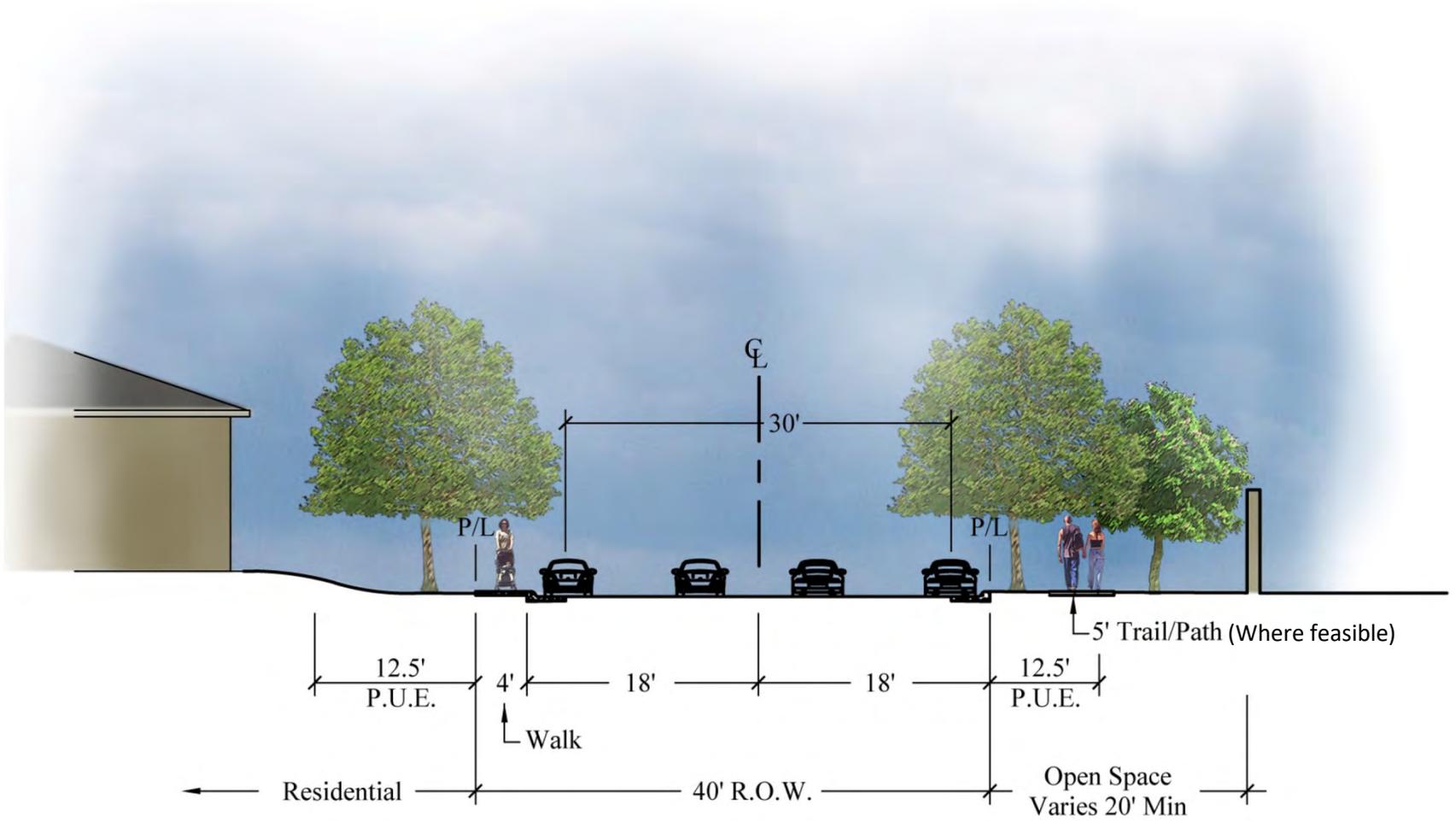


Exhibit 3.21 Conceptual Trail/Path Cross Section D-D

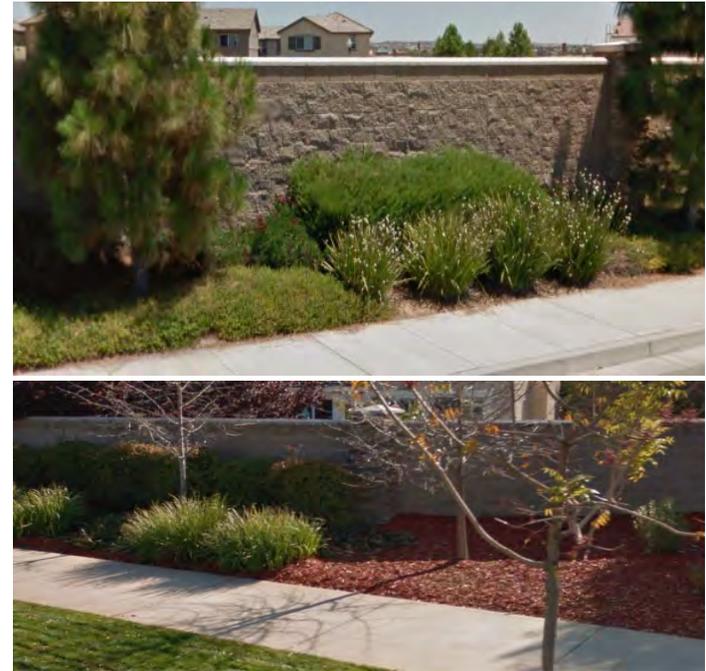
3.1.1 Community Walls and Fences

A cohesive wall and fence program is important to the overall appearance of the SUD-B NEQ Community. Walls and fences will be used to define the limits of property ownership, maintain privacy, attenuate sounds, provide for views and promote safety. Within SUD-B NEQ, walls should not be a major visual element, and should be minimized to preserve views and maintain the scenic character wherever possible. Community wall and fence locations along major streets and open space/recreation areas in SUD-B NEQ are identified in Exhibit 3.22. The locations shown are conceptual, and may vary subject to final site design by individual developers/builders and noise mitigation requirements. Individual developers/builders of future development projects shall submit the detailed design of walls and fences to the City for review and approval as part of the subsequent Specific Development Plan/Tentative Map process.

Below are the general guidelines for community walls and fences within SUD-B NEQ:

1. Where walls and fences face public streets and view corridors, they should appear thematically consistent in style, material, and height.
2. Permitted types of walls and fences include, but are not limited to, colored, split-face block walls, manufactured stone and stone walls, wrought iron or tubular steel fencing, decorative metal,

wood fencing, and other types of materials acceptable to the City.



3. View fences and split rails should be used in areas adjacent to natural open space and parks to maintain views and minimize a walled-in feel throughout the community.
4. To soften wall visibility, combination walls (walls that are constructed of solid material at the bottom with view fencing on top) on berms are encouraged in place of solid screen walls, where feasible.

5. Community screen walls or combination walls/berm should be a minimum of 6' in height, unless a greater height is necessary for sound attenuation and/or public safety purposes. View fences should be 6' in height. Split rail fences should not exceed 4' in height.
6. Walls and fences should be constructed of durable materials, colors and textures that are harmonious with the surrounding architecture or open space landscape.



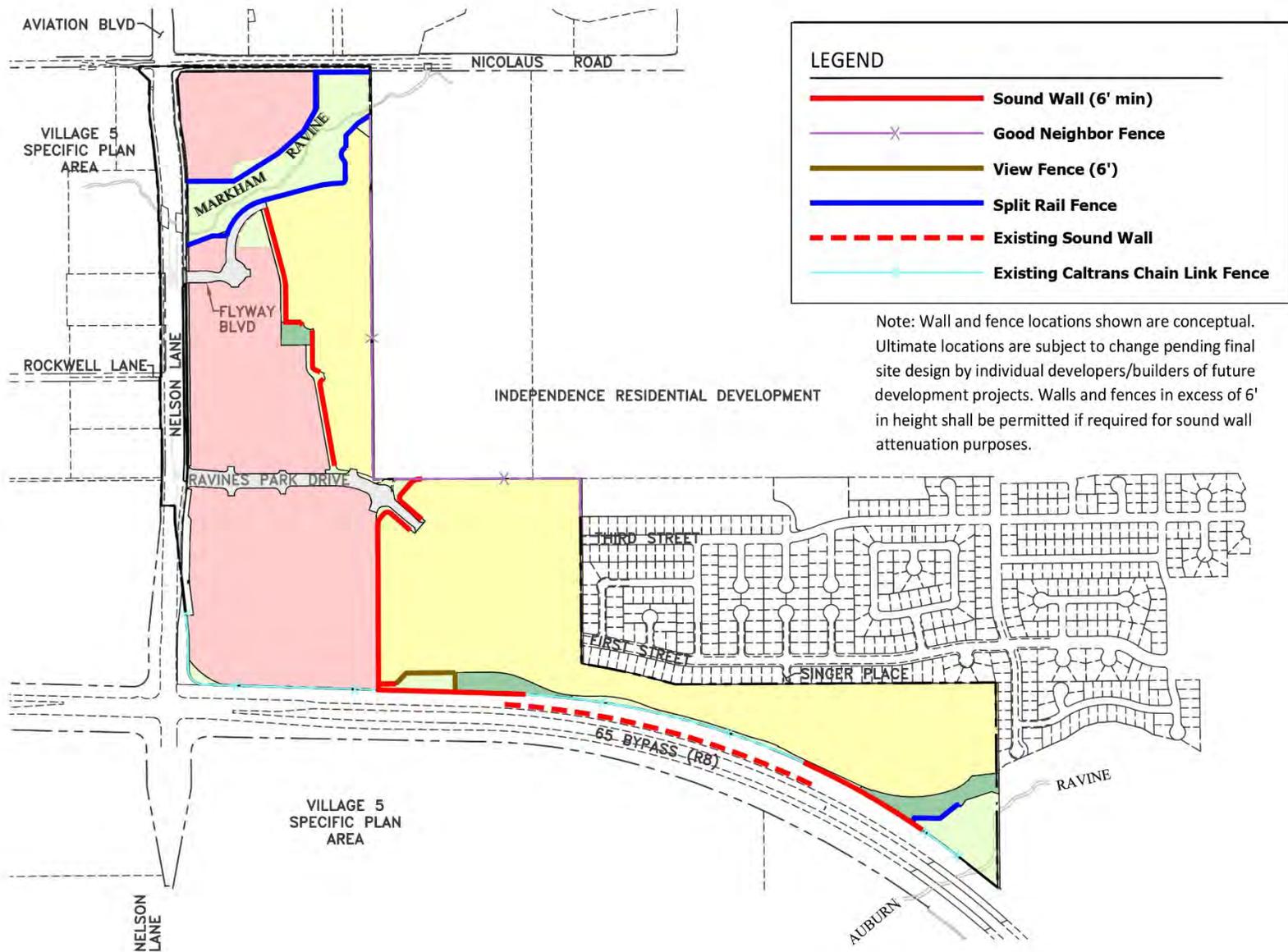


Exhibit 3.22 Conceptual Community Wall and Fencing Plan

SUD B Northeast Quadrant General Development Plan 3-152

3.12 Signage Guidelines

Signage contributes to the overall sense of character, quality and identity for the community, and provides directional and location information. The following signage guidelines apply to development within SUD-B NEQ:

1. A cohesive, coordinated signage program should be implemented for the development to establish a sense of place, identity, and orientation.
2. Signage for individual uses within the commercial area should have its own identity while responding to the overall character of the overall development.



3. Wayfinding features should be designed in a clear and consistent manner that eliminates visual clutter and confusion, and facilitates easy movement and traffic flow throughout the area.

4. Signage design should contribute to a positive streetscene appearance.
5. Sign size and quantity should be compatible with the scale of the development.
6. Signs should be designed so that they are integrated with the building design.
7. Each individual commercial area can develop their own Sign Criteria based upon square footage or size or bulk.
8. Wall signs should be compatible in size and quantity with the dimensions of the wall on which the sign is to be installed.
9. Colors of the signs should contribute to legibility and design integrity.
10. Signs should be constructed of high-quality materials that are compatible with the design of the façade on which they are placed.



3.13 Lighting Guidelines

Exterior lighting must conform to all City of Lincoln standards to meet the minimum foot-candle spread that makes certain a sufficient level of illumination is available within public areas for safe night time use.

A lighting diagram specifying the lighting levels at all project site areas will be developed for final approvals. Information regarding the uniformity ratio, average, minimum and maximum maintained, along with the pole height ranges shall also be specified.

Sufficient and appropriate outdoor lighting is an essential component of providing wayfinding, maintaining nighttime views and ensuring public safety. The following lighting guidelines apply to development within SUD-B NEQ.

1. Street lights, walkway lighting, architectural lighting, and landscape accent lighting should be aesthetically pleasing and subdued, while providing for public safety. Use low-energy, shielded light fixtures that direct light downward to minimize glare. Up-lighting of architectural features and landscaping may be permitted.
2. Street lights should be located at regular intervals along streets and at intersections, cul-de-sacs, corners, and areas where pedestrians might commonly encounter vehicular traffic, or as required by the City of Lincoln.

3. Lighting in residential areas and along streets and trails should be designed to minimize artificial lighting from reflecting into adjacent natural open space.
4. Incorporate energy-saving light fixtures, where feasible.
5. Lighting should conform to local codes and ordinances, applicable safety and illumination requirements, and California Title 24 requirements.
6. For commercial lighting see Section 3.9.4.





3.14 Landscape Components

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a cohesive plant palette in order to establish greater unity and thematic identity in the SUD B Northeast Quadrant General Development Plan community. The plant materials listed in this section have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, water requirements and ongoing maintenance. Plant material selections shall be reviewed and approved by the City during the review of the Specific Development Plan for individual projects. Additional plant materials not listed below may be allowed by the City on a case-by-case basis during review of the Specific Development Plan. Plant installation shall be provided per City standards.

3.14.1 Plant Material

Drought tolerant and introduced native species have lower water demands, require less fertilization and are less susceptible to pests. Designing with drought

tolerant exotic species, can result in a healthy and attractive landscape with minimal irrigation needs. The SUD-B-NEQ design Guidelines Plant List shall be used as a guide for over story, understory, and perennial plant selections. Cool season turf generally requires more frequent watering and produces more runoff than most landscape plants. The use of turf grass shall comply with the most current state and city of Lincoln water conservation ordinances. All planting areas shall comply with MWEL criteria, see link:

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

Turf may not be used in medians as a state water conservation requirement.

The recommended plant palette is organized into the following three categories according to the area of use:

1. Community streetscape
2. Natural/naturalized areas, development edge buffer, landscape corridors, parks, entries, residential and mixed use areas
3. Parks, entries, residential and mixed use area only (for use in more manicured planting areas)

3.14.2 Soils

Soils play a key role in the growth and longevity of the plant material chosen. Soils tests will help determine

SUD-B NEQ

General Development
Plan

3 | Design Guidelines

what soil conditioners, amendments, and/or fertilizers might be required for plants to thrive in this environment. As required by State Water Conservation ordinance, a Soil Fertility test shall be provided when submitting improvement plans to the City.

1. Different soils have varying irrigation requirements. The SUD-B NEQ Specific Plan site is a Clay soil type which will have a higher runoff rate requiring lower-volume, higher frequency watering, (cycle / soak controller).
2. Conditioning the soil with an organic based soil conditioner will be required and will increase water holding capacity resulting in reduced runoff, watering requirements and frequency of watering.
3. A fertilizer is any material of natural or synthetic origin that is applied to soils or to plant tissues (usually leaves) to supply one or more plant nutrients essential to the growth of plants. Generally, fertilizers are defined by a NPK analysis. NPK fertilizers are three-component fertilizers providing nitrogen, phosphorus, and potassium.
4. Provide soils fertility test to correctly assess soils and specify organic matter, fertilizer rates, and other amendments as necessary. The anticipated ratio of organic based soil conditioner is 3 to 4 cubic yards per 1,000 square feet of landscaped area.
5. Soil pH has typically been neutral to slightly acidic which may require the addition of dolomitic lime to increase pH if it is slightly acidic.

6. All planted areas shall be top dressed with a 3" layer of bark material to prevent surface erosion, inhibit weed growth and maintain soil moisture levels.

3.14.3 Irrigation

In the face of increased regulation, and the potential for drought conditions, this project can be challenged to deliver a reliable water supply to its landscape. In preparing to meet future irrigation water demands and continuing to comply with municipal regulations requires that this project and others within the SUD-B NEQ Specific Plan comply with the plan requirements for connection to the municipal recycled water system. Initially this project will connect to a domestic source, however all components of the irrigation system will need to comply with City and State requirements for recycled water. See link:

http://www.Lincoln.ca.us/planning/water_efficient_landscape_ordinance.asp.

Developing an attractive, water efficient landscape, goes beyond a well-designed irrigation system. Coordination during project planning is critical to meeting best management practices for irrigation and local requirements. Additionally, the actual watering procedures carried out after implementation must recognize and align with the landscape's low water needs. Methods of irrigation are grouped by plant selection, Hydrozones, soils, and system & controls.

Hydrozones

Plants and turf that have similar water needs should be grouped together to create different Hydrozones within the landscape. Other micro-climatic conditions that guide zoning will include soil, sun/shade exposure, wind susceptibility and slope. Irrigating according to each zone's needs can result in significant water savings. Hydrozones should support the design intent and plant material guidelines for each Planting Zone.

Systems & Controls

Irrigation systems provide supplemental water when rainfall is not sufficient to maintain the turf and landscape for its intended purpose. A quality irrigation system and its proper management are required to distribute supplemental water to foster healthy plants while conserving and protecting water resources and the environment. Automated irrigation systems can greatly decrease the amount of water used in the landscape. They provide a high level of control across multiple areas with varying needs.

Responsive technology adjusts irrigation according to current site needs as they fluctuate with weather conditions, maximizing the benefits of precipitation. Obtain direct knowledge of site conditions prior to plan preparation by following current City of Lincoln Water Conservation ordinance standards. Provide all work per City and State plumbing and planning codes. The soils fertility report will need to be applied to the landscape elements considering the soil type, slope, plant material

type, microclimate, weather and the ultimate water source, which will ultimately be a municipal recycled water source (when available) in scheduling irrigation zones.

Design Strategies

1. Select appropriate equipment that meets state and local codes and site needs.
2. Specify manufacturer, model, type, and size of all components to eliminate ambiguity at construction and to facilitate management of the system.
3. Select components to ensure the sprinkler precipitation rate is below the infiltration rate of the soil and/or use repeat cycles to allow the water to soak into the root zone.
4. Specify filtration at the control valve at all drip systems to remove particulate matter
5. Separate drip/micro-irrigation zones from overhead irrigated zones. Drip/micro irrigation systems are not as susceptible to water losses due to evaporation, wind, or surface runoff
6. Specify pressure-compensated devices to improve overall uniformity
7. Specify pressure regulation upstream from the drip/micro-irrigation components
8. Use air release valves to minimize ingestion of dirt or other contaminants into the emitters

SUD-B NEQ

General Development
Plan

3 | Design Guidelines

9. Design irrigation system to be efficient and to uniformly distribute the water.
10. Separate station/zones for sprinklers at the top and toe of sloped areas.
11. Use separate station/zones (Hydrozones) for areas with dissimilar water or scheduling requirements.
12. Design the irrigation system to minimize installation and maintenance difficulties.
13. Consider the expected size of larger specimen plants (three-year establishment period for shrubs and ten years for trees) to guide design layout.
14. Use drip/micro-irrigation, and or bubblers where appropriate to reduce evaporation losses and surface runoff, and to avoid applying water on paved surfaces.
15. Design the layout of heads and other emission devices for zero overspray across or onto paved surfaces, building, fence, or adjoining property.
16. Overspray may occur during operation due to actual wind conditions that differ from the design criteria.
17. When selecting system components, place a high priority on avoiding surface runoff.
18. Design sprinkler head spacing with a minimum of “head-to-head” coverage (minimum 50% of diameter) unless the coverage is designed for wind de-rating.
19. Locate sprinkler heads based on a thorough evaluation of physical, environmental, and hydraulic

site conditions, including typical wind conditions during the normal irrigation period.

20. Audit installation for conformance with design specifications and drawings.

Typical Water-Conserving Devices

1. Check valves shall be used to minimize low-head drainage and runoff.
2. Pressure regulators or pressure compensating screens, stems or nozzles to control high pressure
3. Rain, and/or wind sensors to suspend irrigation during weather conditions that are unfavorable for irrigation.
4. ET based controller that allows for flexible irrigation scheduling and advanced water management features.
5. Explore low-trajectory sprinkler nozzles along with the appropriate modified head spacing to mitigate the effects of wind.
6. Select components that do not mist when manufacturer’s pressure specifications are met.

Table 3.1
Recommended Plant Palette

COMMUNITY STREETScape	
Botanical Name	Common Name
Trees	
Alnus rhombifolia*	White Alder
Celtis occidentalis*	Common Hackberry
Cinnamomum camphora*	Camphor Tree
Fraxinus uhdei*	Evergreen Ash, Shammel Ash
Koelreuteria paniculata	Golden Rain Tree
Lagerstromia indica	Crape Myrtle
Liriodendron tulipifera*	Tulip Tree
Nyssa sylvatica*	Sour Gum, Tupelo, Pepperidge
Pinus canariensis	Canary Island Pine
Pistacia chinensis*	Chinese Pistache
Platanus acerifolia 'Columbia'*	London Plane
Pyrus calleryana	Ornamental Pear
Quercus coccinea*	Scarlet Oak
Quercus palustris*	Pin Oak
Quercus rubra*	Red Oak, Northern Red Oak
Ulmus parvifolia*	Chinese Evergreen Elm, Drake Elm
Zelkova serrata*	Japanese Zelkova
Shrubs and Groundcovers	
Baccharis spp.	Bush Baccharis
Buchole dactyloides	Buffalo Grass
Buxus microphylla	Boxwood

* Indicates trees listed on the City of Lincoln Suggested Trees List.

SUD-B NEQ

General Development
Plan

3 | Design Guidelines

COMMUNITY STREETScape	
Botanical Name	Common Name
Shrubs and Groundcovers	
Ceanothus spp.	Ceanothus
Cotoneaster spp.	Rockrose
Dietes spp.	Fortnight Lily
Dimorphoteca spp.	African Daisy
Hemerocallis	Daylily
Nandina domestica	Heavenly Bamboo
Pittosporum tobira	Mock Orange
Rhamnus californica	Coffeeberry
Rhaphiolepis indica varieties	Indian Hawthorne
Rhus integrifolia	Lemonade Berry
Ribes viburnifolium	Evergreen Currant
Rosmarinus officinalis	Rosemary
Trachelospermum jasminodes	Star Jasmine
Verbena spp.	Verbena

NATURAL/NATURALIZED AREAS, DEVELOPMENT EDGE BUFFER, LANDSCAPE CORRIDORS, PARKS, ENTRIES RESIDENTIAL & COMMERCIAL AREAS	
Botanical Name	Common Name
Trees	
<i>Alnus rhombifolia</i>	White Alder
<i>Ceris occidentalis</i>	Western Redbud
<i>Cornus nutallii</i>	Western Dogwood
<i>Pinus sabiniana</i>	Gray Pine
<i>Platanus racemosa</i>	California Sycamore
<i>Prunus illicifolia</i>	Hollyleaf Cherry
<i>Prunus lyonii</i>	Catalina Cherry
<i>Quercus douglasii</i>	Blue Oak
<i>Quercus lobata</i>	Valley Oak
<i>Quercus morehus</i>	Oracle Oak
<i>Quercus wislizenii</i>	Interior Live Oak
<i>Salix lasiolepis</i>	Arroyo Willow
<i>Torreya californica</i>	California Nutmeg
<i>Umbellularia californica</i>	Bay Laurel
Shrubs and Groundcovers	
<i>Achillea millefolium</i>	Yarrow
<i>Arctostaphylos</i> 'Dr. Hurd'	Tree Manzanita
<i>Baccharis</i> spp.	Bush Baccharis
<i>Carpenteria californica</i>	Bush Anemone
<i>Ceanothus</i> spp.	Ceanothus
<i>Cerastium tomentosum</i>	Snow-In-Summer
<i>Cistus</i> spp.	Rockrose
<i>Cotinus coggyria</i>	Smoke Bush
<i>Cotoneaster</i> spp.	Cotoneaster

SUD-B NEQ

General Development
Plan

3 | Design Guidelines

NATURAL/NATURALIZED AREAS, DEVELOPMENT EDGE BUFFER, LANDSCAPE CORRIDORS, PARKS, ENTRIES RESIDENTIAL & COMMERCIAL AREAS

Botanical Name	Common Name
Shrubs and Groundcovers	
Eriobotrya japonica	Loquat
Eriogonum fasciculatum	Wild Buckwheat
Eschscholzia californica	California Poppy
Fremontodendron spp.	Fremontodendron
Gaura lindheimeri	Gaura
Grevillea 'Noelli'	Grevillea
Helianthemum scoparium	Sun Rose
Juncus effusus	Common Rush
Juncus patens	Rush
Kniphofia uvaria	Red-Hot Poker
Lavandula spp.	Lavender
Mahonia aquifolium	Creeping Oregon Grape
Mimulus aurantiacus	Monkey Flowers
Oenothera californica	California Evening Primrose
Polystichum munitum	Western Sword Fern
Rhamnus californica	Coffeeberry
Rhus ovata	Sugar Bush
Ribes spp.	Pink-Flowered Currant
Rosa californica	California Wild Rose
Grasses	
Bouteloua gracilis	Blue Gramma
Bromus carinatus	California Brome
Buchole dactyloides	Buffalo Grass
Carex spp.	Sedge

NATURAL/NATURALIZED AREAS, DEVELOPMENT EDGE BUFFER, LANDSCAPE CORRIDORS, PARKS, ENTRIES RESIDENTIAL & COMMERCIAL AREAS

Botanical Name	Common Name
Grasses	
Festuca californica	California Fescue
Leymus tritichoides	Beardless Wild Rye
Muhlenbergia lindheimeri	Lindheimer Muly
Muhlenbergia rigens	Deer Grass
Nassella lepida	Foothill Needle Grass
Penstemon spp.	Fountain Grass
Sisyrinchium bellum	Blue-Eyed Grass

SUD-B NEQ

General Development
Plan

3 | Design
Guidelines

PARKS, ENTRIES RESIDENTIAL AND COMMERCIAL AREAS (FOR USE IN MORE MANICURED PLANTING AREAS)	
Botanical Name	Common Name
Trees	
Betula nigra 'Heritage'	Heritage Birch
Cedrus deodara	Deodar Cedar
Cercis canadensis	Eastern Redbud
Cornus kousa Korena	Dogwood
Cypressus sempervirens	Italian Cypress
Ginkgo biloba	Ginkgo
Laurua nobilis	Sweet Bay
Liquidambar styracifl ua	Sweetgum
Pinus halepensis	Aleppo Pine
Podocarpus gracilior	Fern Pine
Tilia cordata 'Greenspire'	Littleleaf Linden
Umbellularia californica	Bay Laurel
Shrubs and Groundcovers	
Liriope muscari	Lily Turf
Lyonothamnus floribundus	Catalina Ironwood
Malosma laurina	Laurel Sumac
Melaleuca nesophila	Pink Sumac
Myoporum laetum	Myoporum
Myrica californica Pacific	Wax Myrtle
Nandina domestica	Heavenly Bamboo
Phormium tenax	New Zealand Flax
Pittosporum tobira	Mock Orange
Quercus dumosa	Shrub Oak
Rhamnus crocea	Redberry

PARKS, ENTRIES RESIDENTIAL AND COMMERCIAL AREAS (FOR USE IN MORE MANICURED PLANTING AREAS)	
Botanical Name	Common Name
Shrubs and Groundcovers	
Raphiolepis indica varieties	Indian Hawthorne
Rhus integrifolia	Lemonade Berry
Ribes viburnifolium	Evergreen Currant
Stachys byzantine	Lamb's Ears
Trachelospermum jasminodes	Star Jasmine
Viburnum tinus	Laurustinus
Grasses	
Bouteloua gracilis	Blue Gramma
Festuca idahoensis	Idaho Fescue
Festuca longifolia	Hard Fescue
Festuca mairei	St. Yves
Festuca ovina	Sheep Fescue
Hordeum californicum	California Barley
Miscanthus transmorrisonensis	Evergreen Miscanthus
Poa erecta	Blurglass
Sesleria autumnalis	Autumn Moor Grass
Stipa cernua	Foothill Stipa

This Page Left Blank Intentionally

4. IMPLEMENTATION

4.1 Overview

The City of Lincoln will administer the provisions of this SUD-B North-East Quadrant (NEQ) General Development Plan in accordance with the State of California Government Code, Subdivision Map Act, City of Lincoln General Plan, City of Lincoln Municipal Code, and other applicable State and City regulations. The development procedures, regulations, standards, and specifications contained in the approved SUD-B NEQ Specific Plan and this General Development Plan shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future, unless otherwise stated in the Specific Plan and this General Development Plan.

Any development regulation and building requirement not addressed in the SUD-B NEQ Specific Plan and/or this General Development Plan shall be subject to the applicable City of Lincoln adopted codes and regulations.

4.2 General Development Plan

Administration and Implementation

4.2.1 Subsequent Entitlements and Permits

Individual development projects within SUD-B NEQ are subject to review and approval of subsequent entitlement and permits, such as Specific Development Plans, Development

Permits, Tentative Maps, etc., by the City. Application and processing requirements shall be in accordance with the City's Municipal code and other applicable regulations, unless otherwise modified by the SUD-B NEQ Specific Plan, General Development Plan, Environmental Impact Report (EIR) mitigation measures and Development Agreement(s), as well as all applicable City policies, requirements and standards.

4.2.2 General Development Plan Interpretations

In instances where any section, subsection, sentence, clause, phrase, portion, or word contained within this GDP is undefined, unclear, or vague, the City's Community Development Director shall make the determination as to its meaning and intent, or may forward the item requiring interpretation to the City's Planning Commission at his or her discretion. Determinations by the Community Development Director may be appealed to the Planning Commission. Any decision by the Planning Commission, in turn, may be appealed to the City Council. All decisions by the City Council shall be deemed to be final.

4.2.3 Severability

If any section, subsection, sentence, clause, or portion of this General Development Plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this General Development Plan, or any future amendments or additions hereto.

The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

4.3 CEQA Compliance

Subsequent development projects in SUD-B NEQ shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The SUD-B NEQ EIR serves as the master environmental document for subsequent developments in SUD-B NEQ. The SUD-B NEQ EIR provides impact mitigation measures and a mitigation monitoring program. The City will implement the mitigation monitoring program during all of the SUD-B NEQ development through the final build-out. The property owners and/or maintenance districts shall pay

the costs associated with the mitigation monitoring program.

4.4 General Development Plan Substantial Conformance and Amendments

4.4.1 Substantial Conformance to the General Development Plan

Minor revisions to the plans, guidelines, regulations, and standards contained in this General Development Plan may be approved at the discretion of the Community Development Director; provided, however, that such deviations are deemed to be in substantial conformance with this General Development Plan and are not detrimental to public health, safety, and welfare. Modifications to the adopted General Development Plan must be consistent with the purpose and intent of the originally approved General Development Plan.

Minor modifications to the GDP may be approved without amending this General Development Plan at the discretion of the Community Development Director, and he/she may refer any proposed minor modification to the Planning Commission and City Council for action. Appeals to the Community Development Director's decision may be made first to the Planning Commission, then to the City Council, in that order.

The following modifications constitute “minor modifications” to the approved General Development Plan:

1. Minor modifications to the development standards and/or design guidelines that are necessary to respond to actual site conditions or to create new architectural or landscape designs.
2. Addition of new information or data to the General Development Plan maps, figures and/or text that does not change the effect of any concepts or regulations.

If the Community Development Director determines that a proposed modification does not meet the above criteria, a General Development Plan Amendment is required.

4.4.2 General Development Plan Amendments

The following GDP amendment regulations apply:

1. Amendments to the adopted General Development Plan may be initiated at any time by a property owner, project developer, merchant builder, or the City.
2. Said amendment shall not require a concurrent General Plan Amendment unless it is determined by the City that the proposed

amendment would substantively affect the General Plan Goals, objectives, policies, programs, or land uses for the Specific Plan area, resulting in a potential inconsistency.

3. All General Development Plan Amendments shall be subject to City review for consistency with the scope of the SUD-B NEQ EIR and shall be subject to the provisions of CEQA.
4. The Planning Commission and City Council shall each hold a public hearing on the proposed amendments of the General Development Plan. Any hearing may be continued from time to time as deemed appropriate and necessary by the Planning Commission and City Council.
5. The Planning Commission shall review all proposed amendment to the adopted General Development Plan. Upon the close of the required public hearing, the Planning Commission shall act by resolution to adopt, reject, or modify the proposed General Development Plan Amendment, and forward its recommendation and findings to the City Council for action.
6. The City Council shall review the Planning Commission’s findings and recommendations. Upon the close of the required public hearing, the City Council shall act by resolution and

SUD-B NEQ

General Development Plan

4 | Implementation

ordinance to adopt, reject, or modify the proposed General Development Plan Amendment. If approved by the City Council, the proposed General Development Plan Amendment shall be adopted by ordinance.

7. Prior to approving or conditionally approving any General Development Plan Amendment, the following findings shall be made by the Planning Commission and City Council:
 - a. Changes occurred in the community since the approval of the original Specific Plan or General Development Plan, which warrant approving the proposed amendment.
 - b. The proposed amendment is consistent with the City of Lincoln General Plan and SUD-B NEQ Specific Plan.
 - c. The proposed amendment will result in a benefit to the area within the General Development Plan area.
 - d. The proposed amendment will not result in any unmitigated impacts to adjacent properties.