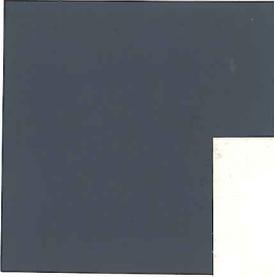


## Color Scheme One

Entry Doors



Raised Accent Trim



Field Color 1



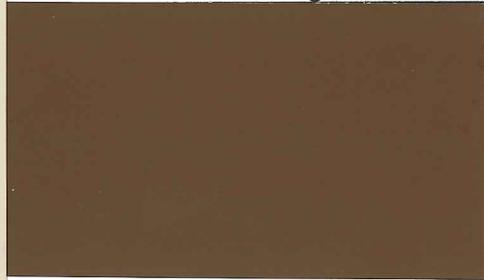
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



# McKinley Village

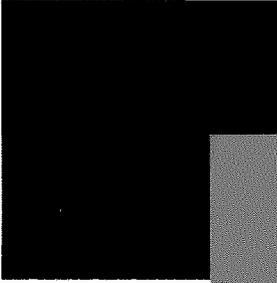
East Sacramento, California

The New Home Company

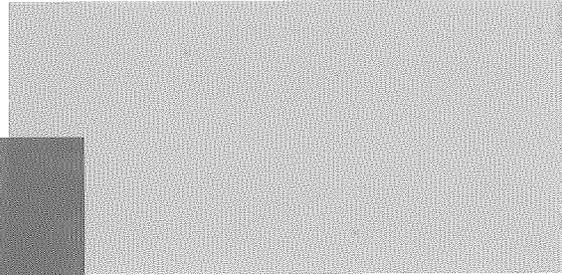
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Two

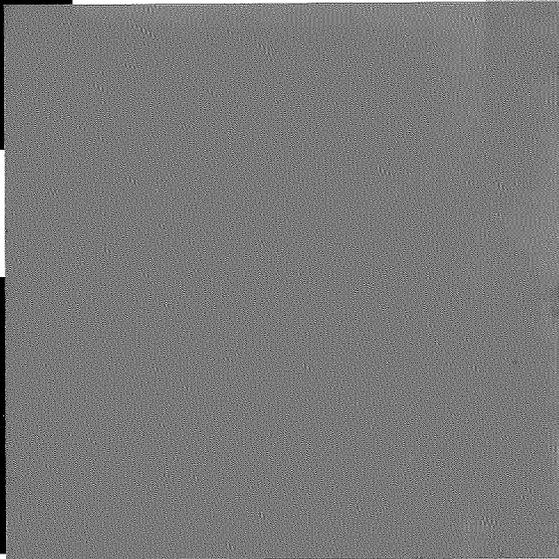
Entry Doors



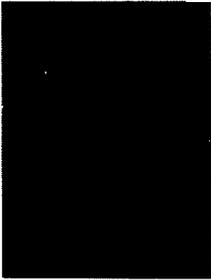
Raised Accent Trim



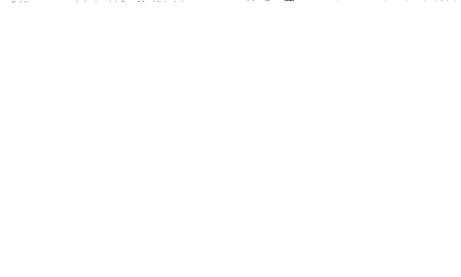
Field Color 1



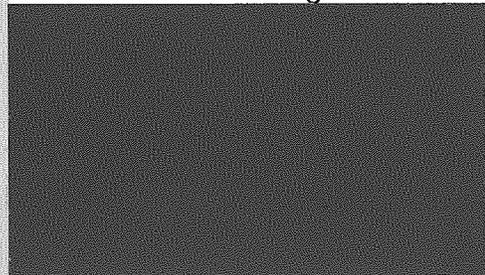
Shutters



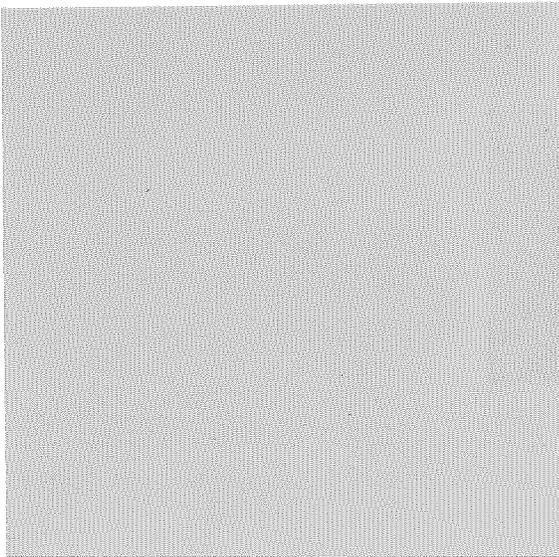
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

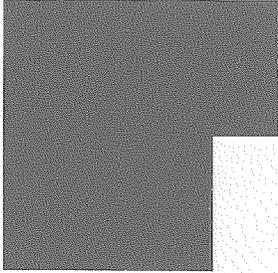
East Sacramento, California

### The New Home Company

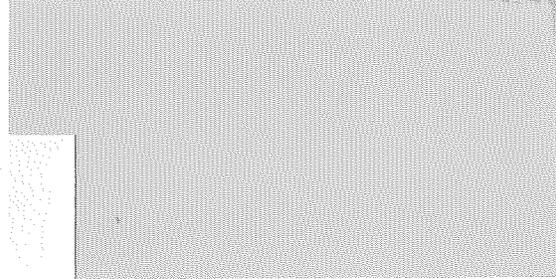
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Three

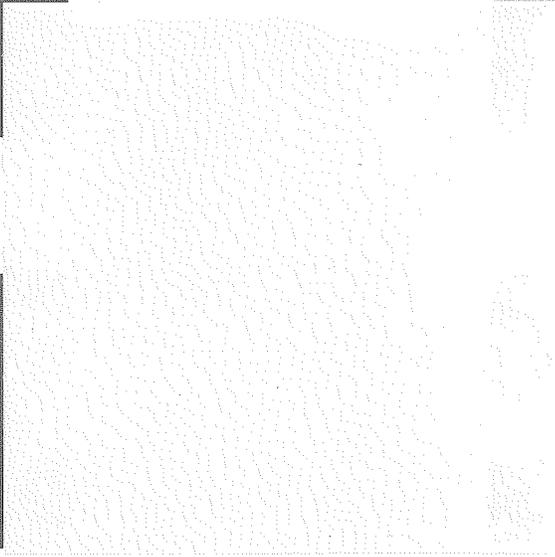
Entry Doors



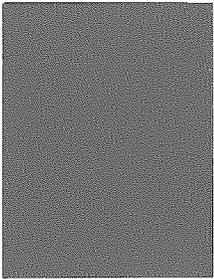
Raised Accent Trim



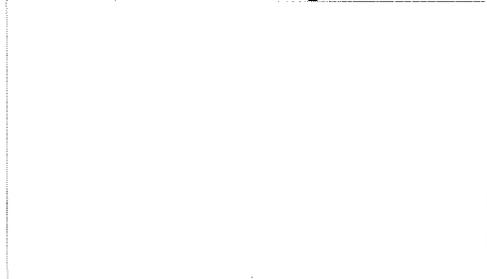
Field Color 1



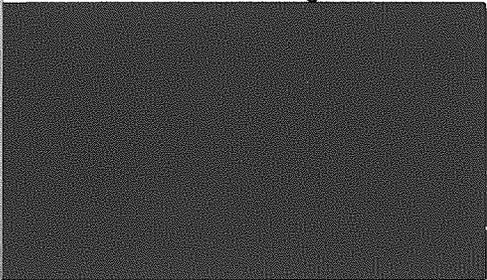
Shutters



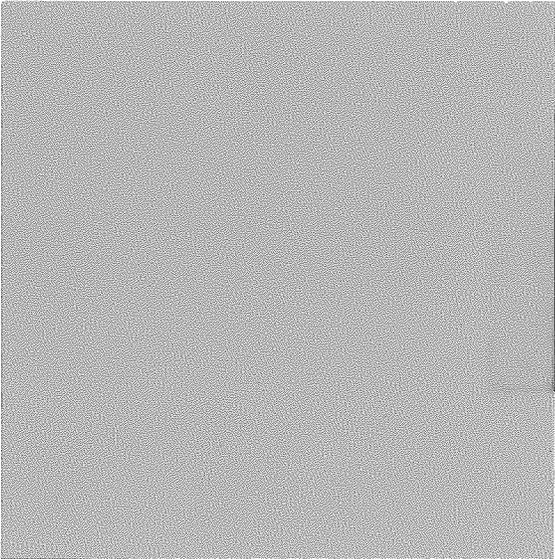
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



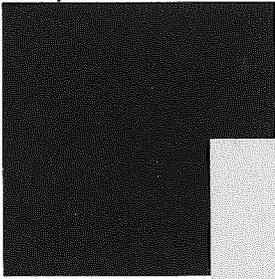
## McKinley Village East Sacramento, California The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Four

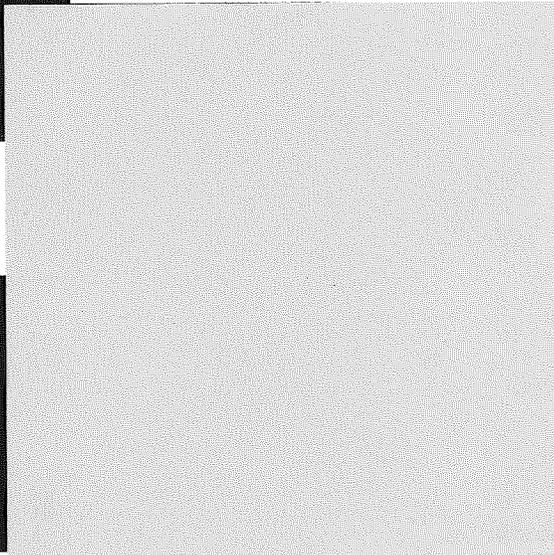
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Entry Doors

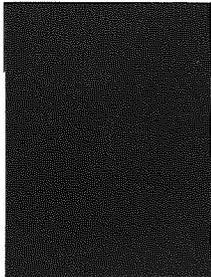


Raised Accent Trim

Field Color 1

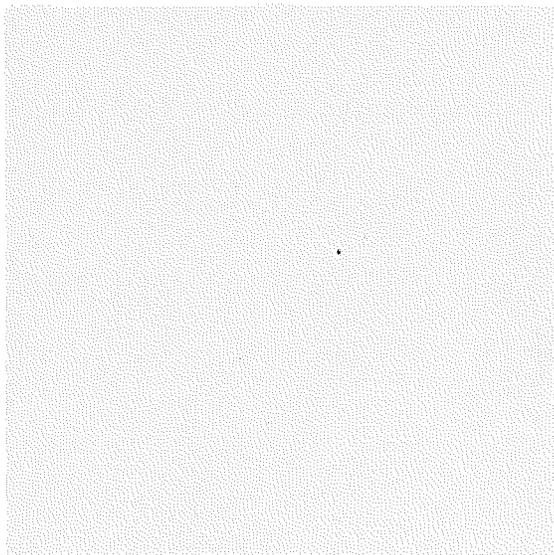


Shutters



Light Trim/  
Garage Door Color

Field Color 2



## McKinley Village

East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

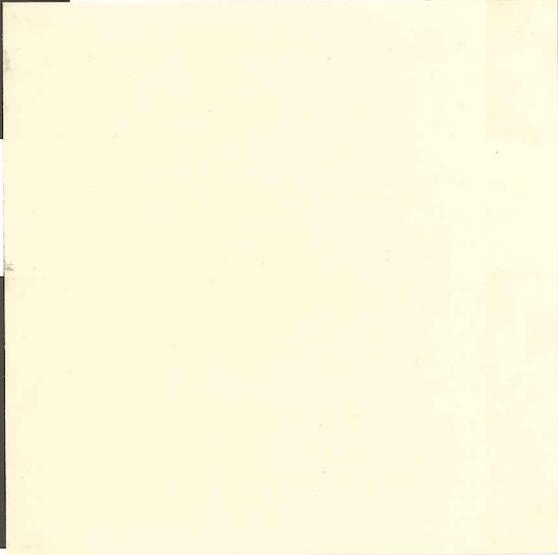
# Color Scheme Five

Entry Doors



Raised Accent Trim

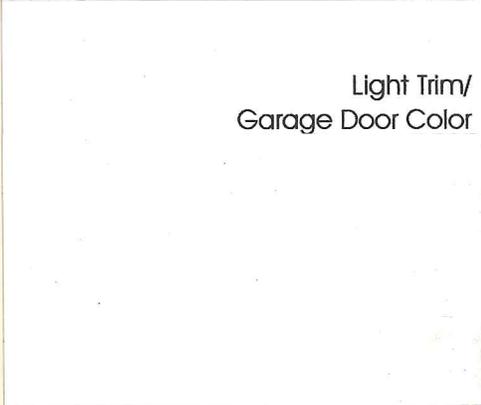
Field Color 1



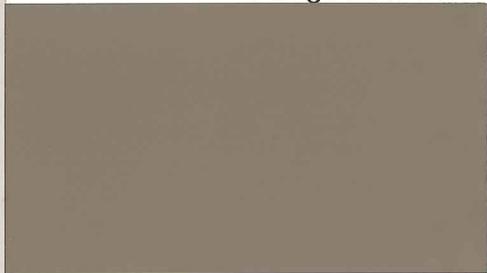
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

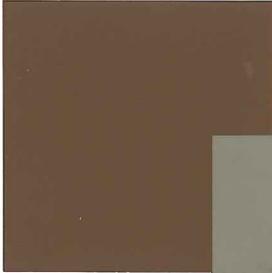
East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Six

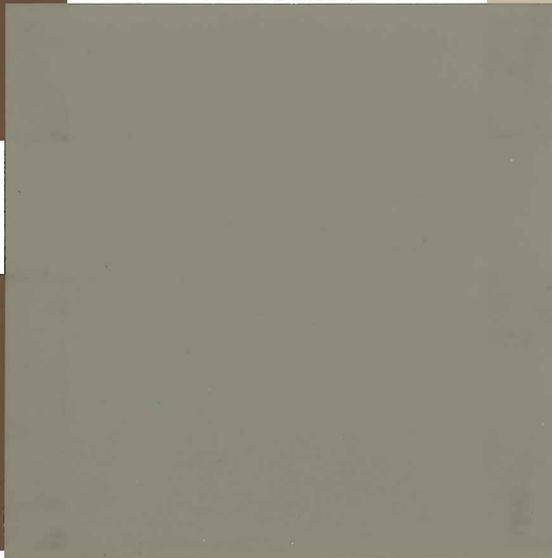
Entry Doors



Raised Accent Trim



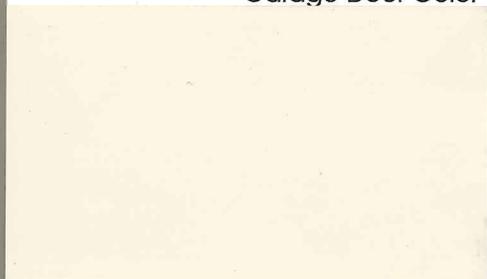
Field Color 1



Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

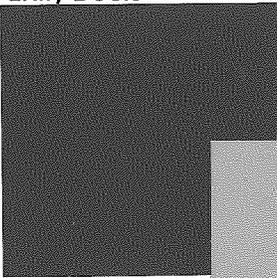
East Sacramento, California

### The New Home Company

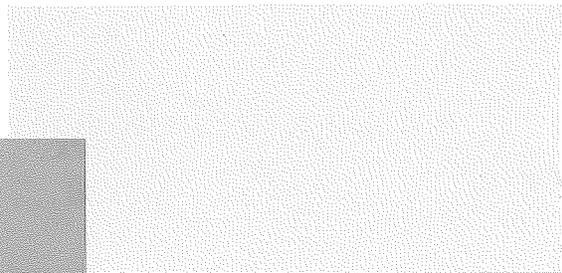
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Seven

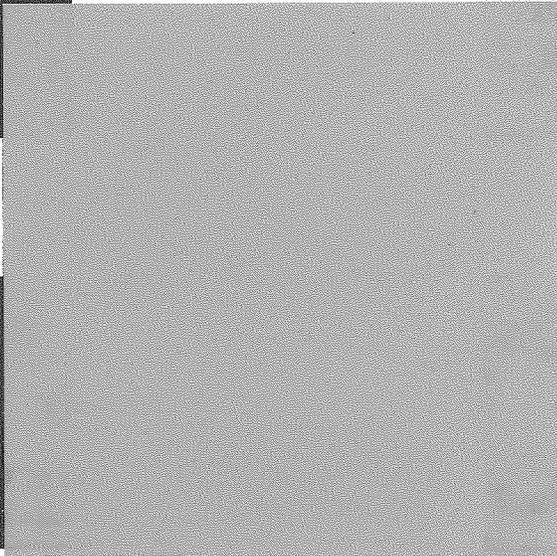
Entry Doors



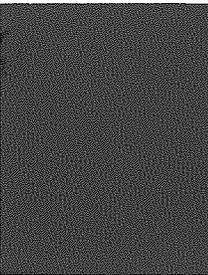
Raised Accent Trim



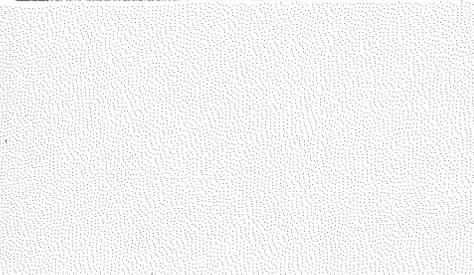
Field Color 1



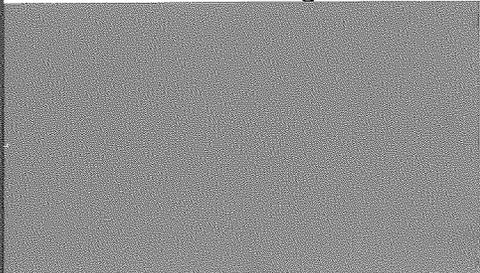
Shutters



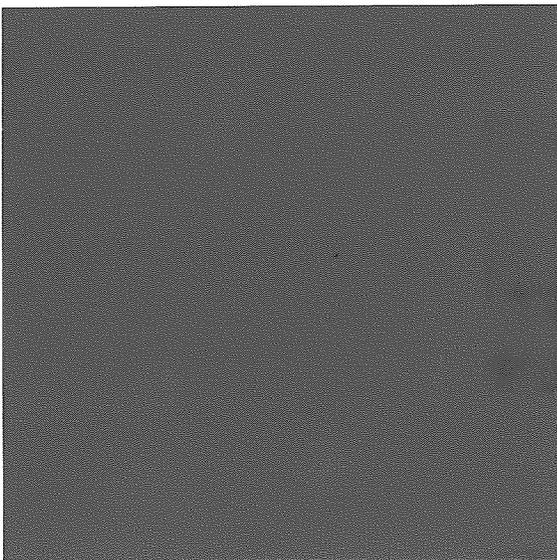
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

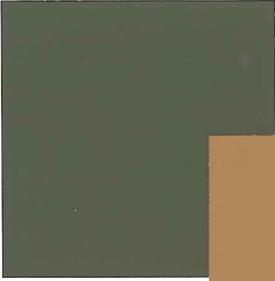
East Sacramento, California

The New Home Company

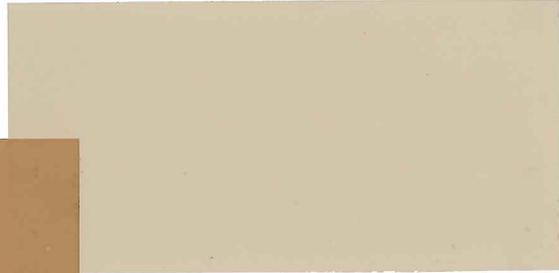
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

## Color Scheme Eight

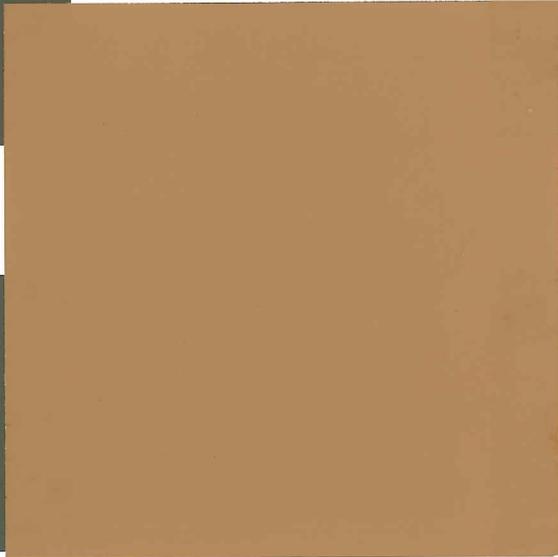
Entry Doors



Raised Accent Trim



Field Color 1



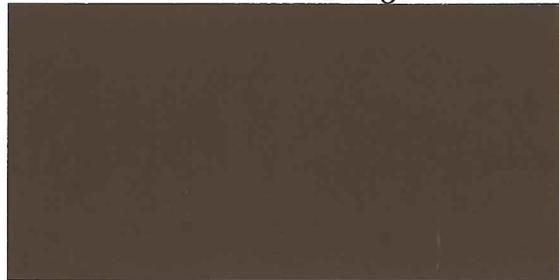
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



# McKinley Village

East Sacramento, California

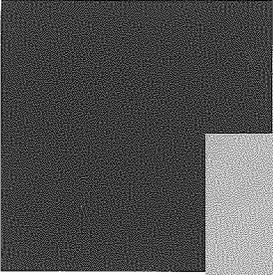
## The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

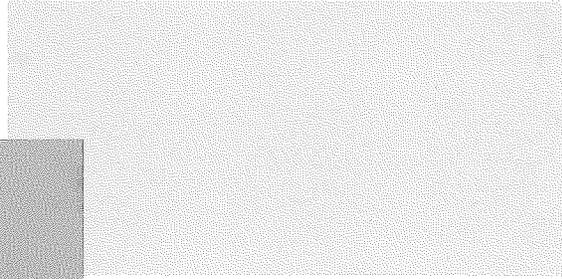
# Color Scheme Nine

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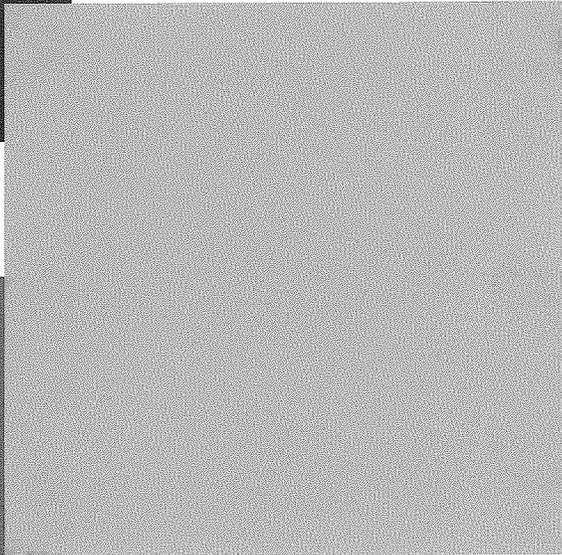
Entry Doors



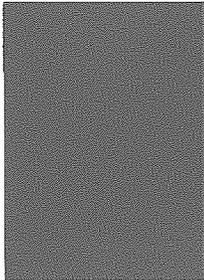
Raised Accent Trim



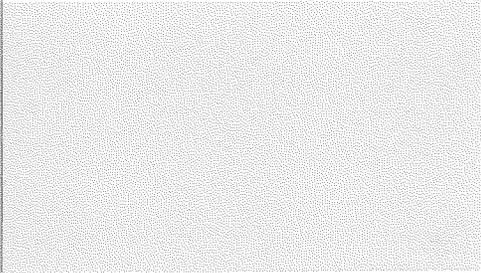
Field Color 1



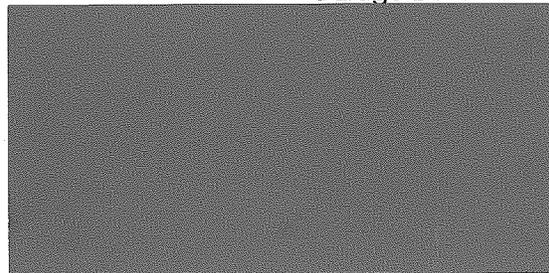
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



## McKinley Village

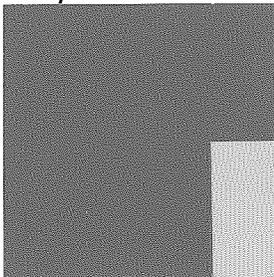
East Sacramento, California

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

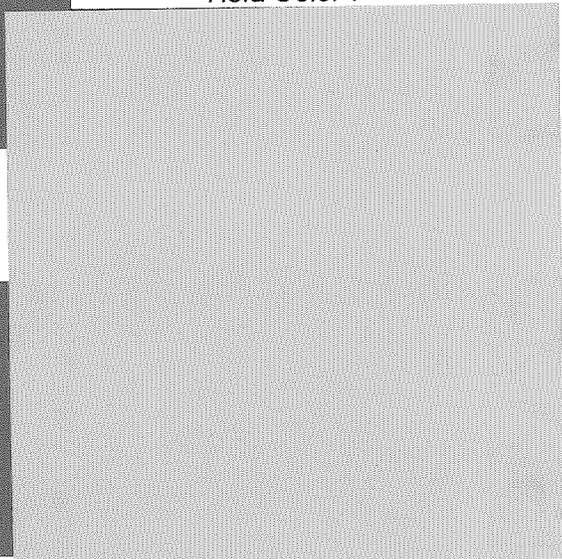
# Color Scheme Ten

Entry Doors

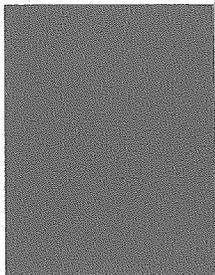


Raised Accent Trim

Field Color 1

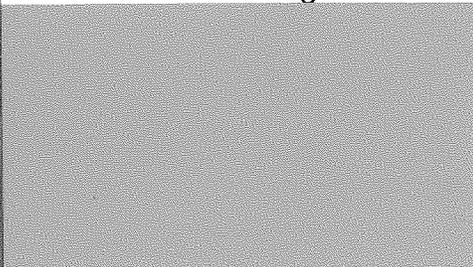
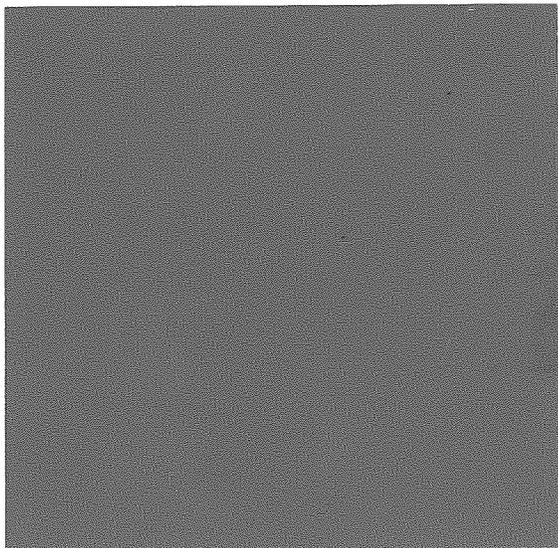


Shutters



Light Trim/  
Garage Door Color

Dark Trim/  
Garage Door Color



Field Color 2

## McKinley Village

East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Eleven

Entry Doors



Raised Accent Trim



Field Color 1



Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



## McKinley Village

East Sacramento, California

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

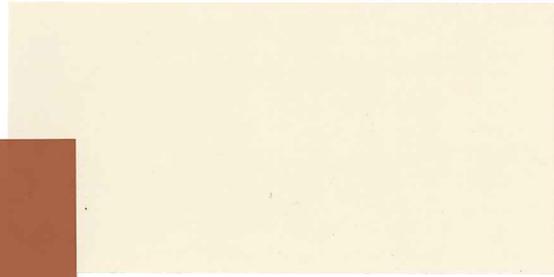
## Color Scheme Twelve

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Entry Doors



Raised Accent Trim



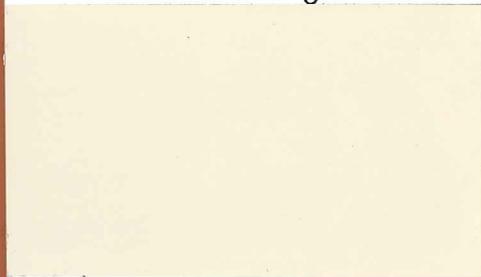
Field Color 1



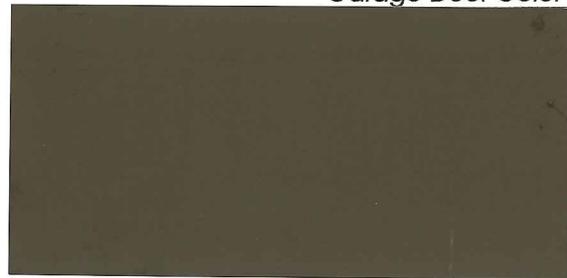
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



**McKinley Village**

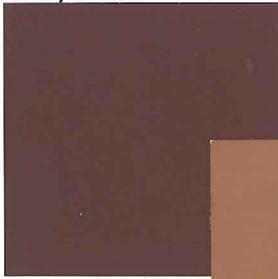
East Sacramento, California

**The New Home Company**

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Thirteen

Entry Doors



Raised Accent Trim



Field Color 1



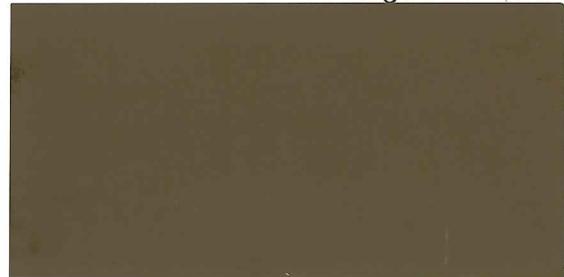
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



## McKinley Village

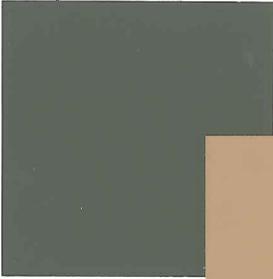
East Sacramento, California

### The New Home Company

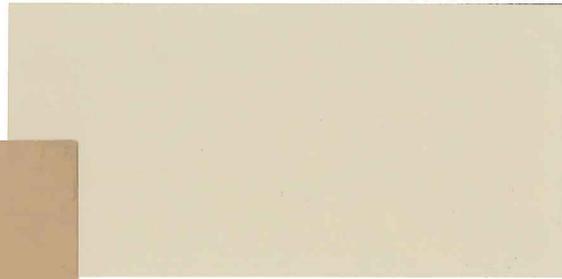
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Fourteen

Entry Doors



Raised Accent Trim



Field Color 1



Shutters



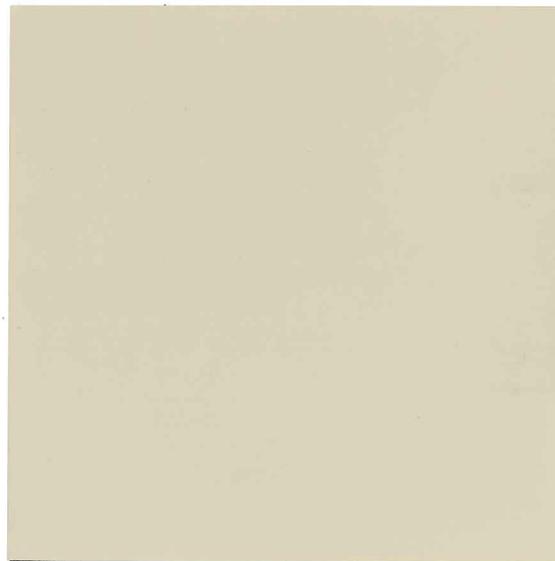
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Fifteen

Entry Doors



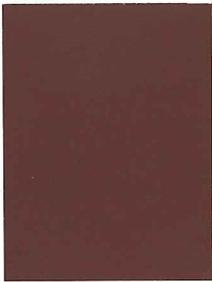
Raised Accent Trim



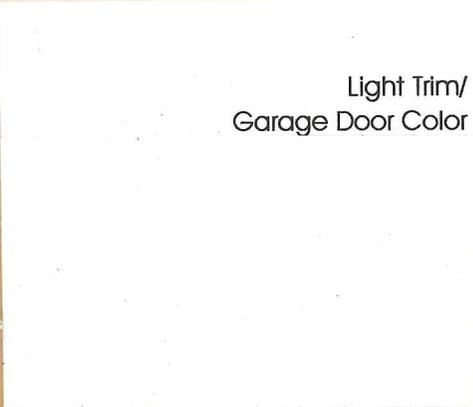
Field Color 1



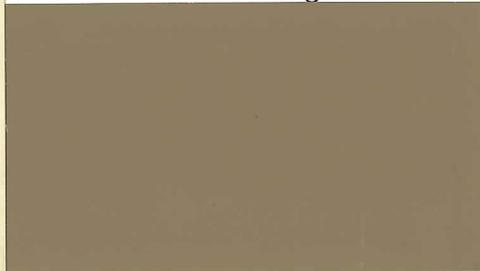
Shutters



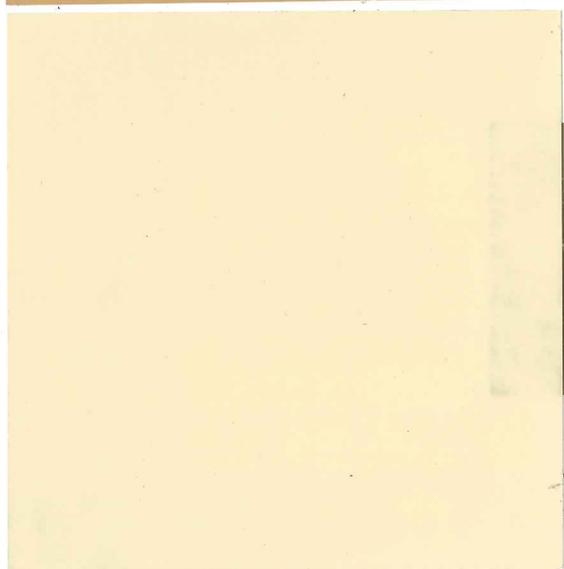
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

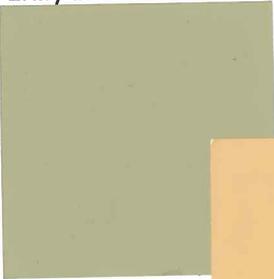
East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Sixteen

Entry Doors



Raised Accent Trim



Field Color 1



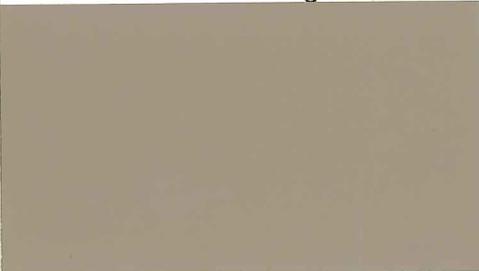
Shutters



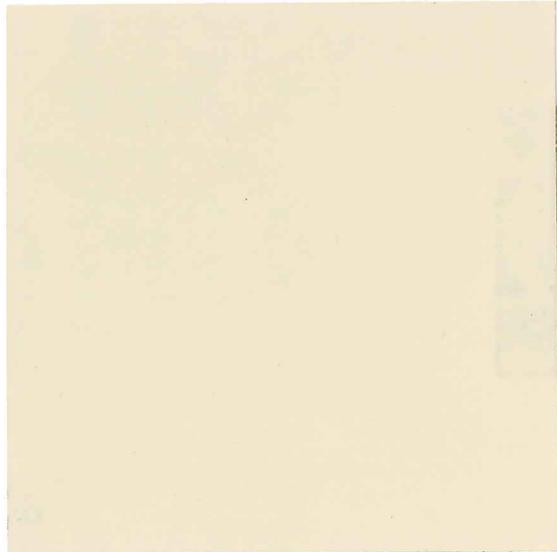
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Seventeen

Entry Doors



Raised Accent Trim



Field Color 1



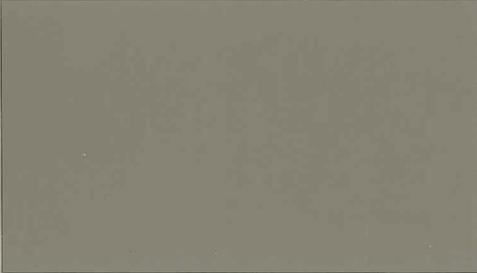
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

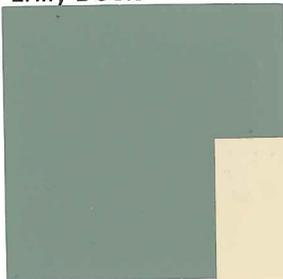
East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Eighteen

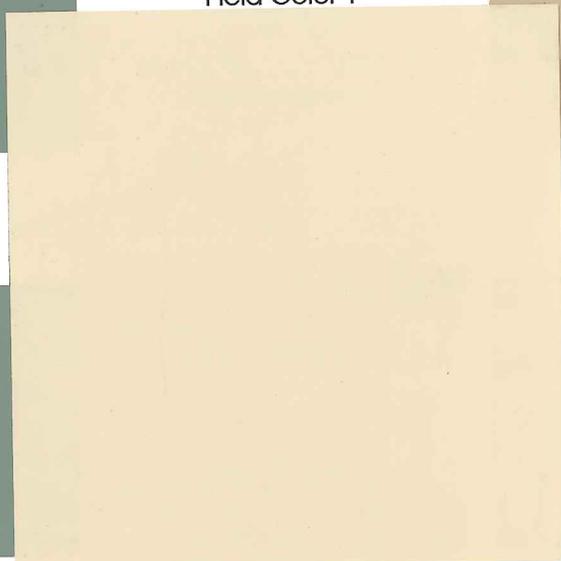
Entry Doors



Raised Accent Trim



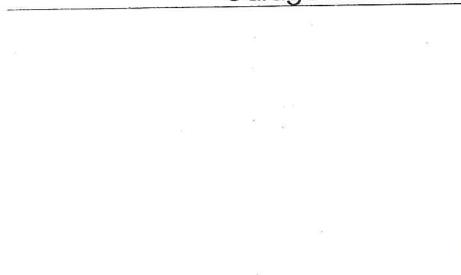
Field Color 1



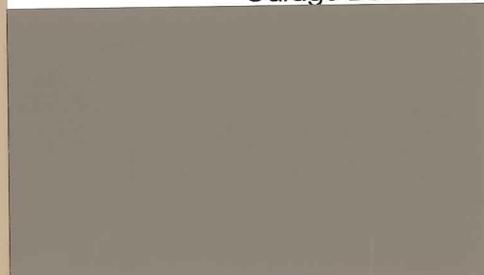
Shutters



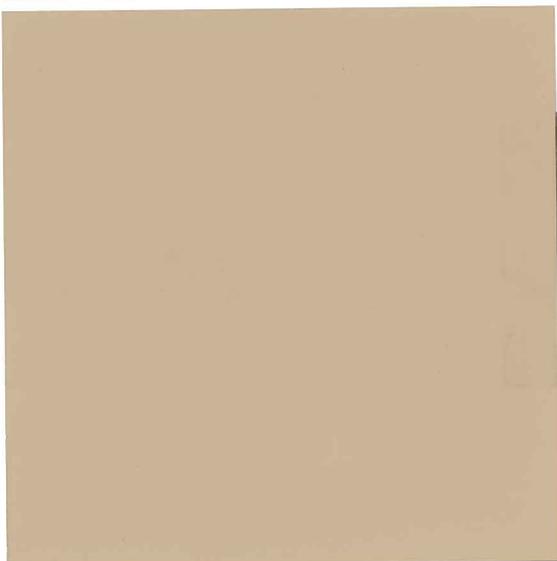
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

East Sacramento, California

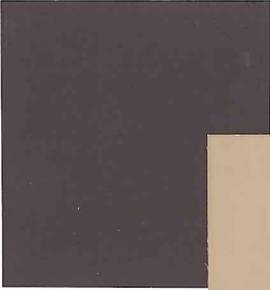
### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

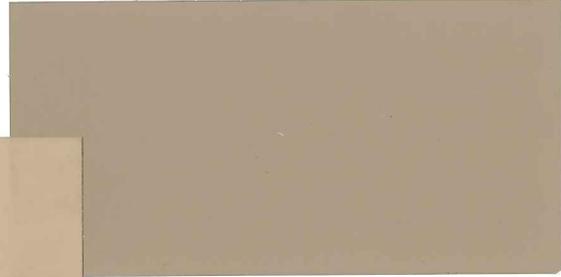
1/21/2014

# Color Scheme Nineteen

Entry Doors



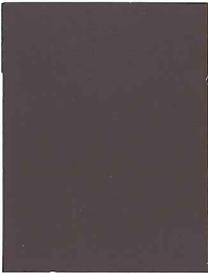
Raised Accent Trim



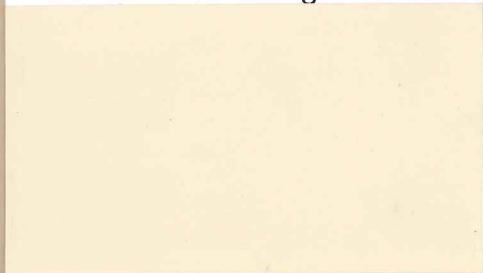
Field Color 1



Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

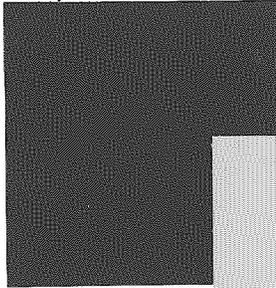
East Sacramento, California

### The New Home Company

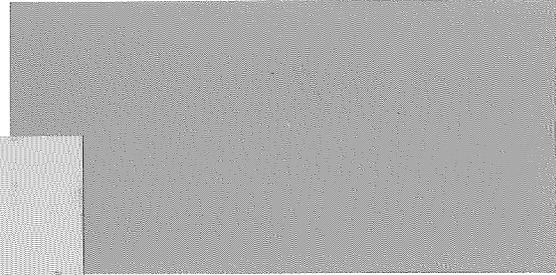
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Twenty

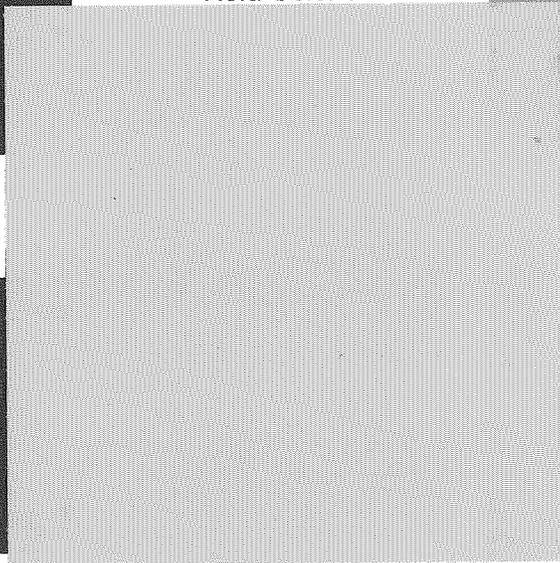
Entry Doors



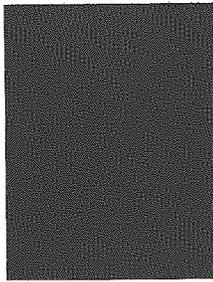
Raised Accent Trim



Field Color 1



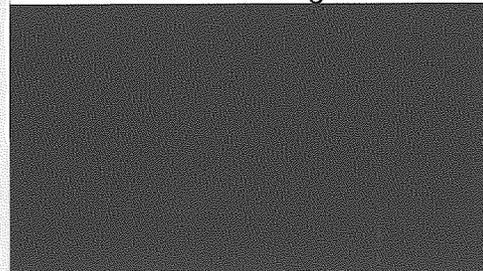
Shutters



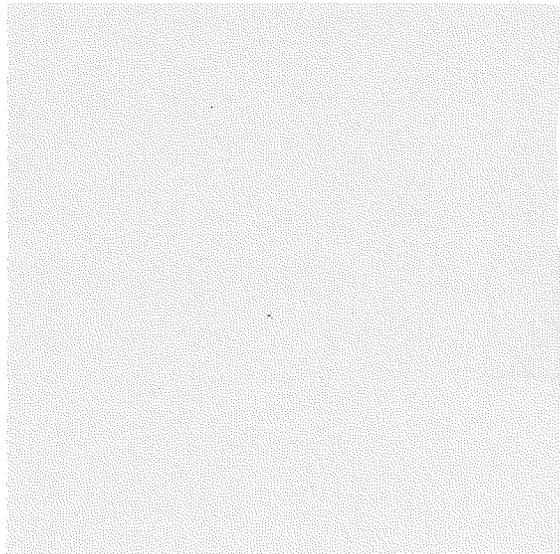
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

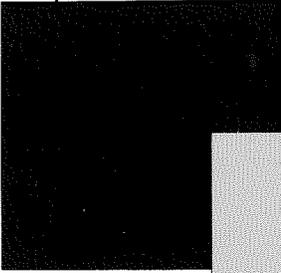
East Sacramento, California

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Twenty-one

Entry Doors

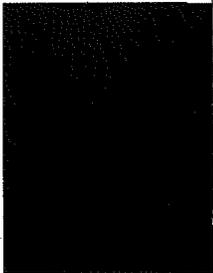


Raised Accent Trim

Field Color 1

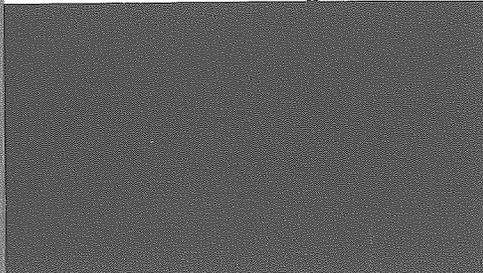


Shutters

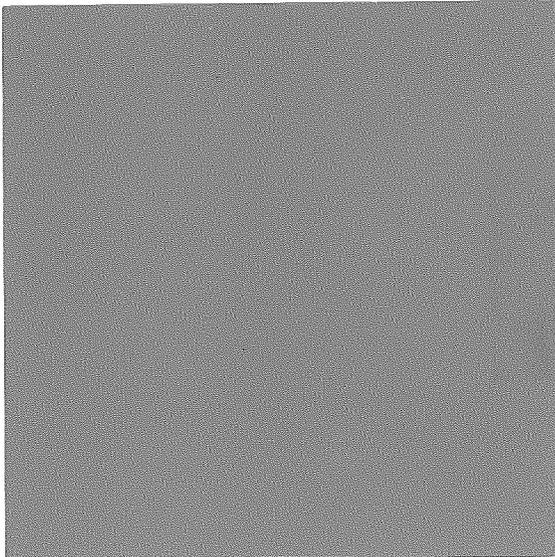


Light Trim/  
Garage Door Color

Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

East Sacramento, California

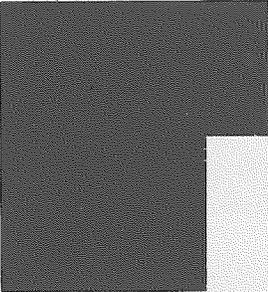
### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

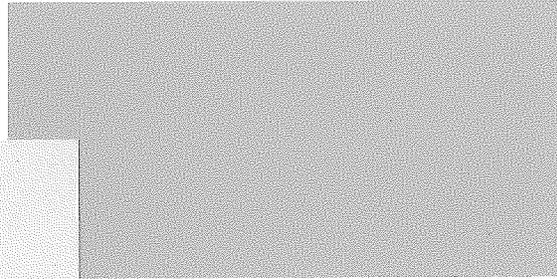
# Color Scheme Twenty-two

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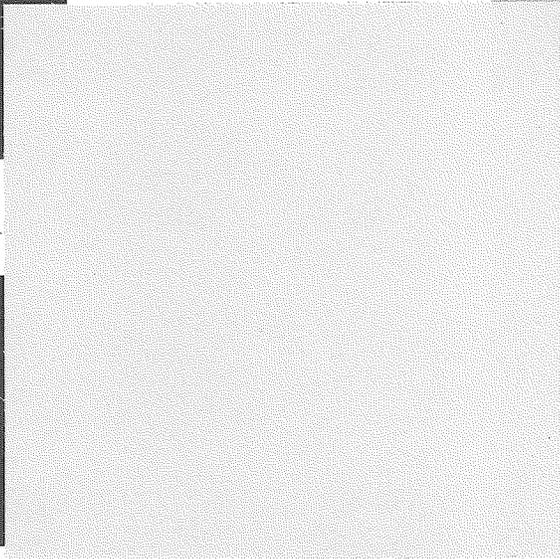
Entry Doors



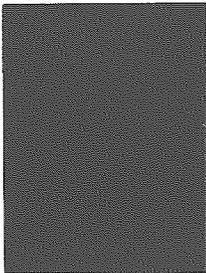
Raised Accent Trim



Field Color 1



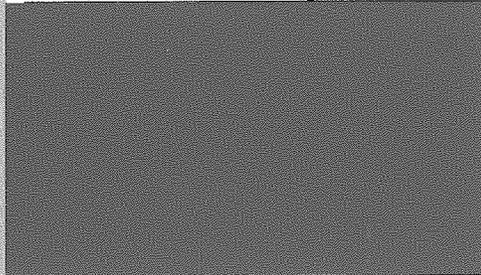
Shutters



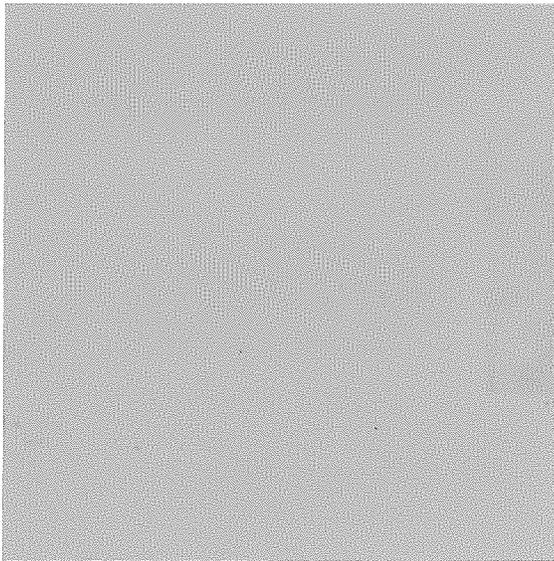
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

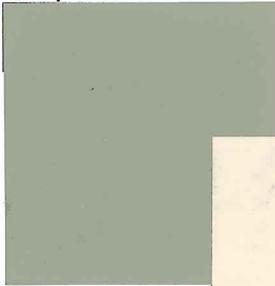
East Sacramento, California

### The New Home Company

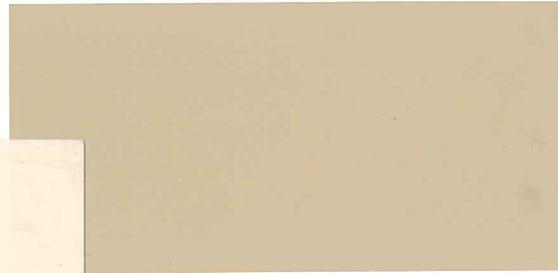
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Twenty-three

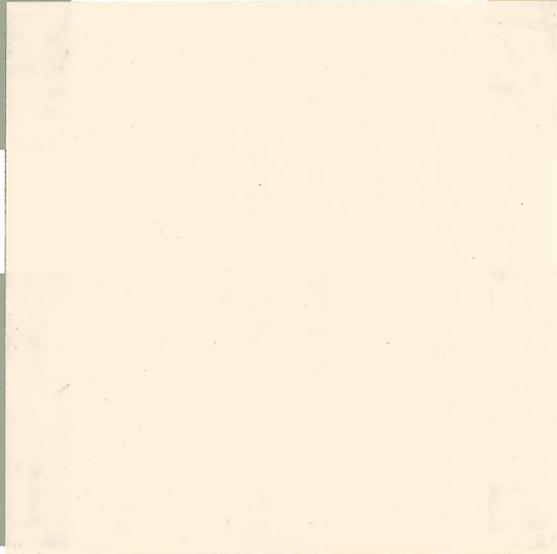
Entry Doors



Raised Accent Trim



Field Color 1



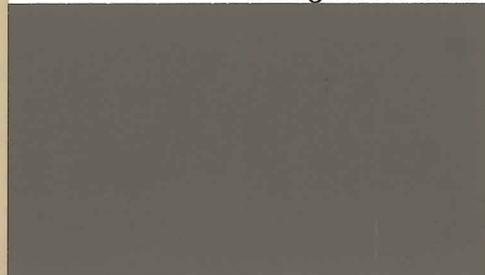
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

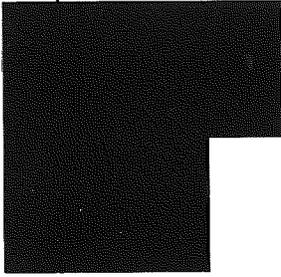
East Sacramento, California

### The New Home Company

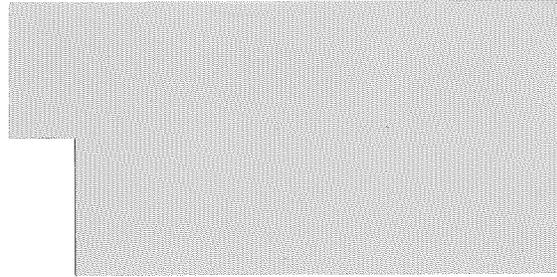
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Twenty-four

Entry Doors



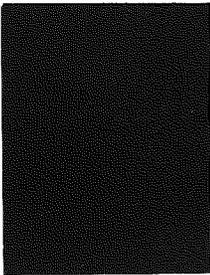
Raised Accent Trim



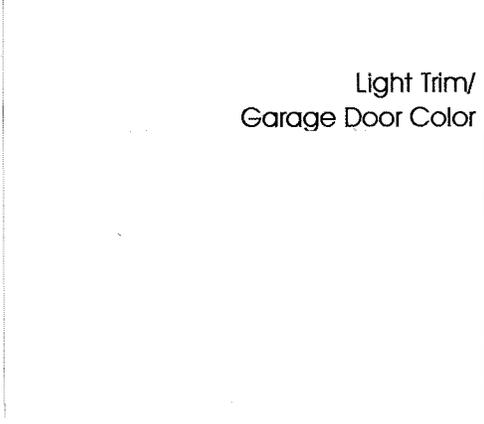
Field Color 1



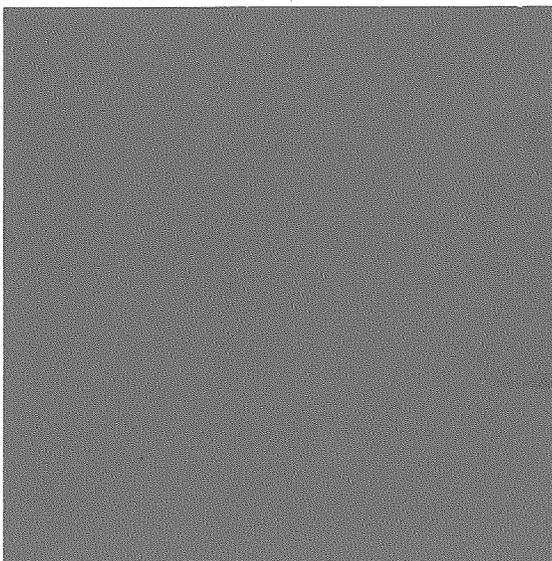
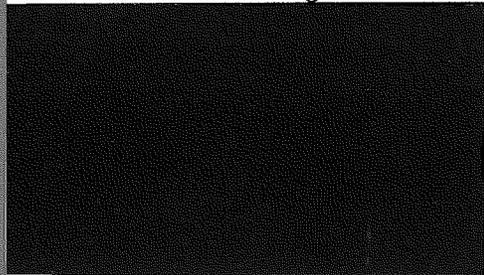
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2

## McKinley Village

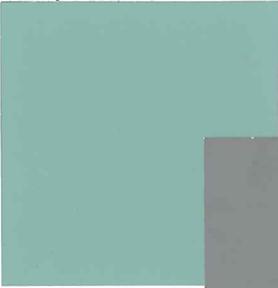
East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Twenty-five

Entry Doors



Raised Accent Trim



Field Color 1



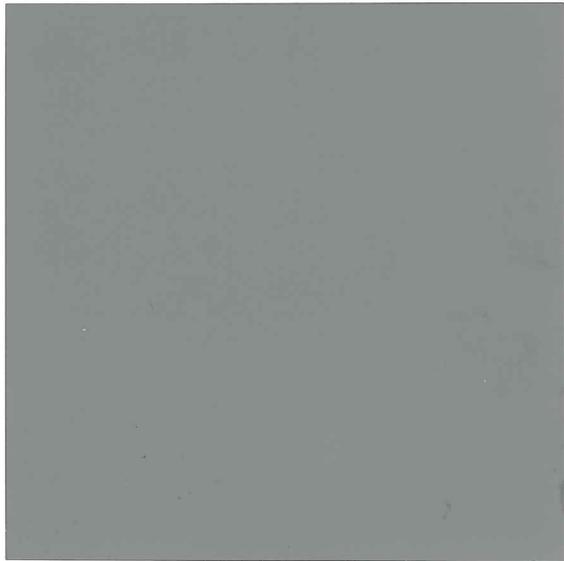
Shutters



Light Trim/  
Garage Door Color



Field Color 2



## McKinley Village

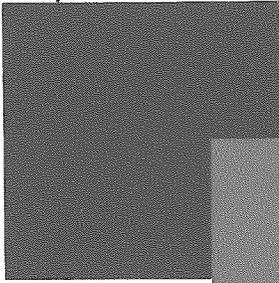
East Sacramento, California

### The New Home Company

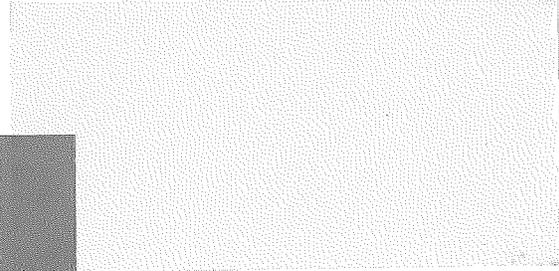
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Twenty-six

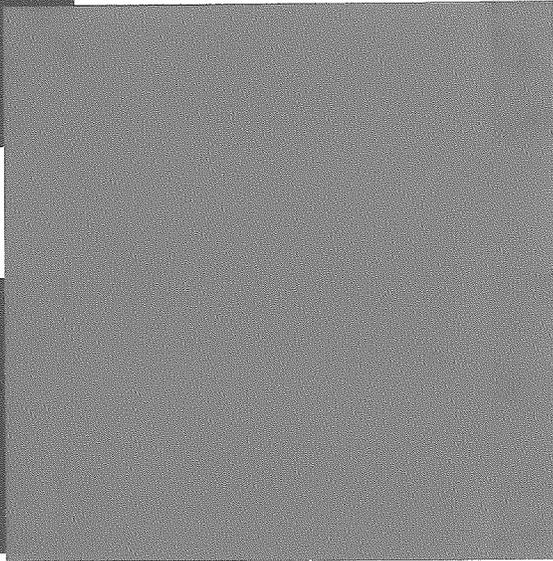
Entry Doors



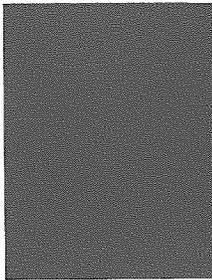
Raised Accent Trim



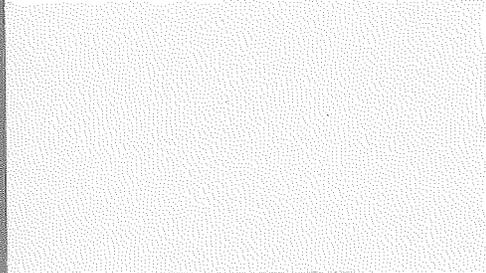
Field Color 1



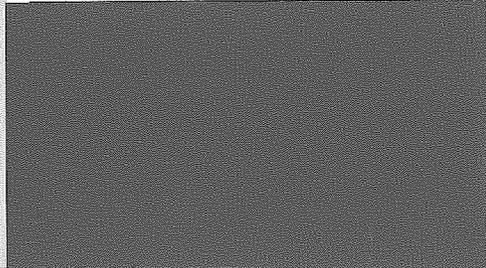
Shutters



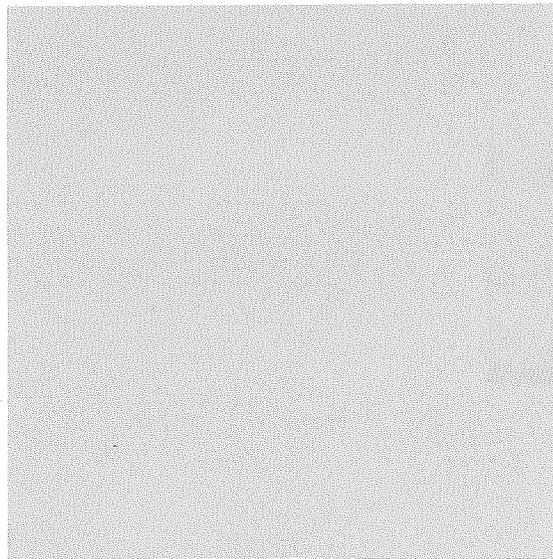
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

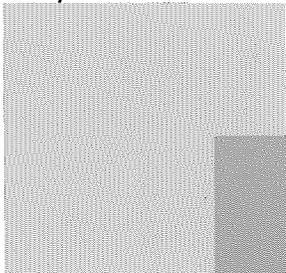
East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Twenty-seven

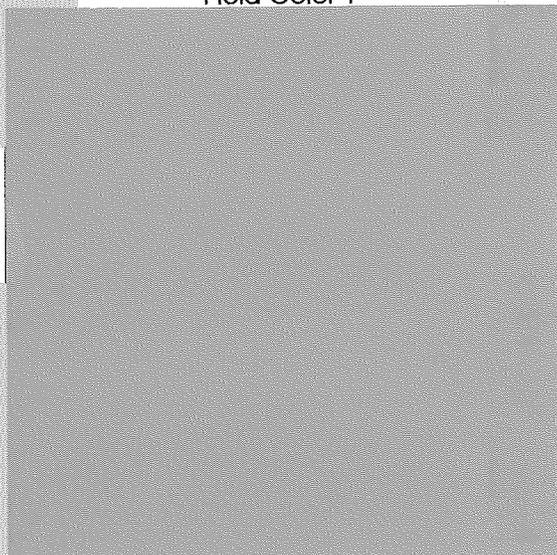
Entry Doors



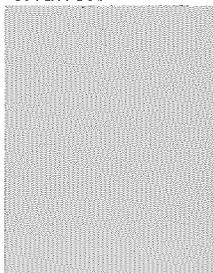
Raised Accent Trim



Field Color 1



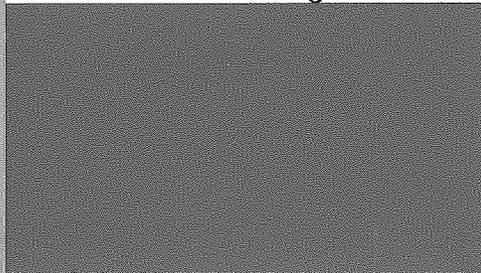
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

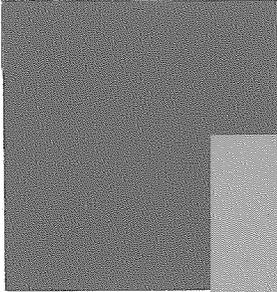
East Sacramento, California

### The New Home Company

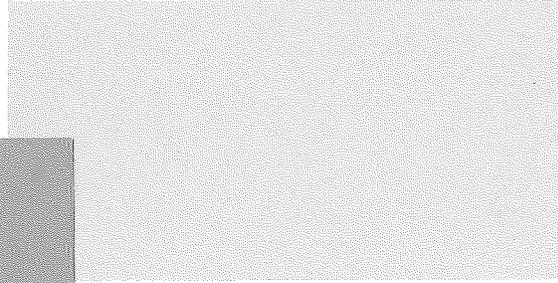
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Twenty-eight

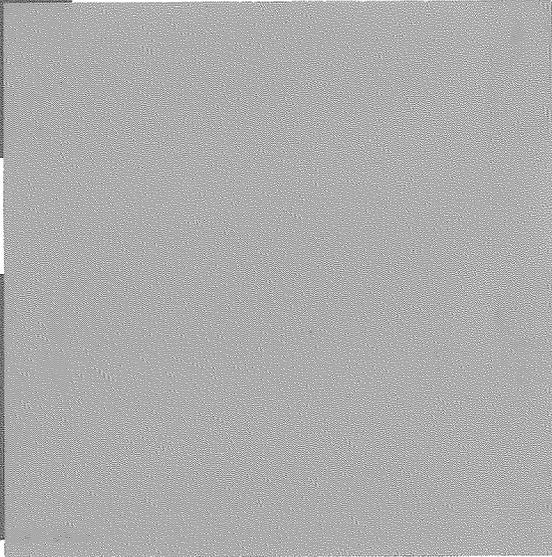
Entry Doors



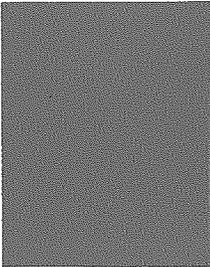
Raised Accent Trim



Field Color 1



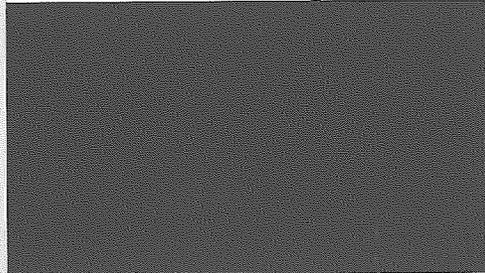
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

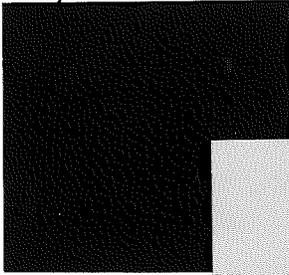
East Sacramento, California

### The New Home Company

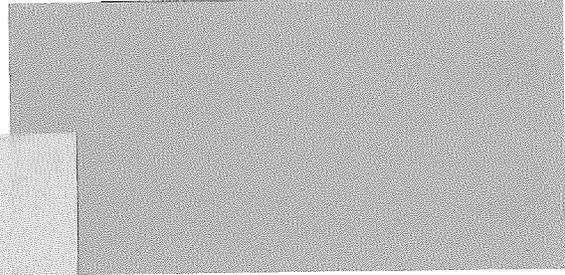
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Twenty-nine

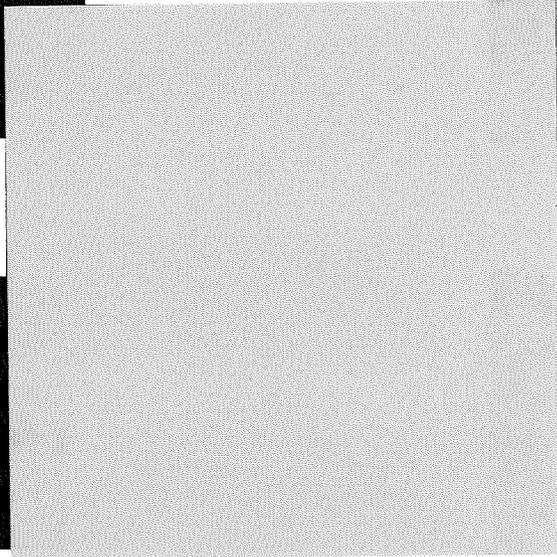
Entry Doors



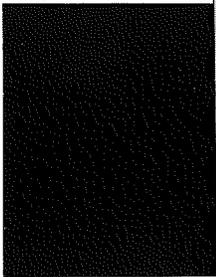
Raised Accent Trim



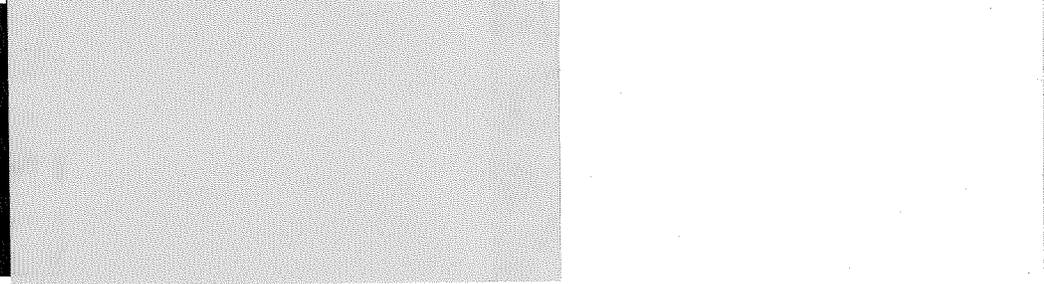
Field Color 1



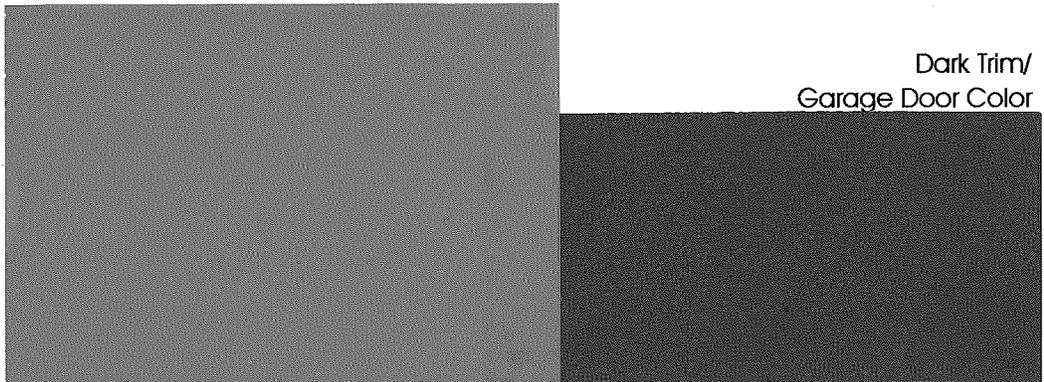
Shutters



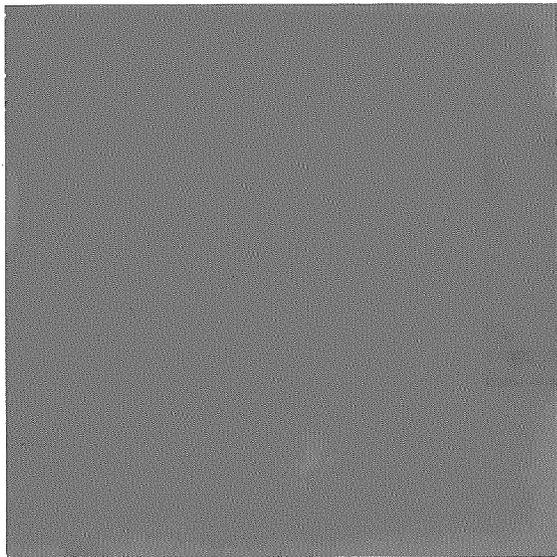
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2

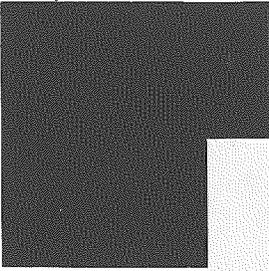


**McKinley Village**  
East Sacramento, California  
The New Home Company

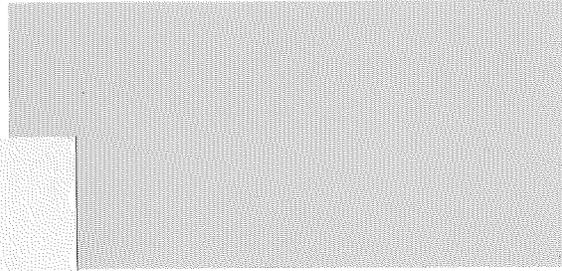
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Thirty

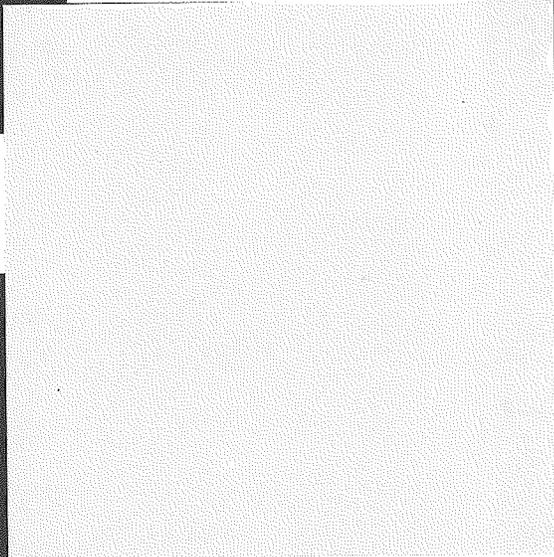
Entry Doors



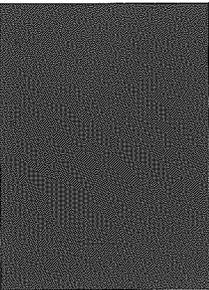
Raised Accent Trim



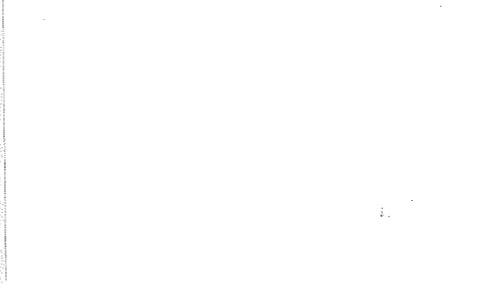
Field Color 1



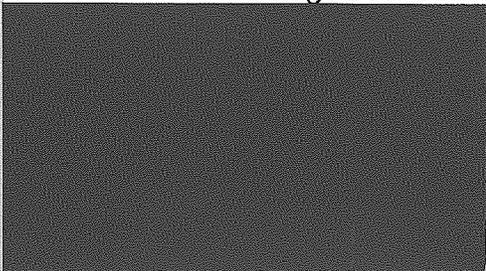
Shutters



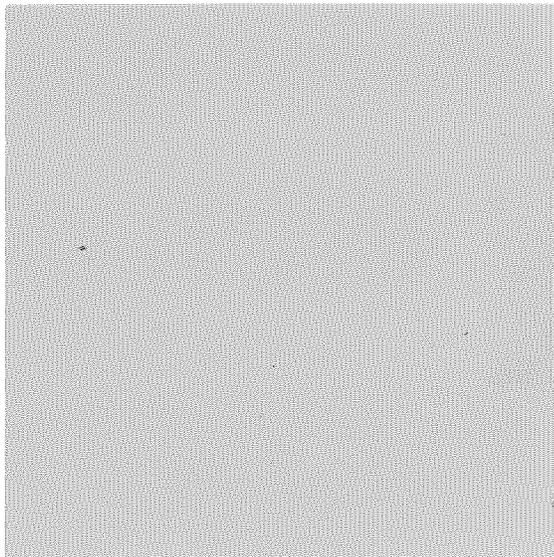
Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

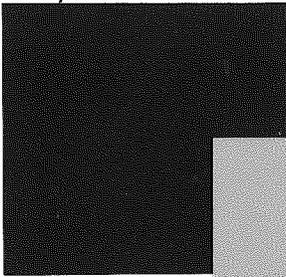
East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

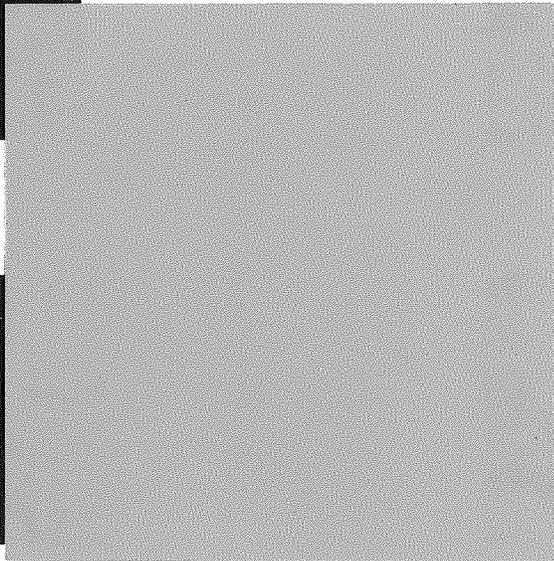
# Color Scheme Thirty-one

Entry Doors

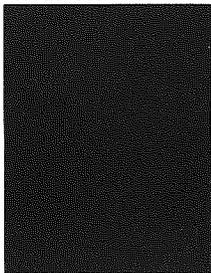


Raised Accent Trim

Field Color 1

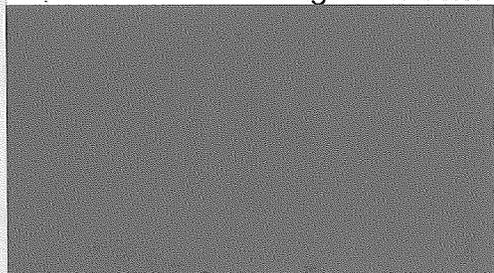


Shutters



Light Trim/  
Garage Door Color

Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

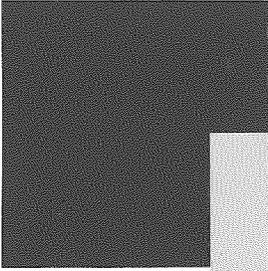
East Sacramento, California

### The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

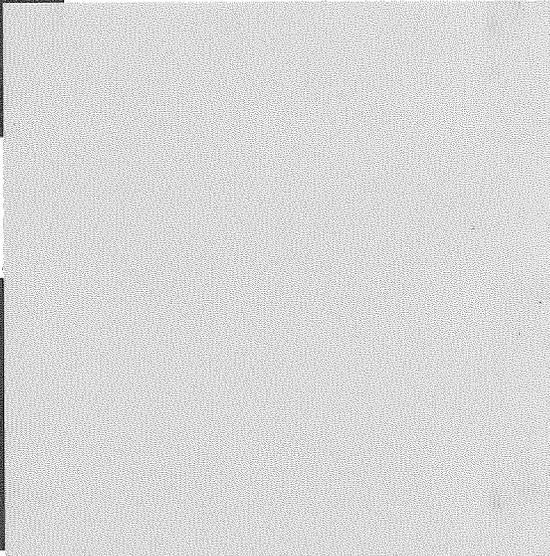
# Color Scheme Thirty-two

Entry Doors

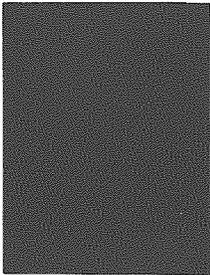


Raised Accent Trim

Field Color 1

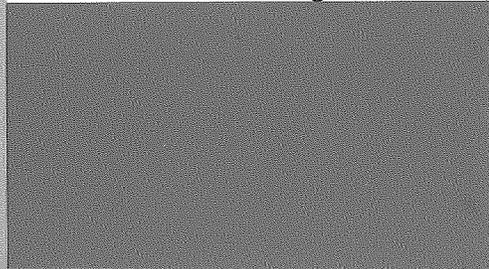
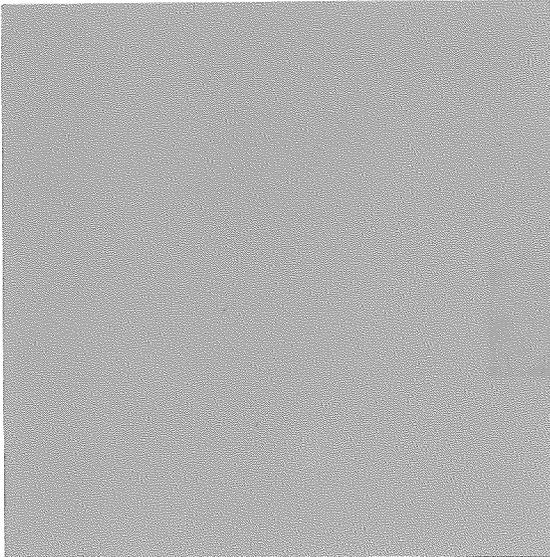


Shutters



Light Trim/  
Garage Door Color

Dark Trim/  
Garage Door Color



Field Color 2

## McKinley Village

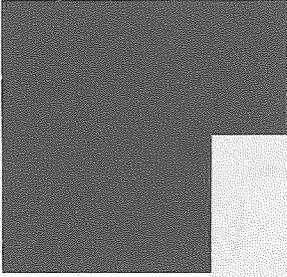
East Sacramento, California

The New Home Company

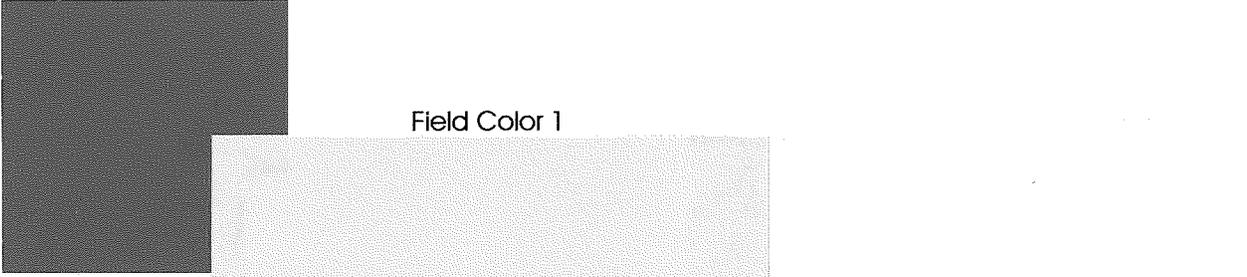
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Thirty-three

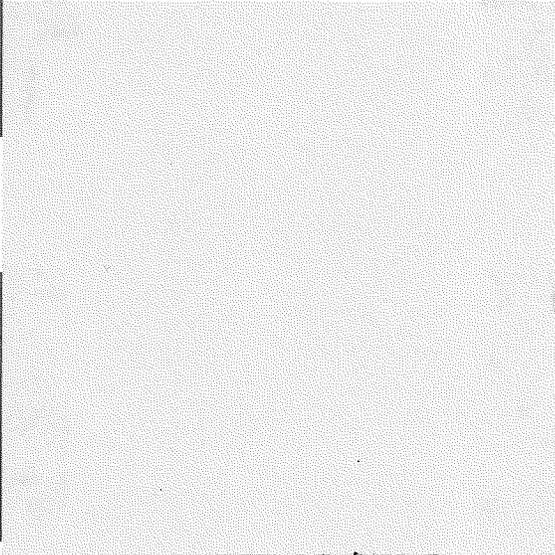
Entry Doors



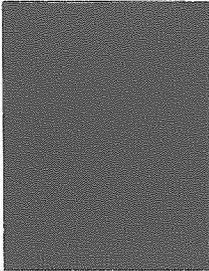
Raised Accent Trim



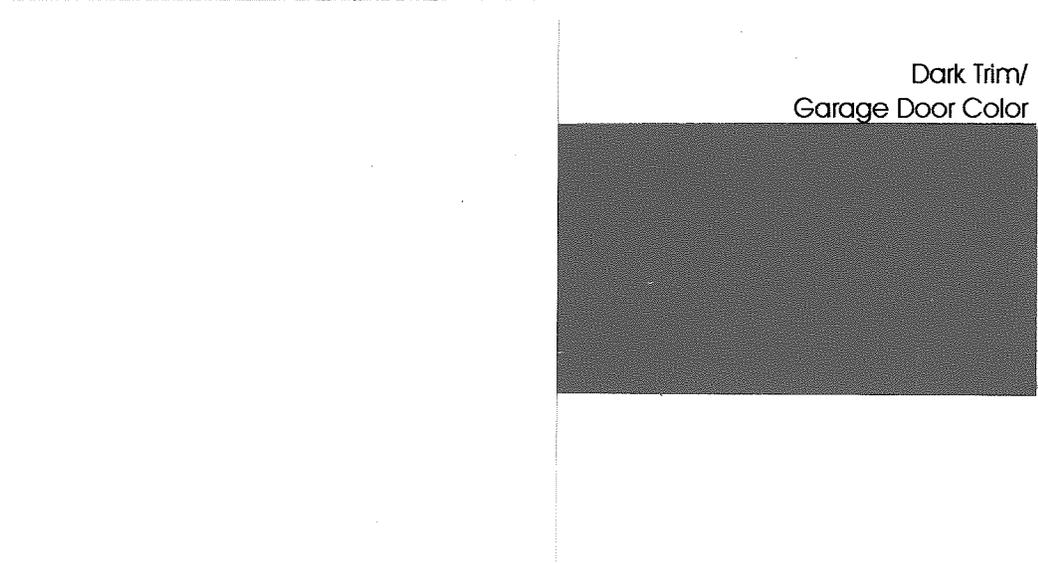
Field Color 1



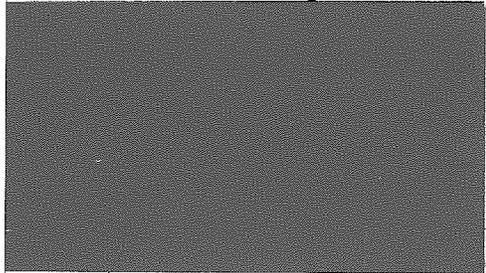
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

East Sacramento, California

### The New Home Company

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# Color Scheme Thirty-four

Entry Doors



Raised Accent Trim



Field Color 1



Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

East Sacramento, California

### The New Home Company

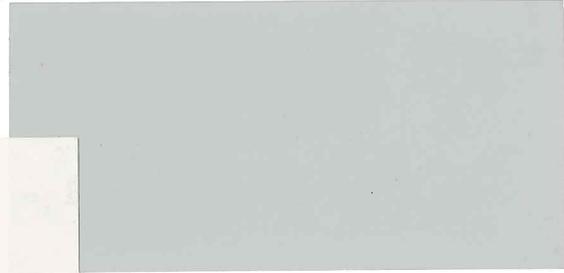
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Thirty-five

Entry Doors



Raised Accent Trim



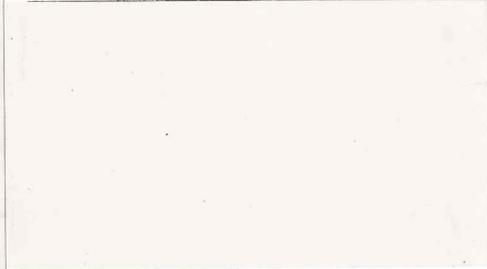
Field Color 1



Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2



## McKinley Village

East Sacramento, California

### The New Home Company

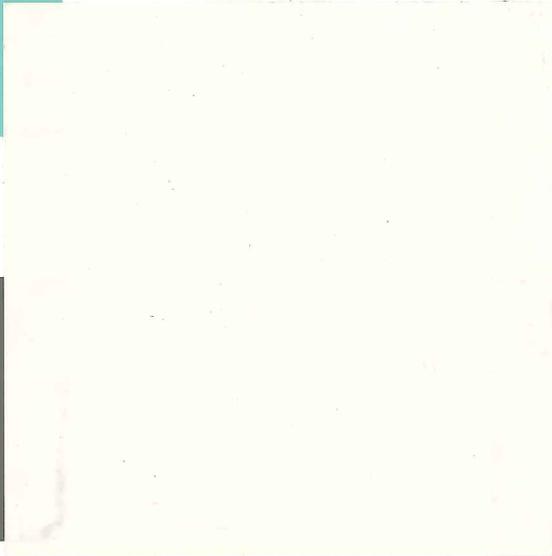
Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# Color Scheme Thirty-six

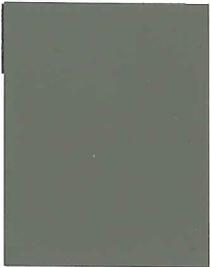
Entry Doors



Field Color 1



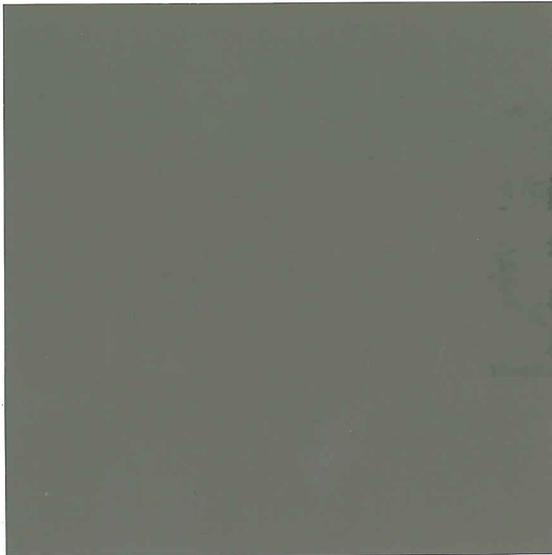
Shutters



Light Trim/  
Garage Door Color



Dark Trim/  
Garage Door Color



Field Color 2

## McKinley Village

East Sacramento, California

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## Coronado French Limestone

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M-FL1



M-FL2



M-FL3



**McKinley Village**

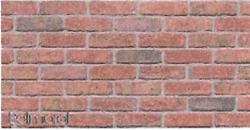
East Sacramento, California

**The New Home Company**

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

# McNear Brick

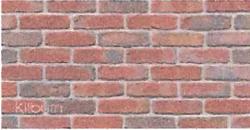
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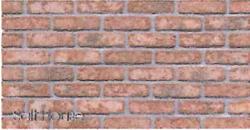
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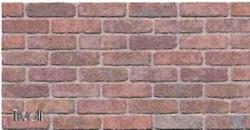
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M-B10



M-B13



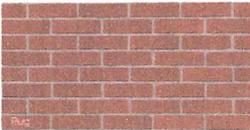
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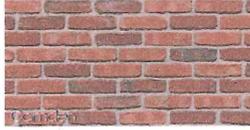
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M-B22



M-B2



M-B5



M-B8



M-B11



M-B14



M-B17



M-B20



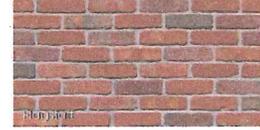
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M-B3



M-B6



M-B9



M-B12



M-B15



M-B18



M-B21

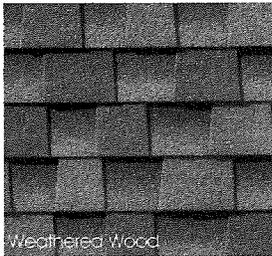


**McKinley Village**  
 East Sacramento, California  
 The New Home Company

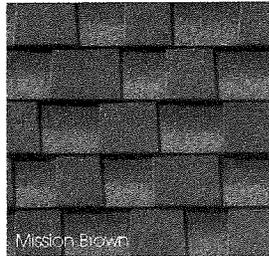
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# GAF Composition Shingle Roofing

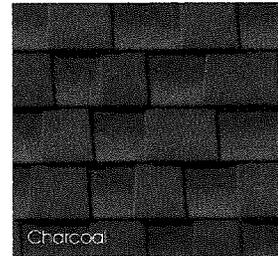
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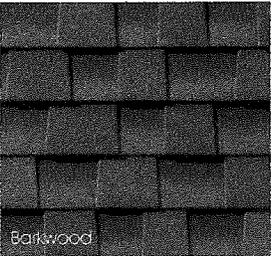
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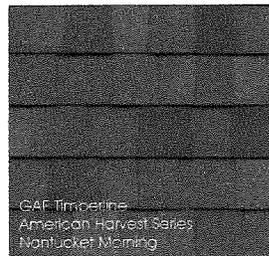
R-CS3



R-CS4



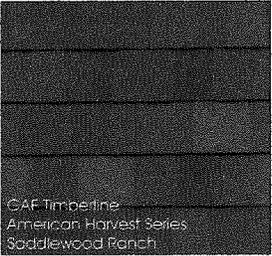
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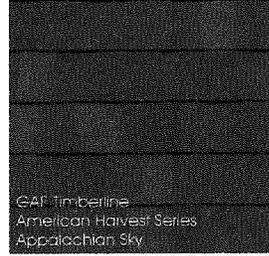
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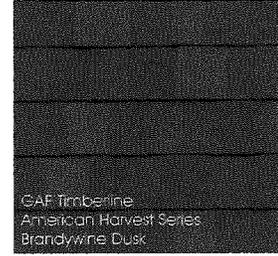
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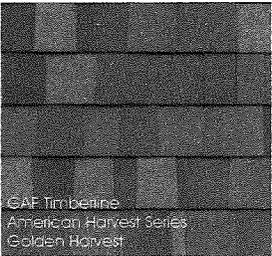
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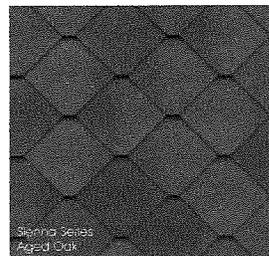
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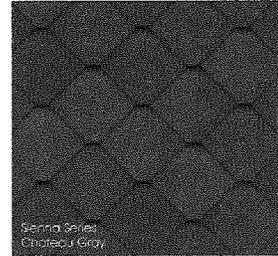
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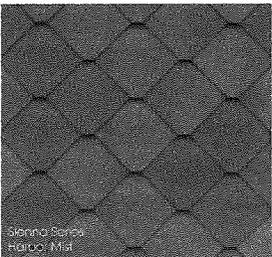
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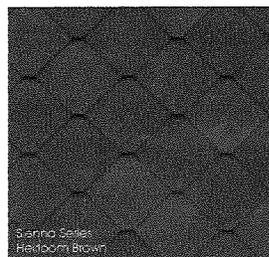
R-CS12



R-CS13



R-CS14



**McKinley Village**

East Sacramento, California

**The New Home Company**

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# Boral Concrete "S" Tile Roofing

R-S1



R-S2



R-S3



R-S4



R-S5



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**The New Home Company**

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# Eldorado Stone

---

M-ST1



Appalachian Mountain Limestone

M-ST2



Austin Cream Limestone

M-ST3



San Marino Limestone

M-ST4



Shilo Limestone

M-ST5



York Limestone

## McKinley Village

East Sacramento, California

## The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

[Back to Report Table of Contents](#)

LT = Light Trim Option  
 DT = Dark Trim Option

 This pattern indicates unacceptable Elevation Style/Scheme Combinations

Elevation Styles	Product/Plan/Elevation	Color Schemes																																			
		1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18	
		LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT		
California Cottage	CC		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		
Colonial	CO		X	X	X		X		X		X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Craftsman	CR	X	X			X		X		X		X		X		X		X		X		X		X		X		X		X		X		X			
English Revival	ER						X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		
European Cottage	EC						X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		
French	FR						X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		
Italian	IT	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Mid Century Modern	MC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Modern Prairie	MP						X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		
Monterey	MO		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		
Spanish	SP	X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X	
Urban Farmhouse	UF		X	X	X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		
Urban Contemporary	UC	X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X		X	

LT = Light Trim Option  
 DT = Dark Trim Option

 This pattern indicates unacceptable Elevation Style/Scheme Combinations

Elevation Styles	Product/Plan/Elevation	Color Schemes																																				
		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		
		LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	LT	DT	
California Cottage	CC		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched	
Colonial	CO		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched	
Craftsman	CR							hatched	hatched																													
English Revival	ER																																					
European Cottage	EC																																					
French	FR																																					
Italian	IT	hatched		hatched		hatched																																
Mid Century Modern	MC																																					
Modern Prairie	MP																																					
Monterey	MO		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched	
Spanish	SP	hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched
Urban Farmhouse	UF	hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched
Urban Contemporary	UC	hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched		hatched

Elevation Style Key				
See Acceptable Style per Color Scheme Matrix for detailed information.				
CC - California Cottage	ER - English Revival	IT - Italian	MO - Monterey	UC - Urban Contemporary
CO - Colonial	EC - European Cottage	MC - Mid Century Modern	SP - Spanish	
CR - Craftsman	FR - French	MP - Modern Prairie	UF - Urban Farmhouse	

Color Scheme	Sherwin Williams Paint Company						
	Field Color 1	Field Color 2	Raised Accent Trim	Light Trim/ Garage Door Color	Dark Trim/ Garage Door Color	Entry Doors	Shutters
	Stucco (All), Siding at CO	Siding at CR, MC Gable Ends at CC	(Precast, Fypon etc.) Material TBD	Eggshell Finish on wood and metal Flat Finish on stucco		Semi-Gloss Finish at CO, EC Eggshell Finish at all other styles	
	Flat finish on Stucco, Eggshell Finish on Siding and Metal		Flat Finish	See Color Application Diagrams for usage of Light Vs. Dark Trim Colors			
1 <small>Original Scheme</small>	SW7012 Creamy	SW7532 Urban Putty	SW7532 Urban Putty	SW7012 Creamy	SW6090 Java	SW7615 Sea Serpent	SW7615 Sea Serpent
2 <small>Original Scheme</small>	SW6109 Hopsack	SW7533 Khaki Shade	SW7533 Khaki Shade	SW6126 Navajo White	SW7515 Homestead Brown	SW7630 Raisin	SW7630 Raisin
3 <small>Original Scheme</small>	SW7568 Neutral Ground	SW7736 Garden Sage	SW7530 Barcelona Beige	SW7004 Snowbound	SW7505 Manor House	SW6207 Retreat	SW6207 Retreat
4 <small>Original Scheme</small>	SW6191 Contented	SW6148 Wool Skein	SW7010 White Duck	SW7010 White Duck	N/A	SW7020 Black Fox	SW7020 Black Fox
5 <small>Original Scheme</small>	SW7573 Eaglet Beige	SW7641 Colonnade Gray	SW7101 Futon	SW7101 Futon	SW7514 Foothills	SW7020 Black Fox	SW7020 Black Fox
6 <small>Original Scheme</small>	SW6172 Hardware	SW6173 Cocoon	SW6150 Universal Khaki	SW7531 Canvas Tan	SW6150 Universal Khaki	SW6090 Java	SW6090 Java
7 <small>Original Scheme</small>	SW7534 Outerbanks	SW2851 Sage Green Light	SW6155 Rice Grain	SW6155 Rice Grain	SW6158 Sawdust	SW7047 Porpoise	SW7047 Porpoise
8 <small>Original Scheme</small>	SW6117 Smokey Topaz	N/A	SW7533 Khaki Shade	SW7533 Khaki Shade	SW6076 Turkish Coffee	SW6167 Garden Gate	SW6167 Garden Gate
9 <small>Original Scheme</small>	SW6073 Perfect Greige	N/A	SW7043 Worldly Gray	SW7043 Worldly Gray	SW7025 Backdrop	SW7082 Stunning Shade	SW7025 Backdrop
10 <small>Original Scheme</small>	SW7044 Amazing Gray	SW7025 Backdrop	SW6161 Nonchalant White	SW6161 Nonchalant White	SW7045 Intellectual Gray	SW6207 Retreat	SW6207 Retreat
11 <small>Original Scheme</small>	SW6101 Sands of Time	N/A	SW7547 Sandbar	SW7552 Bauhaus Buff	SW7510 Chateau Brown	SW2837 Aurora Brown	SW2837 Aurora Brown
12 <small>Original Scheme</small>	SW2803 Rookwood Terra Cotta	N/A	SW7565 Oyster Bar	SW7565 Oyster Bar	SW7041 Van Dyke Brown	SW7749 Laurel Woods	SW7749 Laurel Woods
13 <small>Original Scheme</small>	SW7705 Wheat Penny	N/A	SW6155 Rice Grain	SW6155 Rice Grain	SW6104 Kaffee	SW7580 Camellian	SW7580 Camellian
14 <small>Original Scheme</small>	SW7724 Canoe	SW6149 Relaxed Khaki	SW6149 Relaxed Khaki	SW6098 Pacer White	SW6152 Superior Bronze	SW6208 Pewter Green	SW6208 Pewter Green
15 <small>Original Scheme</small>	SW7680 Lanyard	SW6127 Ivoire	SW7012 Ivoire	SW7012 Creamy	SW6145 Thatch Brown	SW7595 Sommelier	SW7595 Sommelier
16 <small>Original Scheme</small>	SW7679 Golden Gate	SW6141 Softer Tan	SW7571 Casa Blanca	SW7571 Casa Blanca	SW0024 Curio Gray	SW0042 Ruskin Room Green	SW0042 Ruskin Room Green
17 <small>Original Scheme</small>	SW6128 Blonde	SW7052 Gray Area	SW7559 Décor White	SW7559 Décor White	SW7046 Anonymous	SW6186 Dried Thyme	SW6186 Dried Thyme
18 <small>Original Scheme</small>	SW7723 Colony Buff	SW6108 Latte	SW6108 Latte	SW7012 Creamy	SW7025 Backdrop	SW2811 Rookwood Blue Green	SW2811 Rookwood Blue Green
19 <small>Original Scheme</small>	SW6108 Latte	SW7535 Sandy Ridge	SW7535 Sandy Ridge	SW7575 Chop Sticks	SW6082 Cobble Brown	SW6272 Plum Brown	SW6272 Plum Brown
20 <small>Original Scheme</small>	SW7536 Bittersweet Stem	SW6141 Softer Tan	SW7549 Studio Taupe	SW7571 Casa Blanca	SW7515 Homestead Brown	SW6236 Grays Harbor	SW6236 Grays Harbor
21 <small>Original Scheme</small>	SW7530 Barcelona Beige	SW6158 Sawdust	SW7571 Casa Blanca	SW7571 Casa Blanca	SW6159 High Tea	SW6076 Turkish Coffee	SW6076 Turkish Coffee
22 <small>Original Scheme</small>	SW6106 Killim Beige	SW7548 Portico	SW7548 Portico	SW7012 Creamy	SW7514 Foothills	SW6201 Thunderous Gray	SW6201 Thunderous Gray
23 <small>Original Scheme</small>	SW7555 Patience	SW7539 Cork Wedge	SW7539 Cork Wedge	SW0050 Classic Light Buff	SW7505 Manor House	SW7748 Green Earth	SW7748 Green Earth
24 <small>Original Scheme</small>	SW6119 Antique White	SW7550 Resort Tan	SW7528 Windsor Greige	SW7005 Pure White	SW7041 Van Dyke Brown	SW7625 Mount Etna	SW7625 Mount Etna
25 <small>Original Scheme</small>	SW7067 Cityscape	SW7067 Cityscape	SW7541 Grecian Ivory	SW7541 Grecian Ivory	N/A	SW6472 Composed	SW7541 Grecian Ivory
26 <small>Original Scheme</small>	SW7743 Mountain Road	SW6184 Austere Gray	SW7565 Oyster Bar	SW7565 Oyster Bar	SW7019 Gauntlet Gray	SW7019 Gauntlet Gray	SW7019 Gauntlet Gray
27 <small>Original Scheme</small>	SW7746 Rushing River	SW7746 Rushing River	SW7568 Neutral Ground	SW7568 Neutral Ground	SW7046 Anonymous	SW6212 Quietude	SW6212 Quietude
28 <small>Original Scheme</small>	SW7544 Fenland	SW7542 Naturel	SW7542 Naturel	SW7011 Natural Choice	SW6152 Superior Bronze	SW7060 Attitude Gray	SW7060 Attitude Gray
29 <small>Original Scheme</small>	SW7638 Jogging Path	SW6151 Quiver Tan	SW7546 Prairie Grass	SW7011 Natural Choice	SW7054 Suitable Brown	SW6076 Turkish Coffee	SW6076 Turkish Coffee
30 <small>Original Scheme</small>	SW6148 Wool Skein	SW7051 Analytical Gray	SW7530 Barcelona Beige	SW7551 Greek Villa	SW6075 Garrett Gray	SW7068 Grizzle Gray	SW7068 Grizzle Gray
31 <small>Original Scheme</small>	SW7059 Unusual Gray	SW7043 Worldly Gray	SW7042 Shoji White	SW7042 Shoji White	SW7053 Adaptive Shade	SW7510 Chateau Brown	SW7510 Chateau Brown
32 <small>Original Scheme</small>	SW6163 Grassland	SW7045 Intellectual Gray	SW7571 Casa Blanca	SW7571 Casa Blanca	SW7053 Adaptive Shade	SW6040 Less Brown	SW6040 Less Brown
33 <small>Original Scheme</small>	SW7651 Front Porch	SW7005 Pure White	SW7005 Pure White	SW7005 Pure White	SW7019 Gauntlet Gray	SW7019 Gauntlet Gray	SW7019 Gauntlet Gray
34 <small>Original Scheme</small>	SW6161 Nonchalant White	SW7066 Gray Matters	SW7006 Extra White	SW7006 Extra White	SW7046 Anonymous	SW2908 Cardinal	SW7020 Black Fox
35 <small>Original Scheme</small>	SW7647 Crushed Ice	SW2821 Downing Stone	SW7058 Magnetic Gray	SW7647 Crushed Ice	SW7048 Urbane Bronze	SW6678 Sunflower	SW7048 Urbane Bronze
36 <small>Original Scheme</small>	SW7010 White Duck	SW6201 Thunderous Gray	N/A	SW7010 White Duck	SW6201 Thunderous Gray	SW6759 Cooled Blue	SW6201 Thunderous Gray

Roofs and Masonry will be plotted independently. See color application diagrams and Color Plotting for exact usage of paint, Roofing and Masonry colors.

GAF Composition Shingle Roofing	
Designation	Product/Color
R-CS1	Timberline High-Definition Shingles Weathered Wood
R-CS2	Timberline High-Definition Shingles Mission Brown
R-CS3	Timberline High-Definition Shingles Charcoal
R-CS4	Timberline High-Definition Shingles Barkwood
R-CS5	Timberline American Harvest Series Nantucket Morning
R-CS6	Timberline American Harvest Series Cedar Falls
R-CS7	Timberline American Harvest Series Saddlewood Ranch
R-CS8	Timberline American Harvest Series Appalachian Sky
R-CS9	Timberline American Harvest Series Brandywine Dusk
R-CS10	Timberline American Harvest Series Golden Harvest
R-CS11	Sienna Series Aged Oak
R-CS12	Sienna Series Chateau Gray
R-CS13	Sienna Series Harbor Mist
R-CS14	Sienna Series Heirloom Brown

Boral Concrete "S" Tile Roofing	
Designation	Product/Color
R-S1	Salerno Clay 1HBCS6330
R-S2	California Mission Blend 1HBCS6464
R-S3	Rio Grande Blend 1HBCS6142
R-S4	Casa Grande Blend 1HBCS6169
R-S5	Verona Clay 1HBCS7330

Masonry: Eldorado Stone	
Designation	Product/Color
M-ST1	Appalachian Limestone
M-ST2	Austin Cream Limestone
M-ST3	San Marino Limestone
M-ST4	Shilo Limestone
M-ST5	York Limestone

Masonry: Coronado French Limestone	
Designation	Product/Color
M-FL1	French White
M-FL2	Cream
M-FL3	Mushroom

Masonry: McNear Brick	
Designation	Product/Color
M-B1	Balmoral Sand Mold
M-B2	Camden Sand Mold
M-B3	Chicago Common Sand Mold
M-B4	Cotswold Sand Mold
M-B5	Embarcadero Sand Mold
M-B6	Flagstaff Sand Mold
M-B7	Kilbourn Sand Mold
M-B8	Parkside Sand Mold
M-B9	Piedmont Sand Mold
M-B10	Salt House Sand Mold
M-B11	Sanded Tudor Flashed Sand Mold
M-B12	Stratford Sand Mold
M-B13	Tivoli Sand Mold
M-B14	Turnbridge Sand Mold
M-B15	Verona Sand Mold
M-B16	Cornwall Commercial Series
M-B17	Dunsmuir Commercial Series
M-B18	Somerset Commercial Series
M-B19	Tangiers Commercial Series
M-B20	Tuscan Commercial Series
M-B21	Newcastle Town Series
M-B22	Rug Town Series
M-B23	Santiago Town Series

Window Colors	
Designation	Product/Color
W-1	White
W-2	Almond
W-3	Bronze
W-4	TBD
W-5	TBD
W-6	TBD
W-7	TBD
W-8	TBD

Classic Tile and Mosaic Decorative Tile	
Designation	Product/Color
T-1	TBD
T-2	TBD
T-3	TBD
T-4	TBD
T-5	TBD
T-6	TBD
T-7	TBD
T-8	TBD

**Notes:**

- All paint is Sherwin Williams Paint Company.
- All non-decorative items such as meter doors, non-decorative vents etc. are to be painted the same color and finish as the surrounding field color.
- All roof metal is to be painted to match the darkest color from the roofing blend.
- Mortar for all masonry is to be Orco Blended Products MAC Plus Mortar. Color: "OBP Soft Tan"
- Mortar joints are to be flush with the face of the masonry material with the faces remaining clean.
- Grout for decorative tile is to be Polyblend "Bone" or equal to another manufacturer.



# MCKINLEY VILLAGE COMMUNITY DESIGN

ENCORE MCKINLEY VILLAGE, LLC  
[www.mckinleyvillage.com](http://www.mckinleyvillage.com)

MARCH 6, 2014



SMURIS

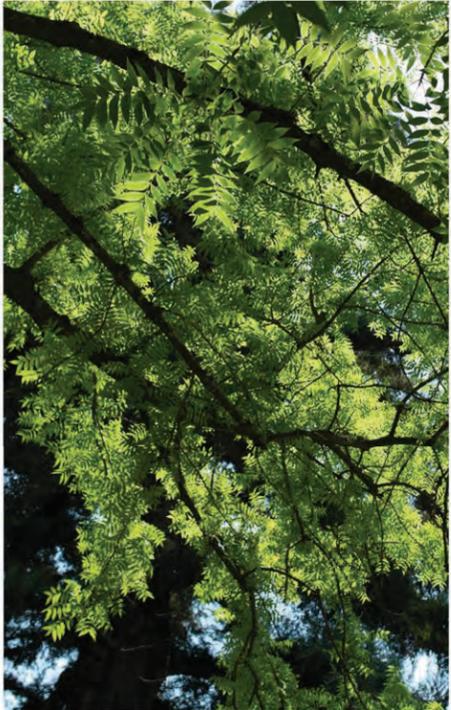
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PARKS, PUBLIC SPACES, AND LANDSCAPING .....63



# INTRODUCTION AND SITE PLAN



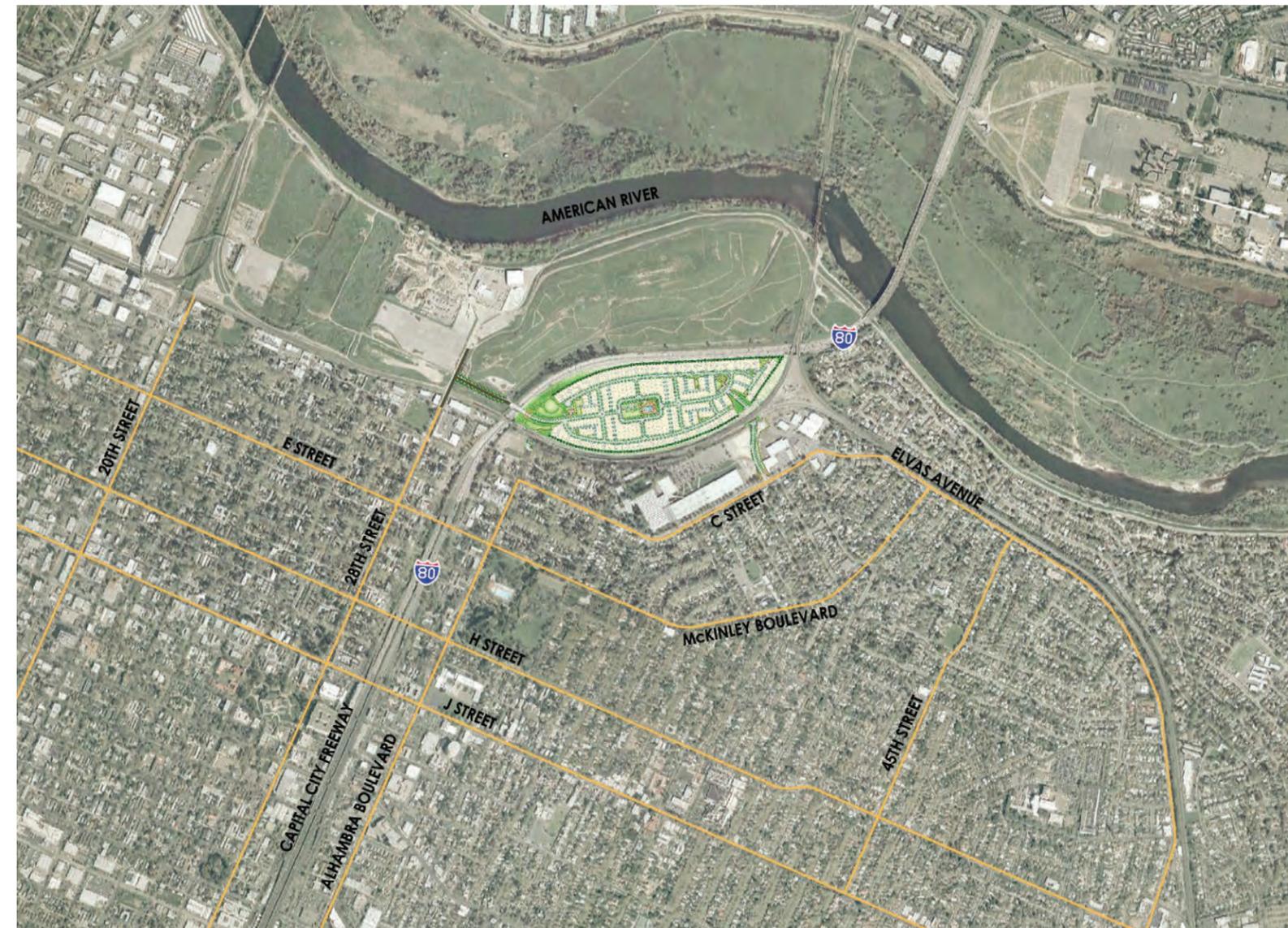
McKinley Village will be a 21st century urban village in the core of the Sacramento region that combines the qualities of the city's most successful urban neighborhoods with design features that give this new neighborhood within our city its own distinctive character. This smart growth, infill community of 336 homes has been designed to fit into Sacramento's urban fabric, to complement nearby neighborhoods, and to continue Sacramento's rich tradition of livable neighborhoods close to our city's center. It is consistent with the City's General Plan and with the Sacramento Area Council of Governments' Sustainable Communities Strategy.

McKinley Village's tree-lined streets and homes with front porches and entries facing the street will help create a pedestrian friendly and socially interactive environment. Home designs inspired by the architecture of surrounding neighborhoods, but also representing the next generation of distinctive design, will give McKinley Village a rich and varied streetscape. Inviting and intimate parks and public spaces, at the center of the community's design, will provide common grounds for residents and visiting neighbors to play, picnic, rest, and socialize. A recreation center owned and maintained by the homeowners association will serve as the community's civic center, offering a neighborhood pool, indoor and outdoor spaces for community gatherings and events, and space for a local serving retail use such as a cafe, restaurant, or yoga studio. Bikeways and walkways will stitch together the neighborhood and connect McKinley Village, McKinley Park, Midtown, Sutter's Landing Park, and the American River Parkway.

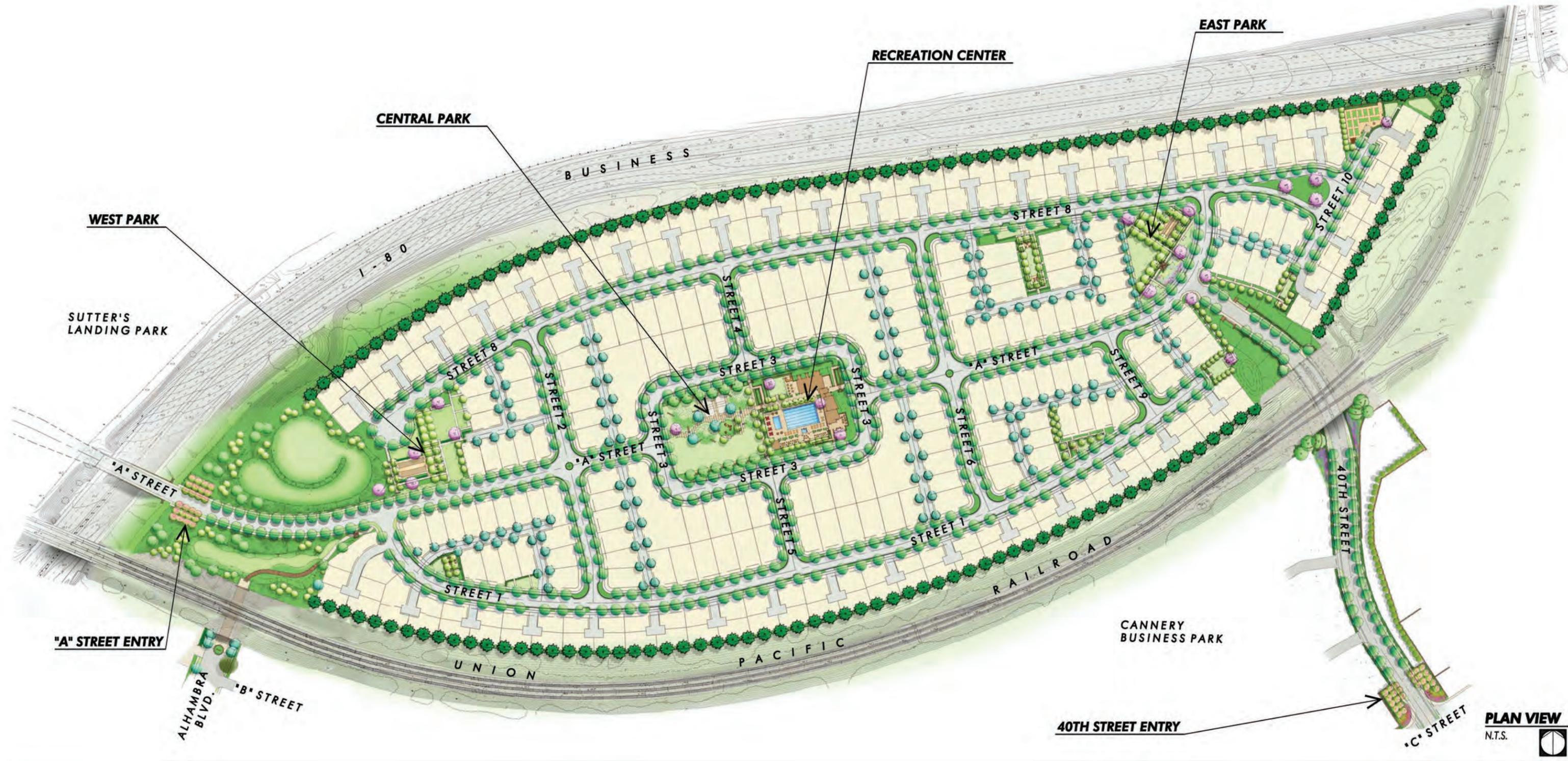
The design of McKinley Village has been inspired and informed by the design, density, and character of the nearby McKinley Park and East Sacramento neighborhoods and by the thoughtful input received from City officials, community leaders, and neighbors. Yet, the architecture and design elements of this new neighborhood represent not merely a replication or an imitation of those neighborhoods, but rather an evolution that incorporates the best design elements of those historic neighborhoods into this new neighborhood built in the 21st century. This iteration in design is in keeping with the evolutionary process that is evident as East Sacramento built out over several decades — with distinctive neighborhoods like McKinley Park, Meister Terrace, the Wright & Kimbrough subdivision now known as the Fabulous 40s, and East Portal Park each complementing the neighborhoods that came before and adding to the texture and richness of the community as a whole.

Woven into all design elements will be a commitment to sustainability — from McKinley Village's infill location to home designs. Homes will be highly energy efficient, exceeding the state's toughest in the nation efficiency standards. They will be pre-wired for solar and electric vehicle chargers, with ample options offered to home buyers, and will incorporate sustainable materials such as low or zero VOC paint and carpet. The recreation center will be powered with energy saving technologies and designs. The community will utilize low impact development (LID) concepts to, among other things, reduce stormwater runoff. And, there will be over 2,000 trees planted within the neighborhood — in keeping with the tradition of Sacramento's older neighborhoods and with the project's commitment to sustainable design.

In the pages that follow, you will find designs for the recreation center complex, for the homes, and for the parks, public spaces, and landscaping of McKinley Village. We are pleased to present these designs for the consideration of the community and the City of Sacramento.



# ILLUSTRATIVE SITE PLAN



**PLAN VIEW**  
N.T.S.



"A" STREET LOOKING TOWARD THE RECREATION CENTER



# RECREATION CENTER

# RECREATION CENTER

The recreation center will be the primary community gathering place within McKinley Village. With approximately 4,200 square feet in the building and located on a site of approximately one acre adjoining the Central Park, the complex includes a neighborhood pool with a spa and kids' wading pool; indoor and outdoor spaces for relaxation, community meetings and events; and an indoor and outdoor space for a local serving retail use such as a cafe, restaurant, or yoga studio.

As the neighborhood's civic center, the complex has been designed in a more formal manner and at a larger scale through the use of brick, the elevation of the site above its surroundings, the sweeping roof forms with deep overhangs to define and engage outdoor spaces, and the inclusion of large-scale interior spaces. A campanile, backlit at night, will provide a visual focal point for the entire village. The building's design will be enriched by various arts and crafts details such as brick patterning, a tile and glass wall on the east side of the pool patio, and detailing on the campanile.

The aesthetic character of the complex will be unique to McKinley Village, but will be connected to the history of the McKinley Park neighborhood by references to the Clunie Community Center brick and window forms and to the roof forms and overhangs of the Shepard Garden and Arts Center.

The building and outdoor spaces have been designed to accommodate a wide variety of uses — from family gatherings to block parties to weddings to Sunday morning coffees. The community room, indoor and outdoor fireplace areas, and patios will welcome smaller casual gatherings. The kitchen can be used for cooking classes or for events like wine tastings. The pool facilities will provide recreation for adults and children and the 25 yard long pool will allow McKinley Village to join in local competitive swim leagues with other neighborhood clubs in Sacramento. In the event that a suitable retail use is not obtainable, the flex space set aside for that use may be converted to other uses such as a den, gym, or library.

As with other components of McKinley Village, sustainability will be front and center in the recreation center with features such as natural light, natural ventilation cooling, solar heating, LED lighting, deep overhangs for solar shading, a thermally efficient building envelope, efficient heating and cooling systems, and use of sustainable materials.





# RECREATION CENTER SITE PLAN WITH PARK



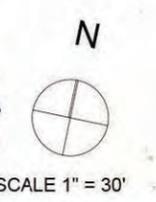
# RECREATION CENTER SITE PLAN AND FLOOR PLAN



LAP POOL



POOL ARBOR

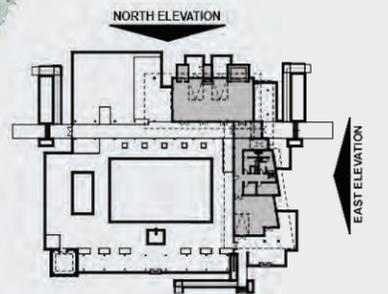




1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/16" = 1'-0"

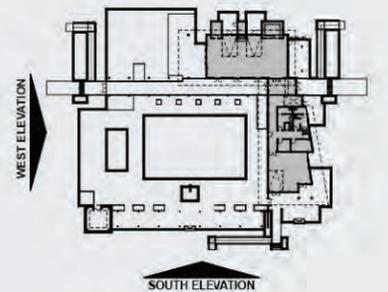




1 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



# HOMES

# HOMES

Inspired by the architecture of the surrounding neighborhoods of McKinley Park and East Sacramento, the homes of McKinley Village represent the next generation of distinctive design. Borrowing from the heritage of the past and looking to the future, these homes strive to create a timeless and seamless transition from the nearby existing neighborhoods to this new neighborhood designed and built in the 21st century. The collection of architecture will create diversity within McKinley Village and a dynamic addition to the existing urban fabric.

Architectural diversity and dynamism are achieved through a variety of means. An array of styles — from historic to current design ideas — will be positioned throughout the site. The evolutionary nature of the architecture will help establish an active streetscape. A mixture of densities and lot configurations will create a varied presentation to the tree-lined streets. With 62 base elevations for the homes and with further variations in colors and materials, no two of the 228 single family homes fronting on the street or parks will look the same.

The following collection of architectural styles will make up the homes of McKinley Village:

- » California Cottage
- » Colonial
- » Craftsman
- » English Revival
- » European Cottage
- » French Country
- » Italian
- » Mid Century Modern
- » Modern Prairie
- » Monterey
- » Spanish
- » Urban Contemporary
- » Urban Farmhouse

Importantly, beyond the exterior designs, the homes of McKinley Village will offer the modern interiors and amenities not ordinarily available in existing older homes as well as the number of bedrooms and bathrooms that will allow more households to stay in town or move in from the suburbs.



# ARCHITECTURAL STYLES



1



2



3



4



5



6



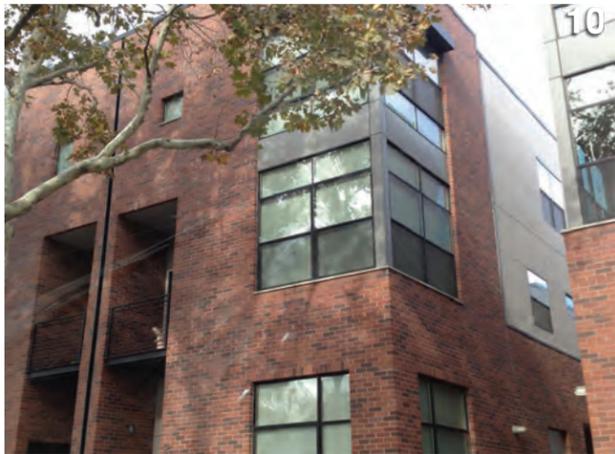
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8



9



10



11



12

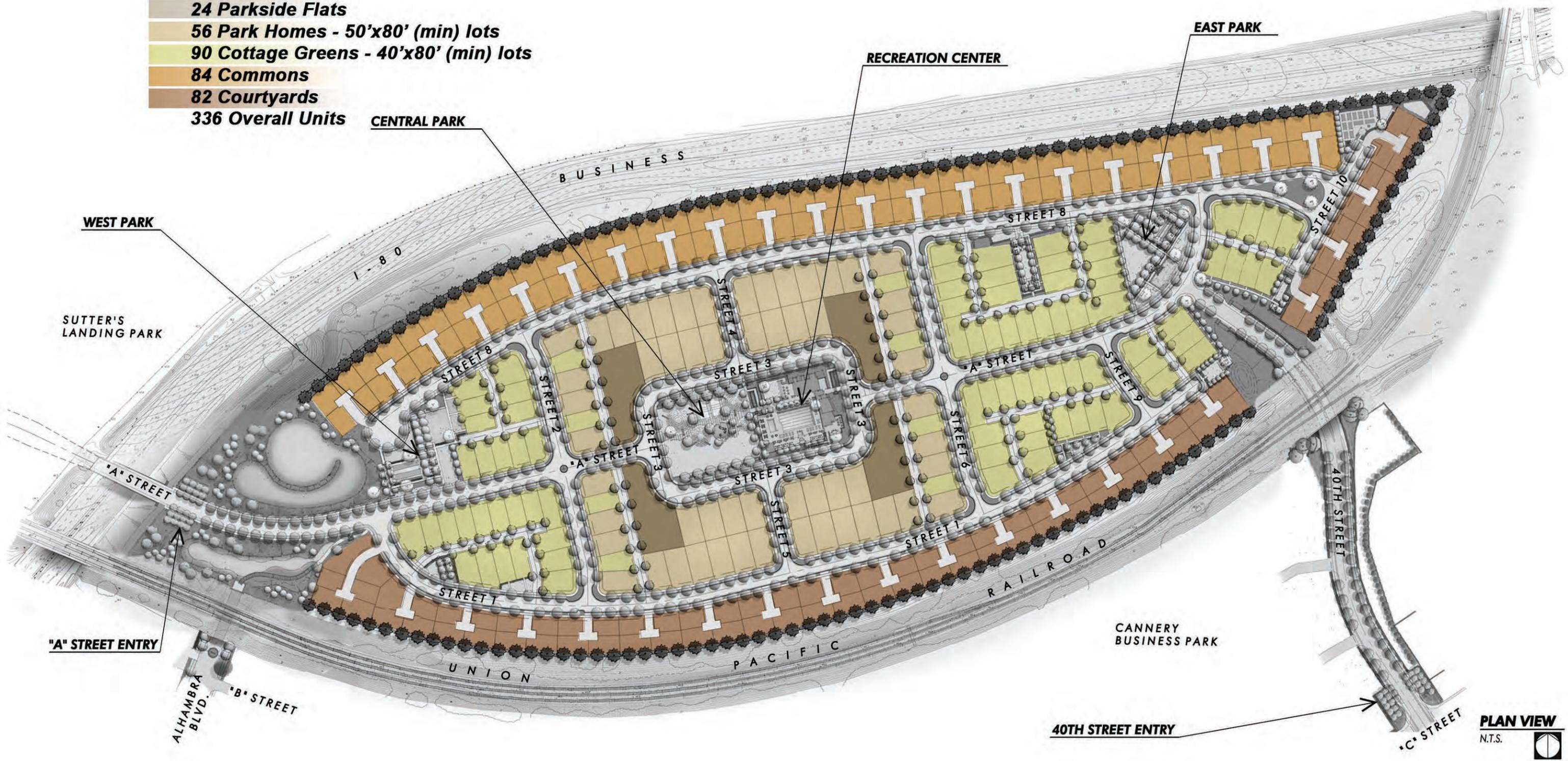


13

- 1..... Urban Farmhouse
- 2..... French Country
- 3..... Spanish
- 4..... California Cottage
- 5..... Mid Century Modern
- 6..... Monterey
- 7..... Italian
- 8..... Modern Prairie
- 9..... European Cottage
- 10..... Urban Contemporary
- 11..... English Revival
- 12..... Colonial
- 13..... Craftsman

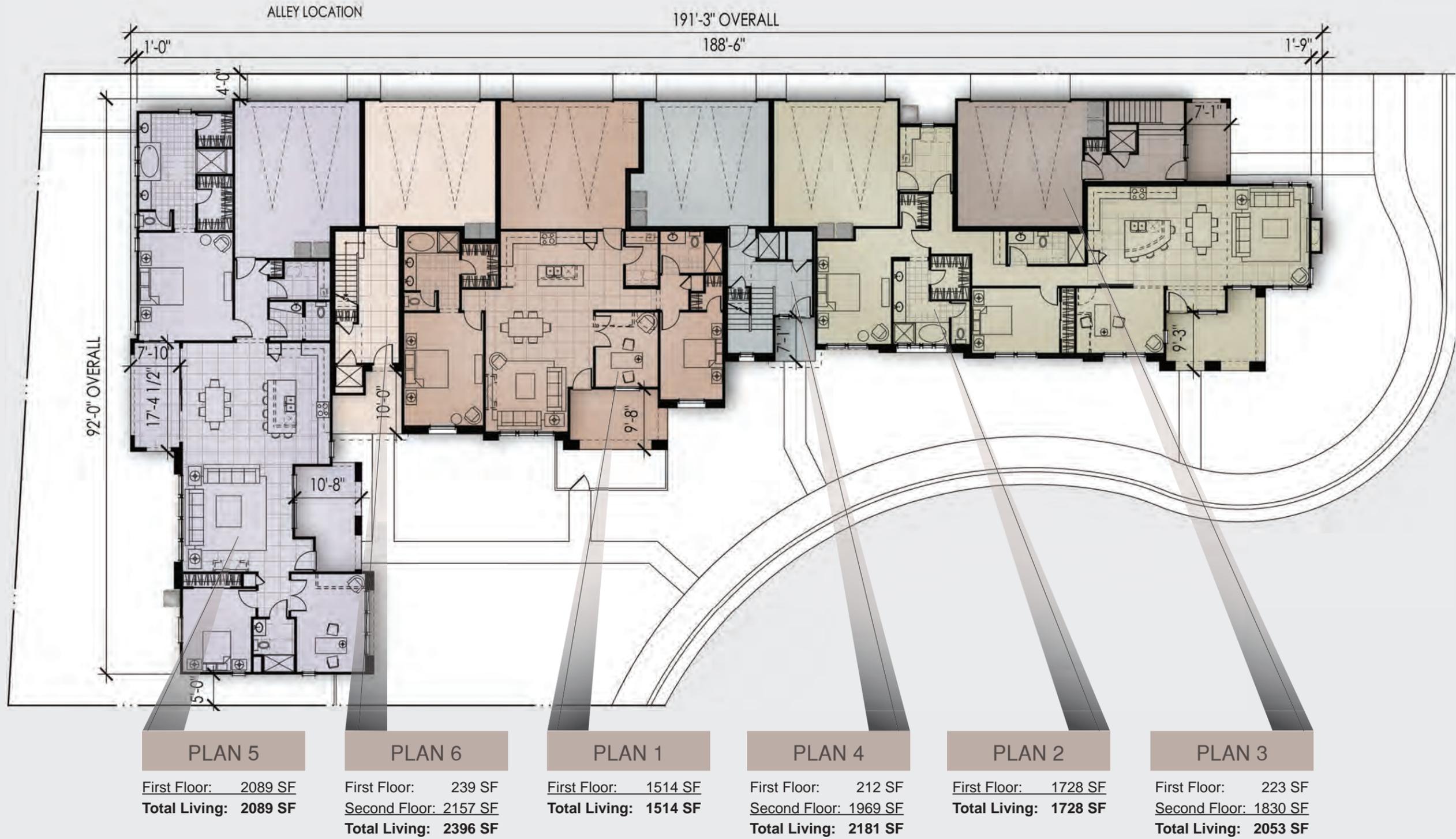
# HOME TYPES AND LOCATIONS

- 24 Parkside Flats
- 56 Park Homes - 50'x80' (min) lots
- 90 Cottage Greens - 40'x80' (min) lots
- 84 Commons
- 82 Courtyards
- 336 Overall Units



**PLAN VIEW**  
N.T.S.







**PLAN 6**  
 First Floor: 239 SF  
 Second Floor: 2157 SF  
 Total Living: 2396 SF

**PLAN 4**  
 First Floor: 212 SF  
 Second Floor: 1969 SF  
 Total Living: 2181 SF

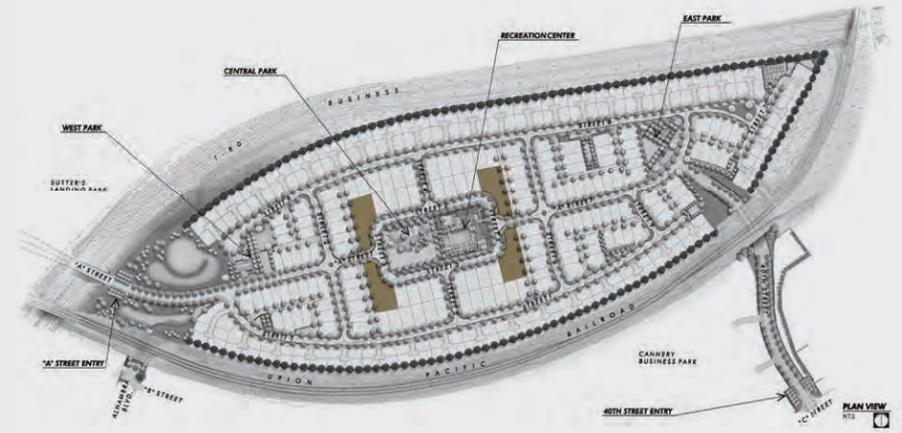
**PLAN 3**  
 First Floor: 223 SF  
 Second Floor: 1830 SF  
 Total Living: 2053 SF



FRONT ELEVATION — URBAN CONTEMPORARY



RIGHT ELEVATION — URBAN CONTEMPORARY

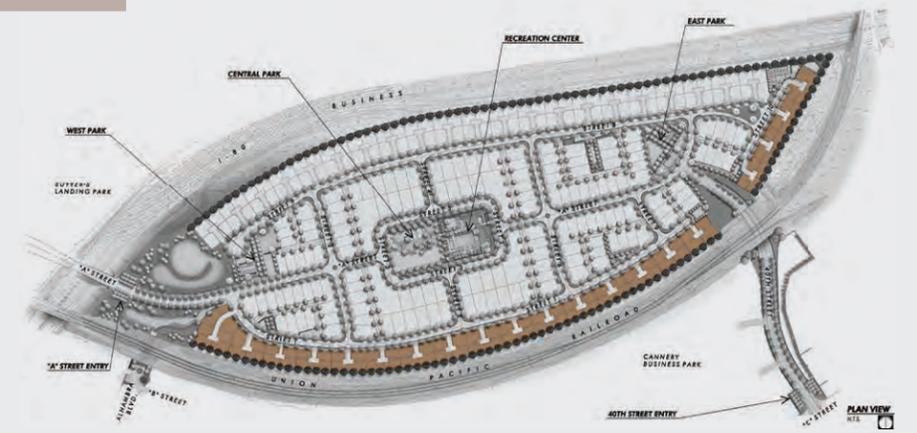






EUROPEAN COTTAGE

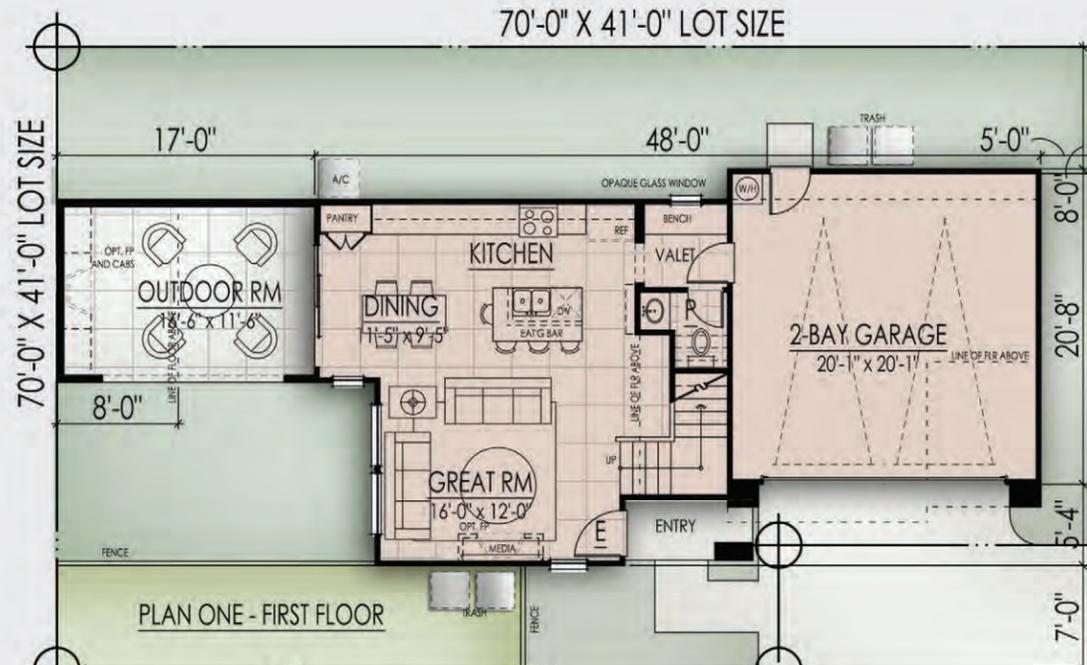
MONTEREY



# COURTYARDS / TYPICAL PLANS IN A CLUSTER

## PLAN 1

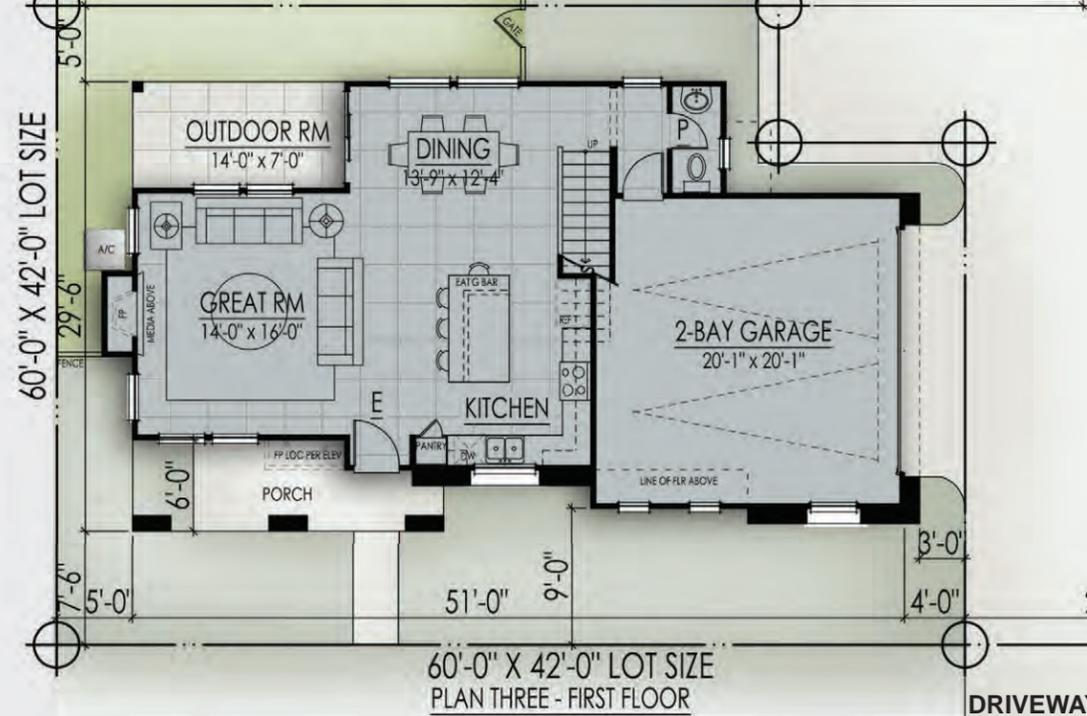
First Floor: 584 SF  
 Second Floor: 711 SF  
**Total: 1295 SF**



PLAN ONE - FIRST FLOOR

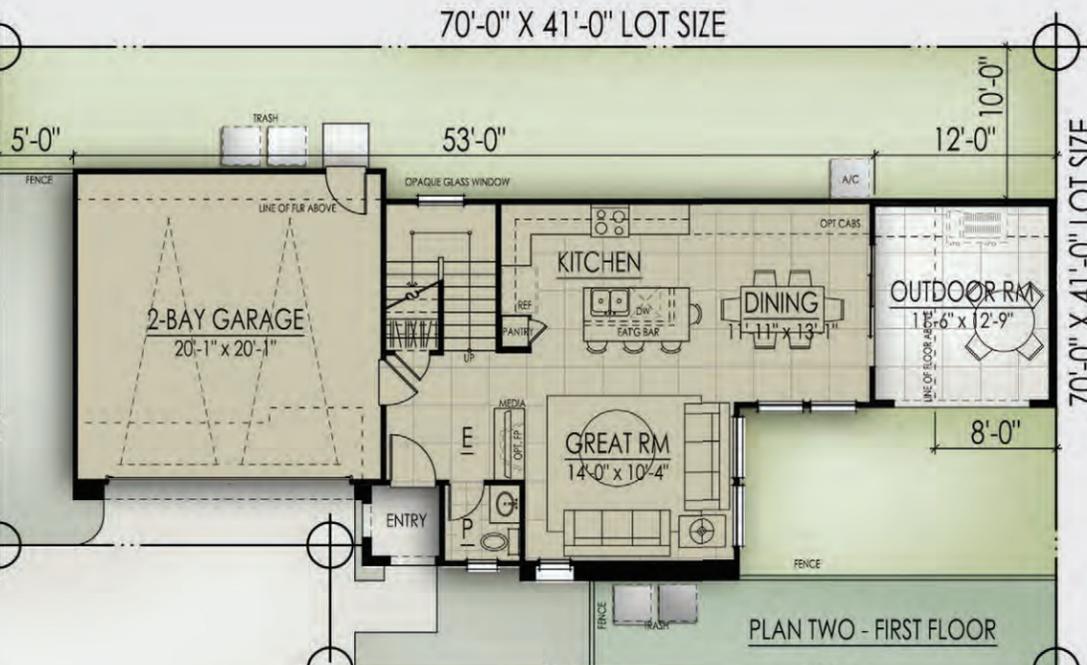
## PLAN 3

First Floor: 732 SF  
 Second Floor: 1197 SF  
**Total: 1929 SF**



PLAN THREE - FIRST FLOOR

DRIVEWAY ENTRANCE  
ON STREET



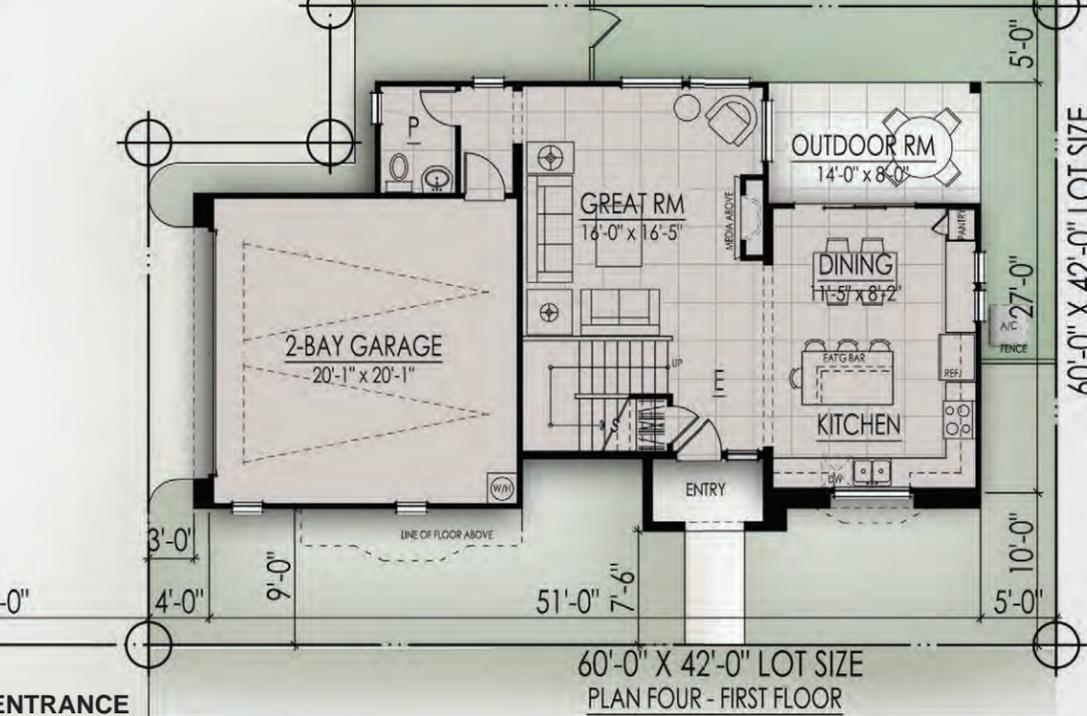
PLAN TWO - FIRST FLOOR

## PLAN 2

First Floor: 670 SF  
 Second Floor: 841 SF  
**Total: 1511 SF**

## PLAN 4

First Floor: 746 SF  
 Second Floor: 1251 SF  
**Total: 1997 SF**



PLAN FOUR - FIRST FLOOR

**NOTE:** Plan 5 will be utilized on front lots to create varied street scene.

## PLAN 1

First Floor: 584 SF  
 Second Floor: 711 SF  
**Total: 1295 SF**



## PLAN 2

First Floor: 670 SF  
 Second Floor: 841 SF  
**Total: 1511 SF**



## PLAN 3

First Floor: 732 SF  
 Second Floor: 1197 SF  
**Total: 1929 SF**



## PLAN 4

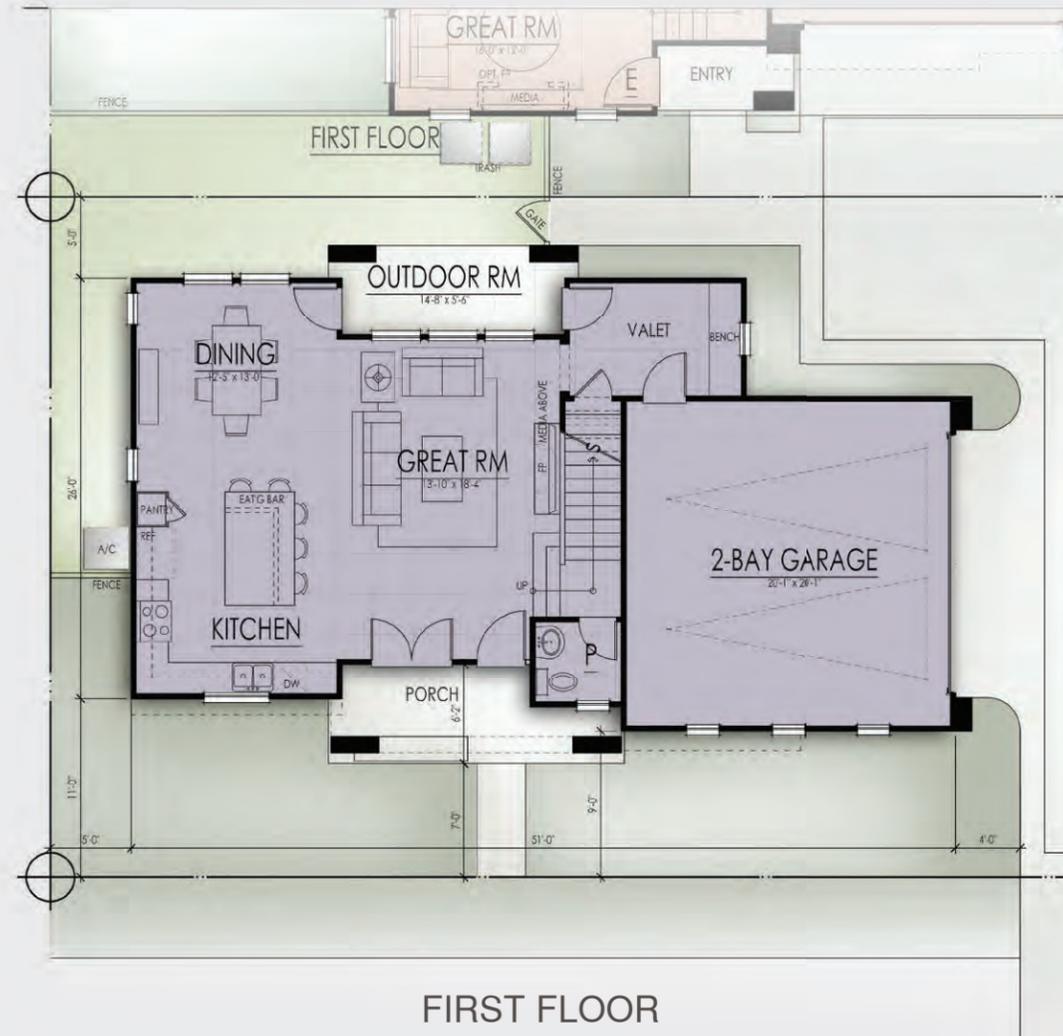
First Floor: 746 SF  
 Second Floor: 1251 SF  
**Total: 1997 SF**



**NOTE:** Plan 5 will be utilized on front lots to create varied street scene.



SECOND FLOOR



FIRST FLOOR

## PLAN 5

First Floor: 781 SF  
 Second Floor: 1226 SF  
**Total: 2007 SF**

**NOTE:** Plan 5 will be utilized on front lots to create varied street scene.



URBAN FARMHOUSE



EUROPEAN COTTAGE



CRAFTSMAN



URBAN FARMHOUSE



EUROPEAN COTTAGE



CRAFTSMAN



ITALIAN



MONTEREY



ENGLISH REVIVAL



ITALIAN



MONTEREY



ENGLISH REVIVAL



MID CENTURY MODERN



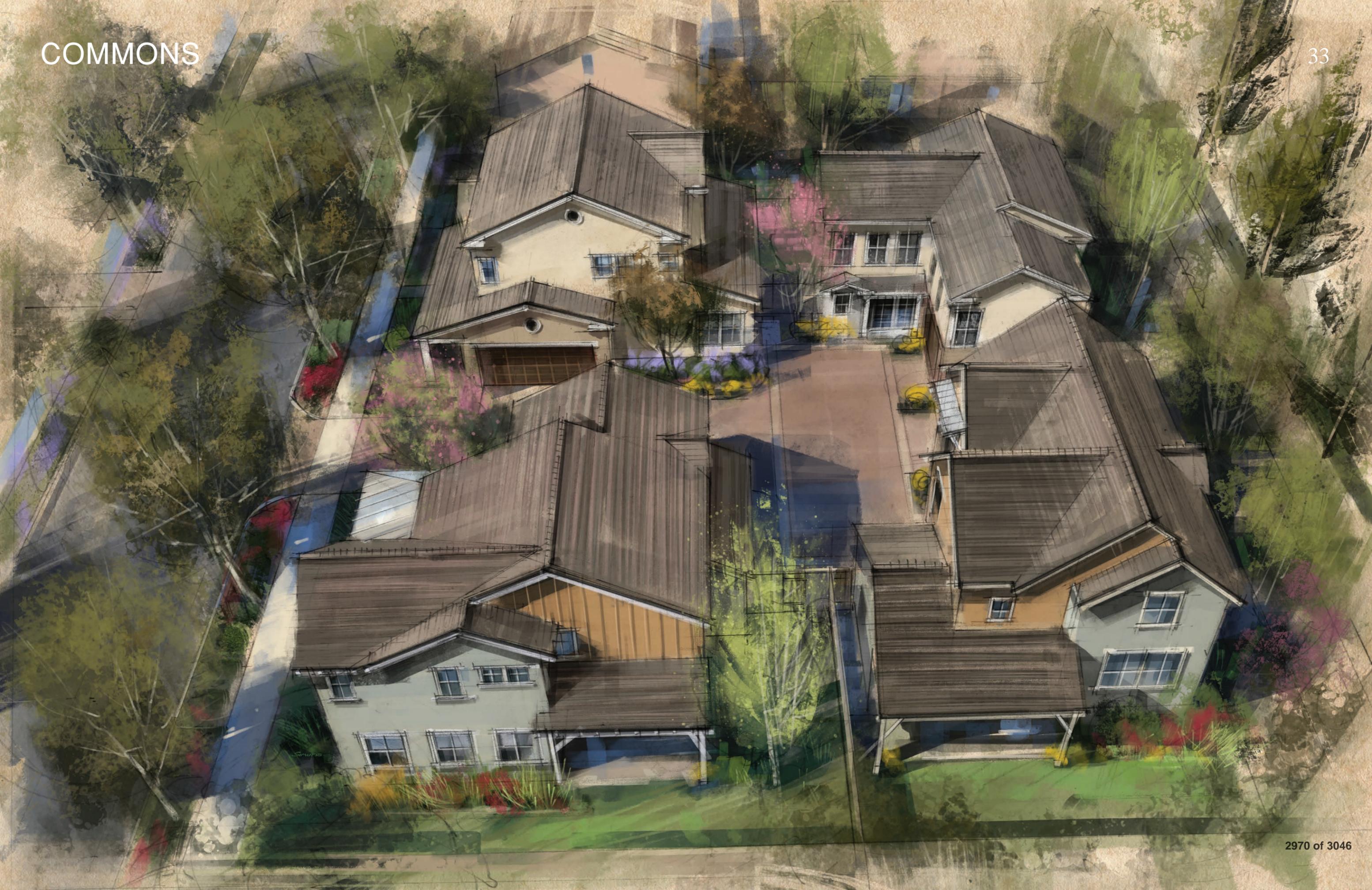
MID CENTURY MODERN



CRAFTSMAN



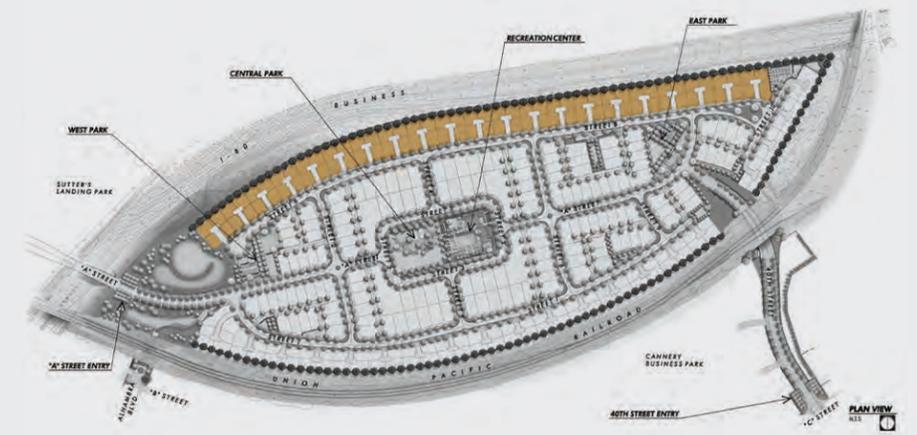
ENGLISH REVIVAL





CALIFORNIA COTTAGE

ENGLISH REVIVAL



### PLAN 2

First Floor: 672 SF  
 Second Floor: 958 SF  
 Total: 1630 SF

### PLAN 4

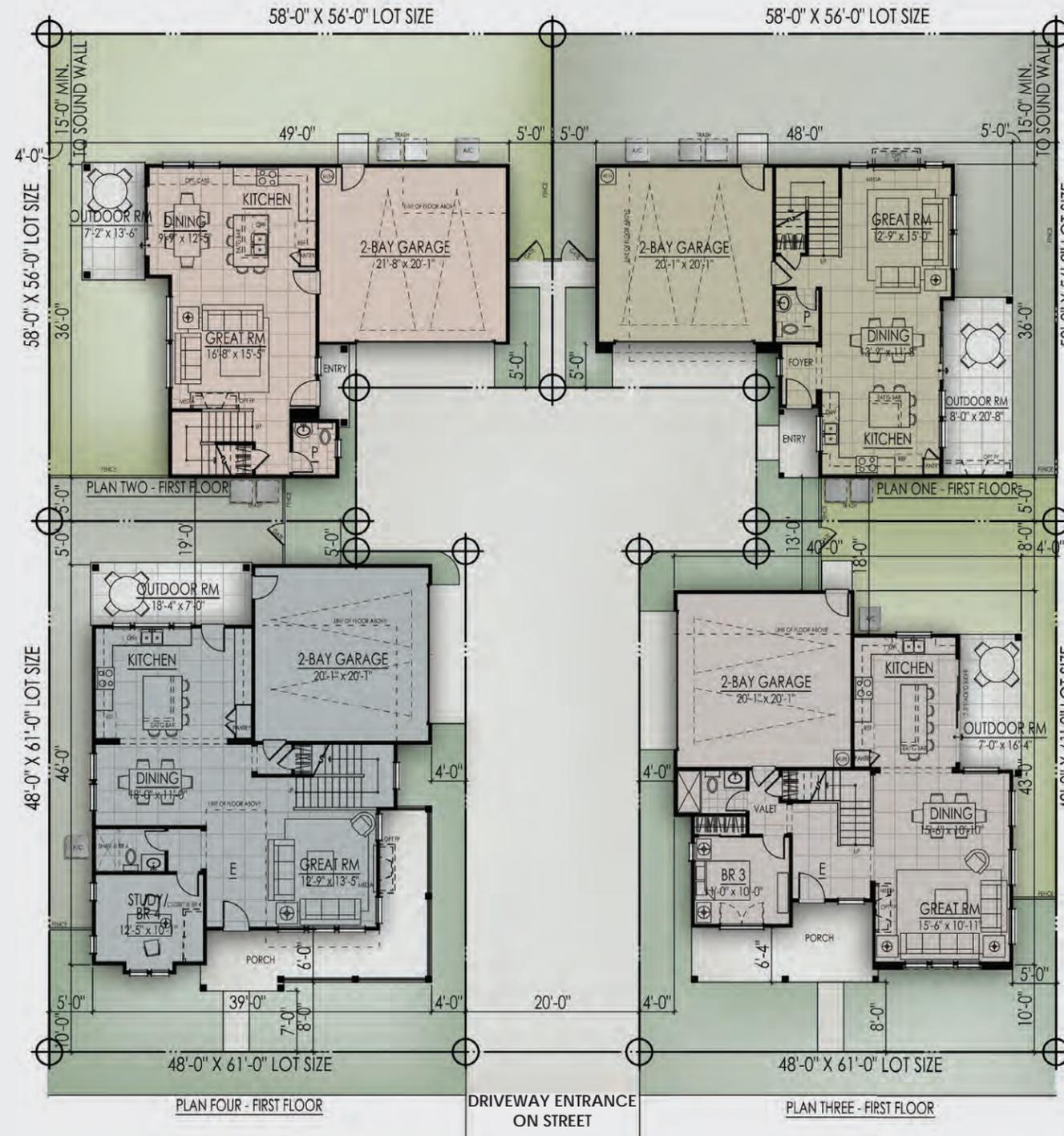
First Floor: 1031 SF  
 Second Floor: 1114 SF  
 Total: 2145 SF

### PLAN 1

First Floor: 680 SF  
 Second Floor: 860 SF  
 Total: 1540 SF

### PLAN 3

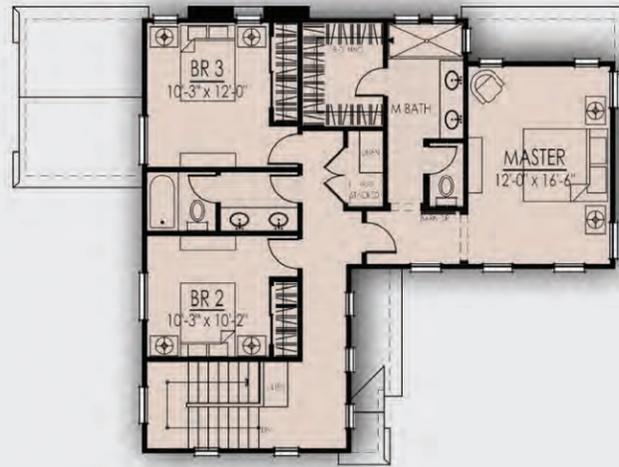
First Floor: 922 SF  
 Second Floor: 859 SF  
 Total: 1781 SF



**NOTE:** Plan 5 will be utilized on front lots to create varied street scene.

## PLAN 2

First Floor: 672 SF  
 Second Floor: 958 SF  
**Total: 1630 SF**



PLAN TWO - SECOND FLOOR



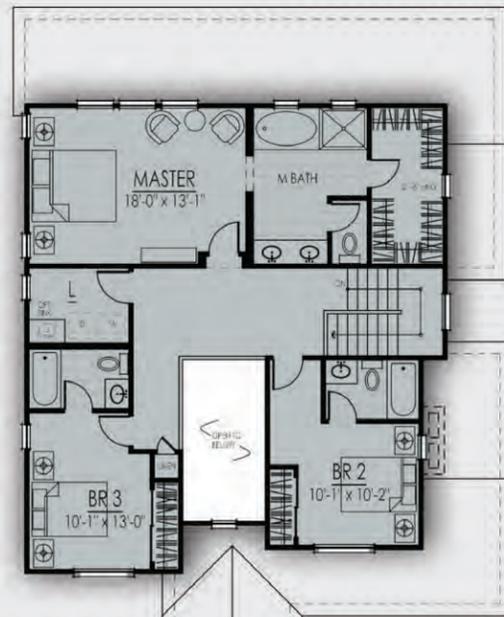
PLAN ONE - SECOND FLOOR

## PLAN 1

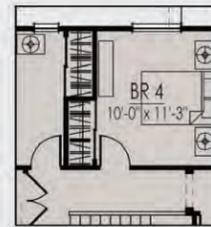
First Floor: 680 SF  
 Second Floor: 860 SF  
**Total: 1540 SF**

## PLAN 4

First Floor: 1031 SF  
 Second Floor: 1114 SF  
**Total: 2145 SF**



PLAN FOUR - SECOND FLOOR



OPTIONAL BEDROOM 4



PLAN THREE - SECOND FLOOR

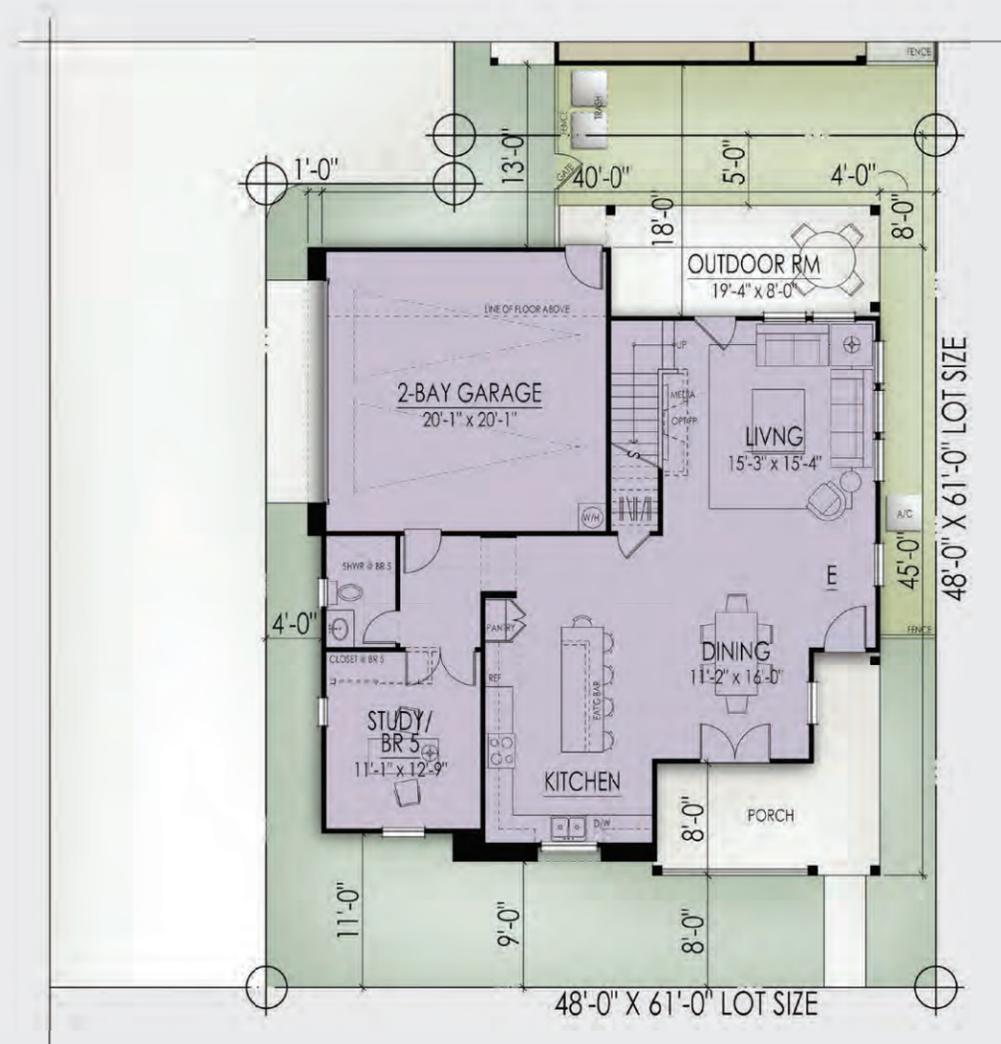
## PLAN 3

First Floor: 922 SF  
 Second Floor: 859 SF  
**Total: 1781 SF**

**NOTE:** Plan 5 will be utilized on front lots to create varied street scene.



SECOND FLOOR



FIRST FLOOR

PLAN 5

First Floor:	1062 SF
Second Floor:	1202 SF
<b>Total:</b>	<b>2264 SF</b>

**NOTE:** Plan 5 will be utilized on front lots to create varied street scene.



URBAN FARMHOUSE



CRAFTSMAN



ENGLISH REVIVAL



URBAN FARMHOUSE



CRAFTSMAN



ENGLISH REVIVAL



CALIFORNIA COTTAGE



COLONIAL



FRENCH COUNTRY



CALIFORNIA COTTAGE



COLONIAL



FRENCH COUNTRY



FRENCH COUNTRY



CRAFTSMAN



ENGLISH REVIVAL

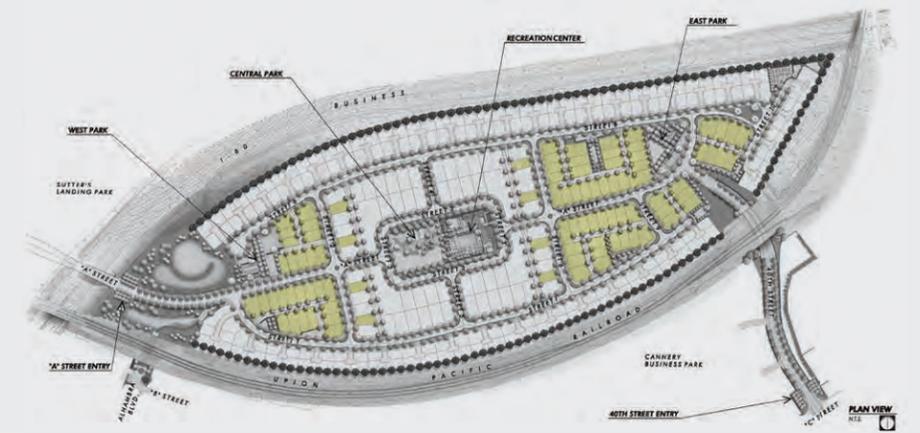


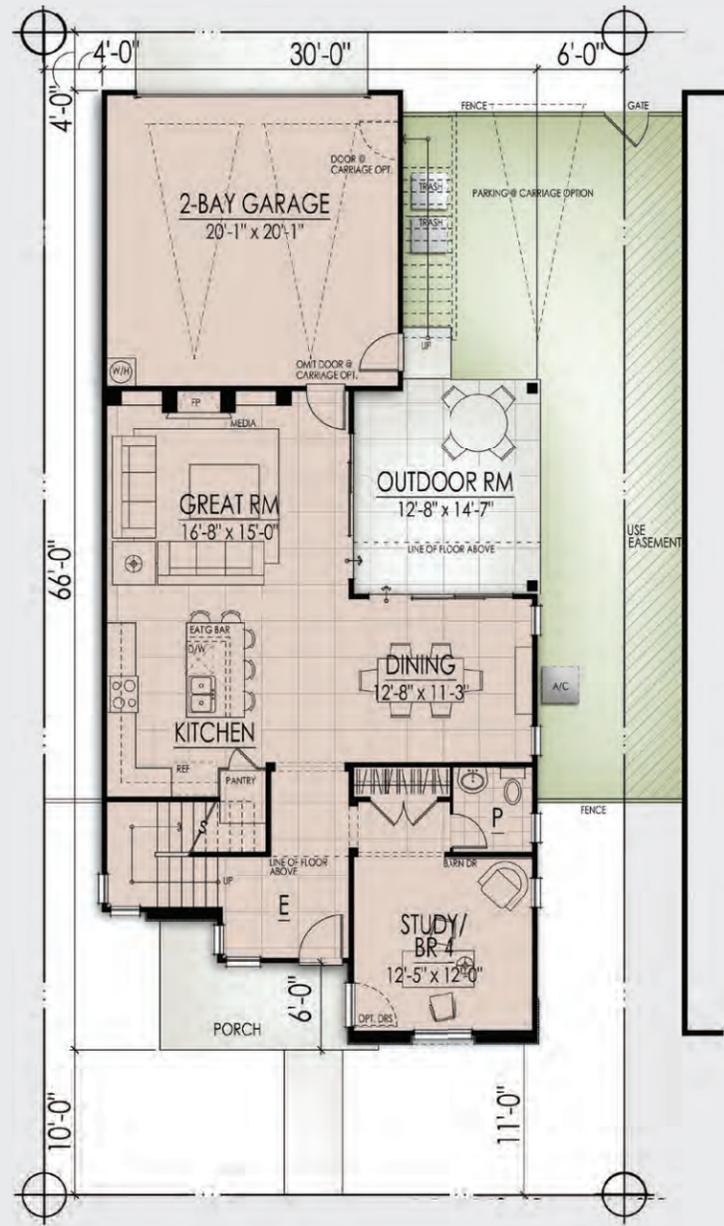


FRENCH COUNTRY

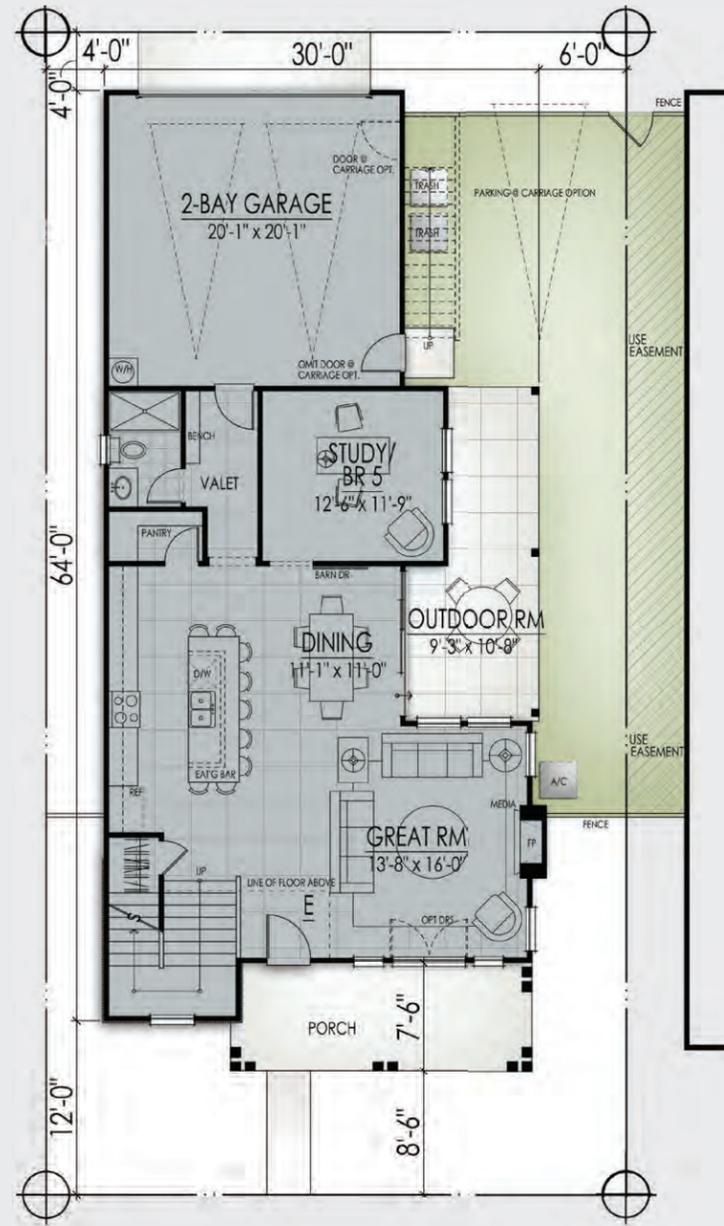
COLONIAL

MODERN PRAIRIE





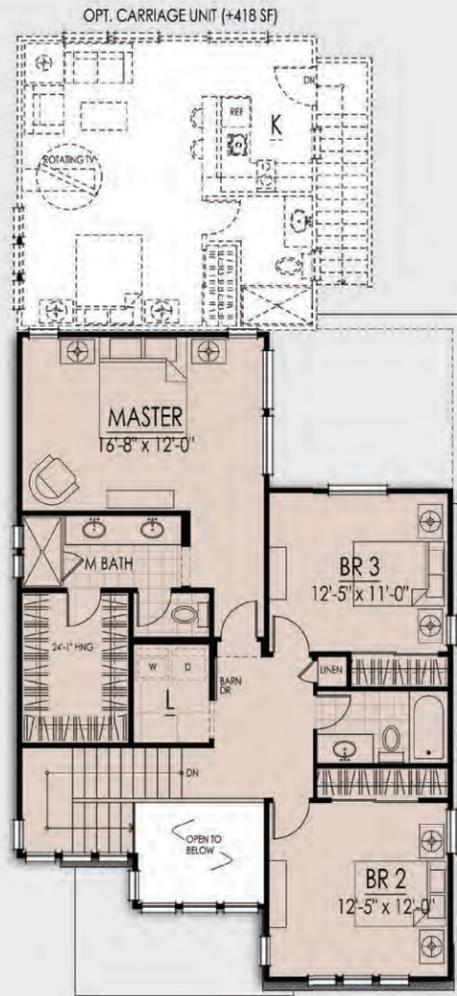
**PLAN 1**  
 First Floor: 1044 SF  
 Second Floor: 951 SF  
 Total: 1995 SF



**PLAN 2**  
 First Floor: 1054 SF  
 Second Floor: 1138 SF  
 Total: 2192 SF



**PLAN 3**  
 First Floor: 1071 SF  
 Second Floor: 1293 SF  
 Total: 2364 SF



PLAN 1

First Floor: 1044 SF  
 Second Floor: 951 SF  
**Total: 1995 SF**



PLAN 2

First Floor: 1054 SF  
 Second Floor: 1138 SF  
**Total: 2192 SF**



PLAN 3

First Floor: 1071 SF  
 Second Floor: 1293 SF  
**Total: 2364 SF**



MODERN PRAIRIE



EUROPEAN COTTAGE



CALIFORNIA COTTAGE



URBAN FARMHOUSE



EUROPEAN COTTAGE



CRAFTSMAN



ITALIAN



COLONIAL



FRENCH COUNTRY



Simutis

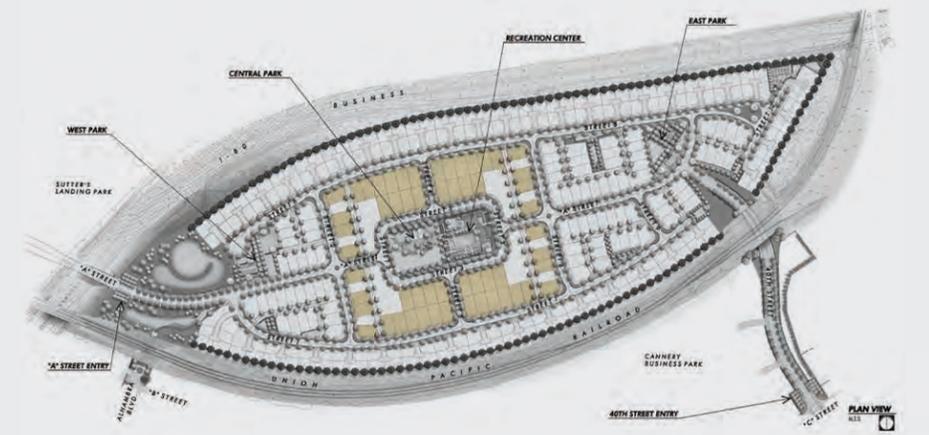


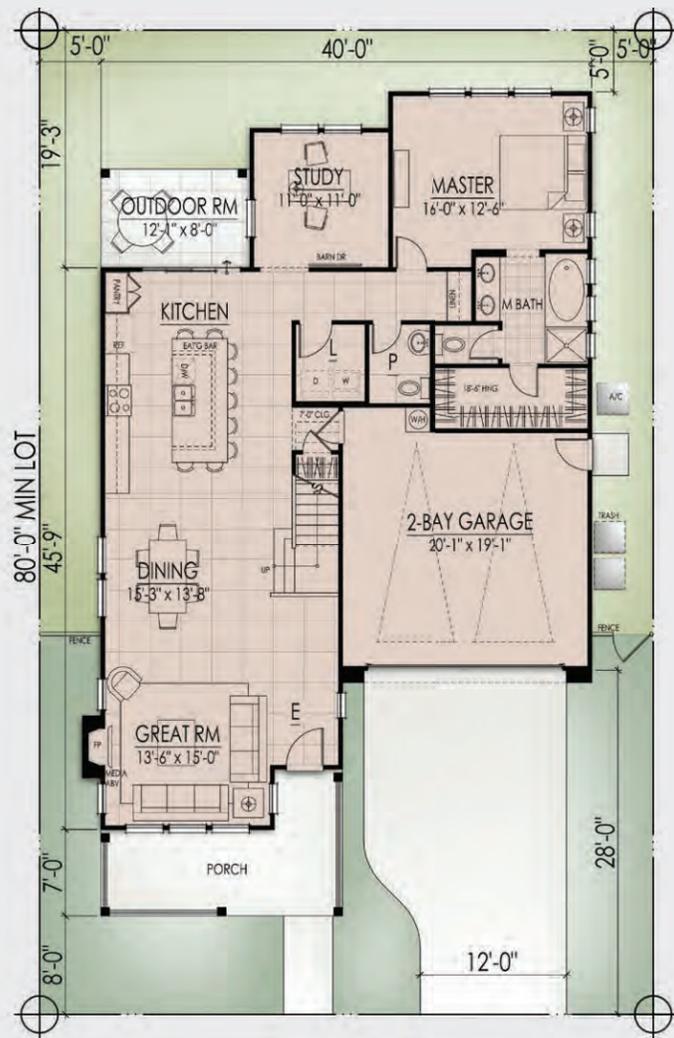
FRENCH COUNTRY

ITALIAN

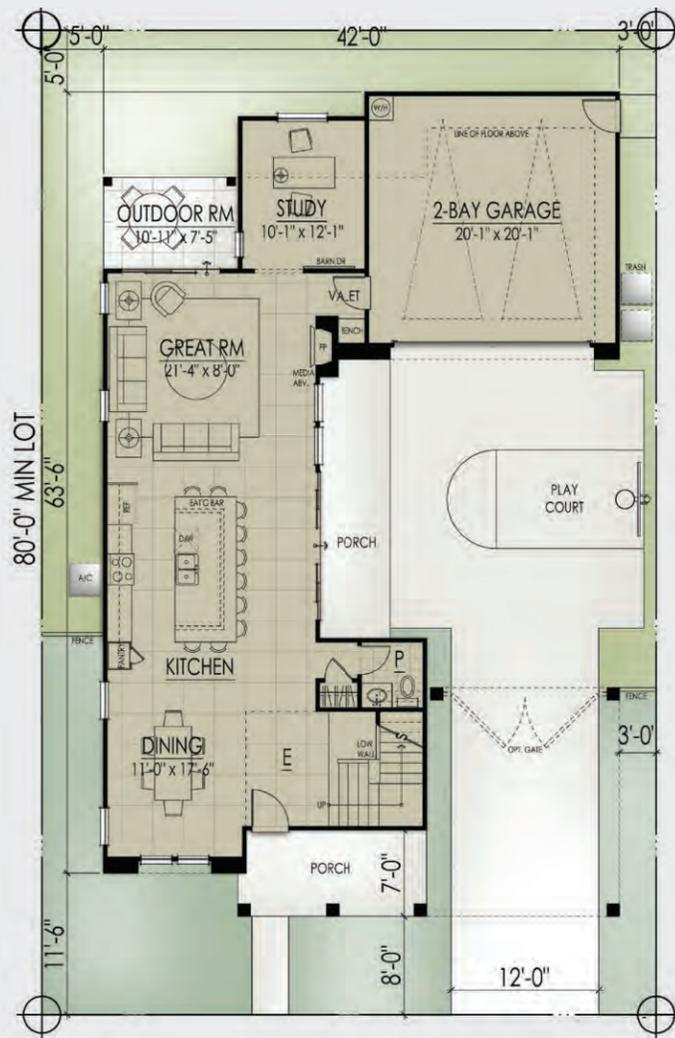
CALIFORNIA COTTAGE

SPANISH

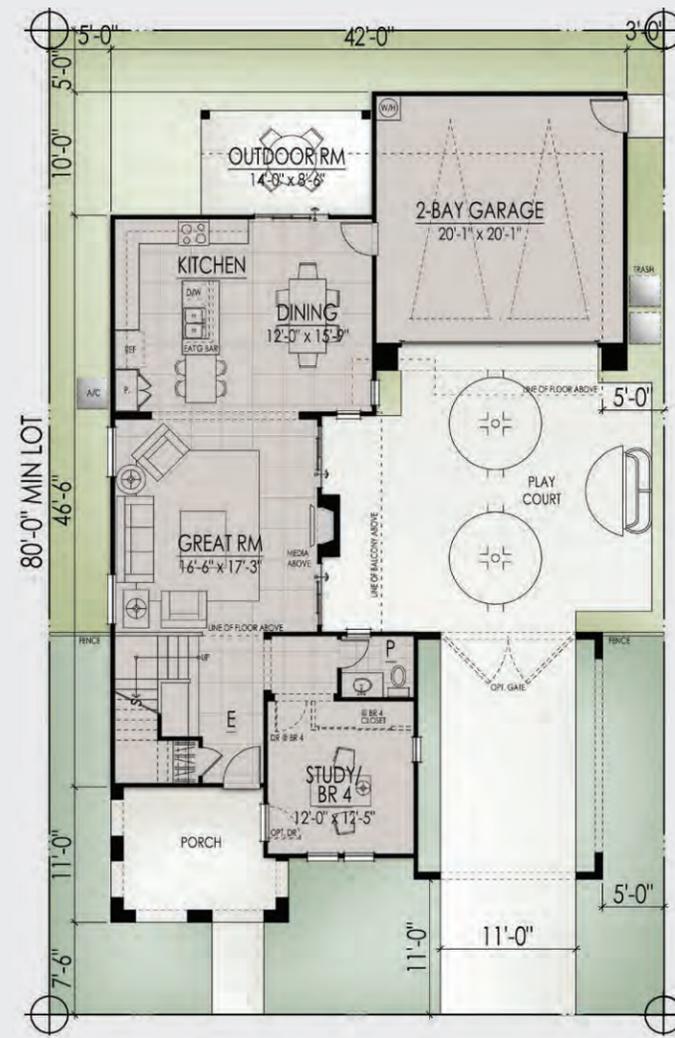




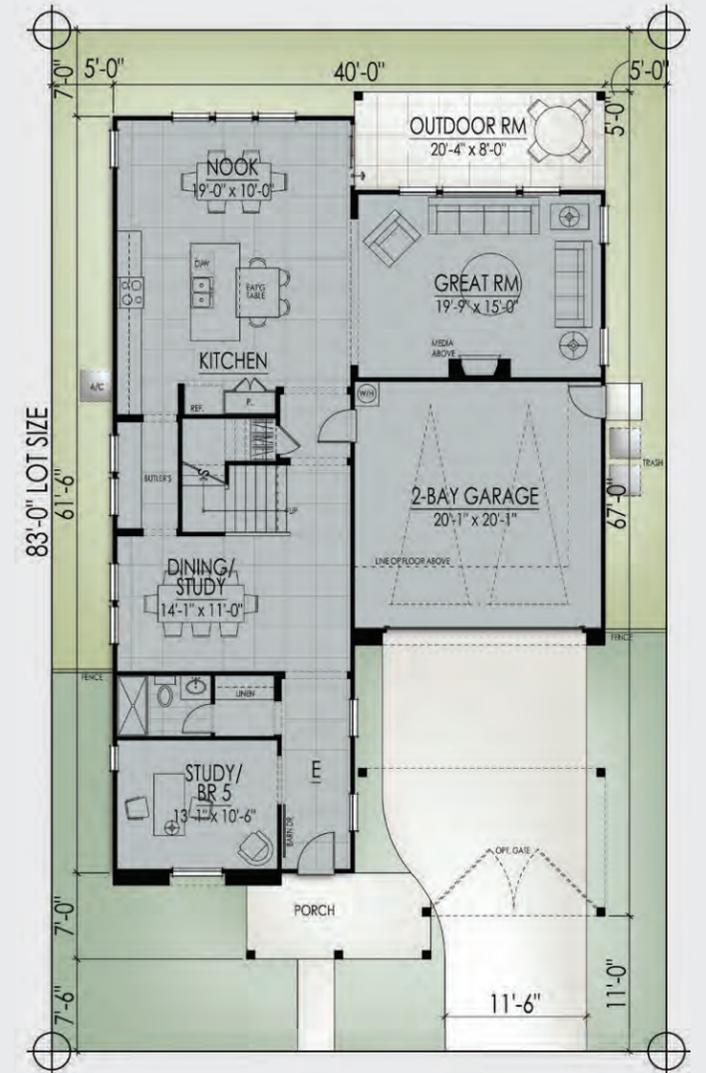
**PLAN 1**  
 First Floor: 1465 SF  
 Second Floor: 673 SF  
**Total: 2138 SF**



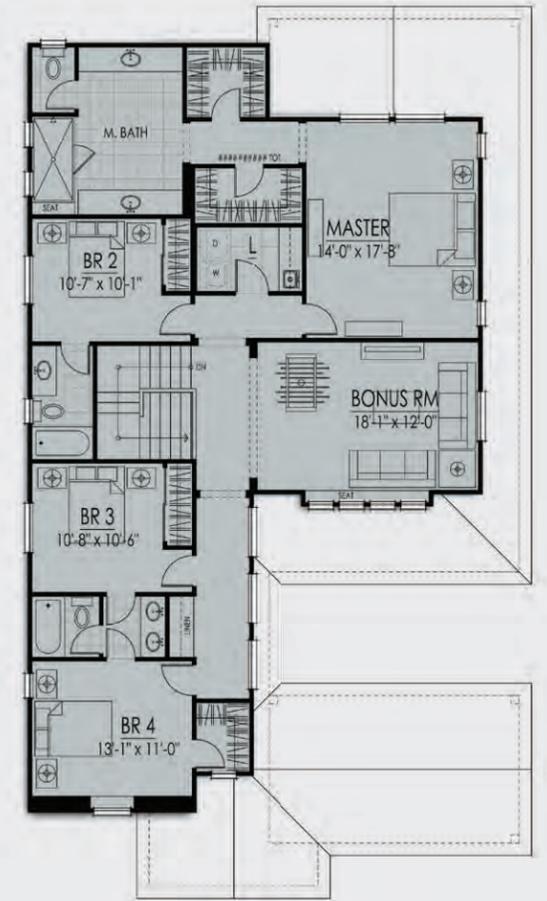
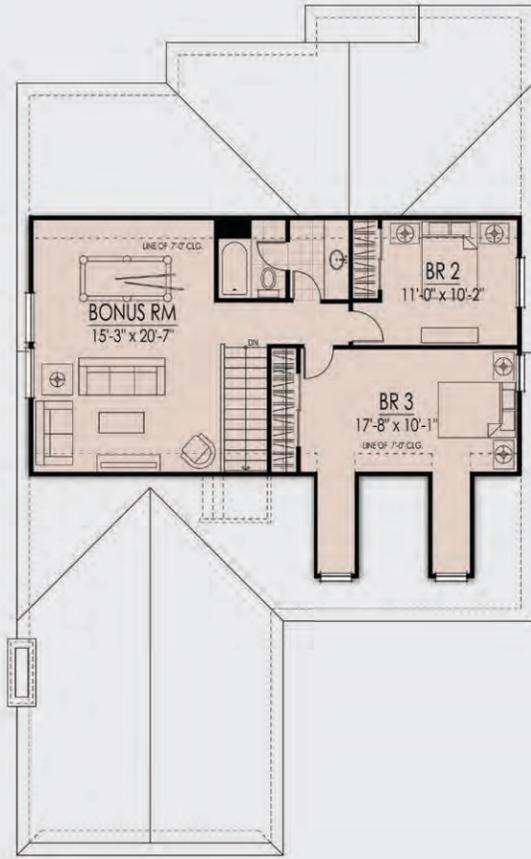
**PLAN 2**  
 First Floor: 1130 SF  
 Second Floor: 1351 SF  
**Total: 2481 SF**



**PLAN 3**  
 First Floor: 1041 SF  
 Second Floor: 1624 SF  
**Total: 2665 SF**



**PLAN 4**  
 First Floor: 1524 SF  
 Second Floor: 1626 SF  
**Total: 3150 SF**



### PLAN 1

First Floor: 1465 SF  
 Second Floor: 673 SF  
**Total: 2138 SF**

### PLAN 2

First Floor: 1130 SF  
 Second Floor: 1351 SF  
**Total: 2481 SF**

### PLAN 3

First Floor: 1041 SF  
 Second Floor: 1624 SF  
**Total: 2665 SF**

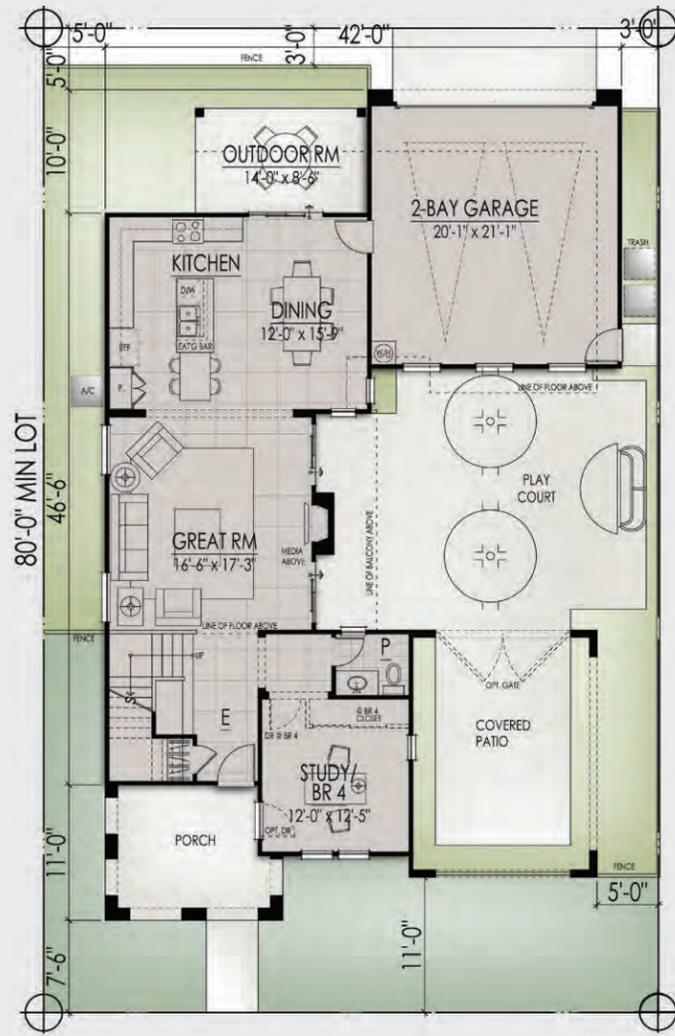
### PLAN 4

First Floor: 1524 SF  
 Second Floor: 1626 SF  
**Total: 3150 SF**



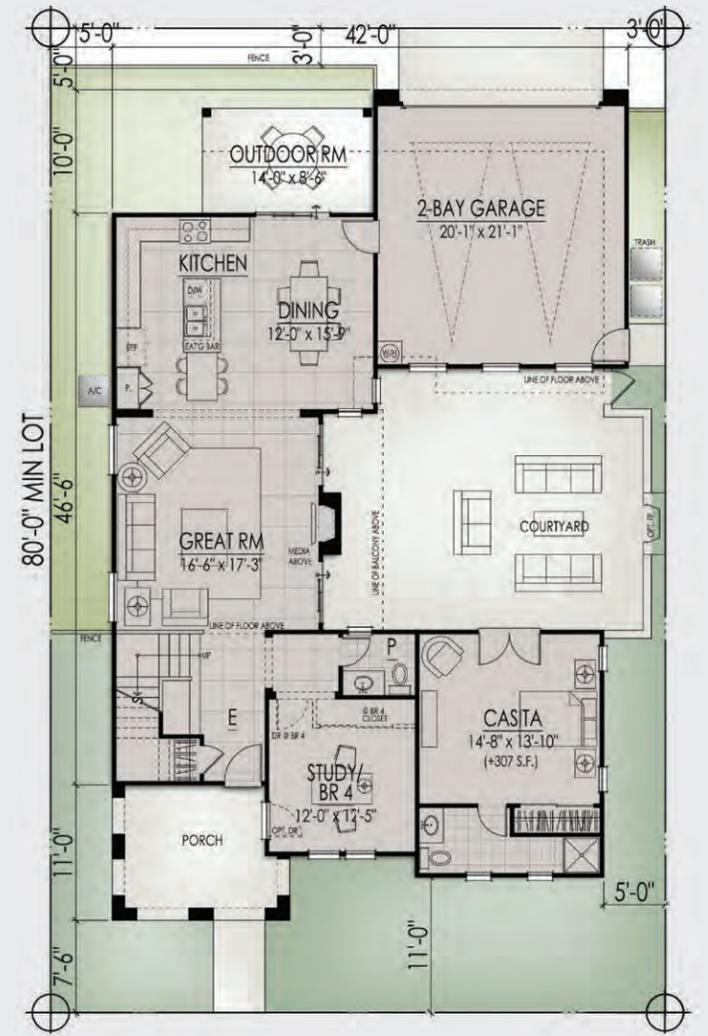
**PLAN 2 ALLEY-LOAD**

First Floor: 1130 SF  
 Second Floor: 1351 SF  
**Total: 2481 SF**



**PLAN 3 ALLEY-LOAD**

First Floor: 1041 SF  
 Second Floor: 1624 SF  
**Total: 2665 SF**



**PLAN 3 ALLEY-LOAD CASITA OPTION**

First Floor: 1041 SF  
 Casita: 307 SF  
 Second Floor: 1624 SF  
**Total: 2972 SF**



**PLAN 2 ALLEY-LOAD**

First Floor: 1130 SF  
 Second Floor: 1351 SF  
**Total: 2481 SF**



**PLAN 3 ALLEY-LOAD**

First Floor: 1041 SF  
 Second Floor: 1624 SF  
**Total: 2665 SF**



**PLAN 3 ALLEY-LOAD CASITA OPTION**

First Floor: 1041 SF  
 Casita: 307 SF  
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FRENCH COUNTRY



CRAFTSMAN



COLONIAL



SPANISH



EUROPEAN COTTAGE



COLONIAL



SPANISH



EUROPEAN COTTAGE



COLONIAL



MONTEREY



ITALIAN



ENGLISH REVIVAL



MONTEREY



ITALIAN



ENGLISH REVIVAL



MONTEREY



ITALIAN



ENGLISH REVIVAL



URBAN FARMHOUSE



EUROPEAN COTTAGE



CALIFORNIA COTTAGE

# PARKS, PUBLIC SPACES AND LANDSCAPING



# PARKS, PUBLIC SPACES AND LANDSCAPING

Inviting, intimate, walkable, and timeless are all characteristics embodied in the parks, public spaces and landscaping at McKinley Village.

The landscape plan for McKinley Village pays homage to Sacramento's existing urban fabric and to the nearby neighborhoods of East Sacramento and McKinley Park by including tree-lined, pedestrian friendly streets and centrally located, intimate urban parks and green spaces as key design elements. Yet, as with the evolutionary designs of the homes and recreation center, the landscape plan strives to provide unique, new opportunities for the residents of McKinley Village, neighbors, and visitors to play, picnic, relax, and socialize. Indeed, the parks have been designed with the goal of according residents and neighbors alike access to activities and amenities not easily found or available in nearby neighborhood and community parks.

McKinley Village's landscape concept is anchored by arrival points at A and 40th Streets, a network of tree-lined streets, a set of urban parks, the recreation center adjoining the Central Park, and bikeways and walkways that connect the neighborhood and link McKinley Village to McKinley Park, Midtown, Sutter's Landing Park and the American River Parkway.

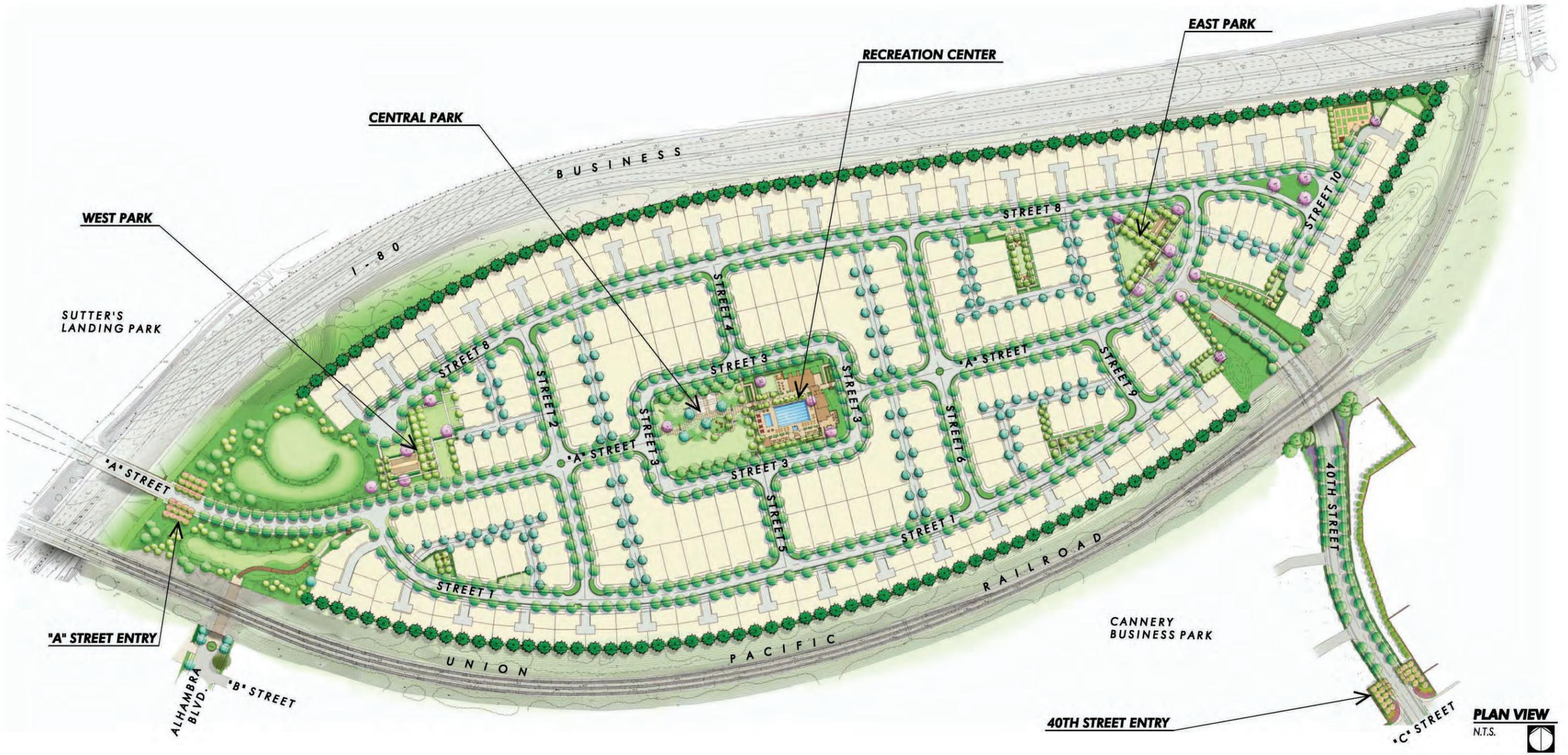
Both the A and 40th Street entry points will be announced with tree bosques, monumentation, and themed plantings and have as their destinations the West and East Parks. Those parks will provide outdoor rooms that will include amenities such as formal gardens, tree bosques, game and event lawns, tree-lined walkways and bikeways, gazebos, and social spaces for gatherings, rest, and games.

The Central Park, along with the adjacent recreation center, will be the heartbeat of McKinley Village. It will offer a diverse and unique set of experiences with its array of design features: a large open play and event space, decomposed granite promenades, a children's play area with sculpturally compelling pieces, large mounds for creative play, concrete walls growing out of the mounds for seating and imaginative play, and game courts.

Linking these parks and public spaces together will be a safe, efficient, and pleasing network of walkable streets, walkways and bikeways. This network in turn will be connected to surrounding areas via the A Street bridge, the 40th Street vehicular, pedestrian, and bike underpass, and the proposed bike and pedestrian underpass at Alhambra Boulevard if that underpass is approved by the Union Pacific Railroad and appropriate government agencies.

Throughout the plan, there will be opportunities to integrate art in public places into the landscape design to further enhance the experience of living in and visiting McKinley Village.





**PLAN VIEW**  
N.T.S.



# PARKS AND COMMON OPEN SPACE CONCEPT

**PARKS:**

SYMBOL	S.F./ACRES
①	26,136 s.f. / 0.6 acre
②	39,204 s.f. / 0.9 acre
③	30,492 s.f. / 0.7 acre
<b>SUBTOTAL: 95,832 s.f. / 2.2 acres</b>	

**DETENTION BASINS:**

SYMBOL	S.F./ACRES
⑬	73,489 s.f. / 1.687 acres
⑭	50,354 s.f. / 1.156 acres
<b>SUBTOTAL: 123,843 s.f. / 2.843 acres</b>	

**LANDSCAPE BUFFER:**

SYMBOL	S.F./ACRES
⑯	43,172 s.f. / 0.991 acre
⑰	23,286 s.f. / 0.535 acre
<b>SUBTOTAL: 66,458 s.f. / 1.526 acres</b>	

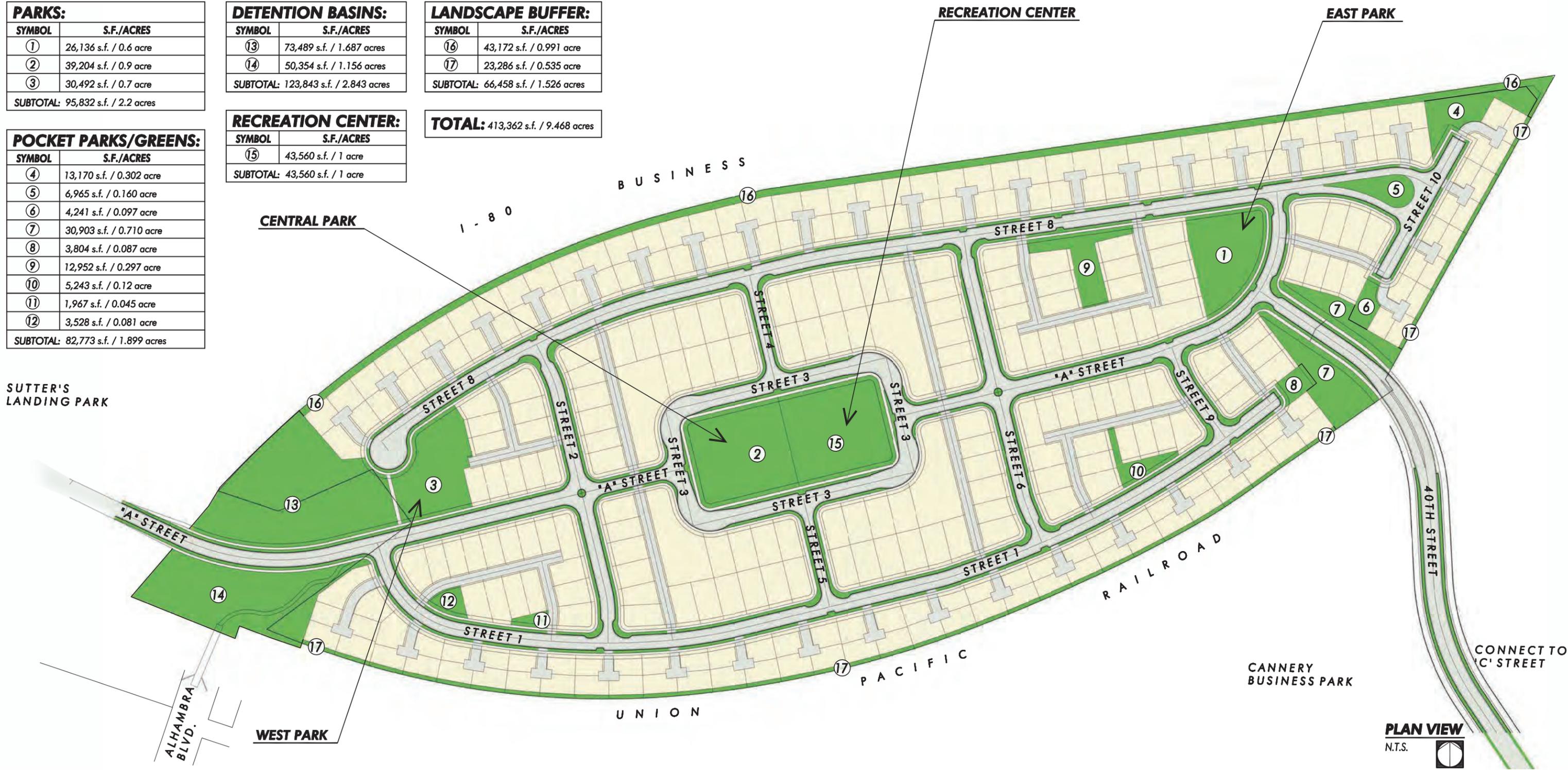
**POCKET PARKS/GREENS:**

SYMBOL	S.F./ACRES
④	13,170 s.f. / 0.302 acre
⑤	6,965 s.f. / 0.160 acre
⑥	4,241 s.f. / 0.097 acre
⑦	30,903 s.f. / 0.710 acre
⑧	3,804 s.f. / 0.087 acre
⑨	12,952 s.f. / 0.297 acre
⑩	5,243 s.f. / 0.12 acre
⑪	1,967 s.f. / 0.045 acre
⑫	3,528 s.f. / 0.081 acre
<b>SUBTOTAL: 82,773 s.f. / 1.899 acres</b>	

**RECREATION CENTER:**

SYMBOL	S.F./ACRES
⑮	43,560 s.f. / 1 acre
<b>SUBTOTAL: 43,560 s.f. / 1 acre</b>	

**TOTAL: 413,362 s.f. / 9.468 acres**



**PLAN VIEW**  
N.T.S.

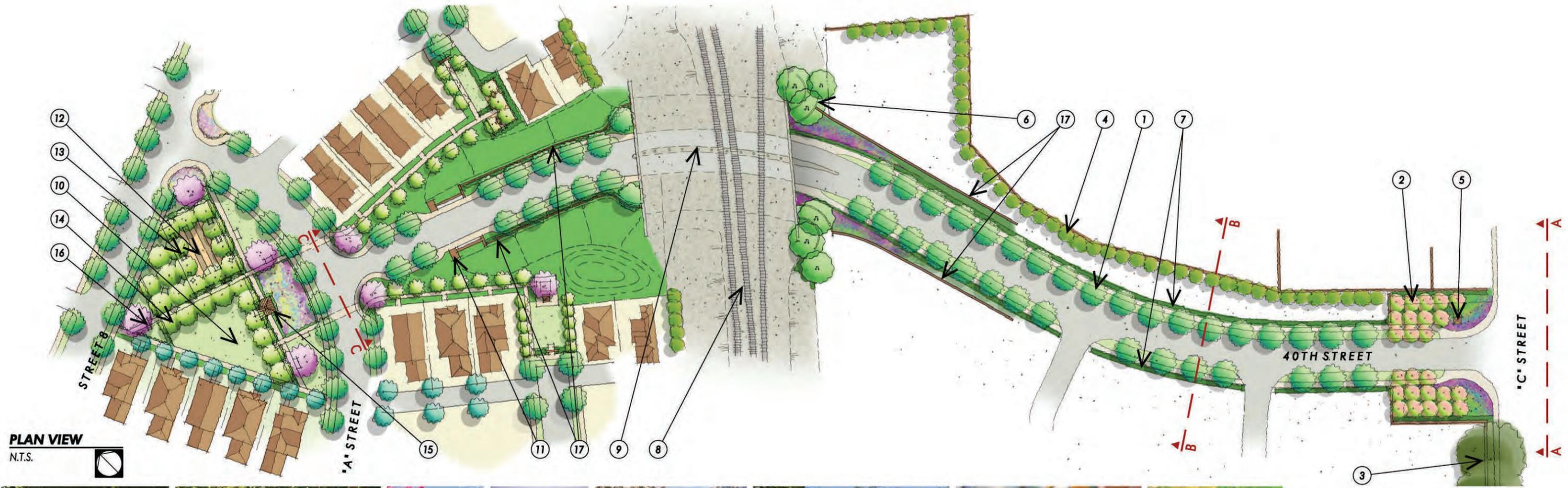




- LEGEND**
- Bike Circulation and Sharrows (Shared Bike Lane)
  - Potential Bike Connection per SMBP

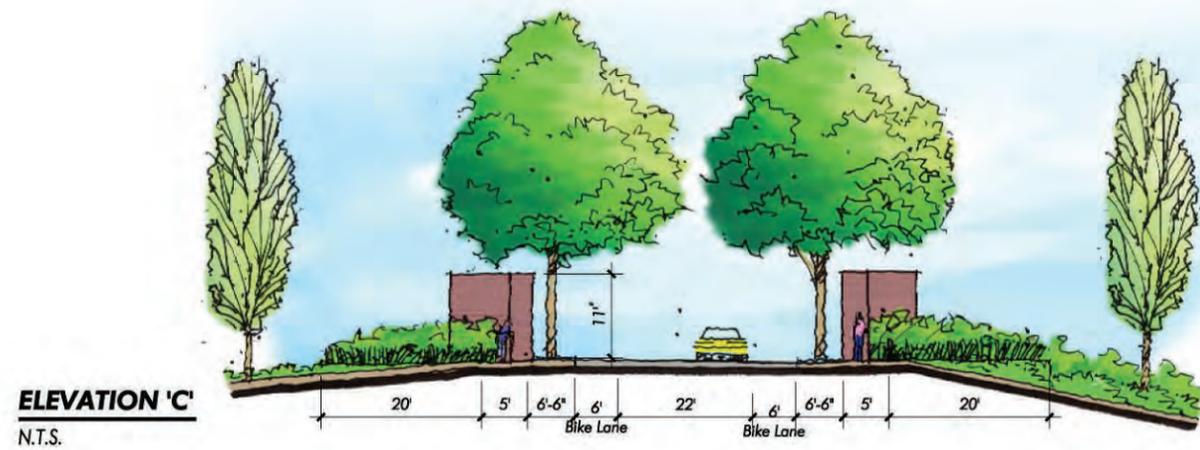
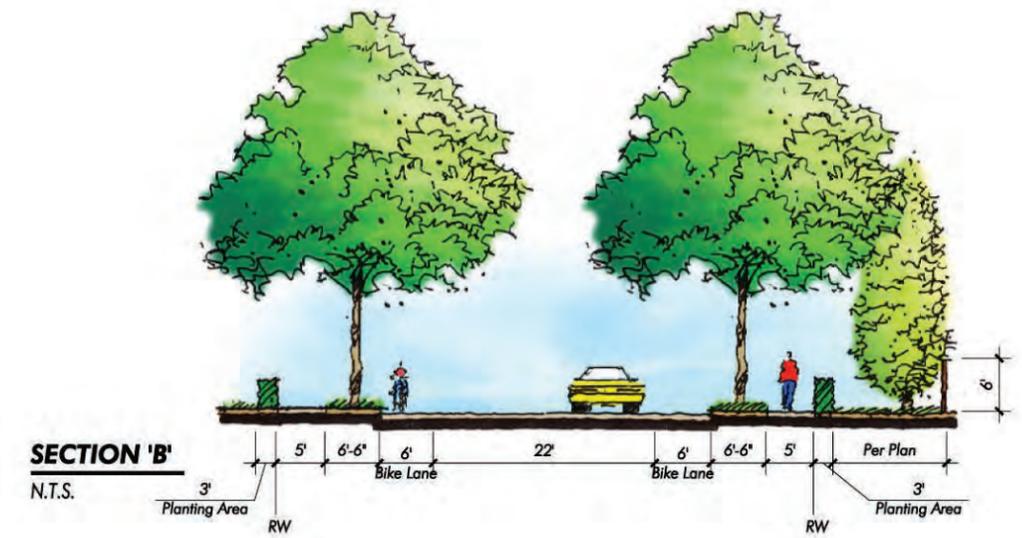
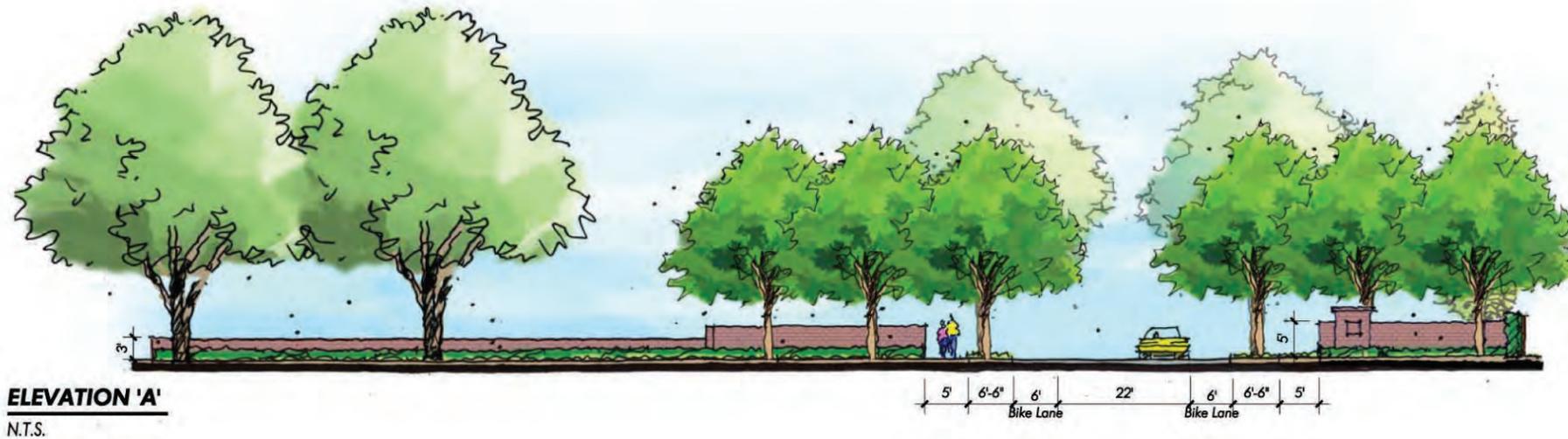
**PLAN VIEW**  
N.T.S.

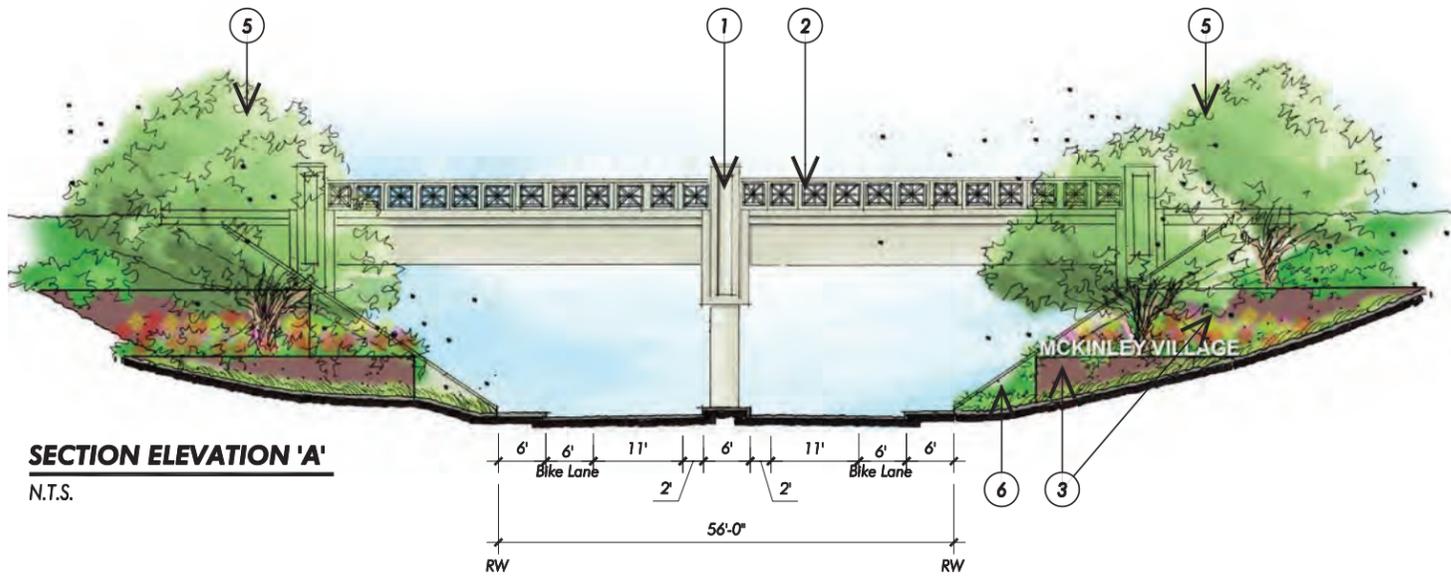




**LEGEND**

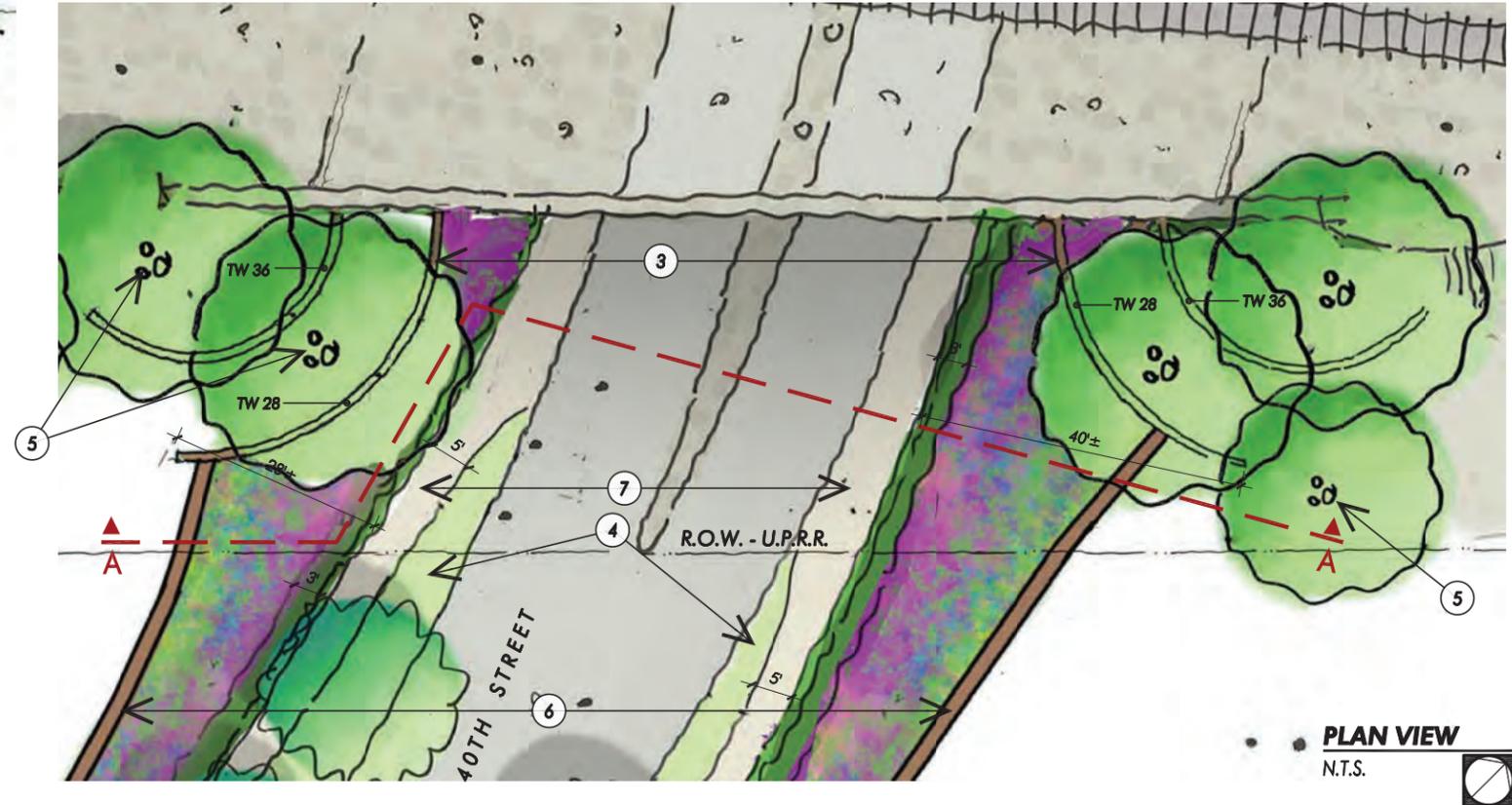
1. Thematic Street Tree
2. Tree Bosque with Low Brick Entry Walls
3. Existing Street Trees - Protect in place
4. Evergreen Screen
5. Directional Monument
6. Terraced Walls w/ Specimen Trees and Monumentation
7. Low Hedge at back of walk both sides
8. Union Pacific Railroad
9. Railroad Under Crossing
10. Game and Event Lawn
11. Thematic Pilaster and Flood Gate Housing
12. Social Space (e.g. Tables, Chairs, Horseshoe Pits)
13. Social Space with Seating (e.g. Game Tables, Picnic Tables.)
14. Tree Bosque in Lawn
15. Garden and Gazebo
16. Park Arbor
17. Retaining Wall



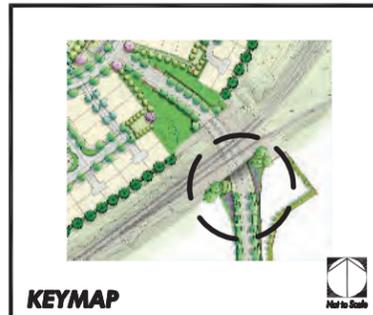


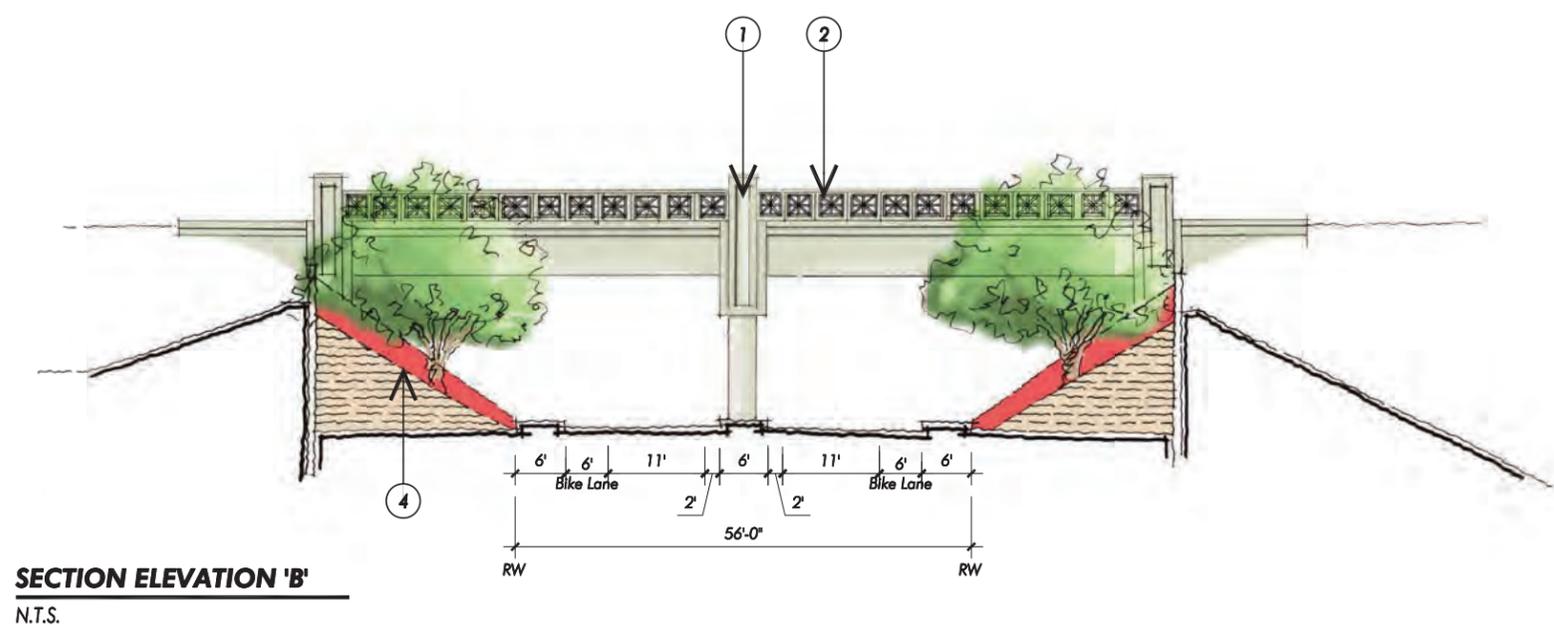
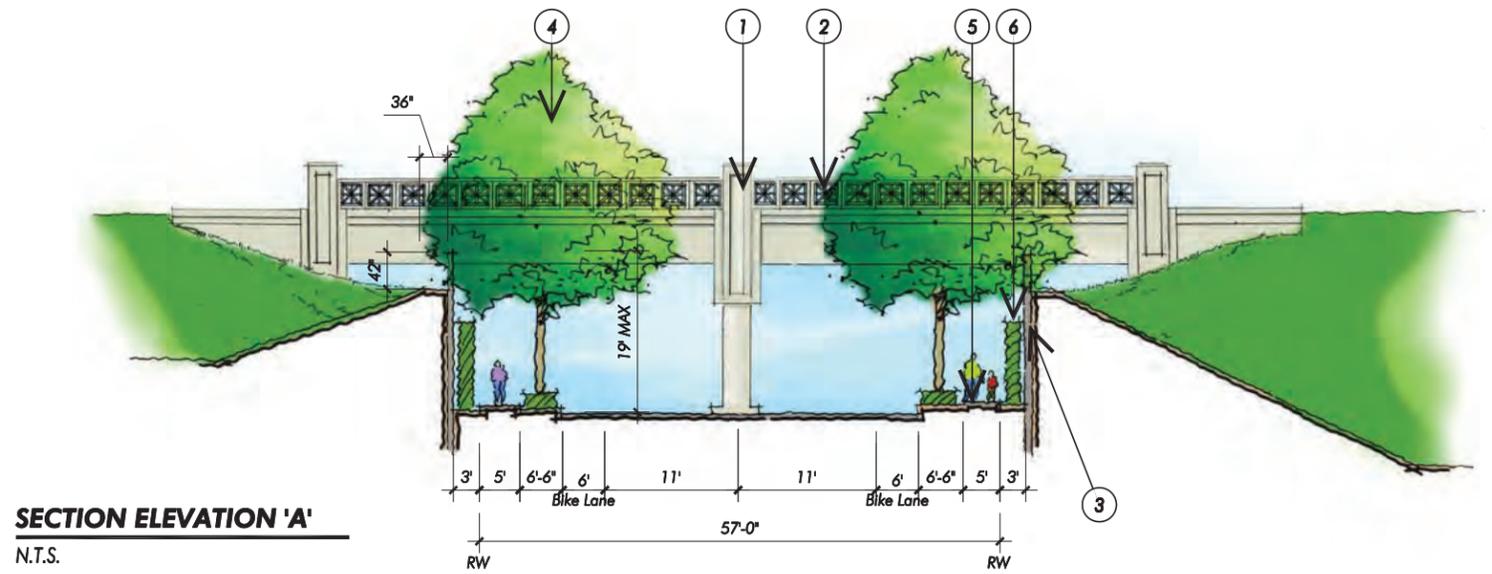
**LEGEND**

- 1. Pier Cap
- 2. Decorative Metal Railing
- 3. Proposed Brick Veneer Planter Wall
- 4. Parkway
- 5. Accent Tree
- 6. Retaining Wall
- 7. Sidewalk



**40TH STREET UNDERPASS LIGHTING**  
N.T.S.





**LEGEND**

- 1. Pier Cap
- 2. Decorative Metal Railing
- 3. Embankment Retaining Wall
- 4. Trees in Parkway
- 5. Sidewalk
- 6. Tall Hedge/Vine

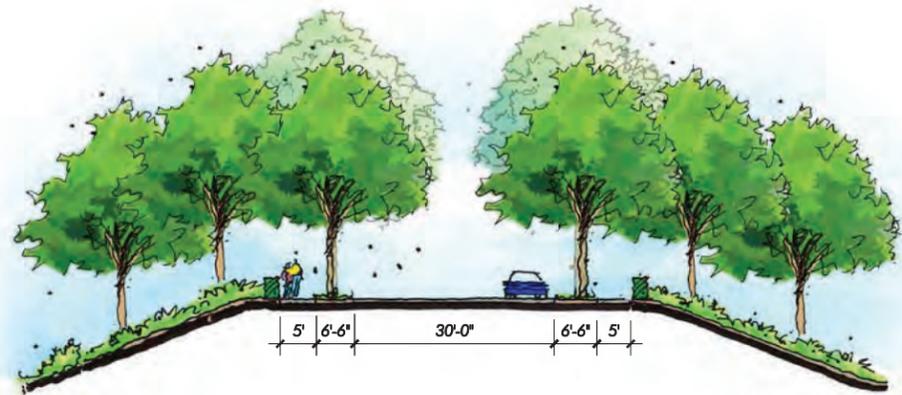


KEYMAP

# "A" STREET ENTRY, WEST PARK, AND PROPOSED ALHAMBRA BIKE AND PEDESTRIAN UNDERPASS LANDSCAPE PLAN



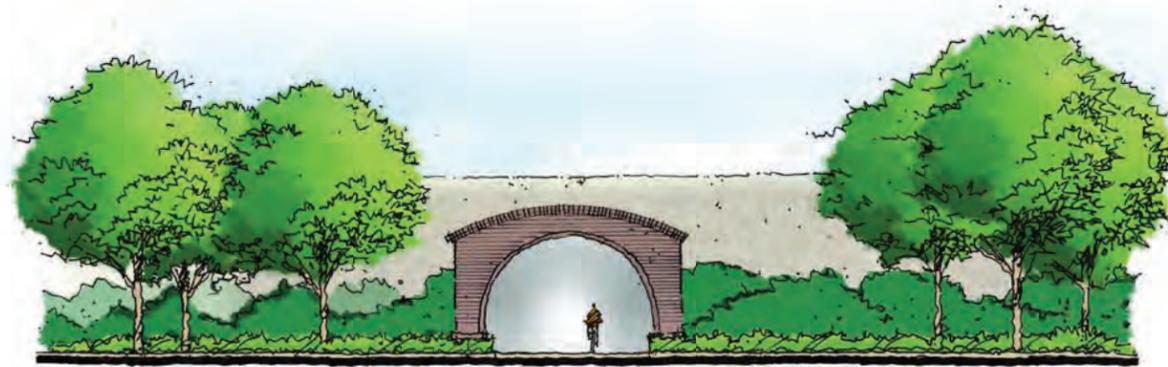
# "A" STREET ENTRY, WEST PARK AND PROPOSED ALHAMBRA UNDERPASS LANDSCAPE CONCEPT SECTIONS AND ELEVATIONS



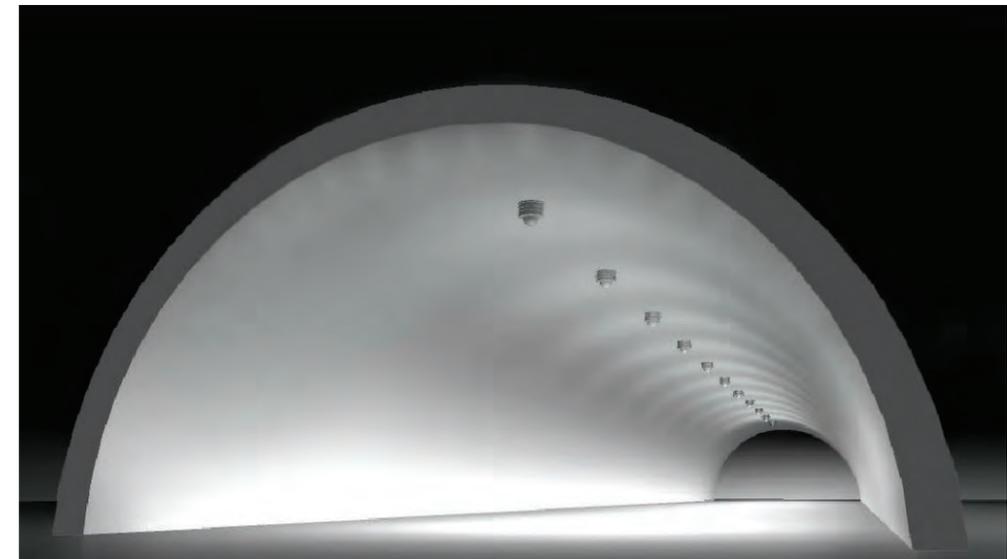
**SECTION 'A'**  
N.T.S.



**ELEVATION 'B'**  
N.T.S.



**ELEVATION 'C'**  
N.T.S.



**ALHAMBRA UNDERPASS LIGHTING**  
N.T.S.

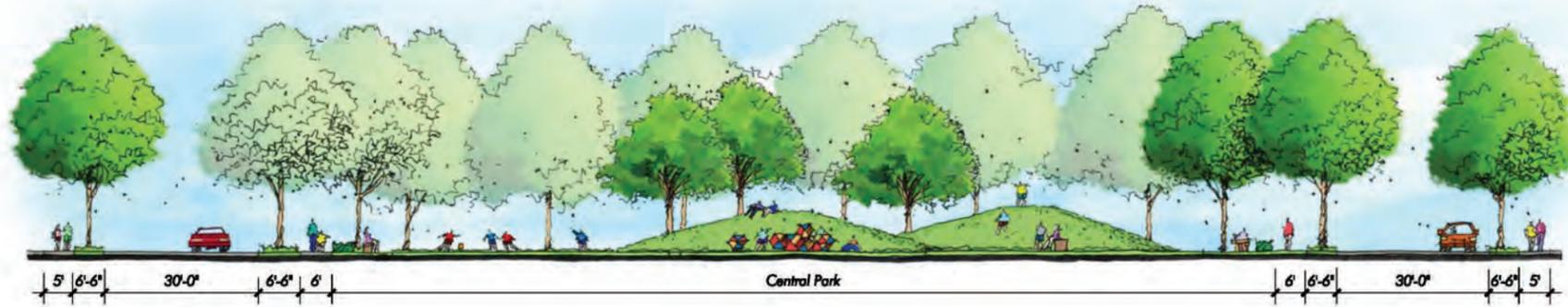
Proposed Alhambra Underpass Subject to Approval by UP/Government Agencies



**LEGEND**

- 1. Social Space in Tree Bosque (e.g. Picnic Tables, Game Tables)
- 2. Enhanced Concrete meandering pathway
- 3. Park Entry Arbor
- 4. Social Space (e.g. Picnic Area)
- 5. Children's Playground Equipment
- 6. Open Turf
- 7. Recreational Center
- 8. "Sticks and Hills" (Turf Mounding and Seat Walls). Varies - 4.5' - 8.5'
- 9. Social Space (e.g. Pickleball Courts)
- 10. Seat Walls
- 11. Seat Wall with interactive Water Feature
- 12. Potential Location for Electric Vehicle Charging Station

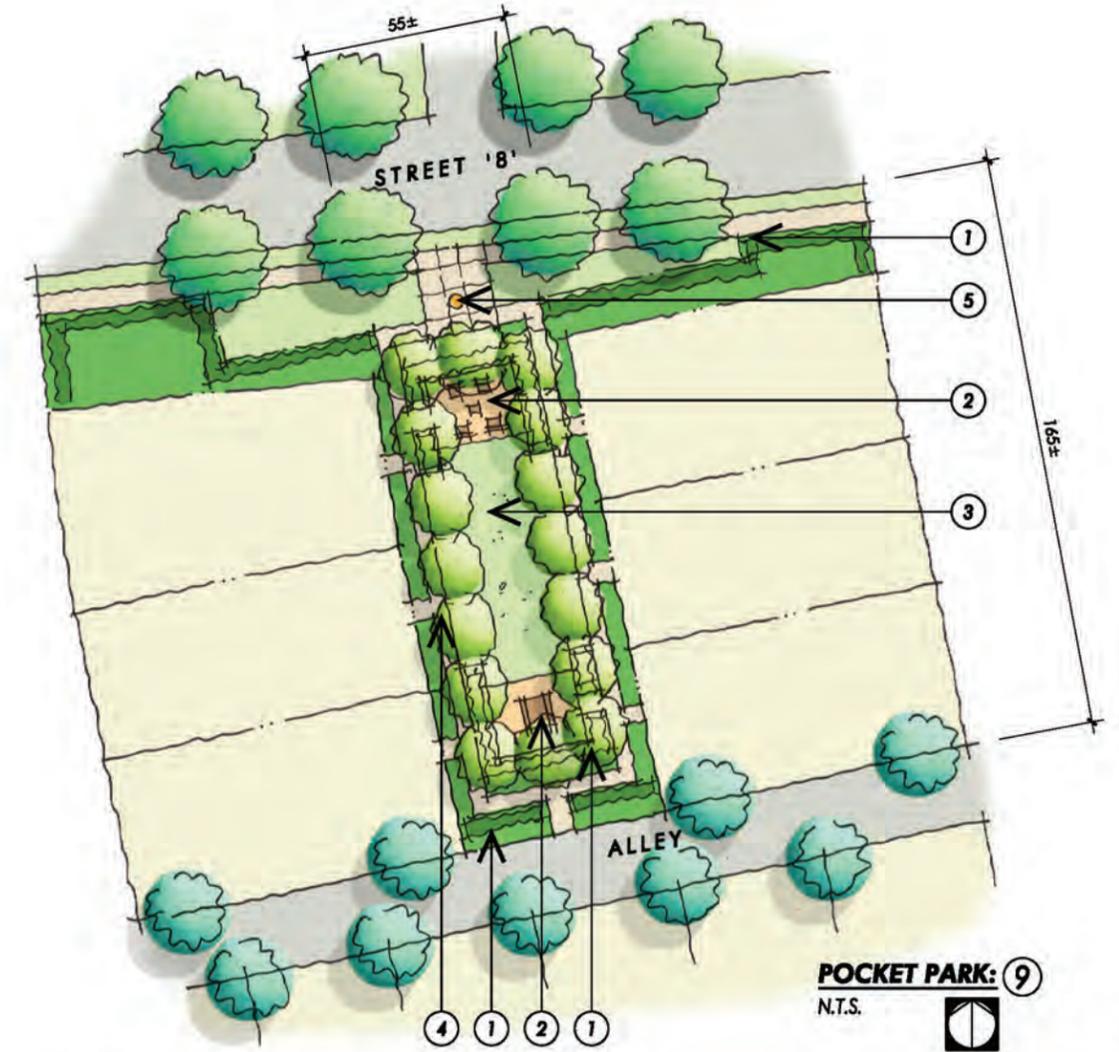
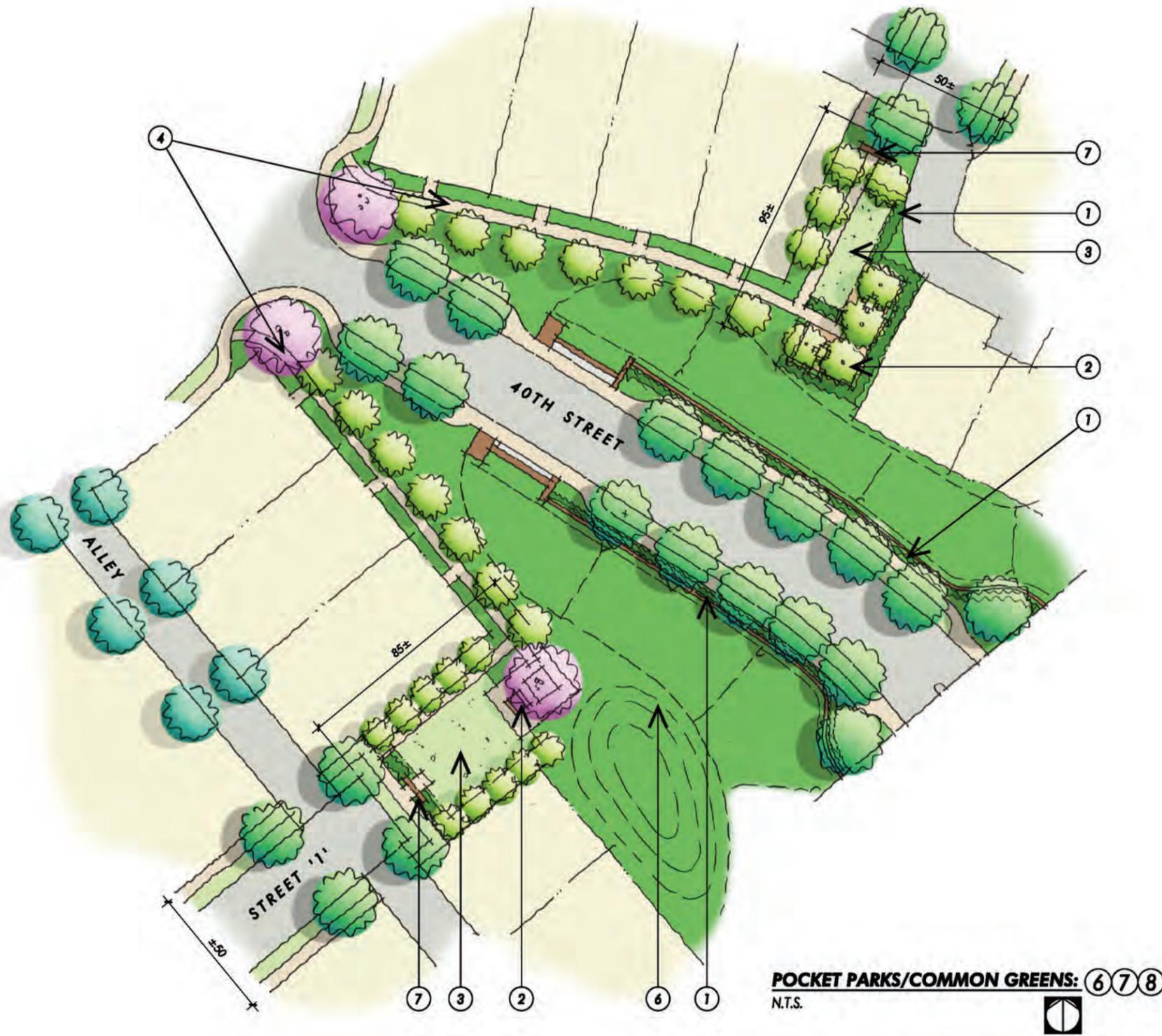




**SECTION/ELEVATION 'A'**  
N.T.S.

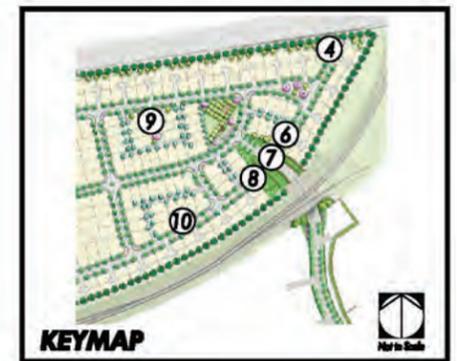


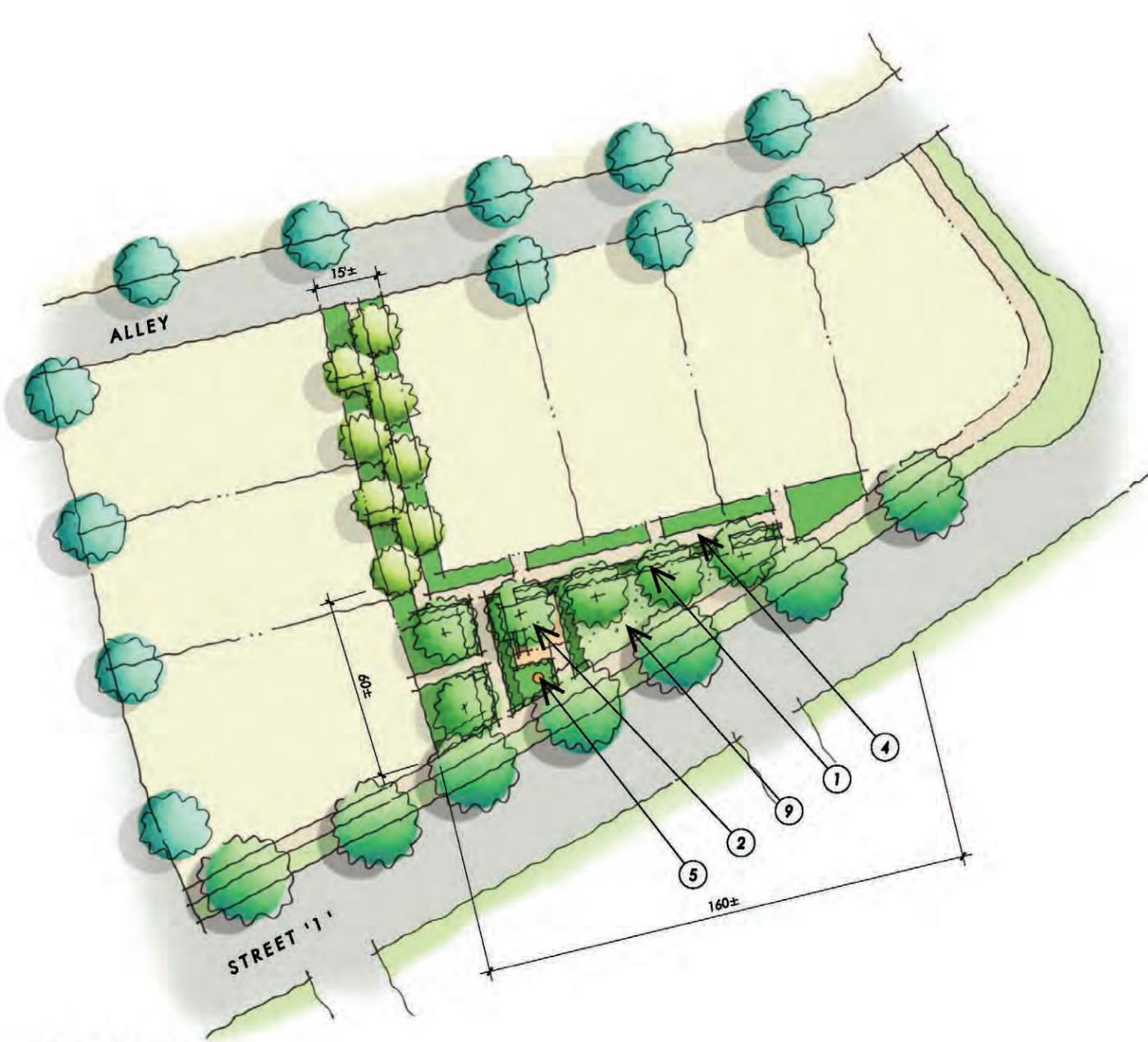
**SECTION/ELEVATION 'B'**  
N.T.S.



**LEGEND**

- 1. Hedge
- 2. Social Space with Exterior Furniture, Enhanced Paving or Decomposed Granite
- 3. Turf
- 4. Sidewalk
- 5. Landscape Art/Sculpture per Artist
- 6. Bioswale
- 7. Garden Entry Portal





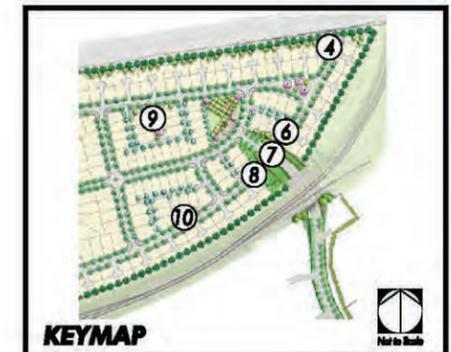
**POCKET PARK: 10**  
N.T.S.



**COMMUNITY GARDEN/Common Greens: 4**  
N.T.S.

**LEGEND**

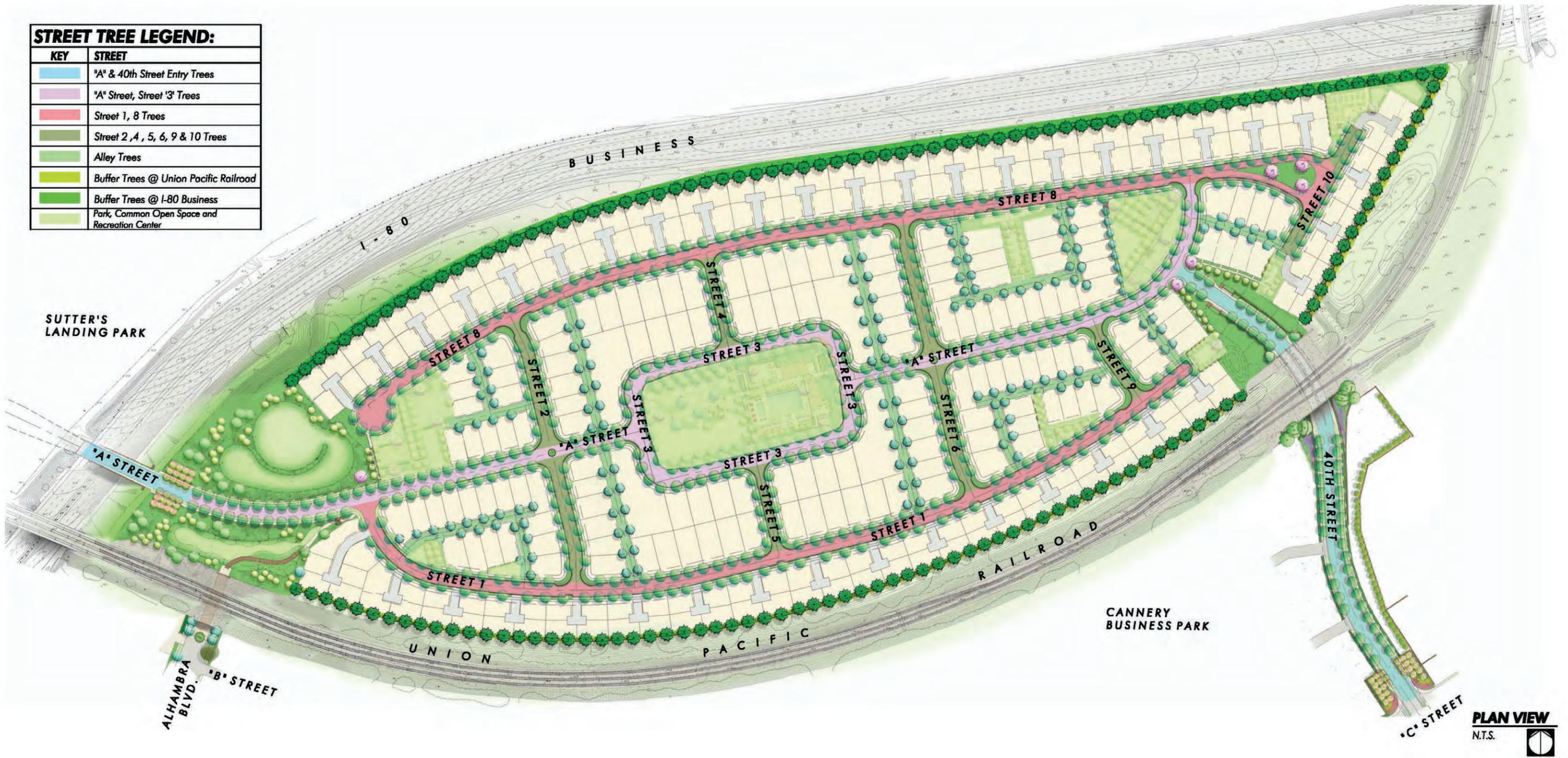
- 1. Hedge
- 2. Social Space with Exterior Furniture, Enhanced Paving or Decomposed Granite
- 3. Turf - Future Potential Garden Plots
- 4. Sidewalk
- 5. Landscape Art/Sculpture per Artist
- 6. Bench
- 7. Garden Shade Structure
- 8. Landscape Buffer
- 9. Turf
- 10. Garden Shed
- 11. 8' Driveable Access Road
- 12. 5' Decomposed Pathway - In Phase 1
- 13. Raised Garden Plots (8'x15'min. & 8'x20')(12 total - in Phase 1)
- 14. Accent Tree
- 15. Citrus and/or Buffer Trees



# CONCEPTUAL STREET TREE PLAN

**STREET TREE LEGEND:**

KEY	STREET
	'A' & 40th Street Entry Trees
	'A' Street, Street '3' Trees
	Street 1, 8 Trees
	Street 2, 4, 5, 6, 9 & 10 Trees
	Alley Trees
	Buffer Trees @ Union Pacific Railroad
	Buffer Trees @ I-80 Business
	Park, Common Open Space and Recreation Center



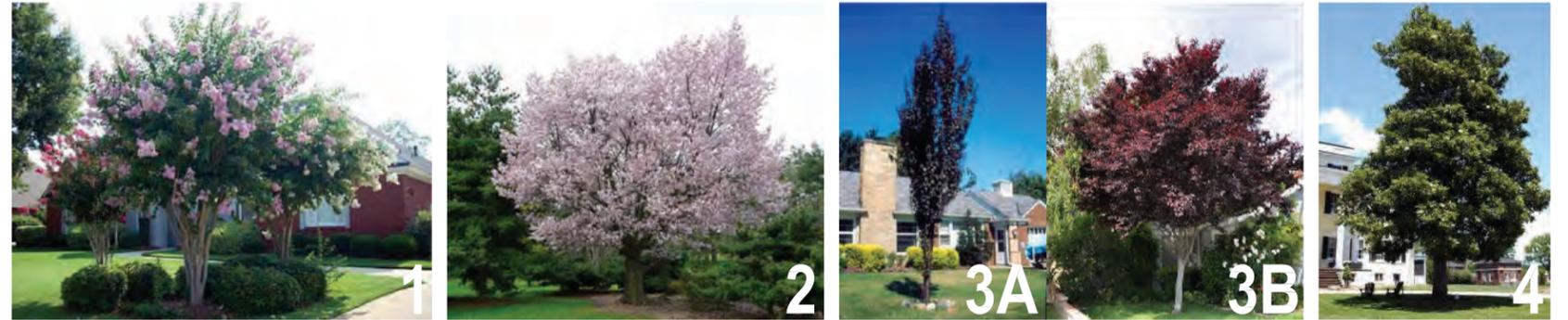
**PLAN VIEW**  
N.T.S.



## " A " & 40th STREET ENTRY TREES

### TREE BOSQUES

Key	Botanical Name	Common Name
1.	Lagerstroemia indica	Crape Myrtle
2.	Prunus sargentii	Sargent Cherry
3.	Prunus cerasifera (Flowering Plum)	'A' Crimson Pointe/ 'B' Krauter Vesuvius
4.	Magnolia grandiflora 'St. Mary'	St. Mary Magnolia
5.	Malus 'Jarmin Marilee'	Marilee Crabapple
6.	Quercus robur 'Streetspire'	Streetspire Oak



### SPECIMEN TREES

Key	Botanical Name	Common Name
7.	Magnolia grandiflora	Southern Magnolia
8.	Pinus pinea	Italian Stone Pine
9.	Platanus racemosa	California Sycamore
10.	Quercus lobata	Valley Oak
11.	Quercus suber	Cork Oak
12.	Liriodendron tulipifera 'Emerald City'	Tulip Tree
13.	Ginkgo biloba 'Autumn Gold'	Maidenhair Tree 'Autumn Gold'



### STREET TREES

Key	Botanical Name	Common Name
14.	Liriodendron tulipifera 'Emerald City'	Tulip Tree
15.	Platanus x acerifolia	London Plane Tree
16.	Tilia americana	American Linden



## " A " & STREET ' 3 ' TREES

Key	Botanical Name	Common Name
17.	Liriodendron tulipifera 'Emerald City'	Tulip Tree
18.	Platanus x acerifolia	London Plane Tree
19.	Tilia americana	American Linden



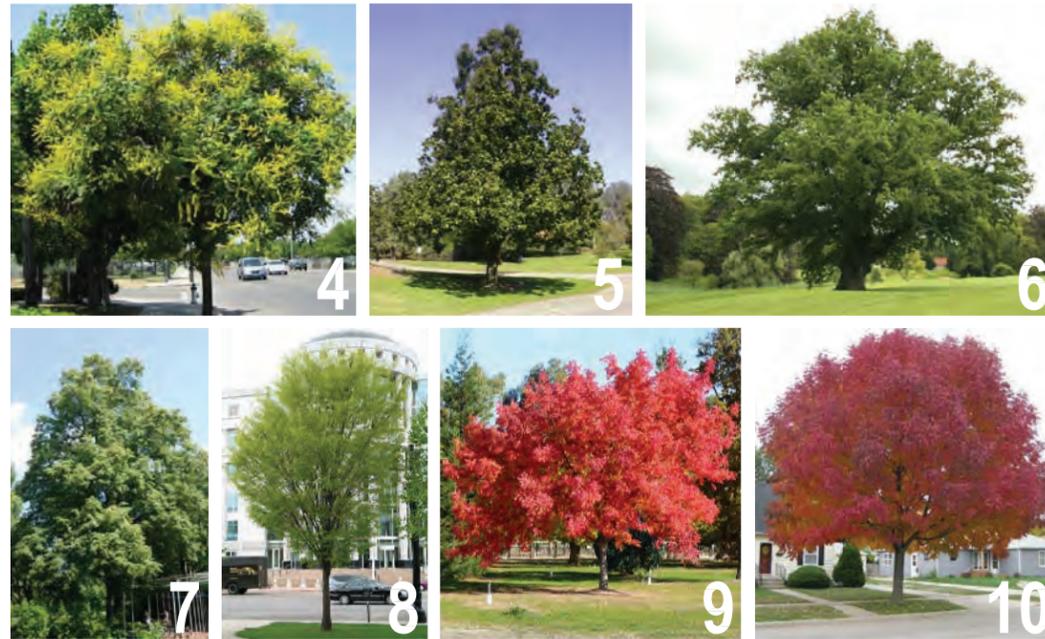
## STREET '1' & '8' TREES

Key	Botanical Name	Common Name
1.	<i>Ulmus parvifolia</i>	Chinese Elm
2.	<i>Ulmus parvifolia</i> 'Emer I'	Athena Classic Elm
3.	<i>Ulmus parvifolia</i> 'Emer II'	Allee Elm



## STREETS 2, 4, 5, 6, 9, 10 TREES

Key	Botanical Name	Common Name
4.	<i>Koelreuteria bipinnata</i>	Chinese Goldenrain Tree
5.	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Magnolia 'Samuel Sommer'
6.	<i>Quercus ilex</i>	Holly Oak
7.	<i>Tilia americana</i>	American Linden
8.	<i>Zelkova serrata</i> 'Village Green'	Japanese Elm
9.	<i>Pistacia chinensis</i> 'Pear Street'	Chinese Pistache
10.	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash



## ALLEY TREES

Key	Botanical Name	Common Name
11.	<i>Eriobotrya deflexa</i>	Bronze Loquat
12.	<i>Geijera parviflora</i>	Australian Willow
13.	<i>Lagerstroemia indica</i>	Crape Myrtle
14.	<i>Prunus sargentii</i>	Sargent Cherry
15.	<i>Quercus robur</i> 'Fastigiata' Skyrocket	Skyrocket English Oak
16.	<i>Laurus nobilis</i>	Bay Laurel



## SCREEN TREES AT UNION PACIFIC RAILROAD

Key	Botanical Name	Common Name
1.	<i>Pinus strobus</i> 'Fastigiata'	Fastigate White Pine
2.	<i>Sequoia sempervirens</i> 'Aptos Blue'	Aptos Blue Redwood
3.	<i>Cupressus arizonica</i>	Arizona Cypress
4.	<i>Cedrus deodara</i>	Deodar Cedar



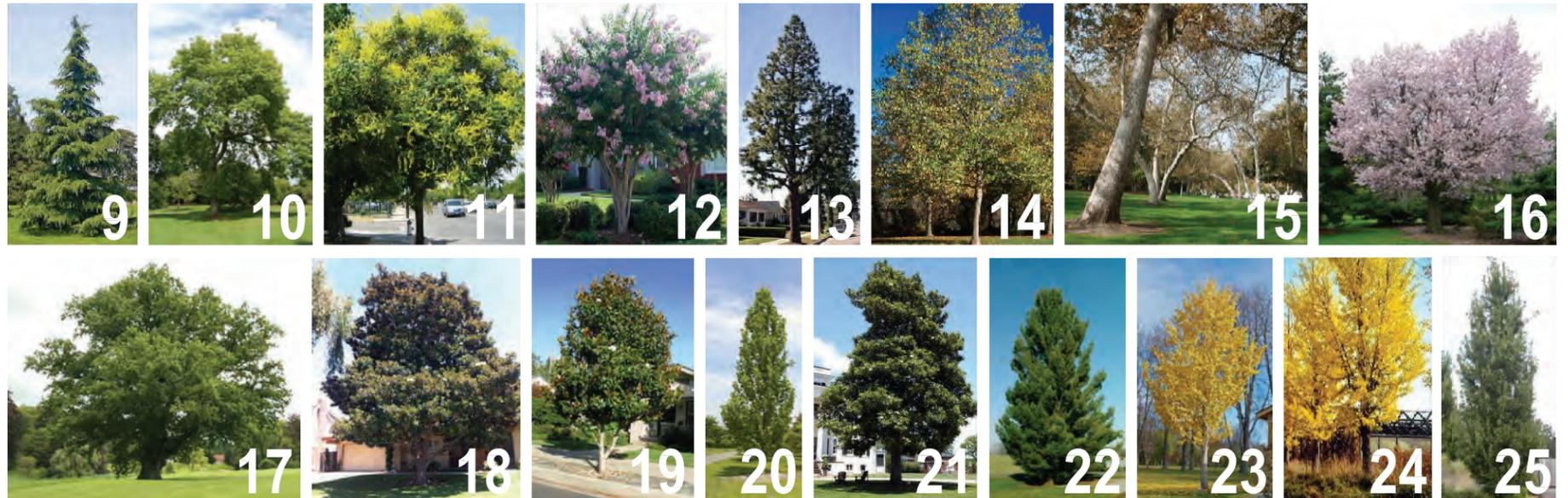
## SCREEN TREES AT I-80 BUSINESS

Key	Botanical Name	Common Name
5.	<i>Pinus strobus</i> 'Fastigiata'	Fastigate White Pine
6.	<i>Sequoia sempervirens</i> 'Aptos Blue'	Aptos Blue Redwood
7.	<i>Cupressus arizonica</i>	Arizona Cypress
8.	<i>Cedrus deodara</i>	Deodar Cedar



## PARK, RECREATION CENTER TREES (OTHER THAN STREET TREES)

Key	Botanical Name	Common Name
9.	<i>Cedrus deodara</i>	Deodar Cedar
10.	<i>Fraxinus</i> spp.	Ash
11.	<i>Koelreuteria paniculata</i>	Goldenrain Tree
12.	<i>Lagerstroemia indica</i>	Crape Myrtle
13.	<i>Pinus canariensis</i>	Canary Island Pine
14.	<i>Platanus x acerifolia</i>	London Plane Tree
15.	<i>Platanus racemosa</i>	California Sycamore
16.	<i>Prunus sargentii</i>	Sargent Cherry
17.	<i>Quercus ilex</i>	Holly Oak
18.	<i>Magnolia grandiflora</i>	Southern Magnolia
19.	<i>Magnolia g. Dwarf 'Glen St. Mary'</i>	Dwarf Southern Magnolia



### VERTICAL ACCENT TREES

Key	Botanical Name	Common Name
20.	<i>Liriodendron tulipifera</i> 'Fastigiata' Columnar	Tulip Tree
21.	<i>Magnolia grandiflora</i> 'St. Mary'	St. Mary Magnolia
22.	<i>Pinus strobus</i> 'Fastigiata'	Fastigate White Pine
23.	<i>Ginkgo biloba</i> 'Autumn Gold'	Maidenhair Tree 'Autumn Gold'
24.	<i>Ginkgo biloba</i> 'Princeton Sentry'	Maidenhair Tree 'Princeton Sentry'
25.	<i>Quercus robur</i> 'Fastigiata' Skyrocket	Skyrocket English Oak

## VINES

<u>Botanical Name</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Common Name</u>
Solanum jasminoides	Potato Vine	Hardenbergia violacea	Lilac Vine
Campsis radicans	Trumpet Creeper	Rosa spp.	Rose
Clytostoma callistegioides	Violet Trumpet Vine	Trachelospermum asiaticum	Asian Star Jasmine
Distictis spp.	Trumpet Vine	Wisteria spp.	Wisteria

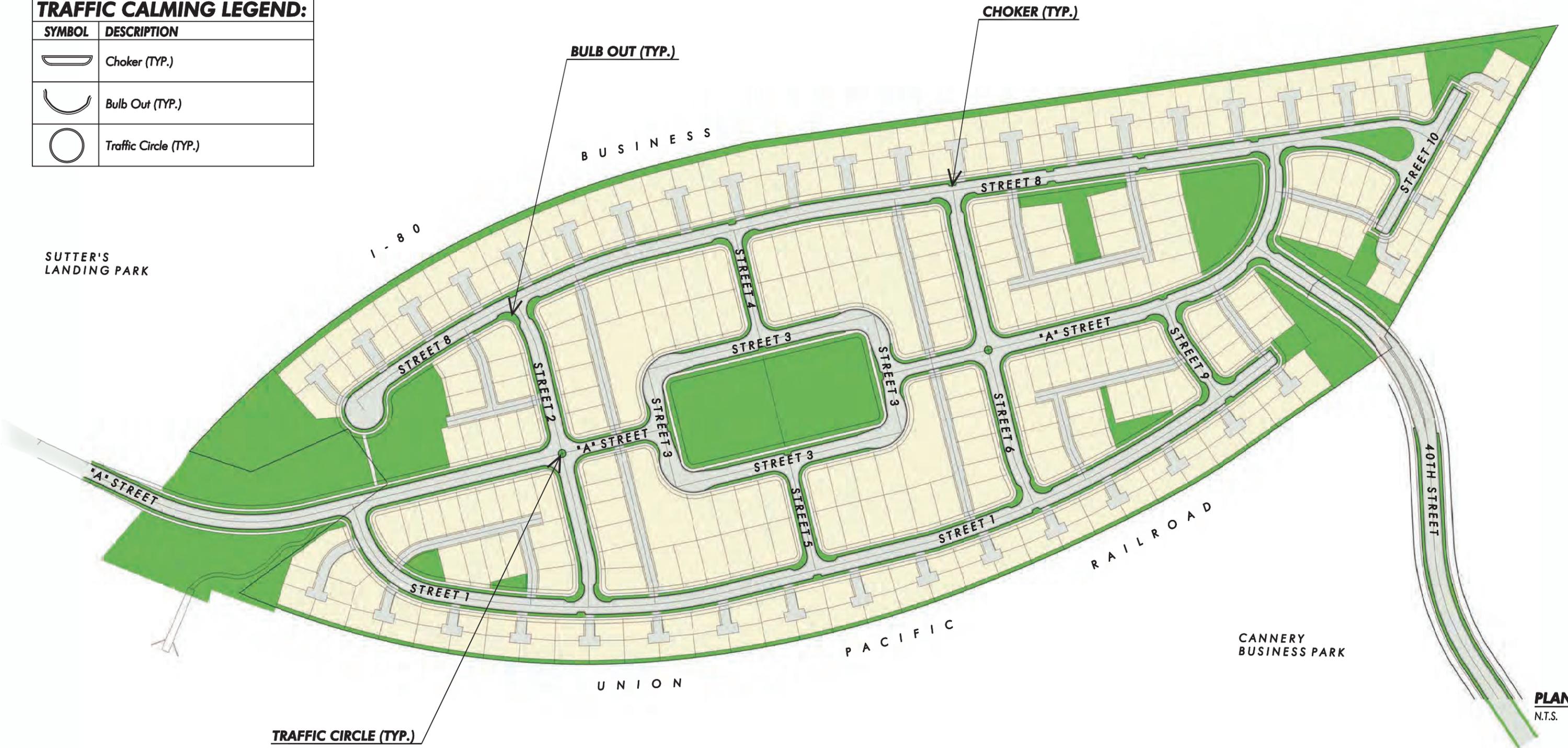
## SHRUBS & GROUND COVER

<u>Botanical Name</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Common Name</u>
Acanthus mollis	Bear's Breech	Ilex spp.	Holly	Podocarpus spp.	Fern Pine
Agapanthus spp.	Lily-Of-The-Nile	Iris spp.	Iris	Punica granatum 'Nana' Dwarf	Pomegranate
Agave spp.	Agave	Lagerstroemia spp.	Crape Myrtle	Rhamnus californicus	Coffeeberry
Aloe spp.	Aloe	Lantana spp.	Lantana	Raphiolepis spp.	Indian Hawthorn
Anigozanthos spp.	Kangaroo Paw	Lavandula spp.	Lavender	Rhododendron spp.	Azalea
Buxus spp.	Boxwood	Lavatera spp.	Tree Mallow	Rosa spp.	Rose
Callistemon spp.	Bottlebrush	Ligustrum j. 'Texanum'	Texas Privet	Rosmarinus spp.	Rosemary
Camellia spp.	Camellia	Liriope spp.	Lily Turf	Salvia spp.	Sage
Carex spp.	Sedge	Lonicera j. 'Halliana'	Hall's Honeysuckle	Stipa spp.	Feather Grass
Dicksonia spp.	Tasmanian Tree Fern	Loropetalum chinense	Fringe Flower	Trachelospermum asiaticum	Asian Star Jasmine
Dietes spp.	Fortnight Lily	Miscanthus spp.	Eulalia	Viburnum japonicum	Viburnum
Echium candicans	Pride of Madeira	Myoporum parvifolium	Myoporum	Xylosma spp.	Xylosma
Festuca spp.	Fescue	Nandina spp.	Heavenly Bamboo		
Grevillea spp.	Grevillea	Phormium spp.	Flax		
Hemerocallis spp.	Daylily	Pittosporum spp.	Pittosporum		

# TRAFFIC CALMING PLAN

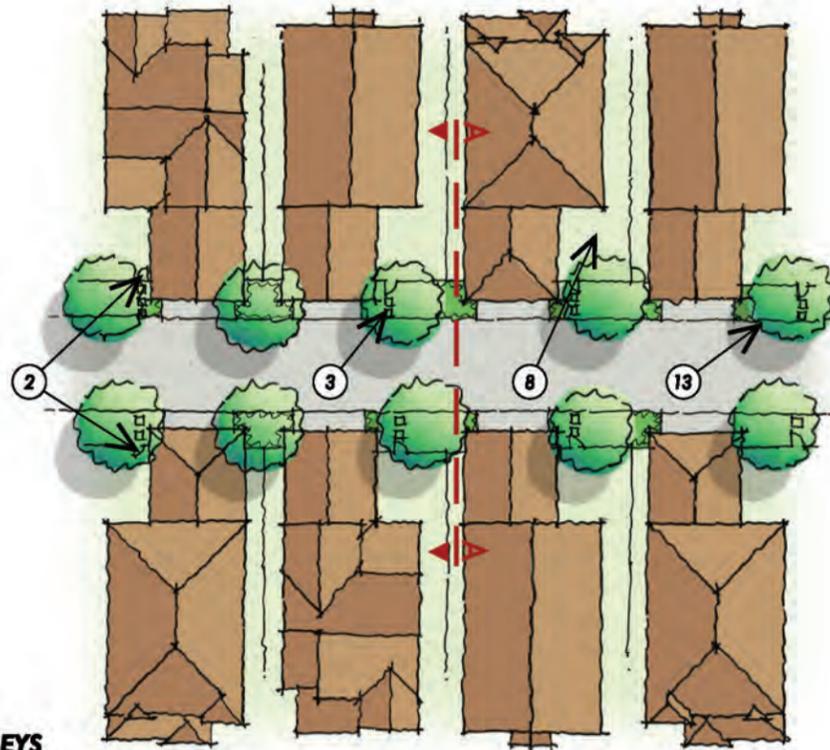
**TRAFFIC CALMING LEGEND:**

SYMBOL	DESCRIPTION
	Choker (TYP.)
	Bulb Out (TYP.)
	Traffic Circle (TYP.)

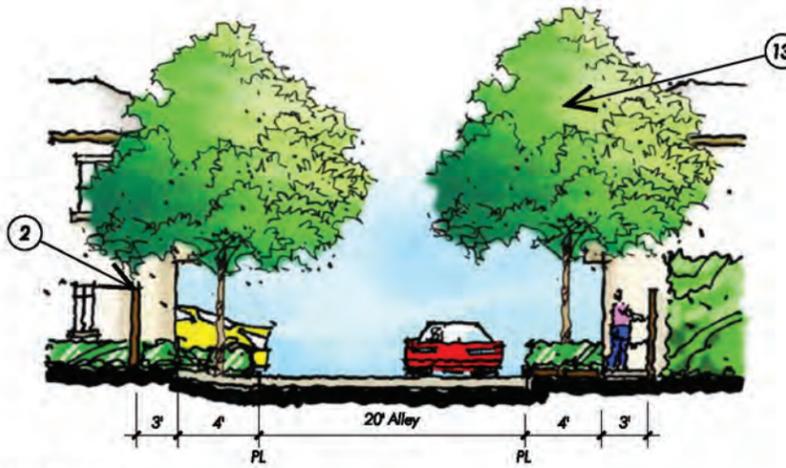


**PLAN VIEW**  
N.T.S.





**ALLEYS**  
N.T.S.



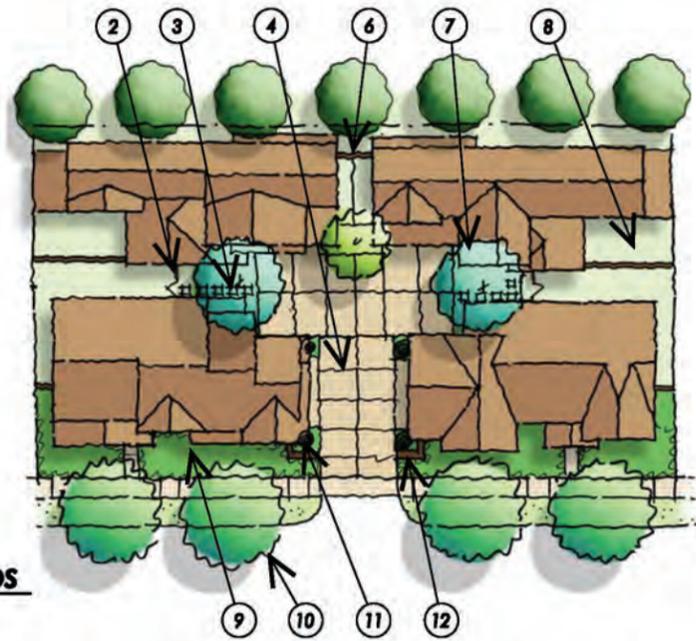
**SECTION 'A'**  
N.T.S.



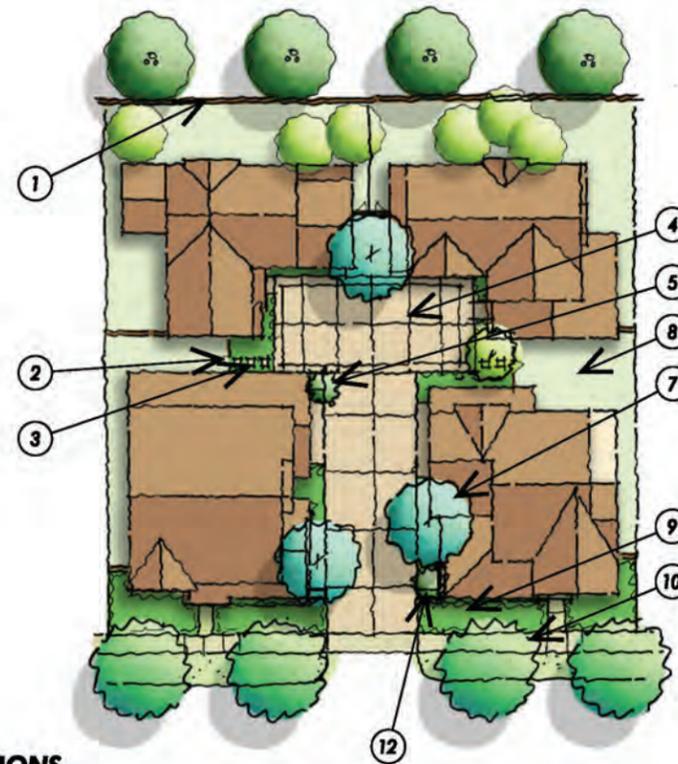
**LEGEND**

1. Soundwall
2. Private Yard Gate and Fence/Wall
3. Steppers
4. Enhanced Courtyard Paving
5. Vertical Tree/Shrub
6. 10' Ht. Wall between Units
7. Accent Tree
8. Private Yards
9. Front Yard Landscaping
10. Street Trees in Parkway
11. Vertical Tree
12. Thematic Low Entry Wall
13. Alley Tree
14. Driveway

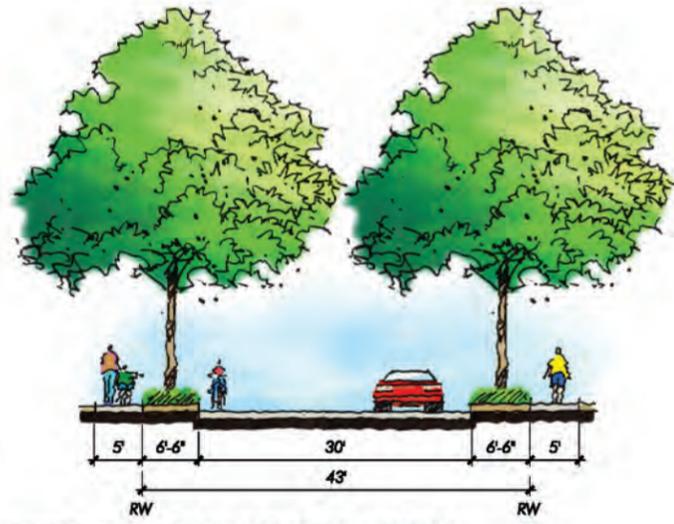
**PARKSIDE FLATS**  
N.T.S.



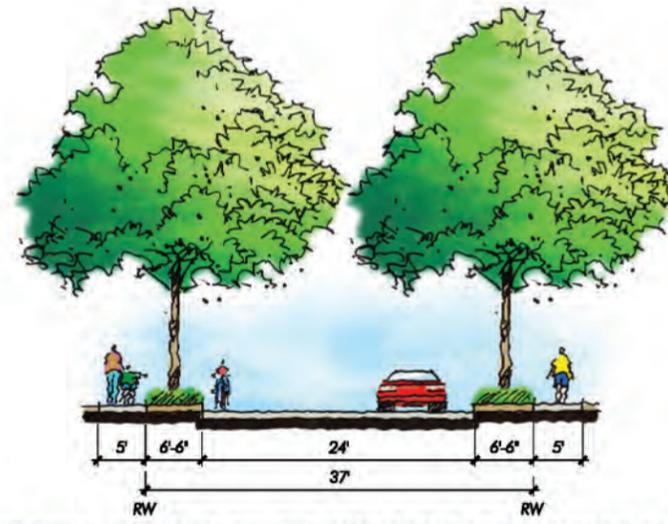
**COURTYARDS**  
N.T.S.



**COMMONS**  
N.T.S.



**STREET 1, 2, 3, 6, 8, 9, AND 10 SECTION**  
N.T.S.

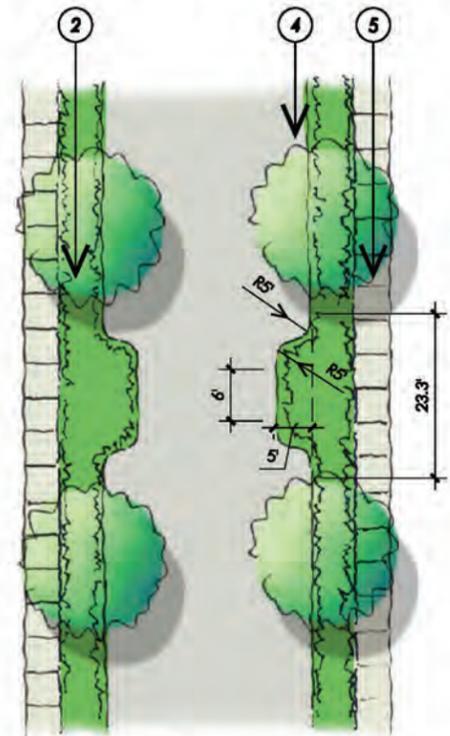


**STREET 4, 5 AND 'A' STREET WITHOUT PARKING SECTION**  
N.T.S.

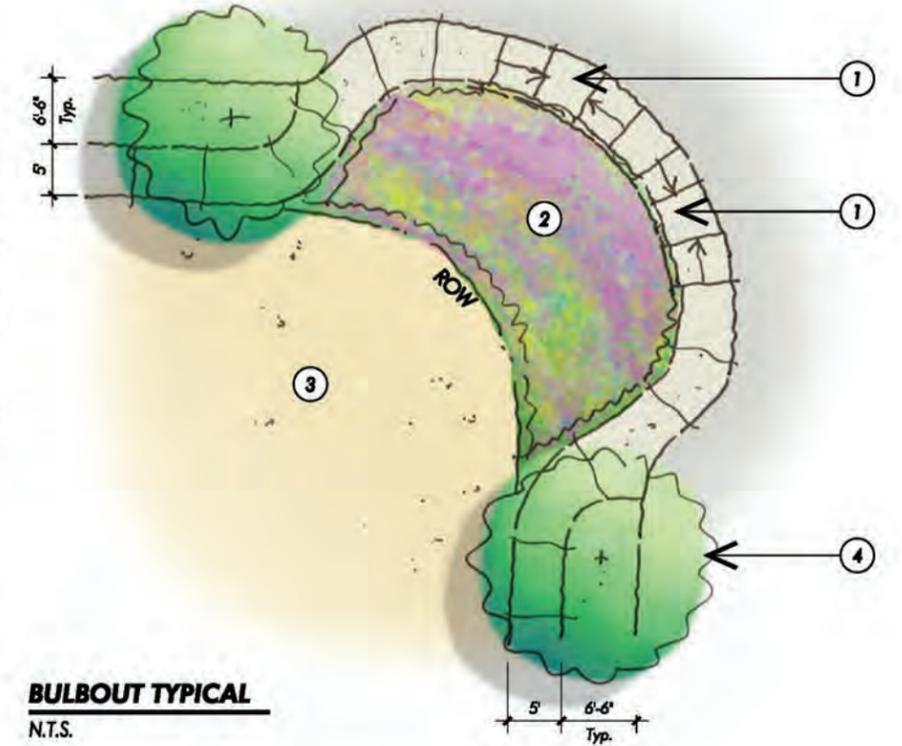
**LEGEND**

- 1. Curb and Ramp - per City standard
- 2. Parkway
- 3. Private Lot
- 4. Street or Specimen Tree
- 5. Sidewalk

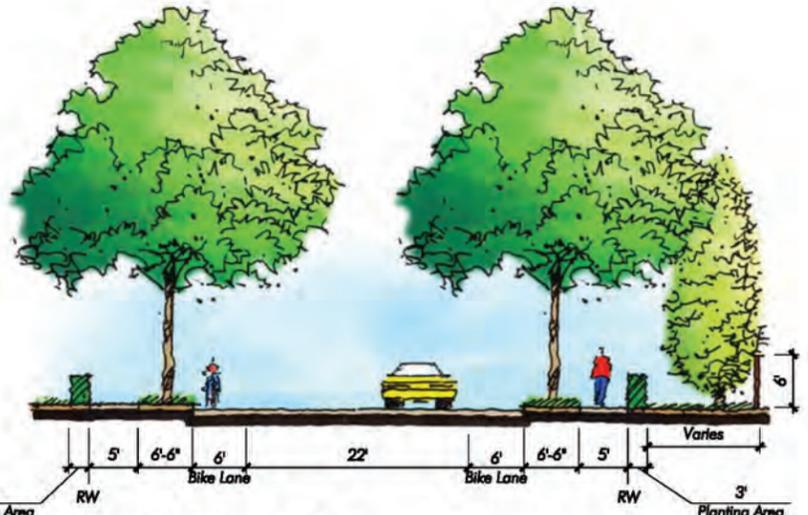
Note:  
Plant material location and heights to comply with sight distance requirements.



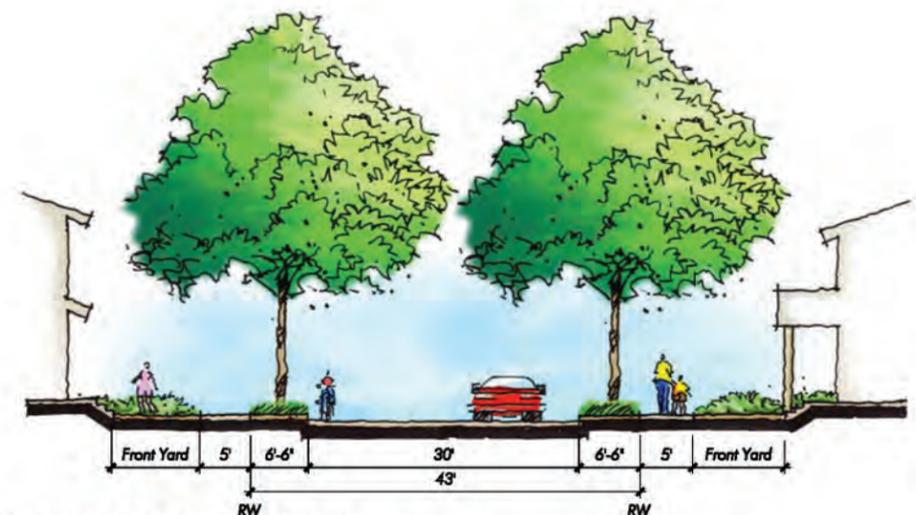
**TRAFFIC CHOKER**  
N.T.S.



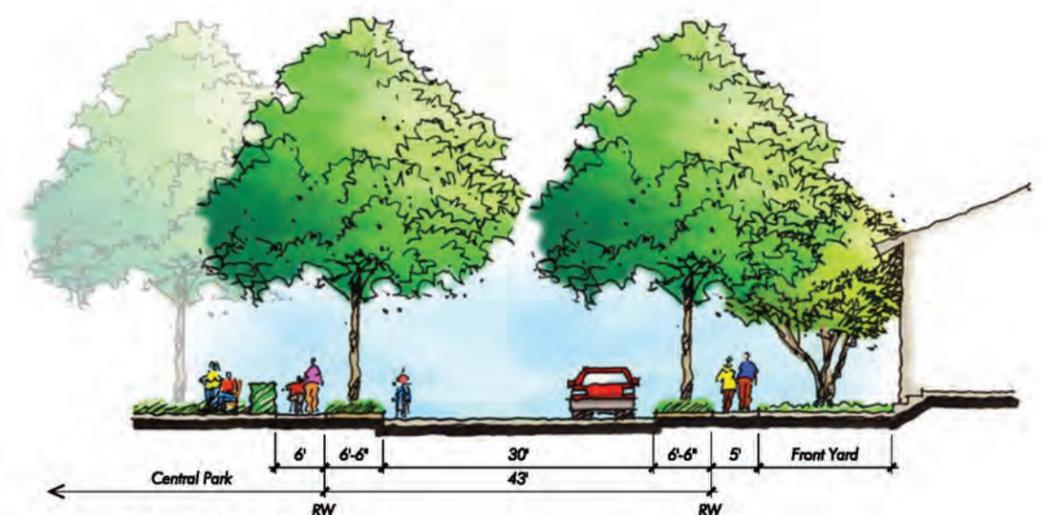
**BULBOUT TYPICAL**  
N.T.S.



**40TH STREET OFF-SITE SECTION**  
N.T.S.

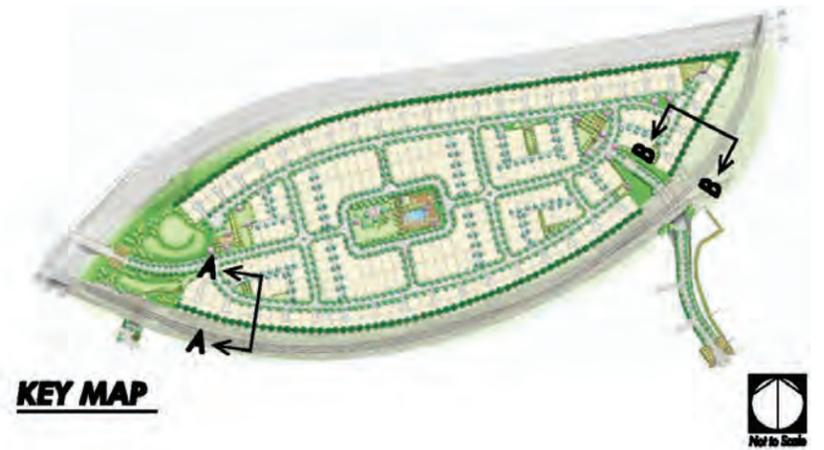
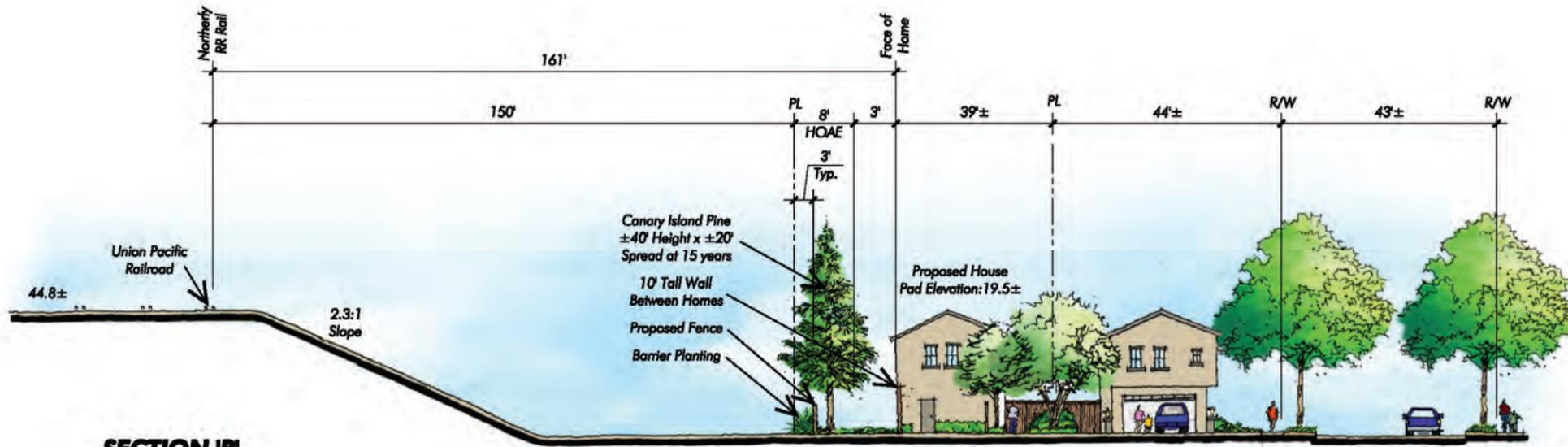
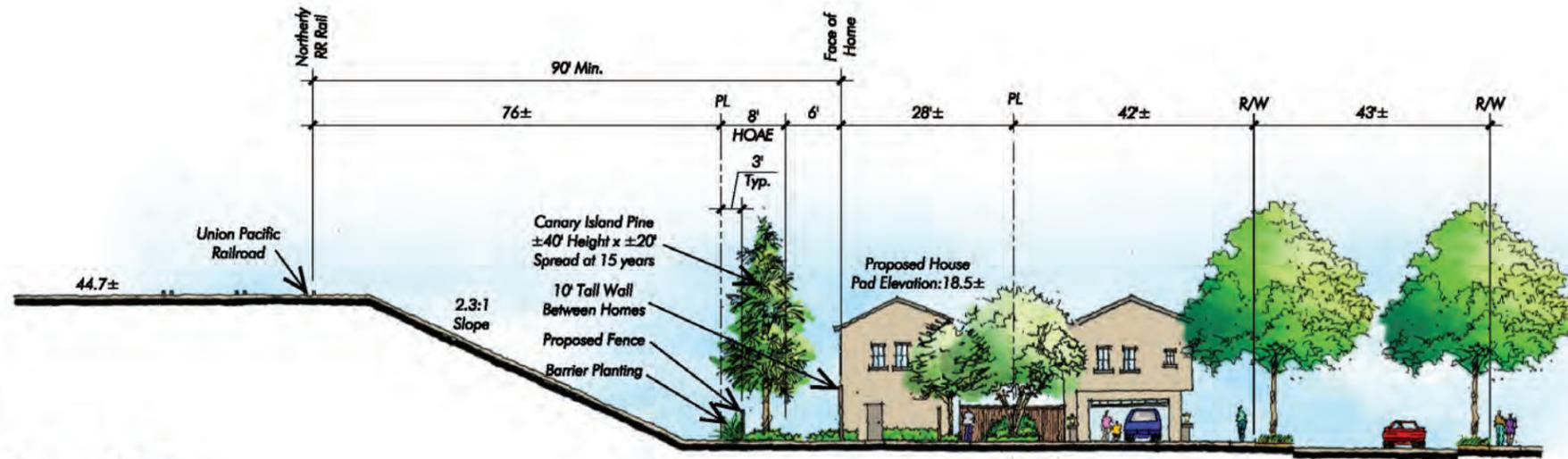


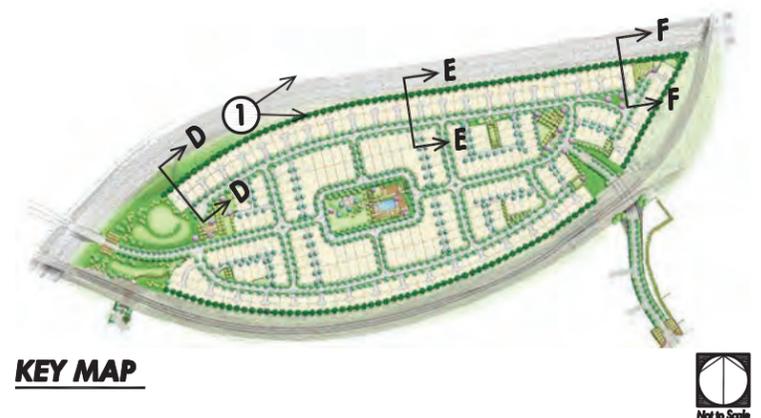
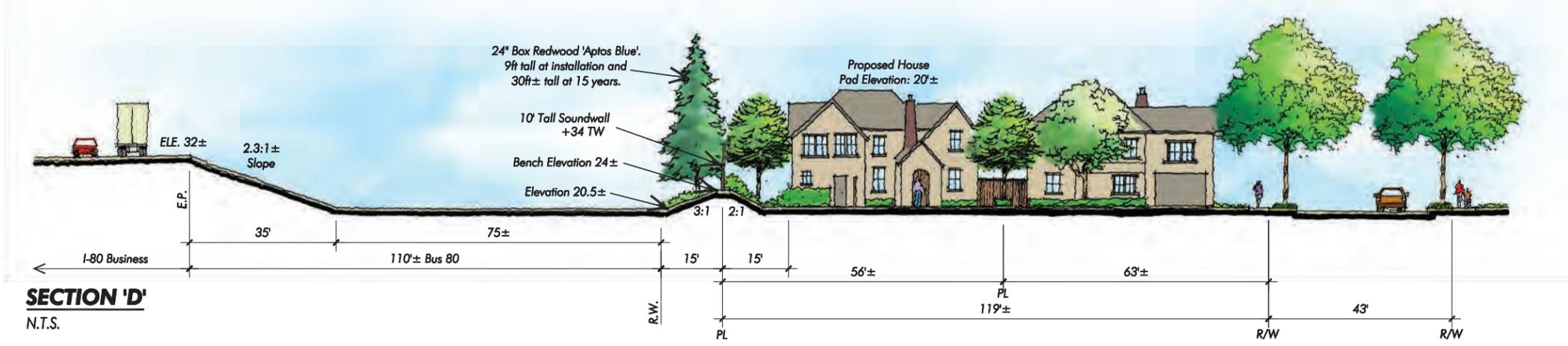
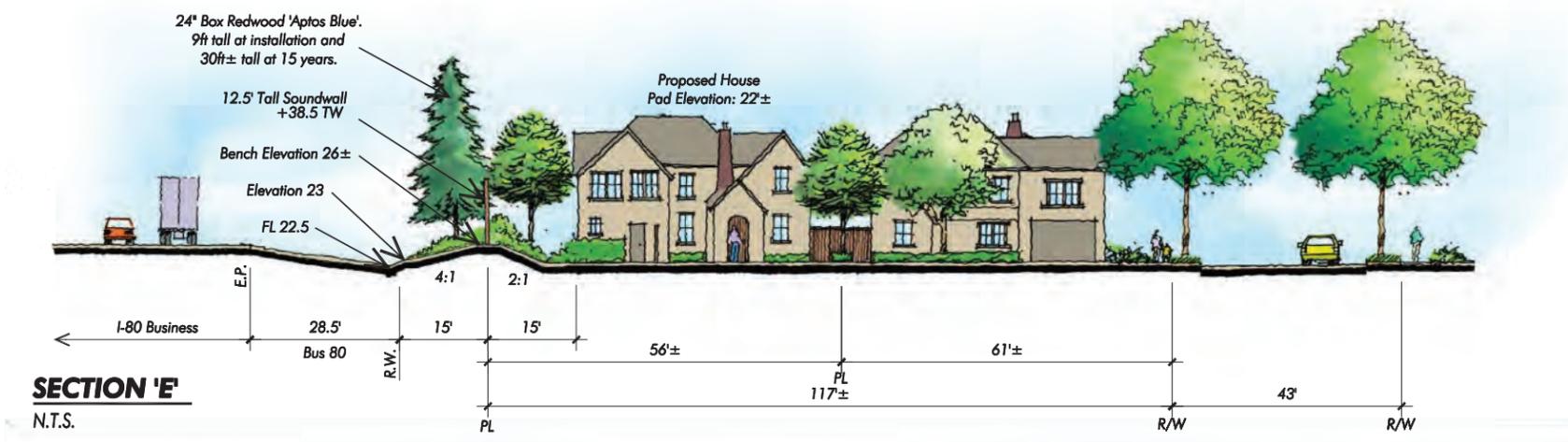
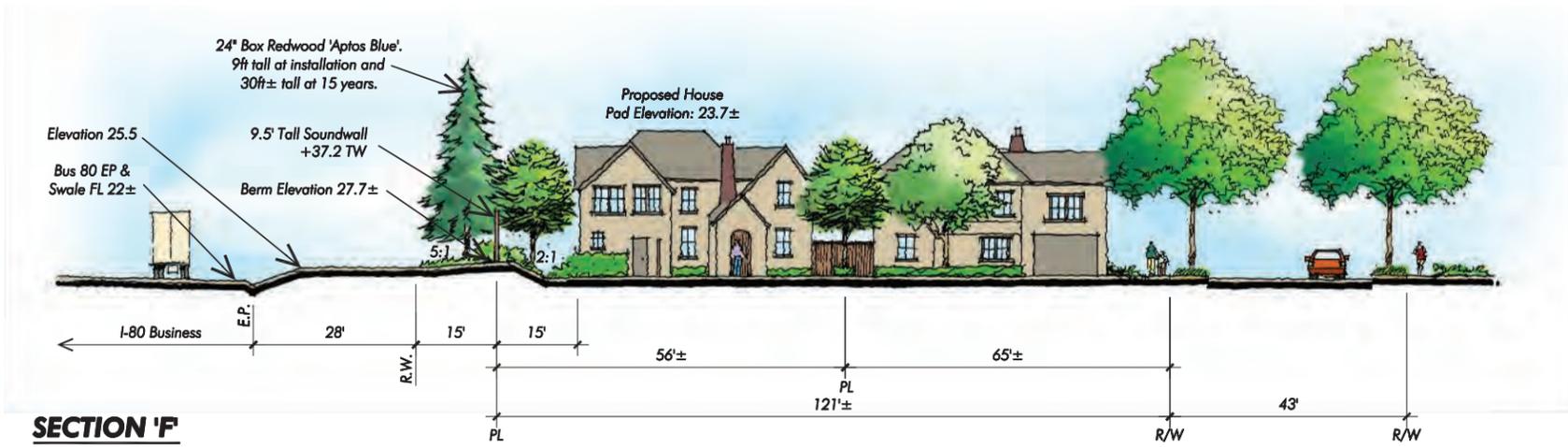
**'A' STREET TYPICAL SECTION**  
N.T.S.



**STREET '3' TYPICAL SECTION**  
N.T.S.

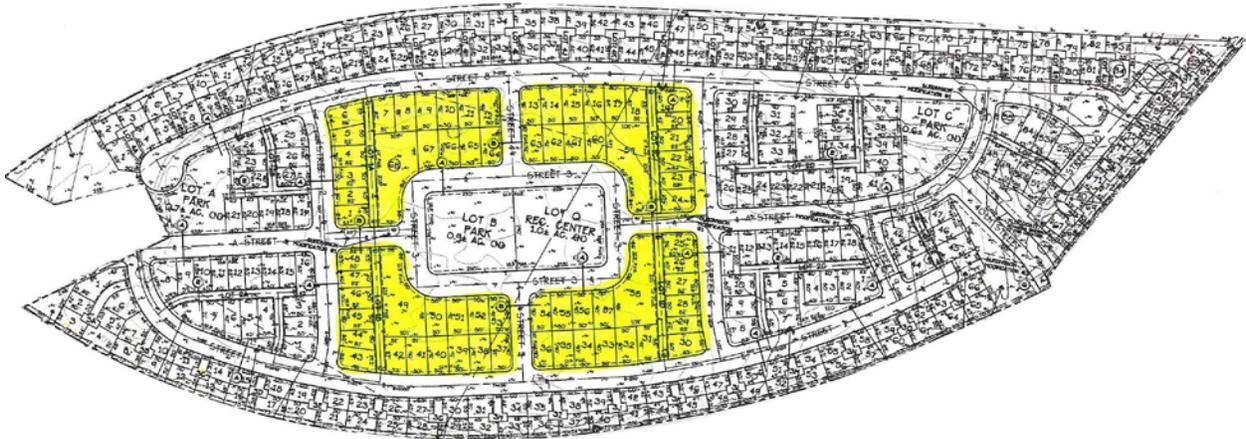






Technical Width, Depth, and Size Appendix for Villages 1-4

**Village 1**



<b>Village 1: Mixture of Park Homes / Cottage Greens / Parkside Flats</b>					
<i>Middle of Project Site***</i>					
<b>Lot Number</b>	<b>Type</b>	<b>Width (feet)</b>	<b>Depth (feet)</b>	<b>Size (sqft)</b>	<b>Deviation?</b>
1*C	Park Homes	54	82	4,416	No
2	Cottage Greens	40	82	3,275	No
3	Park Homes	50	82	4,095	No
4	Park Homes	50	82	4,083	No
5	Cottage Greens	37	82	3,636	No
6*C	Park Homes	54	86	5,015	No
7	Park Homes	54	87	4,575	No
8	Park Homes	50	91	4,533	No
9	Park Homes	50	91	4,579	No
10	Park Homes	50	92	5,496	No
11	Park Homes	50	92	4,596	No
12*C	Park Homes	50	92	4,538	No
13*C	Park Homes	50	92	4,531	No
14	Park Homes	50	92	4,597	No
15	Park Homes	50	91	4,516	No
16	Park Homes	50	89	4,428	No
17	Park Homes	50	87	4,389	No
18	Park Homes	52	85	4,417	No
19*C	Park Homes	53	88	4,702	No
20	Cottage Greens	39	82	3,325	No
21	Park Homes	50	82	4,100	No
22	Park Homes	50	82	4,100	No

23	Cottage Greens	40	82	3,280	No
24*C	Park Homes	56	82	4,526	No
25*C	Park Homes	56	82	4,525	No
26	Cottage Greens	40	82	3,281	No
27	Park Homes	50	82	4,101	No
28	Park Homes	50	82	4,095	No
29	Cottage Greens	40	85	3,374	No
30*C	Park Homes	52	93	4,868	No
31	Park Homes	52	88	4,564	No
32	Park Homes	50	91	4,539	No
33	Park Homes	50	90	4,512	No
34	Park Homes	50	90	4,515	No
35	Park Homes	50	90	4,519	No
36*C	Park Homes	50	90	4,468	No
37	Park Homes	50	90	4,473	No
38	Park Homes	50	91	4,532	No
39	Park Homes	50	91	4,534	No
40	Park Homes	50	91	4,534	No
41	Park Homes	50	90	4,503	No
42	Park Homes	53	87	4,530	No
43*C	Park Homes	52	98	4,777	No
44	Cottage Greens	35	87	3,530	No
45	Park Homes	50	82	4,099	No
46	Park Homes	50	82	4,098	No
47	Cottage Greens	40	82	3,279	No
48*C	Park Homes	53	80	4,245	No
49**C	Parkside Flats	58	<b>211****</b>	17,219	Yes
50	Park Homes	50	98	4,604	No
51	Park Homes	50	91	4,529	No
52	Park Homes	50	91	4,529	No
53*C	Park Homes	50	91	4,470	No
54*C	Park Homes	50	90	4,468	No
55	Park Homes	50	90	4,524	No
56	Park Homes	50	90	4,525	No
57	Park Homes	50	98	4,598	No
58**C	Parkside Flats	59	<b>211****</b>	17,192	Yes
59**C	Parkside Flats	59	<b>213****</b>	17,301	Yes
60	Park Homes	50	97	4,582	No
61	Park Homes	50	91	4,540	No
62	Park Homes	50	92	4,573	No
63*C	Park Homes	50	92	4,550	No
64*C	Park Homes	50	92	4,540	No
65	Park Homes	50	92	4,597	No

66	Park Homes	50	92	4,597	No
67	Park Homes	50	99	4,671	No
68**C	Parkside Flats	57	<b>218****</b>	17,665	Yes

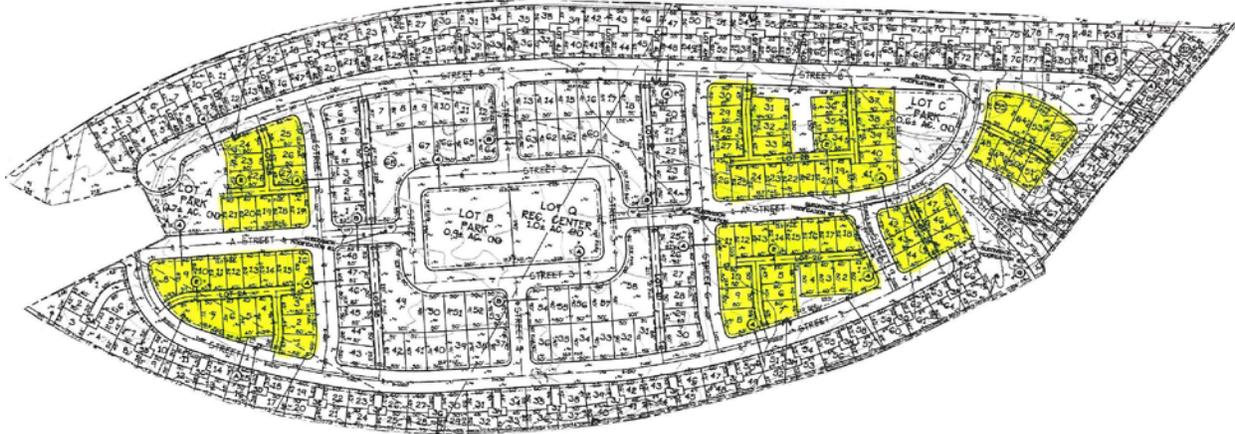
\* The symbol "C" indicates that the parcel measurement is subject to corner lot standards

\*\*Corner lots 49, 58, 59, and 68 are proposed to be zoned Multi-Unit Dwellings (R-2A PUD) which allows a minimum 2,500 square foot lot size. (The remainder of the lots in the subdivision are proposed to be R-1A PUD which typically require a minimum lot size of 2,900 square feet.)

\*\*\*Some parcels are irregularly shaped. This chart provides approximate dimensions for the purpose of determining deviations.

\*\*\*\*The lot depth standard in the R-2A zone is typically no greater than 160 feet.

**Village 2A and 2B**



**Villages 2A and 2B: Cottage Greens: Western and Eastern Sides of Site\***

<b>Village 2A</b>				
<b>Lot Number</b>	<b>Width (feet)</b>	<b>Depth (feet)</b>	<b>Size (sqft)</b>	<b>Deviation?</b>
1*C	60	82	4,309	No
2	52	80	3,820	No
3	48	80	3,818	No
4	39	94	3,734	No
5	40	94	3,769	No
6	39	92	3,938	No
7	55	80	4,089	No
8*C	63	109	5,368	No
9	40	87	3,353	No
10	40	82	3,297	No
11	40	82	3,298	No
12	40	82	3,299	No
13	40	83	3,300	No
14	40	83	3,301	No
15	40	83	3,302	No
16*C	45	103	4,562	No
17*C	45	82	3,667	No
18	40	82	3,297	No
19	40	82	3,297	No
20	40	82	3,297	No
21	40	82	3,296	No
22	40	80	3,199	No

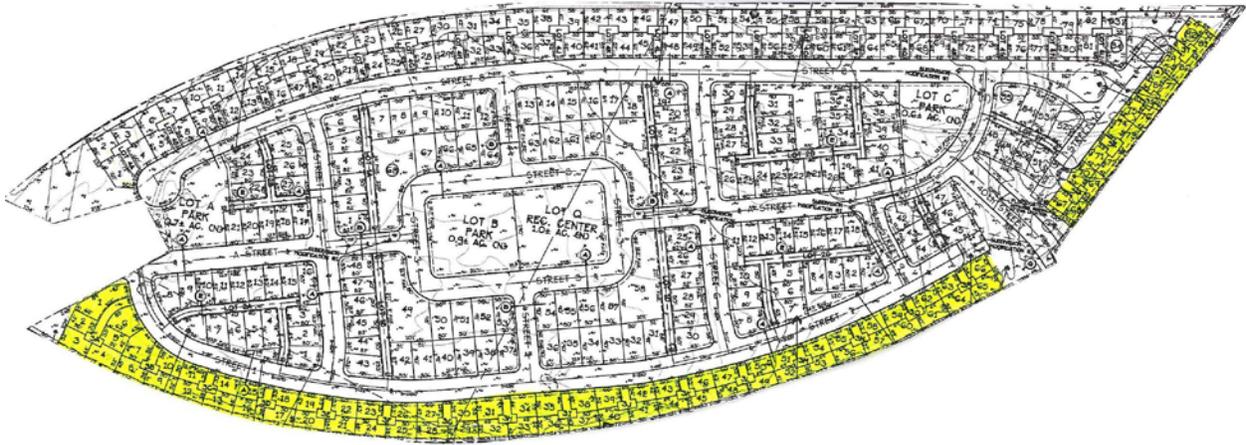
23	40	80	3,200	No
24	37	84	4,064	No
25°C	77	82	5,397	No
26	45	80	3,606	No
27	45	80	3,562	No
<b>Village 2B</b>				
1	72	75	4,547	No
2	40	80	3,201	No
3	40	80	3,201	No
4	40	80	3,201	No
5	45	80	3,600	No
6	40	80	3,200	No
7	75	75	4,285	No
8	70	82	4,975	No
9	50	80	4,029	No
10	50	80	4,000	No
11	45	103	4,563	No
12	40	82	3,299	No
13	40	82	3,299	No
14	40	82	3,299	No
15	40	82	3,299	No
16	40	82	3,298	No
17	40	82	3,298	No
18	40	80	4,285	No
19	45	80	3,661	No
20	40	82	3,298	No
21	40	82	3,298	No
22	40	82	3,299	No
23	40	82	3,299	No
24	40	82	3,299	No
25	40	82	3,299	No
26	45	102	4,556	No
27	42	80	3,393	No
28	40	80	3,200	No
29	40	80	3,233	No
30	52	81	4,258	No
31	45	90	4,544	No
32	40	90	3,602	No
33	45	90	4,050	No
34	45	85	3,825	No
35	40	85	3,400	No
36	45	85	3,833	No
37	46	90	4,993	No

38	40	90	3,600	No
39	40	90	3,600	No
40	40	90	3,600	No
41	51	110	6,475	No
42	73	81	4,780	No
43	43	82	3,501	No
44	48	83	3,911	No
45	48	84	4,033	No
46	43	84	3,613	No
47	50	84	3,958	No
48	47	80	3,723	No
49	40	80	3,200	No
50	40	80	3,200	No
51	40	80	3,713	No
52	60	93	5,002	No
53	46	96	4,309	No
54	43	80	4,177	No
55	67	86	5,677	No

\*The symbol "C" indicates that the parcel measurement is subject to corner lot standards

\*\*Some parcels are irregularly shaped. This chart provides approximate dimensions for the purpose of determining deviations.

### Village 3



**Village 3: The Courtyards:** *Southern edge of property abutting the Railroad\**

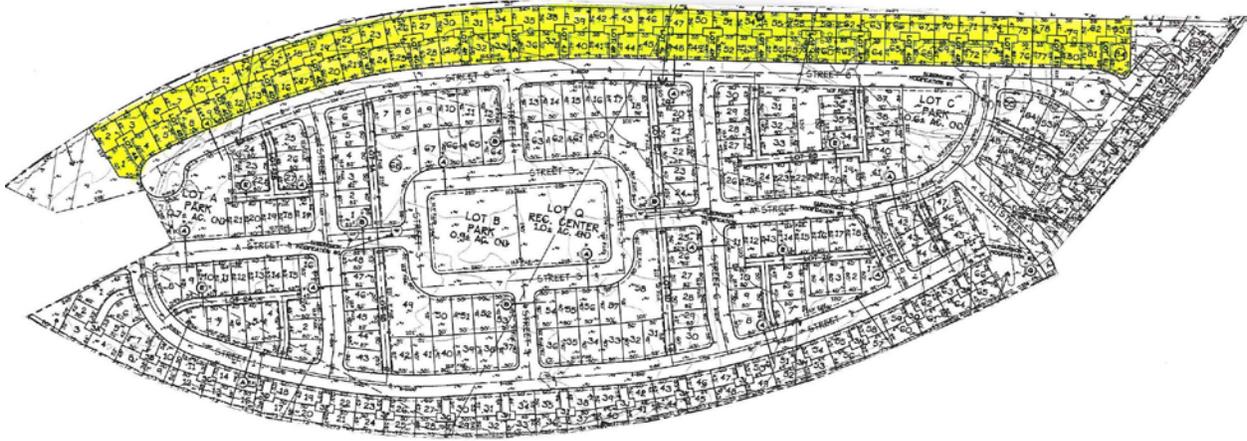
Lot Number	Width (feet)	Depth (feet)	Size (sqft)	Deviation?
1	29	101	5,222	No
2	62	42	<b>2,497</b>	Yes
3	75	52	3,623	Yes
4	77	52	3,806	Yes
5	63	42	<b>2,560</b>	Yes
6	59	85	4,068	No
7	44	89	4,031	No
8	73	48	3,303	Yes
9	73	52	3,302	Yes
10	60	50	<b>2,785</b>	Yes
11	60	50	<b>2,467</b>	Yes
12	73	52	3,301	Yes
13	73	48	3,301	Yes
14	60	43	<b>2,506</b>	Yes
15	60	43	<b>2,529</b>	Yes
16	73	48	3,302	Yes
17	73	48	3,302	Yes
18	60	43	<b>2,497</b>	Yes
19	60	43	<b>2,528</b>	Yes
20	73	48	3,301	Yes
21	73	48	3,300	Yes
22	60	43	<b>2,485</b>	Yes
23	60	43	<b>2,497</b>	Yes
24	73	48	3,302	Yes

25	73	<b>48</b>	3,304	Yes
26	60	<b>45</b>	<b>2,550</b>	Yes
27	60	<b>45</b>	<b>2,700</b>	Yes
28	73	<b>48</b>	3,333	Yes
29	73	<b>54</b>	3,425	Yes
30	60	<b>53</b>	2,934	Yes
31	60	<b>51</b>	3,032	Yes
32	71	<b>52</b>	3,424	Yes
33	70	<b>52</b>	3,411	Yes
34	60	<b>55</b>	3,150	Yes
35	60	<b>56</b>	3,238	Yes
36	74	<b>50</b>	3,455	Yes
37	74	<b>49</b>	3,377	Yes
38	60	<b>49</b>	3,139	Yes
39	60	<b>52</b>	<b>2,882</b>	Yes
40	72	<b>50</b>	3,316	Yes
41	70	<b>49</b>	3,232	Yes
42	60	<b>42</b>	<b>2,462</b>	Yes
43	60	<b>43</b>	<b>2,439</b>	Yes
44	71	<b>48</b>	3,117	Yes
45	73	<b>43</b>	2,956	Yes
46	60	<b>43</b>	<b>2,466</b>	Yes
47	60	<b>43</b>	4,565	Yes
48	73	<b>43</b>	<b>2,820</b>	Yes
49	73	<b>41</b>	<b>2,775</b>	Yes
50	60	<b>43</b>	<b>2,466</b>	Yes
51	60	<b>43</b>	<b>2,469</b>	Yes
52	73	<b>41</b>	<b>2,806</b>	Yes
53	73	<b>44</b>	2,907	Yes
54	60	<b>43</b>	<b>2,484</b>	Yes
55	60	<b>43</b>	<b>2,474</b>	Yes
56	73	<b>44</b>	3,103	Yes
57	73	<b>49</b>	3,283	Yes
58	60	<b>43</b>	<b>2,466</b>	Yes
59	60	<b>43</b>	<b>2,486</b>	Yes
60	73	<b>49</b>	3,372	Yes
61	73	<b>55</b>	3,433	Yes
62	60	<b>43</b>	<b>2,481</b>	Yes
63	60	<b>42</b>	<b>2,432</b>	Yes
64	70	<b>52</b>	3,512	Yes
65	70	<b>59</b>	3,779	Yes
66	60	<b>43</b>	<b>2,492</b>	Yes
67	61	<b>42</b>	<b>2,432</b>	Yes

68	70	<b>43</b>	<b>2,740</b>	Yes
69	70	<b>42</b>	<b>2,735</b>	Yes
70	60	<b>42</b>	<b>2,484</b>	Yes
71	60	<b>42</b>	<b>2,412</b>	Yes
72	70	<b>42</b>	<b>2,729</b>	Yes
73	70	<b>42</b>	<b>2,723</b>	Yes
74	60	<b>42</b>	<b>2,412</b>	Yes
75	60	<b>42</b>	<b>2,412</b>	Yes
76	70	<b>42</b>	<b>2,717</b>	Yes
77	70	<b>42</b>	<b>2,711</b>	Yes
78	60	<b>42</b>	<b>2,412</b>	Yes
79	37	<b>42</b>	<b>2,697</b>	Yes
80	70	<b>42</b>	<b>2,706</b>	Yes
81	70	<b>42</b>	<b>2,700</b>	Yes
82	61	<b>47</b>	<b>2,699</b>	Yes

\*Some parcels are irregularly shaped. This chart provides approximate dimensions for the purpose of determining deviations.

**Village 4**



<b>Village 4: The Commons:</b> Northern edge of property abutting Interstate 80*				
<b>Lot Number</b>	<b>Width (feet)</b>	<b>Depth (feet)</b>	<b>Size (sqft)</b>	<b>Deviation?</b>
1	37	71	3,992	Yes
2	62	56	3,085	Yes
3	63	56	3,126	Yes
4	41	63	3,015	Yes
5	48	63	3,057	Yes
6	61	56	3,129	Yes
7	61	56	3,051	Yes
8	48	64	3,007	Yes
9	48	64	3,017	Yes
10	62	56	3,023	Yes
11	61	55	3,106	Yes
12	48	65	3,096	Yes
13	48	65	3,128	Yes
14	63	55	3,112	Yes
15	61	57	3,040	Yes
16	48	64	3,071	Yes
17	48	64	3,047	Yes
18	61	57	3,053	Yes
19	61	56	3,112	Yes
20	48	65	3,097	Yes
21	48	65	3,087	Yes
22	61	56	3,099	Yes
23	61	56	3,011	Yes

24	48	64	3,051	Yes
25	48	64	3,166	Yes
26	63	56	3,150	Yes
27	60	56	2,992	Yes
28	48	70	3,249	Yes
29	47	70	3,384	Yes
30	64	56	3,162	Yes
31	59	57	2,971	Yes
32	48	70	3,337	Yes
33	48	70	3,320	Yes
34	57	57	2,941	Yes
35	64	56	3,268	Yes
36	47	70	3,432	Yes
37	49	70	3,283	Yes
38	61	56	3,060	Yes
39	58	56	2,914	Yes
40	48	62	2,996	Yes
41	48	62	2,919	Yes
42	58	56	2,905	Yes
43	58	56	<b>2,888</b>	Yes
44	48	61	<b>2,883</b>	Yes
45	48	61	<b>2,881</b>	Yes
46	58	56	<b>2,888</b>	Yes
47	58	56	2,900	Yes
48	48	61	<b>2,884</b>	Yes
49	48	61	<b>2,884</b>	Yes
50	58	56	2,900	Yes
51	58	56	<b>2,889</b>	Yes
52	48	61	<b>2,881</b>	Yes
53	48	61	<b>2,881</b>	Yes
54	58	56	<b>2,889</b>	Yes
55	58	56	2,901	Yes
56	48	61	<b>2,883</b>	Yes
57	48	61	<b>2,883</b>	Yes
58	58	56	2,901	Yes
59	58	56	<b>2,889</b>	Yes
60	48	61	<b>2,881</b>	Yes
61	48	61	<b>2,880</b>	Yes
62	58	56	<b>2,889</b>	Yes
63	58	56	2,901	Yes
64	48	57	<b>2,883</b>	Yes
65	48	57	<b>2,883</b>	Yes
66	58	56	2,901	Yes

67	58	<b>56</b>	<b>2,890</b>	Yes
68	48	<b>61</b>	<b>2,881</b>	Yes
69	48	<b>61</b>	<b>2,880</b>	Yes
70	58	<b>56</b>	<b>2,889</b>	Yes
71	58	<b>56</b>	2,901	Yes
72	48	<b>61</b>	<b>2,883</b>	Yes
73	48	<b>61</b>	<b>2,883</b>	Yes
74	58	<b>56</b>	2,901	Yes
75	58	<b>56</b>	<b>2,890</b>	Yes
76	48	<b>57</b>	<b>2,880</b>	Yes
77	48	<b>57</b>	<b>2,880</b>	Yes
78	58	<b>56</b>	<b>2,890</b>	Yes
79	58	<b>56</b>	2,901	Yes
80	48	<b>57</b>	<b>2,882</b>	Yes
81	48	<b>57</b>	2,907	Yes
82	58	<b>56</b>	2,902	Yes
83	58	<b>56</b>	<b>2,890</b>	Yes
84	61	<b>71</b>	3,695	Yes

\*Some parcels are irregularly shaped. This chart provides approximate dimensions for the purpose of determining deviations.

Attachment 10: Community Outreach Log for 2013-2014

#	Meeting Date	Organization	Description of Meeting	Location
1	2/4/2013	East Sacramento Improvement Association (ESIA)	Megan Norris and Bret Hogge met with the board, reviewed 2008 land plan with them, and asked for feedback.	Greek Church Library
2	2/5/2013	Marshall School/New Era Park Neighborhood Association (MSNEPNA)	Megan Norris and Bret Hogge met with the board, reviewed 2008 land plan with them, and asked for feedback.	RCI offices
3	2/5/2013	McKinley Park East Sacramento Neighborhood Association (MENA)	Megan Norris and Bret Hogge met with Deane Dana/Brian Holloway, reviewed 2008 land plan with them, and asked for feedback.	RCI offices
4	2/6/2013	East Sacramento Chamber of Commerce	Megan Norris and Bret Hogge met with the board, reviewed 2008 land plan with them, and asked for feedback.	Clunie Community Center
5	2/12/2013	River Park Neighborhood Association	Megan Norris and Bret Hogge met with board leadership including Phil Pluckebaum, reviewed 2008 land plan with them, and asked for feedback.	Waterboy restaurant
6	2/12/2013	East Sacramento Preservation (ESP)	Megan Norris and Bret Hogge met with members, reviewed 2008 land plan with them, and asked for feedback.	Clunie Community Center
7	2/22/2013	Meeting with Vito Sgromo (former member of Marshall School/New Era Park Neighborhood Assoc.)	Bret Hogge met with Vito Sgromo, reviewed 2008 land plan with him, and asked for feedback.	Starbucks
8	5/7/2013	MENA	Megan Norris and Bret Hogge met with the board, reviewed the new land plan and project with them, discussed issues, and received feedback.	Home of Deane Dana

9	5/13/2013	Meeting with Vito Sgromo (former member of Marshall School/New Era Park Neighborhood Assoc.)	Bret Hogge met with Vito Sgromo, reviewed the new land plan and project with him, and asked for feedback.	Marshall Park
10	5/29/2013	Marshall School/New Era Park Neighborhood Association	Megan Norris and Bret Hogge met with board members and others(who came as a result of the group flyering for the meeting), reviewed the new land plan and project with them, discussed issues and received feedback.	Clunie Community Center
11	6/3/2013	Meeting with Mike Murphy (member of Marshall School/New Era Park Neighborhood Assoc.)	Bret Hogge met with Mike Murphy at his home, toured the neighborhood and listened to issues/concerns.	Home of Mike Murphy and Tour of Marshall School/New Era Park Neighborhood
12	6/4/2013	ESIA/MENA Meeting	McKinley Village team presented new land plan and project to 150+ members of the community organized by ESIA/MENA. Community had the opportunity to submit written questions, make comments, and ask questions.	Clunie Community Center
13	6/7/2013	Sacramento Area Bicycle Advocates (SABA)/Walk Sacramento	Megan Norris, Bret Hogge and Ryan Fong met with staff and board members and presented new land plan and project and received feedback.	SABA/Walk Sacramento office
14	6/8/2013	Sacramento Old City Association Meeting (SOCA)	Tina Thomas and Megan Norris presented the new land plan and project at an event organized by SOCA, ESP, MSNEPNA, and SLP. Megan/Tina responded to questions from the public.	Midtown Village Café

15	6/12/2013	East Sacramento Chamber of Commerce	Phil Angelides and Megan Norris presented the new land plan and project to members and responded to questions.	Clunie Community Center
16	6/12/2013	NOP Scoping Meeting	Megan Norris and Bret Hogge responded to public questions on the project.	Clunie Community Center
17	6/14/2013	Friends of Sutter's Landing Park (SLP)	Megan Norris and Bret Hogge met with members and heard their vision for the Park and responded to questions/issues.	RCI offices
18	6/20/2013	Sacramento Asian Chamber of Commerce (SACC)	Bret Hogge, Ryan Fong, and Jan Burch presented the land plan and project and answered questions at their board mtg	Ten22 Restaurant
19	7/2/2013	River Park Neighborhood Association	Bret Hogge met with Phil Pluckebaum and Steve Johns and updated them on the project and answered questions.	RCI offices
20	7/3/2013	Sutter District	Megan Norris and Jan Burch met with Callista Wengler regarding the project.	RCI offices
21	7/10/2013	American River Parkway Foundation	Jan Burch, Ashley Feeney and Bret Hogge gave a presentation on the project to their Board and answered questions.	5700 Arden Way
22	8/14/2013	Rotary Club of East Sacramento	Megan Norris and Jan Burch gave a presentation to the Board and answered questions.	855 57th St
23	8/21/2013	Sacramento Metro Chamber of Commerce	Megan Norris and Aaron Sussman gave a presentation to the Land Use Committee and answered questions.	1 Capitol Mall, Ste 300
24	8/27/2013	Sacramento Hispanic Chamber of Commerce	Megan Norris and Bret Hogge gave a presentation to the Hispanic Chamber and answered questions.	1491 River Park Way

25	8/28/2013	ESP Meeting	Megan Norris, Bret Hogge, Tim Crush and David Mogavero attended meeting. We were not permitted to present but were there to listen and answer questions.	Clunie Community Center
26	9/11/2013	The Greater Broadway Partnership	Megan Norris and Jan Burch presented the project and designs and answered questions.	Unger Construction Offices
27	9/23/2013	ESIA	Phil Angelides and Megan Norris presented designs to the group and answered questions.	Clunie Community Center
28	9/25/2013	Neighbors United for Smart Growth (NUSG)	Megan Norris and Aaron Sussman discussed issues raised by neighbors.	Home of Tina Cerruti
29	9/26/2013	Downtown Partnership	Phil Angelides and Megan Norris presented project and designs to the Development Task Force and answered questions.	Downtown Partnership Offices
30	9/27/2013	SABA/Walk Sac	Megan Norris, Ryan Fong and Bret Hogge met with Chris Holm, Jim Brown and Jordan Lang.	SABA offices
31	9/30/2013	Laura Barrett and neighbors	Megan Norris and Bret Hogge discussed issues raised by neighbors.	Clunie Community Center
32	10/2/2013	Marshall School/New Era Park Neighborhood Association	Megan Norris and Bret Hogge presented new designs and responded to questions.	RCI Offices
33	10/9/2013	The River District	Megan Norris and Aaron Sussman presented to the board.	300 Richards Blvd, Rm 221
34	10/12/2013	River Park Neighborhood Association	Megan Norris and Bret Hogge presented the new designs and responded to questions.	Caleb Greenwood Elementary

35	10/16/2013	MENA	Phil Angelides, Megan Norris and Aaron Sussman presented to the board and responded to questions.	Clunie Center
36	10/21/2013	ECOS	Phil Angelides and Megan Norris presented to the ECOS Board and responded to questions.	Breathe CA Offices
37	11/14/2013	ULI	Phil Angelides presented to ULI and responded to questions.	AECOM offices
38	11/26/2013	Neighbors United for Smart Growth	Phil Angelides and Aaron Sussman met with NUSG and responded to questions.	Home of Tina Cerruti
39	12/2/2013	ESIA	Phil Angelides and Megan Norris met with ESIA to discuss DEIR findings and respond to questions.	Clunie Community Center
40	12/3/2013	Marshall School New Era Park	Megan Norris and Bret Hogge met with board and members to discuss DEIR findings and respond to questions.	RCI Offices
41	12/5/2013	MENA	Phil Angelides, Megan Norris and Aaron Sussman discussed DEIR findings with board members and answered questions.	Home of Deane Dana
42	12/11/2013	Councilmember Hansen Townhall	Phil Angelides, Megan Norris, Aaron Sussman and Bret Hogge attended and listened to issues brought up by residents.	B Street Theatre
43	12/19/2013	Marshall School New Era Park	Megan Norris, Bret Hogge and engineer Tom Makris met with Mike Murphy to discuss 28th St access.	28th and B St.
44	12/23/2013	ESIA	Phil Angelides and Megan Norris met with ESIA board members to discuss outstanding issues.	RCI offices

45	1/7/2014	ECOS	Megan Norris, Phil Angelides and David Mogavero met with board members to discuss concerns.	Les Baux
46	1/7/2014	MENA	Megan Norris and Phil Angelides met with Deane Dana to discuss issues.	RCI offices
47	1/15/2014	Meeting with Jeff Cuneo, Deana Carillo, NUSG, ESIA and MENA	Megan Norris and Phil Angelides met with groups to discuss keeping developer impact fees local.	RCI offices
48	2/3/2014	Councilmember Cohn Townhall	Phil Angelides, Megan Norris, Aaron Sussman and Bret Hogge attended and listened to issues brought up by residents. Phil and Megan also presented.	Clunie Community Center
49	2/4/2014	East Sacramento Chamber	Phil Angelides presented and shared new designs and updates.	Clunie Community Center
50	2/20/2014	Councilmember Hansen Townhall	Phil Angelides, Megan Norris, and Aaron Sussman attended and listened to issues brought up by residents.	Hart Senior Center
51	3/12/2014	MENA	Phil Angelides and Megan Norris met with Board members to discuss issues.	Clunie Community Center

\*Please note that this list does not include over 30 meetings held in 2007 and 2008.

UNION PACIFIC RAILROAD  
1400 Douglas Street Omaha, Nebraska 68179

February 24, 2014

Mr. John Bishop  
Parsons Engineering

Subject: McKinley Village, request for UPRR track outage on mainline track. Martinez Sub

John:

This is letter is in response to your request for Union Pacific Railroad consideration to remove the existing mainline tracks from service to support construction activities associated with the proposed McKinley Village grade separation projects on the Martinez sub, west of the Elvas wye. As you are aware, this double mainline location supports a mixture of freight, conventional commuter service and Amtrak service. There is a passenger station west of this location and as noted above, the Elvas wye is immediately east of the proposed project. This is a critical main line route and connection for Union Pacific Railroad with heavy traffic volumes and no opportunity to re-route trains without extensive impacts to both freight and passenger operations.

Operationally, it is not acceptable to remove the tracks from service at this location to support construction activities on the railroad right of way. The Union Pacific Railroad Engineering department will continue working with your design team to review and approve a shoofly plan that will keep the existing tracks in service to support your project moving forward. Please contact me if you have questions or concerns.

Sincerely,



Patrick Prosocki, P.E

Union Pacific Railroad  
Program Manager –Commuter

1400 Douglas st

Omaha NE 68179-0910



## Partial List of Changes to McKinley Village in Response to City and Community Input as of 3/7/14

### *Land Use and Homes*

1. Reduced the number of units from 397 to 336 in response to concerns about neighborhood compatibility and traffic
2. Eliminated the church and pre-school, reducing traffic
3. Expanded housing diversity from 3 housing types with 27 base elevations to 5 housing types with 62 base elevations, with a commitment that no two single family homes fronting on the street or parks will look the same taking into account design, colors, and materials
4. Designed specific home plans, not just conceptual renderings of homes, including elevations for all sides, colors, and materials
5. Expanded the square footage range of homes from 1448-2321 square feet to 1295-3150 square feet
6. Expanded offering of second units/granny flats from 2 home plans to 3 home plans
7. Eliminated 3 car garages on units with granny flats
8. Added plans with master bedroom/bedrooms downstairs
9. Designed homes with a casita option to facilitate multi-generational living
10. Added 24 Parkside Flats units with elevator served second story units to increase housing diversity, provide a single story living option, create a more urban attached unit design around the central park, and eliminate elbow lots around the central park
11. Added contemporary home designs – Urban Contemporary, Modern Prairie, Mid Century Modern, and Urban Farmhouse
12. Redesigned units along the railroad for noise and vibration to account for existing tracks and the potential new Capitol Corridor track, with units now meeting the city's traditional neighborhood noise standard (stricter than the infill standard)
13. Added new home plans for both the Courtyard and Commons street frontage lots (2 new plans with 6 new elevations) to increase housing diversity and to enhance the streetscape on Streets 1 and 8
14. Added setbacks of up to an additional 16 feet to the Commons lots and up to an additional 10 feet to the Courtyards lots in the middle of Streets 1 and 8 to provide setback variation and to provide a greener visual effect when looking down or traveling on streets 4 and 5 from the central park
15. Redesigned 3 home plans to bring the living spaces (great room, kitchen, dining room) to the front of homes to put more eyes on the street and increase neighborhood interaction
16. Redesigned 2 home plans to pull garages further back from the street

17. Converted homes on one side of Streets 2 and 6 to have alley access, eliminating up to 24 driveways and garages oriented to the street
18. Committed to pre-plot homes in each phase to ensure diversity of housing plans, elevations, colors, and materials
19. Redesigned fence placements and homes to eliminate yard areas/strips which would be difficult to maintain or use
20. Moved fences between homes that are visible from the street further back to enhance the streetscape
21. Incorporated a range of other changes in home designs in response to comments from the Planning and Design Commission and City staff
22. Included new sustainability features including pre-wiring for electric vehicle chargers
23. Agreed to be subject to any fees imposed by the City's Mixed Income Housing Ordinance if and when that ordinance is amended to apply city-wide (and therefore to this site) as proposed

### ***Biking and Walking***

24. Added a proposed bicycle pedestrian tunnel under the UPRR tracks at Alhambra Boulevard, subject to approval by UPRR and the appropriate government agencies, to connect McKinley Village to the McKinley Park neighborhood and to connect the existing neighborhood to McKinley Village, Sutter's Landing Park and the American River Parkway
25. Replaced standard lighting at the 40<sup>th</sup> Street underpass and the proposed Alhambra bike pedestrian tunnel with energy efficient LED lighting to provide safety and comfort to pedestrians and bicyclists and to create unique, well designed and well lit urban spaces
26. Redesigned the entrance to the proposed bicycle pedestrian tunnel to put "eyes on the path" by re-orienting homes and redesigning landscaping
27. Enhanced the proposed bicycle pedestrian path to the tunnel by adding a gazebo and lighted boardwalk across the detention basin
28. Created a direct biking and walking connection from Street 8 to the A Street bridge and the proposed bicycle pedestrian tunnel
29. Redesigned the entrance to the proposed bicycle pedestrian tunnel to include a safe, secure alternative to bollards
30. Added dedicated on-street bicycle lanes and eliminated parking on 40<sup>th</sup> Street between C Street and on A Street west of the A Street bridge to enhance bicycle connections and safety
31. Widened the sidewalk under the 40<sup>th</sup> Street underpass from 5 feet to 6 feet
32. Reserved a location in the northeast corner of the project for a future bikeway connection over the Capital City Freeway to the Two Rivers Trail
33. Proposed sharrows within the project
34. Added traffic calming designs throughout the project including bulb outs, chokers, and traffic circles to slow traffic, improve biking and walking, and enhance the streetscape

35. Added trees to alleys to make them more appealing and comfortable for walking and bicycling

### ***Parks and Public Spaces***

36. Increased the acreage of the recreation center and three main neighborhoods parks from 1.9 acres to 3.2 acres, despite the reduction in density
37. Included 8 pocket parks totaling approximately 1 acre to provide common greens and neighborhood gathering places throughout the project
38. Increased overall park and open space (parks, pocket parks, common greens, landscaped corridors, and detention basins) acreage to approximately 9.5 acres
39. Proposed a community garden in the northeast corner of the project
40. Committed to a voluntary art in public places program to enrich the public realm for residents, visitors, and neighbors
41. Proposed to landscape the detention basins to create attractive open spaces
42. Proposed to landscape and irrigate approximately 8,300 square feet of the southern detention basin (which is the overflow basin, thus infrequently holding water) to create additional usable park and recreation space
43. Increased tree planting from 1,500 to over 2,000 trees and set out specific planting plans
44. Increased the size of the recreation center to accommodate greater community participation
45. Increased length of the recreation center pool to 75 feet, with six 7 foot lanes so that McKinley Village could participate in local swimming leagues
46. Added additional indoor space, with an outdoor patio and gas fire pit, to the recreation center for a café, restaurant, shop or other retail use
47. Proposed specific designs for the parks and other public spaces, including activity spaces of benefit to and use by not only McKinley Village residents but also nearby neighborhoods (e.g. pickle ball courts, etc.)
48. Added redwood planting and landscaping on the freeway side of the sound wall/berm along the Capital City Freeway

### ***Miscellaneous***

49. Completed transfer of the property from the Twin Rivers Unified School District to the Sacramento City Unified School District (SCUSD) so that children can attend nearby schools and walk or bike to school
50. Advocated with neighborhood groups for adoption of a policy by SCUSD to direct the estimated \$2.2 million in school impact fees that will be generated by McKinley Village to local schools. The SCUSD Board of Education adopted that policy on March 6, 2014.
51. Included a sewer storage/surge facility for McKinley Village
52. Committed to implement a range of recommended mitigation measures which result in the project having a less than significant environmental impact