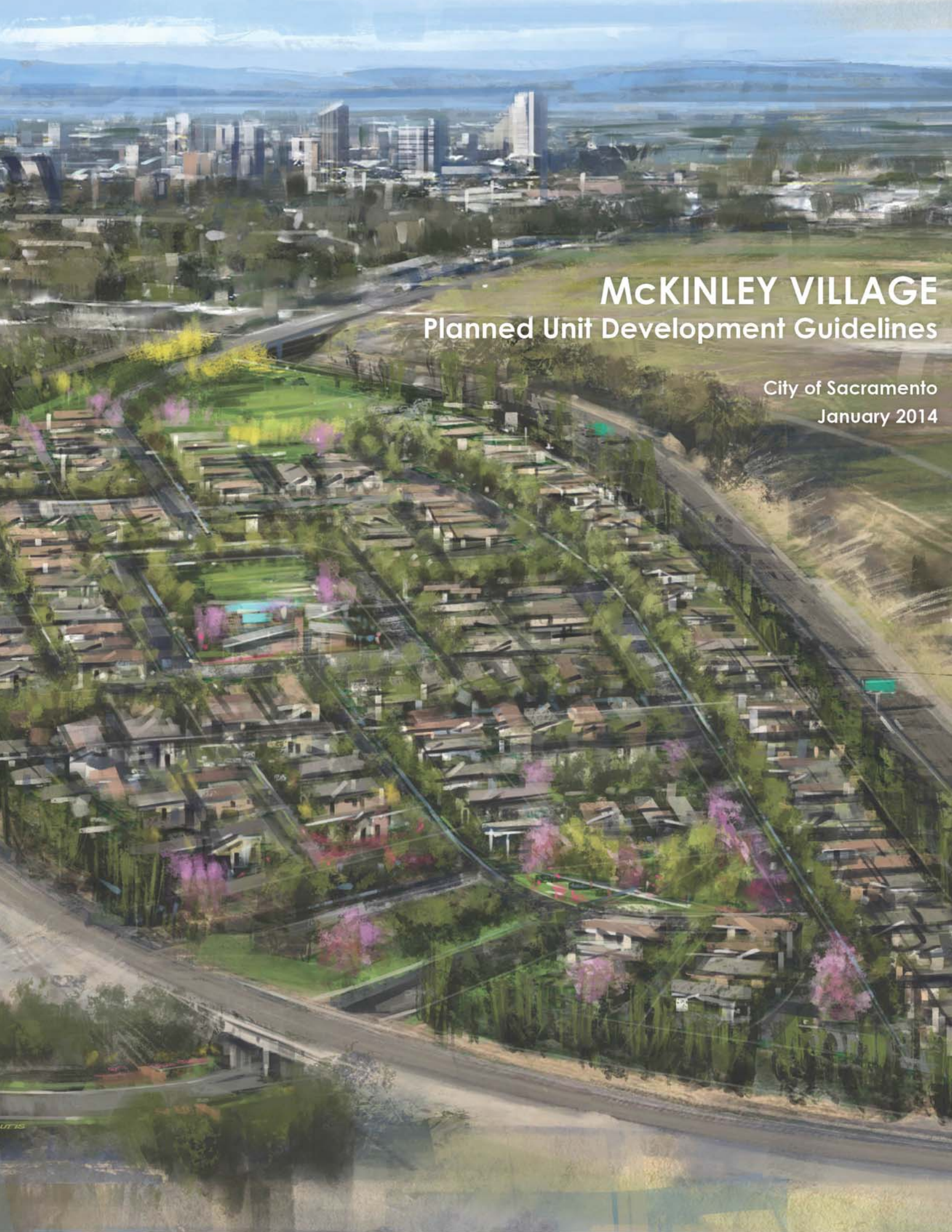

McKINLEY VILLAGE
Planned Unit Development Guidelines

City of Sacramento
January 2014

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Chapter 1 **INTRODUCTION**

1.1 Overview

The McKinley Village Project is a 21st century urban village located in the City of Sacramento and in the heart of the metropolitan region. Inspired by the adjoining East Sacramento and McKinley Park neighborhoods, the McKinley Village community includes tree-line, pedestrian- and bicycle-friendly streets and homes with attractive architecture drawn from a variety of style vernaculars.

The following document constitutes the McKinley Village Planned Unit Development (PUD). The purpose of the document is to establish development and design standards, including conditions and restrictions related to size, timing and sequence of development; ultimately providing a quality project in accordance with the City of Sacramento's 2030 General Plan. These guidelines shall be applied to all development within the project to ensure that McKinley Village develops as a cohesive community. The Guidelines, once approved, are binding on the project, and shall be implemented consistent with the provisions set forth in the City's Municipal Code.

1.1.1 PUD Organization

As a guiding document for McKinley Village, the organization of these guidelines is presented as a series of community design components that when combined create a comprehensive neighborhood design. The following chapters highlight and articulate the various community design components, establishing specific development guidelines and standards for each component. These components include:

Chapter 1 **Introduction** – Provides an overview of the neighborhood, establishes the regulatory framework, and gives a summary of the PUD organization.

Chapter 2 **Residential Uses** – Elaborates on residential uses by providing development standards and architectural guidelines. Site design standards and permitted uses are also included in this chapter.

Chapter 3 **Parks, Open Space & Recreation** – Discusses distribution, location and standards for both parks and open space features, and the Recreation Center. This includes landscaping standards, lighting and street furniture guidelines.

Chapter 4 **Transportation** – Identifies the proposed roadway network in the community and establishes guidelines for vehicular, bicycle and pedestrian circulation.

Chapter 5 **Implementation & Phasing** – Discusses project phasing, future development applications, and amendment procedures.

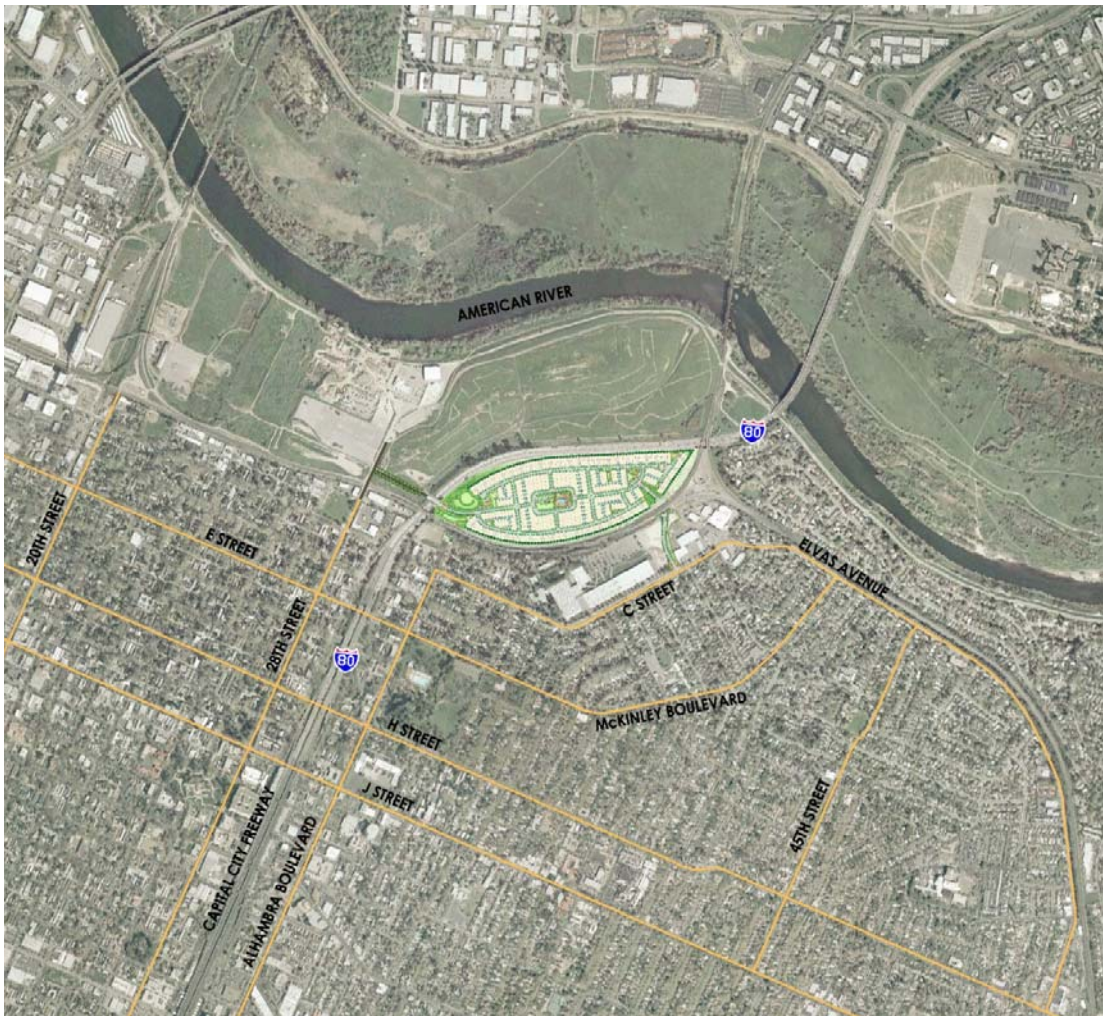
1.1.2 Context & Setting

McKinley Village (the "project") is located on a 49-acre infill site in the City of Sacramento. The project is bounded by Interstate 80 Business (Capital City Freeway) to the north and west, and by the elevated Union Pacific Railroad tracks on the south and east. The project site currently has vehicle access via a 2-lane bridge across the Capital City Freeway at the western edge of the site that connects to the downtown grid system at 28th and 'A' Streets. Additional access will be provided from the southeast at 40th Street and 'C' Street through the future construction of a railroad undercrossing, and from the southwest via a proposed bicycle and pedestrian underpass at Alhambra Boulevard (if approved by the Union Pacific Railroad/appropriate government agencies).

Surrounding land uses consist of Sutter's Landing Regional Park and the American River to the north and west across the Capital City Freeway, as well as the East Sacramento and McKinley Park neighborhoods to the south and east.

The project site currently consists of one parcel of vacant, undeveloped land. The site is currently covered in seasonal grasses and is devoid of trees. The only current structures on site are four billboard signs, which will be removed as part of the proposed project.

Figure 1
Location Map



1.1.3 Relationship to Existing Plans

The McKinley Village Planned Unit Development (PUD) is a guiding document to ensure a quality community by providing coordinated implementation and phasing for the project. The intent of these guidelines is to implement the policies of the City of Sacramento 2030 General Plan and create community-specific goals and development standards unique to McKinley Village.

The standards provided in this document are intended to supplement the City of Sacramento Planning and Development Code. As a Planned Unit Development, the McKinley Village PUD can establish unique or more specific standards to create design flexibility in achieving project goals. Where these Guidelines are silent or unspecified, the Sacramento Zoning Code shall apply.

1.2 Community Master Plan

The McKinley Village Master Plan is a medium density infill neighborhood (Traditional Neighborhood Medium Density). Designed to be consistent with the design and character of the historic East Sacramento and McKinley Park neighborhoods, the community features tree-lined streets and a variety of architectural vernaculars that relate to the character and context of the surrounding neighborhood. The diversity of housing types and sophisticated palette of high quality architectural finishes provide a dynamic streetscape. The mix of single-family and multi-family housing types encourages a diverse community, allowing for a range of housing opportunities and lifestyle options within the neighborhood. In order to establish McKinley Village with a unique sense of place, a centrally located park with an adjoining recreation center will unify the community, becoming the focal point of the neighborhood. The design of the neighborhood will provide a variety of architecture, grid of walkable streets, pedestrian and bicycle connections, and a network of parks and open spaces.

As a 21st century neighborhood within the City of Sacramento, walkability, connectivity, and sustainability are paramount to McKinley Village. Located near Downtown Sacramento and Midtown—within the East Sacramento neighborhood—McKinley Village is in close proximity to local retail establishments, schools, and employment centers. Bicycle and pedestrian connections are provided between the site and 'A' Street over the Capital City Freeway, through a tunnel under the Union Pacific Railroad tracks to Alhambra Boulevard (if approved by the Union Pacific Railroad/appropriate government agencies), and an underpass linking 40th Street to C Street. Pedestrian sidewalks and on-street bikeways are provided throughout the community, providing alternative transportation options.

1.2.1 Vision & Objectives

The Project will be based on proven Smart Growth principles adopted by the City of Sacramento and embodied in the Sacramento Area Council of Government's (SACOG) Sustainable Communities Strategy and Blueprint Plan. These principles promote a balanced development to serve the economy, the community, and the environment. Smart Growth calls for redevelopment of existing parts of the City, including infill development to better utilize available land. Other Smart Growth principles relevant to the project include creating a distinctive, attractive community with a strong sense of place; creating walkable, close-knit neighborhoods with excellent bicycle access; and fostering citizen and stakeholder participation in development decisions.

The overarching goal of the McKinley Village project is the orderly and systematic development of an integrated, sustainable residential community that is consistent with the goals and policies of the City of Sacramento 2030 General Plan and the SACOG Blueprint Plan. To that end, the following objectives are proposed for the project:

- Create a residential development that incorporates the aesthetic qualities of the surrounding East Sacramento and McKinley Park neighborhoods;
- Promote aesthetically pleasing structures, while enhancing the City's supply of high quality housing that provides a range of opportunities to the City's diverse population;
- Place residential uses near existing jobs and services to reduce vehicle miles travelled;
- Stimulate alternative transportation use;
- Make efficient use of an opportunity for infill development, with a density between those of McKinley Park and Midtown;
- Utilize sustainable design and low impact development concepts;
- Create a pedestrian-friendly development that promotes bicycle use and provides excellent bicycle access to downtown and other surrounding neighborhoods;
- Provide convenient access to surrounding amenities like the Sutter's Landing Park and McKinley Park, the American River Parkway, and downtown Sacramento;
- Incorporate parks and open space into the project design in a manner that provides community connectivity; and
- Provide adequate access points for vehicular traffic.

1.2.2 The Plan

The McKinley Village project proposes a variety of housing choices in close proximity to employment and services, near Sacramento's urban core. The development includes approximately 336 residential units, including rear-loaded units, side-loaded courtyard units, recessed garage and garage back homes, with accessory dwelling units or "granny flats" offered as an option on rear-loaded, and recessed garage and garage back product types. The development also includes multi-family condominium units. A Recreation Center is provided central to the project. Three parks, multiple common open spaces, and a network of sidewalks create a walkable neighborhood with a strong sense of place. The PUD Schematic Plan depicts the arrangement of uses (Figure 2), and Table 1 summarizes the land uses and calculates the proposed densities.

Figure 2
PUD Schematic Plan

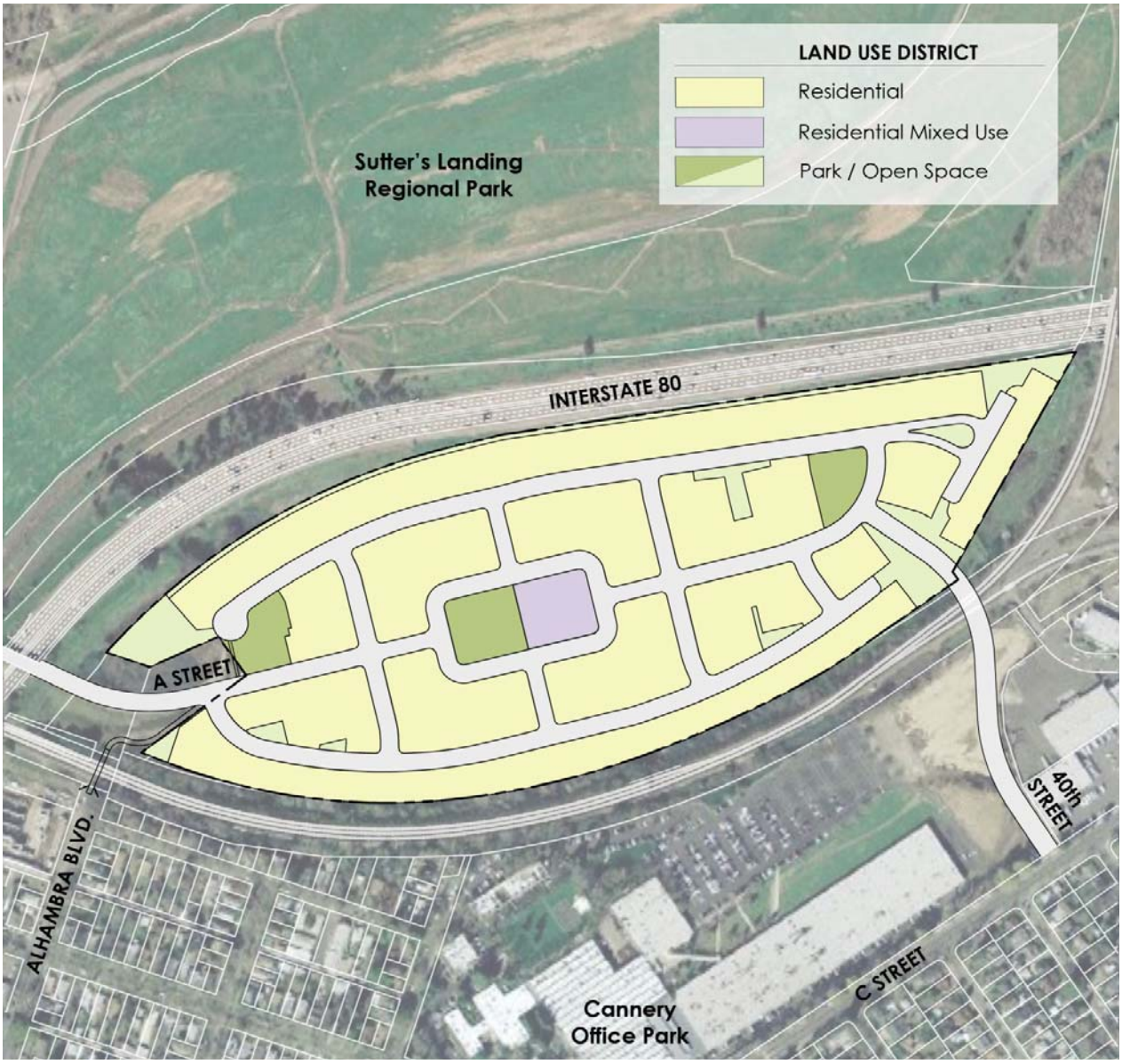


Table 1
Land Use Summary

Land Use District		General Plan / Zoning Designations	Use	Acres (N)	Units	Density (du/ac)
Residential	RD	MDR / R-1A / R-2A (PUD)	Medium Density Residential	29.9	336	11.2
Residential Mixed Use	RMX	MDR / RMX (PUD)	Recreation Center	1.0	-	-
Park/OS	P/OS	MDR / R-1A (PUD)	Parks and Open Space	5.9	-	-
Public Rights-of-Way				12.0	-	-
			Total	**48.8**	**336**	**11.2**

1.3 Design Review

These Guidelines implement the goals and policies of the City of Sacramento General Plan while creating specific community goals and development standards unique to this project. The City of Sacramento will use the standards established in these guidelines to review subsequent development proposals within the McKinley Village community. Following approval of these guidelines, all development, including tentative and final maps, land use activity and maintenance plans must comply with the McKinley Village PUD Guidelines.

Chapter 2 **RESIDENTIAL USES**

2.1 Residential District (RD)

The McKinley Village neighborhood promotes a variety of medium density residential housing options. The Residential District is comprised of multiple single-family dwelling unit types, including rear-loaded units, side-loaded courtyard units, and recessed garage and garage back configurations. The district also includes multi-family condominium units. The City of Sacramento General Plan allows for a density range of 8 to 21 dwelling units per acre in "Traditional Neighborhood Medium Density" areas. Consistent with the General Plan, the RD District established herein has a density range of 8 to 21 dwelling units per acre.

The Residential District will be developed in accordance with the R-1A (PUD) and R-2A (PUD) Zoning Standards, and these PUD Guidelines. The Residential District allows for some non-residential uses, namely park and open space uses, consistent with the City of Sacramento Planning and Development Code.

The purpose of the guidelines and standards for the Residential District is to ensure a complete, cohesive, and high quality community by establishing consistent design principles amongst a variety of housing types. The guidelines that follow provide clear standards for the development of a well-designed project: housing type compatibility with adjacent uses, contribution to the character of the streetscape, and an energetic community that encourages alternative modes of transportation. This section provides design standards and criteria intended to encourage innovative neighborhood solutions that enhance connectivity, creating a unified community that is an asset to the surrounding historical neighborhood. (Figure 3)

Figure 3
Residential Perspective Street Scene

These guidelines and standards address the following issues:

- Development Standards
- Architectural Guidelines
- Site Design
- Permitted Uses

2.2 Development Standards

The McKinley Village community proposes three single-family housing types and multi-family condominiums. The diversity of housing types located within the neighborhood emulates the surrounding historic neighborhood and will attract a diverse community of future residents.

The location and juxtaposition of homes is paramount to attaining the vision for the community. Development and dimensional standards are a significant part of creating an aesthetically pleasing streetscape, determining the proper functioning of the home on the lot and the relationship between homes and the surrounding environment. To follow are standards for single-family and multi-family residential housing types.

2.2.1 Rear-Loaded Homes

The Rear-Loaded housing type is envisioned to be located on the east and west ends of the community, at both project entries. Given the garage located on the alley and a front entry that faces the street, this building type is designed to create an inviting streetscape at the project entries. Private usable open space is provided by interior patio courtyards.

Figure 4 depicts the streetscape view of the Rear-Loaded Homes. Figure 7 depicts a typical Rear-Loaded lot layout. Dimensional and density standards are provided in Table 2.

Figure 4
Rear-Loaded Home Rendering

2.2.2 Recessed Garage and Garage Back Homes

The Recessed Garage and Garage Back Homes are conventional single-family homes. These housing types encircle the central park, the focal point of the neighborhood. These homes can have a motor court arrangement with garages located at the rear of the lot. They may also have a more traditional garage which faces the street, but is recessed, with the living space and front porch located at the front of the house. A private yard is provided at the rear of each lot.

Figure 5 depicts the streetscape view of the Recessed Garage and Garage Back Homes. Figure 8 depicts a typical Recessed Garage or Garage Back lot layout. Dimensional and density standards are provided in Table 2.

Figure 5
Recessed Garage and Garage Back Home Rendering

2.2.3 Side-Loaded Courtyard Homes

The two Side-Loaded Courtyard housing types are designed as a cluster of four single-family homes accessed by a common driveway. Designed to define the northern and southern boundaries of the development, these housing types offer private usable open space through interior courtyards, rear-facing patios and/or backyards.

Figure 6 depicts the streetscape view of the Side-Loaded Courtyard Homes. Figure 9 depicts a typical Side-Loaded Courtyard Home cluster layout. Dimensional and density standards are provided in Table 2.

Figure 6
Side-Loaded Courtyard Home Rendering

2.2.4 Multi-Family Condominium Units

The Multi-Family Condominiums are an attached housing type consisting of four to twelve dwelling units located within a single building. Located at the corners of the central park, this housing type is envisioned to create a higher density urban living option within close proximity to the public park and recreation center, and a single-floor living arrangement to accommodate seniors and aging-in-place opportunities. To capitalize on the urban lifestyle and the Condominium's location in relation to the park, roof decks on second story units are permitted. Condominium units are designed as a rear-loaded product with garage access from the private alley located at the rear of homes.

Figure 7 depicts the streetscape view of the Multi-Family Condominium Units. Figure 11 depicts a typical Multi-Family Condominium layout. Dimensional and density standards are provided in Table 2.

Figure 7
Multi-Family Condominium Rendering

Figure 8
Rear-Loaded Lot Typical

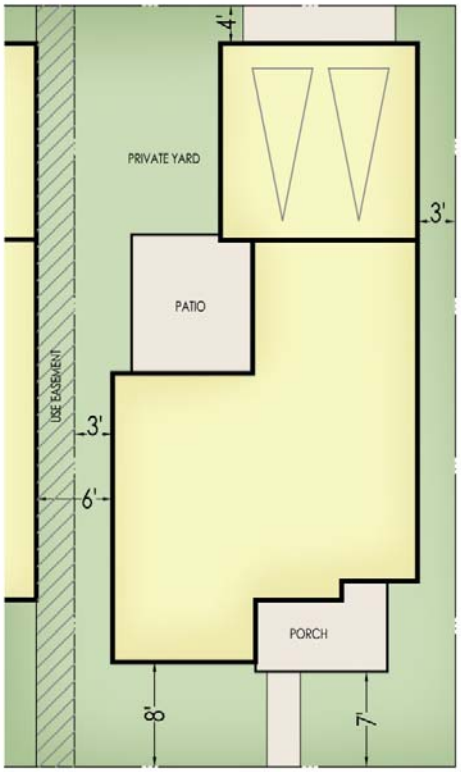


Figure 9
Recessed Garage & Garage Back Lot Typical

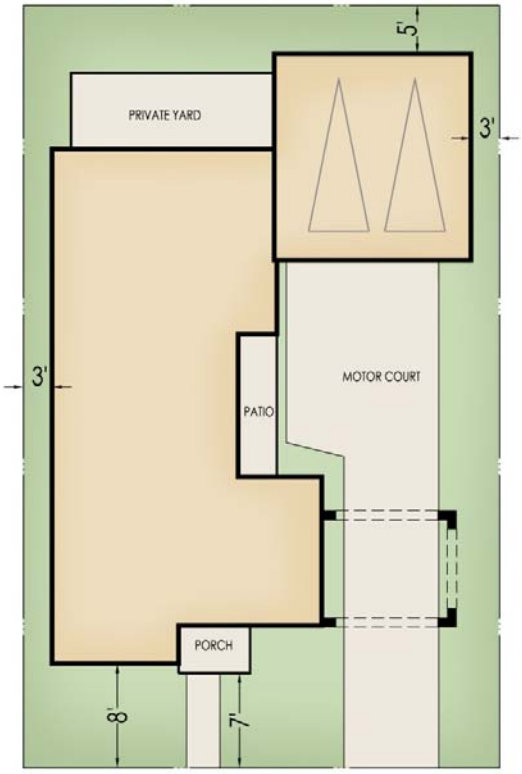


Figure 10
Side-Loaded Courtyard Lot Typical

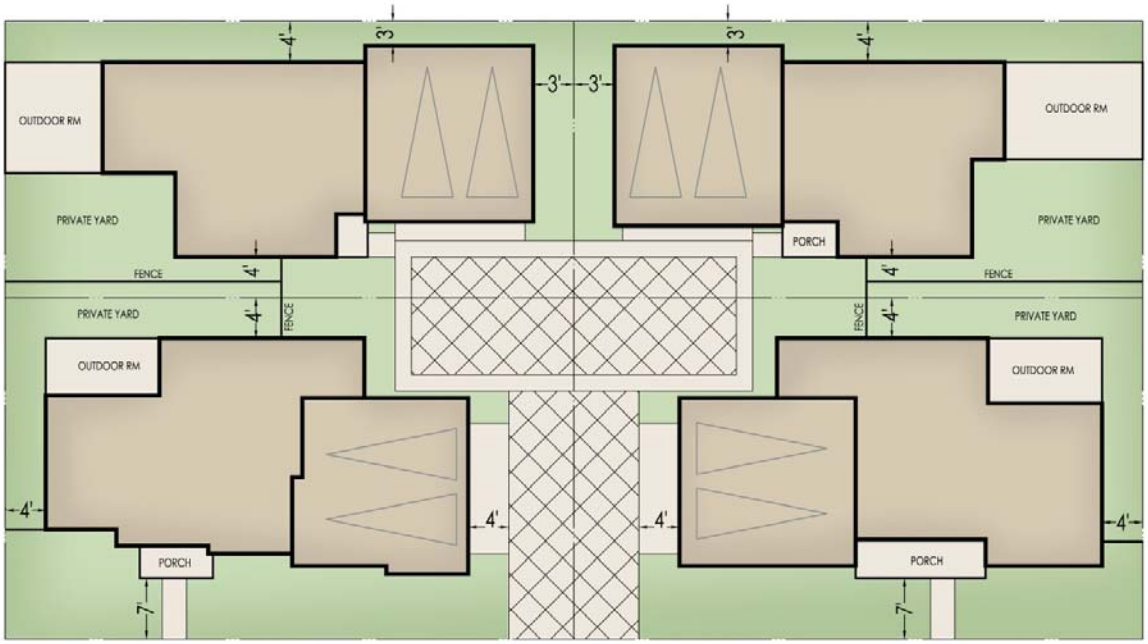


Figure 11
Multi-Family Condominium Lot Typical

Table 2
Residential Dimensional Standards

	Rear-Loaded	Recessed Garage & Garage Back	Side-Loaded Courtyards	Multi-Family Condominium
Density	8 - 21 du/ac.			
Minimum Lot Area (Square Feet)	2,500	3,000	2,000	2,500
Maximum Lot Coverage [1]	70%	70%	70%	70%
Minimum Lot Width (Feet)	34	45	N/A	N/A
Minimum Lot Depth (Feet)	75	75	N/A	N/A
Minimum Lot Frontage along Public Streets (Feet)	N/A	20	N/A	N/A
Minimum Front Setbacks - From Public Street/Back-of-Walk (Feet) [3]				
To living area	8	8	7	10
To porch or entry	7	7	7	10
To garage	N/A	18	8 [2]	N/A
Minimum Front Setbacks - From Private Drive (Feet) [3]				
To living area	N/A	N/A	1	N/A
To covered porch or entry	N/A	N/A	0	N/A
To garage	N/A	N/A	4	N/A
To second story living area	N/A	N/A	1	N/A
Minimum Side Setbacks (Feet) [3 4]				
Interior lots	3	3	3	4
To public street	5	5	5	10
To open space	3	3	3	N/A
Zero lot line	5 / 0	5 / 0	5 / 0	5 / 0
Minimum Rear Setbacks (Feet) [3]				
To living area	3	5	4	3
To recessed garage	N/A	5	3	N/A
To detached garage	N/A	0	N/A	N/A
To garage from alley	4	N/A	N/A	4
Maximum Building Height	35	35	35	45 [5]
Minimum Distance between Buildings	6	6	6	6
Parking Standards (off-street) Dimensions	AS DEFINED IN THE SACRAMENTO PLANNING & DEVELOPMENT CODE			
Spaces required per unit	1, covered			

[1] Coverage Exceptions:

- An additional 100 square feet of accessory structure(s) may be built on the lot as long as the maximum lot coverage is not exceeded. -

[2] Side-facing garage does not front onto public street.

[3] Projections, including roof overhangs, fire places, bay windows, media nooks, and architectural details, may encroach up to 2.5' into front, side, and rear setbacks, as long as there is consistency with the Building Code.

[4] Reciprocal use easements are permitted within side setbacks. Structures may be placed within reciprocal use easements as long as they meet applicable building and fire code.

[5] Roof decks with railing and low parapet walls are permitted as long as they do not exceed the maximum building height. Roof decks, if proposed, are required to be reviewed and approved through staff level site plan and design review process.

2.2.5 Densities

As detailed plans are prepared and final subdivision maps are submitted, the actual number of units may vary from what is currently shown on the Land Use Plan. In order to maintain housing type diversity and promote dynamic architecture throughout the project, densities and lot sizes may vary within substantial conformance for each village within McKinley Village. Provided the overall McKinley Village PUD unit count is not exceeded, lot densities within the residential village may vary up to ten (10) percent above or below the approved number of units without obtaining a re-zone or amending these PUD Guidelines, consistent with Title 17, Division VI, Chapter 17.452 of the City of Sacramento Planning and Development Code. A revised tentative map may be required.

2.3 Architectural Guidelines

The architectural vision for the McKinley Village community is inspired by the character and vernacular architecture found in the surrounding East Sacramento and McKinley Park neighborhoods, but also represents the next generation in distinctive design. To achieve that objective, the community proposes a variety of architectural styles and general guidelines that encourage variation in building forms and flexibility of design solutions.

2.3.1 Guidelines

The architectural guidelines are crafted to create an intimate neighborhood with a strong sense of place, and a pedestrian-oriented streetscape. The following guidelines are provided to create a framework within which developers, builders and designers can have flexibility to create unique homes.

a. Form & Orientation
   - Variable building and garage orientations are encouraged along the streets to create visual diversity and interesting streetscapes. The same house plan, or closely similar elevation, may not be placed on two adjacent or consecutive lots.
   - Use of roof overhangs, porches, balconies, trellises, patios, and low walls are encouraged to add interest to the streetscape.

b. Elevations & Projections
   - All visible elevations shall be made interesting by means of articulation of facades, varied roof lines, window placement and shape, and variety in exterior colors, finishes, and detailing.
   - Enhanced side and rear elevations shall be required whenever those elevations face a public or private street, park, or other public space.
   - Roof lines may be made interesting by use of gables, hips, dormers, and roof planes that create variations in planes.
   - Roof pitch, elevation styles, and materials should be consistent with the architectural style of the building.

c. Materials
   - Use of high quality materials such as stucco, brick, stone, and wood is required.
   - Accent materials may include stone veneer, painted wood trim, and shutters.
   - Roofing material shall be consistent with the architectural style of the building.

d. Colors
   - Color selection should match the overall neighborhood design theme palette, and be consistent with the building's architectural style.
   - Buildings should be painted with a variety of color palettes to provide diversity, visual interest and to make each individual building distinct.

e. Garages
   - Variety in garage configuration is encouraged to avoid a garage-dominant streetscape.
   - Garage configurations may include attached, detached, alley-accessed, recessed, and side-loaded.

f. Trash Storage
   - All trash, recycling, and green waste containers shall be screened from view of public streets.

g. Mechanical Equipment
   - All mechanical equipment (HVAC) shall be screened from view of public streets.

2.3.2 Styles

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. An array of architectural styles, blending historic and current designs will be carefully positioned throughout the site. To further develop a dynamic and active streetscape, an evolutionary architectural process will be implemented. The McKinley Village community proposes four building types and twelve distinct architectural themes. This will result in a diverse neighborhood, comprised of a multitude of unique combinations.

The illustrations, photos, and graphics shown within this section are not meant to be prescriptive. Rather, they are meant to demonstrate typical examples of the variety of footprints, elevations, and design elements possible while indicating minimum architectural design characteristics, ultimately capturing the character envisioned for the neighborhood. Alternative architectural styles are subject to additional review and approval.

a. California Cottage

Drawing from California's rich architectural history, the California Cottage combines components of the historic cottages interlaced within the surrounding neighborhoods. With clean forms and lines, a distinctly modern interpretation of the cottage vernacular will be created for the community. An appropriate mix of the following elements shall apply to California Cottage homes within McKinley Village:

- Flat tile or composition roofing material
- Gable roof forms
- Stucco exterior
- Horizontal siding detail
- Wood railing and posts
- Decorative shutters

Figure 12

California Cottage Representative Photo

b. Colonial

Reflecting the historic character of existing the nearby neighborhoods, McKinley Village's Colonial maintains detailing typically found within the vernacular style. An appropriate mix of the following elements shall apply to Colonial homes within McKinley Village:

- Gable roof
- Flat tile or composition roofing material
- Stucco exterior
- Horizontal siding detail
- Classically-inspired entry portico
- Decorative shutters
- Stone or Brick accents

Figure 13

Colonial Representative Photo

c. Craftsman

Reflecting the character of existing nearby neighborhoods, McKinley Village's Craftsman draws upon the architectural details typically found within the style vernacular. The design will be updated through clean lines and simplified forms, resulting in a distinctly new aesthetic for the community. An appropriate mix of the following elements shall apply to Craftsman homes within McKinley Village:

- Low pitched gable roof
- Flat tile or composition roofing material
- Stucco exterior
- Horizontal siding detail
- Classically-inspired entry portico
- Decorative shutters
- Stone or Brick accents

Figure 14
Craftsman Representative Photo

d. English Revival

Representative of a quintessentially English vernacular, McKinley Village's English Revival draws upon architectural detailing typically characteristic of the style. An appropriate mix of the following elements shall apply to English Revival homes within McKinley Village:

- Flat tile or composition roofing material
- Steep gable roof forms
- Metal roof elements
- Exposed rafter tails
- Stucco exterior
- Arched forms
- Half-timber detail
- Precast elements
- Brick accents

Figure 15

English Revival Representative Photo

e. European Cottage

Inspired by a blend of European architectural styles, and the character of the surrounding neighborhoods, the European Cottage provides an historic sense of charm to the McKinley Village development. An appropriate mix of the following elements shall apply to European Cottage homes within McKinley Village:

- Flat tile or composition roofing material
- Steep roof pitches
- Tight rakes
- Stucco exterior
- Decorative shutters
- Gable end siding detail
- Arched forms
- Brick accents

Figure 16

European Cottage Representative Photo

f. French Country

Influenced by the surrounding neighborhood context, but drawing specifically from the French vernacular and its essential components, McKinley Village's French Country is composed of carefully articulated massing and forms, resulting in a beautifully executed aesthetic for the community. An appropriate mix of the following elements shall apply to French Country homes within McKinley Village:

- Flat tile or composition roofing material
- Metal roof accents
- Tight rakes
- Stucco exterior
- Decorative shutters
- Gable end detail
- Arched forms
- Stone or Brick accents

Figure 17

French Country Representative Photo

g. Italian

Drawing from the richness of Italian architecture, McKinley Village's Italian homes reflect the quintessential aspects characteristic of the style, while relying on the use of simplified forms and an artfully selected material palette. The end result offers a refined Italian aesthetic for the project. An appropriate mix of the following elements shall apply to Italian homes within McKinley Village:

- S-tile roof
- Hip roof forms
- Built up eaves
- Stucco exterior
- Ornamental column detail
- Wrought iron accents and detailing
- Arched forms at entry and windows

Figure 18
Italian Representative Photo

h. Mid Century Modern

Recalling the tradition of Mid Century residential architecture, McKinley Village will incorporate a sampling of this vernacular. Infused with clean lines and a modern feel, the Mid Century elevation combines a variety of materials, offering a different massing and overall aesthetic than European inspired facades. An appropriate mix of the following elements shall apply to the Mid Century Modern homes within McKinley Village:

- Flat tile or composition roofing material
- Low sloped gable roof forms
- A mixture of stucco, siding, and stone or brick materials
- Horizontal dominance with vertical accents
- Minimal ornamentation

Figure 19

Mid Century Modern Representative Photo

i. Modern Prairie

Revitalizing the Prairie architecture found within the surrounding neighborhoods, McKinley Village's Modern Prairie is a composition of well-purposed massing, simplified forms, and a fresh material palette, adding to the historic and progressive array of architectural styles for the community. An appropriate mix of the following elements shall apply to Modern Prairie homes within McKinley Village:

- Flat tile or composition roofing material
- 4:12 roof pitch
- Hip roof
- Stucco exterior
- Horizontal detailing and massing
- Horizontal siding accents
- Stone or Brick accents

Figure 20

Modern Prairie Representative Photo

j. Monterey

Drawing from the historical context of the surrounding architecture, McKinley Village's Monterey offers an artfully composed and updated version of this uniquely Californian style. Comprised of the components typically true of the vernacular, the project's Monterey is made distinct through the juxtaposition of a traditional material palette and simplified, updated forms. An appropriate mix of the following elements shall apply to Monterey homes within McKinley Village:

- Flat tile, s-tile or composition roofing material
- Gable roof forms
- Stucco exterior
- Horizontal siding or Board and Batten accents
- Balcony at upper floor
- Stone or Brick accents
- Decorative shutters

Figure 21

Monterey Representative Photo

k. Spanish

Innately Californian and representative of architecture found within the surrounding neighborhoods, McKinley Village's Spanish is a reflection of the quintessential characteristics of the style. While updated through the use of simplified forms and massing, the style pays homage to its rich architectural heritage and grounds the community within the context of its location. An appropriate mix of the following elements shall apply to Spanish homes within McKinley Village:

- S-tile roof
- Gable roof forms
- Stucco exterior
- Arched forms
- Wrought iron details

Figure 22

Spanish Representative Photo

I. Urban Farmhouse

A modern take on the quintessential farmhouse, the Urban Farmhouse seamlessly blends the new and the old. Drawing from a rich material palette, the style provides all the warmth and character innately found within the vernacular while modifying its rustic roots through precise lines and forms, resulting in a more versatile, fresh aesthetic. An appropriate mix of the following elements shall apply to Urban Farmhouse homes within McKinley Village:

- Flat tile or composition roofing material
- Gable roof forms
- Metal roof element over porch
- Stucco exterior
- Board and Batten accents
- Dormer elements
- Porch element
- Stone or Brick accents

Figure 23

Urban Farmhouse Representative Photo

m. Urban Contemporary (Multi-Family Condominium)

Drawing on modern materials, such as brick, the urban contemporary style links the past with the present. Geometric elements combined with expanses of large glazing provide a strong anchor to the central park. This style is envisioned for the multi-family condominium units around the park. Horizontal canopies and trellises accent the vertical forms that are carefully composed to create this style. An appropriate mix of the following elements shall apply to Urban Contemporary homes within McKinley Village:

- Parapet roof lines
- Brick elements
- Horizontal shading canopies
- Stucco elements
- Vertical emphasis

Figure 24

Urban Contemporary Representative Photo

2.4 Site Design

2.4.1 Parking

Private parking is provided on each residential lot at a minimum of one covered space per unit. The minimum dimensions for a private garage is 10-ft by 20-ft. Driveway lengths vary depending on unit type and shall be consistent with Table 2, Dimensional Standards.

Public and guest parking is provided by on-street, parallel parking consistent with the City of Sacramento standard residential street section.

2.4.2 Landscaping

On individual single-family lots, the builder shall provide front yard landscaping and irrigation. Front yard landscaping should, to the extent consistent with and not in conflict with street trees, consist of at least one deciduous tree a minimum of 15-gallons in size.

Chapter 3 **PARKS, OPEN SPACE & RECREATION**

3.1 Overview

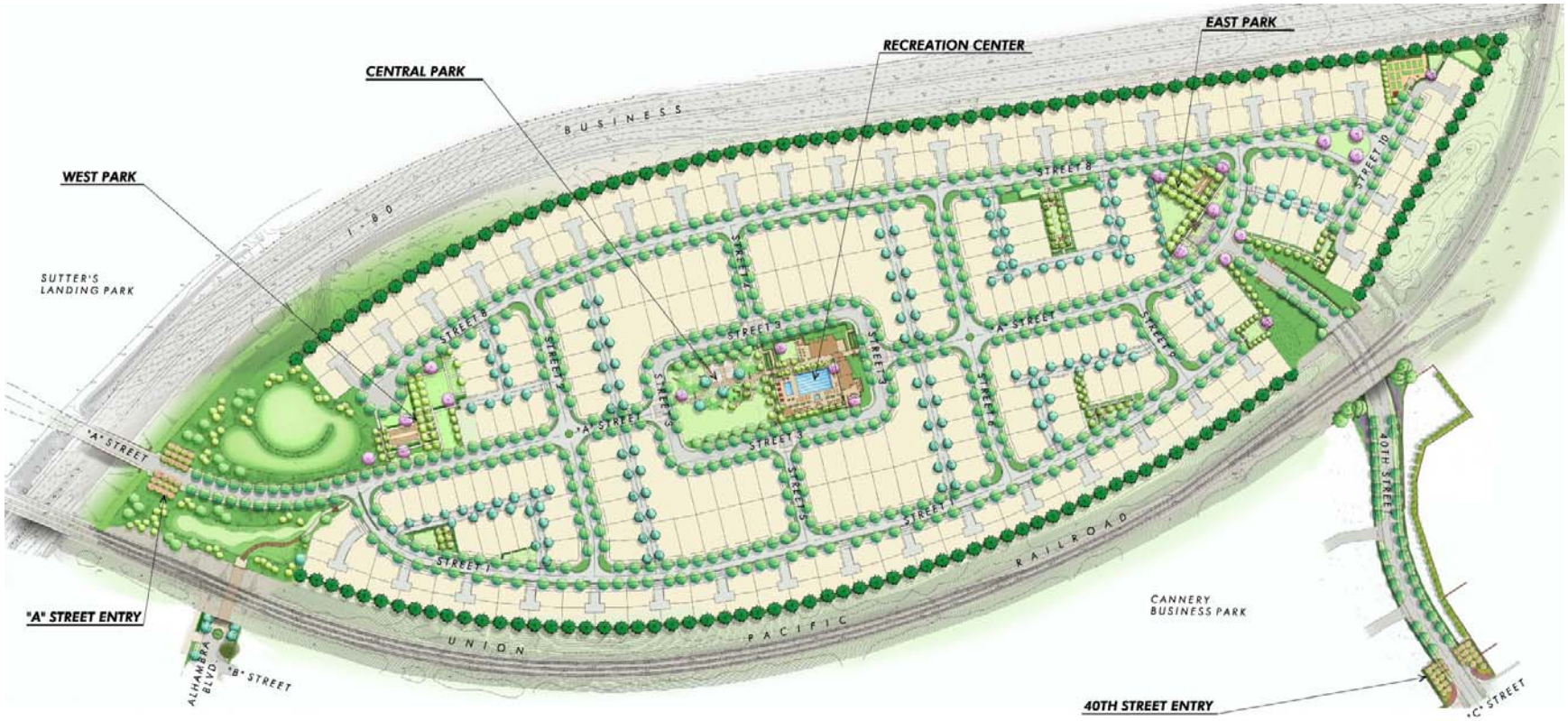
The McKinley Village community provides a diversity of parks and open space areas. The system of parks and open space are intended to create a variety of recreational opportunities, through both active and passive spaces, to cater to a wide range of users. This system will create a cohesive outdoor environment that complements the surrounding neighborhood form, playing an integral role in shaping the community as a whole. The amenities provided in the park, open space and recreation district will enhance the educational, recreational, and cultural life of McKinley Village and promote interaction within the community and the adjacent East Sacramento and McKinley Park neighborhoods.

Envisioned with a diversity of park types, sizes and facilities, the McKinley Village Landscape Illustrative Plan illustrates the location and dispersion of various types of parks and open space which comprise the system. (Figure 25) Five park and open space elements define this system:

- A 1-acre centrally located neighborhood park with an adjoining 1-acre recreation center complex, featuring a variety of indoor and outdoor amenities for the community;
- Two smaller neighborhood parks, at the eastern and western ends of the site, located at the two project entries;
- A system of open space areas, including pocket parks, common greens, and detention basins, to create gathering and respite areas throughout the community;
- A network of sidewalks and on-street, shared bicycle lanes that provide connection throughout the community and to the surrounding neighborhoods; and
- A pedestrian and bicycle undercrossing (if approved by the Union Pacific Railroad/appropriate government agencies) that provides connection to the McKinley Park neighborhood and which connects the McKinley Park neighborhood with McKinley Village, Sutter's Landing Park, and the American River Parkway.

The parks and open space system will greatly enhance the visual nature, quality of life, housing desirability, and the overall community image. To follow are standards and guidelines for each of the park, open space and recreation features.

Figure 25
Landscape Illustrative Plan



3.2 Parks

There are three neighborhood parks within the McKinley Village community: one located centrally, and two smaller parks located near the two project entries. The parks' designs will be determined through a public master planning process. Parks are intended for use of all residents within the neighborhood and the community at large. The parks system should generally connect to the pedestrian and bicycle circulation network, providing easy access to and from the park from all areas within the neighborhood.

Development within McKinley Village is subject to the City's parkland requirements as identified in the General Plan and the City's Parks and Recreation Master Plan. Although total park acreage at final build-out may vary, the project currently provides 2.2 acres of parkland within the central, east, and west parks.

3.2.1 Central Park

The Central Park provides recreational opportunities for McKinley Village and the surrounding East Sacramento and McKinley Park neighborhoods. Located in the heart of the McKinley Village community, the Central Park is the primary organizing and focal element of the neighborhood. Designed to provide both passive and active recreational activities, the Park will incorporate a children's play area, sitting/picnicking areas, walking paths, and an expansive lawn area. A private recreation center is located at the eastern end of this park facility. More information regarding the recreation center is provided in Section 3.4.

The design of the Central Park shall be consistent with the following standards and guidelines:

- Provide a diversity of active and passive recreation areas dispersed throughout the Central Park. Facilities may include such items as sports courts, sitting areas, plazas and other gathering areas, play areas, garden areas, trails and walkways, or other similar uses, depending on the need and space available within the Central Park;
- To provide focus and strong view corridors, parks should be located centrally and next to public streets for access and visibility;
- Residential neighborhoods should avoid backing onto parks and should instead orient living spaces toward the park;
- Pedestrian and bicycle linkages should connect parks to the surrounding neighborhood and to other parks and open spaces;
- On-street parking should be provided on adjacent streets;
- Refer to the plant palette in Section 3.5 for acceptable trees, shrubs and groundcover; and
- Refer to Section 3.6 for lighting and furniture standards.

3.2.2 East and West Parks

Two additional Neighborhood Parks are located in the McKinley Village community, and are envisioned to provide social gathering and respite areas in close proximity to homes. These smaller parks provide for the relaxation and recreational needs of the community and may also include more active recreational facilities such as bocce ball courts or horseshoe pits. Neighborhood Parks provide for the aesthetic needs at the two project entries, creating inviting and engaging landscape features that welcome residents and visitors to the community.

The design of each Neighborhood Park shall be consistent with the following standards and guidelines:

- Provide a range of facilities, including but not limited to, bocce ball court, horseshoe pit, sitting areas, picnic areas, plazas and other gathering areas, game and event lawn, gazebo and other garden features;
- Landscape structures, such as gazebos, arbors and tree bosques are encouraged to create focus at project entries;
- Residential homes should front onto and orient active living spaces toward the park;
- Pedestrian and bicycle linkages should connect parks to the surrounding neighborhood, the recreation center and other open spaces;
- Refer to the plant palette in Section 3.5 for acceptable trees, shrubs and groundcover; and
- Refer to Section 3.6 for lighting and furniture standards.

3.3 Open Space

The open space network provides continuity and a consistent backdrop to the amenities, features and built environment of the community. Common open space areas are distributed throughout the site and include landscaped buffers, detention facilities, and pocket parks throughout the neighborhood.

The design of these various open space features shall be consistent with the following standards and guidelines:

- All landscape areas should be designed and landscaped consistent with park standards (contained herein) as to create a cohesive outdoor environment throughout the community;
- Provide landscape buffers adjacent to Capital City Freeway and Union Pacific Railroad. Rows of evergreen plant material shall be used to diminish adverse views;
- Detention facilities, located along the western project boundary, should be attractively landscaped and maintained as an amenity to the community. Walking trails should be provided around these facilities, where feasible;
- Where feasible, residential homes should front toward adjacent landscaped lots;
- Pedestrian and bicycle linkages should connect open spaces to surrounding parks and neighborhoods;
- Refer to the plant palette in Section 3.5 for acceptable trees, shrubs and groundcover; and
- Refer to Section 3.6 for lighting and furniture standards.

3.4 Recreation Center

The Recreation Center, located adjacent to the Central Park, is the true heart of the McKinley Village neighborhood, acting as a place to gather, socialize, and play. Establishing the identity for the McKinley Village community, the Recreation Center will act as the primary landmark in the neighborhood and should be designed to express its civic role in scale, form and architectural character. The Recreation Center provides essential lifestyle amenities within walking and biking distance of homes. (Figure 26)

Figure 26
Recreation Center & Pool Perspective

3.4.1 Guidelines

The architectural guidelines are crafted to create a dynamic complex of indoor and outdoor uses that exemplifies the identity of the community and creates a strong sense of place within the McKinley Village neighborhood. The following guidelines are provided to create a framework within which developers, builders and designers can have flexibility to create a landmark Recreation Center.

a. Siting & Orientation
    - Building should be oriented to maintain close proximity to adjacent streets with primary entries oriented toward the public right-of-way;
    - Building should be sited to attract users;
    - Entrances should be designed to accommodate safe pedestrian travel and ADA access;
    - Orient building to relate to the adjacent outdoor uses, including dining, event, and patio spaces, and other amenities such that a campus of interrelated indoor and outdoor uses is created;
    - Between adjacent structures or site features, create spaces with gathering areas, plantings, bicycle parking, or other amenities; and
    - Shade structures are encouraged throughout the complex to create a livable outdoor environment.

b. Form & Massing
    - Building and surrounding complex should be compact to concentrate activities and relate programmatic uses;
    - Building height and massing should consider the surrounding context;
    - Building should consider the human scale, especially at the ground floor and at building entries;
    - Building should take on varying forms to increase visual interest and break up the monotony of large structures; and
    - Loading and delivery areas, as well as HVAC systems, should be located appropriately to minimize their visibility, mitigate any potential circulation, noise, and light conflicts, and should be screened with landscaping, fences or walls.

c. Elevations & Projections
    - All visible elevations shall be made interesting by means of articulation of facades, varied roof lines, window placement and shape, and variety in exterior colors, finishes, and detailing;
    - Enhanced side and rear elevations shall be required whenever those elevations face a public or private street, park, or other public space;
    - Horizontal and vertical wall articulation should be encouraged through the use of wall and, if applicable, second floor offsets, recessed entries and windows, human-scale awnings, overhangs and arcades; and
    - All building elevations should include varied architectural patterns that include at least two of the following elements: color change, texture change, material change, and/or wall offset, reveal or projection.

d. Materials & Colors
    - Use of high quality materials such as stucco, brick, stone, and wood is encouraged;
    - Exterior materials should be durable and high quality to prevent degradation and for the ease of maintenance; and
    - Roofing material should be consistent with the architectural style of the building.

e. Windows, Doors & Details
   - Ground floor, storefront-type glazing should be used as appropriate to enhance the exterior wall area;
   - Folding and sliding doors/ glazing that can open to the outdoors is encouraged to blend the interior and exterior spaces;
   - Windows and/or other appropriate building features should be used on upper levels to break up large wall areas and create visual interest;
   - Window and door openings should be framed with trim, or recessed a minimum of 4 inches from the building face;
   - Operable windows for maximum environmental control and passive heating/cooling is encouraged;

f. Trash Storage
   - Trash and outdoor storage facilities should be placed away from public streets and/or screened from view with materials consistent to adjacent building exteriors or other mature plantings;
   - Trash enclosures should be designed to complement associated building within the complex it serves, using materials, colors, and details; and
   - Trash and outdoor storage facilities are encouraged to include a covered roof and sewer drain.

3.4.2 Permitted Uses

The Recreation Center and surrounding complex, offers a diverse mix of both active and passive uses. Zoned Residential Mixed-Use (RMX), the Recreation Center allows for greater flexibility of uses, including potential retail uses such as a café, restaurant, or shop. The following list gives an idea of the types of uses anticipated within the Recreation Center, consistent with Title 17, Article I, Chapter 17.212 of the City of Sacramento Planning and Development Code:

- Assembly
- Restaurant, Retail, Athletic Club, Library, or Commercial Service
- Secondary Uses, including kitchen, storage and utility rooms, and restrooms.
- Outdoor dining and event space, including outdoor barbeque.
- Outdoor recreational uses, including lap pool, children's wading pool, and spa.

3.5 Landscaping Standards

The intent of the landscape design within each district is to provide continuity throughout the community. Landscaping guidelines specify standards for streetscapes and public spaces. Through the use of deciduous and evergreen plant material, year round interest will be given to the site with an evenly layered plant design. This layered plant design helps to frame views and highlight special features, and can also screen or diminish adverse views and utilities.

The streetscape within the McKinley Village community is unified through a consistent palette of ground cover, shrubs, and street trees. The street trees create a canopy along all public streets to increase the aesthetics of the neighborhood while providing shade, a walkable environment, and emulating the established East Sacramento and McKinley Park neighborhoods. All street trees should be a minimum of 15 gallons in size at the time of planting, and centered in the parkway strip or behind the sidewalk in a few locations where there is an attached sidewalk. A mix of evergreen and deciduous trees is encouraged as primary and accent tree options. Refer to the plant palette in Section 3.5 for acceptable trees, shrubs and groundcover.

The landscaping of public spaces should be carefully considered to attract visitors. Trees with a consistent canopy should be used in areas where shade is desirable. In general, the landscaping of public spaces should complement the other features and amenities of the area, becoming a backdrop to pedestrian activities.

The following landscape guidelines and standards apply to the McKinley Village community:

- Landscaping should be used to define outdoor spaces, softening and complementing structures;
- Provide landscaping to screen parking, loading, storage and equipment areas;
- Provide landscaping to shade and enhance the streetscape, parking areas, and outdoor gathering places;
- Detention facilities should be planted to create the appearance of natural vegetation, with careful consideration of plant selection to ensure survival and compatibility of a proper functioning drainage system; and
- Where feasible and desirable, landscape strips and median islands should be landscaped and programmed for the treatment and conveyance of storm water run-off.

3.5.1 Plant Palette

The Plant Palette, provided in Table 3, is not meant to be an exhaustive list of acceptable landscape varietals. Landscape plans will be reviewed and approved by the City of Sacramento prior to construction. Amendments to the plant list may occur with administrative review and approval by the Director. The final selection of all trees in the City right of way shall be reviewed and approved by Urban Forest Services.

Table 3
Plant Palette

	Botanical Name	Common Name
ENTRY TREES		
'A' Street & 40th Street		
Tree Bosques		
	Lagerstroemia indica	Crape Myrtle
	Magnolia grandiflora 'St. Mary'	St. Mary Magnolia
	Malus 'Jarmin Marilee'	Merilee Crabapple
	Prunus sargenti	Sargent Cherry
	Prunus sp. Flowering Plum	Crimson Pointe/Krauter Vesuvius
	Quercus robur 'Streetspire'	Streetspire Oak
Specimen Trees		
	Ginkgo biloba 'Autumn Gold'	Maidenhair Tree
	Liriodendron tulipifera 'Emerald City'	Tulip Tree
	Magnolia grandiflora	Southern Magnolia
	Pinus pinea	Italian Stone Pine
	Platanus racemosa	California Sycamore
	Quercus lobata	Valley Oak
	Quercus suber	Cork Oak
STREET TREES		
'A' Street, 40th Street & Street '3'		
	Liriodendron tulipifera 'Emerald City'	Tulip Tree
	Platanus x acerifolia	London Plane Tree
	Tila Americana	American Linden
Street '1' & Street '8'		
	Ulmus parvifolia	Chinese Elm
	Ulmus parvifolia 'Elmer I'	Athena Classic Elm
	Ulmus parvifolia 'Elmer II'	Allee Elm
Street '2', '4', '5', '6', '9' & '10'		
	Fraxinus americana 'Autumn Purple'	American Ash
	Koelreuteria bipinnata	Goldenrain Tree
	Magnolia grandiflora ' Sam Somers'	Magnolia 'Sam Somers'
	Pistacia chinensis 'Pearl Street'	Chinese Pistache
	Quercus ilex	Holly Oak
	Tilia americana	American Basswood
	Zelkova serrata 'Village Green'	Japanese Elm
Alleys		
	Eriobotrya deflexa	Bronze Loquat
	Geijera parviflora	Australian Willow
	Lagerstroemia indica	Crape Myrtle
	Laurus nobilis	Bay Laurel
	Prunus sargenti	Sargent Cherry
	Quercus robur 'Fastigiata' Skyrocket	Skyrocket English Oak

Table 3
Plant Palette (cont'd)

	Botanical Name	Common Name
SCREEN TREES		
At Union Pacific & Capital City Freeway		
	Cedrus deodara	Deodara Cedar
	Cupressus arizonica	Arizona Cypress
	Pinus strobus 'Fastigiata'	Fastigiate White Pine
	Sequoia sempervirens 'Aptos Blue'	Aptos Blue Redwood
PARK/COMMON GREEN TREES		
	Cedrus deodara	Deodar Cedar
	Fraxinus spp.	Ash
	Koelreuteria paniculata	Goldenrain Tree
	Lagerstroemia indica	Crape Myrtle
	Magnolia grandiflora	Southern Magnolia
	Magnolia g. dwarf 'Glen St Mary'	Dwarf Southern Magnolia
	Pinus canariensis	Canary Island Pine
	Platanus x acerifolia	London Plane Tree
	Platanus racemosa	California Sycamore
	Prunus sargenti	Sargent Cherry
	Quercus ilex	Holly Oak
Vertical Accent Trees		
	Ginkgo biloba 'Autumn Gold'	Maidenhair Tree
	Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree
	Liriodendron tulipifera 'Fastigiata' Columnar	Tulip Tree
	Magnolia grandiflora 'St. Mary'	St. Mary Magnolia
	Pinus strobus 'Fastigiata'	Fastigiate White Pine
	Quercus robur 'Fastigiata Skyrocket'	Skyrocket English Oak
VINES		
	Campsis radicans	Trumpet Creeper
	Clytostoma callistegioides	Violet Trumpet Vine
	Distictis spp.	Trumpet Vine
	Hardenbergia violacea	Lilac Vine
	Rosa spp.	Rose
	Solanum jasminoides	Potato Vine
	Trachelospermum asiaticum	Asian Star Jasmine
	Wisteria spp.	Wisteria

Table 3
Plant Palette (cont'd)

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

3.6 Lighting & Site Furniture

Lighting is an important element in the landscape and should be used to contribute to a safe and attractive environment. Lighting is also used to reinforce the community's overall design theme and create a consistent sense of place by adding a common, thematic element that is repeated along roadways, or within parks and open spaces. To that end, one street light type is specified for the entire neighborhood.

Site furniture is encouraged within the parks and open space system, both within programmed public spaces and within more passive landscaped lots. Site furniture visible from public streets, plazas, and pedestrian linkages should be of compatible style and design. Fixtures and furniture may vary in style, color, and materials from this standard design if they are used in enclosed courtyards, or other locations where land uses require unique appeal.

The following guidelines and standards apply to lighting and site furniture throughout the community:

- Ornamental street lights, similar to those found in East Sacramento and McKinley Park neighborhoods, shall be located along public streets. The paint color of the street lights shall be consistent with the East Sacramento and McKinley Park neighborhoods;
- Exterior lighting, including in parks and open space areas, should be architecturally integrated with the style of the buildings, colors and materials used;
- Architectural lighting may be used to highlight special features in or around the site, or to illuminate key entrances or other areas of access;
- Pedestrian and landscaping lighting should utilize fixtures that minimize light pollution, glare, and visibility from adjacent areas and should be the appropriate size and height given the activities for which they are designed;
- Where feasible and desirable, public landscaped areas should employ pedestrian amenities, such as benches, drinking fountains, lighting, and trash receptacles; and
- The design of lighting and site furniture should be compatible throughout the community.

3.7 Entries & Monumentation

Entry features and monumentation create an identity or "sense of place" for a community. Entries provide a rhythm to the streetscape, acting as a defining element that reinforces the overall architectural and landscape design theme. Located along 'A' Street and the terminus of 40th Street (Figure 25), the entry features for McKinley Village are a combination of plant material, hardscape elements, and signage. Both entries will utilize a similar palette of materials, but may have differing designs or form.

The following guidelines and standards apply to entry features and monumentation:

- Neighborhood identification signage or thematic logos may be incorporated into pilasters or low walls;
- Street corners may incorporate hardscape elements including enhanced paving, pilasters, walls, raised planters and pedestrian gateways;

- Groupings of evergreen or deciduous flowering trees shall be used to highlight each entry;
- Thematic landscaping material consistent with Section 3.6, plant palette, will set the tone for the McKinley Village community; and
- Must not interfere with vehicular sight lines.

3.8 Signage

Signage throughout the McKinley Village community shall be designed with a consistent theme and style. A comprehensive signage design package shall be reviewed and approved through a Site Plan and Design Review process.

The allowable signage in the McKinley Village community includes project identification signage, neighborhood identification signage, street signage, and directional signage. Signage for community facilities and major destinations, like the recreation center, are also permitted. Project signage is envisioned at A Street near 28th Street and/or the A Street Bridge, 40th Street near the intersection of 'C' Street, 40th Street near the underpass, Alhambra Boulevard near the bicycle and pedestrian tunnel (if approved by the Union Pacific Railroad/appropriate government agencies), and the recreation center.

All sign elements should be consistent with the guidelines listed below and subject to the provisions of the City of Sacramento Sign Ordinance:

- Signage should maintain visual consistency throughout the community;
- Color and material options for signs should always compliment the architectural style of the building;
- Signage should be scaled appropriately for the given location;
- Signage text should be kept to a minimum and scaled appropriately for placement and legibility purposes;
- Attached wall signs, or building-mounted signage, are permitted. These attached signs shall be placed flat against a building or designed as part of an architectural feature, and are not to exceed sixteen (16) square feet in area;
- Detached identification signage, including monument signs and low-profile freestanding signs, are permitted at project entries. The design of identification signage may be incorporated into low profile walls or larger decorative monuments and shall not exceed six (6) feet in height. The maximum area devoted to sign letters (excluding logo) shall be twenty-four (24) square feet per sign and may be a double-faced sign;
- Signage for pedestrian and bicycle way-finding is encouraged. The design should be displayed in a safe and clear manner with a maximum area of five (5) square feet devoted to the sign;
- Lighting is allowed to illuminate signage at night, but should be designed appropriately to not create hazardous glare for pedestrians, bicyclists, and vehicles;
- Neon signs are not permitted; and
- At the entry areas, features and monument signs are permitted to identify and enhance the community image, and create a sense of arrival.

3.9 Fencing & Walls

Walls and fences are intended to provide screening between adjacent uses, help to define edges of roadways, and provide privacy and security for private property. It is anticipated that there will be limited use of walls, except where needed for sound attenuation and where desired for entry features or for screening unsightly elements, such as trash areas. The material and design for the walls and fencing may vary throughout the community, depending on the need and the location. Masonry, wood, and wrought iron fences are permitted in the McKinley Village neighborhood subject to the height, location, and development standards of Title 17of the City of Sacramento Planning and Development Code.

The following wall and fencing standards apply to the McKinley Village community:

- Walls and fences will not be permitted if they aren't deemed necessary for specific screening, gateway, aesthetic, security, or noise attenuation purposes;
- Tall walls and fences are discouraged along internal roadways, as they diminish the street scene. Permitted walls and fences may not exceed 3 feet in height within front-yard setbacks and 6 feet in height within rear-yard and side-yard setbacks;
- Walls and fences, used at property frontages or for screening, should be designed as an extension of the building's architecture;
- Where long expanses of wall or fence are unavoidable, articulation in the form of wall offsets or landscaping should be implemented; and
- Where security fencing is required, a combination of solid and open grill work is encouraged. Barbed or razor wire fences are prohibited.

Chapter 4 **TRANSPORTATION**

4.1 Transportation Network

The Transportation Network is designed to provide for the efficient movement of goods and people, allowing for several modes of transportation including automobile, bicycle, and pedestrian. Circulation in McKinley Village provides additional roadway, bicycle, and pedestrian linkages between the site and the surrounding neighborhoods, improving connectivity within this portion of the City. The Transportation Network is designed with a well-connected hierarchy of travel modes, allowing for efficient flow of vehicular traffic while encouraging and facilitating walking, biking, and other alternatives to single-occupancy vehicles. Streets are designed as a modified grid to keep with the character of the surrounding urban area, extending the grid of the nearby East Sacramento and McKinley Park neighborhoods. This chapter provides the requirements and guidelines for roadways, bikeways, and walkways. (Figure 27)

4.1.1 Vehicular Circulation

The vehicular circulation network is designed to effectively link the entire community in a modified grid pattern that provides for two points of access to disperse automobile traffic and decrease potential congestion. Connections with existing roads and future extensions of existing roads allow for efficient access to local and regional locations. Points of entry from connector roads have been located to disperse traffic without inhibiting the efficient flow and functioning of major roads.

The proposed facilities include the following:

'A' Street provides access to the project on the western end of the community and connects to 28th Street via the 'A' Street Bridge. As one of the primary entries to the neighborhood, 'A' Street is envisioned to have trees along each side of the road leading to the project. Refer to Section 3.5 for more detailed information regarding landscaping and plant selection.

40th Street provides access to the project from the southeastern end of the community and connects to 'C' Street via an underpass. 40th Street is designed with a parkway strip and detached sidewalk. A transition to an attached sidewalk is necessary while in the 40th Street Underpass. As one of the primary entries to the community, 40th Street should be landscaped with proper signage and monumentation between 'C' Street and the Union Pacific Railroad tracks to create a sense of arrival. Refer to Section 3.5 for more detailed information regarding landscaping and plant selection.

Figure 27
Circulation Network Diagram

*If Alhambra Bicycle and Pedestrian Tunnel is approved by Union Pacific Railroad and appropriate government agencies.

Local Residential Streets form a modified grid pattern within the McKinley Village community. In almost all instances these facilities provide a parkway strip and detached sidewalk. Street trees and other landscaping are paramount to the success of the streetscape program. Refer to Section 3.5 for more detailed information regarding landscaping and plant selection.

Alleys are provided to access garages that are located in the rear of homes. These facilities will be designed as private rights-of-way.

4.1.2 Bicycle & Pedestrian Circulation

A comprehensive system of bikeways and pedestrian walkways are provided throughout the McKinley Village community. These facilities allow for convenient access within and to adjacent neighborhoods, thereby encouraging cycling and walking as an alternative mode of transportation.

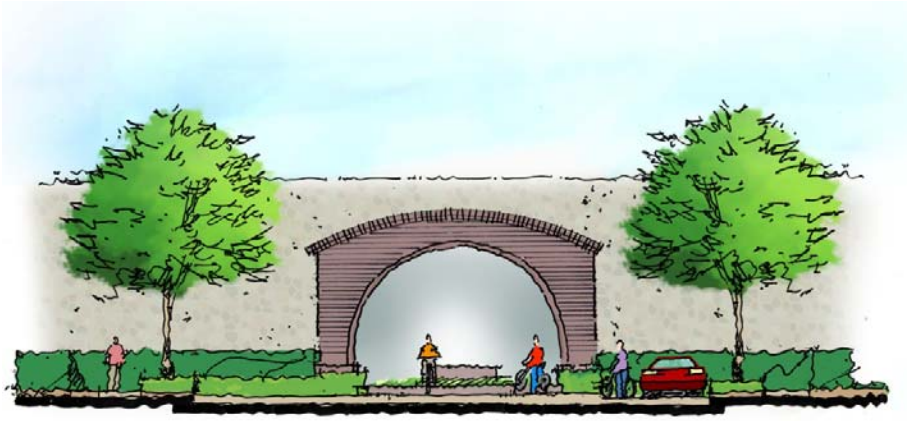
The majority of the Bikeway System for McKinley Village is a Class III on-street facility without a dedicated travel lane for cyclists. This type of facility will be provided on all internal local residential roads in the community.

The pedestrian circulation system is a network of sidewalks along public rights-of-way within the community. A widened 6-foot sidewalk is provided along the park and under the 40th Street Underpass. This comprehensive network of pedestrian walkways will encourage walking to the parks and recreation center within the community, as well as to other nearby destinations in East Sacramento and Midtown.

A network of bicycle and pedestrian paths provide connection through the community and to the surrounding neighborhood. A bicycle and pedestrian tunnel from the open space south of 'A' Street provides a linkage under the Union Pacific Railroad tracks to Alhambra Boulevard (if approved by the Union Pacific Railroad/appropriate government agencies). (Figure 28) Security lighting and cameras will be provided within the tunnel as well as the path leading to the structure, for the safety of cyclists and pedestrians. This tunnel and path, if approved, is envisioned as a key component to providing access to East Sacramento and Midtown, encouraging non-motorized transportation choices.

A location has been identified in the Sacramento Bikeway Master Plan (SBMP) for a potential future overcrossing of the Capital City Freeway that would connect the eastern edge of the site to an extension of the Two Rivers Bike Trail along the American River. The proposed connection has not yet been designed and is not currently funded. Coordination and discussion with the City of Sacramento will be necessary in the future should the City decide to fund the construction of the overcrossing.

Figure 28
Alhambra Boulevard Bicycle & Pedestrian Tunnel Section*



*Final design of the bicycle and pedestrian tunnel has not been completed and the exhibit is for illustrative purposes only. Construction of the tunnel is subject to approval by the Union Pacific Railroad/appropriate government agencies.

4.2 Multi-Modal Guidelines

The Multi-Modal Guidelines outline standards which preserve the connectivity and safety of the Transportation Network, while enhancing the quality of the neighborhood and its aesthetic distinctiveness, as well as bicycle and pedestrian friendliness. To follow are guidelines and standards for community streets and trails within the McKinley Village neighborhood:

- Community streets should imbue a strong sense of place and establish a unique and distinctive neighborhood character;
- Community streets should be designed for the safety of all users;
- Encourage a multi-modal community through the design of streets and trails that accommodate safe movement of vehicles, bicycles, and pedestrians;
- Streets should be designed on a modified grid to create maximum internal connection, encouraging an open and accessible network to improve the distribution of traffic throughout the Transportation Network;
- Multiple points of access through the community are encouraged, to maximize the number of streets that carry traffic and the distribution of traffic loads from each development area;
- Sidewalks and other off-street pedestrian linkages should be provided;
- Class III bicycle routes (on-street, no striping) should be provided on all internal roadways to provide connection to the surrounding neighborhoods;
- A pedestrian and bicycle tunnel (if approved by the Union Pacific Railroad/appropriate government agencies) should be provided from the western end of the site under the Union Pacific Railroad tracks and connecting to Alhambra Boulevard;
- A consistent landscape palette (Section 3.5) should be employed on community streets; and

- Coordinating street lights and street furniture (Section 3.6) should be implemented to create an attractive and inviting streetscape environment;

4.3 Traffic Calming

The Transportation Network emphasizes connectivity and safety for all users: pedestrians, cyclists, and motorists. Within this well-designed multi-modal community, traffic calming devices should be implemented to reduce negative impacts of roadways, decrease motorist speed, increase safety, and encourage non-motorized travel. The following traffic calming devices may be incorporated into the design approach of streets within the neighborhood:

- Narrower street widths and pavement sections that encourage slower design speeds;
- Geometric curves in street configurations designed to keep traffic speeds down;
- Shorter block lengths that deter motorists from building up speed between intersections;
- Traffic circles that slow traffic while providing smooth, continuous movement through intersections;
- Use of "traffic tables," or heavily textured paving at key pedestrian crossings, to identify pedestrian spaces and minimize conflicts between motorists and pedestrians;
- "Bulb-outs," or the expansion of sidewalks/parkway areas to reduce street widths at intersections or mid-block should be considered during street construction design;
- Bulb-outs reduce crossing distance for pedestrians, provide landscaping opportunities, make crossing pedestrians more visible to motorists and bicycles, and reduce turning radii, slowing down turning traffic; and
- "T" intersections at parks and open spaces are encouraged to slow traffic where children and pedestrians are likely to be present.

Chapter 5 **IMPLEMENTATION & PHASING**

5.1 Phasing

Development of the McKinley Village community is expected to occur in phases to enable the developer to respond to market demand and to assure that the infrastructure is adequate to support the project. Construction of off-site and on-site infrastructure shall be phased in accordance with the McKinley Village Conditions of Approval. Provisions for construction of roadways to provide access to the development and the extension of necessary utilities and infrastructure such as water, sanitary sewer and storm drain facilities will be necessary in early phases of development. The Phasing Plan represents a logical estimate of the order in which areas will develop. Actual sequence of phasing may vary, and may be further delineated into sub-phases as determined by economic, market, and physical conditions. (Figure 29)

5.2 Future Development Applications

The Planned Unit Development (PUD) standards and guidelines provided herein applies to all future development applications. Subsequent to the approval of the McKinley Village PUD, individual project applications will be reviewed to determine consistency with this document and other regulatory documents.

Specific applications for individual residential tracts within the project shall be processed as follows: (1) The Director shall review, and has the ability to approve, each individual application for consistency with the McKinley Village PUD Guidelines contained herein. Zoning, use and design standards shall be applied to each proposal to ensure consistency with the overall character envisioned for the PUD; (2) if an application fails to meet the standards established in the McKinley Village PUD Guidelines, the Director shall review the application to determine the degree of deviation proposed and the level of review necessary for approval.

The protocol is intended to facilitate streamlined application processing for proposals consistent with the McKinley Village PUD Guidelines. It also permits flexibility and Planning Commission oversight for non-traditional proposals, and proposals determined to substantially deviate from the standards prescribed in both documents.

5.3 PUD Guidelines Amendments

The procedures for development under, as well as amendments to, the PUD Guidelines are set forth in the City of Sacramento Municipal Code, Title 17, Chapter 17.452 of the Zoning Code.

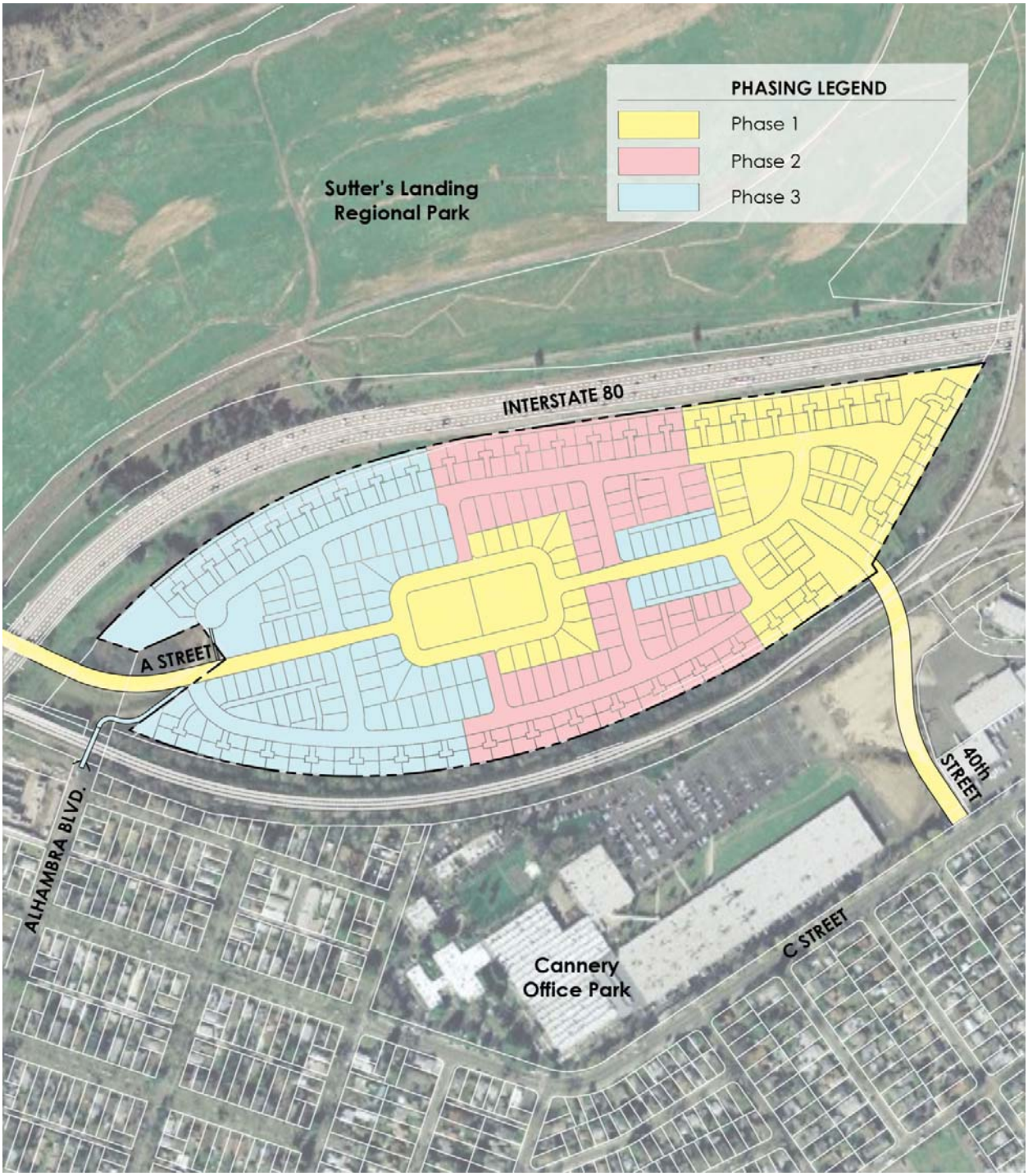



Figure 29
Preliminary Phasing Plan