



MCKINLEY VILLAGE COMMUNITY DESIGN

ENCORE MCKINLEY VILLAGE, LLC
www.mckinleyvillage.com

MARCH 6, 2014





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INTRODUCTION AND SITE PLAN



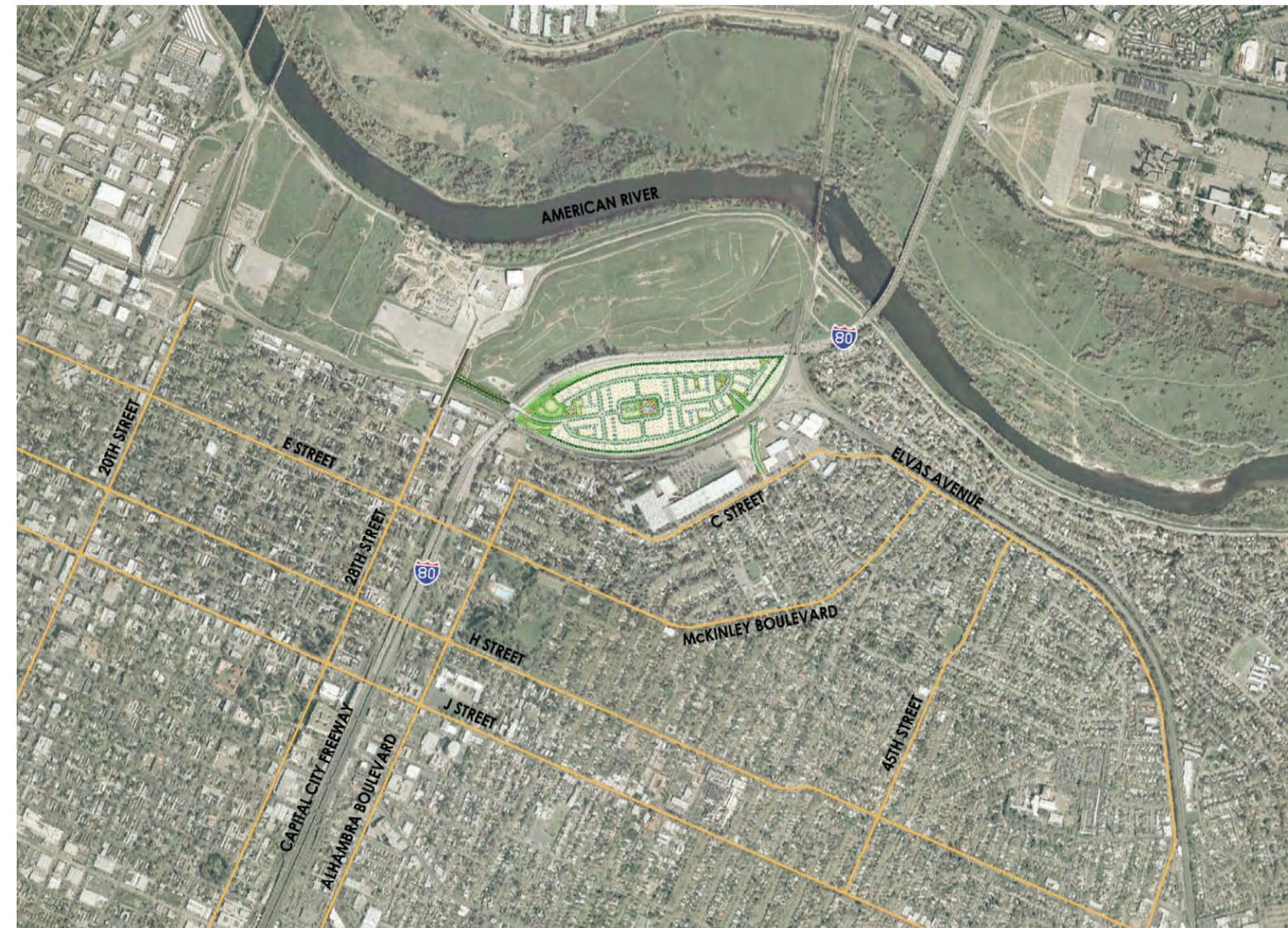
McKinley Village will be a 21st century urban village in the core of the Sacramento region that combines the qualities of the city's most successful urban neighborhoods with design features that give this new neighborhood within our city its own distinctive character. This smart growth, infill community 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.

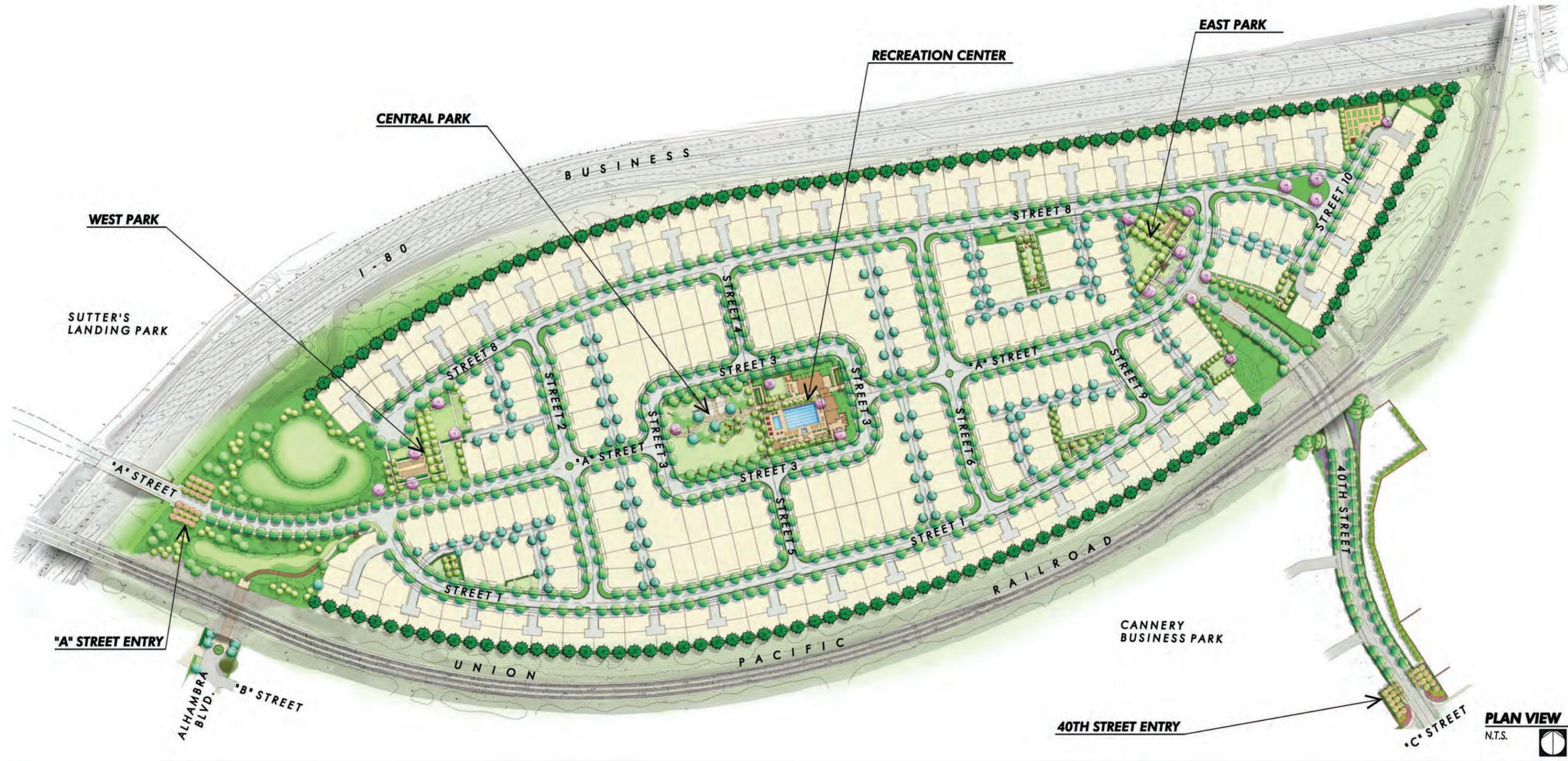
The design of McKinley Village has been inspired and informed by the design, density, and character of the nearby McKinley Park and East Sacramento neighborhoods and by the thoughtful input received from City officials, community leaders, and neighbors. Yet, the architecture and design elements of this 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



"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



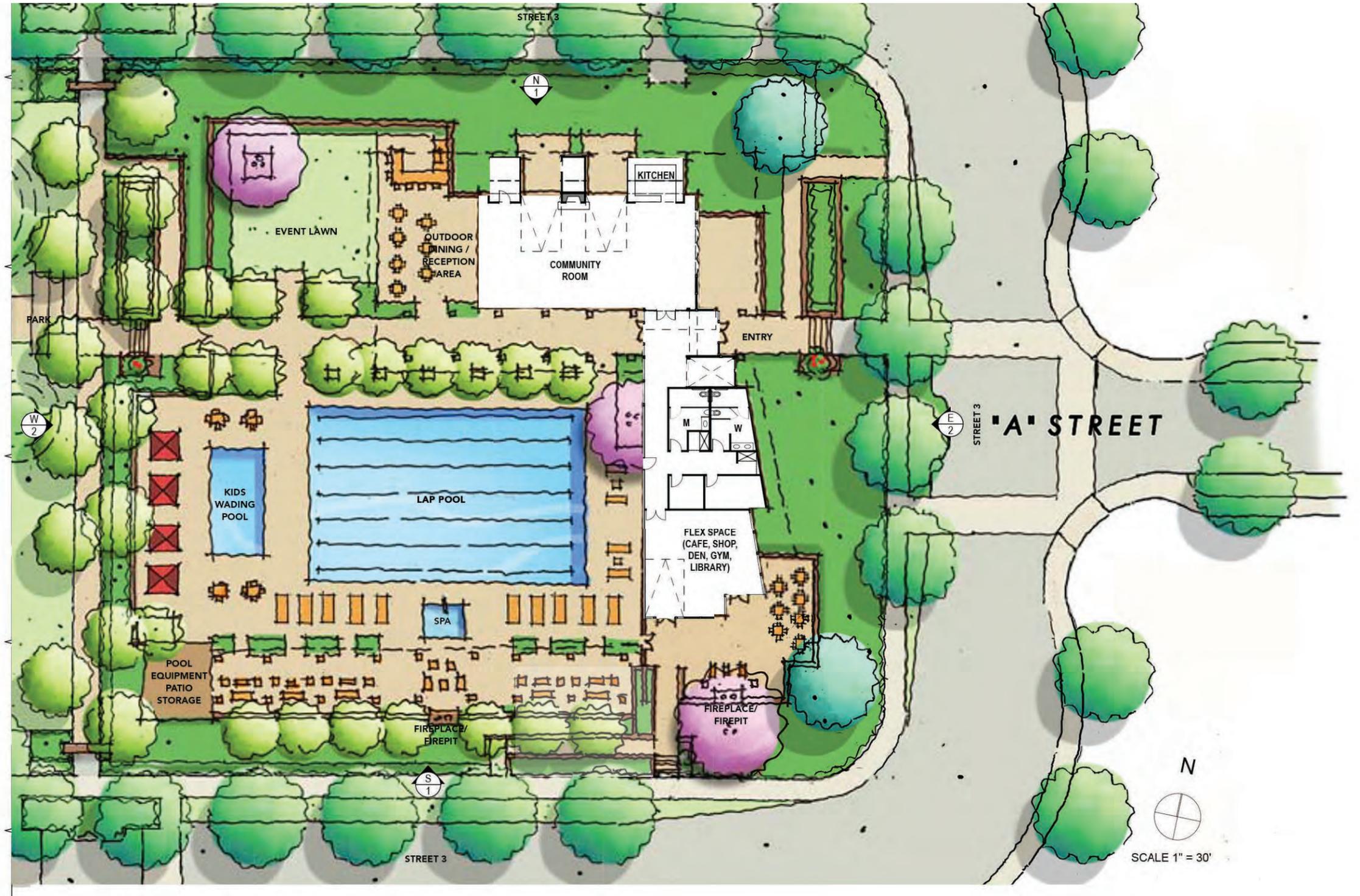
RECREATION CENTER SITE PLAN AND FLOOR PLAN



LAP POOL



POOL ARBOR

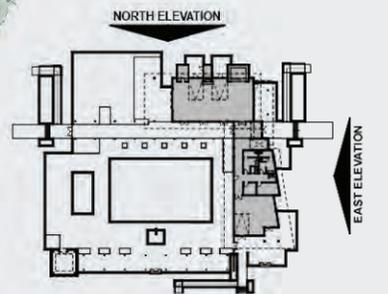




1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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

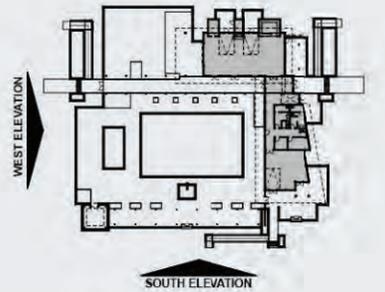




1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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



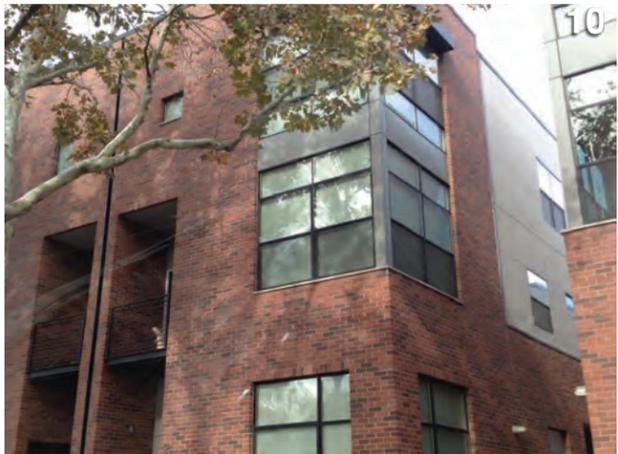
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8



9



10



11



12

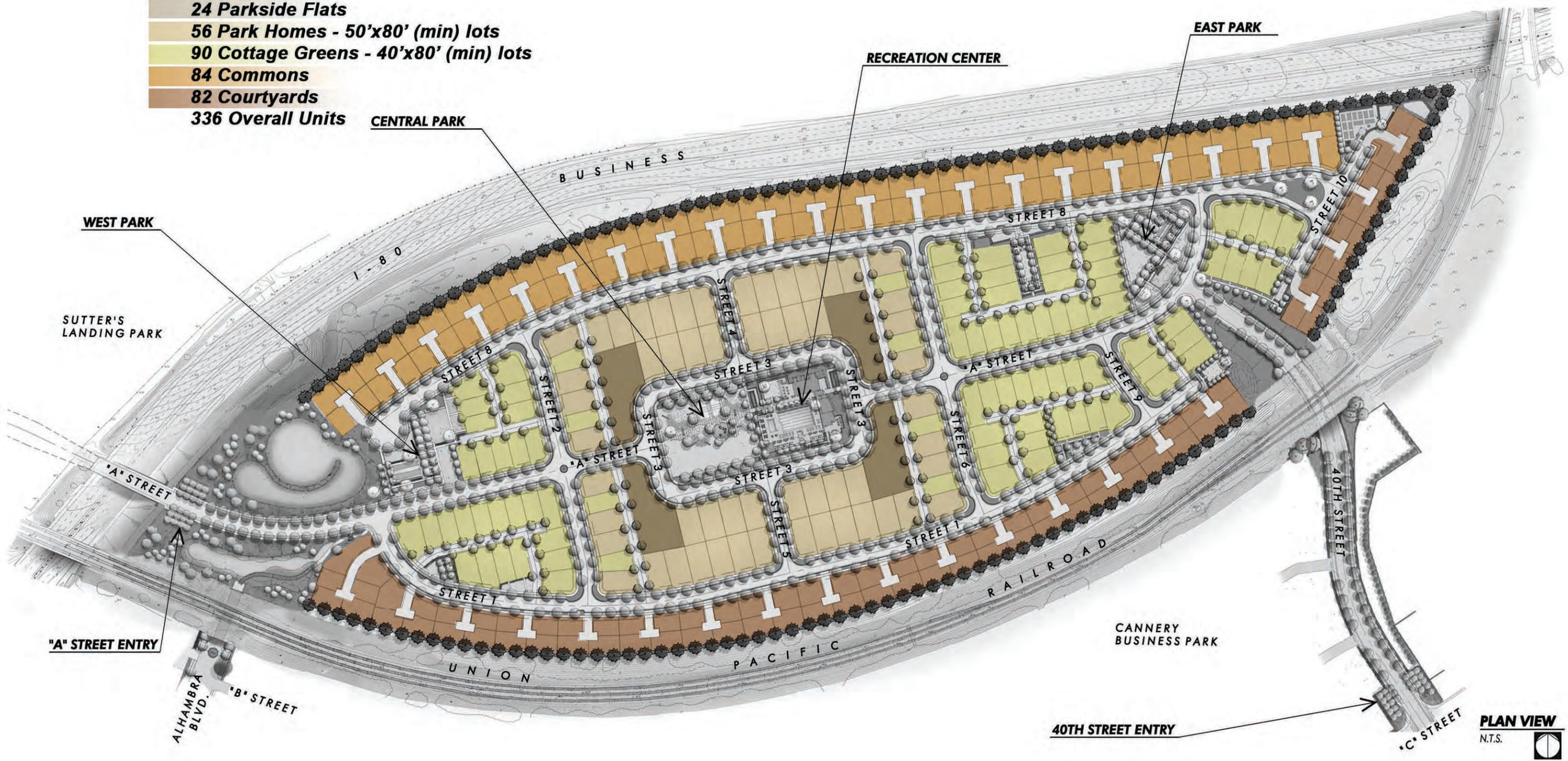


13

- 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

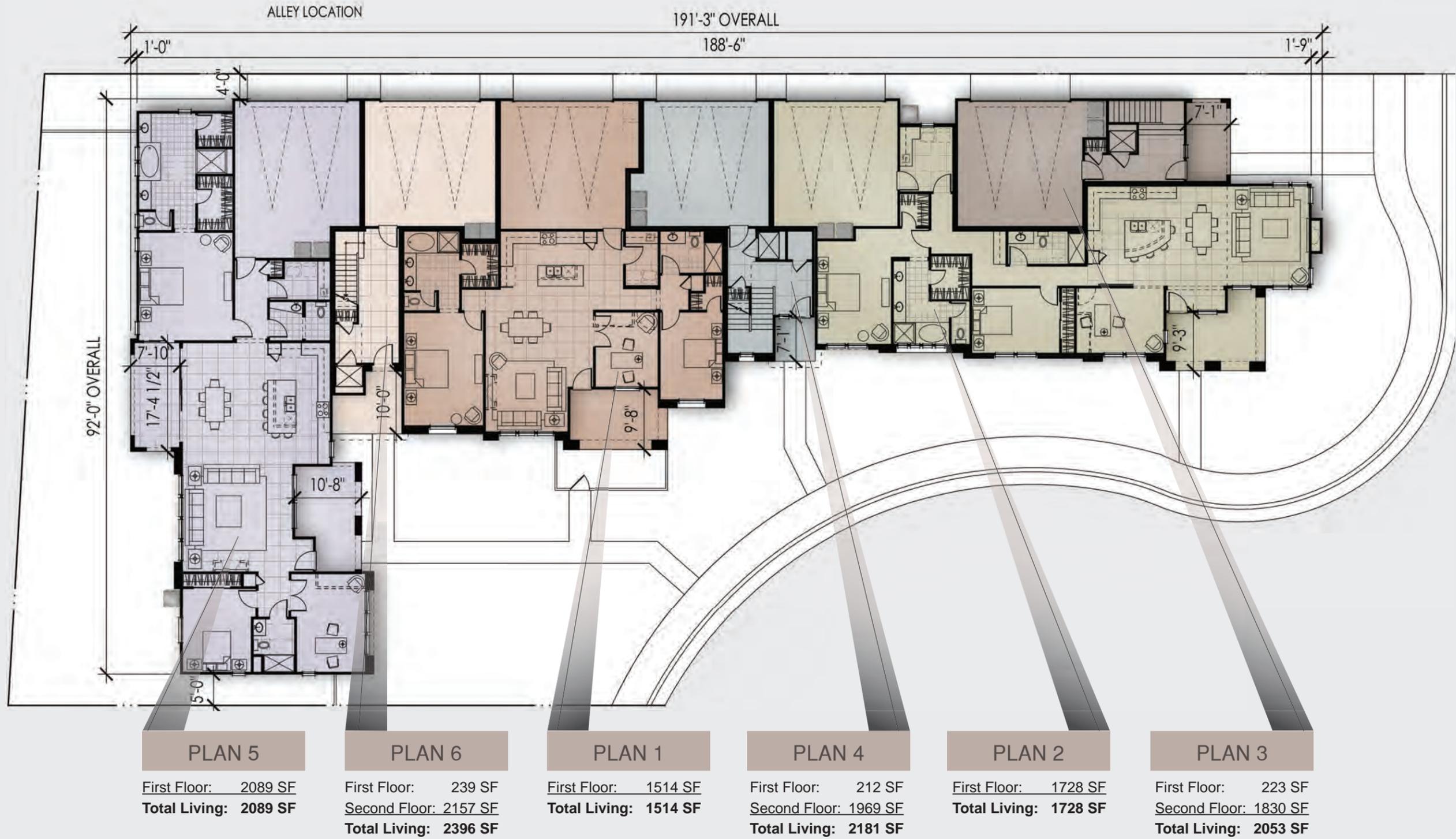
HOME TYPES AND LOCATIONS

- 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

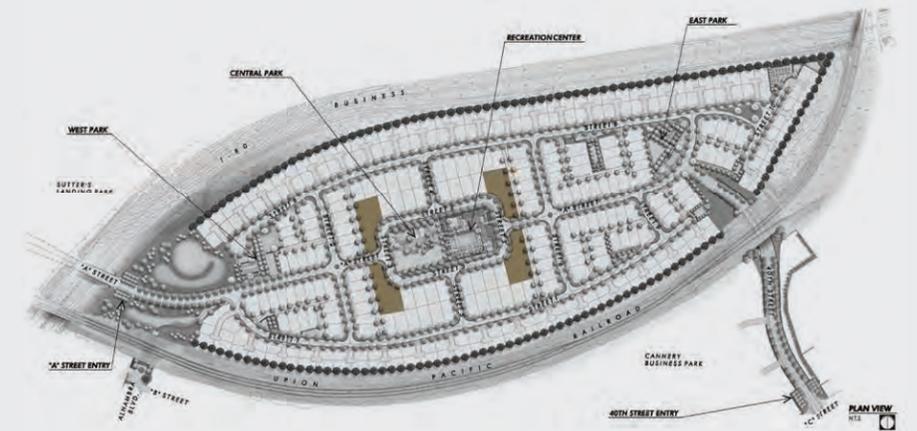
PLAN 3
 First Floor: 223 SF
 Second Floor: 1830 SF
 Total Living: 2053 SF



FRONT ELEVATION — URBAN CONTEMPORARY



RIGHT ELEVATION — URBAN CONTEMPORARY

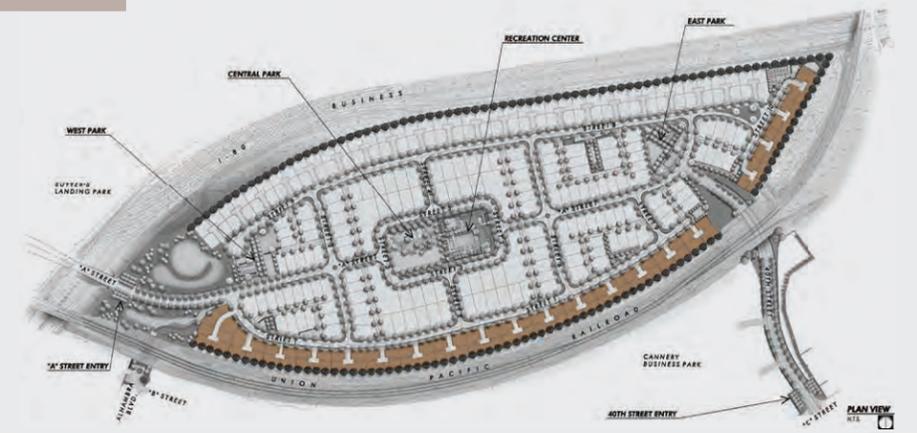






EUROPEAN COTTAGE

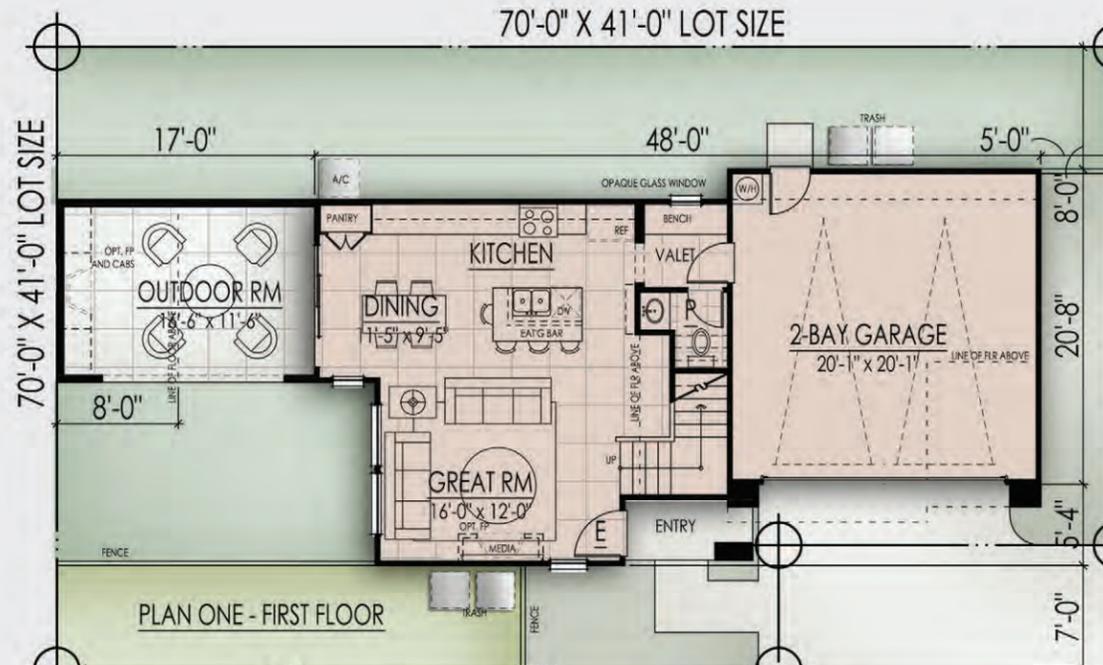
MONTEREY



COURTYARDS / TYPICAL PLANS IN A CLUSTER

PLAN 1

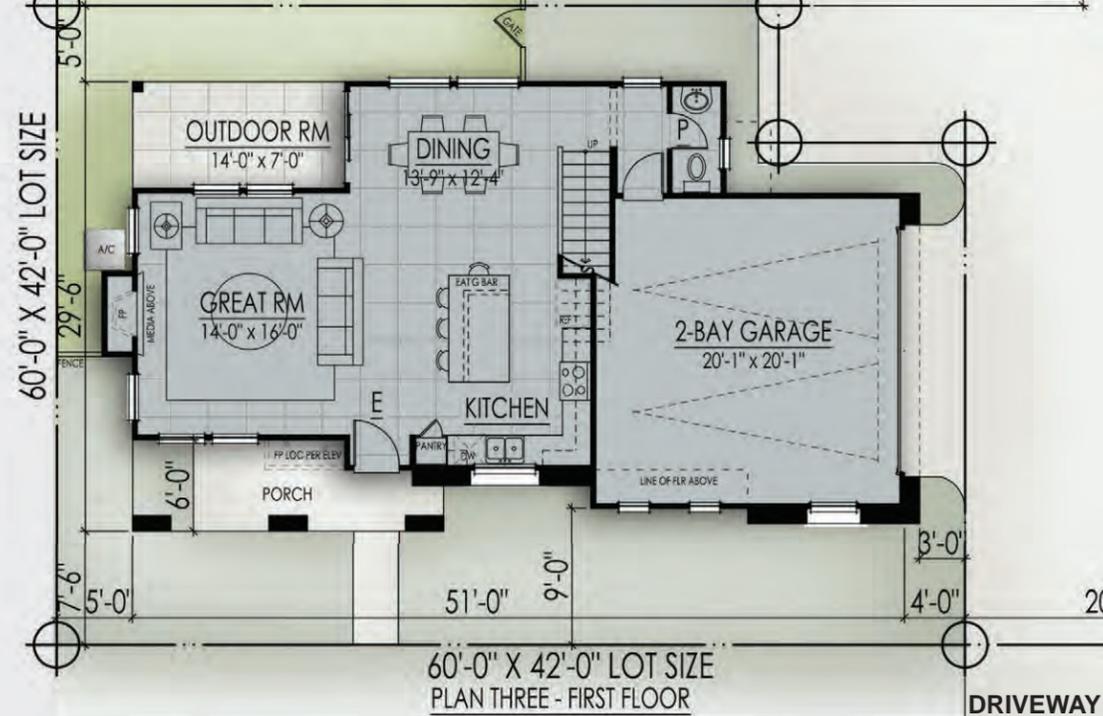
First Floor: 584 SF
 Second Floor: 711 SF
Total: 1295 SF



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 2

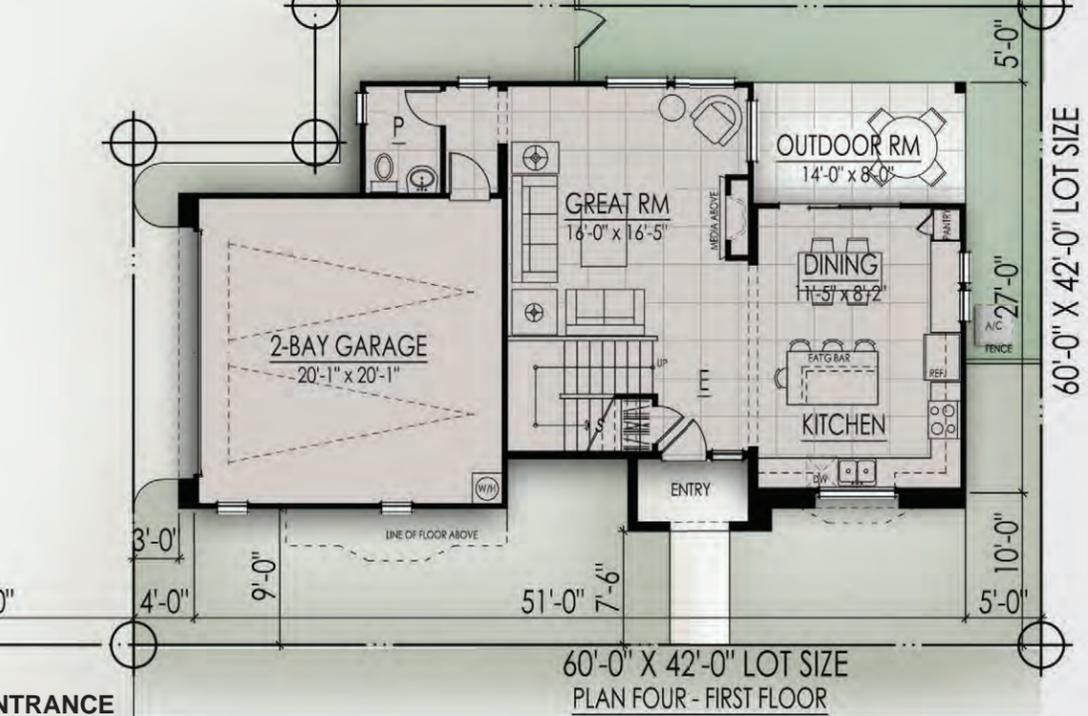
First Floor: 670 SF
 Second Floor: 841 SF
Total: 1511 SF



PLAN TWO - FIRST FLOOR

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



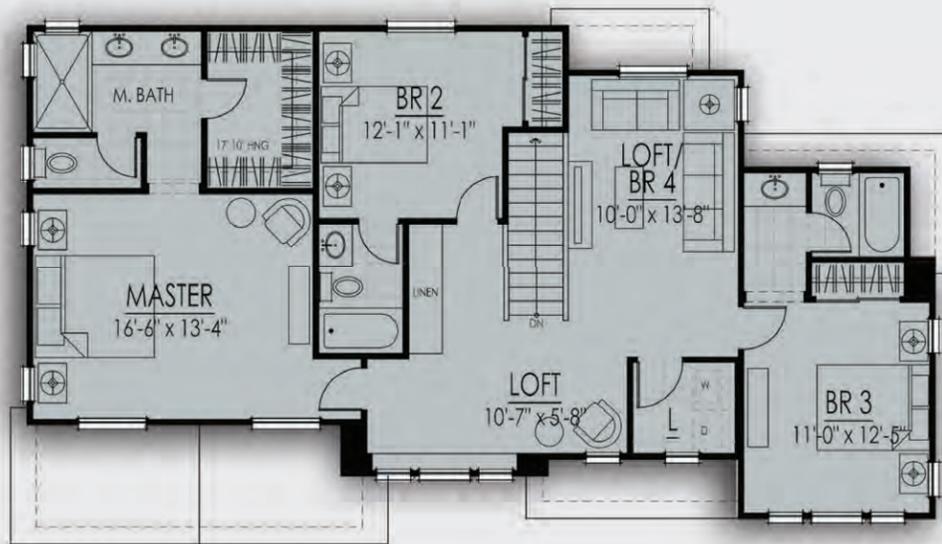
PLAN 2

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

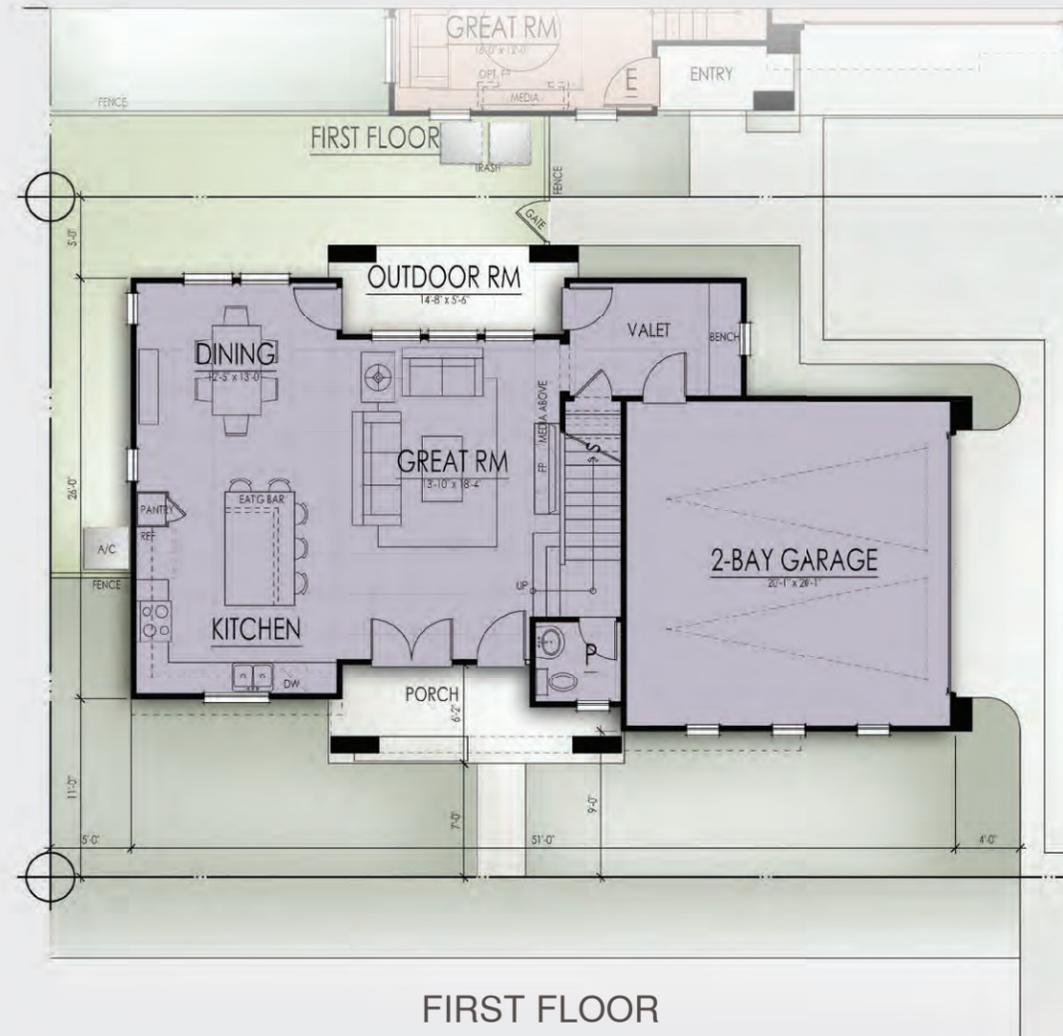
First Floor: 746 SF
 Second Floor: 1251 SF
Total: 1997 SF



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



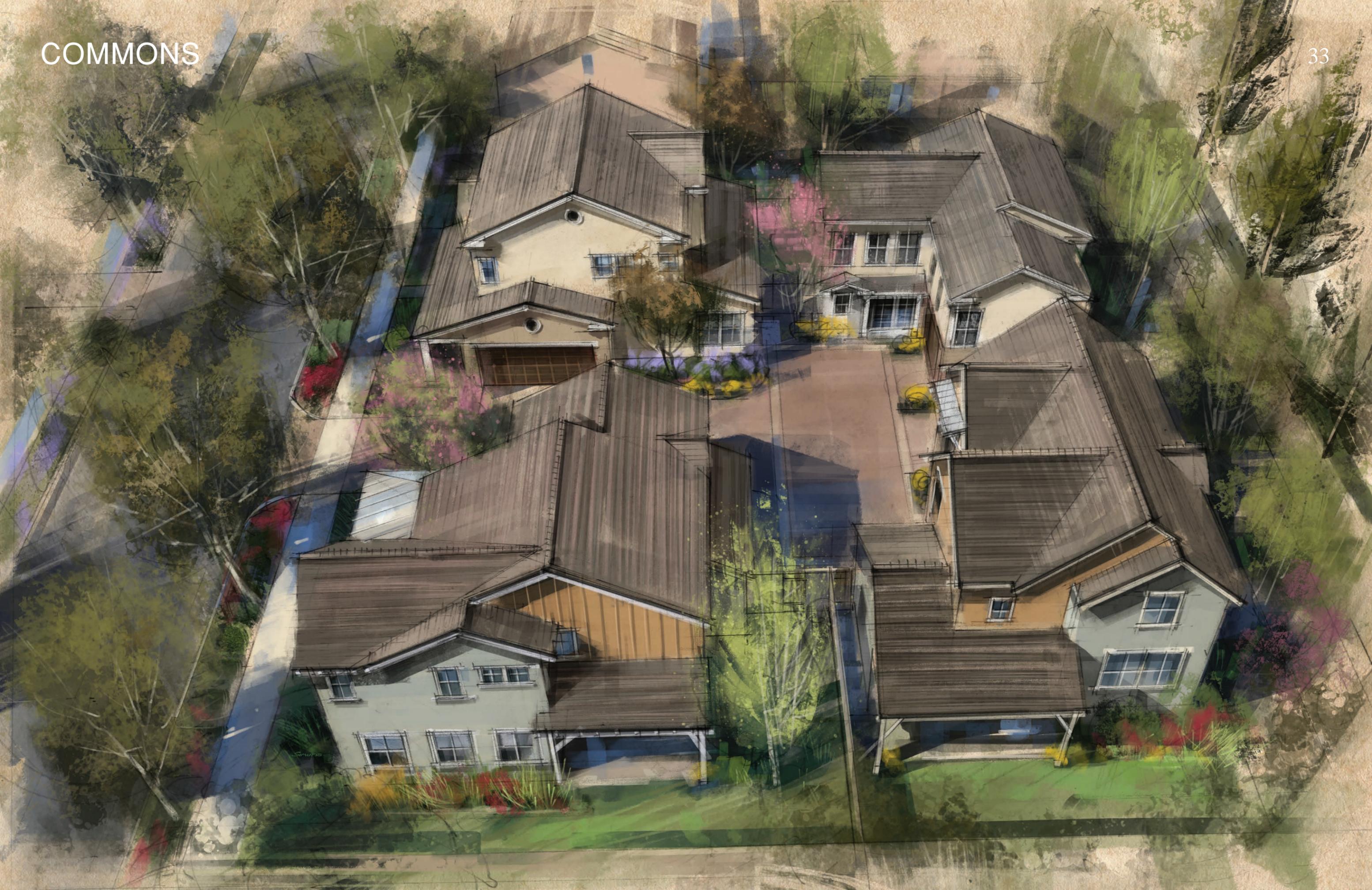
MID CENTURY MODERN



CRAFTSMAN



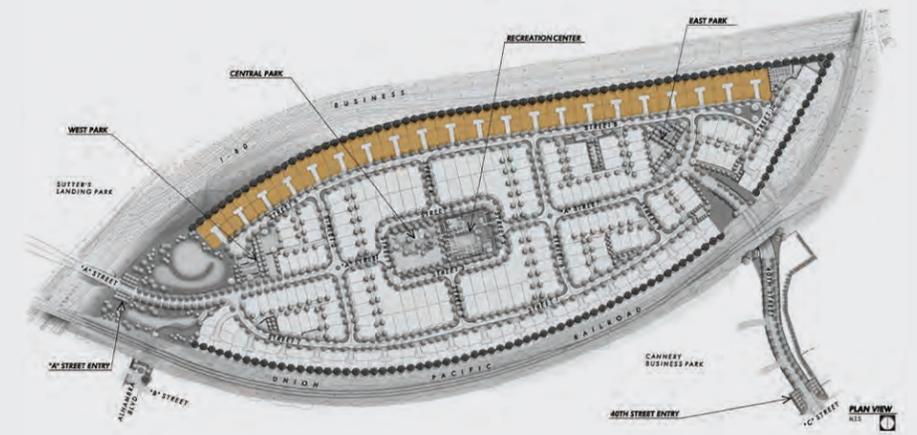
ENGLISH REVIVAL





CALIFORNIA COTTAGE

ENGLISH REVIVAL



PLAN 2

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

PLAN 4

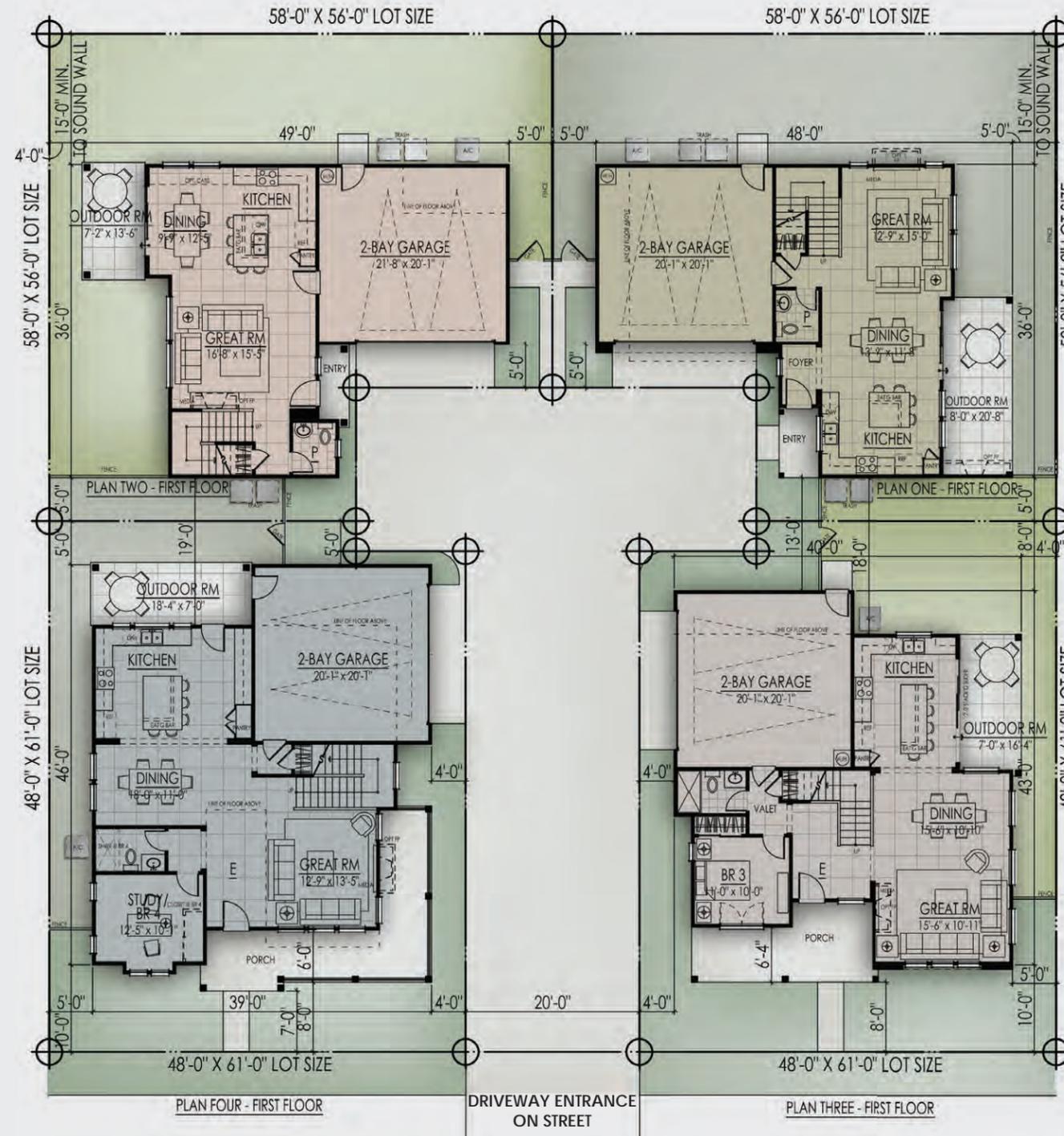
First Floor: 1031 SF
 Second Floor: 1114 SF
 Total: 2145 SF

PLAN 1

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

PLAN 3

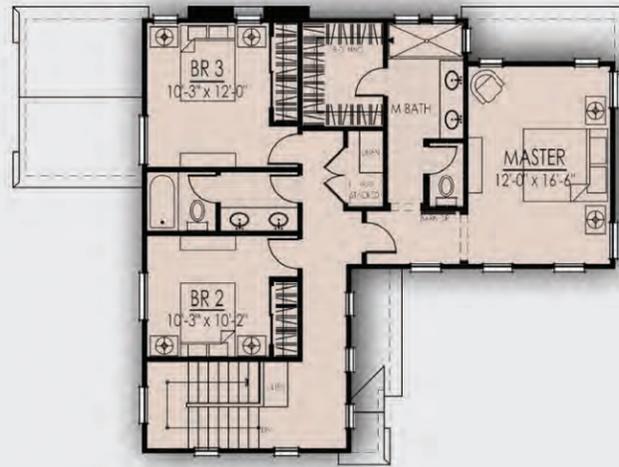
First Floor: 922 SF
 Second Floor: 859 SF
 Total: 1781 SF



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



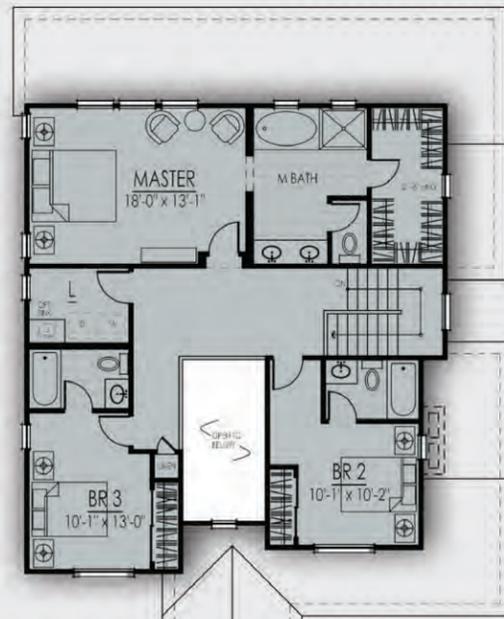
PLAN ONE - SECOND FLOOR

PLAN 1

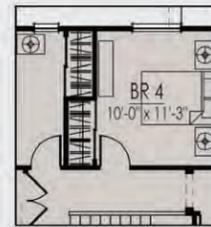
First Floor: 680 SF
 Second Floor: 860 SF
Total: 1540 SF

PLAN 4

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



PLAN FOUR - SECOND FLOOR



OPTIONAL BEDROOM 4



PLAN THREE - SECOND FLOOR

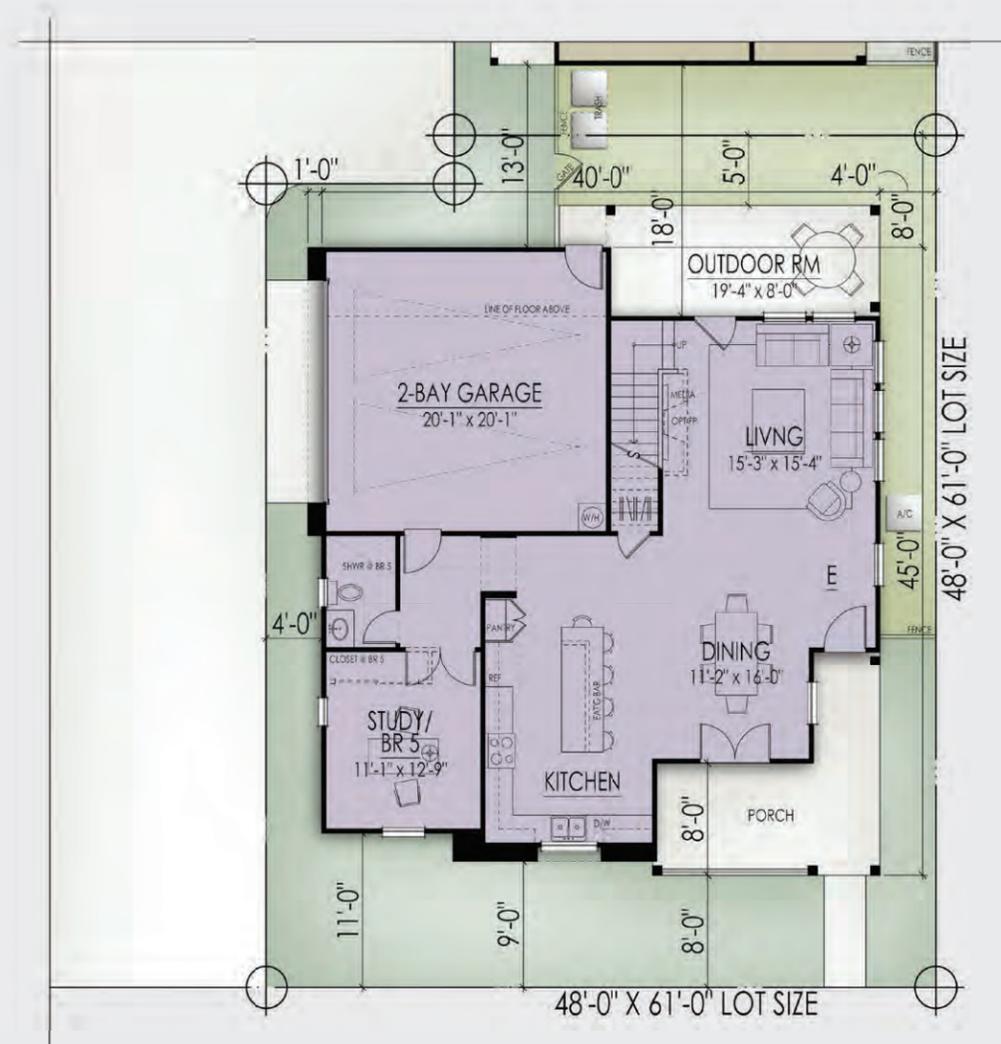
PLAN 3

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
Total:	2264 SF

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

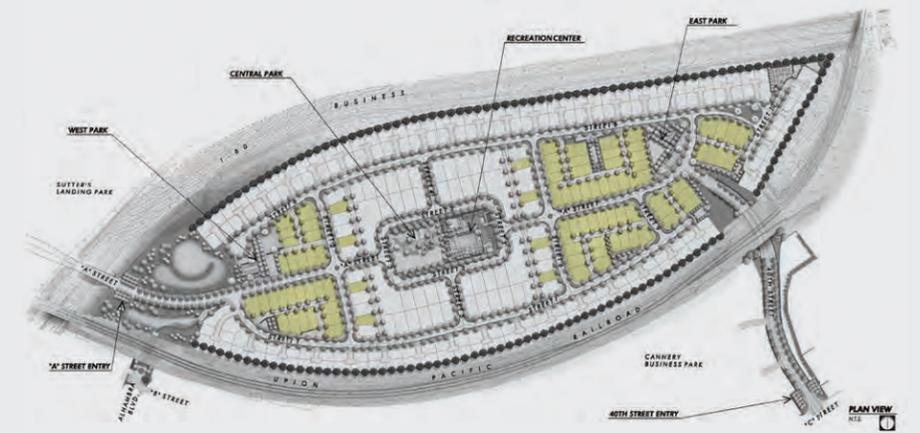


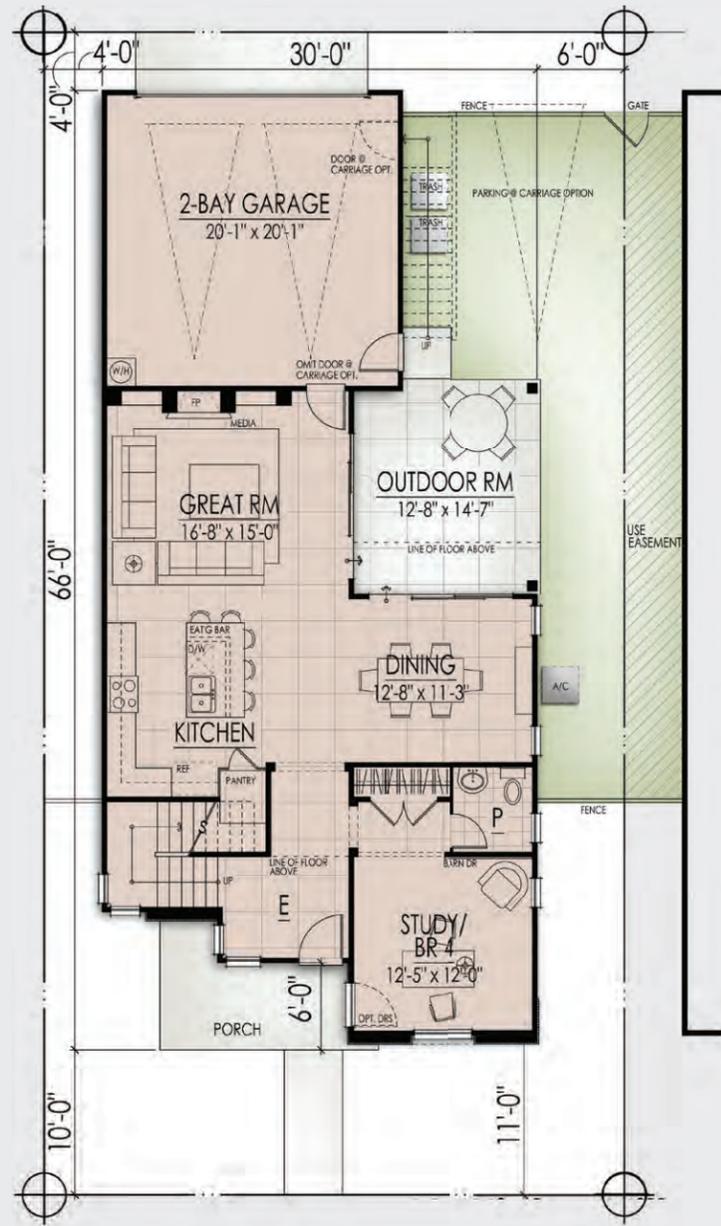


FRENCH COUNTRY

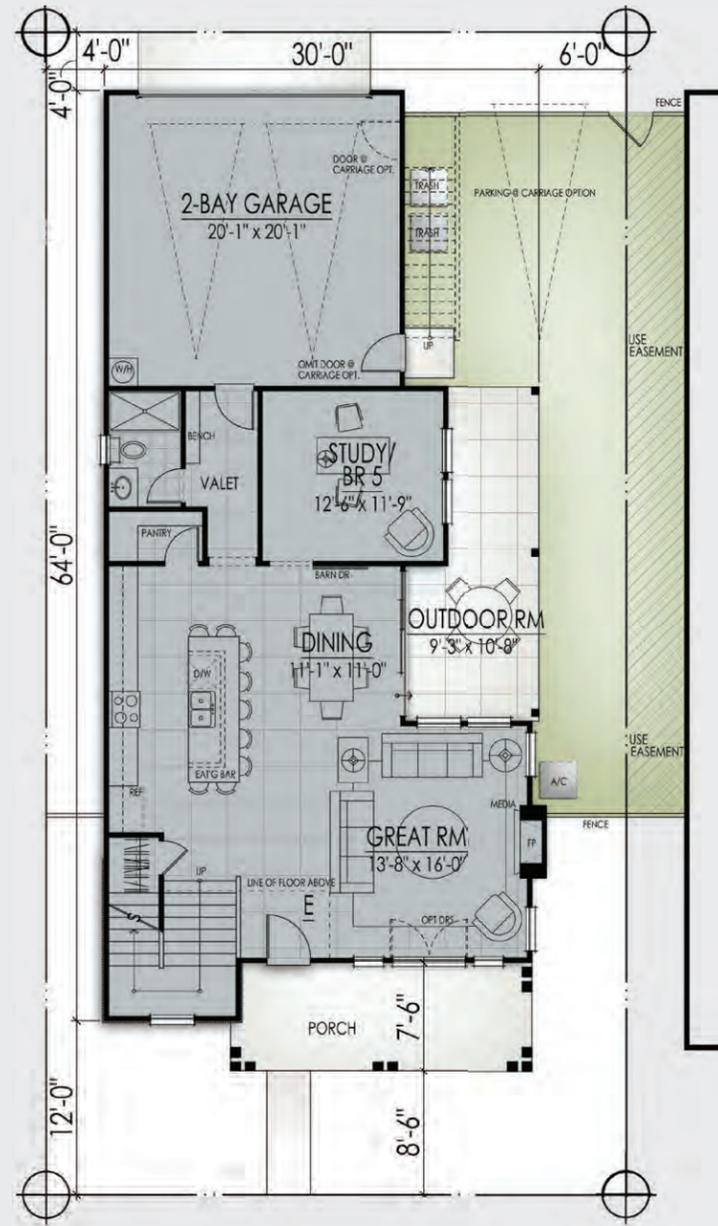
COLONIAL

MODERN PRAIRIE

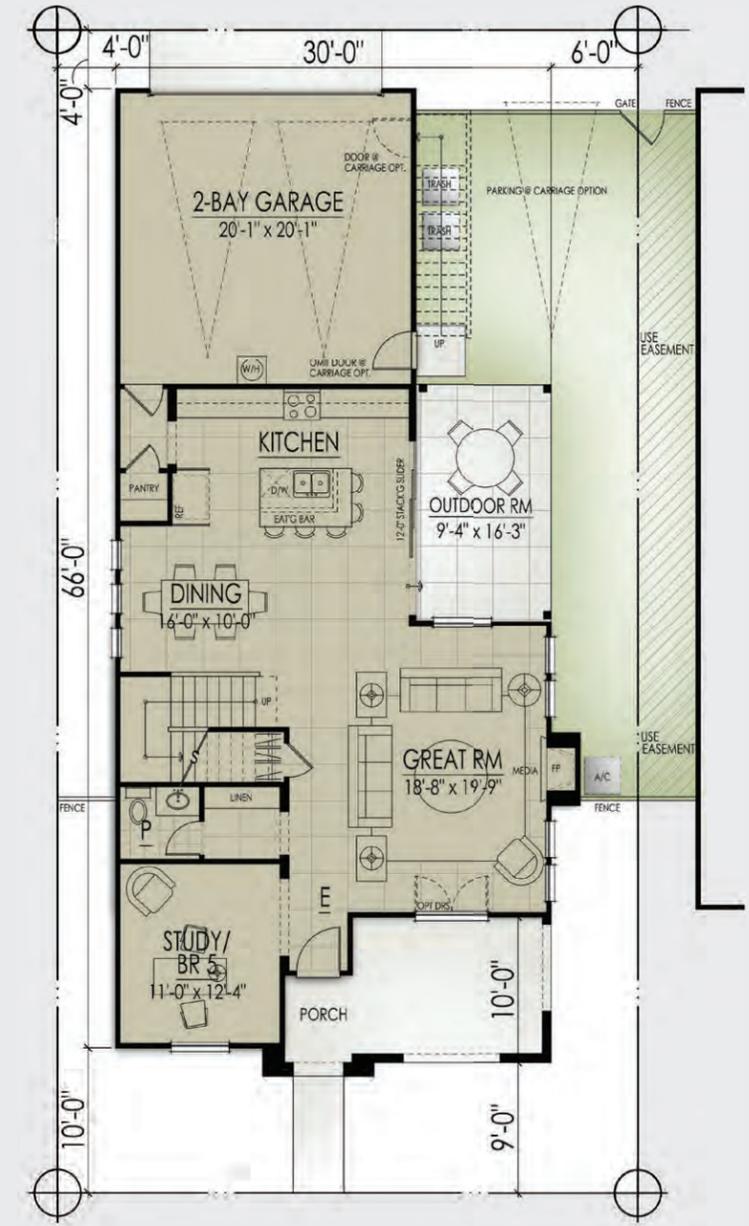




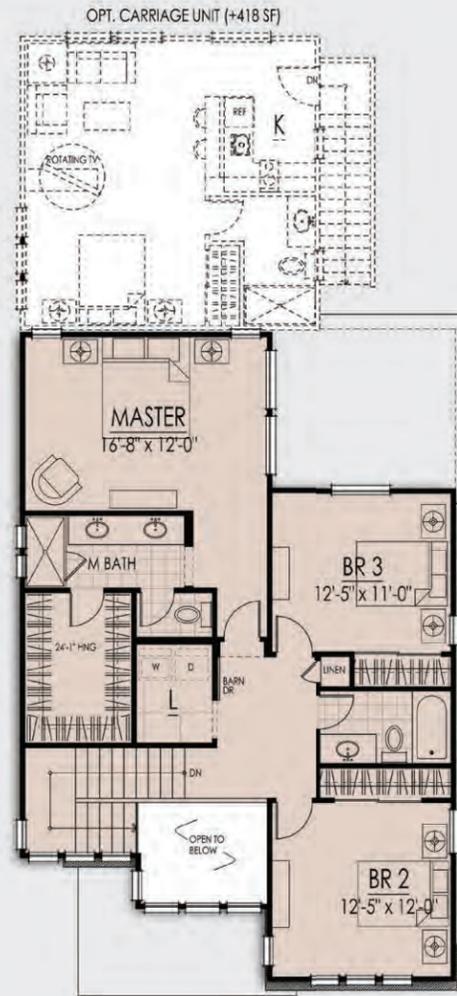
PLAN 1
 First Floor: 1044 SF
 Second Floor: 951 SF
 Total: 1995 SF



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

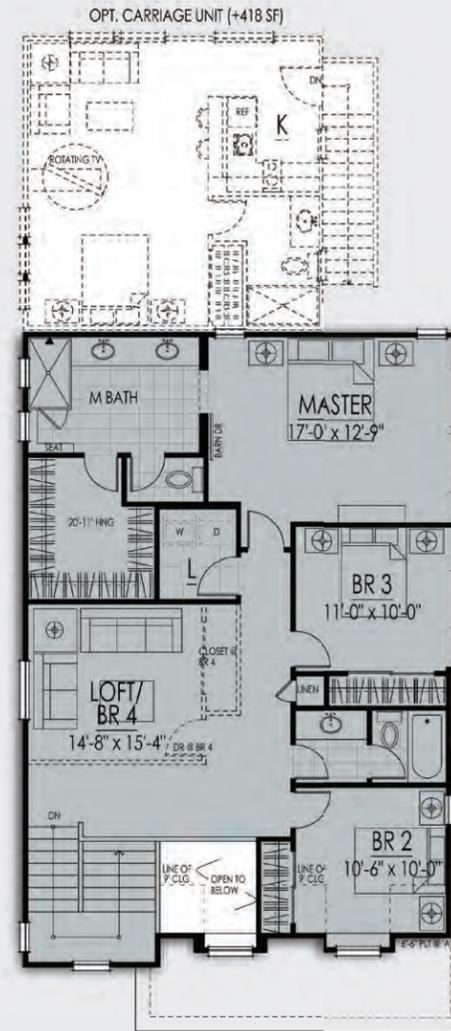


PLAN 3
 First Floor: 1071 SF
 Second Floor: 1293 SF
 Total: 2364 SF



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



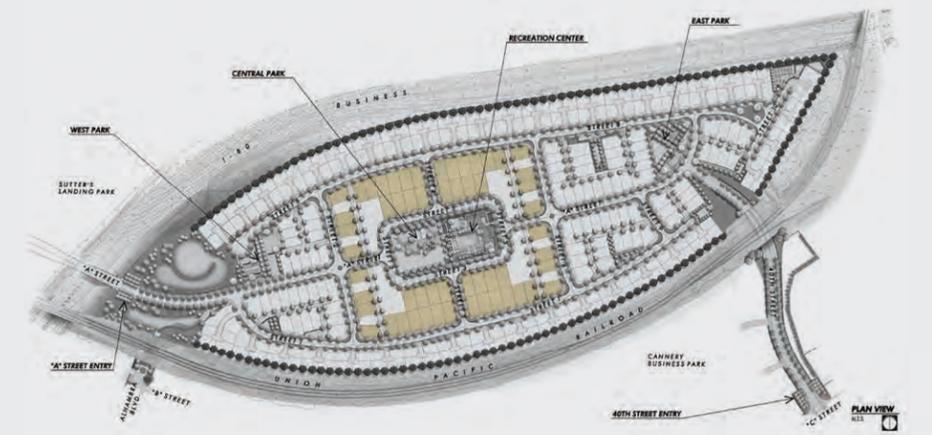


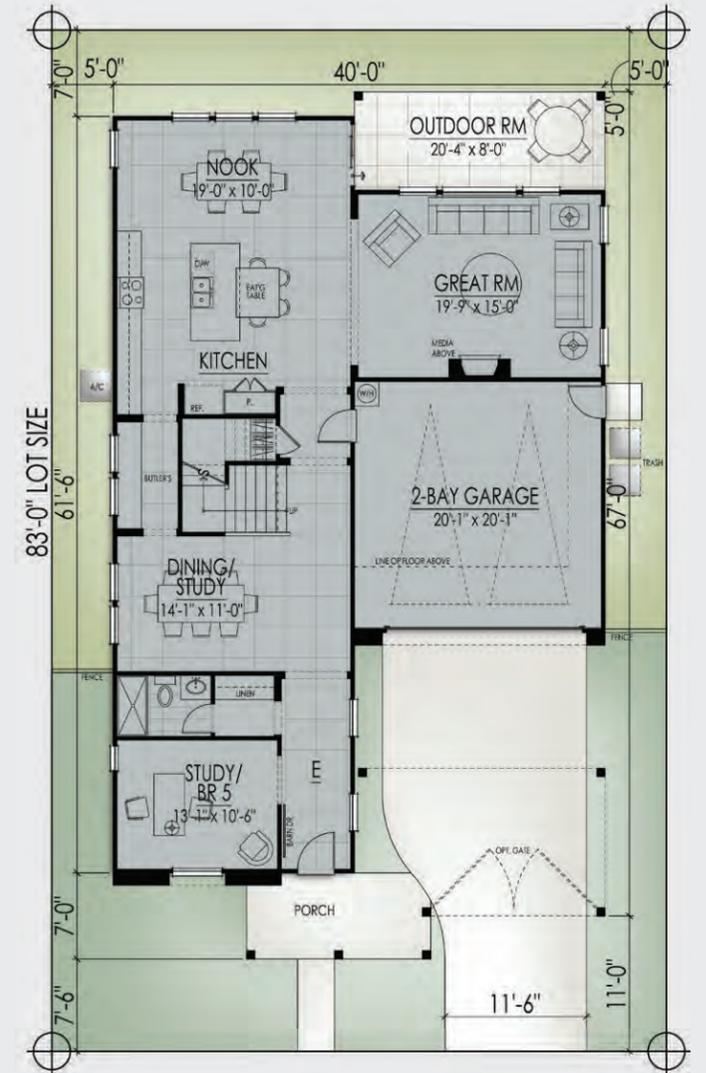
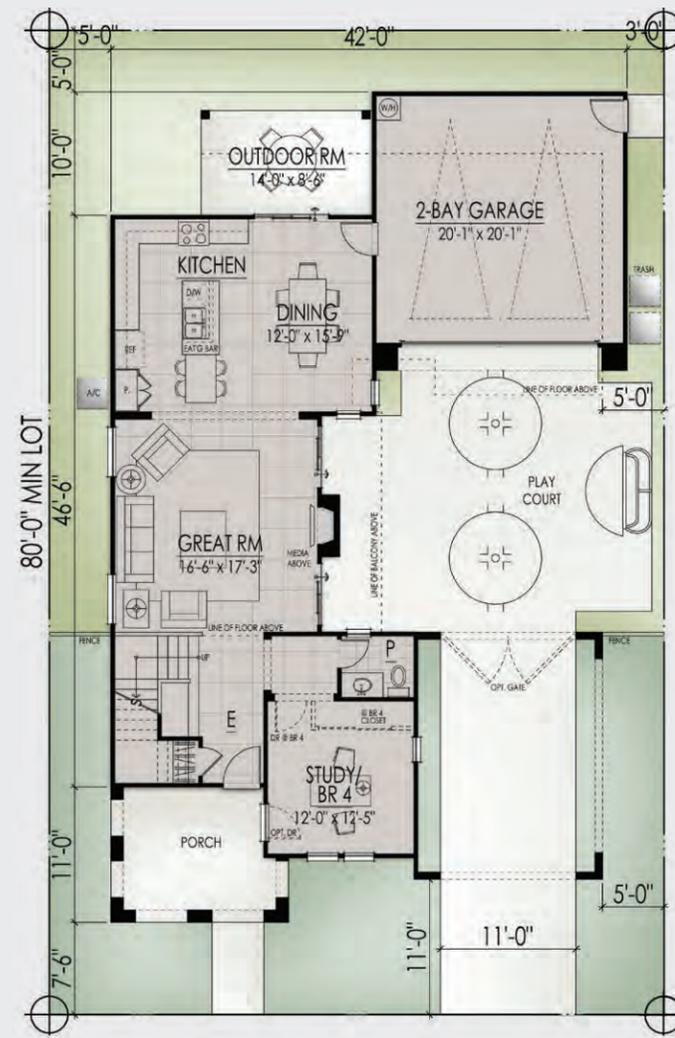
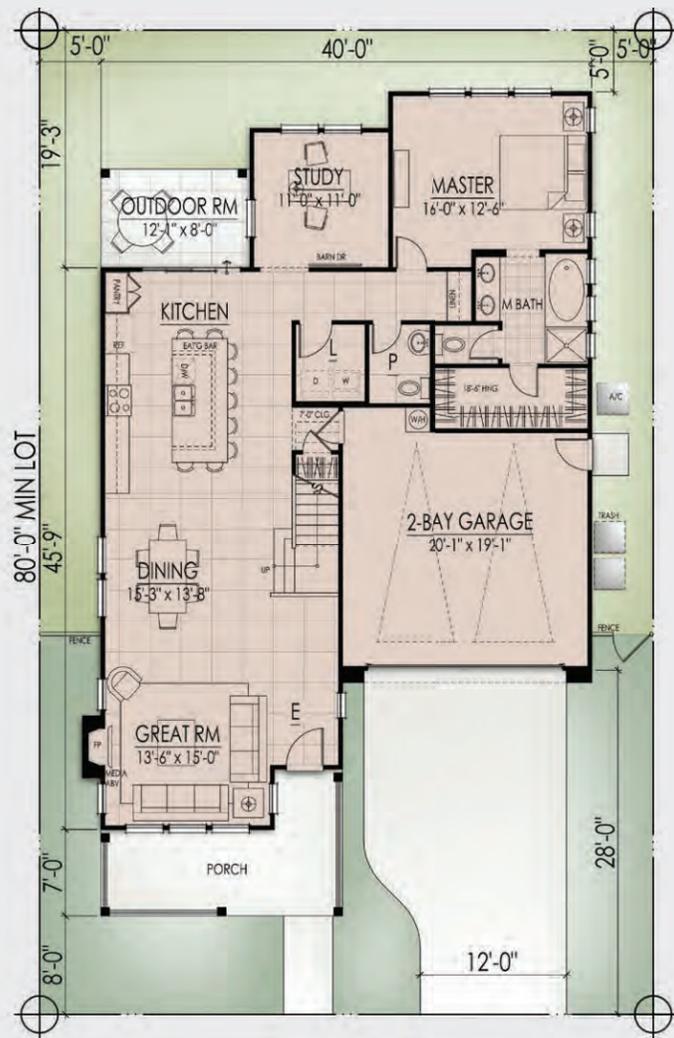
FRENCH COUNTRY

ITALIAN

CALIFORNIA COTTAGE

SPANISH





PLAN 1

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

PLAN 2

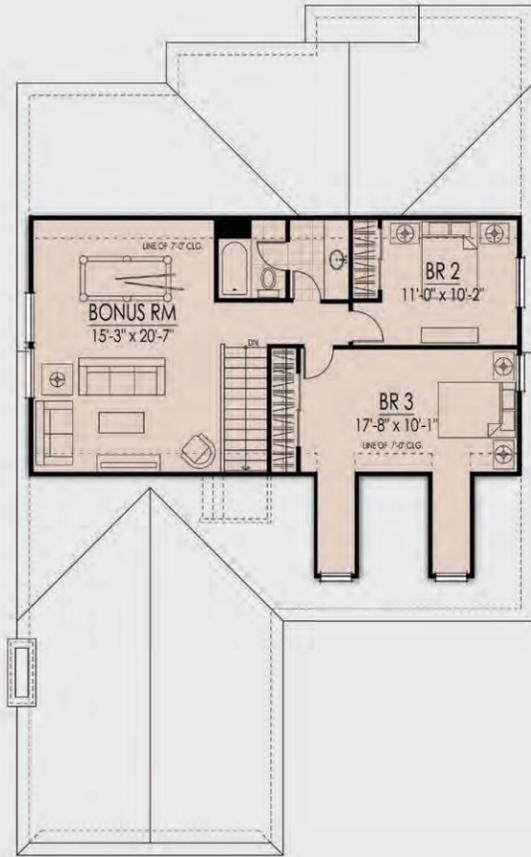
First Floor: 1130 SF
 Second Floor: 1351 SF
Total: 2481 SF

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



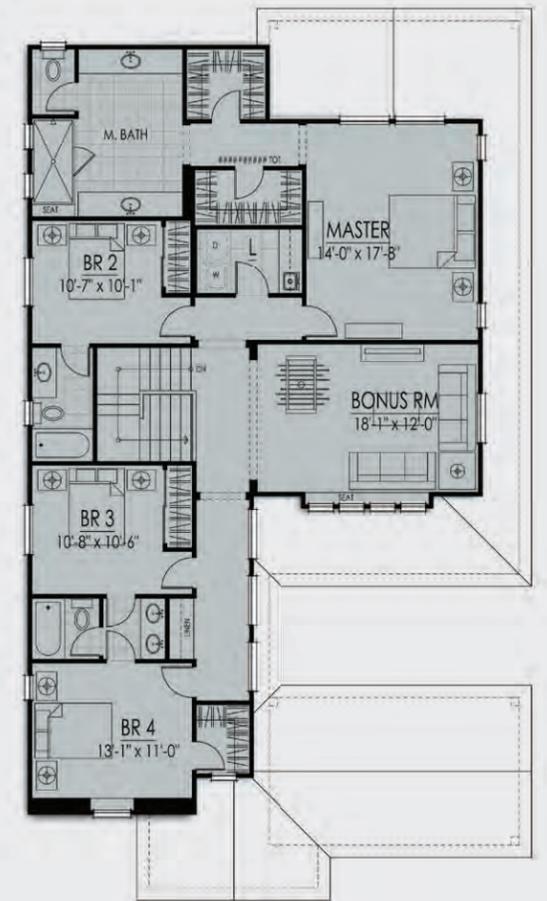
PLAN 2

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



PLAN 3

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



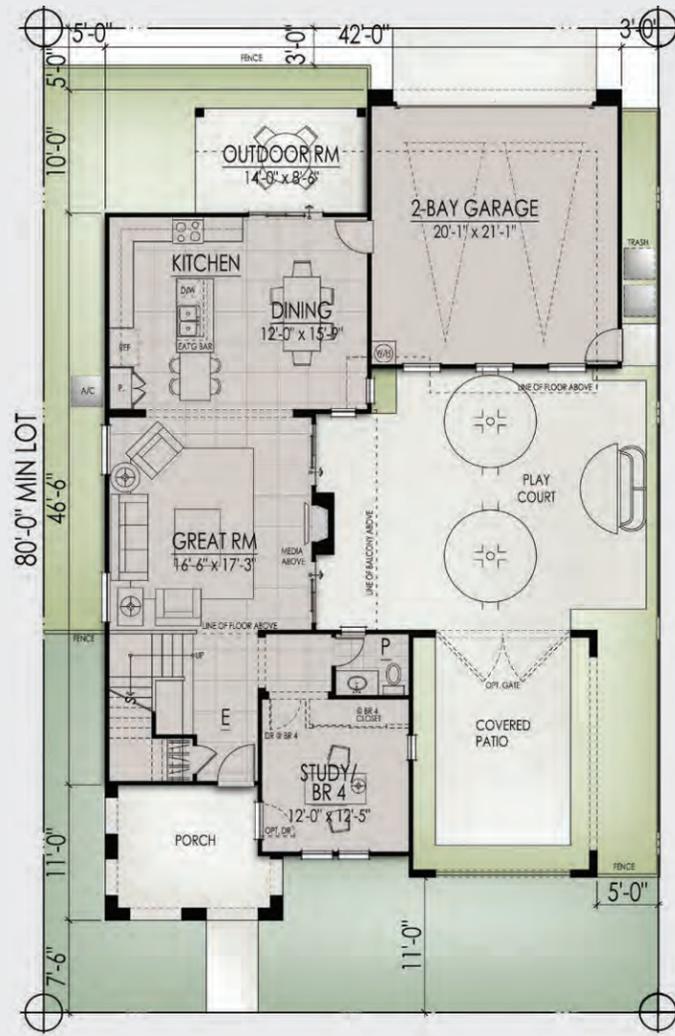
PLAN 4

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



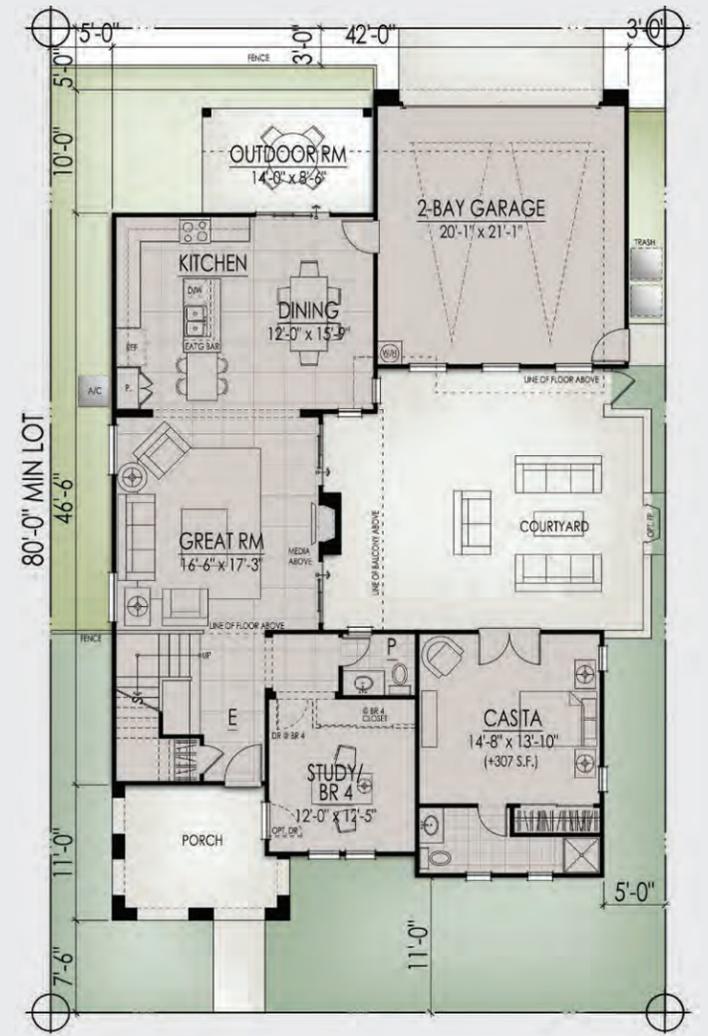
PLAN 2 ALLEY-LOAD

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

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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.

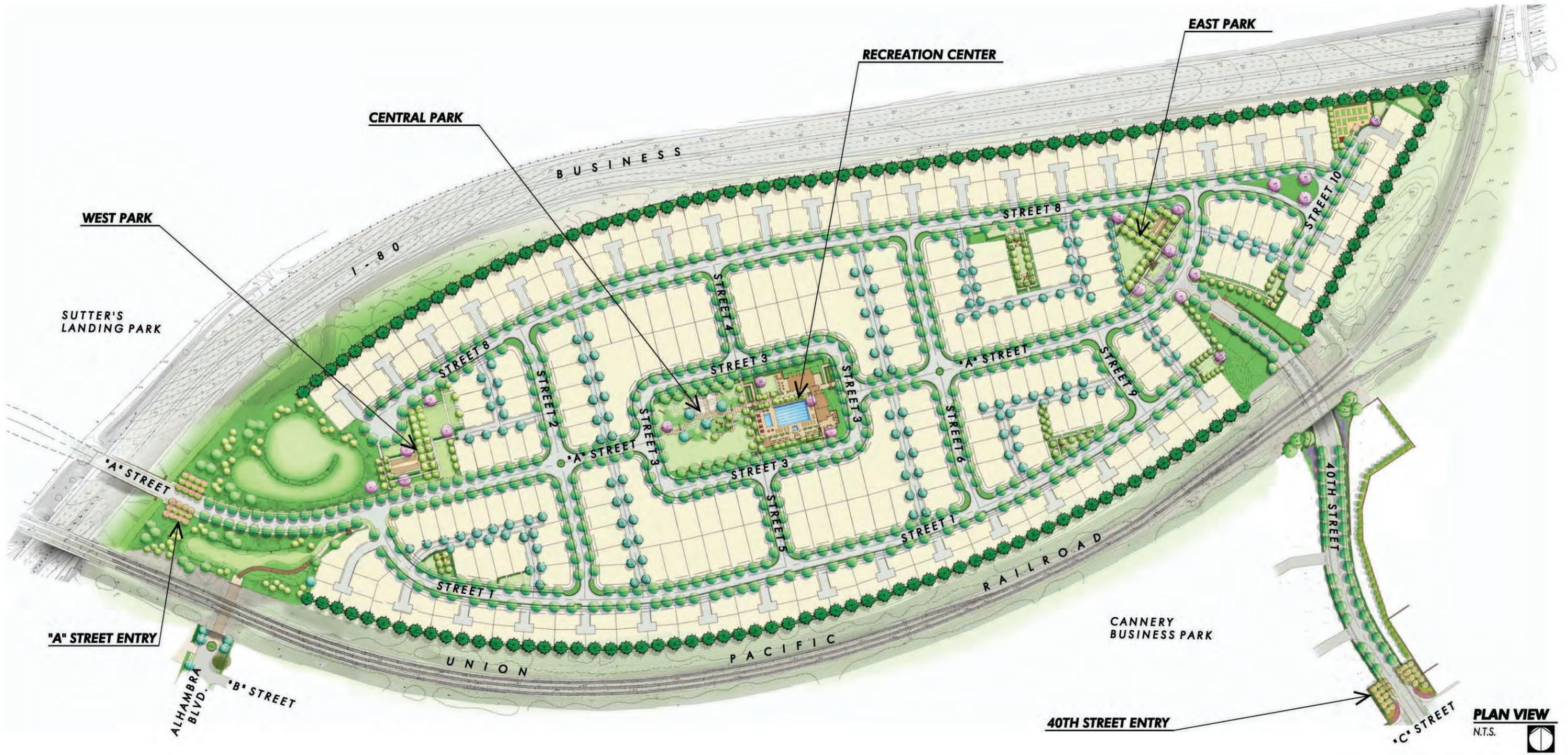
Both the A and 40th Street entry points will be announced with tree bosques, monumentation, and themed plantings and have as their destinations the West and East Parks. Those parks will provide outdoor rooms that will include amenities such as formal gardens, tree bosques, game and event lawns, tree-lined 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
SUBTOTAL: 95,832 s.f. / 2.2 acres	

DETENTION BASINS:

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

LANDSCAPE BUFFER:

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

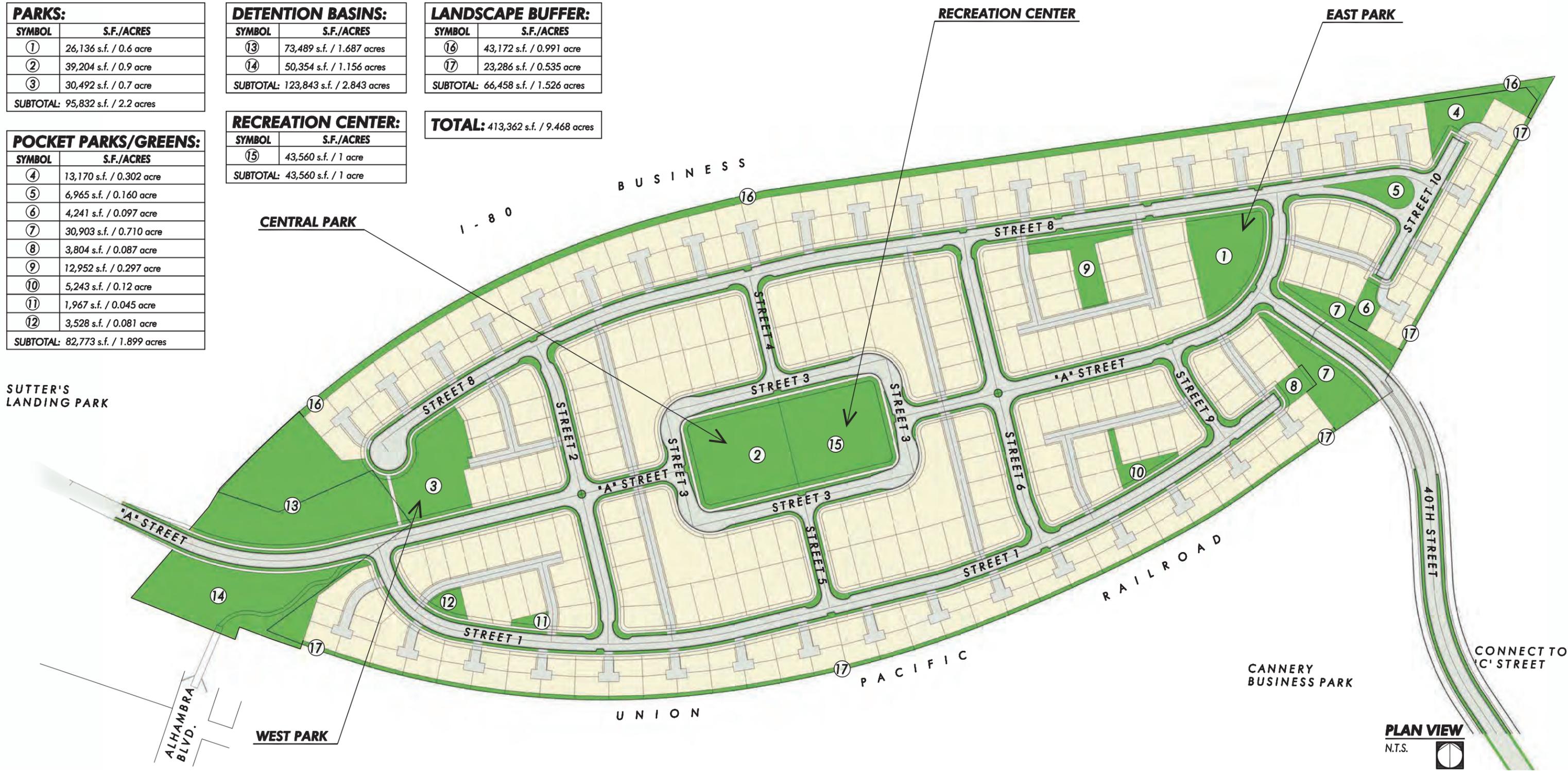
POCKET PARKS/GREENS:

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
SUBTOTAL: 82,773 s.f. / 1.899 acres	

RECREATION CENTER:

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

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



PLAN VIEW
N.T.S.

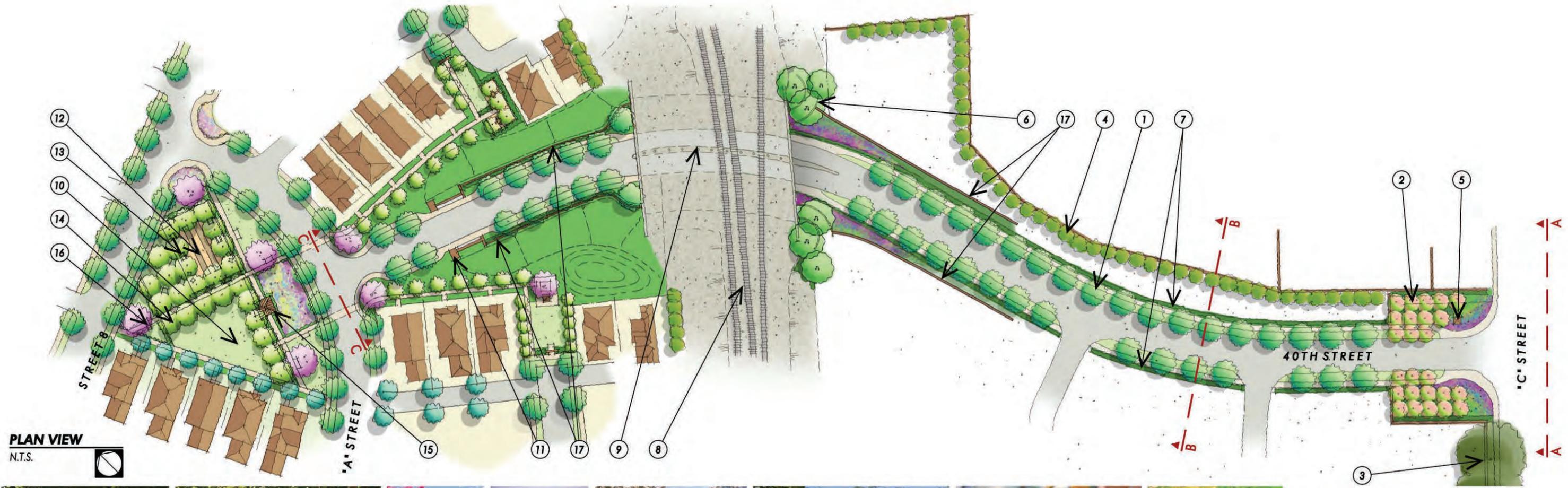




- LEGEND**
- Bike Circulation and Sharrows (Shared Bike Lane)
 - Potential Bike Connection per SMBP

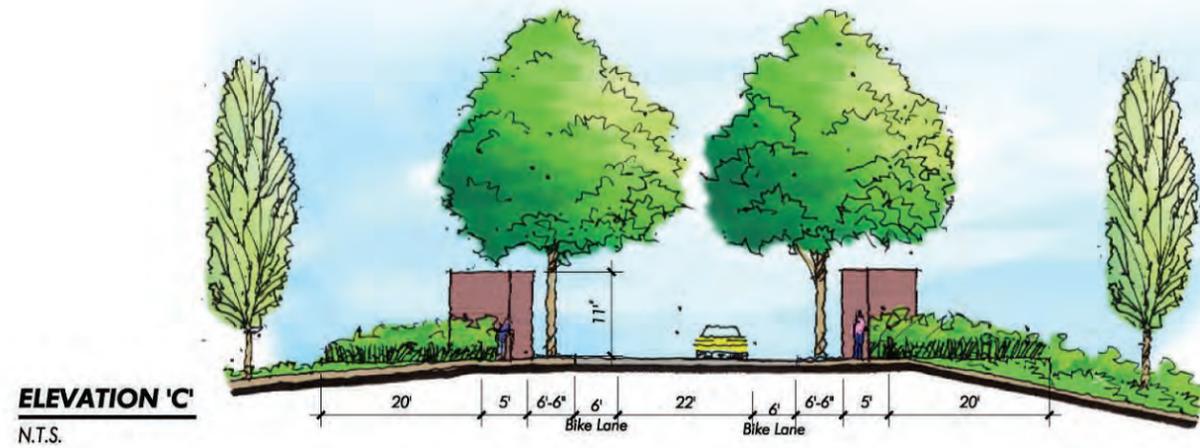
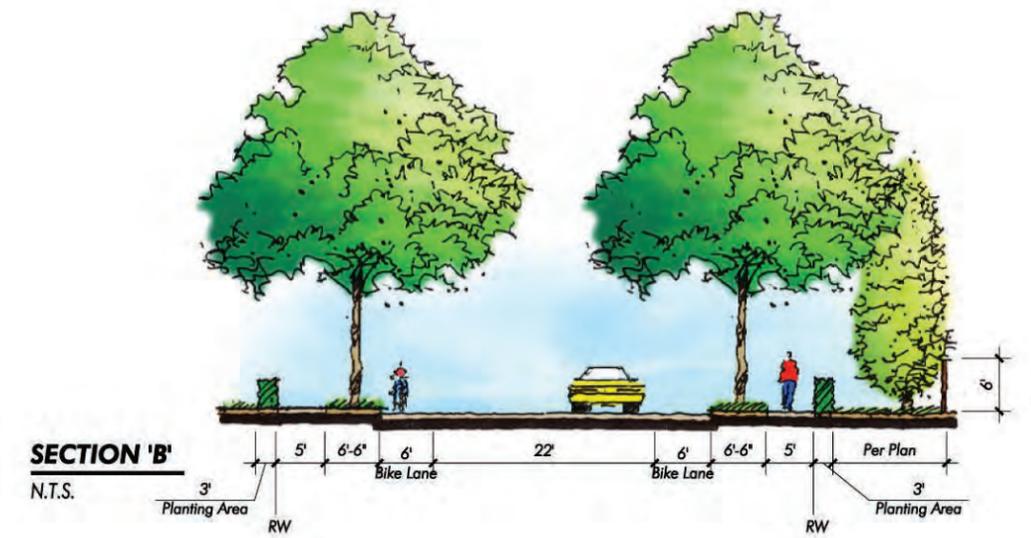
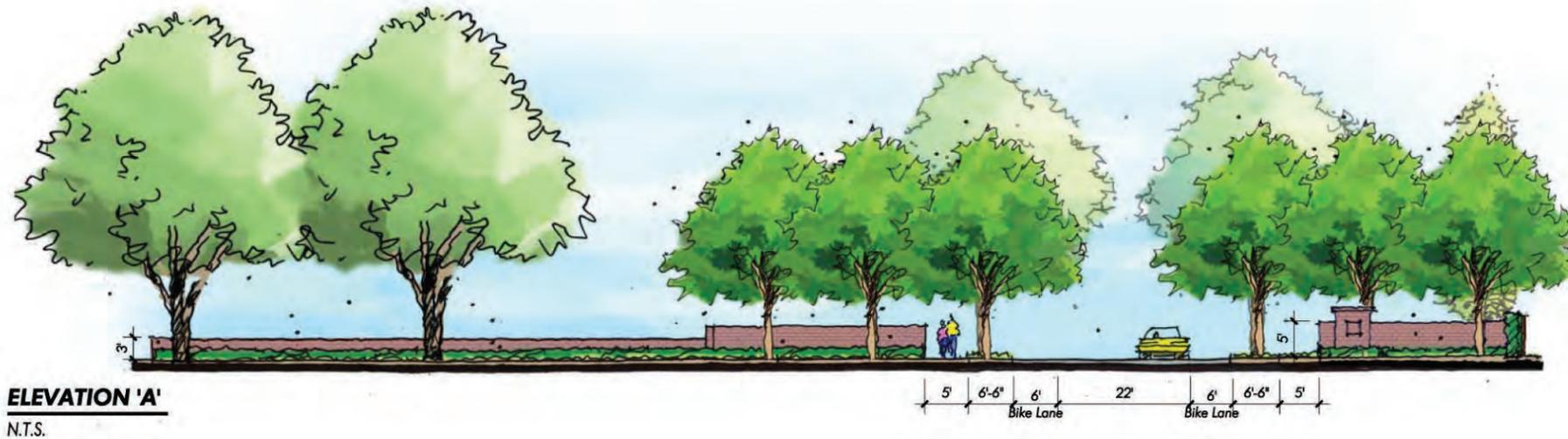
PLAN VIEW
N.T.S.

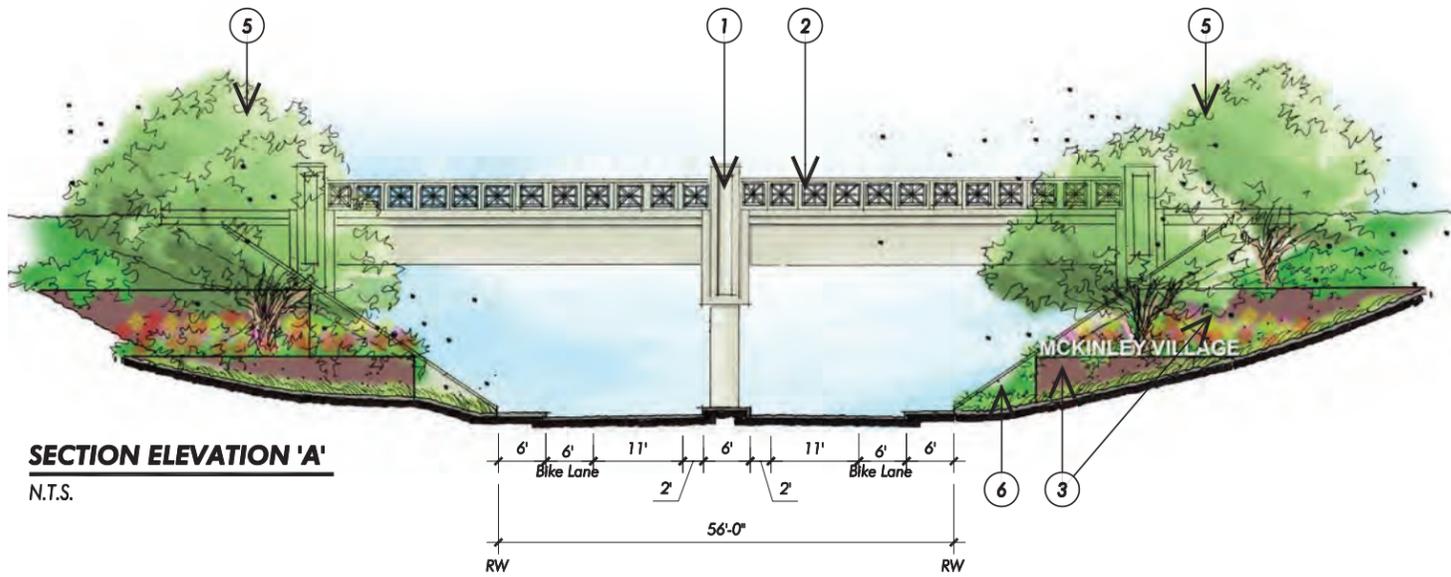




LEGEND

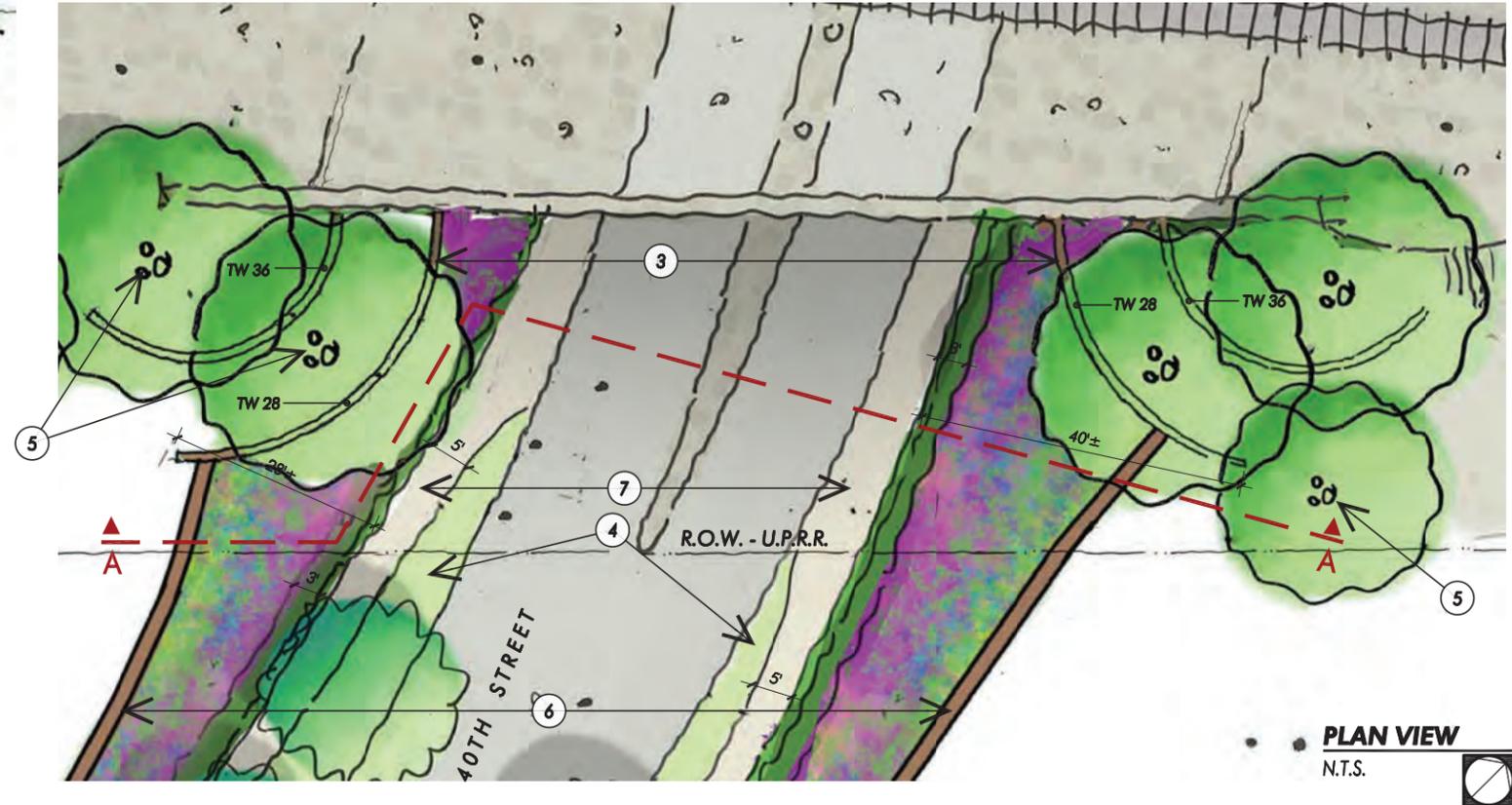
1. Thematic Street Tree
2. Tree Bosque with Low Brick Entry Walls
3. Existing Street Trees - Protect in place
4. Evergreen Screen
5. Directional Monument
6. Terraced Walls w/ Specimen Trees and Monumentation
7. Low Hedge at back of walk both sides
8. Union Pacific Railroad
9. Railroad Under Crossing
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



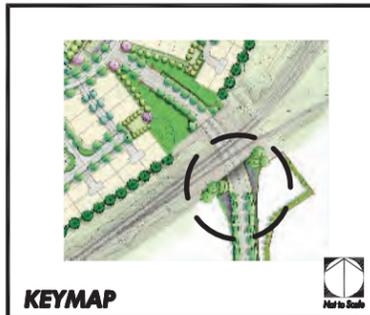


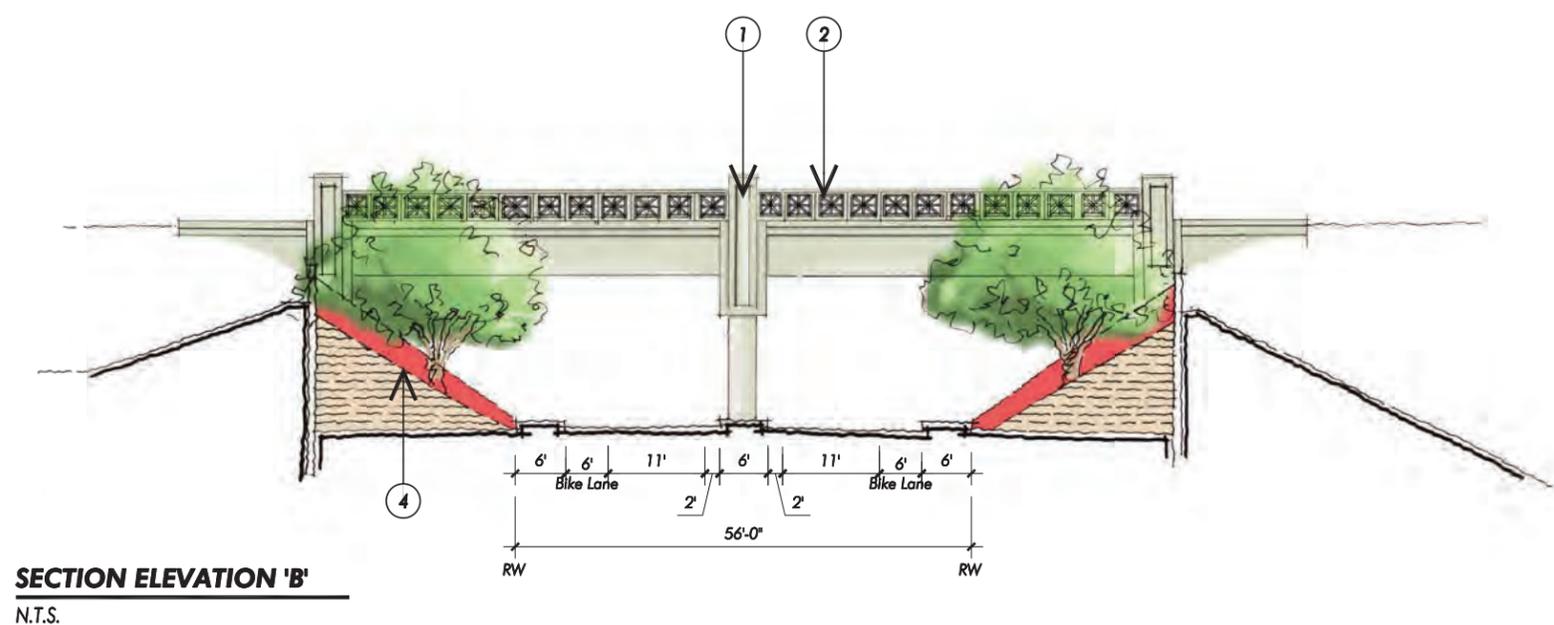
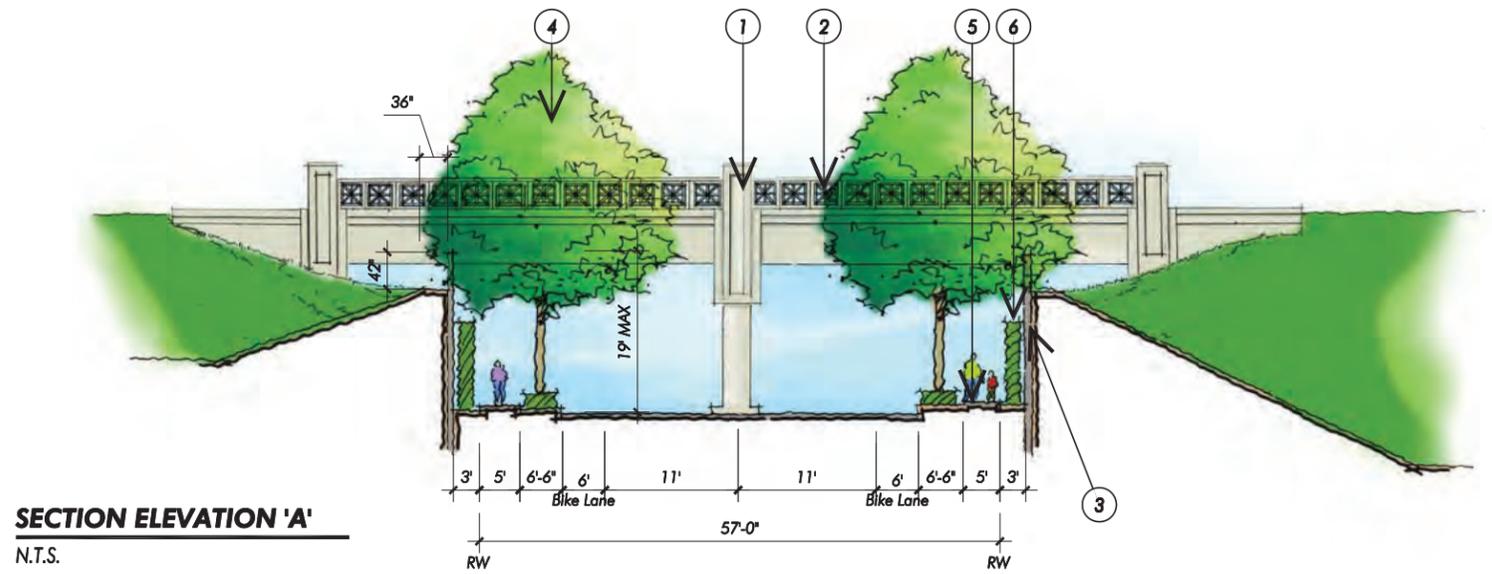
LEGEND

- 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

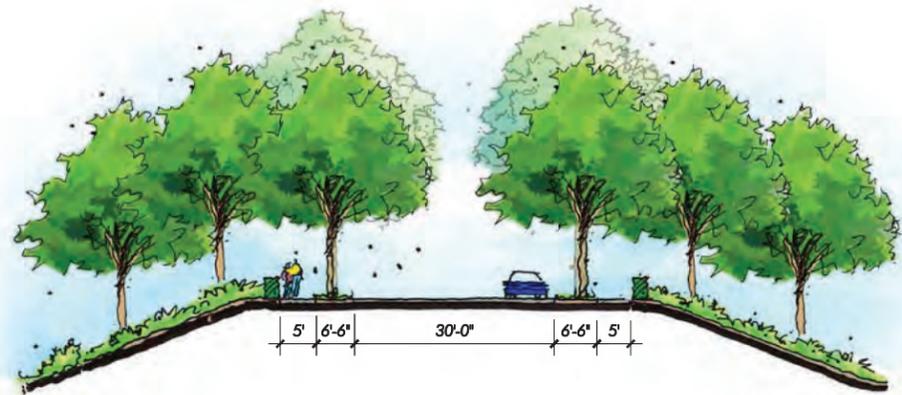


KEYMAP

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



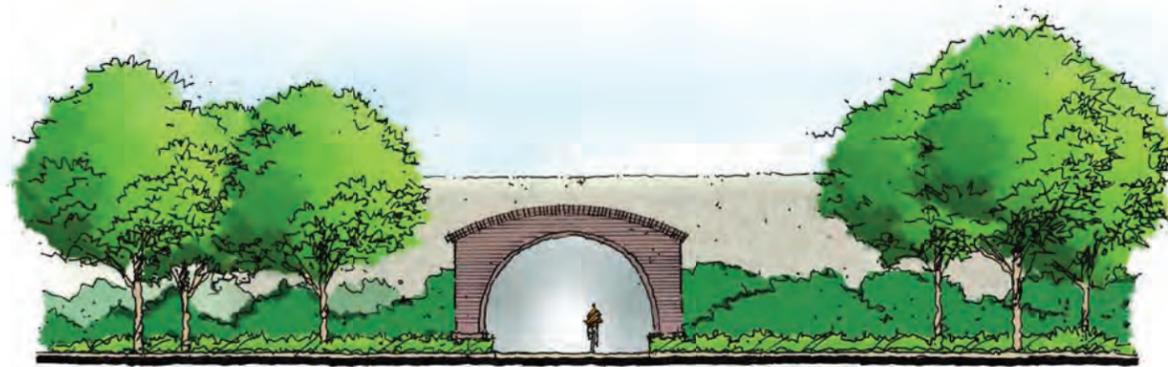
"A" STREET ENTRY, WEST PARK AND PROPOSED ALHAMBRA UNDERPASS LANDSCAPE CONCEPT SECTIONS AND ELEVATIONS



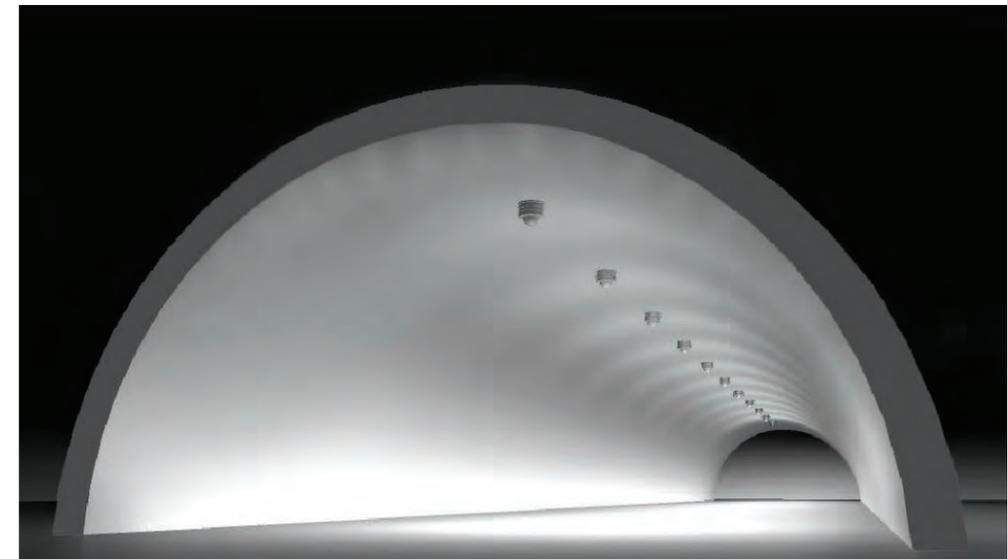
SECTION 'A'
N.T.S.



ELEVATION 'B'
N.T.S.



ELEVATION 'C'
N.T.S.



ALHAMBRA UNDERPASS LIGHTING
N.T.S.

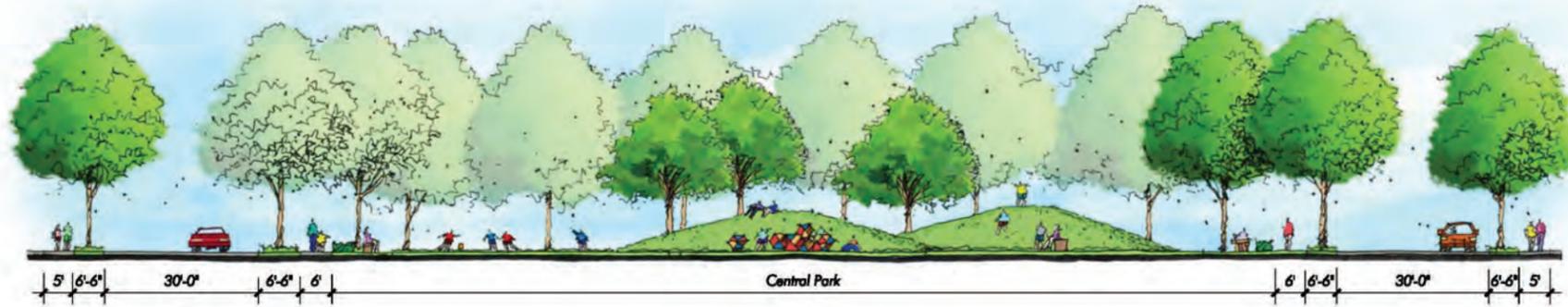
Proposed Alhambra Underpass Subject to Approval by UP/Government Agencies



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

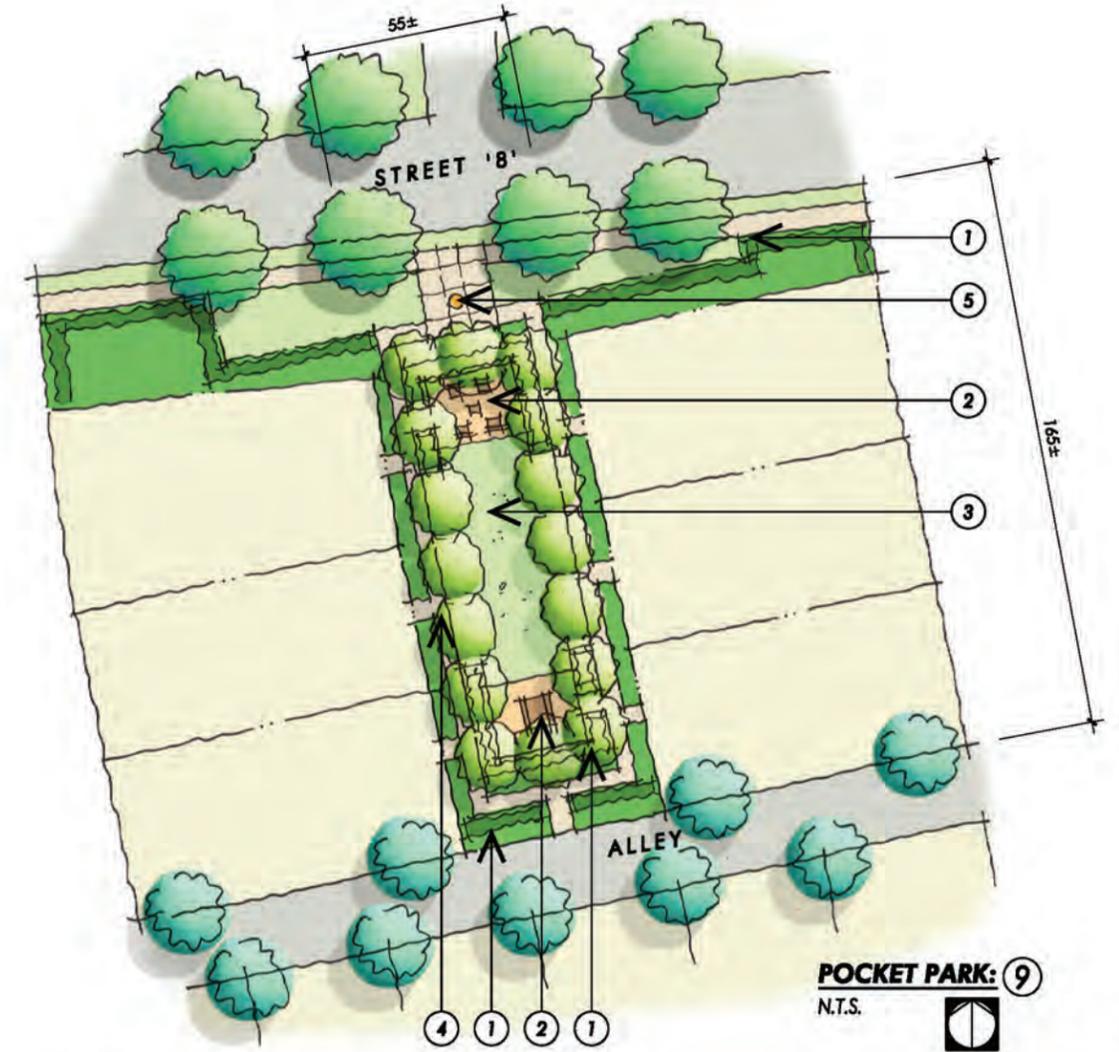
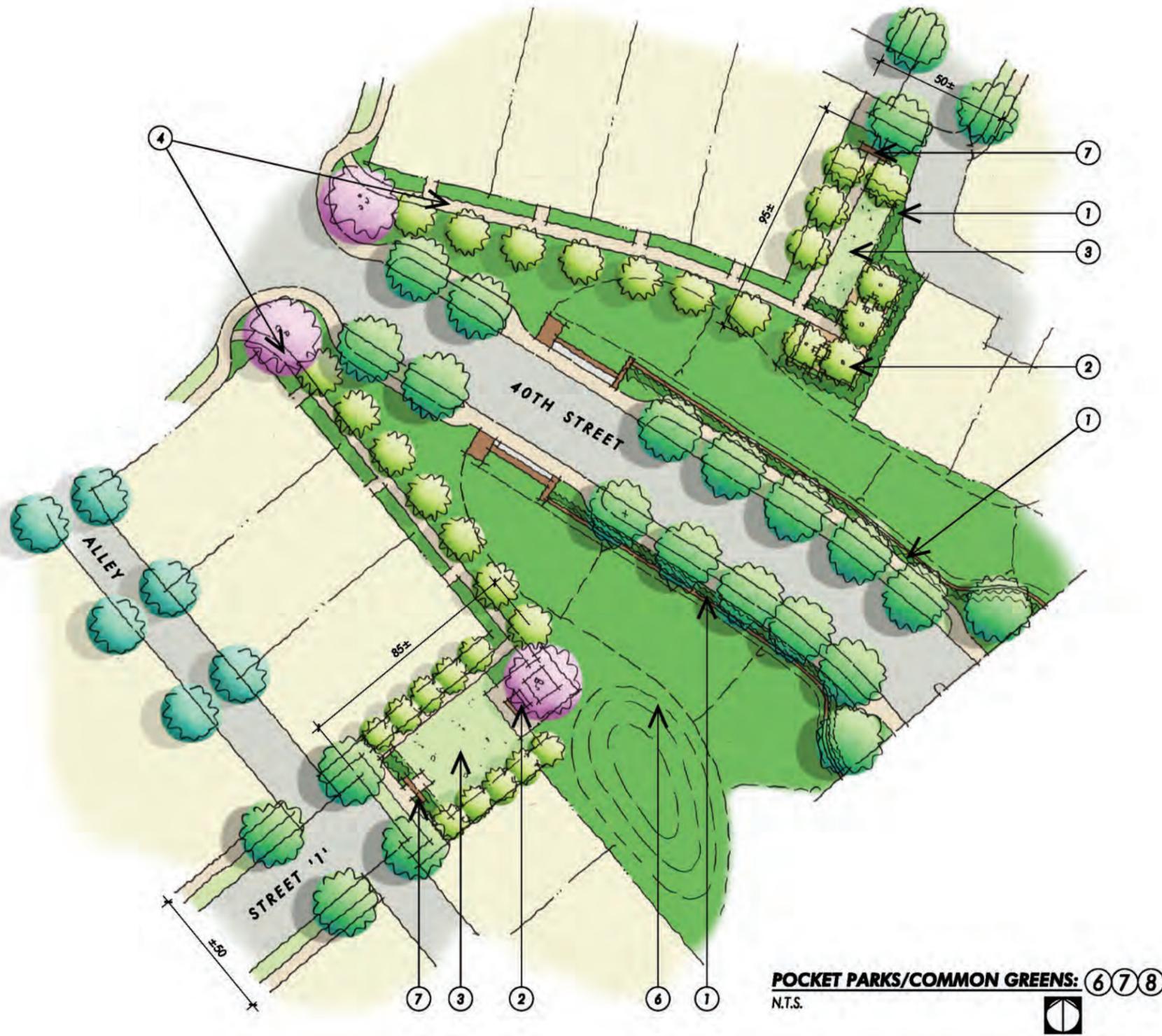




SECTION/ELEVATION 'A'
N.T.S.

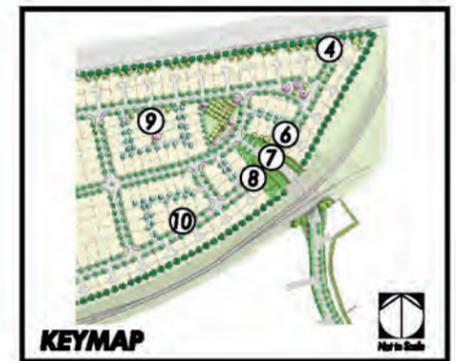


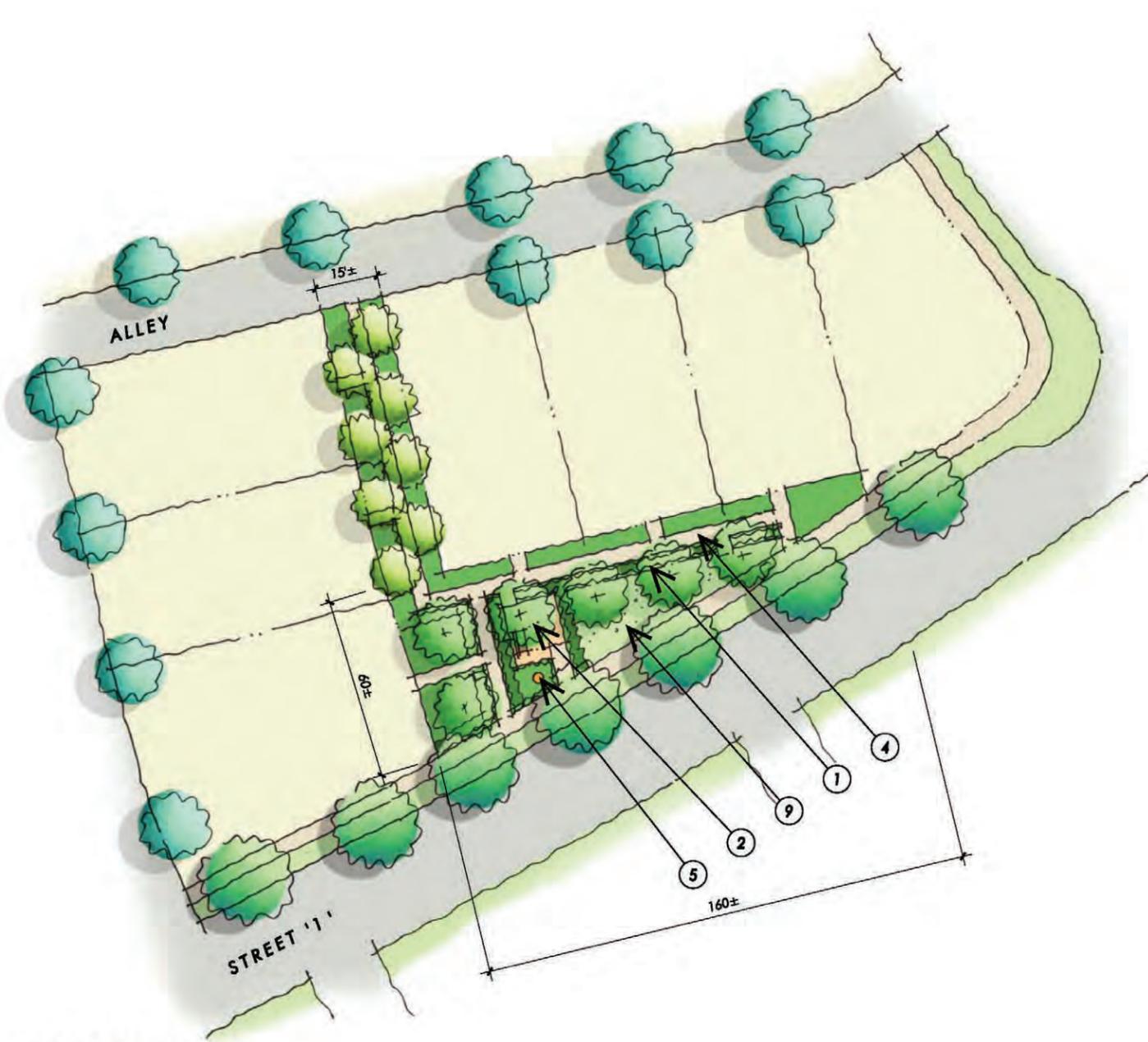
SECTION/ELEVATION 'B'
N.T.S.



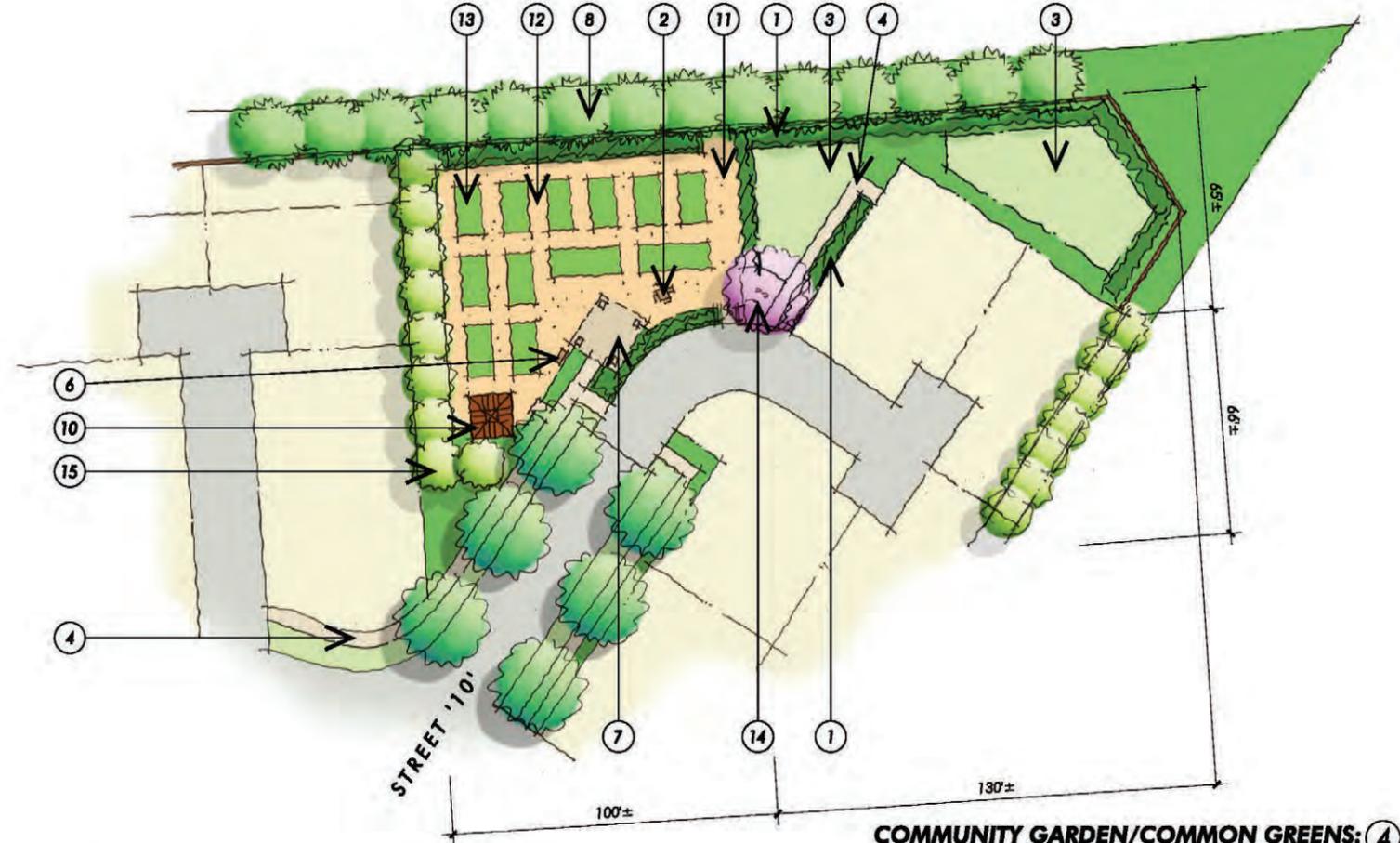
LEGEND

- 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





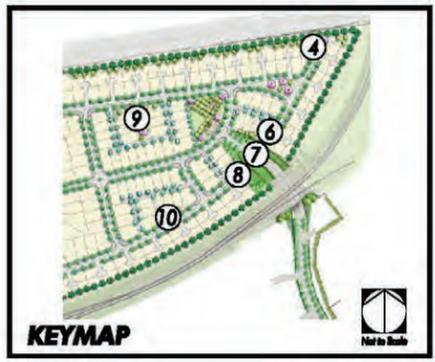
POCKET PARK: 10
N.T.S.



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

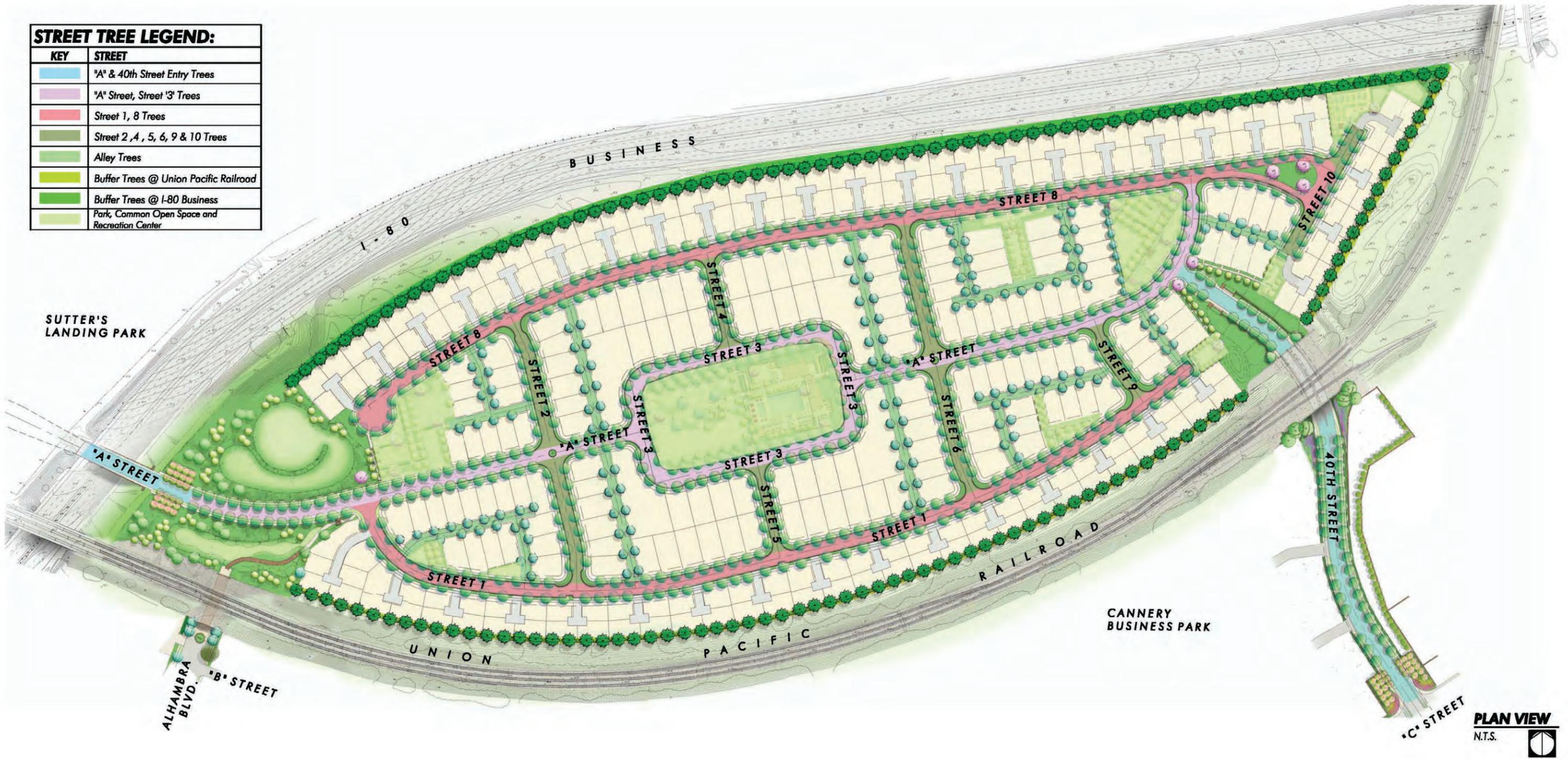


KEYMAP

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



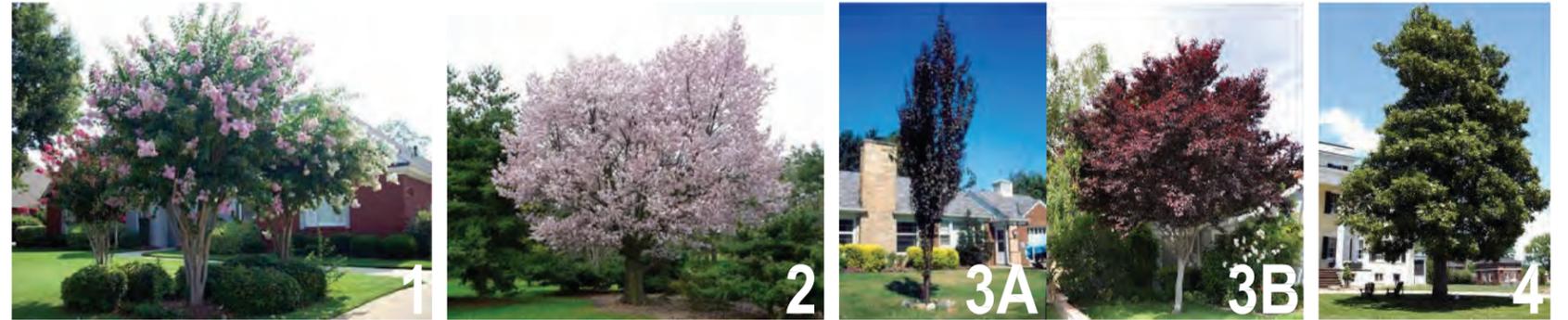
PLAN VIEW
N.T.S.



" 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



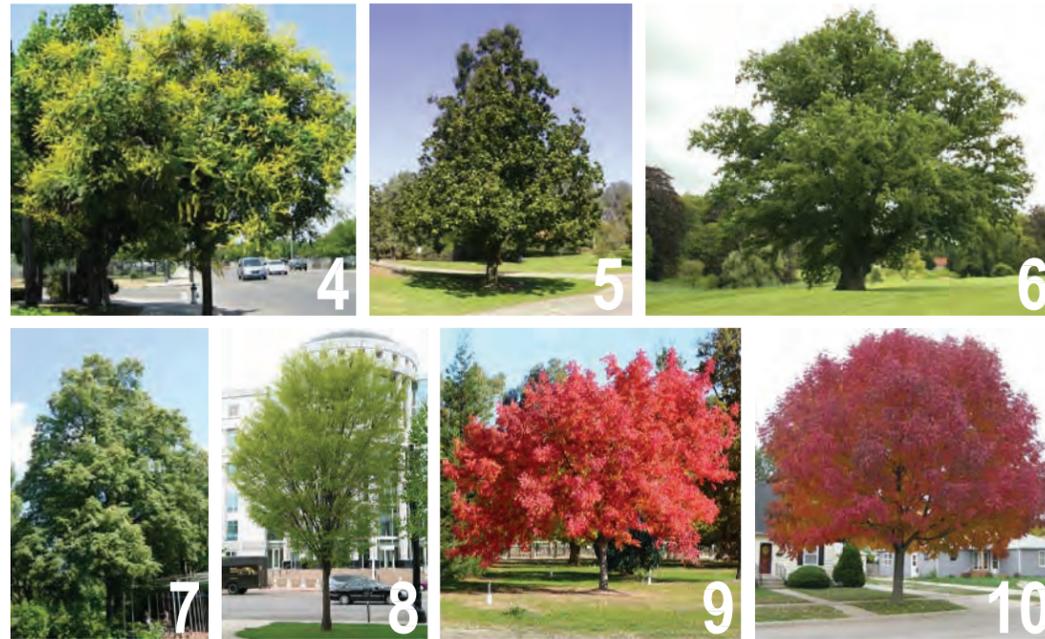
STREET '1' & '8' TREES

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



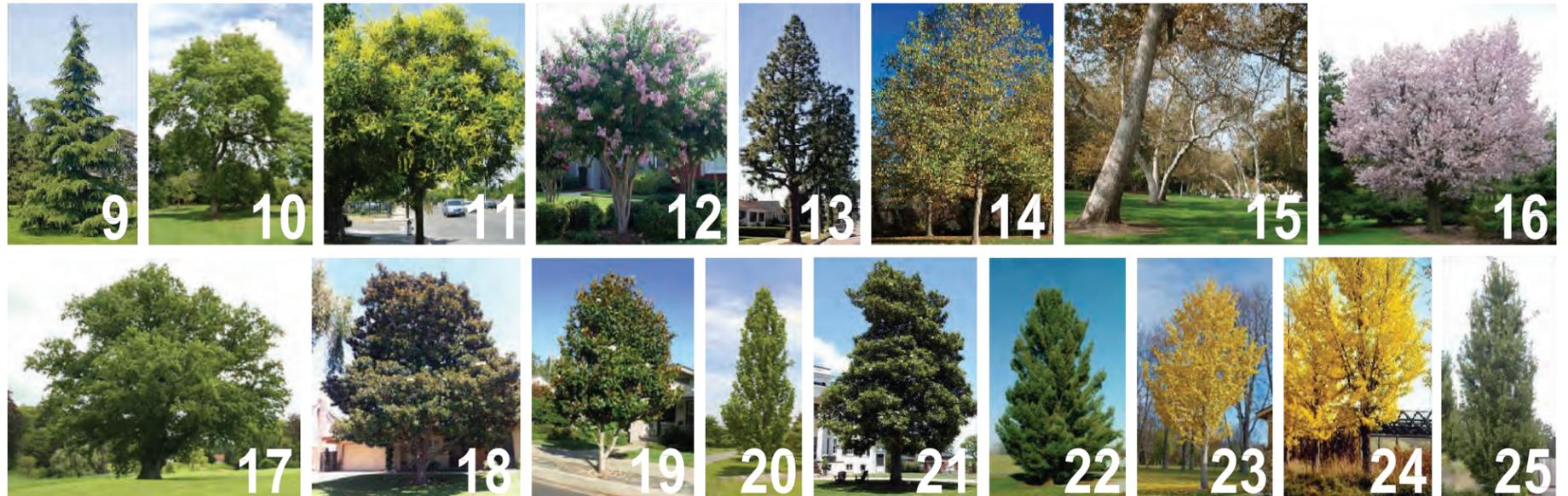
SCREEN TREES AT I-80 BUSINESS

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

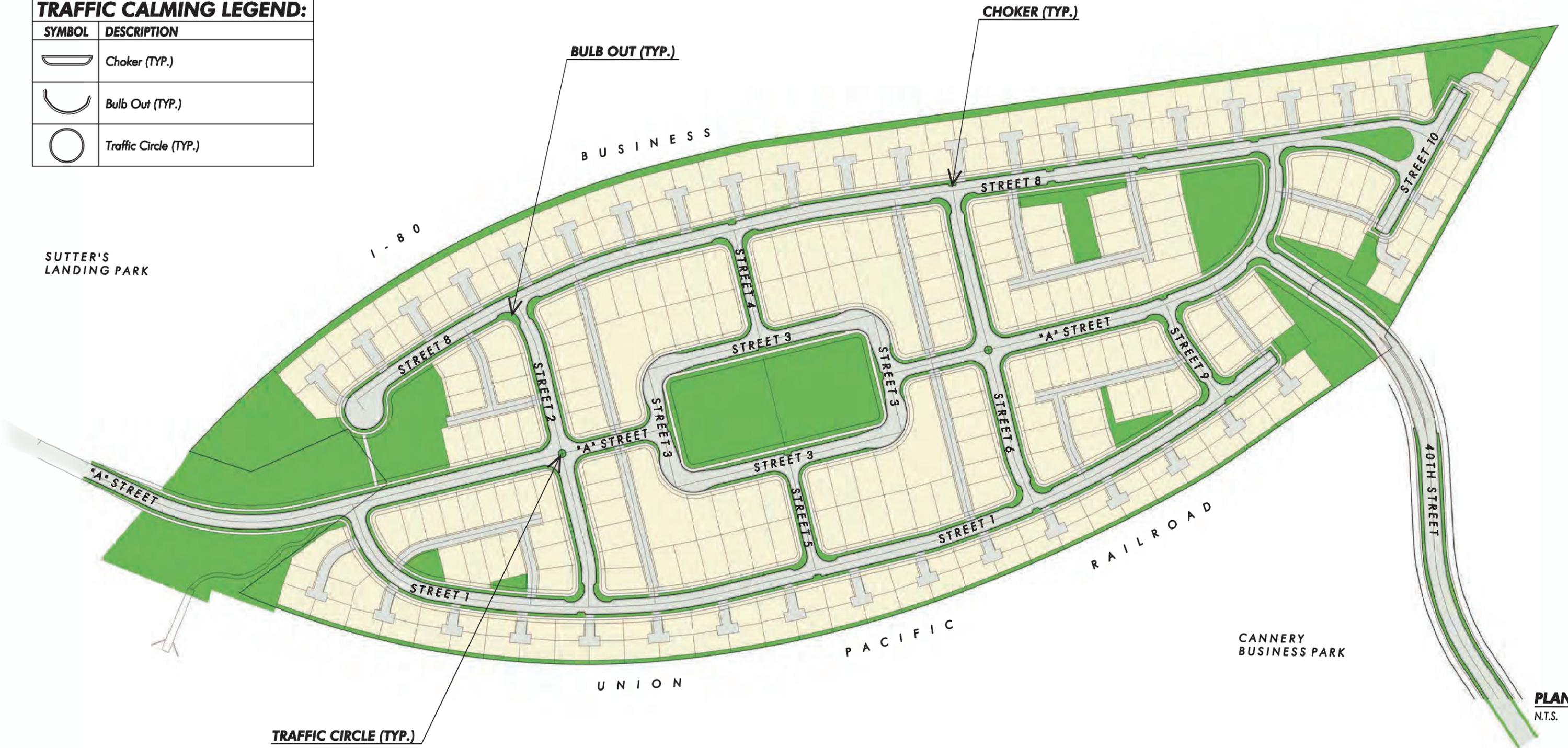
SHRUBS & GROUND COVER

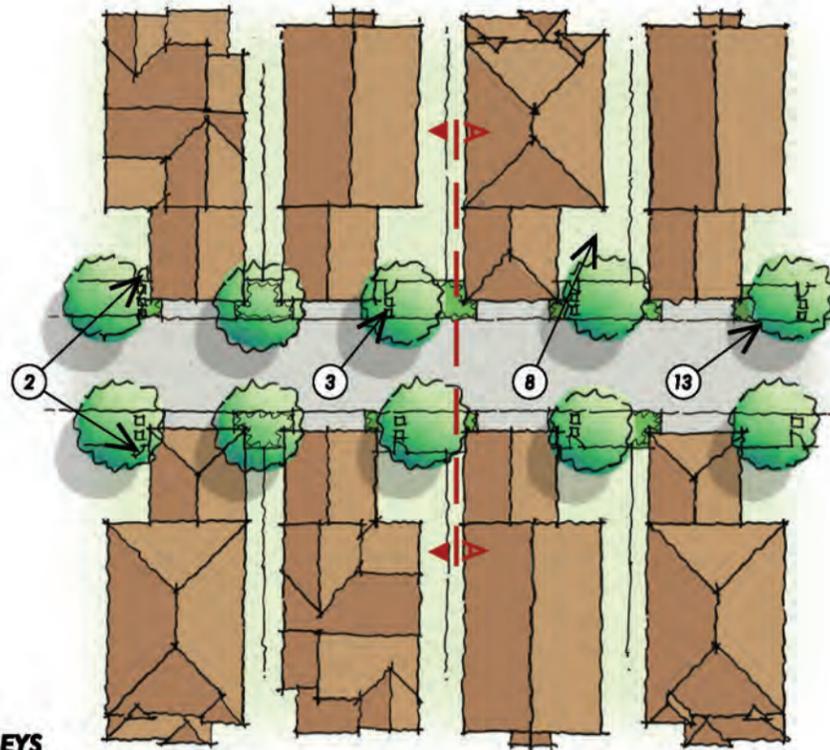
<u>Botanical Name</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Common Name</u>
Acanthus mollis	Bear's Breech	Ilex spp.	Holly	Podocarpus spp.	Fern Pine
Agapanthus spp.	Lily-Of-The-Nile	Iris spp.	Iris	Punica granatum 'Nana' Dwarf	Pomegranate
Agave spp.	Agave	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

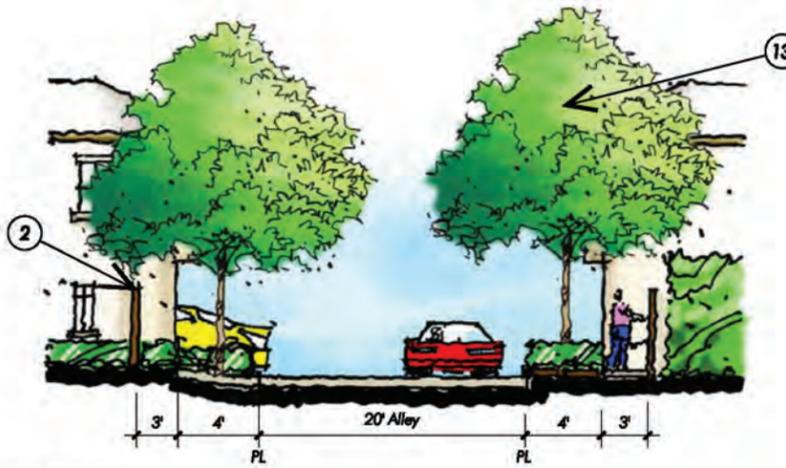
TRAFFIC CALMING LEGEND:

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





ALLEYS
N.T.S.



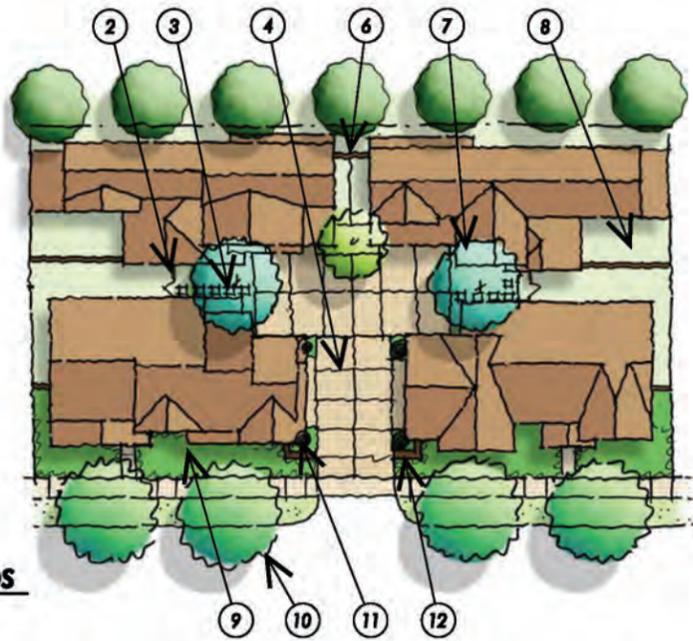
SECTION 'A'
N.T.S.



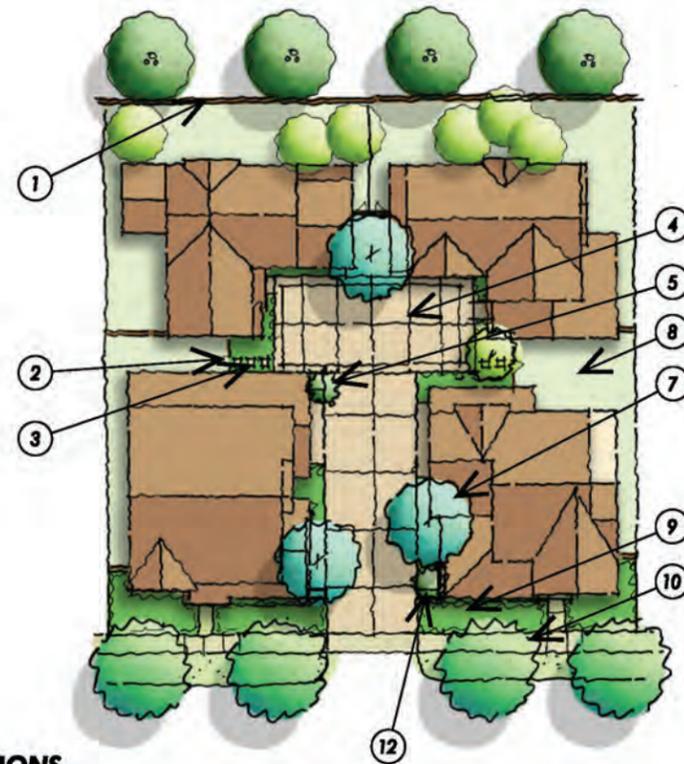
LEGEND

- 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

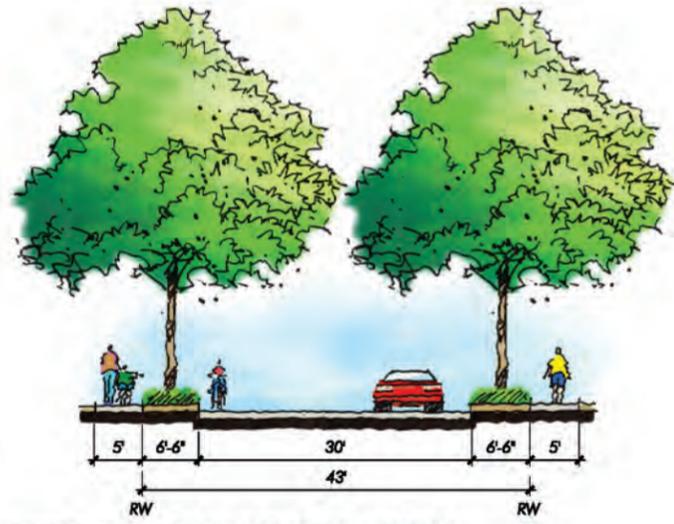
PARKSIDE FLATS
N.T.S.



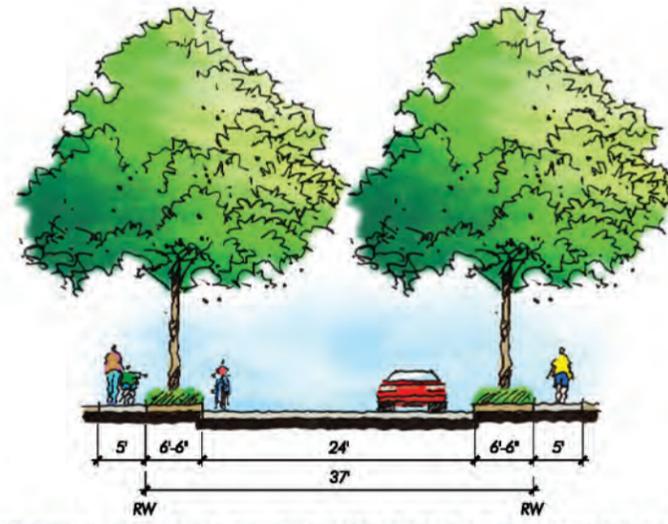
COURTYARDS
N.T.S.



COMMONS
N.T.S.



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

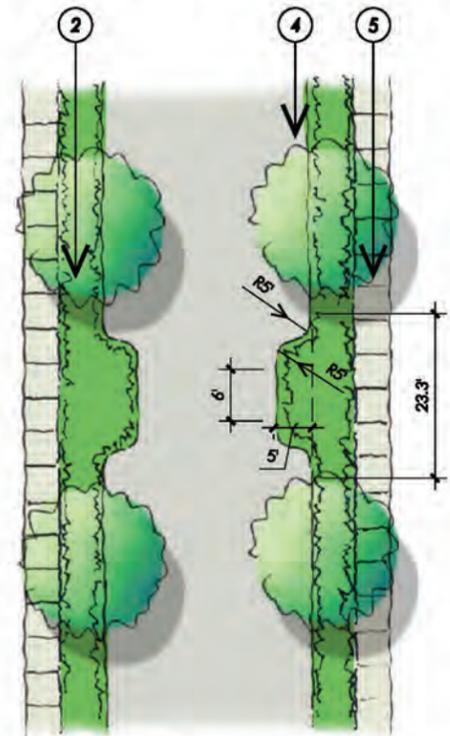


STREET 4, 5 AND 'A' STREET WITHOUT PARKING SECTION
N.T.S.

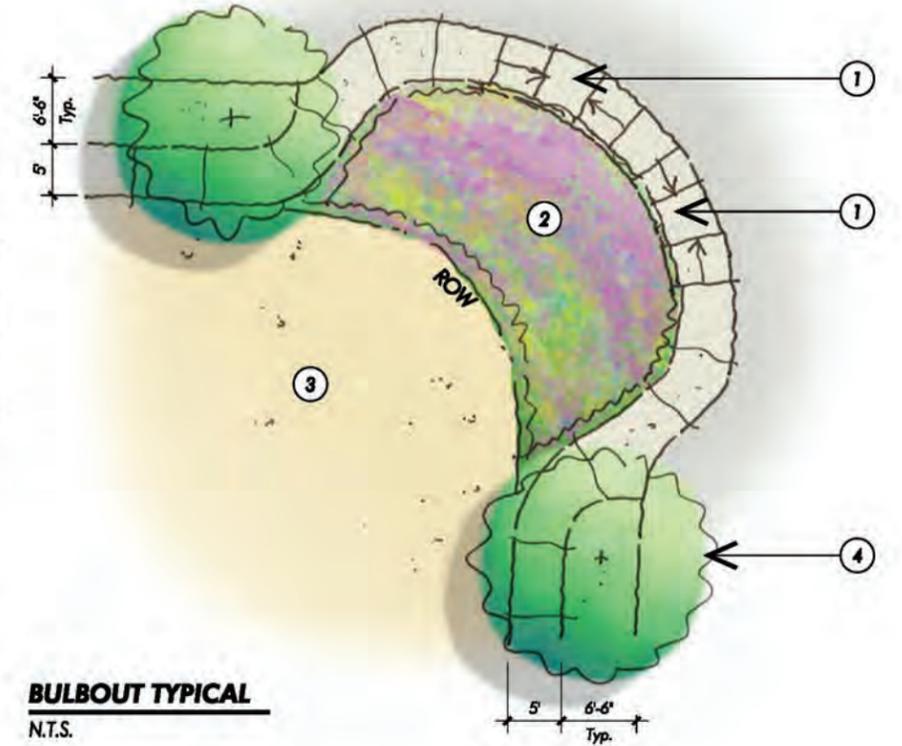
LEGEND

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

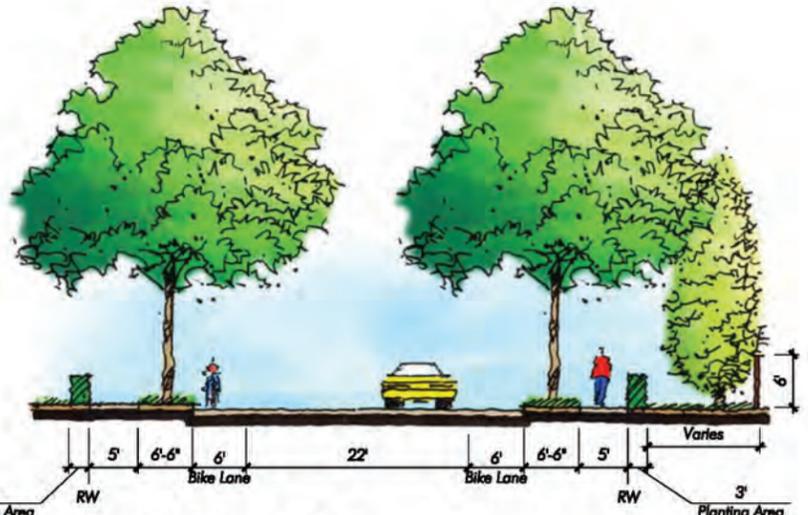
Note:
Plant material location and heights to comply with sight distance requirements.



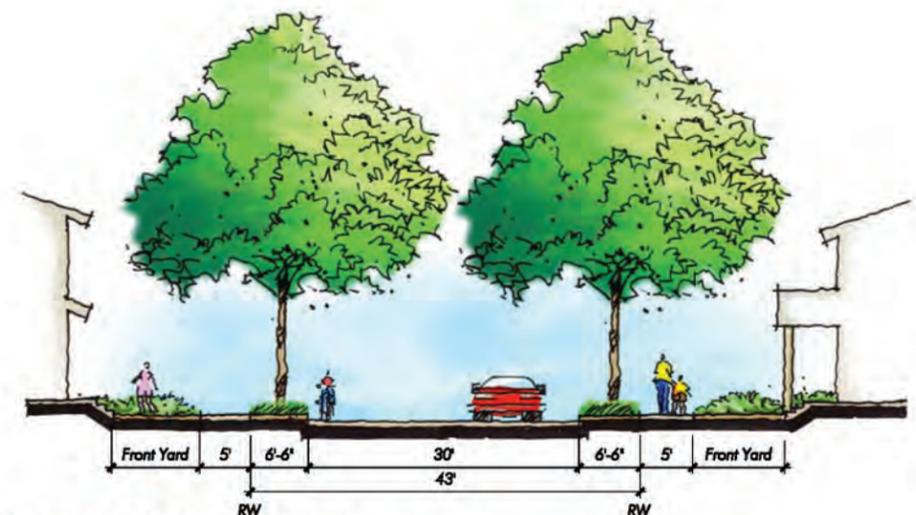
TRAFFIC CHOKER
N.T.S.



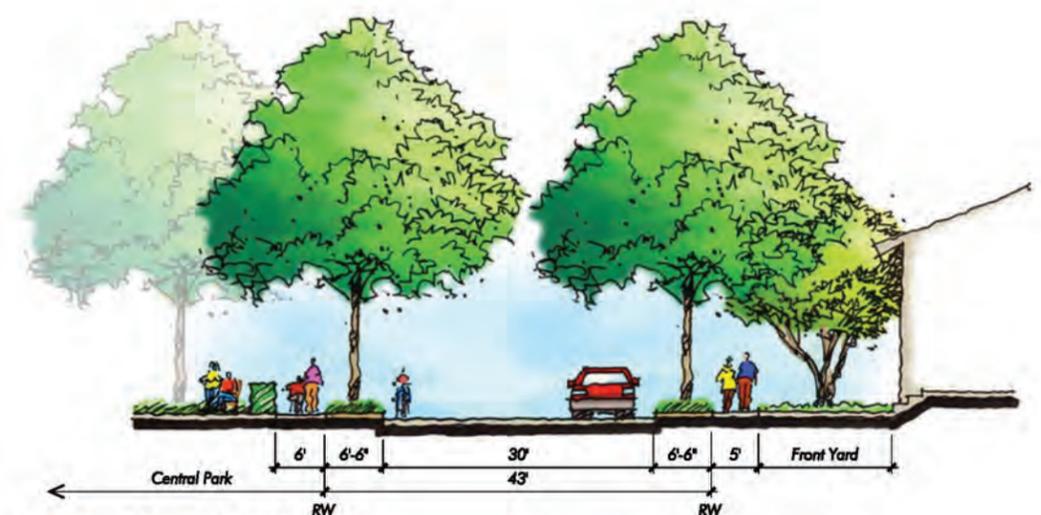
BULBOUT TYPICAL
N.T.S.



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



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



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

