

A NEW PARK
COMMUNITY

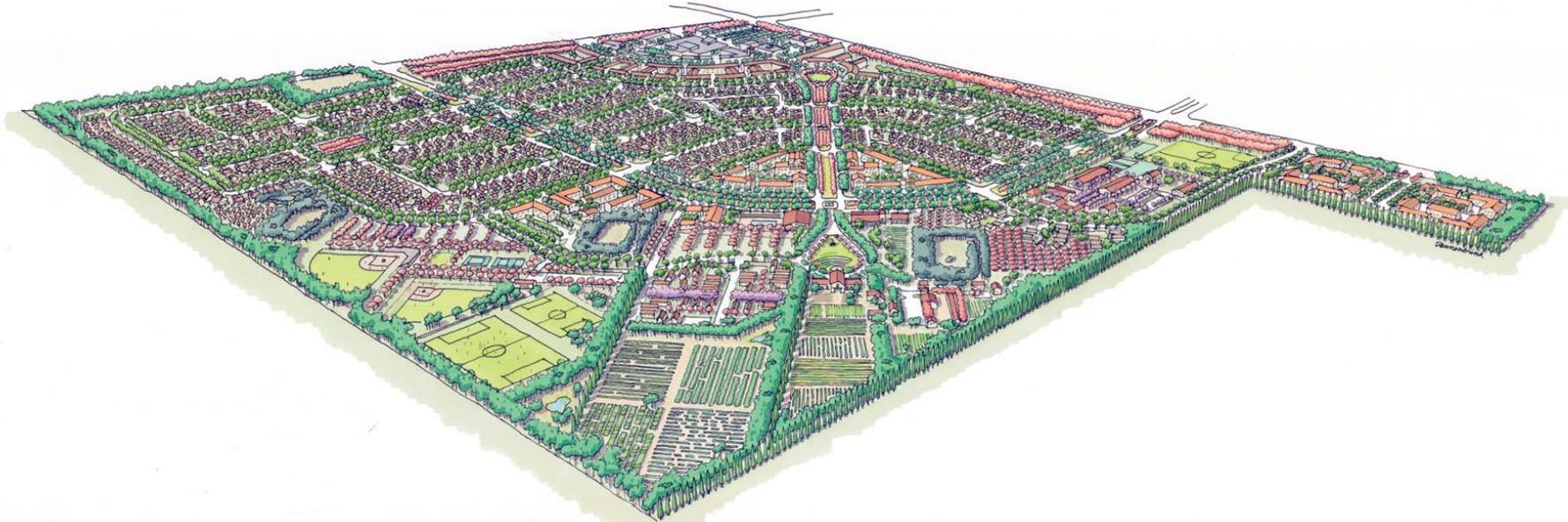
NEW BRIGHTON

ROAD GUIDELINES



New Brighton PUD Guidelines

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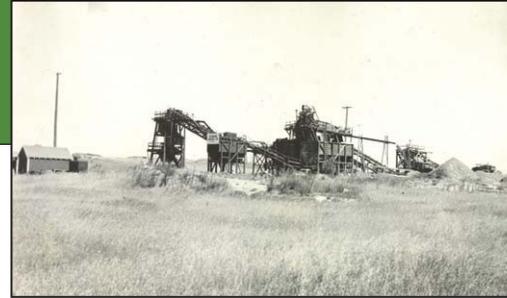
CHAPTER 1: INTRODUCTION

1.1 SITE HISTORY AND CONTEXT

The Aspen 1-New Brighton Project (New Brighton) is located within an area historically referred to as the Brighton Township, one of 14 original townships in Sacramento County dating to the 1880's. Once dubbed the "Best Town that Doesn't Exist," the Brighton Area has a long and productive history dating back over 8,000 years, made possible by the rich bounty nature provided. The terrain is comprised of fossil rivers, which have resulted in an abundance of sand, gravel, cobble, and fertile soils that have nurtured vast and varied land uses and settlement patterns over thousands of years.

The earliest inhabitants of the property were the Valley Nisenan, Native American Indians who settled along the American River watersheds and utilized the rich abundance of fish, game, and vegetation for food; wood and tules for housing; and stone and wood for tools and trade. Nisenan society flourished prior to the exploration and settlement of Sacramento (hastened by European exploration of the area) and the Spanish Land Grant system, which gave title of the land to John Sutter. Native American methods of managing the land gave way to larger scale farming operations, which ushered in

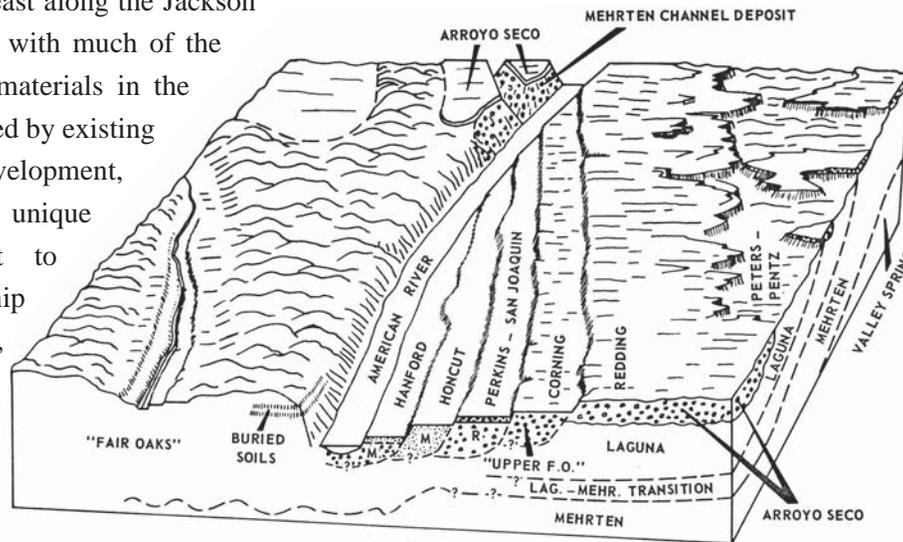
a new agricultural era to the Brighton community. The new immigrants raised cattle, maintained dairy operations, and cultivated the land for dry farming and a variety of row crops, eventually transforming the Brighton area into an agricultural cornucopia referred to as the "Strawberry Capital of the World." With the advent of rail service, roadways, and the automobile, farming operations began to expand outward from Sacramento as the need for farming in close proximity to urban areas began to fade.



The years leading up to World War II brought numerous changes to the Brighton Area as demand increased for homes, businesses, and new roadways to serve the Sacramento region. In response to these changes, Teichert and other sand and gravel mining companies began mining operations in the area to provide the construction materials required to support the increased demand. In the years following World War II, growth in the Sacramento region continued, and mining activities progressed steadily to the east along the Jackson Highway corridor. Today, with much of the high quality construction materials in the area depleted and surrounded by existing and planned urban development, the Plan Area presents a unique opportunity for Teichert to restore the Brighton Township and create New Brighton, an innovative urban infill and reuse community.

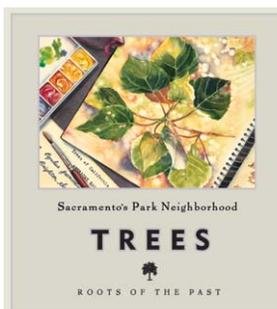
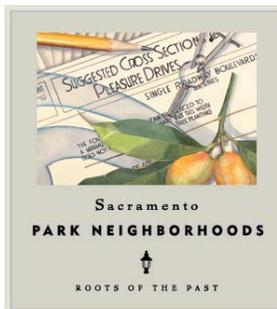
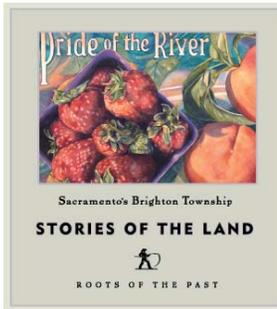
In 2004, the City of Sacramento began its General Plan update process as the Sacramento Area Council of Governments (SACOG) was in the final stages of refining its Blueprint for the region. Growth in the Sacramento region was charting a new course, with a greater emphasis on “smart growth,” capitalizing on infill and reuse opportunities to reduce the region’s dependence on “greenfield development” in order to accommodate a burgeoning population. During this same period, Teichert created StoneBridge Properties, LLC (StoneBridge), in order to establish a new direction for Teichert’s land holdings in the region. StoneBridge’s stated purpose is in part: to reinvigorate former Teichert industrial lands by master planning and building new communities with a vision for sustainable growth.

As the master plan process began, it was recognized that an appreciation and understanding of the area’s history would provide an important context for appropriate community planning and design. In order to provide a comprehensive historical context, StoneBridge



Major Land Forms and Soils Along the Lower American River

has prepared and published three books. The first book, *Stories of the Land*, chronicles the history of the Brighton Township. The second book, *Sacramento Park Neighborhoods*, takes an introspective look at some of Sacramento’s most successful park neighborhoods and why they have withstood the test of time to remain some of the most popular and desirable communities in which to live. The third book, *Sacramento’s Park Neighborhood Trees*, studies the various varieties of tree species in Sacramento’s Park Neighborhoods and provides guidance for reintroduction of large tree species to new communities to create the coveted tree canopy that is Sacramento’s signature landscape feature. Important considerations discovered during the creation of these books, such as historical references and successful elements from Sacramento’s beloved Park Neighborhoods, are incorporated within these guidelines to provide the foundation for a highly successful new park neighborhood that embraces its historical agricultural roots through urban farming and abundant opportunities for a healthy and sustainable community.



1.2 LOCATION AND SETTING

New Brighton is a new 232± acre master-planned community situated within the City of Sacramento’s eastern edge, located in close proximity to the existing neighborhoods of Rosemont and College Glen. As shown on **Figure 1-1** (Vicinity Map), the Plan Area is situated at the southwest corner of South Watt Avenue and Jackson Highway and is located approximately 1.2 miles south of Highway 50 and 6.5 miles east of downtown Sacramento.

The New Brighton Planned Unit Development (PUD) is part of what is commonly referred to as Aspen 1, which is owned and operated by Teichert Land Company and is a former aggregate mine site utilized for sand and gravel extraction in the 1960’s. Due to mining operations, the site is characterized by varied topography, which range in elevation from 12 feet MSL to 53 feet MSL. The subject site

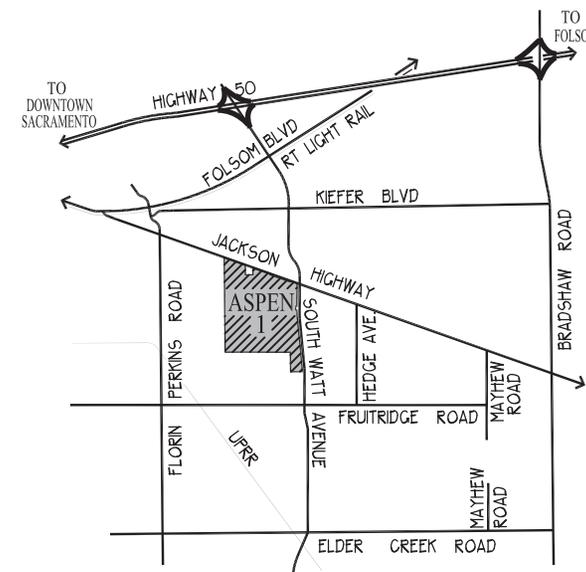


Figure 1-1: Vicinity Map

also contains an electrical transmission line which transects the site in a northwesterly-to-southwesterly direction. Since mining of the site was completed, the site has provided areas for agriculture, a nursery, and supporting uses for the Teichert Perkins Plant.

As illustrated by **Figure 1-2** (General Plan Land Use Map), General Plan Land Use Designations within the Plan Area include Traditional Neighborhood Medium Density and Suburban Center. The New Brighton Special Planning District (SPD) Ordinance and these PUD Guidelines are designed to implement the General Plan Designations through the following zoning designations established by the New Brighton SPD Ordinance:

1. R-1A (Single-Family Residential Zone)
2. R-3 (Multi-Family Residential Zone)
3. RMX (Residential Mixed-Use Zone)
4. SC (Shopping Center Zone)
5. A (Agricultural Zone)
6. AOS (Agricultural Open Space Zone)

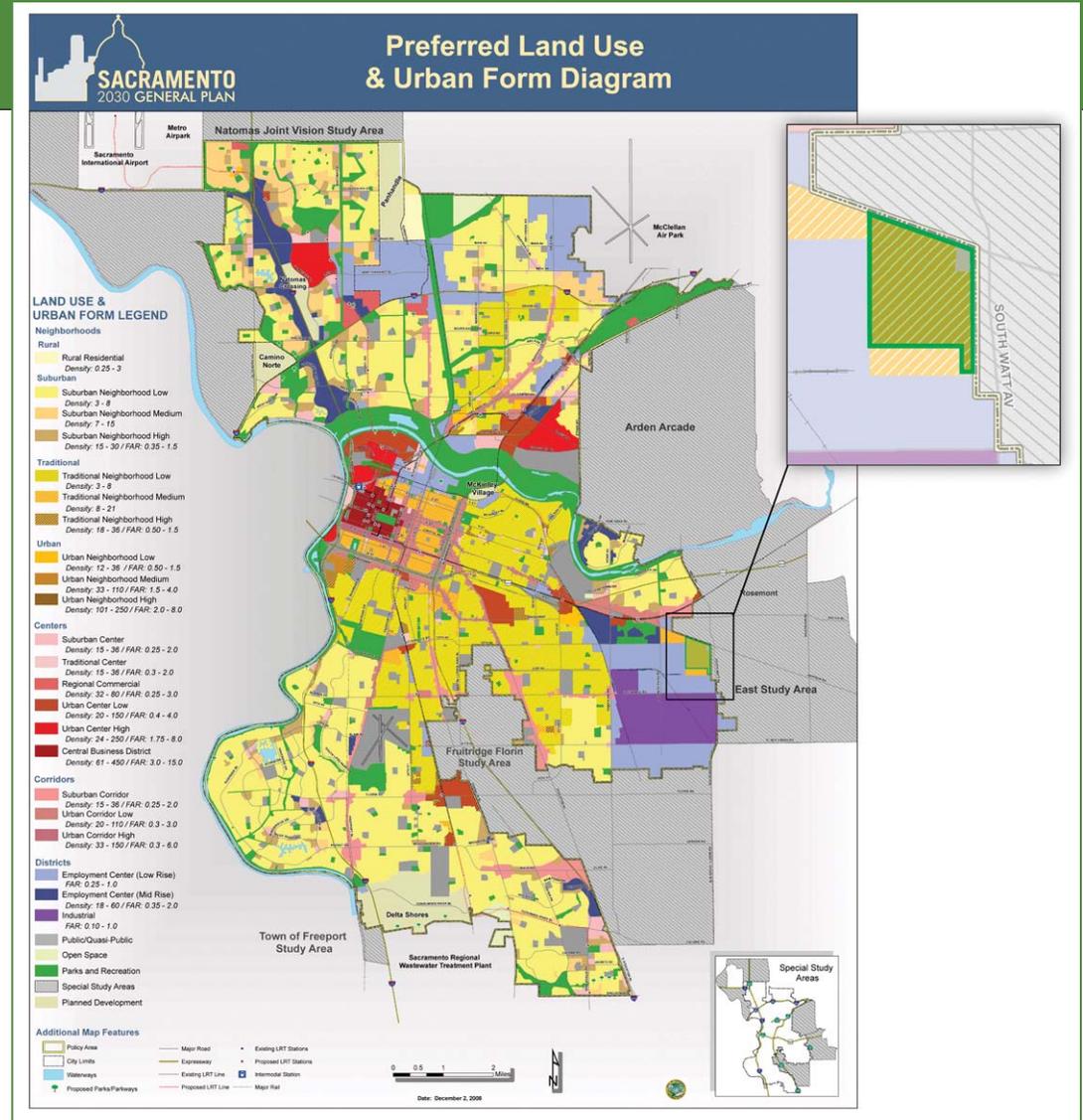


Figure 1-2: General Plan Land Use Map

1.3 PURPOSE

The purpose of this document is to work in concert with the SPD Ordinance to guide the planning and design of individual projects within the Plan Area. These PUD Guidelines provide a comprehensive overview of the design criteria and development standards required to implement the desired physical form of the community and its key features. The PUD Guidelines address land use, site design, sustainability, architecture, landscaping, circulation, and other components to create a distinguished community comprised of high quality architecture, ample open space and recreational areas, and a balanced mixture of uses.

These PUD Guidelines function to (1) implement the City of Sacramento General Plan goals for the Plan Area; (2) establish a design framework within which developers, builders, and architects/designers can conceive and produce high-quality design and construction within the development; and (3) create a design review framework by which to evaluate, critique, and approve development projects on individual sites within the Plan Area. These Guidelines will be used in conjunction with the SPD Ordinance to supplement and replace zoning standards for the property, which would otherwise apply under the City of Sacramento's Zoning Code. In addition, these Guidelines provide written and graphic descriptions of planning and design concepts based on smart growth and environmentally responsible design solutions.

Variations to these standards may be considered for projects with special project and design characteristics during the City's development review process. This document is intended to encourage and direct a high level of design quality to the project site while permitting flexibility for creative expression and innovative design solutions.

1.4 PUD GUIDELINE DOCUMENT AUTHORITY

The Plan Area consists of property within the City limits of the City of Sacramento and is subject to the land use and jurisdictional authority of the City's relevant ordinances and codes. Adoption of these PUD Guidelines is subject to the California Environmental Quality Act (CEQA) and requires consistency with the City's General Plan. The General Plan provides the overall guidance for the City's physical development by setting forth general goals, objectives, policies, and programs for the entire City planning area. The SPD Ordinance and these PUD Guidelines implement the City General Plan with specific development standards and design guidelines for the Plan Area, governing individual project applications and construction. This set of guidelines establishes a link between the General Plan and future individual project level development proposals.

1.5 PUD ADMINISTRATION OVERVIEW

1.5.1 COMPLIANCE

This project, as a Planned Unit Development, and its associated SPD Ordinance, as approved and adopted by the Sacramento City Council, will serve as a supplement to the existing Sacramento Zoning Code for the Plan Area. The City Council, Planning Commission, and City Planning Staff will use these Development Guidelines as a vehicle to review specific development proposals and to implement the project’s vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with these Guidelines, as well as the General Plan and Zoning Code, where applicable. These Development Guidelines are intended to be used by City staff, property owners, architects, landscape architects, designers, builders, and developers in the planning and design of projects within the Plan Area.

1.5.2 CONFLICTS WITH CITY CODE

Should particular elements in these Guidelines conflict with development standards or regulations in the Sacramento Zoning Code, these Development Guidelines shall prevail. Conversely, any particular element or provision not specifically covered in these Guidelines shall be subject to the provisions of the City Zoning Code.

1.5.3 AMENDMENTS

Upon request by the applicant, the Planning Director may amend or modify the Planned Unit Development schematic plan and/or guidelines provided that the requested amendment or modification is consistent with the general intent of these Development Guidelines and does not change the density or intensity of land uses by more than 10 percent. Amendments changing the density or intensity of land uses by more than 10 percent shall be approved by the City Council.

1.6 INTERIM USE

Until interim uses as specified in the New Brighton SPD have been removed, residential land uses shall...

- Need to address noise, dust, lighting, and aesthetics per mitigation contained with the EIR once available.

1.7 DOCUMENT ORGANIZATION

The New Brighton PUD Guidelines have been prepared according to the following structure to guide future users within the Plan Area.

Chapter 1: Introduction

Chapter 1 summarizes the history and context of the Plan Area, its location and purpose, authority, and its organization and structure.

Chapter 2: Community Framework

This chapter describes the overall vision and goals for the New Brighton community, specifies the main design and planning principles, and explains the physical framework for key elements such as land use and circulation, community centers, residential land uses/densities, and open space and park elements.

Chapter 3: Parks, Open Space, and Recreation

This chapter sets forth design principles and guidelines for all open space and recreational features within the Plan Area. Guidelines for such elements as the urban farm, community gardens, community park, neighborhood parks, small “teardrop” mini-parks, medians, slope and perimeter treatment of buffer areas, and treatment within the power line easement is addressed.

Chapter 4: Landscape Design

Chapter 4 establishes the overall planting scheme for the project. Community landscape elements including street trees, project entries, park design, perimeters and slopes, edible landscape, Low Impact Development (LID) design, plant palettes, irrigation standards, fencing and wall design, paving and hardscape, lighting, street furniture, and other related measures are covered.

Chapter 5: Circulation and Streetscape

Chapter 5 sets forth the circulation master plan, which will provide a variety of interconnected modes of transportation to serve the community. Street sections designed for efficient modes of pedestrian and bicyclist travel are set forth, as are alternative street standards for LID design, trail networks and transit planning.

Chapter 6: Residential Neighborhoods

This chapter incorporates design principles, development standards, and architectural guidelines based upon historic architectural styles found within Sacramento Park neighborhoods to assist homebuilders in creating unique, memorable, meaningful, and relevant communities.

Chapter 7: Commercial Centers

Chapter 7 describes design principles and development standards for commercial areas within the Plan Area based upon historically relevant local architectural styles.

CHAPTER 2: COMMUNITY FRAMEWORK

2.1 COMMUNITY VISION

New Brighton is a new community in the City of Sacramento which draws upon its rich and varied history to establish a new park neighborhood that showcases the best elements of new community design while featuring historical references to its agrarian past.

Over centuries, this property has provided and nurtured a variety of lifecycles: originally providing homes and sustenance for the Valley Nisenan Native American culture, later becoming the agricultural breadbasket of the Sacramento Region with its rich bounty of agriculture, and subsequently for the last 50 years providing construction materials for a thriving State Capital. Once again the time has come for the property to provide for a new group of Californians, with a lifestyle of sustainable and environmentally sensitive living, shopping, employment, and renewed local agriculture with wellness as its unifying theme.

This project presents a rare opportunity for the City of Sacramento to



weave an infill and reuse site into the existing fabric of the Community. By focusing high-quality development into this strategic location, the project can provide critical recreational, housing, community, and commercial services while helping to reinvigorate the area. These PUD Guidelines are presented as a vision for the transition of the area and set forth the necessary standards and guidelines to implement this vision.

The descriptions and exhibits presented in the following pages describe and illustrate the roadmap to create a new park community that is reflective of its history, environment, and the culture of its surroundings. This plan will provide new opportunities for a variety of healthy lifestyles, including opportunities to recapture elements of the earlier agrarian era of local agriculture and community gardening.

As illustrated by the conceptual land use plan on **Figure 2-1**, the proposed PUD will consist of a mixture of land uses including single-family and multi-family housing, commercial centers, urban farming areas, educational facilities, and recreational parks and open spaces. These meaningful open spaces are patterned after the most successful elements of historic and traditional Sacramento Park neighborhoods such as Land Park, McKinley Park, Curtis Park, and Oak Park. By introducing the appropriate mix of iconic architecture, civic space layout and design, small neighborhood-serving retail, and a human scale to the massing of buildings, these land uses and design principles will guide the transition of this former aggregate mining area into a vibrant mixed-use community embodying smart growth principles. With this in mind, the following set of general guiding principles will serve to implement future individual development projects according to the stated vision.



Figure 2-1: Conceptual Land Use Plan

2.2 GUIDING PRINCIPLES

GUIDING PRINCIPLE 1: PROMOTE WELLNESS

Provide abundant opportunities for health and wellness through the provision of outdoor recreational systems and access to fresh local produce.

In order to provide for the wellness of the community, a number of critical elements have been set forth within the project. Opportunities for outdoor activities are abundant, with trails, a Community Park, Neighborhood Park, and two Mini-Parks distributed throughout the community and within easy walking and biking distance of residents. In addition, the Urban Farm has been centrally located to provide residents with the option of foregoing their vehicles and instead utilizing the internal transit or trail system to obtain fresh, locally grown produce and farm products.





GUIDING PRINCIPLE 2: CREATE COMMUNITY

Establish recognizable theming and create numerous opportunities for social interaction in order to reinforce a sense of community.

The physical form of the Plan Area will utilize consistent theming which references the Plan Area’s rich agricultural history and some of the best elements of Sacramento’s Park neighborhoods. Upon entering the community, streetscapes will introduce lush landscaped boulevards, generously sized planter areas, and opportunities for agricultural landscapes in entry features, along perimeter slope areas, and within community gardens. Options for social interaction will come in many forms, including community events and festivals at the Urban Farm, recreational activities within the various park and open space locations, and informal encounters within the Community Commercial and Four Corners Village Center District.



GUIDING PRINCIPLE 3: REINVIGORATE EXISTING AREAS

Complete the life cycle of a former mining site by weaving it into the fabric of existing communities.

This project represents a tremendous opportunity to transform an underutilized property into an active and contributing community. The land use plan has been designed to offer important retail and employment opportunities to an underserved area, with trail and transit connections aligned to connect with off-site properties. New Brighton will also provide a wide variety of new and different housing types to the existing community. In addition, recreational areas and the Urban Farm will help establish social interaction and community involvement for residents in and around the Plan Area.



GUIDING PRINCIPLE 4: PROMOTE SUSTAINABLE PRACTICES



Incorporate environmentally sensitive design practices into the community.

The Plan Area has been designed to demonstrate sustainable design practices through a variety of measures including energy

efficient design, urban forests, and Low Impact Development (LID), which are intended to reduce the overall footprint of the community. Since the Plan Area is an infill-reuse site, it provides an extraordinary opportunity to promote sustainable design practices, demonstrating options that may be incorporated into other projects within the larger community.

An urban forest plan has been included in the landscape design of the project site to provide tree varieties and locations which present numerous benefits to the Plan Area. Properly located trees and appropriate species selection can improve air quality through reduced energy usage, increased pollutant uptake, and reduced tree emissions. In addition, trees can help reduce storm water runoff velocities, reduce erosion, and in turn help improve water quality.

LID measures are integrated into the Plan Area in order to reduce storm water runoff volume through hydromodification and to improve water quality. The use of LID measures has been incorporated into many of the open space and recreational facilities within the Plan Area, including streets, medians, planter areas, parks, and the Urban Farm. Through the use of techniques such as bio-swales, infiltration strips, bio-retention, rain gardens, and modified street sections, downstream areas will benefit from reduced storm water flows and improved water quality.

GUIDING PRINCIPLE 5: INCLUDE A MIXTURE OF USES

Create a community which embraces a mixture of land uses to encourage walkability and foster alternative modes of travel.

The land use plan includes a variety of land use types and mixed densities which are intended to provide employment, commercial, recreational, and housing opportunities within easy walking distance. The spatial relationship between land uses is intended to foster neighborhood interaction and minimize vehicular trips, providing for a range of community needs within the Plan Area.



GUIDING PRINCIPLE 6: FOSTER A DISTINCTIVE BLEND OF ARCHITECTURE

Establish distinctive architectural design and character which will reinforce a strong sense of community.

An important lesson learned from an analysis of Sacramento’s Park Neighborhoods is how strongly communities react and coalesce around architectural identity. Proper architectural forms establish a strong physical presence and help delineate the overall personality and essence of a community. The architectural design guidelines set forth within these PUD



Guidelines draw upon the most successful examples of local and regional architecture found within Sacramento’s Park Neighborhoods and set forth an architectural palette for designing an eclectic variety of public and private spaces.

GUIDING PRINCIPLE 7: ENCOURAGE ALTERNATIVE MODES OF TRAVEL

Reduce automobile trips by facilitating transportation options.

As identified by Guiding Principle 5, New Brighton has been designed to provide a variety of uses and densities within the Plan Area. Access to diverse land uses such as the Community Commercial, Urban Farm, Elementary School, and Four Corners neighborhood commercial area is provided



through an interconnected transportation system designed to simplify access and reduce the need for automotive travel. Techniques used to encourage alternative modes of travel include the use of the following:

1. Properly located land uses including local-serving neighborhood retail and civic uses in proximity to residential areas.
2. A modified grid pattern street system, which utilizes shorter block sizes.
3. Shortcuts from residential areas to commercial and recreational opportunities.

4. Pedestrian-friendly street sections, which include separated sidewalks, wide planters for large street trees, and on-street bike lanes along collector roadways.
5. An off-street trail system linking the residential neighborhoods to commercial, recreational, school, and Urban Farm locations.
6. A “transit ready” street section for Rock Creek Parkway, which is capable of providing future median transit options such as a shuttle, trolley, electric vehicle, or Bus Rapid Transit (BRT).

2.3 LAND USE CONCEPT

The Land Use Plan encompasses 232 acres of former aggregate mining land which is strategically located at the southwest corner of South Watt Avenue and Jackson Highway. As discussed in the preceding section, wellness, community, reinvigoration of community through infill/reuse, sustainability, a mixture of land uses, distinctive architecture, and alternative modes of travel are the hallmarks of the Land Use Plan. These guiding principles have been incorporated into the Conceptual Land Use Plan illustrated by **Figure 2-1** and **Table 2-1** to create the foundation of a mixed-use community comprised of three land use districts. These land use districts integrate a mix of land uses that are compatible, accessible, economically efficient, and organized around major thematic elements to create a definitive “sense of place.”

The three Land Use Districts of New Brighton are as follows:

- Community Commercial District
- Four Corners Village Center District
- Traditional Neighborhoods District

These land use districts are illustrated by **Figure 2-2** and their key features are described in the remaining portion of this chapter. Design guidelines and development standards for associated uses are set forth in Chapters 3 through 7 of these PUD Guidelines.

Table 2-1: Land Use Summary

Symbol	Designation	Units	Estimated Bldg. SF	Gross	Net ¹ Acres	Net Density
LDR	Low Density Residential	482		86.0	59.1	8.2
HDR	High Density Residential	378		19.3	15.1	25.0
RMU	Residential Mixed Use	405	59,000	17.0	13.5	30.0
C	Commercial	50	130,000	12.4	10.8	*
UF	Urban Farm	50	33,000	26.7	23.8	*
ES	Elementary School			9.8	8.8	
P	Parks			16.6	14.5	
OS	Open Space/Medians			28.8	28.5	
	Major Roads			15.6		
Total		1,365	222,000	232.2		

¹ Net Acres excludes public streets, alleys, slopes, and landscape easements.

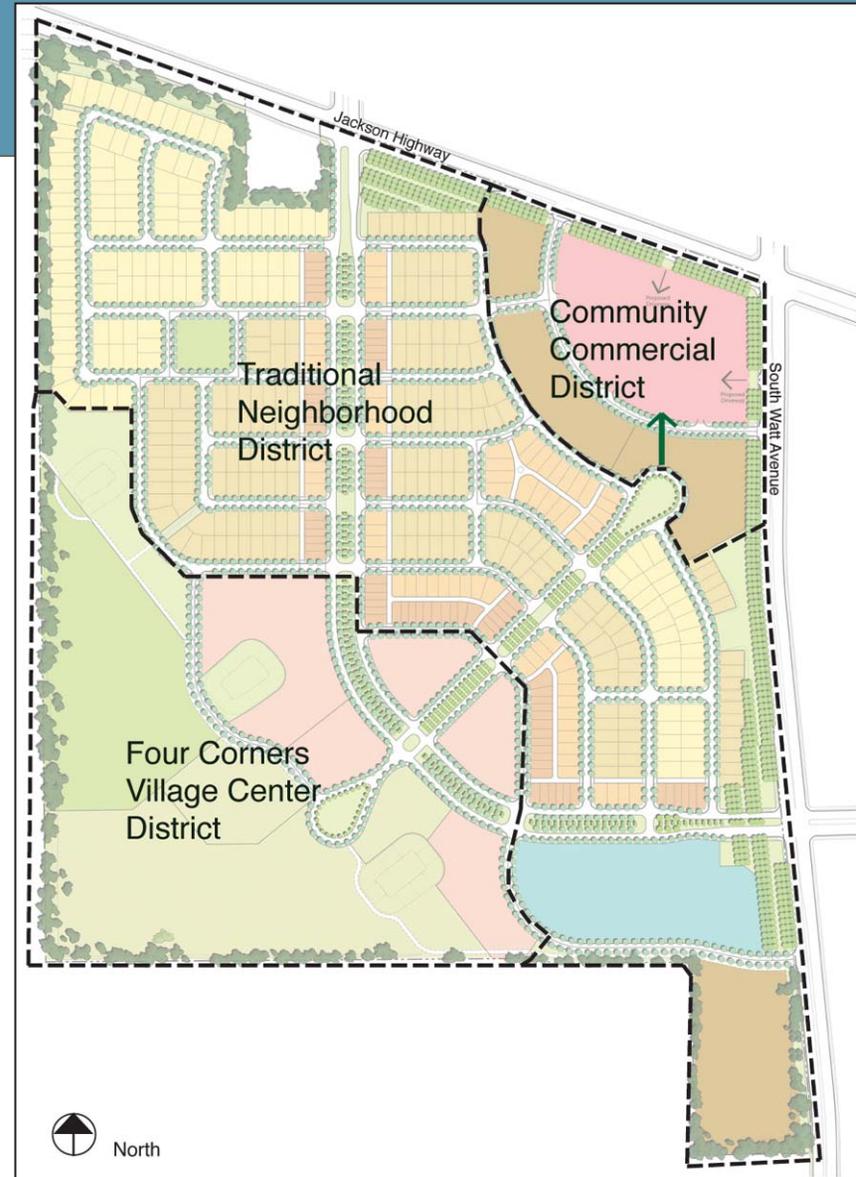


Figure 2-2: Land Use Districts

2.3.1 COMMUNITY COMMERCIAL DISTRICT

The Community Commercial District is located at the northeast corner of the community, at the junction of South Watt Avenue and Jackson Highway. This location provides tremendous visibility and accessibility from within the Plan Area as well as to travelers along the South Watt Avenue and Jackson Highway Corridors. As shown in **Figure 2-3** the Land Use Plan takes advantage of this strategic location by placing the Community Commercial District along the axis of the Aspen Promenade, linking it to the Four Corners Village Center District both visually and physically. By connecting these two Districts, they form anchors at either end of the Aspen Promenade, which helps to facilitate joint use activities and easy travel between both districts.

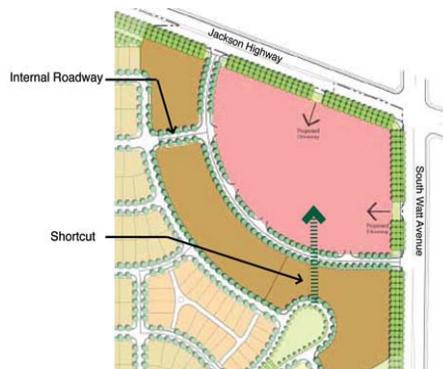


Figure 2-3: Community Commercial District

The Community Commercial District will provide a commercial and multi-family anchor to the community, with easy access to a heavily traveled corridor and transit. This concentrated node of density will help facilitate transit ridership within the Plan Area and along the planned South Watt Avenue BRT Corridor. Multi-family uses will provide synergy between the commercial and multi-family sites, which will strengthen the commercial cor-

ner and foster activity. In addition, alternative modes of travel will be facilitated by a pedestrian-friendly street section along Aspen Promenade, an internal road connection from the Plan Area to the District, a “Shortcut” (see **Figure 2-4**), and an off-street trail which connects the Plan Area to the Community Commercial District.



Figure 2-4: “Shortcut”

2.3.2 FOUR CORNERS VILLAGE CENTER DISTRICT

The nucleus of the Community is located at the southwest portion of the Plan Area, at the junction of the Aspen Promenade and Rock Creek Parkway. As shown in **Figure 2-5**, this central District has been designed to provide a lively combination of mixed uses, neighborhood-oriented services, recreational areas, and the Urban Farm which will support transit and



Figure 2-5: Four Corners Village Center District

foster community interaction. This District is notable for the concentration of uses it supports and the manner in which it relates to the remaining two Districts within the Plan Area through a combination of easy access from Rock Creek Parkway and the off-street trail system, which interconnects various neighborhoods within the Plan Area to this District.

While varied in nature, land uses within the Four Corners Village Center District will provide an appropriate level of activity and energy to reinforce the sense of a community core. Ground level land uses on the east side of Rock Creek Parkway may include high density residential, neighborhood-serving commercial, and community facilities such as an amphitheater, health club, post office, community meeting hall, agricultural supporting uses, and iconic landscape features. Second floor uses may include additional high density residential and/or office space designed to overlook this District and provide a unique lifestyle choice for a more urban residential experience.

The southwest side of Rock Creek Parkway within the Four Corners Village Center District provides a glimpse into the Urban Farm and Community Park. The Urban Farm, a key component of the land plan, provides a palpable connection to locally grown fresh produce and recaptures some of the rich agricultural history of the area through educational and cultural activities associated with farming. The Urban Farm, in conjunction with the comprehensive open space and park facilities in the District, serves to promote the guiding principles of wellness and community envisioned by the New Brighton Community.



2.3.3 TRADITIONAL NEIGHBORHOODS DISTRICT

As illustrated by Figure 2-6, the Traditional Neighborhoods District encompasses the primary core of the Plan Area. Situated between the Four Corners Village Center District to the southwest and the Community Commercial District to the northeast, this District will provide distinguished residential neighborhoods reminiscent of Sacramento’s finest Park Communities. This District is comprised of residential units of various densities with neighborhoods organized according to a gridded street system with short block lengths, pedestrian-friendly streets, and large planter areas to promote walkability.

As set forth in greater detail in Chapter 6 of these PUD Guidelines, the Traditional Neighborhoods District shall provide high quality homes, rich in architectural character and varied in size and density. Homes will reinforce a strong streetscape through architectural variations as well as garage type and placement. Homes along Rock Creek Parkway will be alley loaded and shall face the street to present a strong architectural statement and frame the roadway with a stately presence, while other home sites will offer a combination of recessed garages, detached garages, and accessory dwelling units above garages to enliven the neighborhood and create a diverse and dynamic streetscape.



Figure 2-6: Traditional Neighborhoods District

CHAPTER 3: PARKS, RECREATION, AND OPEN SPACE

3.1 PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

This chapter sets forth the framework to establish the Plan Area as a true park community that emphasizes wellness through the establishment of a comprehensive open space and recreational system. Open Space and recreational areas provide the backbone to a successful community; and this project has incorporated a variety of parks, trails, landscaped medians, and an urban farm to serve a wide variety of interests and age groups.

The centerpiece of the Parks, Recreation, and Open Space Master Plan is the Urban Farm, which will be established to serve as the nucleus of the community. The Urban Farm provides a location to cultivate and purchase fresh produce, provide educational opportunities, and hold community events and farmers markets. Agricultural theming related to the Urban Farm extends well beyond its borders into all parts of the Plan Area through community gardens, edible landscaping, perimeter planting, wildlife attracting hedgerows, and community landscape palettes.

The Urban Farm will be tied into the overall Plan Area through a series of on-street and off-street trails, promenades, and landscaped medians, which are designed to extend the “park experience” throughout the Plan Area as illustrated by **Figure 3-1**. Visitors will immediately notice the distinctive nature of the community as they are greeted by parkways



Figure 3-1: Parks, Recreation, and Open Space Master Plan

which are reminiscent of roadways located within Sacramento’s Park Neighborhoods. The “park experience” will extend from these large generously landscaped median areas to the greater network of park and open space areas, which include a community park, neighborhood park, several mini-parks, and trails.

Chapter 16.64 of the City of Sacramento Zoning Code calls for a minimum of 5.0 acres of parkland per 1,000 population, and the parkland calculation is summarized in **Table 3-1**. This project provides a total of 14.5 acres of park and recreational areas which are eligible for Quimby Credit with an additional 52.3 acres of open space and recreational areas. This area includes the 23.8 acre Urban Farm Parcel and 28.5 acres of median boulevard parks, landscaped entries, corridors along streets, shortcuts, and slope areas.

Parkland dedication requirements are typically based on zoning and maximum density; however, a small lot tentative subdivision map was included with the application, allowing the parkland requirement to be precisely calculated for these PUD Guidelines. It should be noted that if the Land Use Plan and Tentative Subdivision Map is amended, this could affect the calculation of required parkland and may require a reduction or increase in the parkland dedication or in-lieu fee obligations under the City of Sacramento Code 16.64.

Table 3-1: Quimby (Park Requirement) Calculations

Land Use	Density DU / AC	Acres (net)	Max. Units	Park Factor	Park Acres Required
RMU	30.0	13.5	405	0.0088	3.56
HDR	25.0	15.1	378	0.0088	3.33
Urban Farm	-	-	50	0.0088	0.44
Commercial	-	-	50	0.0088	0.44
SFD	8.2	59.1	482	0.0149	7.18
Total Parkland Required					14.95
Total Parkland Provided					14.50

Note: Parkland requirements are based on maximum units as approved on the Tentative Subdivision Map. In the event residential densities or unit counts are modified, the amount of parkland required may change requiring adherence to Chapter 16.64 of the City of Sacramento Zoning Code.

3.2 PARK, RECREATION, AND OPEN SPACE ELEMENTS

3.2.1 THE URBAN FARM

As illustrated by **Figures 3-2** and **3-3**, the Urban Farm is located at the southwest corner of the Plan Area, strategically placed at the intersection of Rock Creek Parkway and the Aspen Promenade. Designed to serve as the centerpiece of the community, the Urban Farm will provide a central location for residents and surrounding neighbors to obtain fresh produce and assorted agricultural goods. In addition, the Urban Farm allows for up to 50 residential units, a potential school site or related educational facilities, and a community barn which can host community events such as farmers markets, barn dances, outdoor movies, harvest festivals, and craft fairs. In order to perform the multitude of functions envisioned for the site, activities within the Urban Farm site shall conform to the following guidelines:

Urban Farm Guidelines:

A. Agricultural Activities

- The use of pesticides and herbicides shall be minimized. Sustainable farm practices shall be used, with Certified Organic Status as an option to pursue.
- The site must be designed and maintained such that fertilizers will not drain onto adjacent property.

- Reuse of stormwater and treated wastewater shall be used to the extent possible.
- The Urban Farm may be utilized for flood storage in emergency events where water may back up into the parcel to prevent Rock Creek Parkway from flooding.



Figure 3-2: Urban Farm Location



Figure 3-3: Urban Farm Conceptual Plan



- Farm equipment shall only be utilized between the hours of 7 am and 10 pm and may be subject to the requirements of the City Noise Ordinance.
- All farm-related buildings and structures must comply with building and zoning codes.
- Outdoor lighting shall be carefully designed to minimize or eliminate interference with adjacent land uses.
- Equipment shall be stored in secured buildings or fenced compounds and screened from public view.
- All chemicals and fuels must be stored in an enclosed, locked structure when the site is unattended.
- Pesticides or herbicides may be applied only in accordance with state and federal regulations.
- Animal pens must be fenced with appropriate materials, locked, and secured.

B. Buffers

- Animal pens shall be located a minimum of 100 feet from residential land uses.
- Hedgerows or other landscape screening shall be required where the urban farm abuts residential areas in order to reduce the potential for dust transmission.
- Crops must be set back a minimum of 20 feet from residential property lines, with transitional ground cover, shrubs, and trees or access roads in the area between crops and property lines.
- A landscape plan for the proposed landscaped buffer along the farm boundaries shall be prepared identifying the type and location of fencing and the location, species, sizes, and quantities of all plant material.

C. Programming (See Figure 3-3)

- Farm buildings may consist of a multipurpose barn, classrooms, offices, restaurant, and a packing house, all centrally located and designed for public visitation. Also included is private housing for caretaker/interns located away from public access.
- Water quality basins shall be incorporated into the farm to provide pollutant removal and storm water storage.
- Grounds shall be organized to clearly differentiate between areas intended for public access and areas exclusively for farming activities not open to the general public.
- The design of the site should incorporate sustainable features in crop management, in both building and landscape design.

3.2.2 COMMUNITY GARDENS

The establishment of a Community Garden is an important element of this project. The safety and vitality of a healthy community relies heavily upon the vested pride of ownership that residents have for their neighborhood. The Community Garden is a place where neighbors can invest in the beauty and vitality of their community by individually cultivating their own small plots while fostering a focal point for neighborhood gatherings and social interaction.

The Community Garden is centrally located and in close proximity to the Urban Farm as shown in **Figures 3-4** and **3-5**. It is anticipated the Community Garden and Urban Farm will share resources and develop an interactive relationship.

Community Garden Guidelines:

- Automobile parking will be shared with adjacent uses. The Garden will provide bike racks and storage facilities and should be linked to pedestrian trails.
- Building structures shall be minor and designed to complement surrounding uses in a manner that is consistent with the architectural guidelines of the Urban Farm.
- A tool shed or other structure for storing tools, supplies, and materials shall be incorporated into the design.



Figure 3-4: Community Garden Location



Figure 3-5: Community Garden Conceptual Plan



- Seating such as benches or picnic tables where gardeners can sit, relax, and take a break in shaded areas will be thoughtfully incorporated. Trash receptacles, drinking fountains, and restrooms will be included.
- Landscape treatment shall be consistent with the concepts developed for parks and other open space elements.
- A children's area, which can include special small plots for children, a sand box, and limited play equipment will be included in the design.
- A small outdoor meeting area such as a small amphitheater or informal group of benches will be a part of the Community Garden.

3.2.3 COMMUNITY PARK

The Community Park is strategically located in the southwestern portion of the Plan Area adjacent to the Urban Farm parcel and west of the power lines as shown in **Figures 3-6** and **3-7**. It is well positioned for convenient access to area roadways and is located within a half mile of most residential areas within the Plan Area. The Community Park has been designed with homes fronting onto the park, providing eyes on the street. The park is located to provide easy access from transit and bicycle routes along Rock Creek Parkway and the Class I trail system, which ties into the Community Park and Urban Farm locations.

The Park is intended to provide for higher intensity recreational uses, including sports fields for league play, but may include both active and passive uses. Potential amenities may include lighted or unlighted fields (e.g., soccer and/or baseball) with natural or artificial turf, lighted or unlighted tennis courts, basketball courts, children's play areas, group picnic facilities and shade structures, concession and/or equipment building, restroom facilities, pedestrian and bicycle trails, off-street parking, etc.



Figure 3-6: Community Park Location



Figure 3-7: Community Park Conceptual Plan



Community Park Guidelines:

- Programming of the Community Park should include elements to address the needs of a diverse community.
- Park circulation should be designed to provide pedestrian access from the surrounding neighborhoods and the Urban Farm.
- Parking facilities should provide for a variety of transportation modes, including bicycle and automobile. Bicycle racks shall be provided in convenient locations. Parking shall be located as to provide shared use opportunities with other public facilities such as adjacent schools and the Urban Farm.
- Parking will be designed in accordance with the City’s current parking standards including the City’s Parking Lot Tree Shading Design and Maintenance Guidelines.
- The Park site shall be designed to accommodate drainage for a ten year storm event.
- LID design features shall be incorporated into the design of the Park in order to collect and capture urban runoff and convey it through landscaped and vegetated areas prior to re-entering the underground drainage system.
- Park programming shall consider opportunities for shared facilities or conjunctive uses with the Urban Farm including such uses as outdoor learning areas, picnic, and festival areas.
- Easily accessible and adequate restrooms, drinking fountains, trash/recycling receptacles, benches, lighting, and other amenities shall be provided within the Community Park.



3.2.4 NEIGHBORHOOD PARK

This project includes a Neighborhood Park located in the northwest quadrant of the Plan Area, as shown in **Figures 3-8** and **3-9**. This Neighborhood Park has been designed as a traditionally shaped square park to seamlessly integrate and complement the grid nature of the Land Use Plan. It is intended to provide a local gathering space for residents within the Plan Area.

The Neighborhood Park should be designed to include a variety of programming opportunities including, but not limited to, turf areas, seating, picnic facilities and shade structures, half-court basketball or volleyball, a small tot-lot or playground, and active learning areas or structures. Structures and amenities should be designed to reflect the Park Neighborhood design of the community and should be reflective of its landscape and architectural character.



Neighborhood Park Guidelines:

- Park circulation should be designed to provide pedestrian access from the surrounding neighborhoods.
- Parking for the Neighborhood Park shall be provided on adjacent streets.
- Homes should be designed to front onto the Neighborhood Park where possible; and, in instances where homes do not front on, the use of porches, windows, or other enhanced architectural treatments are acceptable.



Figure 3-8: Neighborhood Park Location



Figure 3-9: Neighborhood Park Conceptual Plan

- LID design features shall be incorporated into the park design through the use of rain gardens, pervious surfaces, and vegetative swales.
- Park design should incorporate unique cultural elements or focal points consistent with the New Brighton history into the design to create a distinct identity.

3.2.5 MINI-PARKS

There are two teardrop shaped Mini-Parks proposed within the Plan Area at either end of Aspen Promenade as illustrated by Figure 3-10. They provide a green terminus and focal point at either end of the project’s signature street, and signal an important pedestrian connection between the High Density Residential and Commercial at the northeasterly end



and the mixed-use nature of the Four Corners Area and the Urban Farm at the southwesterly end of the Plan Area.

The Mini-Parks are intended to provide a local gathering space

for residents for informal activities and interaction. Although they are relatively small in scale, Mini-Parks provide a useful function and can accommodate a range of activities and amenities as conceptually shown in Figures 3-11 and 3-12. Programming for Mini-Parks can be simple, but they should be designed to reflect the Park Neighborhood design of the Community in landscape palette and architectural character. The northern Mini-Park is adjacent to residential and should accommodate active and passive uses in a

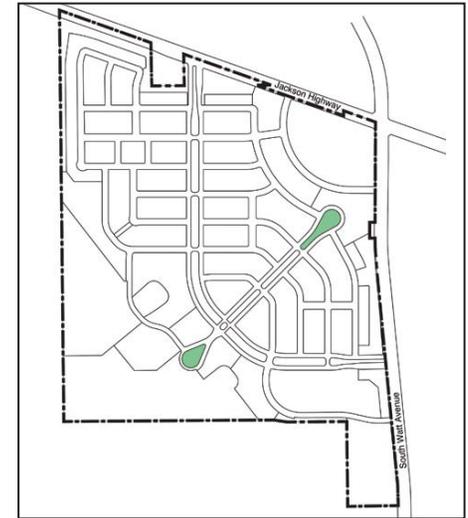


Figure 3-10: Mini-Park Location



Figure 3-11: Mini-Park Conceptual Plan



Figure 3-12: Mini-Park Conceptual Plan



garden setting. These uses could include children’s play areas, picnicking, tree alleys, arbors, and small shade structures. The southern Mini-Park shall be designed to be compatible with community events at the Urban Farm, with flexibility for larger gatherings such as an amphitheater, farmers market, or informal activity lawn.

Mini-Park Guidelines:

- Park circulation should be designed to provide pedestrian access from the surrounding neighborhoods and the Urban Farm.
- Parking for the Mini-Park shall be provided on adjacent streets.
- Homes should be designed to front onto the Mini-Parks where possible; and, in instances where homes do not front on, the use of porches, windows, or other enhanced architectural treatments are acceptable.
- LID design features should be incorporated into the park design through the use of rain gardens, pervious surfaces, and vegetative swales.

- Mini-Parks shall provide areas for seating, bike parking, trash receptacles, picnic areas, and shade structures.

3.2.6 MEDIANS AND PROMENADES

In order to emulate the history and embody the design of Sacramento’s Park Neighborhoods, generously landscaped boulevard parks have been incorporated into the Plan Area. These “boulevard” parks are intended to create signature streets which provide lush landscaping, visual and recreational opportunities, facilitation of transit, and opportunities for Low Impact Development. Located as shown in **Figure 3-13**, these generously proportioned landscape medians will be a significant contributor to the scenic value and unique character of the community.

Rock Creek Parkway, the main collector road through the community, provides a 74-foot wide median intended to provide a dramatic backdrop for homes and neighborhood areas along its frontage. As shown in **Figure 3-14**, its primary functions include facilitating future transit, pedestrian access, limited recreational opportunities, and providing areas for LID features to capture urban runoff.

Aspen Promenade, the project’s primary signature street, connects the more intense commercial site and high density residential sites in the northeast corner of the site to the Four Corners and the Urban Farm in the southwest corner of the site. Designed as a 50-foot wide median reminiscent of T Street in the Elmhurst neighborhood of Sacramento, this median will be



Figure 3-13: Median Locations



designed to accommodate water quality features and limited neighborhood programming.

Median Guidelines:

- Roadway cross sections shall conform to those shown on the approved Tentative Subdivision Maps and illustrated by Chapter 5 of these PUD Guidelines.
- LID design features shall be incorporated into the design through the use of a central linear vegetative swale system.
- Pedestrian access to the medians shall be provided by pedestrian crosswalks at designated street intersections.
- Passive uses are encouraged such as rose gardens, themed plant gardens, tree allees, or arbors with seating areas. Limited active uses such as bocci ball and horseshoes may be provided.
- Landscape treatments shall be consistent with the concepts developed for parks and other open space elements.

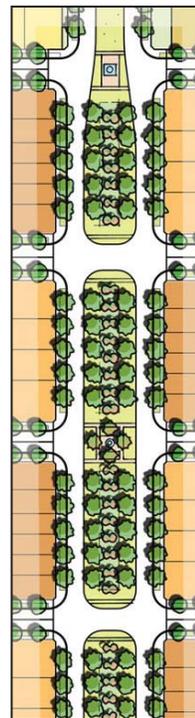


Figure 3-14: Rock Creek Parkway/Aspen Promenade Conceptual Programming

3.2.7 PERIMETER AND SLOPE

The total area and size of perimeter open space lands within the Plan consists of approximately 12 acres of buffer, entry, and slope landscaping that includes recreational trails and water quality features. As shown in **Figures 3-15, 3-16, and 3-17**, the perimeter landscape provides a clear physical identity for the plan as well as providing connections for paths and trails to link community features. Due to the topographic conditions of the site, slopes are necessary for a large portion of the perimeter. These slopes and generous entry setbacks provide opportunities for additional landscaping and buffering of adjacent arterial roadways.

Perimeter and Slope Guidelines:

- The steepness of the slope shall vary with a maximum of 2:1. Trails and steps may be used in limited areas for access to commercial facilities and community features.
- As illustrated by **Figures 3-16, and 3-17** uses within the perimeter areas may include entry features, ornamental landscaping, naturally planted open space, hedgerows, orchard and/or agricultural planting, paths, walks, bicycle trails, and small pocket parks.
- All vegetation proposed for the perimeter landscape shall be designed and maintained to minimize fire hazards.



Figure 3-15: Perimeter Open Space Locations



Figure 3-16: Perimeter Open Space Locations



Figure 3-17: Perimeter Open Space Conceptual Plan

- Vegetated swales and water quality basins are important visual and aesthetic features of the perimeter open space and shall be designed in accordance with the project landscape guidelines.



3.2.8 ADDITIONAL OPEN SPACE AREAS

Figure 3-18 identifies additional open space areas within the Plan Area. These open space properties include portions of the land beneath the power line easement, slopes for the transmission towers, and a mid-block paseo, totaling an additional 7+ acres of designated open space. As illustrated by Figure 3-19, uses may include parking areas for the Community Park, bicycle trails, water quality systems, and landscaping of slopes for transmission towers. A block-long shortcut provides convenient and direct pedestrian access between intersections for residents north of the Community Park.

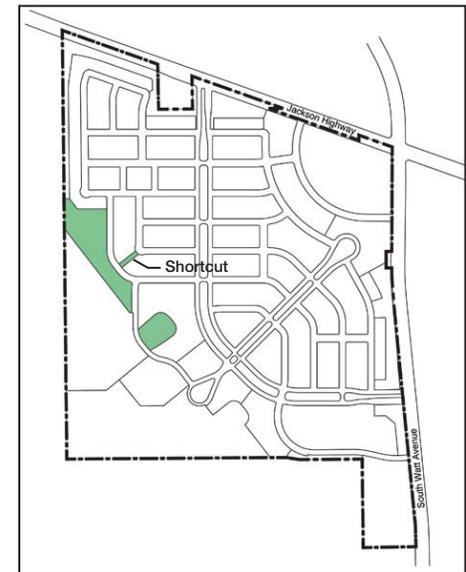
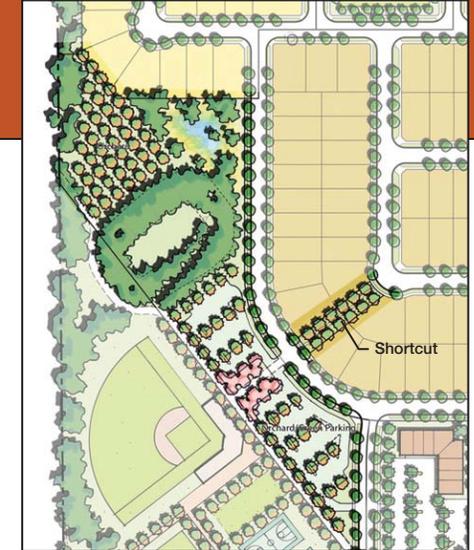


Figure 3-18: Additional Space Locations



Additional Open Space Guidelines:

- Uses should include signage features for the park, naturally planted open space, orchard planted parking areas, paths, walks, bicycle trails, and small pocket parks.
- All vegetation proposed under the transmission line shall be designed and maintained to minimize any encroachment hazards in accordance with Sacramento Municipal Utility District (SMUD) and Western area Power Agency (WPA) standards for powerline easements. Access to the towers shall be maintained and may be combined with the bike trail.
- Vegetated swales and water quality basins are important visual and aesthetic features of the community open space and shall be designed in accordance with the project landscape guidelines.
- Pedestrian features such as benches and trash receptacles are to be incorporated as appropriate.
- Open space may include programmed uses such as dog parks or other uses compatible and complementary to the Community Park.

Figure 3-19: Additional Open Space Conceptual Plan

CHAPTER 4: LANDSCAPE DESIGN

4.1 INTRODUCTION

This chapter has been established to work in concert with the Parks, Recreation, and Open Space Master Plan set forth in Chapter 3 to provide the necessary detail to implement the concept of a Park Community within the Plan Area. As stated throughout these PUD Guidelines, landscape is a critical component of the project’s identity. As an ever-present visual element along the streets, edges, medians, and parks, landscape plays an important role in establishing the identity of the Plan Area. The landscape design for the project drew inspiration from two primary sources: first, the historic Sacramento Park Neighborhoods that are known for their tree-lined and shade-dappled streets and, second, the traditional agricultural landscape of the Sacramento Valley with its regular geometry of hedgerows, orchards and row crops.

In addition to the inspiration drawn from tree-lined streets and agricultural landscapes, the project features the incorporation of green infrastructure or LID landscape practices into the overall project design. LID principles incorporate drainage features seamlessly into the landscape through shallow surface vegetated drainage areas in order to reduce stormwater runoff velocities and volumes through hydromodification and to improve the water quality of downstream runoff.

This chapter addresses the elements found within the landscape realm and includes guidelines and standards for planting design, street trees, project

entries, parks, perimeter slopes and open space, edible landscaping, LID features, plant palettes, irrigation, fences and walls, paving, lighting, and street furniture. The guidelines and standards set forth within this chapter will provide a closely coordinated, cohesive, and memorable landscape experience within the Community.



4.2 PLANTING DESIGN

An emphasis on tree planting serves as the primary focus of the landscape plans. Long-term development of shaded streets, parks, buffers, parking areas, and other locations is one of the primary determinants of community character and quality living environments. General planting guidelines are discussed below followed by a description of the primary landscape features of the project.

Planting Design Guidelines:

- Highlight the planting of long-lived species that are indigenous or well adapted to the climate and soils of the site.
- Landscape should emphasize the use of drought-tolerant, native adapted landscape species particularly in parks and other open space areas.
- Turf should be limited to parks, schools, or other active uses and/or high visibility areas. Low groundcover and native grasses should be used as an alternative to turf wherever possible.
- Avoid planting tree species with invasive root systems near utility lines and paving. Such species may be used in larger setback areas and open space areas provided there is adequate clearance.
- Planting design should consider location and orientation when adjacent to buildings to maximize solar orientation and reduce building heating and cooling.
- Encourage energy-efficient landscaping techniques by using local materials, on-site composting, and chipping to reduce green waste hauling.
- Plants should be selected for scale, color, and texture and planted in larger masses for ease of maintenance.
- Planting design should consider year-round interest and seasonal character through the careful use of flower and leaf color.
- Landscape design shall provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or service corridors to reduce negative visual impacts.
- Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover.

4.3 COMMUNITY LANDSCAPE ELEMENTS

Primary landscape components of the Plan Area including street trees, entries, parks, perimeter slopes, edible landscapes and open spaces, are set forth in the subsequent sections of this Chapter. Consistent with the Guiding Principle of promoting wellness within this PUD, opportunities for edible landscaping are provided in order to further promote the connection of community to land. All landscape elements described within this Chapter should conform to the Plant Palette provided in [Table 4-1](#).

4.3.1 STREET TREES

Street trees are the backbone of the Plan Area's neighborhoods and tree type should be selected from the Plant Palette provided in [Table 4-1](#) based on the hierarchy and importance of the street within the community. Street trees are utilized on every street, located within an enlarged planter strip or parkway between the curb and pedestrian walkway. In addition to the street trees, a key aspect to creating an identifiable image for the project will be landscaping at project entries.

Perimeter streets include Jackson Highway and South Watt Avenue which are inspired by the regular geometry of hedgerows orchards and row crops. The trees shall consist of multiple rows of regularly spaced trees, matched in height and appearance, to create an orchard-like appearance.

Street Tree Guidelines:

- As illustrated by [Figure 4-1](#), street tree plantings are required along all public streets and shall be installed by the builder parallel to the curb and centered in the planter strips.
- Local streets shall be framed by regular plantings of canopy street trees and a minimum of 8-foot parkway between curb and sidewalk.
- Portions of Jackson Highway and South Watt Avenue will be planted with a dense informal evergreen planting to screen the adjacent out-parcel on Jackson Highway and buffer residential uses from South Watt Avenue.
- Rock Creek Parkway and Aspen Promenade shall have multiple rows of regularly spaced trees. They will be matched in height and form to create a traditional shaded boulevard experience. Within these large medians small pocket parks shall be provided with accent plants and detailed landscape features.
- Trees shall be planted at sufficient intervals to accommodate mature growth. Maximum spacing shall be no more than 30 feet on center.



Figure 4-1: Street Tree Plantings

- Street trees should be pruned to provide a minimum 8-foot clear space between the lower branch and the pedestrian walkway to allow for clearance for vehicles, pedestrians, and bicycle passage.
- Accent trees which provide seasonal color and visual interest should be planted at project entries and important intersections.
- Tree species may vary along primary roadways and local roads to create neighborhoods identified by particular tree species.
- Trees shall be planted from a minimum of fifteen (15) gallon containers or larger.



4.3.2 PROJECT ENTRIES

Project entries at South Watt Avenue and Jackson Highway provide an opportunity to distinguish the Plan Area from other communities in the region. As illustrated by **Figure 4-2**, primary project entries should be simple and understated with orchard tree plantings as the dominant element in order to reinforce the agricultural identity of the Plan Area. Entry design will also incorporate elements such as hardscape, pavers, signage, lighting, etc., to create a memorable landscape gateway.



Figure 4-2: Primary Project Entries

Project Entry Guidelines:

- Orchard trees, native, or ornamental grasses should be the dominant elements. Accent color can be provided with lavender, rosemary or other appropriate plant types.
- Materials should have a classic and timeless appeal, be durable and simple in form, but appropriate to the scale of Jackson Highway and South Watt Avenue.
- Additional materials should be kept to a minimum to establish a uniform identity and avoid a cluttered landscape and architectural palette.

4.3.3 PARKS

As illustrated by **Figure 4-3**, parks within New Brighton can have both formal and informal planting designs relating to adjacent uses and program requirements. The landscape will have a manicured appearance, although native-adapted and low water-using plants should be emphasized. Smaller parks will lend themselves to formal planting treatments interspersed with large graceful shade trees while larger parks such as the Community Park will provide areas for active recreation.



Park Landscape Guidelines:

- The Community Park shall have plantings that incorporate agricultural theming with small groves of trees in highly visible areas combined with informal masses of trees and plantings in and around activity areas.
- Each park shall be designed as not only a visual space that has a definite character but also one that has areas for informal activities, shaded areas, seating areas, and viewing and/or strolling gardens.
- Each park shall incorporate one unique garden or architectural feature that complements the community design such as an arbor, trellis, or sculpture. Larger parks can include gazebos, pergolas, or follies.

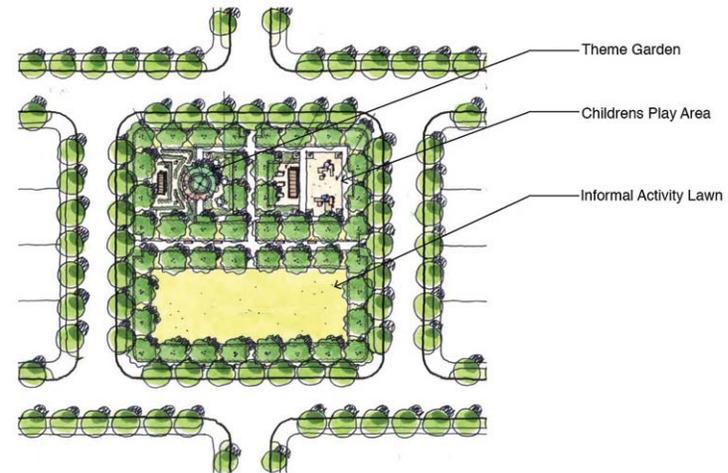


Figure 4-3: Parks

4.3.4 PERIMETERS AND SLOPES

Perimeter and slope areas provide a unique opportunity to incorporate a mixture of landscape materials suitable for agricultural production, screening, or ornamental and native-adapted landscape. Orchard-type plantings, such as olive and almond, can be utilized in many areas to complement the agrarian landscape of the Plan Area and provide agricultural products. Figures 4-4 and 4-5 illustrate design options for perimeter and slope plantings where screening or ornamental landscapes are desired and plantings utilize native-adapted and low water plants grouped in large masses to achieve a natural appearance. Grading and planting design shall be carefully coordinated to enhance the quality and character of the community.



Figure 4-4: Design Options for Perimeter and Slope Plantings

Perimeter Slopes and Open Space Guidelines:

- Grading and planting design for slopes and bioretention areas shall be unified to ensure plant species respond to grade changes and moisture levels associated with the design.
- Shrubs and trees will be planted to screen adjacent uses as appropriate.
- Contoured grading shall be executed without severe breaks in slopes to achieve a natural appearance.

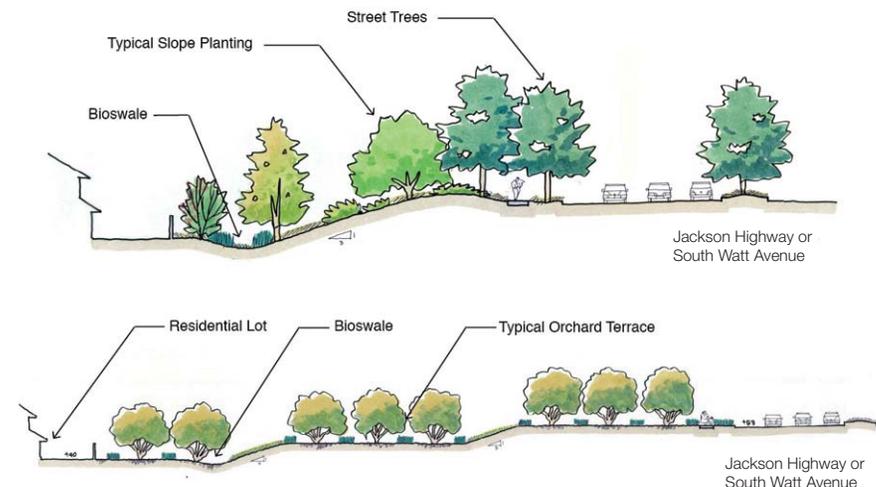


Figure 4-5: Design Options for Perimeter and Slope Plantings

- Native grasses shall be used for all slope areas where orchard or ornamental plant and tree species are not used in order to provide erosion control.
- Agricultural plant palettes should be utilized along slope areas to the extent possible.

4.3.5 EDIBLE LANDSCAPE

An important emphasis on community agriculture is intended to be reinforced by planting design and landscape throughout the Plan Area.

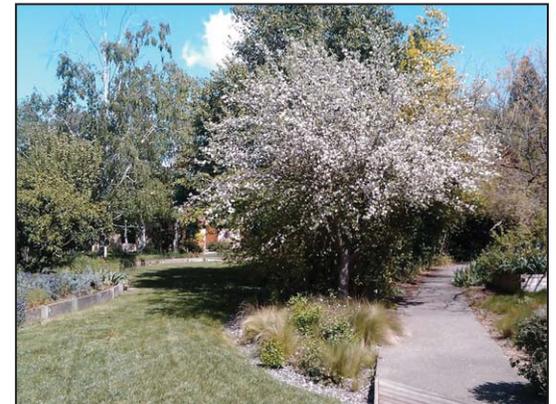


In addition to the urban farm and community garden, edible landscaping should be used wherever possible. Edible landscapes combine fruit and nut trees, berry bushes, vegetables, herbs, edible flowers, and ornamental plants into aesthetically pleasing designs. These designs can incorporate any garden style and can be included almost anywhere in the community landscape. The edible landscape recognizes that an aesthetically pleasing landscape and the production of fresh, delicious food can go hand-

in-hand. Edible landscaping can be incorporated in school gardens, commercial and multi-family sites, trails, parks, and other spaces so that residents can enjoy the benefits of edible plants integrated into their landscapes.

Edible Landscaping Guidelines

- Edible landscape designs should resemble an ornamental garden and create balance, unity, rhythm, interconnection, and pattern in the landscape while integrating a host of food-producing plants into the design.
- Fruit trees can be grown as large trees in the landscape or trained as fences in an “espalier.”
- A wide range of berry-producing shrubs and brambles (raspberries) can work well as hedges, living fences, or screens.
- Vining plants such as hardy kiwi and grape can climb along an arbor, pergola, fence line, or trellis.



- Food-producing plants should be mixed with ornamental plants. The edible landscape garden should include non-edible tree, shrub, and perennial species.

4.4 LOW IMPACT DEVELOPMENT (LID) LANDSCAPE

The term LID is one of many used to describe the practices and techniques employed to provide advanced storm water management that seeks to maintain and use vegetation and open space to optimize natural hydrologic processes to reduce stormwater runoff. Through means such as infiltration, evapotranspiration, and reuse of rainwater, LID techniques manage water and water pollutants at the source and thereby reduce or prevent urban runoff impacts to rivers, streams, lakes, coastal waters, and ground water.

As illustrated by **Figure 4-6**, LID features are incorporated throughout the Plan Area and they include both formal and informal plantings depending on the location of the facility. LID features are meant to be an invisible design element that presents itself as a natural, integral part of the landscape design rather than a separate uncoordinated feature.

LID features in the Plan Area include a comprehensive system of open space and landscaped areas which are intended to improve stormwater quality and reduce runoff volumes. This comprehensive system includes modified street designs as discussed in Chapter 5 of these PUD Guidelines, enlarged planter strips adjacent to all streets, large medians in Rock Creek Parkway and Aspen

Promenade, and a number of open space and recreational areas intended to provide for the infiltration and reduction of stormwater flows. **Figures 4-7** and **4-8** provide conceptual examples of some of the LID techniques utilized within the Plan Area.

In addition to the LID features in the medians and open space, New Brighton includes a range of creative landscape design approaches for the residential, park, and commercial areas of the project. All project areas are encouraged to incorporate the following practices:

LID Guidelines:

- Plant large canopy street trees where appropriate to intercept rainwater, encourage root uptake, and facilitate evapotranspiration.
- Construct infiltration and conveyance trenches in planting strips planted with native and/or adapted vegetation to provide detention and infiltration depending on design.
- Build bioretention systems in planting strips or in open space and perimeter landscape areas. These systems use special soil mixes that promote tree root growth, runoff treatment, and infiltration depending on design.
- Bioswale channels in Rock Creek Parkway and Aspen Promenade should resemble a native grass-lined channel, linear in nature,



complementing the formal boulevards.

- Construct interconnected vegetated swales in the large parkways and medians as a part of the roadway system.
- Residential areas should landscape with a vegetative strip to provide on-lot detention, filtering of rainwater, and groundwater recharge.
- Buildings should have disconnected gutters and downspouts from roofs and direct flows to rain gardens or bioswales.
- Use permeable pavers, porous pavement, or other permeable material for walkways and parking areas where possible.



Figure 4-6: Preliminary LID Concept Plan



- Tree and plant species for bioretention and bioswale areas shall be selected from the approved plant palette shown in **Table 4-1** of this chapter
- Perimeter open space edges of the project should allow for vegetated swales at the bottom of slope banks to convey stormwater into small bioretention basins.

4.5 PLANT PALETTE

Plant materials have been selected to establish a unique landscape character. These plants are particularly well suited to the soils, climate, and water requirements for the area. The list is not intended to be exhaustive but to provide a clear guide for selection. Additional plants may be used that are compatible with this list and are consistent with the intent of these PUD Guidelines.

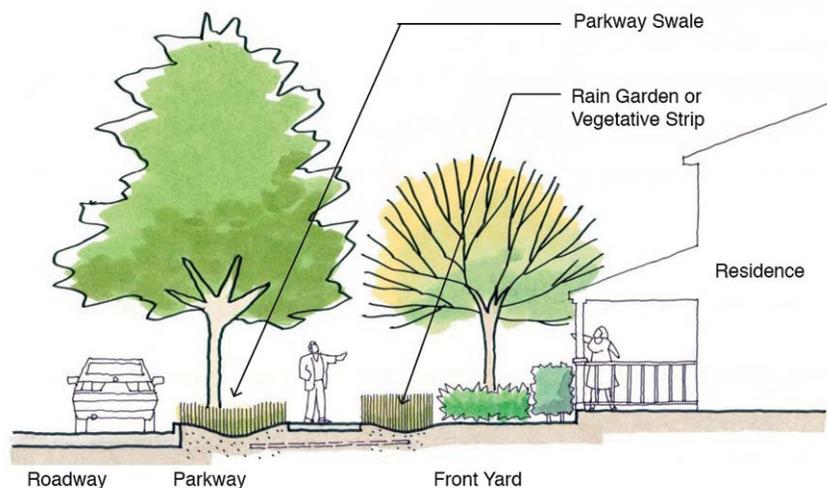


Figure 4-7: Conceptual Examples of LID Features



Figure 4-8: Conceptual Examples of LID Features

Table 4-1: Plant Palette

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Trees										
Acer negundo ‘variegatum’	Variegated Box Elder				●		●	●		●
Acer saccharum	Sugar Maple				●		●	●		●
Aesculus californica	California Buckeye			●	●		●	●		●
Alnus rhombifolia	White Alder				●		●	●		●
Cercis canadensis	Eastern Redbud			●						
Cercis occidentalis	Western Redbud			●	●					
Citrus varieties	Oranges - Navel, Valencia, Satsuma, Mandarin, Lemon			●		●	●	●	●	
Diospyro Kaki	Persimmon			●		●		●		
Ficus Carica	Common Fig			●			●			
Fraxinus americana varieties	American Ash		●	●				●		
Fraxinus pennsylvanica varieties	Green Ash		●	●				●		
Fraxinus uhdei	Evergreen Ash		●					●		

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Ginkgo Biloba	Ginkgo		●					●		
Juglans hindsii	California Black Walnut					●	●	●		
Lagerstroemia indica	Crape Myrtle - Multi Stemmed	●		●				●	●	
Lauris nobilis	Sweet Bay	●		●				●	●	
Liquidambar styraciflua	Sweet Gum			●				●	●	
Liriodendron tulipifera	Tulip Tree		●	●				●	●	
Malus species	Crabapple	●		●		●		●	●	
Olea europaea	Olive					●	●	●	●	
Olea europaea 'Swan Hill'	Fruitless Olive	●		●		●	●	●	●	
Phoenix canariensis	Canary Island Date Palm	●		●		●		●	●	
Pinus eldarica	Afghan Pine						●	●	●	
Pinus halepensis	Aleppo Pine						●	●	●	
Pistacia chinensis	Chinese Pistache		●		●		●	●	●	

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Platanus acerfolia	London Plane Tree		●		●					
Platanus racemosa	California Sycamore	●	●		●		●	●	●	●
Populus fremontii	Western Cottonwood				●	●	●			●
Populus nigra spp	Theve Poplar, Lombardy Poplar	●			●	●	●	●		
Prunus cascade snow	Cascade Snow Cherry					●				
Prunus dulcis	Almond					●				
Prunus serrulata	Japanese Flowering Cherry					●				
Prunus x blireiana	Flowering Plum					●				
Pryus calleryana varieties	Callery Pear	●	●	●	●	●		●	●	
Quercus agrifolia	Coast Live Oak	●	●	●	●		●	●	●	
Quercus buckleyi	Texas Red Oak		●		●			●	●	
Quercus coccinea	Scarlet Oak		●		●			●		
Quercus douglasii	Blue Oak		●		●			●	●	

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Quercus illex	Holly Oak	●	●		●			●	●	
Quercus lobata	Valley Oak		●		●		●	●	●	
Quercus macrocarpa	Bur Oak		●		●		●	●	●	
Quercus robur 'Skymaster'	Skymaster Oak		●		●			●	●	
Quercus ruber	English Oak	●	●		●			●	●	
Quercus rubra	Red Oak	●	●		●			●	●	
Quercus shumardii	Shumard Red Oak	●	●		●			●	●	
Quercus suber	Cork Oak		●		●		●	●		
Quercus virginiana	Southern Live Oak	●	●		●				●	
Schinus molle	California Pepper			●	●		●	●		
Taxodium mucronatum	Mexican Cypress			●	●			●		
Tillia cordata, americana	Linden	●			●				●	

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
<i>Ulmus parvifolia</i>	Chinese Elm	●	●		●				●	
<i>Umbellularia californica</i>	California Bay	●	●		●	●			●	
<i>Zelkova Serrata</i> 'green vase'	Green Vase Zelkova	●	●		●		●		●	
Large Shrubs										
<i>Aesculus californica</i>	California Buckeye			●	●	●	●	●	●	●
<i>Arbutus</i> spp	Madrone			●	●	●	●	●	●	●
<i>Carpenteria californica</i>	Bush Anemone						●			
<i>Cercis occidentalis</i>	Redbud			●	●	●		●	●	
<i>Cornus</i> spp	Dogwood			●		●		●	●	
<i>Feijoa sellowiana</i>	Pineapple Guava			●		●	●	●	●	
<i>Heteromeles arbutifolia</i>	Toyon					●	●	●	●	●
<i>Hibiscus syriacus</i>	Rose of Sharon			●				●	●	
<i>Melaleuca nesophila</i>	Pink Melaleuca			●			●	●	●	
<i>Punica granatum</i>	Pomegranate					●		●		
<i>Rhus integrifolia</i>	Lemonadeberry					●	●	●		

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Salix spp	Willow				●		●	●		
Sambucus mexicana	Blue Elderberry				●		●	●		
Medium Shrubs										
Abelia grandiflora	Glossy Abelia					●		●	●	
Alyogyne huegelii	Blue Hibiscus			●				●	●	
Brunfelsia pauciflora	Yesterday-Today-and-Tomorrow			●				●	●	
Buddleia davidii	Butterfly Bush			●				●	●	
Calliandra spp	Fairyduster, Flame Bush			●				●	●	
Ceanothus spp	Wild Lilac	●					●	●	●	
Elaeagnus pungens	Silverberry					●	●	●	●	
Grevillea noellii, rosmainifolia	Grevillea					●		●	●	
Lavandula spp	Lavender	●		●		●	●	●	●	
Lavatera spp	Rose Mallow	●				●	●	●	●	
Leonotis leonurus	Lions Tail	●				●		●	●	

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Ligustrum japonicum 'texanum'	Japanese Privet					●			●	
Lupinus albilfrons	Silver Bush Lupine					●		●	●	
Mahonia aquifolium	Oregon Grape	●			●	●	●	●	●	
Myrtus communis	True Myrtle					●	●	●	●	
Pelargonium spp	Geranium	●	●			●		●	●	
Philadelphus lewisii	Mock Orange					●		●	●	
Pittosporum species	Pittosporum	●				●		●	●	
Plumbago auriculata	"Royal Cape"	●				●		●	●	
Raphiolepis indica	India Hawthorne	●	●			●		●	●	
Romneya coulteri	Matilija Poppy					●	●	●	●	
Rosa spp	Rose	●		●	●	●		●	●	
Rosmarinus officinalis varietals	Rosemary	●	●			●		●	●	
Ruellia californica	Ruellia					●		●	●	●
Teucrium sp	Germander					●		●	●	

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Viburnum species	Viburnum					●		●	●	
Xylosma congestum	Shiny Xylosma	●				●	●	●	●	
Small Shrubs										
Agapanthus spp "Storm Cloud"	Lily of the Nile	●	●			●		●	●	
Angiogoanthos flavidos	Kangaroo Paw	●		●		●		●	●	
Baccharis pilularis	Coyote Bush	●	●			●	●	●	●	
Brunfelsia pauciflora	Yesterday-Today-and-Tomorrow	●				●	●	●	●	
Buddleia davidii	Fairy Duster	●				●		●	●	
Buxus species*	Boxwood	●	●			●		●	●	
Caesalpinia pulcherrima	Spice Bush	●				●	●	●	●	
Callistemon viminalis "Little John"	Little John Bottlebush	●				●		●	●	
Calycanthus occidentalis	Western Sweetshrub	●				●	●	●	●	●
Cistus spp	Rockrose	●				●	●	●	●	
Dietes spp	Fortnight Lily	●	●		●	●		●	●	

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Erigeron spp	Buckwheat	●					●	●	●	●
Euryops pectinatus	Island Bush Snapdragon	●					●	●	●	●
Gambella speciosa	Showy Greenbright	●					●	●	●	
Helianthemum nummularium	Rockrose	●					●	●	●	
Hemerocallis hybrids*	Daylily	●	●					●	●	
Pittosporum tobira dwarf varieties	Pittosprum	●	●					●	●	
Raphiolepis indica dwarf varieties	India Hawthorne	●	●					●	●	
Salvia spp	Sage	●	●		●		●	●	●	●
Spirea sp	Spirea	●					●	●	●	
Westringia fruticosa	Coast Rosemary		●				●	●	●	
Yucca	Yucca						●			
Grasses										
Aristida purpurea	Purple Three Awn				●	●	●	●	●	
Carex spp	Sedge	●	●		●	●	●	●	●	●

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Elymus spp	NCN				●	●	●	●	●	●
Festuca californica	California Fescue				●	●	●	●	●	●
Festuca spp	Fescue	●	●		●	●	●	●	●	
Iris douglasiana	Douglas Iris	●	●		●	●	●	●	●	●
Juncus patens	Common Rush				●	●	●	●	●	●
Juncus textilis	Basket Rush				●	●	●	●	●	●
Muhlenbergia rigens	Deer Grass	●			●	●	●	●	●	●
Pennisetum spp	Fountain Grass	●			●	●	●	●	●	
Scirpus sp	Tule				●	●	●	●	●	●
Ground covers										
Arctostaphylos spp	Manzanita	●	●			●	●	●	●	
Baccharis pilularis twin Peaks	Dwarf Coyote Bush	●	●				●	●	●	
Ceanothus gloriosus	California Lilac	●	●				●	●	●	
Cotoneaster sp	Cotoneaster	●					●	●	●	

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
<i>Hypericum calycinum</i>	St. Johns Beard	●						●	●	
<i>Lantana</i> spp	Lantana	●						●	●	
<i>Lonicera japonica</i>	Honeysuckle	●	●					●	●	
<i>Potentilla fruticosa</i>	Shrubby Cinquifol	●	●					●	●	
<i>Ribes malvaceum</i>	Chaparral Currant	●			●		●	●	●	
<i>Ribes speciosum</i>	Flowering Gooseberry	●			●		●	●	●	
<i>Rosmarinus</i> off. Prostratus	Prostrate Rosemary	●	●					●	●	
<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	●	●					●	●	
<i>Trachelospermum jasminoides</i>	Star Jasmine	●	●					●	●	
<i>Vaccinium ovatum</i>	Evergreen Huckleberry						●	●	●	
<i>Vinca major</i>	Periwinkle	●	●					●	●	
Vines										
<i>Campsis</i> spp	Trumpet Creeper	●				●		●	●	
<i>Jasminum</i> spp	Jasmine	●				●		●	●	

CHAPTER 4: LANDSCAPE DESIGN

Table 4-1: Plant Palette (continued)

Botanical Name	Common Name	Parkways	Streets	Accents	Bioswales	Farm and Orchards	Open Space / Slopes	Parks	Commercial	Native or Cultivar
Lonicera japonica	Honeysuckle	●				●	●	●	●	
Parthenocissis tricuspidata	Boston Ivy					●	●	●	●	
Rosa spp	Climbing Rose	●				●	●	●	●	
Vitis spp	Wild Grape	●				●		●	●	
Wisteria chinensis	Chinese Wisteria	●				●		●	●	

4.6 IRRIGATION AND WATER CONSERVATION

The use of native and adapted plants which require low water use and possess resistance to pests and diseases is encouraged. Less watering, fertilizing, and chemical control required for landscape design reduces the need for irrigation and associated water use. The irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water.

Irrigation design should be based upon the California Department of Water Resources State Model Water Efficient Landscape Ordinance (AB 1881) and the *Irrigation Association’s Turf & Landscape Irrigation Best Management Practices*, 2005 edition, and tailored to the climate of the City of Sacramento.

Irrigation and Water Conservation Guidelines:

- Irrigation design shall accommodate hydrozones accordingly. For example, separate zones are required for shrub beds and turf beds. Trees should be put on a separate system when possible. Systems shall also be separated by sun exposure, i.e., north/east exposures versus south/west exposures.
- Automatic irrigation systems shall include a rain shutoff valve.
- Moisture sensors should be installed at appropriate intervals in commercial and mixed-use areas and along streetscapes to minimize overwatering.

- The reuse of stormwater and treated wastewater shall be incorporated into landscape design to the extent possible.
- Turf and groundcover should be irrigated with a conventional spray system, using head-to-head spray coverage. Misting spray heads in turf areas should be avoided.
- Shrubs and trees should be irrigated with a drip system or MPR heads to provide deeper, more even watering and promote water conservation.
- Irrigation controls should be screened from view from the street by landscaping or other attractive site materials.
- Soil should be mulched with 3-4 inches of organic material, such as wood chips, to reduce evaporation, keep the soil temperature even, and control weeds.



- Roof water collection systems should be used as much as feasible to reuse roof runoff for irrigation.

4.7 FENCES AND WALLS

Fencing and walls should be made from high quality materials and relate to the character of each unique area within the community. In general, high masonry walls along collector and arterial streets should be avoided; and in areas adjacent to open space, parks, and view corridors, fencing should be permeable to allow visual access. As shown in [Figure 4-9](#), fencing and walls within the Plan Area are intended to distinguish project areas while creating a welcoming appearance that encourages and controls pedestrian movement between residential, commercial, and public use areas.

Fences and Walls Guidelines:

- Where noise attenuation is required along arterial roadways, berming, gabion, or drystack appearing walls should be used to avoid the use of long, uninterrupted masonry sound walls.



Articulated Fencing



Post and Rail Fencing



Low Gabion Wall

- When used, front yard fencing may consist of fencing or walls with a maximum height of three (3) feet. Materials shall be limited to stone, masonry, or finished wood product and should be used in combination with a hedge or shrub from the approved plant palette. On corner lots, front yard fencing shall be continuous along the front and side property line along a street.
- Privacy fences that occur along lot lines or between structures should not be visible from major public streets or public use areas.
- Solid fences or walls used for privacy or security may be used in either side or rear yard conditions. Fencing shall be limited to six (6) feet in height and, in areas facing a public street or alley, must incorporate a change in articulation for the top 12-18 inches of the fence.
- Design of private fences shall be compatible with the building architecture and should be consistent within each residential neighborhood or development phase. Fences or walls shall be of

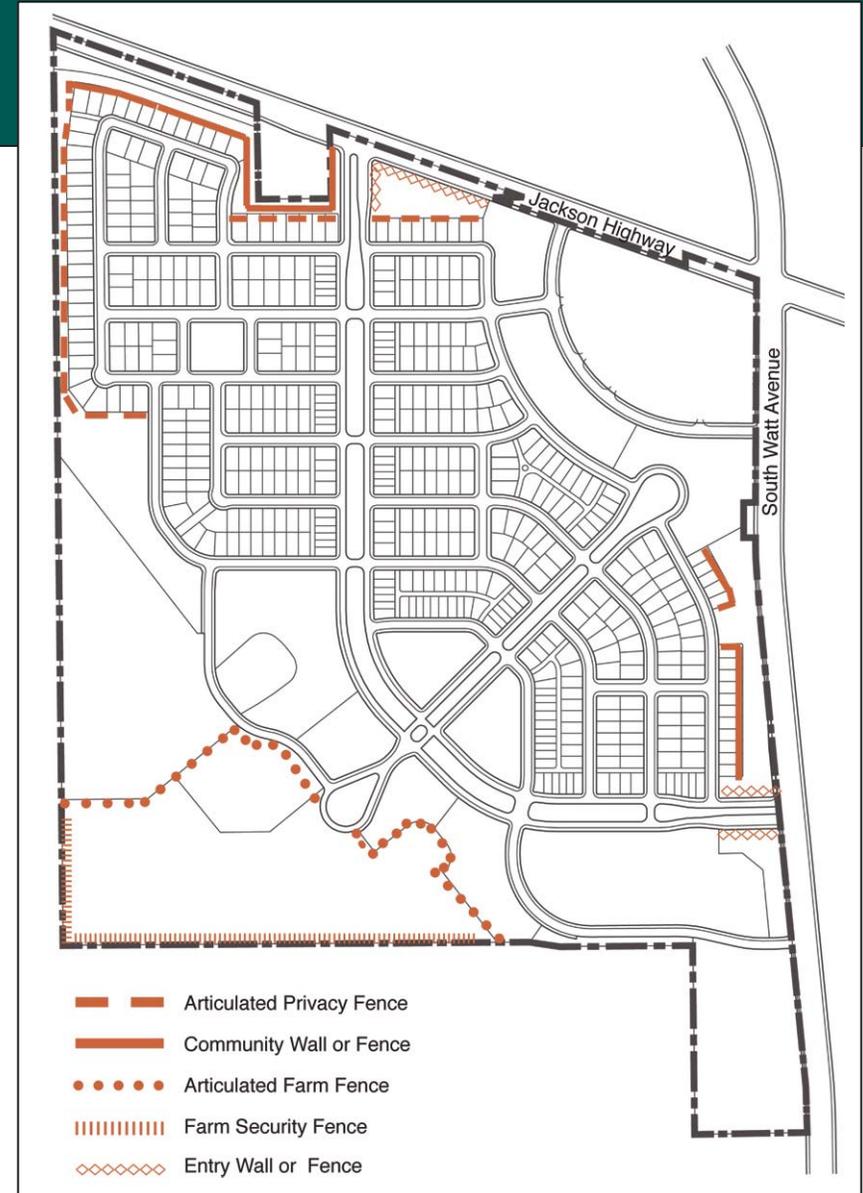


Figure 4-9: Fencing and Walls within Plan Area

durable construction and shall present a “finished” appearance from adjacent properties.

- For corner lots, side yard fencing along street frontages shall be located a minimum of six and one half feet (6.5) feet from the sidewalk. In instances where a privacy fence ties into front yard fencing, a transition fence with a maximum average height of 54 inches shall be used. **Figure 4-10** provides an example of a transition fence.

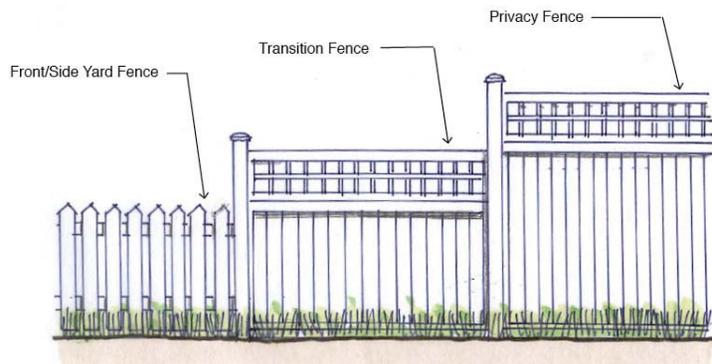


Figure 4-10: Example Transition Fence

- Fences or walls connecting two separate units, and visible from the public streets, should be of the same material and color and be compatible with the building architecture.
- To reduce their visual prominence, walls and fences should be used in combination with tree, vine, shrub, and hedge planting.
- View fences are intended to allow views of open space from private lots while providing security. View fences may consist of wood or steel posts with wood pickets, wire mesh, or decorative wrought iron and shall not exceed six (6) feet in height. View fences are required where residential uses abut open space areas and slopes when they are not adjacent to arterial roads.
- Chain link fencing is prohibited on residential properties but may be used to provide security of large public, recreation facilities, or agriculture properties. All chain link fencing shall be green or black, vinyl-clad fencing, or equivalent, with posts to match.
- Where appropriate, fencing along the perimeter of the Urban Farm shall consist of post and pole or post and rail type fencing.

4.8 PAVING AND HARDSCAPE

Paving surfaces and hardscape design should complement the design scheme of pedestrian-oriented spaces. The use of color, texture, and material add to the visual interest of pedestrian spaces, particularly in public gathering areas such as plazas and promenades and along commercial walkways. Visual appeal should be balanced with functionality and incorporate materials that provide for on-site stormwater retention and/or contribute to groundwater recharge.

Paving and Hardscape Guidelines:

- Paving surfaces on residential lots should be limited to the driveway, walkways, and patios. Alternative paving treatments and materials are encouraged such as concrete unit pavers, brick, flagstone, decomposed granite, or exposed aggregate.
- Paving suitable for residential uses that can be used to increase permeability includes: concrete-paving strips used alternately with turf or groundcovers (for driveways), pervious concrete pavers, and stone or brick paving on an aggregate base.
- Paved surfaces in commercial and mixed use areas should incorporate pervious paving treatments in plazas, parking lots, and pedestrian walkway areas.



- Pervious paving treatments must conform to ADA accessibility requirements.
- Incorporate recycled and waste products into the construction process where conventional concrete paving is used. This conserves resources and minimizes energy waste. Recycled concrete can be used as aggregate, and fly ash can be added to concrete mixes.
- In general, configure pavers in a herringbone or other pattern perpendicular to the direction of travel.
- The use of pavers, colored and stamped concrete or asphalt, or other materials is encouraged to delineate parking areas along roadways.





4.9 LIGHTING

Lighting throughout the Plan Area is an integral part of the overall community image. In addition to ensuring the safety of residents and users, lighting shall serve to highlight important community elements including Rock Creek Parkway, Aspen Promenade, neighborhood and community parks, pedestrian paths, and off-street trails. Landscape lighting shall be limited to important landscape areas, entry and sign features, or pedestrian use areas. Efficient lighting design can improve nighttime visibility by avoiding glare, minimize building and site light trespass onto neighboring property, and reduce sky glow, in order to increase visibility of the night sky.

Lighting Guidelines:

- Typical streetlights throughout the Plan Area shall utilize ornamental pedestrian-scale fixtures. Fixture styles and colors shall be compatible with architectural elements of the community, and the color of light poles and fixtures shall be consistent throughout the Plan Area.

- Off-street trail systems and pedestrian shortcuts shall utilize low level lighting sources such as lighted bollards or other comparable solutions.
- Lighting shall be designed and located to minimize ambient light levels throughout the community while maintaining consistency with public safety standards.
- Lighting shall be designed to minimize glare and the direct view of light sources. No lighting shall blink, flash, or be of unusually high intensity or brightness.
- Light should be generated by efficient light sources to save energy and minimize operating costs.
- Athletic field and court lighting shall be planned to minimize illumination of neighboring uses.



4.10 SITE FURNITURE

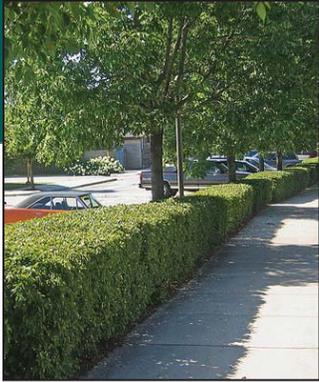
Site furniture, water features, and public art add a level of detail and design that enlivens public spaces and provides opportunities for people to gather and interact. Correctly placed and well-designed site amenities enhance the usability and appearance of community spaces including parks, trails, transit stops, streets, plazas, courtyards, and building entries. Seating, tables, bollards, bicycle racks, trash receptacles, flagpoles, lighting standards, and tree grates should be considered as part of the initial site design. Site furniture should be compatible in size, design, and color with the surrounding architecture and landscape design but not dominate the landscape.

Site Furniture Guidelines:

- Slight variety in product types within the same family of styles is encouraged to maintain continuity in design but avoid an overly commercial feel. Urban areas should be more modern whereas furniture in natural areas can incorporate wood.
- Furnishings should be designed and selected for safety, ease of maintenance, and replacement.

- A variety of seating types should be provided for different public spaces, including café seating, benches, seat walls, and movable seating.
- Seating should be coordinated with shade trees and/or structures.
- Water features are encouraged as a visual and acoustic element.
- Public art should be incorporated into project site design in a variety of ways such as murals, street furniture, play equipment, signage and sculpture.





4.11 PARKING LOT LANDSCAPING

Landscape is incorporated into the design of parking lots to soften paved areas, reduce heat during the summer months, and provide shade and wayfinding. Landscaping, low screen walls, landscaped berms, and other design elements should be used to screen parking areas from streets. Landscape helps filter pollutants from the air, reduces the visual impact of large expanses of parking areas, and reduces heat gain.

Parking Lot Landscape Guidelines:

- Parking lots should be planted with trees to provide a minimum of 50% shading after 15 years in conformance with all applicable City of Sacramento codes.
- Pedestrian routes through parking lots should be clearly designated with paving and landscaping. Entryways to major building entries should also be clearly visible.
- Parking lots should be surrounded by a continuous hedge or shrub planting no more than 42 inches in height.
- Sight distance requirements should be maintained at parking lot entries.
- Pervious pavements and surfaces shall be utilized in conjunction with agricultural planting palettes to the extent possible for parking lot design.
- Various techniques such as berming and the use of recessed parking areas is encouraged to reduce the visual impact of parking areas.
- The use of all weather surfaces such as decomposed granite or compacted aggregate base is encouraged in parking areas within the Urban Farm.
- Electric car charging facilities should be included in all commercial and multi-family parking lots. When possible, the use of solar charged electric vehicle chargers shall be utilized.

CHAPTER 5: CIRCULATION

5.1 CIRCULATION MASTER PLAN

The circulation network provides a hierarchy of streets and travel ways designed to support the wide range of uses and activities within the Plan Area as depicted on **Figure 5-1**. The network of streets, bikeways, trails, transit, and pedestrian walks was developed to foster easy connectivity for residents and visitors traveling between neighborhoods and to reduce the need for automotive travel within the Plan Area and the larger community.

The modified grid system of streets allows for the efficient dispersal of vehicular traffic; however, median breaks and stop controls are strategically placed to discourage speeding and cut-through traffic and to encourage longer distance automobile travel to gravitate toward Rock Creek Parkway, which is the main collector street.

In order to facilitate pedestrian walkability, block lengths typically average 500 feet, which results in a pedestrian-scaled street pattern designed to encourage walking and increase the opportunity for interaction between neighbors. In addition, pedestrian and bicyclist use is facilitated by an interconnected network of on-street and off-street trails, street crossings, and shortcuts to simplify alternative modes of travel within the Plan Area.

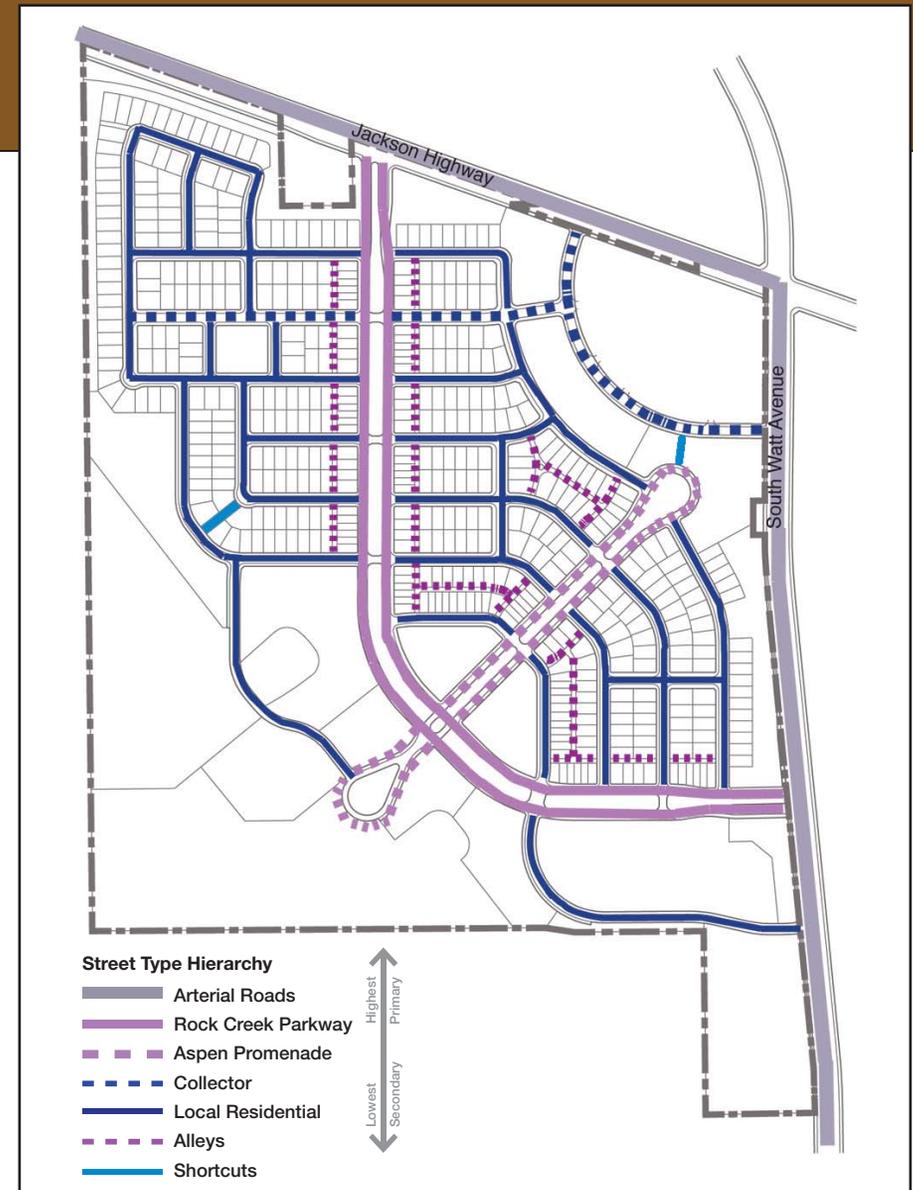


Figure 5-1: Conceptual Circulation Network



All roadways will be built with separated sidewalks; and, in an effort to accommodate larger tree species and reduce future maintenance conflicts, planter strips have been widened from the City standard. Shaded

pedestrian walks, streets, and front yard areas will provide a comfortable, human-scale environment and will promote the Park Neighborhood feel intended for the Plan Area. As described in the preceding Chapter 4, the aesthetically pleasing tree-lined streets and boulevards will have the added benefit of providing an Urban Forest, which reduces energy usage and improves air quality through a carefully selected plant palette.

5.2 DESIGN PRINCIPLES

The framework for the circulation system set forth in this Chapter is based upon the following design principles:

1. Include a mix of land uses to capture/internalize trips on-site, reduce Vehicle Miles Traveled (VMT) and associated Greenhouse Gas (GHG) emissions.
2. Provide abundant opportunities for walking and bicycling through the provision of short block lengths, sidewalks, bike lanes, off-street trails, and nonvehicular shortcuts to shorten travel distances.
3. Coordinate with Regional Transit (RT) and other transit providers to tie higher density land uses and commercial/employment services into planned transit routes along South Watt Avenue and area roadways.
4. Design Rock Creek Parkway as a multi-modal collector street which facilitates vehicles, bicyclists, pedestrians, and future transit opportunities within the street section.

5. Reinforce the pedestrian-friendly nature of roadways and trail systems with tree canopied walkways combined with inviting architecture and lighting palettes.
6. Establish simple lines of travel and strong visual connections between the Urban Farm and higher density residential and commercial portions of the Plan Area through Aspen Promenade.
7. Provide continuous extensions of the park experience throughout the Plan Area by incorporating wide park-like medians along Rock Creek Parkway and Aspen Promenade.
8. Adopt street design standards which create an interconnected system of medians, planter strips, and modified roadway design standards such as cross gutters, road crowning, and curb cuts to facilitate LID and stormwater reduction and conveyance.



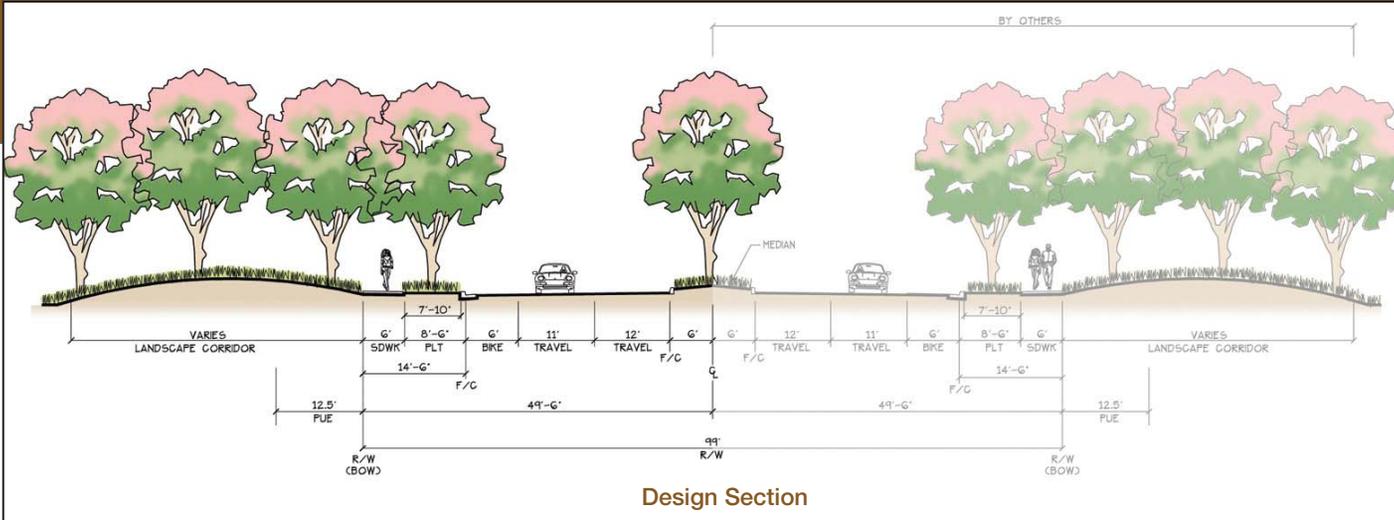
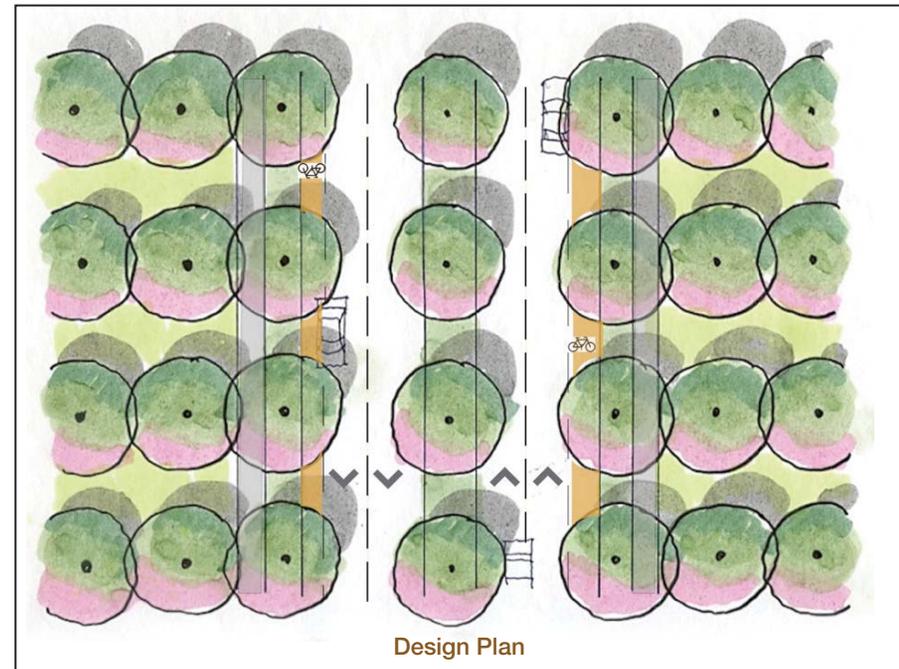


Figure 5-2: Jackson Highway and 14th Avenue Extension Road Network

5.3 ROAD NETWORK

5.3.1 JACKSON HIGHWAY AND 14TH AVENUE EXTENSION

Jackson Highway abuts the northern edge of the Plan Area and is designated as a 4-lane divided arterial. The City of Sacramento General Plan proposes to realign Jackson Highway to the west in order to connect to the extension of 14th Avenue, providing an alternate east-west route to relieve congestion on Folsom Boulevard. Right-of-way for this realignment is reserved at the northwest corner of the Plan Area as part of an Irrevocable Offer of Dedication (IOD) on the approved Tentative Maps. While Jackson Highway was considered a State Highway during the preparation of these PUD Guidelines, it has been designed as an urban corridor to facilitate automotive, transit, bicycle, and pedestrian traffic adjacent to the Plan Area.



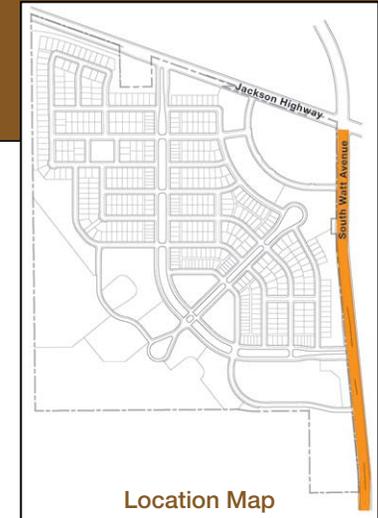
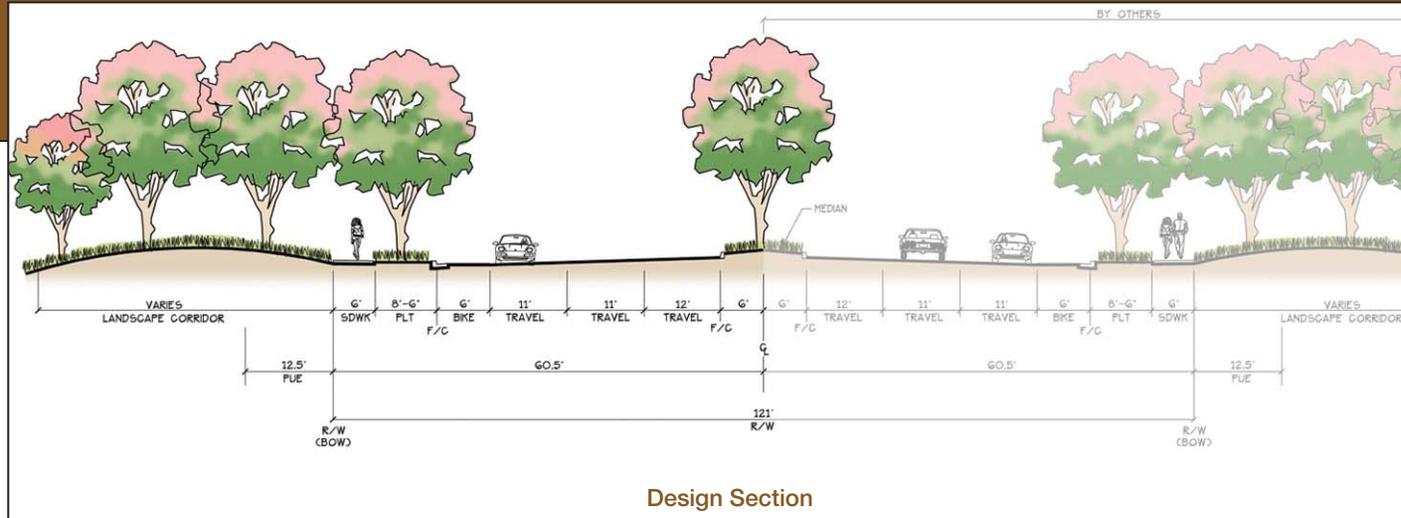
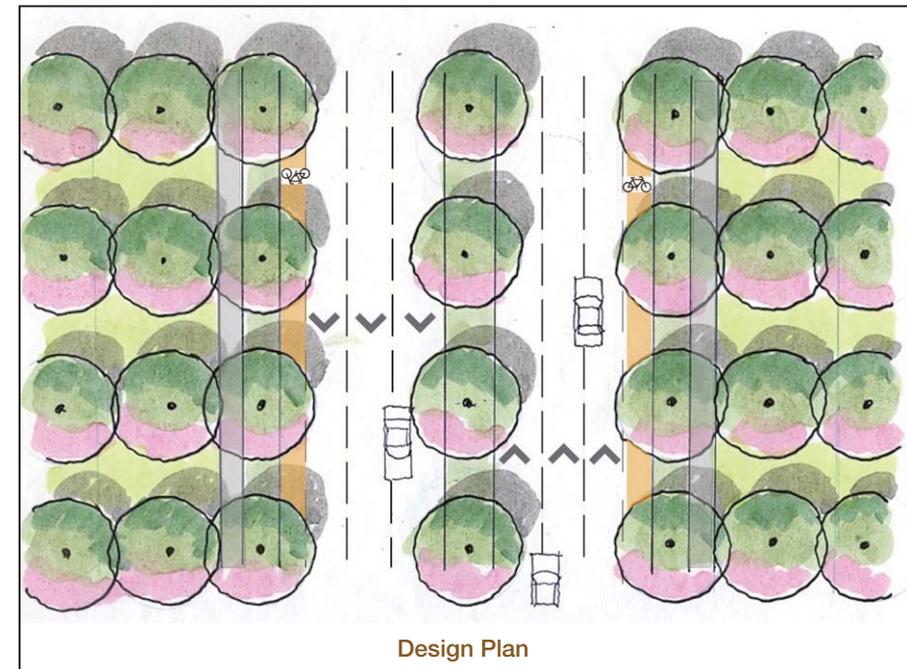


Figure 5-3: South Watt Avenue Road Network

5.3.2 SOUTH WATT AVENUE

South Watt Avenue is a primary 6-lane north-south arterial designed to convey cross-town traffic at moderate speeds. Located along the eastern edge of the Plan Area, it is designed to serve Bus Rapid Transit (BRT) and facilitate access to and from the Watt Avenue light rail station and Highway 50 which is approximately 1½ miles to the north. Access to and from the Plan Area to South Watt Avenue is designed to occur at the signalized intersection of Rock Creek Parkway and South Watt Avenue, as well as two right-in, right-out intersections.



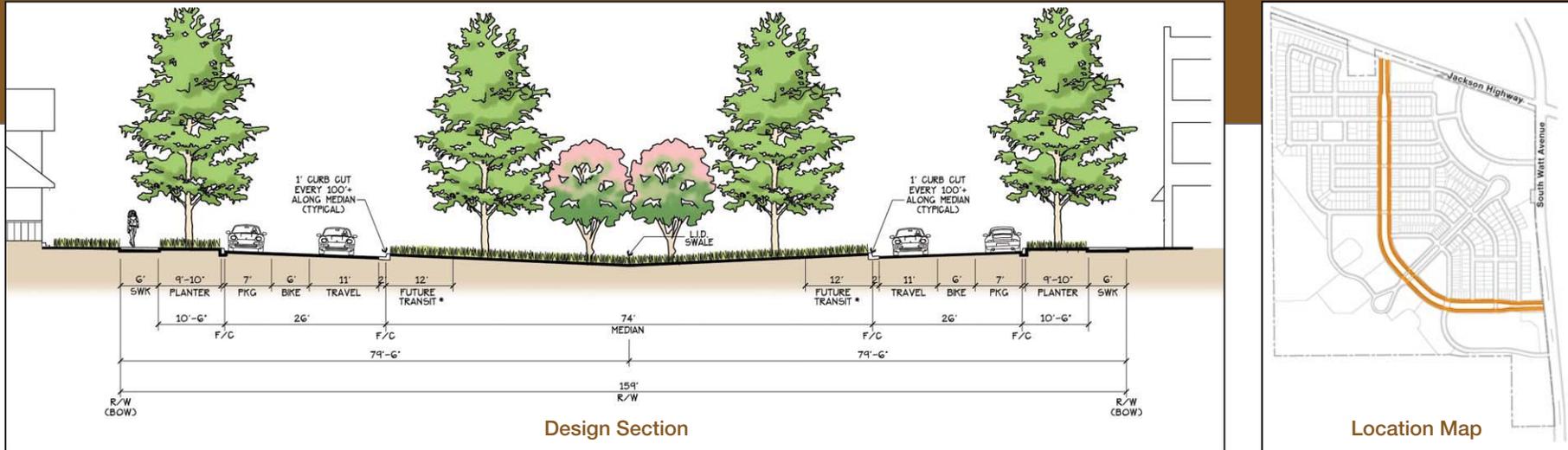
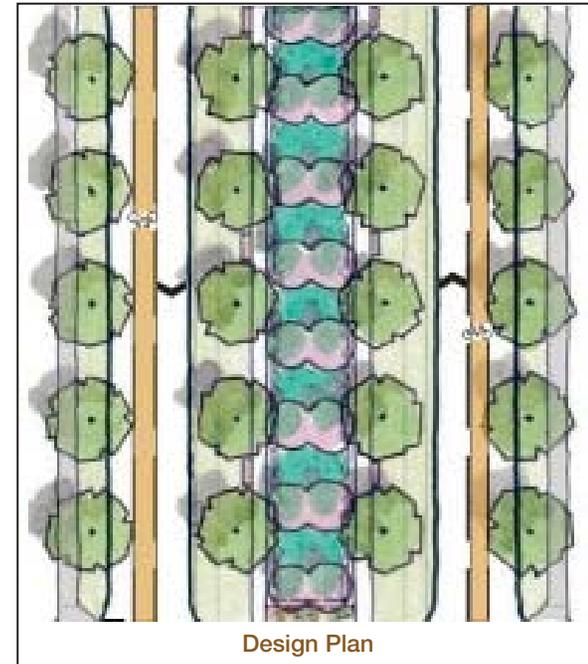


Figure 5-4: Rock Creek Parkway Road Network

5.3.3 ROCK CREEK PARKWAY

Rock Creek Parkway has been designed as the signature street within the Plan Area, with a formal parkway design consisting of a 74-foot wide median, stately trees which connect neighborhoods to community open space and activity areas, and a transit-ready street system. Rock Creek Parkway will provide one lane of vehicular travel in each direction, on-street parking, a Class II bicycle lane, sidewalk and planter, and a 12-foot transit corridor on either side of the 74-foot wide median. Although the precise type and location of future transit use is unknown at this time, it is anticipated that future transit design shall be coordinated with the City of Sacramento and Sacramento Regional Transit (RT) and may consist of bus or shuttle service, Bus Rapid Transit (BRT), rubber tired or electric streetcar, electric vehicle, or similar type use. In order to ensure future transit capability, the 12-foot transit area shown on the approved street section shall be set aside as a reservation for transit on the final recorded maps for the project. Planting within the reservation area shall be limited to shrubs and grasses in order to eliminate the need for future tree removal.



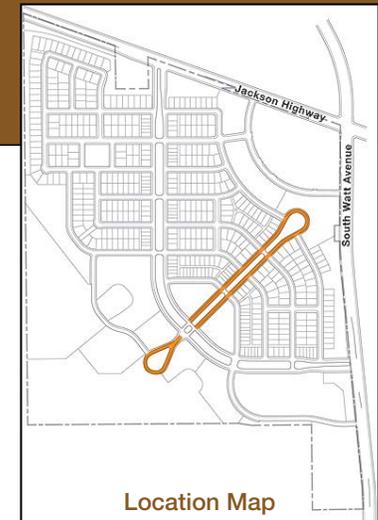
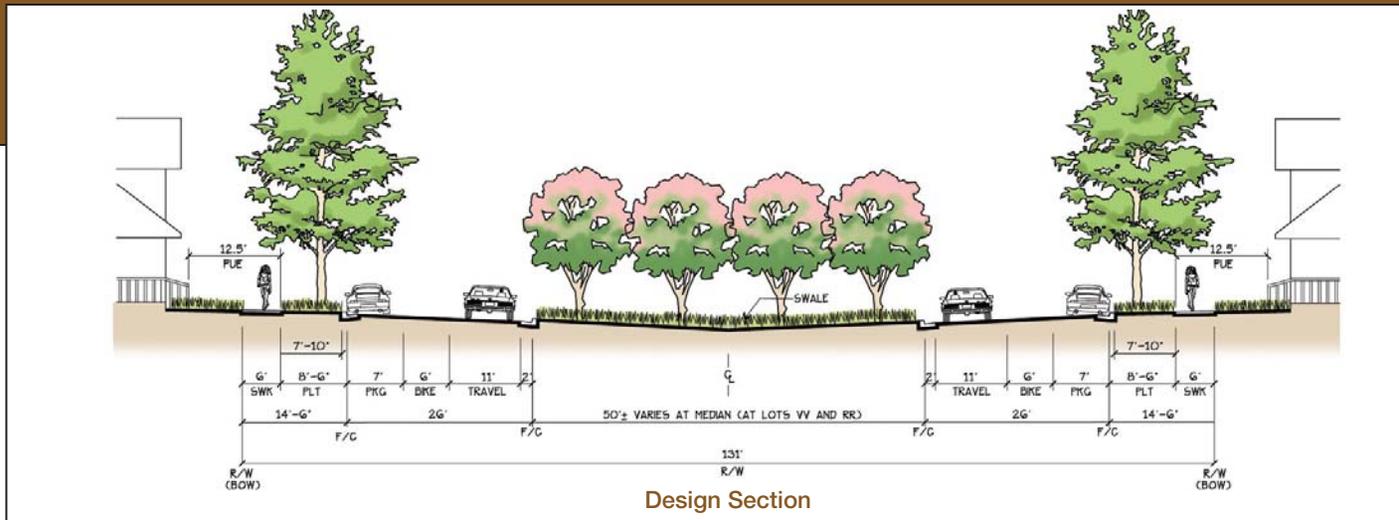
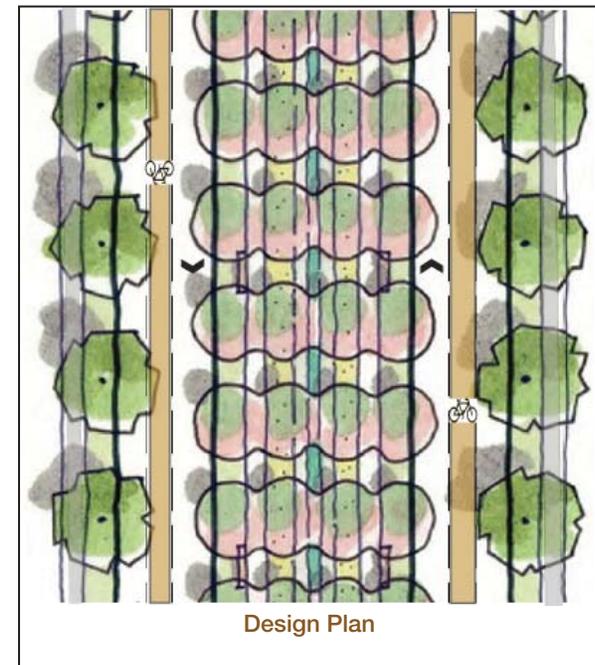


Figure 5-5: Aspen Promenade Road Network

5.3.4 ASPEN PROMENADE

Aspen Promenade serves as the second prominent parkway within the project, and has been designed to intersect Rock Creek Parkway at the heart of the community. Designed with one lane of travel in each direction and on-street bike lanes, and supplanted by a generously landscaped 50-foot median, Aspen Promenade provides a physical and visual connection between higher density residential and community commercial land uses at the northeastern corner of the project site and the Four Corners Community Center District. A teardrop shaped mini-park marks the terminus of this street connection from which a shortcut will extend up to the multi-family and community commercial area. The roadway will be built for slower travel speeds and to foster easy pedestrian connectivity and use of portions of the median area.



Design Plan

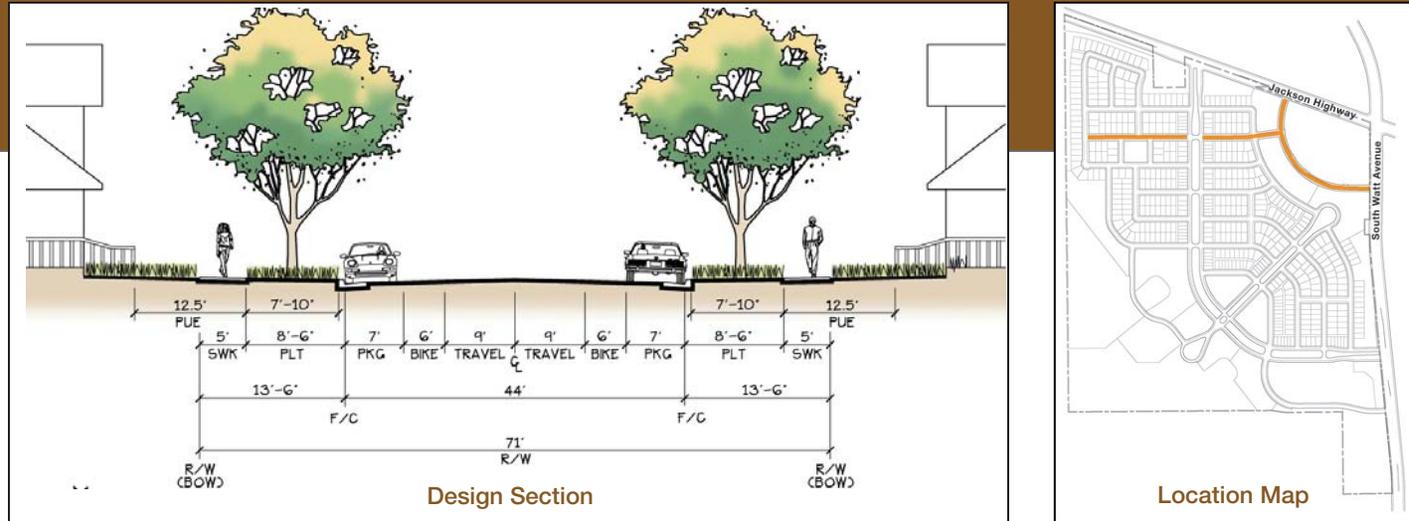
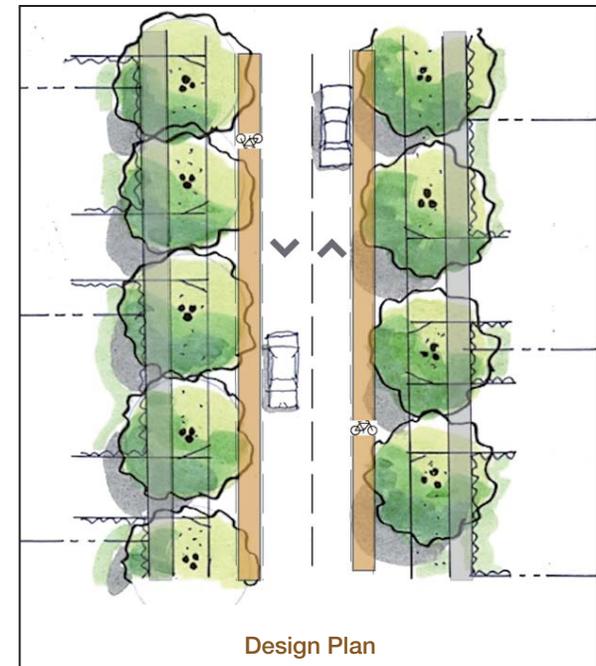


Figure 5-6: Residential Collector Roadways

5.3.5 RESIDENTIAL COLLECTOR

All residential roadways within the Plan Area have been designed to reinforce the pedestrian friendly nature of the community and to facilitate alternative modes of travel. Residential roadways incorporate detached sidewalks, enlarged planter areas with large canopy trees, and a narrow roadway section to slow traffic and facilitate pedestrian use. The residential collector is designed as a two-way roadway which provides for on-street parallel parking, similar to local roadway sections, but designed to support higher traffic volumes and a Class II bike lane. Due to short block lengths and the modified grid pattern of the project, vehicular traffic volumes on residential roadways will be low, resulting in a limited need for this street section. It is anticipated that this street section will be primarily used to connect Rock Creek Parkway and the Traditional Neighborhoods District to the Community Commercial District at the northeast corner of the Plan Area.



Design Plan

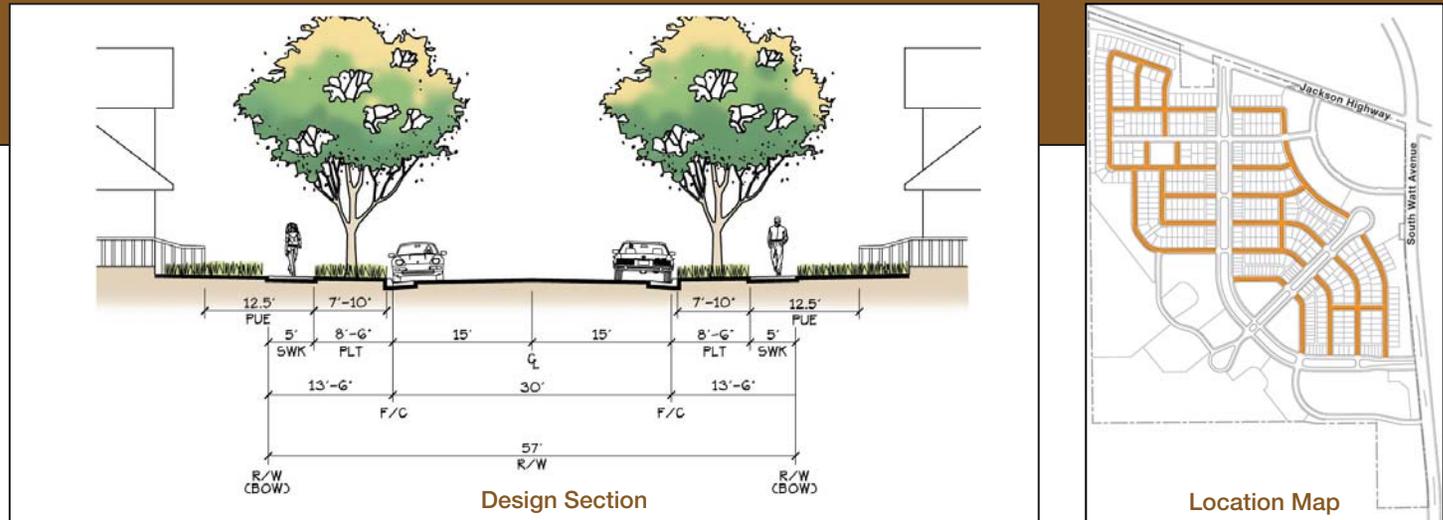
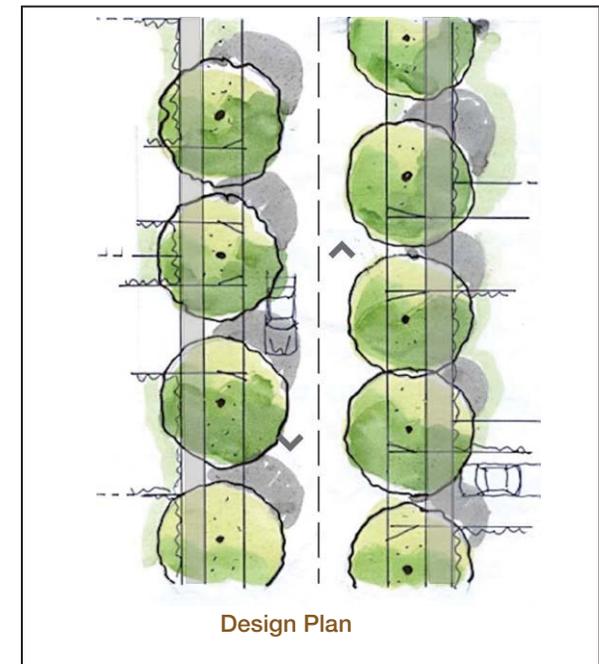


Figure 5-7: Local Residential Roadways

5.3.6 LOCAL RESIDENTIAL

In order to implement many of the guiding principles contained within these PUD Guidelines, including wellness, promoting sustainable practices, and facilitating alternative modes of travels, the Land Use Plan is based upon a modified grid concept which disperses vehicular traffic and facilitates the use of smaller local roadways. Local residential streets within the Plan Area are designed with separated sidewalks and large planters which exceed City of Sacramento design standards in order to provide areas for large canopy trees and to minimize future maintenance issues associated with mature tree growth. While the primary roadway section among local residential streets remains constant throughout the Plan Area, variations in planter size, on-street parking, sidewalks, and the use of Class I trails occur to accommodate the use of LID principles and to simplify pedestrian and bicyclist connections to land uses such as schools, parks, and the urban farm.



Design Plan

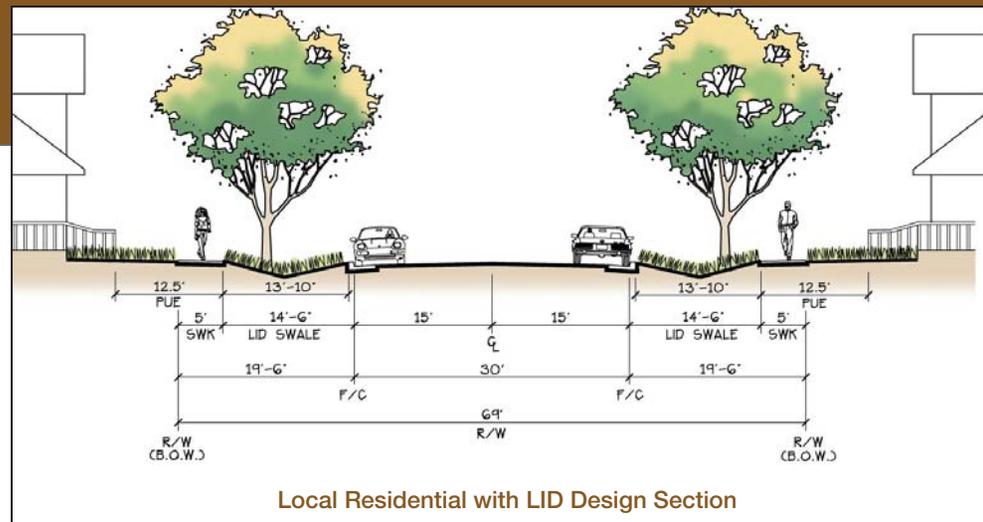
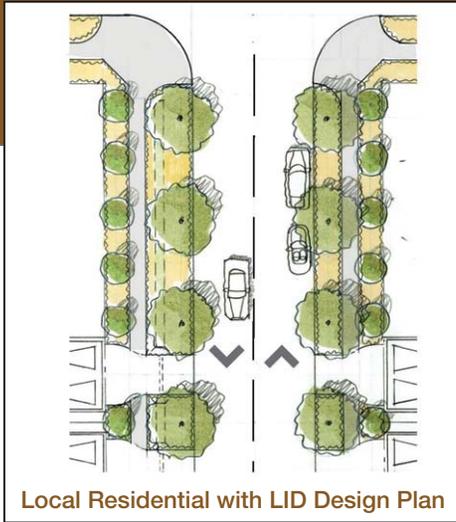


Figure 5-8: Local Residential Roadways with LID Design

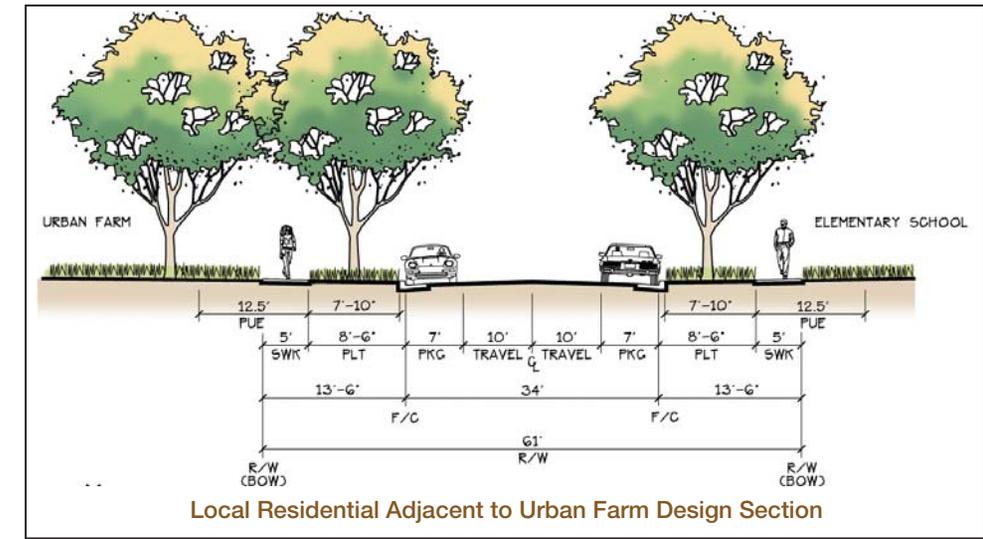
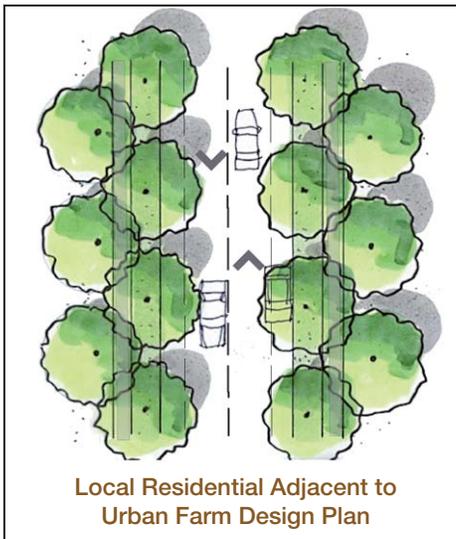


Figure 5-9: Local Residential Roadways Adjacent to Urban Farm Design

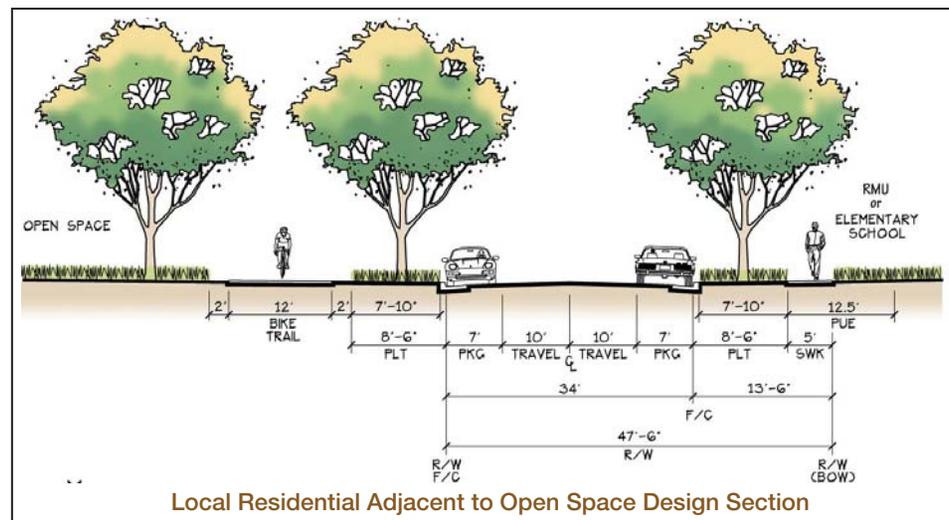
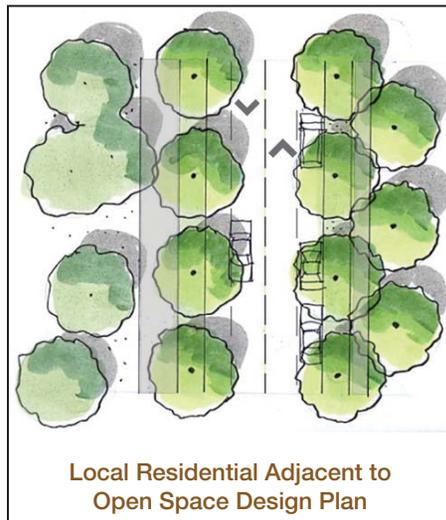


Figure 5-10: Local Residential Roadways Adjacent to Open Space Design

5.3.7 ALLEYS

Alleys and alley-loaded housing product are an important component of the land use plan. Alleys have been strategically located adjacent to Rock Creek Parkway and Aspen Promenade in order to allow prominent front entries along major parkways and to minimize the appearance of garage doors and avoid driveway conflicts.

5.3.8 ALTERNATIVE STREET STANDARDS

New Brighton will utilize modified street standards to facilitate incorporation of LID/H-M facilities. The modifications are required to keep the stormwater flow at the street level and direct the stormwater to the LID/H-M facilities which are landscape planters and medians rather than allowing the stormwater to enter drainage inlets and pipe systems. These include the following items, most of which facilitate disconnecting the impervious cover from directly draining into the storm drain system. These facilities initially direct flow onto or through vegetated features and LID facilities before entering the storm drain system.

- A. **Median Gutter Drain:** Curb cut to allow a drainage flow into the planters/median swales.
- B. **Street cross slope to center or one side of street:** To allow drainage to flow to median or planter.
- C. **Larger front yard and side yard planters:** Increase from 6 feet to 8 feet or 14 feet.
- D. **Larger medians:** To increase bio-retention, infiltration, evapo-transpiration and provide detention storage.
- E. **Cross Gutters:** To keep drainage at street level to allow drainage to planter or median.

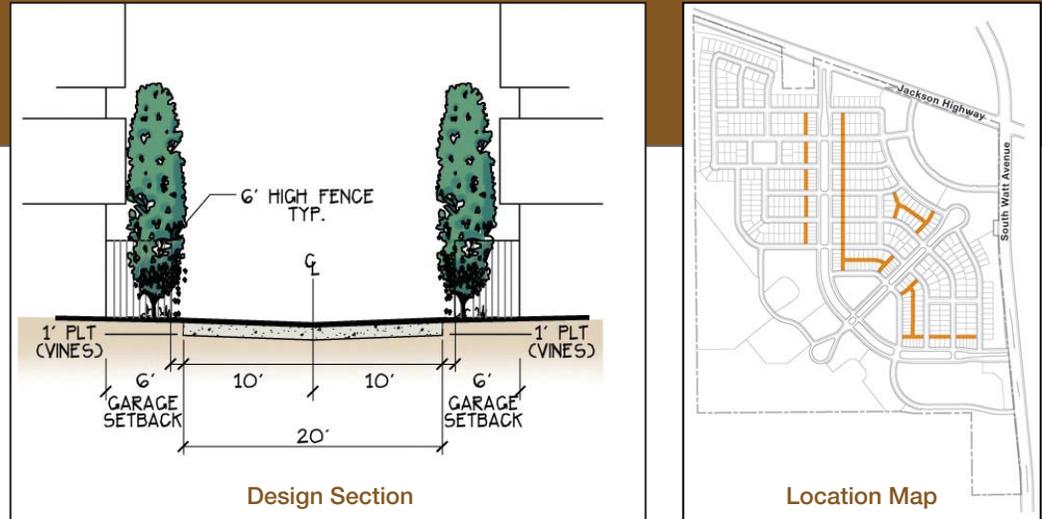
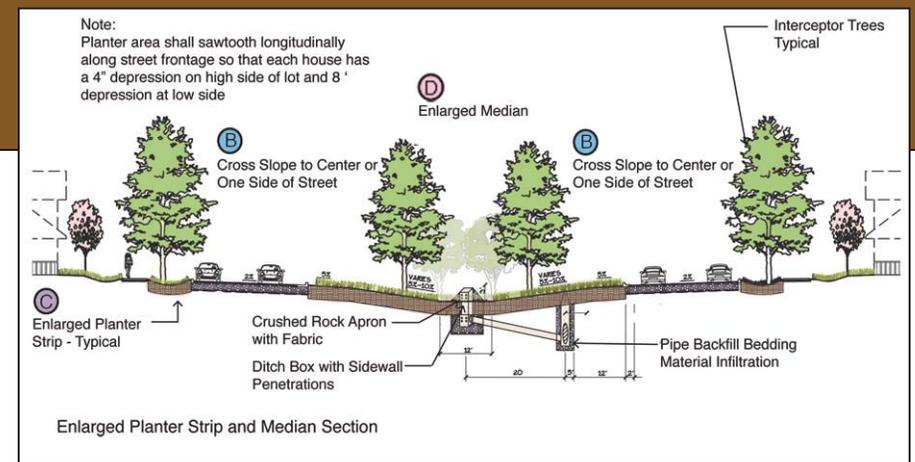
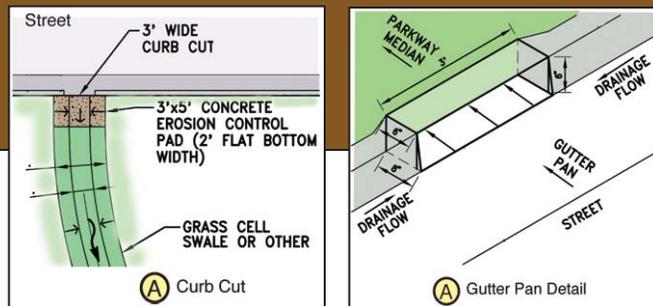


Figure 5-11: Alleys



Design Plan



F. **Modify driveway discharge to sidewalk planter:** Allows lot driveway drainage to enter sidewalk planter versus running directly to curb and gutter.

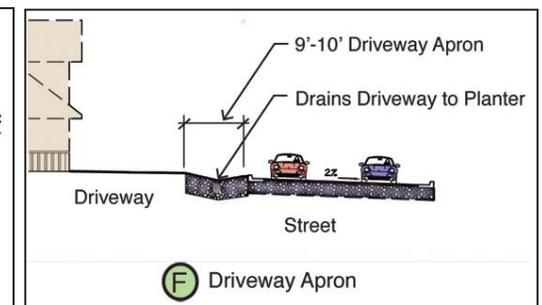
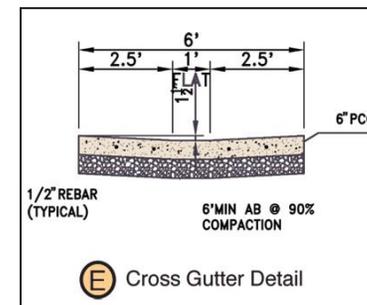
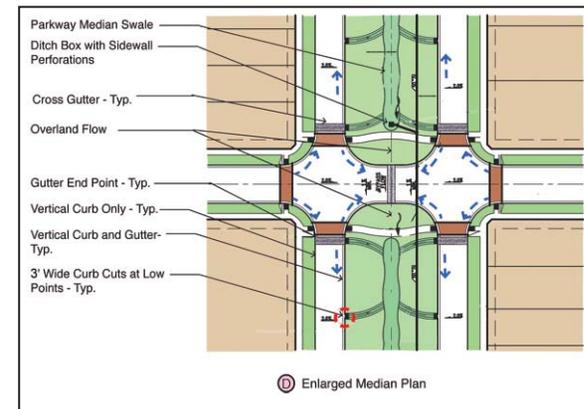
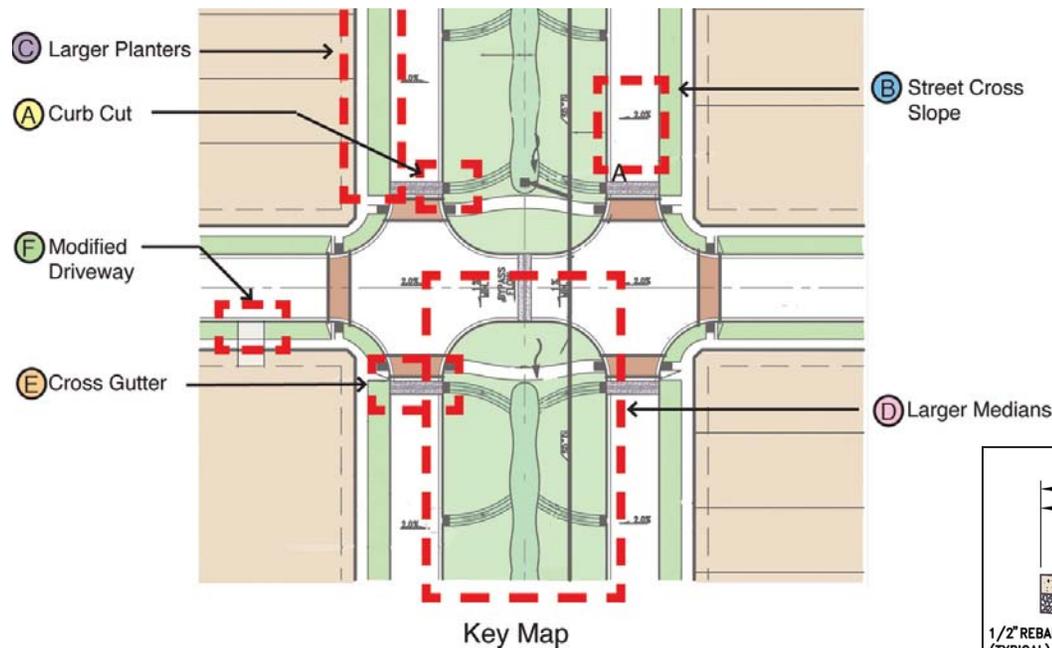


Figure 5-12: Alternative Street Standards

5.4 TRAIL NETWORK

The provision of a comprehensive trail and bikeway network within the Plan Area is a critical element in promoting the guiding principles of the PUD set forth in Chapter 2. The proposed trail network within the Plan Area is comprised of an interconnected system of on-street sidewalks, Class II and III bicycle lanes, Class I trails, and shortcuts. This comprehensive system promotes alternative modes of travel and facilitates easy access between residential, commercial, educational, and recreational opportunities within the Plan Area and greater community without the use of automobiles.

Trails provide an easily accessible outdoor resource for many forms of recreation, most notably bicycling and walking. Trails greatly increase community access to physical activity and fitness opportunities such as bicycling and walking. A well defined trail system not only increases mobility but can effect the quality of community life. Trails can express community character and pride, aesthetics of the local environment, access to the outdoors, opportunities for socialization, and increased mobility.

The general framework for perimeter connections to the Plan Area trail network is contained within the City of Sacramento Pedestrian Master Plan shown in **Figure 5-13** and the Sacramento County Bicycle Master Plan shown on **Figure 5-14**. As shown, Jackson Highway and South Watt Avenue are planned as pedestrian street corridors, while a future trail is conceptually planned along the powerline easement which passes through



Figure 5-13: City of Sacramento Pedestrian Master Plan

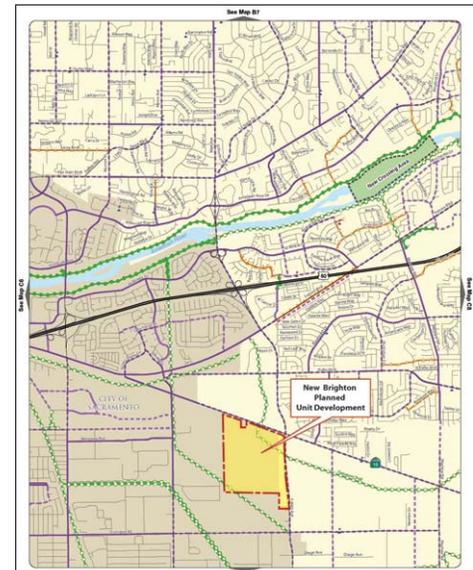


Figure 5-14: Sacramento County Bicycle Master Plan



Figure 5-15: New Brighton Trails Plan

the Four Corners Community Center District. In addition to these off-site systems, South Watt Avenue and Jackson Highway are designated to include Class II bicycle lanes.

The trail network within the Plan Area has been designed to connect to the planned off-site trail network and will be developed as shown by **Figure 5-15**. The trail network shown on **Figure 5-15** will utilize a variety of bikeways and trails which are classified in **Table 5-1**.

Table 5-1: New Brighton Trail Classifications

CLASS	SURFACE	DESCRIPTION
I	Paved	Off-street multi-use bicycle and pedestrian path. Class I trails are used in the Plan Area to facilitate access between the elementary school, urban farm, and powerline corridor trail system.
II	Paved	Signed on-street bicycle routes with a striped lane. Class II bicycle routes within the Plan Area include Jackson Highway, South Watt Avenue, Rock Creek Parkway, Aspen Promenade, and Collector Streets.
III	Paved	Signed on-street bicycle routes without a striped lane. Class III bicycle routes comprise all roadways within the Plan Area which do not have a separate striped lane.
N/A	Varies	Shortcuts vary in size and surface but are intended to provide an all-weather surface to facilitate pedestrian movement between uses and shorten travel distance.



5.5 PUBLIC TRANSIT

Planning for public transit is a key component in the design of any community to allow mobility for those that do not have access to vehicles and to encourage those with vehicles to utilize alternative modes of travel. This project has been designed to support transit use through the following design features:

- **Transit Friendly Roadway Design.** As outlined throughout the PUD Guidelines and specified in this Chapter, Rock Creek Parkway has been designed as a “transit ready” roadway section with the ability to accommodate two 12-foot exclusive travel lanes. These exclusive travel lanes are intended to support any combination of future transit including but not limited to shuttle, bus, BRT, rubber tire or electric streetcar, electric vehicle, or similiar type use.
- **The Four Corners Node of Density.** Based upon early involvement and coordination with RT, a mixture of higher density residential, commercial, and community uses have been centered

within the Four Corners Community Center District within the heart of the Plan Area. Land uses have been designed to create a destination that will support transit stops at this location at the intersection of Rock Creek Parkway and Aspen Promenade.

- **Concentration of Activities.** South Watt Avenue is designated to provide future Bus and Bus Rapid Transit/High Bus service as indicated by the RT Transit Master Plan and SACOG Metropolitan Transportation Plan (MTP). In support of those uses, two nodes of development have been located along South Watt Avenue. The first node of development is comprised of the Community Commercial District, which includes commercial and high density residential at the intersection of South Watt Avenue and Jackson Highway. This location can provide a transit stop along its eastern edge for southbound transit service. The second node of development along South Watt Avenue occurs at the southwest corner of Rock Creek Parkway and South Watt Avenue. The proposed elementary school site and multi-family parcel are strategically sited at this location to provide easy access to the planned transit systems along South Watt Avenue and Rock Creek Parkway.

Future transit stops at these locations shall be coordinated with the City of Sacramento and RT and, at a minimum, should adhere to the following guidelines:

- The design of transit stops, lighting, trash bin containers, and other street furniture shall be consistent with the landscape and street furniture guidelines contained within Chapter 4 of these guidelines.
- Street trees, landscaping, benches, and lighting should be designed to provide a pleasant, shaded, and safe environment for waiting riders.
- Adjacent buildings should be located close to sidewalks so that there are “eyes-on-the-street” to improve the sense of security. Retail commercial uses are encouraged to incorporate outdoor seating and/or plazas in their landscape design.
- Transit stops provide an opportunity to make a unifying architectural statement and can provide a good location for a community information board or kiosk. Creation of public gathering spaces or activity nodes near transit stops is encouraged.



CHAPTER 6: RESIDENTIAL NEIGHBORHOODS

6.1 INTRODUCTION

Residential neighborhoods within the Plan Area are comprised of a variety of single-family detached, attached, affordable, and multi-family housing types interconnected and tied together by a comprehensive system of tree-lined walkable streets, neighborhood- and community-serving commercial, open space, recreational opportunities, and community spaces. By employing a design palette of authentic architectural styles and creative site planning techniques, residential neighborhoods within the Plan Area will embody a strong architectural identity reminiscent of Sacramento's Park Neighborhoods.

Chapter 6 has been organized to begin with community-wide single-family design principles, which apply to all single-family development within the Plan Area. These design principles set forth basic standards and guidelines that pertain to all single-family development, regardless of architectural style or location.

Subsequent to the single-family design principles, development standards and defining characteristics for each of the single-family lot types within the Plan Area are described. Development standards including lot characteristics, setbacks, garage type and orientation, and building massing are addressed in

this section. Annotated illustrations accompany many of these standards to graphically illustrate development standards and simplify interpretation.

Community-wide multi-family residential development standards are also addressed in this chapter and are set forth in a similar manner to the single-family section. They begin with multi-family design principles and are accompanied by development standards unique to the multi-family and mixed-use residential sites within the Plan Area. Chapter 6 concludes with a detailed architectural guidelines section, which identifies the architectural styles and details appropriate for New Brighton.

COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES

6.2 COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES

6.2.1 DIVERSITY OF STREETScape

An eclectic and diverse streetscape is a defining characteristic of great park neighborhoods. Simple and elegant planning and design elements can change the essence of a community while maintaining an overall unified theme. The intent of this section is to articulate the standards and unique defining elements by which the residential neighborhoods of New Brighton shall be built.

A. Master Home Plan Requirements

To achieve variation in residential neighborhoods, a minimum number of master home plans (master home plans are defined as unique floor plans with a distinct footprint with regard to placement and relationship of garage, front door, and building massing) and associated elevations shall be provided in each sub-neighborhood. (A sub-neighborhood is defined as the portion of

Number of Lots	Floor Plans (Min.)	Architectural Styles (Min.)	Color Schemes per Style (Min.)
Less than 50	Three (3)	3	3
50-100	Four (4)	3	3
100-200	Five (5)	4	3
Greater than 200	Six (6)	4	3

the overall New Brighton neighborhood, to be built upon by one specific builder.)

A maximum of one secondary architectural style is permitted in any sub-neighborhood; the remaining elevations must all represent primary architectural styles. (See Section 6.6 for information on primary and secondary architectural styles.)

B. Massing and Roof Form

Proportion and placement of architectural forms and elements must be appropriately and authentically applied in a manner consistent with the historical architectural style being represented. Roof articulation in the form of proper roof pitches and forms also plays a significant role in the authenticity and diversity of the streetscape and creates an aesthetically pleasing “roof bounce” or skyline effect.

- Massing must be appropriate and authentic to the architectural style (e.g., The Prairie style has a very horizontal character and it would be inappropriate to have dominant vertical massing).
- One out of every three homes must have a significantly different roof form than its neighbors (e.g., forward-facing gable versus side-facing gable).
- Front porches, when appropriate to the building style as defined in Section 6.6, must have a minimum depth of six (6) feet.

COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES

C. Single-Family Attached

Single-family attached product types provide an opportunity to create a defined edge along the primary spine road of Rock Creek Parkway. Row homes can be used to create an eclectic urban edge, while manor homes can depict the sense of large historic estates. Bungalow courts, which are allowed throughout the Plan Area, add interest to the streetscape and a unique living environment.



ROW HOMES

Row homes provide a unique opportunity for a very traditional architectural statement, and there are certain defining elements that the row homes must exhibit. When designing row homes, which are typically narrow in nature, the quantity, scale, and placement must be judicious to not overwhelm the scale of the building.

- While row home units will be attached, each unit should have its own identity within the building. To accomplish this, facades should break at property lines to allow for change of material, color, and, in some cases, architectural style.
- Front doors must be visible from the street.
- Walk-up design is encouraged, with the door raised a half-story from the street to create a traditional brownstone effect with a welcoming stoop.
- To avoid dominant unbroken planes, row homes must provide vertical articulation at the front elevation.
- Varied setbacks for different components of the home, such as garages, second floors, balconies, etc., are encouraged.
- Massing of forms must be established using the fundamental characteristics of the selected architectural style.

COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES



MANOR HOMES

Manor homes are single-family attached town homes designed with the appearance of one large estate home. The massing, form, and scale of the architectural elements utilized in designing manor homes must be consistent with the concept that the building is one statement as a whole, rather than a series of individual expressions.

- Massing of forms must be established using the fundamental characteristics of the selected architectural style.
- Manor homes must be designed with one architectural style over the entire building to give the appearance of one large home, rather than a series of individual residences.
- Detailing must be applied such that repetition is based on style, rather than on individual residential units. (E.g., if bay windows are a style-appropriate building element, the bay windows should be used authentically to complement the entire building expression, rather than repeated over the entire facade in a repetitive manner.)

COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES



BUNGALOW COURTS

Bungalow courts can create an opportunity for a node of small cottages interspersed between traditional single-family homes, as seen in the Park Neighborhoods of Sacramento.

- Bungalow courts are created through the joining of several single-family detached lots arranged around a single common green space.
- Homes within bungalow courts should primarily be single story.
- Garages may either be accessed by alleys running perpendicular to the street or be detached and grouped, accessed by a secondary street or alley.

COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES

D. Staggered Setbacks

A variety of front yard setbacks animates and articulates the streetscape and reduces the canyon effect and monotony that can be apparent with identical setbacks.

- One out of every three contiguous homes must have a two-foot (2') minimum offset from its neighbors.
- Additional and more frequent setback staggering is encouraged.

E. Repetition

Avoiding repetition of identical floor plans or architectural styles is important to create a sense of permanence and the effect of a community that has been built over time.

- The same floor plan with the same architectural style shall be no less than five (5) lots away in any direction (on the same side of the street as well as the opposite side of the street).
- Not more than two two-story homes can be adjacent to each other.



COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES

6.2.2 FOUR-SIDED ARCHITECTURE

The continuation of style-specific architectural elements from the front facade around to the side and rear elevations creates an authentic architectural statement. As defined in the Architectural Guidelines found in Section 6.6, there is a minimum level of enhancement required on all homes based on architectural style. Each style of architecture has a matrix representing minimum and enhanced elements that are inherent to each style. Blank, unadorned building faces are never permitted; a certain minimum amount of detail is required. It is recognized, however, that there are situations where a building face is virtually hidden and adding additional architectural elements is unproductive. The following section identifies enhanced lot situations as well as the four-sided enhancements that are required on these lots.

Figure 6-1 identifies home sites that are visible from multiple angles, public ways, open space, community edges, and major arterials. Homesites identified as either an enhanced lot or corner lot are subject to the requirements in subsections A and B which follow.

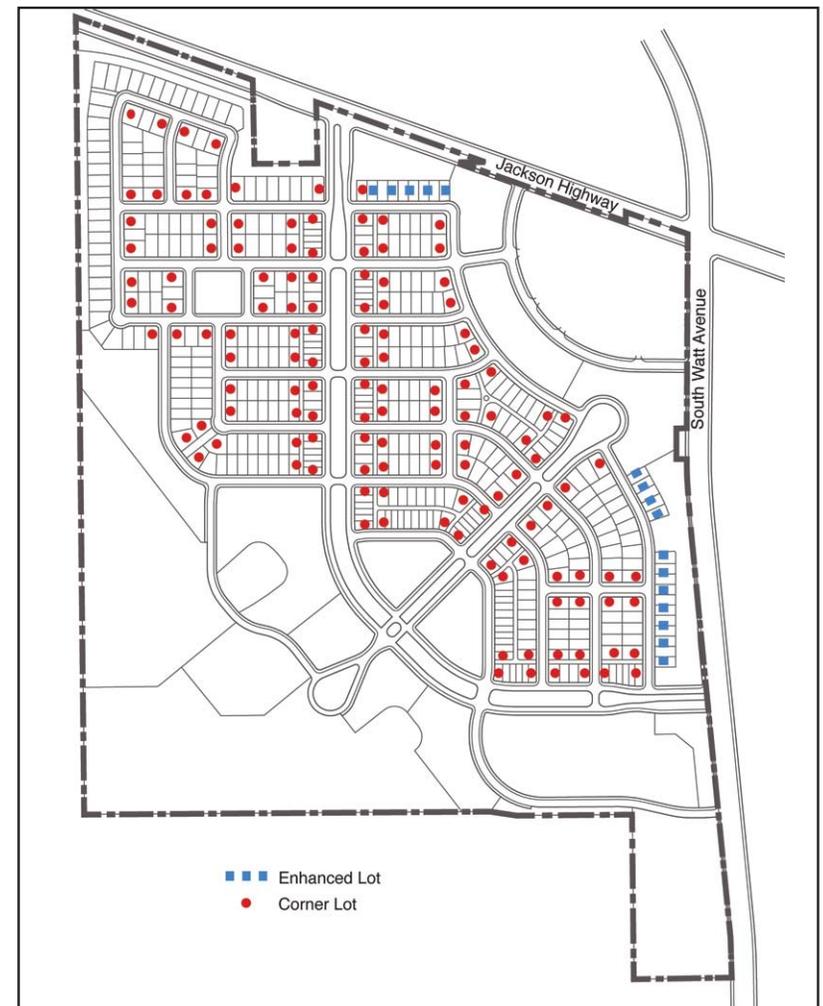


Figure 6-1: Enhanced Home Sites

COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES

A. Corners

Corner lots are viewable from more than one street and must therefore address multiple viewing angles.

- All corner lots identified on Figure 6-1 must employ at least four enhancements from the enhanced elements portion of the corresponding architectural style matrix (found in Section 6.6) on all street-adjacent building faces (in addition to the minimum enhancements required for all homes).
- Unique entry and garage configurations are encouraged to give the effect of creating two “fronts” to a home and address both streets. An example solution would be to situate the front door to address the primary roadway and the garage off the secondary roadway.
- When appropriate to the architectural style, wrap-around porches are an encouraged corner solution.

B. Enhanced Lots

Home sites that are highly visible, as identified on Figure 6-1, warrant special attention to any visible building faces to present an authentic and cohesive appearance.

- All highly visible sites identified on Figure 6-1 as enhanced lots must employ at least three enhancements from the enhanced elements portion of the corresponding architectural style matrix (found in Section 6.6) on all building faces adjacent to public ways, open space, community edges, and/or major arterials (in addition to the minimum enhancements required for all homes).

COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES

6.2.3 ACTIVE AND PASSIVE SIDES

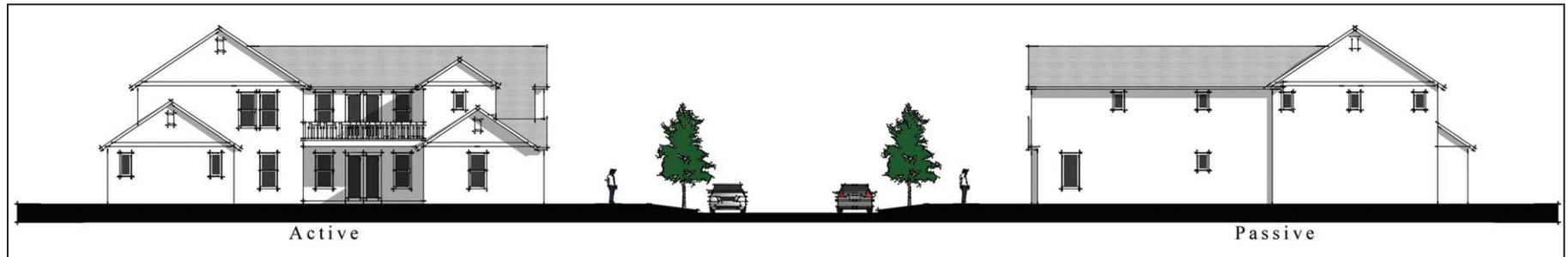


Figure 6-2: Active and Passive Sides

ACTIVE AND PASSIVE SIDES

Side yards offer a unique opportunity for private outdoor space that can be easily overlooked when not planned effectively. To promote the utilization of these spaces, it is important to designate active and passive sides to each home. The active side of a home is identified as having more and larger windows and the most usable outdoor living space. The passive side of the house has fewer and smaller windows to promote privacy for the neighbor's active side. This creates a relationship between homes and helps create an enhanced living environment.

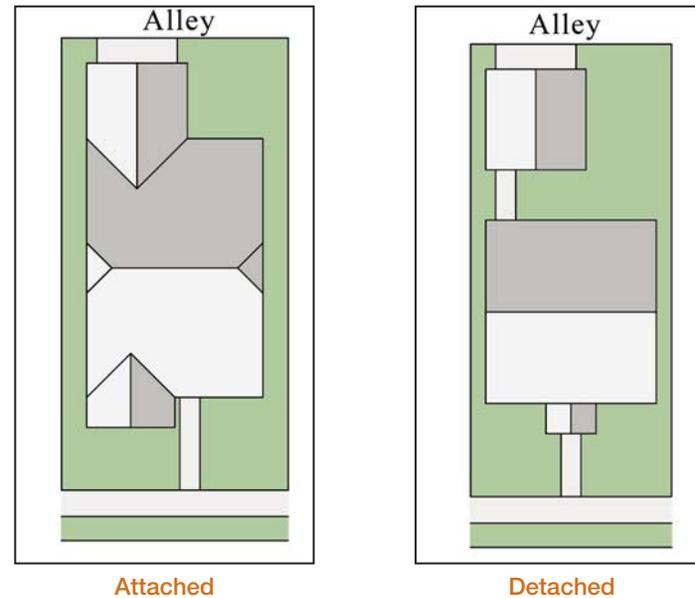
- Active and passive sides must be adjacent to each other to ensure privacy for the active side.
- Reciprocal use easements are encouraged when utilizing passive and active sides to allow for more usable side yard area.
- For side drive or pushback garage lots, the wall adjacent to the side drive must be active.
- Active and passive side design must be incorporated on lots 50 feet in width and less and is encouraged on larger lot sizes.

COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES

6.2.4 GARAGES

Reducing garage dominance on the streetscape and moving living space closer to the street creates street scenes that are inviting and safe with an “eyes on the street” environment. Using design features that enhance a home’s architectural style and relegating the garage to a less visible position promotes a more pedestrian-oriented neighborhood.

There are six permitted garage orientations at New Brighton: alley-loaded attached and detached, side drive attached and detached, recessed attached, and side street entry at corner lots.

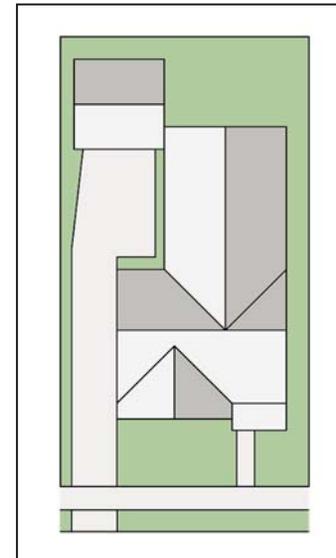


ALLEY-LOADED

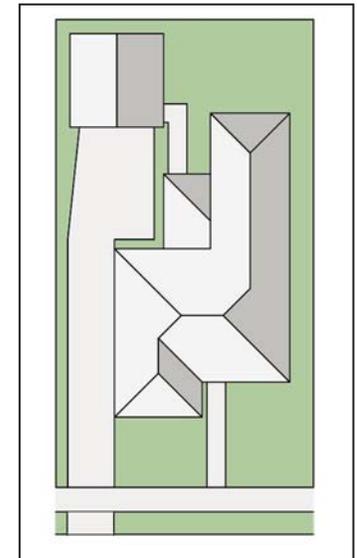
The most effective form of mitigating garage dominance is to remove garages completely from the streetscape through the use of alleys. New Brighton allows either attached or detached garages in an alley configuration. Attached garages provide the benefit of direct access to the home from the garage; however, yard space is diminished in this situation. Detached garages allow for more yard space, while sacrificing direct access to the home from the garage. Each alternative has benefits, and a mixture of both configurations is encouraged.

- A 5-foot apron must be provided at all alley-loaded garages. If length is greater than 5 feet, it must be a minimum of 18 feet to discourage parking in sub-standard spaces.

COMMUNITY-WIDE SINGLE-FAMILY DESIGN PRINCIPLES



Attached



Detached

SIDE DRIVE

Lots that are accessed from the street must reduce the visual impact of the garage on the streetscape. There are three allowable methods for mitigating street-loaded garages: a side drive with an attached garage, a side drive with a detached garage, or a recessed attached garage. A side drive is defined as a driveway with a length of at least 40% of the total lot depth (measured from back of sidewalk to rear fence line). Anything less than this length is defined as a recess.

- The drive aisle width must be 10 feet minimum (exclusive of landscape except for Hollywood Drives).
- Hollywood Drives are encouraged (two paving strips of between 2.5 and 3.5 feet wide separated by a minimum 3-foot wide planting strip).
- Side drives may only be paired (two contiguous homes with driveways directly adjacent to one another) on one out of every five lots with at least two lots in between sets of paired drives to ensure variety.
- To avoid conflict with curb cuts and necessary directional signage, driveways may not be adjacent to corners.