



Landscape buffer separates parking area from adjacent land use



Simple landscape treatments enhance pedestrian walkway

6.8.6 Commercial Landscape Criteria

The following landscape criteria are provided to enhance the definition of each non- residential developments landscape opportunities and constraints. The primary goal is to maximize property value through the implementation of a well-conceived and appropriate landscape treatment. These criteria must be adhered to in order to successfully receive approvals as required in the Design Guidelines and City code.

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

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

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

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



Landscaped gathering space outside building entry

Zone One: The Streetscape Zone

The Streetscape Development Zone would include the areas adjacent to the public streets with sidewalks, parkways and utility setbacks. Additional landscape setback may be required to accommodate specific engineering facilities such as run-off retention or cleansing. The zone will run parallel, contiguous to the street and the entire property line. When the site is located at two intersecting roadways, the zone shall continue parallel to the intersecting street and transition into that streets landscape character. Parkway street trees may be used to help satisfy parking lot shading standards. Formal street tree placement is encouraged for public roadways and large internal private collector streets. Attention must be made to provide adequate setback at intersections that will sometimes disrupt the rhythm of the spacing. Street trees should be planted a minimum of 25' and maximum 40' on center with at least 4 trees planted every 100'. Informal layouts of other plantings should be utilized to help blend into a desirable, more natural look. The choice of the right plant materials and their spacing is critical to tenants concerned with sight lines from their signage to the street.

In some cases, the buildings may be placed at the landscape setback line. In these circumstances, sufficient building articulation shall provide landscape opportunities to soften the architecture, allow access and place street furniture, lighting and signage as well as screen any objectionable views.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- The streetscape zone in this setting will traditionally occur directly adjacent to the project development zone. Most often, the building landscape zone will react with the street in combination providing pleasant areas for pedestrian use. Plant materials should be chosen for their compatibility with the other zones, shading, and durability in this more urban type setting.

Village Center- The proposed street tree pattern may be interrupted where the project visually opens to the perimeter, inviting entry. It is encouraged to carry some of the landscape concept into the site to help blend and transition the landscape materials and treatment. Street tree patterns may be altered to allow for special entry treatment.

Village Commercial- These large-scale retail/commercial locations are generally associated with vast parking needs and site design will be somewhat directed by it. The surrounding streetscape must allow for various entry locations with special treatment at each. A hierarchy of entry levels shall be developed appropriate to traffic and location. Street trees should be selected and arranged to help with parking lot shading requirements while not obstructing sight lines, lighting or signage. The streetscape will be the initial defining element that will guide users to the center and should be given appropriate emphasis.



Mixed-Use street scene accented by decorative flower baskets and street trees



Streetscape planting at commercial

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES



Landscaped main entry to businesses



Drought tolerant plantings in office's interior courtyard

Village Business/Professional- This type of development will allow for unique corporate campus development, with the special locations available within the planned project. Potential views, rural atmosphere, along with direct accessibility to freeways and airports will make these locations highly desirable. For these reasons we would want to focus on the attributes of the area and create a sufficient setback from the undesirable aspects of the nearby highway. The streetscape zone will be accountable for guiding users to the site with a repetitive pattern of landscape features and signage. More individuality in landscape design would be allowed here to reflect the image the owner wants to accentuate.

Zone Two: The Landscape Setback Zone

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

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

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- This landscape zone shall be utilized for screening satellite parking lots from surrounding arterials. Where a "main street" style design is proposed, the zone may be used to screen and soften the back of buildings and service areas, where exposed.

Village Center- The setback in this situation should be used to help set the centers style and character. Public access at logical locations shall be periodically provided from surrounding walks. Plant materials should compliment the overall centers established style.

Village Commercial- Promote wayfinding along surrounding roads by creating identifiable entry points. As with the village center the landscape setback surrounding the site will help set the landscape style for the entire project.



Streetscape forms edge of expanded landscape setback



Landscape setback assists in screening parking area

Village Office/Commercial- The zone should be used to support the design elements of various tenants to create one cohesive project. The linear space will surround the project establishing a plant pallet that may be contiguous with interior plantings. Where the zone faces Highway 65, it should be used for screening and buffer. Where facing residential, the landscaping should blend with adjacent landscape concepts, where practical. Appropriate sized materials should be specified to be in scale with the proposed buildings. Setbacks between VOC and VBP land uses may be reduced by 5’ each if similar functions occur on both sides of the property line.

Village Business/Professional- logical safe access points serve a variety of potential users. Provide flexibility with the identifying landscape elements proposed for this zone to allow alternatives to express individuality in specific site design while keeping an overall cohesiveness for the project area. On edges abutting rural or open space zones efforts must be made to blend in to the landscape and not create objectionable views from adjacent residences or parks.

Zone Three: The Building Landscape Setback Zone

This area is especially critical in its function in the VMU and VC zones. The general landscape treatment may be similar in both situations but should conform to the setback conditions described in Chapter 3.4 of this document. A 16’ minimum landscaped pedestrian zone is required at main entries to building complexes. Trash, loading and service functions will normally occur at the rear or side of buildings. Sufficient screening from public view must be accomplished through the use of berms, walls and/or landscape massing. The minimum setback at rear service areas is twice the building height as measured from the adjacent ROW. When this area faces Highway 65, a minimum setback of 100’ is required. The exact definition and location of this zone may vary some with the different project types.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- Zero setback conditions are common in this development type where much of the landscape design needs to respond to the building architecture and ground plane. Some planting may be best suited above ground (ex: tree wells, raised planters, hanging baskets, pots). Ground level plantings must allow for generous, safe circulation. It is at the streetscape zone that the interaction with people is most prevalent. It is at this level, with great attention to detail and materials that a high quality location is being established.

Village Center- Similar conditions and treatments will occur here as in the village mixed use classification. The main difference is that a public street may not abut the building landscape zone. A private internal circulation system could provide access and parking for the project. To help establish design continuity, similar landscape treatment should occur in the 16’ area directly in front of all buildings.



Secondary entry through landscape setback with employee seating area



Lush environment created for employees is good use of building setback area

Village Commercial- Sufficient setback and screening needs to occur adjacent to the freeway. The proposed interior landscape concept must be compatible with the surrounding street scene while still establishing its own identity.

Village Office/Commercial- The large format, single user arrangement will allow the design of these sites to be dictated by the circulation system and placement of facilities within the roadways. Established setbacks must be respected for each site with ample landscape treatment required where parcels converge. A comprehensive roadway system should make logical convenient connections throughout the site. Pedestrians must be accommodated providing direct access to each destination with separated pedestrian connections occurring at regular intervals.

Village Business/Professional- This additional landscape area varies depending on conditions and adjacencies. Building setbacks are expected to be generous in these planning areas where building heights begin to reach the maximum allowed. The building setback area would be used to enhance and soften the architecture while helping to create the project theme. See page 6-26.



Active central gathering area



Employee break area placed in common area between buildings

Zone Four: The Common Amenities Area

This zone is similar in function and use to zone three with the exception that in zone three, ownership responsibility will be placed with the adjacent frontage property owner. Common amenity areas would typically be larger spaces located in between buildings or in created spaces that function as gathering areas that attract patrons. These public areas would be subject to common ownership and maintenance, shared by all tenants. All design elements should be in concert with the overall centers character, color and details.

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

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- Common amenities are used to draw people and provide a location for activities. When the landscape setback abuts a zero lot-line condition, amenity areas must be planned into the architectural treatment or created specifically for the use. This zone must use more dynamic landscape treatments that will enhance the architecture while providing stimulating spaces for pedestrians, entries, activity nodes, and street furniture.

Village Center- This area of the landscape development will be important for drawing people and should provide them an interesting appealing setting. Design options for a larger central gathering area should be explored within the proposed building arrangement. Active uses such as building entries, restaurants, display windows, bus stops and outdoor eating should front onto the public space.

Village Commercial- Common activity areas in this zone would consist of spaces created directly bordering or in building separations. Any private use area adjacent to a public pedestrian walkway, such as outdoor dining, must be physically separated by the suitable use of open fencing, railing or plant materials in style with the center, no more than 4' high.

Village Office/Commercial- The prospective large format uses here would lend each individual company to provide their individual amenities appropriate to their business type. Central stand alone amenities iconic, sculptural art, attractive landscape forms and architectural focal elements, may add a signifying feature for the developments identification.

Village Business/Professional- Common amenity areas in this use could consist of a landscaped courtyard, employee gathering area, or other uses relating to the users product or needs. Outdoor space between buildings, or within an arrangement of several buildings may be utilized for plazas, seating and landscaping (see sketch 3-8 on page 3-20)

Zone Five: Landscape Buffer Zone

As with the Landscape Setback Zone, the application and intent for this zone may occur in different places on the site, depending on specific conditions in various planning areas. One standard application is where a buffer is deemed necessary by a particular objectionable or unattractive view or condition. In order to accommodate trees and shrubs the minimum clear dimension shall be 10'.

Specific landscape treatments unique to each commercial type are as follows:

Village Mixed-Use- This area will encourage interaction with the street (zero-lot line condition) with additional landscape requirements and as a minimum setback from proposed parking lots and help provide safe pedestrian movement to specific on-site locations.

Village Center- The village centers and mixed-use will have similar conditions as far as required level of detail and use of high quality materials. The landscape treatment should serve to establish the characteristic of the center as much as complimenting the architecture. Helping create a lively, welcoming atmosphere, with attention-grabbing areas for people to congregate, is essential to creating a successful, well used center.



Landscape leads to main entry



Parking lot landscaping serving as a buffer and filtration basin

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES



Landscaped walkway leads to office entry



Landscape setback transitions into open space

Village Commercial- Freeway/auto-oriented developments that should make use of its parking facilities to create some of the initial character for the village. Lushly landscaped entry roads and pedestrian passageways create an ambiance for potential customers. With the objective of breaking up the typical sea of parking in many large commercial operations, opportunities for creative landscape treatments should be explored.

Village Office/Commercial- The large format nature of this type of development lends itself to additional landscape requirements around loading and service areas. Combinations of walls, berms and dense landscaping will reduce sound and distracting views. Special consideration must be taken along edges adjoining rural residential and open space uses. A design with a natural appearing blend of plant materials arranged so the boundaries become invisible is desirable. Trail connections should occur where viable. Heavy evergreen screening should be planned at the highway interface.

Village Business/Professional- Buffers between various users should be in the natural character of the entire project. Connections to open space trails are encouraged where feasible. Any existing native vegetation should be protected and emphasized, enhanced and expanded in any proposed landscape plan. Native plants with their minimal water needs are the most sustainable choice for this rural environment.

Commercial Off Street Parking

Information contained in Section 6.7 will also apply to Commercial, Business/ Professional, Office, Village Commercial and Village Mixed-Use, plan areas.

- Parking aisles intended for multiple use (parking access, delivery, ingress/egress) shall be designed with the proper turning radii to accommodate anticipated vehicles.
- Pedestrian access shall meet or exceed the most recent federal ADA design standards. The required number of handicap spaces shall be evenly distributed near entries.
- Parking, trash and service areas shall be adequately screened and secured with a combination of:
 - Walls- must match bldg. architecture, masonry or concrete construction with brick or stone finish
 - Berms-max. slope 30%
 - Raised Planters- min. 5 gal shrubs, three foot spacing, max.
 - Parking screen shall be between 30"-36" in height



A nice variety of shrubs help beautify and screen a small parking area



Drought tolerant plantings break up and screen parking bays

- Trash and service areas screen walls shall be a min. of 5' in height surrounded by minimum 3' wide planting areas and screened sufficiently to not be visible from any surrounding public spaces.
- Appropriate plant material shall be selected to accomplish the desired effect without requiring excessive pruning or maintenance. The use of turf is discouraged. Where proposed, the area of turf may not exceed 25% of the total.
- A continuous curb or bumper stops shall be included to protect plantings from auto damage.
- Setbacks for buildings shall conform, at a minimum, to the detail shown in chapter 3.4 of this document.
- Public roadway cross sections shall be consistent with the designs shown in the Specific Plan. Minimum landscape setback from the proposed street right-of-way shall be 15'.
- Circulation shall be designed in an efficient and logical manner with attention to hierarchy of roadways, pedestrian movement, convenience, safety and municipal codes.
- Plant materials should be chosen for their mature size, low maintenance, drought tolerance, durability and year round aesthetic interest.

Public/Quasi Public:

While this land use classification can encompass a number of different public facilities, (ex. Government agencies, community centers, utilities, libraries, hospitals, etc.) in Village 5, the three designated areas are classified as Quasi-Public uses. A potential fire station would be an acceptable use with the local fire district using its own specific site and building criteria to be incorporated into the planning and design of that facility. All public facilities shall abide by the criteria and recommendations found in this and related documents including the commercial design guidelines.

Any building proposed within this land use shall abide by the following setbacks:

Front- 25' minimum from property line **Side-** 10' and 20' minimum from residential **Rear-** 20' minimum. Building heights may not exceed any adjacent zones maximum height restrictions.



Landscaped pathways into public building

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES



Passive pocket park adjacent to open space area



Low profile office with drought tolerant plantings



Native landscape at entry to public facility



Hardscape with minimal plantings

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES

Park, School and Open Space Uses:

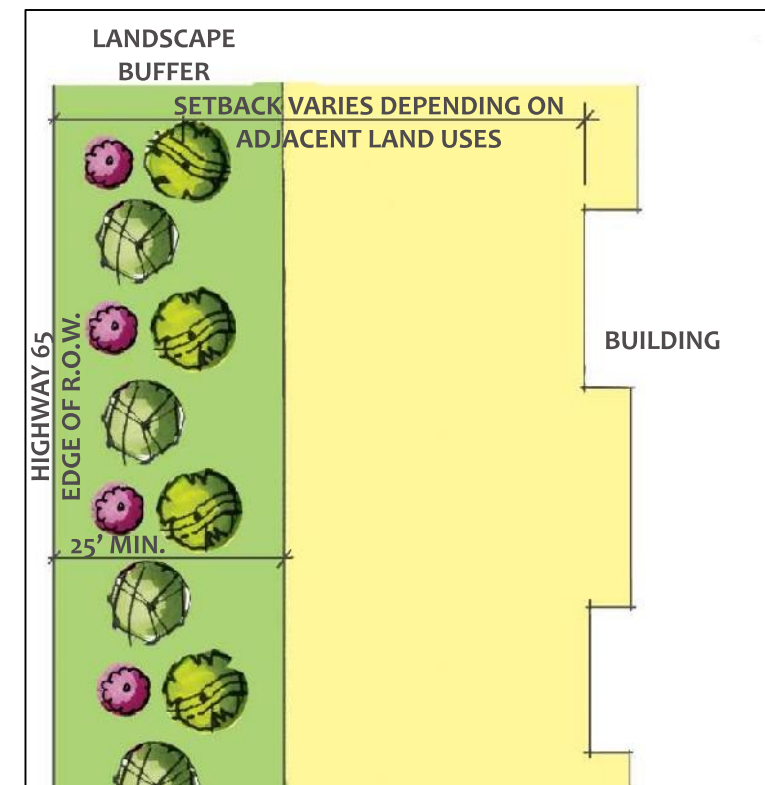
This type of Public/Quasi Public facility is more prevalent in Village 5, as can be observed in the land use plan. Some park facilities are anticipated to be semi-private operations.

All facilities should be compatible with the character of the surrounding area, and that minimal impacts are generated by such factors as traffic, parking, noise, building height or size of improvements.

The number and type of structures allowed in open space areas will be limited to recommendations from the EIR. Structures in parks will be as suggested in the park improvement program by the City of Lincoln Park and Recreation District.



Highway 65 Landscape Corridor:





Recreation amenity within a Community Park

6.9.3 Xeriscaping

Principles of Xeriscaping shall be utilized in the design of the irrigation system. Each irrigation system should be designed to deliver appropriate amounts of water to each hydro-zone/plant material. The landscape shall be designed such that the irrigation system can be divided into low, medium and high water delivery zones.

6.10 FIRE PROTECTION MEASURES

- The following Fire Protection Measures are described for demonstrating responsible development practices within sensitive areas. Village 5 does not have jurisdiction over Markham Ravine or Auburn Ravine and will not modify the existing Natural Open Space areas. Village 5 will proceed with responsible development and sensitivity at all development bordering Natural Open Space. To minimize the risk of fire the development will adhere to the following strategies for minimizing fire risk at any Natural Open Space within the Village 5 boundaries.
- The Placer County Conservation Plan educates builders and homeowners for the need to avoid creating plant groupings of understory trees near existing wooded grassland edges and proposed new structures. Fire mitigation measures including limiting understory plant height, sufficient plant group spacing, plant selection, and minimum spacing between plants and buildings and other plantings must be considered.
- New understory plants within a “Defensible Space Zone” should be restricted to groundcovers not exceeding 18” in height and shrub groupings not exceeding 3’ in height. Plantings must be maintained to stay consistent with ‘fire ladder’ prevention.
- Plantings are not permitted within “Non Combustible Zone” adjacent to structures. A vertical clearance is also required next to all structures, affecting the pruning of new and existing trees.
- Use of hardscape areas equal to or greater than 25% of the total landscape area located adjacent to architecture is recommended.
- Homeowners and builders are required to maintain a Defensible Space Zones when the property is located adjacent to Natural Open Space. This shall include tree and shrub pruning with sensitivity to horizontal spacing for new shrub plantings.
- Proposed Landscape Buffers and Linear Park areas must maintain a clear understory with regular pruning to maintain a fire resistant transition into the Natural Open Space.
- Regular maintenance of Open Space edge conditions is required by the appropriate maintenance district to help insure the landscapes ability to inhibit the spread of fires.
- Utilize a variety of methods to create an attractive yet fire resistant landscape. Plant selection, spacing and maintenance all factor into the landscapes ability to resist wildfires.
- Please see Chapter 7.10 for additional details at specific transitions.

6.9 WATER CONSERVATION

6.9.1 Water Calculations

The irrigation system design shall conform to State of California Assembly Bill 1881/City of Lincoln Water Conservation ordinance for a water conserving landscape. All systems shall be designed with rain-water shut-off. The irrigation design shall be separated into systems based on the planting design/plant palette/planting hydro zones. Maximum allowed and Estimated Water use calculations shall be submitted per the City of Lincoln Water Conservation ordinance.

6.9.2 Reclaimed Water System

Irrigation systems within Village 5 will utilize reclaimed water for irrigating streetscape corridors, parks, open space and linear parkways, as available from City of Lincoln Wastewater and Reclamation Facility (WWTRF). Shrub and ground cover plantings within the various landscapes shall be irrigated using drip irrigation (subsurface or point source). Areas of active turf grass or storm water quality swales shall be irrigated using high efficiency multi-stream rotary type irrigation heads in areas less than 20’ wide and large radius rotor type spray heads in areas over 20’ wide. The irrigation design shall provide for 100% double coverage of all rotor and spray head systems. All in tract parkway landscape areas shall be irrigated with an automatic irrigation system connected to the homeowner’s front yard domestic irrigation system.

6.11 GENERAL HARDSCAPE CRITERIA

6.11.1 Appropriate Use of Enhanced Paving

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

6.11.2 Location and Durability

Enhanced paving shall be located at key intersections and at-grade trail crossings to provide a demarcation of place and heighten the awareness of the interface between vehicular and pedestrian traffic. See decorative paving examples below. The location of proposed decorative pavement locations can be found in each specific Area Chapter.

6.11.3 Decorative Paving

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



Enhanced Intersection with Decorative Paving

6.11.4 Permeable Paving

Consider the use of permeable paving materials within parking lots to promote infiltration and reduce storm water run-off. Materials may include, but are not limited to, pavers, permeable color concrete, and permeable asphalt. See photos below. Where utilized, permeable paving subgrade preparation shall be specified by a geotechnical engineer to allow for adequate storage and percolation. Vertical concrete edge constraints shall be used to eliminate water intrusion into adjacent improvements.



6.11.5 Trails and Paths

Trails shall be constructed out of Portland cement non-colored concrete with a medium-broom finish perpendicular to the direction of travel and stabilized decomposed granite shoulders, or a similar type of all-weather surface.



6.12 WALLS AND FENCING

Fencing shall be selected to compliment the Community Identity, the homes architectural style and overall character of the street and access ways. The following guidelines should be used to help develop the fencing choices for specific areas:

- Sound Walls will be required as determined by the EIR and subsequent sound attenuation studies. The desired aesthetics for the wall should complement the overall style and quality of the Project’s other qualities.
- The requirements discussed in the Private Zone shall be followed. Visually permeable fencing within the Private Zone may be set on a masonry base no more than 18” in height. Masonry specification must be consistent with the architectural requirements. All metal fencing directly abutting Open Space Preserves must be of consistent material from top to bottom to try and maintain as much invisibility as possible.
- Visually Permeable fence locations are indicated in the concept diagrams within each specific Area Chapter.
- No fencing or walls shall be taller than 6’ unless required for sound control. Any fencing projecting into the public realm of Zone 2 shall not exceed 4’ and the transition should occur where the private and public zones meet. The design, style and materials to be used in developing the proper fencing should match the proposed design and style for the neighborhood and community. The materials shall be selected to reflect the rural atmosphere described earlier. The quality of the chosen materials should be apparent.
- Specific locations within the development may require sound attenuation and thus require sound wall construction. The locations will be determined based on grade and design requirements. Minimizing community walls is encouraged however when walls cannot be avoided, attractive wall designs will be required. Walls should incorporate a minimum of stone or brick pilasters spaced at 50’-0” o.c. with split-face or stucco walls in between as a minimum. Styles should compliment the community theming as selected by the builder. The required sound study will indicate the necessary heights and specific location for these types of walls, which will take into consideration any elevation differences, ambient sound and construction techniques.
- When fencing is located adjacent to Open Space, Parks, Landscape Corridors and Buffer zones, open, transparent fencing is required to allow visual access and promote safety. Six foot tall, black, tubular metal fencing is the suggested standard material for these situations.
- Rear and side yard fencing shall not exceed six foot in height and may be constructed of solid wood, concrete block, metal or a combination of the two materials. The intent is to provide some privacy for the homes’ outdoor living space as well as screening neighboring homes from each other.
- Front yard and side yards on corner lots shall not exceed four foot in height in front of the home and shall provide a minimum of 50% transparency from a point established in the Architectural Design Guidelines. Transparent fencing may be set upon a solid base, up to two foot high, to help

further establish ownership boundary. Specific wall and fencing locations will be identified in each specific Area Chapter.



The use of brick is encouraged to reflect upon the history of the area



Examples of solid sound and community walls

Combination wall at Multi-family



Examples of post and cable fences at open space (provide openings every 750' for emergency vehicle access)

6.13 CONSTRUCTION TECHNIQUES AND MATERIALS

Materials within the open space shall be consistent with the natural environment and consider the on-going maintenance needs. Site furnishings shall be permanent in-ground mount with finish materials such as recycled plastic, concrete or powder coated steel. Colors shall be neutral and consistent with the surroundings. Hardscape surfaces shall be concrete or stabilized decomposed granite. Edge restraint shall be concrete bands or steel edging. Images are representative of style and materials only.

Examples of permissible fencing types at various locations



Examples of good neighbor fences (interior and corner lot conditions)



6.14 LIGHTING

Exterior lighting must conform to all City of Lincoln, Department of Public Works standard to meet minimum foot-candle distribution that ensures a sufficient level of illumination for public areas for safe, night time orientation.

A lighting diagram denoting lighting levels at all site areas shall be provided prior to final approvals. Information pertaining to the uniformity ratio, average, minimum and maximum maintained, as well as pole height ranges shall additionally be listed.

Fixtures must be adequately spaced to provide the minimum illumination without interference from streetscape landscaping with proper shielding to prevent spillage onto adjacent properties.

All fixtures shall be an attractive design consistent with the surrounding style and complementary to the project theme. The images shown on this page are within the spirit of the Project’s historically rural styles. Standard heights should be in scale with the surrounding uses while still meeting minimum lighting requirements.

It is encouraged that properly placed fixtures may be utilized in combination with regulatory, way-finding and creative embellishment to reduces clutter at intersections and other major nodes. When appropriate, bollard lights may be utilized along pedestrian ways. Style shall match the street light fixtures. Lighting specification and locations will be identified in each specific Area Chapter.



Examples of desired site furniture standards for Village 5

All exterior furniture in public and quasi-public spaces must be approved by the City prior to installation. All exterior restaurant and café furniture/equipment must be approved by the DRC only. The owner/operator is responsible for the maintenance and quality appearance of their exterior furniture and equipment.



Examples of desired light standards for Village 5



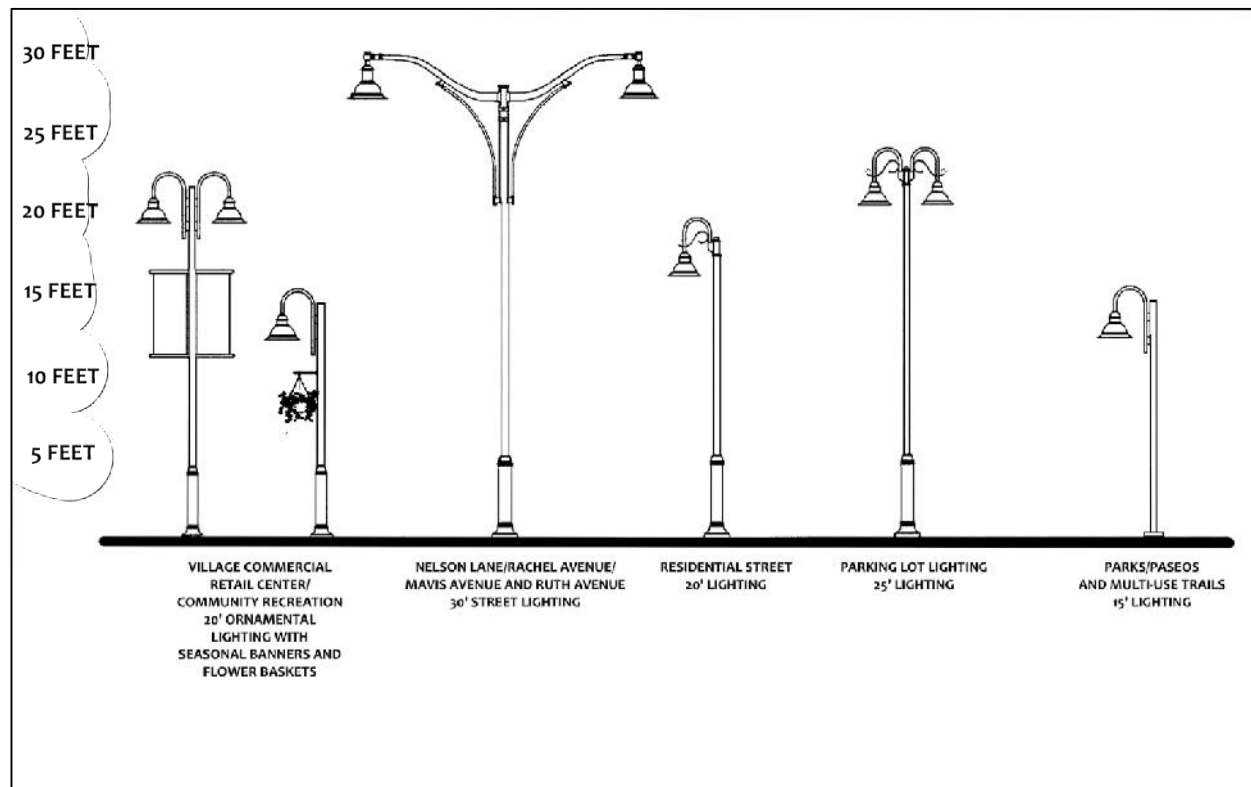
Examples of attractive street light combinations with flower baskets or banner

6.15 SIGNAGE

A sign program that reflects the established theme for the Project shall be established for all residential areas, business and industrial parks and commercial developments.

- The character and scale of the signage should respond to and be suitable for the surrounding uses.
- All signage shall be consistent with the overall development and appropriately orient users with clear identification of the associated building.
- Signage location, height, illumination, size and font shall meet all fire and city code regulations.
- Multiple sign needs may be incorporated into one coordinated pole format in order to reduce surplus streetscape elements and create a more orderly appearance.
- Signs must be durable, vandal resistant and legible.

Open Space Signage locations will be identified in each specific Area Chapter.



Light Design Standards for Village 5





6.16 COMMUNITY ARTWORK

Artwork can be an integral part of any community. Through the use of sculptures, fountains, vertical icons and appropriate landscape the quality and culture of a region can be enhanced. Artwork can be located in parks, pedestrian plazas, in front of business parks or shopping centers, located in roundabouts or at key focal points to provide visual interest.

Artwork should be...

- appropriate for the outdoors through the selection of materials and finishes.
- scaled properly for the space in which it is featured.
- appropriately lit for evening presentations.
- of a sturdy design to withstand the rigors of the environment over time.
- installed securely to prevent any instability, damage or hazard to the public.
- enhancements to the character of the overall community design.
- commissioned by local or regional artists.
- reviewed by the DRC for approval.





6.17 PLANT PALETTES

The following plant palettes are comprehensive for all locations, divided into sections containing trees, shrubs or groundcovers and vines. The chart indicates if it is native and/or a drought tolerant species. The use and placement of plant materials should be in accordance with these guidelines with sensitivity and adherence to view-sheds, line of sight relative to safety standards at intersections or other areas requiring unobstructed views. Planting selections should take into account mature heights relative to their placement adjacent to signage so as to insure that signage will always be visible.

Trees shall be placed a minimum of 10' away from any private driveway. Trees that are planted within a turf area should be planted with a root barrier to encourage deep root growth and mitigate unwelcome surface roots.



Master Residential Plant List for Village 5
Trees

Acacia baileyana	Bailey Acacia	D
Acacia baileyana 'Purpurea'	Purple Leaf Acacia	D
Acer buergerianum	Trident Maple	
Acer macrophyllum	Big Leaf Maple	SN
Acer platanoides "Crimson King"	Black Maple	
Acer rubrum	Red Maple	D
Aesculus californica	California Buckeye	N D
Arbutus menziesii	Madrone	N
Arbutus unedo	Strawberry Tree	
Betula utilis	Himalayan Birch	
Calocedrus decurrens	Incense Cedar	N
Cedrus deodara	Deodar Cedar	N D
Ceratonia siliqua	Carob tree	
Cercocarpus betuloides	Island Mahogany	N D
Cornus nuttallii	Pacific Dogwood	D
Crataegus phaenopyrum	Hawthorn	
Cupressus sempervirens	Italian Cypress	D
Fagus sylvatica	Beech	
Fraxinus dipetala	Flowering Ash	N
Fraxinus oxycarpa 'Raywood'	Raywood Ash	
Ginkgo biloba "Autumn Gold"	Maidenhair Tree	
Hymenosporum flavum	Sweetshade, Wedding Tree	
Juglans californica	Black Walnut	N D
Koelreuteria paniculata	Goldenrain Tree	D
Lagerstroemia indica	Crape Myrtle	D
Liquidambar styraciflua	American Sweetgum	D
Liriodendron tulipifera	Tulip Tree	
Magnolia grandiflora Little Gem	Dwarf Southern Magnolia	D
Magnolia soulangeana	Saucer Magnolia	
Magnolia stellata	Star Magnolia	
Malus spp.	Crabapple	SN D
Nyssa sylvatica	Sour Gum	D
Olea Europaea	Olive	D
Pinus edulis	Pinon Pine	N D
Pinus ponderosa	Ponderosa Pine	SN D
Pinus sylvestris 'Fastigiata'	Dwarf Scotch pine	
Pistacia chinensis	Chinese Pistache	D
Platanus x acerifolia	London Plane Sycamore	
Platanus racemosa	Western Sycamore	N D
Populus fremontii	Fremont Cottonwood	N
Populus tremuloides	Quaking Aspen	
Prunus cerasifera 'atropurpurea'	Purple Leaf Plum	
Prunus virginia	Western Chokecherry	
Pyrus calleryana	Flowering Pear	

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES

Romneya coulteri	Matilija Poppy			Gaillardia grandiflora	Blanket Flower	
Rosa floribunda	Bush Roses			Gelsemium sempervirens	Carolina Jessamine	
Rosmarinus officianalis	Tuscan Blue Rosemary	D		Helleborus hybridus	Lenten Rose	
Salvia spp.	Sage (Cold tolerant varieties)	N D		Hemerocallis spp.	Day Lilly	D
Sambucus mexicana	Blue Elderberry	N D		Heuchera spp.	Coral Bells	
Santolina chamaecyparissus	Grey Lavender			Hunnemannia fumariifolia	Mexican Tulip Poppy	
Sarcococca spp.	Sweet Box			Iris douglasiana	Pacific Coast Iris	D
Sisyrinchium bellum	Blue-Eyed Grass			Lantana montevidensis	Trailing Lantana	D
Spiraea spp.	Spiraea	D		Lirope spp.	Lily Turf	D
Syringa spp.	Lilac			Lonicera interrupta	Chaparral Honeysuckle	D
Teucrium fruticans	Bush Germander	D		Lupinus	Lupine	
Westringia rosmarinifolius	Westringia			Mahonia repens	Creeping Mahonia	D
Woodwardia fimbriata	Chain Fern	D		Mimulus aurantiacus	Sticky Monkey Flower	N
Zantedeschia spp.	Calla Lily	D		Mirabilis jalapa	Four O'clock	D
Vines and Ground Covers				Muhlenbergia rigens	Deer Grass	N D
Achillea millefolium	Yarrow	N D		Muhlenbergia capillaries	Pink Muhly Grass	
Ajuga reptans	Carpet Bugle	D		Myrtus communis 'compacta'	Dwarf Myrtle	N D
Aquilegia formosa	Western Columbine	N SN D		Narcissus spp.	Daffodil	
Arctostaphylos	Emerald Carpet Manzanita	N CA D		Nepeta fascenii	Catmint	D
Aristolochia californica	Pipe Vine	D		Nephrolepis cordifolia	Southern Sword Fern	
Asclepias speciosa	Showy Milkweed	D		Oenothera berlandieri	Mexican Evening Primrose	D
Aster chilensis	Aster	N CA		Origanum vulgare	Oregano	D
Baccharis pilularis	Dwarf Coyote Bush	N CA D		Pachysandra terminalis	Japanese Spurge	
Berberis thunbergii	Japanese Barberry			Pelargonium peltatum	Ivy Geranium	
Bletilla striata	Chinese Ground Orchid			Penstemon heterophyllus purdyi	Blue Bedder Penstemon	CA-N D
Bouteloua gracilis	Bunching Grass	D		Phlox subulata	Moss Pink	
Bulbine frutescens	Cape Balsam	D		Plumbago auriculata	Cape Plumbago	
Calibrachoa sp.	Million Bells x			Pyracantha spp	Fire Thorn	
Campsis radicans	Trumpet Vine			Rhododendron occidentale	Western Azalea	N D
Carax spp.	Sedge			Rosa floribunda	Floribunda Rose	
Ceanothus gloriosus	Point Reyes Ceanothus	N		Rosmarinus officianalis 'prostratus'	Dwarf Rosemary	
Cerastium tomentosum	Snow-In Summer			Rubus ursinus	California Blackberry	N
Cistus spp.	Rock Rose	N D		Russelia equisetiformis	Coral Fountain	
Coreopsis spp.	Coreopsis	N D		Salvia spp.	Sage	
Cyclamen hederifolium	Ivy Leaf Cyclamen			Santolina chamaecyparissus	Lavender Cotton	
Digitalis spp.	Foxglove			Saponaria lempergii	Max Frei hybrid	N
Duchesnea indica	Mock Strawberry	D		Scilla tubergeniana	Squill	
Echeveria Imbricata	Hen and Chicks	D		Sedum brevifolium	Stonecrop	
Echium fastuosum	Pride of Madeira			Sisyrinchium bellum	Blue-Eyed Grass	N D
Elymus arenarius	Lyme Grass			Solanum jasminoides	Potato Vine	D
Epilobium canum	California Fuchsia	N		Sprdkdlla formosissima	Aztec Lily	
Eriogeron karvinskianus	Fleabane	N D		Sternbergia lutea	Yellow Autumn Crocus	
Eriophyllum confertiflorum	Golden Yarrow			Stipa pulchra	Purple Needle Grass	N D
Eschscholzia californica	California Poppy	N		Stipa tenuissima	Mexican Feather Grass	
Euonymus radicans	Common Winter Creeper	D		Symphoricarpos mollis	Spreading Snowberry	
Festuca spp.	Fescue	N D		Tecomaria capensis	Cape Honeysuckle	D
				Teucrium chamaedrys 'Prostratum'	Germander	
				Thymus praecox articus	Creeping Thyme	

Traachelospermum jasminoides	Star Jasmine	
Trifolium fragiferum	O'Connor's Legume	
Tulbaghia violacea	Society garlic	
Verbena rigida	Verbena	
Vinca minor	Dwarf Running Myrtle	
Zauschneria californica	California Fuchia	N D

N- Native SN- Sierra Nevada Native CA- California Native D- Drought Tolerant

**Master Commercial Plant List for Village 5
Trees**

Acacia aneura	Mulga	x	
Acer buergerianum	Trident Maple		
Acer platanoides "Crimson King"	Black Maple		
Acer rubrum	Red Maple		D
Arbutus 'marina'	Pink Madrone		D
Arbutus unedo	Strawberry Tree		
Betula utilis	Himalayan Birch		
Calocedrus decurrens	Incense Cedar		N
Cedrus deodara	Deodar Cedar		N D
Citrus var.spp.	Citrus		
Ceratonia siliqua	Carob tree		
Cercocarpus betuloides	Island Mahogany		N D
Chilopsis linearis	Desert Willow	x	D
Cornus nuttallii	Pacific Dogwood		D
Crataegus phaenopyrum	Hawthorn		
Cupressus sempervirens	Italian Cypress		D
Elaeocarpus decipiens	Japanese Blueberry Tree	x	
Fagus sylvatica	Beech		
Fraxinus dipetala	Flowering Ash		N
Fraxinus oxycarpa 'Raywood'	Raywood Ash		
Ginkgo biloba "Autumn Gold"	Maidenhair Tree		D
Hymenosporum flavum	Sweetshade, Wedding Tree		
Koelreuteria paniculata	Goldenrain Tree		D
Lagerstroemia indica	Crape Myrtle		D
Liquidambar styraciflua	American Sweetgum		D
Liriodendron tulipifera	Tulip Tree		
Magnolia grandiflora Little Gem	Dwarf Southern Magnolia		D
Magnolia soulangeana	Saucer Magnolia		
Magnolia stellata	Star Magnolia		
Malus spp.	Crabapple		SN D
Nyssa sylvatica	Tupelo		D
Olea Europaea	Olive		D
Phoenix canariensis	Canary Island Date Palm	x	
Pinus sylvestris 'Fastigiata'	Dwarf Scotch pine		
Pistacia chinensis	Chinese Pistache		D
Platanus x acerifolia	London Plane Sycamore		
Populus tremuloides	Quaking Aspen		
Prunus cerasifera 'atropurpurea'	Purple Leaf Plum		
Prunus virginia	Western Chokecherry		

CHAPTER 6: VILLAGE LANDSCAPE DESIGN GUIDELINES

Rosa floribunda	Floribunda Rose		
Rosmarinus officianalis 'prostratus'	Dwarf Rosemary	D	
Russelia equisetiformis	Coral Fountain		
Salvia spp.	Sage	D	
Santolina chamaecyparissus	Lavender Cotton		
Saponaria lempergii	Max Frei hybrid	N	
Scilla tubergeniana	Squill		
Sedum brevifolium	Stonecrop		
Sisyrinchium bellum	Blue-Eyed Grass	N D	
Solanum jasminoides	Potato Vine	D	
Stachys byzantina	Lambs Ears	D	
Sternbergia lutea	Yellow Autumn Crocus		
Stipa pulchra	Purple Needle Grass	N D	
Stipa tenuissima	Mexican Feather Grass		
Symphoricarpos mollis	Spreading Snowberry		
Tecomaria capensis	Cape Honeysuckle	D	
Teucrium chamaedrys 'Prostratum'	Germander		
Thymus praecox articus	Creeping Thyme		
Traachelospermum jasminoides	Star Jasmine		
Trifolium fragiferum	O'Connor's Legume		
Tulbaghia violacea	Society garlic		
Verbena rigida	Verbena		
Vinca minor	Dwarf Running Myrtle		
Wisteria sinensis	Chinese Wisteria	x	
Zauschneria californica	California Fuchia		N D

N- Native SN- Sierra Nevada Native CA- California Native D- Drought Tolerant

CHAPTER 7: Area A1 and A2 Planning Level Detail

7.1 OVERVIEW

Purpose

The purpose of this section is to describe and clarify how each site area is to be used and how the planning, architecture and landscape design will cohesively complement one another. This Area specific section describes and illustrates concepts to insure that the quality and character of each neighborhood development is meeting with the vision intended. The Planning Level Detail addresses the street network, bike paths, pedestrian trails and the overall connectivity between the various land uses. The framework is based on the development standards found in Chapter 3 and the spirit of the vision is defined by the residential, commercial and landscape design guidelines found in Chapters 4, 5 and 6 respectively.

Executing the Vision

The Village 5 Specific Plan clearly describes the vision and principles that will make up the foundation for this development. The desired features of strong connectivity, efficient development patterns, a variety of development offerings, and transportation choices all in a diverse, high quality in all aspects to insure a healthy and valued community for generations. This Chapter defines and illustrates in greater detail community elements including: development patterns, the mobility network, parks and open space amenities, neighborhood areas and features, streetscape designs, monumentation, lighting, signage and landscape transitions. Each element includes specific criteria to be followed for this area of development.

Details

All power and utilities within Village 5 will be constructed underground.

Organization

This section is organized by detailing each element of the vision, as noted above, and providing specific details and examples for execution.

Illustrative Land Use Summary for Planning Area A1 and A2

Areas A1 and A2 land use is consistent with the Village 5 Specific Plan zoning designations. The enclosed table summarizes the various uses, acreage and total units anticipated, however the final lot layouts are still being developed thus final unit counts may vary. Please see Table B-1 in the Specific Plan Appendix B for additional detail. Please see Area Land Use Plan on the following page.

Land Use		Acreage	Units
Residential			
VCE	Country Estates	224.5	1384.0
VLDR	Low Density Residential	179.4	937.0
VMDR	Medium Density Residential	50.1	96.0
VLDR	Community Recreation	6.3	0.0
VLDR	Senior Recreation	5.4	0.0
Subtotal		465.7	2417.0
Commercial			
VCOMM	Village Commercial	79.5	
VC	Village Center	26.4	
Subtotal		105.9	
Public			
ES	Elementary School	12.0	
PQP	Public/Quasi-Public	3.9	
ROW	Major Roadways	74.6	
Subtotal		90.5	
Open Space/Parks			
VRP	Village Regional Park	71.2	
VCP	Village Community Park	16.0	
VNP	Village Neighborhood Park(s)	13.4	
VLP	Village Linear Park(s)	14.0	
VPP	Village Pocket Park(s)	5.1	
VOSN	Village Open Space Natural	17.3	
Subtotal		137.0	
TOTAL		799.1	2417.0

CHAPTER 7: AREA A1 AND A2 PLANNING LEVEL DETAIL

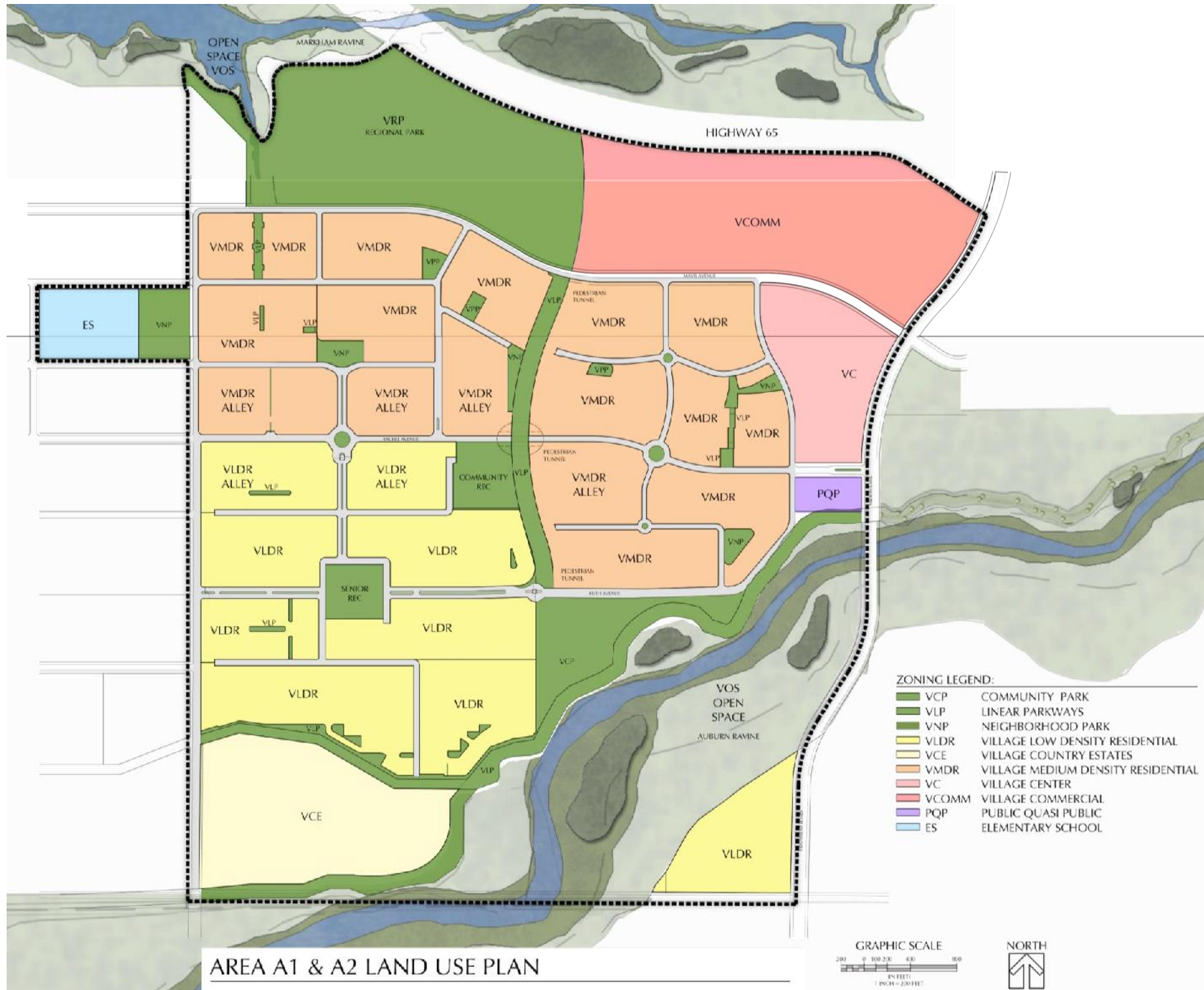


Exhibit 7.1

7.2 COMMUNITY DESIGN FEATURES

Development Pattern Design Principles

- Create a cohesive development consisting of individual neighborhoods with distinct product types linked together via paths, parks and roads.
- Consider each neighborhood for its unique site features or amenities as applicable.
- Design each neighborhood within proximity to a variety of park and recreation opportunities.
- Higher density solutions shall present themselves closest to Village Commercial and/or Recreation amenities.
- Design each neighborhoods circulation with a simple grid while being sensitive to existing natural features, detention or created amenities.
- Insure that adjacent neighborhood have positive vehicular and pedestrian links at multiple points for easy accessibility.
- Design appropriate buffers and connections, such as single loaded streets, and parks, between development and open space areas for desirable viewing and easy access to trails.
- Create visual access through the design of roads, parks and paths to open space amenities to encourage
- Create strong, safe pedestrian links throughout the development to encourage walkability and alternative transportation options to minimize vehicular trips to recreational amenities or village shopping.
- Incorporate shorter residential blocks via street breaks, paseos, or parks to allow for accessible interaction within or between neighborhoods.
- Utilize "Complete Streets": A complete street is a safe, accessible, and convenient street for all users regardless of transportation mode, age, or physical ability. Complete streets adequately provide for bicyclists, pedestrians, transit riders, and motorists. Complete streets promote healthy communities and reductions in traffic congestion by offering viable alternatives to driving.

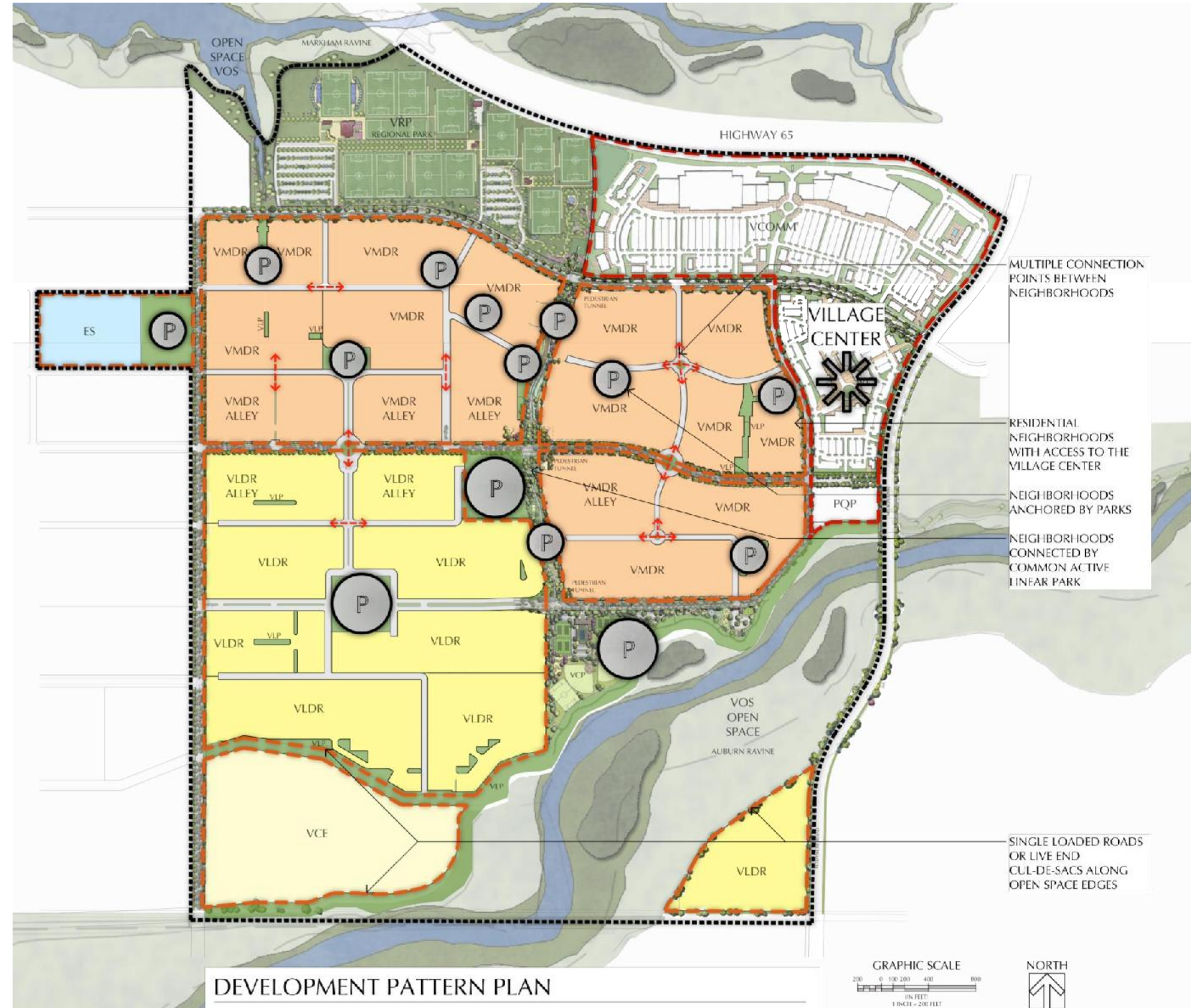


Exhibit 7.2

Parks and Open Space Design Principles

- Create contiguous “green” parkways both in east/west and north/south directions for unlimited access.
- Place parks and paseos evenly throughout and with both visual and physical access from primary parkways.
- Create destination parks within each neighborhood for gathering and participating in a variety of activities both passive and active.
- When possible locate parks, open space features, or recreation amenities near entries to be used as a focal point and for easy way finding for out of area visitors.
- Every effort should be made to evenly disperse parks and open space throughout for a soft, green, pleasing experience while living or visiting Village 5.
- See page 7-1 of this document for designated park acreage allocations.



Exhibit 7.3

7.3 NEIGHBORHOOD DESIGN INTENT

Rachel Avenue is the heart and spirit of Village 5. Incorporating Village Commercial at both ends, and a wide variety of residential opportunities in between. This tree lined gateway is designed with a large center median, two vehicular lanes, a Class I cycle track on the north, and separated walkways on both sides (no parking) thus defining it as a primary connection both physically and aesthetically Rachel will capture the iconic rural spirit of traditional Lincoln while bringing highly articulated architectural designs that embrace today's styles. Rachel will consist of predominately alley loaded homes with vehicular access at the rear, while offering a variety of lot widths and alternatively some side facing residents too. By featuring front doors and porches at the street a sense of community is established. This key link has three primary focal points including two roundabouts, and a bridge. The roundabouts define the primary entrances into each of the neighborhoods to the north and south, while the bridge gives long linear views in each direction ultimately connecting the village community park on the south with the village regional park at the north. This area's neighborhoods are centered on the "Main Street" theme of Rachel Avenue.

Notes:

- All street names will be submitted and finalized during the tentative map process.

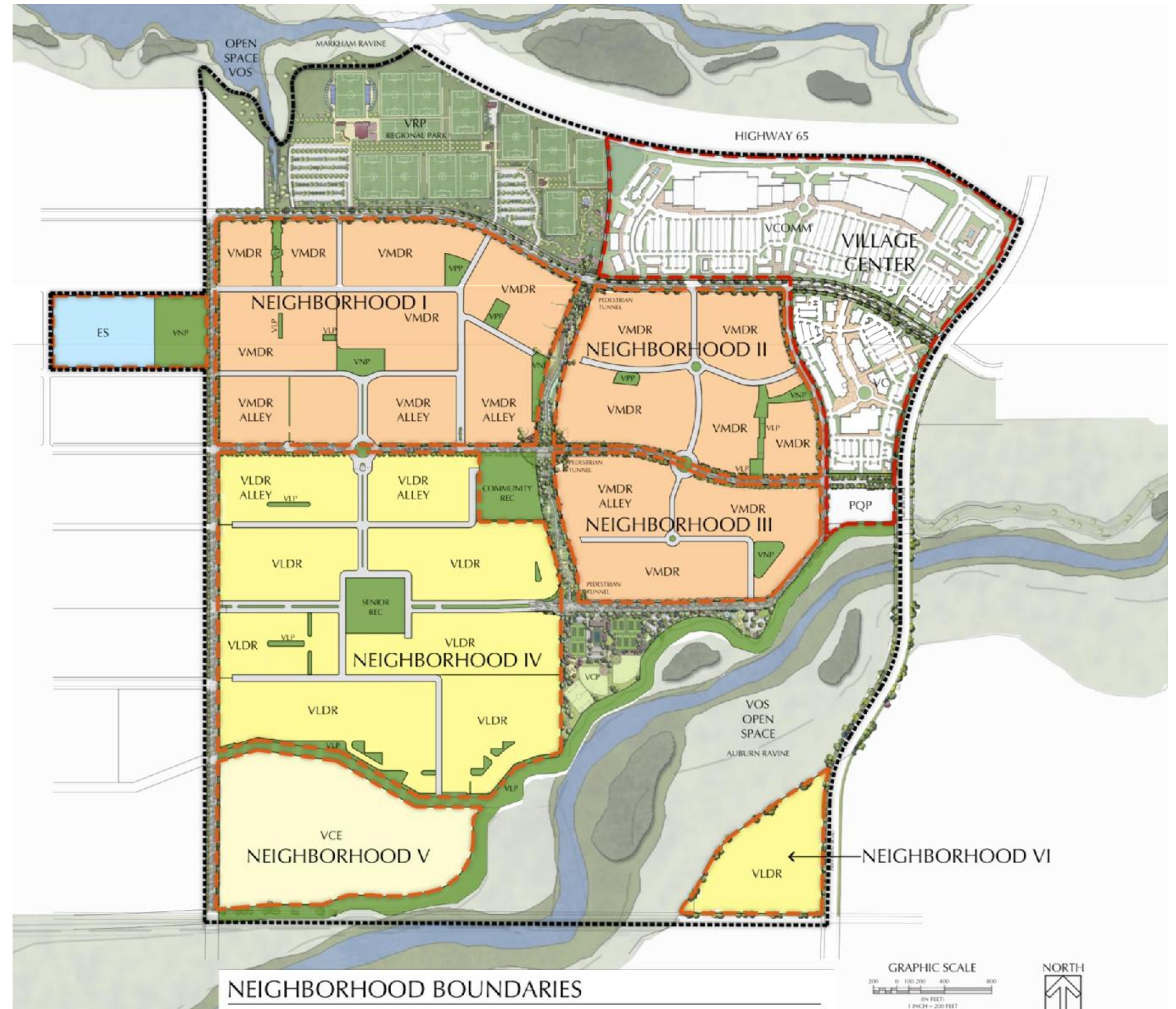


Exhibit 7.4

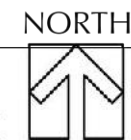
Village Center/Village Commercial

The Village Center/Village Commercial Design Principles and features are as follows:

- The Village Center can be described as approximately 26.40 acres South of Mavis Avenue and East of Nelson Lane and the Village Commercial is approximately 79.50 acres located South of Highway 65, North of Mavis Avenue and East of Nelson Lane.
- The primary entrances are off of Mavis Avenue for the Village Commercial and off of Mavis Avenue and Ruth Avenue for the Village Center.
- Additional access is available off of Rachel Avenue, Nelson Lane and the residential collector to the east of the Village Center.
- The development pattern for the Village Center consists of an inner grouping of stores with parking around and the Village Commercial property places the buildings closest to Highway 65 with parking and smaller pad buildings along Mavis Avenue, Nelson Lane and adjacent to the Regional Park.
- These centers provide a variety of needs while maintaining direct connectivity and close access for residents.
- Any Buildings facing HWY 65 or internal roadways shall maintain four sided architecture consistent with the front of the building.
- All loading docks and trash enclosures will be screened appropriately with landscape, decorative walls or other treatments in order to maintain a visually pleasing façade from any vantage point.
- Additional commercial features can be found within the Commercial Design Guidelines.



VILLAGE CENTER / VILLAGE COMMERCIAL





VCOMM-Village Commercial

- This Village Commercial Center features two major anchor tenants such as grocery or retail, two secondary retail or restaurant tenants and multiple minor retail.
- Pad spaces are available for minor retail, financial institutions or single tenants.
- Pad spaces are also available for Professional Offices or Medical Buildings.
- All uses are inter-connected for both pedestrian, bicycle and vehicular circulation and ample landscape for a soft pleasing experience

- The Village Center East is a pedestrian lifestyle destination focusing on



VC-Village Center