

Curtis Park Village Planned Unit Development Schematic Plan and Development Guidelines

(Text-only version)

DRAFT

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1.0 INTRODUCTION

- 1.1 Location, Context and Vision
- 1.2 Goals and Objectives
- 1.3 Purpose and Intent
- 1.4 Procedures for Approval and Amendment

1.1 LOCATION, CONTEXT AND VISION

On the site of a former Union Pacific railyard, the 72-acre Curtis Park Village Planned Unit Development (PUD) is located to the south of Sacramento's central city area, surrounded by neighborhoods established early in the 20th century and within walking distance of Sacramento City College and Land Park. The project is bordered on the west by Union Pacific and Light Rail, to the north and east by the existing Curtis Park neighborhood and to the south by Sutterville Road. Also nearby are the Western Pacific Addition and Hollywood Park neighborhoods.

Curtis Park Village has been laid out using current City of Sacramento "Pedestrian Friendly Street Standards" and with convenient linkages to nearby public transportation. There are two light rail stations at opposite ends of the site's west side. It is envisioned that the bus routes currently running along nearby 24th Street will be re-routed to the main north-south road through Curtis Park Village. The design has been based on urban infill and sustainable design principles, as well as the strong community planning traditions of Sacramento's historic and long-established neighborhoods.

The vision for Curtis Park Village is a vibrant mixed-use neighborhood developed at a pedestrian scale. Uses of the site include: detached brownstones, cluster-housing, single-family detached homes, affordable seniors and market-rate multi-family housing, a community shopping and retail/commercial development area, and a neighborhood park. These elements will combine into a truly vibrant mixed-use neighborhood. Curtis Park Village incorporates values of new urbanism and smart growth, including walkable neighborhoods with tree-lined streets, pedestrian-scaled architecture, with effective connections to surrounding communities.

1.2 GOALS AND OBJECTIVES

Curtis Park Village PUD strives to achieve four primary goals. Each of these goals will be pursued focusing on specific design objectives:

1. Create a visually interesting, pedestrian friendly mixed-use neighborhood that promotes smart growth principles
 - A. Emphasize the creation of spaces and places that encourage social interaction and foster community pride and support
 - B. Maintain a high quality of life and create charm and character for the emerging neighborhood
 - C. Utilize a consistent set of design elements throughout the PUD to unify the area visually and to enhance people's lives and property values
2. Provide a vibrant and successful neighborhood retail center
 - A. Provide an integrated development theme while still permitting flexibility in the location and development of businesses to respond to changing market conditions
 - B. Implement design standards that encourage design innovation and flexibility
3. Provide various housing choices including single-family and cluster, affordable seniors, and market-rate multi-family residences
4. Maximize opportunities for efficient transit provided by the public transportation and roadway corridors serving the site of the PUD
 - A. Encourage the use of public transportation through site design that emphasizes convenient transit access and use
 - B. Develop appropriate linkages to surrounding neighborhoods including pedestrian, bicycle, vehicle and alternative transportation modes.

1.3 PURPOSE AND INTENT

The Curtis Park Village Schematic Plan and Development Guidelines contain specific details, elements, conditions, and restrictions to carry out the vision of the Curtis Park PUD.

To achieve the goals and objectives of the Curtis Park Village PUD, the Guidelines are formulated in a flexible manner to provide for creative solutions to a variety of design situations.

1.4 PROCEDURES FOR APPROVAL AND AMENDMENT

The procedures for approval of development under, as well as amendments to, these Guidelines are as set forth in Title 17 of the Sacramento City Code, and as it may be amended from time to time.

- 2.0 LAND USE DEVELOPMENT STANDARDS
- 2.1 Concept and Land Use
- 2.2 Commercial Zone (Shopping Center (SC) Zone)
- 2.3 Single Family Residential Uses (Single-Family Alternative (R-1A) Zone)
- 2.4 Multi-Family Residential (Multi-Family Residential (R-4 & R-5) Zones)
- 2.5 Neighborhood Park (Agricultural/Open Space (A-OS) Zone)

2.1 CONCEPT AND LAND USE

Curtis Park Village is comprised of three interconnected zones linked by a network of pedestrian friendly streets and open spaces.

1. Zone 1 includes, generally, the northern half of Curtis Park Village, extending from the southern edge of the new neighborhood park to the alley that forms the northern edge of the development. Within this zone are single family residential lots zoned R-1A. The single family neighborhood zone complements the character and style of the surrounding Curtis Park community and like many historic Sacramento neighborhoods Curtis Park Village has at its heart the neighborhood park.
2. Zone 2 includes the area between the south of the new neighborhood park and the north edge of the commercial zone. It also extends south along the southeastern border of the development. It acts as a transition zone including higher density residential development between the less intense single-family development to the north and the commercial zone to the south. Within this zone are single-family residential and multi-family housing zoned R-1A, R-4 and R-5. These include:
 - A. Multi-family Housing
 - B. The Brownstone row...a slightly more urbanized residential area that acts as a transition between the single family and commercial zones.
 - C. Affordable Seniors Housing transitions between single-family and commercial zones
 - D. Cottage Homes...infilling empty parcels and activating the new alley
3. Zone 3 is the most southern portion of the site extending from Sutterville to the parcels surrounding the Traffic Circle. Within this zone is a neighborhood shopping center (area zoned SC). The layout of the commercial zone is conceptual; the projected locations of buildings may change as demand and economic dynamics evolve. The commercial zone will serve surrounding residential neighborhoods, creating destinations, convenient shopping and entertainment within walking/biking distance.

2.2 COMMERCIAL AREA (Shopping Center (SC) Zone)

Background information: As an infill project, Curtis Park Village is bordered by already busy thoroughfares: Sutterville Road, the railroad and light rail lines, nearby Highway 99 and Freeport Blvd.

This location provides a unique opportunity for the commercial zone to be both economically successful and an 'active buffer' between the residential new and existing neighborhoods and these large transportation corridors.

The commercial zone will strike a balance between serving the more intimate immediate local community with walkable destinations, and welcoming the greater community and larger customer base required to nourish a viable environment for thriving businesses.

Nearby light rail service will add to the synergy by providing convenient public transportation.

More than 20,000 students at adjacent Sacramento City College widen the customer base considerably. They will have access to services and destinations while contributing to the viability of the commercial zone.

The character of the commercial zone is to be sensitively informed by the adjacent pedestrian- and bicycle-friendly, urban-forested neighborhoods.

The procedures for approval of development within the Shopping Center (SC) Zone shall be in compliance Title 17 of the Sacramento City Code, and as it may be amended from time to time.

Exceptions to compliance with Title 17 within Curtis Park Village are allowed, with city approval, as follows:

1. Building Heights may be increased up to 45' to allow for mixed use and multi-family housing attached to retail development.
2. Parking requirements may be reduced for individual parcels when adequate shared parking is provided.

2.3 SINGLE FAMILY RESIDENTIAL USES

For Design Guidelines for single family neighborhood at north end of Curtis Park Village, see Appendix A, Single-Family Home Design Guidelines: Curtis Park Village. Supplementary information for brownstone neighborhood and for cottage infill sites appears below.

1. Cottage infill (R-1A)
 - A. Cottage infill sites occur along the west side of 24th Street and near the project's Shopping Center (SC) zone
 - B. These sites may be developed up to a density of 20 dwelling units per net acre.
 - C. The Infill Cottages should be integrated into the existing neighborhood fabric by means of architectural character, continuity, mass, scale, details and rhythm.
 - D. Development standards applicable to the Infill Cottage housing sites are incorporated in "Appendix A: Curtis Park Village Single Family Design Guidelines" incorporated in these PUD Design Guidelines.
 - E. Design review will be provided by the Design Review staff within the Planning Department. Design Review staff will review the application for consistency with applicable requirements for Infill Cottage sites found in "Appendix A: Curtis Park Village Single-Family Housing Design Guidelines" incorporated in these PUD Guidelines. Should the applicant wish to appeal a determination of the Design Review staff the appeal will be made to the Design Review Director. Notwithstanding section 17.132.290(D)(6), development project in the Infill Cottage sites shall be subject to design review under Chapter 17.132 of Title 17 of the Sacramento City Code. Unless specifically provide otherwise in these Guidelines, the Provisions of Chapter 17.132 shall apply.
 1. New construction of, or an addition, to an existing building or structure that the Design Director determines is in substantial compliance with "Appendix A: Curtis Park Village Single Family Home Design Guidelines" included in these PUD Guidelines shall be subject to staff level design review under the general direction of the Design Director under section 17.134© and shall not require a public hearing.
 2. New construction of, or an addition to an existing building or structure that the Design Director determines is not in substantial compliance with "Appendix A: Curtis Park Village Single Family Home Design Guidelines" of these PUD Guidelines shall be subject

to a Design Director review under section 17.132(B) and shall require a Design Director's public hearing.

3. In performing design review under these PUD Guidelines at the Design Director level, the Design Director shall have the authority to modify height, setback, and lot coverage standards as set forth in this section as the Design Director deems appropriate to carry out the intent of these PUD Guidelines and the "Appendix A: Curtis Park Village Single Family Home Design Guidelines" and to preserve and enhance the character defining features of the surrounding neighborhood. Where the Design Director has the authority to modify the height, setback, and lot coverage standards under these PUD Guidelines, neither the Zoning Administrator nor the Planning Commission shall have authority to consider or grant a special permit, variance, plan review, or modifications of these entitlement, or any other entitlement, to modify the Design Director's action.
2. **Brownstone Neighborhood (R-1a)**
 - A. The vertical stature of the homes in this neighborhood complements the architecture of the commercial area across the street, the main access to Curtis Park Village. The Brownstones provide transition between the existing and new residential neighborhood and the commercial areas of Curtis Park Village. The design intent for the Brownstone Neighborhood is that the homes constructed in this area of Curtis Park Village reflect the traditional brownstone homes found in cities such as Boston, New York, and Washington, D.C.
 - B. These sites may be developed at a density of up to 13 dwelling units per net acre.
 - C. It is the intention that the Brownstone Neighborhood homes shall be designed as an integrated neighborhood with a common design theme with a variety of street facades that are coordinated to present a traditional brownstone neighborhood. The Single-Family Housing Design Guidelines shall apply to the Brownstone Neighborhood homes.
 - D. Development standards applicable to the Brownstone Neighborhood are incorporated in "Appendix A: Curtis Park Village Single Family Design Guidelines" incorporated in these PUD Design Guidelines.
 - E. Design review will be provided by the Design Review staff within the Planning Department. Design Review staff will review the application for consistency with "Appendix A: Curtis Park Village Single-Family Housing Design Guidelines" incorporated in these PUD Guidelines. Should the applicant wish to appeal a determination of the Design Review staff the appeal will be made to the Design Review Director. Notwithstanding section 17.132.290(D)(6), development project in the Brownstone

Neighborhood shall be subject to design review under Chapter 17.132 of Title 17 of the Sacramento City Code. Unless specifically provide otherwise in these Guidelines, the Provisions of Chapter 17.132 shall apply.

1. New construction of, or an addition, to an existing building or structure that the Design Director determines is in substantial compliance with "Appendix A: Curtis Park Village Single Family Home Design Guidelines" included in these PUD Guidelines shall be subject to staff level design review under the general direction of the Design Director under section 17.134© and shall not require a public hearing.
 2. New construction of, or an addition to an existing building or structure that the Design Director determines is not in substantial compliance with "Appendix A: Curtis Park Village Single Family Home Design Guidelines" of these PUD Guidelines shall be subject to a Design Director review under section 17.132(B) and shall require a Design Director's public hearing.
 3. In performing design review under these PUD Guidelines at the Design Director level, the Design Director shall have the authority to modify height, setback, and lot coverage standards as set forth in this section as the Design Director deems appropriate to carry out the intent of these PUD Guidelines and the "Appendix A: Curtis Park Village Single Family Home Design Guidelines" and to preserve and enhance the character defining features of the surrounding neighborhood. Where the Design Director has the authority to modify the height, setback, and lot coverage standards under these PUD Guidelines, neither the Zoning Administrator nor the Planning Commission shall have authority to consider or grant a special permit, variance, plan review, or modifications of these entitlement, or any other entitlement, to modify the Design Director's action.
2. Tradition Single Family Neighborhood (R-1)
- A. The Traditional Single Family Home Neighborhood of Curtis Park Village is intended to create a visual integration the planning, architectural design, and style of the existing Curtis Park neighborhoods.
 - B. These sites may be developed at a density of up to 6 dwelling units per net acre.
 - C. Development standards applicable to the Tradition Single Family Neighborhood sites are found in Appendix A: Curtis Park Village Single Family Home Design Standards included in this document..

- D. Notwithstanding section 17.132.290(D)(6), development project in the Tradition Single Family Neighborhood shall be subject to design review under Chapter 17.132 of Title 17 of the Sacramento City Code. Unless specifically provide otherwise in these Guidelines, the Provisions of Chapter 17.132 shall apply.
1. New construction of, or an addition, to an existing building or structure that the Design Director determines is in substantial compliance with "Appendix A: Curtis Park Village Single Family Home Design Guidelines" included in these PUD Guidelines shall be subject to staff level design review under the general direction of the Design Director under section 17.134© and shall not require a public hearing.
 2. New construction of, or an addition to an existing building or structure that the Design Director determines is not in substantial compliance with "Appendix A: Curtis Park Village Single Family Home Design Guidelines" of these PUD Guidelines shall be subject to a Design Director review under section 17.132(B) and shall require a Design Director's public hearing.
 3. In performing design review under these PUD Guidelines at the Design Director level, the Design Director shall have the authority to modify height, setback, and lot coverage standards as set forth in this section as the Design Director deems appropriate to carry out the intent of these PUD Guidelines and the "Appendix A: Curtis Park Village Single Family Home Design Guidelines" and to preserve and enhance the character defining features of the surrounding neighborhood. Where the Design Director has the authority to modify the height, setback, and lot coverage standards under these PUD Guidelines, neither the Zoning Administrator nor the Planning Commission shall have authority to consider or grant a special permit, variance, plan review, or modifications of these entitlement, or any other entitlement, to modify the Design Director's action.

2.4 MULTI-FAMILY RESIDENTIAL (Multi-Family Residential (R-4 & R-5) Zones)

Multi-family residential uses shall consist of affordable seniors housing and market rate multi-family housing. These developments shall respect the special character of Curtis Park Village as set forth in this document, in addition to any other applicable City-adopted residential design guidelines.

1. Heights should be limited to 45'.
2. Affordable seniors housing
 - A. Acts as transitional land use bridging existing Curtis Park single family housing and commercial areas within Curtis Park Village
 - B. Acts as a low-impact buffer adjacent existing Curtis Park single family housing
 - C. Fulfills affordable housing element for Curtis Park Village
 - D. Integrates seniors housing with the general community
 - E. Provide a minimum parking ratio of 0.50 parking spaces per dwelling unit
 - F. Provide the following minimum setbacks:
 1. Front yard setback from back edge of public sidewalk: 12'-6"
 2. Side yard setback: 35'-0"
 3. Rear setback: 50'-0"
3. Market-rate Multi-family housing
 - A. Provides additional pedestrian links through Curtis Park Village
 - B. Acts as a buffer between Curtis Park Village single family residential and Curtis Park Village commercial areas
 - C. Provides an alternative type of housing for the neighborhood
 - D. Neighborhood Park will provide shared recreational, open space, and tot lot facilities
 - E. Provide a parking ratio of 1.50 parking spaces per dwelling unit. This ratio includes visitor parking
 - F. Achieve variety in exterior architectural forms through the use of various building materials and colors
 - G. Shared common open space space may be substituted for private patios and balconies
 - H. Provide the following minimum setbacks:

1. Front yard setback from back edge of public sidewalk: 14'-0"
2. From property line of nearest existing Curtis Park single family residential housing: 45'-0"
3. From property line of nearest commercial use: 20'-0"
4. Between living areas in any two multifamily buildings: 25'-0"
5. Between utility rooms in any two multifamily buildings: 17'-0"
6. Between carriage houses and property line of Union Pacific Railroad property: 5'-0" (sound attenuation required)
7. Between 3-story multifamily residential buildings and property line of nearest new Curtis Park single family residential housing: 50'-0"
8. Between carriage houses and property line of nearest new Curtis Park single family residential housing: 15'-0"

2.5 NEIGHBORHOOD PARK (Agricultural/Open Space (A-OS))

An approximately 6.1 acre neighborhood park is located near the center of the single-family residential area. A park preserves open space for outdoor recreation, provides for public health and safety, and is a visual amenity. Park design shall be in compliance with City of Sacramento Department of Parks and Recreation design guidelines.

3.0 LAND USE STANDARDS:
COMMERCIAL AREAS

- 3.1 Site Design and Building Orientation
- 3.2 Building Design Principles & Building Forms
- 3.3 Building Details
- 3.4 Building Utilities
- 3.5 Sustainability
- 3.6 Security

3.1 SITE DESIGN AND BUILDING ORIENTATION

Site planning and design are vital in creating usable, successful outdoor spaces. The arrangement and siting of buildings, the scale and location of spaces and landscaping, and the way these elements relate to each other, will determine the vitality of the neighborhood.

It is the intent of the Curtis Park Village PUD Guidelines to encourage the following:

1. The development of individual site plans to positively relate with neighboring properties
2. Design for lively pedestrian use
3. A continuous network of safe, convenient, comfortable and interesting walkways and sidewalks
4. Pedestrian paths that connect Curtis Park Village to the surrounding neighborhoods along transportation connections
5. Carefully planned outdoor spaces with defined edges, lighting and enhanced paving
6. Spaces designed at a pedestrian scale
7. Spaces enriched with seating and landscaping, fountains, public art, and trellises
8. Plazas, courtyards, pocket parks, and outdoor cafes designed to encourage pedestrian activity
9. Destinations provided that attract people and activity
10. Focal points created as placemaking landmarks
11. Orientation of buildings at the edge of pedestrian walks

3.2 BUILDING DESIGN PRINCIPLES & BUILDING FORMS

Key concepts direct the feel of a neighborhood, and determine community identity, economic vitality and levels of activity and use. Individual building forms and facades influence cohesiveness, comfort and aesthetic pride and at the same time can invite usage, increase a sense of security and generate pedestrian activity.

It is the intent of the Curtis Park Village PUD Guidelines to encourage design within the following principles:

1. **Architectural Character:** Consider building type, materials, form and design, the relationship to other buildings in the neighborhood, and the overall effect on the viewer. No particular architectural theme or style is being recommended; rather a variety of styles with consideration for the surrounding area
2. **Continuity:** a connection or harmony among buildings in form, scale and proportions
3. **Mass:** The volume defined by a building relative to its surroundings and to its solidity and weight. Details, such as window size and placement, or open spaces in the forms, can change the visual perception of mass and make a building more interesting
4. **Scale:** the proportion of one element to another. The overall scale is determined by the size and proportions of the elements, their relationship to each other and to the building itself, as well as the spaces and buildings in view.
5. **Rhythm:** the relationship of building components, the relationship of buildings to each other, and the spaces in between, form a visual rhythm. This contributes to the excitement, comfort and charm of the area.
6. **360 degree architecture:** buildings, especially those on corner lots or with high visibility, should be aesthetically pleasing from all angles. Details on each side of the building complement and enhance the primary street view
7. **Building Articulation**

40 feet is an ideal width for storefronts. Pedestrians react positively to well-designed storefront variations at increments that do not exceed about 40 feet. This scale provides an intimacy to the neighborhood experience.
8. **Building Facades**
 - A. Clearly organize facades to have a base (bottom), street wall (middle), and cornice (top)
 - B. Design proportions of façade elements to be in harmony within the context of the street
 - C. Design facades to be pedestrian-friendly

- D. Design roof lines to be varied in height
- E. Allow for architectural treatments and heights of up to 45'-0". 45'-0" provides height to place housing over retail uses. This is how vibrant neighborhoods are created.

9. Building Base

- A. Visually anchor the building through good base design using wainscoting or other architectural elements
- B. Provide visual interest and variety
- C. Design in a scale complementary to human scale
- D. The use of durable materials such as cast concrete, masonry and stone is encouraged

10. Building Street Wall

- A. Reflect the patterns of the neighborhood
- B. Structure meaningful urban massing using good street wall design
- C. Use color and texture to provide visual interest
- D. Provide visual interest using windows, balconies, arcades, colonnades, awnings, reveals, step backs, moldings, and other changes in the vertical plane
- E. Provide clear-glazed fenestration on approximately 50% of each building façade that abuts a pedestrian way

11. Building Cornice

- A. Design parapets and roof elements with decorative treatments that clearly define the top of the building
- B. Design roof lines to be varied in height
- C. Consider the special articulation in the cornice above entries and building corners
- E. The use of projecting cornices, lentils, caps, and other elements are encouraged

Finish the interior sides of parapets that are visible similar to the front sides

12. Building Entrances

- A. Consider micro-climatic conditions such as solar orientation, wind and shadows when siting buildings and locating building entrances
- B. Orient building main entrances to streets or public spaces wherever possible or practical
- C. Multiple entrances or corner entrances are encouraged at street corners to activate both street frontages
- D. Locate sidewalk entrances to accommodate ease of pedestrian movement
- E. Articulate building entrances with canopies, awnings, special lighting and other features
- F. Locate service entrances away from pedestrian entrances

13. Building Corners
 - A. Design buildings to be in compliance with City of Sacramento required visibility triangles
 - B. Use building corners to emphasize street intersections
 - C. Consider increased pedestrian activity in the design of building corners
14. Tower Elements
 - A. The inclusion of tower elements is encouraged at corners and at view corridor terminuses
 - B. Integrate tower elements with the lower elements of the building
15. Roofs
 - A. Consider the aesthetics of rooftops as viewed from other buildings.
 - B. Screen rooftop mechanical equipment from public view
16. Other Considerations
 - A. Consider view corridors when siting buildings
 - B. The use of corporate “chain” architecture is strongly discouraged. Design buildings for corporate tenants to express the uniqueness of location and structure

3.3 BUILDING DETAILS

Building details enhance buildings by promoting visual vitality through the use of interesting forms, textures, patterns, colors and shadows.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. General Guidelines
 - A. Finished building materials applied to all sides of a building
 - B. A consistency of style maintained by using building materials, textures, colors, roof treatment and landscaping
 - C. Maintaining compatibility with exterior building materials in screening utility equipment
 - D. Blank walls on visible facades are strongly discouraged
2. Building entrances
 - A. Use of distinctive architectural elements and materials
3. Doors and windows
 - A. Organized to present a unified appearance except where variations are an integral and necessary part of the exterior design
4. Transparent glazing
 - A. Use of transparent glazing wherever practical
 - B. Dark tinted glazing is acceptable only when required to screen views into a building
 - C. The use of simulated, reflective, mirrored or dark tinted glazing is strongly discouraged
5. Awnings
 - A. Awnings of translucent glazing, metal or canvas
 - B. The use of awnings to articulate the tops of doors and windows
 - C. Lighting used to highlight awnings
6. Wall transitions
 - A. The use of columns and pilasters to articulate wall transitions is strongly encouraged
7. Cornice details

- A. Offsets and jogs in cornices and parapets
 - B. Parapets of sufficient height to screen roof-mounted equipment from public view
8. Exterior Decorative Elements
- A. The use of wall pattern treatments, changes in materials, building pop-outs and recessed areas are encouraged to create shadow patterns and depth on wall surfaces
 - B. Different portions of the building façade articulated to create images of buildings that have been developed over time
 - C. Display cases which may be considered to add interest to large blank wall surfaces
9. Exterior Building Materials
- A. Use of materials, roofing, color and lighting that is compatible with other buildings within Curtis Park Village
 - B. Use of materials that hold up well under public use
 - C. The use of masonry, concrete and cement plaster is encouraged
 - D. **Do not change materials at an outside building corner**
10. Building Color
- A. Use of colors that are harmonious with other colors within Curtis Park Village
 - B. The use of color is encouraged to create interest, focus, unity and compatibility for building surfaces and details
 - C. **Do not change colors at an outside building corner**

3.4 BUILDING UTILITIES

Utility service areas are building components or features that are necessary for a building's function. It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. All development must comply with Title 17 of the Sacramento City Code
2. Loading and delivery areas
 - A. Located in less conspicuous places
 - B. Delivery areas designed so as not to impede traffic flow
 - C. Delivery areas clearly distinguished from parking and driveway areas
3. Recycling and trash enclosures
 - A. Designed using similar materials and colors as the surrounding buildings
 - B. Screened with a surrounding wall at least 6-feet high and with landscaping
 - C. The use of vines to cover screen walls is encouraged
 - D. Gated pedestrian entrance to the enclosure
4. Electrical service panels
 - A. Placed within enclosures that are architecturally integrated into the building design wherever possible
 - B. Utility company access provided as required.
5. Roof access
 - A. Roof access from the interior of the building
 - B. Exterior roof access ladders are strongly discouraged
6. Rooftop equipment
 - A. All roof-top equipment screened from public view if visible from the street and/or positioned to be invisible to the passerby
 - B. Mechanical equipment located below the highest vertical element of the building
7. Gutters and downspouts
 - A. Painted to integrate with the building design
8. Sheet metal vents, pipe stacks and flashing
 - A. Painted to match adjacent materials

3.5 SUSTAINABILITY

As a mixed-use infill project making use of a formerly brownfield site near the heart of the city, Curtis Park Village is by its nature improving the environmental footprint of the community. The impact can be further mitigated through architectural, construction and landscaping techniques.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. Preparation of a 'Green Development Plan' is strongly encouraged
2. Siting and neighborhood fabric
 - A. Buildings sited to take advantage of 'solar passage' and to utilize natural breezes to assist heating and cooling systems when possible
 - B. Provision of pedestrian and bicycle linkages
 - C. Provision of preferred parking for vanpools, carpools, car sharing services and bicycles
3. Site improvements
 - A. A storm water management plan developed for any new commercial structure
 - B. Landscaping used to shade and cool buildings and spaces and reduce the 'urban heat island' effect (the temperature increase due to development)
4. Water conservation
 - A. Use of water conserving appliances and fixtures
 - B. Provision of an efficient landscape irrigation system
5. Energy efficiency
 - A. All buildings shall meet or exceed Title 24 requirements
 - B. Use of Energy Star Appliances
 - C. Provision of energy-efficient lighting
 - D. Utilization of daylighting strategies
 - E. The use of photovoltaic (PV) systems or PV-ready structures is encouraged
6. Utilize materials beneficial to the environment wherever possible including:
 - A. The use of regional building materials and products is encouraged
 - B. Preparation of a construction waste management plan to reduce impact on landfills, emphasize recycling and reuse of materials
 - C. Use of recycled materials is encouraged

- D. Roofing, paving and plantings designed to reduce Heat Island Effect
7. Healthy living environment
- A. Use of no / low VOC materials
 - B. Use of healthy and energy efficient HVAC systems and water heaters

3.6 SECURITY

A lively pedestrian streetscape is an important component in security and is enhanced by a feeling of safety and comfort. Appropriately arranged spaces, entries and buildings, and proper lighting can create safer, 'defensible' spaces. Safeguard property and promote public welfare and safety by providing minimum security standards to be used in the design, construction, alteration, and maintenance of buildings and facilities and the quality of materials used therein.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. Visual corridors established by limiting dense landscaping near structures and at the periphery of parking areas
2. Each building shall display its well lit street number in a prominent location on the street side of the building
3. Building entrances should be enlivened and well-lighted
4. Possible crime risk areas, such as automatic teller machines, should be located in highly visible and well-lighted areas
5. Provide wide-angle door viewer at all exterior doors used to the side or rear
6. Openable windows constructed so that when they are locked, they cannot be lifted from the frame
7. Plants selected, trimmed, spaced and irrigated in a way that hampers the spread of fire and minimizes available fuel
8. Visibility of parking area entrances maximized from adjacent uses and public streets
9. Park designed to include Crime Prevention Through Environmental Design concepts

3.7 Site Remediation in the North SC Zone

The SC zone area to the north of the 10th Avenue extension, south of the multi-family housing area, and across the project site from Road A to the UP Railyard site is recognized as a potential flexible use area with the Curtis Park Village site. In order to preserve the flexibility of uses in this zone, the project Applicant agrees to remediate the toxic materials from the site to unrestricted or single-family home standards as defined in the Remedial Action Plan (RAP) for the project site or any amendments to the RAP approved by the State of California Department of Toxic Substances Control (DTSC). The project Applicant agrees that they will not procure a permit to construct a building from the City of Sacramento for construction on the site until the State of California Department of Toxic Substances Control (DTSC) certifies that the site or that portion of the site upon which the construction is to take place is remediated consistent with the "Site Remediation Exhibit". Subject to law, the Applicant reserves the right to procure a permit to construct underground utilities, roads, alleys, soundwalls, storm water detention facilities, rough grade, stockpile of clean fill, and other infrastructure.

4.0 CIRCULATION AND PARKING

4.1 Streetscape and Circulation

4.2 Traffic Circle

4.3 Bicycle and Pedestrian Circulation

4.4 Public Transportation

4.5 Parking Area Design

4.1 STREETScape AND CIRCULATION

The character and feel of a community are in large part determined by its streetscape. Curtis Park Village streetscape will respect and build on the distinctive identity of the Curtis Park neighborhood while allowing for innovation and enhancement.

The streetscape should provide visual continuity, be welcoming and engaging.

Streetscape elements should combine to provide an environment that is walkable, sustainable, safe and attractive.

Curtis Park Village will have an intimacy of scale and a sense of community that will invite pedestrian use and interaction. This will contribute to the richness of the Curtis Park Village experience for residents and visitors.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. Visual continuity of streetscape elements, such as parking, planters, landscaping, sidewalks, building scale and setbacks along each street
2. Width of sidewalks consistent and abundantly wide as required by City of Sacramento standards
3. Tree canopy that is consistent and generous
4. Public areas well lighted without causing glare or light spill
5. Utilization of traffic calming curb extensions, such as bulb-outs and neck-downs, and wide, well marked crosswalks, to promote safety of pedestrian-vehicle interface and as required by City of Sacramento street standards

4.2 TRAFFIC CIRCLE

The Traffic Circle will be the major hub for pedestrian, bicycle and vehicle circulation. Traffic circles allow for unsignaled intersections and keep traffic moving to prevent heavy traffic buildup. The Traffic Circle will be a landmark that will enrich the pedestrian experience and calm traffic.

All other intersections in Curtis Park Village shall be in compliance with City of Sacramento improvement standards.

1. Traffic Circle:
 - A. Shall provide visual interest, improved traffic flow, and a unique design feature.
 - B. Provide sculpture, a fountain, and/or enhanced landscaping at the center of the traffic circle
 - C. Provide enhanced paving within the roadway at the perimeter of the traffic circle
 - D. Provide for bicycle traffic at the outside perimeter of the surrounding roadway
 - E. Surrounding the traffic circle, across the roadway, provide open space areas that complement adjacent buildings through the use of landscaping, seating and pedestrian walkways
 - F. Design of the roundabout and the surrounding area shall provide for the safety of pedestrians and vehicle movement.
 - G. Include adequate street lighting at pedestrian crosswalks at the roundabout

4.3 BICYCLE AND PEDESTRIAN CIRCULATION

The success of Curtis Park Village as a community will be strongly linked to its success as a pedestrian- and bicycle-friendly community. Creative design solutions which further enhance the walkability and connectivity of the area are strongly encouraged.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. Pedestrians and bicyclists given the same importance as motor vehicles, and buffer them from the street where possible, according to City of Sacramento standards
2. Sidewalks and bicycle paths perceived as safe, clean and well-lit
3. Pedestrian-transit linkages intended to facilitate direct access to light rail stations and bus stops
4. Pedestrian paths and walkways
 - A. Convenient walkway access between uses and neighborhoods
 - B. Clearly defined building entry zones through the use or combined use of elements such as accent paving, planting, potted plants, and bollards
 - C. Enhanced paving, striping or other distinguishing design features to emphasize special areas
5. Sidewalks separated from the street using bollards, parked cars and/or street trees in order to provide a sense of protection for the pedestrian per City of Sacramento standards
6. Bicycle paths
 - A. Adequate and secure bicycle parking
 - B. Bicycle storage is encouraged at parking lots and places of employment
 - C. Clearly marked bicycle storage
7. Signed bicycle lanes located along Road A and Road C within the commercial zone per City of Sacramento standards

4.5 PARKING AREA DESIGN

Well designed parking areas can be comfortable to use, aesthetically pleasing and provide a sense of security to the user. Make parking areas easy for vehicles and pedestrians to access and navigate. Aesthetically blend parking areas into site plans. Development shall be in conformance with Title 17 of the Sacramento City Code and as it may be amended from time to time.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. All development must comply with Title 17 of the Sacramento City Code
2. Parking areas should be functional and efficient
3. Parking areas designed as well-defined spaces with landscaping, decorative lighting, and pedestrian walkways
4. Generously landscaped parking areas with shade trees
5. Strong pedestrian linkage to parking areas.
6. Convenient and attractive areas for bicycle parking
7. Public perception of delivery areas limited or obscured
8. One or more of the following to buffer each parking area from a public sidewalk or street:
 - A A minimum 10' wide planter planted with a combination of trees and shrubs
 - B A fence with a maximum height of 4'
 - C Trellis structures with vines
 - D A site wall, maximum height of 4', with decorative finish and details.
9. Shopping cart return areas within the retail developments provided, as needed.
10. Required Parking:

USE	MINIMUM PARKING REQUIRED
Retail Commercial Use	3.5 spaces / 1000 sq. ft.
Hotel	1 space / 3 rooms
Fitness Center	1 space / 200 sq. ft.
Dinner Theater	1 space / 200 sq. ft.
Restaurant	1 space / 3 seats
Single Family Housing	1 off street space / dwelling unit
Seniors' Housing	0.5 space / dwelling unit
Multi-Family Housing	1.5 space / dwelling unit

- 5.0 LANDSCAPE AND STREETScape
- 5.1 Monument Features
- 5.2 Landscape Elements
- 5.3 Hardscape Materials and Treatments
- 5.4 Landscaping
- 5.5 Fencing and Walls
- 5.6 Private Art on Private Property

5.1 MONUMENT FEATURES

Themed monument features, strategically placed, provide unity throughout an entire neighborhood. Curtis Park Village shall have a hierarchy of monument features that announce a sense of arrival and create a sense of place upon entry. Scale of monumentation should be attuned with the size and use of the space. Each monument will highlight and strengthen the project's design theme with consistent materials and landscape palette. Use landscape plantings and trees to complement project monumentation.

1. Major entry monument
 - A. Provide signature monumentation for the development that exemplifies an overriding design theme
 - B. Provide a major entry monument at the major entry to the project from Sutterville Road
2. Minor entry monuments
 - A. Provide minor entry monuments as a secondary level of signature for the development and in keeping with the design theme
 - B. Make minor entry monuments smaller than the major entry monument.
 - C. Locate minor entry monuments at the transition between the single family neighborhood zone and the mixed-use neighborhood zone
3. Traffic circle monument
 - A. Create a traffic circle monument to provide an internal level of signature monumentation for Curtis Park Village
 - B. Use vertical elements such as art, raised planters, flag poles, or banners at the center of the traffic circle to add visual interest
 - C. Consider safety issues, such as visibility, in design of monuments

5.2 LANDSCAPE ELEMENTS WITHIN COMMERCIAL AREAS

The goal for the use of landscape elements is to create enjoyable outdoor spaces and to provide comfortable amenities for relaxation and leisure. Street furniture is encouraged in outdoor areas; harmonize style, design and materials with surroundings. Street furniture should predominantly be placed on the street side of sidewalks, facing the building.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. Seating:
 - A. Provide a variety of seating alternatives such as benches and seat walls in outdoor spaces and walkways
 - B. Design spaces at a pedestrian scale
 - C. Enrich spaces with seating and landscaping, fountains, public art, and trellises
 - D. Provide skate stops on unbroken surfaces
2. Bollards
 - A. Use to define edges of pedestrian/vehicle interfaces
 - B. Use to protect utilities and vulnerable elements from vehicle traffic
 - C. Use of decorative bollards is encouraged
3. Trash & recycling receptacles
 - A. Place near benches, at regular intervals throughout area
4. Bicycle racks:
 - A. Provide in adequate numbers per City of Sacramento standards
 - B. Place in easily accessible locations in clear public view
 - C. Locate such that use of surrounding spaces is unimpeded
5. Newspaper stands
 - A. Locate near circulation intersections to provide easy access to material
 - B. Cluster stands to avoid cluttered look
 - C. Provide stands consistent with the neighborhood design theme
6. Information kiosk
 - A. If an information kiosk is planned, consideration should be made for consistency with neighborhood design theme, and monitoring of postings

7. Trellises

- A. Provide trellises to define outdoor spaces and seating areas
- B. Independently or combined with landscaping, trellises may be used to screen undesirable views
- C. Use to contrast scale and mass of buildings

5.3 HARDSCAPE MATERIALS AND TREATMENTS

Good paving design enhances the cohesiveness of a neighborhood and provides visual cues about the purpose of spaces. Use a hierarchy of hardscape materials, textures and treatments to distinguish vehicle, bicycle and pedestrian pathways and linkages. Landscape materials should be consistent with City of Sacramento standards.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. Sidewalks
 - A. Maintain consistency with historic sidewalk patterns of City of Sacramento
 - B. Scorelines at 3'6" apart in both directions
 - C. Scorelines to create 6" strip at each side of sidewalk parallel to street
 - D. Scorelines ¼" wide by ¼" deep
 - E. Lamp black in concrete mix to provide color consistency among separate pours
 - F. Specialty paving associated with a building to interrupt the standard sidewalk color and pattern at certain special locations, such as building entrances
2. Crosswalks
 - A. At selected paved crosswalks, use of stamped colored asphaltic concrete paving or other suitable material in durability and quality
 - B. Paving at crosswalks enhanced to be 15' in width, with 2' wide bands at edges per City of Sacramento standards
3. Enhanced street paving
 - A. Use of enhanced colored paving at traffic circle in mixed use neighborhood zone
 - B. Use of enhanced paving at medians with turning lanes or tapered ends where too narrow to support plant life or to be efficiently irrigated

5.4 LANDSCAPING

Thoughtful landscaping design in Curtis Park Village should complement the long-established neighboring area, noted for its “urban forest” of shady old-growth trees and gracious plantings. Use landscaping to enhance architectural character, to define exterior spaces, and to promote a comfortable pedestrian experience.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. Street trees

- A. A consistent network of street trees along travel corridors to establish shade, beauty, and human scale
- B. Maintain visual order by planting street trees of the same genus and species along the length of any street per City of Sacramento standards
- C. Enhance identity of individual streets by varying genus or species
- D. Select trees on a performance basis with the objective of minimizing water use, providing shade, minimizing hazardous litter, minimizing root intrusion, and providing color and contrast
- E. Select evergreen and deciduous or flowering trees in combination to create visual interest and a dynamic landscape
- F. Plant street trees at approximately 30' on center
- G. Locate trees to allow for mature and long-term growth
- H. Install 5' by 5' minimum size tree grates around trees adjacent to plazas, dining patios or other similar conditions

2. Site landscaping

- A. Select accent planting for entrances and key activity hubs
- B. Select planting to screen or separate less desirable areas from public view, such as dumpster enclosures, parking areas, storage areas, loading areas, and public utilities
- C. Plant vines where appropriate along solid walls and screen fences
- D. Avoid short-lived plants, plants susceptible to disease, and large expanses of single plant varieties
- E. Group plants in high- and low-maintenance zones as well as traffic zones, and hydrozones
- F. Landscaping may be used to bio-filtrate storm water runoff

3. Irrigation and water conservation

- A. Design irrigation systems to ensure the efficient use of water and to discourage vandalism
- B. The use of low-water native plants is highly encouraged
- C. Control all automatic irrigation systems with a timer
- D. Use rain shutoff valves and moisture sensors to minimize overwatering

- E. Use plant materials or other attractive site elements to screen irrigation controls and pedestals from view
- F. The use of drip or bubbler-type irrigation is encouraged to promote water conservation
- G. Use conventional spray irrigation systems with head-to-head coverage for turf areas
- H. Cover all exposed soil in planter areas with 3” of bark mulch to reduce moisture evaporation and to help control weeds
- I. Comply with local water use standards

5.5 FENCING AND WALLS

Fences and walls provide security, privacy, visual screening and sound attenuation as well as separation between uses of differing intensities. If used in excess, fences and walls can discourage pedestrian movement between residential, commercial, and public use areas, and therefore should be used only where necessary.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. Use of aesthetically pleasing, high-quality fencing and wall materials to complement the character of the unique areas within Curtis Park Village
2. Fencing and walls coordinated with the architecture with which they are associated
3. Front setback areas kept clear of solid screen walls
4. Consideration of graffiti control when selecting fence and wall materials
5. Chain link fencing is not allowed.

5.6 PRIVATE ART ON PRIVATE PORPERTY

Public art expresses and enhances the personality and character of a community. Art adds visual interest, engages community members and visitors and creates a sense of place.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. The integration of public art into the design of buildings and site.
2. Art located where it can be enjoyed by a large number of people: at sidewalks, intersections, plazas, and building entrances
 - A. Art can be created in small elements, such as tile banding on a stair riser, or in larger pieces, such as interpretive sculptures and functional art
 - B. Art can be an interactive media, such as video projections, fountains or water elements
 - C. Art can be used as a wayfinding feature to attract pedestrians to key locations such as a plaza, or can be developed as murals representing the area's unique history and people of significance
 - D. Art can take the form of decorative detail on benches, walls, stairs and entries
3. Art that is responsive to the environment (eg: clocks, benches, bicycle racks)
4. Use of art as a means of enhancing community understanding and history of Sacramento and the unique cultural assets and appreciation for local artists
5. Art may consist of both permanent and temporary installations
6. Coordination in the placement of art with other streetscape improvements to ensure a coherent character for the neighborhood
7. Consideration of safety and visibility in placement and size of art
8. Some qualities of art at Curtis Park Village:
 - A. Themes in art that are reflective of the area's history and character
 - B. Advertising alone does not constitute art, though corporate logos are not excluded from appearing in public art
 - C. Mass produced items may be used as part of art installations, but are not considered art

6.0 SIGNAGE AND GRAPHICS

Signs attract attention and provide information and directions. In Curtis Park Village signs are to enhance the visual quality of the space, have a consistent and aesthetically pleasing look, and assist wayfinding by pedestrian, bicycle and motor traffic. All signage must comply with Sign Ordinance of the City of Sacramento.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. General guidelines for signs
 - A. Easy to read and decipher
 - B. Simple in design
 - C. Enhance aesthetic environment through design consistency and quality
 - D. Use colors that are compatible with those used throughout Curtis Park Village
 - E. Highlight the unique character of the neighborhood
 - F. Assist wayfinding - the ability of a person to find his or her way to a given destination - in a safe and clear manner
 - G. Are vandal-resistant
 - H. Designed so that electrical connections will not be visible on signs

2. Lighted Signs:
 - A. Lighted from a concealed light source, nonintrusive to vehicular or pedestrian traffic, or to neighbors
 - B. The light for a sign originates from an indirect source
 - C. Light is directed at the sign from an external, shielded lamp. Internal illumination of a sign is inappropriate
 - D. Halo and silhouette signs are encouraged
 - E. Not illuminated by fluorescent or backlighting
 - F. No sign or part of a sign may move, rotate, flash or change its brightness
 - G. A warm light, similar to daylight, is appropriate
 - H. The use of neon and/or incandescent bulbs may be considered
 - I. Use neon in limited amounts so it does not become visually obtrusive
 - J. Plastic internally illuminated sign cabinets are strongly discouraged
 - K. Internal illumination of an entire sign panel is prohibited

3. Projecting signage: A building mounted sign with the faces of the sign perpendicular to the building fascia
 - A. Projecting signage (sometimes referred to as "blade" signs) is encouraged along pedestrian paths
 - B. Design with maximum dimensions of 36-inches in width by 24-inches in height
 - C. Install with bottom edge of sign at approximately 8-feet above the pedestrian way

4. Awning signage: a sign painted or placed on an awning, canopy, structural projection or cover over a door, window, storefront, or outdoor service area, typically non-illuminated
 - A. Use a simple text or logo design that will not detract from the overall streetscape

5. Window signage: any sign or painting on a window, intended to be viewed from the outside.
 - A. Subtle in size and design
 - B. Use to cover no more than 15% - 30% of display window space

7.0 LIGHTING

Well-designed outdoor lighting is an integral component in the creation of an active, walkable neighborhood for use when natural light is not sufficient. Lighting in Curtis Park Village serves to illuminate buildings, spaces and signage, to provide an adequate level of personal safety while enhancing the appearance of the area and is to be based upon sustainable neighbor-friendly principles.

It is the intent of the Curtis Park Village Planned Unit Development Guidelines to encourage the following:

1. Lighting designed to provide ambiance, safety, and security without unnecessary spillover or glare onto adjacent properties
2. Use of current energy efficient fixtures and technology
3. Adequately lighted pedestrian areas, plazas, sidewalks and building entrances to provide safety and security
4. Light pole heights scaled to complement adjacent areas
5. When security lighting is needed, lighting design is used to prevent offsite glare and light trespass
6. Addressing special circumstances such as 'areas in shadow'
7. Utilization of vandal-resistant fixtures
8. Lighting that meets IESNA standards
9. Building lighting:
 - A. Building light fixtures that are architecturally compatible with buildings and to complement the theme of the surrounding area
 - B. Good lighting provided at building entrances
 - C. Use architectural lighting to provide for the safety of pedestrian movement
 - D. The use of lighting to wash primary walls and to highlight architectural features or detailing of building facades is encouraged
 - E. No use of blinking, flashing lights, or exposed neon lighting to illuminate building facades or to outline buildings. Exception: temporary decorative lights, such as holiday lighting, may be allowed for temporary periods during the calendar year
 - F. No use of wall pack lighting on facades facing streets, parking or publicly accessible areas
10. Parking lot lighting:

- A. Human scaled lighting to illuminate pedestrian walkways within parking areas
 - B. Light standards that do not exceed 30' in height for parking areas
 - C. The ratio between maximum and minimum lighting levels shall not exceed 4:1
 - D. Fully integrated and coordinated lighting and tree plans to avoid conflicts
 - E. Light standards and fixtures that meet minimum City of Sacramento illumination requirements
11. Pedestrian area lighting:
- A. In pedestrian areas, light fixtures compatible with other light fixtures in Curtis Park Village
 - B. Building facades fronting on public streets illuminated with a minimum of 3 foot-candles
 - C. Light standards for pedestrian areas shall not exceed 12' in height
 - D. Bollard-type fixtures used to provide lower intensity lighting where appropriate
12. Sign lighting – see Section 6, Signage and Graphics

APPENDIX A