

APPENDIX M

PUD Guidelines

An aerial architectural rendering of the McKinley Village Planned Unit Development. The image shows a dense residential layout with a grid of streets, numerous houses with brown roofs, and integrated green spaces. A prominent road with a bridge crosses the development. In the background, a city skyline is visible under a blue sky with light clouds. The overall scene is a mix of urban planning and natural landscape.

McKINLEY VILLAGE

Planned Unit Development Guidelines

City of Sacramento
October 2013

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Chapter 1 INTRODUCTION

1.1 Overview

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

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

1.1.1 PUD Organization

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

- Chapter 1 **Introduction** – Provides an overview of the neighborhood, establishes the regulatory framework, and gives a summary of the PUD organization.
- Chapter 2 **Residential Uses** – Elaborates on residential uses by providing development standards and architectural guidelines. Site design standards and permitted uses are also included in this chapter.
- Chapter 3 **Parks, Open Space & Recreation** – Discusses distribution, location and standards for both parks and open space features, and the Recreation Center. This includes landscaping standards, lighting and street furniture guidelines.
- Chapter 4 **Transportation** – Identifies the proposed roadway network in the community and establishes guidelines for vehicular, bicycle and pedestrian circulation.
- Chapter 5 **Implementation & Phasing** – Discusses project phasing, future development applications, and amendment procedures.

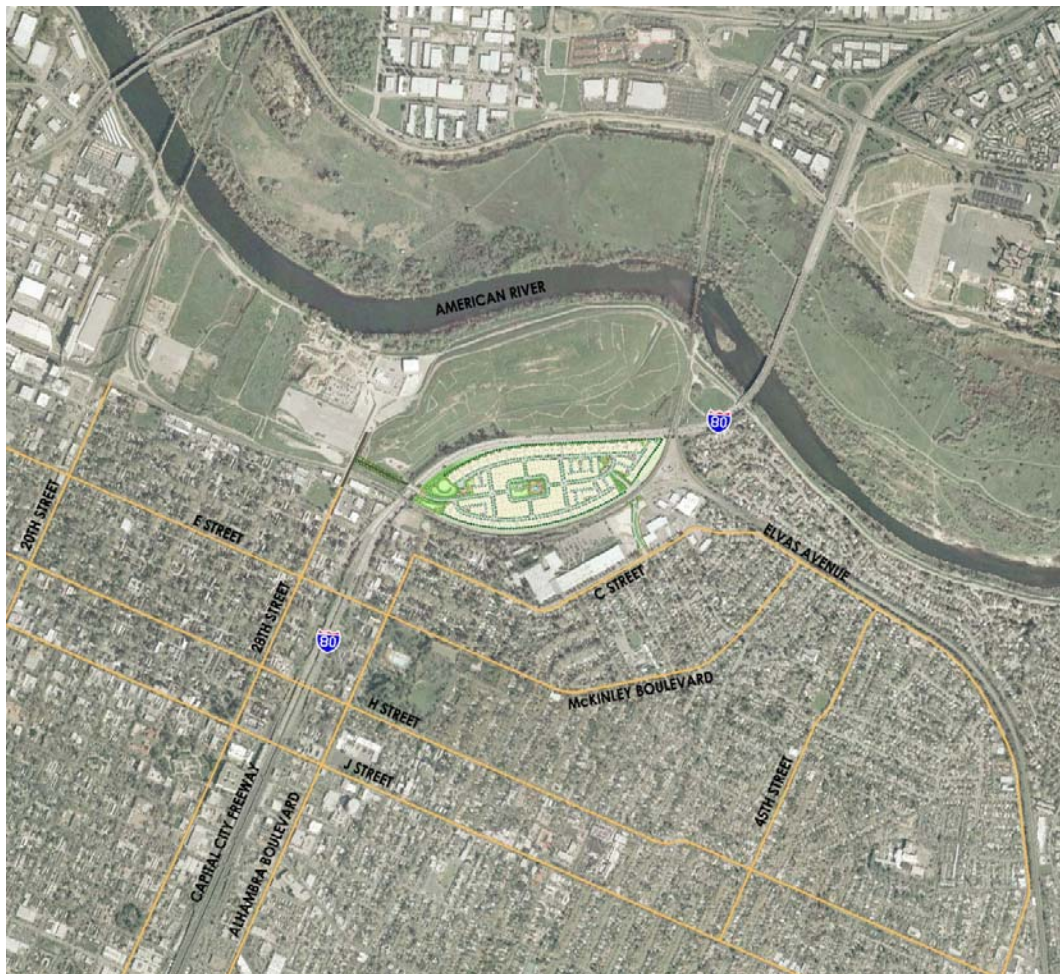
1.1.2 Context & Setting

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

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

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

Figure 1
Location Map



1.1.3 Relationship to Existing Plans

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

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

The McKinley Village site is currently designated for “Planned Development” in the City of Sacramento 2030 General Plan, and is zoned for Heavy Industrial (M-2) in the City of Sacramento’s Zoning Code. As part of the entitlement application for the McKinley Village project, the applicant is requesting to establish the General Plan designation of “Traditional Neighborhood Medium Density,” and be rezoned to R-1A (PUD) and RMX (PUD).

1.2 Community Master Plan

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

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

1.2.1 Vision & Objectives

The Project will be based on proven Smart Growth principles adopted by the City of Sacramento and embodied in the Sacramento Area Council of Government’s (SACOG) Sustainable Communities Strategy and Blueprint Plan. These principles promote a balanced development to serve the economy, the community, and the environment. Smart Growth calls for redevelopment of existing parts of the City, including infill development to better utilize available land. Other Smart Growth principles relevant to the project include creating a distinctive, attractive community with a strong sense of

place; creating walkable, close-knit neighborhoods with excellent bicycle access; and fostering citizen and stakeholder participation in development decisions.

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

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

1.2.2 The Plan

The McKinley Village project proposes a variety of housing choices in close proximity to employment and services, near Sacramento’s urban core. The development includes approximately 328 residential units, including rear-loaded units, side-loaded courtyard units, recessed garage and garage back homes, with accessory dwelling units or “granny flats” offered as an option on rear-loaded, and recessed garage and garage back product types. A Recreation Center is provided central to the project. Three parks, multiple common open spaces, and a network of sidewalks create a walkable neighborhood with a strong sense of place. The PUD Schematic Plan depicts the arrangement of uses (Figure 2), and Table 1 summarizes the land uses and calculates the proposed densities.

Figure 2
PUD Schematic Plan

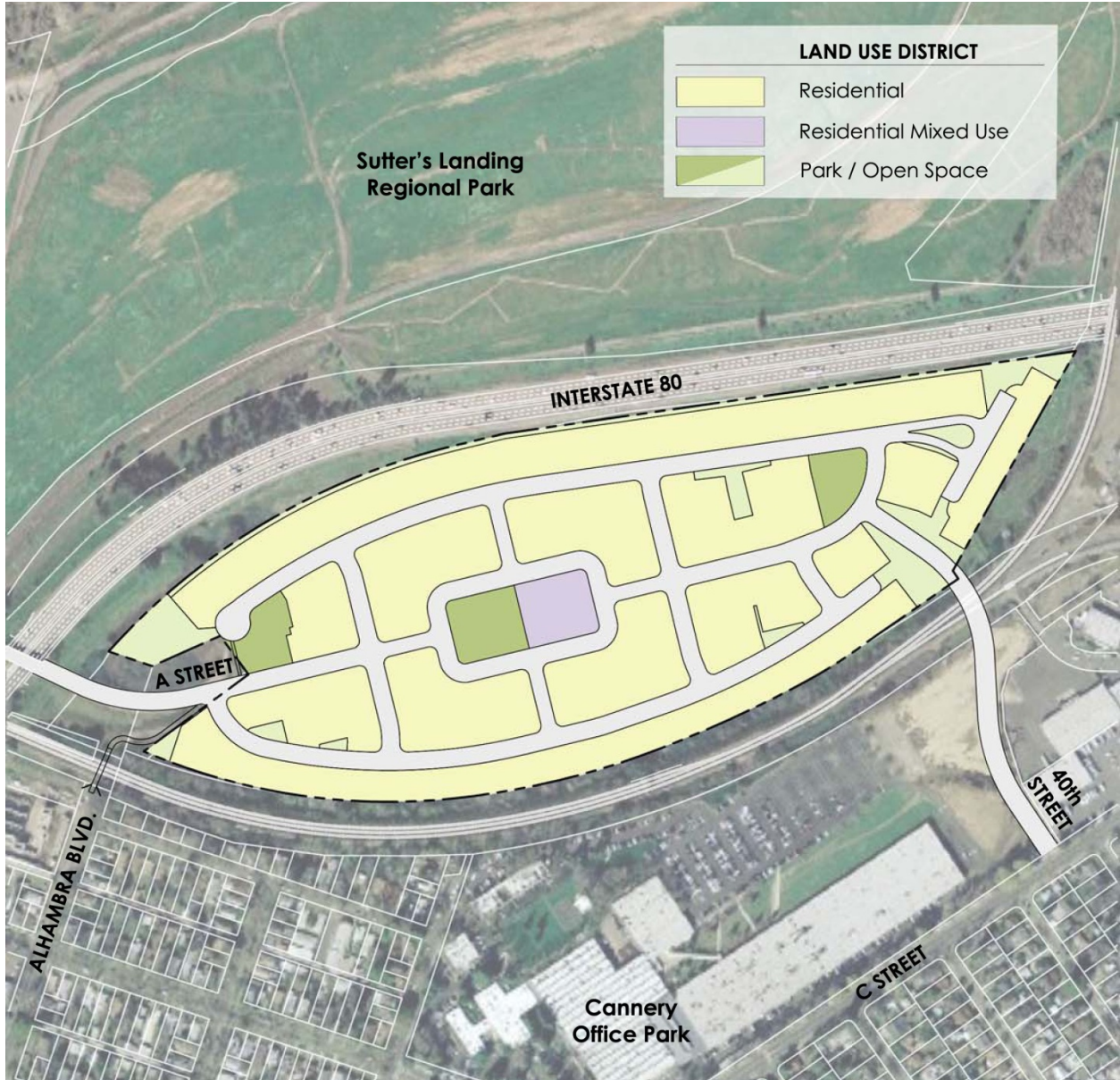


Table 1
Land Use Summary

Land Use District		General Plan / Zoning Designations	Use	Acres (N)	Units	Density (du/ac)
Residential	RD	MDR / R-1A (PUD)	Medium Density Residential	28.9 29.9	328	11.3 10.9
Residential Mixed Use	RMX	MDR / RMX (PUD)	Recreation Center	0.9	-	-
Park/OS	P/OS	MDR / R-1A (PUD)	Parks and Open Space	5.8	-	-
Public Rights-of-Way				13.2 12.2	-	-
Total				48.8	328	11.310.9

1.3 Design Review

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

Chapter 2 RESIDENTIAL USES

2.1 Residential District (RD)

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

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

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

Figure 3
Residential Perspective Street Scene



These guidelines and standards address the following issues:

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

2.2 Development Standards

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

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

2.2.1 Rear-Loaded Homes

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

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

Figure 4
Rear-Loaded Home Rendering



2.2.2 Recessed Garage and Garage Back Homes

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

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

Figure 5
Recessed Garage and Garage Back Home Rendering



2.2.3 Side-Loaded Courtyard Homes

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

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

Figure 6
Side-Loaded Courtyard Home Rendering



Figure 7
Rear-Loaded Lot Typical

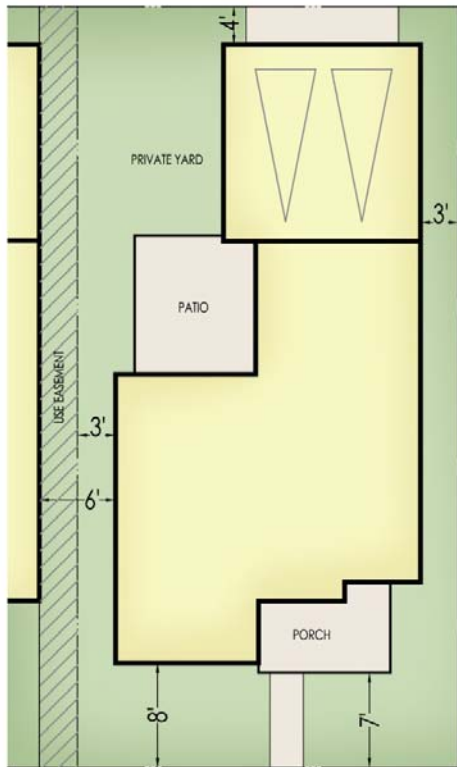


Figure 8
Recessed Garage & Garage Back Lot Typical

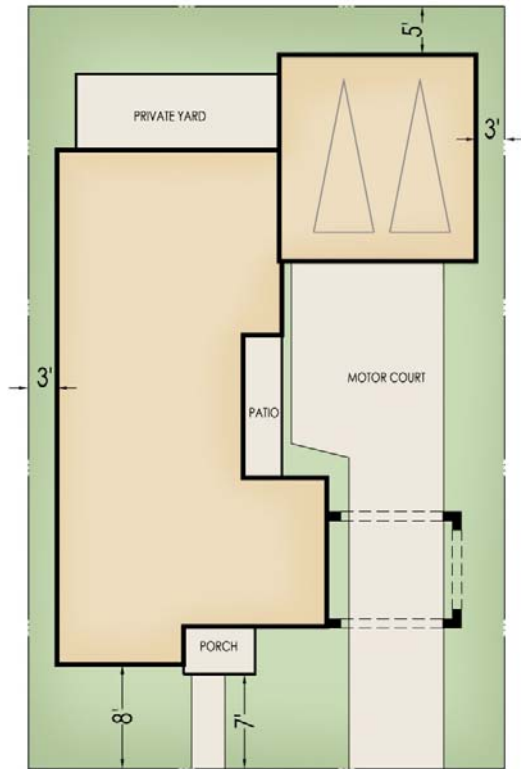


Figure 9
Side-Loaded Courtyard Lot Typical

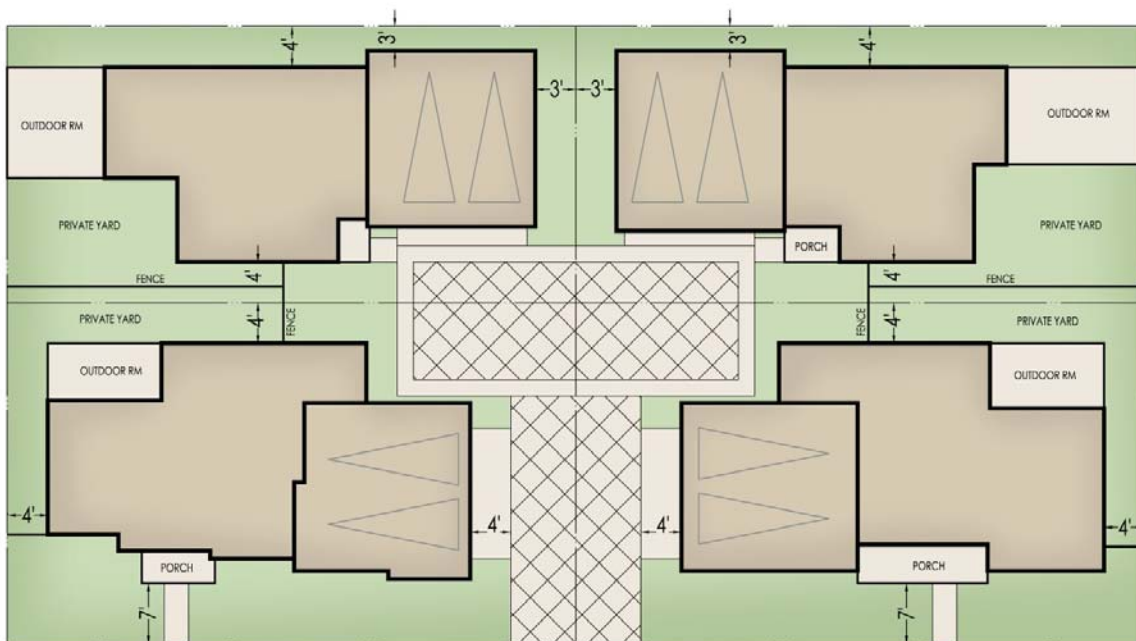


Table 2
Residential Dimensional Standards

	Rear-Loaded ⁵	Recessed Garage & Garage Back ⁵	Side-Loaded Courtyards
Density	8 - 21 du/ac.		
Minimum Lot Area (Square Feet)	2,500	3,000	2,000
Maximum Lot Coverage ¹	70%	60 70%	75 70%
Minimum Lot Width (Feet)	NONE	NONE	NONE
Minimum Lot Depth (Feet)	NONE	NONE	NONE
Minimum Lot Frontage along Public Streets (Feet)	N/A	20	N/A
Front Setbacks - From Public Street (Feet) ³			
To living area	8	8	7
To porch or entry	7	7	7
To garage	N/A	18	8 ²
Front Setbacks - From Private Drive (Feet) ³			
To living area	N/A	N/A	1
To covered porch or entry	N/A	N/A	0
To garage	N/A	N/A	4
To second story living area	N/A	N/A	1
Side Setbacks (Feet) ^{3 4}			
Interior lots	3	3	3
To public street	5	5	5
To open space	3	3	3
Zero lot line	5 / 0	5 / 0	5 / 0
Rear Setbacks (Feet) ³			
To living area	3	5	4
To recessed garage	N/A	5	3
To detached garage	N/A	0	N/A
To garage from alley	4	N/A	N/A
Maximum Building Height	35	35	35
Minimum Distance between Buildings	6	6	6
Parking Standards (off-street) Dimensions	AS DEFINED IN THE SACRAMENTO DEVELOPMENT CODE		
Spaces required per unit	1, covered		

¹ Coverage Exceptions:

- Covered porches in the front or street side do not count toward the maximum lot coverage;
- Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count fifty (50) percent toward the maximum lot coverage; and
- At homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.

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

³ Projections, including roof overhangs, fire places, bay windows, media nooks, and architectural details, may encroach up to 2.5' into front, side, and rear setbacks.

⁴ Reciprocal use easements are permitted within side setbacks.

⁵ Three-car garage is permitted for homes with an accessory dwelling unit.

2.2.4 Densities

As detailed plans are prepared and final subdivision maps are submitted, the actual number of units may vary from what is currently shown on the Land Use Plan. In order to maintain housing type diversity and promote dynamic architecture throughout the project, densities and lot sizes may vary within substantial conformance for each village within McKinley Village. Provided the overall McKinley Village PUD unit count is not exceeded, lot densities within each single-family residential village may vary up to twenty (20) percent above or below the approved number of units without obtaining a re-zone or amending these PUD Guidelines. A revised tentative map may be required.

2.3 Architectural Guidelines

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

2.3.1 Guidelines

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

a. Form & Orientation

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

b. Elevations & Projections

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

- c. Materials
 - Use of high quality materials such as stucco, brick, stone, and wood is encouraged.
 - Accent materials may include stone veneer, painted wood trim, and shutters.
 - Roofing material shall be consistent with the architectural style of the building.
- d. Colors
 - Color selection should match the overall neighborhood design theme palette, and be consistent with the building's architectural style.
 - Buildings should be painted with a variety of color palettes to provide diversity, visual interest and to make each individual building distinct.
- e. Garages
 - Variety in garage configuration is encouraged to avoid a garage-dominant streetscape.
 - Garage configurations may include attached, detached, alley-accessed, recessed, and side-loaded.
- f. Trash Storage
 - All trash, recycling, and green waste containers shall be screened from view of public streets.

2.3.2 Styles

Inspired by the architecture of the surrounding neighborhoods of McKinley Park and East Sacramento, the homes of McKinley Village represent the next generation of distinctive design. An array of architectural styles, blending historic and current designs will be carefully positioned throughout the site. To further develop a dynamic and active streetscape, an evolutionary architectural process will be implemented. The McKinley Village community proposes three building types and eleven distinct architectural themes. This will result in a diverse neighborhood, comprised of a multitude of unique combinations.

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

a. California Cottage

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

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

Figure 10

California Cottage Representative Photo



b. Colonial

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

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

Figure 11

Colonial Representative Photo



c. Craftsman

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

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

Figure 12
Craftsman Representative Photo



d. English Revival

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

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

Figure 13

English Revival Representative Photo



e. European Cottage

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

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

Figure 14

European Cottage Representative Photo



f. French Country

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

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

Figure 15

French Country Representative Photo



g. Italian

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

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

Figure 16

Italian Representative Photo



h. Modern Prairie

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

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

Figure 17

Modern Prairie Representative Photo



i. Monterey

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

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

Figure 18

Monterey Representative Photo



j. Spanish

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

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

Figure 19

Spanish Representative Photo



k. Urban Farmhouse

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

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

Figure 20

Urban Farmhouse Representative Photo



2.4 Site Design

2.4.1 Parking

Private parking is provided on each residential lot at a minimum of one covered space per unit. The minimum dimensions for a private garage is 9-ft by 18-ft. Driveway lengths vary depending on unit type and shall be consistent with Table 2, Dimensional Standards.

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

2.4.2 Landscaping

On individual single-family lots, the builder shall provide front yard landscaping and irrigation. Front yard landscaping should consist of at least one deciduous tree a minimum of 15-gallons in size.

2.5 Permitted Uses

Permitted uses within the Residential District (RD) of the McKinley Village PUD will include single-family detached homes (including conventional lots, small lots, flag lots, wide-shallow lots, zero-lot-lines, zipper lots, and alley lots), and attached homes (including duplex homes, halfplex homes, accessory dwelling units or “granny flats,” townhomes, and any other uses permitted by City ordinance, resolution or other policies.)

The City of Sacramento Zoning Ordinance, Title 17, Division II, Chapter 17.204, Land Use Regulations contains detailed information about permitted uses under all conditions.

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

3.1 Overview

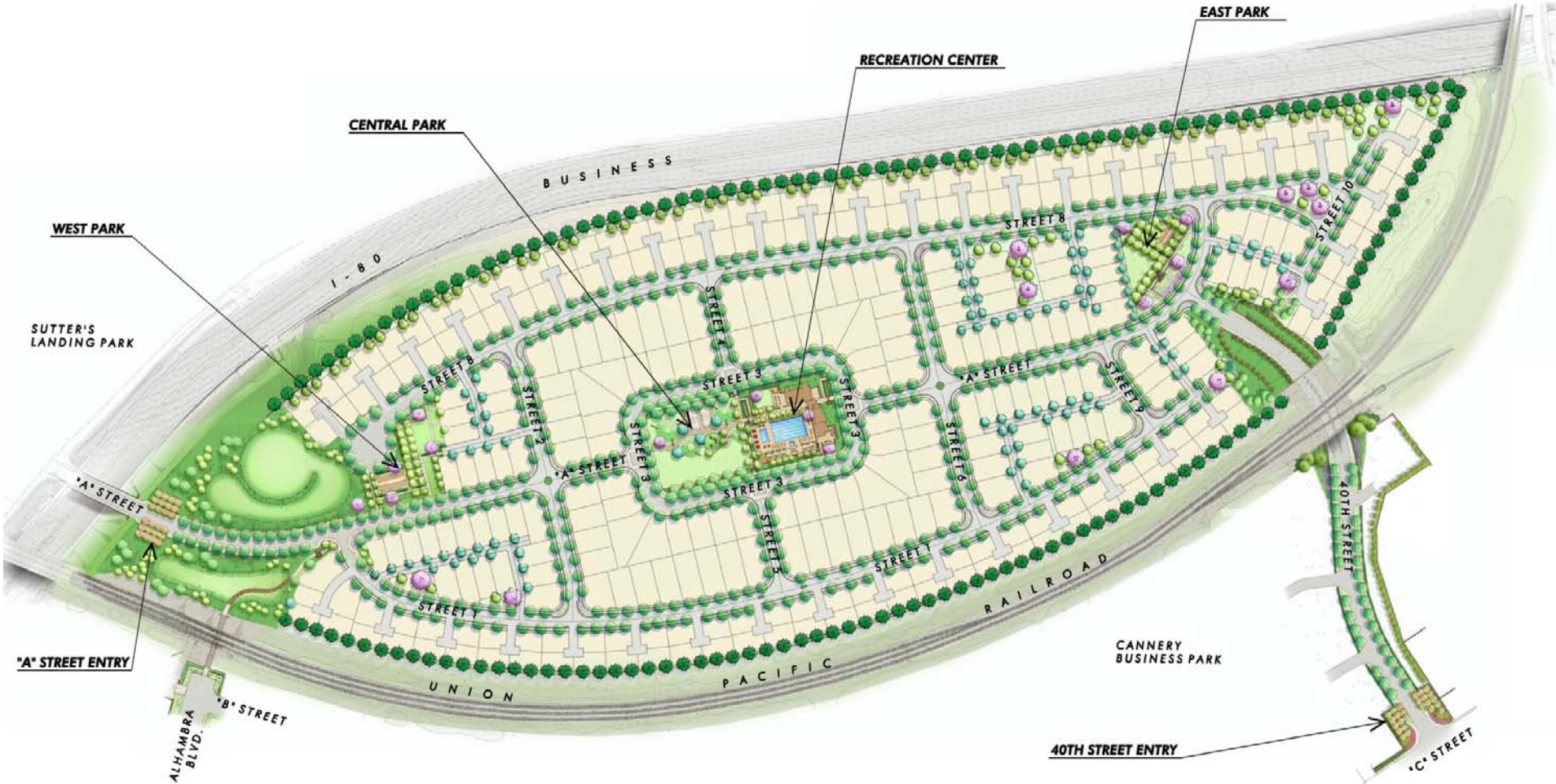
The McKinley Village community provides a diversity of parks and open space areas. The system of parks and open space are intended to create a variety of recreational opportunities, through both active and passive spaces, to cater to a wide range of users. This system will create a cohesive outdoor environment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

Envisioned with a diversity of park types, sizes and facilities, the McKinley Village Landscape Illustrative Plan illustrates the location and dispersion of various types of parks and open space which comprise the system. (Figure 21) Five park and open space elements define this system:

- A 1-acre centrally located neighborhood park with an adjoining 1-acre recreation center complex, featuring a variety of indoor and outdoor amenities for the community;
- Two smaller neighborhood parks, at the eastern and western ends of the site, located at the two project entries;
- A system of open space areas, including a detention basin, landscaped to create prominent entry features and respite areas throughout the community;
- A network of sidewalks and on-street, shared bicycle lanes that provide connection throughout the community and to the surrounding neighborhoods; and
- A pedestrian and bicycle undercrossing that provides connection to McKinley Park and other shops, restaurants, and cultural destinations in the Midtown area.

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

Figure 21
Landscape Illustrative Plan



3.2 Parks

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

Development within McKinley Village is subject to the City's parkland requirements as identified in the General Plan. Although total park acreage at final build-out may vary, the project currently provides 2.3 acres of parkland.

3.2.1 Central Park

The Central Park provides recreational opportunities for McKinley Village and the surrounding East Sacramento and McKinley Park neighborhoods, serving the community within a 1-mile radius. Located in the heart of the McKinley Village community, the Central Park is the primary organizing and focal element of the neighborhood. Designed to provide both passive and active recreational activities, the Park will incorporate a children's play area, sitting/picnicking areas, walking paths, and an expansive lawn area. The recreation center is located at the eastern end of this park facility. More information regarding the recreation center is provided in Section 3.4.

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

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

3.2.2 Neighborhood Parks

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

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

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

3.3 Open Space

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

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

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

3.4 Recreation Center

The Recreation Center, located adjacent to the Central Park, is the true heart of the McKinley Village neighborhood, acting as a place to gather, socialize, and play. Establishing the identity for the McKinley Village community, the Recreation Center will act as the primary landmark in the neighborhood and should be designed to express its civic role in scale, form and architectural character. The Recreation Center provides essential lifestyle amenities within walking and biking distance of homes. (Figure 22)

Figure 22

Recreation Center & Pool Perspective



3.4.1 Guidelines

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

a. Siting & Orientation

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

b. Form & Massing

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

c. Elevations & Projections

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

d. Materials & Colors

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

e. Windows, Doors & Details

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

f. Trash Storage

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

3.4.2 Permitted Uses

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

- Community Room
- Flex-Space Room
- Secondary Uses, including kitchen, storage and utility rooms, and restrooms.
- Outdoor dining and event space, including outdoor barbeque.
- Outdoor recreational uses, including lap pool, children's wading pool, and spa.

3.5 Landscaping Standards

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

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

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

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

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

3.5.1 Plant Palette

The Plant Palette, provided in Table 3, is not meant to be an exhaustive list of acceptable landscape varieties. Landscape plans will be reviewed and approved by the City of Sacramento prior to construction. Amendments to the plant list may occur with administrative review and approval by the Planning Director.

Table 3
Plant Palette

	Botanical Name	Common Name
ENTRY TREES		
A' Street & 40th Street		
Tree Bosques		
	Lagerstroemia indica	Crape Myrtle
	Pyrus calleryana 'Bradford'	Bradford Pear
	Magnolia grandiflora 'St. Mary'	St. Mary Magnolia
Specimen Trees		
	Magnolia grandiflora	Southern Magnolia
	Pinus pinea	Italian Stone Pine
	Platanus racemosa	California Sycamore
	Quercus lobata	Valley Oak
Railroad Embankment at 40th Street		
	Populus nigra 'Italica'	Lombardy Poplar
Street Trees		
	Platanus x acerifolia	London Plane Tree
STREET TREES		
'A' Street & Street '3'		
	Platanus x acerifolia	London Plane Tree
Street '1' & Street '8'		
	Ulmus parvifolia	Chinese Elm
Street '2', '4', '5', '6', '9' & '10'		
	Koelreuteria bipinnata	Goldenrain Tree
	Magnolia grandiflora 'Sam Somers'	Magnolia 'Sam Somers'
	Quercus ilex	Holly Oak
	Tilia americana	American Basswood
Alleys		
	Eriobotrya deflexa	Bronze Loquat
	Geijera parviflora	Australian Willow
	Lagerstroemia indica	Crape Myrtle
	Pyrus calleryana 'Bradford'	Bradford Pear

Table 3
Plant Palette (cont'd)

	Botanical Name	Common Name
SCREEN TREES		
At Union Pacific		
	<i>Pinus canariensis</i>	Canary Island Pine
	<i>Sequoia sempervirens</i> 'Aptos Blue'	Aptos Blue Redwood
At Capital City Freeway		
	<i>Sequoia sempervirens</i> 'Aptos Blue'	Aptos Blue Redwood
PARK TREES		
Vertical Accent Trees	<i>Cedrus deodara</i>	Deodar Cedar
	<i>Fraxinus</i> spp.	Ash
	<i>Koelreuteria paniculata</i>	Goldenrain Tree
	<i>Lagerstroemia indica</i>	Crape Myrtle
	<i>Pinus canariensis</i>	Canary Island Pine
	<i>Platanus x acerifolia</i>	London Plane Tree
	<i>Platanus racemosa</i>	California Sycamore
	<i>Populus nigra</i> 'Italica'	Lombardy Poplar
	<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear
	<i>Quercus ilex</i>	Holly Oak
	<i>Liriodendron tulipifera</i> 'Fastigiata' Columnar	Tulip Tree
	<i>Magnolia grandiflora</i> 'St. Mary'	St. Mary Magnolia
	<i>Populus nigra</i> 'Italica'	Lombardy Poplar
VINES		
	<i>Bougainvillea</i> ssp.	Bougainvillea
	<i>Campsis radicans</i>	Trumpet Creeper
	<i>Clytostoma callistegioides</i>	Violet Trumpet Vine
	<i>Distictis</i> spp.	Trumpet Vine
	<i>Hardenbergia violacea</i>	Lilac Vine
	<i>Rosa</i> spp.	Rose
	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Wisteria</i> spp.	Wisteria

Table 3
Plant Palette (cont'd)

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

3.6 Lighting & Site Furniture

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

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

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

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

3.7 Entries & Monumentation

Entry features and monumentation create an identity or "sense of place" for a community. Entries provide a rhythm to the streetscape, acting as a defining element that reinforces the overall architectural and landscape design theme. Located along 'A' Street and the terminus of 40th Street (Figure 21), the entry features for McKinley Village are a combination of plant material, hardscape elements, and signage. Both entries will utilize a similar palette of materials, but may have differing designs or form.

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

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

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

3.8 Signage

Identification signage is permitted on all entry features, within parks and open spaces, and the recreation center. Sign text should only be permitted to identify the McKinley Village neighborhood or other uses within the recreation center. Entrance feature signage is regulated by Title 15, Chapter 15.148 of the City of Sacramento Zoning Code, and is subject to the permitting requirements of the City.

All sign elements should be consistent with the guidelines listed below, subject to the provisions of the City of Sacramento Zoning Code and review and approval by the Planning Director:

- Signage should maintain visual consistency throughout the community;
- Color and material options for signs should always compliment the architectural style of the building;
- Signage should be scaled appropriately for the given location;
- Signage text should be kept to a minimum and scaled appropriately for placement and legibility purposes;
- Wall signs, monument signs, and low-profile freestanding signs are encouraged;
- Signage for pedestrian and bicycle way-finding is encouraged;
- Lighting is allowed to illuminate signage at night, but should be designed appropriately to not create hazardous glare for pedestrians, bicyclists, and vehicles;
- Neon signs are not permitted; and
- At the entry areas, features and monument signs are permitted to identify and enhance the community image, and create a sense of arrival.

3.9 Fencing & Walls

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

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

- Walls and fences will not be permitted if they aren't deemed necessary for specific screening, gateway, aesthetic, security, or noise attenuation purposes;
- Tall walls and fences are discouraged along internal roadways, as they diminish the street scene;

- Walls and fences, used at property frontages or for screening, should be designed as an extension of the building's architecture;
- Where long expanses of wall or fence are unavoidable, articulation in the form of wall offsets or landscaping should be implemented; and
- Where security fencing is required, a combination of solid and open grill work is encouraged. Barbed or razor wire fences are prohibited.

Chapter 4 TRANSPORTATION

4.1 Transportation Network

The Transportation Network is designed to provide for the efficient movement of goods and people, allowing for several modes of transportation including automobile, bicycle, and pedestrian. Circulation in McKinley Village provides additional roadway, bicycle, and pedestrian linkages between the site and the surrounding neighborhoods, improving connectivity within this portion of the City. The Transportation Network is designed with a well-connected hierarchy of travel modes, allowing for efficient flow of vehicular traffic while encouraging and facilitating walking, biking, and other alternatives to single-occupancy vehicles. Streets are designed as a modified grid to keep with the character of the surrounding urban area, extending the grid of the nearby East Sacramento and McKinley Park neighborhoods. This chapter provides the requirements and guidelines for roadways, bikeways, and walkways. (Figure 23)

4.1.1 Vehicular Circulation

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

The proposed facilities include the following:

'A' Street provides access to the project on the western end of the community and connects to 28th Street via the 'A' Street Bridge. As one of the primary entries to the neighborhood, 'A' Street is envisioned to have trees along each side of the road leading to the project. Within the community, 'A' Street transitions to a modified local residential street to include a 10-foot off-street bicycle and pedestrian path on the south side of the street. Refer to Section 3.5 for more detailed information regarding landscaping and plant selection.

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

Figure 23
Circulation Network Diagram



Local Residential Streets form a modified grid pattern within the McKinley Village community. These facilities utilize the City of Sacramento standard providing a parkway strip and detached sidewalk. Street trees and other landscaping are paramount to the success of the streetscape program. Refer to Section 3.5 for more detailed information regarding landscaping and plant selection.

Alleys are provided to access garages that are located in the rear of homes. These facilities will be designed as either private or public rights-of-way, pending further discussion with City of Sacramento Public Works Department.

4.1.2 Bicycle & Pedestrian Circulation

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

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

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

A network of off-street bicycle and pedestrian paths provide connection through the community and to the surrounding neighborhood. A shared, off-street 10-foot wide facility is located on the south side of 'A' Street and extends the length of the community, between the two project entries. The path connects McKinley Village to Alhambra Boulevard from the western edge of the community. A bicycle and pedestrian tunnel from the open space south of 'A' Street provides a linkage under the Union Pacific Railroad tracks to Alhambra Boulevard. (Figure 24) Lighting will be provided within the tunnel as well as the path leading to the structure, for the safety of cyclists and pedestrians. This tunnel and path is envisioned as a key component to providing access to East Sacramento and Midtown, encouraging non-motorized transportation choices.

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

Figure 24
Alhambra Boulevard Bicycle & Pedestrian Tunnel Section



4.2 Multi-Modal Guidelines

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

- Community streets should imbue a strong sense of place and establish a unique and distinctive neighborhood character;
- Community streets should be designed for the safety of all users;
- Encourage a multi-modal community through the design of streets and trails that accommodate safe movement of vehicles, bicycles, and pedestrians;
- Streets should be designed on a modified grid to create maximum internal connection, encouraging an open and accessible network to improve the distribution of traffic throughout the Transportation Network;
- Multiple points of access through the community are encouraged, to maximize the number of streets that carry traffic and the distribution of traffic loads from each development area;
- Sidewalks and other off-street pedestrian linkages should be provided;
- Class III bicycle routes (on-street, no striping) should be provided on all internal roadways to provide connection to the surrounding neighborhoods;
- A pedestrian and bicycle tunnel should be provided from the western end of the site under the Union Pacific Railroad tracks and connecting to Alhambra Boulevard;
- A consistent landscape palette (Section 3.5) should be employed on community streets; and
- Coordinating street lights and street furniture (Section 3.6) should be implemented to create an attractive and inviting streetscape environment;

4.3 Traffic Calming

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

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

Chapter 5 IMPLEMENTATION & PHASING

5.1 Phasing

Development of the McKinley Village community is expected to occur in phases to enable the developer to respond to market demand and to assure that the infrastructure is adequate to support the project. Construction of off-site and on-site infrastructure shall be phased in accordance with the McKinley Village Conditions of Approval. Provisions for construction of roadways to provide access to the development and the extension of necessary utilities and infrastructure such as water, sanitary sewer and storm drain facilities will be necessary in early phases of development. The Phasing Plan represents a logical estimate of the order in which areas will develop. Actual sequence of phasing may vary, and may be further delineated into sub-phases as determined by economic and market conditions. (Figure 25)

5.2 Future Development Applications

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

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

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

5.3 PUD Guidelines Amendments

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

Figure 25
Phasing Plan

