

# Curtis Park Village

## Planned Unit Development Schematic Plan and Development Guidelines

City of Sacramento, California

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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, Curtis Park and Land Park. The project is bordered on the west by Union Pacific Railroad and Light Rail tracks, 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 street standards, which emphasize vertical curbs and separated sidewalks with planters, 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 of a vibrant mixed-use neighborhood developed at a pedestrian scale. Uses of the site include: detached brownstones, cluster-housing (cottages), 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, and 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 senior, 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.

These Guidelines are intended as a supplement to the development regulations in Title 17 of the Sacramento City and shall prevail when different from the regulations in Title 17 that are otherwise applicable to the project (see Sacramento City Code Section 17.180.050).

### **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 Chapter 17.180 of 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 Southern Commercial Area: SC (PUD) Zone
- 2.3 Northern Commercial Area “Flex Zone”: SC (PUD) Zone
- 2.3 Single Family Residential Uses: R-1A (PUD) and R-2B (PUD) Zones
- 2.4 Multi-Family Residential Uses: R-4A (PUD) Zone
- 2.5 Neighborhood Park and Open Space

### 2.1 CONCEPT AND LAND USE

Curtis Park Village is comprised of three predominate types of development for three predominate land uses linked by a network of pedestrian friendly streets, open spaces, and a neighborhood park.

1. **Southern & Northern (Flex Zone) Commercial Areas:** The commercial area of the plan is generally located in the southern portion of Curtis Park Village, extending north from Sutterville Road to the area south of the multi-family residential area, and west of Road “A”. The Southern Commercial Area, between Sutterville Road and 10<sup>th</sup> Avenue, is a more defined neighborhood shopping area on the schematic plan. The building footprint of each tenant in this area shall be no greater than 60,000 square feet of sales floor area or 65,000 square feet of total ground floor area. The Northern Commercial Area, also known as the Flex Zone, may be developed with residential, commercial (including recreational/entertainment uses) office and public/open space uses. The Flex Zone shall have a separate schematic plan prepared in the future for review and approval of the Planning and Design Commission and City Council before development occurs. It is recognized that development is not expected to occur for a number of years in this area, and market conditions will likely change during this period of time. The street system and parcel layout in the commercial areas provide a grid pattern for pedestrian, bicycle, and vehicle circulation consistent with the “Traditional Center” for commercial uses and “Traditional Neighborhood High” residential requirements of the City of Sacramento 2030 General Plan policies on urban form and design. The eventual locations of all buildings will be further refined within the commercial use areas to be consistent with the 2030 General Plan policies on urban form and design, and Title 17 of the Sacramento City Code, and the requirements of these Design Guidelines. The commercial area will serve surrounding residential neighborhoods, creating destinations, convenient shopping and entertainment within walking/biking distance.
2. **Single-Family Housing Area:** The Single-Family Housing area of the plan is generally located in the northern half of Curtis Park Village, extending from the southern edge of the new neighborhood park to the private drives that forms the northern edge of the development. Within this area are single family residential lots designated Traditional Neighborhood Low and zoned R-1A (PUD). The

single family area 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.

Higher density single-family housing is found along the east side of Collector Road "A" in the Curtis Park Village plan. This area is designed as Traditional Neighborhood Medium per the City of Sacramento 2030 General Plan and the zoning designation is R-2B(PUD). Single-family homes in this location can be described as the following two types:

- A. The Brownstone row, a slightly more urbanized residential area that acts as a transition between the existing Curtis Park single family uses to the east of Curtis Park Village.
- B. Cottage Homes infilling empty parcels along 24<sup>th</sup> Street in the existing Curtis Park neighborhood and activating the new private drive.

3. **Multi-Family Housing Area:** The area between the south of the new neighborhood park and the north edge of the commercial area can best be described as the multi-family/high-density housing area in the Curtis Park Village plan, allowing for the development of apartments and condominium multi-family housing. The high-density housing area acts as a transitional zone between the less intense single-family development to the north and the commercial area in the south of Curtis Park Village. Within this area are multi-family housing types with a Traditional Neighborhood High land use designations in the City of Sacramento 2030 General Plan. This area includes:

- A. Multi-Family Housing
- B. Affordable Senior Housing Apartments

## 2.2 SOUTHERN COMMERCIAL AREA: SC-PUD Zone

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 areas of Curtis Park Village to be both economically successful and an "active buffer" between both the new and existing residential neighborhoods and these large transportation corridors.

The Southern Commercial Area, the 14.5 acre area south of 10<sup>th</sup> Avenue, 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 this commercial area.

The character of the commercial area is to be sensitively informed by the adjacent pedestrian- and bicycle-friendly, urban-forested neighborhoods. The east-west Access Easement shown on the schematic plan in this area shall be constructed to look like and function as a “Main Street” with standard curbs, gutters, sidewalks and lights on both sides of the easement. The north-south connection from the park to the Southern Commercial Area shall be a minimum of eight feet in width, incorporating design features such as landscaping, art and arbors and facilitating maximum pedestrian connections.

The procedures for approval of development within the Southern Commercial Area shall be in compliance with Title 17 of the Sacramento City Code, and as it may be amended from time to time.

Exceptions to development standards set forth in Sacramento City Code Title 17 that would otherwise be applicable to development within Curtis Park Village include the following:

Building Heights may be increased up to 45’ to allow for mixed use and multi-family housing attached to ground floor commercial and retail development.

Buildings in the Southern Commercial Area shall be constructed in locations in general compliance with the Schematic Plan. This includes that the footprint of each tenant space shall be no greater than 60,000 square feet of sales floor area or 65,000 square feet of total ground floor area.

Development standards for the Southern Commercial Area are found in Section 3.0, Land Use Development Standards: Commercial Areas.

### **2.3 “FLEX ZONE”: SC-PUD Zone**

The five-acre commercial area north of 10<sup>th</sup> Avenue is known as the Northern Commercial Area or Flex Zone. A detailed Schematic Plan for this area is required to be prepared for this area for the review and approval of the Planning and Design Commission and City Council, and including any other necessary entitlements, prior to development of all or any portion of this area.

The Flex Zone may include residential, commercial (including recreational/entertainment uses), office and/or public/open space uses. The Flex Zone was created in recognition that development in this area is not expected to occur for a number of years and market conditions will likely change during this period of time.

Development standards for the Northern Commercial Area “Flex Zone” are found in Section 3.0, Land Use Development Standards: Commercial Areas.

## **2.4 SINGLE FAMILY RESIDENTIAL USES: R-1A PUD and R-2B PUD Zones**

Single Family Residential uses within the Curtis Park Village PUD consist of three housing types: Traditional Single Family Homes; Brownstone Homes; and Cottage Infill Homes.

1. Traditional Single-Family Homes: Traditional Neighborhood Low, R-1A PUD Zone
  - A. The Traditional Single Family Home Neighborhood of Curtis Park Village is intended to create a visual integration of the planning, architectural design, and style of the existing Curtis Park neighborhoods.
  - B. Design guidelines applicable to the Traditional Single Family Neighborhood sites are found in Appendix A: Curtis Park Village Single Family Home Design Guidelines. Project review for the detached single family dwellings shall be in accordance with Sacramento City Code Sections 17.24.020 and 17.180. Corner lot duplexes and halfplexes are also permitted per the above guidelines and standards.
  - C. It is anticipated, although not required, that many of the homes in the Traditional Single Family Home Neighborhood will be custom homes or built by a developer constructing homes on non-contiguous lots. If a home developer purchases 12 or more contiguous lots, a minimum of four housing types will be required. In no case shall the same model of a home be placed closer than five lots from each other (homes must be placed a minimum of five lots apart) or directly across the street from each other and the homes must provide differences in architectural detailing as described in Appendix A: Curtis Park Village Single Family Home Design Guidelines.
  - D. A second residential unit proposed on a parcel in the Traditional Single Family Home Neighborhood must meet the requirements of Sacramento City Code Section 17.24.020 and the applicable standards of Appendix A: Curtis Park Village Single Family Home Design Guidelines.
  - E. The setbacks of residences adjacent to the Union Pacific Railroad tracks shall also comply with the sound attenuation measures found in the Mitigation Monitoring Plan of the Curtis Park Village EIR (SCH 2004082020).
2. Brownstone Homes: Traditional Neighborhood Medium, R-2B PUD Zone

- 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. The Brownstone Neighborhood homes shall be designed as an integrated neighborhood with a common design theme and a variety of street facades that are coordinated to present a traditional brownstone neighborhood.
  - B. Design guidelines applicable to the Brownstone Neighborhood are found in Appendix A: Curtis Park Village Single Family Home Design Guidelines. Project review for the Brownstone Homes, an alternative ownership housing type, shall be in accordance with Sacramento City Code Sections 17.24.020 and 17.180.
  - C. A second residential unit proposed on a parcel in the Brownstone Neighborhood must meet the requirements of Sacramento City Code Section 17.24.020 and the applicable standards of Appendix A: Curtis Park Village Single Family Home Design Guidelines.
3. Cottage Infill Homes: Traditional Neighborhood Medium, R-2B PUD Zone
- A. Cottage infill sites occur along the west side of 24th Street. The Cottage Infill Homes should be integrated into the existing Curtis Park neighborhood fabric by means of architectural character, continuity, mass, scale, details and rhythm.
  - B. Design guidelines applicable to the Cottage housing sites are found in Appendix A: Curtis Park Village Single Family Design Home Guidelines.. Project review for the Cottage Infill Homes, an alternative ownership housing type, shall be in accordance with Sacramento City Code Sections 17.24.020 and 17.180.
  - C. A second residential unit proposed on a parcel in the Cottage Infill Neighborhood must meet the requirements of Sacramento City Code Section 17.24.020 and the applicable standards of Appendix A: Curtis Park Village Single Family Home Design Guidelines.

## **2.5 MULTI-FAMILY RESIDENTIAL: R-4A (PUD) Zone**

Multi-family residential uses shall consist of affordable senior 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. Maximum Building Height: Forty-five feet (45') to the top of the plate on the highest floor.
2. Affordable Housing for Seniors
  - A. Acts as transitional land use bridging Curtis Park market rate non-age restricted multi-family housing and commercial areas within Curtis Park Village.
  - B. Fulfills affordable housing element for Curtis Park Village
  - C. Integrates senior housing with the general community.
  - D. Provide parking per city code.
  - E. Provide the following minimum setbacks:
    1. Front yard setback from back edge of sidewalk (east): 12'-6"
    2. Side yard setback (north and south): 10'-0"
    3. Rear setback (west): 15'-0'
    4. Setbacks of multi-family residences adjacent to the Union Pacific Railroad tracks shall also comply with the sound attenuation measures found in the Mitigation Monitoring Plan of the Curtis Park Village EIR (SCH 2004082020).
  - F. The design of the building for the affordable housing for seniors should incorporate design features and elements found in Appendix A: Single Family Home Design Guidelines for Curtis Park Village. Elements such as roof lines, building materials, finishes, and windows will provide a residential design to the affordable senior housing building(s) that will integrate the affordable housing for seniors component into the overall Curtis Park Village residential community. It should be recognized, however, that the massing and scale of the affordable housing for seniors building(s) will be larger than single-family home structures and the design elements and materials should appropriate to the scale, mass, and character of buildings for affordable housing for senior adults.
  - G. Project review for the building(s) for the Affordable Housing for Seniors within the Curtis Park Village PUD shall be per Sections 17.24.020 and 17.180 of the Sacramento City Code.

### 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 parking per city code.
- 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: 10'-0"
  - 2. From property line of nearest existing Curtis Park single family residential housing: 15'-0" which can include public roads and private driveways
  - 3. From property line of nearest commercial use: 10'-0"
  - 4. From Union Pacific Railroad property line: 50'-0"
  - 5. From accessory structures and property line of Union Pacific Railroad property: 5'-0"
  - 6. From accessory structures and property line of nearest new Curtis Park single family residential housing: 15'-0" which can include public roads and private driveways.
  - 7. Setbacks of multi-family residences adjacent to the Union Pacific Railroad tracks shall also comply with the sound attenuation measures found in the Mitigation Monitoring Plan of the Curtis Park Village EIR (SCH 2004082020).
  - 8. Other building setbacks shall be determined as part of multi-family housing project review.
- I. The design of the buildings for the market rate multi-family housing should incorporate design features and elements found in Appendix A: Single Family Home Design Guidelines for Curtis Park Village. Elements such as roof lines, building materials, finishes, windows, etc. will provide a residential design character to the market rate multi-family housing buildings and will integrate the multi-family housing buildings into the

overall Curtis Park Village residential community. It should be recognized, however, that the massing and scale of the market rate multi-family housing buildings will be larger and different than those of the single family home structures. The design elements from the Single Family Home Design Guidelines should be appropriate to the scale, mass, and nature of the multi-family housing buildings.

- J. Market-Rate Multi-Family Housing buildings facing the neighborhood park shall be designed such that ground floor units face on the park with entries to the unit coming directly off of the 12" wide pedestrian/bicycle esplanade that runs along the south and west edges of the park. Balconies and windows from upper story units will also face the park to provide connectivity between the Market-Rate Multi-Family Housing units and the park. Parking shall be provided either along the Union Pacific property line on the west side of the property or in tuck-under configuration behind the ground floor units in the Market-Rate Multi-Family Housing buildings that face the park. No vehicle parking is to face onto the neighborhood park from the Market-Rate Multi-Family Housing development. See graphic depiction of this condition at the edge of the park in Section 4.4 of these Design Guidelines.
- K. Project Review for the building(s) for the Market Rate Multi-Family Housing buildings within the Curtis Park Village PUD shall be per Sections 17.24.020 and 17.180 of the Sacramento City Code.

## **2.5 NEIGHBORHOOD PARK AND OPEN SPACE LOTS**

An approximately 6.8 acre neighborhood park which includes and approximately 3.6 acre detention basin 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 the City of Sacramento Department of Parks and Recreation design guidelines and the approved Park Master Plan.

There are also open space lots designated on the Schematic Plan. These will be developed and maintained as part of the project's Homeowner's Association.

## **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 that attract people and activity
10. Focal points created as placemaking landmarks
11. Whenever possible place buildings at the edge of pedestrian walks
12. Consideration of view corridors when siting buildings

### **3.2 BUILDING DESIGN PRINCIPLES AND 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 of appropriateness for the surrounding area should be used.
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 and sides. 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
  - F. Finish the interior sides of parapets that are visible to be 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

### **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, opaque, or frosted 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. Provide a continuous (360 degree) treatment on all building facades.
  
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. Provide a continuous (360 degree) color treatment on all building facades.
11. Gutters and downspouts
    - A. Painted to integrate with the building design
  12. Sheet metal vents, pipe stacks and flashing
    - A. Painted to match adjacent materials

### **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. Loading and delivery areas
  - A. Locate 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
2. 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 landscaping to cover screen walls is encouraged
  - D. Gated pedestrian entrance to the enclosure located to facilitate ease of access into the enclosure
4. Electrical service panels
  - A. Placed within enclosures that are architecturally integrated into the building design wherever possible
  - B. Consider placing electrical and communication equipment within buildings whenever possible
  - C. 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

### **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 passive solar design 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 California Building Code Title 24 requirements
  - B. Provision of energy-efficient lighting
  - C. Utilization of daylighting strategies
  - D. 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 construction materials with no or low volatile organic compounds (VOC's)
  - 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 so as to be easily visible and readable from the street
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. Operable 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 and Lot V (Pedestrian Access) designed to include appropriate lighting and Crime Prevention Through Environmental Design concepts

## **4.0 CIRCULATION AND PARKING**

- 4.1 Streetscape and Circulation
- 4.2 Bicycle and Pedestrian Circulation
- 4.3 Parking Area Design
- 4.4 Street Sections

### **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 and 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. Sidewalks in conformance with the City of Sacramento standards and often exceeding minimum width requirements
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 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 that 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 will be separated from the street using vertical curbs, decorative 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 will be located along Road A and Road C within the commercial zone per City of Sacramento standards
8. Pedestrian/Bicycle Esplanade along the Neighborhood Park

A 12' wide concrete esplanade for pedestrians and bicycles shall be constructed along the south and west edges of the neighborhood park boarding the Single-Family Houses on the west side of the park and the Market-Rate Multi-Family Housing area on the south side of the park (see Section 4.4 of these Design Guidelines for graphic depictions of this condition). This esplanade will provide



off-street pedestrian and bicycle connectivity between the north Single-Family Housing area of Curtis Park Village and the Multi-Family Housing, Flex Zone, and Commercial areas in the south portion of Curtis Park Village. The esplanade shall be designed with City standard historic street lights and street trees to edge the esplanade to provide a pleasant experience for pedestrians and bicyclists and to function as a public edge to the neighborhood park. The Market-Rate Multi-Family Housing units and Single-Family Homes shall face the park with entries and front doors on the esplanade. Vehicle parking will not be allowed to face the esplanade but will be contained in parking areas behind the Market-Rate Multi-Family Housing building or in Single-Family Home garages along the private driveway that runs along the western property line of the Curtis Park Village site.

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

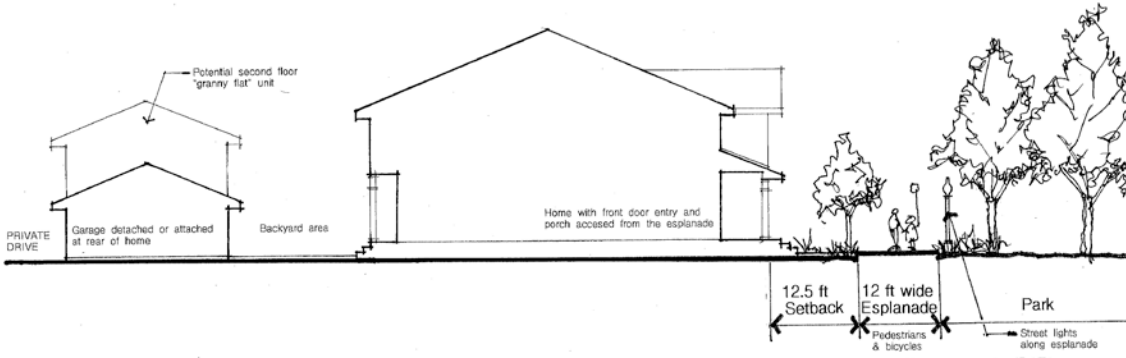
1. Parking areas should be functional and efficient
2. Parking areas designed as well-defined spaces with landscaping, decorative lighting, and pedestrian walkways
3. Generously landscaped parking areas with shade trees to meet or exceed City of Sacramento parking lot shade requirements
5. Strong pedestrian 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 shall be used to buffer each parking area from a public sidewalk or street:
  - A A minimum 6' wide planter planted with a combination of trees and shrubs
  - B A fence shall be open with a minimum of at least 4' of landscaping in front
  - 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 shall be provided as needed and shall be designed to be integrated into the design of the commercial development

10. Parking shall be required for each use according to the City of Sacramento Zoning Code.

## 4.4 SPECIAL STREET and ESPLANADE SECTIONS

### Sections at Esplanade at the Neighborhood Park

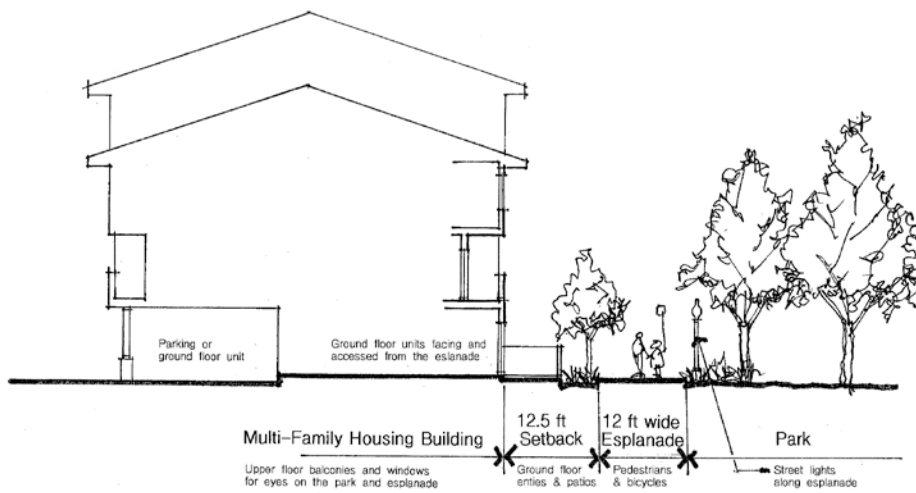
#### CURTIS PARK VILLAGE CITY of SACRAMENTO



SINGLE-FAMILY HOUSING  
SECTION THROUGH the ESPLANADE at the PARK

Not to scale

#### CURTIS PARK VILLAGE CITY of SACRAMENTO



MULTI-FAMILY HOUSING  
SECTION THROUGH the ESPLANADE at the PARK

Not to scale

## **5.0 LANDSCAPE AND STREETScape**

- 5.1 Monument Features
- 5.2 Public Amenities Within Commercial Areas
- 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**

Monument features, strategically placed, provide unity throughout an entire neighborhood and create a “sense of place” within the community. 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 major entry monument feature may be placed at the entrance to Curtis Park Village on Road “A” north of the Sutterville Road/Road “A” intersection. This entry monument may include an arch and/or pylon entry monument subject to the final review and approval of the City Department of Transportation. The intent of the major entry monument is to:

- 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**

Minor entry monument features may be placed at the entrances to residential villages, multi-family housing developments, or commercial areas within Curtis Park Village to differentiate one area from others. These entry monuments may include pylon entry monuments and should have a consistent design throughout the project site with appropriate lettering designating the area. The intent of the minor entry monuments are to:

- 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. Minor entry monuments shall be constructed out of quality materials which are durable and long-lasting such as stone, brick, and metal in order to reduce the maintenance of monument features.

## **5.2 PUBLIC AMENITIES WITHIN COMMERCIAL AREAS**

Public amenities may consist of seating, bollard, trash and recycling receptacles, bicycle racks, and information kiosks. The goal for the use of elements is to create enjoyable outdoor spaces and to provide comfortable amenities for relaxation and leisure. Street furniture is encouraged in outdoor areas to harmonize style, design and materials with surrounding buildings.

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 outdoor seating areas with landscaping, fountains, public art, and trellises
2. Bollards
  - A. Decorative bollards may be used to define edges of pedestrian and vehicle interfaces
  - B. Use to protect utilities and vulnerable elements from vehicle traffic
  - C. Use of decorative bollards is encouraged whenever a bollard is necessary
3. Pedestrian trash and recycling receptacles
  - A. Place near benches and at regular intervals throughout area
  - B. Details of the receptacles are to be sympathetic to the design of the buildings they serve and are to be visually pleasing within the streetscape
4. Bicycle racks
  - A. Place in easily accessible locations in clear public view
  - B. Locate such that use of surrounding spaces is unimpeded
5. 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
- D. Trellises are to be constructed of durable materials to maintain the aesthetics of the trellis and reduce maintenance requirements

### **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 the City of Sacramento
- B. Distance between scorelines to match sidewalk patterns found in the existing Curtis Park neighborhood
- C. Scorelines to create 6" strip at each side of sidewalk parallel to street
- D. Scorelines ¼" wide by ¼" deep
- E. Lamp black is to be used in the concrete mix to provide color consistency among separate pours consistent with City of Sacramento standards
- F. Specialty stamped paving associated with a building may be used to interrupt the standard sidewalk color and pattern at certain special locations, such as building entrances

#### **2. Crosswalks**

- A. At selected paved crosswalks within the commercial areas of Curtis Park Village, stamped colored asphaltic concrete paving or other suitable material in durability and quality shall be used
- 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. Enhanced street paving shall be used at medians with turning lanes or tapered ends where the median is 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. Plant 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
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 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. Consideration of graffiti control when selecting fence and wall materials
4. Chain link fencing other than the existing colored chain link fencing along the west property line of the project providing separation between Curtis Park Village and the Union Pacific property is not allowed.
5. All private drive gates shall be placed a maximum of 20 feet behind the right-of-way to the satisfaction of the Public Works Department. All gates shall provide sufficient area for the swing of the gate and shall be equipped with a Knox Box.

## **5.6 PRIVATE ART ON PRIVATE PROPERTY**

Art placed where it can be viewed by people can enhance 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 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
  - 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. Art may consist of both permanent and temporary installations
5. Coordination in the placement of art with other streetscape improvements to ensure a coherent character for the neighborhood
6. Consideration of safety and visibility in placement and size of art

## **6.0 SIGNAGE AND GRAPHICS**

- 6.1 General Guidelines for Signs
- 6.2 Lighted Signs
- 6.3 Projecting Signage
- 6.4 Awnings
- 6.5 Window Signage

### **6.1 General Guidelines for Signs**

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 the Sign Ordinance of the City of Sacramento.

In general, signs within Curtis Park Village should:

- A. Be easy to read and decipher
- B. Be 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 in wayfinding - the ability of a person to find his or her way to a given destination - in a safe and clear manner
- G. Be designed to be vandal-resistant
- H. Be designed so that electrical connections will not be visible on signs

## **6.2 Lighted Signs**

Lighted signs at Curtis Park Village should be designed such that:

- 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. The sign is not illuminated by fluorescent light 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 prohibited unless the sign is a plastic "punch-through" sign
- K. Internal illumination of an entire sign panel is prohibited

## **6.3 Projecting Signage**

Projecting signage is a building mounted sign with the faces of the sign perpendicular to the building fascia.

- A. Projecting signage (sometimes referred to as "blade" signs) are 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

## **6.4 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

## **6.5 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
- C. Attractive lettering and graphics shall be used such that window signage does not appear cluttered or non-professional

## **7.0 LIGHTING**

- 7.1 Building Lighting
- 7.2 Parking Lot Lighting
- 7.3 Pedestrian Area 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

### **7.1 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

## **7.2 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

## **7.3 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. Decorative free-standing or bollard-type fixtures used to provide lower intensity lighting where appropriate

# **8.0 SITE REMEDIATION STRATEGY**

## **8.1 BACKGROUND**

The Curtis Park Village site once housed railyard operations. In the early 1980's, the site became surplus and was subsequently closed. The applicant purchased the property in 2003.

In 1995, the California State Department of Toxic Substances Control (DTSC) identified the Curtis Park Village site as contaminated with hazardous wastes from the railroad era operations. The hazardous wastes identified are common to former railroad operation areas and include, but are not limited to: Arsenic, Lead, Chromium, Nickel,

Petroleum Hydrocarbons, and Chlorinated Volatile Compounds. The site was characterized as a State Superfund site (a classification that is no longer in use), and as part of the clean-up process a Remedial Action Plan (RAP) and associated Mitigated Negative Declaration (MND) were approved by the DTSC in 1995. Soil remediation activities on the site have been on-going.

## **8.2 STRATEGY TO COMPLETE REMAINING SOIL REMEDIATION AND ACHIEVE CERTIFICATION**

By letter dated June 30, 2010, the Curtis Park Village owner submitted a “Proposed Excavation and Remediation Strategy” to the State Department of Toxic Substances Control (DTSC), outlining a strategy to complete remediation of the Curtis Park Village site under the 1995 RAP, with certain modifications. The elements of the strategy as they affect the proposed development of the site are summarized as follows:

### **1. Categorization of Remaining Impacted Soil and Disposition**

All remaining impacted soil at the Curtis Park Village site will be excavated, stockpiled, profiled, and designated as one of six proposed categories (A through F) based on detected constituents. The proposed categories, and their intended disposition, are as follows:

- A. Category A (unrestricted use) – Place as fill material within the commercial zone;
- B. Category B (commercial use) – Place as fill material within arterial and commercial area streets;
- C. Category C (metals exceeding commercial standards) – Off-site disposal via rail or truck, or eligible for placement into a soil containment cell (if constructed);
- D. Category D (TPH exceeding cleanup standards) – Off-site disposal via rail or truck;
- E. Category E (metals and TPH exceeding commercial standards) – Off-site disposal via rail or truck; and
- F. Category F (asbestos-containing material) – Off-site disposal via rail or truck.

On anticipation of approval of the proposed strategy, the Curtis Park Village project entitlements are conditioned to allow use of Category B soil as fill material within Road A (to the northern tip of the neighborhood park) and Road C and D that surround the Southern Commercial Area, as shown on the Tentative Map (Lot P).

### **2. Re-evaluation of Remedy**

The new strategy intends to manage all impacted soil through on-site and off-site approaches that would not include an on-site containment cell. However,

if Category C soil (as described above) exceeds 20,000 cubic yards, the cost of off-site disposal may be prohibitive, and an alternative approach to management and disposal would need to be evaluated. The Curtis Park Village owner will have the option to re-evaluate the soil remediation remedy and consider an on-site containment cell for retention of "Category C" soil that exceeds commercial cleanup standards. If and when re-evaluation is required and an on-site containment cell is considered, the Curtis Park Village owner expects that an amendment to the 1995 RAP or equivalent document will be prepared for submission to, and hearing and action by, DTSC.

3. Resolution 2010-176: Location Priorities for Placing Containment Cell in Curtis Park Village Site

City Council Resolution No. 2010-176, adopted April 1, 2010, provides policy direction on, among other issues, the Curtis Park Village site remediation and, if considered as a remedy by the Curtis Park Village owner, the placement of a containment cell in the proposed neighborhood park site. Consistent with this policy direction, priorities for location of a containment cell on the Curtis Park Village project site shall be as follows:

- A. First, two acres in the Flex Zone under parking;
- B. Second, under a hard surface in the Village Green;
- C. Third, under hard surface uses in the neighborhood park;

**Provided, that the Curtis Park Village owner is required to return to the City Council to ask for approval to place a containment cell in the park.**

**If there is no legal challenge to DTSC's adoption of the Explanation of Significant Differences (ESD) or its accompanying environmental document, the owner of Curtis Park Village agrees not to request that the Council approve a containment cell under the neighborhood park in Curtis Park Village.**

### **8.3 PROCEDURE FOR REQUESTING APPROVAL OF USE OF PARK SITE FOR A CONTAINMENT CELL**

The Curtis Park Village owner may apply for a modification to the conditions of approval of the Curtis Park Village project entitlements to allow for the placement of a containment cell under hard surfaces within the project's proposed neighborhood park site if the amount of "Category C" soils in the project site exceeds 20,000 cubic yards and the cost of off-site disposal is found to be prohibitive. The application for modification of affected conditions shall be heard by the City Council concurrently with the master plan for the park, after hearing by the Planning and Design Commission and the Parks and Recreation Commission.

## **Appendix A:**

# **Curtis Park Village Single Family Home Design Guidelines**

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# INTRODUCTION

## Purpose of the Design Guidelines

The Curtis Park Village Single Family Home Design Guidelines have been specifically developed for the Curtis Park Village Planned Unit Development. They are intended to provide consistent design principles for single family residential structures that contribute to the creation of neighborhoods with a strong, cohesive sense of place and improve the overall character of neighborhoods by making them attractive, safe and inviting places to live.

These Design Guidelines have been created for use by residents, developers, design professionals, City of Sacramento planning staff and appropriate City hearing bodies. They are intended to facilitate the review process outlined in the Curtis Park Village Planned Unit Development Guidelines and Title 17 of the Sacramento City Code by helping applicants and City planning staff identify major design issues and devise solutions early in the application process. In summary, these Design Guidelines are intended to:

- Create a positive sense of place and enhance community identity;
- Promote neighborhood pride;
- Encourage high-quality development and provide creative design solutions and options;
- Provide clear and usable design direction to project applicants, developers, designers, and City planning staff;
- Protect and enhance property values and community economic viability; and
- Facilitate a clear and expeditious project review process.

Projects will be reviewed for compliance with the design principles identified in this document. Although it is understood that not all design principles will be applicable to all proposed projects, conformance with relevant principles is required.

Overall, these Design Guidelines are intended to encourage consistent designs while allowing for variety and innovation. City planning staff will review all applications on the basis of the guidelines in this document.

## The City's Commitment to Sustainability

In 2006, the Sacramento City Council adopted a vision for the city reflecting the Council's commitment to "sustainability and livability." Based on the council's vision, the City continues to develop and refine standards and guidelines intended to influence a sustainable and livable design of future development in Sacramento.

In the meantime, these Design Guidelines include a number of specific guidelines that promote environmentally responsive site, building and landscaping design.

## **How to Use the Design Guidelines**

Each subsection in the Design Guidelines is organized to include some or all of the following elements:

### **Design Principle**

The *design principle* is a general concept that must be met by all projects and forms the basis for individual design guidelines.

### **Rationale**

The *rationale* explains the key features of a design principle and how it relates to the neighborhood context.

### **General Design Standards and Guidelines**

The *general design standards and guidelines* provide suggestions for high performance building and landscape design in accordance with stated design principles and rationale.

### **Sustainability Guidelines**

The *sustainability guidelines* give suggestions for providing environmentally responsive site, building and landscape design.

## **Project Review Process**

The design of single family residences in the Curtis Park Village Planned Unit Development (PUD) is subject to City review as noted in the PUD Guidelines and as required by Title 17 of the Sacramento City Code (The Zoning Code). In most cases, staff level review will be required, but Zoning Administrator or Planning Commission review may be required for some projects. Applicants for development should expect to communicate with planning staff at several key junctures in the application process. Once a project has been approved by City staff or the appropriate City hearing body an application for a building permit may be submitted.

# **HISTORY AND CHARACTER OF THE CURTIS PARK VILLAGE NEIGHBORHOOD**

## **Residential History and Neighborhood Context**

These Design Guidelines are intended to result in the development of single-family residential areas in Curtis Park Village that reflect the quality and design of the existing Curtis Park neighborhood that surrounds the project site to the north and east. Now one of the most mature and desirable neighborhoods in Sacramento, Curtis Park was originally developed from ranch and farm land and is one of the city's early suburbs. The development of Curtis Park can be traced back to October 1887 when an auction was held to sell lots in "Highland Park", an early subdivision in the City of Sacramento, followed by West Curtis Oaks, Curtis Oaks, South Curtis Oaks and East Curtis Oaks subdivisions to become the Curtis Park neighborhood that we know today. Curtis Park continued to develop during the early 20<sup>th</sup> century as one of the "streetcar neighborhoods". Curtis Oaks and West Curtis Oaks, in addition to the Highland Park subdivision all became part of the growing residential community of Curtis Park. In 1907 and 1909 right-of-way and land was deeded to the Western Pacific Railroad on the west side of the Curtis Park neighborhood. The railroad site was to be used for the shops and railyards to serve the needs of the Western Pacific in Sacramento. This is the area that contains the 72 acres of the Curtis Park Village site.

Home designs in Curtis Park Village are intended to reflect the design and pattern of homes found in the existing Curtis Park neighborhoods. These houses tend to be predominately bungalows, both single and two story, in a variety of eclectic styles including California Mission, Arts and Crafts, English/Storybook cottage and Tudor Revival, among others. Newer infill homes and remodels of existing homes throughout Curtis Park reflect both tradition and contemporary influences. Many infill and remodeled homes are two stories in height in response to the challenge of building larger homes on smaller lots to accommodate changing lifestyles. While cement plaster is a common exterior cladding material, a variety of exterior finishes including wood lap siding, brick, and some stone can also be seen with new construction generally reflective of the quality and detail of the original homes in the neighborhood.

## **Residential Character Area of Curtis Park Village**

The designs to be emulated in the single family homes within Curtis Park Village can be found in the established neighborhoods of Curtis Park and Land Park. The Residential Character Area of these design guidelines can be described as north of Sutterville Road, south of 2<sup>nd</sup> Avenue, west of Franklin Boulevard, and east of Land Park Drive. The homes within the described Residential Character Area represent a variety of eclectic architectural styles including Victorian, Queen Ann, Craftsman, Bungalow, Sacramento Highwater, California Mission, English Country Cottage (Storybook Cottage), Tudor Revival, Curtis Park vernacular, and various period revival styles. Although a few streets represent a mixture of styles, many blocks and streets have some consistency of style and materials, representing the numerous small subdivisions constructed by the firms developing the area at the time.

Of the many styles represented, Craftsman, Mediterranean and California Mission influences are perhaps the most common. These homes tend to be one, one-and-a-half and two stores in height with gable roofs and front porches with sturdy, square or round support columns particular to the Craftsman style. Common building materials include wood, brick, and plaster.

# SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

## Site Design

Site design addresses a home's location on the lot, its orientation toward the street and adjacent buildings, and its overall layout relative to the site. The site design of infill homes and additions to existing homes should emphasize respect for the context of established structures. In addition, new homes, infill homes, and additions, where appropriate, should:

- reflect the scale of existing homes on the block and the Curtis Park Village Residential Character Area;
- in most cases, the home should be located toward the front of the lot with minimal setbacks;
- provide an entry facing the street or easily identifiable from the street to create a welcoming appearance and to give homes “curb appeal”;
- minimize the appearance of the garage by locating it at the side or rear of the home; and
- minimize the appearance of mass in two-story homes with an articulated façade.

## 1 Setbacks and Orientation

### Design Principle

The front setback and the placement of the home on the lot shall correspond to setbacks as defined in this document.

### Rationale

Setbacks may be slightly varied to create interest but should contribute to the established assemblage of homes on the block and help to form a “streetwall” on the public right-of-way. Front yard setbacks shall conform to the setback standards stated below.

### General Design Standards and Guidelines

- 1.1 Homes should be oriented toward the front of the lot with front entries facing the street or easily identifiable from the street to encourage an active visual relationship with the street. Homes adjacent to private drives should have garages accessed from the private drives.
- 1.2 Construction should generally be parallel to lot lines.

- 1.3 Infill structures should reinforce the existing rhythm of building widths and setbacks.
- 1.4 The front setback shall be measured from the back of sidewalk, all other setbacks shall be measured from the property line. Minimum setbacks shall be consistent with the following:

**Lots Adjacent to Private Drives**

Front: 12.5' to 20'  
Side: 3'  
Corner Lot Side (45' wide typical): 10'  
Rear (Garage along private drive): 3'-6"  
Rear (Main structure): 10'  
Maximum Lot Coverage: As identified per size of lot listed below.

**Traditional Single Family** (50' x 100' to 120" typical)

Front: 12.5' to 20'  
Side: 5'  
Corner Lot Side (55' typical):10'  
Rear: 10'  
Maximum Lot Coverage: 50 percent

**Deep Lots** (lots deeper than 120')

Front: 15' to 20'  
Side: 5'  
Corner Lot Side (55' typical):10'  
Rear: 15'  
Maximum Lot Coverage: 50 percent

**Brownstone Lots** (30'x 80' typical, zero lot line to minimal side setback)

Front: 12'-6"  
Side: 0' or 5', depending on placement of home on adjacent lot  
Rear (Garage along private drive): 3'-6"  
Maximum Lot Coverage: 60 percent

**Cottage Infill Lots** (zero lot line to minimal side setback)

Front: - 12' along public ROW, 5' to 10' on private drive  
Side - 0' to 5'  
Rear - 0'  
Maximum Lot Coverage: 60 percent

## **Sustainability Guidelines**

- 1.5 Homes should be designed and oriented on the lot to maximize solar access on southern exposures so that such features as photovoltaic solar panes and daylight can be incorporated into the design of the home, when feasible.

## **2 Scale and Mass**

### **Design Principle**

Although one and one-and-one-half story homes are allowed, most homes within Curtis Park Village are anticipated to be two to two-and-one-half stories in height. Homes shall be compatible with the overall scale and mass of other homes on the block and in Curtis Park Village and the Residential Character Area.

### **Rationale**

The scale and mass of homes within Curtis Park Village are intended to be exemplary in engaging the diversity of the existing Curtis Park neighborhood. The establishment of a “streetwall” along public rights-of-way and a consistency of scale and mass are desirable in the neighborhoods of Curtis Park Village. Homes and additions to existing homes should respect each other and earlier established homes by minimizing the appearance of building and mass through site layout and architectural design.

### **General Design Standards and Guidelines**

- 2.1 Homes should be oriented perpendicular to the street to minimize the appearance of mass.
- 2.2 The mass of a larger structure should be broken down into smaller components that are similar in scale to other buildings in the neighborhood.
- 2.3 The garage shall be located to the rear of the primary residence (See also Section 4, Garages)
- 2.4 Contemporary homes are typically constructed as concrete slab-on-grade. The concrete slab of the newer home should be treated in one or more of the following ways:
  - The height of the slab could be increased to match established/typical floor levels relative to the street.
  - The soil under the slab could be graded so that it is above the grade of the surrounding yard.



- The home could be constructed with raised wooden subfloor. In this case, the home could also have a raised entry that steps down to the ground level.

### **General Design Standards and Guidelines for Additions**

- 2.5 Additions should respect the massing, scale, and height of the primary structure.
- 2.6 Additions should not visually interfere with but complement the original structure.
- 2.7 Additions that are taller than the original building should be located at the rear of the building so that the new addition does not visually overpower the original structure.
- 2.8 Large additions should be broken down into smaller, varied components that relate to the scale and massing of the original structure

### **Sustainability Guidelines**

- 2.9 Solar access for daylighting and solar panels should be considered in massing design. Glazing should be located predominantly on the north and south sides of the home. Glazing on the west side of the home should be minimized unless the west side of the structure is the street side.

## **3 Number of Stories**

### **Design Principle**

One to three story homes are acceptable in Curtis Park Village. The structures should be designed to minimize the appearance of mass of the third story. All homes shall meet the height requirements of the zone as stated in Sacramento City Code Title 17 (The Zoning Code).

### **Rationale**

Although there are many two-story homes in Curtis Park, the majority of homes are one story. Because two and three story homes have the capacity to appear out of scale with other homes on a block they should be carefully designed so as not to overwhelm adjacent one-story homes.

### **General Design Standards and Guidelines**

- 3.1 The front of the home should not present an unbroken two or three story wall to the street. Facades should be articulated to break up the surface, add interest and minimize the appearance of mass. Articulation should include at least two of

the following features:

- protruding or recessed façade surfaces
- bow, bay, or dormer windows
- horizontal elements such as cornices, window lintels, or horizontal bands:
- porches or porticoes

3.2 All sides of the homes should be given visual interest through the careful placement of windows, while also protecting the privacy of the adjacent home. No side of a multi-story home should present an entirely blank façade. Finishes and materials shall be consistent on all sides of the structure.

3.3 Porches and porticoes in multi-story homes should be one story to maintain the proportion and context of the surrounding homes on the block and provide an inviting entry with pedestrian scale to the street. (See also Section 8, Entry Features)

3.4 Architectural elements, such as dormers, multiple gables, and windows, should be added to the upper stories to create articulation and break up the façade.

## **4 Garages**

### **Design Principles**

The garage shall be placed at the rear of the primary residence to minimize its visibility from the street, and shall match the character and materials of the residence.

### **Rationale**

To emphasize the front entryway and porch and minimize the prominence of the garage, the garage should be placed at the rear of the home. The garage can be placed along the side of the residential lot provided that the garage is recessed well behind (i.e. 18') the front façade of the house.

### **General Design Standards and Guidelines**

4.1 Garages shall conform to all relevant City of Sacramento regulations and guidelines.

4.2 On-site parking may be an attached or a detached garage. Attached garages should be recessed a minimum of 18 feet behind the front façade (the main front wall) of the home.

- 4.3 Detached garages are recommended when feasible. If private drive access is available, detached garages shall be placed in the rear yard. When private drive access is not feasible, front access is acceptable.
- 4.4 Garage design, siding, roofing, trim, and window materials should match the material used on the home.
- 4.5 Garage doors facing the private drives shall have remote control opening.
- 4.6 Many older homes in Curtis Park have Porte-cocheres along the side of the home with detached garages at the rear of the lot. Porte-corcheres are allowed provided they meet City Code requirements. The Porte-corchere should be designed to the same standard as the residential structure or a front porch and compatible with the overall design of the structure.

### **Sustainability Guidelines**

- 4.7 Single-car garages or tandem garages are encouraged to reduce the extent of paved driveway areas.
- 4.8 Reduced private drive aprons are encouraged to decrease pavement runoff.
- 4.9 Garage doors should include clear top panels for natural lighting.

## **5 Additional On-Site Parking and Driveways**

### **Design Principle**

Any additional on-site parking shall be located at the side or rear of the lot, whenever feasible, to minimize parking along the façade facing the street and afford an unobstructed and attractive view of the home.

### **Rationale**

In many of the city's older neighborhoods, over time, extensive driveway paving and parking has occurred in the front setbacks, taking away from the original character of the neighborhood. Development should place driveways and parking pads toward the side of the lot so that the front yard is visually attractive and can be landscaped.

### **General Design Standards and Guidelines**

- 5.2 Unless specifically allowed in the Curtis Park Village PUD Development Guidelines, parking shall conform to all relevant City of Sacramento regulations and guidelines.

- 5.3 Private drive access is preferred in areas where it is feasible within Curtis Park Village.
- 5.4 Concrete is the typical residential driveway paving material. Alternative driveway paving surfaces, such as mortared brick or concrete pavers, and tinted concrete, are encouraged to minimize the appearance of monotonous paved front yards. Permeable materials, such as pavers, cobblestone, or similar treatments, are also recommended paving materials for driveways. Driveway strips with turf between the strips are another desirable alternative. Alternative treatments must be approved by the relevant reviewing agencies per City development standards for paving surfaces.
- 5.5 Shared driveways shall be encouraged, where feasible, to minimize the paved area in front of the homes.

## **ARCHITECTURE**

Architecture addresses the built form of the home, along with its detailing. Homes and additions to homes should respect the architectural style of established homes on the block, while also reflecting contemporary construction methods.

Curtis Park has experienced decades of infill development which lends interest and variety to the neighborhood. The new homes in Curtis Park Village can continue this trend by bringing fresh new style while still emphasizing respect for the overall scale of the existing Curtis Park neighborhood.

All architectural elements should be constructed of high-quality materials to promote longevity and a pleasing appearance. Variety of design and materials is desirable within the single-family home area of Curtis Park Village if complementary to the existing Curtis Park neighborhood context.

## **6 Architectural Character and Detailing**

### **Design Principle**

Homes shall be designed in an architectural style that complements the best examples of existing residential development in the Curtis Park neighborhood.

### **Rationale**

Structures that are compatible with the existing Curtis Park neighborhood will contribute to a sense of place and add to the character of the area helping to knit the former railyards back into the urban environment and the neighborhood. Use of stylistically cohesive, character-defining features, such as porches, columns, balustrades, brackets, rafter ends, and decorative trim enhances visual compatibility.

## **General Design Standards and Guidelines**

- 6.1 Architectural design should complement the architectural styles of the existing homes in the Curtis Park neighborhood.
- 6.2 New stylistic interpretations of traditional architecture are encouraged. Contemporary concepts should follow fundamental design principles without copying them. Architectural features and detailing should be proportional to the scale of the home, as well as to other homes on the block of a similar architectural style.
- 6.3 Additions should be designed with architectural details that are similar to those of the existing structure.
- 6.4 Individual elements in a structure should be consistent with that structure's overall design or style.
- 6.5 All elevations should be given equal design treatment and architectural consideration including the use of consistent materials on all facades of the structure.

## **7 Roof Styles**

### **Design Principle**

The design of a roof shall correspond to the prevailing designs of roofs on homes in the existing Curtis Park neighborhood and the roof design shall be compatible with the overall design and architectural style of the home. The design of the roof on additions and renovations shall correspond to the roof style and pitch of the existing structure.

### **Rationale**

The pitch, style, and orientation of the roof on a home should be similar but not necessarily identical to the roof styles of the surrounding homes on the block. Roofs pitches and materials should be complementary from home to home but should also be in keeping with the architectural style and design of the individual home. However, the pitch, style, and orientation of the roof on a renovation or addition should be identical to that of the existing home. Any crossing gables should match the established pitch and style of the existing roof.

## **General Design Standards and Guidelines**

- 7.1 The roof pitch, overhang and exposed rafter tails on structures should be compatible with the architectural style of the home.

- 7.2 Whenever possible the roof pitch, overhang and exposed rafter tails should be similar to those of existing homes on the block and in the Curtis Park Village Residential Character Area.
- 7.3 Flat roofs are discouraged and should only be used when appropriate for the architectural style of the structure.
- 7.4 Infill homes should respect the primary gable orientation of the majority of existing homes on the block.
- 7.5 The roof forms and slope of additions should be similar to those of the original structure. The roof of additions should be subordinate to that of the primary building. Gable, hip, and shed roofs are appropriate for additions.
- 7.6 A dormer should be compatible with the scale of the primary structure. The number and size of dormers should not be visually overwhelming. Dormers should be placed at least 18 inches below the ridgeline of the primary roof.
- 7.7 Roof overhang ranging from 18 to 36 inches are encouraged to promote window shading and building longevity when appropriate to the architectural design of the home.

## **8 Entry Features**

### **Design Principle**

Homes shall have an entry feature such as a porch, overhang feature, or stoop that faces the street and defines the entry to the home from the street.

### **Rationale**

Entry features accent the front façade of a home and add visual interest. Entry features and their components, such as columns and steps, should be proportional to the overall scale of the home.

Porches and other entry features are common architectural elements in homes in Curtis Park Village Residential Character Area. Porch elements in these older homes differ greatly, ranging from solid, square columns of Craftsman homes, to the deep recesses and covered walkways of California Mission Revival homes, to the delicate turned balusters in Queen Anne homes. Entry features should be consistent in design and scale with the architectural style of the home and the predominant style of the block while providing diversity and interest to the home and the block from the street.

### **General Design Standards and Guidelines**

- 8.1 Clearly distinguished entry features are encouraged on all homes.
- 8.2 Entry porches and porticoes in two and three story homes should be one story to minimize the appearance of bulk and offer an appropriately scaled pedestrian entry to the home.
- 8.3 Entry features should be built to a minimum depth of 6 feet from the front of the entry feature to the front façade of the home: however, shallower entry features will be considered on a case-by-case basis.
- 8.4 The scale and style of porch and portico elements should be consistent with the scale and style of the home.
- 8.5 Porches and portico columns should be given some form of detailing, such as a defined plinth and capital, as appropriate to the architectural style of the home.
- 8.6 Porch columns and railings should be constructed of high-quality materials that complement the materials used in the overall exterior of the home.

## **9 Doors**

### **Design Principle**

Doors shall be made of high-quality materials and include decorative elements such as raised panels, sidelights, and transoms that are appropriate to the overall design of the home.

### **Rationale**

Doors are an important architectural feature that offers security and visual appeal. For this reason, doors should be made of high-quality materials that protect the home, while also offering aesthetic appeal through decorative elements that correspond to the style of the home.

### **General Design Standards and Guidelines**

- 9.1 Doors are character-defining features of a home and should be appropriately designed to contribute to the overall composition of the house.
- 9.2 Doors should not be flat surfaces, but should include raised panels, glass, or other forms of detailing and articulation appropriate to the architectural style of the home.
- 9.3 Doors should be of high-quality material, such as solid-core wood or metal. High-quality metal framing can afford enhanced security and fire protection and

should be considered. Whether wood or metal, door framing should be slightly recessed or extended to lend interest and definition to the entry.

- 9.4 Horizontal sliding doors are highly discouraged on the public side(s) of the home.

## **10 Windows**

### **Design Principle**

Windows shall be constructed of high-quality materials and designed to complement the style of the home.

### **Rationale**

High-quality materials and construction techniques ensure the longevity of windows and enhance their aesthetic appeal.

### **General Design Standards and Guidelines**

- 10.1 Windows should complement the style of the home.
- 10.2 Single or double hung windows as well as casement windows are encouraged. Horizontal sliding windows are discouraged.
- 10.3 Windows with multiple panes provide interest and definition to a home's façade and are encouraged.
- 10.4 Window frames, sash, trim, and sills may be wood, vinyl, or a paintable fiberglass composite. Other compositions will be considered on a case by case basis.
- 10.5 A consistent window treatment should be used on all sides of the building.
- 10.6 Reflective or tinted glass and opaque plastic skylights are discouraged.
- 10.7 Windows should have decorative trim and projecting sills consistent with the architectural style of the home.
- 10.8 Windows used in additions and renovations should be similar to those in the primary structure.

### **Sustainability Guidelines**

- 10.9 The use of insulating or energy efficient glazing is encouraged to increase energy efficiency.
- 10.10 Prismatic glazing is encouraged to increase the energy efficiency of skylights.



10.11 Daylighting should be incorporated into the architectural design of the home, to increase energy efficiency.

## **11 Siding**

### **Design Principle**

The siding used on a home or addition shall be durable, consistent with the style and character of the home, and complement the siding material used on other homes on the block.

### **Rationale**

Siding should not only complement the style of a new home but should be consistent with siding materials commonly used on other homes in the neighborhood and consistent with the architectural style of the structure to avoid appearing out of context. Siding materials in additions and renovations should match the siding on the existing home to the greatest extent possible.

Common siding materials used on homes in the Curtis Park Village Residential Character Area include brick, stone, wood lap siding, wood shingles, and cement plaster. The predominant material depends on the predominant architectural style of the home.

### **General Design Standards and Guidelines**

- 11.1 Wood lap siding, wood shingles, brick, stone, and cement plaster (stucco) are acceptable materials. The siding should always reflect the architectural style of the house and be appropriate for the design.
- 11.2 Wood lap siding should be applied horizontally and should be similar in scale, proportion, texture, and finish used on other homes on the block and appropriate to the architectural style of the home.
- 11.3 Several lap siding materials are available with some recommended over others. Lap siding of wood or cement fiber is recommended. Lap siding of vinyl, grooved plywood, and aluminum are not recommended.
- 11.4 Cement plaster (stucco) must be smooth or imperfect smooth troweled texture. Spray-on stucco is not allowed and foam trim sprayed with stucco should be avoided.
- 11.5 The use of two materials, with one employed as wainscoting, should be considered in order to add to the interest of the home. Change of materials in upper gables is recommended to break-up the overall mass of the home.

- 11.6 Avoid highly reflective siding materials such as metal, glass, plastic, and vinyl.
- 11.7 The color, texture, bonding pattern, and grout profile of brick should be similar to established uses of brick on the buildings in the Residential Character Area.

## **12 Roofing**

### **Design Principle**

Roofing on homes in Curtis Park Village shall be durable and complement the architectural style of the home. Roofing on an addition or renovation shall be durable and complement the roofing on the existing home.

### **Rationale**

Roofing materials should be durable to ensure their attractiveness and continued functionality for many years. Roofing materials should also be suitable for context. For example, high-quality metal roofing may be appropriate in some rural or resort settings but is uncommon in the Curtis Park neighborhood and therefore may be considered inappropriate.

### **General Design Standards and Guidelines**

- 12.1 Roofing materials must have a minimum 30 year guarantee. Roofing with a 40 year guarantee or greater is encouraged.
- 12.2 The color and materials used for roofing should complement the color and architectural style of the home. Accent colors may be used but they should not overwhelm the home or clash with other homes on the block.
- 12.3 The following materials are recommended: laminated dimensional (asphalt) shingles, wood shingles/shakes, laminated dimensional fiberglass shingles, lightweight concrete shingles, terra cotta tile or lightweight concrete tile, or slate shingles.
- 12.4 Metal roofing is typically inappropriate and is discouraged.
- 12.5 Composition shingles should only be rolled over side barge boards when appropriate to the overall design of the structure.
- 12.6 Ogee gutters should be used on structures with a traditional style of architecture. Fascia gutters are more appropriate to ranch style and more contemporary homes.

## **Sustainability Guidelines**

- 12.7 Photovoltaic solar panels or solar shingles such as “solar slate” are encouraged to reduce the home’s use of energy from conventional sources.
- 12.8 Homeowners are encouraged to consider roofing options that include recycled content.
- 12.9 The use of “cool roof” options, including lighter colored roofing and reflective coatings, is encouraged to achieve energy efficiency.

## **13 Lighting and Addresses**

### **Design Principle**

Exterior light fixtures shall be consistent with the architectural style of the home and shall provide adequate illumination of the front entry and address(es) so that both are clearly visible from the street.

### **Rationale**

To assist emergency vehicles and contribute to the safety of the home, address lettering should be affixed near the door and should be large enough to be seen from the street. Lighting fixtures should be adequate to illuminate the address(es) and the front entryway to the home.

### **General Design Standards and Guidelines**

- 13.1 Light contributes to the security of the home and is required for the front entryway, walkways, and garage area. Recessed entryways should be clearly lit.
- 13.2 Lighting fixtures should be designed for exterior use and should be weather resistant.
- 13.3 The address should be illuminated and clearly visible at night.
- 13.4 The address numbers should be 4 to 8 inches high.
- 13.5 The preferred location to display the address is affixed to the front of the home, adjacent to the front door. If structural considerations preclude affixing the address adjacent to the front door then the address may be attached on the front of the home as long as it is still clearly visible from the street and illuminated at night.
- 13.6 Lighting fixtures should be directed away from adjacent areas to minimize light pollution.

13.7 Light fixtures and address numbers style and design are to be consistent with the architectural style of the house.

**Sustainability Guidelines**

13.8 Compact fluorescent bulbs and photocell sensors are encouraged to achieve energy efficiency.

## **SITE ELEMENTS**

Site elements include those features that are auxiliary to the home, such as landscaping, fencing, and paving. Site elements are typically used to enhance the appearance and functionality of the home.

High-quality site elements can increase the beauty and value of the home and, when carefully selected, can also contribute to the visual continuity of the street and the neighborhood.

### **14 Landscaping**

#### **Design Principle**

Landscaping shall be used around the home to positively contribute to its' appearance and give a sense of visual continuity along the street. The front yard shall be planted with landscaping materials that may include a mixture of turf, groundcover, and decorative shrubs.

#### **Rationale**

A variety of landscaping plants and materials can contribute to a positive sense of place in a neighborhood. Trees provide shade, reduce energy consumption in the summer, help to filter air pollution, and provide visual interest along the street. The neighborhoods surrounding Curtis Park Village have many mature trees that contribute to the positive character of the area. Curtis Park Village will include planting of many trees that, in time, will reflect the surrounding neighborhoods and contribute to the urban forest of the City of Sacramento.

#### **General Design Standards and Guidelines**

- 14.1 Landscaping shall conform to all relevant City regulations and guidelines, including Sacramento City Code Chapter 17.68.010, "Landscaping Requirements".
- 14.2 Alternatives to turf, such as groundcovers that can tolerate foot traffic and native grasses, are encouraged.
- 14.3 Bare soil should be planted or mulched with bark, stone, or other suitable materials to avoid unnecessary runoff.
- 14.4 A minimum of one tree shall be planted in the front yard setback of the Traditional Single Family homes. A minimum of two trees should be planted at homes on corner lots where the size of the yard permits full canopy growth. Trees for the Brownstones and Cottage Infill homes shall be determined at the time of project review as required by Title 17 of the Sacramento City Code.

14.5 Street trees should be provided at a maximum of 30 feet apart in the street tree planter between the curb and the sidewalk subject to the final approval of the City Department of Transportation, Urban Forest Division. Consult the City Urban Forest Division for questions regarding the selection and care of street trees. Private tree services are available for consultation before trimming or removal of mature trees on private lots.

14.6 Refer to the following lists for more information about recommended species:

- **Sacramento Tree Foundation**  
[www.sactree.com/treeinfor/treesWeOffer.html](http://www.sactree.com/treeinfor/treesWeOffer.html)
- **Municipal Utility District (SMUD)**  
[www.smud.org/residential/saving/trees/index.html](http://www.smud.org/residential/saving/trees/index.html)
- **City of Sacramento Department of Transportation, Urban Forestry Division**  
[www.cityofsacramento.org/transportation/urbanforest/index.html](http://www.cityofsacramento.org/transportation/urbanforest/index.html)

14.7 Plant species should be suitable for the Sacramento climate. Low-water landscaping materials are encouraged to conserve water.

14.8 Trees species should be selected so that the canopy of each tree at full growth can be accommodated by the site. A variety of tree species representing a range of sizes will contribute to the visual interest of the yard and is recommended.

### **Sustainability Guidelines**

14.9 Homeowners are particularly encouraged to plant deciduous shade trees and shrubs that shade the east, south, and west sides of the home to minimize solar heat gain and increase energy efficiency. Shade trees should be planted to shade paved areas to reduce heat island effects and increased energy consumption.

## **15 Irrigation**

### **Design Principle**

Irrigation is essential to maintain the health and beauty of a home's landscaping.

### **Rationale**

The seasonal extremes of the Sacramento climate make regular irrigation of planted areas mandatory to maintain the integrity of landscaping. Automatic irrigation ensures regular and consistent watering and promotes healthy landscaping.

## **General Design Standards and Guidelines**

- 15.1 An automatic irrigation system shall be installed in the front yard to provide consistent coverage of all planted areas. A home on a corner lot should have an automatic irrigation system that covers the yard fronting both streets. Automatic controllers with rain shut-off valves provide greater water conservation.
- 15.2 The homeowner is responsible for the irrigation of and the maintenance of the irrigation system and landscaping in the front planter strip between the curb and the sidewalk along the street.
- 15.3 Turf and groundcover are more effectively irrigated with a conventional spray system. Head-to-head spray coverage is recommended. Avoid overspray onto sidewalks and adjacent properties.
- 15.4 A drip irrigation system is recommended for shrubs and trees to provide deeper, more even watering. Drip irrigation also permits greater water conservation than a conventional spray system.
- 15.5 Irrigation controls must be screened from view by landscaping or other attractive site materials.

## **Sustainability Guidelines**

- 15.6 Development shall comply with the Water Efficient Landscape Requirements of the Sacramento City Code, Chapter 15.92.

## **16 Fencing**

### **Design Principle**

Fencing must be of high quality materials that are consistent with the style of the home to enhance the overall character of the home and contribute to the positive appearance of the neighborhood.

### **Rationale**

Fencing should be selected for its decorative qualities and should complement the character of the home as well as the overall character of the neighborhood.

## **General Design Standards and Guidelines**

- 16.1 Fencing shall be located and constructed in conformance with the Sacramento City Code Chapter 5.156, "Fences", and Chapter 17.76, "Wall, Fence, and Gate Requirements".

- 16.2 Fencing must allow unobstructed visibility of the main entrance including, in the case of corner lots, any main entrance off of the street side yard setback.
- 16.3 Front yard fencing should have a minimum of 50 percent transparency.
- 16.4 The style, materials, and color of the fencing should complement the style, materials, and color of the home.
- 16.5 High-quality materials, including wood, metal, cement plaster (stucco), and some forms of appropriately designed vinyl fencing, are acceptable fencing materials. Cement plaster must be smooth or imperfect smooth texture consistent with the design of the house.
- 16.6 Chain link fencing is not allowed as a front yard or street side yard fence.

### **Sustainability Guidelines**

- 16.7 The use of chlorine-based vinyl fencing is discouraged.

## **17 Paving/Hardscape Surfaces**

### **Design Principles**

The paving materials selected shall contribute to the overall appearance of the home. Impervious paving surfaces shall be minimized and limited to the driveway, walkways, and patios.

### **Rationale**

Large areas of impervious paving surfaces made up of materials such as concrete and asphalt should be minimized at the front of the home. Instead, alternative surfaces such as brick, stone, concrete pavers, and patterned concrete should be used as appropriate. Some of these alternative forms of paving can offer the added benefit of minimizing storm water runoff and the need for supplementary irrigation, as water is able to percolate down through the spaces between paving units.

### **General Design Standards and Guidelines**

- 17.1 Paved areas shall not exceed those defined by Sacramento City Code Chapter 17.68.010, "Landscaping Requirements".
- 17.2 Alternative paving surfaces such as concrete pavers, brick, or stone are encouraged for driveway surfaces to reduce the appearance of large paved areas.



- 17.3 Alternative paving surfaces that help to keep stormwater runoff on-site are encouraged.

## **18 Utilities and Storage Facilities**

### **Design Principle**

The visibility of utilities and storage facilities shall be minimized by placing them at the side or rear of the home and screening them from view from the street. When utility equipment must be located at the front of the home every attempt shall be made to minimize the visual intrusion of the equipment into the home, yard, and street.

### **Rationale**

Utilities and storage facilities are less attractive but necessary features of a home. These features should be placed at the side or rear of the home and screened by fences and landscaping. Private drive access can facilitate placement of and access to these features at the rear of the home whenever possible or appropriate.

### **General Design Standards and Guidelines**

- 18.1 Trash receptacles, if kept outside, should be placed in the side or rear yard and adequately screened by landscaping or a side yard fence.
- 18.2 Storage sheds shall be placed in the yard area behind the home and shall follow Accessory Structure regulations found in Sacramento City Code Chapter 17.80.
- 18.3 Accessory structures should be similar in character and materials to the main building but subordinate in massing, scale, and height.
- 18.4 Antennae should be mounted at the rear of the home. Satellite dishes should be mounted on the home to minimize their visibility from neighbors or the public right-of-way.
- 18.5 Heating and cooling units should not be roof-mounted or placed at the front the home. Heating and cooling units should be placed in the attic or at the side or rear of the home and screened by a side yard fence or landscaping. Solar panels do not need to be screened but should be placed to minimize visual impact.

### **Sustainability Guidelines**

- 18.6 Where feasible heating, ventilation, and air conditioning units should be placed on the north side of the primary structure or garage (preferably not the street side unless screened by a fence or wall) to shade the units and minimize energy consumption.

## **19 Access Ramps**

### **Design principle**

Ramps that provide access to the front or side of the home shall be safe, designed to match the style of the home, and constructed of durable materials that complement those used on the home.

### **Rationale**

Ramps that provide universal access to single-family homes should be designed so that they look like they are a part of the home to the greatest extent possible. The ramp should be designed to minimize its size and bulk without compromising safety and ease of access. Materials used should complement those used on the home, i.e., a concrete ramp with brick facing could be used on a brick home, while a wooden ramp might be more suitable for a home with wood lap siding.

### **Design Guidelines**

- 19.1 Any ramp providing access to a single family residence shall be designed to meet applicable standards of the California Building Code Chapter 11A (as adopted by the City), or in Sacramento City Code Chapter 15.154.
- 19.2 Ramps should be designed so that it does not detract from existing architectural elements at the front of the home. The specific location and angle of the ramp may vary, depending on the design of the home and its location on the lot.
- 19.3 Ramps should be constructed of sturdy, long-lasting materials. Ramp materials should complement those used on the home. Where appropriate, facing materials used on the home may be affixed to the side of the ramp.
- 19.4 Modular aluminum ramps at the front of the home are discouraged.

# Exhibit B – Curtis Park Village PUD Schematic Plan

