



**GREEN
BUSINESS PARK
LOOMIS**

Appendix B: Design Guidelines

S|E A
SCOTT|EDWARDS ARCHITECTURE





Figure 1: Aerial View of Green Business Park Loomis



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Introduction

Green Business Park-Loomis (GBP-Loomis) is a proposed +/- 86 acre development located in the Town of Loomis, off of Sierra College Boulevard, which provides access as a transit route. Noting current and future connectivity within the Town of Loomis and to adjacent cities, GBP-Loomis is uniquely positioned to become a catalyst for environmentally sustainable development and innovation within the region. Opportunities are available throughout the development to showcase sustainable design strategies for living, working and playing.

The following pages describe guidelines for site design, public realm design, landscape design and building design with the intent of introducing the concept of Green Business Park-Loomis.

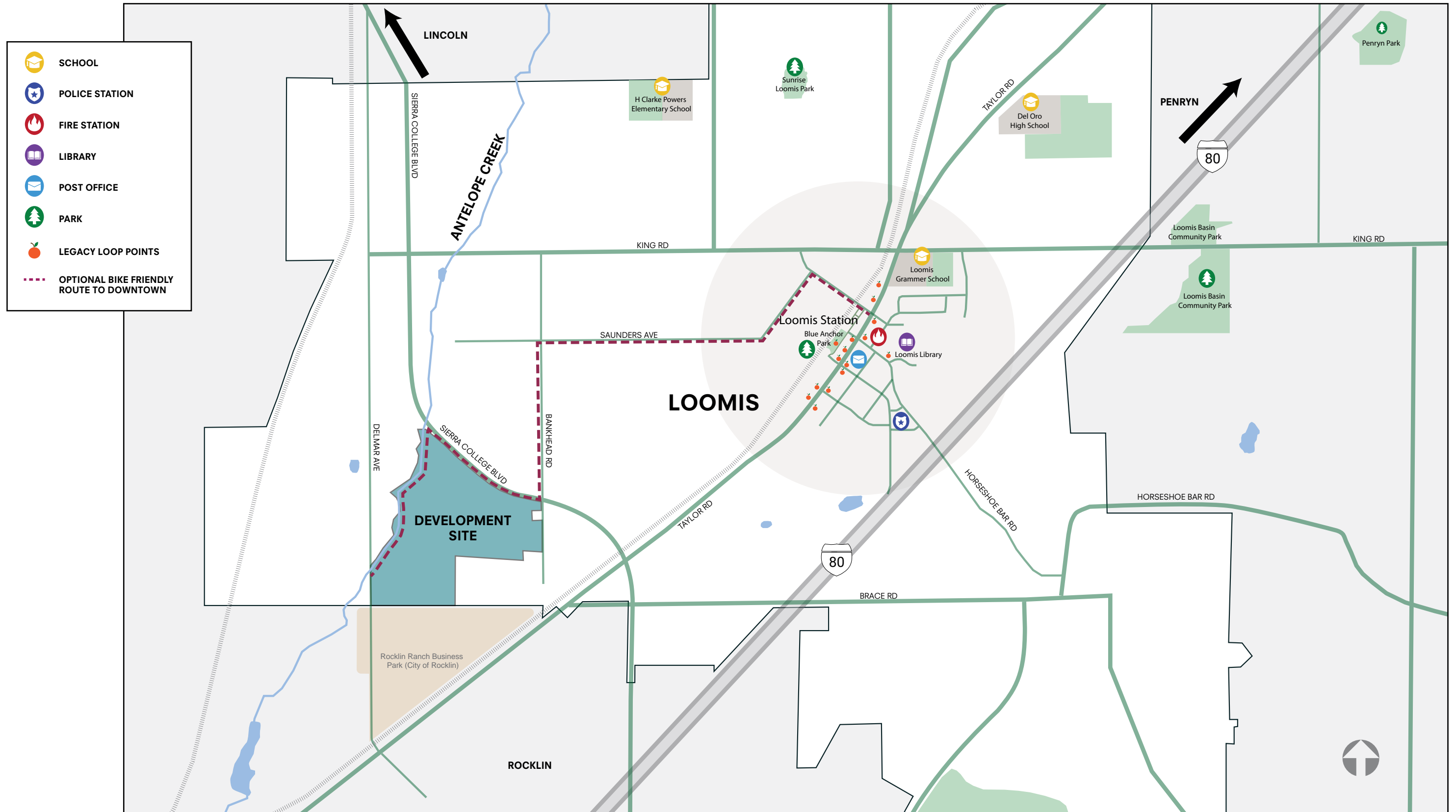


Figure 2: Town of Loomis Vicinity



Land Use Concept

The land use concept establishes a framework where different business and residential sectors can independently function on a single campus seamlessly. Within the development, a balance of residential, commercial/medical office, and flex industrial space are grouped together, are linked by transit routes which encourage connectivity.

Acting as the core of the development and the nexus to the Town of Loomis, the Green Business center, encourages local and regional connectivity. The building concept promotes gathering and integration by offering amenities which the Town of Loomis and the development can benefit from.

The Design Guidelines set forth on the following pages identifies the relationship between the different land uses and how the development responds to the vision and project objectives highlighted in the project description.

LAND USE LEGEND



Flex Industrial
(Approx. 600,000 SF)
Refer to page 30-35 for
Building Design Guidelines



**Commercial/Medical
Office Building**
(Approx. 230,000 SF)
Refer to page 36-43 for
Building Design Guidelines



Residential
(Approx. 125,000 SF)
Refer to page 44-47 for
Building Design Guidelines



Green Business Center
(Approx. 25,000 SF)
Refer to page 48-53 for
Building Design Guidelines

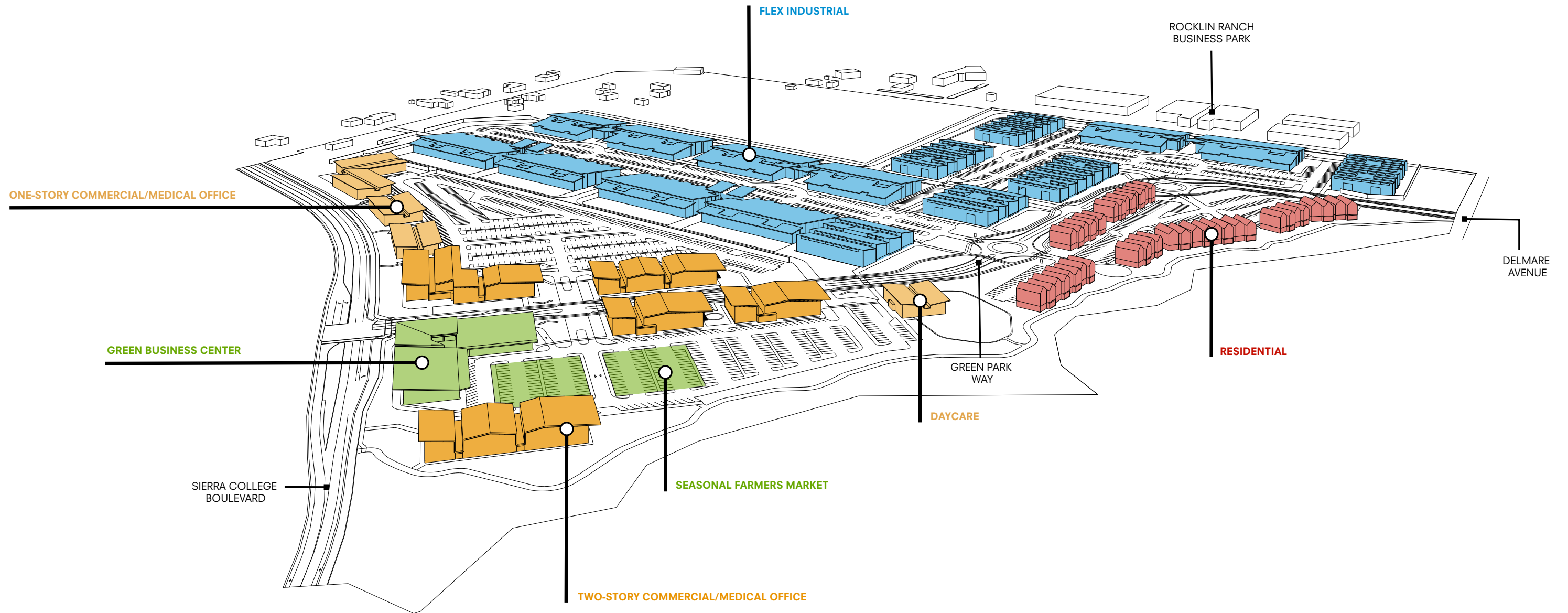


Figure 3: Land Use Designations



Site Design Guidelines

Green Business Park-Loomis (GBP-Loomis) seeks to incorporate the use of sustainable strategies throughout the campus while maximizing each unique land use function. The site design seeks to address and complement the Project's objectives and vision as highlighted below:

- Cluster land uses to allow for phased construction.
- Create space within the Town of Loomis which can be a regional amenity.
- Connect separate land uses to each other, to the Town of Loomis, and regionally by integrated transit systems for cars, public transportation, cyclists, and pedestrians.
- Integrate sustainable design solutions and materials.
- Support diverse uses with a balance of private and shared space.

The GBP-Loomis site design responds to each of the above overarching objectives, addressing them throughout the development. The strategies identified within the categories below, and in detail on the following pages, demonstrate how the site proposes to achieve the listed objectives in addition to considering the Town of Loomis's development goals:

- Vehicular Circulation
- Shared Loading
- Walls, Fencing and Screening
- Parking Lot Design
- Parks and Greenspace
- Picture Trees
- Streetscape Character
- Pedestrian Paths and Biking

Green text denotes a sustainable development component or guideline.



Figure 4: Site Design

Vehicular Circulation

Vehicular circulation should promote the user experience by segregating service traffic from the general public in addition to offering clear and functional options for maneuvering around the site using the guidelines below (Figure 5):

- Provide dedicated routes for loading and truck traffic where this function is necessary.
- Provide a connection through the site to public roads, allowing user flexibility while navigating the site.



Image 1



Image 2

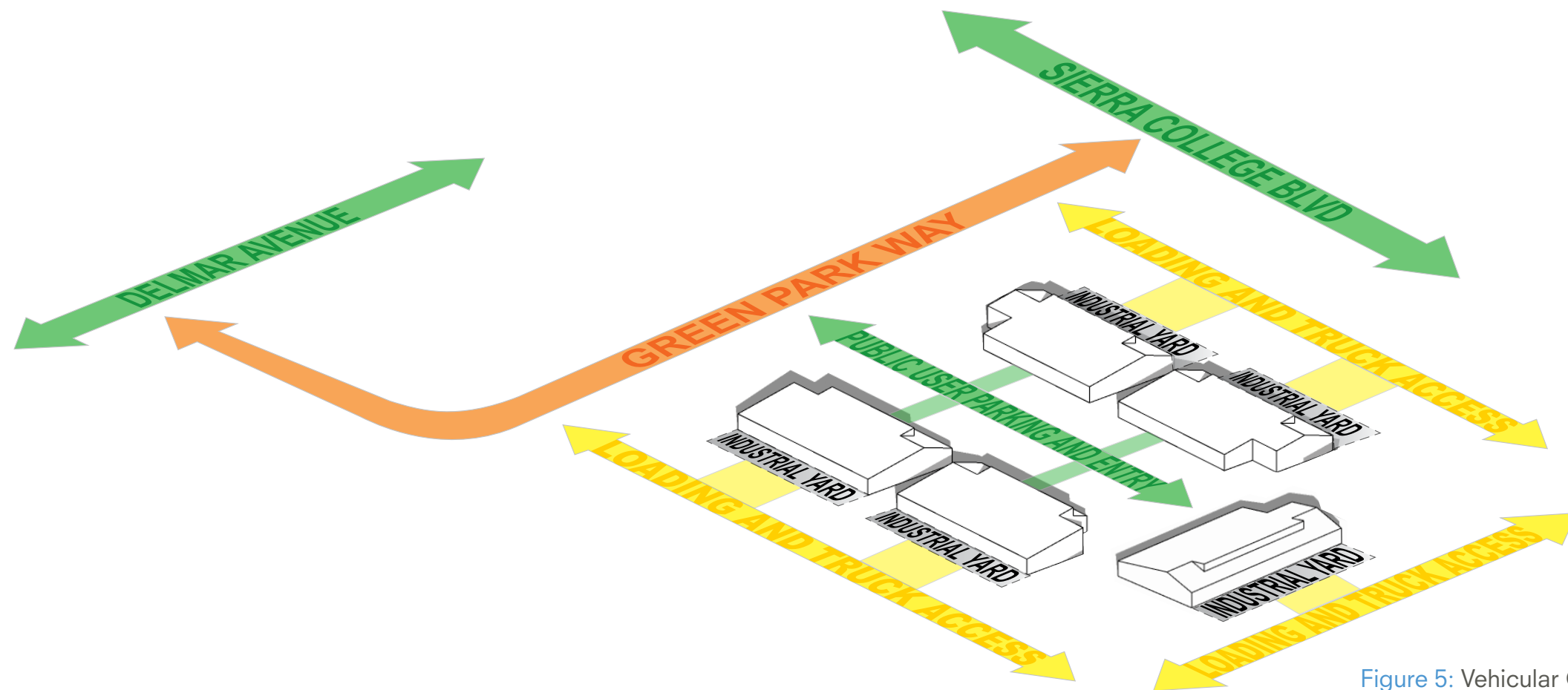


Figure 5: Vehicular Circulation Concept

Shared Loading

Loading at GBP-Loomis (Figures 6-9) should be functional by providing adequate space for maneuvering, but strategies should be implemented to minimize impact by using the guidelines below:

- Locate so it does not interfere with vehicle circulation.
- Shared loading should be used to promote additional greenspace and/or outdoor space.
- Docks should be screened from public view.
- Docks should be recessed into the ground for the ease of the user and to further obscure visibility.
- Docks should provide covered space for shared forklift.

At non-industrial uses, loading should occur during non-peak hours and utilize dedicated parking space to minimize the impact and size of lots and promote greenspace.

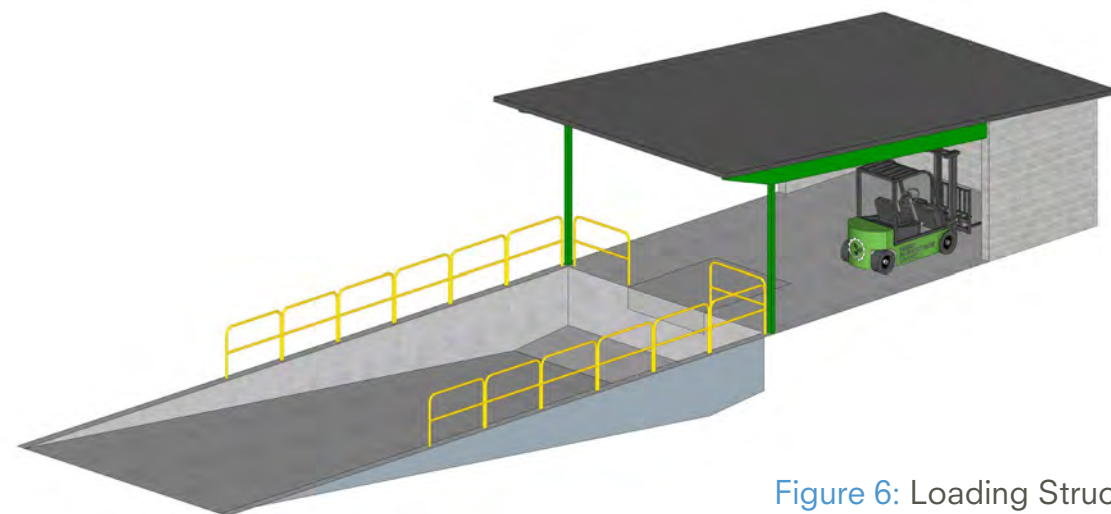


Figure 6: Loading Structure

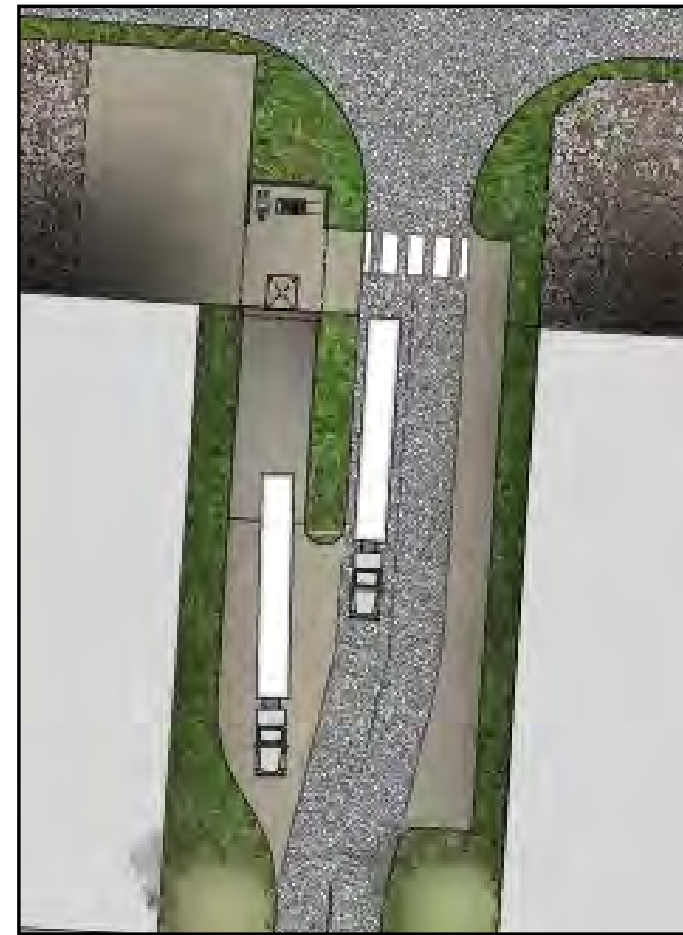


Figure 7



Figure 8

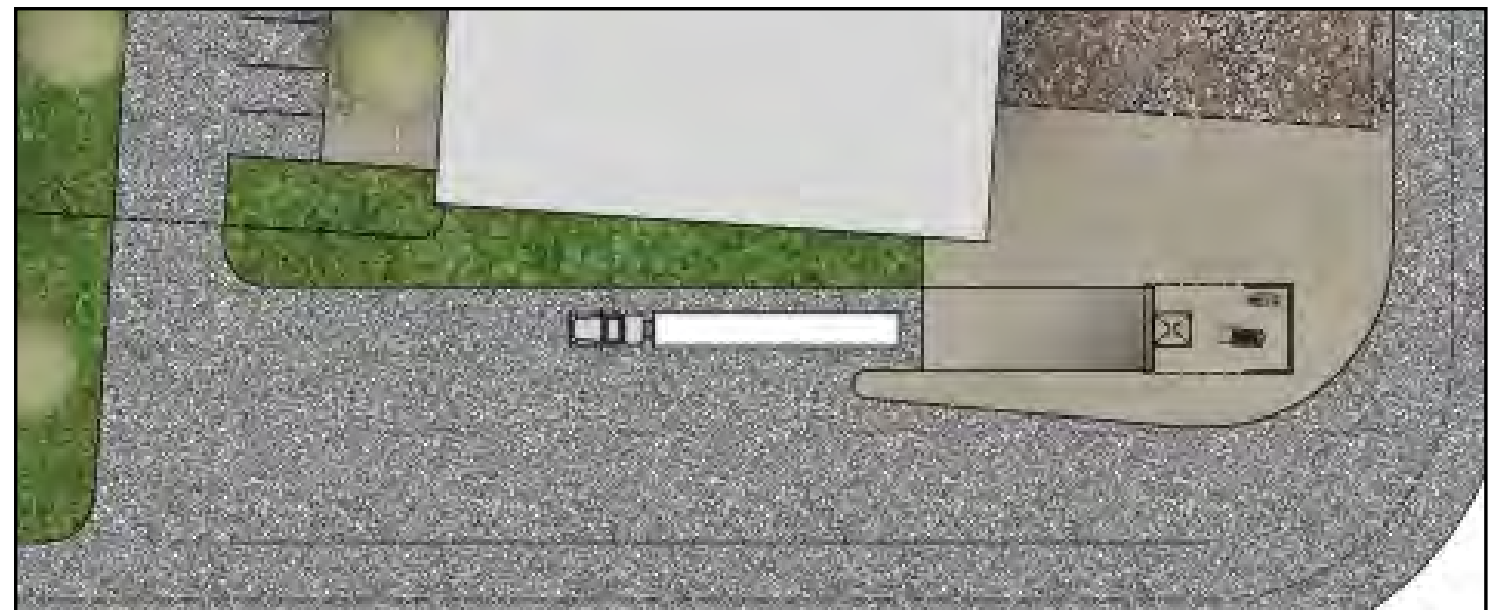


Figure 9

Walls, Fencing, and Screening

Service elements necessary for the function of GBP-Loomis may not always be possible to be obscured from the public using a building or landscaping. Below is a list of guidelines for implementing walls, fencing and site screening:

- Opaque walls with landscaping (Figure 10) should be used to conceal large back of house areas abutting a public area where sound and site have potential to negatively impact the user experience. The following design guidelines should be used:
 1. Provide variation in length and height to promote human-scaled features and visual interest.
 2. Incorporate landscaping where abutting a public use where it is not obscured in another way.
 3. **Prioritize local materials and waste for construction.**
- Decorative fencing (Figure 11) should be used to cloak back of house areas abutting a public area where controlled visibility of the use will not negatively impact the user experience. Decorative fencing should also be used at highly visible areas for access control. The following design guidelines should be used:
 1. Use in conjunction with landscaping when appropriate.
 2. Provide transparency so BOH activity is celebrated but not distracting.
 3. Consider the aesthetic of other site and building features in its design.
- Basic fencing (Figure 12) should be used to prevent access to BOH areas requiring security. The following design guidelines should be used:
 1. Use landscaping together with basic fencing as appropriate.
 2. Limit visibility to the public unless it is used with landscaping.

Figure 10:
Opaque Wall with
Landscape

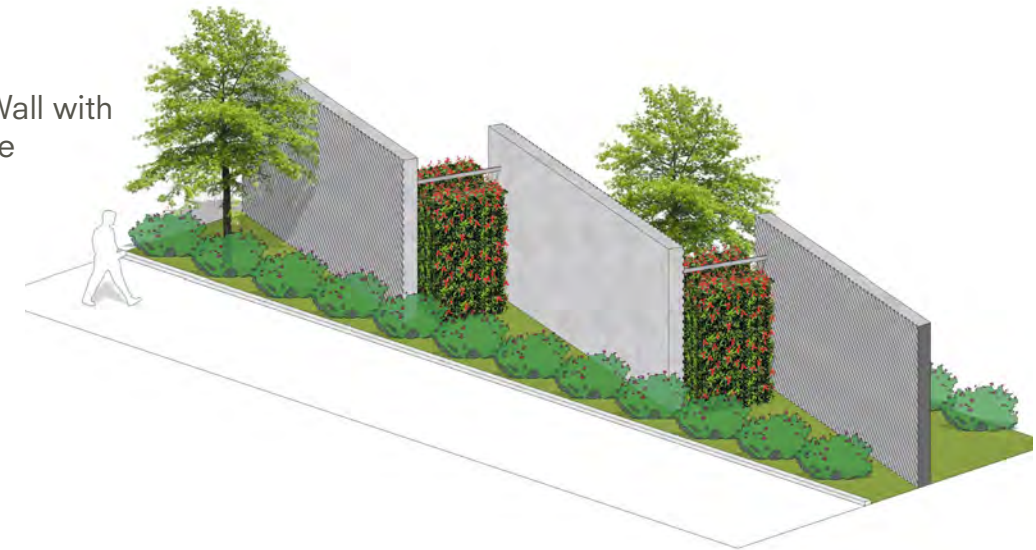


Figure 11:
Decorative Fencing

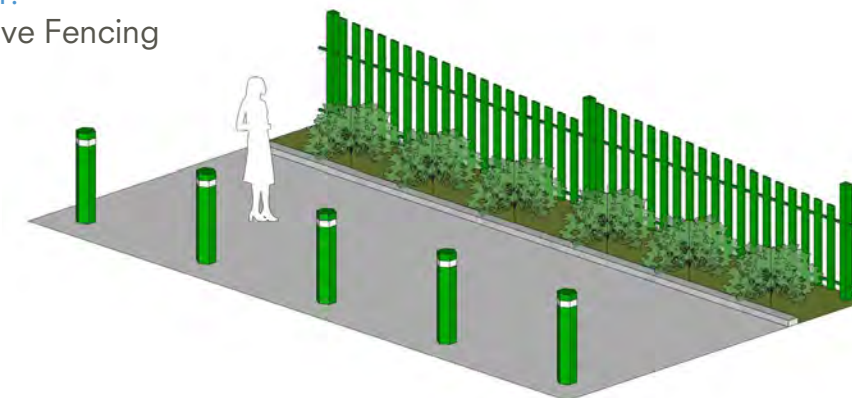
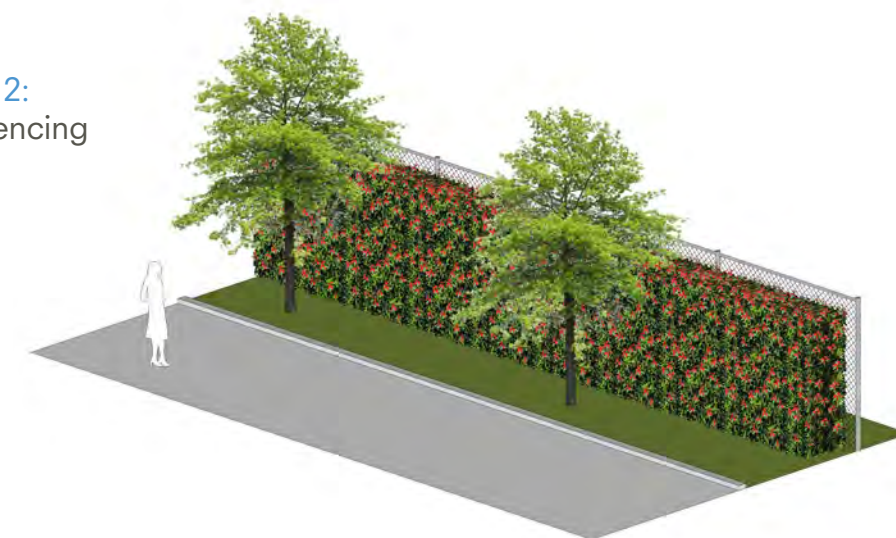


Figure 12:
Basic Fencing



Parking Lot Design

Parking capacity has been determined based on the variety of proposed uses. The impact of parking lots should be minimized using the guidelines below:

- Shading and landscaping should be provided on the interior of surface lots for all uses to minimize the heat island effect. Shading should be constructed or landscaped with use of shade trees.
 1. Where shading is constructed, it should implement sustainable features such as photovoltaics to offset the parks energy needs. (Figure 13)
- Lighting should be provided to promote pedestrian safety.
- Driveways to parking lots should be minimized from Green Park way to promote pedestrian safety.
- Compact stalls should be used as permitted by the Town of Loomis to minimize parking lot size and impact.
- Angled stalls should be utilized when adjacent to buildings to facilitate parking and efficient circulation.
- Surface parking should be located behind buildings, landscaping, and screening so visual impact is minimized from Public Roads or Green Park Way.
 1. Where possible, surface lots should consider alternative materials to asphalt to reduce the heat island effect.
 2. Surface parking along or near creekside path should be minimized and any visibility should be heavily landscaped or screened.

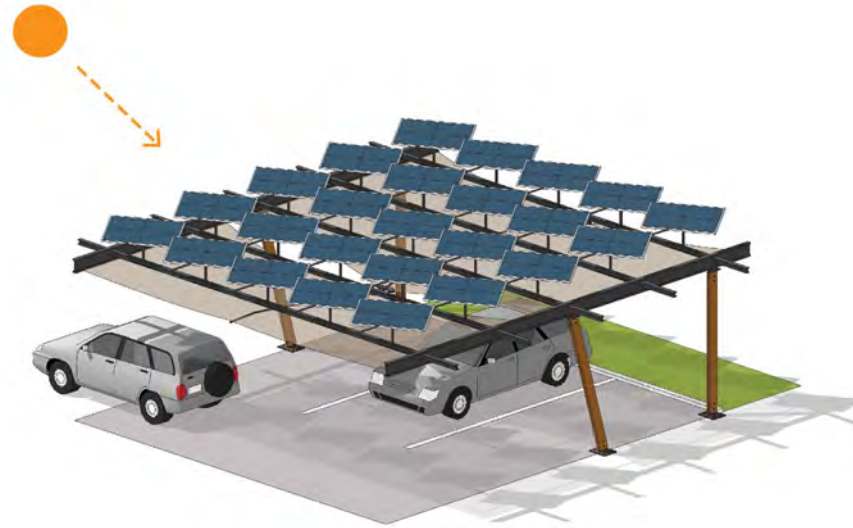


Figure 13: Covered Parking Structure



Image 3

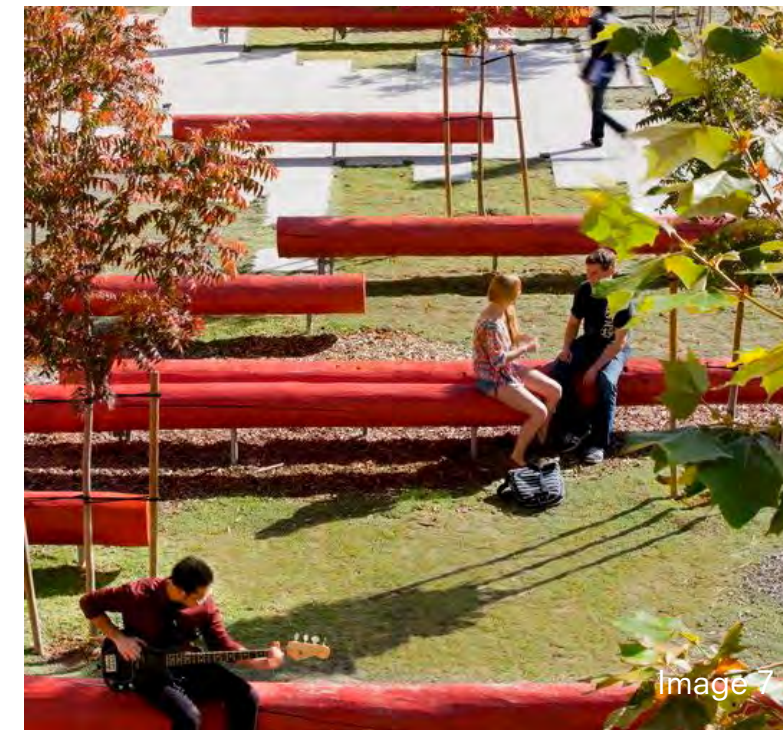
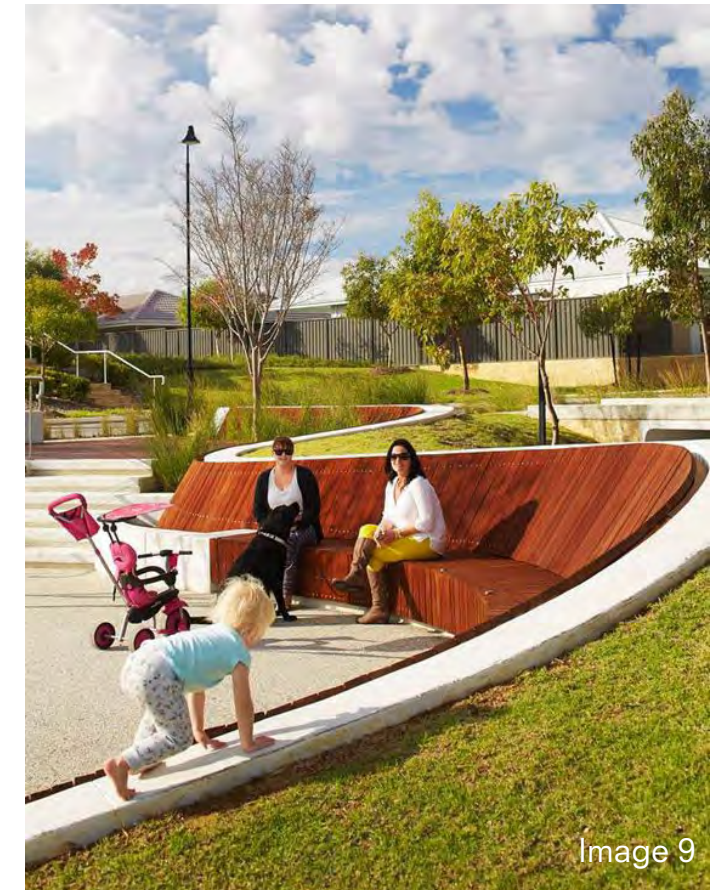
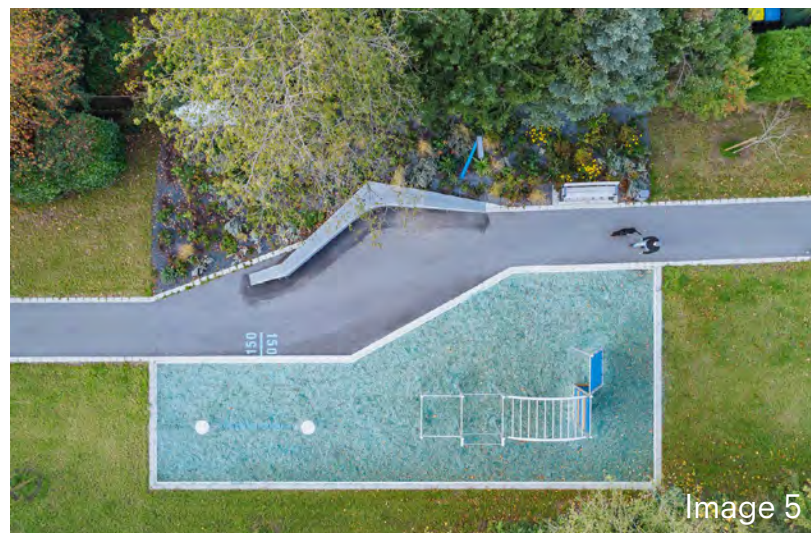


Image 4

Parks and Greenspace

Parks and Greenspace used to promote outdoor activity should be prioritized throughout GBP-Loomis. These spaces should consider the guidelines below:

- Provide usable space between buildings which can be used for planting and gathering.
- Avoid narrow, dark passageways.
- Landscaped setbacks from public streets and Green Park Way should be incorporated to provide quality connections from the buildings to the street and opportunities for pedestrian engagement.
- Connections from pedestrian and multi-use paths should be provided through parks and open space where possible.
- Where greenspace is accessible by users and pedestrian paths, seating opportunities should be provided.



Images 5-9: Precedent Parks Collage

Picture Trees

Existing trees located within GBP-Loomis should be retained where possible and consideration should be taken in design and development to avoid some of the larger existing tree clusters.

Where large scale preservation is not possible for the development to function, several trees have been identified throughout the site due to their aesthetic and/or health to be retained. The preservation of these trees should be prioritized, and construction should avoid them by using the arborist's recommendations for the tree's protection.



Image 11: Tree 1961



Image 12: Tree 1955



Image 13: Tree 537



Image 10: Tree 299



Image 14: Tree 304



Image 15: Tree 328



Image 16: Tree 318

Streetscape Character

The streetscape character along Green Park Way should speak to the development's investment in prioritizing pedestrian activity while maintaining a functional business park. The guidelines below should be considered for the streetscape of Green Park Way:

- Buildings and parking should be adequately separated from vehicular traffic to allow for an appropriate transition between the public realm and the private realm and to promote pedestrian activity.
 1. Pedestrian refuge should be provisioned for at busy intersections.
 2. Landscaping should be provided at transitions.
- Lighting should be provided for both vehicular and pedestrian safety and should be scaled appropriately.
- Pedestrian activity should be separated from vehicles where possible and alternate modes of transportation should be considered such as cycling.

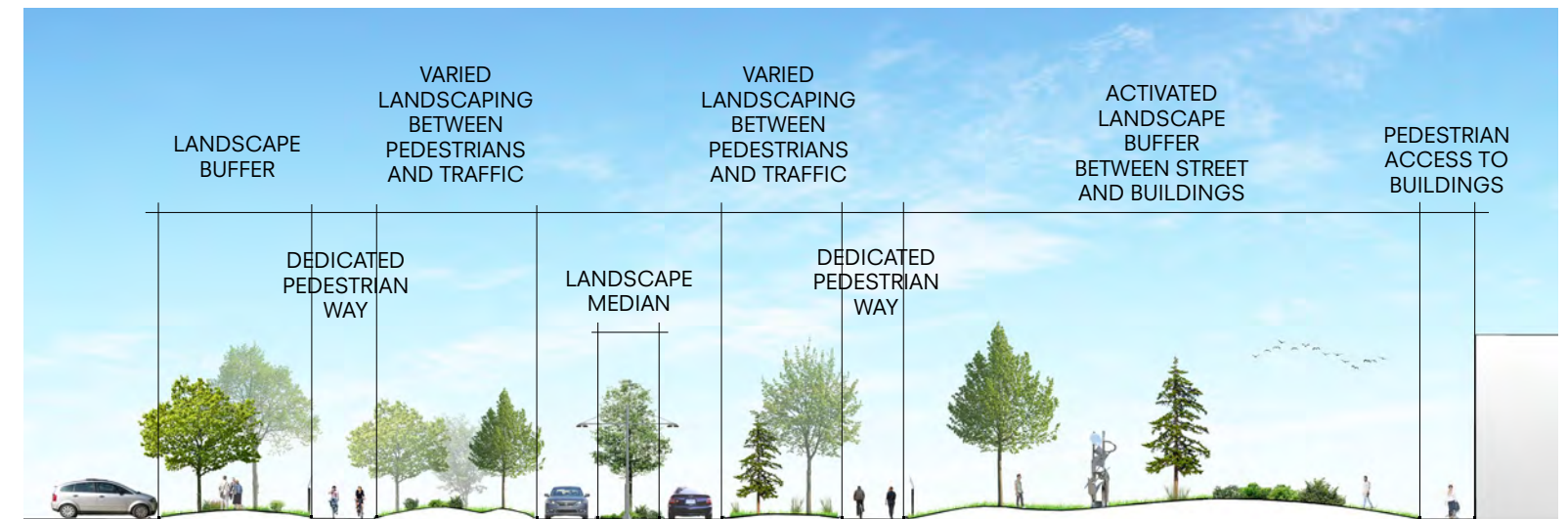


Figure 14: Green Park Way Section



Figure 15: Green Park Way Enlarged Plan

Pedestrian Paths and Biking

Multi-use paths for pedestrian and cyclists should be a safe, comfortable, and well-connected network around the site to support alternative ways to get around GBP-Loomis. Paths and connections should also support the Town of Loomis's Land Use Issues and Goals. Guidelines for pedestrian paths and biking are outlined below:

- On-site multi-use connections should provide sufficient connections to each use on site in addition to supporting the development of off-site pedestrian and bicycle paths.
- Pedestrian and bicycle paths should provide comfortable connections where intersecting with vehicles and should be clearly marked for both pedestrian and vehicle visibility.
- Adjacent to the creek, pedestrian and bicycle activity should be promoted, and adjacent views and natural areas should be preserved as is possible.
- Path transitions should comply with the Americans with Disabilities Act and should be constructed of compliant and high-quality materials.



Image 17



Image 18

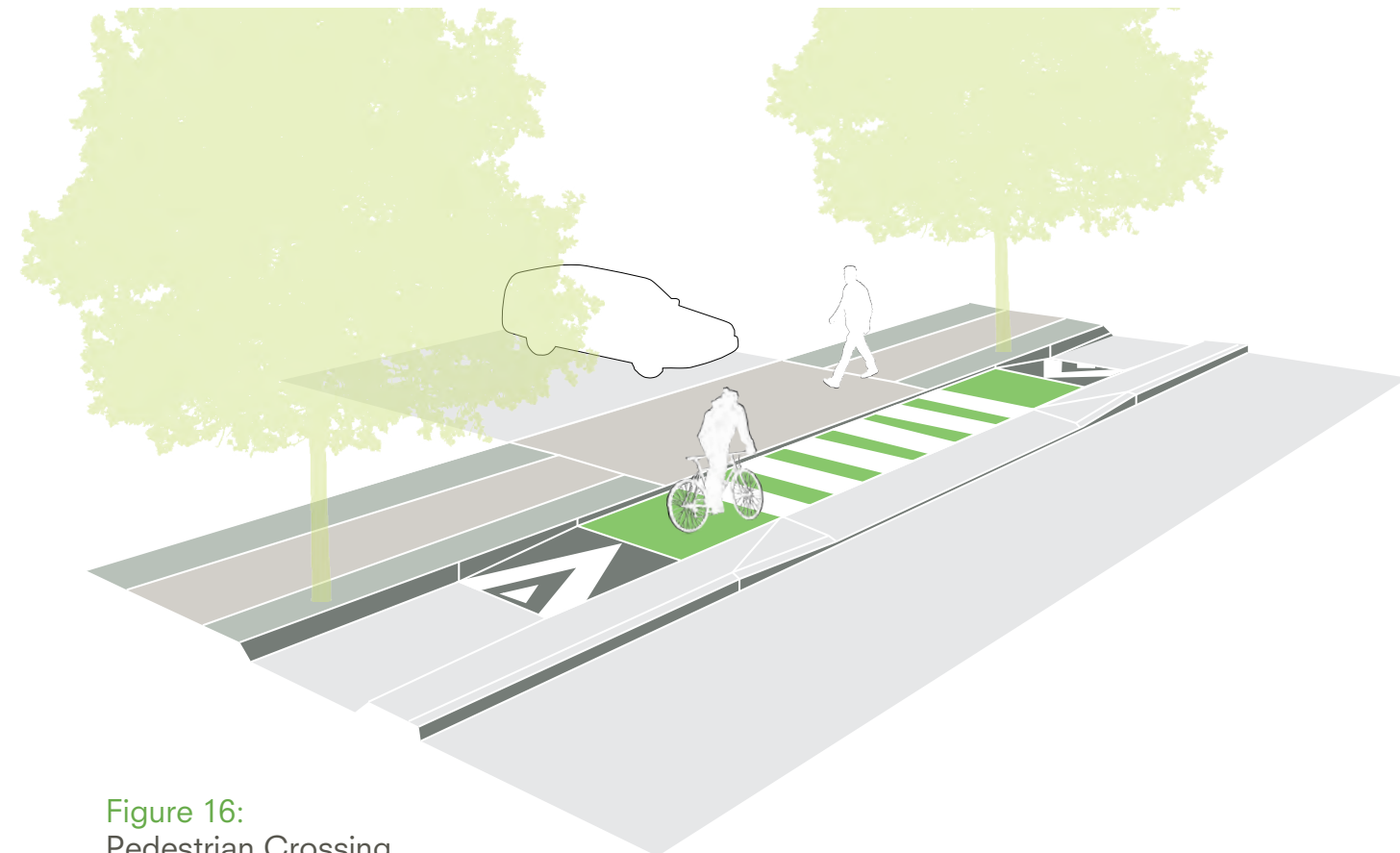


Figure 16:
Pedestrian Crossing



Public Realm Design Guidelines

The Public Realm within Green Business Park-Loomis (GBP-Loomis) should set a unique and branded tone. Connections between Town of Loomis and the development should be cohesive and support the integration of the development into the community. The public realm design seeks to address and complement the Project's objectives and vision as highlighted below:

- Provide display opportunities for local and regional businesses.
- Integrate local and regional artists and artwork.
- Clarify transit networks within the development and beyond.

The public realm components listed below showcase GBP-Loomis's commitment to thoughtful place-making and considered connection between the development and the Town of Loomis.

- Signage
- Art
- Lighting

Green text denotes a sustainable development component or guideline.



Figure 17: View of Residential Buildings from Pedestrian Path

Site Signage

Site signage should create a sense of arrival at GBP-Loomis, identify key intersections throughout the development, and integrate into building design elements. Though they do not identify all possible site signage types, the guidelines below are grouped to reflect different possible conditions and user experiences at GBP-Loomis:

- Monument signage should be located at GBP-Loomis entry locations where the development meets public roadways. Monument signage should consider the design guidelines below:
 1. Incorporate text large enough to read clearly from a distance.
 2. Engage pedestrians and be interactive.
 3. Provide lighting to highlight necessary parts of signage only and not contribute to excess light pollution.
 4. Incorporate landscaping around signage.
- Wayfinding signage should be located within GBP-Loomis on Green Park Way. Wayfinding signage should consider the design guidelines below:
 1. Incorporate text large enough to read clearly from a distance.
 2. Prioritize information gathering by maximizing information in a concise manner.

3. Provide lighting to highlight necessary parts of signage only and not contribute to excess light pollution.
 4. Incorporate landscaping around signage which does not conceal the information provided.
 5. Flexibility to account for a varying number of tenants.
- Pedestrian signage should be located on multi-use paths used primarily by pedestrians and cyclists. Pedestrian signage should consider the design guidelines below:
 1. Design at an appropriate height for pedestrians and cyclists.
 2. Prioritize pedestrian friendly routes.
 3. Use Materials and graphics which complement and respond to Monument and Wayfinding signage.
 - Lenticular Signage should be used to introduce the development, and to emphasize Sierra College Boulevard as a unique and important regional circulation route.

Integrated building signage should be considered and reviewed by size and type alongside the Town of Loomis signage guidelines.

Monument Signage



Figure 18A: Monument Sign



Figure 18B: Monument Sign



Image 19

Lenticular Signage



Image 20



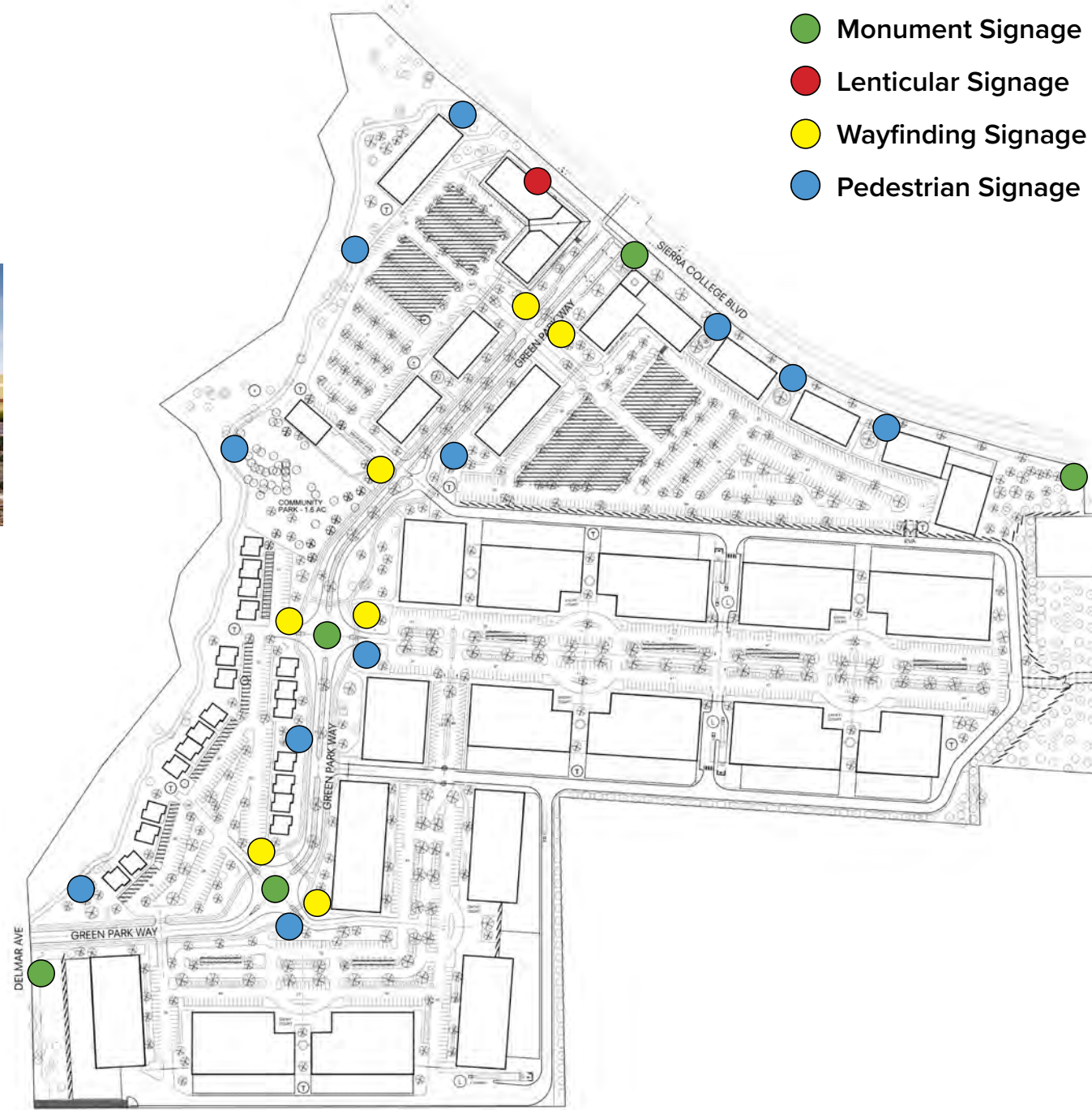
Image 21



Figure 18C: Lenticular Sign

KEY

- Monument Signage
- Lenticular Signage
- Wayfinding Signage
- Pedestrian Signage



Wayfinding Signage



Image 22

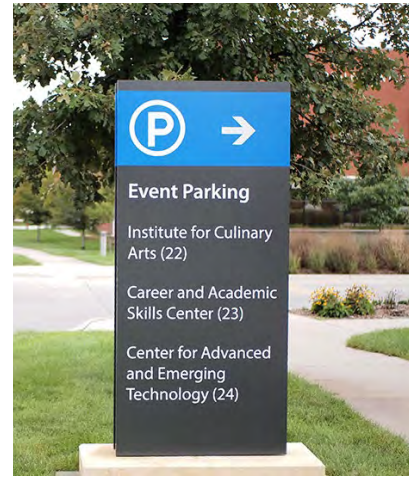


Image 23



Figure 18D: Wayfinding Sign

Pedestrian Signage



Image 24



Image 25



Figure 18E: Pedestrian Sign

Figure 18: Site Signage Locations and Concepts

GBP-Loomis is committed to quality place-making through the use of regional branding and art across the campus. Inspired by the Loomis Legacy Loop (Image 28), GBP-Loomis will feature moments throughout the development that speak to the location and character of the region. Opportunities to promote local activities and events will be provided, such as the pedestrian-scale banners shown on the lamppost in Figure 21.

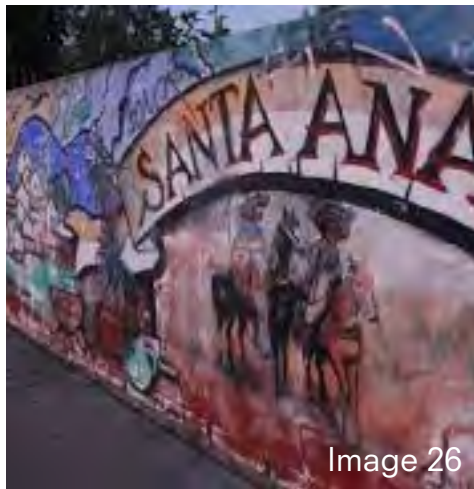


Figure 19: Green Gear Logo Sculpture



Figure 20: Metal Gear Logo Sculpture

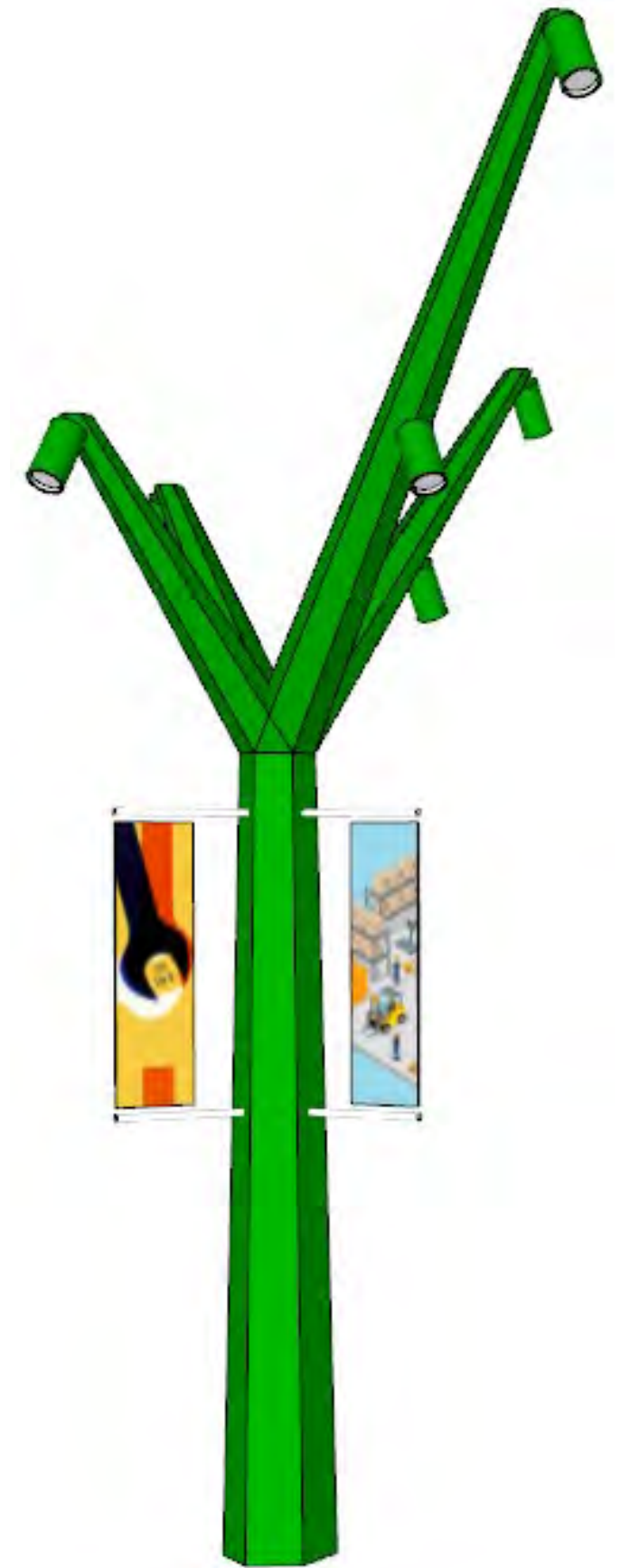


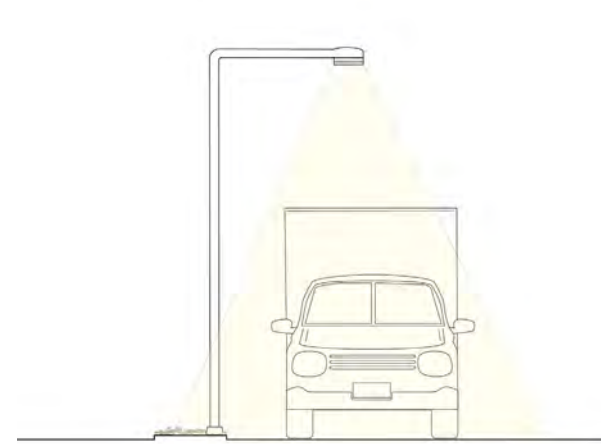
Figure 21: Sculptural Lamppost with Banners

Lighting

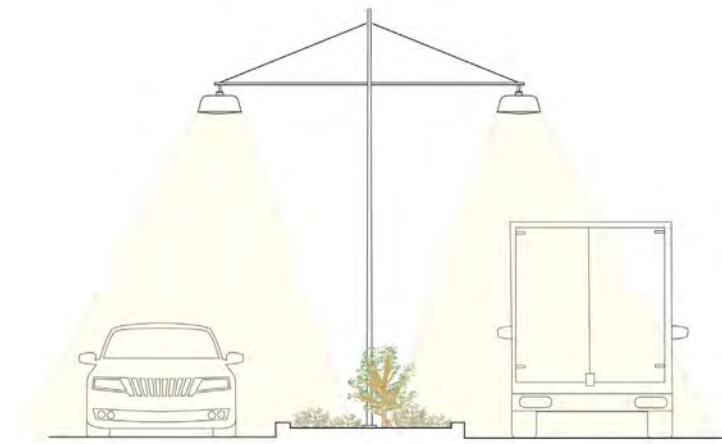
A variety of lighting should be used throughout GBP-Loomis to create safe, welcoming, and well-lit areas throughout the development; however, light pollution and excessive illumination on adjoining properties should be minimized. The guidelines below consider a variety of locations (Figure 22) where lighting will impact the user experience:

- Site lighting should minimize light pollution and be focused downward.
- Lighting should consider truck traffic as a primary user on Green Park Way.
- Lighting should be placed where it can maximize output and minimize impact.
- Space in between buildings should be well lit and dark corners should be avoided.
- Building entries should be lit and easily identified.
- Pedestrian paths should have appropriately scaled lighting.
- Intersections and places where pedestrian traffic intersects with vehicular traffic should be well lit.

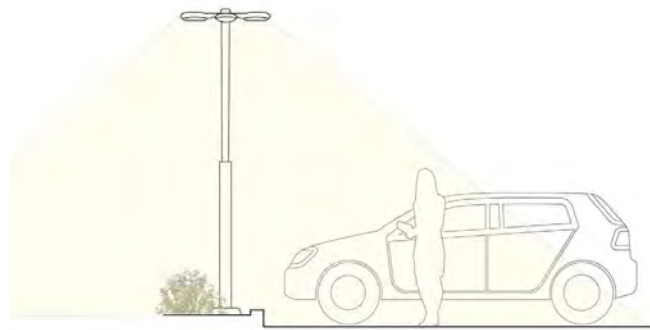
In addition to using the guidelines above to identify and select site and building lighting, studies should be done to offset the development light energy consumption with sustainable sources such as photovoltaics. Excess energy storage should be used on-site or directed back the grid.



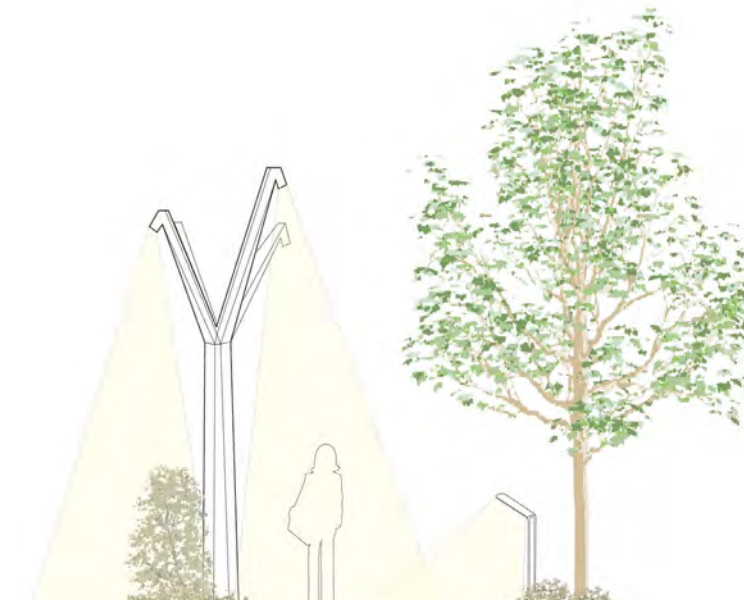
Industrial Service Lighting



Green Park Way Lighting



Parking Lot Lighting



Pedestrian Lighting

Figure 22: Lighting Locations and Concepts



Landscape Design Guidelines

Landscape design should create character and identity of a place by enhancing the appearance and function of outdoor spaces, encouraging pedestrian activity and social interaction, adding shade, and providing stormwater management. Further, landscape design provides opportunities to incorporate design solutions which are locally identifiable and appropriate for the climate. The landscape design seeks to address and complement the Project's objectives and vision as highlighted below:

- Integrate sustainable landscape methods.
- Incorporate local and regional species.
- Connect separated land uses with plantings.

A prominent landscape element in the Town of Loomis is large scale trees, creating a distinctive backdrop to the community. These trees can be found throughout the Town of Loomis, near buildings, streets, parks and creek. Surrounding the trees is often a variety of shrubs and groundcover. The landscape concept for the Green Business Park-Loomis should use a combination of these features to create a cohesive vision within the development. The guidelines below should be used for the design of roadway corridors and prominent features such as parks, dedicated greenspace, and areas that warrant an enhanced landscape treatment.

Green text denotes a sustainable development component or guideline.



Image 29



Image 30



Image 32



Image 34



Image 35



Image 36



Image 31



Image 33



Image 37

Primary Street Trees

Primary Street trees are those which are designated for landscape planters along roadway edges and medians. Consistent application of these trees provides scale and helps define visual character. Trees of this kind should also be considered in areas where shade is desirable. Guidelines below should be used in selecting and locating these trees:

- Select local species which require minimal maintenance.
- Large -scale, single-trunk trees with high canopies which will grow over roadways.
- Planted in a more formal fashion.
- Spacing based on varietal recommendations.
- Substantial when initially planted.



Image 38:
Red Maple



Image 39:
California Sycamore



Image 40:
Ponderosa Pine

Backdrop and Accent Trees

Supplementing the primary street trees, backdrop and accent trees should enhance the landscape by providing color visual interest. Guidelines below should be used in selecting and locating these trees:

- Select local species which require minimal maintenance.
- Varying color, scale and texture to be visually appealing.
- Use in conjunction with walls or fencing and/or when noise reduction is desired.
- Locate at gateways to reinforce a street's landscape theme.
- Compliment the form and color of the primary trees.
- Plant in an informal fashion as determined by space and tree species.
- Substantial when initially planted.



Image 41:
Coast Live Oak



Image 42:
Tecate Cypress



Image 43:
Manzanita

Shrubs

Shrubs should be used to provide a visual barrier and/or in conjunction with fences and walls. They can also be used to soften the ground plane. The guidelines below should be used in selecting and locating shrubs:

- Select local species which require minimal maintenance.
- Locate away from important pedestrian or vehicular sight lines.
- In addition to trees, use when screening or noise reduction is desired.
- Select according to size, color, texture and seasonal interest.
- Select so they do not attract animals.



Image 44:
Yucca



Image 45:
California Lilacs



Image 46:
Photinia

Groundcover

Groundcover should be incorporated to reduce heat generating materials and provide softness to the landscape. Consideration should be taken to the activity where groundcover is being used for example high activity areas should consider no maintenance options while low activity areas should consider a combination of groundcover and bark. Use of groundcover should consider the following guidelines:

- Consider drought tolerant options which require low water use.
- Select low maintenance.
- Select so it does not attract animals.



Image 47:
Chaparral Shrubs



Image 48:
Woolly Blue Curls



Image 49:
Coastal Sage Scrub



Building Design Guidelines

Green Business Park-Loomis (GBP-Loomis) contains a variety of land uses, and each building should be designed for its designated use, and with the flexibility to adapt based on spatial needs. The building designs seek to address and complement the Project's objectives and vision as highlighted below:

- Create spaces which attract local and regional businesses.
- Integrate with vehicular, public and pedestrian transit systems.
- Promote sustainable construction methods, materials and technologies.
- Use flexible place-making to excite new businesses and promote economic viability.
- Use creative design approaches to minimize density.
- Design for phased construction.

Each use will work toward satisfying similar objectives and guidelines, but each type should have a unique character designed for the anticipated user and to enhance the identity of Green Business Park-Loomis.

Green text denotes a sustainable development component or guideline.



Image 50-58: Precedent Building Image Collage

Flex Industrial Development Guidelines

While serving as functional industrial buildings, flex industrial buildings should address GBP-Loomis's larger project goals by implementing them into the design. Flexibility should be prioritized to promote a variety of tenant needs. Examples of how guidelines might be applied are illustrated in the figures and images on the following pages.

Building Layout (Figure 23)

The flex industrial building layout should consider a variety of functions and sizes of business. It should have a clear and identifiable primary entrance and include optional additional entrances which can be easily accessed and identified.

Layout should reflect the guidelines below:

- Define separation between public and service activities.
- Provide additional space at building entries.
- Provide flexibility in spatial planning.

Site Layout (Figure 24)

The flex industrial site layout should promote and enhance GBP-Loomis's site design guidelines. The site layout should focus on clear separation for service activities. The site layout should consider the guidelines below:

- **Prioritize sustainable features.**
- **Provide opportunities for shared outdoor space/ greenspace.**
- Separate vehicular traffic for service activities such as trash, yard access and deliveries.
- Provide visual separation between street public and service activities.
- **Maximize parking while minimizing impact.**

KEY

- ① SERVICE ACCESS
- ② PRIMARY ENTRANCE
- ③ OPTIONAL TENANT ENTRANCE
- ④ OPTIONAL TENANT DIVISION

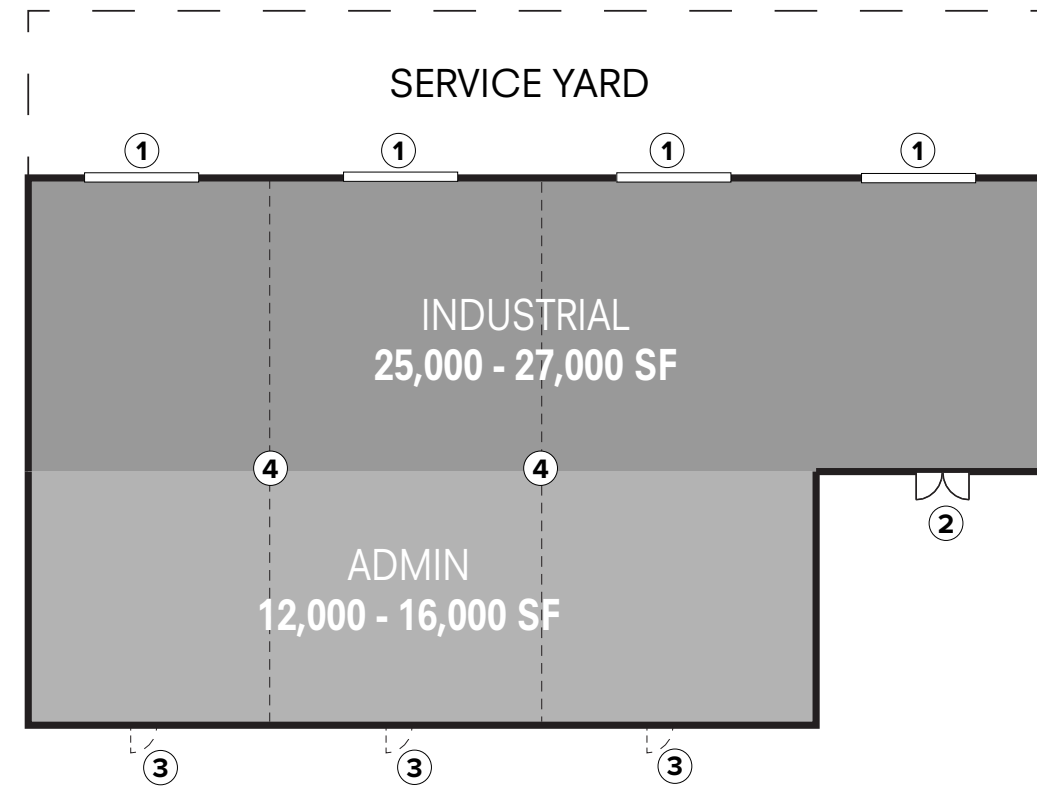


Figure 23: Building Layout

KEY

- ① COMPACT PARKING STALLS
- ② SHORT TERM PARKING DROP-OFF
- ③ SERVICE VEHICLE ACCESS
- ④ COVERED PARKING
- ⑤ DECORATIVE FENCING
- ⑥ SHARED OUTDOOR SPACE
- ⑦ INTERIOR LANDSCAPING



Figure 24: Site Layout

Building Design (Figure 25-27)

The flex industrial building type should re-imagine the traditional industrial building. Buildings should be visually interesting while promoting flexibility. Guidelines for flex industrial building design are as follows:

- Optimize sun path with building orientation.
- Incorporate and showcase sustainable features.
- Use visually permanent materials which limit maintenance and react well to the climate.
- Provide visual barriers for service equipment and mechanical units.
- Encourage variation along facades to provide visual interest.
- Promote fenestration and opportunities for natural light.
- Use built elements to identify building hierarchy, including identifiable entrances.
- Avoid blank walls.
- Integrate signage at an appropriate scale and consider the Town of Loomis guidelines and standards for building signage.

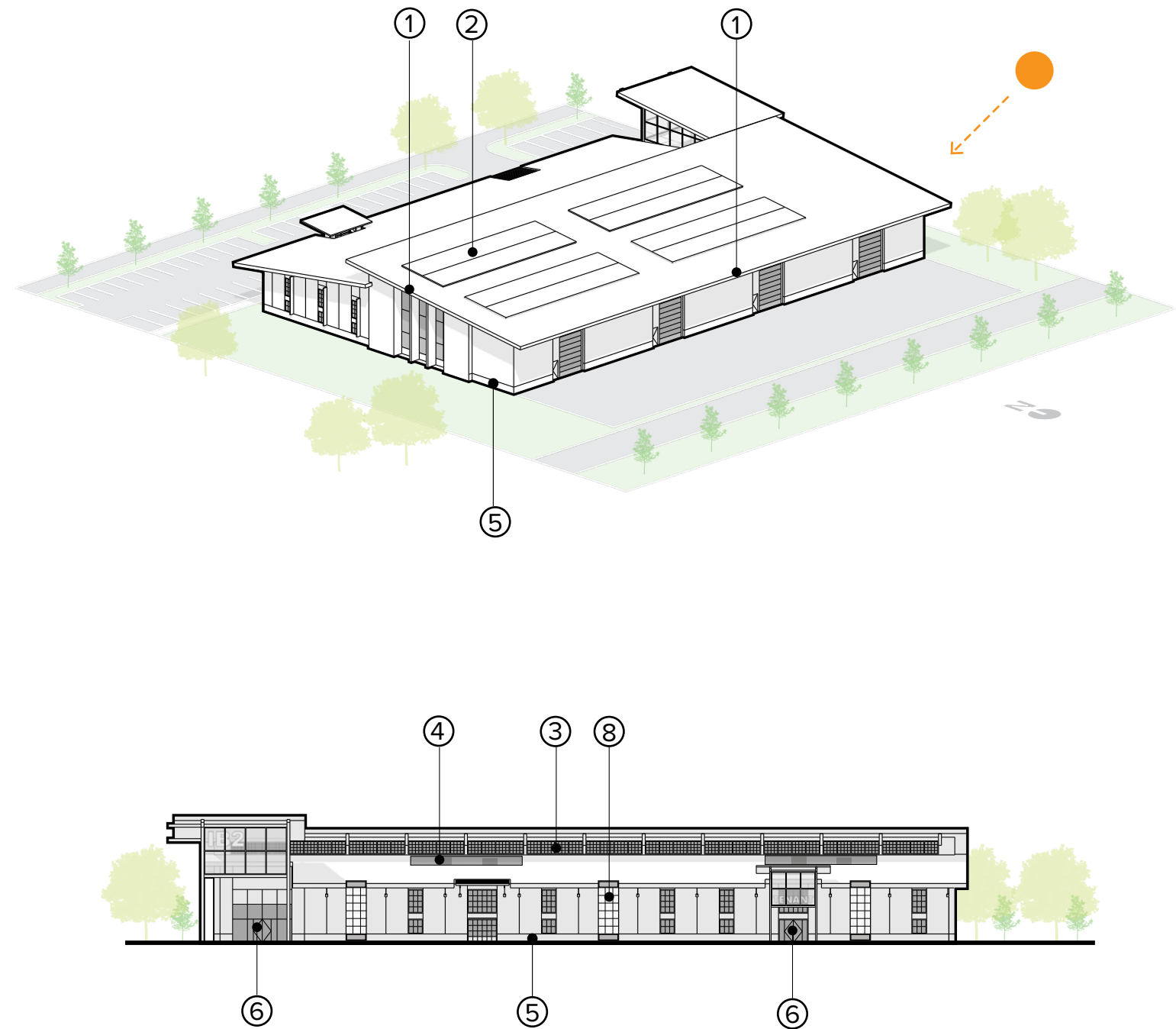


Figure 25: Building Design



Image 59



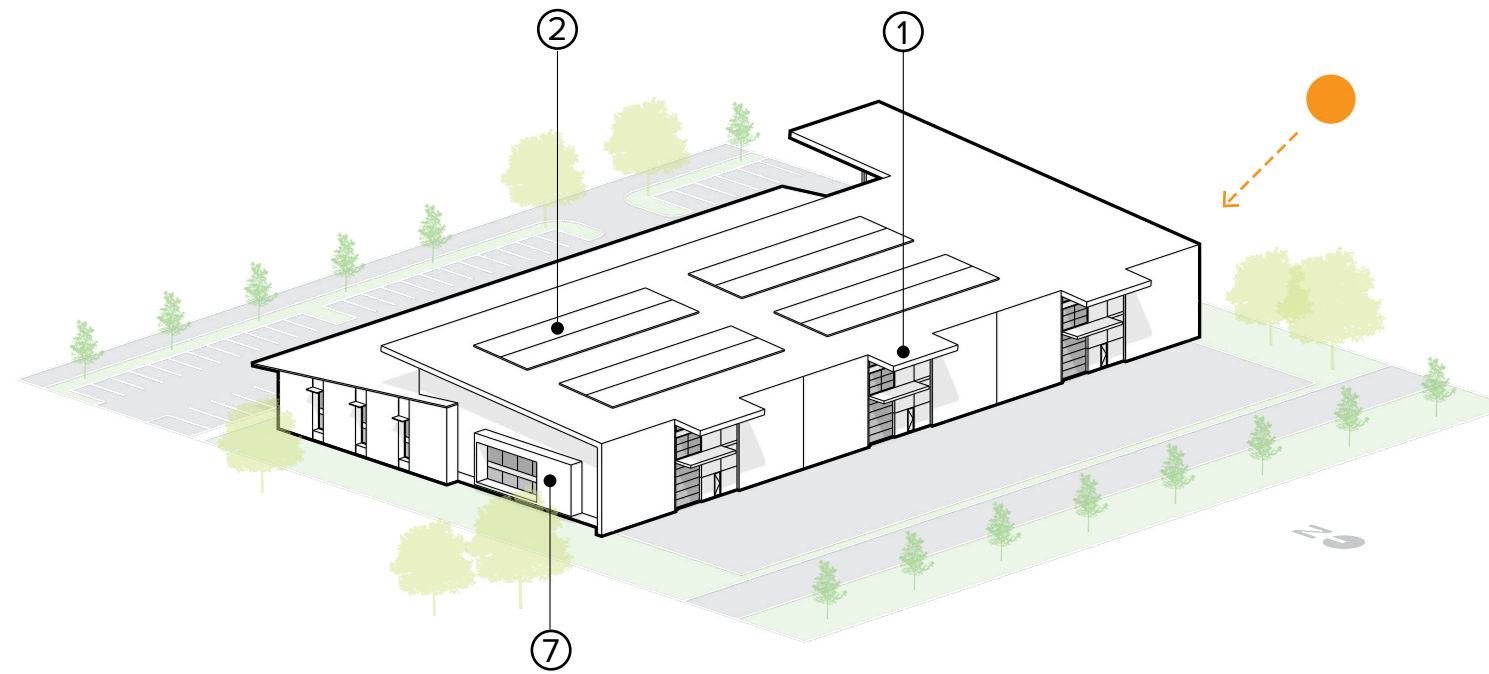
Image 60



Image 61



Image 62



KEY

- ① OVERHANG
- ② PHOTOVOLTAIC PANELS
- ③ LIGHT MONITOR
- ④ INTEGRATED EQUIPMENT SCREENING
- ⑤ ARTICULATED BUILDING BASE
- ⑥ PRONOUNCED ENTRY
- ⑦ FACADE VARIATION
- ⑧ HEAT CHIMNEY

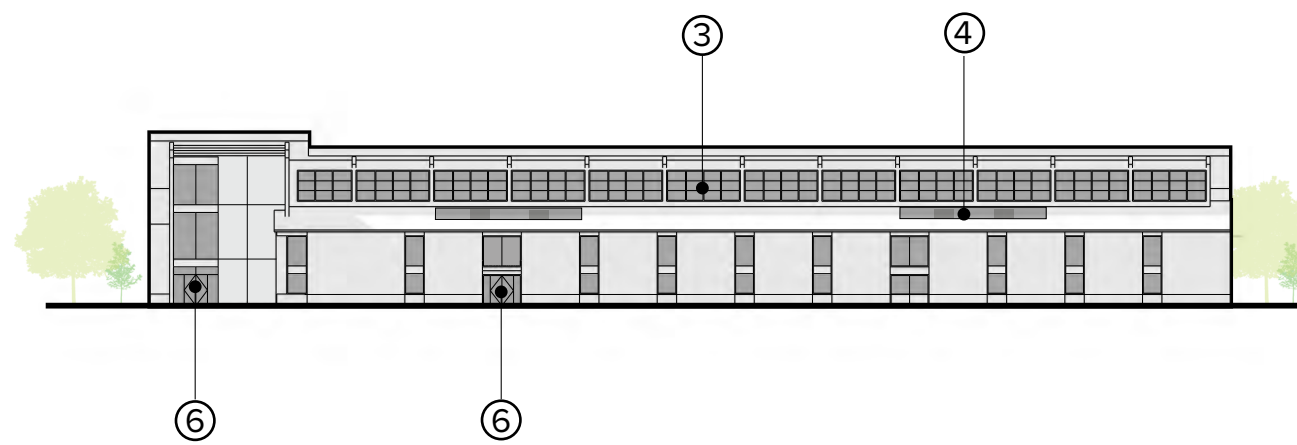


Figure 26: Building Design

Image 63



KEY

- ① OVERHANG
- ② PHOTOVOLTAIC PANELS
- ③ LIGHT MONITOR
- ④ INTEGRATED EQUIPMENT SCREENING
- ⑤ ARTICULATED BUILDING BASE
- ⑥ PRONOUNCED ENTRY
- ⑦ FACADE VARIATION

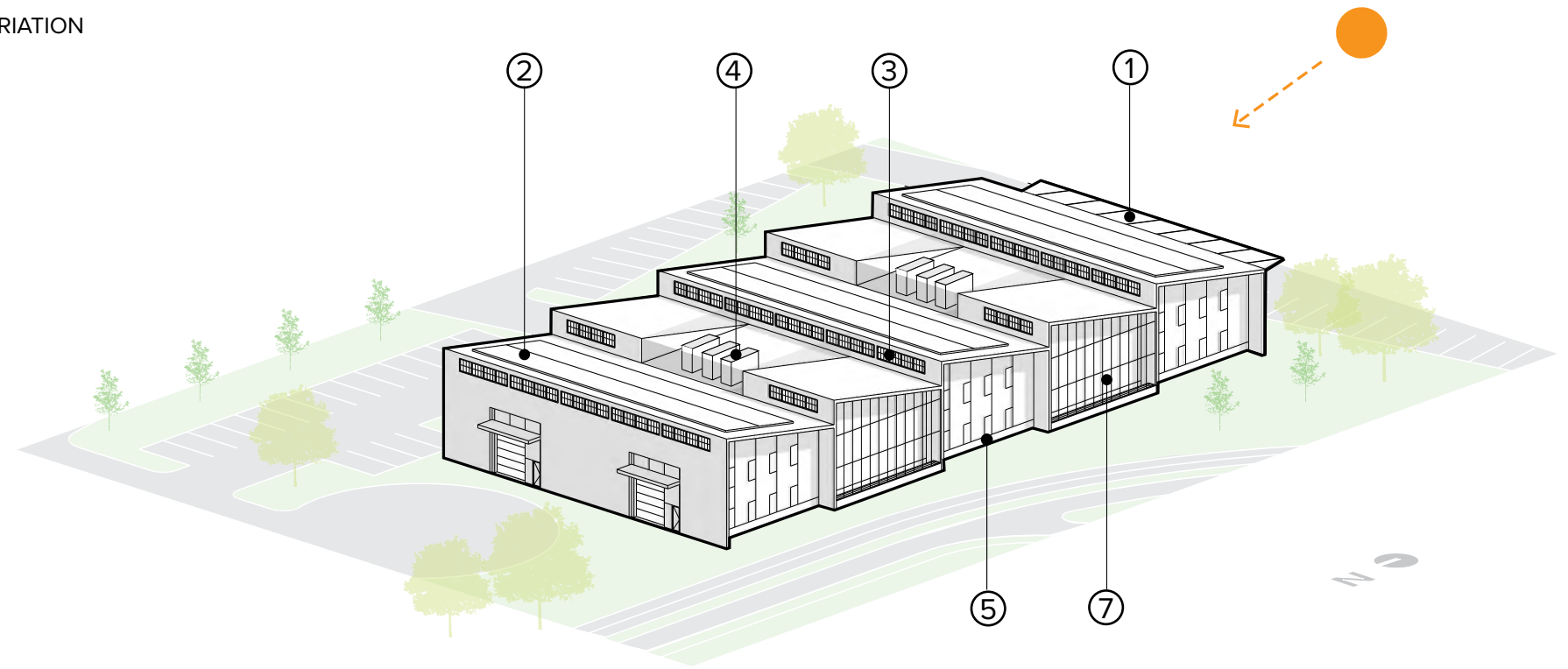


Image 64



Image 65



Image 66

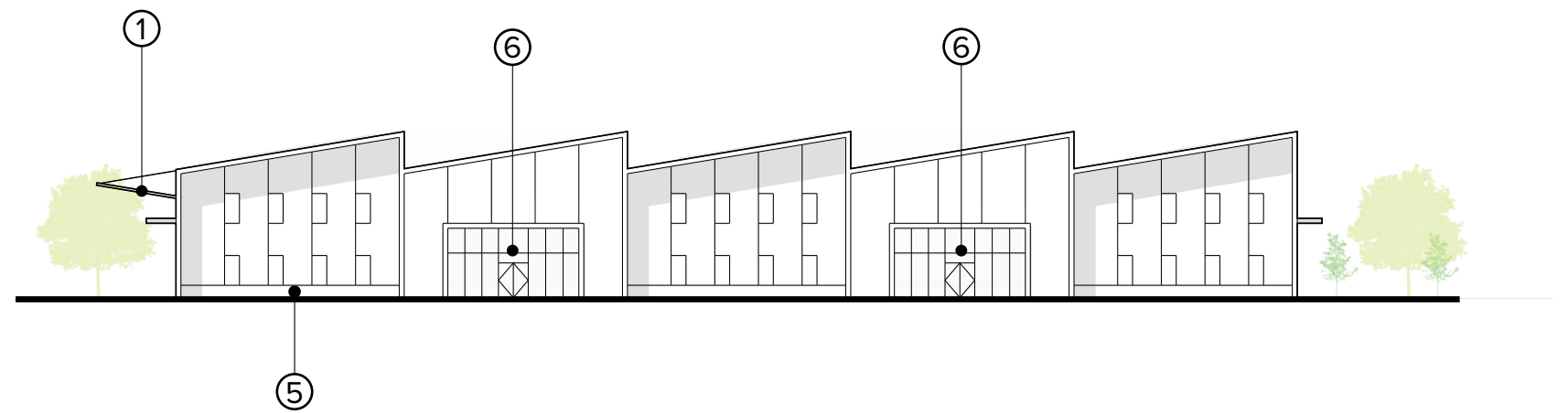


Figure 27: Building Design



Figure 28: Green Park Way Intersection at Flex Industrial Entrance

Commercial and Medical Office Design Guidelines

ONE STORY

The single-story Commercial and Medical Office Buildings (MOB) for GBP-Loomis should set the tone for the development and consider their location along Sierra College Blvd. They should be in line with the park's vernacular and address potential future development across the street. Examples of how guidelines might be applied are illustrated in the figures and images on the following pages.

Building Layout (Figure 29)

The commercial and MOB layout should be flexible to support variety of tenants. It should address potential access and visibility from Sierra College. Layout should reflect the guidelines below:

- Consider primary entrance visibility and access opportunities from Sierra College and Parking lot.
- Provide opportunities for shared amenities.
- Consider flexibility in spatial planning.

Site Layout (Figure 30)

The commercial and MOB site strategy should promote and enhance GBP-Loomis's site design guidelines and address Sierra College Boulevard. The site layout should consider the guidelines below:

- Prioritize sustainable features.
- Provide opportunities for shared outdoor space/greenspace.
- Provide a pedestrian friendly buffer from Sierra College Boulevard.
- Consider opportunities for pedestrian access from Sierra College.
- Provide visual separation between street public and service activities.
- Maximize parking while minimizing impact.
- Consider opportunities for shared amenities.

KEY

- | | | |
|--------------------|----------------------------|-------------------------|
| ① WINDOW WALL | ③ OPTIONAL TENANT ENTRANCE | ⑤ SHARED CORE AMENITIES |
| ② PRIMARY ENTRANCE | ④ OPTIONAL TENANT DIVISION | |

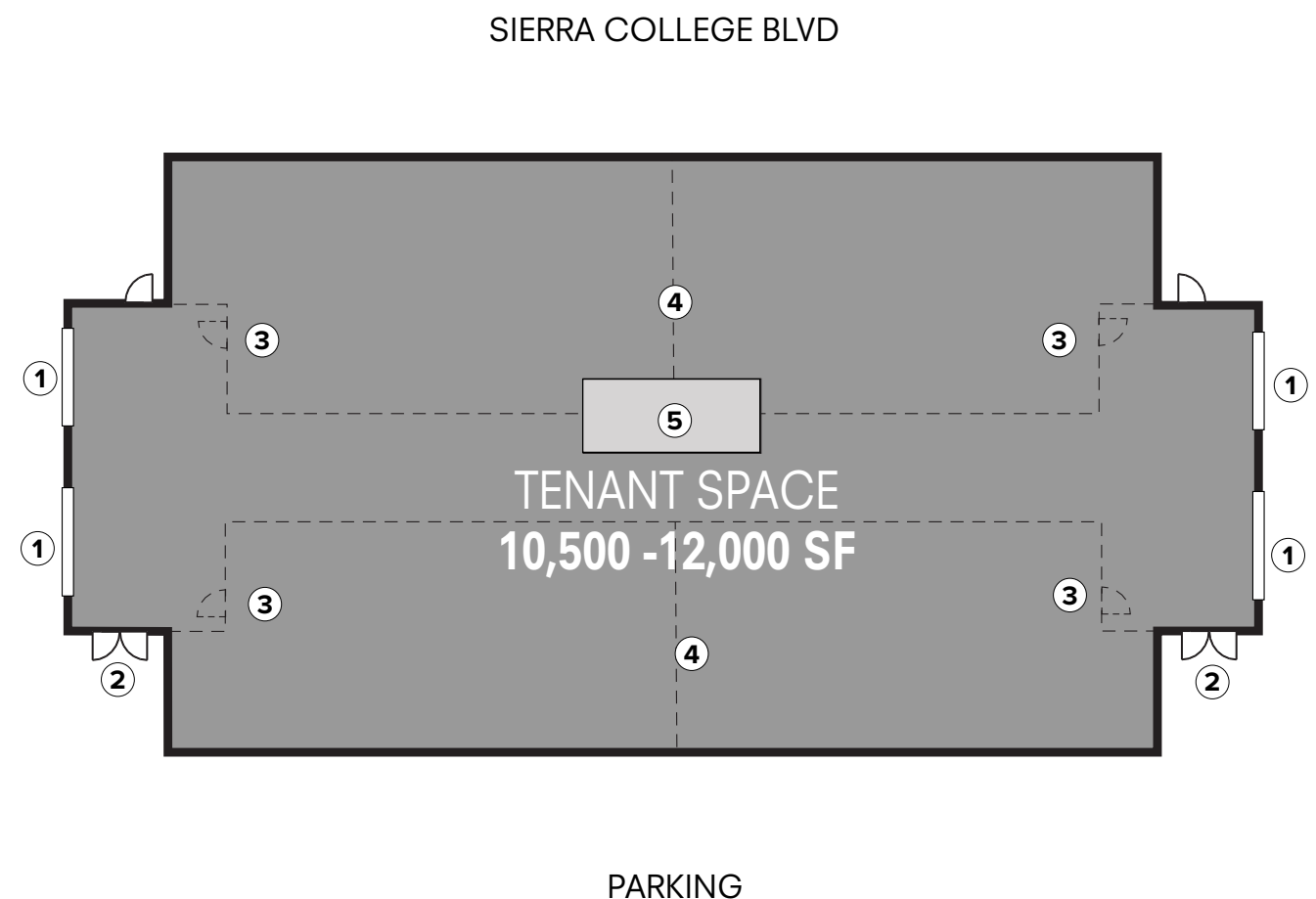


Figure 29: Building Layout

KEY

- ① ANGLED PARKING
- ② INTERIOR LANDSCAPING
- ③ LANDSCAPE BERM
- ④ PEDESTRIAN ACCESS
- ⑤ SHARED OUTDOOR SPACE
- ⑥ OPEN PLAZA



Figure 30: Site Layout

Building Design (Figures 31 and 32)

GBP-Loomis's single-story commercial and MOB's should be approachable and contextual. Buildings should be recognizable to GBP-Loomis and connect to the Town of Loomis's infrastructure, responding to some Town of Loomis design standards. Guidelines for MOB and commercial building design are as follows:

- Optimize sun path with building orientation.
- Include sustainable features.
- Use visually permanent materials which limit maintenance and react well to the climate.
- Provide visual barriers for equipment and mechanical units.
- Encourage variation along facades to provide visual interest.
- Promote fenestration and opportunities for natural light.
- Use built elements to identify building hierarchy, including identifiable entrances.
- Avoid blank walls.
- Integrate signage at an appropriate scale and consider the Town of Loomis guidelines and standards for building signage.
- Promote visual interest and space-making by providing setbacks.

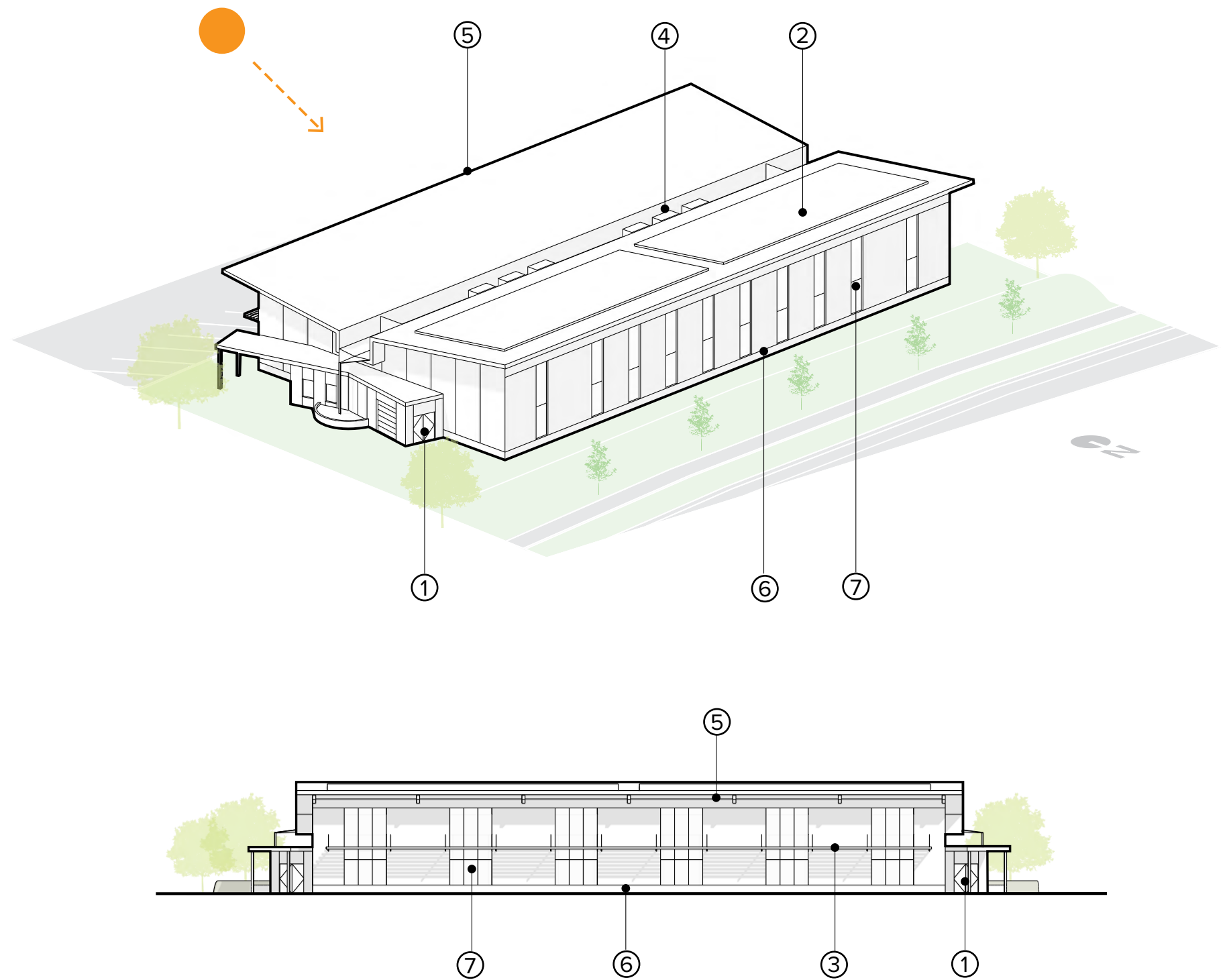


Figure 31: Building Design



Image 67



Image 68

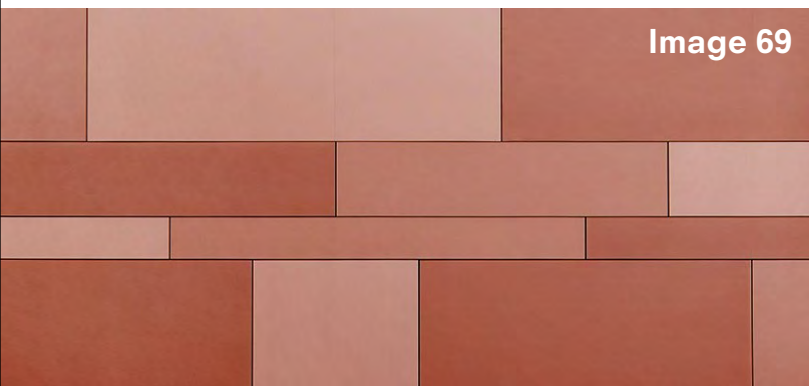


Image 69

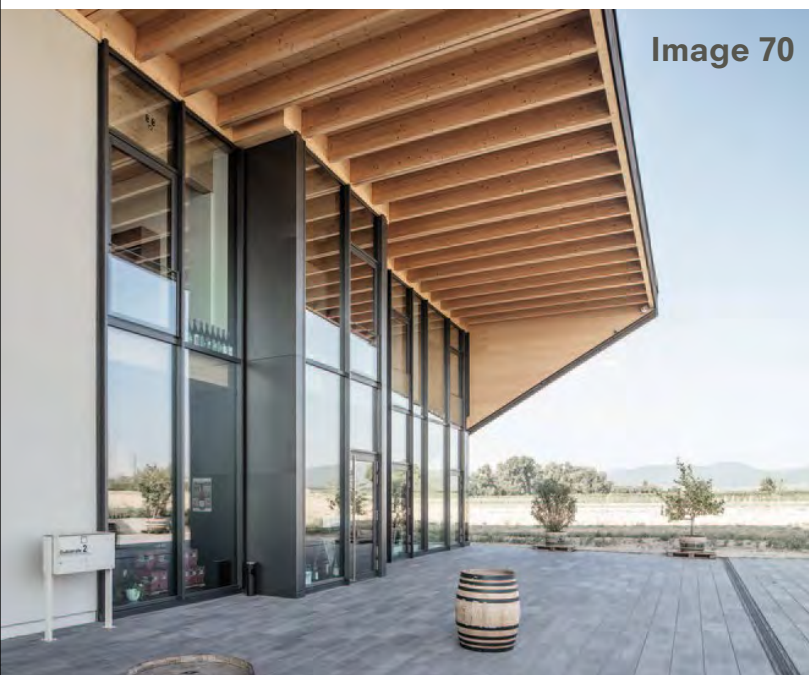


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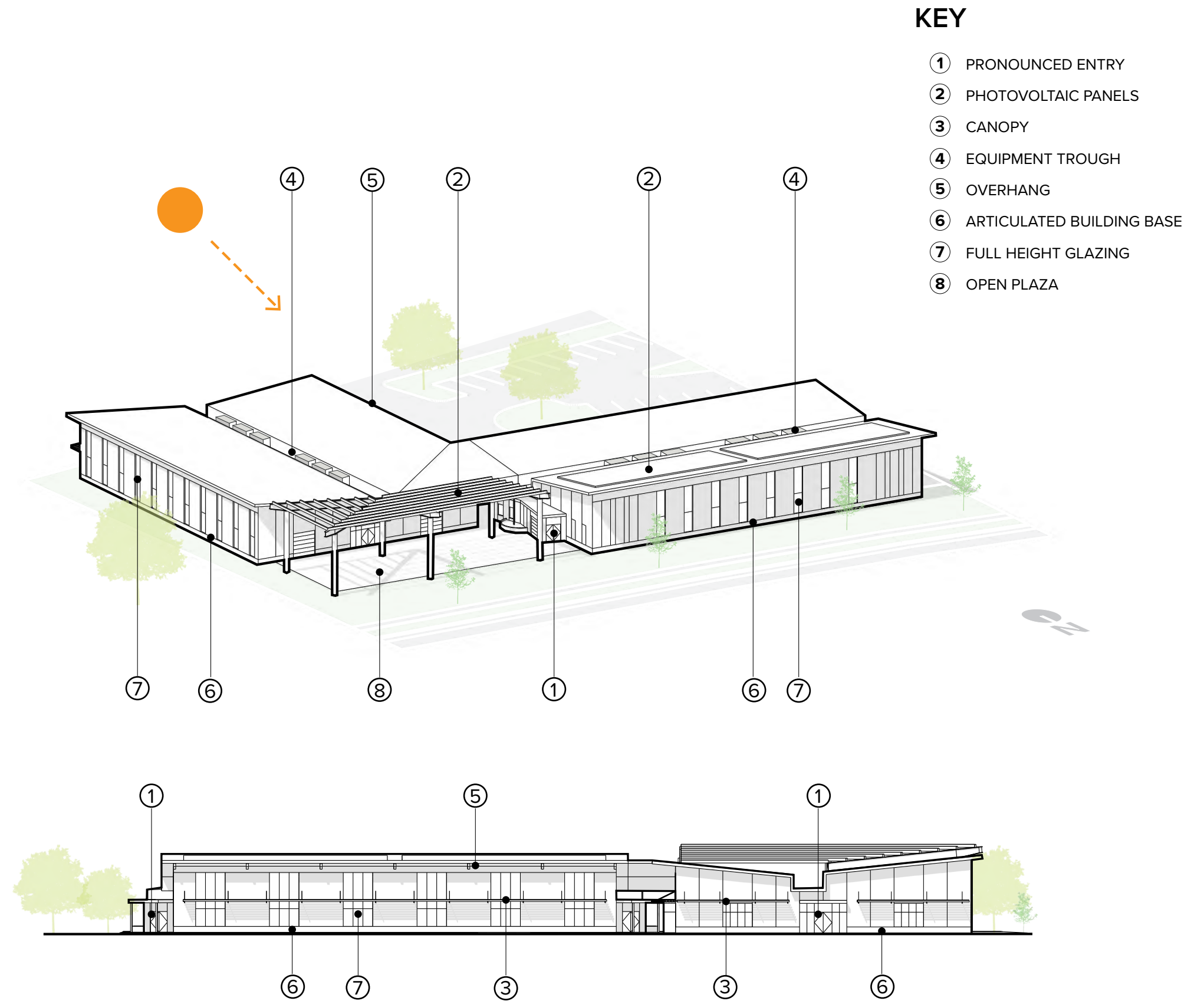


Figure 32: Building Design

Commercial and Medical Office Design Guidelines

TWO-STORY

The two-story commercial and Medical Office Building's (MOB) for GBP-Loomis should promote the density by providing opportunities for a wider variety of businesses. Examples of how guidelines might be applied are illustrated in the figures and images on the following pages.

Building Layout (Figure 33)

The commercial and MOB layout should consider a variety of tenants. Core placement and vertical circulation should work to maximize usable space. Layout should reflect the guidelines below:

- Consider primary entrance visibility and access opportunities from pedestrian paths and from Parking lot.
- Provide opportunities for shared amenities.
- Provide flexibility in spatial planning.
- Maximize space while minimizing footprint.

Site Layout (Figure 34)

The commercial and MOB site strategy should promote and enhance GBP-Loomis's site design guidelines. The site layout should respond to the increased building height by locating these buildings away from and obscured from residential lots. The site layout should consider the guidelines below:

- Prioritize sustainable features.
- Provide opportunities for shared outdoor space/greenspace.
- Promote density along Green Park Way.
- Promote pedestrian access and activity.
- Provide a buffer to visually reduce building size.
- Maximize parking while minimizing impact.
- Incorporate shared vehicle access for multiple buildings
- Consider opportunities for shared amenities.

KEY

- | | | |
|-----------------------|----------------------------|----------------------------|
| ① PRIMARY CORE ACCESS | ③ OPTIONAL TENANT ENTRANCE | ⑤ OPTIONAL TENANT DIVISION |
| ② PRIMARY ENTRANCE | ④ SHARED ACCESS | ⑥ SHARED CORE AMENITIES |

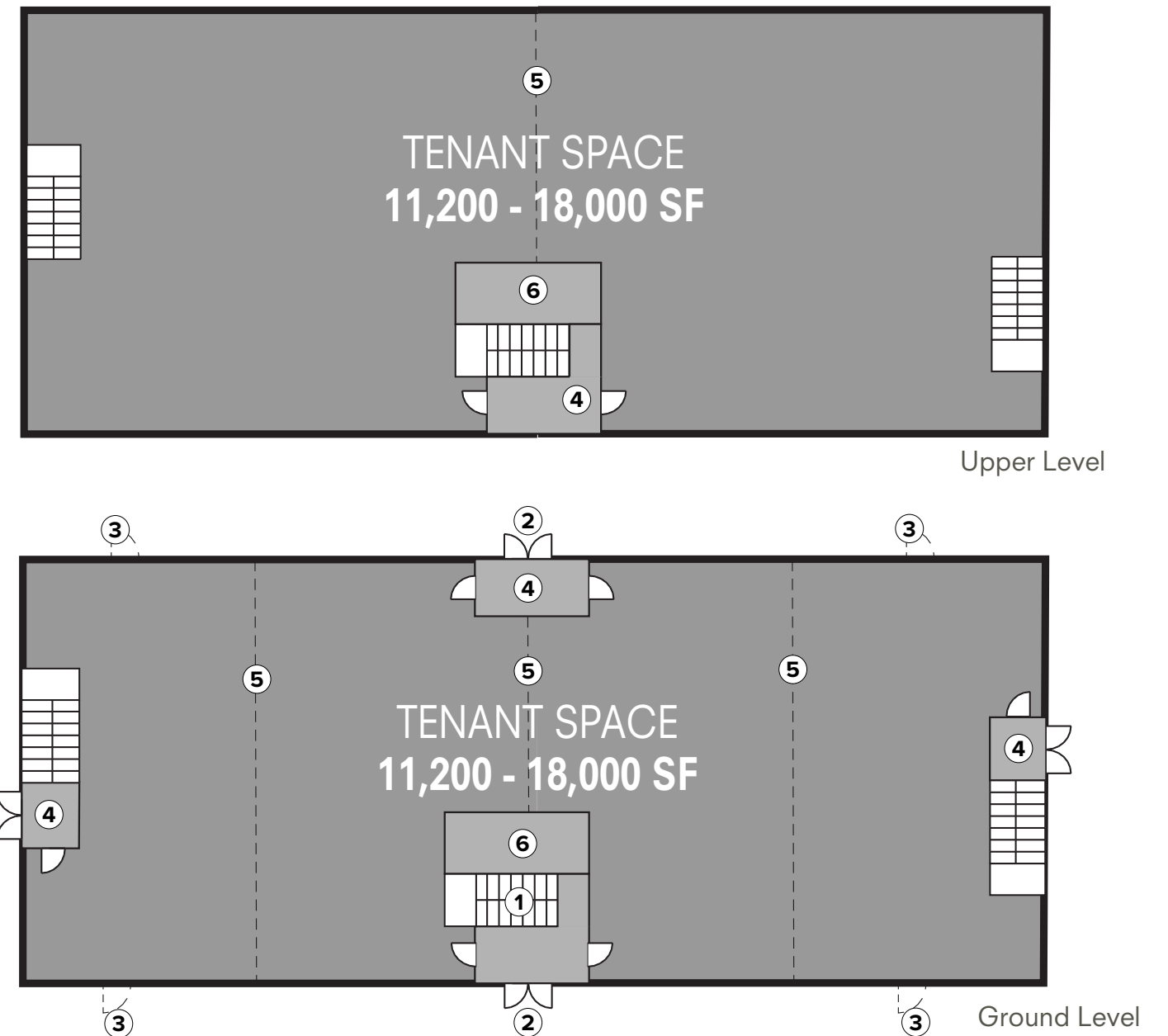


Figure 33: Building Layout



KEY

- ① ANGLED PARKING
- ② COVERED PARKING
- ③ SHARED VEHICULAR ACCESS
- ④ LANDSCAPE BUFFER
- ⑤ PEDESTRIAN ACCESS
- ⑥ OPEN PLAZA
- ⑦ SHARED OUTDOOR SPACE
- ⑧ INTERIOR LANDSCAPING

Figure 34: Site Layout

Building Design (Figures 35 and 36)

GBP-Loomis's two-story commercial and MOB's should be compact to promote pedestrian activity. These buildings should use human scaled elements to minimize their scale and speak to the design language throughout the development. Guidelines for commercial and MOB design are as follows:

- Optimize sun path with building orientation.
- Include sustainable features.
- Use visually permanent materials which limit maintenance and react well to the climate.
- Provide visual barriers for equipment and mechanical units.
- Encourage variation along facades to provide visual interest.
- Provide human scale elements to encourage pedestrian activity.
- Promote fenestration and opportunities for natural light.
- Use built elements to identify building hierarchy, including identifiable entrances.
- Avoid blank walls.
- Integrate signage at an appropriate scale and consider the Town of Loomis guidelines and standards for building signage.
- Promote visual interest and space-making by providing setbacks.

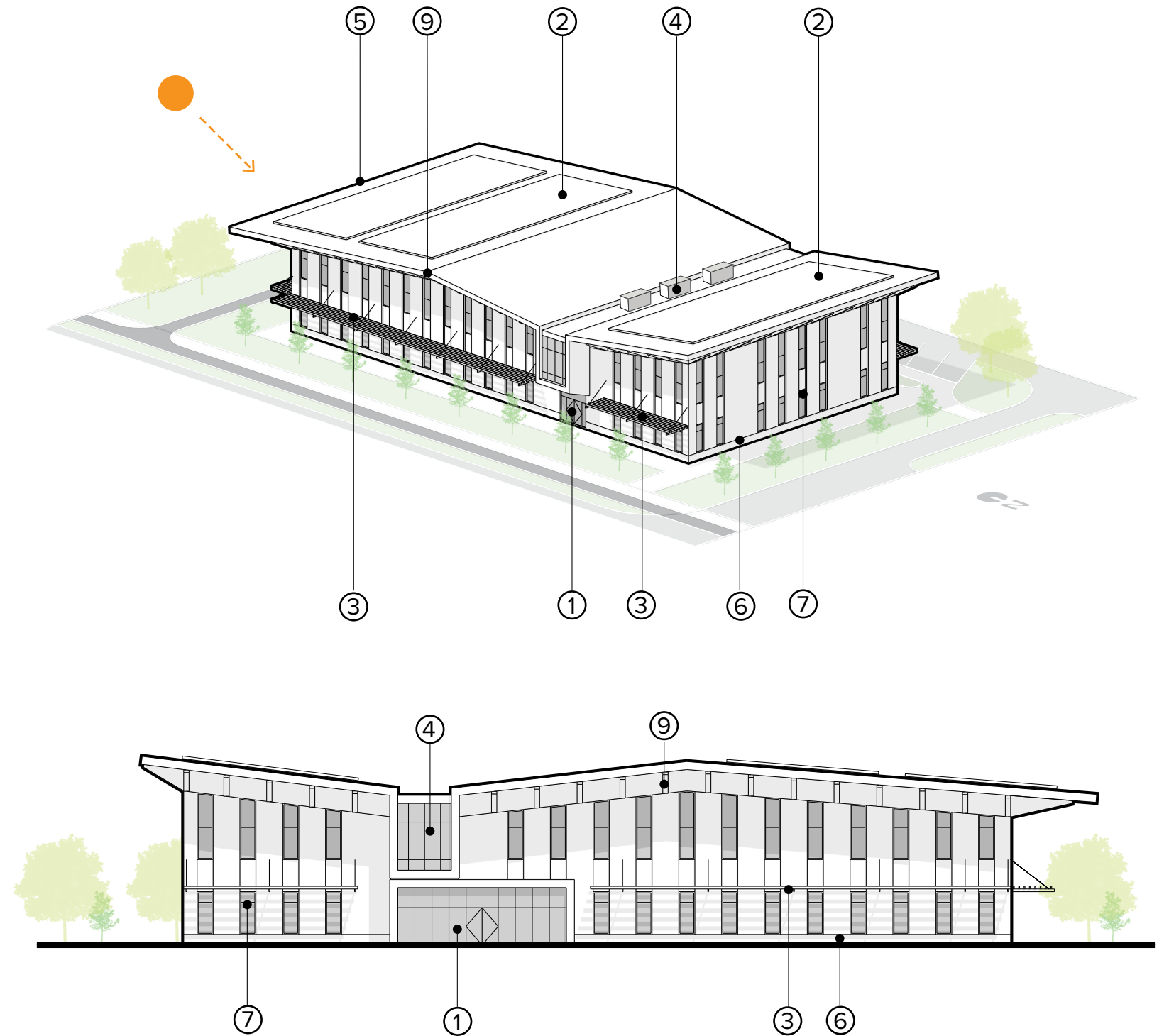


Figure 35: Building Design

Image 71



Image 72



Image 73



Image 74



KEY

- ① PRONOUNCED ENTRY
- ② PHOTOVOLTAIC PANELS
- ③ CANOPY
- ④ EQUIPMENT TROUGH
- ⑤ OVERHANG
- ⑥ ARTICULATED BUILDING BASE
- ⑦ FULL HEIGHT GLAZING
- ⑧ OPEN PLAZA
- ⑨ VARYING ROOF-LINE

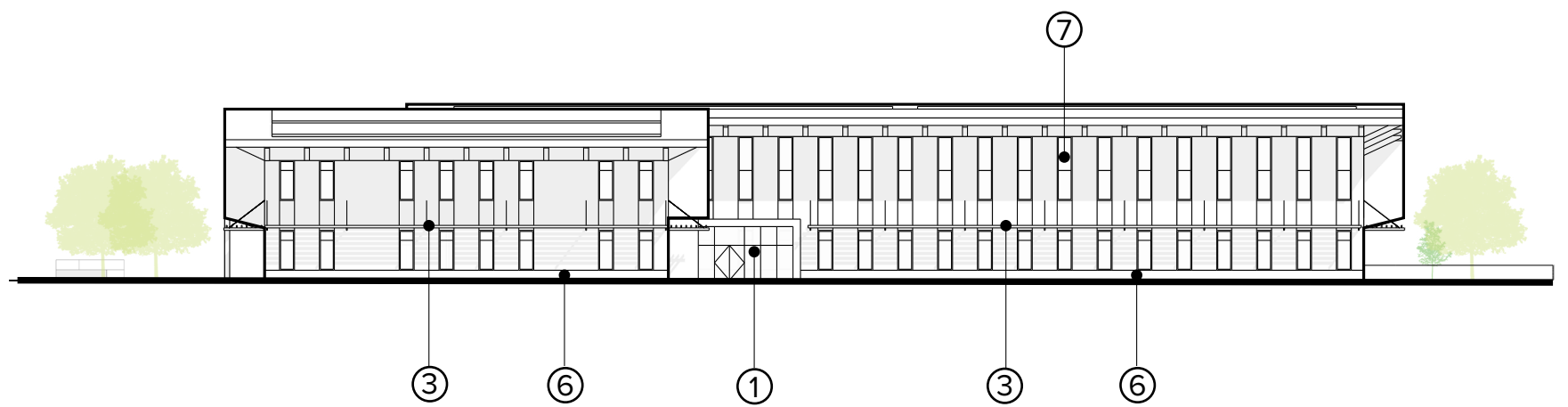
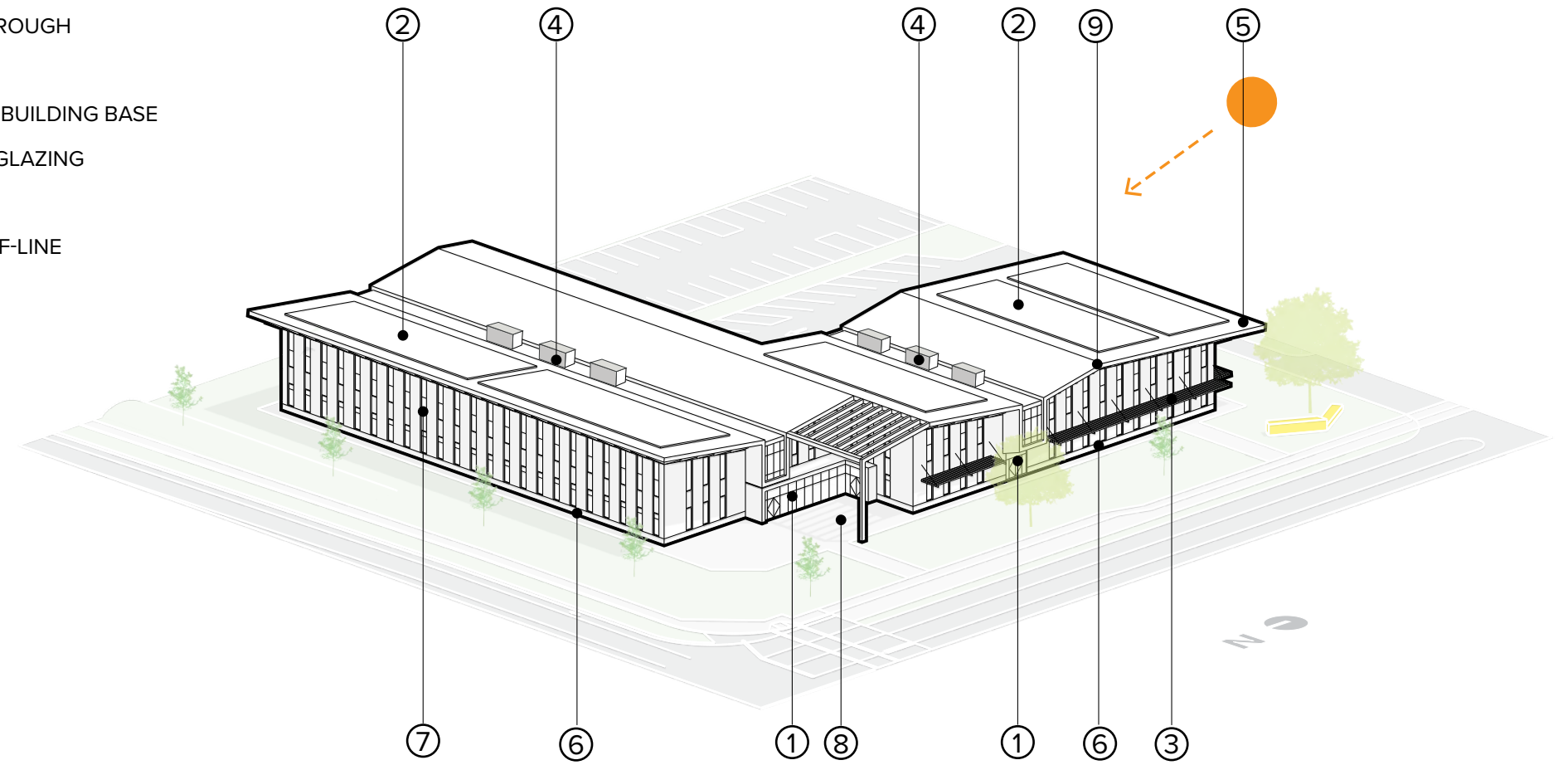


Figure 36: Building Design

Residential Design Guidelines

The residential buildings at GBP-Loomis should provide a compact living option for the development and the town. Residential buildings should consider the single-family residential aesthetic seen throughout the Town of Loomis while responding to the development's vernacular and density. Examples of how guidelines might be applied are illustrated in the figures and images on the following pages.

Building Layout (Figure 37)

The residential building layout should provide privacy for tenants while allowing for views and accessibility. Tenants should have access to outdoor space which enhances the experience of living and visiting. Layout should reflect the guidelines below:

- Consider primary entrance visibility and access opportunities for tenants and guests from the Parking lot and pedestrian paths.
- Provide privacy for tenants.
- Incorporate private open space opportunities.
- Consider a variety of unit sizes for multiple tenant configurations.
- Maximize space while minimizing footprint.

KEY

- ① PRIVATE OUTDOOR SPACE
- ② PRIVATE ENTRANCE
- ③ SHARED RESIDENT STAIR
- ④ PRIMARY ENTRANCE
- ⑤ TENANT DIVISION

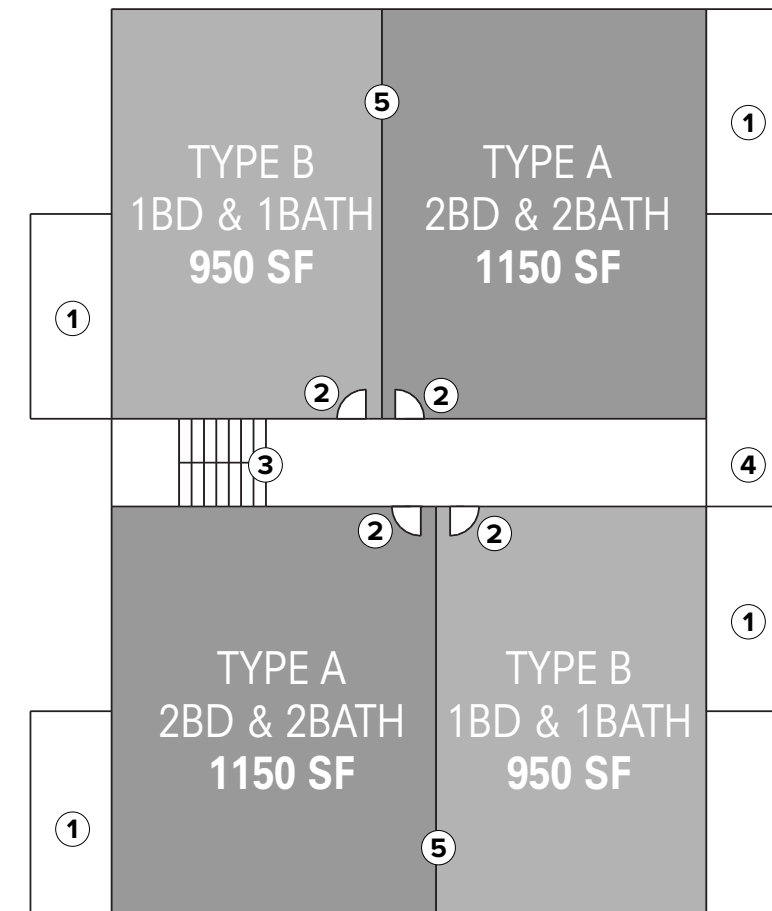


Figure 37: Building Layout

Site Layout (Figure 38)

The residential site strategy should promote and enhance GBP-Loomis's site design guidelines. Buildings should be designed to prioritize attractive views, set back from major public roadways and neighboring single-family residences. Residential buildings should also be accessible from pedestrian paths. The site layout should consider the guidelines below:

- Prioritize sustainable features.
- Provide opportunities for shared outdoor space/greenspace.
- Encourage locations away from major vehicular traffic.
- Promote pedestrian access and activity.
- Locate to provide views for tenants.
- Maximize parking while minimizing impact.
- Incorporate shared vehicle access for multiple buildings
- Consider opportunities for shared amenities.

KEY

- | | | |
|-------------------------|------------------------|---------------------|
| 1 COVERED PARKING | 4 VIEWS | 6 PEDESTRIAN ACCESS |
| 2 SHARED OUTDOOR SPACE | 5 INTERIOR LANDSCAPING | 7 LANDSCAPE BUFFER |
| 3 SHARED VEHICLE ACCESS | | |



Figure 38: Site Layout



Image 75



Image 77



Image 78



Image 76



Image 79



Image 80



Image 81

Building Design (Figure 39)

GBP-Loomis’s residential buildings should provide a denser living option within the Town of Loomis. These projects should use recognizable single-family home features and human scaled elements to minimize their scale while promoting the design language throughout the development. Guidelines for residential design are as follows:

- Optimize sun path with building orientation.
- Include sustainable features.
- Use visually permanent materials which limit maintenance and react well to the climate.
- Encourage variation and setbacks along facades to provide visual interest and reduce scale.
- Provide human scale elements to encourage pedestrian activity.
- Define the transition between public and private space.
- Provide quality outdoor space.
- Avoid blank walls.
- Use recognizable forms to which speak to use.

KEY

- ① FACADE VARIATION
- ② RECESSED ENTRY
- ③ CANOPY
- ④ GABLE ROOF FORM
- ⑤ PHOTOVOLTAIC PANELS
- ⑥ PRIVACY SCREENING
- ⑦ PRIVATE OUTDOOR SPACE



Figure 39: Building Design

Green Business Center Design Guidelines

The Green Business Center should serve as the hub GBP-Loomis, acting as the point of connectivity between the development and the Town of Loomis. In addition to being an important resource for the development, the Green Business Center should promote activity within the Town of Loomis by supporting the local community. Guidelines for this building are illustrated in the figures and images on the following pages.

Building Layout (Figure 40)

The Green Business Center should provide opportunities for community engagement while supporting the uses on-site. It should provide integrated engagement opportunities for pedestrian and vehicular traffic. Layout should reflect the guidelines below:

- Consider primary entrance visibility and access opportunities for pedestrians and from parking lot and multi-use paths.
- Provide opportunities for shared amenities and common spaces.
- Provide open space opportunities and open space access from building.
- Integrate vehicular users into design without sacrificing pedestrian safety or experience.
- Promote activity throughout the building by blurring spatial transitions.

KEY

- | | | |
|--------------------|---------------------------|--------------------------|
| ① WINDOW WALL | ③ OPTIONAL SPACE DIVISION | ⑤ DRIVE-THRU OPPORTUNITY |
| ② PRIMARY ENTRANCE | ④ SHARED CORE AMENITIES | ⑥ COVERED PLAZA |

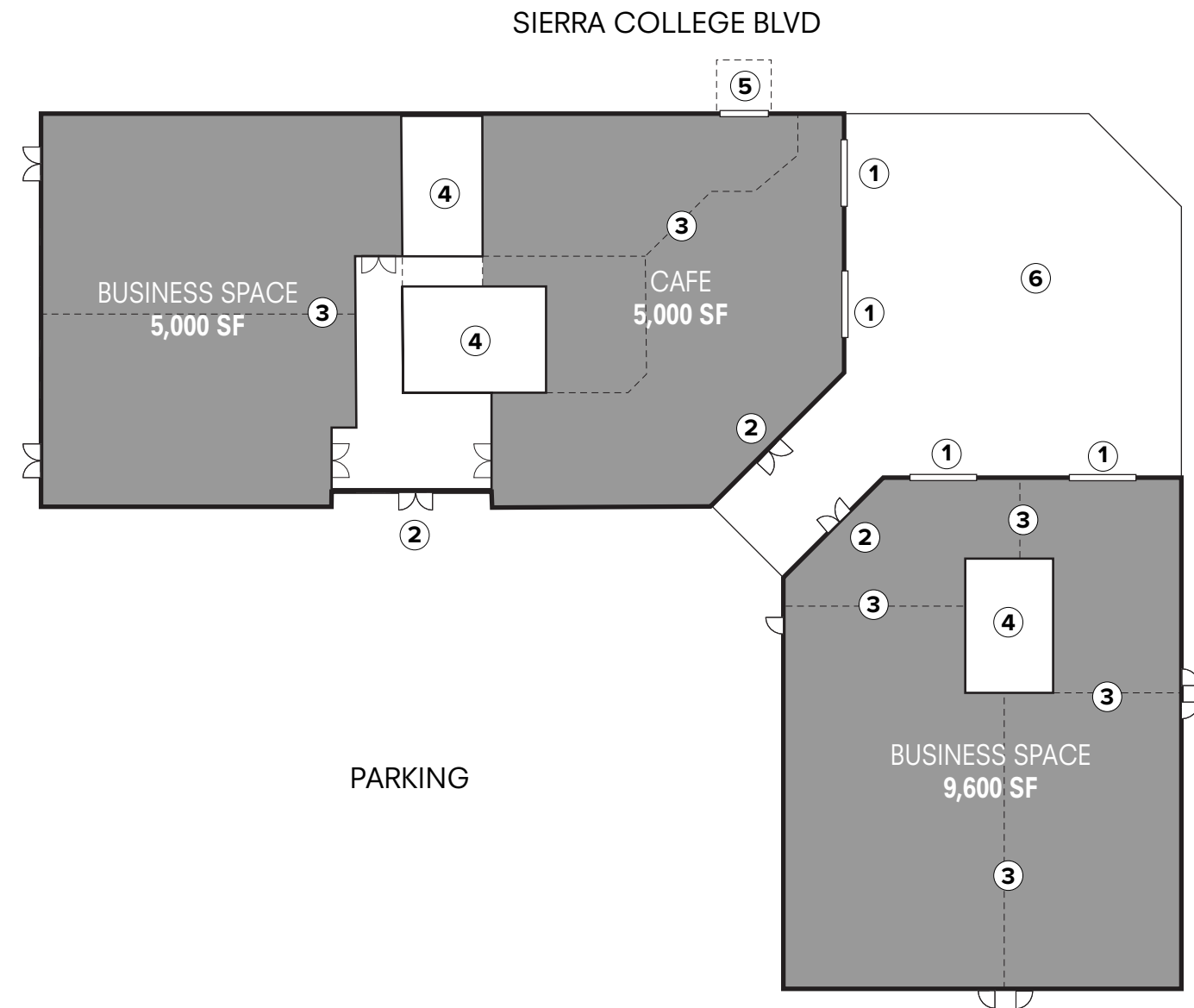


Figure 40: Building Layout

Site Layout (Figure 41)

The Green Business Center should be strategically located on the site and consider both Sierra College Boulevard and Green Park Way. Open space promoting pedestrian activity should be visible from Sierra College Boulevard and Green Park Way. The site layout should consider the guidelines below:

- Prioritize sustainable features.
- Provide opportunities for shared outdoor space/ greenspace.
- Provide pedestrian friendly buffer from Sierra College Boulevard.
- Promote pedestrian access and activity.
- Provide space which promotes community engagement and activity.
- Maximize parking while minimizing impact.
- Incorporate shared vehicle access for multiple buildings.
- Consider opportunities for shared amenities.

KEY

- | | | |
|---------------------------|---------------------------|---------------------|
| ① SEASONAL FARMERS MARKET | ④ SHARED VEHICULAR ACCESS | ⑦ LANDSCAPE BUFFER |
| ② COVERED PLAZA | ⑤ SHARED OUTDOOR SPACE | ⑧ PEDESTRIAN ACCESS |
| ③ PASEO | ⑥ ANGLED PARKING | |



Figure 41: Site Layout

Building Design (Figure 43, next spread)

The Green Business Center should be recognizable as a space for connectivity and gathering. It should introduce the design language of the development and consider Town of Loomis's design guidelines. The design should be expressive and inviting to a variety of users. Guidelines for the Green Business Center design are as follows:

- Optimize sun path with building orientation.
- Include sustainable features.
- Use visually permanent materials which limit maintenance and react well to the climate.
- Provide visual barriers for equipment and mechanical units.
- Encourage variation along facades to provide visual interest.
- Promote fenestration and opportunities for natural light.
- Use built elements to identify building hierarchy, including identifiable entrances.
- Avoid blank walls.
- Promote variety in scale to attract vehicular and pedestrian traffic.
- Integrate signage as a design feature.
- Provide setbacks to encourage space-making and activity.

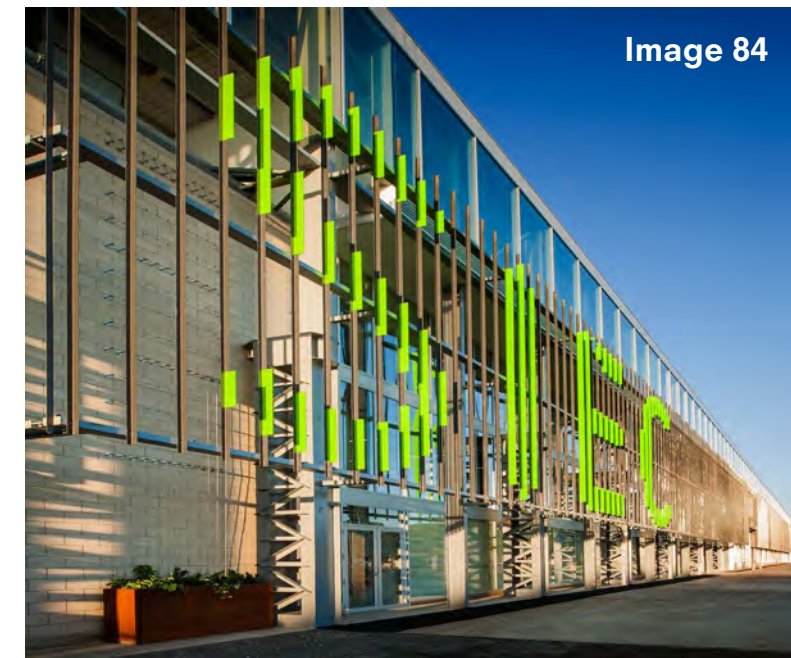




Figure 42: Green Business Center

KEY

- ① PHOTOVOLTAIC PANELS
- ② RAISED CANOPY
- ③ SCREENED MECHANICAL WALL
- ④ MEZZANINE
- ⑤ COVERED PLAZA
- ⑥ IDENTIFIABLE ENTRY
- ⑦ OVERHANG
- ⑧ ARTICULATED BUILDING BASE
- ⑨ FULL HEIGHT GLAZING
- ⑩ LENTICULAR SIGNAGE
- ⑪ INTEGRATED SIGNAGE

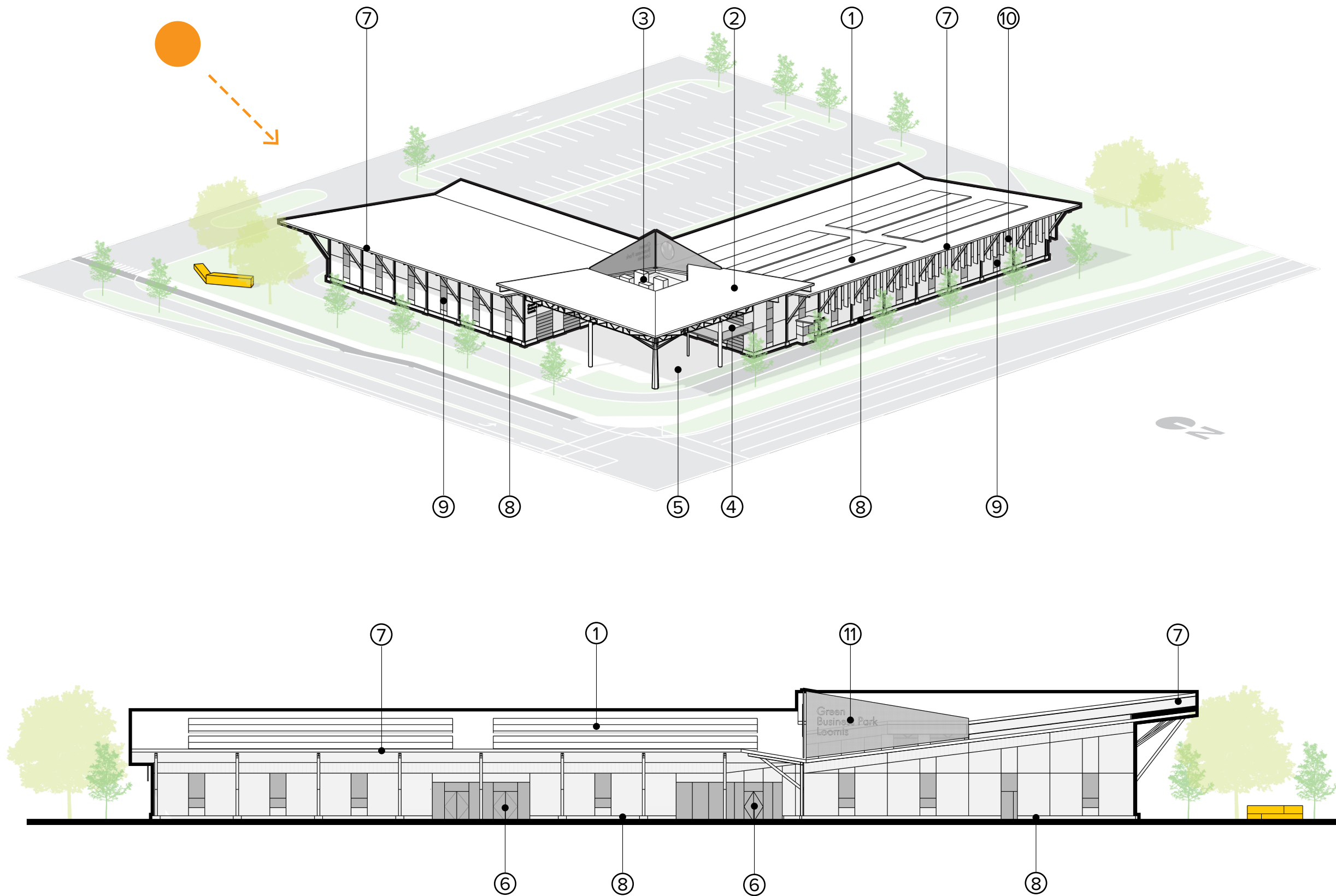


Figure 43: Building Design



Figure 44: Seasonal Farmers Market



Image Source Index

Image 1: Calvados-Honfleur Business Park. Designed by La Compagnie du Paysage. Honfleur, France.

Image 2: Logistics Park, <https://www.commercialdesignindia.com>

Image 3: Powerlight Springs Preserve Parking Lot, Las Vegas, NV

Image 4: Tensile Solar, SMIT (Sustainably Minded Interactive Technology)

Image 5: Spiel – und Bewegungsraumkonzept Schermbeck (Schermbeck Sport and Exercise Facility). Designed by DTP. Germany.

Image 6:

Image 7: Entrance court plaza. University of California Irvine Contemporary Arts Center. Designed by Ehrlich Yanai Rhee Chaney Architects. Irvine, California.

Image 8: Parked Bench. Designed by WMB Studio. Tooley Street, London, UK.

Image 9: John Curtain Court. Designed by PLACE Laboratory. Curtin University, Perth Australia.

Image 10-16: Images taken of trees at Loomis, CA site.

Image 17: South Lake Tahoe, CA. Tahoe Regional Planning Agency. Image featured on ruraldesignguide.com.

Image 18:

Image 19: Chandler Viridian: Mixed Use Development Site. Developed by Hines. Chandler, Arizona.

Image 20: "FitNation" exhibition. Designed by Abruzzo Bodizak Architects and Pentagram. Presented in New York City, by AIA New York, with the Center for Architecture.

Image 21: Display wall in 'Camper Shoes' store. Designed by Shigeru Ban. SOHO neighborhood, New York.

Image 22: 4669 West 9th Avenue. Designed by Evoke. Built by Linden Construction in 2010. Vancouver BC, Canada.

Image 23: Metropolitan Community College. Signs designed by RGD Planning & Design. Omaha, Nebraska.

Image 24: Sign in Patton Park. Hamilton-Wenham Recreation. Hamilton, Massachusetts.

Image 25: "Lloyd" multi-residential development. Branding designs by Bentuck. 2018. Banten, Indonesia.

Image 26: Mural painted by Sergio O'Cadiz with Safe Haven Youth Program, 1994. Raitt Street in Santa Ana, California, between McFadden Avenue and First Street.

Image 27: "Dude Ascending" by Joe Forest Sackett. City of Newport Beach Sculpture Exhibition Phase V in Civic Center Park. Newport Beach, California.

Image 28: "Loomis Legacy Loop" from The Loomis Mural Project. Loomis Basin Chamber of Commerce. Loomis, California.

Image 29-49: "California Native Plants." Las Pilitas Nursery website. Santa Margarita, California. laspilitas.com

Image 50: Wagner Education Center at The Center for Wooden Boats. Olson Kundig. Seattle, Washington.

Image 51: The Hub/Douthit Hills Fitness Center. Designed by Ayers Saint Gross. Clemson University. Clemson, South Carolina.

Image 52: Redfox Commons, creative workspace. Designed by Lever Architecture. Portland, Oregon.

Image 53: The University of Arizona Cancer Center at Dignity Health St. Joseph's Hospital and Medical Center. ZGF Architects. Phoenix, Arizona.

Image 54: SHED, market hall. Jensen Architects. Healdsburg, California.

Image 55: Weingut Nett (Nett Winery). Designed by Architects Collective. Neustadt an der Weinstraße, Germany.

Image 56: Cantilever House. Designed by Design Unit. Kuala Lumpur, Malaysia.

Image 57: Dumbo Townhouses. Designed by Alloy Design. Brooklyn, New York.

Image 58: Student Village. Designed by Hawkins/Brown. Hatfield, UK.

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Image 83: Tillamook Creamery Visitor Center. Designed by Olson Kundig. Tillamook, Oregon.

Image 84:

Image 85:

Image 86: Source Name. Source Designer. Source Location.

Thank you!



Figure 45: Street Approach to Green Business Park Loomis



05.09.21