The Village at Loomis

Planned Development

Preliminary Development Plan

July 2017

Village at Loomis
Planned Development
Preliminary Development Plan

The Village at Loomis Planned Development (VLPD or Village) is a proposed mixed-use community with residential, mixed use, commercial, office, park and open space uses.

1. PD Boundaries

The VLPD includes 66.5± gross acres encompassing thirteen parcels: 043-080-007, -008, -015, -044; 043-092-036 and -037; 043-100-025 and -027, 044-094-001, -004, -005, -006 and -010; as shown on Figure 1.

Figure 1 | Village at Loomis Planned Development Parcels

2. Location

The 66.5±-acre Village is located northwest of the Interstate-80 (I-80)/Horseshoe Bar Road interchange in the Town of Loomis. The site is bounded by Laird Street on the northwest, the Sun Knoll, Day Avenue and Silver Ranch neighborhoods on the north, I-80 on the south and east and Horseshoe Bar on the west. King Road is located north of the site.

The site is located north of the Raley's Shopping Center and abuts Laird Street, Sun Knoll Drive, Day Avenue and Silver Ranch neighborhoods. The Laird Street and Sun Knoll Drive neighborhoods along the site's north boundary include half-plex residential units built in the 1970s. The Day Avenue and Silver Ranch neighborhoods are comprised of single-family residential units and were built in the 1960s and 1990s, respectively.

3. Village at Loomis Land Use Concept

The Village is a planned pedestrian-oriented, mixed use, infill development designed as a village with commercial, office, residential, parks and open space uses. The Village land uses would consist of 294 single-family dwelling units including 117 multi-family dwelling units, 44,000 square feet (sf) of commercial, 25,000 sf of office, a mixed use component consisting of 5,000 sf of commercial uses and seven residential units, parks, trails and open space and transportation improvements.

As a mixed-use enclave within a short walk of downtown, The Village would introduce uses and a residential population that will energize the downtown and place residents in close proximity to commercial, office, public and park and open uses. Commercial, office and mixed-use uses proposed in The Village around the Loomis Library & Community Learning Center would create a transition from the downtown to the project.

The Village implements the Town General Plan Housing Element goals of providing a variety of housing types and meeting regional housing obligations. Five residential housing types in the Village would expand the range of housing choices and densities available in the Town without creating land use incompatibilities that could occur if the uses were proposed at other locations in the Town.

The planned overall density and intensity of The Village project is significantly reduced from the vision of the project described in the 1992 Loomis Town Center Master Plan and less than what could be constructed under the site's existing General Plan and Zoning designations. The reduction of intensity associated with The Village would result in fewer vehicle trips in the downtown area.

As an infill opportunity, The Village implements policy guidance from the Horseshoe Bar/King Road/I-80 Specific Plan (1989), Loomis Town Center Master Plan (TCMP) (1992), and the Town General Plan. The Village also implements portions of the Town's Trails Master Plan and Bicycle Transportation Plan. Improvements are planned consistent with the Transportation Element that would serve The Village and improve the overall circulation in the downtown core area. In addition to meeting the goals and objectives of the Town General Plan, The Village meets the goals and objectives of the Sacramento Area Council of Government Sustainable Community Strategy.

4. Planned Development (PD) Planning Tool

The Village at Loomis is planned as a Planned Development (PD), consistent with the Town's Planned Development (PD) Ordinance (Zoning Code Section 13.29). The purpose of the PD zoning district is to provide a zoning tool for greater creativity and flexibility in project design than would otherwise be available under the strict application of the Town's zoning districts and subdivision ordinance.

The PD zoning district is the appropriate zone for The Village project because The Village is a creative and innovative project on a large site (66.5± acres) and because implementation of proposed project requires flexibility in development standards. The proposed project includes eight land use types, including three single-family residential housing types, each with unique development standards.

The compact residential housing types (green courts, row houses) proposed require specific development standards (e.g. lot widths, setbacks, parking, etc.) to accommodate the unique design of housing types and the alley-loaded orientation of units. Existing development standards for the Town's Single Family Residential (RS) zoning district do not accommodate the design of the proposed alley-loaded green courts and row homes. Rather than amend the Zoning Code and vary from development standards, a more efficient process is the use of PD zoning to allow the project to comply with applicable zoning provisions as well as those customized for the VLPD. The PD zoning also provides a tool to impose additional requirements on land uses.

5. Land Use Plan

The VLPD consists of eight land use areas known as districts. The Village land use plan is shown in Figure 2 and summarized on Table 1. Figure 3 is an illustrative land use plan of the VLPD.

Table 1
Village at Loomis Planned Development
Land Use Summary

PD Land Use Designation	PD Area	Gross Acres[1]	Units	Density	Non-Residential Square Footage
Village Residential	1	14.9	143	9.6	
Village Single Family Green Court	2	9.6	64	6.7	
Village Single Family Traditional	3	16.8	87	5.2	
Village High Density	4	6.6	117	24.9[2]	
Village Mixed Use	5	0.4	7	17.5	5,000 sf commercial
Village Office	6	1.3			25,000 sf office
Village Commercial	7	4.9			44,000 sf commercial
Village Park and Open Space	8	12.0			
Total		66.5±	418		

1 Gross acreage includes roadways, parks, open space and detention areas.
2 Village High Density site net density is 24.9 units/acres (117 units/4.69 net acres).

The land use areas shown on PD land use plan (Figure 2) include park, detention and open space areas within residential parcels as shown on The Village Tentative Map.

6. Permitted and Conditionally-Permitted Uses

Uses permitted and conditionally-permitted uses in the VLPD are listed in Table 2.

Table 2
Permitted and Conditionally-Permitted Uses

PD Map Area	PD Land Use Designation	Permitted and Conditionally-Permitted Uses
1	Village Residential	As set forth in Section 13.24.030, Table 2-2, RM District
2	Village Single Family Green Court	As set forth in Section 13.24.030, Table 2-2, RM District
3	Village Single Family Traditional	As set forth in Section 13.24.030, Table 2-2, RS District
4	Village High Density	As set forth in Section 13.24.030, Table 2-2, RH District
5	Village Mixed Use	As set forth in Section 13.26.030, Table 2-6, CC District
6	Village Office	As set forth in Section 13.26.030, Table 2-6, CG District
7	Village Commercial	As set forth in Section 13.26.030, Table 2-6, CC District
8	Village Park and Open Space	Permitted uses: open space, public parks and playgrounds (including park facilities), drainage

Figure 2 | PD Land Use Plan

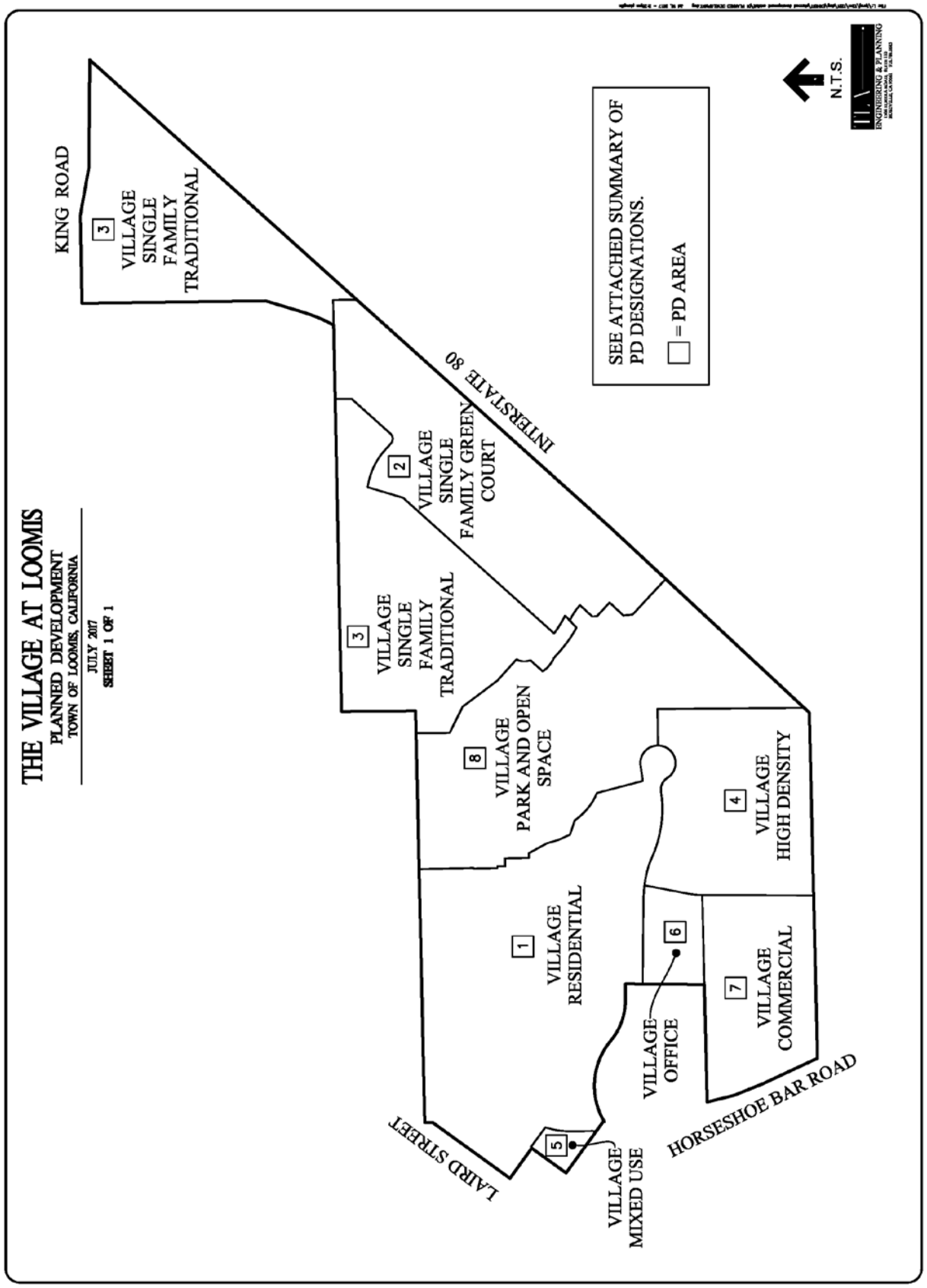
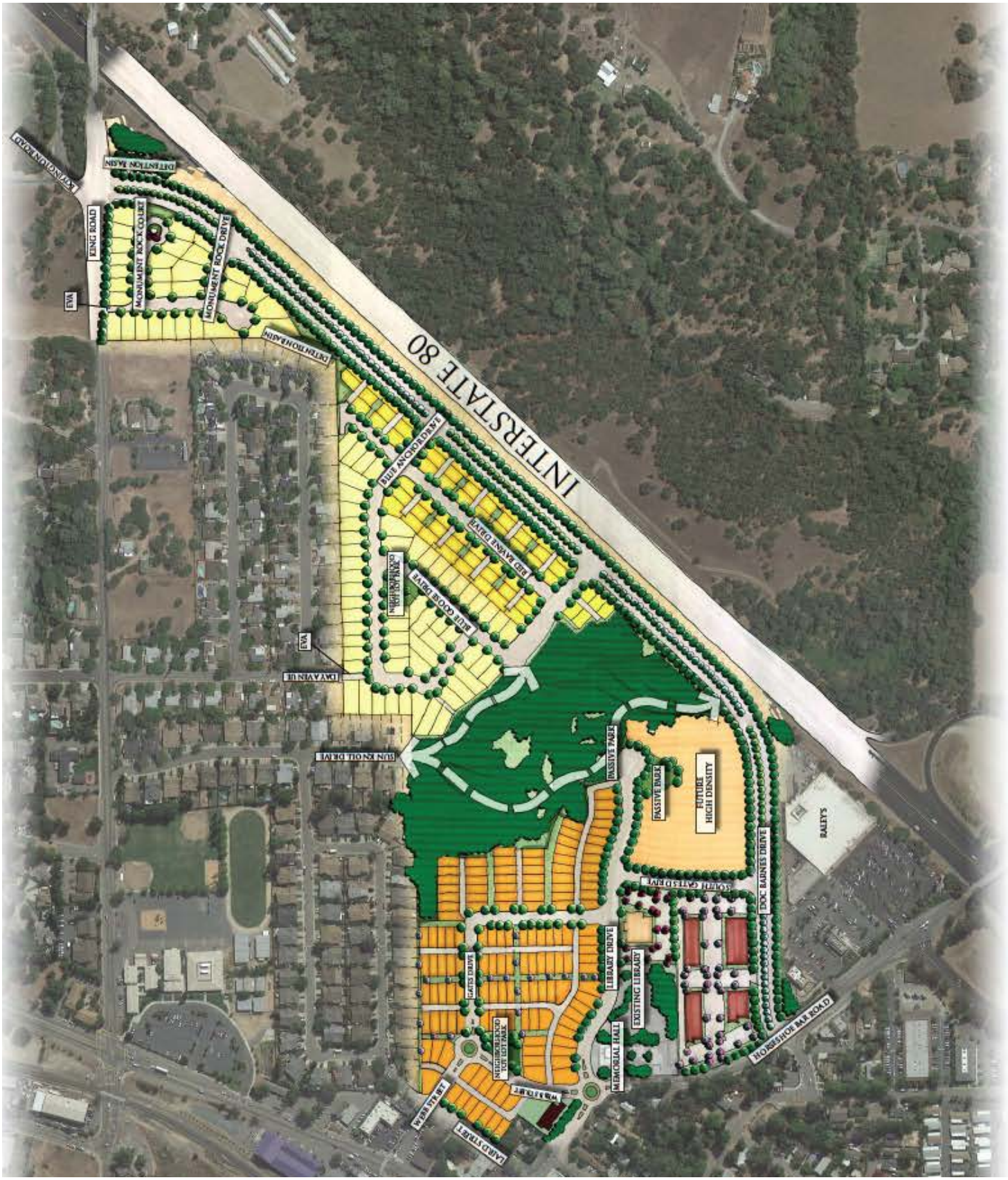


Figure 3 | Illustrative Land Use Plan



7. Development Standards

Uses within the VLPD are subject to development standards contained in Exhibit A. Development standards for residential uses are listed in Table A-1 and Mixed Use, Commercial and Office uses in Table A-2. Exhibit A also includes street sections applicable to the VLPD.

Where standards are not listed, standards in the Zoning Code shall apply.

8. Design Guidelines

Uses within the VLPD are subject to the requirements of The Village at Loomis Design Guidelines, as may be amended, (Village Design Guidelines) (July 2017) contained in Exhibit B.

The Design Guidelines address the following:

- **Landscape Design** – overall landscaping theme, design principles, landscape elements, planting and irrigation design, streetlights, walls and fences; neighborhood elements such as street trees, planting, project entries.
- **Residential Design** – overall design elements of each residential architectural style (form, massing, colors, styles), physical framework.
- **Commercial Design** – design elements for Village Mixed Use, Village Office and Village Commercial uses including key building characteristics and design descriptions.

The Village Design Guidelines document is a companion document to the development standards described in Section 8.

9. Design Review

Design Review approval is required for all uses within the VLPD, consistent with Zoning Code Section 13.62.040. Design review is intended to ensure that the design of the proposed development is consistent with the character of the community and The Village Design Guidelines. Design review shall be conducted by the Planning Commission for any project that requires the approval of a use permit or variance, and by the Planning Director for any project that requires a minor use permit, minor variance, zoning clearance, or subdivision approval for five or more parcels.

10. Planned Development Zone – Two-Step Implementation

Consistent with Section 13.29.030 of the Zoning Code, the PD district is established in two steps: the Preliminary Development Plan and the Specific Development Plan.

Preliminary Development Plan (PDP). Section 13.29.050 of the Zoning Code outlines the requirements for the PDP. The required components of the PDP are addressed as listed below:

PDP Requirements Zoning Code Section 13.29.050	The Village PDP Information Components
1. *Maps or drawings which may be schematic in form.*	The Village boundary is shown on Figure 1, The Village Land Use Plan is shown in Figure 2, and the Illustrative Land Use Plan is shown in Figure 3. The Village Tentative Map illustrates the lotting, circulation plan, utility plans and grading/drainage plans.
2. *All interior property lines.*	Property lines are shown on The Village Tentative Map.
3. *Land use, existing and proposed.*	Existing land uses are described in The Village Environmental Impact Report (EIR). Proposed land uses are described in Section 5 and shown on Figure 2. Permitted and conditionally-permitted uses are listed in Section 6.
4. *Location and size of existing streets and location of proposed circulation system.*	The proposed circulation network is shown on The Village Tentative Map. The circulation system in the project vicinity is described in The Village EIR.
5. *Name(s) of the owner, developer and consultant.*	The owner and developer of The Village project is The Village at Loomis, LLC.
6. *Public uses, including schools, parks, recreational areas and other open space, and method of maintaining public open space.*	Park and open space uses are shown on the land use plan (Figure 2) an on The Village Tentative Map. Maintenance of public improvements, including open space, is addressed in The Village at Loomis Development Agreement.
7. *The use and general description of each different type of structure or building.*	Proposed land uses are described in Section 5 and the land use plan is shown on Figure 2. Permitted and conditionally-permitted uses are listed in Section 6.
8. *Written explanation of the nature of the proposed development and any deviations from regulations otherwise applicable to the property.*	The Village project is described in Section 3 and application of the Planned Development (PD) planning tool for The Village is described in Section 4. Development standards and design guidelines specific to The Village are contained in Sections 7 and 8 and Exhibits A and B.
9. *Generalized topography and proposed changes.*	The topography of the site is depicted in The Village at Loomis Tentative Map. Proposed changes to the topography are shown on the Tentative Map and described in The Village EIR.
10. *Utilities, existing and proposed, serving the area.*	Existing and proposed utilities serving the area are shown on The Village at Loomis Tentative Map and described in The Village EIR.
11. *Vegetation and proposed changes.*	Existing vegetation and proposed changes to vegetation are described in The Village EIR.
12. *Proposed sequence and schedule, or phasing, or development.*	The Village is proposed in phases consistent with the phasing plans contained in The Village at Loomis Development Agreement.

Specific Development Plan (SDP). Section 13.29.080 of the Zoning Code outlines the requirements for the SDP. The SDP provides additional detail regarding the project, including sizes and arrangement of structures, site design, circulation and project design features. A SDP shall be presented to the Planning Commission with an application for development and/or prior to the approval and recordation of the Final Map.

The SPD requirements are satisfied for VLPD PD Areas 1, 2, and 3 with the information contained in the Special Development Plan for The Village Areas 1, 2 and 3 and The Village Tentative Map (July 2017).

VLPD PD Areas 4, 5, 6, 7 and 8 (Village High Density, Village Mixed Use, Village Office, Village Commercial, Village Park and Open Space) will require separate application(s) in the future to complete the SPD requirements of the PD zone.

Exhibit A
Village at Loomis Planned Development
Development Standards

Table A-1
Residential Development Standards

PD Area	1	2	3	4
PD Land Use Designation	**Village Residential**	**Village Single Family Green Court**	**Village Single Family Traditional**	**Village High Density**
Lot Size (Min)				
Area	2,250 sf	2,360 sf	4,000 sf	10,000 sf
Width	30 feet	40 feet	45 feet	60 feet
Depth	76 feet	59 feet	80 feet	100 feet
Residential Density	9.6 du/ac max	6.7 du/ac max	5.2 du/ac max	20 (min) – 25 (max) du/ac
Setbacks (Min)	Municipal Section 13.30.110 for exceptions to these requirements.			
Front	Street to porch – 5 ft Street to living – 10 ft Mew to porch – 0 ft Mew to living – 5 ft	To green court – 0 ft To private lot –10 ft	To living – 10 ft To garage – 18 ft	From roadways on north, west and south – 10 feet
Side – Interior (each)	3 feet	3 feet	4 feet	15 feet min between buildings; 5 feet to parking along open space (PD Area 8)
Side – Corner	5 feet	10 feet	10 feet	10 feet
Rear	From alley to garage – 4 feet	From alley to garage – 4 feet	10 feet	10 feet
Lot Coverage (Max)	Maximum percentage of total lot area that may be covered by structures.			
	75%	70%	60%	80%
Height (Max)	Municipal Code Section 13.30.050 for height measurement requirements and height limit exceptions.			
Maximum Height	35 feet, two (2) stories	35 feet, two (2) stories	35 feet, two (2) stories	40 feet, three (3) stories
Landscaping	Village at Loomis PD Design Guidelines, Chapter 3.			
Parking	Two covered spaces per unit plus one additional space for each bedroom over three.	Two covered spaces per unit plus one additional space for each bedroom over three	Municipal Code Section 13.36 (Parking and Loading)	Two spaces per unit, plus one additional space for each bedroom over 3, plus one guest space per ten units.
Parking Stalls	Municipal Code Section 13.36 (Parking and Loading)			Dimensions: 18’ x 9’ (standard) and 16’ x 8’ (compact). One third of required spaces may be sized for compact vehicles.
Signs	Municipal Code Section 13.38 (Signs)			

Exhibit A
Village at Loomis Planned Development
Development Standards

Table A-2
Mixed Use, Office and Commercial Development Standards

PD Area	**5**	**6**	**7**
PD Land Use Designation	**Village Mixed Use**	**Village Office**	**Village Commercial**
Lot Size (Min)			
Area	5,000 sf	5,000 sf	5,000 sf
Width, depth	Determined by the review authority through the subdivision process.	Determined by the review authority through the subdivision process.	Determined by the review authority through the subdivision process.
Residential Density	15-20 du/ac	2-10 du/ac	15 du/ac
Setbacks (Min)	Municipal Section 13.30.110 for exceptions to these requirements.		
Front	10 feet	10 feet	10 feet
Side – Interior (each)	Adjacent to residential parcel– 15 feet. None otherwise.	None	None
Side – Corner	10 feet	10 feet	10 feet
Rear	Same as side.	Same as side.	Same as side.
Floor Area Ratio (FAR) (Max)	0.80	0.60	0.60
Lot Coverage (Max)	Maximum percentage of total lot area that may be covered by structures.		
	60%	60%	60%
Height (Max)	Municipal Code Section 13.30.050 for height measurement requirements and height limit exceptions.		
Maximum Height	40 feet	40 feet	40 feet
Landscaping	Village at Loomis PD Design Guidelines, Chapter 4.		
Parking	One space for each 300 sf of non-residential uses plus two spaces per residential unit	Municipal Code Section 13.36 (Parking and Loading)	Municipal Code Section 13.36 (Parking and Loading)
Parking Stalls	Dimensions: 18’ x 9’ (standard) and 16’ x 8’ (compact). One third of required spaces may be sized for compact vehicles.		
Signs	Municipal Code Section 13.38 (Signs)		

Exhibit A
Village at Loomis Planned Development
Development Standards

The following development standards apply to The Village:

Height Limitations to Create Neighborhood Interface. Single-family residential units proposed adjacent to Sun Knoll Drive, David Avenue and Silver Ranch Avenue shall limit units to a one-story rear elevation. Units shall be limited to single-story or a pop-up design so that, from the rear, these homes will appear to be a single story. A pop-up design permits a front-facing second story or living space to be built in the "attic" portion of a single-story appearing design with windows on the sides of the unit.

Landscape Buffer. A 10-foot wide landscape buffer shall be located between Village Residential units and adjacent Sun Knoll neighborhood and planted with trees.

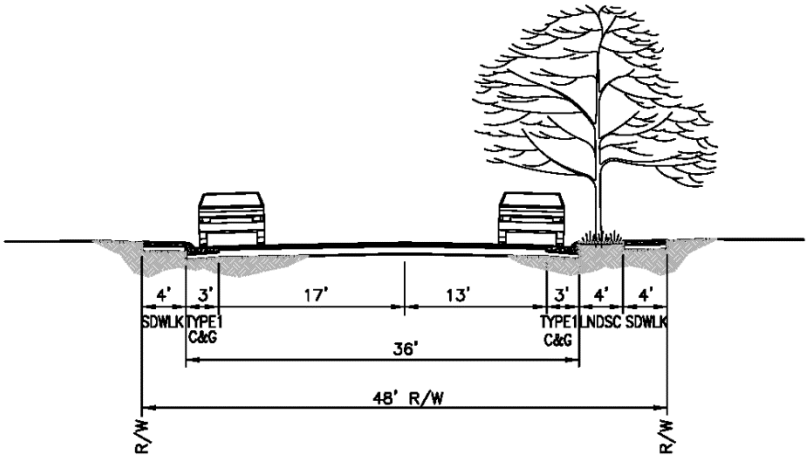
Village Residential Parking. Of the parking spaces required in Table 3 for Village Residential units, a total of 56 unassigned off-street spaces shall be located among (beneath) units and remaining spaces shall be accommodated on-street.

Village Single Family Green Court Parking. Of the parking spaces required in Table 3 for Village Single Family Green Court units, a total of 21 unassigned off-street spaces shall be located within courts and remaining spaces shall be accommodated on-street.

Paths and Trails. The design of bike and pedestrian paths and trails shall be phased to provide connectivity to adjacent trails. Bike and pedestrian paths and trails shall be routed to avoid conflicts with vehicle circulation.

Street Standards. The street standards for The Village are shown in Exhibit A-1.

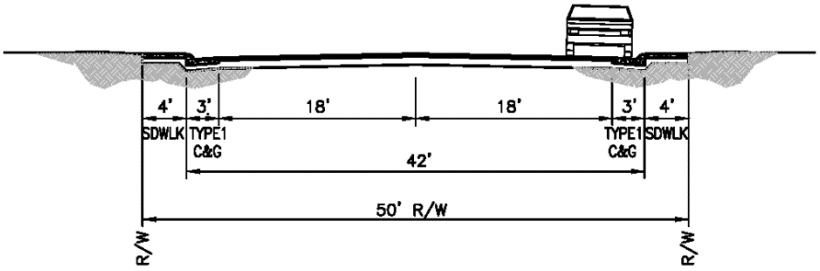
Exhibit A-1
Village at Loomis Planned Development
Street Standards



48' RESIDENTIAL

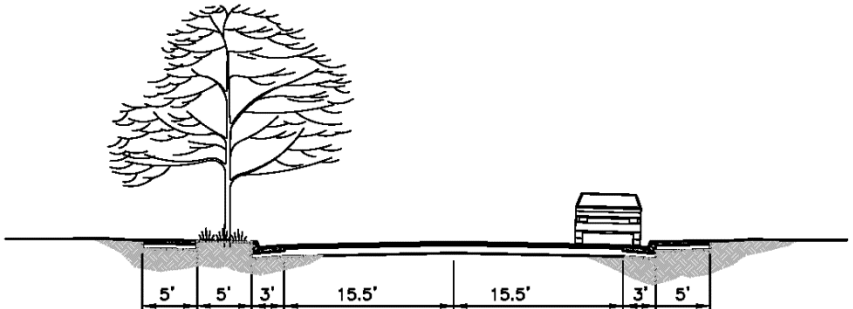
GATES DRIVE, BLUE ANCHOR DRIVE
BLUE GOOSE DRIVE, RED RAVINE DRIVE
(BETWEEN BLUE ANCHOR DRIVE)
BERKLEY COURT, MONUMENT ROCK DRIVE,
& MONUMENT ROCK COURT

N.T.S.



50' MINOR COLLECTOR

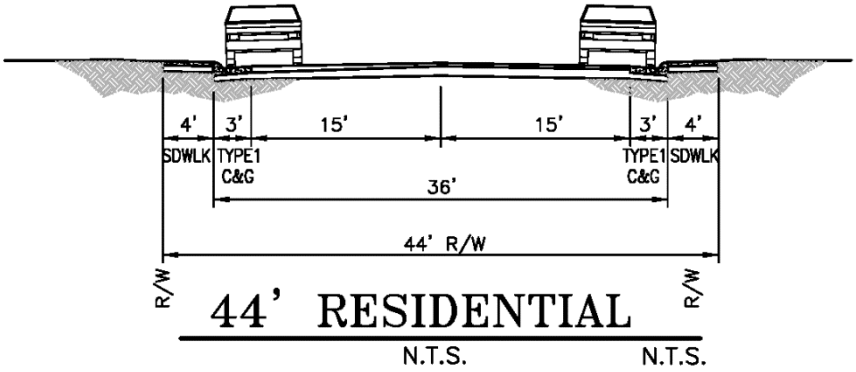
N.T.S.



LIBRARY DRIVE

N.T.S.

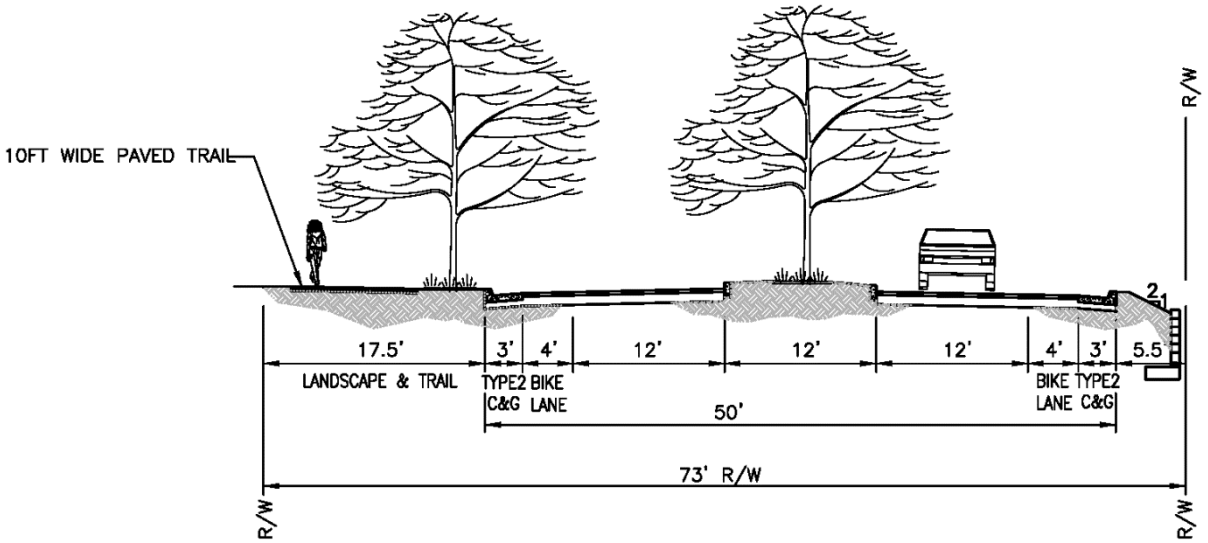
Exhibit A-1
Village at Loomis Planned Development
Street Standards



44' RESIDENTIAL

N.T.S. N.T.S.

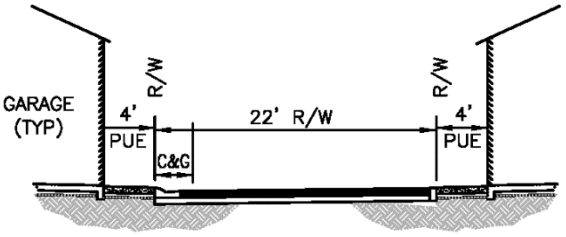
RED RAVINE DRIVE
(NORTHEAST AND SOUTHWEST OF
BLUE ANCHOR DR.)



DOC BARNES ROAD

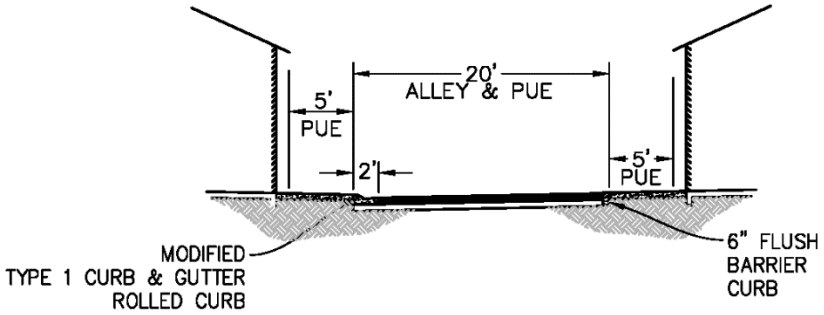
NO ON STREET PARKING N.T.S.

Exhibit A-1
Village at Loomis Planned Development
Street Standards



22' ALLEY ACCESS

(PHASE A)
NO PARKING IN R/W
N.T.S.



20' ALLEY ACCESS

(PHASE C)
NO PARKING IN R/W
N.T.S.

Exhibit B
Village at Loomis Planned Development
Design Guidelines


THE VILLAGE
at
Loomis
DESIGN GUIDELINES

THE VILLAGE AT LOOMIS

DESIGN GUIDELINES

July 2017

JEFFREY DEMURE + ASSOCIATES
ARCHITECTS • PLANNERS

LOWELL DEVELOPMENT, INC.

YAMASAKI
LANDSCAPE ARCHITECTURE

TLA
ENGINEERING & PLANNING

Table of Contents

Chapter 1 | Introduction + Community Framework

Chapter 2 | Landscape Design

PAGE LEFT INTENTIONALLY BLANK

Table of Contents

Chapter 3 | Residential Design

Chapter 4 | Commercial Design

PAGE LEFT INTENTIONALLY BLANK

CHAPTER ONE | Introduction + Community Framework

1.1 LOCATION AND SETTING

The Village at Loomis, a mixed-use community, is located in the Town of Loomis, California. The Town is a unique historical community located in Placer County, at the base of the Sierra Nevada mountain range foothills, 24 miles east of Sacramento. The Plan Area is located off of Interstate 80, north and northeast of the interchange with Horseshoe Bar Road adjacent to downtown. The Plan Area includes 66 +/- acres of previously undeveloped land in the Town Center area. Since the Town's incorporation 30 years ago, the Plan Area has been identified as a catalyst to downtown.

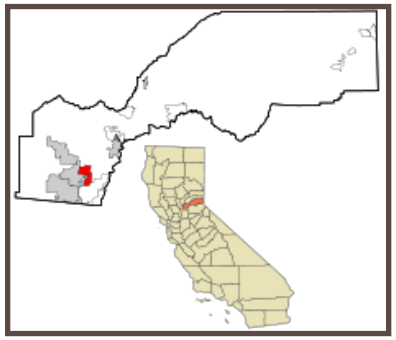


Figure 1.1 - Area Map.

The Loomis Basin climate consists of dry, hot summers with temperatures in excess of 100 degrees Fahrenheit. Winters can be cold and wet with some temperatures below 40 degrees Fahrenheit.

Residents thrive on the outdoor lifestyle, which goes hand in hand with the environment. Remnants of this area's rich history are evident in the architectural style of the buildings, land, and artifacts left behind by the railroad and farming history. The community is deeply rooted in its historical legacy and strives to keep the abundant history alive.

Figure 1.2 - Surrounding Site Imagery.

Figure 1.3 - Historic Storefront.

Figure 1.4 - Historic Signage.

Figure 1.5 - Scenic Route.

Figure 1.6 - Existing Streets & Buildings.

1.2 DEFINITIONS

Area or Region: The Loomis Basin

Builder: A builder who proposes to construct a residential (single or multi-family), office or commercial building in one of the Districts.

Developer: The Village at Loomis, LLC.

District(s): The seven specific individual land uses shown in the Plan, specifically consisting of: Village Residential; Village Single Family – Green Court; Village Single Family – Traditional; Village High Density; Village Mixed-Use; Village Office; and Village Commercial.

Plan: The Village at Loomis Planned Development (PD) land use plan.

Plan Area: the $66^{+/-}$ acres consisting of Placer County Assessor's parcel numbers 043-080-007, -008, 015, 044; 043-100-025; 043-100-027, and 044-094-001, -004, -005, -006, -010.

Project: The Village at Loomis

Guidelines: The Village at Loomis Design Guidelines

Town: The Town of Loomis, California

VaLDRC: The Village at Loomis Design Review Committee

1.3 LAND USE CONCEPT

The Village at Loomis is designed to provide retail, office, parks and open space, and a variety of residential choices. The Plan organizes housing around an armature of parks, open space, and a pedestrian network connecting all portions of the neighborhood and commercial space with downtown.

The Plan was conceived based upon smart growth principles to create a pedestrian-oriented, integrated neighborhood that encourages residents to leave their cars at home and walk to shopping, to work, to transit and to school through a linked system of trails and sidewalks. The architectural styles complement the existing architectural character of the Town, blending the neighborhood with the Town seamlessly.

Housing choices have been selected in response to demographic trends and market demands. These housing types are suitable for a variety of residents including families, small households, working professionals, and older adults.

The individual land uses within The Village at Loomis fall within the following seven districts:

1. Village Residential District
2. Village Single Family District - Green Court
3. Village Single Family District - Traditional
4. Village High Density
5. Village Mixed-Use
6. Village Office District
7. Village Commercial District

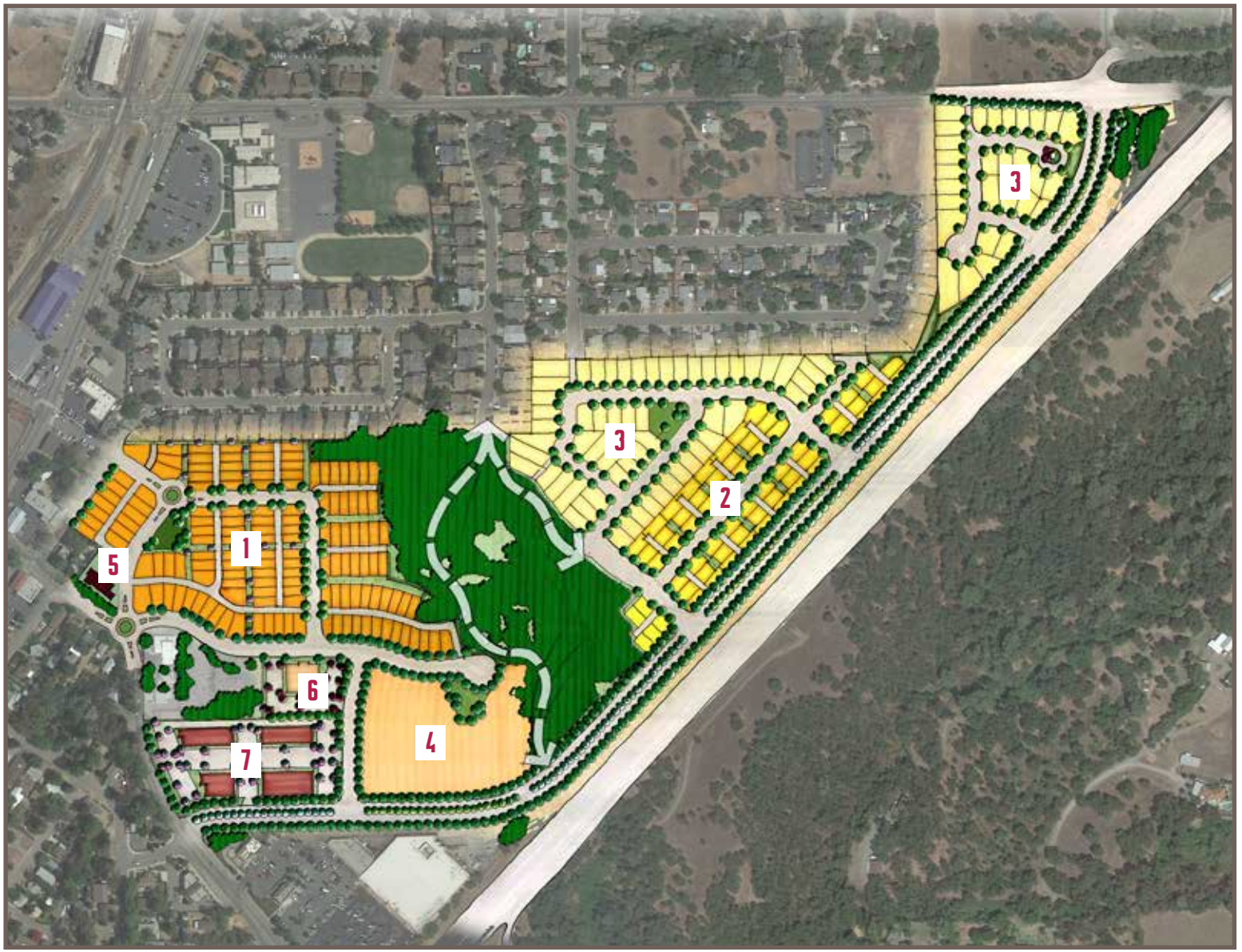


Figure 1.7 - Land Use Plan.

1.4 PURPOSE

The purpose of this document is to provide the Town and Builders with a guide for the Plan Area. These Guidelines provide a comprehensive overview of the design criteria required to implement the desired form of the Project. The Guidelines address land use, site design, architecture, landscaping, circulation, and other components to create a distinctive neighborhood comprised of high quality, locally inspired architecture, ample open space, recreational areas, and a balanced mixture of uses. These Guidelines function to:

A. Identify the appropriate architectural styles and landscape architecture palette to implement the pedestrian-oriented, smart growth principles envisioned for The Village at Loomis;

B. Establish a design framework within which developers, builders, and architects/designers can conceive and produce high-quality design and construction within the development; and

C. Create a design review framework by which the Town and the master developer can evaluate, critique, and approve development projects on individual sites within the Plan Area.

In addition, these Guidelines provide written and graphic descriptions of planning and design concepts based upon smart growth and environmentally responsible design solutions.

1.5 DOCUMENT ORGANIZATION

The Guidelines have been prepared according to the following structure to guide development of the Project.

CHAPTER 1: INTRODUCTION

Chapter 1 summarizes the context of The Village at Loomis, addresses the land uses within the Project, and outlines the authority and structure of this document, as well as the design review process.

CHAPTER 2: LANDSCAPE DESIGN

This chapter establishes the overall landscaping scheme for The Village at Loomis with five categories; Design Principles, Landscape Elements, Planting and Irrigation Design, Streetlights, and Walls and Fences. Neighborhood landscape elements such as street trees, planting palettes, project entries, park design, open space preservation, perimeters, and Low Impact Development (LID) design are defined and addressed.

CHAPTER 3: RESIDENTIAL DESIGN

Chapter 3 describes the overall design elements of each residential architectural style for The Village at Loomis. These guidelines explain the physical framework for the architectural key elements and styles.

CHAPTER 4: COMMERCIAL DESIGN

This chapter summarizes the commercial portion of the Plan Area, which encompasses the Village Mixed-Use District, the Office District, and the Village Commercial District. The chapter establishes and defines key building characteristics for these districts.

1.6 DOCUMENT AUTHORITY + ADMINISTRATION OVERVIEW

1.6.1 DOCUMENT AUTHORITY AND ADMINISTRATION

These Guidelines, approved as a condition of approval of the Project, serve as the design guidelines to implement the architectural, landscape architecture, and site development concepts envisioned herein. The Town staff will use these Guidelines as a vehicle to implement the project's vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with these Guidelines, as well as the General Plan and Zoning Code, where applicable. These Guidelines are intended to be used by Town staff, property owners, architects, landscape architects, designers, builders, and developers in the planning and design of individual projects within the Plan Area.

1.6.2 CONFLICTS WITH TOWN CODE

Any particular element or provision not specifically covered in these Guidelines shall be subject to the provisions of the Town Zoning Ordinance.

1.7 DESIGN REVIEW PROCESS

The individual Districts and multiple lot sizes within The Village at Loomis present the opportunity for an individual Builder to construct portions of the Project. The design review process described herein is intended to ensure that individual projects developed for The Village at Loomis contribute to the character and quality envisioned for the Plan Area. This three-step process is intended to be efficient, without compromising the quality of design solutions. The Village at Loomis Design Review Committee (VaLDRC), which will be comprised of representatives of the Developer and design professionals, will review all designs developed for the Plan Area prior to submittal to the Town.

STEP 1: PROJECT APPLICATION

The design review process will commence upon receipt of the Builder's application form and review fee. At the applicant's discretion, a kick-off and orientation meeting with the VaLDRC is suggested.

1. Completed application form and payment of review fee

STEP 2: PRELIMINARY DESIGN REVIEW

This step is intended to establish and define the application's preliminary architectural and landscape character and concepts. Upon review and approval of the Builder's application, the VaLDRC will schedule a Preliminary Design Review session (Preliminary Design Review), during which the VaLDRC will meet with the Builder to review and discuss the submittal process.

The Preliminary Design Review is an opportunity to review the following design criteria:

- Selected architectural styles from The Village at Loomis Architectural Palette;
- Architectural form, massing, roofs, and details, which establish and preserve historical character;
- Preliminary thoughts on colors and materials; and,
- Landscape concepts identifying major tree and shrub massing, hardscape areas, and proposed fencing and walls.

Within 15 days of the PDR, the VaLDRC shall prepare and submit to the applicant a written Preliminary Design Review Memorandum (PDRM) outlining the agreed-upon direction of the VaLDRC and the applicant.

The PDRM will state one of the following:

1. Approval to move forward to Final Design Review

2. Approval to move forward to Final Design Review with Comments & Conditions

3. Denied with Comments; resubmittal for Preliminary Design Review is required

CIVIL / PLANNING

1. Location map showing project location within the overall neighborhood.

LANDSCAPE

2. Landscape concept plans identifying general planting scheme, street tree program, front, side, and rear yards (if applicable). Plans shall be prepared at a minimum scale of 1″= 20′.

3. Color illustrative depicting typical landscape treatment for at least three contiguous lots, including one corner lot. The typical plan shall include at least one of each floor plan proposed for the project. The plan shall include a description of the landscape concept.

ARCHITECTURE

4. Preliminary building floor plans and front elevations. These should be at minimum ¼″ = 1′- 0″ scale.

5. Preliminary typical site/plot plan with building coverage or floor plan area ratio calculations.

6. Consistency with project development standards and architectural guidelines.

The VaLDRC will issue a Second Preliminary Memo, detailing the results of the Preliminary Design Review. The Second Preliminary Memo will state one of the following:

- Approved to move forward to Final Design Review
- Approved to move forward to Final Design Review with Comments & Conditions
- Denied with Comments; resubmittal for Preliminary Design Review is required

STEP 3: FINAL DESIGN REVIEW

This step is intended to review the specific designs for the architecture and landscape elements of the project.

Upon receipt of an approved PDRM, more detailed plans shall be prepared and submitted to the VaLDRC for Final Design Review. Plans shall be a progression of the approved plan and direction established during Preliminary Design Review.

Professionals licensed to practice in the State of California shall prepare all Architecture, Civil Engineering, and Landscape Architecture plans. No non-licensed design work shall be permitted without receipt of special approval of the VaLDRC.

CIVIL / PLANNING

1. Dimensioned site plan showing:
    - Building footprints
    - Porches and patios
    - Garages
    - Street curbs and rights-of-way
    - Easements
    - Driveways and walkways
    - Dimensioned building setbacks
    - Compliance with project development standards

2. For the Village Residential District and the Village Single Family District - Green Court, utility coordination drawings showing location and visual mitigation measures for all major utilities must be provided. Careful attention should be given to the placement of utility and irrigation cabinets, backflow preventers, and garbage bin locations to mitigate their visibility.

LANDSCAPE

3. Landscape Plans (minimum scale 1”=20’) including :
    - Cover sheet with sheet index.
    - Plant material and hardscape list with key, including finishes and colors of hardscape and fencing.
    - Typical landscape, planting, and irrigation plans for each unique footprint type and each lot type (e.g., corner lot, or other non-standard lot).
    - Fencing, hardscape, and planting details.
    - Fencing site plan.

4. Site Plan / Landscape Concept for Model Home Complex, Sales Office, and Temporary Marketing Facility as applicable (minimum scale 1"= 20'). Model landscape plans may be deferred at the discretion of the VaLDRC.

ARCHITECTURE

5. Colored street scene showing at least three contiguous lots, actually occurring within the subject site, including one corner lot. Each plan type and an example of each selected architectural style must be depicted. The lot number, plan type, and architectural style should be identified for each lot.

6. Architectural construction drawings, including floor plans, roof plans, alternative or options, all exterior elevations, sections, and key details, prepared at a minimum scale of ¼" = 1').

7. Architectural color and material sample boards (or equivalent information as approved by the VaLDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.

MISCELLANEOUS

8. Comment response memo identifying the steps taken to address VaLDRC comments from Step 2: Preliminary Design Review.

9. Estimated Construction Schedule for completion of the project, including improvements, model home complex site improvements, and phasing.

STEP 4: TOWN SUBMITTAL

10. Upon receipt by the Town of a complete application (including a VaLDRC Approval Letter) for Design Review, the Town will evaluate and determine the proposed project's consistency with the Guidelines and the Town's other applicable requirements.

CHAPTER TWO | Landscape Design

2.1 INTRODUCTION

Landscaping reinforces the site plan and promotes pedestrian access and involvement, enhances building frontages, softens parking lots, and establishes streetscape continuity. The landscape components of these guidelines are broken into three categories or "points of view."

- Design Principles – The 5,000 foot view, things we must consider no matter what type of project.
- Landscape Elements - The 1,000 foot view, types of projects found within The Village at Loomis.
- Planting and Irrigation Design - The 100-foot view, plant material choices, and irrigation equipment considerations.

2.2 LANDSCAPE DESIGN PRINCIPLES

Throughout The Village at Loomis, there are three guiding principles that must be considered when contemplating landscape design: water conservation and low water use plant material, low impact development (LID), and open space and Oak tree preservation (Landscape Design Principles).

- Water Conservation and Low Water Use Plant Material – Water has become one of California's most precious resources. Every effort must be made to utilize water in the landscape wisely. Irrigation principals found in California's Model Water Efficient Landscape Ordinance (MWELO) will be required in all park and open space, commercial and street frontage landscape projects along with multi-family and single-family residential projects.

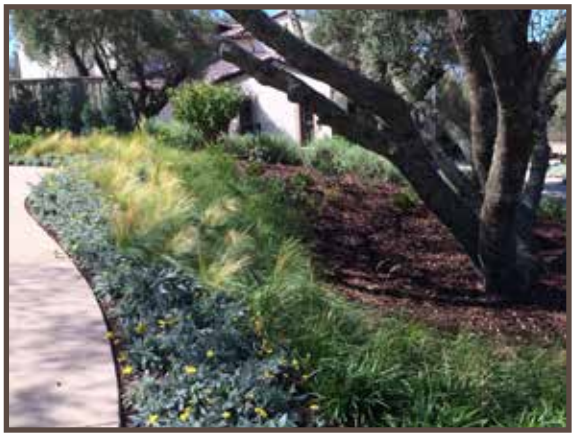


Figure 2.1 - Low Water Use Plant

Choosing proper plant material for a project is as important to water conservation as choosing the proper irrigation equipment. By utilizing regionally appropriate low water use or drought tolerant material to the greatest extent possible, the community will do its part to prevent water waste.

- Utilize "smart" irrigation controllers with weather or soil moisture sensors that automatically adjust irrigation run time frequency and duration to accommodate the plant's needs based on changes in weather conditions.
- Utilize high efficiency spray heads and limit spray irrigation to lawn areas only. Use drip irrigation or bubblers in all shrub and ground cover beds.
- Avoid irrigation overspray onto streets and sidewalks and limit run times to avoid water runoff from saturated landscapes.
- Turf should be limited to high visibility areas and preferably planted only in locations where it can be used for recreation and play.
- Shrubs should be grouped together as a "hydrozone" based on plant water requirements and must also take into consideration planting locations around structures (north and east sides receive more shade than south

and west sides) and the effect existing trees have when casting shade onto the landscape. These hydrozones should be irrigated separately from other hydrozones with greater or lesser water requirements and different solar exposure.

- Low Impact Development – Low Impact Development or LID is a term used when considering best management practices for the community. Each of the items below help to minimize the impact of development on the environment.

    - Water quality swales have an aesthetic appeal and function to filter and cleanse site storm water prior to discharge into our streams and rivers. The site civil engineer will determine water quality swale sizes and locations with a meandering "free-flowing" flow line being encouraged. In the event that straight flow lines are the only option, meandering shrubs and fescue are encouraged to provide the appearance of the "free-flowing" form.

Figure 2.2 - Water Swale

    - Rainwater capture devices may be considered where appropriate to supplement domestic water use in the landscape.

If rainwater leaders from roof gutters are not tied to a water collection system, they should always drain into the landscape and not be tied directly to an underground storm drain system.

Use permeable pavers to reduce storm water runoff and encourage percolation of rainwater.

Figure 2.3 - Permeable Paver

Open Space Preservation - The existing trees and dedicated open space found within The Village at Loomis are a tremendous asset. Developers should go to great extents to protect this asset and incorporate it into the design of the project whenever possible.

Figure 2.4 - Open Space Bench and Decomposed Granite Path

- Walking paths and seating areas should be developed within existing trees and open space areas.

- Buildings should be oriented to take advantage of open space views and encourage outdoor activity.

- Care should be given when trenching and constructing pathways through open spaces and development within close proximity to tree trunks should be avoided.
- An arborist tree report will be required when developing within the footprint of native Oak tree canopies. Refer to the Town of Loomis Tree Conservation Ordinance for specific direction.

2.3 LANDSCAPE ELEMENTS

The Landscape Elements can be conceptualized into five main categories: Streetscape Improvements, Parks and Open Space, Village Residential Landscaping, Village Commercial Landscaping, and Monumentation.

- Streetscape Improvements – Landscaping along the major street corridors is a critical component that will enhance the appeal of the neighborhood, soften the impact of streets and sidewalks, and, if done properly, will be environmentally sensitive.
  - Frontage Landscape Corridors - Four major streets with frontage landscape corridors will be developed within The Village at Loomis providing the backbone for the project; Doc Barnes Drive, King Road frontage, Library Drive and X Street (between Library Drive and Doc Barnes Drive). Corridors must be planted mainly with trees, shrubs, and ground cover plant material or mow-free fescue where appropriate.
    - Mix informal plantings of varied form, texture, and color.
    - Layer low, medium and tall shrubs to form the understory of the corridor, further define entrances and provide screening of utilities, parked cars, and other undesirable objects.
    - Landscape corridors may contain water quality swales in which case mow-free fescue grasses are encouraged in the swales and in areas adjacent to the swales for continuity in the landscape.

Figure 2.5 - Frontage Landscape Corridor

  - Frontage Corridor Street Trees – Street trees create the structure of a neighborhood and are an environmentally important element in the landscape. They cool the neighborhood in the summer, cleanse the air, and provide a sense of place. Street trees must be planted

within the frontage landscape corridors at an average rate of four trees per 100 lineal feet of street frontage. These trees can be planted formally or semi regularly spaced and must consist of primary, subordinate, and accent trees as noted below. To avoid problems with monocultures, one tree variety shall not comprise more than 30% of the total number of trees on an individual project.

- *Primary street trees* consisting of deciduous and evergreen trees that provide shade for pedestrians, frame the street, and define the public space.

  Acer rubrum 'October Glory' – Red Maple
  Pistachis chinensis – Chinese Pistache
  Platanus acerifolia 'Columbia'- London Plane Tree
  Quercus lobata – Valley Oak
  Quercus wislizenii – Interior Live Oak
  Ulmus parvifolia – Evergreen Elm
  Zelkova serrata – Sawleaf Zelkova

- *Subordinate street trees* to complement and support the primary trees.

  Pinus halapensis – Aleppo Pine
  Magnolia grandiflora – Magnolia
  Olea Europa (non-fruiting) – Olive

- *Accent street trees* used to define entrances, add variety in form and color and highlight other focal points of the street and site.

  Cornus florida – Flowering Dogwood
  Lagerstroemia indica – Crape Myrtle
  Prunus cerasifera 'Krauter Vesuvius' – Purple Leaf Plum
  Prunis serrulata 'Kwanzan' – Flowering Cherry
  Pyrus kawakamii – Evergreen Pear

- Neighborhood Street Trees – Trees play an equally important role in the neighborhood as they do in the street frontages. Developers will be required to submit a master street tree plan for approval by the VaLDRC utilizing trees noted above.

Figure 2.6 - Street Trees

- Parks and Open Space - Providing recreational amenities enhances a project's value and offers added benefit to residents, employees, and visitors alike. An effort has been made to include both passive and active recreation areas throughout the project.

  - Passive Parks - Defined as a recreation area that is

generally undeveloped or minimally developed or an environmentally sensitive area that requires minimal development. Passive parks include paseos and pedestrian links to adjacent neighborhoods, open spaces, and commercial centers.

- Open Space – Open space will be preserved throughout portions of the project with a large swath of protected open space bisecting the project. Native Oak trees span wetland and dry landscape areas, which will contain walking trails and seating areas for residents, adjacent neighbors, and employees of the Village Commercial District.
- Active Parks - Active recreational amenities allow residents a chance to exercise and play within their neighborhood. These areas encourage better health and productivity for children and adults. Considerations for active amenities may include:
    - *Tot lot*
    - *Bocce Ball courts*
    - *Picnic Areas*
    - *BBQ*

Figure 2.7 - Active Park

- Village Residential Landscaping - Front yard landscaping will be a defining element of the neighborhood and must be developed in a manner that will enhance the character of each home. Single family homes, alley-loaded homes, green court homes and multi-family residential projects each have their own special character and the landscaping requirements will vary with each project based on available planting space. While considering the Landscape Design Principals noted above, following are suggestions that will enhance the character of each product type and prevent the neighborhoods from looking like typical "production homes."
    - Avoid long ribbons of lawn from connecting every house on the street. Limit the amount of lawn to less than 35% of the front yard and plant shrubs and ground cover along property lines to individualize each lot. Synthetic turf will not be acceptable in front yards.
    - Require at least one 24" box street tree on every lot

chosen from the tree list provided in this document.

- Require at least one accent or understory tree per lot if space permits.
- A mix of evergreen and deciduous plant material should be chosen with an emphasis placed on choosing plants with varied form and texture with flower and color characteristics of interest year round.
- 75% of the plant material chosen should be medium to low water use.

Figure 2.8 - Front Yard

- Village Commercial District – Landscaping around the commercial district is intended to create a sense of place that is in harmony with the residential and street frontage landscaping.
  - Building Envelope - This is the area immediately adjacent to and between the buildings and the parking facilities. Special care shall be given to ensure proper heights of shrubs are maintained to not interfere with irrigation equipment, windows and project addresses.
  - Building Entries – The planting design within the building entry shall include trees along with a mixture of evergreen and deciduous foundation shrubs to soften the building entrances. Building entries should provide for improved landscape features such as raised planters and enhanced paving.

Figure 2.9 - Building Entry

  - Parking Lots - Parking lot shade trees shall be planned to satisfy the Town of Loomis shade requirements. The understory plantings of shrubs and ground covers shall be designed to be colorful

and provide visual interest. Pedestrian linkages shall be provided within the site plan to link public pedestrian corridors to the building entries.

- Perimeter Screening - Buildings and parking lots within The Village at Loomis must meet the minimum setback requirements per the Town of Loomis. All of the required setbacks shall be landscaped and permanently maintained with evergreen plant material.

- Landscaping Perimeter - The perimeter planting, when not acting as a screen planter, shall be a mixture of evergreen and deciduous trees along with an interesting mix of shrub forms and colors buffering the commercial buildings from the adjacent streets and open space.

- Monumentation – Various types of monumentation will be utilized in The Village at Loomis. When used at entry points to the project, it will create a sense of arrival and establishes identity. Other types of monumentation such as interpretive signage and trail head markings provide direction and offer points of interest. Although the size and scale of each of these elements will differ, it is important for the style and materials to work in concert with each other.

  - Primary Entry – The Primary Entry feature at the intersection of Horseshoe Bar Road and Doc Barnes Drive will mark the main entry into the project. A vertical monument(s) located in an enlarged landscape planter will identify the main entrance. Site amenities such as benches and street lights and enhanced street paving, along with mature plant material, and will establish the rich character of The Village at Loomis.

  - Secondary Entries – Two Secondary entries exist at the intersection of Horseshoe Bar Road and Library Drive and at the intersection of King Road and Doc Barnes Drive. These entries will contain monuments that are more horizontal in scale than the Primary Entry. The entry features will be located in enlarged planters and should utilize common site amenities and plant material as the Primary Entry.

  - Trail Head markings and Interpretive Signage will be located at three entry points into the Oak Woodland in the middle of the project. These monuments will identify the trail entrance and provide educational information about the environment they are about to enter.

- Materials – Construction materials will represent the rich character of the Town of Loomis and may include brick, concrete, corrugated metal, board and baton siding, corbels and period fixtures.

Figure 2.10 - Materials

Figure 2.11 - Materials

Figure 2.12 - Materials

Figure 2.13 - Materials

Figure 2.14 - Materials

Figure 2.15 - Materials

2.4 PLANTING AND IRRIGATION DESIGN

Plant schemes will emphasize massing and shall include a mixture of deciduous and evergreen plant material species with an emphasis placed on using native and low water use plant material. Planting concepts shall apply tiered or layered planting schemes and large-scale plants shall be used whenever appropriate as a background shrub or within open spaces. Irrigation systems must utilize high efficiency, low precipitation rate equipment in an attempt to eliminate water waste and satisfy California Model Water Efficient Landscape Ordinance guidelines.

- Turf should never make up more than 35% of the landscape and is discouraged in the Commercial District.
- 75% of shrubs and groundcover plant material should be moderate to low water use.
- Shrub irrigation stations must always be separated from lawn stations.
- Trees should be set back from streets and sidewalks a minimum of 5′ unless planted in conjunction with root barriers. Avoid conflicts with underground utility trenches.

Consider tree species and placement when planting adjacent to a building to reduce heating and cooling costs.

Figure 2.16 - Deciduous Tree

- Maintain existing mature trees to the greatest extent possible.
- Shrubs must be located within the planters adjacent to parking stalls to provide an average height of 36" of screening between the street and the parking facilities.
- Trees are to be a minimum of fifteen-gallon size with larger size trees and specimens to be planted in accent areas. To avoid problems with monocultures, one tree variety shall not comprise more than 30% of the total number of trees on a project. A tree legend consisting of species selection, size and quantity must be compiled with total percentages listed and accompany all submitted landscape plans.

Figure 2.17 - Understory

Understory ground cover and shrub masses are to be layered in height from low in the foreground, medium height in the middle, to a large height in the background. Special attention should be given to screen the front end of vehicles in parking lots.

- Native mow-free fescues shall be used in all water quality swales such as those available from Delta Bluegrass Company. The selections include Native Mow Free, Native Bentgrass and Delta Grassland Mix.
- Plant Material Sizes - Minimum plant material sizes for all planting areas are as listed in Sections 2.5-2.10:

2.5 PLANT LIST

The following plant lists are included as a guide for plant material selections to reinforce the concept of a common and cohesive overall theme. A soil fertility analysis is required for each building site after the project is rough graded. Plant material must be selected that are suitable to the soil pH and texture.

These lists are not intended to be all-inclusive. Other selections of appropriate native and low water-use plant material are encouraged and may be used following approval by the VaLRDC.

ITEM	CONTAINER SIZE
Street Trees along landscape frontages	75% - # 15 and 25% - 24″ box or larger
Residential Street Trees	24″ Box
Subordinate Trees	#15
Accent Trees	24″ Box
Shrubs	75% - # 5 or larger – 25% #1 or larger
Ground cover	# 1

2.5.1 TREES

SCIENTIFIC NAME	COMMON NAME	WATER USE
Acer rubrum	*'October Glory' Red Maple*	*Medium*
Cedrus deodara	*Deodar Cedar*	*Low*
Chinonanthus retusus	*Chinese Fringe Tree*	*Low*
Cornus florida	*Flowering Dogwood*	*Medium*
Lagerstroemia indica	*Crape Myrtle*	*Low*
Magnolia grandiflora	*Magnolia*	*Medium*
Olea europaea	*'Majestic Beauty' Fruitless Olive*	*Low*
Pinus halepensis	*Aleppo Pine*	*Low*
Pistacia chinensis	*Chinese Pistache*	*Low*
Platanus x. acerifolia	*'Columbia' London Plane Tree*	*Medium*
Prunus cerasifera	*'Krauter Vesuvius' Purple Leaf Plum*	*Medium*
Prunus serrulata	*'Kwanzan' Flowering Cherry*	*Medium*
Pyrus kawakamii	*Evergreen Pear*	*Medium*
Quercus coccinea	*Scarlet Oak*	*Low*
Quercus douglasii	*Blue Oak*	*Low*
Quercus lobata	*Valley Oak*	*Low*
Quercus wislizenii	*Interior Live Oak*	*Low*
Rhus lancea	*African Sumac*	*Low*
Ulmus parvifolia	*Evergreen Elm*	*Medium*
Zelkova serrata	*Sawleaf Zelcova*	*Medium*

2.5.2 SHRUBS

SCIENTIFIC NAME	COMMON NAME	WATER USE
Arctostaphylos	*Manzanita*	*Low*
Berberis t. 'Atropurpurea'	*Barberry*	*Low*
Cistus ladanifer	*Rockrose*	*Low*
Elaeagnus pungens 'Maculata'	*Golden Eleagnus*	*Low*
Escallonia 'Compakta'	*Compact Escallonia*	*Medium*
Hemerocallis hybrid	*Daylily*	*Medium*
Heteromeles arbutifolia	*Toyon*	*Low*
Kniphofia uvaria	*Red-hot Poker*	*Medium*
Lavatera maritime	*Tree Mallow*	*Low*
Mahonia aquifolium 'Compacta'	*Oregon Grape*	*Low*
Muhlenbergia rigens	*Deer grass*	*Low*
Nandina domestica	*Heavenly Bamboo*	*Low*
Pennisetum setaceum	*Fountain Grass*	*Low*
Pennisetum setaceum 'Rubrum'	*Purple Fountain Grass*	*Low*
Photinia x. fraseri	*Photinia*	*Medium*
Phormium t. 'Atropurpureum'	*Flax*	*Medium*
Pittosporum tobira 'Wheelers Dwarf'	*Dwarf Tobira*	*Medium*
Rosa Flower Carpet 'Glacier White'	*Carpet Rose*	*Medium*
Salvia leucantha 'Midnight'	*Midnight Sage*	*Low*
Viburnum davidii	*Viburnum*	*Medium*
Xylosma congestum 'Compacta'	*Compact Xylosma*	*Low*

2.5.3 VINES

SCIENTIFIC NAME	COMMON NAME	WATER USE
Clytostoma callistegioides	*Violet Trumpet Vine*	*Low*
Ficus pumila	*Creeping Fig*	*Medium*

2.5.4 GROUND COVER

SCIENTIFIC NAME	COMMON NAME	WATER USE
Acacia redolens	*Bank Catclaw*	*Low*
Arctostaphylos uva-ursi	*'Point Reyes' Bearberry*	*Low*
Cotoneaster dammeri	*'Lowfast'Contoneaster*	*Low*
Lonicera japonica 'Halliana'	*Japanese Honeysuckle*	*Medium*
Mahonia repens	*Creeping Mahonia*	*Low*

2.5.5 TURF / FESCUE

The use of manicured turf should be limited to residential application and active recreation areas. The use of turf must comply with the guidelines set forth in the State Model Water Efficient Landscape Ordinance.

Fescue grass may be used throughout the project in water quality swales and should be laid out with a flowing pattern and enhanced by other grasses and low water use plant material.

SCIENTIFIC NAME	COMMON NAME	WATER USE
Bolero Dwarf Fescue	*Bolero Plus Turf*	*Medium High*
Agrostis pallens	*Native Bentgrass*	*Medium*
Fescue Blends	*Native Mow Free Fescue*	*Medium*
Fescue Blends	*Delta Grassland Mix*	*Medium*

CHAPTER THREE | Residential Design

3.1 INTRODUCTION

By employing authentic architectural palettes and creative site planning techniques, The Village at Loomis will be a community with a strong, historically based architecture identity and distinctive character within the Town of Loomis.

Chapter 3 defines the design principles that apply to all residential development within The Village at Loomis. These guidelines articulate the lot characteristics, setbacks, garage type and orientation, and building massing.

Further, this chapter includes a detailed architectural design guidelines section, which identifies, defines, and articulates the architectural styles appropriate for The Village at Loomis.

Figure 3.1 - Residences

3.2 DESIGN PRINCIPLES

3.2.1 DIVERSITY OF STREETSCAPE

An elegant and diverse streetscape is a defining characteristic of enduring neighborhoods. The intent of this section is to articulate the guidelines and unique defining elements by which The Village at Loomis shall be built in order to create a cohesive streetscape with a comfortable character.

A. MASTER HOME PLAN REQUIREMENTS

To achieve streetscape variation, a master home plan series should comprise multiple different master home plans with varying elevations (each elevation must be a different architectural style), based upon the number of lots to be built upon by one builder as an individual project within the neighborhood. This selective architectural style application will enhance the historical nature and variety of the streetscape. Master home plans are defined as unique floor plans with a distinct footprint with regard to placement and relationship of garage, front door, and building massing.

NUMBER OF LOTS	MINIMUM FLOOR PLANS	MINIMUM ELEVATIONS
40 or less	*3*	*2*
41-75	*3*	*3*
76+	*4*	*3*

B. MASSING AND ROOF FORM

Proportion and placement of architectural forms and elements should be appropriately and authentically applied in a manner consistent with the historical architectural style being represented. Roof articulation in the form of proper roof pitches and forms also plays a significant role in the authenticity and diversity of the streetscape.

Figure 3.2 - Varying Roof Forms.

- Massing should be appropriate and authentic to the architectural style (e.g., the Monterey style has a cantilevered second story balcony as a signature defining element; it would be inauthentic to design a single story Monterey home).
- One out of every three homes should have a significantly different roof form than its neighbors (e.g., forward-facing gable versus side-facing gable).
- Horizontal and vertical articulation is required on all homes, as appropriate to each architectural style, and can be achieved through differing roof forms, combinations of one and two story elements, architectural projections, porches, etc.
- Front porches, when appropriate to the building style, should have a minimum depth of six (6) feet.

C. REPETITION

Avoiding repetition of identical floor plans or architectural styles is important to create a sense that a neighborhood has been built over time.

- The same floor plan with the same architectural style should be no less than three (3) lots away in any direction (on the same side of the street as well as the opposite side of the street).

3.2.2 MULTI-SIDED ARCHITECTURE

The continuation of style-specific architectural elements from the front façade around to the side and/or rear elevations creates an authentic architectural statement.

Blank, unadorned building faces are not permitted; a certain minimum amount of detail is required to reflect a unified architectural treatment. The front elevation should be the most highly detailed with typical low visibility side and rear elevations exhibiting less detail. Corner lots and lots visible from the public realm will feature a higher level of detail on both the highly visible elevations.

Figure 3.3 identifies home sites that are visible from multiple angles, public ways, community edges, and major arterials. Home sites identified as Primary and Secondary enhanced lots are subject to the requirements in the following section.

- Home sites that are highly visible warrant special attention to any visible building faces to present an authentic and cohesive appearance.
- Primary enhanced lots should incorporate at least three design elements from the front façade, on all building faces adjacent to public ways, community edges, and/or major arterials.
- Secondary enhanced lots should employ at least two enhancements from the front elevations on all building faces adjacent to public ways, community edges, and/or major arterials.

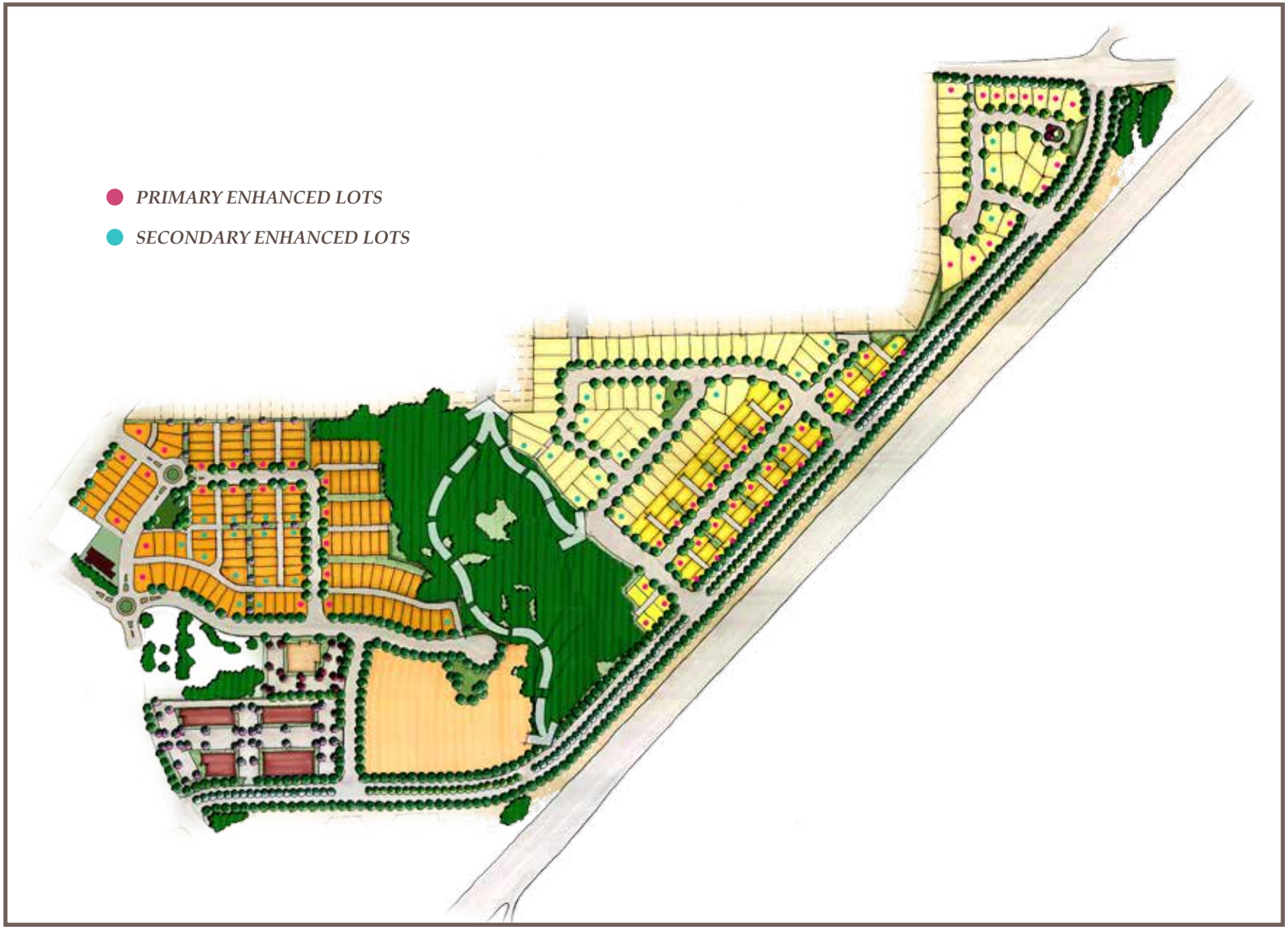


Figure 3.3 - Enhanced Lots Diagram.

3.2.3 ACTIVE AND PASSIVE SIDES

Side yards offer a unique opportunity for private outdoor space that can be easily overlooked when not planned thoughtfully. To promote utilization of these spaces, it is effective to designate active and passive sides to each home. The active side of a home is identified as having more and larger windows and the most usable outdoor space. The passive side of the house has fewer, smaller, and often higher windows to promote privacy for the adjacent neighbor's active side. This creates a functional relationship between homes and helps create an enhanced living environment. This concept is encouraged throughout the neighborhood, but is especially relevant and encouraged for the Village SF District - Green Court and Village Residential District as a method of expanding usable private yard space.

- Active and passive sides must be adjacent to each other to ensure privacy for the active side.
- In some instances, it may make sense to site two active sides together to address a multi-generational family buyer, such that one extended family desires to purchase two adjacent homes and share a larger common central courtyard. This is acceptable as a market-driven solution.
- For side drive or pushback garage units, the side drive must be on the active side of the house.
- Reciprocal use easements are an acceptable method of promoting active and passive sides, whereby a home utilizes both its own side yard and the side yard of its neighbor to create a large usable side yard space (see Section 3.2.4).

3.2.4 RECIPROCAL USE EASEMENTS

Reciprocal use easements are an innovative way to increase the usable yard area for a home. By allowing one home to utilize the side yard of an adjacent home, side yard space effectively doubles. When reciprocal use easements are used, the following factors apply:

- The resident of the home relinquishing its side yard has the right to access the adjacent home's side yard for home maintenance and painting.
- Reciprocal use easements are required to be detailed on individual plot plans as part of the project construction phasing. Traditional setbacks shall not apply to reciprocal use easement areas for landscape related features.

3.2.5 SINGLE-STORY AND POP-UP RESTRICTED LOTS

Specific lots, as depicted on Figure 3.4, are restricted to homes designed to be single-story or "pop-up" units. A single-story home is designed with living on one level. A pop-up home is designed with second story living space within the roof structure of the home, providing additional living space while maintaining the appearance of a single story home, specifically to the rear of the home. Examples of typical pop-up designs are depicted in Figures 3.5, 3.6, and 3.7.

3.2.6 GARAGES

Reducing garage dominance on the streetscape and bringing living space closer to the street creates streetscenes that are inviting and safe with an "eyes on the street" environment. Using design techniques that enhance a home's architectural style and relegating the garage to a less visible position promotes a more pedestrian-oriented neighborhood. The following section describes the permitted garage mitigation measures for The Village at Loomis.

Figure 3.4 - Single-Story and Pop-Up Restricted Lots

Figure 3.5- Typical Pop-Up Elevations.

Figure 3.6- Typical Pop-Up Elevations.

Figure 3.7- Typical Pop-Up Elevation (cross-section).

- Front facing garages should be recessed a minimum of 5' from living space or porches when accessed from a traditional street configuration.
- Garages accommodating more than two cars are allowable only in a split or tandem configuration. Three car front-loaded garages are not permitted.

3.2.7 MULTI-GENERATIONAL UNITS

Multi-generational units integrated within primary residences are permitted within The Village at Loomis neighborhood. Multi-generational units are defined as follows:

- The square footage of a multi-generational unit may be up to 650 square feet.
- A multi-generational unit consists of a bedroom, bathroom, and living space, which may have a kitchenette.
- The multi-generational unit may have a separate entry door from the primary home. When a multi-generational unit has its own dedicated exterior entry, the entry shall be designed in such a way to not draw attention away from the primary entry of the home.

3.2.8 HIGH DENSITY

The Village High Density site at The Village at Loomis is located at the terminus of Library drive adjacent to the open space corridor and Doc Barnes Drive. The site can accommodate multifamily residential or age-restricted residential uses, with or without services. The following guidelines are applicable to the Village High Density Site:

- Multifamily buildings may be designed with one architectural expression per building or multiple architectural styles with the intent of reflecting the feel of a collection of smaller structures. Architectural styles must be selected from the three palettes described in Section 3.4.

Figure 3.8 - High Density Unit Examples.

- The building façade should be a combination of elements with heights of up to three stories. The incorporation of style-appropriate porches and balconies is encouraged to provide private outdoor space and additional articulation and shadow play on the structure.
- Outdoor amenity spaces, which may include a clubhouse, should be provided in proportion to the size and use of the project. Site structures, such as trash enclosures, carports, and maintenance buildings, should be architecturally complementary to the project. It is appropriate for accessory buildings such as clubhouses to be architectural-

ly consistent with the residential buildings on the site or be complementary thematically (for example, an agrarian-themed multifamily village could feature a clubhouse designed as a greenhouse).

- When separate garage buildings are included as a part of a project, they are not permitted to line the edge of the project to create a wall and must be carefully integrated into the site design to maintain permeability.
- Utility meters and other outdoor equipment should be screened from view through a combination of landscaping and site walls designed to be integrated into the design and complementary to the architectural concept.

3.3 ARCHITECTURE

The concept, inspiration, and vision for The Village at Loomis is one of a distinctively California village with a unique and compelling design character derived from the historical railroad and farming communities within the Loomis region.

The Village at Loomis presents a collection of twelve architectural styles in three thematic series, which will create a diverse yet cohesive streetscape through massing and form, material and color, and detailing. Additional architectural styles that are consistent with the presented palettes may be reviewed and approved by the VaLDRC on a case by case basis.

- The Arts & Crafts Series
- The Americana Series
- The Agrarian Series

CHAPTER THREE | Residential Design

HOW TO USE THESE GUIDELINES

The guidelines found in this section are formatted into individual styles within an architectural series. Each series has 3-4 styles, which are included in the overall palette. Each style has a description of the key characteristics of architecture along with historical information and supporting photos as a visual reference for each style.

To further define and emphasize the architecture of The Village at Loomis, the following statements apply to all styles:

- Masonry should be applied authentically, wrapping outside corners and terminating at inside corners.
- Stone or brick scattered over stucco to mimic building age is not appropriate.
- Heavy knock down or "Spanish Lace" stucco is not permitted. Stucco finish options may include light lace, sand, smooth, imperfect smooth, cat face, or similar.
- All material changes should occur at an inside corner or other defined terminus (i.e., a fence line).
- No fascia gutter (gutter that serves as fascia) is permitted.
- Concrete rake tiles are discouraged.
- Where wood is specified, cementitious material is acceptable to promote longevity and ease of maintenance.
- Grooved plywood siding and vinyl siding are not permitted.
- Garage doors should complement the architectural style.
- House lights should complement the architectural style.
- When shutters are used, each shutter should be sized to one-half of the entire adjacent window width, such that if the shutters were closed, they would completely cover the window.

3.4 THE ARTS & CRAFTS SERIES

The Arts & Crafts Series is rooted in nature. With a focus on integrating with the land, these styles are cut from the same natural cloth. Inspired by the work of Frank Lloyd Wright and Greene & Greene, these styles are modern interpretations of beloved classics. At The Village at Loomis, these styles should appear at once familiar and fresh.

The Arts & Crafts Series is a collection of architectural styles selected to create a cohesive palette comprised of The Bungalow, The Transitional Bungalow, The California Prairie, and The Tudor Revival.

- The Bungalow
- The Transitional Bungalow
- The California Prairie
- The Tudor Revival

CHAPTER THREE | Residential Design

The Bungalow

The Arts and Crafts bungalow was an enormously influential form and style of architecture in the Sacramento region between 1906 and 1918, the first truly American vernacular style. The bungalow broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses. Architecturally, the Craftsman bungalow was designed to achieve harmony between the house and its lawn and garden, to get as close as possible to nature. A Craftsman Bungalow has many of the hallmarks of the Arts and Crafts aesthetic: clinker brick, carved rafter tails, a mixture of cladding (brick, clapboard, tile and shingle), and oversized eave brackets painted in colors of nature.

The Village at Loomis Bungalow recalls the comfortable and welcoming nature of the Craftsman Bungalows found throughout the Loomis Basin area. These homes reflect a sense of permanence that only artisanship and careful design can convey.

MASSING & FORM

- Simple massing on one to one-and-a-half stories, front or side gabled.
- Symmetrical or asymmetrical form.
- Deep front entry porch.
- Stylized column and beam detailing at porches.
- Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.
- 4:12 to 6:12 roof pitch.
- 16" to 24" overhangs.
- Flat concrete tile with a shingle appearance or composition shingle.

WALLS, WINDOWS & DOORS

- Exterior wall materials with combinations of wood shingles, horizontal siding, board and batten, and stucco.
- Single hung divided light windows at front elevations.
- Use windows individually or in groups (typically two or three).

DETAILS

- Entry porches with columns resting on larger piers or bases.
- Porch rails of repeated vertical elements.
- Wood brackets or knee braces.

Inspiration

The Transitional Bungalow

The Transitional Bungalow presents the key elements of the traditional bungalow with a contemporary flair. This style is a reinterpretation with simple lines, natural materials such as stone and wood shingles. Classically simple and retaining elements of the historical architecture, this style is comfortable and inviting.

The Village at Loomis Transitional Bungalow reinterprets the traditional Bungalow style through a reduction in ornamentation and delicacy, bold material placement emphasizing major architectural elements, and prominent strong architectural forms. Focused on the blending of structure with nature, window walls and clerestory forms effectively bring the outdoors in to the home.

MASSING & FORM

- Simple massing, front or side gabled, typically one- to one-and-a-half-story massing.
- Symmetrical or asymmetrical form.
- Deep front entry porch.
- Asphalt composition shingles or concrete roof tile with raised bargeboard.
- Varied porch roofs; shed or gabled.
- Exposed rafter tails at eaves.
- 4:12 to 6:12 roof pitch.
- 12” to 18” overhangs.

WALLS, WINDOWS & DOORS

- Exterior wall materials with combinations of materials, such as wood shingles, horizontal siding, board and batten, and stucco.
- Use windows individually or in groups (typically two or three).

DETAILS

- Porch rails of repeated broad horizontal elements.
- Single large shed dormer.
- Metal accent roof at porch or dormer (standing seam or corrugated).
- Entry porch columns consisting of single or multiple wood posts with rectangular or battered brick or stone piers or bases.
- Three or more windows in a “ribbon.”

Inspiration

The California Prairie

The Prairie style was borne of the Chicago Prairie School movement. The style is organic in nature, integrated with the land, using natural materials and abstracted nature forms. The Prairie emphasizes the integration of indoor and outdoor spaces with its trademark wide overhangs, appropriate for the regional climate, identifying the style. Although not as prevalent in the area as the Craftsman style, Prairie homes are very distinctive and add a strong horizontal presence to the community.

The California Prairie at The Village at Loomis is a slightly abstracted version of the traditional Prairie style with simplicity in form and detail. True to California, the style emphasizes the indoor-outdoor relationship. A commitment to strong orthogonal forms and linear arrangements tie the California Prairie to its Midwestern roots.

MASSING & FORM

- Low swung, horizontal form. Usually single story, but can be two-story.
- Full hipped roof with extended overhangs.
- Overhangs often extend over outdoor rooms.
- Long, horizontal low-pitched hip roofs with large over-hanging eaves, emphasizing horizontal planes (3.5:12 to 4:12 roof pitch).
- 18" minimum overhangs.
- Flat concrete tile with a shingle appearance or asphalt composition shingles.

WALLS, WINDOWS & DOORS

- Stucco is the primary wall material, with plank lap siding acceptable as well.
- Stucco in combination with ledge stone or masonry wainscot base.
- Square or rectangular windows
- Grouping and arrangement of windows should emphasize the geometry of the elevation.
- Ribbons of windows under deep roof overhangs.

DETAILS

- On two-story homes a horizontal band is used at the front floor plate line.
- Traditional Prairie window grids.

Inspiration

The Tudor Revival

The Tudor Revival house was the most common design built in the Sacramento area during the 1920s and 1930s. The Tudor typically has a steeply pitched roof, with the principal roof being side gabled, and multiple asymmetric cross gables. The homes have applied half timbering, many with face brick, and rarely with stone. Brick facing can be applied with contrasting dark colored bricks, painted brick, clinker bricks, and occasionally applied in a decorative pattern. Gabled dormers are common, with only modest eave extension. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins. Tudor houses generally have prominent chimneys. Occasionally, Tudor houses have rolled roof edges that mimic thatched forms.

MASSING & FORM

- Symmetrical or asymmetrical, one-and-a-half to two stories, commonly with upper rooms in the roof.
- Façade dominated by one prominent steeply-pitched side-gabled roof, with multiple asymmetric steeply-pitched cross gables.
- Steeply pitched roof, with cascading cross gables.
- 10:12 to 14:12 roof pitch. (8:12 pitch is acceptable on secondary roof forms.)
- Modest eave overhangs (12” max) and tight gable overhangs (6” max).
- Concrete shingles that are flat to resemble slate or thatch or composition shingle.

WALLS, WINDOWS & DOORS

- Smooth or imperfect smooth stucco wall cladding to appear as masonry.
- Tall, narrow windows, usually in multiple groups of three or more, commonly located on or below the main gable on one- or two-story bays.
- Divided light windows.
- Simple round-arched doorways with arched board-and-batten doors.

DETAILS

- Decorative half-timbering.
- Use of a variety of wall materials is common, both for different vertical units and for different stories
- One diamond pane focal window.

Inspiration

PAGE LEFT INTENTIONALLY BLANK

3.5 THE AMERICANA SERIES

The people from different countries starting a new life carried familiar architecture styles and details with them to America, transferring cultural influences through the new colonies and the expansion of the United States. In spite of the unfamiliar surroundings, a comfortable reminder of what was left behind was established. The infusion and blending of architectural styles left a permanent mark upon the American landscape. The Americana Series is a collection of styles rich in detail and honoring of history while embracing the future, encapsulating the cultural kaleidoscope that defines this country.

The Americana Series is a collection of architectural styles selected to create a cohesive palette comprised of The Monterey, The Folk Victorian, The American Foursquare, and The Georgian Revival. These styles tell the story of the richly infused past punctuated with a touch of the modern day. Each style is unique in framework, materials, detailing, and culture. The marriage of these styles under the Americana Series sets the stage, allowing the past to be expressed once more while impacting future generations with the richness of detail and historical charm. Echoes of the past are present in the proportions and placement of windows, rooflines, and front doors. Detailing such as style-appropriate cornices, shutters, and stick work further enhance the homage to our past. Decorative details and rich materials add an old world charm to otherwise simple structures.

- The Monterey
- The Folk Victorian
- The American Foursquare
- The Georgian Revival

The Monterey

The historic Monterey style blends the cultures of original California residents with the influences brought to the west by the first European settlers. The historic Monterey style blends the cultures of the original California residents with a taste of Mexican flair. This type of architectural style integrated into architectural landscape after the southwestern part of the United States ceded from Mexico during the 1840's.

These homes are a juxtaposition of local indigenous materials with colonial detailing applied. The dominant feature of the Monterey style is the always-present upper-story balcony element, which is contained within the principal roof form and cantilevered. The balcony is of heavy timbered construction, defining the structure.

The Monterey style is a direct link to the colonial heritage of California. Only appropriate for two-story homes, this style will enhance the animation of the streetscape, both vertically and horizontally, through height, recess, and significant shadow play. Interesting architectural characteristics include a second-floor front-facing balcony, which is unique to this style. The balcony creates an invitation to relax and enjoy the beauty of the outdoors. Wood, iron, and stone are the rustic materials, a reflection of the surroundings. The roofs are low pitched, gabled, and covered with shingles. Roof tiles may be used in place of shingles, to honor the historical attributes. Exterior wall materials can be stucco, brick, or wood. Louvered or paneled shutters on the windows add an element of old world style to the exterior.

MASSING & FORM

- Two-story, rectangular form.
- Principal side gabled roof.
- Second story balcony covered by principal roof.
- Low-pitched gabled roofs (4:12 to 5:12).
- Flat tile roof with barrel ridge and hip tiles or full s-tile or barrel tile roof.
- 12" to 16" overhangs.

WALLS, WINDOWS & DOORS

- Stucco is the dominant exterior finish, imperfect smooth is preferred.
- Optionally, style may include brick at first floor, which may be painted.
- Paired windows in groups of twos or threes.
- At least one pair of French doors accessing the balcony.

DETAILS

- Panel or louvered wood shutters.
- Wood or decorative iron railing at balcony.
- Exposed decorative wood elements.

Inspiration

The Folk Victorian

The Folk Victorian became popular during the 1870's to the 1910's during the railroad expansion when the railroad made it possible for heavy woodworking machinery to be widely accessible to local trade centers. More ornate details could then be mass-produced and transferred to the home by the train. Broader availability of these more ornate details enabled builders and homeowners to apply these elements to the traditional folk home styles, evolving the previously utilitarian forms with picturesque detailing.

This style was based upon the National Folk and is generally less elaborate than its counterpart, the Victorian. The detailing on the Folk Victorian stems from Italianate or Queen Anne styles. The Gothic Revival can be used as reference as well. The specific areas of key detailing are on the porch and cornice line. Porch supports are usually either Queen Anne turned spindles, or square posts with the beveled (chamfered) corners, as found on many Italianate porches.

MASSING & FORM

- Asymmetrical façade with projecting wing.
- Porch and cornice line detailed with Queen Anne type turned spindles or square posts with beveled corners.
- Boxed or open roof-wall junction.
- Feature gable may be wood siding.
- Cross-gabled roof, one-story or two-story.
- Minimum 6:12 primary roof with a 10:12-12:12 feature gable.
- Concrete shingles resembling slate or composition asphalt shingles.

WALLS, WINDOWS & DOORS

- At least one primary element with horizontal siding (e.g. forward-facing gable).
- Italianate style windows and brackets with wood trim.
- Simple pediment above window and doors.
- Decorative shutters.

DETAILS

- Gable end detailing similar to the Gothic Revival style.
- Decorative railings.
- Spindlework at porches, stickwork at gables.
- Brackets under soffitted eaves.

Inspiration

The American Foursquare

The American Foursquare was popular during the mid-1890's to the late 1930's and considered to be plain compared to the elaborate Victorian style. This style includes Prairie and Craftsman influences, reflective of Frank Lloyd Wright designs. During this era, mail order was a popular avenue to order homes. After the home was ordered, it was transported by boxcar with a book of directions and precut parts to assemble by number making this type of home most common near railroads. Since the lots were small this style was designed to give the maximum square footage for living spaces.

The characteristics of the traditional American Foursquare home include a basic, boxy design with two or two-and-a-half stories, traditionally with four large square rooms on each floor, providing inspiration for the style's name. A center dormer adds interest and accentuates the square design. A large, welcoming front porch, often with wide stairs frames the front entrance. Other traditional architectural features included a hipped roof, arched entries between rooms, built in cabinetry, and Craftsman style woodwork detailing.

MASSING & FORM

- Two-story, simple rectangular or square form.
- One-story, full-width porch with classical columns.
- Hipped or pyramidal roof of composition shingles.
- Cornice line-brackets
- Moderately pitched roof (5:12 to 9:12).
- Moderate to broad overhang (12"-16").
- Hip or shed dormer.

WALLS, WINDOWS & DOORS

- Centered front door.
- Predominately lap siding with 3"-6" exposure.
- Symmetrically balanced windows.
- Windows with double-hung sashes, usually with divided lights (divided into six, eight, nine, or twelve panes). A prairie-style grid is also appropriate.
- Windows in adjacent pairs.

DETAILS

- Louvered or panel shutters.
- Leader heads at downspouts encouraged.
- Ogee gutter as part of eave detail.
- Cornice at roof line.

Inspiration

The Georgian Revival

The Georgian Colonial was a dominant style from 1700 to 1780, named after the first four British monarchs who ruled from 1714 to 1830. Those interested in architecture, namely carpenters and builders, brought this style to America. During this time, the population of the Eastern United States grew to an estimate of 3 million people. This style boasts of the domination of the English colonies for most of the 18th century and has endured through the American Independence and Revolution. These homes are still part of the historical heritage in the modern era, and represent one of the most recognizable and beloved colonial styles.

Often referred to as a "five, four, and a door," the architectural elements of The Georgian Revival include a simple one to two story box with aligned symmetry. The front door is paneled and located in the center of the home with two windows flanking each side on the first floor and five identical windows on the second floor, aligned with the door and windows below.

MASSING & FORM

- Two-story rectangular form.
- Side gable roof.
- Gable dormers in groups of three.
- Shallow overhangs (6" or less).
- Composition shingle or concrete tile to look like shake.

WALLS, WINDOWS & DOORS

- Clapboard siding as a dominant wall material.
- Pedimented windows on first floor.
- Larger windows on first floor than on second.
- Front door may be recessed or pedimented.

DETAILS

- Decorative louvered vents at gable ends.
- Simple paneled shutters.

Inspiration

PAGE LEFT INTENTIONALLY BLANK

3.6 THE AGRARIAN SERIES

The Agrarian Series recalls the agricultural history of the Loomis Basin region. Featuring styles that are reminiscent of farm buildings, that are comfortable and familiar, this series brings an element of rustic charm to the neighborhood. Eclectic materials and cascading forms will add texture and interest to the streetscape.

The Agrarian Series is a collection of architectural styles selected to create a cohesive palette comprised of The Western Ranch, The California Brownstone, The Farmhouse Revival, and The Carneros Contemporary. These styles present a range from very traditional to reinterpreted, adding to the built-over-time nature of the community.

- The Western Ranch
- The California Brownstone
- The Farmhouse Revival
- The Carneros Contemporary

The Western Ranch

The Western Ranch architecture evokes a style of early ranch and mining towns. Its rustic utilitarian qualities represent the simplicity of construction techniques and materials typical of this style, developed in response to lifestyle and environmental conditions. Influenced by colonial, stick, shingle, and Cape Cod traditional architecture, this style is common locally throughout the foothill area of Northern California.

MASSING & FORM

- Long rectangular massing.
- One- or two-story main structure with one-story covered porches relating to amenities, and streets.
- Asymmetrical, casual, and comfortable form.
- Dominant gable roof forms with shed and hip accent features; such as covered porches, dormers, etc.
- Roof pitch ranging from 3:12 to 10:12.
- Extended deep wood eave and rake overhangs.
- Rafter tails with exposed, heavy wood timber framing.
- Composition asphalt shingles or concrete tile to resemble shake.

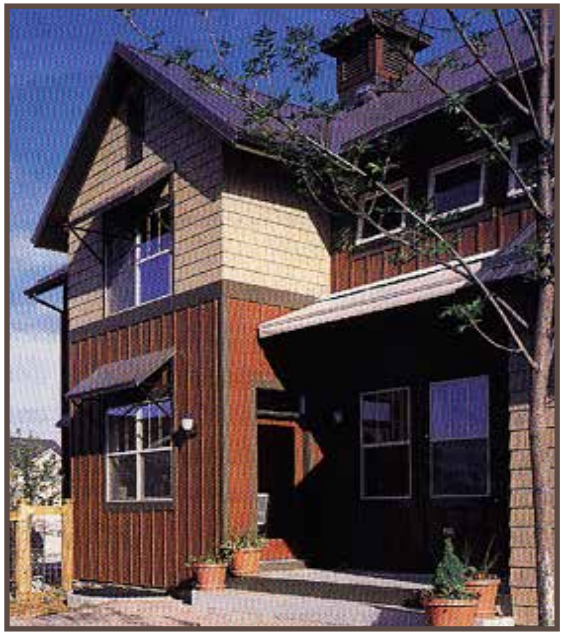
WALLS, WINDOWS & DOORS

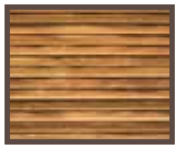
- A combination of stucco, horizontal siding, and board and batten siding.
- Stone accents or a rusticated stone base are appropriate.
- Single or ganged windows with divided lights.

DETAILS

- Accent roofs of corten steel or metal standing seam at porches, dormers, and other accent roof features.
- Limited use of shutters.
- Chimneys clad in stone, stucco or siding with basic rectilinear termination caps.

Inspiration





The California Brownstone

The California Brownstone is reminiscent of railroad architecture, with a nod toward turn-of-the-century styling blended with the modernistic essence of California. This simple vertical style marries ordered brick with clean stucco and minimal detailing. Slightly industrial and utilitarian, the California Brownstone has an Old World urban feel.

MASSING & FORM

- Vertical rectangular massing.
- Primarily two-story, but one-story versions are acceptable.
- Symmetrical and highly ordered.
- Low roof pitch ranging from 2:12 to 4:12 or parapet.
- Parapets may be stepped or straight.
- Composition asphalt shingles on pitched roofs.

WALLS, WINDOWS & DOORS

- Primarily brick, especially on the facade, with stucco as an acceptable secondary material.
- Rectangular or square windows with square divided lights.
- Featured arched window.

DETAILS

- Shutters are appropriate, though not always present.
- Metal awnings at doors or windows.
- Metal details, such as shutter dogs and hinges, window boxes, etc.
- Metal details may be rusted metal (rustic) or powder coated (refined).
- Shed roof at porch with standing seam or corrugated metal roof.

Inspiration

The Farmhouse Revival

In the Sacramento area, farmhouses were utilitarian housing for farmers settling in outlying areas of the region. They were typically wood frame with clapboard siding. These homes were simply detailed and understated, and often evolved in size and form to reflect the success and size of the farming family. Although utilitarian in nature, the farmhouse also reflected the regional style of the time to the extent possible, sometimes emulating a higher style of architecture by borrowing details of widely accepted styles.

The Farmhouse Revival at The Village at Loomis embraces and celebrates the agricultural history of the region.

MASSING & FORM

- Rectangular, typically two-story.
- Front, side, or cross-gabled.
- Symmetrical or asymmetrical.
- Simple entry porches project from the house rather than being incorporated into the primary massing.
- Roof pitch 6:12 to 10:12 with porches of lower profiles.
- 6″ to 12″ overhangs.
- Concrete shingles that are flat or resemble wood shake or composition asphalt shingles.

WALLS, WINDOWS & DOORS

- Primary exterior material is lap siding with 6″-8″ exposure.
- Window and door trim, corner boards, starter boards, and vergeboards used as siding terminations.
- Single hung vertical windows with or without window grids.

DETAILS

- Verge rafters.
- Trim at corner boards, verge boards, and starter boards.
- Slender, unornamented square or round porch columns.

Inspiration

The Carneros Contemporary

This style is a blending of Ranch and Farmhouse styles with an eclectic, contemporary twist. The blending of the utilitarian farmhouse and ranch elements creates both a traditional and non-traditional style. The contemporary twist presents itself through corrugated metal accents, modern simplicity, and asymmetrical lines. This style is a sampling of history brought forth into the modern day.

MASSING & FORM

- One or two story.
- Dominant forward facing gable.
- Symmetrical or asymmetrical and eclectic.
- Simple, clean and unadorned.
- Tight overhangs (4" max).
- Modest roof pitch (3:12-5:12).
- Applied shed porch, not part of the principal roof.

WALLS, WINDOWS & DOORS

- Board and batten should be a primary wall material.
- Few large divided light windows, square or rectangular hung horizontally.

DETAILS

- Corrugated metal accents.
- Broad functional front porches.

Inspiration

PAGE LEFT INTENTIONALLY BLANK

CHAPTER FOUR | Commercial Design

4.1 INTRODUCTION

In The Village at Loomis, commercial uses include traditional commercial and office as well as a mixed-use site. Commercial projects shall be compatible with The Village at Loomis community's design and reflect the character and richness of the project's homes, parks, landscape, and monumentation. Although there are certain elements of signage and corporate identity inherent to most anchor tenants, building design shall incorporate a variety of scale, massing, materials, and colors to minimize the undesirable effects of the typical "big box" commercial architecture. It is important to divide large retail buildings into separate and distinct elements to create a pedestrian scale. Areas of large buildings may be divided into forms using basic architectural techniques: varying color, scale, and material.

Individual tenant spaces should vary in scale and height as well as style and color. Intermediate open spaces should be included and relate to pedestrian walkways and open space view corridors each site may afford. Building massing shall relate to the street and pedestrian walkways and be inviting to pedestrians.

Commercial areas of The Village at Loomis will become primary, people-active places and building design should support a "Main Street" feel in all its diversity, contradiction, and charm. Interest and complexity in building design is encouraged. Contemporary and more traditional approaches to building form and articulation will provide variety, interest, and vitality appropriate for these commercial activity areas.

Figure 4.1 - Commercial Architecture.

Figure 4.2 - Commercial Architecture.

Figure 4.3 - Main Street Character.

Figure 4.4 - Main Street Character.

4.2 COMMERCIAL PLANNING ELEMENTS

Commercial and retail buildings within the Village Commercial District should include a variety of significant planning elements creating a vibrant, interactive area that draws not only the residents of The Village at Loomis, but also provides a destination for residents of the Town of Loomis as well. Elements of the Village Commercial District should include:

- Wide sidewalks that allow for outdoor seating and outdoor sales associated with retail activity.
- Street trees that buffer between pedestrians and traffic without obscuring or separating Doc Barnes Road connectivity.
- Pedestrian crosswalks at key intersections that ensure easy access, safety and traffic calming, with careful thought toward their design and treatment.

Figure 4.5 - Crosswalks & Seating.

4.3 STYLE

The overall style of The Village at Loomis commercial, office, and mixed-use districts reflects a comfortable use of traditional materials and forms to create a unique architectural flavor inspired by agricultural theming and downtown Loomis, including fruit boxes, barns, and rustic farmhouses. Forms, proportions, and materials should create visually pleasing buildings that bridge the gap between residential housing and the commercial and retail buildings surrounding the site.

Commercial buildings should have varying materials and styles. Focal points and view corridors throughout the project should invite pedestrians from one point to another.

ROOFS:

Figure 4.7 - Commercial Gable Roof.

Roofs and roof forms should be consistent with the overall architectural theme of The Village at Loomis. Pedestrian areas should be enhanced by shed and gable roof elements extending into walkways and plazas for cover and shade. Dormer elements are also encouraged for an added layer of detail and shadow.

CORNICES:

Figure 4.8 - Cornice Detail.

Cornice elements should be applied sparingly and should appropriately articulate basic building forms while providing differential between individual tenants. Varied cornice elements are encouraged. When used, cornices should provide contrast of color and material to wall areas beneath. Cornice elements should not be of such size or quantity that they become a dominant repetitive or overwhelming architectural feature.

WALL TRANSITIONS:

Figure 4.9 - Wall Transitions.

Figure 4.10 - Wall Transitions.

A variety of elements should be used to create wall transitions between buildings and tenant spaces, and careful consideration should be given to walls adjacent to and oriented toward open spaces. Color and texture are basic elements of interest while towers and other details may be used in some cases to frame transition areas. Simple, intermediate elements that book-end an area of wall are encouraged. Whenever possible, color and simple traditional material changes are encouraged to break up wall areas.

BUILDING CORNERS:

Figure 4.11 - Wall Transitions.

Building corners present an opportunity to simply enhance the visual anchoring of individual structures. Presenting building corners as focal points to surrounding areas within the project is encouraged. Thoughtful treatment of building corners provides change in scale, color and material, as well as an opportunity to introduce windows as a simple focal detail.

CANOPIES AND AWNINGS:

Figure 4.12 - Wall Transitions.

Judicious use of canopies and awnings is encouraged. These classic architectural details add an additional layer of interest to building façades. A variety of materials may be used including canvas, corrugated metal, wood trellises, and shed or gable roof forms. Canopy and awning elements should also provide cover at pedestrian walkways wherever possible. These covered elements should also be placed to encourage the play of shadows against buildings.

TOWERS:

Figure 4.13 - Tower Element.

Tower elements may be considered appropriate to the style of these buildings. When situated and massed properly, towers can enhance visual interest. These elements can serve as a connection between individual buildings, as

focal points, and as transition spaces. Towers should provide a change in scale, color and material and use windows as well. Vertical elements should not be limited to towers.

WINDOWS

Figure 4.14 - Window Variation.

Shape, size, and placement of windows are important elements that lend positive, yet simple character to the overall theme of the project. Window size and proportion should be appropriate to individual building style. Window forms that vary between individual tenant spaces and buildings are encouraged. Windows, especially at a pedestrian level, are encouraged in overall building design. Consideration of design elements like shutters, canopies, recesses, iron, and other elements should be used to enhance windows and add variety.

BUILDING MATERIALS:

While selected styles are rooted in history, there is room for some appropriate level of abstraction.

Encouraged materials include:

- Stucco finishes
- Style-appropriate stone
- Wrought iron
- Complimentary-colored canvas awnings
- Wood trellises
- Wood columns and beams in key location
- Pre-cast stone trims, heads and sills
- Metal roof elements
- Decorative sheet metal gutters and downspouts, collectors if and where appropriate
- Wood shutters
- Individually articulated window elements
- Tilt-up construction that utilizes imaginative forming techniques to add texture and shadow to otherwise unarticulated walls

PROHIBITED MATERIALS:

- Heavy “knock-down” or “Spanish Lace” stucco finishes.
- Inauthentic stone veneers used or applied in ways that are not in keeping with the selected architectural style.
- Unfinished tilt-up wall panels.
- Large unbroken window walls.
- Exposed concrete block walls.
- Exposed aggregate walls.

High-quality fiber cement or other manufactured elements may be substituted for any architectural wood element as long as quality is maintained and no departures are made from style guidelines.

COLOR PALETTES:

Colors should be consistent within The Village at Loomis commercial area and simultaneously offer distinction and individuality to different buildings and tenants in larger buildings. Bold colors reminiscent of vintage fruit boxes are encouraged as long as they are not garish or obtrusive. Colors should bring together selected project materials throughout. Colors should be selected to complement stone, concrete, wood, fabrics, and other materials.

4.4 COMMERCIAL USE DISTRICTS

There are three commercially-oriented districts in The Village at Loomis. These include The Village Commercial District, The Village Mixed-Use, and The Village Office District. The parcels are intended to be multi-use destinations for residents of The Village of Loomis as well as those in surrounding neighborhoods.

Site planning of these planning areas should result in a varied street scene along primary and secondary arterials that will be interesting for both pedestrians and motorists. Varied façade treatments for each individual tenant are encouraged but all should be complementary in sum.

4.4.1 VILLAGE COMMERCIAL SITE GUIDELINES

The Village Commercial site is located at the northeast corner of Doc Barnes Drive and Horseshoe Bar Road. Site planning for this site should result in a varied commercial street scene along the adjacent primary roadways that will be interesting for both pedestrians and motorists. Parking should be tucked behind buildings and/or screened to the greatest extent possible. Pedestrian access to primary building entryways should be clearly delineated and emphasized.

Figure 4.15 - Commercial Site Example.

4.4.2 VILLAGE MIXED-USE SITE GUIDELINES

The Village Mixed-Use is located at Library Drive and Horseshoe Bar Road. Its central location makes it an ideal walkable destination for nearby residents. The Village Mixed-Use may include a range of local-serving retail shops (books stores, coffee shops) and professional services in a plaza-like setting placed along Horseshoe Bar Road facing the street.

Vertical mixed-use (residential over retail or office) is preferred and encouraged. Regardless of configuration, retail shops and office uses should be sited along Library Drive with parking tucked behind.

Figure 4.16 - Mixed Use.

Figure 4.17 - Mixed Use.

4.4.3 VILLAGE OFFICE SITE GUIDELINES

The Village Office site is located at the southwest corner of Library Drive and South Gates Drive. Site planning for this site should result focus architectural detail and primary facades along the adjacent primary roadways to create a streetscene that will be interesting for both pedestrians and motorists. Parking should be tucked behind buildings and/or screened to the greatest extent possible. Pedestrian access to primary building entryways should be clearly delineated and emphasized.

Figure 4.18 - Office/Professional Use.

Figure 4.19 - Office/Professional Use.