



BARRETT RANCH EAST

Design Handbook

Administrative Draft | September 2016

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TABLE OF CONTENTS

INTRODUCTION

- 1.1 Location and Setting 5
- 1.2 Document Authority 5
- 1.3 Purpose 7

COMMUNITY FRAMEWORK

- 2.1 Neighborhood Vision 9
- 2.2 Connected Community Design 10
- 2.3 Entry Features and Fencing 11
- 2.4 Roadway Design 13
- 2.5 Parks & Open Space 15
- 2.6 Commercial Centers 16

ARCHITECTURE

- 3.1 Introduction 17
- 3.2 Design Principles 17
 - 3.2.1 Diversity of Streetscape 17
 - 3.2.2 Multi-Sided Architecture 20
 - 3.2.3 Active and Passive Sides 20
 - 3.2.4 Reciprocal Use Easements 21

- 3.2.5 Garages 22
- 3.2.7 Standards Overview 22
- 3.3 The Cottage Series 25
 - English Cottage 26
 - French Cottage 28
- 3.4 The Arts & Crafts Series 31
 - Craftsman 32
 - Prairie 34
- 3.5 The Early California Series 37
 - Monterey 38
 - Spanish Eclectic 40

COMMERCIAL

- 4.1 Introduction 43
- 4.2 Commercial Planning Elements 45
- 4.3 Style 45
- 4.4 Commercial Site Guidelines 48

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CHAPTER 1 Introduction

1.1 Location and Setting

The Barrett Ranch East project is located within the Antelope community in the County of Sacramento. The Antelope Community Plan area is located approximately eight miles northeast of downtown Sacramento, and approximately five miles west of central Roseville. The site is bounded on the north, east, and west by single-family residences and the Barrett Elementary School. Neighboring the site to the south are Antelope Road and a commercial center.

Major centers of employment near Barrett Ranch East include the expanding McClellan Business Park as well as opportunities within the cities of Roseville, Sacramento and Lincoln.

Watt Avenue provides an array of major retail centers both within the Plan Area and continuing south toward Sacramento, while Gibson Ranch Regional Park, Cherry Island Soccer Complex and a handful of nearby golf courses provide outdoor recreational activities for residents. These activity centers are located within 1-5 miles of the Plan Area, allowing easy access via various modes of transportation.

Land within the Plan Area had an extensive history of agrarian use, and since the 1980's has been developed in discrete phases. Residential neighborhoods now make up the majority of lands in the Antelope Community Plan. Infrastructure improvements include major roads, storm drainage facilities, public schools, community parks, and power line transmission towers.

Barrett Ranch East is planned as a unique community that celebrates the attributes of its rural agrarian history, as well as embracing opportunities to provide a thoughtfully planned neighborhood, emphasizing pedestrian friendliness, walkability, connectivity with neighboring properties, and generous community open space.

1.2 Document Authority

The Plan Area consists of property within the Antelope Community Plan and was subject to the land use authority of Sacramento County. The General Plan provides an overall guide for the County's physical development by setting forth general goals, objectives, policies, and programs for the entire County planning area. These Guidelines are intended to supplement the Antelope Community Plan and the Sacramento County Single Family Design Guidelines. When a conflict arises between the aforementioned General and Community plans and these Guidelines, the more restrictive application will apply. These Guidelines establish a link between the Community Plan and future project level development proposals.

This document establishes parameters to guide future development proposals within the Plan Area. The guidelines could evolve over time as the master developer continues to implement additional levels of design specificity.

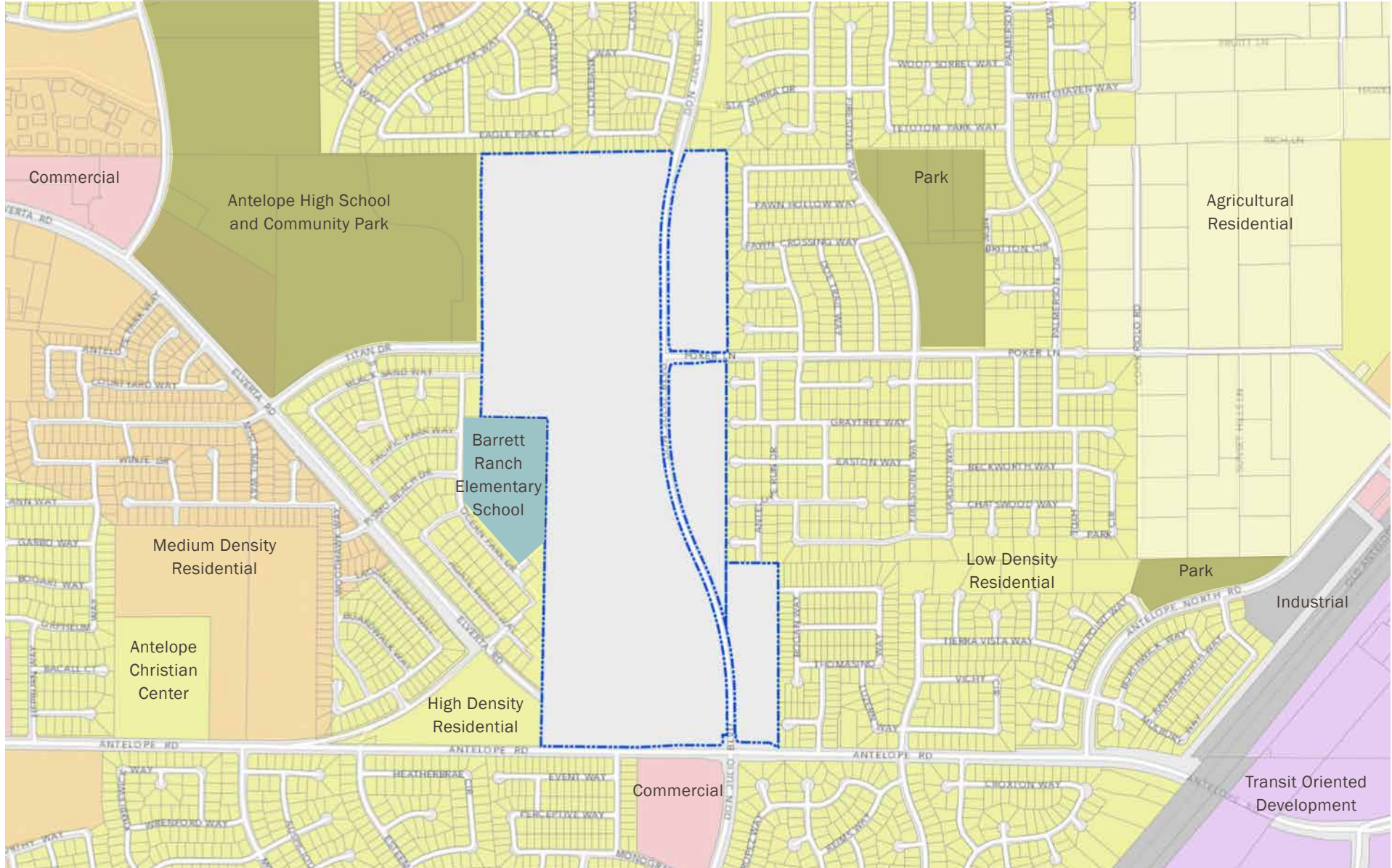


Figure 1.1 Barrett Ranch Site Context Map

1.3 Purpose

The purpose of this document is to provide the Antelope community and Sacramento County government with a framework for future detailed plans within Barrett Ranch East. This may include land plans, fencing plans, site design review, sustainability, architecture, landscaping, circulation, and other components to create a distinguished community comprised of high quality, rural residential architecture, ample open space, recreational areas, and a balanced mixture of uses.

This Design Handbook functions to:

- Implement the goals of the Sacramento County General Plan, as well as the desires of the Antelope Community Plan which includes identification and protection of the health and welfare of the residents within the County.
- Additionally, this package establishes a design framework within which developers, builders, and architects/designers can conceive and produce high-quality design and construction within the development; and,
- These standards provide written and graphic descriptions of planning and design concepts based upon smart growth and environmentally responsible design solutions.



Figure 1.2 Barrett Ranch Site Illustrative

CHAPTER 2 Community Framework

2.1 Neighborhood Vision

Barrett Ranch East is in the east-central region of the Antelope Community Plan. The region's gently undulating agrarian landscape presents a unique opportunity to create a truly open design approach, with detailed consideration of interstitial spaces, such as street corridors, and natural open space areas, and benefits from an existing suburban neighborhood theme. At its core, Barrett Ranch East endeavors to create a distinctive new neighborhood that emphasizes the best of Sacramento living through an enhanced outdoor-centric focus and a blending of indoor/outdoor spaces and private/public realms, without compromising the comforts of nearby retail conveniences and metropolitan attractions.



2.2 Connected Community Design

Barrett Ranch East will be a progressive community that models an interconnected grid roadway network and sustainability features to create an enduring neighborhood. The following list provides a menu of air quality mitigation measures, which builders may consider during design and construction, as appropriate:

- Close proximity between residential development, parks, and open space.
- Energy Star roofing (or equivalent).
- Exceed Title 24 by 20%.
- Landscaping that will reduce energy consumption and improve air quality.
- Low VOC paint.
- Outdoor plugs to facilitate electric mowers.
- Clean construction equipment.

Barrett Ranch East has been designed with an enhanced multimodal street network, which includes enhanced pedestrian amenities, roundabouts, accommodation for future transit, trails, open space, a school, and multiple parks.

Figure 2.1 depicts the enhanced connected network of Barrett Ranch East

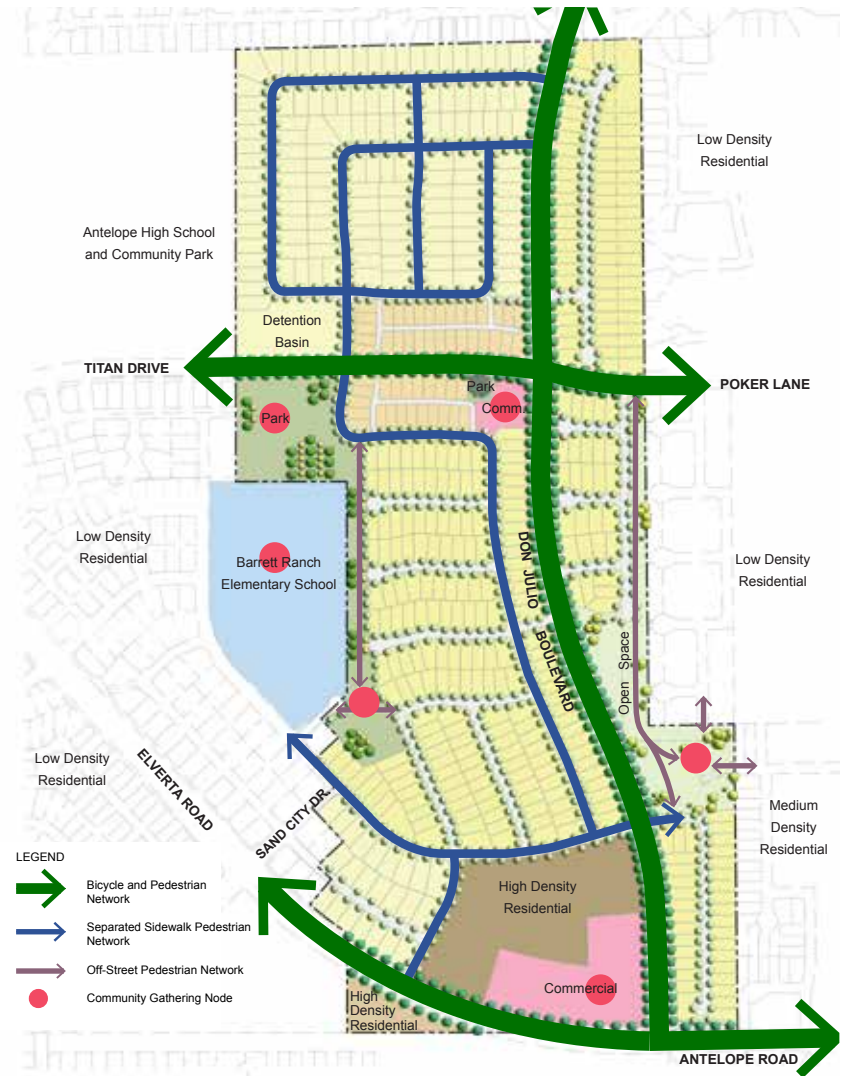


Figure 2.1 Barrett Ranch East Connectivity Network

2.3 Entry Features and Fencing

Barrett Ranch will feature a hierarchy of entry monumentation and markers to include Primary Entry Monumentation, Secondary Entry Monumentation, and Village Entry Markers. Figure 2.2 shows potential locations for Major Entry Monumentation and Secondary Monumentation along with potential locations for Village Entry Markers when appropriate.

Primary Entry – The Primary Entry features at Don Julio Boulevard will be the largest in scale and horizontal in form and will display the full community name. These visually appealing monuments will identify the main entrance and will reflect the unique identity of the Antelope community. Site amenities such as benches and street lights, enhanced street paving, and cohesive plant materials, will establish the rich character of Barrett Ranch East.

Secondary Entries – Secondary Entry Monumentation will be smaller in scale and more vertical in form, featuring the community logo or brand mark. The entry features should utilize common site amenities and plant material as the Primary Entry.

Village Entries – Village Entry Markers (when present) have the most flexibility in form, scale, and variety and may be pieces of public art, respites with street furniture, or other unique landmark icons throughout the community.

Trail Head markings and Interpretive Signage will be located at entry points into the trails within the project. These wayfinding elements will identify the trail entrance and provide educational information about the environment beyond.

Post-and-cable fencing will be used at high visibility areas, such as adjacent to open space and wetland preserve areas.



Figure 2.2 Barrett Ranch Monumentation Exhibit



Figure 2.3 Barrett Ranch East Fencing Exhibit
A - 11

2.4 Roadway Design

Barrett Ranch East's urban design includes street classifications identified within the project. This section will discuss the major streetscape conditions and address the landscape character of these streets and influences of the landscape framework.

Major streets within the Barrett Ranch East project include Antelope Road, Elverta Road, Don Julio Boulevard, and Titan Drive, forming a unique hierarchy of arterial streets and providing a key linkage through the community.

Local Streets create a framework of transportation within the individual communities. Residential Streets provide for local traffic needs within the neighborhoods and may provide additional parking for residents.

Water conscious street tree plantings are required along all public streets and species should be selected based on the hierarchy and importance of the roadways. Boulevards should have enhanced landscaping and larger plant materials, whereas Avenues and Lanes should exhibit a more pedestrian-scale palette of plant materials. Boulevards create the structure of the neighborhood and are an important element in the streetscape. The trees and landscaping along these streets are generally larger in size and serve to cool the neighborhood in the summer, cleanse the air, and provide a sense of place. Trees along Boulevards must be planted within the frontage landscape corridors. These trees can be planted formally or semi-regularly spaced and must consist of primary, subordinate, and accent trees.

Avenues should have plantings similar to the Boulevards with a reduced scale and quantity to reflect the rural theme of the neighborhood, establishing visual accents within the community. A mixture of landscaping shall occur, providing visual interest that is complementary to the Boulevards, focusing more on subordinate trees and accent materials and elements.

Lanes play an important role in the neighborhood by defining the residential streetscape scale and character. The landscape theming should reflect similar plant materials to those used within the Avenues, focusing more on accent trees and supporting landscape features.

All street tree plantings should be selected to reduce energy consumption, improve air quality, and promote drought tolerance.



Example of desired road design at Elverta and Antelope in Sacramento.

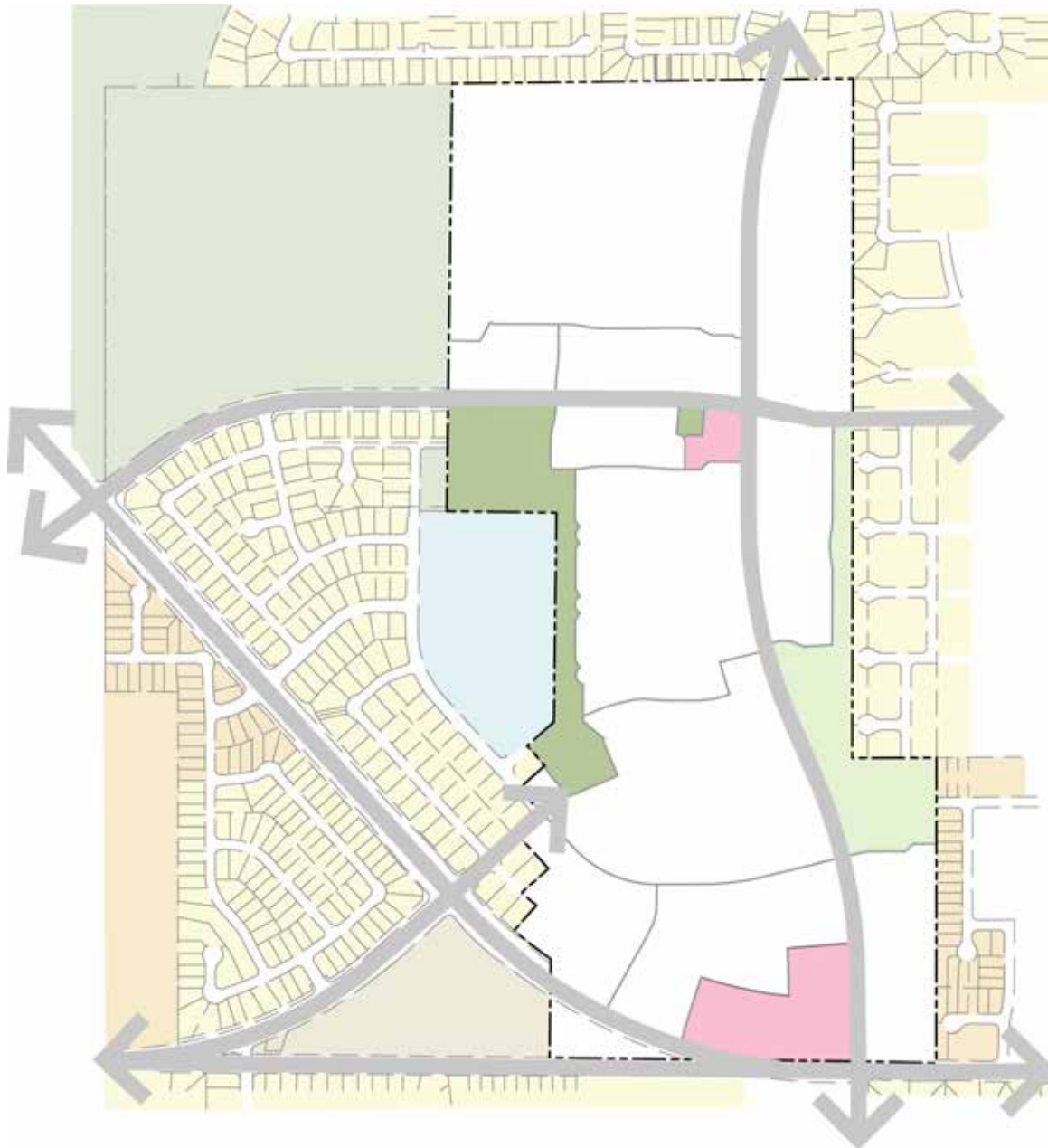


Figure 2.5 Barrett Ranch Circulation Design

2.5 Parks & Open Space

Parks and Open Space provide recreational amenities, enhance a community's value, and offer added benefits to residents, employees, and visitors alike. An effort has been made to include both passive and active recreation areas throughout the project, such as ball fields, tot lots, picnic areas, shaded areas, etc. The Sunrise Park and Recreation District provided important insight during the design and planning process.

Passive Parks are open space areas that are generally undeveloped or minimally developed to provide opportunities for unprogrammed activities. Passive parks include paseos, respites, and pedestrian links to adjacent neighborhoods, open spaces, amenity buildings and commercial centers.

Active Parks are recreational amenities that allow residents a chance to exercise and play within close proximity of their neighborhood. Ball fields, play structures and exercise stations are examples of active amenities.

These areas encourage better health and productivity for children and adults, and will be programmed and maintained by the park district.

The open space within Barrett Ranch East is woven throughout the neighborhoods, connecting the tiered street network and providing a limited off-street trail system through the naturalized open space corridors. Open space areas will consist of a blend of undisturbed landscape, as well as passive areas that will accommodate trail systems and act as a transition to more formalized landscape areas. Respites have been created to supplement the neighborhood open space by providing informal resting and meeting spots throughout the community.

Parks and open space should promote drought tolerance in design and plant material selection.



2.6 Commercial Centers

Two commercial centers have been planned within Barrett Ranch East. The largest, a 7-acre site at the major intersection of Elverta Road and Don Julio Boulevard, will serve surrounding properties as well as the immediate neighborhoods. A smaller retail node, at Titan Drive and Don Julio Boulevard, is foreseen as a neighborhood gathering place. A small hardscape park is envisioned at the site, to help to create a strong placemaking statement within in an appropriately-scaled village center.



CHAPTER 3 Architecture

3.1 Introduction

By employing authentic architectural palettes and creative site planning techniques, Barrett Ranch will be a community with a strong, rural-agrarian based architectural identity and distinctive character within the County of Sacramento.

Chapter 3 defines the design principles and development standards that apply to all residential development within Barrett Ranch. These guidelines and standards address garage type and orientation, building massing, architectural design guidelines, which identifies, defines, and articulates the architectural styles appropriate for Barrett Ranch .

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 standards and unique defining elements by which Barrett Ranch shall be built in order to create a cohesive streetscape with a traditional 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 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.

MASTER HOME PLAN REQUIREMENTS:

No. of Lots	FLOOR PLANS (MIN.)	ELEVATIONS PER FLOOR PLAN (MIN.)	ARCHITECTURAL STYLES PER SERIES (MIN.)	COLOR SCHEMES PER STYLE (MIN.)
<5	Two (2)	Two (2)	Two (2)	Two (2)
5-15	Two (2)	Two (2)	Three (3)	Two (2)
15-25	Two (2)	Two (2)	Three (3)	Three (3)
25-50	Three (3)	Three (3)	Three (3)	Three (3)
50-80	Three (3)	Three (3)	Four (4)	Four (4)
80-100	Four (4)	Three (3)	Four (4)	Four (4)

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 architectural style being represented. Roof articulation in the form of proper roof pitches and forms also plays a significant role in the authenticity and animation of the streetscape.

- 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).





Figure 3.1 Enhanced Lots Exhibit.

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 3.1 identifies home sites that are visible from multiple angles, public ways, community edges, and major arterials. Home sites identified as 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.

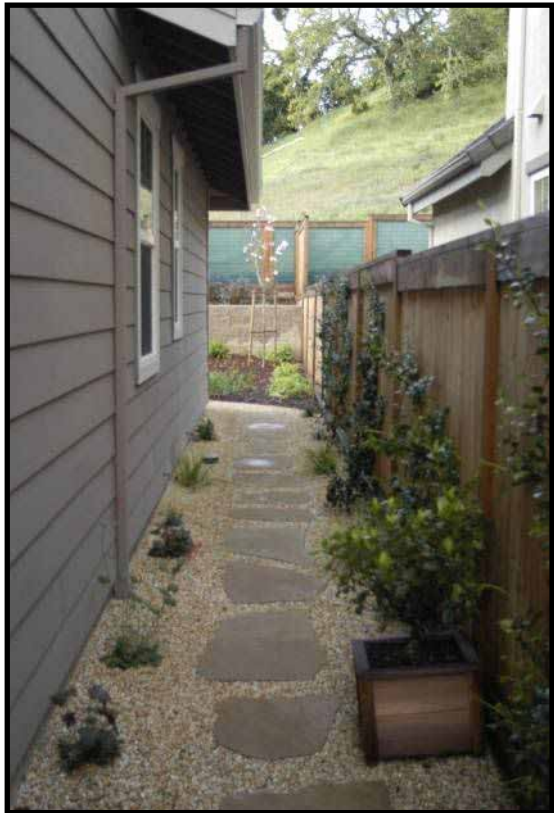
Enhanced lots should employ at least two enhancements from the front elevations on all building faces adjacent to public ways, community edges, and/or major arterials.

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, builders may choose to designate active and passive sides to each home. The active side of a home is identified as having 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.

- 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.

- When designing for passive and active sides of homes with 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



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 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 Barrett Ranch .

- Front facing garages may extend a maximum of 5’ from living space or porches and are encouraged to be recessed.
- Garages accommodating more than two cars are allowable only in a split or tandem configuration in the majority of the community. Three car front-loaded garages are only permitted in Villages 8 and 9.



3.2.7 Standards Overview

Barrett Ranch presents a collection of 6 architectural styles in three thematic series, which will create a diverse yet cohesive streetscape through massing and form, material and color, and detailing. This collection is not intended to be exhaustive and additional architectural styles that compliment the palettes presented herein are acceptable.

HOW TO USE THESE STANDARDS

The standards 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 Barrett Ranch , 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.

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3.3 The Cottage Series

The French Cottage and English Cottage style origins are rooted in the Renaissance homes of the 16th and 17th centuries found in the lush European countryside. The Cottage Series is comprised of romantic, informal, country styles that came to the Unites States on the heels of soldiers returning from Europe during World War I. The whimsical and cozy Cottage styles add an inviting and friendly atmosphere to new communities.



English Cottage

The English Cottage style made an appearance in Sacramento neighborhoods during the 1920's and 1930's. The English Cottage style typically features a steeply pitched roof, usually side gabled, many with half timbering. Brick facing is common, sometimes applied using contrasting, darker color or clinker bricks and are rarely applied in decorative patterns. Gabled dormers may be featured, with modest eave extension. Windows are vertically oriented, often with casements.

Massing & Form

- One, one-and-a-half, or full two-story cascading massing.
- Asymmetrical massing and proportions.
- Gable roof form (either front-to-back, side-to-side, or cross-gable).

Roof

- Modestly pitched main roof (5:12 to 7:12) with steeply pitched feature gable (8:12 to 12:12).
- Asphalt composition shingles preferred, concrete tile allowed.
- Rake at gables up to 12”.

Walls, Windows & Doors

- Stucco, lap siding, masonry/brick, stone, or any combination thereof.
- Divided lights common on all windows.
- Vertical windows in groupings of two and three.
- Head and sill window trim or full window surrounds.
- Entry doors accented by trim surrounds.

Details

- Shutters
- Siding in gable end.
- Juliette balcony.
- Window boxes.



French Cottage

The French Cottage introduces a quaint and picturesque element to the streetscape. The French Cottage typically has a steeply pitched roof, with the principal roof being side gabled, and multiple asymmetric cross gables. The French Cottage is a popular style throughout historic California neighborhoods.

Gabled dormers are common, with only modest eave extension. Details such as eyebrow dormers, bell-cast eaves, and arched windows add charm and whimsy to the storybook architectural style. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins.

Massing & Form

- One, one-and-a-half, or full two-story massing.
- Asymmetrical massing and proportions.
- Gable roof form (either front-to-back, side-to-side, or cross-gable).
- Turret as feature element.

Roof

- Modestly pitched main roof (5:12 to 7:12) with steeply pitched feature gable (8:12 to 12:12).
- Asphalt composition shingles preferred, concrete tile allowed.
- Rake at gables up to 12".
- Bell cast eave.

Walls, Windows & Doors

- Stucco, lap siding, masonry/brick, stone, or any combination thereof.
- Divided lights common on all windows.
- Vertical windows in groupings of two and three.
- Head and sill window trim or full window surrounds.
- Entry doors accented by trim surrounds.

Details

- Shutters
- Siding in gable end.
- Juliette balcony.
- Window boxes.



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3.4 The Arts & Crafts Series

The Craftsman and Prairie styles are part of the Early Modern movement in domestic architecture between 1900 and 1940. Exterior building ornamentation was simplified, creating a more modern appearance and emphasized exposed structural members and wood joinery.

Frank Lloyd Wright first brought the Prairie style to the spotlight in Chicago, while the Greene brothers popularized the Craftsman style here in California



Craftsman

The Craftsman bungalow was an enormously influential form and style of architecture in America between 1906 and 1918, the first truly American vernacular style. The Craftsman plan form broke free from earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses.

Craftsman design was pioneered from 1893 to 1914 primarily by the work of the Greene brothers of the architecture firm Greene and Green of Pasadena, California. Notable examples of Green and Green Craftsman homes exist throughout California, with several in the Sacramento region.

Architecturally, the Craftsman was designed to achieve harmony between the house and its landscape, to get as close as possible to nature. A Craftsman 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.

Massing & Form

- Simple massing, front or side gabled, typically one- to one-and-a-half-story massing.
- Symmetrical or asymmetrical form.
- Stylized column and beam detailing at porches

Roof

- Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.
- 4:12 to 6:12 roof pitch.
- 12" to 18" overhangs.
- Asphalt composition shingles preferred.

Walls, Windows & Doors

- Exterior wall materials with combinations of materials, such as wood shingles, horizontal siding, board and batten, and stucco.
- Single hung windows at front elevations.
- Use windows individually or in groups (typically two or three).
- Doors with full surrounds.
- Windows with full surrounds and a projected sill/apron

Details

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



The Prairie style was borne of the Chicago Prairie School movement. The style is organic in nature and 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 Prairie style of Barrett Ranch is a slightly abstracted and updated version of the traditional Prairie style with simplicity in form and detail.

Massing & Form

- One or two-story with strongly horizontal massing.
- Secondary masses perpendicular to the primary forms.

Roof

- Long, horizontal low-pitched hip roofs with large over-hanging eaves, emphasizing horizontal planes (3.5:12 to 4:12 roof pitch).
- 24" minimum overhangs.
- Gable roof forms are also appropriate.
- Flat concrete tile with a shingle appearance or asphalt composition shingles.

Walls, Windows & Doors

- Stucco in combination with ledge stone or masonry wainscot base.
- Ledge stone used as post bases and fireplaces only.
- Square or rectangular windows
- Grouping and arrangement of windows should emphasize the geometry of the elevation.
- Ribbons of windows under deep roof overhangs.
- Wood window and door trim.

Details

- Ornamental railings and gates.
- Wood beams and brackets.



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3.5 The Early California Series

Sometimes thought to be California’s counterpart to Colonial Revival architecture, Early California architecture styles became popular around 1890 and remained one of the principle styles of building throughout the 20th century. Monterey and Spanish Eclectic styles were greatly influenced by Hispanic architecture and has a strong and uncomplicated form. These styles generally do not include much decorative detailing and use elements of simple Hispanic architecture to define their character.



Monterey

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. Wood, iron, and stone are the rustic materials common to the style, reflective 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.

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.
- 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.



Spanish Eclectic

The Spanish Eclectic architectural style in California gained in popularity and sophistication in surface design after the 1915 Panama-California Exposition in San Diego. The Spanish Eclectic house is popular in many historic neighborhoods due to its adaptability of formal and casual, playful character. Historic precedence can be drawn from a wide and diverse range of influences; region, chronology, and function all contribute to the evolution of the Spanish Eclectic style. Truly one of the most diverse architectural styles, the Spanish Eclectic can vary from playful to exotic, bungalow to hacienda.

The Spanish Eclectic style will add to the intrinsic character and rich diversity of the streetscape. Offering an opportunity for bold color statement and whimsical forms, the style will add a playful element to the neighborhood.

Massing & Form

- Two-story, rectangular form.
- Principal side gabled roof.
- Second story balcony covered by principal roof.

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.
- Window size diminishes with each succeeding story.
- Vertical paired windows.
- Recessed windows surrounded by stucco.
- Flat or arched window transoms.
- Single plank or panel door, often with wrought iron accents.

Details

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



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CHAPTER 4 Commercial

4.1 Introduction

In Barrett Ranch, commercial projects shall be compatible with the community's design and reflect the character and richness of the community's homes, parks, and landscape. 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.

The commercial area of Barrett Ranch will become a primary, people-active place and building design should support a "Main Street" pedestrian-oriented feel. Contemporary and more traditional approaches to building form and articulation will provide variety, interest, and vitality appropriate for these commercial activity areas.

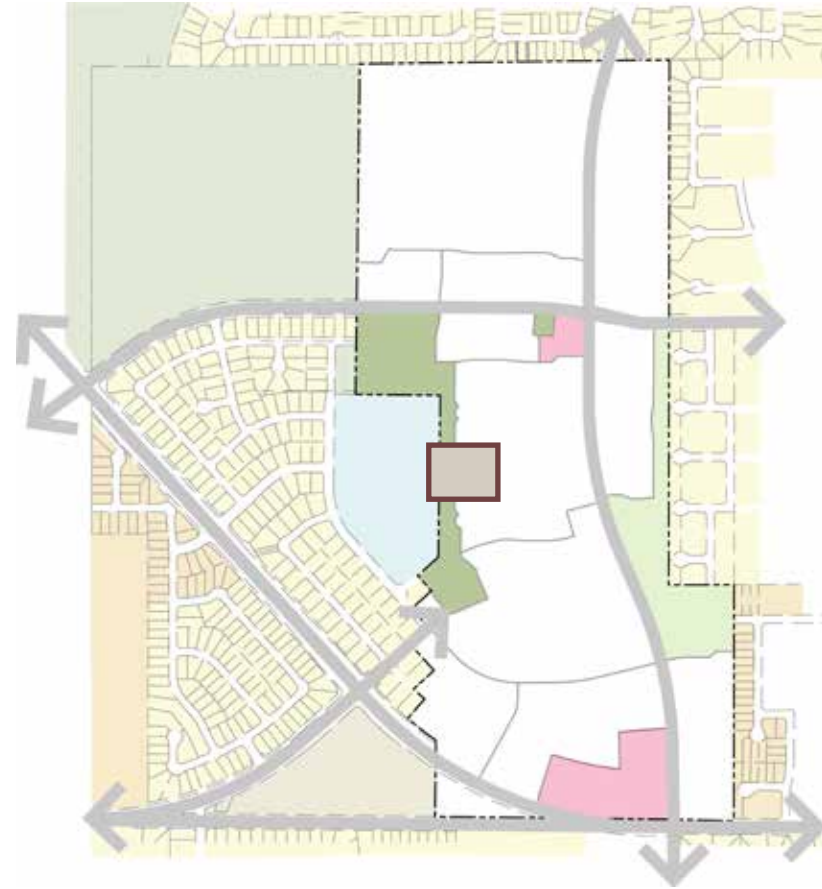


Figure 4.1 Commercial Area within Barrett Ranch East



4.2 Commercial Planning Elements

Commercial and retail buildings should include a variety of significant planning elements creating a vibrant, interactive area that draws not only the residents of Barrett Ranch , but also provides a destination for residents of the greater Plan Area as well. Elements of the 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.
- Pedestrian crosswalks at key intersections that ensure easy access, safety and traffic calming, with careful thought toward their design and treatment.

4.3 Style

The overall style of the commercial area within Barrett Ranch should reflect a comfortable and informal use of traditional materials and forms to create a unique architectural flavor. Forms, proportions, and materials should create visually pleasing buildings that bridge the gap between residential housing and the commercial and retail buildings.

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

Roofs and roof forms should be consistent with the overall architectural theme of Barrett Ranch . Pedestrian areas should be enhanced by overhangs extending over walkways and plazas for cover and shade. Dormers are also encouraged for an added layer of detail, shadow and articulation.

Cornices

Cornices 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.

Building Corners

Building corners present an opportunity to 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.



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.

Canopies and Awnings

Judicious use of canopies and awnings is encouraged. These classic architectural details add a 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 be incorporated to provide cover at pedestrian walkways wherever possible. These coverings should also be placed to encourage the play of shadows against buildings.



Towers

When situated and massed properly, towers can enhance visual interest. These architectural features can serve as a connection between individual buildings, as focal points, as building corners (especially at corner entries) 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

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 features like shutters, canopies, recesses, iron, and other details should be used to enhance windows and add variety.

Windows should be functional and transparent wherever feasible with false or tinted windows only being appropriate on secondary elevations.

Building Materials

Commercial buildings within Barrett Ranch should reflect similar architectural styling to the surrounding neighborhoods. Some level of abstraction is appropriate for commercial applications of traditional styles.

Encouraged materials include:

- Stucco in a variety of finishes (e.g., smooth, imperfect smooth, cat face, sand).
- Style-appropriate stone.
- Style-appropriate siding.
- Wrought iron.
- Complimentary-colored canvas awnings.
- Wood trellises.
- Wood columns and beams in key location.
- Pre-cast stone or concrete 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.
- 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.

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.

Color Palettes

Colors should be consistent within the Barrett Ranch commercial area and simultaneously offer distinction and individuality to different buildings and tenants in larger buildings. Colors should bring together selected project materials throughout. Colors should be selected to complement stone, concrete, wood, fabrics, and other materials.

4.4 Commercial Site Guidelines

Commercially-oriented areas within Barrett Ranch are intended to be multi-use destinations for residents of the community as well as those in the surrounding Plan Area.

Site planning of these commercial projects should result in a varied street scene along adjacent roadways 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. 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.

2.2 Connected Community Design

Barrett Ranch East will be a progressive community that models an interconnected grid roadway network and sustainability features to create an enduring neighborhood. The following list provides a menu of air quality mitigation measures, which builders may consider during design and construction, as appropriate:

- Close proximity between residential development, parks, and open space.
- Energy Star roofing (or equivalent).
- Exceed Title 24 by 20%.
- Landscaping that will reduce energy consumption and improve air quality.
- Low VOC paint.
- Outdoor plugs to facilitate electric mowers.
- Clean construction equipment.

Barrett Ranch East has been designed with an enhanced multimodal street network, which includes enhanced pedestrian amenities, roundabouts, accommodation for future transit, trails, open space, a school, and multiple parks.

Figure 2.1 depicts the enhanced connected network of Barrett Ranch East

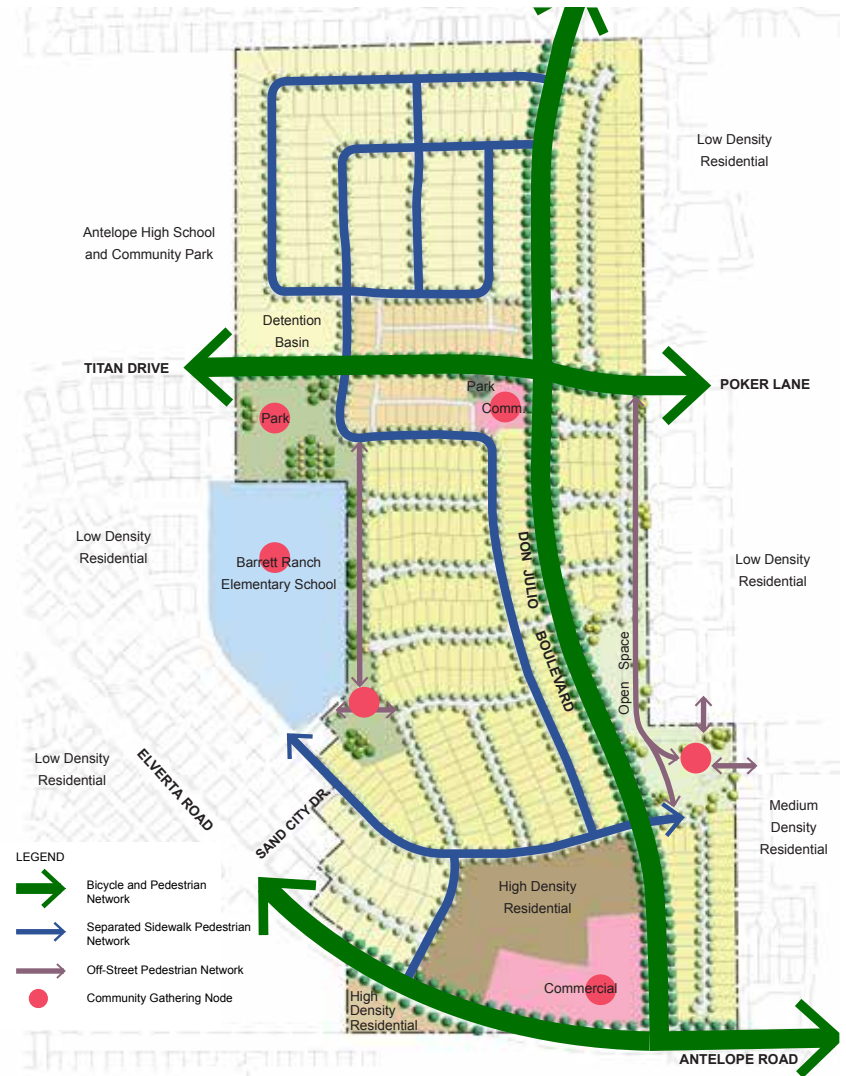


Figure 2.1 Barrett Ranch East Connectivity Network