



ELK GROVE TOWN CENTER DESIGN GUIDELINES

LAGUNA RIDGE SPECIFIC PLAN



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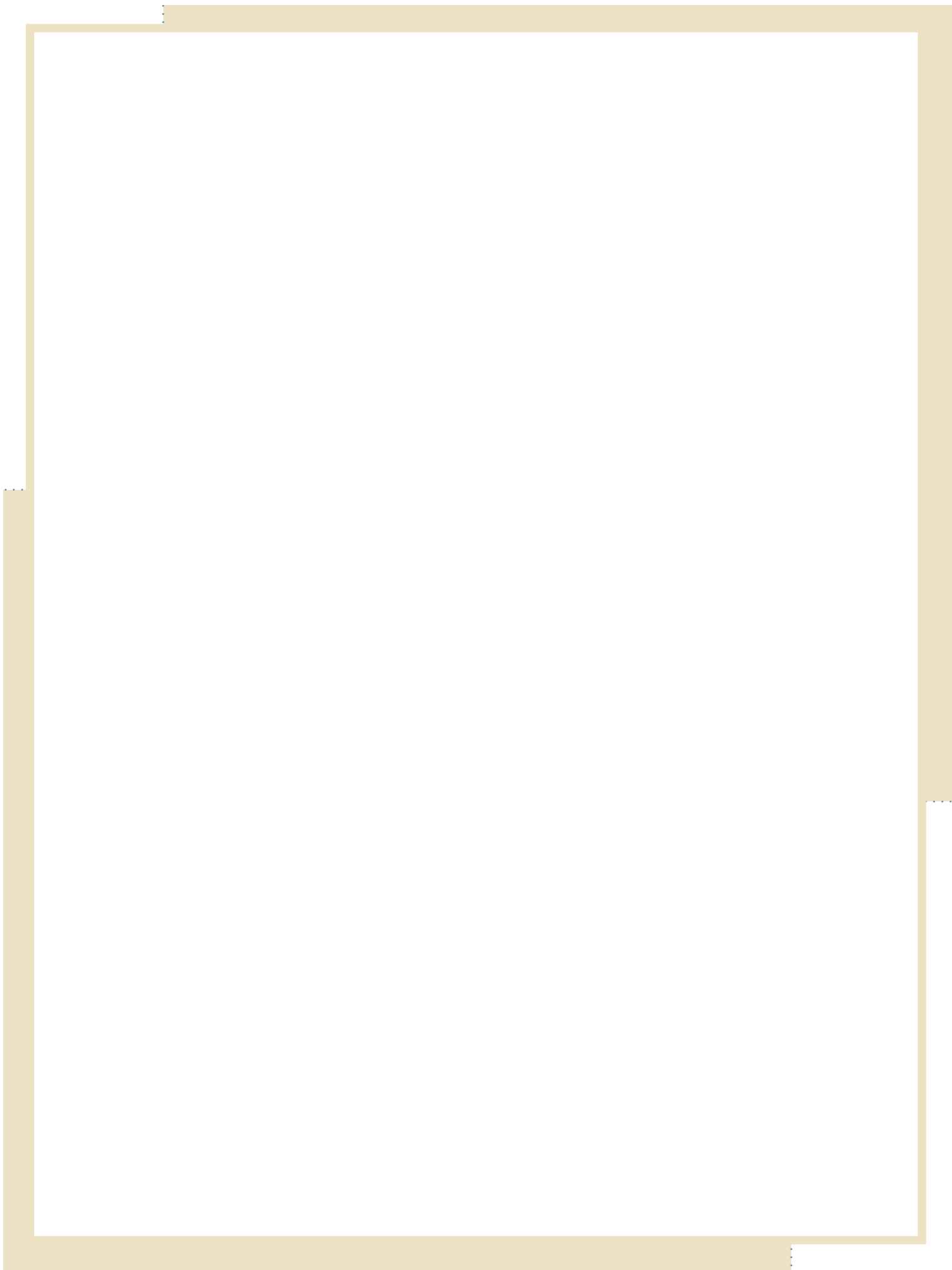


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Section A: Town Center Overview

A.1. Purpose and Applicability

The intent of these design guidelines is to create a palette of design elements for the use of all builders, architects, landscape architects, engineers, and other design professionals engaged to develop the Elk Grove Town Center.

The guidelines address the design criteria inherent to the Elk Grove Town Center within the Laguna Ridge Specific Plan, and cover the most critical features such as massing, scale, proportion, landscaping, and vehicular and pedestrian circulation. They also provide a framework that addresses how, where and when these guidelines are to be applied.

The Elk Grove Town Center Design Guidelines are written to inspire innovative and creative architectural design and planning. Projects of exemplary design, meeting the intent of this document, would be eligible for deviations from the traditional development standards in the zoning code. The basic concepts found in the guidelines are flexible in their structure, but are intended to communicate the City's vision and design expectations, against which, all builder plans and architecture will be evaluated and acted upon.

A.2. References and Document Structure

These design guidelines do NOT replace the existing City of Elk Grove Design Guidelines or the Laguna Ridge Design Guidelines, but rather, are intended to be used in conjunction with, and in addition to, these documents. In the event of a conflict between these three documents, the more design-appropriate document shall apply as determined by the Planning Director. This document has been created only as a means for identifying special design consideration specific to the Elk Grove Town Center. For all general design considerations, refer to the City of Elk Grove Design Guidelines and the Laguna Ridge Design Guidelines.

A.3. Vicinity Map and Illustrative Land Use Plan

The Elk Grove Town Center is located at the northern border of the Laguna Ridge specific plan. It is located along the southern frontage of Elk Grove Boulevard between Bruceville Road on the west and Laguna Springs Drive on the east. The southern boundary of the Town Center is Civic Center Drive.



Figure A-1. Vicinity Map

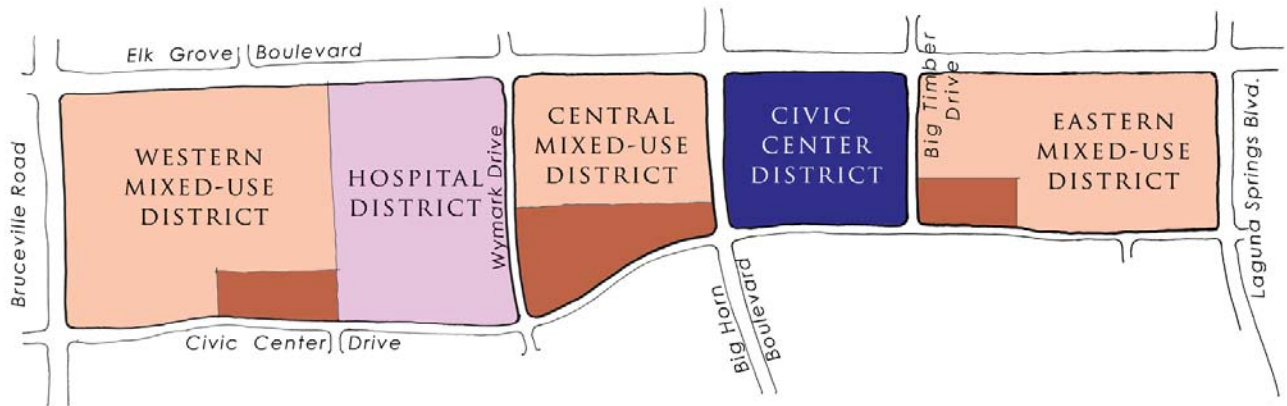


Figure A-2. Land Use Plan

A.4. Design Philosophy

The Elk Grove Town Center will be the heart of the Laguna Ridge specific plan and on a larger scale the greater Elk Grove community. Unlike any other such project in the area, the Elk Grove Town Center will truly be a mixed-use, pedestrian friendly blend that may include shopping, restaurants, personal services, health club facilities, hospitality, office, high density housing, a hospital, and the City of Elk Grove's civic center.

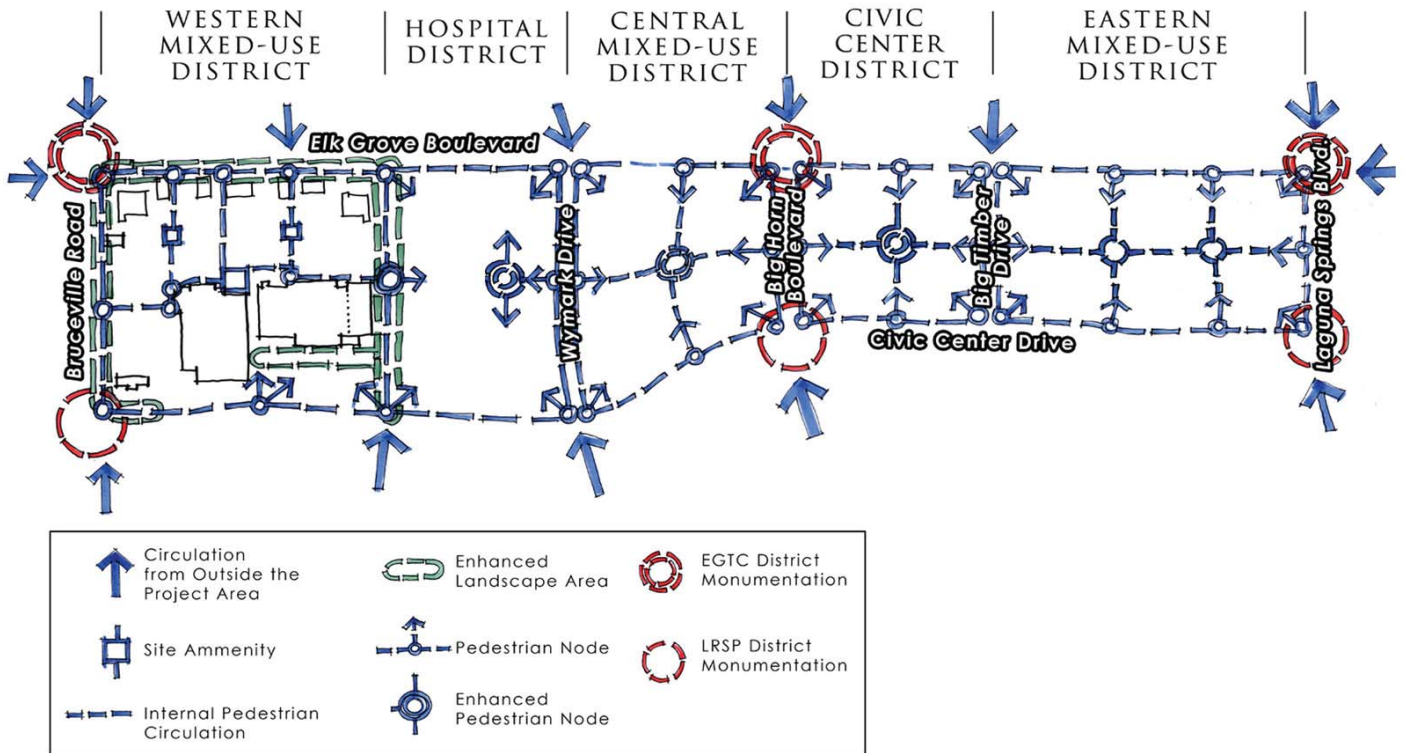


Figure A-3. Project Wide Design Diagram. (This diagram is conceptual. Design review entitlement will determine final configuration.)

A.5. Project-Wide Design Elements

A.5.1 Pedestrian Circulation

Elk Grove Town Center will act as both a destination and a path for pedestrian circulation. Each district shall be designed to enhance the ability of pedestrians to move to and through Elk Grove Town Center.

A.5.2 Pedestrian Nodes

Pedestrian nodes consisting of widened walkway areas and human-scale features such as benches, fountains and special landscaping shall be used to break long stretches of walkways and to signal alternate routes or directional changes in the pedestrian network. In addition to the nodes referenced above, additional enhanced pedestrian nodes shall be provided in key areas of the plan. These enhanced nodes shall consist of plazas, courtyards, gazebos or other similar features that create pedestrian destinations within the plan. These enhanced nodes can also consist of outdoor eating areas, cafes and patio areas that are adjacent or integrated into commercial uses within the plan area.

A.5.3 Site Amenities

Site amenities such as trellises, kiosks, seating areas, and other similar elements shall be utilized throughout the plan area. These amenities shall be designed to reduced the overall scale and impact of parking fields, soften building edges and provide areas that are separated from vehicular traffic and noise impacts.

A.5.4 Enhanced Landscape Areas

Landscape shall be utilized to enhance the pedestrian experience throughout Elk Grove Town Center. Landscape treatments shall also be utilized to screen and minimize the impacts of vehicles and parking lots to the greatest extent possible. Landscape solutions, in addition to architectural treatments, shall be utilized to screen loading and utility areas of all buildings.

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Section B: Western Mixed-Use District

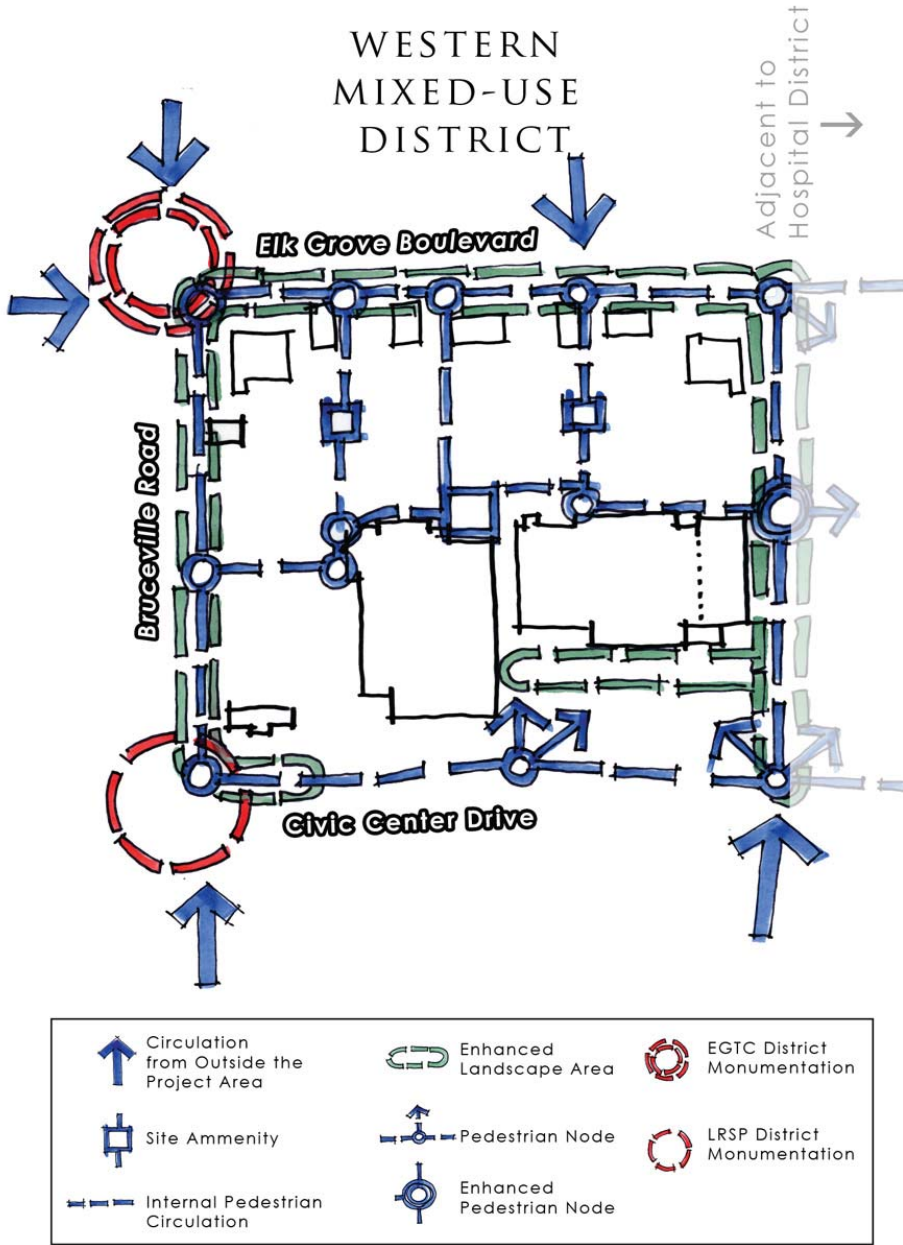


Figure B-1. Enlarged Western Mixed-Use District Diagram.

B.1. Guiding Principles

B.1.1 Commercial Center

1. Use landscaping and other treatments to minimize the visual impacts of large retail parking fields.
2. Provide four-sided architecture at all street facing pad buildings and eliminate and/or reduce visual effects of utility areas facing streets to the greatest extent possible.
2. Provide easily accessible pedestrian connections from the surrounding Elk Grove Boulevard, Bruceville Road and Civic Center Drive pedestrian systems.
4. Provide a shared landscape and pedestrian area at the eastern edge of the commercial district adjacent to the hospital district.
5. Incorporate district monumentation at the intersection of Civic Center Drive and Bruceville Road. (Refer to the Laguna Ridge Design Guidelines)
6. Incorporate primary project monumentation at Elk Grove Boulevard and Bruceville Road consistent with the Laguna Ridge Design Guidelines.
7. Provide landscape screening of the loading areas at the rear of proposed large format retail buildings. The design of the landscape screening shall consider and appropriately address the residential development to the south.
8. The loading areas of proposed large format retail buildings shall receive the same level of architectural detail as the front façade of the buildings to minimize the visual impacts of the utility areas of the structure.
9. Utilize raised crosswalks, textured paving, decorative bollards, and/or other features to enhance the safety and aesthetic appearance of

pedestrian crossings throughout the commercial district.

10. Create opportunities for plazas and/or expanded landscape areas along building frontages to soften and reduce the scale of the large format retail buildings.
11. Provide wide walkways (6'-10' in width) with enhanced landscape, trellis, seat walls, benches, kiosk and/or other site amenities throughout the parking fields. There should be a minimum of three (3) north-south connections from Elk Grove Boulevard and one (1) connection from Bruceville Road to the large format retail building frontages.
12. To the extent possible, pedestrian connections through the retail parking fields shall be unbroken by vehicular traffic.

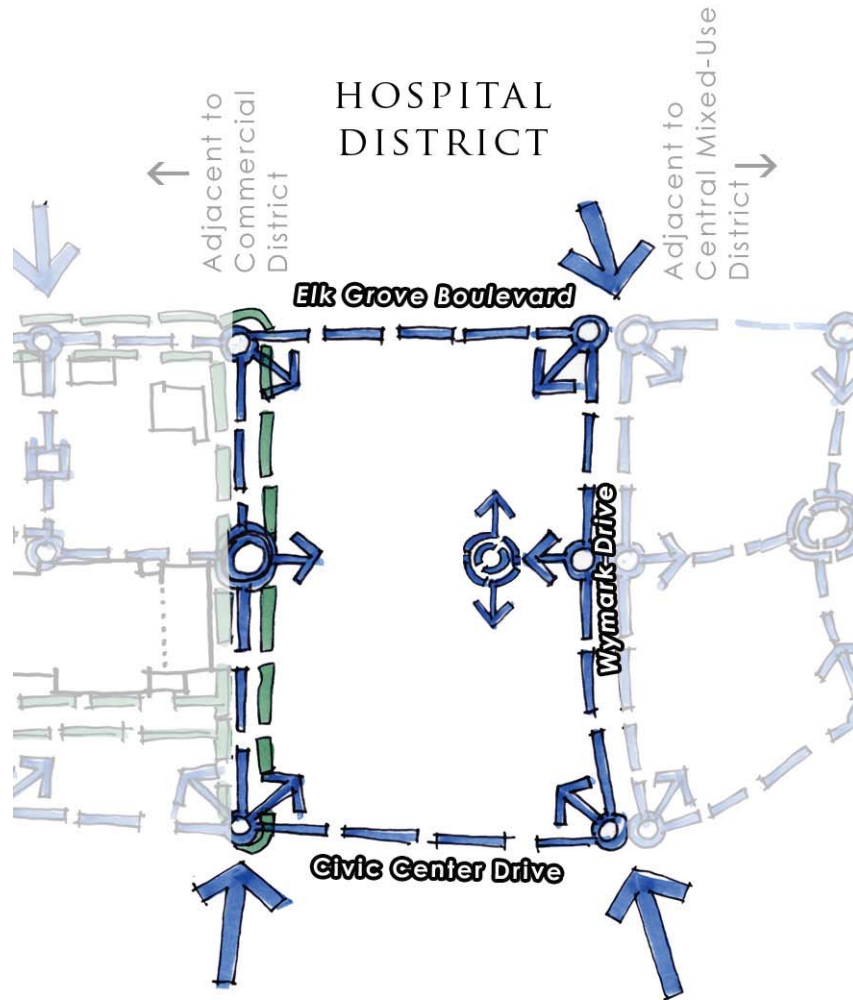
B.1.2 High Density Residential

1. The design of the landscape screening at the north edge of the residential development shall be coordinated with the large format retail development to the north to provide visual and sound buffering of the loading areas.
2. The high density residential development shall not be fully surrounded by walls or fences and shall include architectural facades facing Civic Center Drive. Should walls be warranted due to a proposed use, an enhanced pedestrian node shall be provided at the northwest corner of Civic Center Drive on the high density residential site.
3. The high density residential development shall be connected to the pedestrian system on Civic Center Drive and shall provide connections to the surrounding uses.

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Section C: Hospital District



	Circulation from Outside the Project Area		Enhanced Landscape Area		EGTC District Monumentation
	Site Amenity		Pedestrian Node		LRSP District Monumentation
	Internal Pedestrian Circulation		Enhanced Pedestrian Node		

Figure C-1. Enlarged Hospital District Diagram.

C.1. Guiding Principles

1. Use landscaping and other treatments to minimize the visual impacts of large parking fields.
2. Provide four-sided architecture at all street facing pad buildings and eliminate and/or reduce visual effects of utility area facing streets to the greatest extent possible.
3. Provide easily accessible pedestrian connections from the surrounding Elk Grove Boulevard, Wymark Drive, and Civic Center Drive pedestrian systems.
4. Provide a shared landscape and pedestrian area at the western edge of the hospital district adjacent to the commercial district.
5. The hospital district and commercial district shall provide a jointly designed shared drive at the common property line to minimize the number of drives along Elk Grove Boulevard and provide a seamless transition between districts.
6. Provide landscape screening of loading and utility areas at all hospital buildings.
7. Utilize raised crosswalks, textured paving, decorative bollards, and/or other features to enhance the safety and aesthetic appearance of pedestrian crossings throughout the hospital district.
8. Create opportunities for plazas and/or expanded landscape areas to reinforce and enhance the concept of the hospital campus.
9. The hospital district's location within the Laguna Ridge Town Center creates an opportunity for "center piece" architecture. Buildings shall reflect high quality design and incorporate materials and finishes that are appropriate to landmark buildings.

10. Significant architectural building facades shall face Elk Grove Boulevard and Wymark Drive. Close attention should also be paid to the interface of landscaping and architecture between the mixed-use districts and the hospital district as well as the structures facing Civic Center Drive.
11. Future parking garage structures facing Civic Center Drive shall be architecturally compatible with the main hospital buildings and shall minimize the impacts of vehicle visibility.
12. Wells and pump stations located in the hospital district shall be screened by a combination of architectural and landscape elements and shall be compatible with the balance of the hospital grounds.

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Section D: Central Mixed-Use District

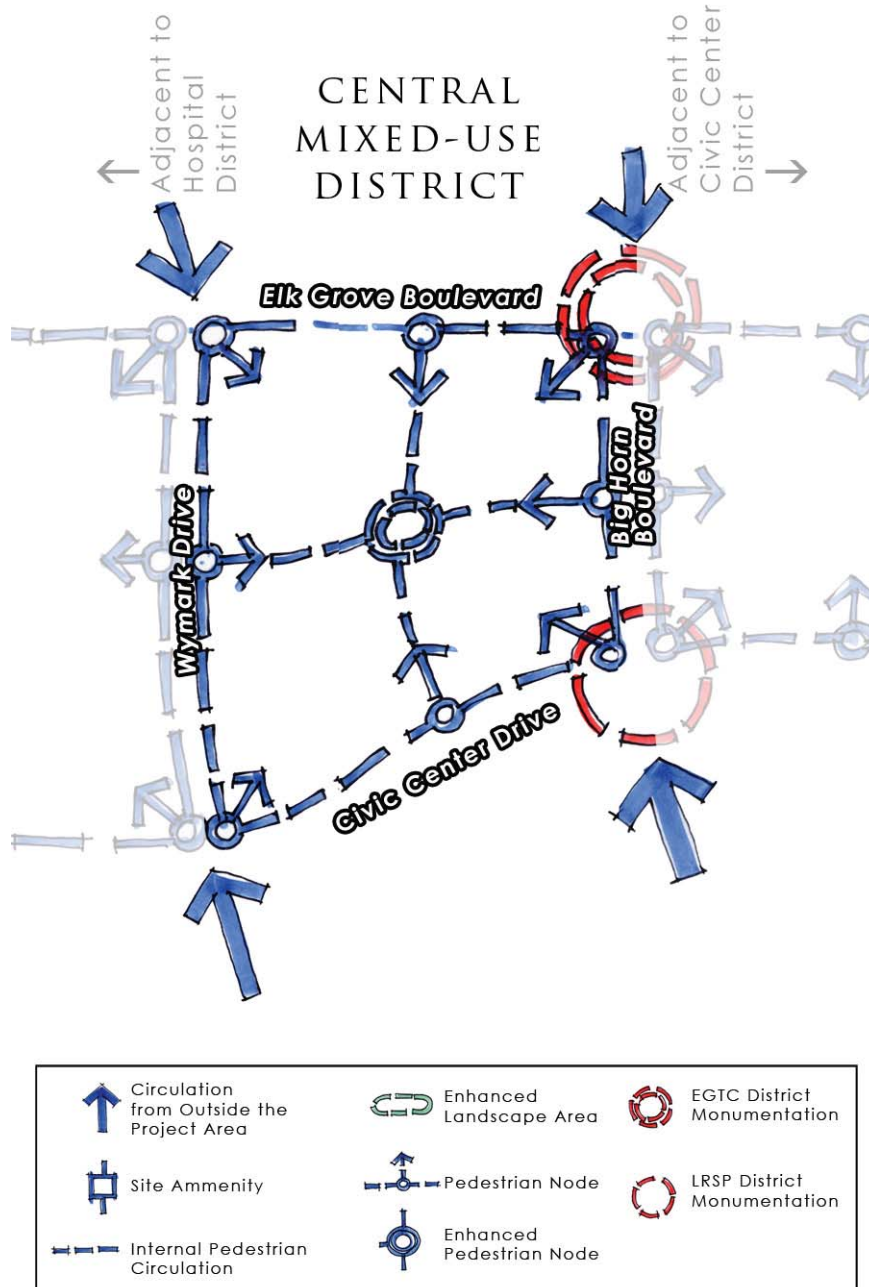


Figure D-1. Enlarged Central Mixed-Use District Diagram.

D.1. Guiding Principles

D.1.1 Mixed-Use Center

1. Use landscaping and other treatments to minimize the visual impacts of large retail parking fields.
2. Provide four-sided architecture at all street facing pad buildings and eliminate and/or reduce visual effects of utility areas facing streets to the greatest extent possible.
3. Provide easily accessible pedestrian connections from the surrounding Elk Grove Boulevard, Wymark Drive, Big Horn Drive, and Civic Center Drive pedestrian systems.
4. Provide a shared landscape and pedestrian area between the high density residential and mixed-use areas within the central mixed-use district.
5. The central mixed-use district shall provide at least one major plaza or courtyard not adjacent to streets or roads. This plaza shall serve as an activity core that provides a destination that can be separate from vehicular traffic and noise.
6. The central mixed-use district shall coordinate the design of the eastern edge of the district with the City of Elk Grove's Civic Center located in the civic center district to the east. The coordination should include pedestrian and visual corridor considerations.
7. Provide landscape and/or architectural screening of loading and utility areas at all mixed-use buildings.
8. Utilize raised crosswalks, textured paving, decorative bollards, and/or other features to enhance the safety and aesthetic appearance of pedestrian crossings throughout the mixed-use district.
9. The central mixed-use district shall be designed to be highly walkable to provide for a vibrant, active town center core.

10. To the greatest extent possible, parking fields should be screened to minimize the visual impacts of vehicles.
11. Buildings designed along the Elk Grove Boulevard, Big Horn Boulevard, and Wymark Drive shall include four-sided architecture.
12. Wells located in the mixed-use district shall be screened by a combination of architectural and landscape elements and shall be compatible with the balance of the mixed-use site.
13. Incorporate district monumentation at the intersection of Civic Center Drive and Big Horn Boulevard (Refer to the Laguna Ridge Design Guidelines).
14. Incorporate primary project monumentation at Elk Grove Boulevard and Big Horn Boulevard consistent with the Laguna Ridge Design Guidelines.

D.1.2 High Density Residential

1. The common area between the high density residential and other uses in the central mixed-use district shall be designed to encourage an integration of uses and promote pedestrian circulation through the project.
2. The high density residential development shall not be surrounded by walls or fences and shall include architectural facades facing Civic Center Drive, Wymark Drive and Big Horn Boulevard as well as the mixed use development to the north.
3. The high density residential development shall be connected to the pedestrian system on Civic Center Drive, Big Horn Boulevard and Wymark Drive and shall allow transparent pedestrian access to the mixed-use portion of the district.

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Section E: Civic Center District

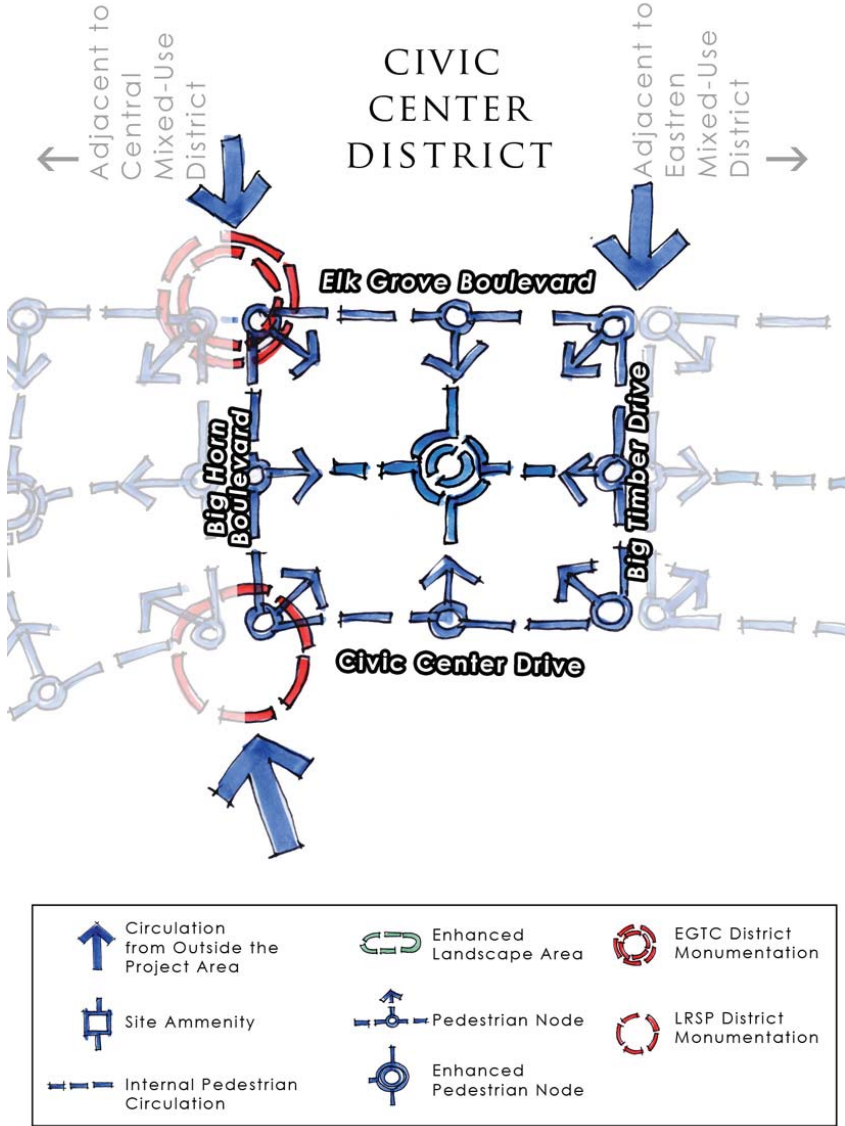


Figure E-1. Enlarged Civic Center District Diagram.

E.1. Guiding Principles

1. The City of Elk Grove's future Civic Center is located in the civic center district. To the greatest extent possible the surrounding districts shall provide both visual and pedestrian connectivity to the site to allow flexibility for the eventual design and build-out of the Civic Center.
2. Incorporate primary project monumentation at Elk Grove Boulevard and Bruceville Road consistent with the Laguna Ridge Design Guidelines.



Section F: Eastern Mixed-Use District

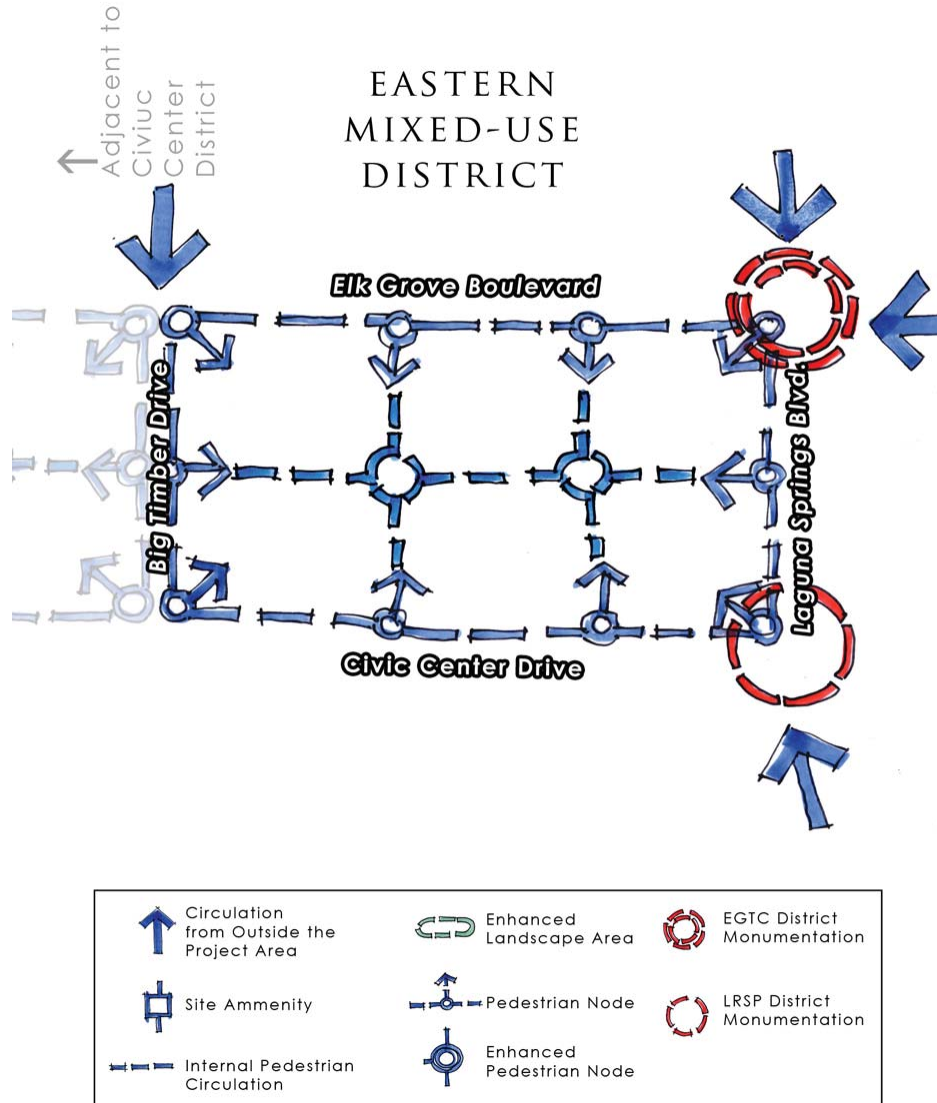


Figure F-1. Enlarged Eastern Mixed-Use District Diagram.

F.1. Guiding Principles

F.1.1 Mixed-Use Center

1. Use landscaping and other treatments to minimize the visual impacts of large retail parking fields.
2. Provide four-sided architecture at all street facing pad buildings and eliminate and/or reduce visual effects of utility area facing streets to the greatest extent possible.
3. Provide easily accessible pedestrian connections from the surrounding Elk Grove Boulevard, Wymark Drive, Big Timber Drive, Civic Center Drive, and Laguna Springs Boulevard pedestrian systems.
4. Provide a shared landscape and pedestrian area between the high density residential and mixed-use areas within the eastern mixed-use district.
5. The design of the western edge of the eastern mixed-use district shall coordinate with the civic center district to the west. The coordination should include pedestrian and visual corridor considerations.
6. Provide landscape and/or architectural screening of loading and utility areas at all mixed-use buildings.
7. Utilize raised crosswalks, textured paving, decorative bollards, and/or other features to enhance the safety and aesthetic appearance of pedestrian crossings throughout the eastern mixed-use district.
8. Provide landscape screening of the loading areas at the rear of proposed large format retail buildings. The design of the landscape screening shall consider and appropriately address the residential development to the south.
9. The loading areas of proposed large format retail buildings shall receive the same level of architectural detail as the front façade of the buildings to minimize the visual impacts of the utility areas of the

structure.

10. Utilize raised crosswalks, textured paving, decorative bollards, and/or other features to enhance the safety and aesthetic appearance of pedestrian crossings throughout the commercial district.
11. Create opportunities for plazas and/or expanded landscape areas along building frontages to soften and reduce the scale of the large format retail buildings.
12. Provide wide walkways (6'-10' in width) with enhanced landscape, trellis, seat walls, benches, kiosk and/or other site amenities throughout the parking fields. There should be a minimum of two (2) north-south connections from Elk Grove Boulevard as well as from Civic Center Drive and one (1) connection from Big Timber Drive as well as from Laguna Springs Drive.
13. The eastern mixed-use district shall be designed to be highly walkable and provide for a vibrant and active district within the town center.
14. To the greatest extent possible, parking fields should be screened to minimize the visual impacts of vehicles.
15. Incorporate district monumentation at the intersection of Civic Center Drive and Laguna Springs Drive (refer to the Laguna Ridge Design Guidelines)
16. Incorporate primary project monumentation at Elk Grove Boulevard and Laguna Springs Drive consistent with the Laguna Ridge Design Guidelines.

F.1.2 High Density Residential

1. The common area between the high density residential and the other uses in the eastern mixed-use district shall be designed to encourage an integration of uses and promote pedestrian circulation through the project.
2. The high density residential development shall not be fully surrounded by walls or fences and shall include architectural facades facing Civic Center Drive, Big Timber Drive, and Laguna Springs Boulevard as well as the mixed-use development to the north.
3. The high density residential development shall be connected to the pedestrian system on Civic Center Drive, Big Timber Drive, and Laguna Springs Boulevard and shall allow transparent pedestrian access to the mixed-use portion of the district.



Section G: General Development Guidelines



G.1. Commercial Buildings

More traditional anchor and sub-anchor buildings should be designed to be compatible with the town center concept and reflect the character and richness of the homes, parks, landscape, and monumentation of the Laguna Ridge community and greater Elk Grove surrounding area. Although it is recognized that there are certain elements of signage and corporate identity that are inherent to most anchor tenants, building design should incorporate a variety of scale, massing, materials, and colors. It is important to divide anchor and large sub-anchor buildings into separate and distinct elements. Areas of the building should be divided into forms using basic architectural techniques: varying color, scale, and material to avoid the “mega-store” appearance that is predominately found in these types of buildings.

G.1.1. Aesthetic Character

G.1.1.1 Facades and Exterior Walls

- Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.
- Facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.



G.1.1.2 Detail Features

All visible building walls must include architectural patterns than includes no less than three (3) of the following elements:

- Color change
- Texture change
- Material change
- An expression of architecture or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib.
- Note: At least two (2) of the first three elements listed above (color, texture, and material) shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

G.1.1.4 Roofs

Roofs shall have no less than two (2) of the following features:

- Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment.
- Overhanging eaves, extending no less than three (3) feet past the supporting walls.
- Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run.
- Three (3) or more roof slope planes.

G.1.1.5 Materials and Colors

- Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, other native stone (natural or engineered) and tinted/textured concrete masonry units. Materials such as smooth-faced concrete and steel panels are appropriate if consistent with architectural style and design.
- Facades shall utilize a rich color palette
- Colors should be consistent, while giving distinction and individuality to different buildings and tenants. A rich color palette is encouraged, without being garish or obtrusive. Colors should be used to enhance the town center and bring together the materials used throughout the project and as a complement to stone, concrete, wood, fabrics and other materials.
- Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
- Exterior building materials shall not include smooth-faced concrete block or prefabricated steel panels.



G.1.1.6 Entryways

Each large retail establishment on a site shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:

- Canopies or porticos
- Overhangs
- Recesses/projections
- Arcades
- Raised corniced parapets over the door
- Gable roof forms

- Arches
- Outdoor patios
- Display windows
- Architectural details, such as tile work and moldings, which are integrated into the building structure and design.
- Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.



Where additional stores will be located in the large retail establishment, each such store shall have at least one (1) exterior customer entrance, which shall conform to the above requirements.

At least two (2) sides of a large retail establishment shall feature customer entrances. The two (2) required sides shall be those planned to have the highest level of public pedestrian activity, and one (1) of the sides shall be that which most directly faces a street with pedestrian access. The other of the two (2) sides may face a second street with pedestrian access, and/or a main parking lot area. All entrances shall be architecturally prominent and clearly visible from the abutting public street. Projects will be reviewed on a case by case basis and high quality design can warrant approval of a single prominent corner entrance.

G.1.1.7 Rear Elevations

Rear and side elevations visible from roadways or public areas shall receive appropriate treatment, with design, rooflines and materials compatible with the front elevation in appearance and



quality. (Refer to section F.1.1.2)

G.1.1.8 Small Retail Stores

At smaller stores that occupy less than twenty-five thousand (25,000) square feet of gross floor area, with separate, exterior customer entrances, the street level facade of such stores shall incorporate, at a minimum, glazing/glass/windows between the height of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade of such additional stores. Full height glass is acceptable provided internal unfinished ceiling spaces are not visible. Unfinished wall ends terminating at glass are not permissible.



G.2. Site Planning

G.2.1 Pedestrian Circulation

Wide, continuous internal pedestrian walkways (6'-10' in width) shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large retail establishments on the site. Varying widths may be determined acceptable if modification improves or enhances the design of pedestrian circulation. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall



feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than fifty (50) percent of the length of the walkway. These internal pedestrian walkways shall provide weather protection features such as awnings or arcades within thirty (30) feet of all customer entrances.

Wide sidewalks (6'-10' in width), shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Varying widths may be determined acceptable if modification improves or enhances the design of pedestrian circulation. Such sidewalks shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.

All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or stamped concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

G.2.2 Central Features and Community Space

Each retail establishment shall contribute to the establishment or enhancements of community and public spaces by providing deliberately shaped areas and/or focal features or amenities that adequately enhance the pedestrian experience.

At least two (2) of the following must be provided:

- Patio/seating area
- Pedestrian plaza with benches
- Kiosk area
- Water feature



Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

G.3. Edge Patterns

Transition areas between two uses or districts must be given careful consideration through special landscape treatments and pedestrian nodes. Property lines should not be perceived, so that even if adjacent districts have different owners, there is a seamless transition between uses.

G.4. Signage

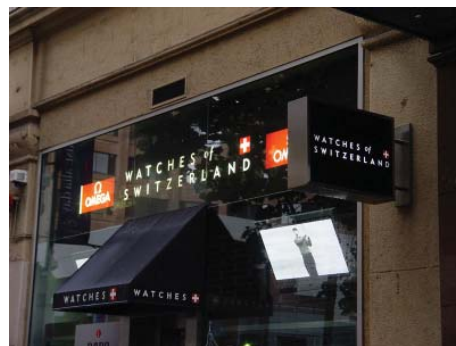
Tenants are encouraged to combine a variety of materials, lighting methods, colors, typestyles, and graphic elements for unique storefront signage.

Signage materials can include:

- Dimensional geometric shapes in various colors and textures
- Painted metal
- Screens, grids, or mesh
- Etched or brushed metal
- Dimensional letter forms with seamless edge treatments
- Glass

Sign Types can include:

- Primary building-mounted signs
- Blade signs
- Wall plaque
- Inlaid Entry Vestibule Floor Sign
- Marquees



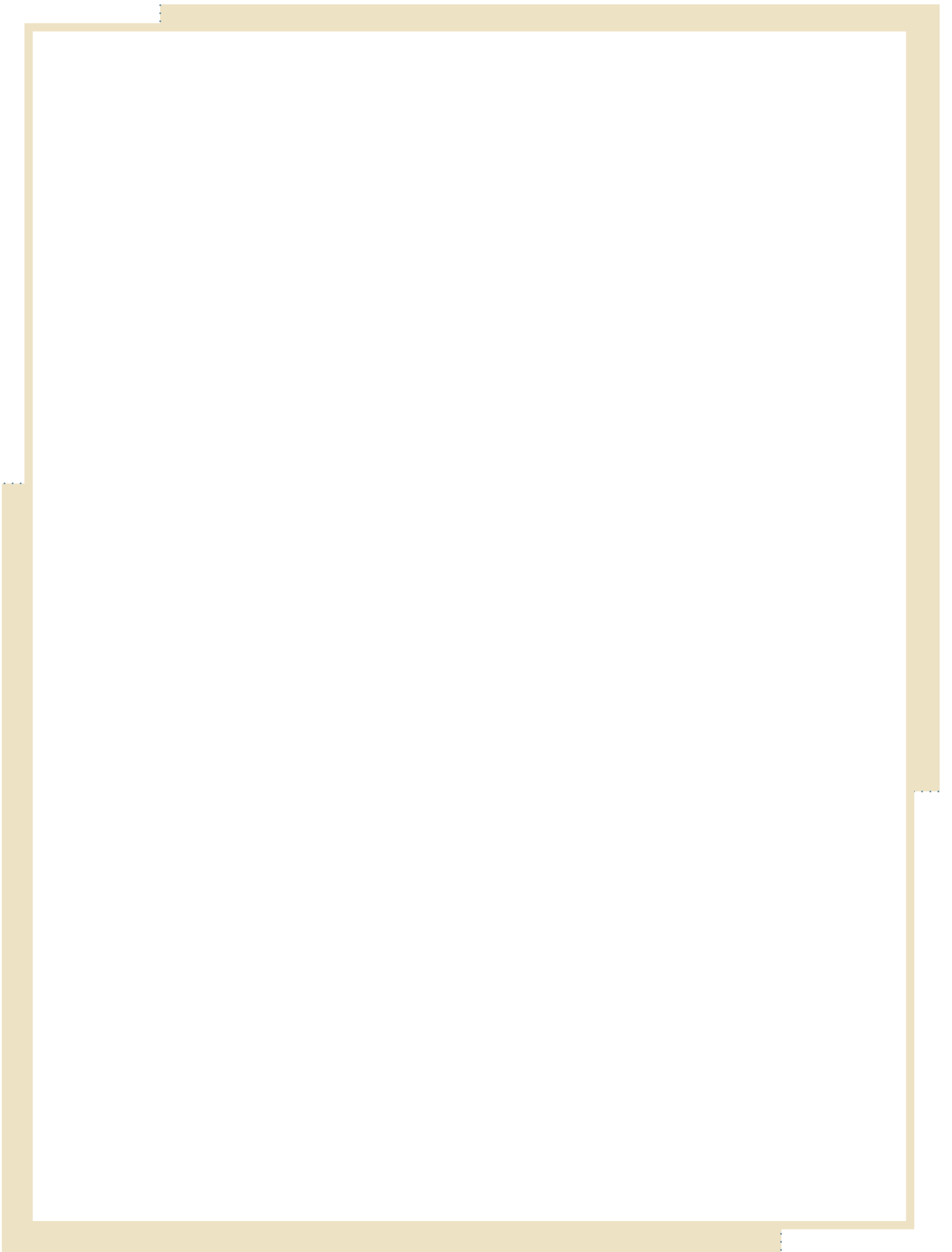
When the tenant occupies a corner store location and there is a corner entry/architectural feature, tenant must locate primary identity over the corner entry.

Developer is required to establish and submit a uniform signage program for approval through the City of Elk Grove. Refer to Elk Grove Design Guidelines Section 5B.2.14 (Page 148).

G.5. Residential Buildings

The high density residential areas of the Elk Grove Town Center plan are adjacent to commercial, office and retail uses. The intent of the town center plan is to play to this urban character to enhance the vitality and activity level of the entire Town Center plan. To this end, the high density residential areas shall take on a more urban character to act as a transition from the town center core generally to the north and the more traditional neighborhood densities to the south. Developers and architects are encouraged to propose innovative design and density solutions to create unique urban communities that are walkable and connected to the urban fabric of the Elk Grove Town Center.





ELK GROVE TOWN CENTER DESIGN GUIDELINES



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