

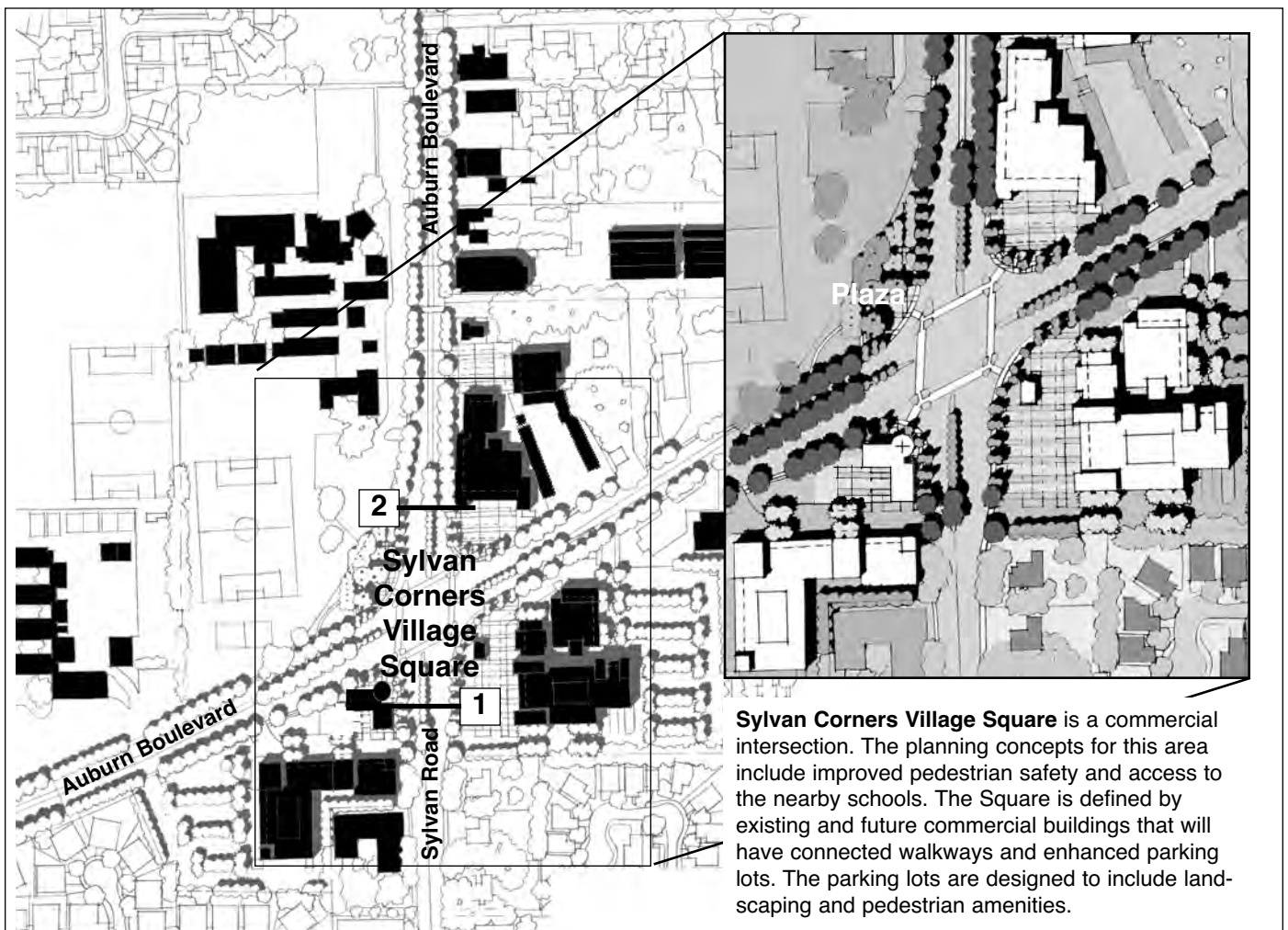
4.5 Sylvan Corners Village Square District

Sylvan Corners has traditionally been a social and civic focal point as the southern gateway intersection to Auburn Boulevard's commercial corridor. It is a historic place that provides the community with a "cultural memory." The Boulevard Plan incorporates concepts and strategies in the Sylvan Corners Redevelopment Concept Plan, which was accepted by the City Council in 2001, bringing a "village square" focus to the intersection and emerging commercial and institutional uses. Sylvan Corners' revitalization success and improved image can serve as a catalyst for the revitalization of Auburn Boulevard's other three districts.

The following guidelines are for the Sylvan Corners Village Square District. These guidelines provide the qualitative requirements for public and private investment in this area.



*Above:
This sketch shows the transformation of Sylvan Corners. Renovated buildings, streetscaping, and enhanced pedestrian connections are completed (June 2004).*



Sylvan Corners Village Square is a commercial intersection. The planning concepts for this area include improved pedestrian safety and access to the nearby schools. The Square is defined by existing and future commercial buildings that will have connected walkways and enhanced parking lots. The parking lots are designed to include landscaping and pedestrian amenities.

Design Guidelines



*Below:
Streetscaping in Sylvan Corners Village Square will help transform the district. Shade, connected sidewalks, and other pedestrian amenities will support the shopping and recreational experience at the Corners.*

4.5.1 Sylvan Corners Village Square Site Planning Guidelines

New investment in Sylvan Corners Village Square shall support the goal of creating a pedestrian district around a busy intersection. The scale of streetscape elements shall reflect the detail that can be enjoyed at a pedestrian's pace.

Sylvan Corners Village Square District Objectives

Renovated and new development shall contribute to the implementation of The Boulevard Plan and Sylvan Redevelopment Concept Plan urban design concepts.

- Sylvan Corners Village Square is to be a pedestrian hub and “village square” for Citrus Heights’s oldest commercial and institutional center. Renovated and new commercial and institutional projects shall be designed to reinforce this overall planning and design objective for Sylvan Corners Village Square.
- Renovated and new buildings shall be planned and designed so that the site plan and shape of buildings contribute to the district’s identity and urban design concepts. This includes orientation of buildings, composition of roof forms, and architectural treatments to shape the “village square.”
- The frontage of Auburn Boulevard and connecting side streets shall be enhanced by the design of commercial buildings. They shall improve streetscape, building edge and land use continuity.
- Building and parking setbacks shall be designed as an extension of the urban design concept for Sylvan Corners that emphasizes creating and activating a “village square”. This includes the depth, edge treatment, pedestrian facilities, and landscaping of setback areas in and around the

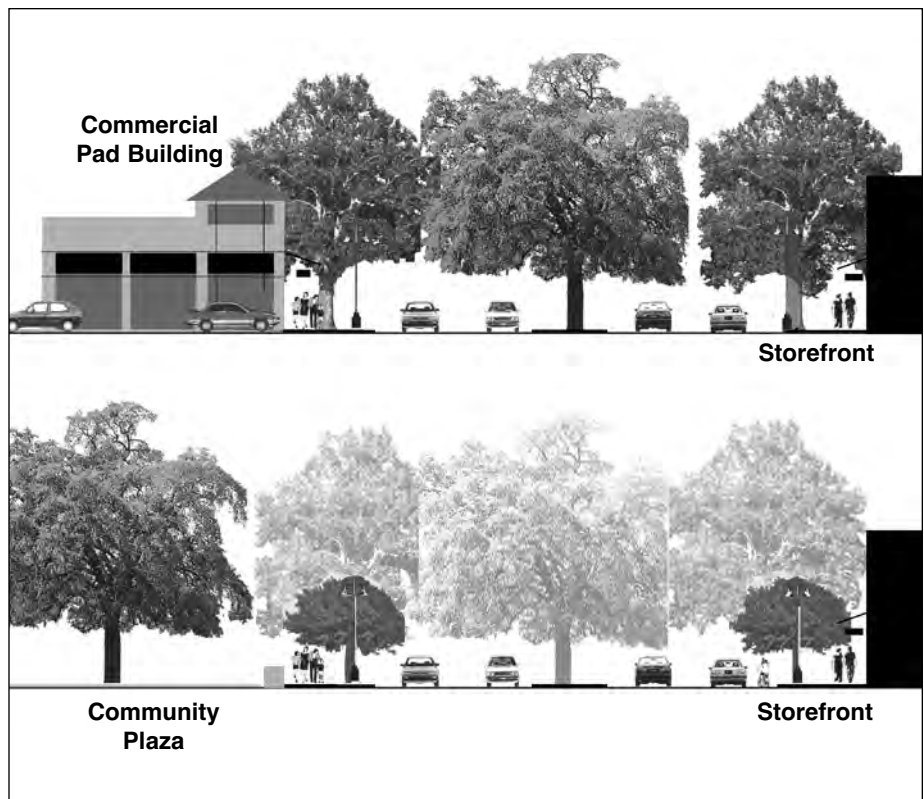
Street Sections

1. Auburn Boulevard: Storefront and Parking Lot

- 88'-94' ROW
- Walking edge along street and “village square” parking areas
- Median planting—large canopy trees
- 5' setback for new commercial
- 1-2 stories
- Ground floor commercial

2. Auburn Boulevard: Park and Storefront

- 94' ROW
- Park edge at intersection
- Storefront edge
- Pedestrian walking to park and along storefronts
- Accent trees and shrubs screening parking around intersection
- 5' setback for new commercial
- 1-2 stories



Street Sections

square.

- Renovated and new commercial buildings shall have signage and graphic identity concepts that support both project and district planning and economic objectives.

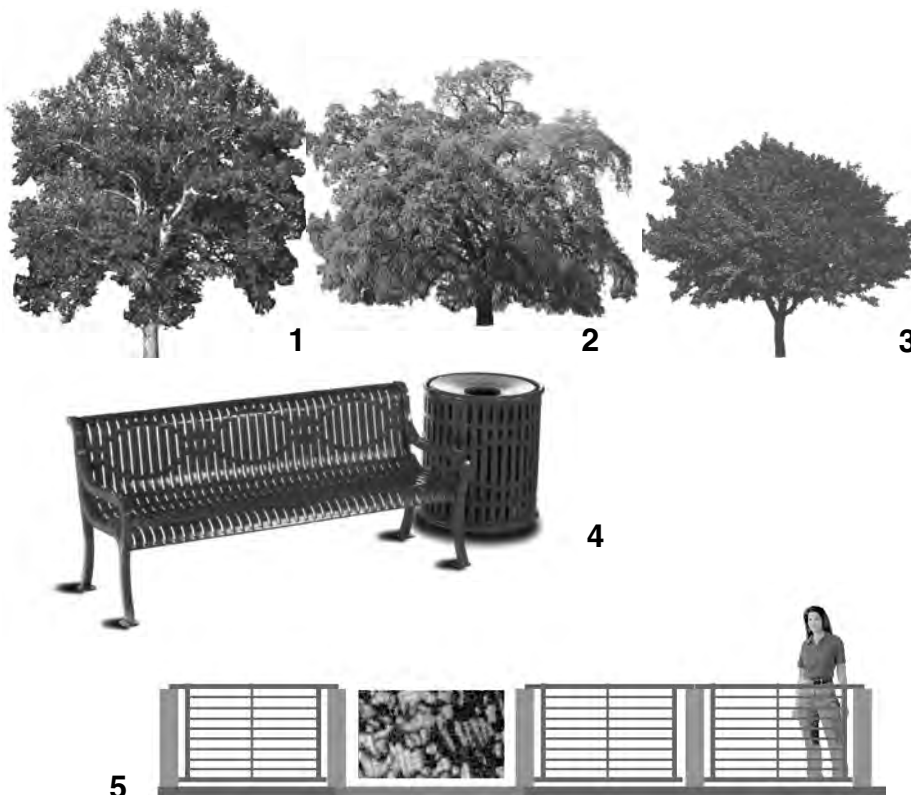
Sylvan Corners Village Square Roadway and Streetscape

All streetscape and landscape shall contribute to the identity of Sylvan Corners Village Square. Public and private landscape shall use similar paving, furniture, signage, lighting designs and colors.

- Renovated and new buildings shall have an interconnected system of roadways, pedestrian walks and sidewalks. This system shall connect to the district and neighborhood.
- Buildings and site design shall contribute to the district's overall landscape and streetscape concept plan. The plan shall reinforce the placemaking, connections, and shopping environment objectives for the project and district.
- Projects shall be part of the Sylvan Corners Village Square overall street lighting and furniture concept plan. The plan identifies the types and location of lighting fixtures and furniture. The lighting and furniture shall be coordinated with the district's design "family" that complements site and architectural concepts.
- Roadway and street design shall support pedestrian connections and safety in Sylvan Corners Village Square. This includes changing paving materials in parking areas, walkway and sidewalk connections, and streetscapes.



Above:
A combination of fencing and landscaping are to be used to screen parking lots.



Tree List

1. Auburn Blvd. Street Tree:

London Plane Tree, Ht. 40'-80', Sp. 30'-40'. Deciduous.

2. Median :

Valley Oak, Ht. 50'-70', Sp. 50'-60'. Deciduous, Fall color.

3. Accent Street Tree:

Cherry Plumb, Ht. 18', Sp. 12'. Deciduous. Purple foliage.

4. Trash Receptacle and Bench

5. Parking Screen Fence and Shrubs

Streetscape Pallet

Design Guidelines

Sylvan Corners Village Square Building Setbacks and Alignments

New buildings in the Sylvan Corners Village Square District shall have setbacks that support streetscape, circulation and image objectives for the district.

- New buildings shall align their edges to shape and activate the “village square” central space and streetscapes.
- Buildings shall be sited and designed to reinforce the pedestrian experience. Building edges shall be transparent and provide a visually interesting, pedestrian-scaled shopping experience.
- Building setbacks shall contribute to overall streetscape concepts for the district. The setbacks shall be sized to support the size and spacing of trees and the visual continuity of the district.
- When necessary, setbacks shall provide for landscape screening of parking and loading areas. This could include trees, shrubs, or trellis.



Above:

This commercial center adds spatial variety to the shopping edge by adding periodic arcade bay elements as part of the facade design.

Sylvan Corners Village Square Building Edges and Storefronts

Building edges and storefronts shall be planned and designed to be an integral part of Sylvan Corner's pedestrian system.

- Building edges shall contribute to a safe, comfortable and interesting

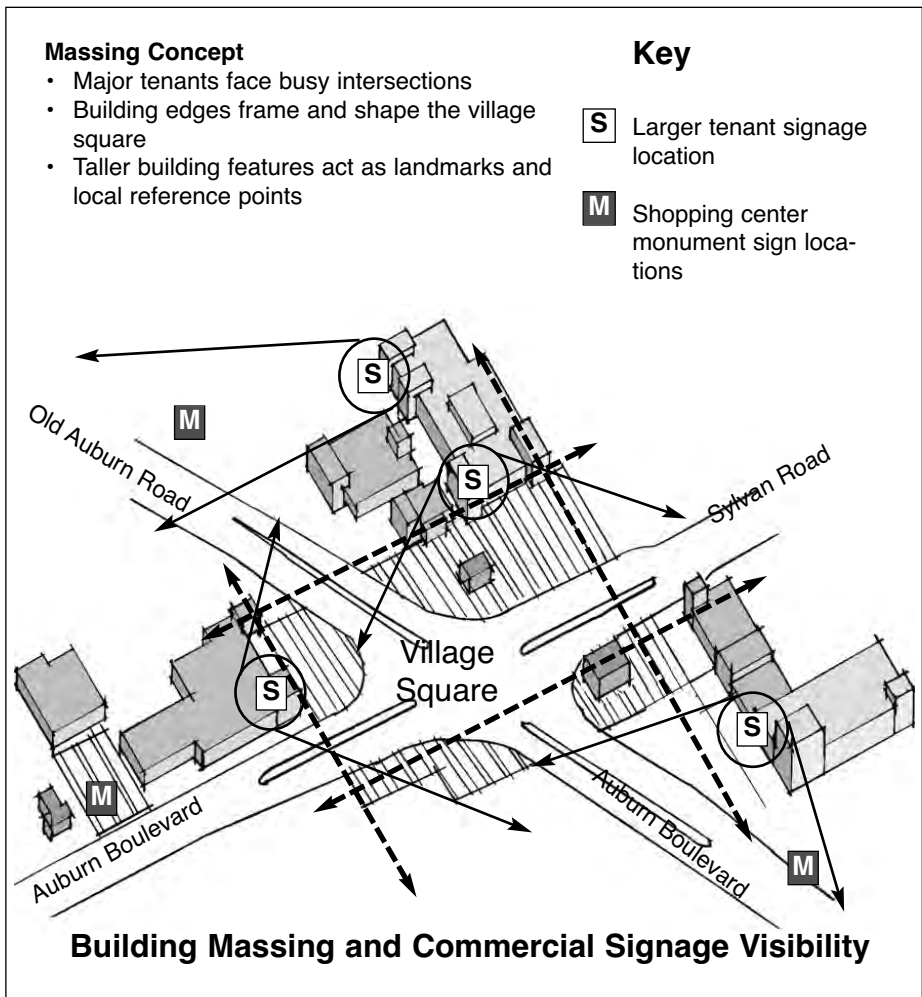
Right:

This diagram illustrates the massing concept's composition of architectural form, visual connections, and visibility of larger tenant building signage and shopping center monument signage.



Above:

This small urban market includes extensive use of glass facing the street and parking lot. The market also includes outdoor seating. The building becomes an active beacon for the district.



pedestrian shopping experience. At least eight (8) feet of unobstructed sidewalk width shall be provided along storefront edges.

- Display windows shall comprise at least 40 percent of the width of the facade that faces a public street. Large blank walls are unacceptable.
- New and renovated buildings shall have a clearly understood system of connected storefronts and entries. Sidewalks, streetscape and building edges shall be designed in a coordinated fashion.
- Building edges and storefronts shall be designed to reflect both auto-oriented and pedestrian-oriented merchandising needs of the tenants and district. Pedestrian comfort shall not be sacrificed by an auto-oriented design approach.
- Corner and mid-block pad buildings shall be oriented toward the street. Drive-thru windows and parking shall not isolate the building from the sidewalk or connecting walkways.

Sylvan Corners Village Square Parking Lots and Driveways

Sylvan Corner's sites shall be interconnected. Parking, driveways, sidewalks and storefront areas shall be continuous.

- New projects shall be planned to reduce the number of curb cuts and driveways. Projects shall share driveways and parking access with adja-



Above:

This commercial center has a variety of roof and facade articulations that reduce the visual scale of the anchor store and provide individual identity for smaller tenants.

Commercial Pad Buildings

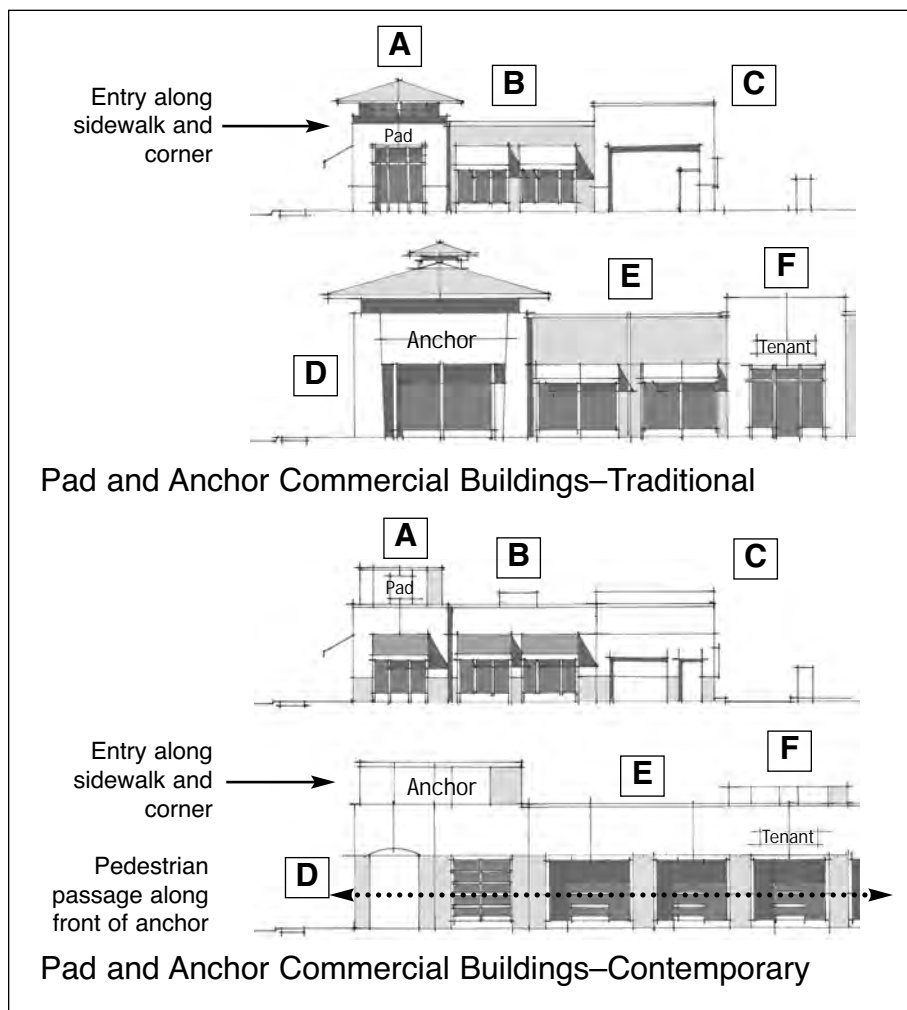
- A. Corner massing and roof feature at intersections
- B. Transparent storefronts and awnings along sidewalks and walking routes
- C. Drive-thru access located to rear of site away from sidewalk

Commercial Anchor Buildings

- D. Two-story entries oriented toward corners and pedestrian routes
- E. Storefronts located along walking edges of anchor stores
- F. Inline shops should be expressed with their own parapet, roof element and/or elevation design

Below:

Corner commercial building



Design Guidelines

cent sites to provide an interconnected system of auto and service access points.

- Distinctive patterns and color paving in parking lots identified by the Plan and the Redevelopment Concept Plan shall be included in the Village Square.
- Parking lots and sidewalks in the Village Square shall use accent banding of stained or colored paving (other lots can use asphalt paving). The banding shall organize planting and lighting patterns from street edge to storefronts. Control joints shall align with storefront mullions and doorways. Village Square parking lots shall include a six (6)-foot planting strip along sidewalks in back of a low ornamental fence. Landscaping in Village Square parking lots shall have different shade requirements than other lots because of their open plaza-like design.
- Parking lots, other than those in the Village Square, shall include shade trees. These shall be planted at a ratio of not less than one (1) shade tree per six (6) parking spaces. These parking lots shall include landscaped screening by shrubs.

Sylvan Corners Village Square Landscaping

The streetscape guidelines identify canopy and ornamental trees to be used in streets, parking lots, and driveways.

- Trees and shrubs have been identified as part of the first phase of the Auburn Boulevard roadway project.
- Landscaping shall create shade and provide softscape areas in place of paving. All site areas not covered by structures, walkways, driveways and parking shall be landscaped.
- New projects shall use landscaping to reinforce overall site and architectural design concepts for Sylvan Corners Village Square. This includes a hierarchy of canopy trees, accent/flowering trees, shrubs and groundcover. Generally, drought tolerant planting shall be used. Irrigated planting shall be used strategically where a small amount of color and character can make the best contribution to the project.
- Special hardscape, such as pavers, stained concrete, and stone, shall be used to identify pathways and gathering places in Sylvan Corners Village Square.
- Landscaping shall be used to enhance and soften screening of loading and parking areas. It shall also be used to help frame views and edges.
- Landscaping shall include locations and infrastructure support (i.e., lighting, power, water, etc.).



*Above:
The Village Square should be designed
as a destination for the surrounding
community. Pedestrian amenities
should provide a comfortable and social
place.*

Sylvan Corners Village Square Integrating Transit

New and renovated commercial projects shall be clearly connected to transit services. Sidewalks shall provide direct access to transit stops. Special considerations for patrons, such as shopping cart storage near bus stops, shall be taken into account.

- Transit stops shall be conveniently and centrally located. They shall be easy to find and collocated with commercial services and amenities.
- Transit stops and connecting pedestrian routes shall be well lit and visible.
- Bicycle parking shall be designed into the site plan of every project.

Sylvan Corners Village Square Transition to Residential Areas

Projects in Sylvan Corners Village Square shall be designed to reduce the visual, noise, and use impacts on adjacent residential areas.

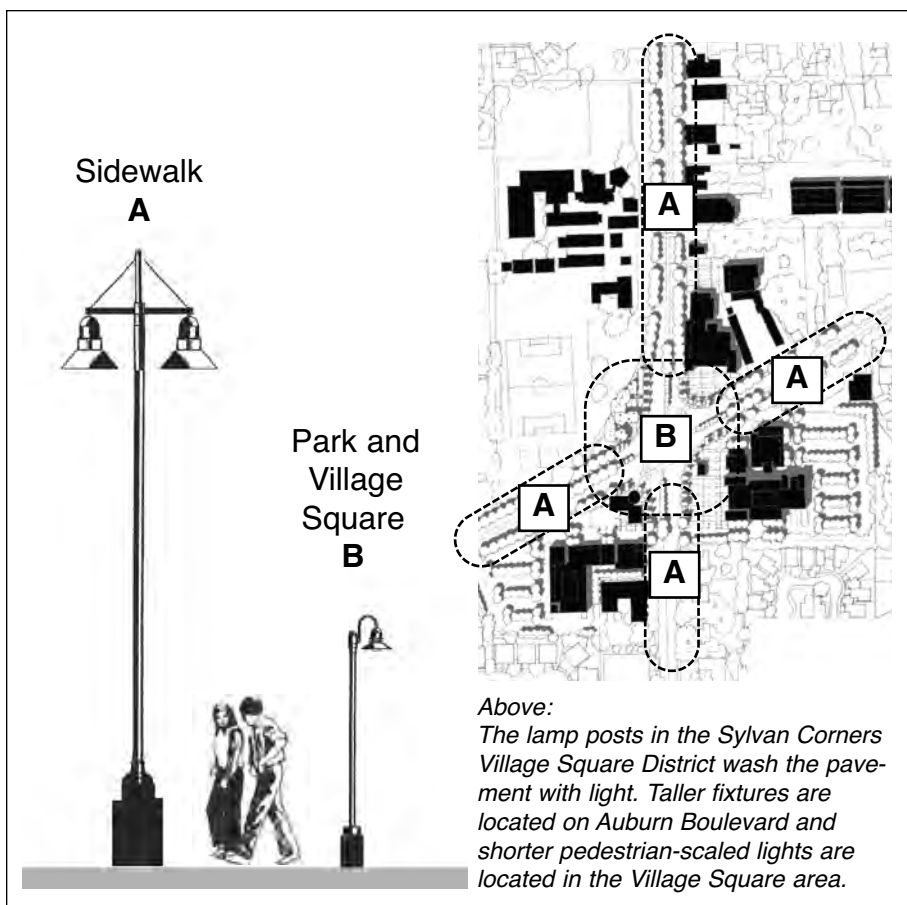
- New and renovated commercial projects shall enhance the connections to the Village Square. They shall provide streetscape, sidewalks, building setback and storefront design that link residential streets to Auburn Boulevard. Residents shall be able to walk a direct route from their homes to commercial center stores without traversing parking lots.
- New and renovated commercial projects shall provide a landscape plan that supports the design and pedestrian access objectives for contiguous residential streets.
- New projects shall acknowledge the scale and proximity of adjacent residential neighborhoods by reducing building height, increasing setbacks, orientating buildings toward the street.
- Placing loading and service areas adjacent to residential areas is discouraged. Site circulation and placement of loading areas shall be incorporated into the project so that it is screened and held back from residential areas. Where screening walls are required, they shall be designed as a natural extension of the architectural and landscaping concepts for the project.

4.5.2 Sylvan Corners Village Square Architectural Design Guidelines

All projects shall contribute to the identity and composition of design elements of Sylvan Corners Village Square. The design of buildings shall shape public spaces, shopping edges and views.



*Above:
This commercial center has a seating and small park area that provides an attractive focal point.*



Design Guidelines

Sylvan Corners Village Square Building Form and Massing

New buildings and renovation of existing buildings in Sylvan Corners Village Square shall support the goal of creating a pedestrian district.

- Anchor stores shall be visible landmarks. Their design shall be original and respond to site and design objectives for Sylvan Corners Village Square.
- The scale and massing of new development shall acknowledge the economic development strategies and image objectives for Sylvan Corners Village Square.
- New projects shall complement the cadence and scale of traditional storefront buildings.
- Projects shall create spatial and physical connections between developments.
- New projects shall connect retail storefront areas with an appropriate scale and architectural treatment.
- New projects shall shape Sylvan Corners Village Square's public streets and places.
- New projects shall use roof forms and storefront windows that are commercial in nature (i.e., flat roofs and transparent storefronts).



Above:

These neighborhood commercial centers provide a casual place for the community to gather. Sylvan Corners Village Square is to provide this type of opportunity. Outdoor dining and places to sit are encouraged.

Sylvan Corners Village Square Architectural Features

New development shall emulate the architectural elements of traditional pedestrian shopping districts.

- Franchise architecture, such as pseudo-historic styles or “trademark” roof shapes, which sacrifice the integrity of a project or district to promote a single tenant, is strongly discouraged.
- The design of renovated and new commercial projects shall employ architectural concepts that have a unifying forms, design elements, details and materials. All facades of buildings shall draw on the same vocabulary of forms, detail and materials.
- Integrated base wainscoting, cornices, canopies, awnings, brackets and other design features that add a finer grain of detail and design are encouraged.
- New and renovated buildings shall have visually accessible retail at street level. Storefronts shall be transparent (no dark or reflective glass).
- Projects shall have facades with a vertical scale and cadence that replicate pedestrian-oriented storefront buildings.
- Building facades shall possess a hierarchy of horizontal and vertical expression. (Simple relentless grids or “eggcrate” fenestration is unacceptable.)
- Storefront design shall have a total design concept that unifies storefront elements (e.g., signage, graphics, awnings, etc.).

Sylvan Corners Village Square Materials and Colors

Selection of materials and finishes for new and commercial renovation projects shall be of high quality and reinforce overall image and massing concepts for Sylvan Corners Village Square.

- Architectural materials shall convey an image of quality and durability. Certain materials have an inherently inexpensive, insubstantial, or garish quality. These materials shall not be used in new construction or renovation:

- *Roofing materials—composite shingles, glazed or painted tiles, highly reflective metal or other sheet material*
- *Wall materials—vinyl, metal, T-111, masonite, plywood or other sheet materials*
- Materials shall reinforce and enhance architectural concepts.
- Visible roofs shall be clad in clay or concrete tile.
- Walls shall be clad in plaster, brick, tile or wood. Wood or hardboard siding shall shiplap or board and batten.
- Shiplap shall be installed so there are no visible joints and board and batten installed without visible joints of underlying board material.
- Accent materials may include stone, anodized or thermoacrylic materials, or wood with a minimum nominal dimension of two (2) inches.
- Faux-styles are discouraged. When buildings are designed with obvious references to a period style, materials shall be consistent with that period or style.
- Loud colors, materials and signs are discouraged.
- Ground floor storefront display windows shall be clear glass. Windows on upper floors may be lightly tinted, but shall not be reflective.

Sylvan Corners Village Square Lighting

The standards for street, sidewalk and parking area lighting used in commercial parking lots, storefront areas and public roadway areas should be the same as used along Auburn Boulevard.

- Fixture spacing and height shall reflect both functional lighting requirements and the hierarchy and scale of places in Sylvan Corners Village Square.
- Lighting in renovated and new commercial projects shall be limited to levels adequate for public safety.
- Lighting in service areas shall be minimum required for operation, and be designed to minimize visibility of those areas.
- Pedestrian-scaled lighting fixtures are encouraged to help identify and light pedestrian routes.
- Light fixtures shall employ shielding to reduce light sources that are not visible from outside the site.

Sylvan Corners Village Square Service Areas

Service facilities shall be concealed from public view.

- Trash bins and compactors, utility meters, transformers, and other service elements shall be enclosed or otherwise completely concealed from view. Service elements shall be designed as an integral element of commercial project's architecture.
- Services and equipment shall be enclosed or buried, or otherwise concealed from view.
- Roof-mounted equipment shall be concealed by enclosures that are consistent in design with the building roof.

4.5.3 Sylvan Corners Village Square Signage Design Guidelines

The Redevelopment Concept Plan uses a signage package to tie the area together and improve wayfinding.



*Above:
This trash enclosure structure reflects the design of a commercial center. It has similar color, materials and detailing. The enclosure siting faces away from pedestrian pathways and includes landscaping.*

Design Guidelines

Sylvan Corners Village Square District Signage

Streetscape and project level signage shall be part of the overall signage and graphic identity concept for the district.

- The civic plaza on the northwest corner is to have a public art monument that will become a gateway symbol for Auburn Boulevard.
- Sylvan Corners Village Square district entry signs are to be placed in the landscaped medians. These signs will be visible as autos enter the Village Square area.
- Parking lot entry signs shall contribute to the identity of the area. Similar signage shall be placed at the driveways of parking lots.
- Citrus Heights has an extensive banner program. Sylvan Corners Village Square banners would become part of the community-wide effort to celebrate the formation of the City and its individual districts.

Sylvan Corners Village Square Signage for Buildings

Project signage shall embody a whole design concept. This includes graphic identity for tenants, scale appropriate for the size of the building, and type of sign that is architecturally compatible with the building.

- Signs shall have content limited to the tenant's trade name or logo.
- Signs shall be weatherproof and of quality materials. The signage policy would prohibit:
 - Vacuum formed plastic lettering;
 - Translucent box signs;
 - Exposed electrical equipment; and
 - Luminous paper or cardboard.
- Citrus Heights' signage ordinance allows generously sized auto-oriented signage. The Specific Plan and Sylvan Corners Redevelopment Concept encourages more pedestrian-scale tenant signage.
 - Anchors over 50,000 square feet—maximum 60 inches tall, 60 square feet
 - Anchors over 20,000 square feet—maximum 48 inches tall, 48 square feet
 - Shops over 6,000 square feet—maximum 36 inches tall, 30 square feet
 - Shops under 3,000 square feet—maximum 24 inches tall, 16 square feet
 - Pads over 3,000 square feet—maximum 36 inches tall, 30 square feet
 - Pads under 3,000 square feet—maximum 24 inches tall, 16 square feet



Above:
Directional signage is included in the district to identify businesses sharing driveways. The signage is to resemble the parking lots screen fence system.

Sylvan Corners Village Square Temporary Signs

Temporary signs permitted by the City for commercial projects shall be designed to a similar standard as permanent signage reflecting the same overall objectives.

- Temporary "A" frame signs, banners and window signage that do not meet City standards are discouraged.
- Temporary signage shall be designed to reflect the same high graphic and artistic standards as permanent affixed signs.