
URBAN DESIGN

Urban design addresses the general spatial arrangement of activities and objects over an urbanized area. As such, it deals with a wide range of issues, including the visual impact of development, the functional relationship between different land uses, and the compatibility of new development with the existing community and with the natural environment.

Areas which will be particularly sensitive to new development are the canyons and hillsides and areas near the proposed Mission Trails Regional Park. The canyons can help define neighborhoods and provide open space for passive and active recreational uses. Excessive grading or the filling of canyons, on the other hand, may create a monotonous landscape with unattractive and potentially hazardous manufactured slopes. The natural drainage system is destroyed and the threat of erosion and landslides is increased. The Urban Design Element of the General Plan identifies the value of canyons and the grading principles to be used in their development. The Mission Trails Design District applies development controls to areas near the Regional Park. This overlay zone addresses park views, access, sensitive development of hillsides and building design considerations.

GOAL

TO CREATE A FUNCTIONAL, AFFORDABLE, EFFICIENT AND DIVERSE SUBURBAN ENVIRONMENT WHICH IS AESTHETICALLY PLEASING AND SENSITIVE TO THE NATURAL ENVIRONMENT.

OBJECTIVES

- To protect and enhance the physical environment, visual appearance, identity and character of the Tierrasanta community through aesthetic improvements and careful urban design.
- To minimize the impact of development on developable hillsides.
- To provide diverse yet harmonious neighborhoods and housing types.
- To provide a functional community which has maximum linkages between public places, and which promotes social cohesion and civic pride.
- To provide public improvements which enhance the community both functionally and aesthetically.
- To promote the concept of defensible space, whereby opportunity crimes can be reduced in neighborhoods.
- To protect the assets of Mission Trails Regional Park from degradation by surrounding development.
- To encourage water and energy conservation using appropriate design and landscaping techniques.

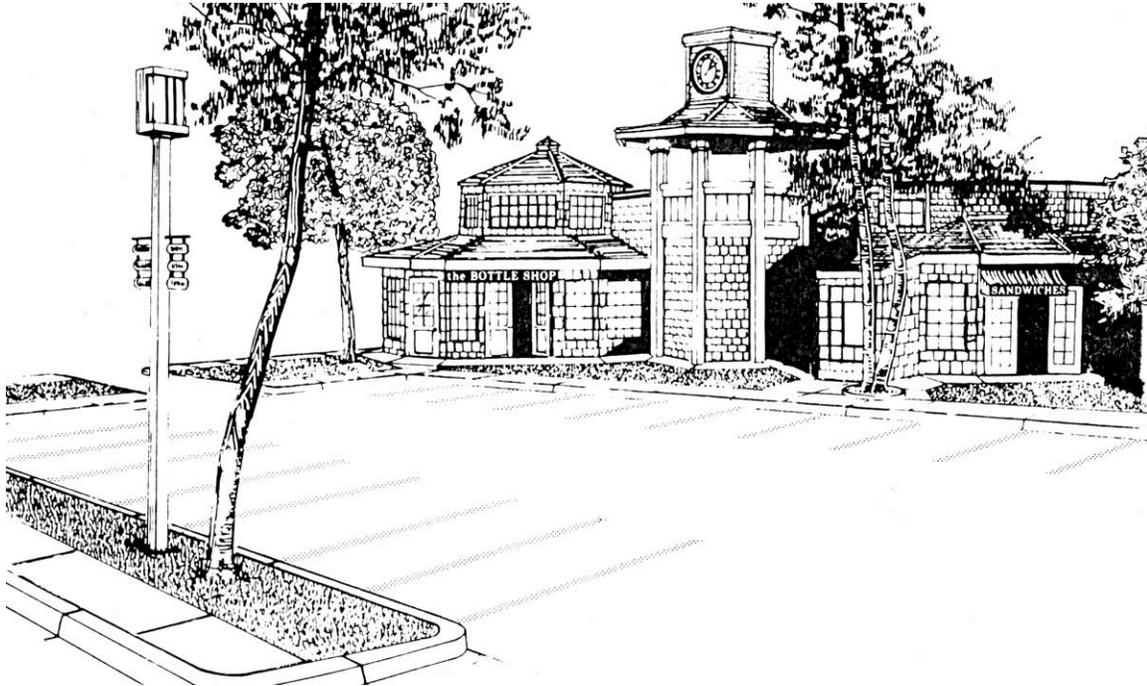
GENERAL PROPOSALS

1. In new developments, repetitious use of identical style and type of dwellings should be avoided.

Larger projects in particular result in greater visual prominence of development. Utilizing a variety of structures can result in a more interesting appearance, and can also produce a wider range of



housing costs. Use of staggered setbacks, various densities, building heights, widths, shapes, orientations, colors and design details should be incorporated. Landscaping can also be utilized to minimize the visual impact of a project.



2. Linear placement of buildings within shopping centers should be avoided. Interesting and compatible shapes of buildings should be encouraged and the square or “box-look” avoided. A variety of colors, materials and textures should be used on building exteriors within the commercial areas. Shopping centers should provide common parking areas for all businesses and those parking areas should be well landscaped with trees and vegetation having low water requirements. Signs should be designed and scaled to complement the overall development. The height, bulk and design of development should be compatible with the surrounding neighborhood.

Note: The graphics in the **Urban Design Element** are illustrative only. They should not be construed as requirements for development.

3. Development should be limited to a suburban neighborhood scale with regard to height and bulk. While no specific limitations are proposed, structures should not overshadow adjacent living areas, nor overwhelm nearby structures. Variations in shape and setbacks can help minimize structural bulk, as illustrated above.
4. Utilize land use configurations and design techniques which discourage patterns of movement through neighborhoods and which expose intruders.

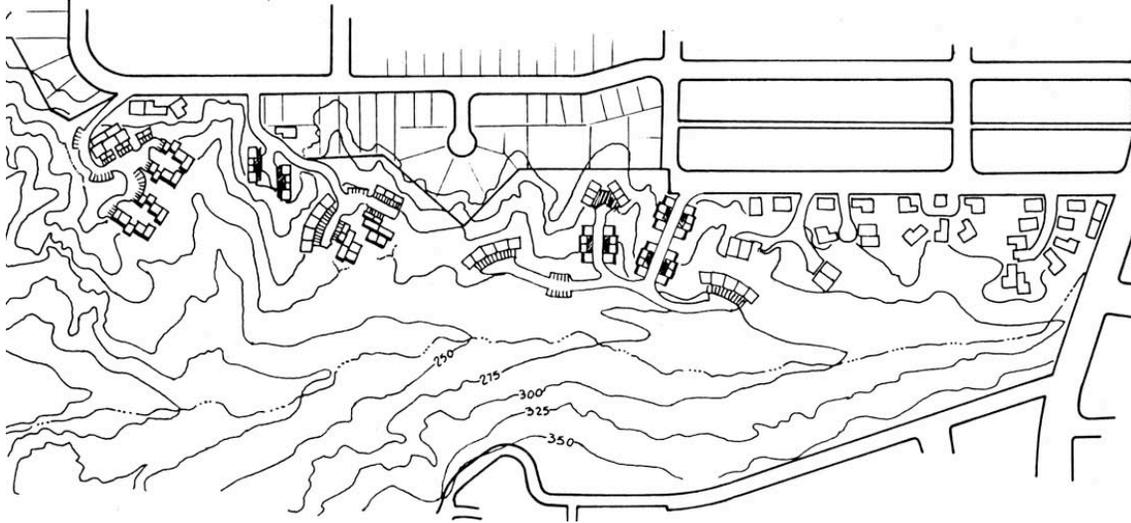
Facilities which are mislocated and out of scale to the neighborhood will draw people from larger geographic areas, possibly leading to uncontrolled use of and movement through the neighborhood. A sense of “territoriality” could be lost, in which there is less use, control and sense of responsibility for the neighborhood by residents, and a higher fear of crime. Such out-of-scale facilities could include shopping centers, medical facilities, schools, parking lots or major streets.

The design of residential neighborhoods can also affect territoriality. Design elements such as building placement and size, and either real or symbolic barriers can define increasingly private areas ranging from a private dwelling to communal space. Surveillance opportunities for residents is a key, in which pathways and entrances are illuminated and located to facilitate surveillance by residents.

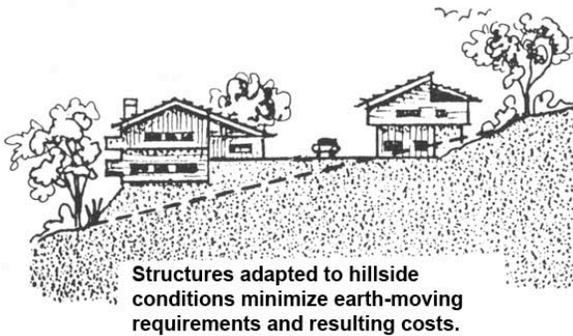
5. Landscaping which de-emphasizes large turf areas, and utilizes resistant plant materials should be encouraged as appropriate. Street development should provide for trees and shrubs along sidewalks and should utilize native plants where possible.
6. Housing types which conserve energy and provide shade should be developed. Cluster development, greater use of patio areas, lot orientation in relation to sun and breezes, solar heating and cooling, and improved insulating techniques should be utilized.

HILLSIDE PROPOSALS

1. Plan development to relate to topography and natural features. Maximize clustering to retain the natural shape and character of the land and a clear sense of hillside topography. Development should be set into the contours of the hillside, complementing the land's natural character.

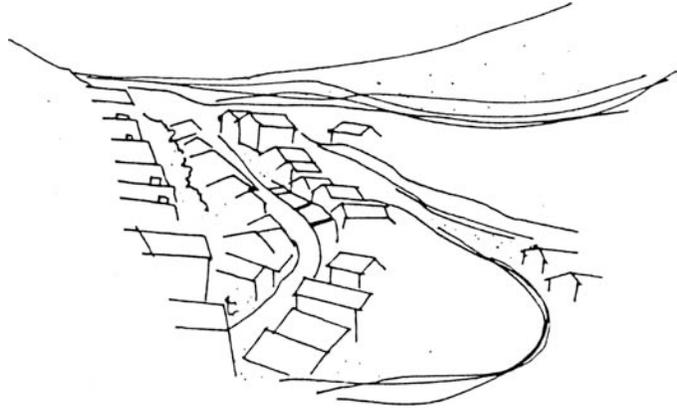


2. Utilize the natural drainage system by retaining natural drainage areas and minimizing impervious surfaces within the development as appropriate. For example, parking within structures should be maximized and streets, driveways and patio areas should be minimized.



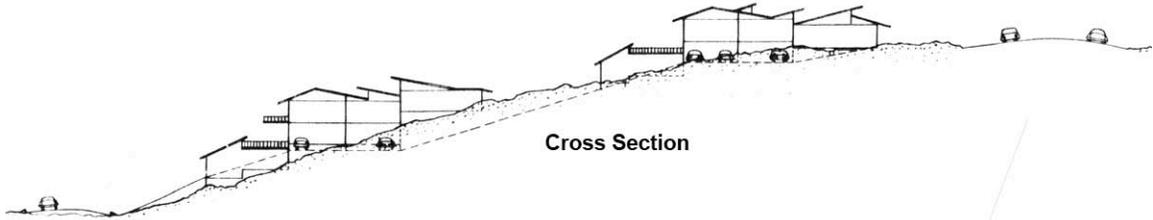
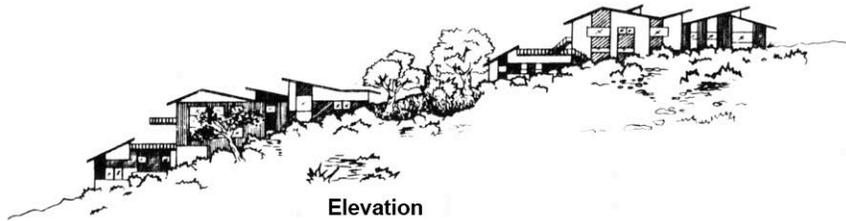
3. In steep terrain, minimize the need for excessive level areas such as streets, parking lots and yard areas. For example, split-level roads and the elimination of on-street parking should be considered. Where possible, grading should be restricted to streets, driveways, building pads and related patio areas. Required level areas should be in small increments.

4. Where possible, roadways should follow natural contours to avoid excessive cut and fill, to emphasize the existing hillside topography and to create a more interesting varied form of development. Excessive traffic and excessive speeds can also be discouraged.

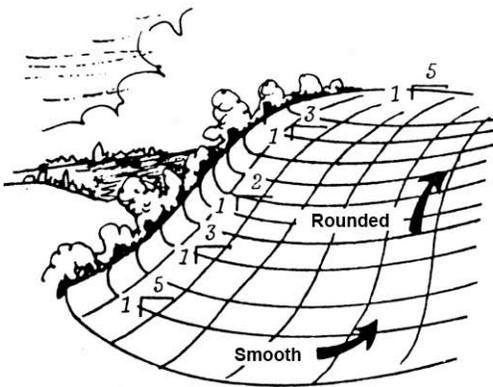


5. Due to the visual prominence of rooftops on hillsides, their treatment should be varied.

6. Maximize views and use of rooftops with multiple “step down” development on existing slopes as an alternative to terracing.

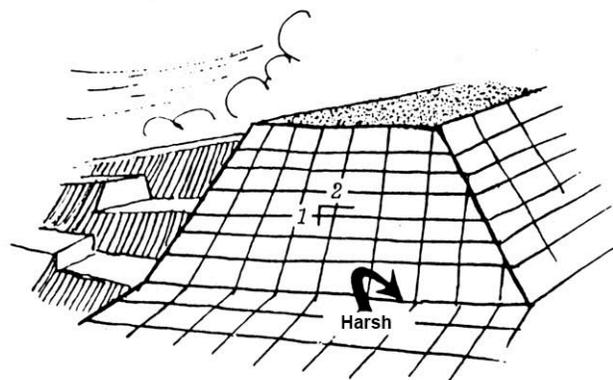


7. Provide rounding of slopes (top, toe and sides) to blend with natural contours.



Retain smooth flow of ground form

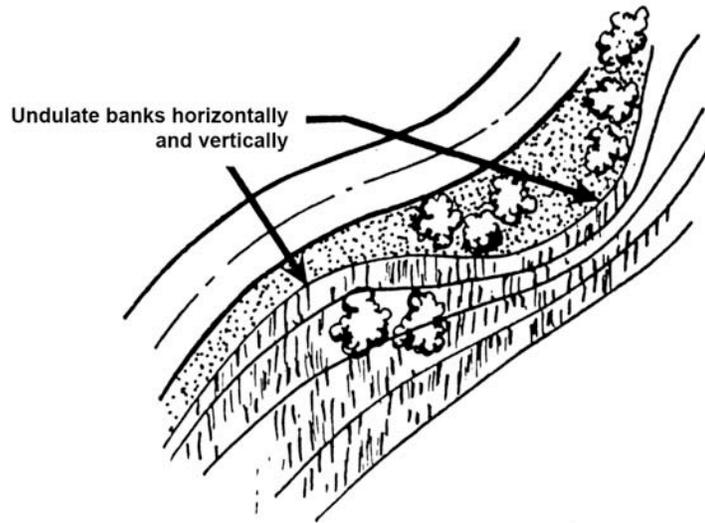
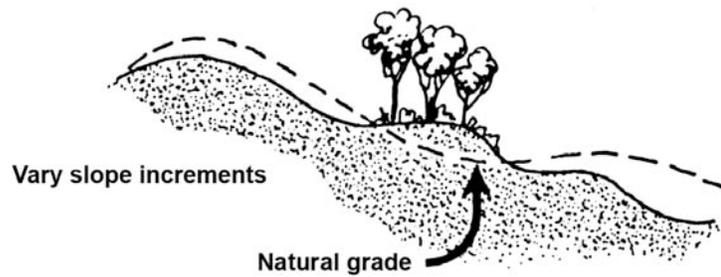
THIS



Avoid harsh, easily eroded forms and high, steep banks

NOT THIS

8. Undulate banks horizontally and vertically, as appropriate, to avoid straight slope faces and to continue natural topographic patterns.
9. The timing and method of slope preparation should protect natural areas from disturbance due to erosion or trampling. The final surface should be compacted and spillovers into natural areas should be avoided.
10. Plant and maintain natural groundcover on all created slopes.
11. Public access to canyons and views should be provided at suitable locations and at all park sites. Such access can be in the form of paths, scenic overlooks and streets.



REGIONAL PARK AREA PROPOSALS

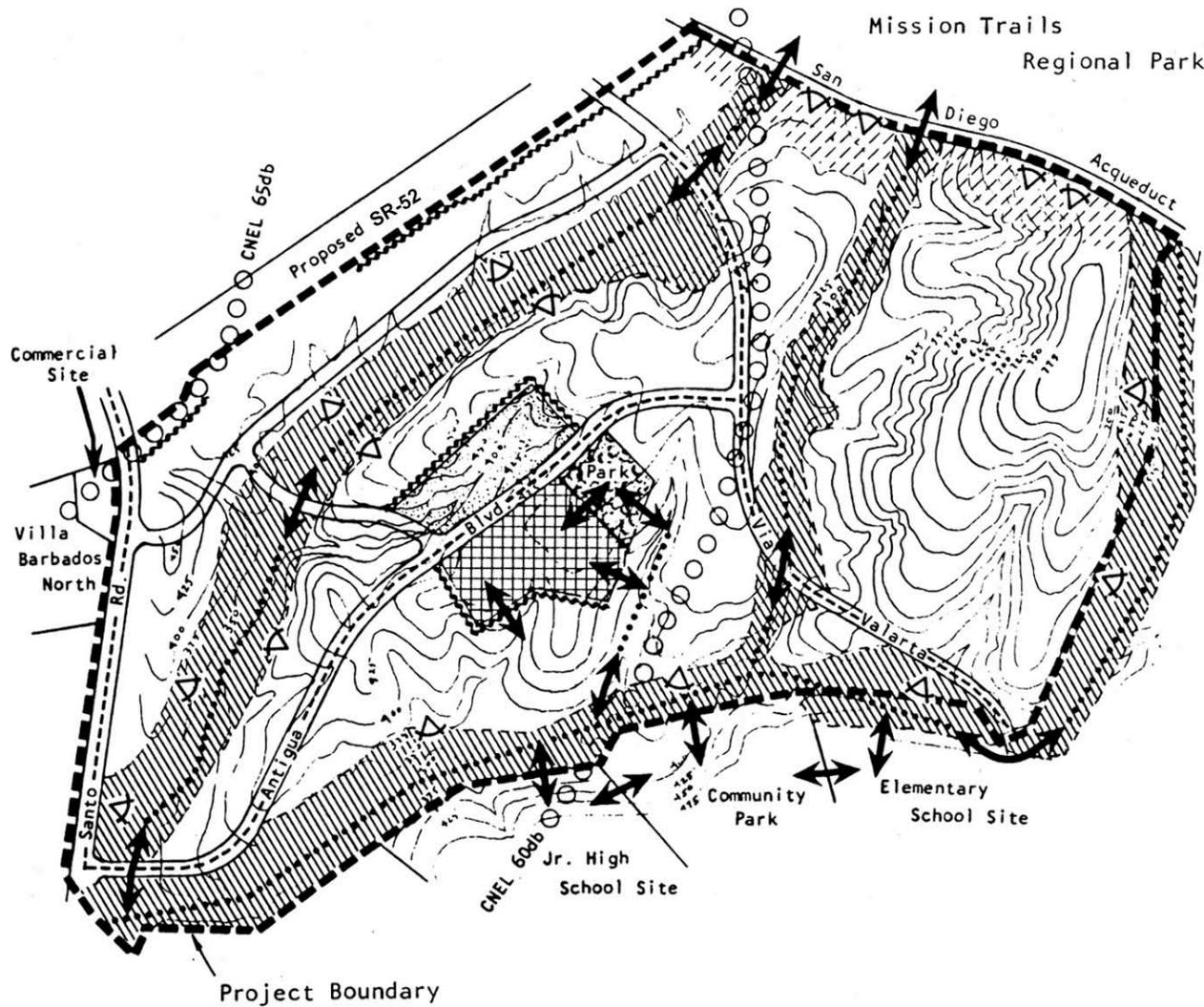
The Mission Trails Design District applies development controls to certain areas surrounding the park. The following proposals are consistent with the intent of this ordinance.

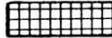
Vacant areas near Mission Trails Regional Park, including parts of Tierrasanta Norte and the federally-owned land, should conform to the hillside proposals listed above, as well as the following proposals:

1. Views of the park should be protected and grading should be minimized. A minimum of grading should be allowed adjacent to the park to allow a gradual transition from park to residential areas.
2. Public access to and viewing of the park with roads, paths and open space along the perimeter of the park should be provided.

SPECIFIC SITE PROPOSALS

As described in the **Housing Element** of this Plan, there are four major areas yet to be developed in Tierrasanta. Additional specific design proposals for each are discussed below.



-  Natural Open Space (w/paths & selected landscape areas)
-  Public Views & Access (exact locations to be determined)
-  Transition Area (minimal grading, maximum public view & access)
-  Commercial Center
-  Elementary School
-  Bike lane
-  Access
-  Pathway
-  Buffer
-  Noise Contours



Tierrasanta Norte Design **17**
Tierrasanta Community Plan **FIGURE**

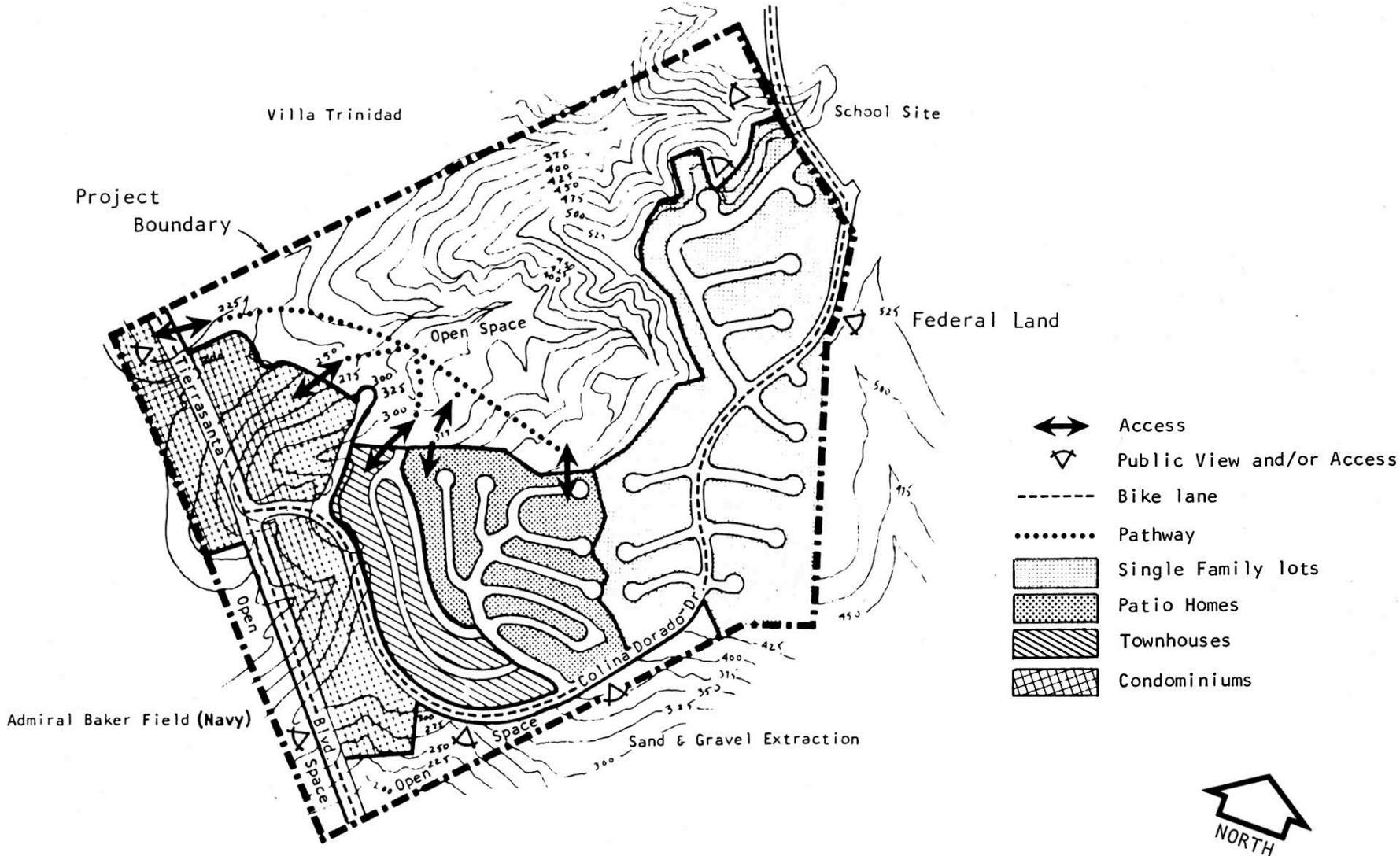


Tierrasanta Norte

Incorporate the design features illustrated on **Figure 17**.

These include the following:

1. Implement the open space system, bike lanes, pathways and community facilities as shown. These features are described in other elements of this Plan.
2. Access to the open space canyons should be provided from schools, parks and streets as indicated. Access to schools from adjacent parks and neighborhoods should also be provided as shown. Grading, pathways, stairways, crosswalks and landscaping should be utilized as appropriate.
3. Buffer residential development from the school, commercial center and future SR-52. Landscaping, open space, grade separation and streets should be utilized as appropriate.
4. Development adjacent to Mission Trails Park should result in a minimum of grading. There should be ample public view of and access to the park.

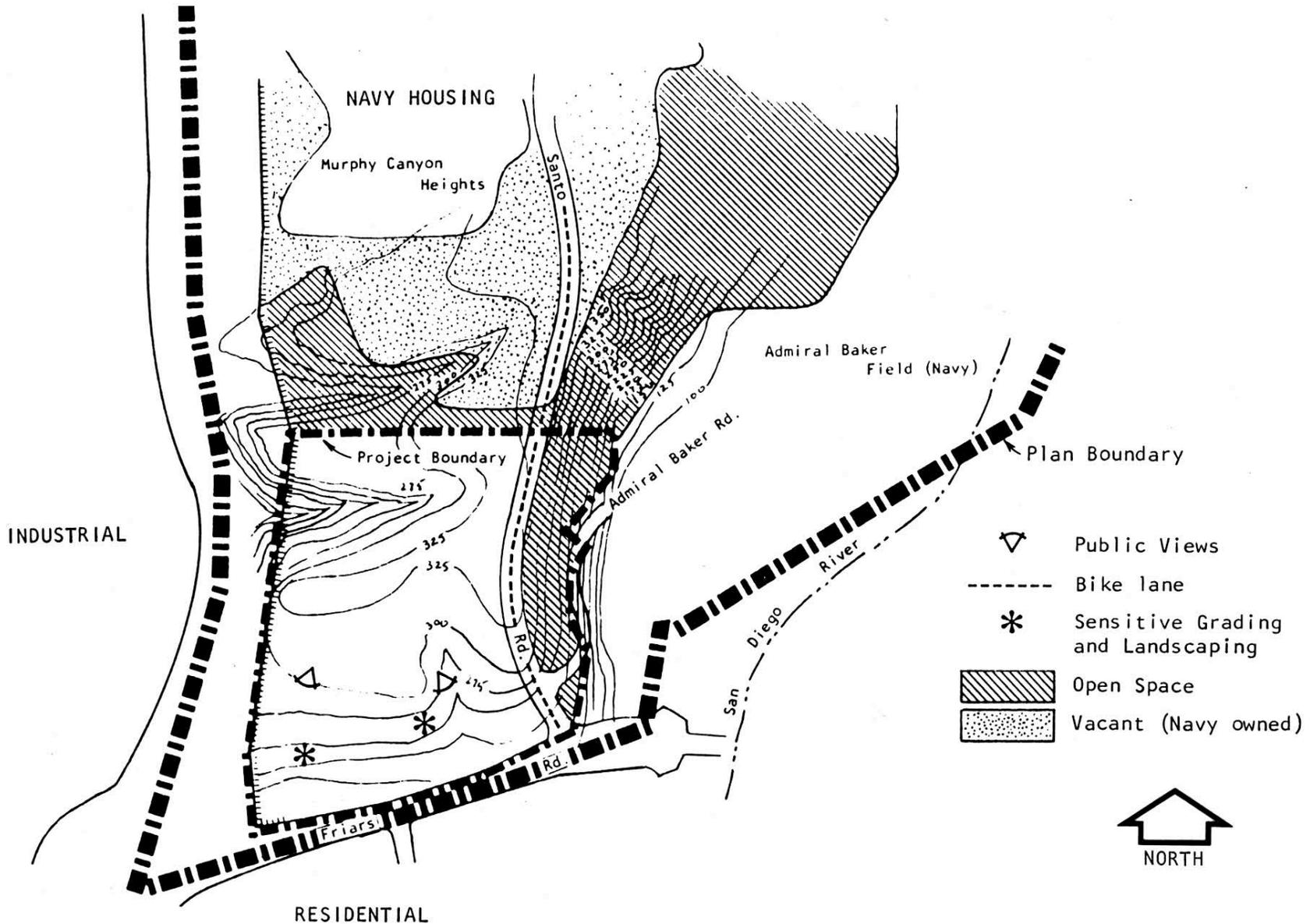


El Dorado Hills Design **18**
Tierrasanta Community Plan **FIGURE**



El Dorado Hills

The site preparation for this development has for the most part been accomplished. Implementation of the planned design features illustrated on **Figure 18** should be enforced.



Regency Hill Design **19**
Tierrasanta Community Plan **FIGURE**



Regency Hill

1. Development in this area should incorporate all hillside proposals.
2. The design features shown on **Figure 19** should be incorporated, including the bike lane and the provision of public viewing areas.