



 **SOMO**
VILLAGE

DESIGN GUIDELINES

Exhibit A to Resolution

PREPARED BY

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PARTNERS

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COMMUNITY VISION STATEMENT

ONE PLANET + ONE PLACE

SOMO Village is different. A home and work lifestyle focused on what matters most - health, happiness and high quality living. A community infused with nature, culture, comfort, innovation and technology. A place to thrive! It's SOMO Living.



GENERAL PLANNING CONCEPTS

SOMO Village is a tapestry of neighborhoods woven together through a system of design elements and features such as roads, open space, signage, public facilities, commercial buildings, homes, and landscape with the ultimate goal of establishing principle based architectural guidelines. The community includes a wide variety of land uses, open space and recreation, and circulation elements, as well as a strong commitment to the public realm. The community seeks to embody ten essential attributes to reinforce the physical and social structure of “place.”

1. Walkable, bikable, and transit accessible
2. Pedestrian scaled
3. Clearly definable centers and edges
4. Interconnectivity through active, safe, and attractive streets
5. Multi-use public spaces
6. Balance of land use (work, shopping, living, recreation, parks, education and cultural)
7. Diversity of housing types, densities and pricing
8. Adaptive to changes in economics and environment
9. Art
10. Sustainability/Reuse



Walkable, bikable, and transit accessible

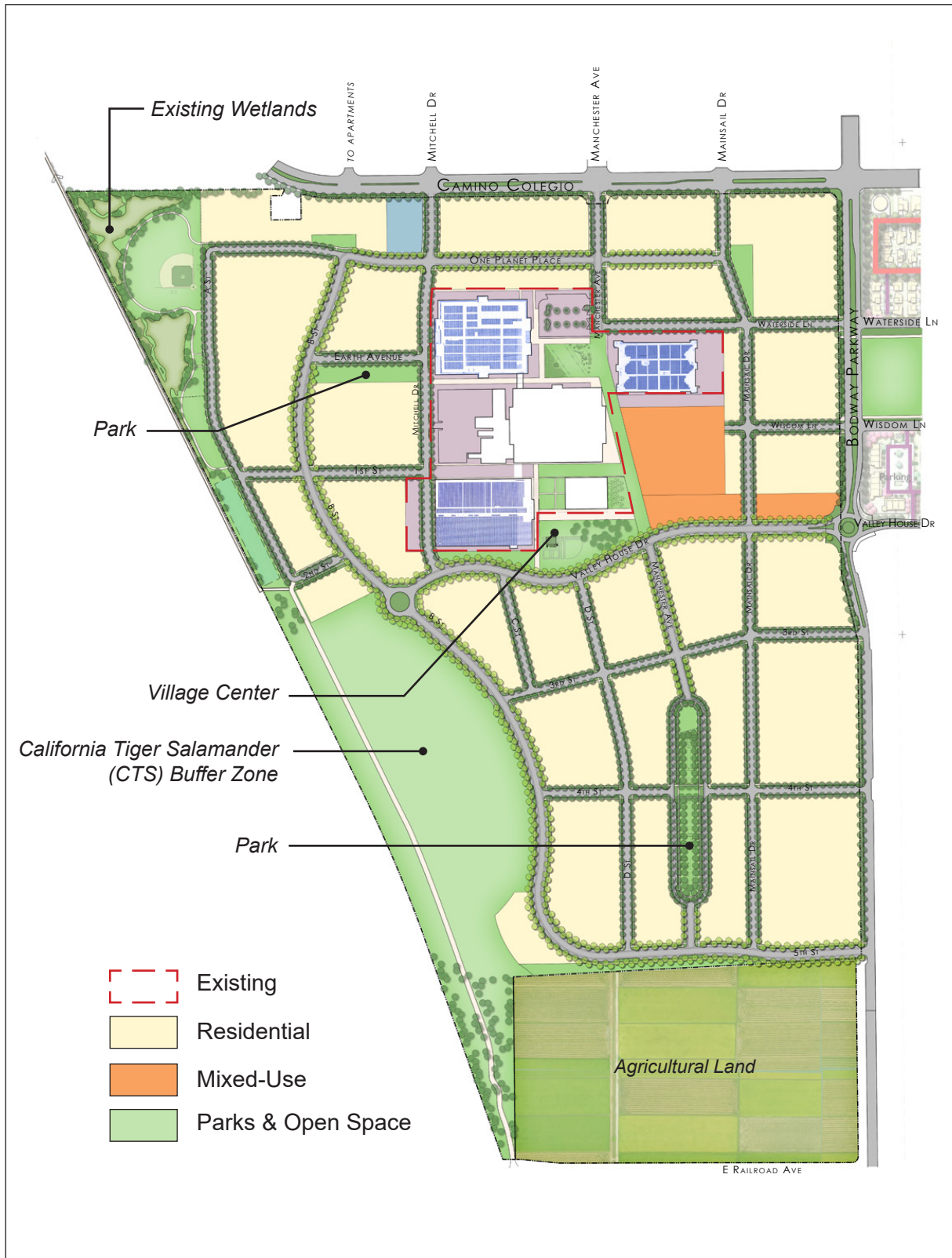


Work, shopping, living, and recreation



Diversity of housing types

Land Use Plan



Illustrative Site Plan



Note: This exhibit is intended for illustrative purposes only and may not reflect future layout of buildings and internal roads.

SECTION 2.1
SITE DESIGN

STREET SCENE

The street scene is one of the primary elements which defines the overall character of a neighborhood. It is the collective appearance of all buildings, footpaths, gardens, and landscaping along a street.

Design Principles:

- Consistent street scene elements combined with architectural diversity help to establish the critical balance of consistency and variety
- Residential streets should feel safe, comfortable, and cared for
- The street scene should encourage community interaction and exchange
- Attractive and functional streetscapes increase residents quality of life

Guidelines:

- Use alleys and alley loaded housing types whenever possible
- There should be a clear delineation of walkways and landscape areas
- Planting strips should be used to separate pedestrians from vehicle travel-ways
- There should be a diversity in floor plans and styles

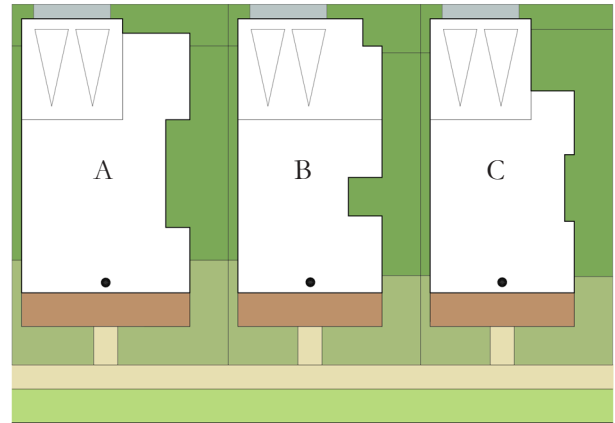
Minimum floor plan variations:

- Each block requires a minimum of three different floor plan variations
- No more than two of the same floor plan with the same style can be employed on each block face
- Avoid placing similar floor plans with similar architectural styles next to one another
- To further differentiate one floor plan from another, there should be a variety in the wall colors

Minimum number of styles:

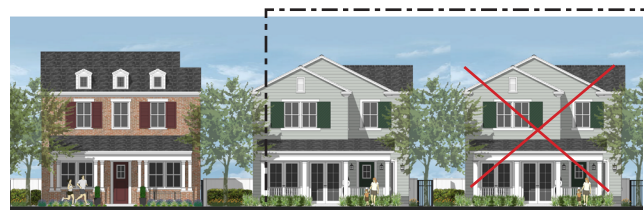
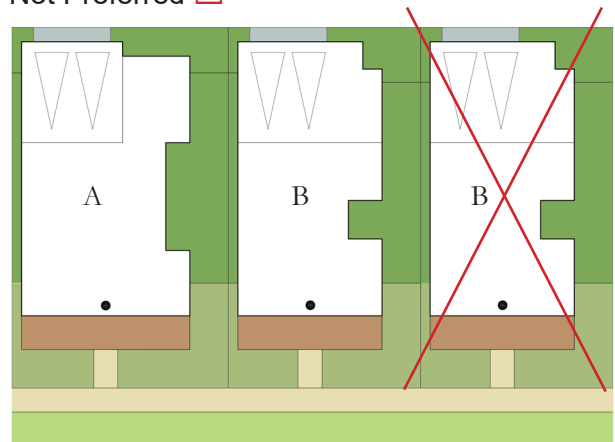
- Each of the three floor plans must have at least two architectural styles.
- For each architectural style there must be two color schemes.
- Section 3 will describe the different styles in more detail

Preferred ✓



Diversity in floor plan and style

Not Preferred ✗



Same floor plan with same style

VEHICULAR & PEDESTRIAN CIRCULATION

SOMO is designed as a walkable, bikeable, and a transit accessible community. Interconnectivity through active, safe, and attractive streets is a primary goal.

The circulation network features a hierarchy of streets. Neighborhood framework roads provide for circulation within the neighborhoods of the district and are designed for low speeds, and feature on-street parking, parkways, sidewalks, and a canopy of trees.

Design Principles:

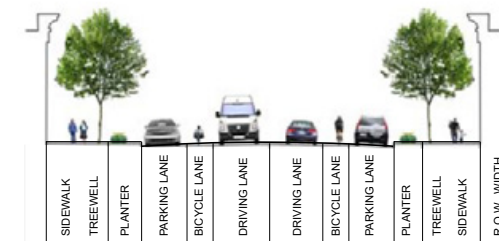
- Bicycle circulation interconnectivity
- Pedestrian connections to the village green, SMART station, and adjacent developments
- 5 minute walking radius to parks

Guidelines:

- Street layout should respond to natural and environmental elements
- Traffic calming measures shall be utilized to reduce traffic speeds in residential areas such as bulb outs, paving textures, etc. Use of speed bumps/humps are not allowed
- Curb cuts shall be minimized along streets
- Planting strips must be used to separate pedestrians from travel lanes

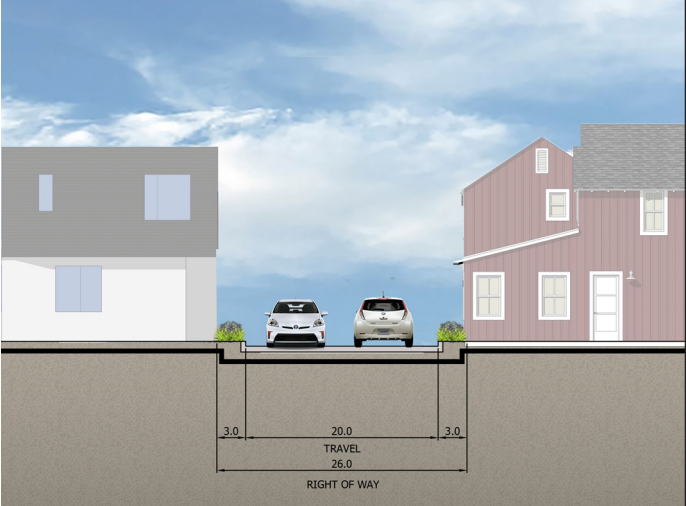


SOMO Road Circulation Network



	SIDEWALK	TREEWELL	PLANTER	PARKING LANE	BICYCLE LANE	DRIVING LANE	DRIVING LANE	BICYCLE LANE	PARKING LANE	PLANTER	TREEWELL	SIDEWALK	R.O.W. WIDTH	
Alley	N	N	-	-	-	10/13	10/13	-	-	-	N	N	20/26	Alley Access to private parking. No through traffic (13' drive lane if needed for fire)
A	5	N	5.5	7	-	10	10	-	7	5.5	N	5	55	Neighborhood Street Access to small residential areas. No through traffic
B	5	N	5.5	8	-	11	11	-	8	5.5	N	5	59	Minor Street Serves abutting land use and carries traffic to nearest collector.
C	12	Y	-	8	5	11	11	5	8	-	Y	12	72	Main Street Serves as primary access to commercial district and neighborhoods, and includes a Class II bike lane on both sides
D	12	Y	-	8	5	11	11	-	8	5	-	12	72	Modified Main Street Provides access to commercial district and includes a Class I trail on the south side
E	5	N	6.5	-	-	-	11	5	8	6.5	N	5	47	One-Way Street Access to small residential areas and parks
F	5	N	5.5	8	-	11	11	-	8*	5.5	N	5	59	Modified Industrial Street Provides direct access to light industrial/commercial area

*To be used as fire lane. No parking on side adjacent to light industrial/commercial buildings

<p>Street Type • Access to private parking for buildings. 30' maximum height. No through traffic</p> <p>Right of Way Width • N/A</p> <p>Pavement Width • 20 feet</p> <p>Design Speed • 10 mph</p> <p>Curb Radius • N/A</p> <p>Sidewalk • N/A</p> <p>Bike Lane • N/A</p> <p>Planter Type • N/A</p> <p>Trees • N/A</p> <p>Street Lighting • N/A</p>	
20' WIDE ALLEY STREET	

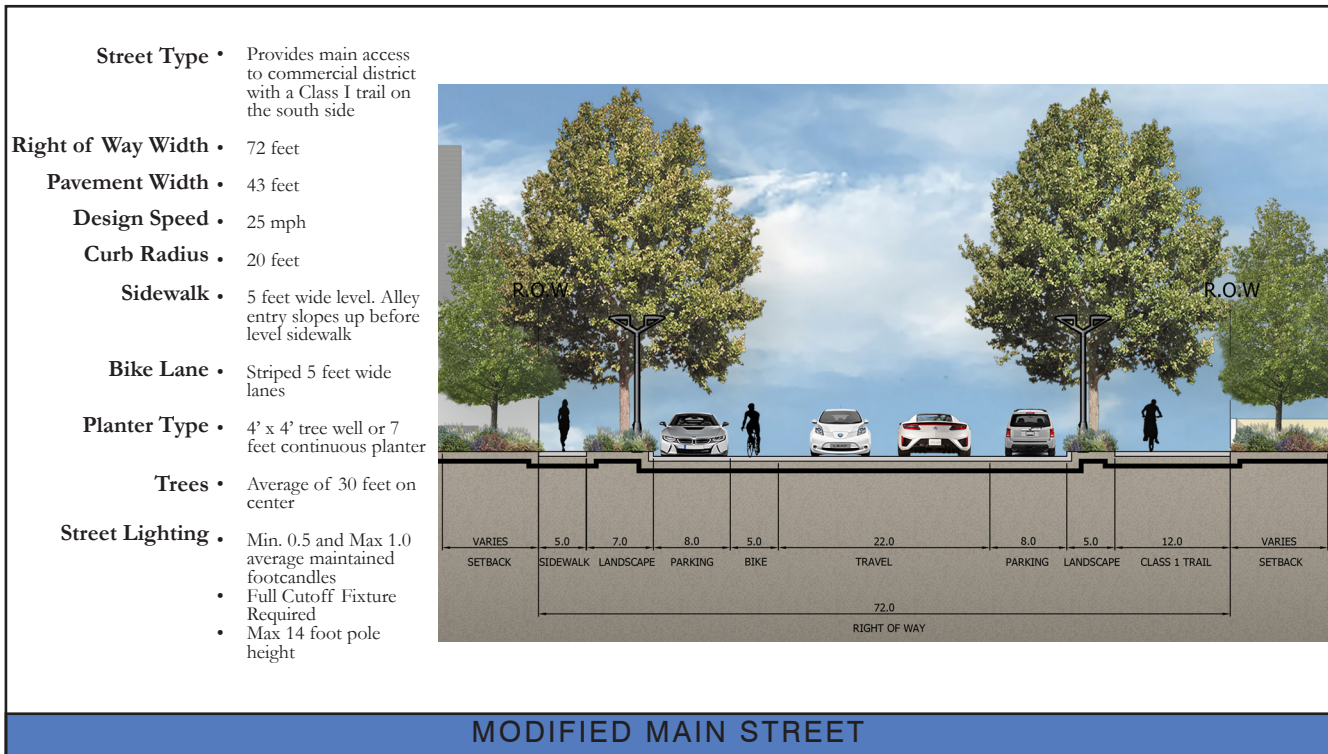
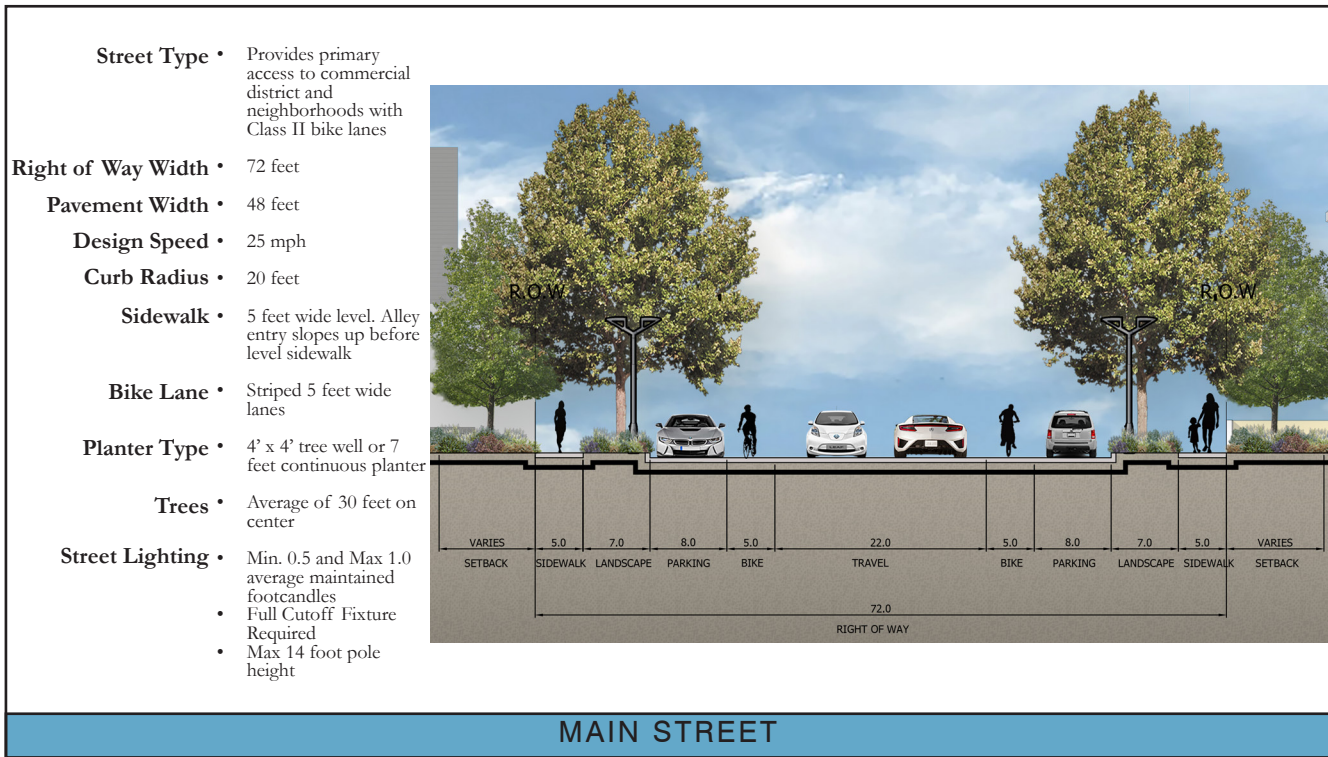
<p>Street Type • Access to private parking for buildings 3 stories or higher. No through traffic</p> <p>Right of Way Width • N/A</p> <p>Pavement Width • 26 feet</p> <p>Design Speed • 10 mph</p> <p>Curb Radius • N/A</p> <p>Sidewalk • N/A</p> <p>Bike Lane • N/A</p> <p>Planter Type • N/A</p> <p>Trees • N/A</p> <p>Street Lighting • N/A</p>	
26' WIDE ALLEY STREET	

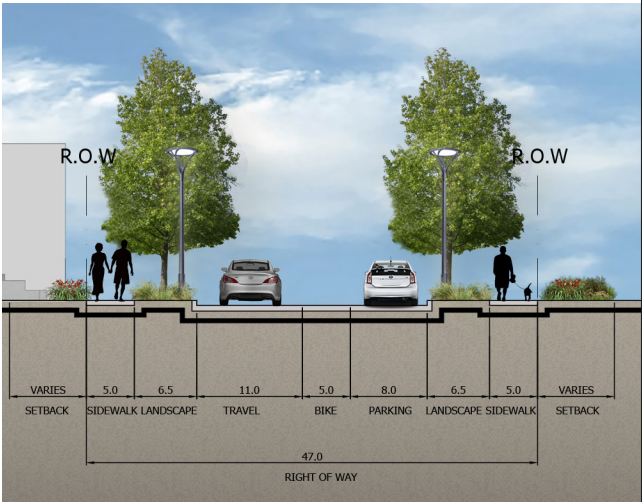
<p>Street Type • Access to residential areas</p> <p>Right of Way Width • 55 feet</p> <p>Pavement Width • 34 feet</p> <p>Design Speed • 15 mph</p> <p>Curb Radius • 15 feet</p> <p>Sidewalk • 5 feet wide level. Alley entry slopes up before level sidewalk</p> <p>Bike Lane • N/A</p> <p>Planter Type • 5.5 feet continuous planter</p> <p>Trees • Average of 30 feet on center</p> <p>Street Lighting • Min 0.20 and max 0.4 average maintained footcandles • Full cutoff fixture required • Max 16 foot pole height</p>	<p>The diagram shows a cross-section of a neighborhood street. From left to right, the components are: a variable setback, a 5.0-foot sidewalk, a 5.5-foot landscape area with a tree and a street light, a 7.0-foot parking area, a 20.0-foot travel lane, another 7.0-foot parking area, another 5.5-foot landscape area with a tree and a street light, another 5.0-foot sidewalk, and another variable setback. The total width of the right-of-way is 55.0 feet.</p>
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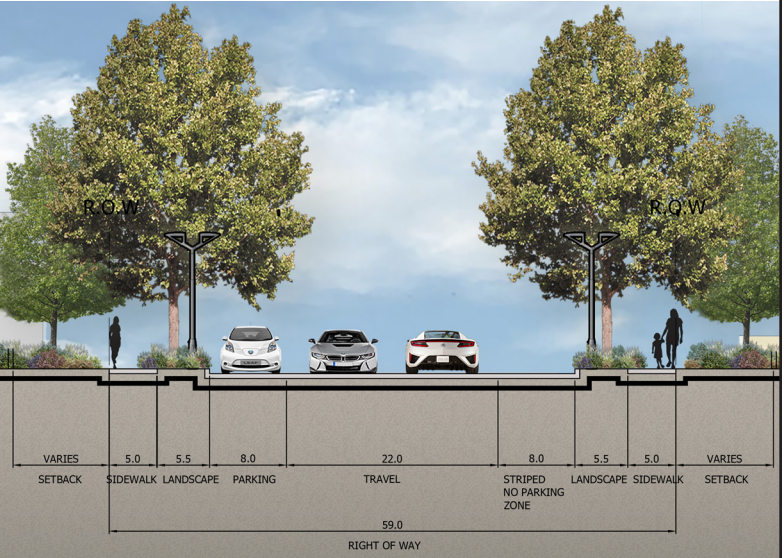
NEIGHBORHOOD STREET

<p>Street Type • Serves abutting land use. Carries traffic to collector streets</p> <p>Right of Way Width • 59 feet</p> <p>Pavement Width • 38 feet</p> <p>Design Speed • 20 mph</p> <p>Curb Radius • 20 feet</p> <p>Sidewalk • 5 feet wide level. Alley entry slopes up before level sidewalk</p> <p>Bike Lane • N/A</p> <p>Planter Type • 5.5' feet continuous planter</p> <p>Trees • Average of 30 feet on center</p> <p>Street Lighting • Min 0.20 and max 0.5 average maintained footcandles • Full cutoff fixture required • Max 16 foot pole height</p>	<p>The diagram shows a cross-section of a minor street. From left to right, the components are: a variable setback, a 5.0-foot sidewalk, a 5.5-foot landscape area with a tree and a street light, an 8.0-foot parking area, a 22.0-foot travel lane, another 8.0-foot parking area, another 5.5-foot landscape area with a tree and a street light, another 5.0-foot sidewalk, and another variable setback. The total width of the right-of-way is 59.0 feet.</p>
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MINOR STREET



<p>Street Type • Access to residential areas/parks</p> <p>Right of Way Width • 47 feet</p> <p>Pavement Width • 24 feet</p> <p>Design Speed • 10 mph</p> <p>Curb Radius • 20 feet</p> <p>Sidewalk • 5 feet wide level. Alley entry slopes up before level sidewalk</p> <p>Bike Lane • N/A</p> <p>Planter Type • 6.5 feet continuous planter</p> <p>Trees • Average of 30 feet on center</p> <p>Street Lighting • Min 0.50 and Max 1.0 average maintained footcandles • Full cutoff fixture required • Max 14 foot pole height</p>	 <p>The diagram shows a cross-section of a one-way street. From left to right, the components are: a variable setback, a 5.0-foot sidewalk, a 6.5-foot landscape planter, an 11.0-foot travel lane, a 5.0-foot bike lane, an 8.0-foot parking area, another 6.5-foot landscape planter, a 5.0-foot sidewalk, and another variable setback. The total width of the street is 47.0 feet. The right-of-way (R.O.W.) is indicated on both sides. The diagram also shows trees, streetlights, and a person walking on the sidewalk.</p>
ONE WAY STREET	

<p>Street Type • Provides direct access to light industrial/commercial area</p> <p>Right of Way Width • 59 feet</p> <p>Pavement Width • 38 feet</p> <p>Design Speed • 20 mph</p> <p>Curb Radius • 20 feet</p> <p>Sidewalk • 5 feet wide level. Alley entry slopes up before level sidewalk</p> <p>Bike Lane • N/A</p> <p>Planter Type • 5.5' feet continuous planter</p> <p>Trees • Average of 30 feet on center</p> <p>Street Lighting • Min 0.20 and max 0.5 average maintained footcandles • Full cutoff fixture required • Max 16 foot pole height</p>	 <p>The diagram shows a cross-section of a modified industrial street. From left to right, the components are: a variable setback, a 5.0-foot sidewalk, a 5.5-foot landscape planter, an 8.0-foot parking area, a 22.0-foot travel lane, an 8.0-foot striped no parking zone, another 5.5-foot landscape planter, a 5.0-foot sidewalk, and another variable setback. The total width of the street is 59.0 feet. The right-of-way (R.O.W.) is indicated on both sides. The diagram also shows trees, streetlights, and a person walking on the sidewalk.</p>
MODIFIED INDUSTRIAL STREET	

SIGNAGE & MONUMENTATION

The SOMO Signage Master Plan has been prepared to set the standards and guidelines for signage elements in the masterplan. Signs and graphics have been planned and designed to communicate with visitors and residents alike to facilitate orientation and wayfinding.

Each sign is SOMO Village's 'voice' and as such is an opportunity to speak with clarity while expressing the areas values and image. The Signage Master Plan addresses signage for all public streets and other property that will be privately owned at SOMO Village.

Below are a few principles and guidelines for signage and monumentation design at SOMO Village. For more comprehensive guidelines, refer to the SOMO Signage Master Plan.

Design Principles:

- Develop a sign network usable by all
- Signage within SOMO should have a timeless feel

Guidelines:

- Encourage visitors and residents to explore the amenities at SOMO Village
- Consider specifications that will ensure the program to be understood by a wide range of user groups, modes of access, and those with disabilities
- Provide clearly legible signs that are simple and easy to understand
- Recommend a 24-hour strategy for the signage program, allowing for maximum use of outdoor public open spaces
- Select simple materials, colors, and graphics that will endure the test of time
- Propose functional signage forms that will not block views, detract or distract from the natural and built environment
- Explore digital signage information opportunities to keep SOMO Village on the forefront of design and innovation



- Celebrate the unique identity of the community
- Develop a “family” of signs that will maintain clear cohesion throughout the community, while allowing for “special sign moments” at key locations to provide diversity and interest
- Vary signage materials to express the life balance at SOMO Village - one that combines the best of a mixed-use lifestyle with commercial and community experiences
- Express a relaxed pace of life through simplicity of color and naturally inspired materials



LIGHTING

Exterior lighting is to be provided to enhance the safety and security of motorists, pedestrians and cyclists throughout SOMO. Lighting is intended to create a nighttime character that reinforces the image of SOMO as a quality community. As with landscaping, lighting is also an important element contributing to the identity and unity of the development.

Design Principles:

- On-site lighting must conform to the overall lighting parameters for the neighborhoods to ensure consistency throughout SOMO. On-site lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exteriors, service areas, landscaping security and special effects

Guidelines:

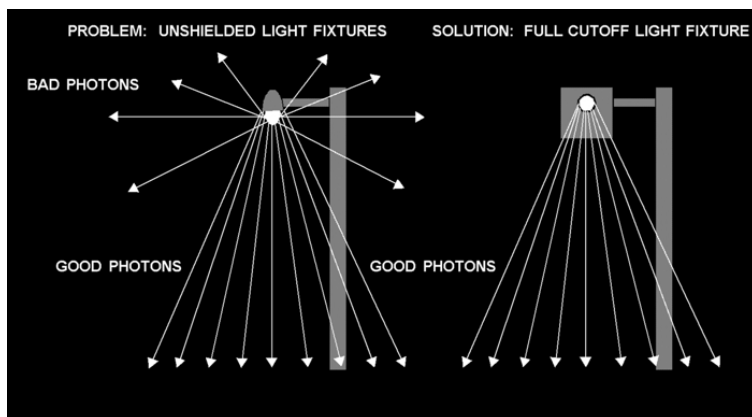
- All exterior on-site lighting must be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent lots
- Lighting fixtures are to be of clean, contemporary design
- The location and design of all lighting must be approved by SOMO or its designers, and comply with City standards



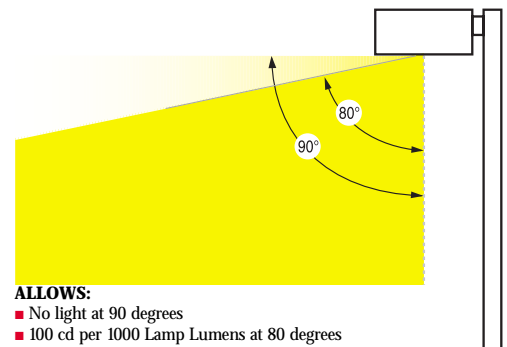
Provide adequate lighting at parks



Light source shielded to avoid glare



Avoid un-shielded light fixtures



Full cut-off lighting

Vehicular Circulation and Parking Area Lighting

Guidelines:

- All vehicular circulation and parking lot lighting shall have zero cut-off fixtures (i.e. the lens is not visible from any angle)
- Pole height for typical lots shall be as follows:
 - Vehicular Circulation: 25' Maximum
 - Parking Area: 20' Maximum
- Pole bases in paved areas shall be above grade. They may be round or square
- Pole bases in planted areas shall not be higher than 6 inches above grade
- For sites with two or more buildings greater than 40,000 square feet each, the pole height in parking areas and along parking aisles could be up to 30 feet high, provided that the poles are not located within 20 feet of a building or street right-of-way line. The intent is for the on-site lighting poles to not overpower the building or street lighting



Street lighting

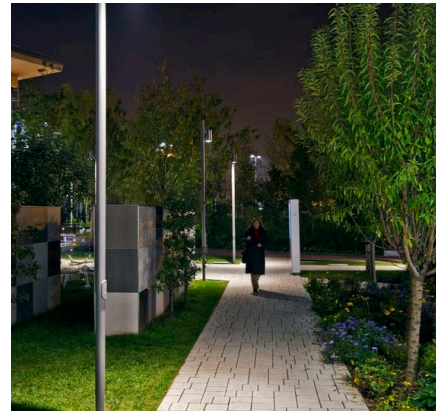
Pedestrian Circulation and Lighting

Design Principles:

- Pedestrian walkways and building entries should be illuminated to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry to the building

Guidelines:

- Walkway lighting must have zero cut-off fixtures mounted at a uniform height no more than eight (8) feet above the walkway
- Building entries may be lit with soffit, bollard, step or comparable lighting
- Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs and ramps
- Bollards may be used to supplement and enhance other pedestrian area lighting. Bollard height shall not exceed forty-two (42) inches
- Courtyards, arcades and seating areas shall be lighted to promote pedestrian use and safety. A variety of lighting may be used to create interest and special effects in coordination with the character and function of the area
- Pedestrian lighting shall be subdued warm-white Mercury, incandescent, or LED lamps



Lighting for pedestrian safety



Mixed-use area lighting

ARCHITECTURAL MASSING & SCALE

This section of the guidelines is intended to provide suggestions for creating neighborhoods and street scenes that have a variety of building forms.

Exterior massing of the home should reflect the general uses inside and be organized to create a positive street environment.

Design Principles:

- Minimize visual impact of garages
- Give attention to composition of building mass
- Incorporate single story elements in two-story buildings
- Vary setbacks at porches, living, and garage areas
- Avoid two story dominance on street scene and sidewalks and open spaces
- Design with sensitivity to corner lot conditions
- Use appropriate transition of scale
- Use four-sided elevation design

General Elements

- Front Articulation
- Roof Form
- Balconies and Projections
- Rear Articulation
- Setbacks
- Corner Lot Criteria



Front Massing and Articulation

The front elevation of the home is an important element in creating quality neighborhoods at SOMO. Special attention will be placed on these elevations and how they address the public realm.

Design Principles:

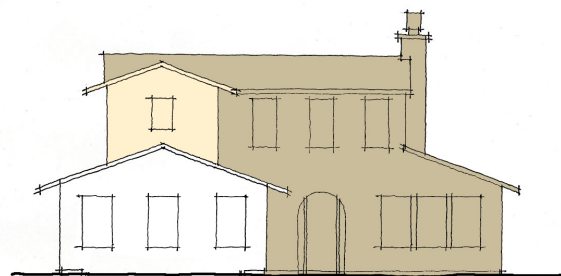
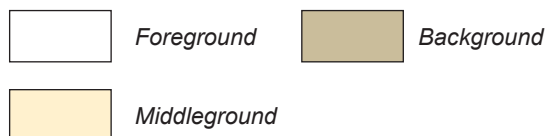
- Emphasis on location and design of entries, living areas, and garages will be to provide a special element or “gift” to the street
- Placing an emphasis on variety of building massing creates a diverse street scene

Guidelines:

- Building massing should be appropriate to architectural style
- Building details such as doors and windows should be in proportion to the overall building massing
- All homes should have at least two planes (not counting the garage) of variation in front elevation massing
- 1/3 of lots greater than 50’ wide shall have living area forward to street instead of garage area (homes with swing-in garage may count)
- Corner homes shall have single story elements at corner edge
- Massing elements projecting a minimum of 4’ are encouraged to avoid elevations that appear to have “pasted on” elements
- Porches and loggias are encouraged to be 6’ minimum in depth and have an 8’ plate height
- Building form is encouraged to reflect the interior uses of the home
- “Recessed” two story elements are encouraged to create human scale buildings
- Front elevations with a single story element for two story homes are encouraged
- Front elevations are encouraged to emphasize the placement of living areas, porches, covered terraces, entries, and windows to address the neighborhood street
- 2/3 of lots less than 50’ wide are encouraged to have living area forward to street instead of garage area

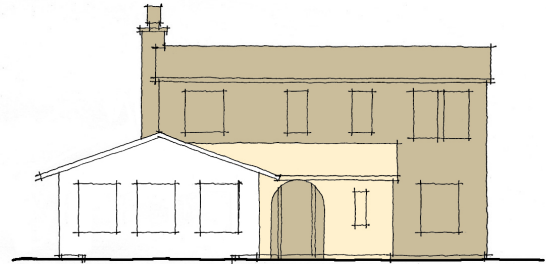
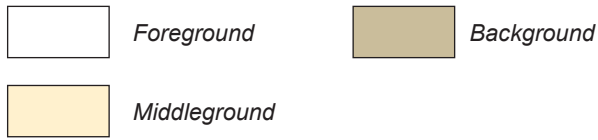
Front Articulation and Entry Scale

Front Massing Legend

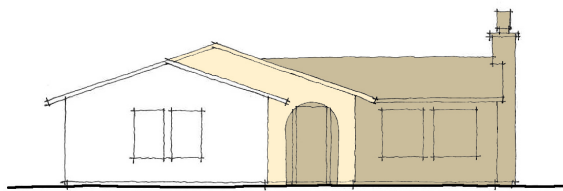


Recessed entry door

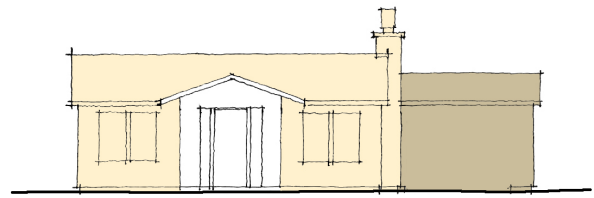
Front Massing Legend



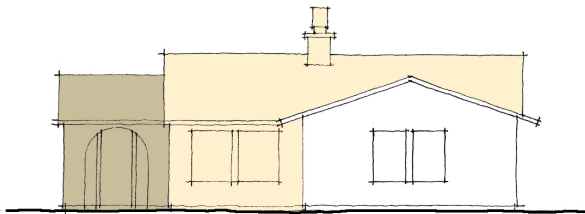
Covered entry door with porch



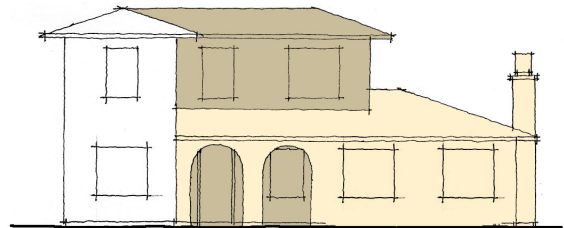
Covered entry door



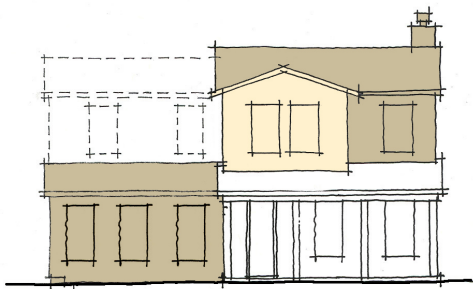
Covered entry door with porch and porte cochere



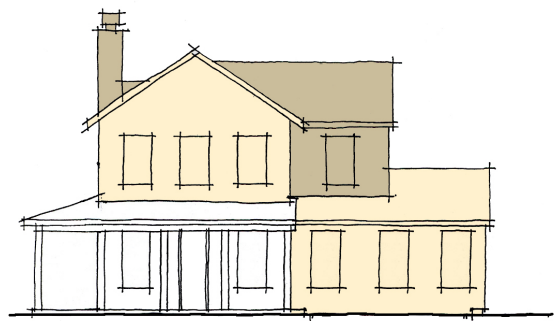
Recessed entry door



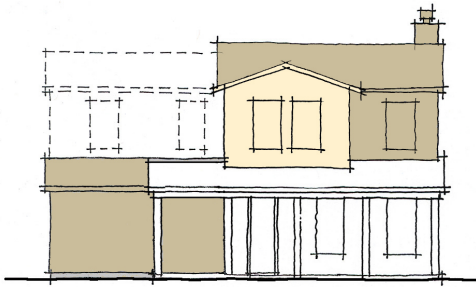
Covered entry with porch



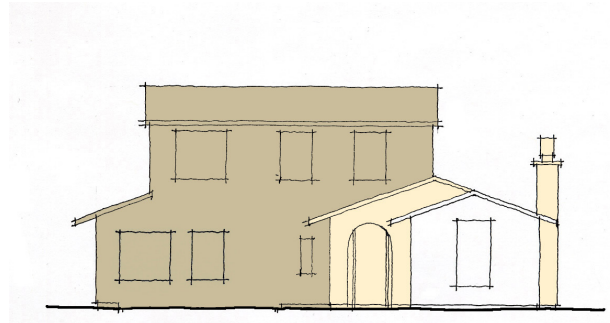
Covered entry door with porch



Corner lot entry door with porch



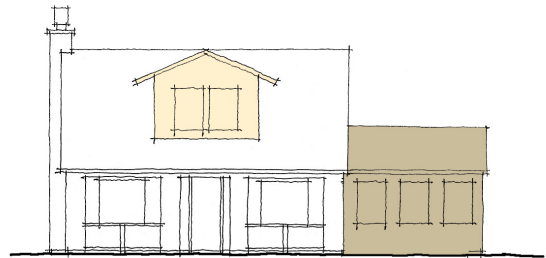
Corner lot entry door with porch



Covered entry door with one story massing



Covered entry door with porch



Covered entry door with porch

Roof Form

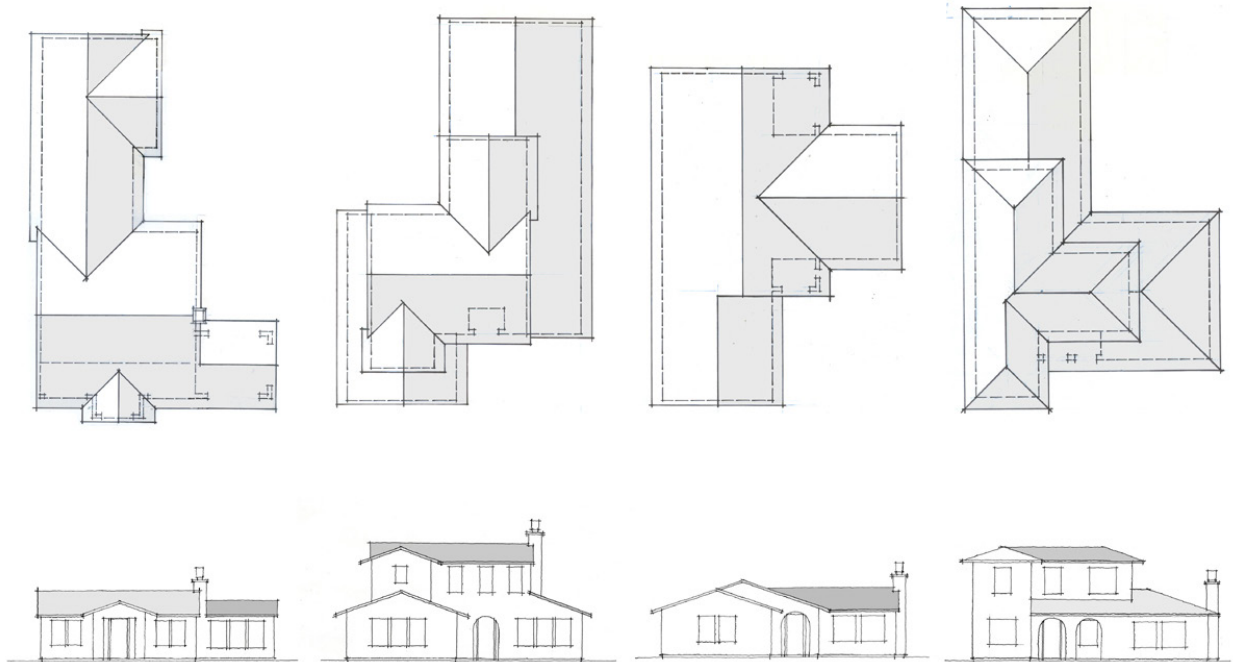
Roof form is an important design element as it relates to the character of the community, observed from both the external edges and inside the neighborhood.

Design Principles:

- Variety of roof form along arterial and community collector streets creates a positive visual edge to these public ways

Guidelines:

- Roofs shall appear to be composed of a series of simple roof forms. Gable ends shall be a minimum of 12' wide for lot sizes 50' and wider
- Roofs shall vary in massing along street scene and open spaces
- No more than three of the same main span roof configurations (front to back or side to side framing) shall be adjacent to one another for variation in massing along the street scene
- Roof forms are encouraged to reinforce the architectural style of the home
- Flat roof elements are encouraged only if appropriate to style
- Mainspan roof directional changes at narrower lots are encouraged
- Roof pitches are encouraged to range from not less than 3:12 to a maximum of 5:12



Roof Variation Along Streetscene

Architectural Projections

Architectural features such as balconies and projections help break up the massing of a building and contribute to a better street scene.

Design Principles:

- Balconies and architectural projections are external spaces that contribute interest and harmony to the overall character of a neighborhood

Guidelines:

- Balconies shall be roofed when they exceed 3' in depth
- Balconies and projections shall proportionally complement and be integrated into the overall massing of the home
- Balconies shall not be located at outside edges of homes where they can overlook private spaces of adjacent homes
- Balcony railings are encouraged to be consistent with the architectural style
- Architectural projections such as media niches and chimneys are encouraged to be a maximum of 2'
- Covered balconies and living area cantilevers are encouraged to be appropriate to the architectural style
- Opportunities for creating shaded areas and usable outdoor spaces are encouraged

Note: Multiple options should be considered based on effective solar orientation

Rear Articulation

Rear articulation in a building is equally as important as front articulation in its design. It is an integral part of the four-sided architecture principle where all the parts are perceived as part of the whole.

Design Principles:

- Treat rear articulation with equal integrity in the design and use of materials and colors

Criteria:

- 1/3 of the plans shall utilize projections and/or offsets that extend 4' from the main wall plane
- Homes directly adjacent to arterial roadways, collector roads, entry drives, and open spaces are encouraged to be given particular attention in their rear articulation, contributing positively to these edges
- Building forms that are assemblies of interlocking masses are encouraged
- Architectural massing and articulation appropriate to style is encouraged
- Vertical and horizontal plane breaks are encouraged
- Repetitious elements such as continuous gables ends and similar building silhouettes shall be avoided

Setbacks

Design Principles:

- Variation in setbacks creates for interesting street scenes and eliminates monotony

Guidelines:

- Variable front setbacks are encouraged
- Reciprocal use easement is permitted

Note: Refer to the SOMO Transect Zone Map on the SOMO Village - Planned Development (SMV-PD) for setback requirements

Corner Lots /Critical Edge Conditions

Design Principles:

- Creating a “human” scale edge utilizing single-story homes and other architectural details provides optimal massing forms oriented to pedestrians

Guidelines:

- At least two plan types should be designed for corner lot plotting in order to be flexible
- Similar massing and level of detailing utilized on the front elevation shall be incorporated on the side elevation facing the street
- Homes on the corner lots are encouraged to be designed for two-sided corner exposure
- Homes on corner lots shall have one-story elements to address that edge
- To provide a transition from the public realm of the street to the private home, porches which wrap around two sides of the house is encouraged

COLORS & MATERIALS

The choice of, and the method of application of colors and materials plays an important role in the overall aesthetics of a building. As with the principles of massing, it should be appropriate to the architectural style.

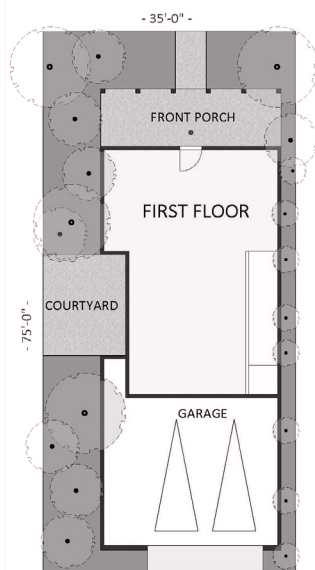
Design Principles:

- The choice of materials and colors for both exterior and interior design should be guided by the same principles as the style, massing and detail of the structure itself: historical authenticity balanced with the natural elements
- The architects and designers are encouraged to meld colors, textures and materials wherever appropriate to the accuracy of the style

Guidelines:

The following guidelines indicate and define the generally accepted materials and finishes for SOMO:

- The materials and color selection shall be appropriate to the architectural style
- Roof design, color and texture shall be consistent with the architectural style
- Materials such as stone, wood, cement, plaster, brick, and stucco are suitable as primary wall surfaces
- All materials shall communicate a high level of quality and detail that is associated with the neighborhood. Accent materials may include but are not limited to wood, brick, tile, masonry, and wrought iron or painted metal
- Simple color schemes with no more than three colors are recommended
- Accent colors may be applied at window and door surrounds, windows, wainscot, doors, shutters, and vents. Accent colors shall be utilized as a design element for individual expression and identity, while being sparingly applied
- Recommended roof materials include slate, concrete tile, metal, and flat roofs with appropriate color gravel. Roof materials should be appropriate to the architectural style it is applied on. Roof colors may be earth tones. Color variations in a roof piece or plane are allowed, provided a compatible appearance is maintained



**Materials shall wrap transition at inside corners only*

GARAGE PLACEMENTS

The location, configuration and orientation of the garage on its lot are important design elements, both for the composition of the dwelling and its contribution to the streetscape. The goal is to emphasize the living areas of the home as they address the street.

Design Principles:

- De-emphasizing the garage is an important community design element
- Placing living areas forward encourages ‘eyes on the street’ for neighborhood safety and security while establishing neighborhood orientation to the pedestrian as opposed to the automobile

The following garage configurations are allowed:

- Alley-loaded (preferred)
- Front-loaded (discouraged where possible)

Guidelines:

- All plans shall implement the identified garage plan concepts
- Garage door patterns are encouraged to vary from elevation type to elevation type and reinforce the architectural theme of the dwelling
- Homes are encouraged to be oriented so that entryways and/or garages are adjacent
- Diversity in setbacks from the street is encouraged
- Maximize impact of “living forward”
- As with all guidelines, this pattern should be broken occasionally to reduce repetition



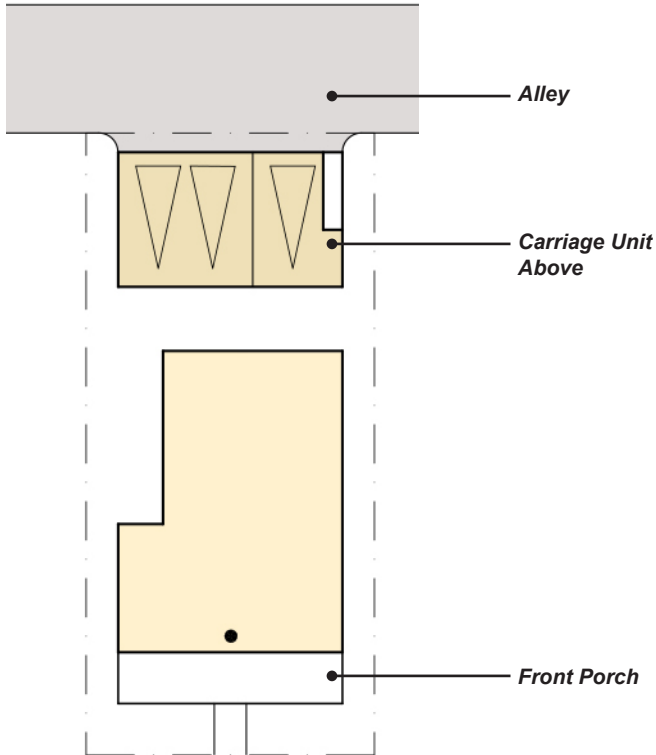
Typical alley



Front loaded (allowed but less preferred)

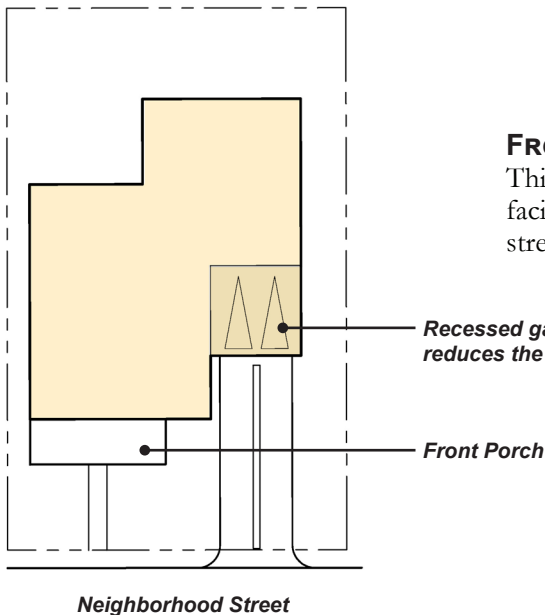
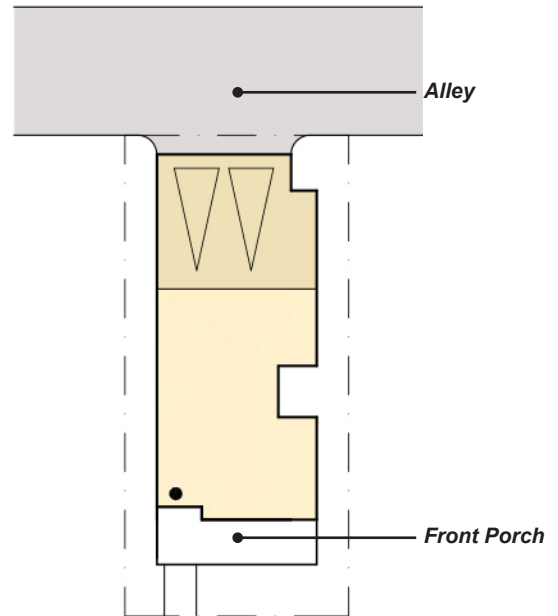
SPLIT GARAGE WITH CARRIAGE UNIT

This garage configuration is similar to the split garage, however the third car garage area and second floor above garages becomes a room of the home.



ALLEY-LOADED GARAGE

This garage configuration is placed at the opposite end of the front entry, facing towards a narrower private road. Housing will typically share the alley, allowing for the home orientation towards the street. Alley-loaded garages are encouraged because they allow the entire fronts of homes to engage the street with living space.



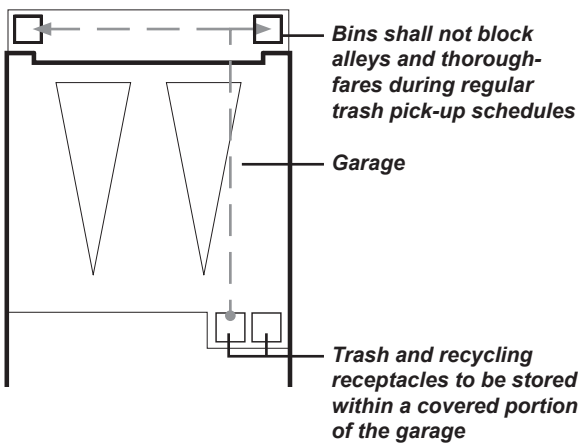
FRONT-LOADED GARAGE

This garage configuration is placed at the front entry, facing towards, and accessed from the neighborhood street.

REFUSE

Refuse/recycling receptacles must be either enclosed within a garage or accessory structure or covered from view by materials that are compatible in design and color with the main structure. Incorporation of refuse/recycling storage spaces into the garage or the main building is highly encouraged.

During trash collection, bin placement will be per trash pickup guidelines by trash collection agency.



Bin placements in residential units



Trash enclosure

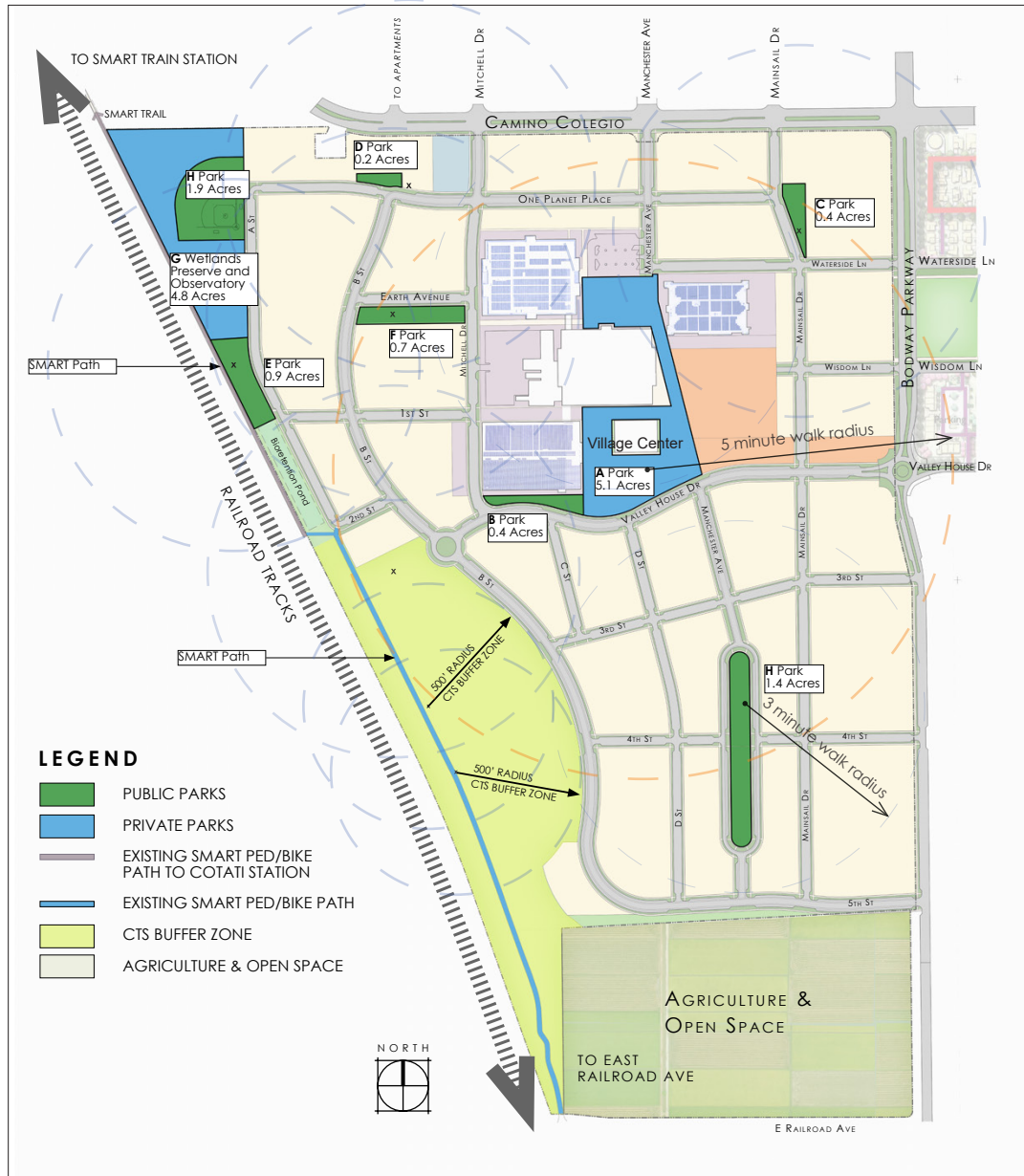
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PARKS & OPEN SPACE

The best communities treat open space not as an afterthought but as the primary organizational element. SOMO's open spaces are strategically placed so that no resident is more than a five or ten minute walk away from a park, thus bringing maximum value to the neighborhood's residents.

Open spaces within the community will range from small to large and from private to public. The Village Center is primarily used for events and gatherings. Small public plazas are be found in the mixed-use core area as well as pocket parks all around the community. The community south of Main Street incorporates a long central green which will serve as it's primary park space.

Parks & Open Space Plan



Design Principles:

- Parks, plazas and open spaces should beautify SOMO's neighborhoods, provide a place for outdoor activities, and create a place where diverse people can mingle
- Parks should meet community-based recreational needs
- Creating a safe park environment is a priority

Guidelines:

- Parks should be designed to encourage a wide range of active and passive recreational activities for a wide range of people
- Open spaces shall be provided for active uses like playgrounds, nature preserves, community gardens, and passive spaces for uses such as picnics, outdoor concerts and naps
- Open spaces should be designed as meeting places for the community where people can mingle with each other and spend time outdoors
- Parks should have a safe pedestrian access for surrounding residents
- Landscaping should avoid creating areas that will promote suspicious activity
- Adequate lighting should be provided for activity zones
- Trails and paths shall be properly lit to ensure safety for the users
- Wayfinding and directional signage shall be provided to ensure proper usage of park activities



Nature preserves and open space



Passive uses such as concerts, picnics, and naps



Public spaces as gathering space



Trails and paths for walking, biking

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GREEN BUILDING PRINCIPLES

A healthy, happy, high quality live-work community in one of the most beautiful places in the world. SOMO is a leading example of a thriving and sustainable community and is being developed consistent with One Planet Living Principles. It has been certified at the highest Platinum level by the U.S. Green Building Council's Leadership for Energy and Environmental Design (LEED-ND).

One Planet Living Principles

									
Health and happiness	Encouraging active, social, meaningful lives to promote good health and wellbeing								
Equity and local economy	Creating safe, equitable places to live and work which support local prosperity and international fair trade								
Culture and community	Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living								
Land and nature	Protecting and restoring land for the benefit of people and wildlife								
Sustainable water	Using water efficiently, protecting local water resources and reducing flooding and drought								
Local and sustainable food	Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein								
Travel and transport	Reducing the need to travel, encouraging walking, cycling and low carbon transport								
Materials and products	Using materials from sustainable sources and promoting products which help people reduce consumption.								
Zero waste	Reducing consumption, re-using and recycling to achieve zero waste and zero pollution								
Zero carbon energy	Making buildings and manufacturing energy efficient and supplying all energy with renewables								



3MW of on-site renewable power

13,333 roof top solar panels provide enough power for 1,036 homes each month. A benefit of the climate and natural California days.

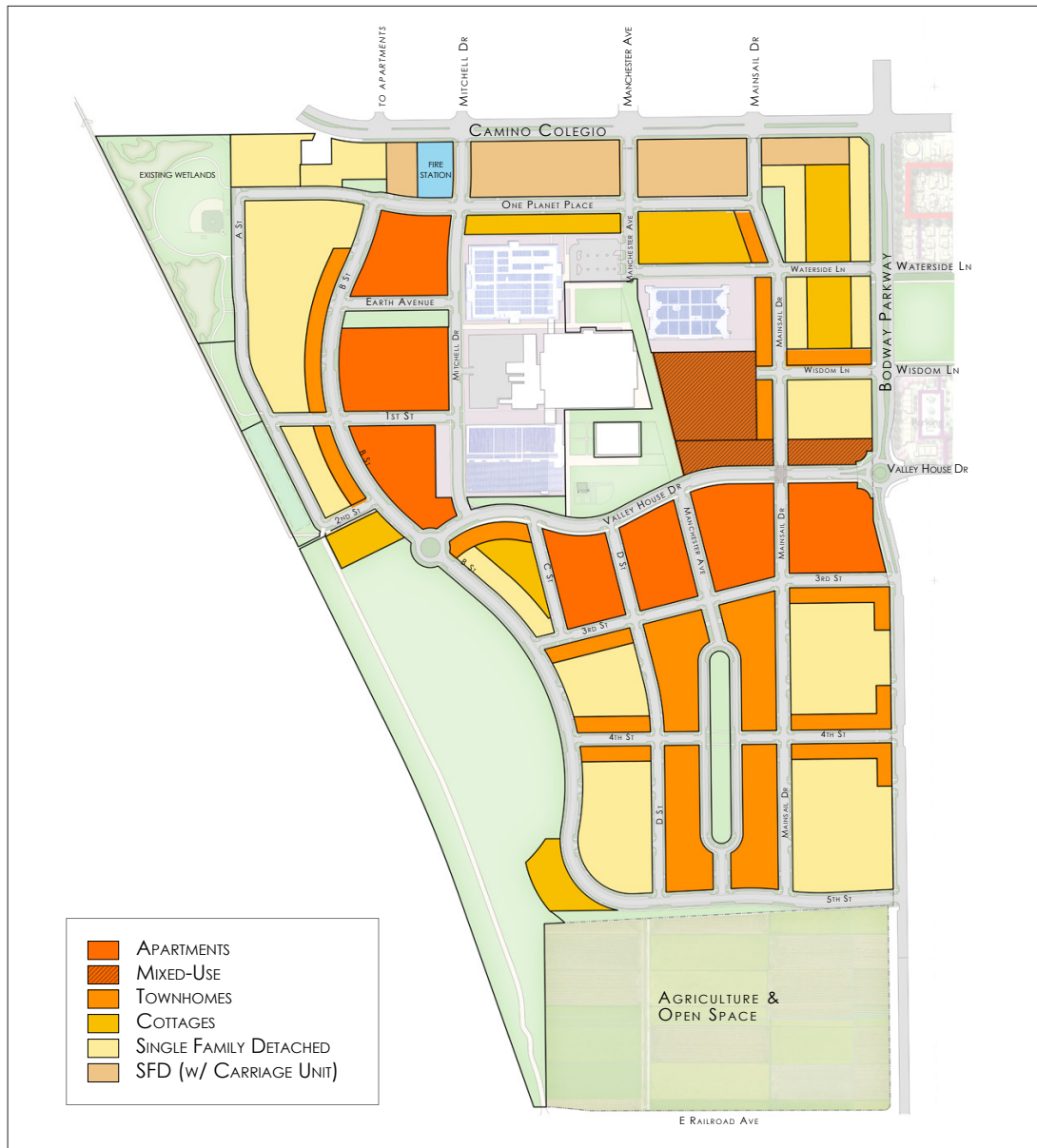
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SECTION 2.2

PRODUCT TYPOLOGIES

SOMO is envisioned to offer a variety of home types that cater to different housing needs. This includes single-family detached homes, cottages, carriage units, townhomes, apartments and mixed-used residential over retail. These homes typically have 2–4 bedrooms and are on variable lot widths. Each home is encouraged to be designed with front porches facing the sidewalks which activate the sidewalk and stimulate interaction between neighbors. The architectural styles vary and include: Modern Farmhouse, Modern Bungalow, Modern Cottage, Modern Coastal, Transitional, and Contemporary.

Product Allocation Plan



The location of these building typologies is guided by a form-based code. This is a way to regulate development that controls building form first and building use second, with the purpose of achieving SOMO's community vision.

SOMO's Transect Zone Map defines zones in which a wide variety of uses may occur, but which have distinctly different levels of density, lighting, noise and development regulation. The intensity increases from the lowest density in the T3 Suburban Zone to the highest density in T6 Urban Core. In addition to regulating such factors as building height, setbacks and road types, transects are also used to regulate allowed uses.

Transect Zone Map



SINGLE-FAMILY DETACHED ALLEY-LOADED HOMES

Single family detached homes offer more privacy and space than other home types, and usually come with private front and rear yards. For alley-loaded homes, garages are accessed from an alley which creates a better, more friendly street scene frontage.

Characteristics

- 1-3 Stories
- Alley-loaded homes
- Front doors orient towards street
- Some plans master bedroom is on first floor
- Guest parking on street
- Transect Zone : T3, T4



COTTAGES



SFD WITH CARRIAGE UNIT

SINGLE-FAMILY DETACHED

Typologies



SFD - 35'/40'/45' WIDE LOTS

Single-family detached

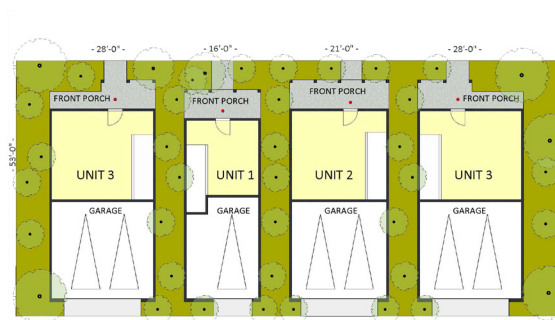
Single-family detached alley-loaded homes allow for a friendlier front-porch character to neighborhood. This typology should be provided in different lot widths which would create variety and interest in the street scene.



SFD WITH CARRIAGE UNIT

Single-family detached with Carriage Unit

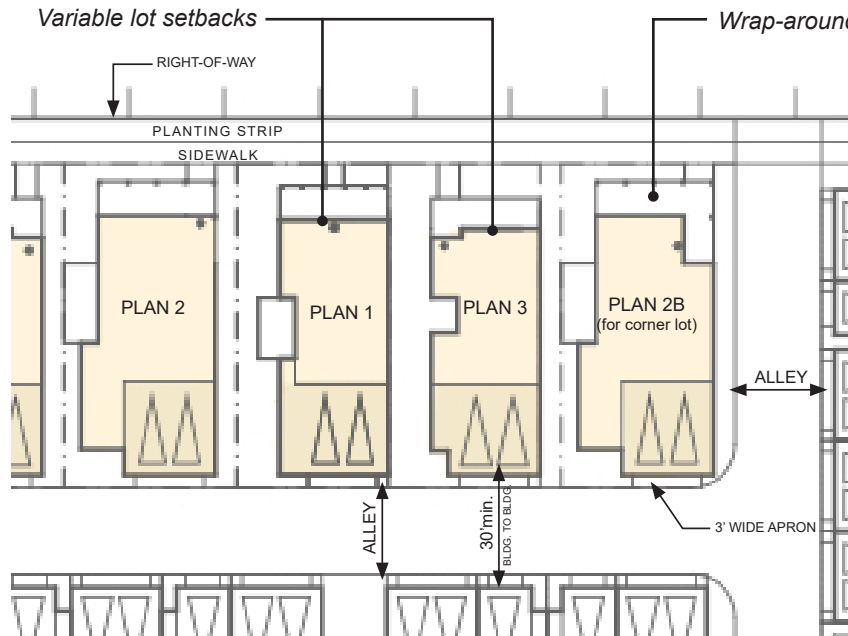
Single family detached homes with a second small dwelling located on the same property, such as an apartment over a detached garage. These type of homes give homeowners the flexibility to share independent living areas with family members and others, allowing seniors to age in place as they require more care. For alley-loaded homes, garages are accessed from an alley which creates a better, more friendly street scene frontage.



COTTAGES

Single-family detached Cottages

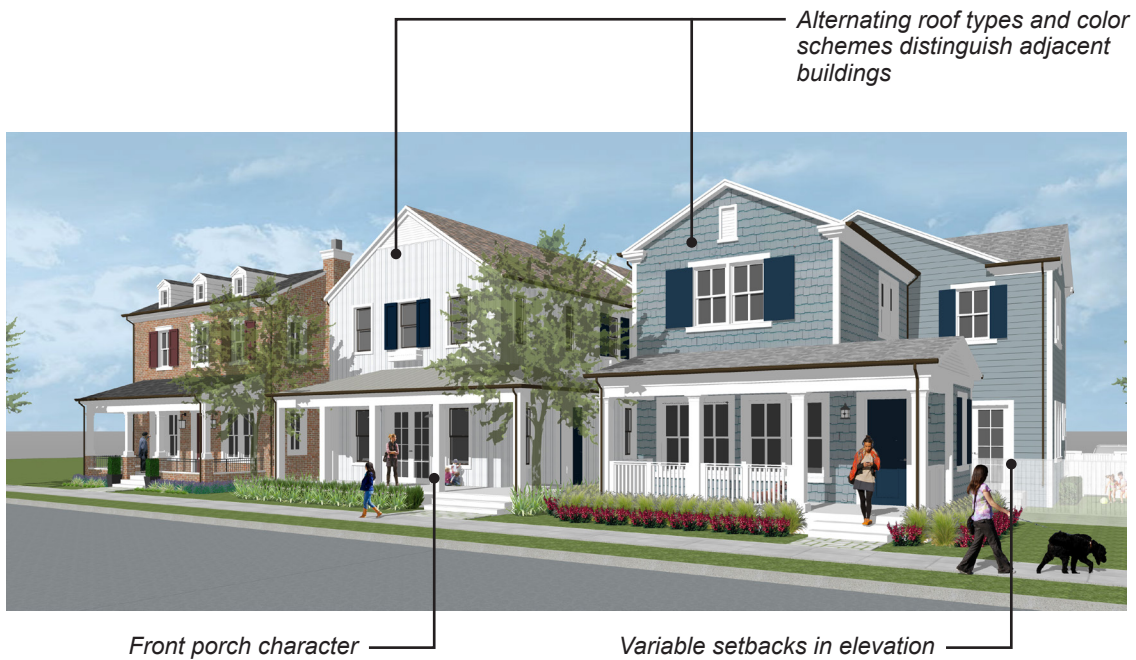
Cottage units diversifies housing choice and provides housing that is more attractive to some households than that of traditional single-family homes. These are typically built as a cluster of units built around a common open space. Cottages offer a smaller scale housing choice, which are suitable for meeting a variety of needs, compared to traditional single-family homes.



Guidelines

- Integrate various floor plan types to create interest in the facade
- Design with sensitivity on corner lot conditions
- Direct window conflicts across side and rear property lines should be avoided
- Main entrance should be oriented towards street
- Reciprocal use easements are allowed

Conceptual Plotting Arrangement



Essential Streetscape Features

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MULTI-FAMILY RESIDENTIAL ALLEY-LOADED HOMES

Alley-Loaded Townhomes are residential units that are accessed through an alley road, at the opposite end of the front entry. Townhome units will be attached in a row-like fashion, a successive series of residential units with shared common walls with the adjacent units, typically with a minimum of three or more units.

Buildings will have two or more stories, potential to add a front porch, and upper floor balconies. Homes will have individual entries to each unit. Townhomes provide an excellent typology for their walkability and front access to neighborhood parks, and local commercial areas.

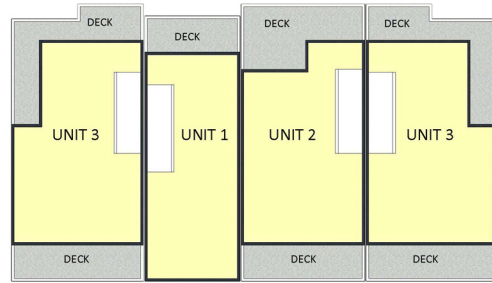
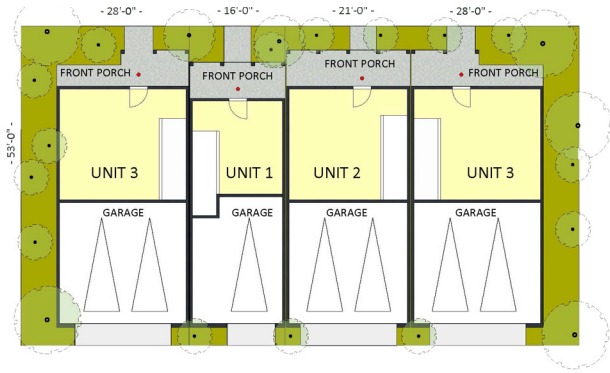


Characteristics

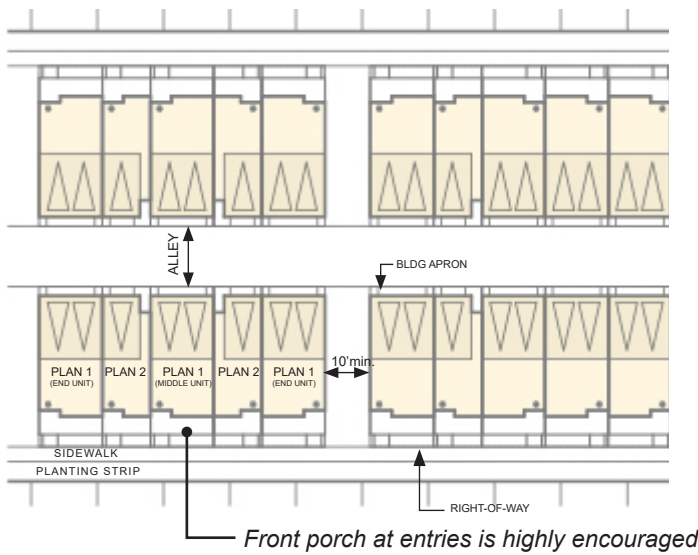
- Articulated with varied front setbacks
- 2 to 3 Story Buildings
- Units usually share at least one or more walls
- Alley-loaded garages
- Front entry engages street
- Guest parking on street
- Transect Zone : T4



Character Images



Townhomes Typology



Guidelines

- Integrate various floor plan types to create interest in the facade
- Design with sensitivity on corner lot conditions
- Direct window conflicts across side and rear property lines should be avoided
- Breaks in rows of units should occur every 4-6 units
- Distinguish building units and unit types by alternating roof types and color schemes to add variety and unit individuality
- Avoid the monotonous appearance of a single color application on buildings

Conceptual Plotting Arrangement



Building entries have a front porch character

Essential Building Features

MULTI-FAMILY RESIDENTIAL APARTMENTS

Walk-Up Apartments are multi-family style buildings that may exclude elevator use. The apartments are typically three or four story buildings, often relying on surface parking lots or parking stalls tucked underneath the building structure. Apartment units are typically accessed from a singular entry and circulates through a stairwells and hallways.

Some walk-up apartments can include private open space, shared between the residents.

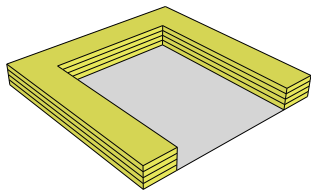


Characteristics

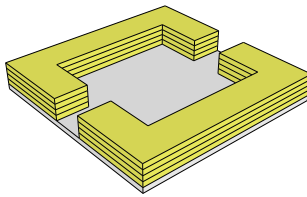
- Located closer to Village Centers
- 3 to 5 Story Buildings
- Surface Lot or Structured Parking
- Front Entry Engages Street with Walk-Up Entry
- Common or Private Open Space within
- Transect Zone : T5



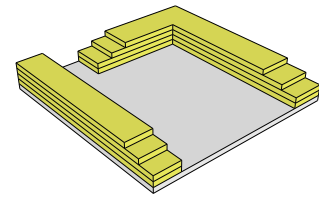
Character Images



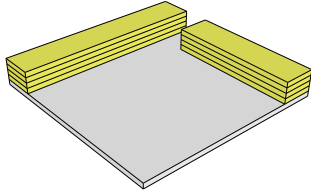
U-SHAPED BLOCK



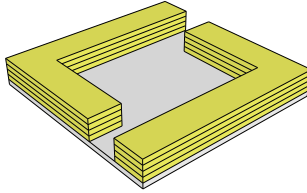
CLOSED CITY BLOCK



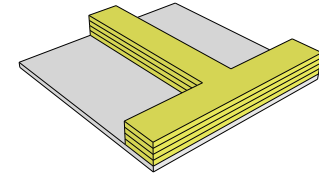
STEPPED CITY BLOCK



LINEAR BLOCK

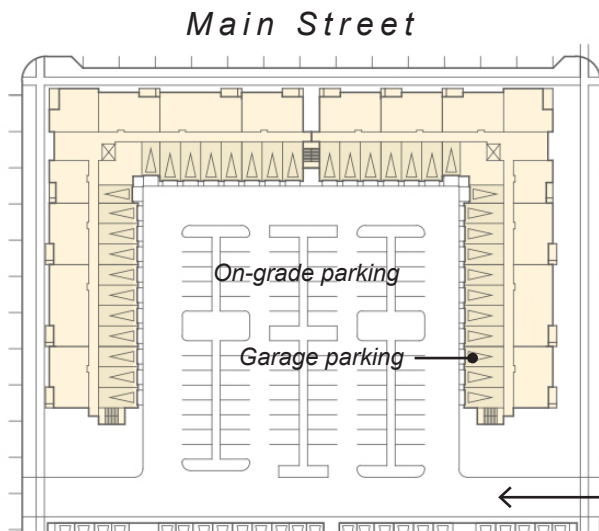


CLOSED L-SHAPED CITY BLOCK



T-SHAPED BLOCK

Sample Apartment Typologies



Guidelines

- Vehicular access to parking should be off the main street
- Plane break is encouraged for every 100 feet of building length
- Residential and guest parking shall meet City of Rohnert Park municipal code and SOMO Smart Code requirements
- Building setbacks per T5 zone in SOMO Smart Code

Conceptual Plotting Arrangement



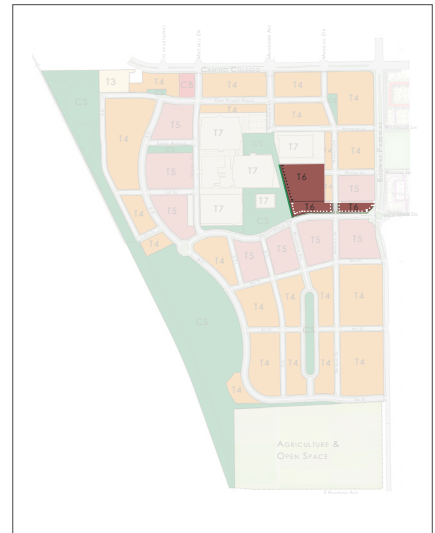
Essential Building Features

Ground floor residential entries shall be sheltered from the rain and wind

MIXED-USE DEVELOPMENTS APARTMENTS ABOVE COMMERCIAL

The mixed use core of the SOMO will be centered around a traditional main street and include ground floor retail space and residential units on the upper floors. It is envisioned to service the residents of SOMO and the adjoining neighborhoods.

Instead of emphasizing architectural theme and style, Mixed-Use is more about the programming of retail/commercial uses at the ground floor with residential apartment uses above. Parking is typically located on the street or on a surface lot located on-site.



Characteristics

- Strong streetscape presence
- Located in Main Street
- 3 to 4 Story Buildings
- Town Promenade Experience
- Retail/ Commercial Engages Groundfloor
- All Parking on Surface Lot
- Transect Zone : T6



Character Images

Mixed-Use: General Principles

Design Principles:

- Encourage ground floor uses along Main Street that cater to pedestrian activity

Intent:

An indication that a mixed use core is successful is the presence of an abundance of people walking the streets. The right mixture of ground floor tenants is imperative to attract people.

Guidelines:

- Program uses on the ground floor such as: apparel retail, art galleries, book stores, coffee shops, restaurants and cafés
- Discourage ground floor use along Main Street that hinder pedestrian activity
- Encourage storefronts to be as transparent as possible so it does not inhibit the pedestrian flow



Al fresco dining / outdoor cafe



Shop windows shall animate the street



Strong pedestrian realm

Mixed-Use: Public Realm

Design Principles:

- Create a strong pedestrian realm using architecture, landscape, public art, street furniture, and appropriate street lighting

Intent:

Creating an environment where walking is comfortable is critical in designing successful urban cores/town centers. If a place makes people feel uncomfortable or feel unsafe they will avoid it. Pedestrians are vital to the success of main street retailers and restaurants.

Guidelines:

- Encourage the use of awnings to provide shade and a sense of enclosure for the pedestrian. The awnings should be designed in such a way as to not reduce the visibility of merchandise or signage
- Create a canopy of trees planted in tree wells on main street in order to soften the hardscape and provide shade
- Provide ample seating throughout the core and invite people to linger
- Street crosswalks should be clearly delineated
- The use of traffic calming devices is encouraged including bulb outs at intersections and mid-block crossings, textured paving at critical locations to heighten drivers' awareness that they are entering a pedestrian realm, and reduced lane width to help slow drivers
- Strategically locate public art throughout the core
- Make use of bollards, street lights, and parked cars to physically separate traffic from pedestrians
- Place benches, street lights, planters, and outdoor displays outside of the pedestrian path of travel
- Utilize pedestrian scaled lighting and ensure there are no dark corners



Pedestrian friendly outdoor space



Al fresco dining / outdoor cafe



Use of awnings is encouraged

Mixed-Use: Retail Frontage

Design Principle :

- Showcase the retail merchandise and shops effectively and encourage creative signage that does not dominate the streetscape

Intent:

Visibility is a key component in the success of retailers. The design of the mixed use core must always consider the needs of the retail tenant and ensure visibility is maximized for both drivers and pedestrians.

Signage within the SOMO should have a timeless feel and be designed to reflect the unique character of the neighborhood. Street signs, banners and kiosks should be able to stand up to daily abuse, while adding curb appeal to the SOMO's streets and neighborhoods.

Guidelines:

- Keep the pedestrian path of travel close to the retail tenants window displays
- Ensure that the pedestrian path of travel is unhindered
- Encourage creative signage that is oriented towards both pedestrian and vehicular traffic
- Public signage and street addresses should be large enough to be seen from vehicles, but small enough that they do not detract from the urban environment
- Band signage shall be integrated into the building façade
- Bench and billboard advertising shall be prohibited
- Newspaper racks should be uniform



All exhibits for reference only

Mixed-Use: Parking

Design Principle:

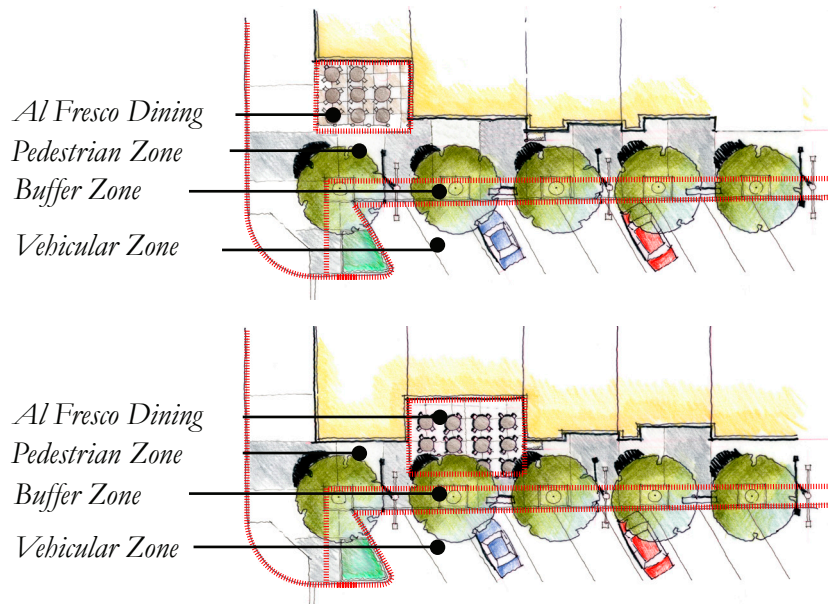
- Provide the necessary parking in locations that can be effectively screened

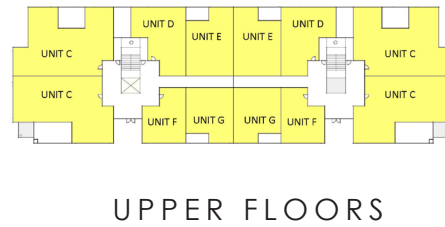
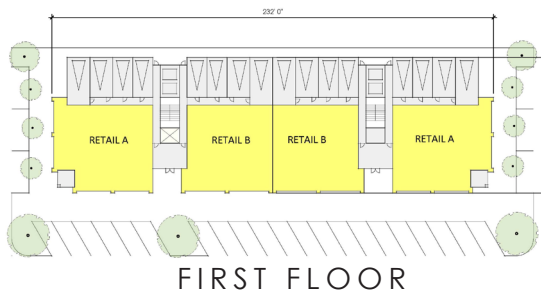
Intent:

Providing adequate parking is necessary to attract tenants and attract patrons. Parking can be effectively screened to limit its visual distraction of the public realm.

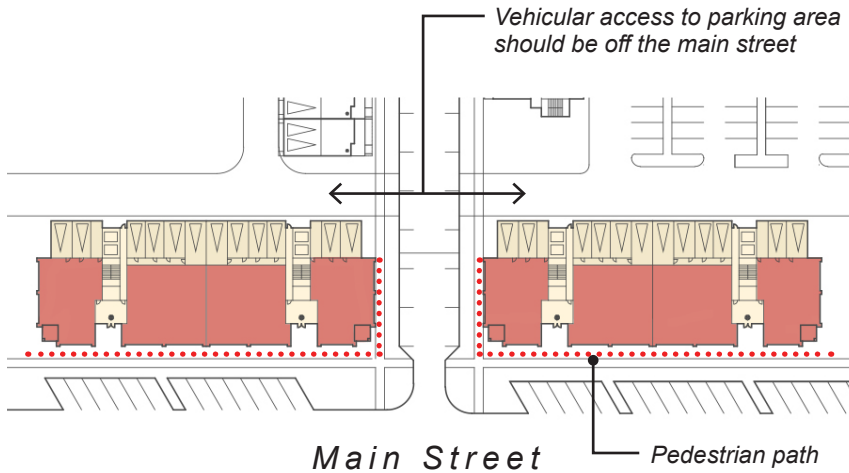
Guidelines:

- On street parking shall be provided on main street and larger parking lots/structures shall be located behind main street shops
- To the extent possible parking should be shared between businesses and different uses
- Priority parking should be provided for the handicapped, carpoolers, motorcycles, scooters and neighborhood electric vehicles
- Within the urban core bike racks should be provided and should be conveniently located near building entrances
- Large surface parking lots shall not front defining streets
- Where parking structures or surface parking lots front public streets they shall be screened by landscaping
- Parking structures shall be compatible in scale, massing, and materials with adjacent buildings
- The height of the parking structure is encouraged to not exceed the height of the building(s) it serves
- The presence of any large, blank walls shall be minimized to achieve a balance of solids and voids arranged so as to articulate the façade and hide parked vehicles
- Ground floor parking should be screened from view
- Vehicular ramps shall be integrated within the structure so they are not visible from the street
- Pedestrian entries to the parking structures should be clearly articulated
- Locate and screen service areas and mechanical / electrical equipment to reduce their visibility
- Provide sturdy trash enclosures constructed of opaque material to screen trash receptacles; design trash enclosures for compatibility with the architecture
- Minimize the number of curb cuts and access points to structured parking from the street; curb cuts should be consolidated and placed at mid-block, or provide alley access to service and parking where feasible





Mixed-Use Typology



Guidelines

- Keep the pedestrian path of travel close to the retail tenants window displays
- Vehicular access to parking should be off the main street
- Residential and guest parking shall meet City of Rohnert Park municipal code and SOMO Smart Code requirements
- Building setbacks per SOMO Smart Code

Conceptual Plotting Arrangement

Tower elements or focal features are encouraged to be used at corners and focal points



Active pedestrian-oriented uses with a high degree of transparency shall be promoted along the street; uses should be readily discernible to the passerby

Shop windows and entrances shall animate the street and sustain attention
Storefront doors are encouraged to utilize transparent glass to be more inviting

Essential Building Features

EXISTING BUILDINGS

Five of the buildings remaining consist of the former Agilent Technologies campus development. Although these buildings do not constitute a special district, they are significant as an example for community incorporating adaptability and sustainability for future uses. The boundary of each building has been identified in the Transect Zone Map, see page 31. Each boundary roughly corresponds with the footprint of the existing building. While new construction is permitted adjacent to the listed buildings, height and setback guidelines, per the Transect Zone, are provided to establish and ensure that new construction does not overwhelm or dominate the current scale and form of the buildings.

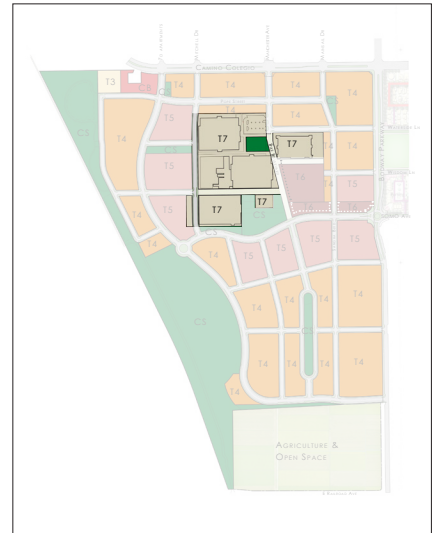
Characteristics

- Transect Zone : T7

Goals

Standards and guidelines for both historic buildings and adjacent new construction are intended to achieve the following goals:

- Form a framework for SOMO with the existing buildings
- Comply with city, state, and federal code for any rehabilitation of the current buildings and structures
- Use new construction near the existing buildings to create a village center scale and a central core that enables rehabilitation of the buildings
- Maintain the street grid to align with the rest of the SOMO community
- Add additional alleys or streets to the village center to promote a pedestrian scale and encourage interaction with the movement through the spaces of the existing buildings



SECTION 3.0

ARCHITECTURAL STYLES

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Introduction:

The intent of the Architectural Styles section is to emphasize diversity of architectural styles which support the vision of an eclectic community. A variety of architectural styles are compatible through building mass, articulation, and material definition creating the backdrop of the community. The following architectural styles have been selected for SOMO Village in order to create a rich eclectic community steeped in rural tradition. The styles have enough similarity to coexist harmoniously while offering substantial amount of variety in materials and architectural vernacular.



Cottage



California Coastal



Bungalow



Transitional



Modern Farmhouse

COTTAGE

Introduction:

Cottage style includes a wide range of designs, including French and English European influences. Historically smaller and simpler in size and massing, cottages incorporate unique details to add interest and charm. These may include arched windows, window boxes, and half-timbering. Steeply pitched roofs and prominent chimneys add depth to a simple volume.



General Attributes:

Massing

- Small and informal, although modern day cottages can be larger
- Simple, strong geometric forms
- Prominent chimney

Roof Forms

- Steeply pitched roof with modest overhangs
- Gable roof forms

Roof Materials

- Composition shingle
- Shingle-style concrete tile

Windows, Doors & Entries

- Simple window and door trim
- Vertically oriented windows with gridded panes
- Arched windows
- Window boxes and shutters

Wall Materials

- Wood siding
- Shingles
- Face brick or stone
- Half-timbering

Colors

- Simple color scheme comprised of a main body color and two to three trim/accent colors

BUNGALOW

Introduction:

A Bungalow is defined as a small or medium sized home with distinctive exterior architectural details, such as low pitched roofs and a large front porch. The bungalow places emphasis on simple, low, symmetrical massing to minimize complexity of construction. Simple geometric details are used throughout.

Organic materials such as wood, stone and brick, plus warm natural colors are the hallmark of the style. Painted wood details such as decorative beams, columns and exposed rafters add to the inviting character.

Traditionally bungalow style homes were one-story or one with a half story above, however modern bungalows can be two-story while incorporating a wider roof and internal plans. Open floor plans ensure efficiency and maximize natural light.



General Attributes:

Massing

- Simple compact forms offer open floor plans
- Wide front porch supported by substantial columns
- Symmetrical or balanced forms
- Low horizontal proportions

Roof Forms

- Low-pitched roof with deep overhangs
- Exposed rafters with decorative beams

Roof Materials

- Composition shingle
- Intent should be to resemble the look of wood shingles

Windows, Doors & Entries

- Front porch and stoop shall be generous in size
- Substantial square columns may be tapered or straight, and may contain a brick or stone base
- Windows are single-hung or double-hung with larger single glass panes
- Windows shall be arranged as singles, pairs or groups of threes
- Windows trim designs should be simple and flat

Wall Materials

- Organic natural materials
- Lap or shingle siding used as primary material on elevations with high visual exposure
- Natural stone or brick used at base of columns, raised foundations, low walls, chimney
- Painted wood details

Colors

- Predominately warm natural tones.
- Rich accent colors can be used on trim, doors and/or windows

MODERN FARMHOUSE

Introduction:

The earliest homes that can be called ‘true’ farmhouses were those built by early colonial families and owners who would likely have built the homes themselves. The farmhouse was unpretentious, straightforward and functional. The home itself was often of a certain Colonial vernacular (cape-like, saltbox, colonial, etc.), beginning as a residential structure then added upon with multiple utilitarian additions to the rear of the home. Stone and timber were predominant structural elements in regions where these materials were readily available.

Farmhouse architecture is perhaps most recognizable by its core design elements: porches were a perfect place for muddy boots to be kept outside; from the porch, an additional entry at the gable end of the house was also characteristic so as not to access the house through the two formal front rooms for entertaining, and finally the large farmhouse kitchen was housed in the back, a space that allowed for harvested crops to be canned, dried, cooked and stored.



General Attributes:

Massing

- Casual, asymmetrical massing made up of a combination of simple forms

Roof Forms

- Steeply pitched gable roof forms
- Shallow pitched roofs at porches
- Dormers are a common feature

Roof Materials

- Composition shingle
- Metal standing seam

Windows, Doors & Entries

- Vertically-proportioned windows, often gridded
- Simple window and door trim, often with extension at head and sill
- Simple shutter designs, sometimes with a head track
- Wide, inviting porch with wood columns

Wall Materials

- Predominantly vertical board-and-batten siding
- Occasional use of horizontal siding

Colors

- Usually one main body color with white trim and colored accents/shutters. White is a common color, although a variety of colors can be used

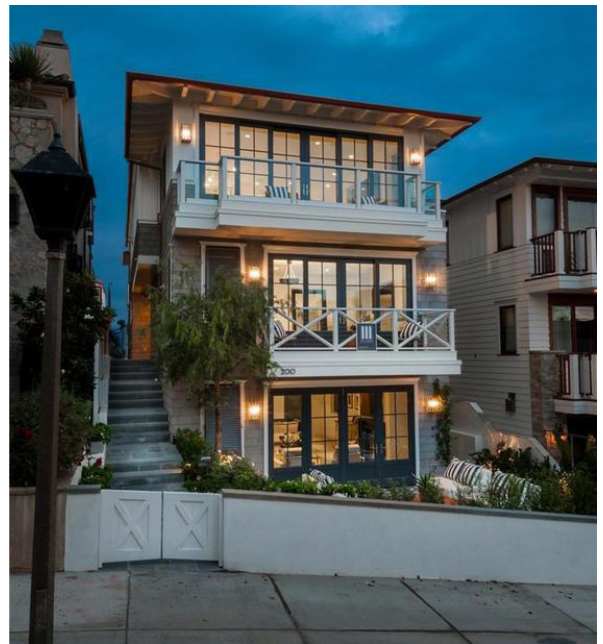
CALIFORNIA COASTAL

Introduction:

The California Coastal home is largely defined by its compact vertical massing and expansive windows. Homes may be 2 to 3-story plans with low-pitched or flat roofs to take full advantage of allowable height envelopes.

Shutters, awnings and deep roof overhangs provide protection from harsh weather typically experienced along the coast, while generous sized balconies are often located on multiple levels, stacking directly over one another. Alternatively, second-story bay windows or large corner windows can be applied to similarly maximize view opportunities.

Materials may be chosen to simulate weathering or patina that would occur naturally in a coastal regions, while colors such as blues, grays, greens and yellows may be chosen to either mimic or compliment regional nature elements (sky, ocean, sand, coastal scrub). Additionally, cheerful “color pops” may be added to create a fun “beachy” atmosphere.



General Attributes:

Massing

- Compact vertical massing.
- 2-3-stories
- Top floor often steps back to create terraced massing

Roof Forms

- Low-pitched or flat roofs
- Hip, forward facing gable, or shed roofs

Roof Materials

- Composition roofing and standing seam metal roof

Windows, Doors & Entries

- Large windows in horizontal configurations
- Minimal window patterns to maximize uninterrupted views
- Large sliding glass door systems at patios/decks
- Covered raised entries

Wall Materials

- Natural materials
- Lap siding, shingle siding, wood cladding
- Light colored stone with smooth finish

Colors

- Colors that compliment the natural colors of the coastal environment such as: blues, grays, greens, and yellows
- Bright and cheerful “beachy” accent colors

TRANSITIONAL

Introduction:

Transitional style is a more contemporary expression of the intersection between traditional and modern designs. The blending of modern forms and detailing with traditional materials and features creates a clean and contemporary, yet soft and warm aesthetic. Inspiration can be taken from various historic styles, reinterpreted to complement modern trends, such as open floorplans and indoor/outdoor living.



General Attributes:

Massing

- Casual, asymmetrical form and massing

Roof Forms

- Variety of roof forms, including gables, sheds, and flat roofs
- May include roof decks

Roof Materials

- Variety of classic or contemporary materials, including concrete tile and metal standing seam or metal shingle roofing

Windows, Doors & Entries

- Simple window and door trim, including recessed panels
- Large windows, often of square proportion
- Windows can be gridded or free of mullions
- Doors and windows that open to combine indoor and outdoor space

Wall Materials

- Variety of classic and contemporary materials
- Natural materials, including wood and stone

Colors

- Combination of soft colors and accents/materials to create a fresh, contemporary feel with warmth and contrast
- Color palette is usually simpler, with the use of materials to add contrast

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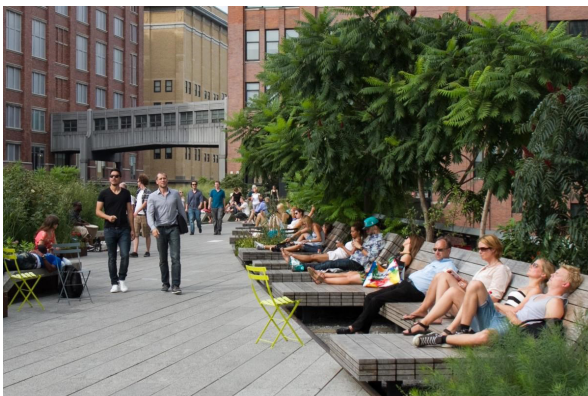
SECTION 4.0
**LANDSCAPES, PARKS
& OPEN SPACE**

Purpose

Healthy lifestyles are supported by readily available access to outdoor living spaces and opportunities for appreciation of nature and connection to community. SOMO is designed as a pedestrian friendly, walkable community and the parks and landscape areas will support these outdoor lifestyles. Features will include:

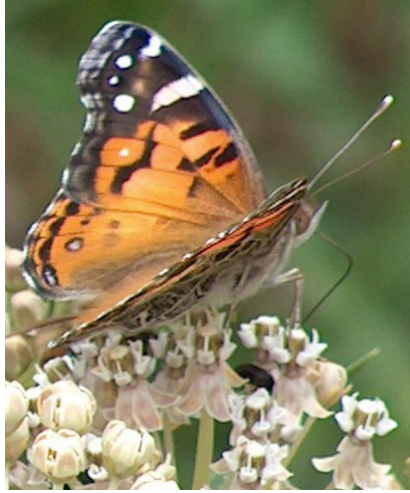
Design Principles:

- Benches in all parks, open spaces and streetscapes
- Urban tree canopy
- Shaded picnic areas
- Children's play equipment and climbing features
- Outdoor games for all ages
- Designated dog areas
- Trails and wildlife habitat viewing
- Turf varieties in park and recreational areas will be hardy and low-water use with efficient irrigation technology



Landscape and Plant Features

In all parks, open space, streetscape and residential front yards, landscaping will consist of a diverse palette of drought-tolerant and low-water use plants with a preference for California native species. Local native plants are well adapted to conditions of climate and soil, making them more likely to succeed and requiring less input of water and maintenance. This adaptability also eliminates the need for toxic substances in the garden – herbicides, artificial fertilizers and pesticides. Native plants attract and support local wildlife including native pollinators, which play an important role in supporting local ecosystems and food production.



Visibility of Nature

Nature and natural environmental systems will be highlighted and made visible to residents and visitors, creating a sense of connection to our regional ecology and the life supporting natural resources that the community is designed to preserve and enhance.

The riparian corridor on the western edge of the property will include seasonal wetlands, detention ponds, and bio-swales that function to filter, retain and channel rainwater. These features reduce run-off, restore groundwater levels and healthy soils, and create natural habitat for different communities of riparian species including: salamanders, frogs, turtles, waterfowl, migratory and resident birds, insects and larger animals. The open space areas will include trails and signage for access and education to the public, where appropriate and allowed by regulation.



Residential Landscaping Guidelines

These guidelines for plantings apply to front and back of all housing types including detached, attached, and multi-family residences. The landscape for homes should be designed with a diverse plant palette for the establishment of visual interest and wildlife habitat. Additionally, efforts shall be made to provide consistency throughout neighborhood areas for cohesiveness, to provide a sense of place, and to create a relaxing environment.

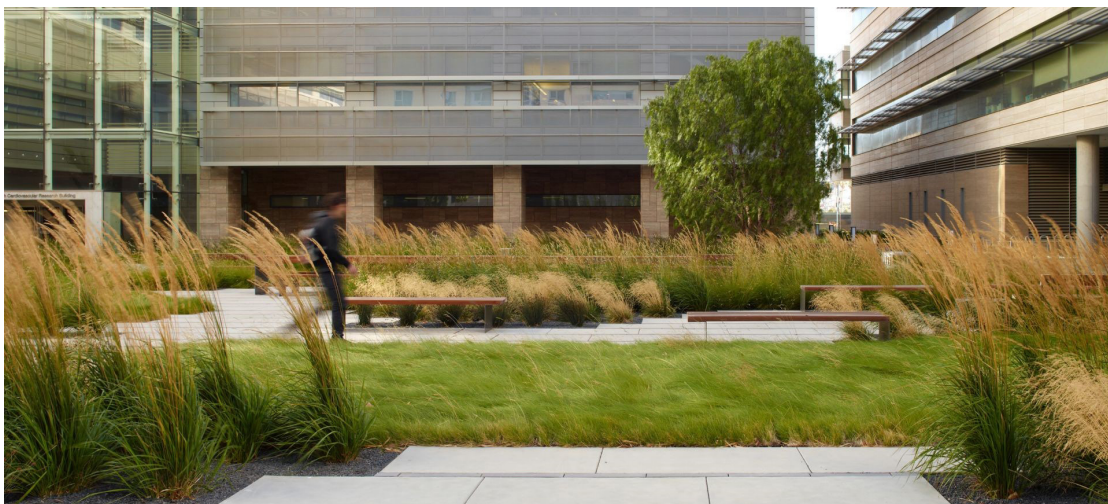
- Select appropriate plant palette based on climate and neighborhood style
- Include California native plants and a selection of edible plants where appropriate
- For each lot, use a mix of small trees, shrubs and groundcovers
- For each neighborhood, use a palette that repeats key species as foundation plantings
- Trees should be a minimum height of 7'-10' when planted, or match City standards in public right-of-way areas
- Use larger shrubs adjacent to fences, walls and facades where appropriate
- Provide a minimum of one backdrop tree per residential corner side yard home site
- Standard fencing of a 'good neighbor' type should be used on all fence locations between private lots



Commercial and Mixed-Use Landscaping Guidelines

The landscape at commercial and mixed use areas should highlight architecture of buildings and enhance the public realm.

- Select appropriate plant species based on climate and architectural style
- Include California native plants and a selection of edible plants where appropriate
- Use a mix of trees, shrubs and groundcover, as appropriate
- Trees should be a minimum height of 7'-10' when planted, or match City standards in public right-of-way areas
- Plant vines on walls, enclosures, fences, trellis/arbors and structures if appropriate
- Plant accent shrubs to highlight entries where appropriate
- Tree planting should mitigate the effects of paving, reflected heat and light, direct and protect pedestrians interacting with parking areas, and visually screen parking areas from peripheral views



Landscape islands and buffers along main streets such as Bodway Parkway and Camino Colegio will serve to visually screen streets from residential yards.

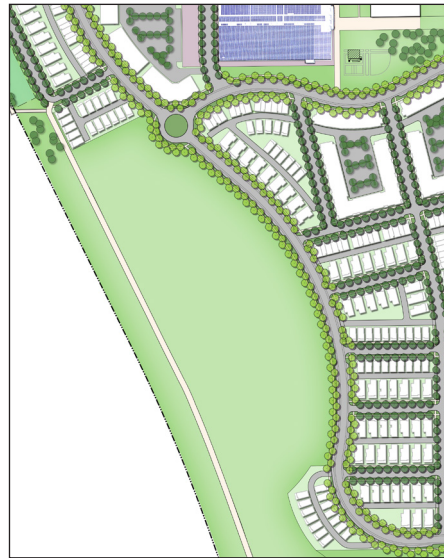
- Setbacks between roadway and yards will accommodate trees and shrubs that will lend privacy to homes and create a pleasant pedestrian experience
- Trees and plantings will be selected and arranged with the intention of enhancing the views from the public streets and to screen homes from views of traffic and to mitigate vehicular noise

Parks and Open Space

Community parks offer a mix of active and passive areas of open lawns and meadows, dog runs, play areas, community gardens, court games and environmental education opportunities. These parks will serve residents and visitors of SOMO as well as adjacent local neighborhoods.

Wetlands and Nature Preserve

- Wildlife preserve areas
- Create trails where appropriate for purpose of environmental education and connect to adjacent neighborhoods



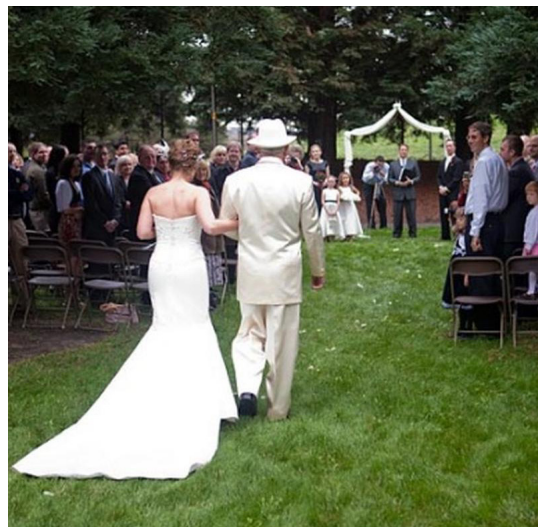
Agriculture and Open Space

- Provide farming opportunities for local industry



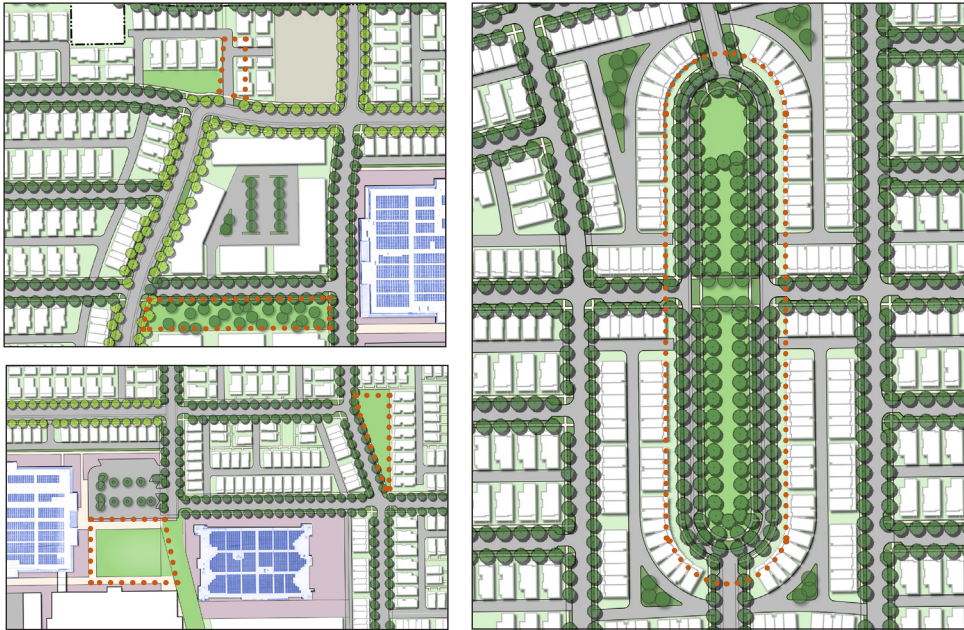
Village Center

- Event Center for farmers markets, concerts, community events, and dining
- Benches and tables for picnics, relaxing, and enjoying outdoors
- Feature amenities of recycled materials by local artisans
- Mature trees to provide shade and places to lounge out of the sun



Neighborhood Parks

- Provide greenery
- Create opportunities for relaxation and recreation
- Include seating and gathering areas
- Include dog runs/dog park areas



Landscape Water Use and Irrigation Guidelines

Guidelines for best practices in irrigation design and water conservation.

Soil analysis report

In order to reduce runoff and encourage healthy plant growth, a soil analysis report shall be completed by the project applicant, or his/her designee, as follows:

- (1) Submit soil samples to a laboratory for analysis and recommendations.
Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants
- (2) The soil analysis shall include:
 - (a) Soil texture
 - (b) Infiltration rate determined by laboratory test or soil texture infiltration rate table
 - (c) pH
 - (d) Total soluble salts
 - (e) Sodium
 - (f) Percent organic matter; and
 - (g) Recommendations
- (3) Collect sample at a rate equivalent to 1 in 7 lots
- (4) The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans

Amendments, Mulching and Soil Conditioning

- Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement
- Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected
- Incorporate compost into the soil to a minimum depth of eight inches at a minimum rate of six cubic yards per 1,000 square feet. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling
- A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications. To provide habitat for beneficial insects and other wildlife, up to 5 % of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such

Plants

- Selected plants shall not cause the estimated water use to exceed the maximum applied water allowance (see calculation in Maximum Applied Water Allowance)

- Plants with similar water use needs shall be grouped together in distinct hydrozones and where irrigation is required the distinct hydrozones shall be irrigated with separate valves
- Very low, low, and moderate water use plants can be mixed, but the entire hydrozone will be classified as moderate water use for MAWA calculations
- High water use plants shall not be mixed with very low, low or moderate water use plants
- All non-turf plants shall be selected, spaced and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site
- Turf shall not be planted in the following conditions:
 1. Slopes exceeding 10 percent
 2. Planting areas eight feet wide or less
 3. Street medians, traffic islands, planter strips or bulbouts of any size
 4. Invasive plants as listed by the California Invasive Plant Council are prohibited

Water Features

- Recirculating water systems shall be used for water features
- Recycled water shall be used when available on-site
- Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation

Irrigation

Irrigation systems shall be designed and installed to meet irrigation efficiency criteria as described in the Maximum Applied Water Allowance (MAWA) and in accordance with the following:

- Dedicated irrigation meter or submeter must be specified
- Landscapes of 5000 sq. ft. or larger require a high-flow sensor that can detect high flow conditions and have the capabilities to shut off the system
- Master shut-off valves are required on all projects of 5000 sq. ft. or larger except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features
- Isolation valves shall be installed at the point of connection and before each valve or valve manifold
- Weather-based or other sensor based self-adjusting irrigation controllers utilizing non-volatile memory shall be required
- Rain sensors shall be installed for each irrigation controller
- Pressure regulation and/or booster pumps shall be installed so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure
- Irrigation system shall be designed to prevent runoff or overspray onto non-targeted areas
- Relevant information from the soil analysis report, such as soil type and infiltration rate, shall be utilized when designing irrigation systems
- The design of the irrigation system shall conform to the hydrozones of the landscape design plan
- All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014

- Point source irrigation is required where plant height at maturity will affect the uniformity of an overhead system
- Minimum 24-inch setback of overhead irrigation is required where turf is directly adjacent to a continuous hardscape that flows into the curb and gutter
- Slopes greater than 15 percent shall be irrigated with point source or other low-volume irrigation technology
- A single valve shall not irrigate hydrozones that mix high water use plants with moderate, low, or very low water use plants
- Trees shall be placed on separate valves except when planted in turf areas
- Sprinkler heads, rotors and other emission devices on a valve shall have matched precipitation rates
- Head to head coverage is required unless otherwise directed by the manufacturer's specifications
- Swing joints or other riser protection components are required on all risers
- Check valves shall be installed to prevent low-head drainage