6.0 LAKE DISTRICT PLAN

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July 26, 2011

6.1 Overview and Vision

The Lake District, Planning Area 4 (PA4), will be the centerpiece of the community, creating a vibrant, mixed-use district organized around an approximate 22-acre Lake Park. The Lake District will have a mix of high, medium and low density residential integrated with community-focused services and amenities tied together by the lake and its surrounding trails and open space. The creation of a strong public realm, provision of local services and a higher density of residential surrounding these elements to enhance pedestrian accessibility forms the basis of the urban design structure of the Lake District.

The Lake Park will be a unique amenity within Fairfield, offering a setting for trails, picnicking, day use areas, and small craft, non-motorized boating. The park area around the lake shall be designed to have activity nodes every 300 feet to help create an engaging public realm. The residential uses around the lake park shall be oriented towards the lake with the residential pads to the northwest of the lake terraced to take advantage of view premiums. The Lake Park will be part of an overall pedestrian system that connects the train station and the Town Center to neighborhoods in the northern portion of the community.

To ensure the distinctive place-making nature of the Lake District, specialized regulations have been established to guide development. This section of the Specific Plan shall serve as the regulating document for the Lake District (PA4). It establishes an additional level of specific principles, form, and land use regulations as well as design guidelines to ensure the open space and built form of the District meets the goals of this the FTSSP.

Figure 6-1 shows the Lake Park Illustrative, and Figure 6-2 shows the Lake District Concept Perspective.

6.2 Lake District Planning Principles

The framework of the Lake District is based on the planning principles described below. The dedication of approximately 22 acres to the City to create a public Lake Park will not only add greatly to the value of the residential uses in the District but also elevate the quality of life of residents by providing recreational amenities and access to local services. The Master PUD Permit for, and any individual Site Plans within, PA4 shall promote development that meets the intent of these principles:

6.2.1 Land Use

- Aggregate the local serving retail uses and community amenities, including private recreational facilities, to create the critical mass needed to develop a village core at the south end of the Lake
- Provide a variety of housing densities around the Lake Park
- Allow for a variety of housing types and residential configurations
- Orient the visibility from residential units located around the Lake Park towards the lake to enhance the quality of the public realm
- Locate retail uses that need high visibility along Vanden Road
- Organize the retail uses and the library around the Village Square
- Encourage paseo connections from interior neighborhoods to the Lake Park to enhance connectivity

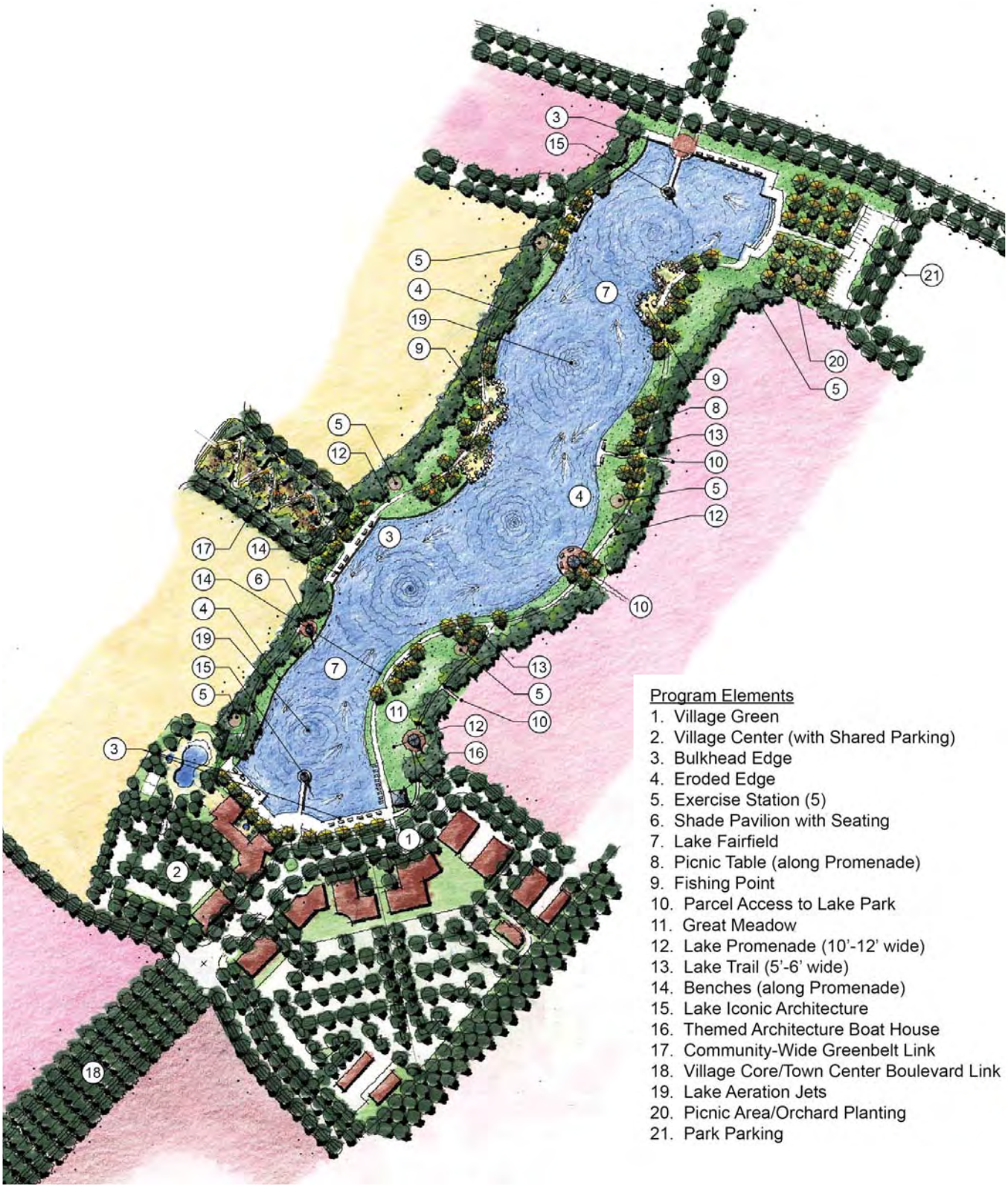

Figure 6-1: Lake Park Illustrative

6.2.2 Urban Design

- Locate Village Core at the terminus of the Civic Boulevard at the south end of the lake to strengthen the relationship between the Town Center and Lake District
- Use the Lake Park as the link for pedestrian connectivity between the Town Center District and neighborhoods to the north
- Use the Lake as a visual terminus for the streets and paseos, where possible
- Locate the high density residential uses along Vanden Road
- •Terrace residential pads northwest of the Lake Park to respect the existing grade of the site and to take advantage of views to the Lake
- Vary building heights, setback and massing along the Lake Park to create architectural interest in the building wall
- Design streets, pathways and paseos that create a walkable community; pedestrians are the highest priority

6.2.3 Architecture

- Enhance architectural articulation of buildings at key intersections and around the Village Square
- Visually integrate buildings through the use of coherent architectural themes, elements, and complementary materials
- Articulate architectural facades for buildings facing community paseos
- Wrap the architectural treatment around street corners to help enhance streetscape
- Where possible utilize garages or building walls as sound barriers from traffic noise on Vanden Road
- Articulate wall planes on buildings to create visual variety along the streetscape
- Allow flexibility in the design and layout of residential buildings

6.2.4 Landscape

- Incorporate pathways, plazas, seating areas, and community elements to help activate the Lake Park
- Create amenity nodes at regular intervals along the Lake Promenade
- Use the lake in a limited basis for storm water management, consistent with its principle role as a recreational and visual amenity
- Provide street trees on all streets within the district
- Provide bio-diversity as a part of the landscape palette
- Select tree species that maximize shade and reduce urban heat island effect

Figure 6-2: Lake Park District Concept Perspective

6.3 Lake District Land Use

To ensure that the Lake District achieves its policy and design goals, particular attention is required in its design and execution. Design guidance shall come from two separate sources: 1) the City of Fairfield Development Regulations (separate from this document), and 2) the Design Criteria (listed below and in Chapter 13.0 of this document).

Land uses within the Lake District shall be consistent with the application of the Zoning Code except where modified by this Specific Plan. Where the FTSSP is silent on a standard, in this section or the Specific Plan, the Zoning Code shall apply in its entirety.

Lake District land uses are identified on Figure 6-3, and are summarized on Table 6-1. Although long-term build-out of the Lake District requires these structured regulations for continuity, it also necessitates flexibility to respond to the evolving design, building and economic demands. A reasonable amount of flexibility is embedded in the guidelines to allow design creativity and land use, density and market response. Modifications have been made to the City of Fairfield zoning application, as administered by this document, to balance long-term continuity with a dynamic market.

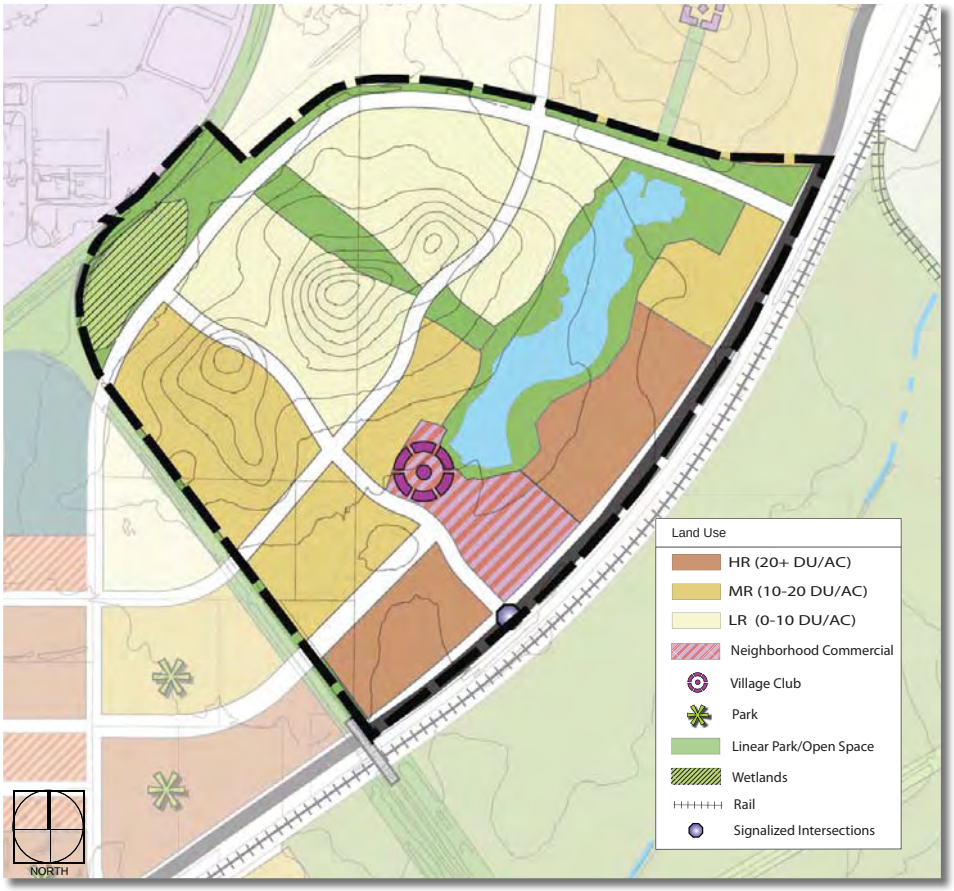

Figure 6-3: Lake District, PA4

Land Use	Acreage	Dwelling Units
Residential		
LR - Low Density Residential	**47**	**329**
MR - Medium Density Residential	**42**	**592**
HR - High Density Residential	**27**	**743**
Non Residential		
CN - Neighborhood Commercial	**10**	
Lake Park	**20**	
Linear Park Trail	**2**	
Open Space within Development	**17**	
Wetlands	**5**	
Arterial Roads	**14**	
PA2 Total	**184**	**1,664**

Table 6-1: Lake District Land Use Summary

6.3.1 The Village Core

Located at the south end of the lake, the Village Core will serve as the anchor for the Lake Park, as well as serve as the terminus to the Boulevard linking the Lake District to the Town Center. As a complement to the retail in the Town Center the Village Core provides a modest addition of local serving retail. The retail uses may include cafes, a fast food restaurant, a gas station and other local services. The village club, the library and the retail uses organized around a village square provide the critical mass needed to create a viable activity destination (Figure 6-4, Village Core Perspective).

The Village Core has been designated a Neighborhood Commercial land use (CN), that allows for a variety of uses including retail, neighborhood services, and small offices. Approximately 10 acres of CN have been designated by the FTSSP Land Use Plan. The development within the CN shall be limited only by the development standards and requirements of this document and the applicable Zoning Code. Key design policies for Village Core in the Lake District include:

Figure 6-4: View looking across the lake toward the Village Core; Civic Boulevard leads into the Village Core

Policy 6-1

Retail uses and the library shall be designed around the Village Square to help create a sense of place.

Policy 6-2

A retail pad shall be provided near the signalized intersection with Vanden Road, to promote strong visibility and vehicular access.

Policy 6-3

Parking for the retail uses and the community facilities, shall be located behind the buildings (not adjacent to the Lake frontage and promenade) to maximize building orientation of the Village Square. Primary entries to businesses and other uses shall relate to the Village Square and/or promenade.

Policy 6-4

Direct pedestrian linkages shall be provided:

- Through the Village Core connecting the west and east sides of the Lake Park; such pedestrian connection shall have a minimum width of 50 feet and shall abut the Lake.
- Through the Village Core connecting with the Civic Boulevard; the Village Core landowner shall dedicate to City a public access easement for these linkages at the time of the subdivision map creating the Village Core parcel(s).

Policy 6-5

A traffic circle or other design element shall be provided on axis with the entry street into the Village Core to serve as visual terminus.

Policy 6-6

Enhanced architectural articulation shall be provided around the Village Square and at the terminus of the Boulevard.

Policy 6-7

Non-residential buildings in the Village Core shall be designed with equivalent architectural detail on all sides.

6.3.2 Residential Uses

The residential uses within the Lake District should be designed to provide strong, pedestrian connections to the Lake Park and the Village Core. A wide variety of housing types and densities will surround the Lake Park catering to a broad demographic spectrum with diverse needs and income levels (Figure 6-5, Residential Perspective). Following the density transect concept the highest density of residential has been located adjacent to Vanden Road and in close proximity with the Village Core with density gradually dropping further away from the core.

Low Density Residential (LR)

Located in the northwest quadrant lower density neighborhoods will be terraced down the hillside to capture Lake views. A community paseo will connect these residential neighborhoods to the Lake Park. To provide a variety of housing types adjacent to the lake a parcel of LR has been proposed on the northern edge of the Lake. The low density residential (LR) zoning category will mostly consist of single-family detached and small lot detached homes. The neighborhoods will be based on traditional neighborhood crafting elements with curvilinear

Figure 6-5: Lake Park surrounded by Village Core and residential on the far side

streets and view corridors. Architecture, massing, and streetscape design should revive the classic architectural styles of the past with a focus on quality materials and elevations. Approximately 47 acres of low-density residential (LR) neighborhoods has been proposed within the Lake District.

Medium Density Residential (MR)

Medium-density residential (MR) will be located in the southwest quadrant of the Lake District. This location puts this mid density zoning category close to the Village Core as well as adjacent to the Town Center District allowing increased accessibility to urban services. Architectural character and massing should complement the iconic architecture of the Village Core to create a thematic activity node. Approximately 42 acres of medium density residential (MR) neighborhoods have been proposed by the FTSSP Land Use Plan within the Lake District.

Policy 6-8

For MR and HR parcels abutting the Lake Park, a portion of their required, private open space shall be dedicated to City as public park such that there is a minimum width of 50 feet of park land around the lake. The total area of the Lake Park, with the addition of this private open space shall be 22 acres.

High Density Residential (HR)

Approximately 27 acres of high-density residential (HR) neighborhoods have been proposed by the FTSSP Land Use Plan within the Lake District. These neighborhoods will be located near the Village Core to maximize proximity to local services. HR has also been proposed along Vanden Road as the 3-4 story buildings associated with this density may help in shielding the rest of the community from the traffic noise from the Vanden Road. Higher density homes may include townhomes, different configurations of green-court and auto-court homes and apartments. General HR policies are addressed in section 4.5.4, High Density Residential (HR); in addition to those policies the following are HR policies applicable within PA2.

Key design policies for residential uses in the Lake District:

Policy 6-9

Roof forms and building massing shall be varied along the Lake Park frontage residential units to avoid the development of a flat, nondescript building wall. See Chapter 13.0 for further details.

Policy 6-10

Paseos and green courts in neighborhoods adjacent to the Lake Park shall connect to the Lake Park to provide pedestrian connectivity from interior units.

Village Club Program

3.5 acres net

15,000 sf clubhouse

- Fitness center
- Meeting room
- Kitchen
- Business center
- Game Room
- Entertainment room

Great Lawn

Lap pool

Spa

Kids pool

Totlot

2 Tennis Courts

Parking

6.3.3 Land Use Policies

Policy 6-11

LR and MR development northwest of the Lake shall be designed as terraced neighborhoods to maximize views to the Lake. See Chapter 13.0, Design Guidelines for additional terracing/tiered neighborhood requirements.

Policy 6-12

A conceptual grading plan for PA4 shall be submitted by landowner concurrently with PA4 Master PUD Permit. The grading plan shall be designed to accomplish the design objectives of this chapter.

Policy 6-13

Noise attenuation from the railroad and Vanden Road shall be provided, consistent with the adopted policies of City's General Plan.

Policy 6-14

The PA4 Master PUD Permit shall include a conceptual land plan for a "CN" neighborhood commercial area of approximately ten (10) acres. The CN parcel shall include:

- A minimum 3.5 acre site for the Village Club, a privately owned and accessed recreational facility
- A minimum 1.5-acre site for a public library building consistent with the Solano County Library Facilities Master Plan
- Approximately 30,000 square feet of potential local serving commercial, which may include a café or restaurant and a service station
- The local serving commercial and library shall be organized around a Village Square

Policy 6-15

The 'Village Club' designated on Figure 6-1 shall be owned and operated by the Homeowners Association for PA4 and PA5. The type and size of the Village Club facilities shall be determined by City through approval of the PA4 Master PUD Permit. The features of the Village Club facility shall be comparable to the example shown below.

Policy 6-16

Inclusion of a gas station within PA4 shall require a buffer of 300 feet or more between a large gasoline station and CN or residential buildings. See Project EIR for additional mitigation measure standards required for large gas station facilities.

Policy 6-17

The Lake shall be surrounded in its entirety by a pedestrian multi-use "Promenade". The following standards shall apply:

- 200 foot minimum dimension of the Lake at any given point
- "Promenade" park element shall vary in width with a minimum width of 50 feet
- "Promenade" shall include appropriate signage and lighting.

The intention of this requirement is to provide a true active pedestrian space that is fully usable for the entire length. Refer to Figure 6-1 for the Lake Park Illustrative.

Policy 6-18

The community paseo to the north of the Lake shall connect directly to the Lake Park Promenade providing continuous pedestrian linkages from terraced neighborhoods to the Lake and Village Core.

Policy 6-19

Amenities shall be provided every 200 to 300 feet of the "Promenade" to create active engagement along the pathway. Amenities may include but are not limited to:

- Seating
- Exercise equipment/informational boards
- Dock/pier
- Fishing point
- Plaza
- Gazebo
- Play equipment
- Special landscape feature
- Other amenities administratively approved by the Community Development Director

6.4 Urban Design Structure

The Lake District derives its design inspiration from grand, hill-nestled villages where all streets lead to the lake. This center of the village is where festivals occur, farmers markets offer seasonal delights along neighborhood retail sidewalks, and the center of the village is just down the short stroll from your home. This nostalgic idea has been wrapped into the Lake District, serving as a village core for the FTSSP. The urban design framework for this 184-acre Lake District creates a series of neighborhoods of varied densities around the Lake Park, providing maximum accessibility to the highest number of residents.

6.4.1 Lake Park

At the heart of the Lake District is the Lake Park (see Figure 6-6). Approximately 22 acres in size, the Lake Park contains an 11 acre lake and roughly 11 acres of park space. The strong linear design of the Lake maximizes lake frontage. The Village Core that anchors the Lake Park at the south end is the destination for the trail that wraps around the lake. The trail around the lake will be well used as it follows the desire lines for pedestrian movement within the project - the trail connects the northern end of the project to the Village Core and the Boulevard extending into the Town Center. The Lake is primarily designed to be a visual and recreational amenity, but will have a limited role in functioning as a detention basin for peak storm flows. The Lake will have about 1-foot of freeboard for storm water detention.

The park element that surrounds the entire Lake will widen in places to form passive gathering places and pinching down in others for a stronger relationship between the Lake and adjacent neighborhoods. The lake edge is designed to take on a different character in different sections of the Lake Park. A hard edge is proposed near the Village Core with plazas, seating areas, and bollards giving the area an urban feel, while areas to the north have a softer, more organic edge that is more compatible with the residential neighborhoods. Key policies for the Lake Park include:

Policy 6-20

A minimum of 4 foot drop in elevation from the edge of the residential around the Lake Park and the surface of the water shall be observed to maintain privacy and Lake view for the surrounding units.

Policy 6-21

Parking lots shall be shielded from view from the Lake Park by buildings or other landscape treatments.

Policy 6-22

Parking shall be provided at the both the north and south end of Lake Park to encourage the use of the park by residents from different parts of the City of Fairfield. The parking at the south end can be shared with other uses within the Village Core.

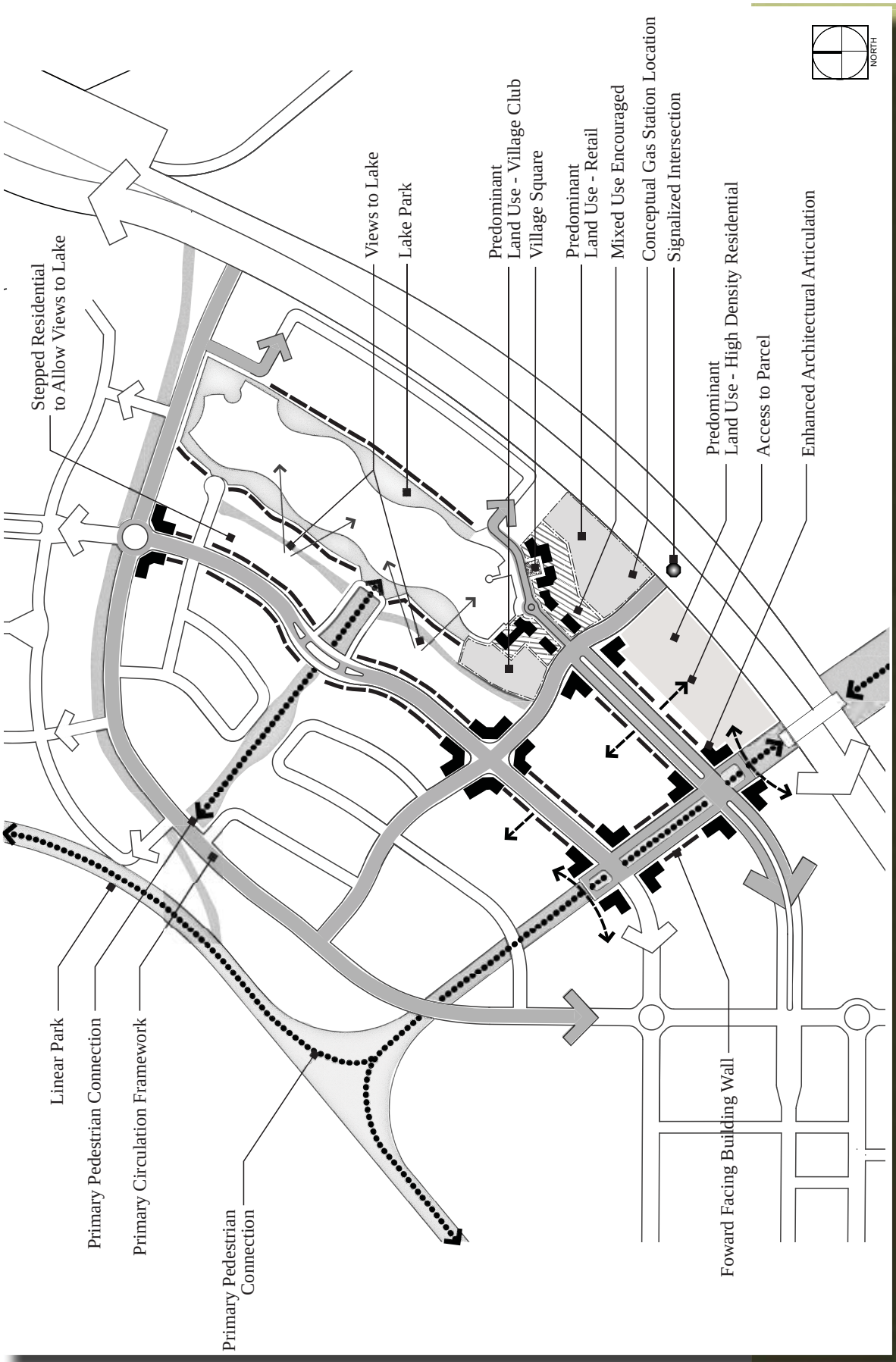

Figure 6-6: Lake Park District Urban Design Diagram

Policy 6-23

A transitional design zone shall be provided between the park and the adjacent residential uses. This transitional zone shall:

- Be a minimum of 15 feet in width
- Be contained wholly within the builder parcels
- Result in a minimum 4-foot vertical distance between an abutting residential pad and the park land elevation with the residential pad being higher
- Be landscaped with solid groundcover and shrub species in a manner restricting public access onto builder parcels
- Privacy, patio and/or boundary walls along the transitional zone shall not exceed 3 feet in height

Policy 6-24

The Lake Park shall be designed and constructed substantially in accord with the concept plan shown in Figure 6-1. The approximate acreage for the Lake Park, including water feature and surrounding park land shall be 22 acres.

Policy 6-25

A Lake Park Master Plan shall be prepared by landowner and submitted concurrently with the Master PUD Permit application. The Lake Park Master Plan shall include (a) landscape plan, (b) trail plan, (c) types and locations of any recreation facilities and icon architecture, (d) description of planned recreational facilities, (e) lighting plan, and (f) lake management plan, which will address operation of lake for storm water detention, recreation and water quality.

Policy 6-26

The lake and related drainage improvements shall be created with the initial grading in the planning area. The elevation of each abutting residential lot shall be a minimum of 4 feet above the elevation of the Lake.

Policy 6-27

The phasing of the landscaping, iconic architecture, amphitheatre, loop trail and similar features shall be determined by City through approval of the Master PUD Permit for PA4.

6.4.2 Village Square

The local serving retail and the library will be organized around the Village Square. The idea is to create a formal civic space that can be used for people gathering and picnicking. There will be no buildings placed along the edge of the Village Square that faces the Lake to maintain a strong visual link between the square and the Lake. The design of the Village Core shall ensure that the Village Square is shielded from the prevailing wind through the use buildings or other

landscape elements. Similar to the Town Square, the Village Square should have an enclosed feel created by the building mass around the square, the buildings located around the Village Square should generally be 2 stories in height, but one story elements may also be permitted as long as the height of the building is a minimum of 15 feet. There is no street proposed between the square and the buildings around it, this is done to help maintain the intimate scale of the Village Square. A lake front pedestrian promenade shall be created along the lake edge across from the Village Square (Figure 6-7, Village Core Design Diagram.

Figure 6-7: Village Core Design Diagram

6.5 Architectural Character and Design Criteria

Daily needs of Fairfield Train Station Community residents will be met by businesses and services in a coherent and well-designed neighborhood commercial development. These commercial spaces will be of a pedestrian-scale and may include such diverse businesses as florists, personal services, gas stations, food services, laundry services, independent businesses or offices, and financial branches. Accessibility, pedestrian scale and site/building design are of great importance to the success and suitability of the neighborhood commercial developments.

Guidelines include:

- To the extent feasible, buildings should generally appear as a collection of smaller individual buildings rather than a single uninterrupted large building including:

- Building forms should appear to be on a tenant-by-tenant basis, having either varied facade treatments or facades with unified design, materials and color palettes with varied massing
- Varied massing with unified design, materials and color palettes should be used
- Design should be compatible to create an understandable and intuitive development

- Building/tenant entries shall be articulated
- Elevations with tenant/visitor entries should have glazing
- Pedestrian-scale windows, architecture features and massing should be incorporated
- Wall plane offsets are encouraged
- Material and/or color variation is encouraged which may include:
  - Multiple building heights and parapet/fascia treatments
  - Parapets, when used, should be contiguous and wrap building sides to reduce the “false front” appearance
  - Projections or architectural elements to create sheltered pedestrian areas are encouraged
  - Faux glazing on upper stories may be incorporated to create the impression of active elements

6.5.1 CN Architectural Policies

The following policies and criteria constitute minimum requirements related to architectural character and design within the Lake District. Additional design guidelines for each land use category can be found in Chapter 13.0 of this document.

Policy 6-28

Neighborhoods developed adjacent to the Lake Park are encouraged to design site plans to orient homes to front onto the public open space whenever feasible/applicable to the housing type.

Policy 6-29

Edge/view lots within terraced neighborhoods shall feature view fencing to increase the visual impact of the terraced hillside.

Policy 6-30

Along Street G, the “Main Street” within the Lake District, additional guidelines include:

- Buildings shall be oriented at or near the back of the sidewalk
- Buildings should form a continuous edge that gives definition and scale to the street and should be treated architecturally to accentuate

building entries, pedestrian connections, courtyard/plaza spaces or outdoor seating/eating areas

- Buildings shall be oriented to frame the corner of an adjacent street intersection
- Off-street parking areas should be framed and enclosed

Policy 6-31

Major building and tenant entries should be located to front onto the main pedestrian street frontage. Larger retail stores or commercial tenants should be allowed to have a secondary entrance(s) from an off-street parking lot,

Policy 6-32

MR and HR residential uses adjacent to the CN land use shall be architecturally designed to complement the site plan and architecture of the Village Core.

Policy 6-33

A specific architectural style is not designated for the commercial portion of the Lake District, however a single or mix of styles is encouraged based on the historic architecture of the region. The overall architectural intent is of a human scale, walkable village similar to that found in small northern California towns during the first half of the century.

Policy 6-34

Buildings should appear as a collection of smaller individual buildings, or village,rather than several large buildings

Policy 6-35

Building elevations shall appear to be on a tenant-by-tenant basis, having varied facade or massing treatments

Policy 6-36

Pedestrian-scale windows, architecture features, signage, detail and massing should be of a scale and complexity depicting a village character

Policy 6-37

Multiple building heights should be achieved with at least one building in a cluster being two story Parapets, when used, should be contiguous and wrap building sides to avoid a “false front” appearance

Policy 6-38

Projections, awnings, overhangs and/or arcades should be provided on at least 65% of retail store fronts to provide shelter from inclement weather Faux glazing on rear elevations and upper stories shall be incorporated to create the impression of active elements on otherwise blank walls in excess of 60 feet in length.

6.5.2 CN Development Standard Policies

The following policies shall apply to the CN development within PA4:

Policy 6-39

Within the CN designation, the following modified development standards shall apply:

- Non-residential FAR of 0.7 shall be permitted
- Building height shall not exceed four (4) stories to a maximum of 50 feet.
- Iconic architectural features shall be permitted to a maximum height of 65 feet.
- 0 foot minimum setback from front facade to street PL
- 15 foot minimum setback from side facade to street PL
- 10 foot minimum to interior PL, except where adjacent to the same land use then 0 feet minimum shall be permitted
- 15 foot minimum building separation between non-residential buildings
- 25 foot minimum building separation is encouraged when separation will be utilized as a pedestrian connection.
- Buildings located at street intersections shall adhere to minimum street PL setbacks for at least 60 percent of the building facade minimum lot size and dimension regulations may be waived at the administrative discretion of the Director for any nonresidential development, including property that is residential/commercial mixed-use within the Specific Plan. This waiver shall not require a CUP.
- Minimum 6 foot landscape area shall be provided around any/all buildings, except where sidewalk or pedestrian path is provided, then landscaping shall not be required.

Policy 6-40

The following development standards shall apply to the “Village Square” :

- Net usable area shall be between 0.75 – 1.0 acre.
- Shall be privately developed
- May be a public park or private recreation area owned by property owner association
- Shall be HOA maintained regardless of public/private access
- Shall be shielded from the prevailing wind through the use buildings or other landscape elements.
- Should be surrounded by commercial uses and/or community facilities

- Surrounding buildings shall at least be two (2) stories OR one (1) story with a minimum 15 foot building height
- Generally building setbacks shall be paved to allow for easy access and pedestrian circulation.
- Buildings sharing a PL with the Village Square shall be developed with non-residential uses on the ground floor.
- Non-residential ground floors facing or directly across from Village Square shall have primary tenant entries, glazing, and enhanced architectural detail.

Policy 6-41

Walkways and sidewalks shall be tree lined to provide shade per the standards of Chapter 12.0, Landscape.

Policy 6-42

Master PUD Permit, site plans and landscape plan for the Village Square shall provide for a variety of programmable events and activities subject to approval by the Director.

Policy 6-43

The quality of the pedestrian environment should be activated by form and landscape including:

- Architecturally vibrant storefronts with bay windows, awnings and arcades
- Benches and planter walls for seating opportunities
- Fountains, murals, public art as focal objects
- Accent or festive lighting to enhance nighttime ambience

Policy 6-44

Building setback requirements from interior property line(s) abutting residential zone or use (of Zoning Code Table 25-10 Section 25.22.3) shall apply per land use except where residential uses are incorporated into horizontal mixed-use development.

Policy 6-45

Buildings with nonresidential uses on the ground floor shall have at least one (1) main public entry that faces the primary street or public space adjacent to the building. For corner lots with more than one street frontage, the public entry may be oriented toward the corner.

Policy 6-46

Buildings that do not directly front a street shall have at least one (1) primary entrance that adjoins a pedestrian walk. The primary entrance should be connected to the street by a walkway that is clearly defined and separated from parking areas.

Policy 6-47

CN buildings shall be designed for double-sided exposure, presenting equivalent architectural details on both the front and side elevations. Buildings should front onto the central activity area, the “Promenade” or other pedestrian-oriented space. Rear façades shall have architectural consideration to provide a quality elevation facing visible within the Specific Plan.

Policy 6-48

A three (3) foot high landscape hedge or decorative wall shall be used to screen surface parking from view of from all adjacent streets.

Policy 6-49

Assigned parking for MR and HR uses may be permitted within the CN surface parking:

- Where a shared parking study has been prepared for the applicable uses
- By administrative approval of the Community Development Director
- Where residential parking spaces are clearly marked as reserved

Policy 6-50

Standards established for outdoor seating by Section 25.32.9.6.D.3 shall apply to the CN land uses within the Specific Plan. Standards and permits shall be the same except as modified by policies of this Specific Plan.

6.5.3 Open Space and Parks Criteria

Policies for the design and execution of the Lake Park and other parks within PA4 are addressed in Chapter 9.0, Public Services. In addition to the requirement to achieve land use consistency with the land use plan and the policies of Chapter 9.0, the following policies constitute minimum requirements related to open space and parks within the Lake District. Additional design guidelines for each land use category can be found in Section 13.0 of this document

Policy 6-51

Community paseos shall connect surrounding neighborhoods to the Lake Park increasing access to open space recreation areas. Two pocket parks are programmed for the Lake District to provide passive flexible play areas. See Figure 9-2 for Community Paseo locations and Figure 9-3 for Pocket Park distribution.

Policy 6-52

Within residential neighborhoods, open space nodes shall be provided to meet the requirements of this document and the recreational open space needs of the residents. Refer to Chapter 9.0 Public Services and Chapter 12.0 Landscape sections of this document for specific guidelines, requirements and standards.

6.6 Lake District Circulation

The underlying philosophy behind the design of the street framework in the Lake District is to create a connected grid of streets that allows for dispersion of traffic with the aim to reduce the number of lanes for streets within the plan and enhance the pedestrian friendly nature of the plan. The circulation plan provides two points of entry to the District from Vanden Road, with the only signalized intersection being the street that comes in at the south end of the Lake. The circulation diagram for the Lake District, Figure 6-8 below, illustrates the multiple levels of access planned for the Lake District as well as the primary entrances into the District and connections to the Boulevard and other parts of the plan. Figure 6-9 shows the bicycle and pedestrian system proposed for PA4.

Street sections within the Districts shall be in conformance with the applicable street sections of Chapter 10.0, Transportation, as identified by Figure 10-1 . Landscape, walls and fences, street lights and hardscaping in the Lake District shall be consistent with the community character and the standards and design guidelines of Chapter 13.0 of FTSSP.

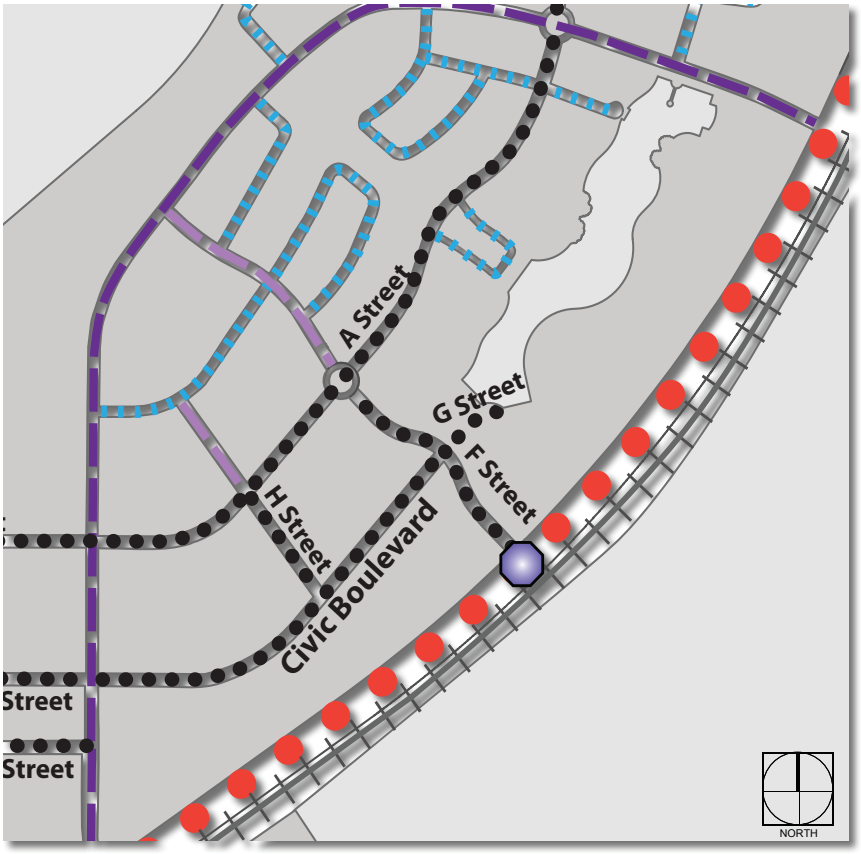

Figure 6-8: Lake District Circulation

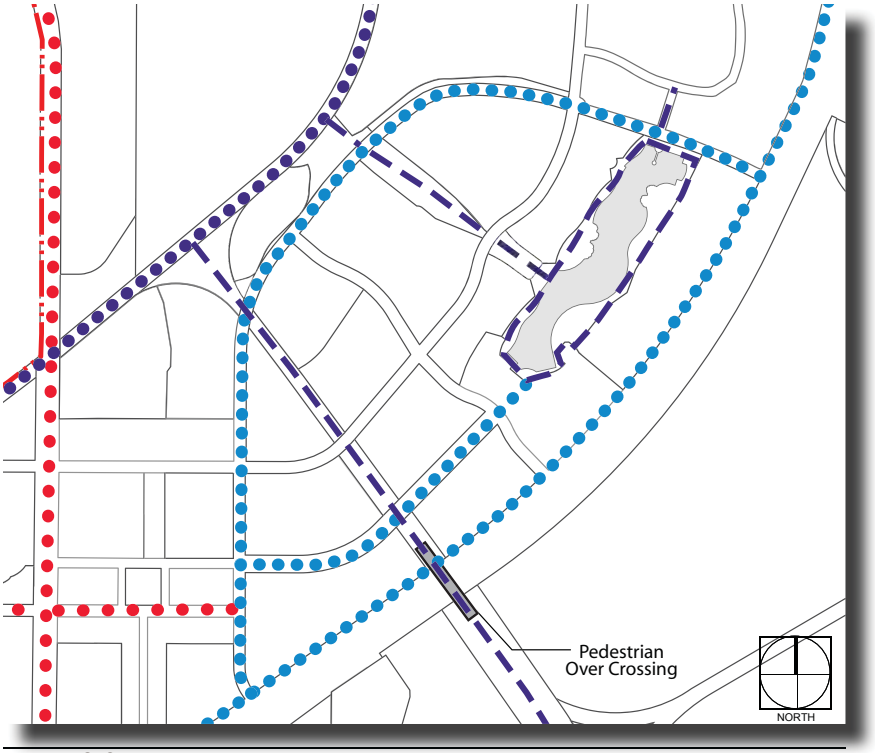

Figure 6-9: Lake District Bicycle and Pedestrian Plan

6.6.1 Thematic Streets

Design around the central feature of PA4, the Lake, is imperative to maintain the focus of the district and maximize access into the Lake Park. For this reason streets within the lake neighborhoods and park neighborhoods need to be carefully considered to create thoughtful neighborhood design and heightened access (Figure 6-10, Thematic Streets Diagram). To support these goals, several thematic streets have been incorporated into the urban design framework to create a more diverse, interesting and memorable district. Streets are planned to provide a unique identity that will help 'brand' their surrounding neighborhoods. See Section 13.4.6 for more details regarding lake and park neighborhoods.

Civic Boulevard

The Civic Boulevard, detailed in Chapter 5.0, Town Center, originates at the Town Square and continues through the Lake District to terminate at the Village Core. This Thematic Street provides a central walking promenade between two major activity centers. See section 5.6.1 in Chapter 5.0 for further discussion and the roadway section. See Figure 10-13.

A Street

Another key Thematic Street within the Lake District is A Street, envisioned as a romantic boulevard that sits at the base of the hill overlooking the Lake Park. The street is the primary vehicular link

between the Town Center and the neighborhoods to the north. There will be a mix of MR and LR units along the street, but all units facing this street shall be alley loaded. The proposed geometry of the street shall respond to existing site topography as well as key design features such as the community paseo that connects the Lake Park to this street. Front doors articulated by stoops and porches, on-street parking and a double row of trees provide this street a special pedestrian character. Traffic calming elements, such as roundabouts, should be incorporated in the overall design to ensure walkability. See Figures 10-16 and 10-17.

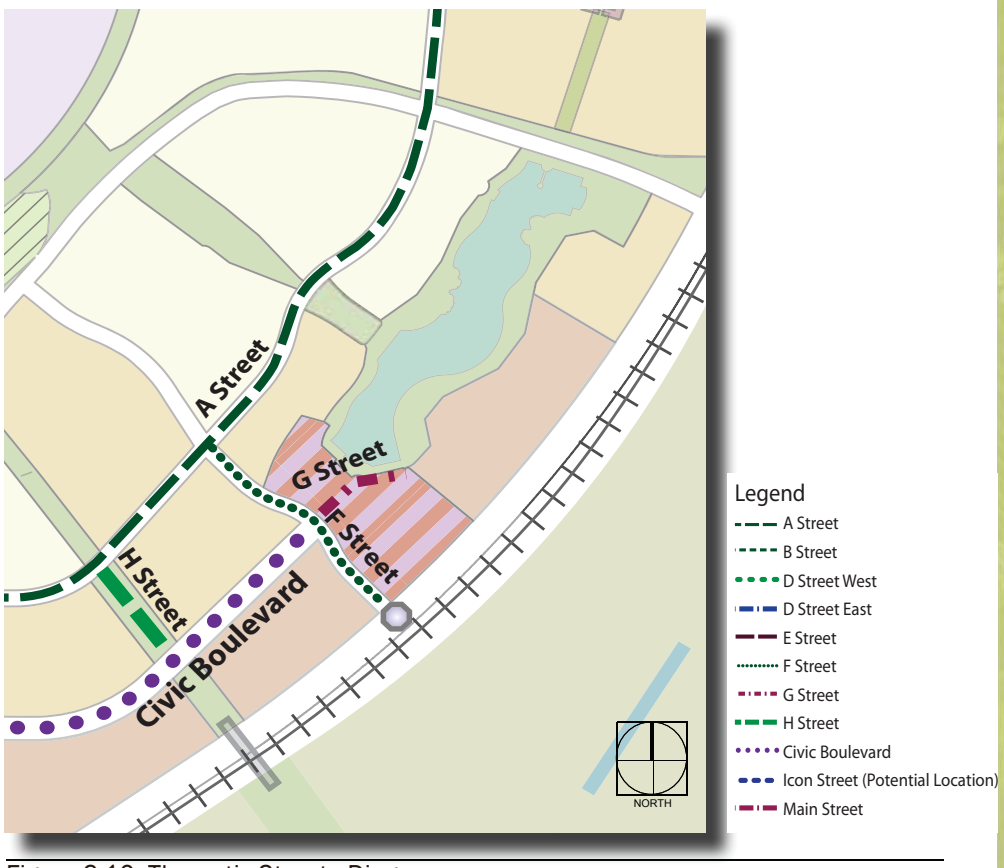

Figure 6-10: Thematic Streets Diagram

G Street

This street will mimic the Main Street within PA2, bringing angled parking, pedestrian scaled environments and urban setbacks to the retail/commercial setting of the Village Core. Depending on the location of the street section, the Village Square may inhabit one side of the street section while the Lake Park inhabits the other side. Angled parking will provide access and pedestrian friendly streets to the area. See Figure 10-23.

6.6.2 Circulation and Parking Policies

The following policies and criteria constitute minimum requirements related to circulation and parking within the Lake District. Additional design guidelines for each land use category can be found in Section 13.0 of this document.

Policy 6-53

Public roadways, additional to those shown in Figure 10-1, may be required to achieve the preferred block sizes ranging from 300-500 feet in length. Such roads should be through street-to-street, if practical, to enhance connectivity.

Policy 6-54

Residential access streets intersecting Vanden Road shall be limited to right-in, right out movements and subject to review during the Master PUD Permit approval process. Signalized intersections on Vanden Road shall be limited to the intersection shown on the Land Use Plan of this Specific Plan.

Policy 6-55

Parking shall not be permitted between buildings/development and the Lake Park.