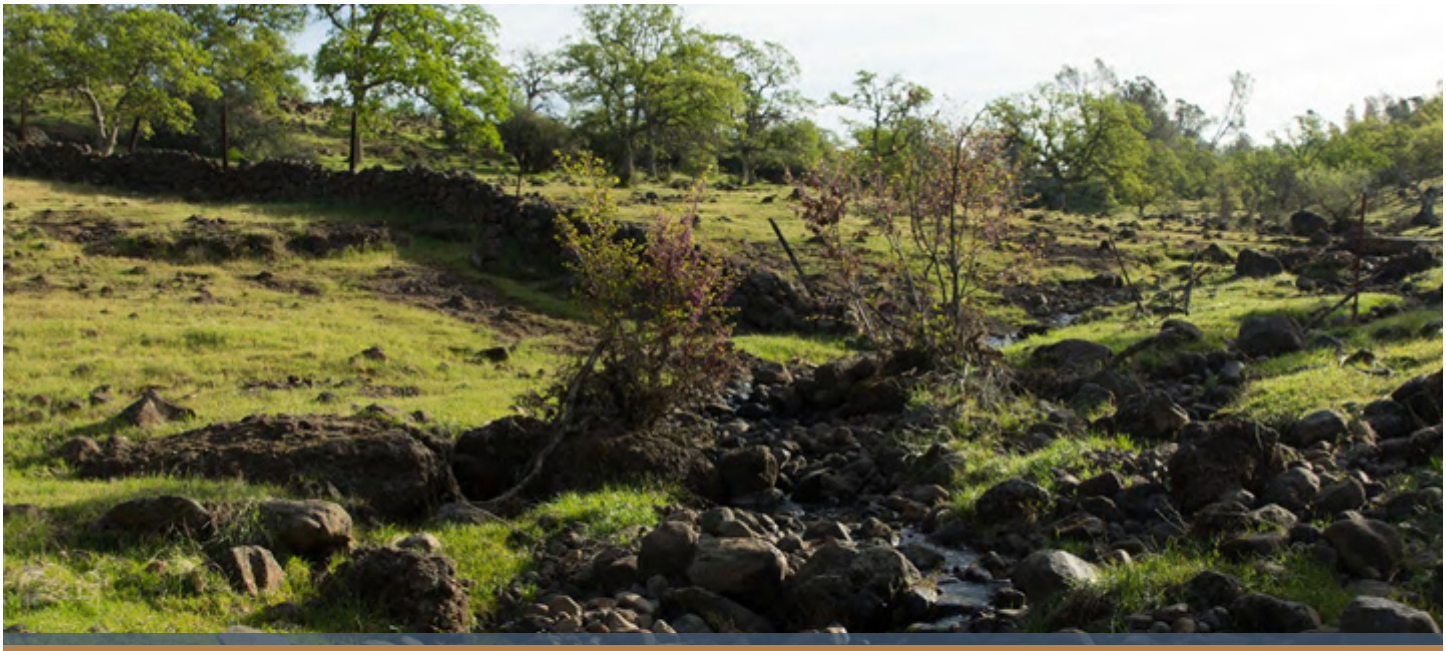
A Appendix A: Design Guidelines

VALLEY'S EDGE

Appendix A - Design Guidelines



A.1 Introduction

A.1.1 Valley's Edge Character

The Valley's Edge Specific Plan draws its character from the existing natural beauty and topography, the surrounding open space context, and by maintaining a majority of land as open space. The plan area is characterized by gentle foothill slopes and swales, rolling grasslands, clustered oak groves, dry-stacked rock walls, and shallow seasonal watercourses. The Valley's Edge community aims to develop neighborhood frameworks guided and directed by the land and its opportunities and constraints.

Prevalent land cover types include grassland, Blue Oak Woodland, and areas of mixed oak. Seasonal streams grace the landscape and contrast the sharply defined ridgelines and lava rock. Valley's Edge natural character sets a foundation for this plan by first prioritizing preservation and enhancement of the natural landscape, then carefully integrating development throughout the existing natural setting.

The Specific Plan supports residential connectivity between neighborhood-serving commercial uses, open space, recreational uses, and connections to amenities outside the Specific Plan area. The community's vision for Valley's Edge is of a vibrant, walkable neighborhood, centered on recreation and preservation of the natural setting. The principles of sustainability are interwoven into the fabric of the plan at every level, from circulation patterns to building design and construction.

The plan area's character is reflective of active lifestyles, both socially and physically. Porches fronting streets and common areas promote social engagement and safety; connections between neighborhoods and a village core encourage activity and familiarity amongst community members, and accessible trails leading to parks and open space foster dynamic, healthy lifestyles.

Development within the plan area represents sustainable, healthy communities' principles and the values surrounding preservation and access to open space. Valley's Edge Guiding Principles embrace the protection of natural features including existing trees, waterways, and other inherent features. The plan accomplishes this by clustering development to maintain contiguous open space areas and utilizing natural materials and colors to visually integrate the built environment into the landscape.

Given the plan area's attractive setting and natural resources, the area is recognized as a destination, anticipating both visitor and residents' enjoyment. Design consistency and quality is imperative to the success of continuous attraction and appreciation. Integrating the built environment and the natural landscape requires attention to material, color, and architectural style.

Design standards will be developed for site planning, building design, and landscaping to minimize visual impacts and to address wildland fire considerations for this foothill development.

- APPENDIX C -DOE MILL/ HONEY RUN SPECIAL PLANNING AREA

A.1.2 Purpose

The purpose of the Valley's Edge Design Guidelines is to provide tools to evaluate projects beyond the regulatory requirements contained in the principles, goals, actions, and standards contained in the Specific Plan. **The intent of these guidelines is to promote quality design and construction, protect the existing site character and environment, as well as ensure proposed improvements are compatible with the characteristics of the community.**

The Design Guidelines contained herein are organized so that property owners, architects, developers, and builders, can execute their respective designs in a manner that is consistent with City of Chico standards and the Valley's Edge Specific Plan development standards. It is intended to provide a framework that allows a rich diversity of design. The Design Guidelines will be a "living document", anticipating adjustments and improvements as the project moves through development phases over the years.

A.2 Applicable Regulations

A.2.1 Administration and Modification

A specific plan shall be prepared, adopted, and amended in the same manner as the General Plan, in compliance with Chapter 19.06 of the Chico Municipal Code Section 19.06 - Amendments to Plans and Zoning. Proposed variations to the Valley Edge Specific Plan that substantially conform to the standards, regulations, and guidelines of the Specific Plan, and are not in conflict with any provisions of the Chico Municipal Code that may apply to the Specific Plan, may be permitted as administrative modifications.

A dedicated Design Review Committee (DRC) will be established to review proposed plans for development within Valley's Edge. The DRC responsibilities will include the review, approval, conditionally approve or deny site plans, building design (plans, elevations, materials, colors), fencing, signage, lighting, landscaping, and parking arrangements prior to building submittal and permit. The VESP Design Guidelines are to be used in lieu of the City of Chico's Design Guideline Manual for projects within the Valley's Edge planning area. Compliance with these Design Guidelines and workforce housing types (as specified in Section 4.7) shall be the responsibility of the Valley's Edge Design Review Committee, utilizing City staff for concurrence.

Specific responsibilities and standards will be further defined in the Declaration of Protective Covenants, Conditions, and Restrictions (CC&R's) which will also serve Valley's Edge. The DRC shall have sole authority in determining compliance with the CC&R's and these Design Guidelines.

A.3 Building Language & Design

This appendix is unique in that it recognizes that the building types at Valley's Edge will utilize common design elements regardless of building use. The concepts of building placement, activity, style, massing, elements, materials and colors are common to all of the building types at Valley's Edge. The highlights that follow are narratives and provide specific "architectural language" that should be incorporated to each design.

A.3.1 Crime Prevention through Environmental Design

Crime Prevention Through Environmental Design (CPTED) is a design concept established by the principle that appropriate design, suitable to the built environment, can quantifiably reduce the fear and occurrence of crime. A major idea of CPTED is that designers can create “defensible space” that allows residents a sense of confidence and safety to take control of their environment. By ensuring visibility of themselves and potential criminals, they can create safer environments. This concept also emphasizes a high quality of life, achieved by creating attractive, livable, walkable, and safe communities through design. CPTED strategies rely upon the ability to deter offender decisions through built environment design approaches. The four most commonly employed strategies include natural surveillance, natural access control, natural territorial reinforcement, and maintenance.

Elevated pad above walk and low landscaping at windows and doors provides a buffer from public zone.

Natural Surveillance

Natural surveillance decreases the threat of crime and undesirable behavior by taking initiative to increase the perception that people can be seen. By carefully designing the placement of physical features, activities, and people in a way to maximize visibility and foster positive social interaction among private and public space users, surveillance occurs naturally.

a. Natural sightlines should be maintained to maximize surveillance from storefronts and building windows by keeping windows clear of advertisements, art, and other signage.

b. Windows should allow maximum surveillance. Windows should provide surveillance of open spaces, footpaths, and secluded drive aisles from living areas.

c. A mix of daytime and nighttime uses and activities should be encouraged to provide natural surveillance.

d. Businesses should consider locating reception and/or security counters at building frontages to provide additional "eyes on the street".

e. Storefronts should provide pedestrian-scale signage and lighting.

f. Windows should be situated, so to overlook sidewalks and parking lots.

g. Lighting should be placed along pathways and other pedestrian-use areas near the Village Core, at proper heights to light the faces of the people in the space, as well as identify potential attackers.

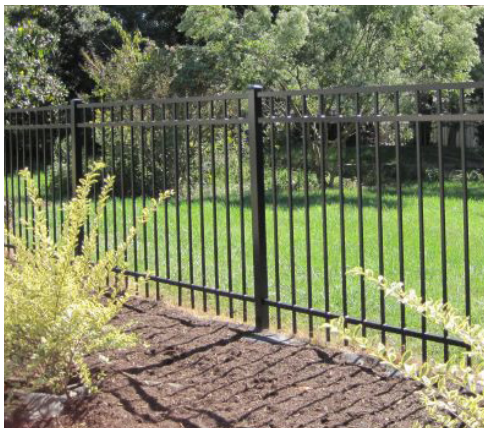
h. To enhance public safety and deter criminal activity, adequate lighting should be provided in building and site design.

i. Residential lots backing onto open space, trails, or other common areas should include open view fencing.

j. Residences, businesses and schools should face parks and open space when feasible.

Home oriented onto public spaces or small park.

Entries are active to street and properly illuminated



Open view fencing allows views onto open space

Walkway leads to fenced private open space area

Natural Access Control

Natural access control limits the likeliness and opportunity for crime by taking steps to clearly differentiate private and public spaces. Selectively placing entrances and exits, fencing, lighting, and landscaping to limit access, where appropriate or control flow, natural access control occurs.

a. Sufficient lighting should be encouraged outside storefronts and businesses. Lighting should not be obscured by awnings, trees, or other features.

b. Design features that provide open public access to the roof and/or upper floors should be either eliminated or considered if necessary, for building use.

c. Gates with locking mechanisms should be installed between public and private spaces.

Split rail fence treatment will assist in flow of pedestrian traffic

Natural Territorial Reinforcement

Natural territorial reinforcement aims to better define spaces and improve private ownership concern, which promotes social control. An environment with clearly defined private spaces creates a sense of ownership, because owners have a personal stake and are more likely to report or challenge intruders. Additionally, the sense of 'owned space' fosters an environment where strangers and outsiders stand out and are more easily identified. Buildings, fences, pavement, signage, lighting, and landscape can be utilized to express ownership and delineate public, semi-public, and private space, ultimately portraying natural territorial reinforcement.

a. Fencing design should be designed to provide appropriate surveillance of trash areas and to avoid creating blind spots or hiding areas.

b. Buildings should incorporate visible, well-placed street address signage, clearly identifying the business type.

Maintenance

Maintenance is an exterior expression and presentation of property ownership. Deterioration or need for improvement(s) indicates less management and upkeep by the users of the site or area and displays a certain level of tolerance for disorder. The Broken Windows Theory* is a valuable tool in understanding the importance of maintenance and property upkeep in deterring crime. This theory supports a zero-tolerance approach to property maintenance, noting that the presence of a broken window (or related broken/damaged property characteristic) will influence additional windows to be broken in the vicinity. The intention behind this theory is to educate that the sooner broken windows are fixed, the less likely it is that vandalism will occur.

a. Vegetation should be maintained to avoid narrowing sidewalks and blocking lighting.

b. Unsecured dumpsters and water spigots should be limited.

c. Pedestrian-scale lighting should be installed in areas of high pedestrian activity and potential conflict areas between pedestrians and automobiles.

d. Various traffic calming techniques, including, but not limited to curb extensions, speed feedback signs, and high visibility crosswalks should be considered.

e. Pedestrian and vehicle-scaled wayfinding signage, roadway, and parking lot markings that help guide and direct visitors should be implemented.

* Center for Evidence-Based Crime Policy. Broken Windows Policing. 2018.

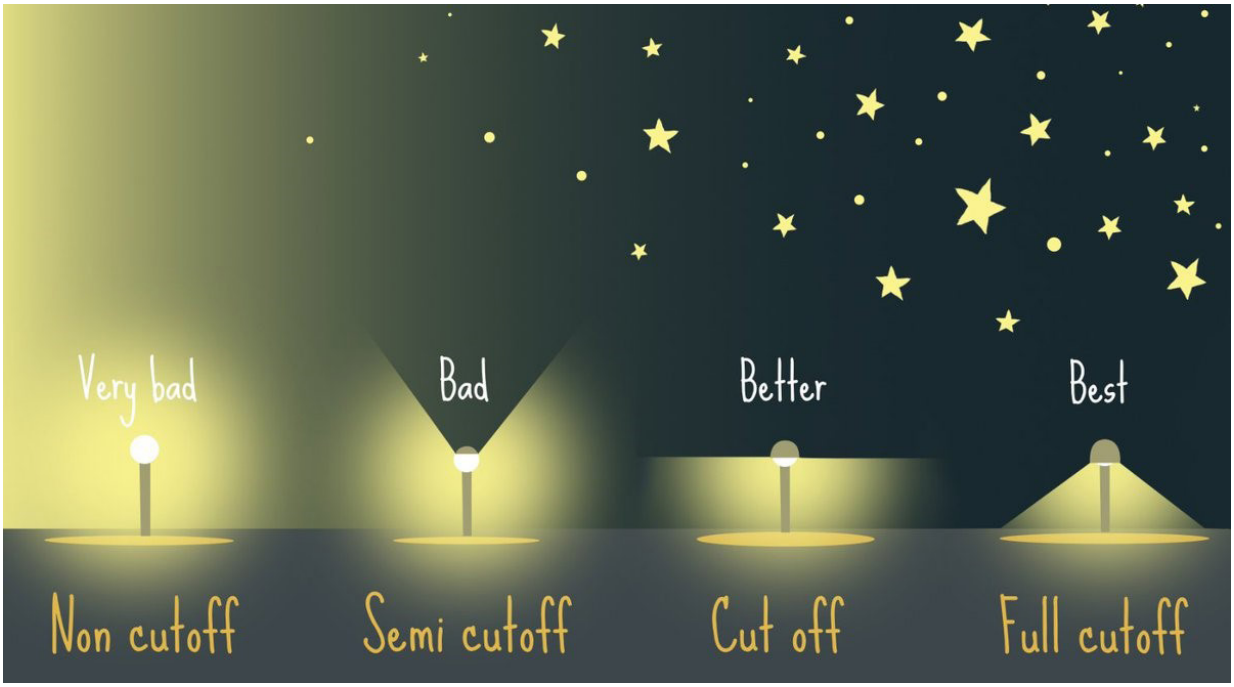
Landscapes are maintained for pedestrian circulation

Pedestrian circulation is emphasized

A.3.2 Lighting Design Guidelines

Lighting Intent

It is the primary intent of this section to establish standards that maintain "dark sky" compliance and limit the effects of "light pollution", and or "light trespass." The California Green Building Code establishes limits for the quantities of lighting that can be emitted based upon building component. These (and all California Building Code requirements) require strict compliance. Additionally, the City of Chico requires full cut off fixtures. The choice of fixtures is greatly influenced by the aforementioned factors.



Pathway accent lighting

General Lighting Design Guidelines

a. Exterior lighting includes any lighting that is mounted outside of structures, such as on roadways, in landscaping, parking areas, along walkways and paths, on walls, under eaves and patio covers, and/or under open shed covers. The level of on-site lighting and type and design of lighting fixtures should be "Dark-Sky" compliant and comply with all applicable requirements of the City of Chico.

b. All exterior lighting shall be low intensity and directed downward, below the horizon plane of the fixture, to prevent objectionable brightness or light trespass onto adjacent properties. Fixtures should be dark sky compliant and could be "Full Cut Off" designated or "Fully Shielded" fixtures, so that no light is emitted above the lowest light emitting part of the fixture. Shielded up-lighting is strongly discouraged.

c. Streetlights and pedestrian lighting illuminate streets, sidewalks, trails, bridges, and public areas, and should be incorporated into the overall neighborhood design, as practical. Lighting fixtures and elements unify the Specific Plan area and higher light levels promote a safe environment while enhancing the overall pedestrian experience. The following recommendations comply with both the City of Chico's General Plan lighting policies and recommendations, as well as the City's Design Guidelines Manual.

d. Pedestrian lighting should incorporate a decorative light pole and luminaire that is consistent in design theme to help unify the streetscape. They should reflect the character of other street furnishings. They should be utilized in neighborhoods, parks, along local streets, and in the commercial village area to support the human scale and walking environment. Pedestrian lights should be appropriately spaced and located at key locations (e.g. plazas, trailheads, pedestrian crossing locations, etc.).

e. Streetlights should stand taller than pedestrian scale streetlights, at approximately thirty (30) feet tall. Streetlights illuminate a larger area of the streetscape than pedestrian scale street lights, which provides light along the larger roadways for vehicular traffic. Streetlights should also be consistent with the character of the overall streetscape palette for the Valley's Edge Specific Plan. Exterior lighting is design based on City standards, guidelines, and recommendations.

f. Roadway intersections, trailheads, public parks, and other public use exterior spaces shall be adequately lit for security use according to function and need.

g. Lighting should be integrally designed as part of the built environment and should reflect a balance between lighting needs, contextual ambient light level, and the surrounding nighttime characteristics of Valley's Edge. In accordance with the California Building Code, energy conservation and efficiency should be a primary consideration when designing any lighting system. Lighting designers are required to utilize automatic control systems to eliminate excessive light during non-active hours of site and building operation.

What is a 'dark sky'?

The International Dark-Sky Association is an organization dedicated to protecting and preserving the nighttime environment. Their mission is to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting.

Intersection Illumination

Full cut-off street lighting

Full-cutoff lighting

Architectural lighting for specific features

Lighting along pathways

h. Luminaries and lighting fixtures shall be made of durable and high-quality material for maximum resistance to vandalism and tampering. For example, use of die cast aluminum and powder coated materials allow for uncomplicated removal of graffiti and stickers, are non-staining, and corrosion resistant.

i. Lighting fixtures should be consistent with the architectural style of the building that it serves.

j. Lighting should be integrally designed as part of the built environment and should reflect a balance between lighting needs, contextual ambient light level, and the surrounding nighttime characteristics of Valley's Edge.

k. Any exterior lighting must shield the light bulb, so it cannot, in any way, be seen from adjacent development or from public viewpoints. Full cut-off fixtures, mounting heights and shielding should be utilized to effectively control glare. Lighting fixtures should include a device or feature such as vanes, louvers, fins, etc. that directs the light downward.

l. Lighting fixtures, if visible, should include frosted lenses that are semi- opaque to eliminate the view of the lamp source.

m. Ideal lighting for the preservation of Night Sky, the elimination of Light Trespass and light pollution contains luminaries where the effect of the light is seen and not the source.

n. Parking lots should provide areas for bicycle and motorcycle parking, as well as electric vehicle charging stations.

o. Architectural lighting, if proposed, should only be utilized to highlight special features and is subject to the state requirements limiting lighting levels on specific building elements.

p. Landscape lighting should be utilized to accent landscaping and pathways and be directed downward and away from the property line.

A.3.3 Building Design

Integration of Natural Elements

Valley's Edge Specific Plan Area features existing mature trees, creeks, riparian corridors, and historic rock walls. Integrating natural elements allows for visual cohesion between the landscape and the built environment while ensuring natural elements are preserved and protected.

a. Natural amenities, such as views, mature trees, creeks, historic walls, riparian corridors, and similar features unique to the site should be protected.

b. Unapproved removal of mature trees and severe grading of hillside properties shows little regard for a site's natural attributes and degrades neighborhood character and should be avoided to the maximum extent practical.

c. Where practical, the existing Oak Woodlands should be preserved and integrated into the design of each neighborhood and home.

d. Attractive natural amenities, such as rock outcroppings, vegetation, and drainage swale areas should be incorporated into residential lot development to provide appropriate landscaping orientation, visual interest, and scale.

e. Open space areas should utilize existing natural features incorporated into and apart of individual building and development projects and be oriented for maximum benefit of sunlight, circulation, and views.

f. In areas specifically surrounding the Village Core, natural elements, notably seasonal creeks and oak trees, should be integrated into the built environment as enhanced amenities.

g. Where practicable, avoid removal or degradation of natural features along the interface between the built and natural environment.

h. Utilize the natural grade with existing and new trees to help screen parking lots and buildings to blend in with the natural terrain.

i. Utilize the natural terrain to create terraces for sports fields with terraced seating to provide a natural amphitheater and viewing areas.

j. Utilize existing boulders and field stones for terracing, dry-stack wall elements, and landscape features.

Mature tree preservation

Integration of natural elements

Building addresses street

Outdoor areas are active

Tower elements show significance

Gates detailed the same as the principal structure

k. Utilize the natural grade to capture surface drainage through a planted native landscape to allow for percolation to replenish the aquifers. Provide gradual slopes not exceeding 4:1 which are preferred to minimize erosion and create drainage swales to connect to existing swale complexes.

l. Enhance the landscape by planting native tree and plant species and regenerate the Oak Woodlands.

m. Regenerate the soil profile for sports fields and natural plantings with efficient soil amendments that work to build soil over long periods of time.

n. Provide irrigation that will manage water based on plant needs.

Site Layout and Building Placement

Commitment to thoughtful site design is imperative. Lot layout and building placement should consider street layout, topography, solar orientation, adjacent lots, views, active vs. private areas, and site design. Building placement is essential to maintaining the character and compatibility of the Village Core. Important considerations in site planning and design include defining the street frontage, access to buildings, screening parking areas, and creating a welcoming environment for pedestrians.

a. Buildings should front streets and/or common areas to increase visual surveillance of public streets, park, and open spaces within neighborhoods.

b. Public activity areas, porches, windows, and entries should be oriented towards the street and architecturally articulated at a pedestrian scale to generate interest and activity.

c. Passive/active window arrangements provide adequate lighting and visual interest while protecting the privacy of neighboring properties. Higher sill heights, and horizontal windows limit views into private spaces, neighboring yards and homes.

d. Balconies and decks should avoid direct sight lines to adjacent property windows or private outdoor areas.

e. Site design should achieve a comprehensive circulation network connecting to the greatest extent practicable, surrounding properties, open space, and active uses. Pedestrian pathways and connections should be emphasized and delineated, where practical. Building design should incorporate and/or address

pedestrian walkways, outdoor seating, and landscape areas, as well as recognize outdoor community spaces, such as adjacent open spaces, water features, amphitheater, and community center.

f. Significant buildings with prominent architectural features should be encouraged near corners and intersection. Features could include tower elements, varying roof lines, fountain(s), and/or public art.

g. Parking lots and garages should be sited away from the street edge, behind buildings or on the side of buildings and/or screened to the greatest extent practicable.

h. Solar-oriented design should be considered in the placement and design of buildings.

i. Auxiliary structures, such as trash enclosures, utility enclosures, storage areas, utility gas and electrical panels should be placed within enclosures or screened appropriately. These areas should be architecturally integrated into the building design and not located on the street-facing façade, adjacent to building entries or adjacent to outdoor gathering areas. Utility companies should be able to access meters and utility equipment even when screened.

j. In specific mixed-use, medical, and professional office areas, site design should include the following characteristics:
   - Controlled site access
   - Convenient access, visitor parking and on-site circulation
   - Landscaped open space.
   - Incorporate open space amenities for residential units when applicable.

k. Porches, porticoes and trellises should incorporate connective linkages and establish a relationship between indoor and outdoor spaces.

l. Except within the Village Core, buildings should be oriented to the street. Building design should address pedestrian walkways, outdoor seating, and landscaped areas, where practical.

m. Auxiliary structures, such as trash enclosures, utility enclosures, and storage areas should be integrated into the overall building design.

n. On-site pedestrian circulation should be directly connected to off-site public sidewalks and trail networks.

Architecturally appropriate screening

Material treatment continues around building

Wraparound porch at corner lot

Each elevation receives appropriate detailing

Articulation breaks up facades

Non-glaring roof material

o. Buildings should be sited close to and oriented toward external and interior streets. Building design should incorporate and/or address pedestrian walkways, outdoor seating, and landscape areas, as well as recognize outdoor community spaces, such as adjacent open spaces, parks, plazas, water features, and community center.

p. Buildings should be oriented to the street where appropriate. Landscaping should be installed between the street and the sidewalk buffering the sidewalk from traffic and providing a pedestrian scale to walkways.

q. Buildings in highly visible locations should incorporate architectural elements that establish and ground corners, such as a clock tower, varying roof lines, fountain(s), and/or public art.

r. Outdoor spaces, where provided, should have a clear purpose that reflects careful planning and are not simply "left-over" areas between structures. Such spaces should offer pedestrian amenities, including benches, fountains, landscaping, public art, etc.

Corner Lots

Corners have high visibility and should incorporate guidelines and design consistency on each façade that fronts the street.

a. Street facing façades visible from the street (i.e. above the fence or wall line) on a corner lot should maintain and enhance a strong street presence by continuing detailing and articulation found on the primary façade.

b. Wherever practical, corner lot homes should have a wraparound porch on the street sides of the home.

c. Incorporate enhanced detailing on second floors facing streets or trails and parks should be considered, where practical.

Building Form, Scale, and Massing

Building design should minimize large block elements and encourage entry elements such as porches, canopies or other articulation and architectural details. For Village Commercial and Village Center, back-of-building elements such as services areas and garages should be recessed from the building face or placed on non-frontage sides of the structure to decrease the visual dominance along the street.

a. All detailing should be compatible with the style.

b. Architectural styles need not be identical to the neighbors. Rather it should be complementary with surrounding areas, to create a rich diverse feel that appears to have developed over time.

c. No two (2) buildings should have the same exterior, materials and colors, and geometrical design side by side or face to face (mirror effect). In residential areas, a master plan design (plan and elevation) should not be repeated more frequently than every fourth (4th) house and re-iterated elevations should utilize different colors and materials.

d. Design should incorporate porches, trellises, canopies, landscaping, and/or other features to extend the active areas toward the street and soften the transition between the street and the structure. Said elements also assist with entry wayfinding, and when placed appropriately, these elements can also provide shading. Porch, building columns, and other architectural features should be proportioned appropriately for the scale and architectural style of the structure. These design elements should be designed to reflect the appropriate scale and detail of the architectural style.

e. One or more of the following design strategies should be utilized to reduce a building's perceived height, bulk, and massing:
   - Variation in the wall plane (projection and recess);
   - Variation in wall height; and/or
   - Variation in roof height.

f. Architectural styles should be consistent with surrounding residential areas, as well as provide a variety of architectural styles complementary to each other to provide a diverse neighborhood atmosphere.

Use of porches and canopies to enhance facade

Roof Forms and Materials

A variety of roof planes and pitches are encouraged to reduce the scale and massing. Roof forms should be consistent with the architectural styles identified in the Architectural Style Reference Guide (Section A.4).

a. Ensure roof forms, materials, and detailing are consistent with the chosen architectural style.

b. Deep roof overhangs, rafter tails, and other roof elements are encouraged to create shadow and add depth to building forms. Closed soffits and fire-safe vent screens are required.

Earth toned color palettes

Natural stone as base/retaining wall

c. Roofing colors should be gray or soft earth tones to minimize reflective glare and visual impacts.

d. Roofs over one (1) story elements, such as those over porches or bays, provide additional articulation of the massing of larger two (2) story structures and are strongly encouraged.

e. The design of roof forms and roof planes should consider the area required for solar panels. Solar panels should be integrated into the roof design and architecture to maximize solar array. Emphasize unbroken roof lines in south and west facing roof areas.

Details, Materials, Colors and Exterior Finishes

Establishing a clearly identifiable architectural style is important to accurately represent the desired character within the Specific Plan and Design Guidelines. Materials, colors, and exterior finishes are unique to each architectural style. Accordingly, they should help to achieve the desired style while complementing the surrounding natural landscape. For elements that are particular to a specific style, see the styles pallet in Section A.4. Colors and materials help convey and create a coordinated and unified appearance within the Specific Plan area. Utilizing building materials that are historically appropriate to the site or region to strengthen overall sense of place, as well as maintain and establish a compatible context to the adjacent built environment.

a. Architectural materials and finishes appropriate to the desired architectural style should be used. Additional design elements such as functional (or appropriately sized for the adjoining window) shutters, trim details, exposed beams, awnings and other appropriate elements to the style are encouraged.

b. Exterior wall materials, trim, and architectural details should be applied to all sides visible from the public right-of-way, where practical.

c. Natural materials such as brick, stone, copper, etc. should be left in their natural state or color.

d. All detailing needs to be compatible with the style.

e. All addresses should be clearly visible from the street and properly maintained in accordance with Chico Fire Department requirements.

f. Building materials should consist of authentic materials commonly associated with the buildings' architectural style. Highly reflective or tinted glass, corrugated fiberglass, plastic roof tiles, and undecorated concrete block should be avoided.

g. Colors accentuating different aspects and building details are encouraged.

h. Materials, such as brick and stone, have distinct coloring in their natural state and should not be painted.

i. Colors should be muted to respect the natural environment of the project and desired historic character. Bright colors are discouraged because of their contrast to the natural landscape.

j. Windows help to define a building's architectural style, in addition to providing daylight to interior spaces and visual interest to building façades. Windows should adhere to the following guidelines:
   - When used, shutters should be proportional to the window and complement the architectural style of the building.
   - Window and door types, as well as materials, shapes, and proportions should complement the proposed style.
   - Window articulation, such as sills, trim, kickers, shutters, balconies, trellises, and/or similar treatments should be applied to articulate building façades.

k. Bright colors should be avoided, except when integrating accent colors. Colors should be muted to respect historic character and to be applied to a variety of building types.

l. Use appropriately sized and proportioned shade structures and trees on southwest-facing slopes to provide shade and respite from the sun.

m. Exterior colors should be consistent with the buildings' architectural style.

Exterior colors complement architectural style

Utilize natural building materials

Architectural Theming and Character

Buildings should be designed to be compatible with surrounding development in the Village Core and Specific Plan area.

a. The Village Core architecture should have a high-quality and timeless character. The architecture should embrace the streets and sidewalks creating inviting places for people to walk, dine, shop, and live.

b. The design and identity of the Village Core should be communicated effectively through architectural style and streetscape design.

Awnings with well-coordinated color palettes are encouraged

A.4 Architectural Style Reference Guide

Use

This Architectural Style Reference Guide is intended as a style resource to assist developers and designers during the initial project phase when developing the architectural character and style of residential and non-residential projects. The character of each neighborhood should incorporate a variety of distinct architectural styles. Buildings should be designed to be compatible with surrounding development. Architects and builders are encouraged to select an architectural style that reflects the Specific Plan area character. Regardless of the style, the chosen architecture should be easily identifiable. The blending of architectural styles on a single in-line tenant space should be avoided; however, multiple styles may be provided among individual in-line tenant spaces or within the development.

These styles can be achieved through incorporation of a high level of detail and quality that gives special consideration to massing, composition, materials, and colors. These features form facades and elements that define the streetscape character. It is essential that the architecture provides visual interest and properly establishes neighborhood character.

The following architectural 'styles' or 'themes' are encouraged:

- Ranch/Farmhouse;
- Agrarian/Barn;
- Craftsman;
- Spanish Revival or Spanish Modern;
- Modern/Contemporary/Mid-Century Modern; and
- California Mission.

Modern interpretations of Ranch/Farmhouse, Agrarian/Barn, Craftsman, Spanish Revival and California Mission are permitted if the design incorporates and maintains the elements found in the traditional style. Modern interpretations of these designs that improve energy efficiency and blend into the natural topography are also encouraged. Particular attention should be given to exterior elements that improve fire resistant design.

Commercial use with clerestories and entry to public space extension

Modern interpretation of shutters and material

Classic barn shape with arbor and skylights

The following pages include essential architectural elements associated with each of the encouraged architectural styles:

"Ranch/Farmhouse" Architectural Elements

- Wide horizontal forms (referring to roof forms and wall planes – roof forms and wall planes should continue to be articulated and varied);
- Gabled roofs;
- Multiple roof planes (no flat roofs);
- Exposed roof beams;
- Shed and gable dormers;
- Large covered front porches with wood railing and wood simple posts and columns;
- Revealed tower (square tower (1 max.));
- Modern interpretations, reduced overhangs, fire safe exteriors;
- Board and batten siding; cementitious board;
- Triangular need brace; standing seam/metal roofs;
- Shutters;
- Exposed rafter rails;
- Repetition of similar window types;
- Oversized fenestration, rectangular shapes;
- Straight lines; and
- Repetition and rhythm.

Reduced overhangs (modern)

Shed dormers

Windows treated with shutters

Prominent gable roofs

“Agrarian/Barn” Architectural Elements

- One or two story forms;
- Gabled or shed roofs; simple roof lines;
- Multiple roof planes (no flat roofs);
- Metal or shingle roof;
- Steeper roof pitch;
- Clear story, skylights;
- Large front porches with wood railing and wood posts and columns;
- Agrarian/ barn-like detailing on porch columns and garage doors;
- Trellis structures above garages and/or for additional detailing;
- Deeper colors;
- Board and batten, wood panel siding (cementitous);
- Metal siding accents;
- Brick and/or stone chimneys;
- Stone accents;
- Exposed rafter tails;
- Vertically oriented rectangular windows; and
- Weather vane(s).

Deeper colors with stone accent base

Steeper roof pitch and appropriate lighting

Integration of doors and arbor

Deep porch and dormers

Deep prominent porch with cobblestone base

Varied roof heights and forms

"Craftsman" Architectural Elements

- Wide, horizontal forms (referring to roof forms and wall planes; should be articulated and varied);
- Pitched roof (3:12 minimum);
- Hip roofs, dormers;
- Allowances to be made for solar panel placement and installation;
- Deep porch, supported by squared columns;
- Decorative/open beams or braces;
- Roof rafters usually exposed;
- Projecting eaves;
- Piled cobblestone or river rock at base;
- Shingle siding used as an accent treatment;
- Lap siding facades;
- Fireproof split wood shingles (on wall surfaces only);
- Brick and quarry stone;
- Grouped casements (ribbon windows) – no circular windows;
- Two or more windows grouped together;
- Squared bay window(s);
- Layered wood trim at doors and windows;
- Darker color earth tones with contrasting trim and accents;
- Wrapped horizontal siding elements on sides and rear elevations; and
- Heavy use and integration of timber.

"Modern/Contemporary/Mid-Century Modern" Architectural Elements

- Most commonly one-story forms, although split level and two-story floor plans are allowed;
- Roof types: flat, gable, or shed;
- Roof slope: flat and low pitch roofs; shed-moderate to pitch roofs;
- Roof overhangs: simple wide or shallow overhangs, non-decorative fascia; flat roofs usually with small ledge coping at roof line, closed soffits with firesafe venting;
- Metal roof, composition shingle, or rolled bituminous;
- Exposed supporting beams and other support members are common (i.e. heavy pier supports at gable and shed roofs, overhangs with exposed roof beam supports);
- Minimalist exterior detailing but not unwelcoming;
- Composition and massing emphasize;
- Geometric shapes and typically multiple asymmetrical massing compositions;
- Natural building material integration (i.e. wood, stone, brick, concrete, glass, or steel);
- Exterior wall finish: smooth plaster finish or various wall cladding combinations of wood, brick, or stone with the absence of traditional detailing;
- Horizontal and vertical elevation plane accentuation;
- Broad low, front facing gable facades with absence of traditional detailing;
- Widely overhanging eaves;
- Roof beams exposed;
- Entry door usually recessed or obscured, windows generally asymmetrical; and
- Neutral color palette and earth tones are encouraged.

Flat roof form characteristic of a modern architectural style

Exposed wood structure

Geometric design, patterns, and shapes integrated into massing

Low-pitched tile roofing with overhang

Tower feature incorporated into building design

Recessed entryways

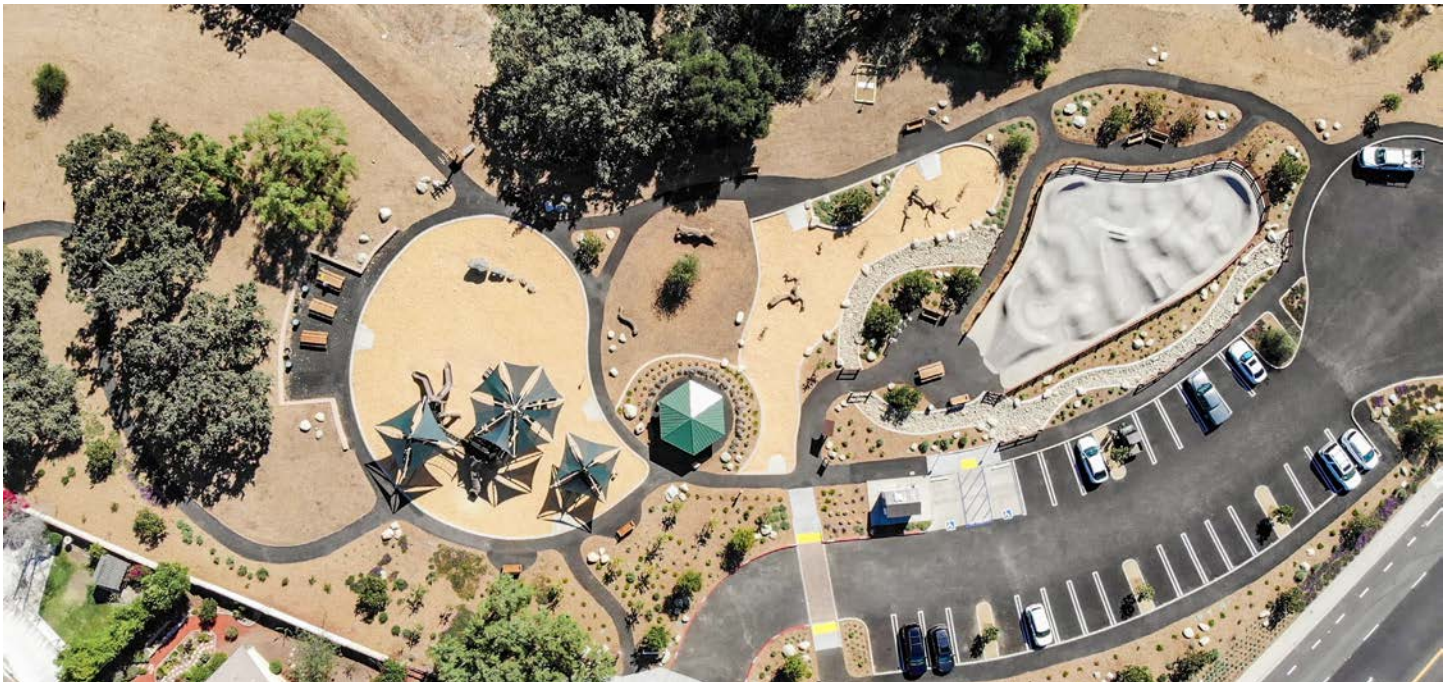
"California Mission Revival" Architectural Elements

- Roof types: gable, hipped, and/or combine hipped and gable;
- Roof slope: low-pitched;
- Roof overhangs: typically moderate overhang and decorative eave soffit ranging from 18 inches to 30 inches;
- Mission shaped dormer or roof parapet;
- Spanish tile roof, commonly red tile roof, "s" curved shape;
- Allowances to be made for solar panel placement and installation;
- Open porch roofs with large square piers, commonly arched above;
- Boosted tile roofs;
- Decorated chimney tops; often with small tile roofs;
- Round or square towers;
- Architectural features may include quatrefoil treatment surrounds, narrow tile roof segment projections from smooth wall surface;
- Exterior wall finish: smooth plaster finish (no knock down, lace finish, or skip trowel);
- Patterned tiles and carved stonework or other wall surface ornament;
- Cantilevered balconies;
- Typically have one large, recessed feature window, usually sloped or tapered;
- Exposed timbers and rafter tails, recessed windows with wood lintel;
- Decorative window grills or muntins;
- Wrought iron decorative accents;
- Brick, tile, or stucco decorated vents;
- Fountain features;
- Early California – arch wing walls, wood, or iron railings; and
- Light colored stucco wall surfaces and earth tones.

A.5 Parks & Open Space Design Guidelines

A.5.1 Introduction

Valley's Edge represents a unique area of Chico where parks, trails, and open space infuses with the built environment to promote outdoor experiences and nature play. Open space in Valley's Edge serves many interests, and many purposes, from conservation to recreation. The open space framework protects Oak Woodlands, preserves sensitive habitat, safeguards natural drainages, maintains biological resources, provides for wildlife movement, and establishes a permanent buffer to foothill encroachment. From a cultural perspective, open space areas protect resources such as Pioneer Era rock walls, the old Doe Mill wagon road, and other areas of cultural sensitivity. The extensive network of open space corridors, trails, and naturalized and improved parks offer a wealth of benefits from outdoor recreation and exercise, to socialization and enhanced quality of life for people of all ages and abilities. In a very purposeful way, parks in Valley's Edge are where families gather, and where friends and memories are made.



Park concept

Facades fronting parks with consistent levels of articulation, detail, and high-quality material.

Locate outdoor fitness equipment along trails or in park spaces

Offer play features that appeal to all abilities and ages

A.5.2 Parks

Valley's Edge accommodates recreational needs through a complete system of parks ranging from active and organized facilities in the Community Park and school, to more passive naturalized elements in the Neighborhood parks, mini parks, tot lots, and Village Core. In addition outdoor recreation emulating experiences in upper Bidwell Park, the 370 acre Regional Park surrounding the VESP plan area serves broader public interests such as preservation, of oak woodlands and forests, conservation of upper Comanche Creek, retaining the rural and visual characteristics of the Butte Creek Canyon, and aiding wildland fire suppression. The hierarchy of parks within the VESP plan area represent a "third place", away from home and work, where people gather, play and socialize.

The Valley's Edge Specific Plan Guiding Principle 3 (Dirt is Good and Play is Transformative) complements and embraces the Playcore National Demonstrative Site Programs, which promote physical fitness, nature engagement, playability for people of diverse abilities, and environmental literacy.

Playcore National Demonstration Site Programs

The VESP is being considered by Playcore's Center for Outreach, Research, and Education (CORE) programs and design principles as a 'National Demonstration Site' (NDS), and the following programs are integrated throughout the Valley's Edge Specific Plan. Refer to Chapter 3: Parks, Recreation, & Open Space and Chapter 5: Circulation & Trails for design considerations in the Valley's Edge park spaces and trail network. Both parks and trails in the planning area are intended to promote fitness and physical activity for all ages, create unique play environments, and utilize the existing landscape for play, as well as responding to different abilities.

a. "Play On" - Implement Design Considerations and Programming that Promotes Physical Activity
   - Create play environments that implement evidence-based design considerations for increasing physical activity such as offering variety, continuum of skills, naturalization, loose parts, and/or configuration for active play.
   - Address the six key elements of play (balancing, brachiating/ bilateral upper body activities, climbing, swinging, sliding, and spinning activities) into the play space.
   - Consider usage of programming to help promote physical fitness and fun through creative playground learning activities.

b. "Fitness" - Design Alignment to Health Benefits and Total Body Fitness
   - Through design and product selection, ensure outdoor adult fitness parks meet the criteria of a well-rounded fitness routine for benefits to (1) aerobic, (2) core, (3) strength, and (4) flexibility/balance.
   - Consider characteristics such as user groups, location and context in the selection of fitness and recreational equipment.

c. "Pathways for Play" - Implement Design Best Practices that Infuse Play into Pathway Networks
   - Ensure playful pathways aligns with research best practices to extend play value, health promotion, inclusion, nature engagement, and environmental literacy. Ensure product choices encourage family fun for all ages while providing educational signage to promote nature engagement and learning.
   - Where practicable ensure that pathways connect to meaningful destinations, designed and located to increase participation and promote exploration and usage by children and families.

d. "Nature Grounds" - Implement Design Best Practices that Integrate Nature and the Living Landscape
   - Define play settings that maximize active, social, and sensory play along a developmental continuum while locating the play area in relation to natural site features and functional surroundings.
   - Use tools designed to apply planting pocket criteria and plant location rules in relation to equipment.
   - Evaluate naturalization to preserve existing landscape features, select natural plant materials, and integrate a phased planting plan.
   - Identify programs and processes that inform design and maximize usage.

e. "Inclusivity" - Implement Design Best Practices that Promote Inclusive Play throughout the Play Environment
   - Create universally designed play environments that increase playability for people of diverse abilities.
   - Utilize tools to help create a space that encourages growth across all developmental domains, including social/emotional, physical, sensory, cognitive, and communicative.
   - Consider usage of programing to help create awareness, foster friendships, break down barriers, and promote character development.

A.5.3 Open Spaces

a. Development should include courtyards and/or gathering areas that contain functional seating and community facilities such as barbecues, children's play equipment, and exercise equipment. Such facilities should be accessible from landscaped pedestrian walkways.

b. Courtyards should maintain a human scale with hardscaping such as pavers, decomposed granite or stone material and/or a combination of landscaping in lieu of asphalt or concrete as well as be constructed to create social interaction between people.

c. Paths, trees, and/or shade structures should be provided in areas where seating, gathering, and/or similar passive areas are planned.

d. Recreation areas should, where practicable, serve as group picnic areas, age-targeted fitness stations, play areas, etc.

e. Natural areas should be considered in public spaces.

f. Key views and areas of interest should all be preserved, highlighted and interpreted on site.

Pedestrian Connections, Paseos, and Plazas

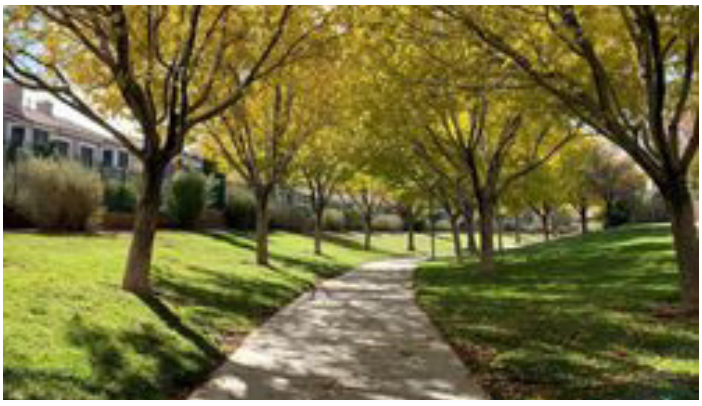
Pedestrian connections, outdoor use areas, and natural oak woodland should be designed and integrated into the Specific Plan area. Paseos provide improved pedestrian circulation opportunities, enhance community character and create distinct urban spaces and trail elements. The Park Master Plan (Figure 3-1) and Trail Master Plan (Figure 5-15) provide for a variety of private and public plazas capturing key points of access, located to promote walking and biking. All trails lead to the Village Core, where public gathering spaces, for outdoor dining spaces, food courts, family picnic areas and events such as farmers markets create a sense of place unique to Valley's Edge. In general, pedestrian connections and plazas within the VESP plan area should adhere to the following guidelines:

a. Pedestrian paths or paseos should be provided between and/or through developments to offer better connectivity to adjacent streets, sidewalks, commercial amenities, parks, trails, and schools.

b. Paseos, sidewalks, and paths should promote walking or bicycling to daily activities and between site elements.

c. Ground paintings, unique pavers, or other artistic treatments at paseo entrances should be incorporated into the design to slow down vehicles and increase pedestrian safety.

d. Enlarged access points, public art, seating areas, water features, artistic wayfinding opportunities, and other welcoming features at paseo entrances should be encouraged.



Shaded paths connecting land use areas within the plan and units within a development

e. Well-designed public spaces should provide ongoing opportunities for activities that create an interactive environment, build a sense of community, and create opportunities for events, entertainment, and social gatherings.

f. Public spaces should be designed with flexibility for physical use and should be located to accommodate a range of desired activities, such as outdoor seating and entertainment.

g. A plaza should have a well-defined edge (street, buildings, benches, landscaping, etc.) to define the plaza and create a comfortable space. They should also be related to other uses and preferably focused around natural elements.

h. Plazas should provide pedestrian amenities appropriate to the location and use such as seating, lighting, planters, fountains, drinking fountains, distinctive accent paving, public art, landscaping, and bicycle racks. Plazas should also be designed to emphasize focal points such as sculptures, clock(s), interactive water features, and community fountains.

i. Enhanced paving materials should be provided at key focal points such as points of entry, pedestrian crossings, plazas, and other locations that warrant special visual emphasis for safety or orientation.

j. The use of shade trees and shade structures may be used to mitigate heat by providing shade in summer and allowing solar gain in winter to reduce dust, provide visual screening, and provide a wind break.

k. Landscapes should be designed to be low maintenance and compatible with the purpose of the facility.

l. Accent planting should be used around entries and key focal points.

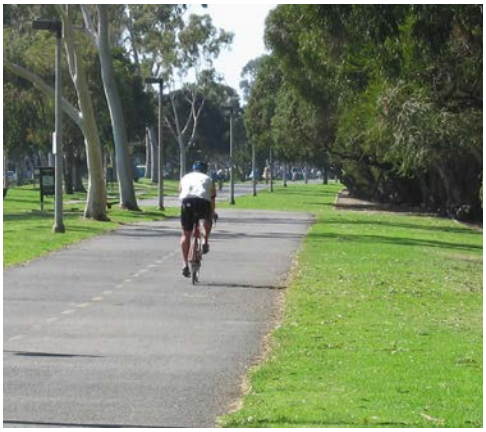
m. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as accentuating entryways, courtyards, and sidewalks.

n. Outdoor use areas should be sheltered as much as possible from the noise and traffic of adjacent streets and other incompatible uses.

Plaza integrating existing rock structures and pedestrian scale structures

Seat walls help to define a plaza and create a comfortable space

Place making with low maintenance, shaded areas that attract people



Multi-use path integrated into open space

Architectural elements create a strong sense of place

Paths sited near residential areas allow for connections between homes and open space

Open Space Trailways

Accessibility to open space areas will be provided via designated pathways and trails allowing these areas to be enjoyed by residents and visitors. The Specific Plan enables an increase in the number of residents bicycling or walking to work, schools, commercial centers and recreation facilities, as well as connection to the City of Chico at large. Trails will include Class I/II, existing bike and hiking trails, and paseo trails.

a. Integrate bike routes, pedestrian paths, trails, and/or multi-use recreational trails into the design of parks, open space, and buffers where appropriate.

b. Design trails and pathways within parks and buffers to ensure a high level of functionality, aesthetic quality, and comfort for pedestrians and bicyclists.

c. Connect the trail network (illustrated on Figure 5-2: Trail Master Plan) with existing on-site trails and the proposed trail networks to provide pedestrian access and encourage alternative modes of transportation throughout the Specific Plan area.

d. Trailheads should be considered at key locations along the Regional Park, and along the Steve Harrison Memorial Bike Trail connecting to the City of Chico at large.

e. Where applicable, Neighborhood Parks, mini-parks, tot-lots and other 3rd places along open space trailways should provide pedestrian amenities including drinking fountains, lighting, signage, seating, bicycle racks, bicycle storage facilities, trash receptacles, public art, interactive exhibits and educational panels.

f. Where landscaping is proposed, drought tolerant landscaping is encouraged. Plant selection should be based on Chico's climate, the natural landscape influences, as well as site characteristics such as exposure, light intensity, soil analysis, site drainage, and irrigation. Proper plant selection based on site characteristics should enhance the plants' likelihood of becoming established in the site and reduce potential incidences of low vigor, excessive maintenance, disease, or death.
Native species are preferred for natural landscapes. Irrigation should be provided until plants are established.

g. Fencing along open space boundaries and through open space areas, such as along unpaved trail corridors, should be an open view-type to maintain the visual open character of these areas.

Bridges, Culverts, and Creek Crossings

Primarily used as safe connectors to various areas of open spaces, bridges can also provide visual interest along pedestrian and multi-use paths to and across various areas. Pedestrian creek crossings that provide areas for respite or pond/creek overlooks are highly encouraged.

a. Creek or natural drainage crossings should be provided as either culverts or bridges. Crossing type should be determined based on the biological assessment and related agency permitting requirements.

b. To limit the use of culverts that may clog with debris, bridging short distances across small swales should be encouraged for pedestrian crossings.

c. Crossings should be consistent with the design and character of the surrounding area.

d. Railings and guardrails should be a sufficient height to maximize safety for all user types.

e. Crossings should be kept visible. Crossings in and around the Village Core should be well-lit during evening hours.

f. Automobile, multi-use, and pedestrian bridges should be clearly identified with appropriate signage.

g. Bridges and culverts should be sized appropriately and in proportion to the user's method of transportation, to ensure sufficient integration for the intended use, i.e., automobile, bicycle, or pedestrian.

h. Except crossings designated for storm water attainment, crossings should allow for infiltration and provide appropriate drainage into water feature below to ensure safety of pedestrians and prevent unwanted water collection.

i. In biologically sensitive areas, boardwalks should be considered as extension of bridges.

For areas crossing wetlands or flood areas, boardwalks can be used with the stated identity materials

Trail amongst the trees

Bridges shall follow the similar material guidelines as gateways and signage

The preservation of existing trees provides shade and habitat to open space areas

Street trees, enhanced paving, site furnishings and signage contribute to a well-developed public realm

Retain existing site features, where possible

A.6 Landscape Architecture Design Guidelines

A.6.1 Overview

The landscape design in the Valley's Edge is intended to provide a visually attractive environment that assists in defining the character of the plan area. The existing landscape is characterized by gently rolling hills, clusters of Valley and Blue Oak Woodlands, shallow soils with scattered sedimentary and volcanic rock. Seasonal creeks also enhance the plan area and are an integral to the watershed network. Man-made features are limited to dry stacked stone walls, power lines, and rutted wagon roads.

The landscape serves to buffer and complement the built environment and accentuates the streetscape with a living backdrop that adds visual and functional interest. Trees shade and shelter the public realm to make pedestrian travel more comfortable and safe. The Chico urban forest creates a significant sense of pride and community identity and is intended to branch out into Valley's Edge to the degree possible considering the existing environmental features of Valley's Edge. The landscape character is instrumental in tying the community together and unifying the public realm, enhancing the experience of the cyclist, pedestrian, and motorist. Neighborhood and/or community spaces are made up of both private and public spaces. Private spaces include yards, parking areas, and private recreational areas, and yard space. Public spaces encompass the streetscapes, parks, plazas, open spaces, and trail networks. The public spaces make up what is referred to as the 'public realm', which ultimately sets the framework for a cohesive community character.

A.6.2 Application

The Landscape Design Guidelines apply to landscape improvements for all private and public development within Valley's Edge. Landscape improvements shall comply with the applicable federal, state, and local building, public health, safety and accessibility codes, and the California Model Water Efficient Landscape Ordinance (MWELO-AB 1881). All projects, including additions and facade remodels, except single-family residential, shall provide and maintain landscaping in compliance with the provisions of Chapter 19.68 Landscaping Standards of the Chico Municipal Code. Standards for the provision of landscaping within

the public right-of-way in conjunction with a development project are in Title 18 (Subdivisions). Landscape improvements shall also comply with the City of Chico Landscape Design Manual for public rights-of-way, parks, and other public facilities where the City will assume operations and maintenance activities.

A.6.3 Soils

Valley's Edge soil can generally be described as a shallow gravelly loam, with moderately high depletion of organic matter. This soil profile contains up to 14" depth of gravelly loam soil, but is underlaid by hard bedrock of volcanic mud-flow. The recommended treatment for this type of soil site condition is to rip and over-excavate these areas to a preferred depth of 24" to 36", and overlaid with clean import soil in areas to be landscaped. Understanding that the recommended 36" depth is not always economically feasible, an absolute minimum depth would be 18"-24", recognizing that a minimum 15-gallon tree root ball is 16" to 18" in depth. The use of import fill soil for berms and/or the installation of raised planter walls are additional considerations when landscaping on this site. Tree selection will need to respect shallow soils to avoid "blow down" during typical storm winds. Designers should also anticipate rain and landscape irrigation water running laterally into constructed base and utility trench systems. This can lead to asphalt surfaces "alligatoring" and utility vaults filling with water. Standard drainage applications should consider perforated French drains to capture and "organize" this water effectively. A soils fertility test will help determine the correct soil amendments, conditioners, and fertilizer to use to maintain health and sustainability of the landscape.

To emphasize an entry, incorporate plants with color, texture, and seasonal characteristics

A well-lit gateway sign consistent with specific plan area character

Logo and design theme help "brand" this community entry

A.6.4 Gateways, Signage, and Wayfinding

Gateways and signage are important branding elements that contribute to the Valley's Edge community identity and character. These features convey a sense of arrival to a neighborhood, village center, and wayfinding network. Ease of navigation is essential and made possible through a unified sign and branding program to orient visitors through the community, including gateways, monument signs, directional signs, and informational and interpretative signs. Easy-to-read and visually attractive directional or wayfinding signage contributes to efficient pedestrian and vehicular movement.

Additionally, the materials, colors, and shape play a role in identifying the signage and directions. At Valley's Edge the materials area:

- Local field stone boulders, large and small
- Strong steel panels, brackets and logo's
- Large wooden, sand blasted beams and posts
- Raw concrete
- Native plant material

Gateways and Monuments

Gateways and entry monuments are instrumental in providing identity and sense of arrival. In addition, they serve important places for directional and informational signs to guide motorists to their destinations. For the Valley's Edge Specific Plan area, a hierarchy of gateway opportunities include 1) Primary entry into the Specific Plan area at the Skyway and 2) Secondary entry at East 20th Street/Doe Mill Road. Gateways should be coordinated in design with the streetscape, wayfinding signage, and the overall character of the plan area. Refer to Chapter 5 for more information on gateways. Gateway character includes:

a. Gateway and monuments should use consistent design elements and materials.

b. Gateways and monuments should convey the Specific Plan area character.

c. Signage should be well-lit; lighting should be designed to prevent glare and excess illumination of the night sky.

d. Building and landscape materials used in gateway design should be appropriate to this region of Butte County, using natural features to reflect the desired identity and unique character of the Specific Plan area.

   i. Re-purposing or recreating the pioneer-era rock wall character found currently on-site

Logo placed on neighborhood signage to develop identity

ii. Large rough saw timbers with natural stain
iii. Rusted Steel or black steel for background and support brackets
iv. Stainless Letters, Logos and Arrows

e. The visual design of gateways shall be attractive as well as functional, conveying a ceremonial sense of entry.

f. Physical elements of the entry, including medians, signs, archways, paving materials, and landscape planting materials should function together to physically define the entry and establish a positive first impression.

g. Plants with color, texture, and seasonal characteristics should be used to help emphasize the gateway and entry.

Example of a "natural" responsive branding design

Wayfinding and Directional Signage

a. Wayfinding and directional signage will be located at key locations to provide direction to important services and destinations such as public trails, parks, commercial village, and neighborhoods.

b. The sign program should integrate a unified, consistent directional sign design with directional arrows and labeling to denote key areas, public parks, and residential neighborhoods.

c. Directional signs should be oriented towards pedestrian and vehicular traffic. Designated signs should receive appropriate lighting, have proper landscaping, and be placed adjacent to roadsides, trailheads, and other key identified Specific Plan area locations.

Directional signage coordinated in design with streetscape

Font selection and design elements should unify the area

Recognizable materials on kiosks will guide pedestrians throughout the site

Directional arrows and labeling denoting key areas

d. Neighborhood wayfinding, gateway signage, and directional signs should be similar to and complement primary entry gateway(s), utilizing the same or similar construction

Neighborhood Logos, Signage, and Branding

The creation and repeated use of a logo is an effective way to create an impactful "brand" to a neighborhood or community area. A logo and sign program should be established to distinguish the Valley Edge Specific Plan area. The logo may be placed on gateway, directional, and neighborhood signage to develop a sense of place and an identity.

a. Individual neighborhood logos, signage, and branding enhances each neighborhood and creates a sense of arrival.

b. Neighborhood logos and branding should be secondary to the Valley Edge Specific Plan area logo and branding. For example, a neighborhood named "The Boulders" should be referred to as "The Boulders at Valley's Edge".

c. Residential entry monuments and/or signage should include neighborhood logos and names that are consistent in style and aesthetic with one another.

Street Signs

Street signs are one of the best opportunities to provide a unifying element in the Specific Plan area. Street signs should be as specified by the Manual on Uniform Traffic Control Devices (MUTCD) or by special request, subject to the review and approval of the City Engineer. It is the intent of the Plan to identify every street in the same way to provide a recognizable sense of repetition and rhythm that clearly enables a motorist, bicyclist, and/or pedestrian to identify their location.

a. Street signs should have consistent design elements.

b. Unique sign color and consistency should be utilized within the overall neighborhood framework design concepts.

c. A font selection consistent with the desired neighborhood design of the Specific Plan area character should be incorporated in Valley's Edge street signage with Valley's Edge logo if accepted.

d. Street names should reference the natural elements, features, and regional landmarks, or characteristics.

Interpretive and Education Signage

Creating interesting and attractive interpretive and educational panels at points of interest add a new dimension to walking and biking. These signs will be consistent with the design theme of the project and will capture the key unique elements of our project and include single panels on post to large maps in kiosks. These site features are:

a. Oak and Native Plant Woodland Forest

b. Foothill landscape, view shed and intermittent drainages

c. Old Doe Mill wagon road and ruts

d. Dry-stack stone walls

e. Environmental preserves

f. Land history and heritage

Interpretive signs will provide vast information to user

The interpretive signage will match the gateway materials, along with the logo, text and colors.

A.6.5 Streetscape Landscaping

Streetscapes refer to roads, entryways, public trails adjacent to streets, and landscaped areas near streets. It is the street character that sets and guides the framework for a cohesive neighborhood character. Protecting the rural nature of the Valley's Edge Specific Plan area, extending Chico's urban forest into the plan area with large canopy shade trees, and creating walkable streets and neighborhoods are principal elements in creating the desired streetscape character in the Specific Plan area.

Walls used in rocky condition to create planting areas

Street Tree planting can be designed to increase visual interest, provide shade and sense of safety, guide circulation, drought tolerance and enhance the site. Tree placement considerations, such as tree pit area and protection of tree above ground should be made. The City of Chico embraces a "Right Tree, Right Place" philosophy for tree planting. Appropriate spacing should be maintained between trees.

A healthy community forest begins with careful planning/siting and proper planting techniques. Known as a City of Trees, Chico encompasses beautiful native trees, and encourages the planting of California Native Trees in appropriate locations. The City also promotes non-native tree removal, for species that pose a threat to invading natural areas, such as Bidwell Park and along creeks.

Combinations of materials are natural in the landscape

Adjust roadway to accommodate the existing trees

Extra wide median sloped between offset road heights

The existing oak trees on-site have been identified as key landmarks and are critical to maintaining the foothill character and establishing the link to the theme of Valley's Edge. It is for that reason the following guidelines have been established for the different streetscapes throughout the land uses of the project.

a. Plant material selection should be consistent with the plants recommended by the City of Chico Park Department Drought Tolerant Plant List for Right-of Way, Parks and Other Facilities. Appendix B identifies a refined palette of street trees recommended for Valley's Edge.

b. The species and maximum on-center spacing of street trees shall be determined by the Urban Forester Park Department. Tree selection and location should comply with the street tree program defined in these Design Guidelines. The goal of tree selection is to maintain the foothill aesthetic while balancing the canopy species and maximizing the drought tolerances and hardiness of the tree.

c. Post Construction stormwater runoff from streets within the project shall be consistent with the Municipal Separate Storm Sewer Standards (MS4) as prescribed by The California Regional Water Quality Control Board. The techniques from the California BMP Storm Water Handbook for New Development include detention basins, vegetative swales and infiltration. These and other treatments such as pervious pavement and pervious pavers contribute to an overall reduction of stormwater runoff and an opportunity for groundwater recharge, where suitable.

d. Site surface runoff should be directed to where feasible vegetated open areas, planting areas, etc. to improve the quality of stormwater runoff through bio-filtration.

e. Drought-tolerant plants should be used in the landscape to conserve water unless needed for recycled water disposal.

f. Planting design should be suitable to the local climate, and plants should be grouped with similar water requirements to allow for more efficient sub-surface irrigation.

g. Landscape products are encouraged to include recycled content and/or renewable material. Examples include recycled steel header boards, locally produced wood chip mulch, recycled glass, and rubber in asphalt pavement.

h. A three- (3-) to four- (4-) inch thick mulch layer should be provided in shrub beds to reduce weeds and conserve moisture. Red or colored mulch is prohibited.

i. Plant large canopy trees along streets, parks, trails, and open space to create a continuous tree canopy and contribute to the City of Chico's urban forest.

j. Key intersections, gateways, and project entries should incorporate intensified planting themes and specimen trees to create a sense of identity, highlight focal points, and enhance the area's character.

Collector Streets

The collector roads identified in the VESP have been designed and located to preserve the existing oak trees. These trees are critical to maintain the project character, whether they are in the median or parkway strip. The collector travels through primarily commercial, open space, park lands, and on the edge of residential; however, it is the primary road which connects the overall circulation system, with the goal to maintain a natural environment as it meanders through the project.

a. Design separated roadway to accommodate existing trees with a minimum of 8' setback from back of curb to outside of tree trunk.

b. Use the new plant palette to establish new young Oak species in the median to restore the Oak Woodlands and create a shaded and aesthetic street corridor.

c. Plant median and parkway with grasses and shrubs that are recommended for the project to keep the collectors native looking and low maintenance.

Roundabouts

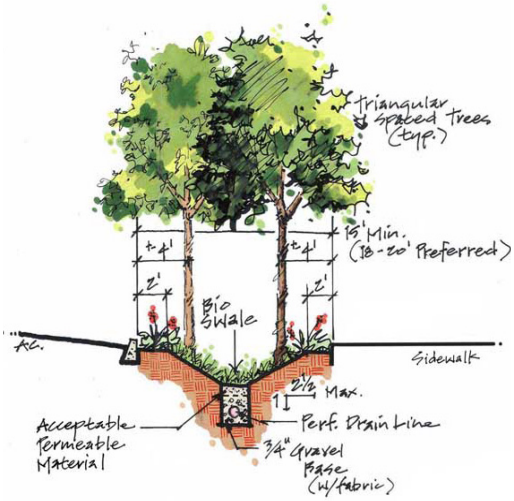
Roundabouts are traffic-calming features used at intersections providing traffic flowing one-way, counter-clockwise around a central island. The design of a roundabout allows vehicles to enter at different approaches simultaneously yielding to circulating traffic and does not require the use of traffic signals or stop signs. Traffic speeds are typically reduced to 15 mph to 20 mph or less which increase efficiency without compromising safety.

a. Landscaping in the central island should provide an aesthetically pleasing and attractive focal point which may include specialty paving, public art, specimen trees, landscape feature, boulders, or other features.

Roundabout with an aesthetic quality as a wayfinding element

Roundabouts provide safe and efficient flow of traffic while allowing identity branding and enhancement of corridor

Trees at roundabouts enhance streetscape character



Bioswale in street median

Shade and reduction of heat island affect are key to benefit to street trees and separated sidewalks

Rock, cobble, trees and rose define a frontage street in the foothills

b. Trees and accent species should be used at roundabouts to enhance the character of the streetscape and provide visual interest. Coordinate roundabout design with the existing trees.

c. Utilize sight distance triangles to guide planting design. Species under 30 inches may be planted within the sight distance triangle. Specialty paving (e.g., pavers, bricks, textured and earth colored concrete) should be used to enhance pedestrian refuge islands and truck aprons on the central island.

d. Landscaping on the outside of the circulating lane should provide a safety buffer between motorists and pedestrians and utilize low plantings to maintain visibility.

e. The roundabouts are placed to preserve the existing Oaks on-site. New plantings will be placed in the Roundabouts and parkways to blend with the existing Oaks, natural stone walls, and rail fencing need to follow the Valley's Edge theme. Additional plantings will follow the plant list of the primary collector.

Median Landscaping

Medians and pedestrian refuge islands function as safety traffic calming measures. While also providing opportunities to aesthetically enhance the streetscape, landscaped medians provide a visual separation between oncoming traffic and create a narrowed lane perception that slows traffic. Medians can also be utilized to treat stormwater. The size of the median may vary to accommodate existing trees and create aesthetic boulevard.

a. Neighborhood signs related to traffic control and wayfinding should be placed in the median to the extent practical.

b. Medians should be landscaped with trees, plants, and hardy ground cover. A variety of plant heights and species should be incorporated to avoid a continuous shrub wall.

c. Medians should be planted with shrubs or ground covers that have a natural growing height of twenty-four (24) inches or less to maintain sight distance and visibility.

d. Where trees are located within 48" of hardscape edges, root barriers should be used lineally along the edges.

e. Hardscape materials such as cobble, stamped concrete, pavers, or decomposed granite should be utilized in areas where maintenance access is required.

f. Clusters of trees, in addition to standardized spacing, should be provided to blend with the natural environment of the foothills and Oak Woodlands.

g. Consistent median treatments help create an identity that unites the community through the use of paving, directional signs, architectural features, and plant materials.

h. Medians with turning lanes or tapered ends should be enhanced with special paving.

Parkways

Parkways are the strips of landscaping between the sidewalk and street edge. They create a buffer and a separation from the street. They act as a traffic calming measure and provide more comfort for pedestrians.

a. Parkways should be planted with shrubs or ground covers that have a natural growing height of thirty (30) inches or less to maintain sight distance and visibility. Surface material such as decomposed granite or basalt with filter fabric should be used to minimize weed growth but allow for permeability. Mulch may be used at each tree ring.

b. Planting in the parkway should include canopy street trees for shade and low ground covers or shrubs to define a green divider strip that separates the pedestrian corridor from the street edge.

c. The street trees should be uniform in size and matching in spacing across the street section to the extent possible. Tree type changes should occur at block breaks or as accent plantings at driveways or street corners.

d. Street tree spacing should be coordinated with street lighting fixtures to minimize canopy interference with the optimum illumination from the fixture.

e. In the MDR and HDR areas, new trees should be located to minimize impacts to utilities.

f. Tree sizes should be a minimum per City code.

g. Soil preparation for parkways will need to follow the City of Chico planting detail referencing soil replacement and excavation to break into the tough soils. Soils shall be prepared for planting to meet soil fertility report recommendations, as a minimum while anticipating the obligations for irrigation and long-term maintenance requirements.

Nurtured landscape along a paseo trail

Using vegetation among the materials in creative ways

Tree plantings provide shade during summer months

Existing oak preserved in roadway median

Groupings of Oaks keep the design natural crossing

Small entry into Low Density Residential

Local Streets

The secondary collectors travel through all of the residential zones. Each will be treated uniquely based on the soils, ROW's, size of lots and housing type. The following will describe the guidelines for each:

a. **Very Low Density Residential (RS-VE):** This treatment has only a street without sidewalk or parkway strip. The majority of the lots have existing oak trees in singles or groupings along the roadways. The planting will mimic these treatments with both single and clusters of trees. The plantings will be treated with proper soil preparation and irrigation to ensure success.

Tree Planting for RS-VE:

- Cedrus deodara - Deodar Cedar
- Cornus florida - Dogwood
- Pinus nigra - Black Pine
- Quercus douglasii - Blue Oak
- Quercus lobata - Valley Oak
- Quercus wislizneii - Interior Live Oak
- Robinia x psuedoacacia-Purple Robe Locust

b. **Low Density Residential (R1-VE/R1-SF-VE)/Medium Density Residential (R2-VE/R3-VE):** These typical subdivision streets will be treated with the City Standard planting details, including excavation and scarifying the planting ROW and with soil replacement and proper amendments. These trees will be planted at a minimum of one tree per lot.

Tree Planting for R1-VE/R1-SF-VE R2-VE/R3-VE:

- Acer x freemanii - Autumn Blaze Maple
- Arbutus unedo - Strawberry Tree
- Gingko biloba - Maidenhair Tree
- Nyssa sylvatica - Tupelo
- Olea europaea - Olive
- Pistachia chinensis-Pistache
- Quercus wislezeneii-Live Oak

Street Trees

The street tree list found in VESP Appendix B was developed from the City of Chico Approved Street and Parking Lot Tree list to guide tree selection for the Valley Edge Specific Plan area. Tree placement considerations such as tree pit areas and protection of trees above ground should be made.

a. Plant material selection should be consistent with the plants recommended by the City of Chico Park Department Drought Tolerant Plant List for Public Right-of Way, Parks and Other Public Facilities. Appendix B identifies a refined palette of recommended street trees.

b. The species and maximum on-center spacing of street trees shall be determined by the Urban Forester Park Department. Tree location should comply with the Selection and Location of Street Trees section of the City of Chico Landscape Design Manual.

c. The list was determined by selecting the most drought tolerant trees that also meet our needs and the needs of the project.

Shrubs and Groundcover

Existing on-site soils may not sufficiently support plant growth. The purpose of testing the soil is to determine soil structure and composition, the soil's pH value, and identify nutrient deficiencies that could potentially be avoided, given the appropriate soil improvements. Testing will also help determine a foundation for choosing appropriate plant species for the area.

a. Trees, plants, shrubs, and groundcover should be selected that are well-adapted to the regional climate (sunset climate zone 9a) and soils and are drought tolerant for water conservation.

Medians provide a safe refuge as pedestrians cross streets and intersections

Crosswalk accent paving and median landscaping enhances pedestrian crossing

Tree plantings separate pedestrian corridor from street edge

Accent paving integrated into parking lot design

Accent paving, combined with landscaping enhances parking area

Street furnishings providing a "through pedestrian zone"

A.6.6 Site Furnishings & Materials

Accent Paving

Accent paving enhances the public and private realm and can accentuate and identify special crossings and pedestrian areas.

a. Pervious, interlocking pavers, or stamped or painted asphalt, should be considered as a unifying accent paving material. It should be considered at the following locations:
   - Key project or neighborhood entrances;
   - Crosswalks/crossings;
   - Spaces such as plazas, courtyards, and public gathering spaces; and
   - Doe Mill Wagon Road.

b. Textured and colored pavement should be used on crosswalks at collector road intersections to accentuate pedestrian crossings. Pavers in the street are helpful to raise awareness through increased visibility, noise, and vibration.

c. Surfaces should be smooth, stable, and slip-resistant.

d. Where accent paving is not used at crosswalks, zebra, or ladder style crosswalks should be considered to increase visibility.

e. Accompanying vertical elements at crossings.

Street Furnishings

Street furnishings serve an aesthetic as well as utilitarian function and can enliven commercial and common areas. Street furniture includes all items placed within the public right-of-way, such as benches, bus shelters, trash receptacles, plant containers, tree grates and guards, bicycle racks, bollards, kiosks, and fountains. Proper design and placement of such amenities will reinforce a unified design theme and create a lively and festive atmosphere. These features are intended for the Village Core area.

a. Any furnishings along the sidewalk should provide a "through pedestrian zone" clear of any obstacles to allow two people to walk comfortably side by side in accordance with the American Disabilities Act (ADA) requirements.

b. To create a more organized and efficient use of sidewalk space, furnishings should be grouped together rather than scattered.

c. A higher frequency of furnishings should be located in higher-use pedestrian areas to accommodate the higher demand.

d. Furnishings should be cohesive in style or select a "family" of furnishings to establish a unified character within the Specific Plan area, such as re-purposed oak benches.

e. Recycling containers should be provided at the park, CN-VE Village Core, and trailheads to encourage waste reduction and reuse.

Bollards

Bollards should be integrated into public plazas and along walkways to delineate pedestrian zones from vehicle traffic. Bollard design shall be consistent with other street furnishings.

Walls and Fencing

Walls and fencing secure and define property boundaries, line streetscapes, and gateways, as well as enhance the neighborhood character. Walls and fencing should complement the overall building design, site, and neighborhood context.

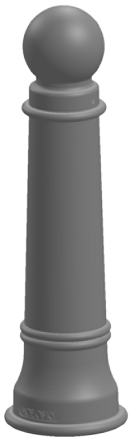
a. The following wall and fence types are appropriate for front, side, and backyard applications in the Specific Plan area:
   1. Field stone walls
   2. Masonry walls
   3. Open rail fencing
   4. Horizontal or vertical metal fencing
   5. Fencing with cable wire to grow vines on
   6. Solid wood fencing with cap
   7. Post and cable fencing
   8. Split rail fencing
   9. Post and rail fencing
   10. Round post and rail fencing
   11. Wood fences with metal mesh (hog wire), except where noted in Section 4.5 (Firewise Guidelines, Standards, & Vegetation Management Requirements)
   12. Combination of the above fence types

b. Field stones found on site or locally sourced stones should be utilized for stone walls when possible.

c. A change in material, columns, pop-outs, and recessed areas should be used to create shadow patterns and depth on the wall surface.

d. Where masonry walls are visible from the public right-of-way, pilasters should be spaced at regular intervals to break up wall mass. Pilasters and walls should also include a decorative cap.

Furnishings grouped together create an efficient use of sidewalk space



Removeable bollard design

Combination of stone wall and metal fence

Post and rail fence example

Open-view type fencing and pedestrian amenities enhance character

Appropriately designed trash enclosure door

e. Existing on-site rock walls should be preserved and maintained, to the greatest extent practical. Refer to Chapter 3 and Appendix D for direction on rock wall protection.

f. Exposed galvanized chain link fencing is not permitted. If chain link fencing is utilized it must be either dark green, dark brown or black in color.

g. Re-purpose existing rock walls and trees on-site to use for walls, landscaping, and/or benches (i.e. re-purposed oak log benches).

h. Solid masonry walls along collector and local streets should be allowed only when retaining or noise attenuation is required per environmental sound study.

i. Split rail fencing reflects an agrarian theme. Wood fences with metal mesh (hog wire) and split rail fences are encouraged.

j. Fences, walls, and railings should be earth tone colors that blend with the surrounding natural hues of the hillsides and minimize visual effects. Avoid colors that contrast with the surrounding natural terrain such as bright white.

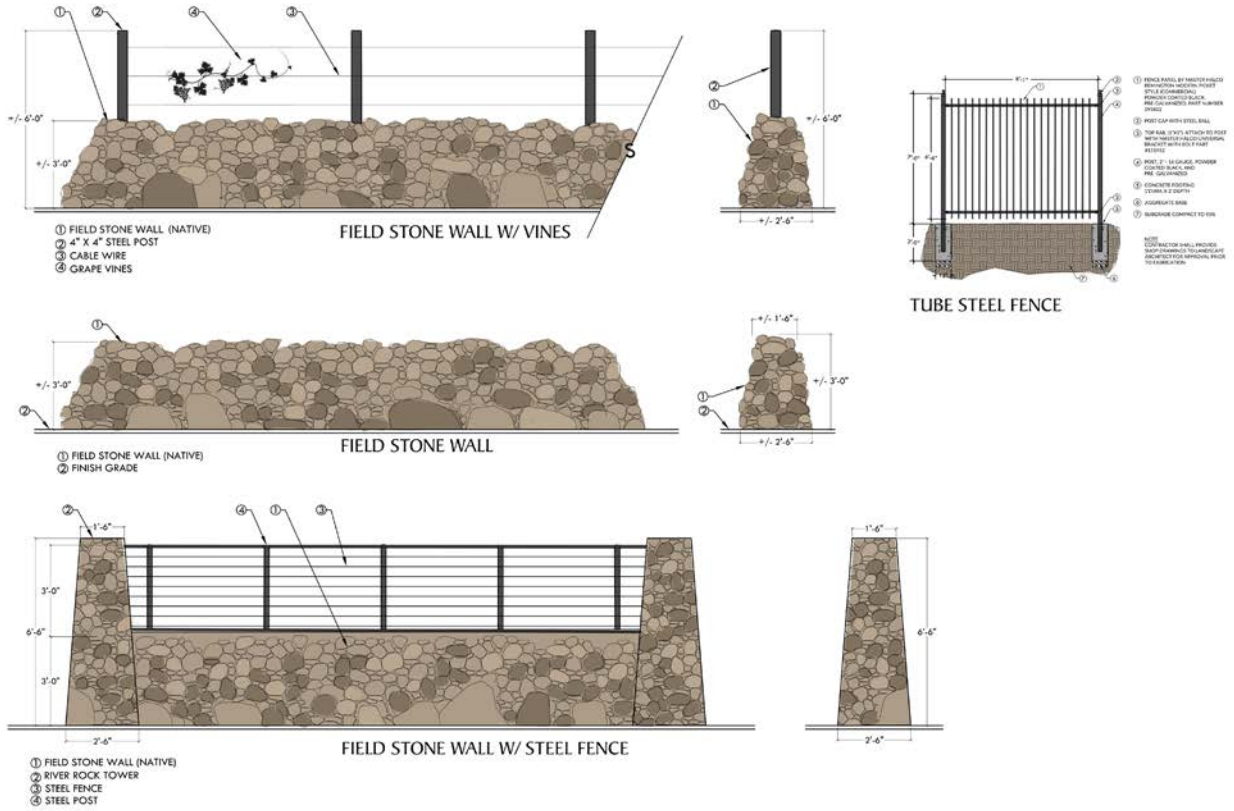
k. Perimeter fencing on hillside properties should be visually open (e.g., split rail, post and rail, post and cable, etc.) in order to maximize views.

l. Wood fencing should include an infill board design and a solid base and architectural bottom, waistline, and cap rail.

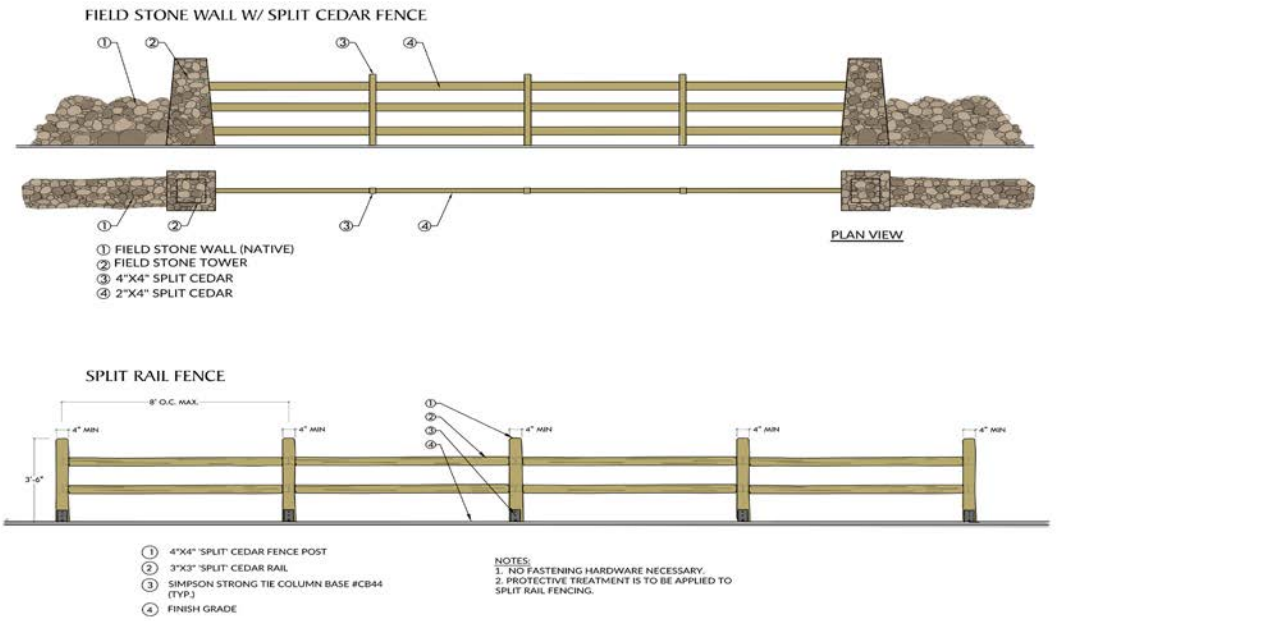
m. Open fencing should be used between residential lots and open space, along trails, or as accent fencing in landscaped areas.

n. Pilasters should be used in combination with fencing, for example at the beginning and end of a fence type, to create added character.

o. Solid wood fencing should be used to provide privacy between residential units and along roadways.



Fencing design options using stone for front, side, and backyards



Split rail fencing reflecting agrarian theme with wood materials

A.6.7 General Single-Family Landscape Design Guidelines

These guidelines apply to the front yard landscape design for single-family housing types. Landscaping shall be installed prior to occupancy. Refer to Appendix E: Valley's Edge Oak Woodland Mitigation and Management Plan for direction on oak tree protection.

a. Landscaping for the front yards should be designed to visually integrate the adjacent public realm landscape. Plant types shall be selected following the Design Guidelines with common plant types relating to the natural surroundings.

b. Landscaping must comply with the California Department of Water Resources - MWELO. All plans should be required to be prepared by a California licensed landscape architect. https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance

c. Utilize regionally sourced or manufactured landscape construction materials, such as lumber, soil amendments, mulches, pavers, trees, shrubs, groundcover and quarried gravel/cobbles/rocks or other hardscape.

Drought tolerant plantings enhance elements of the public realm

Drought tolerant planting integrated with boulders

d. Utilize recycled landscape material and renewable material where possible, e.g., steel header boards, locally produced wood chip mulch, recycled glass, and rubber in asphalt pavement, etc.

e. Plant type and locations should provide summer shade and allow for winter solar gain.

f. Ensure plants are utilized from the plant palette in Appendix B and adapted and made suitable to the local climate.

g. Group plants with similar water requirements to allow for better irrigation precision. Drought-tolerant plants should be utilized to conserve water.

h. Apply climate appropriate native or introduced native California species in plantings. Select plantings appropriate for Sunset Zone 9A.

i. Minimize use of hedges and shrubs requiring regular pruning and formal shaping.

j. Provide landscaping that is harmonious with the chosen architectural style of a home, building, or development and respects the character-defining natural landscape elements of the lot and adjacent neighborhood.

k. Locate structures as to avoid existing trees and their root systems, whether on or adjacent to the project site. See Appendix E: Valley's Edge Oak Woodland Mitigation and Management Plan.

l. Minimize removal or degradation of natural features. Natural features include mature trees and other landscape materials, such as hedges, tall shrubs, rock outcroppings, rock walls, swales, and drainage courses.

A.6.8 General Multi-Family Landscape Design Guidelines

These guidelines apply to the landscape design for multi-family housing types. Landscaping shall be installed prior to occupancy.

a. Landscape structures and features, hardscape, and site furnishings and fixtures should be designed as integral parts of the overall landscape concept and should be consistent or compatible with the architectural style, scale, material and finishes of the neighborhood.

b. Landscaping should be required for common use areas, street front areas and street rights-of-way associated with multi-family residential development neighborhoods. Landscape and irrigation plans consistent with these guidelines may be approved by the Planning Division.

c. Street side landscaping should present a unifying design that enhances the built environment. The design should accentuate neighborhood entries with planting, monument signs, and lighting as appropriate. Trees should be selected considering their size at maturity to balance building massing and in conjunction with the Valley's Edge Specific Plan tree list.

d. Landscaping should include an underground sprinkler or drip system controlled by an automatic timed valve system attached to a local weather station.

e. Landscape design should focus on creating pedestrian-friendly, safe, and walkable environments with strong connectivity and sense of place.

f. The landscaping in the public parkways, medians, street edges, or common areas within any given phase of development should be completed prior to occupancy.

g. Drought-tolerant native and non-native plants should be utilized to conserve water.

h. Locate structures as to minimize existing trees and their root systems, whether on or adjacent to the project site.

i. Minimize removal or degradation of natural features. Natural features include mature trees and other landscape materials, such as hedges, tall shrubs, rock outcroppings, rock fences, swales, and drainage courses.

Provide enhanced common areas in multi-family complexes

Native grasses and river cobble provide a drought tolerant and naturalized landscape