

SECTION THREE

Vision, Objectives and Principles

A***Vision***

The Stock Ranch property will be developed as a cohesive and integrated mixed use district that balances physical development with the preservation of the site's important natural resources. Development will be constructed over a period of time, and designed under strict development standards and guidelines. Uses and buildings will be organized around a unifying open space network of natural areas, trails, and a park. These include Arcade Creek, associated tributary drainages, detention ponds, trails, and stands of native oaks. A pedestrian trail system will be integrated as an open space network, connecting uses within the site and linking to other neighborhoods and districts.

North of Arcade Creek, commercial uses will be developed to serve the Citrus Heights community, as well as providing additional tax revenue to the City. As the largest vacant commercially designated property under the City's General Plan, the portion north of Arcade Creek is uniquely situated to provide an opportunity for large-format retailers within the City. Buildings will be designed to create visual interest by modulating building masses, articulating elevations, and varying roof lines. Pedestrian access will be provided on wide sidewalks along the building frontages, and by protected walkways through the parking lots to connect the buildings. (*Figure 3-1*)

A wide setback comprised of a meandering sidewalk and large trees will be developed along Auburn Boulevard. A pedestrian/bicycle path through the site will terminate at the traffic signal and will facilitate students and residents crossing Auburn Boulevard.

Parking lots between Auburn Boulevard and the major tenants on the site will be heavily planted with shade trees, shrubs, and ground covers to provide swaths of color and shade throughout the year. Existing stands of oaks will be preserved and integrated as part of the open space network. In particular, oak clusters on the western portion of the site will be retained as a visual buffer for the adjoining Crosswoods neighborhood.

South of Arcade Creek, a mixture of housing types and densities will be developed. Units will be sited to take ad-

vantage of views of Arcade Creek, oak trees, park, and other open space amenities. In general, lot sizes will be larger adjacent to the creek and densities will increase as distance from the creek increases south of the site. The larger lots will provide the opportunity for move-up housing within the City. As an option to the traditional platting of residential lots, some or all of the housing units may be clustered to maximize the preservation of the site's existing oak trees and vegetation.

A neighborhood-serving park will be developed adjacent to Arcade Creek, providing both passive and active recreational opportunities for local residents. The park will be connected to the Arcade Creek trail network and may include interpretative signage.

In the southern portion of the site, retail, office, or multi-family housing will be developed adjacent to Sylvan Road and the existing commercial, seniors, and health care facilities.

B***Development Objectives***

The fundamental objective of the *Stock Ranch Guide for Development* (Guide) is to provide orderly and systematic development of an integrated commercial and residential project in a manner that respects the infill character of the site, surrounding land uses, and the site's natural resources.

Specific objectives identified for the development of the Stock Ranch include:

- Implement a large-scale infill land use strategy for the City's last large vacant parcel of land
- Develop land uses that enhance the character of Citrus Heights and create a sense of place to uniquely distinguish the City

SECTION 3: VISION, OBJECTIVES AND PRINCIPLES

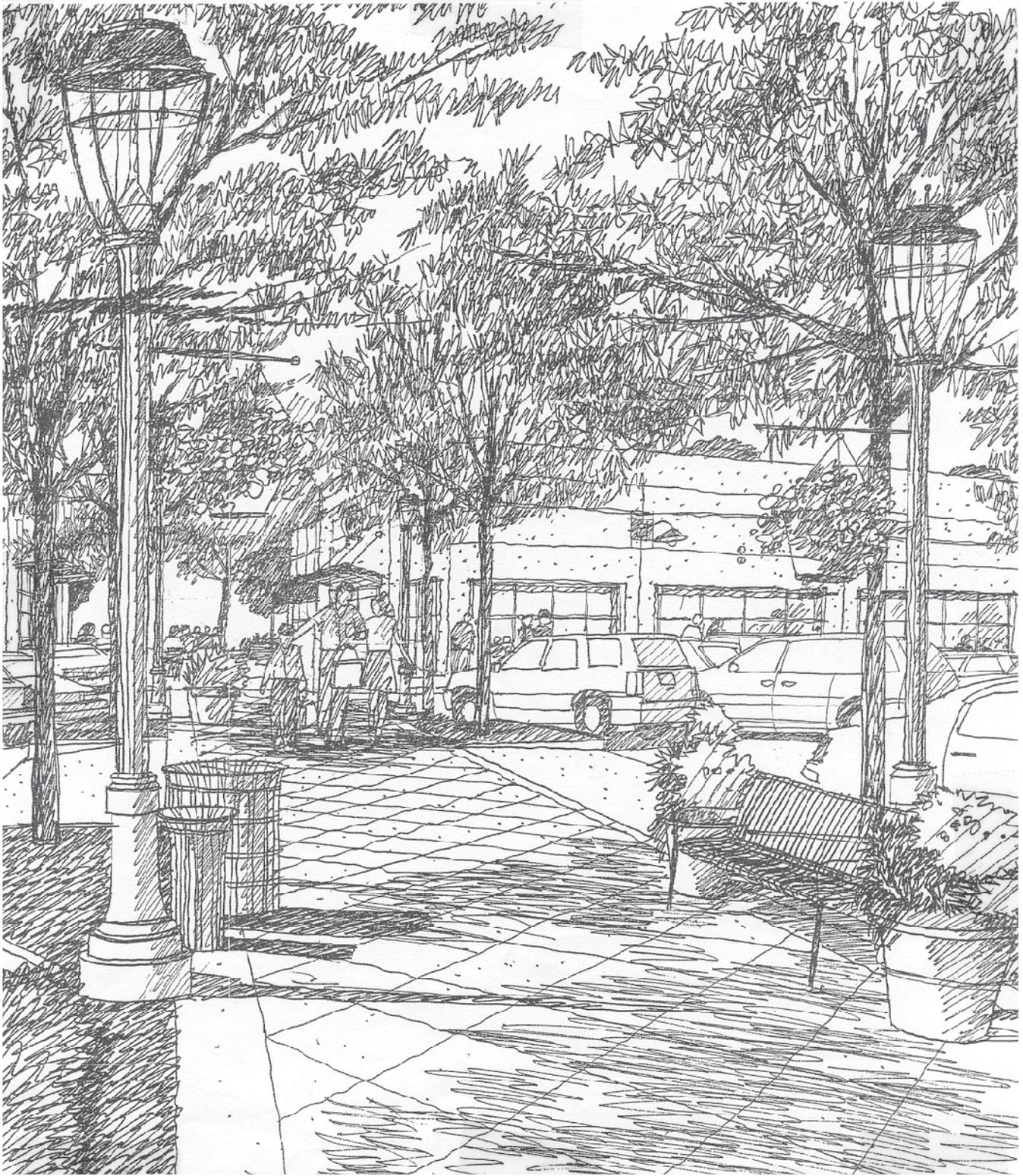


Figure 3-1
Sketch of Pedestrian Walk and Parking Lot

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- Implement a comprehensive land use strategy that ensures that development occurs in a unified manner rather than as a series of independent, unrelated projects
- Develop land uses that enhance existing neighborhoods and provide linkages from neighborhoods to uses within the project
- Develop revenue-generating land uses that provide jobs and enhance commerce within the City
- Provide a variety of housing types and densities that respond to the market preferences of a diverse community
- Provide all public facilities and services necessary to meet the needs of development within the Plan Area
- Define specific options for the mix, organization, and physical form and character of development that achieves a distinct and high quality place
- Establish a distinct sense of place and cohesive and integrated development
- Site planning and building design shall be sensitive to and consider opportunities for connections with surrounding land uses
- Design the street network to serve local and uses and not as a conduit for regional and through-trips
- Utilize Arcade Creek as a development amenity incorporating trails, parks, and other open space elements, and provide public access from the site's uses
- Maintain views to the creek and tree line from Auburn Boulevard at appropriate locations to the extent feasible
- Maintain open space as a development asset
- Ensure that adequate infrastructure is provided concurrent with development

C

Planning Principles

The City Council provided the following framework for preparation of the Guide. These principles are reflected in the core planning principles of the Guide and in the overarching land use strategy.

Principles

- Accommodate a variety of uses in response to market conditions and community needs as they may evolve over the build-out period of the project. This may be accomplished by the use of a flexible planning approach
- Accommodate uses that can be economically supported in the marketplace and are financially feasible
- Accommodate a mix of uses that maximizes fiscal benefit to the City

During the iterative planning and design efforts that led to the creation of the Guide, it became clear that the principle that “maintained views to the creek and tree line from Auburn Boulevard...” would not be accomplished. The size of the structures needed for large-format retailers and the siting, service, and storage requirements of those structures precluded large viewsheds into Auburn Creek.

