Vision

Create a village with city-wide amenities that embodies time-tested planning principles, promotes the heritage of West Sacramento and implements the guiding philosophy articulated in the Southport Framework Plan.
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1.0 Introduction

1.1 Overview

The Yarbrough Master Design Guidelines are prepared as a framework to guide Yarbrough’s future development. This document outlines development and architectural standards; a description of the overall development plan including permitted uses, conditionally permitted uses, and other aspects of development within Yarbrough. All future development in Yarbrough should be consistent with, and governed by, such standards.

Yarbrough pursues the bold vision of a compact, walkable Village Core overlooking lakes, golf course fairways, and charming residential enclaves that express the region’s latest thinking in neighborhood design. Yarbrough represents the culmination of extensive visioning and research conducted by ASB Properties and its development team.

Yarbrough is approximately 711 acres, comprising a major portion of the Southwest Village of Southport. It lies on both sides of Jefferson Boulevard. The site is bounded by Bridgeway Lakes community and Bevan Road on the north, the City’s boundary on the south, and the Deep Water Ship Channel on the west.

The project will support a balanced mixed of land uses including approximately 3,004 dwelling units, 150,000 sq.ft. of commercial space, an 18-hole public golf course and a 55.9-acre interconnected lake park and canal system.

Implementation of the plan requires modifications to the General Plan, Zoning and Southport Framework Plan. Approximately 401 acres of lands are currently designated agricultural (AG) and will be rezoned to support this plan. The proposed dwelling unit count for the subject land areas will increase from 1,734 to 3,004 units. These modifications are necessary to achieve the development objectives outlined in the following sections.
1.2 Purpose of Project Description and Design Guidelines

The purpose of the Yarbrough Master Design Guidelines are to ensure that each component meets the Yarbrough standards of excellence. The intent is to promote good design, innovation and to create the highest quality community possible within the economic parameters of the market. This document contains site development, architectural, landscape criteria, as well as all of the procedures for quality assurance, design submittal and review that must be met as each improvement is made at Yarbrough.

In addition to these Design Guidelines, all development plans shall comply with all other applicable regulations, including the requirements of both the State of California and the City of West Sacramento, and any specific requirements set forth for Southport. To the extent that the Design Guidelines provide a more stringent development standard than corresponding city, county, or state regulations, the more stringent criteria shall take authority.

Please note all site plans and exhibits in this document are conceptual for illustrative purposes only. Detailed density and layouts could be changed in general conformance with guidelines outlined in this document.

Artist Impression of Yarbrough Community Space
1.3 Document Organization

The Master Design Guidelines are organized into six chapters.

Chapter 1: Introduction
This section provides an overview of the organization of this document. It also summarizes the design review process that will be used to ensure the growth of a vibrant village as envisioned in the Southport Framework Plan.

Chapter 2: Plan Overview
This section outlines the objectives, guiding principles, plan, concepts and design intent for Yarbrough. This information is important as it describes the basic design and planning principles upon which more specific design decisions will be made.

Chapter 3: Mixed-Use Village Core
This section offers an overview of the Village Core’s planning concepts and design details and its diverse community facilities. As the Village Core plays a major role in establishing the overall image of the community, extensive research and community outreach has been completed to ensure this centerpiece reflects the original vision expressed in the Southport Framework Plan.

Chapter 4: Parks and Open Space
This section summarizes the planning and design of a 55.9-acre Lake Park. This section also reviews a comprehensive neighborhood park system, offering residents and visitors expanded open space and recreational areas for both daily visits and special community events.

Chapter 5: Yarbrough Golf Course
This section outlines the planning and design of an 18-hole golf course as a major amenity to the Southport community.

Chapter 6: Residential Neighborhoods
This section provides more specific neighborhood crafting design criteria, to which the Builders must respond to in their product design. Additionally, the section describes the architectural theme and design criteria, concepts, and criteria for detached and attached housing—covering architectural styles, massing, garages, materials and color. This section articulates, in depth, forward-thinking attitudes with appropriate, context-sensitive architecture as well as great respect towards the historical heritage of Yarbrough.
1.4 Design Review Process

A design review and approval process is established by the Master Developer to assist the City of West Sacramento in evaluating future proposals and ensure their conformance with the Yarbrough Design Guidelines. This design review process is intended to integrate with the City’s existing approval procedures. At the same time, it allows the Master Developer to conduct a preliminary review and ensure that requirements outlined in the Design Guidelines are met by the Builder before they submit detail design and construction documents to the City for approval. The goal is to limit additional time commitment and workload required by the City as a result of these Design Guidelines.

In general, the Design Guidelines are intended to supplement the Southport Framework Plan and City of West Sacramento zoning code. When a conflict arises between the local regulations and Design Guidelines, the more restrictive shall apply. The exception to the above rule is when Alternative Development Standards (ADS) apply. The ADS allow certain deviations on roadway design such as raised planters, tapers, special paving and alternative street sections. When a conflict arises between the local regulations and the ADS, the ADS shall apply.

There are primarily four steps involved in the Yarbrough Design Review Process in addition to the City’s requirements.

Step 1: Design Concept Development

Design concept development is meant to be a collaborative process between the Builder’s design team and the Master Developer. This process is intended to be an opportunity to share basic architectural design concepts and solutions in a working session format, with immediate feedback for compliance with the criteria in the Yarbrough Design Guidelines. This step will address floor plan types, programming, building massing, style selection, basic elevations, and applications for neighborhood plotting.

Step 2: Preliminary Design Review

Preliminary Design Review serves as a design development phase for the Builder to formalize and resolve design stipulations from the Design Concept Development. This review is the result of a formal packaging and submittal of the preliminary design information. The Builder shall submit preliminary neighborhood plot plans, product architectural design, and typical landscape design packages to the Master Developer. These materials must be approved prior to commencing with the construction drawings.
**Step 3: Detail Design Review**

The Builders are required to submit detailed designs and construction documents to the Master Developer, who will ensure conformance to these Design Guidelines. The Master Developer and his design review team must approve the application prior to the Builder’s submittal of detail design documents to the Planning Department of City of West Sacramento for standard plan review.

**Step 4: Construction Document Review**

The Builders are required to submit construction documents to the Master Developer, who will ensure compliance with the Yarbrough Design Guidelines. The Master Developer must approve these documents prior to the Builder’s submittal of the construction documents to the Building Department of the City of West Sacramento.

Any changes to the approved final designs before or during the construction of an improvement must first be submitted for review and approval by the Yarbrough Design Review Team.
2.0 Plan Overview

2.1 Southport Framework Plan

The Southport Framework Plan was adopted in May of 1995 and amended in August of 1998 to provide an overall vision and guide for the Southport area. An important goal of the Framework Plan is to encourage a development pattern that is an alternative to suburban sprawl. This is accomplished by creating pedestrian-oriented villages along a backbone loop circulation system.

These pedestrian-oriented villages are designed to create a distinct cluster of uses and activities. Each village contains its own community services, shops, schools, parks, and residential neighborhoods. They are separated by greenbelts or estate housing to provide a clear village identity and to maintain a small town atmosphere within each village planning area.

The Framework Plan includes a mixture of residential, commercial, industrial, public/quasi-public, parks and open space uses, including approximately:

- 16,000 residential dwelling units;
- 1,720,000 sq. ft. of commercial space;
- 2,114,400 sq. ft. of office/business park;
- 7,660,000 sq. ft. of industrial uses;
- 544 acres of public/quasi-public; and
- 915 acres of parks and open space.
2.0 Plan Overview

2.1 Southport Framework Plan

Original Southport Framework Plan (Adopted in 1995)
2.0 Plan Overview

2.1 Southport Framework Plan

Updated Southport Framework Plan (Amended in 1998)
2.2 Yarbrough Vision

The Southport Framework Plan creates a strong sense of place through a number of community-wide design elements. Streetscapes, a trail system, and architectural guidelines provide continuity between villages.

Guided by the Framework Plan, a number of Vision Principles have been adopted to direct plan formulation and the ultimate character of Yarbrough.

**Principle 1: Build a walkable, multi-use, mixed density village.**

The Yarbrough Village Core is designed to integrate what would otherwise be a series of unrelated, free-standing, suburban uses into a synergistic, pedestrian oriented, mixed-use environment.

By combining retail with food, golf, meeting, recreation and other activities, the duration of stay along with richness of experience will be extended. Therefore, residents can meet multiple needs in a single trip, reducing both auto trips and their environmental consequences. Critical mass of housing is essential to help generate sufficient activity needed to support a range of central retail, service, cultural, and entertainment functions.
Principle 2: Provide a broad mix of both neighborhood and housing types.

Yarbrough offers several different types of neighborhood form and character. Residents can choose from tighter, more urban neighborhoods within a short walking distance to parks, schools, lakes and other amenities. They can also choose closed-in neighborhoods organized around small neighborhood parks, or more remote golf-oriented neighborhoods.

The goal is to provide a rich matrix of choices in both housing type and neighborhood environment, contributing to a good market fit and long term economic sustainability.

Principle 3: Provide open space that is both usable and sustainable.

There is an emerging shift in expectation about the role and treatment of marginally productive land and large lot rural subdivisions. Such land may achieve a greater value when usable by the residents, or by offering visual appeal that increases value for adjacent land uses.

Yarbrough converts potential rural sprawl to lakes, parks and a golf course. These uses are supported and maintained by those who utilize them. They provide much needed recreation as well as being flood storage. They are also economically sustainable over the long term. Sufficient housing units provided in Yarbrough are the foundation for a successful Golf Course and the Lake Park as centers of social activities.

Vision Principles:

1. Build a walkable, multi-use, mixed density village.
2. Provide a broad mix of both neighborhood and housing types.
3. Provide open space that is both usable and sustainable.
4. Incorporate components of the Regional Blueprint planning process.
5. Provide a cost-effective storm water and flood control system for Southport.
6. Provide a wide range of recreation activities for residents and visitors.
2.0 Plan Overview
2.2 Yarbrough Vision

Principle 4: Incorporate components of the Regional Blueprint planning process.

The Regional Blueprint planning process, organized by Sacramento Area Council of Governments (SACOG), is primarily based on Smart Growth principles including housing diversity, mixed-use development, transportation choices and pedestrian-friendly design. The Yarbrough plan reflects these principles and recognizes the need for additional high-quality affordable housing in the region.

The plan creates a mixed-use commercial district within the Village Core, offering more intense use, key services and community facilities to help break sprawl. While providing diverse housing choices and employment opportunities, the plan will bring a number of sustainability benefits into reach. Yarbrough will serve as a showcase project for the Blueprint program.

Principle 5: Provide a cost-effective storm water and flood control system for Southport.

Through the use of a sizable lake and retention system, Yarbrough will scale back the need for new, expensive drainage infrastructure.

The lake system will mitigate drainage impacts due to the proposed development. The system is an economic way to attenuate runoff due to the Yarbrough project development. It will not only reduce the need for increased size of the Main Drain Pump Station (MDPS), but will also provide a desirable amenity to the community.
Principle 6: Provide a wide range of recreation activities for residents and visitors.

Yarbrough is envisioned to include several amenities not found elsewhere in Southport or West Sacramento. An 18-hole regulation public daily fee golf course will provide an impressive open space gateway to the City. A Lake Park with surrounding trail systems, day-use picnic, seating areas and a par-course will provide recreation for the Yarbrough community as well as other Southport residents.

Additionally, Yarbrough offers well crafted and programmed public space designed to encourage people gathering, neighborhood events and community engagement.
2.0 Plan Overview
2.2 Yarbrough Vision

Main Planning Concepts:

» The Village Core is designed to be the heart of the community and serve both the retail and social needs of residents.

» High density residential is developed adjacent to the Village Core to provide easy access, promote pedestrian connectivity and enhance Village character.

» The Lake Park radiates from the Village Core, creating a highly accessible recreational amenity and pedestrian linkage to neighborhoods.

» The Clubhouse is an integral part of the Village Core, promoting public use and high visibility within the community.

» Yarbrough Golf Course creates an open space and recreational use that defines neighborhoods and creates a strong visual amenity for the south area of the community.

» Low density residential is developed along the east and south boundaries of the community to provide a soft transition into the adjacent rural developments.
2.0 Plan Overview

2.2 Yarbrough Vision

Statistical Summary

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Detail of Residential Land Uses

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<td>Net Density</td>
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2.0 Plan Overview

2.2 Yarbrough Vision

Conceptual Master Plan
### 2.3 The Plan

The guiding principles summarized in the preceding section are intended to help establish a master plan with dynamic land uses, pedestrian orientation, an interconnected street network, a positive relationship between buildings and streets, and regionally appropriate concentrations of densities and activities.

The master plan for Yarbrough creates a synergistic integration of recreation, shopping, dining, offices and housing. Trails radiate out from a multi-use commercial district of village core to a variety of attached and detached residential neighborhoods. An unusually large percentage of housing is directly adjacent to parks, golf, lakes, and other open space. A public daily-fee golf course is created for the use of West Sacramento residents. An interconnected Lake Park provides a unique, passive recreational resource and acts as a connector for the regional trail system in the southern part of the city.

The following descriptions outline the key components of the plan.

#### 2.3.1 Residential Character

The primary land use for the village is residential with 3,004 dwellings proposed. Several attributes of the residential program include:

- **Smaller Neighborhood Size:** Unlike many conventional subdivisions that contain a hundred or more homes of similar design and size, Yarbrough proposes to reduce the average size of a single housing product while still allowing the builders to achieve conventional economies of scale (although a builder and/or housing type may have more than one grouping). This allows a finer grain of neighborhood, more visual interest and greater blending of economic and family types.

- **Organized Around Parks and Village Features:** Rather than each builder neighborhood having a distinct entry and defined edges, builder subdivisions will be organized around small neighborhood parks, pocket parks or other village features. This allows the individual builder identity to diminish and a more authentic, town-like character to emerge.

- **Connected Street Network:** An alternative to having each builder’s subdivision internally oriented with a few entry points onto a collector or arterial, neighborhood street patterns in the village will be highly interconnected to allow maximum choice and ease of route selection whether by car, bike or on foot.

- **Pedestrian Friendly Streets:** In addition to continuous spans of street trees located in planting strips along all local streets, the houses that frame the street will have porches, covered stoops, special corner treatments, a mix of materials (not just stucco), and a diminishment of the garage as a predominant visual element.

- **Enhanced Housing Diversity:** The Southport Framework Plan envisions a variety of housing types. This diversity will be achieved in Yarbrough through a mix of apartments, attached condominiums, townhomes, small lot detached and conventional detached housing types. The goal is to allow residents to live in the community through all stages of life, while not being forced to move out of the community due to the lack of appropriate housing types or prices.
2.0 Plan Overview

2.3 The Plan

Yarbrough Aerial Perspective Concept
2.3.2 Yarbrough Village Core

The heart of Yarbrough is a pedestrian precinct organized around a proposed neighborhood retail center. It is envisioned to include over 100,000 sq ft. including a full food market, drug store, restaurants and pad uses. A mixed-use commercial district is located at the center of Yarbrough Village Core, offering special urban design/people gathering elements such as a village square and main street. An additional 5,000 to 25,000 sq. ft. of office is also anticipated. The unique place-making opportunity of the plan is the interface between retail, office, housing, and the Lake Park that creates a focal water view plaza with dining and programmable space for special events, fairs and concerts.

An important feature of the core is the connectivity provided from the retail uses out into the surrounding high and moderate density neighborhoods. Rather than being forced onto major streets to access the retail uses, local residents will be able to walk or bike on small-scale, tree-lined streets from their neighborhood to restaurants, the golf clubhouse or market.

The Village Core area is designated as a Mixed-Use Zone. This designation is consistent with that defined by both the Framework Plan and the Zoning Code.

The primary building blocks for the Village Core are planned to include:

- Neighborhood Shopping Center / Main Street
- Professional Office
- The Clubhouse
- Village Green
- Worship Center
- Fire Station
- Live/Work or Home-Based Business
- Higher Density Core Residential
- Elementary School

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<td>Office</td>
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<td>Live/Work</td>
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<tr>
<td>Residential</td>
<td>120 Units</td>
<td>800 Units</td>
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2.3.3 Circulation

The Yarbrough Circulation Plan is designed to achieve the following goals:

» Maximize roadway and trail connections to integrate with the existing Southport system.

» Create a connected grid of roadways to disperse traffic to multiple locations.

» Promote pedestrian activities through trail connections, parkway separated sidewalks, and human-scale development.

» Encourage the use of transit as an alternative to the automobile.

The Yarbrough plan proposes a comprehensive, hierarchical vehicular circulation system that will serve the residents, community facilities and business within the village. The network will consist of the standard arterial, collector and local roadways, with the addition of an enhanced local street classification.
Master Design Guidelines
January 2008

2.0 Plan Overview
2.3 The Plan

Conceptual Vehicular Circulation Plan

- Arterial (Jefferson Blvd.)
- Loop Parkway (Southport Parkway)
- Residential Collector
- Enhanced Local Street
- Residential Local Street
- Urban Street Condition
- Proposed Signalized Intersection
- 2 Way Controlled Intersection/Pedestrian Crossing
- Proposed Bus Stop Locations (on Jefferson Blvd & Southport Parkway)
2.3.4 Utilities and Infrastructure

Drainage Concept
The 1995 Southport Drainage Master Plan and the 2001 Update identify significant infrastructure necessary to provide flood protection to properties in the Southwest Village of the Southport Framework Plan. These facilities consist of a major pumping capacity and channel and culvert improvements along the Main Drain and the Tapley Drain.

The Yarbrough project proposes a lake system that is designed to replicate the function of the existing flood plain storage, accommodate additional run-off volume resulting from development, and attenuate increases in peak flows resulting from channelization of storm drainage. The proposed lake facilities not only mitigate drainage impacts due to the proposed development but also provide an additional increment of detention that will allow the planned Main Drain Pump Station rehabilitation and pump upgrade to be reduced in capacity. The reduction of the planned pumping rate will reduce the total capital cost of rehabilitating the MDPS.

Sewer Concept
The proposed sewer system is generally consistent with the Southport Sanitary Sewer Master Plan dated February 2002. The project sewer system will connect to the Lower Northwest Interceptor, which is being built by Sacramento Regional Community Sanitation District. The interceptor is located east of the project.

Water Plan
The proposed water system will be consistent with the Water Master Plan prepared by West Yost & Associates dated December 1994. The water system will consist of several water loop systems located within the proposed street rights-of-way. The City of West Sacramento’s standards will be used to design the system. Storage for the project will be determined by City standards and will be consistent with the City’s Water Master Plan.
Proposed Utilities / Infrastructure Plan
2.3 The Plan

2.3.5 Open Space/Parks

Over 55.9 acres of open space and parks are proposed to be incorporated into a connected Lake Park system. This network features amenities such as club facilities, tennis courts, and boat rental, within easy access to a trail system. Additional features of the Lake Park include:

» Lake Park Promenade
» Rock Outcroppings
» Small Plazas
» Par Course
» Grass Meadow
» Central Plaza
» Amphitheater
» Boat Rental Facilities

The Yarbrough plan proposes a greatly expanded open space and recreation system, well integrated with key amenities and programs, such as the 18-hole public golf course, lake park and village core plaza.

The result is a neighborhood park system consisting of one five-acre neighborhood park located on the eastern edge of the village, and six smaller parks integrated into the Lake Park and neighborhood fabric.

Several smaller parks ranging in size from one to three acres are located adjacent to or are part of the Lake Park. Several neighborhood parks ranging in size from 3,000 to 15,000 sq. ft. are located within neighborhoods to allow easy access for the residents. These parks are typically framed by local streets and located “on axis” with approaching connector streets to provide a strong sense of arrival and “place-making” for the surrounding neighborhoods.

In addition to the elements described above, a number of canals traverse the village and provide an additional water amenity and open space. Rather than maintaining these canals in their traditional linear form, the plan creates a series of undulating linear lagoons landscaped with both naturalized and domestic planting palettes. Although these landscaped areas do not provide public access to the waters edge, they provide greater setback from the golf course and, in some cases, a charming water amenity in otherwise conventional neighborhoods.
Conceptual Representation of the Lake Park

2.0 Plan Overview
2.3 The Plan
2.3.6 Multi-Use Trail System

Yarbrough will be linked internally and externally with a network of landscaped pedestrian, bicycle and equestrian connections. This system will link the community’s neighborhoods while providing alternative modes of travel (pedestrian, bicycle, etc.) to major destination points (schools, recreation facilities, retail and community facilities) within the village.

The following describes the individual components of the system:

» **Lake Promenade:** A key feature of the Lake Park is its continuous loop eight-foot wide meandering, multi-use trail. This trail provides an engaging recreational experience as it passes through various day use activity areas, such as picnicking, seating plazas, par course, fishing areas, rock outcroppings and ruderal wetlands. This trail also allows walking access from village neighborhoods to the Village Core for shopping, dining, golf and professional services. The Lake Promenade is envisioned to become one of the primary recreational amenities in Southport, combining opportunities for healthy exercise, relaxed enjoyment of attractive lake scenes and chance encounters with neighbors. The trail is not a designated bikeway but could be used for informal recreational biking.

» **Regional Multi-Use Trail:** A multi-use trail which allows walking, biking and equestrian access is proposed for the levee system located west and south of the project. Although this trail system is off-site from the project, it will ultimately provide access to the deep water channel and points north and east within Southport.
2.0 Plan Overview

2.3 The Plan

2.4 Community Maintenance

» Eastern Regional Multi-Use Trail: This trail provides both multi-use and equestrian connections from Bevan Road on the north to the proposed Regional Trail located on the south levee.

» Jefferson Boulevard: Where the project bounds Jefferson Boulevard, the parkway shall be widened to 30 feet wide, incorporating a six-foot wide meandering sidewalk. Consistent with the Framework Plan, Class 2 on-street bike lanes shall be included within the paved section.

» Southport Parkway: The parkways and sidewalks will be improved consistent with the Framework Plan, providing a six-foot walkway within a 25-foot wide parkway. Class 2 on-street bike lanes will be provided within the paved portion of the street.

» Collector Roads: The proposed collector roads will incorporate a curb-separated five-foot wide sidewalk in an 18-foot wide parkway. A Class 2 on-street bikeway will be included in the paved section.

» Enhanced Local Streets: This is a newly proposed street category similar to the Enhanced Pedestrian Connector proposed in the Southport Framework Plan Design Guidelines, with the difference being a wider paved section in order to facilitate slightly higher traffic volumes. Here, an expanded parkway of 16 feet occurs on one side with a six-foot wide curb-separated sidewalk. A double row of street trees is also provided over the wider sidewalk to create a well shaded allee.

» Local Streets: Consistent with Southport Framework Plan standards, all local streets will include a separated four-foot wide sidewalk adjacent to a six-foot wide street tree parkway.

» Bikeways: As noted above, on-street bikeways are provided on Southport Parkway, Jefferson Boulevard and the collector street connections. Off-street biking will be enjoyed on the levee Regional Recreational Trail and on the Eastern Multi-Use Trail. Informal on-street bike connections will be made on the Enhanced Local Street network that connects most neighborhoods with the Village Core and elementary school. Recreational biking will also be allowed on the Lake Promenade trail.

» Equestrian Trails: Primary equestrian circulation will occur peripheral to the Southwest Village along the Eastern Regional Multi-Use Trail, which will ultimately connect to the south and west levee Regional Recreational Trails.

2.4 Community Maintenance

A Community Facilities District (CFD) or a Homeowner Association (HOA) will be developed to provide the mechanism for public maintenance, which applies to lighting, landscape, public facilities, and lake treatment, as well as other public maintenance conditions. The CFD will be financed through tax increments, to be allocated by the Master Developer in coordination with the involved public agencies. The management and coordination of the CFD will be comparable to other master planned community developments in the region, with the intent to maintain a high community standard and long-term facility maintenance.
The Landscape of Yarbrough shall be the key component in uniting the multitude of uses and experience throughout the Yarbrough Community. The entire community shall be pedestrian and bike friendly, offering a variety of trails and experiences along the way while at the same time allowing automotive passenger views out to the lake, golf course along the street and through the neighborhoods. This shall be accomplished not only through the layout of the site but through the materials and textures of the site.

**2.5.1 Yarbrough Through the Seasons**

The overall Landscape concept is to not only incorporate the Savannah feel with Delta style but to provide a neighborhood identity tying all aspects together, making Yarbrough a unique and extraordinary place to live. The natural light of the Delta already makes this site a special place to be. All landscaping materials and plants shall enhance this naturally ever changing landscape. Warm colors and materials shall be used throughout. The primary ornamental landscape material shall be brick. Ornamental iron and low picket fences will have a secondary place in this landscape. The planting palate shall reflect the mood of warm colors and soft textures found here.

The summer time can be hot in the Delta. Large canopy shade trees shall be placed to help mitigate this factor and provide much needed shade, not only for pedestrians but also for the architecture through the site. Safe pedestrian pathways with lowlight shall be provided to entice the pedestrian out for an evening walk to enjoy the cool delta breeze as they walk from their home to the market for ice cream or dinner, or over to the Grand Meadow for a sunset concert in the park. The lake itself will provide a needed amenity for a safe place to kayak, canoe, row or fish without the danger of speed boats.

The fall will be a time of rich color and Harvest. The numerous trees littered throughout the numerous parks, trails and streets, will provide a calliope of fall color. The many community parks will provide a place for the children of the community to play and socialize with mom and dad close by.

In the winter, after the trees have lost their leaves and the days become shorter, the landscape shall remain an inviting place both physically and visually. With the leaves gone from the trees, the community will open up and let the sun warm the buildings and the parks. There will be “sun” areas where the residents can go and soak up the winter sun with a cup of coffee or tea from the local café in the commercial core.

Spring time will offer a profusion of color with a multitude of flowering shrubs and trees. Native flowers shall be sprinkled throughout the lake edge to reseed themselves year after year. Graduation ceremonies might take place in the local amphitheater with parties held in the golf clubhouse. Art shows and plant sales in the village green may be on display as the community dusts off their summer toys. The sports field will offer the final games of Rugby while preparing for the summer of Baseball.
3.0 Mixed-Use Village Core

3.1 Southport Framework Plan

The Framework Plan envisions that, in addition to the traditional residential neighborhoods, each village contains its own concentrated commercial and community facilities that are well connected by trails and parks. These features provide services to the residents of the village while reducing overall traffic, noise, and air quality impacts in Southport.

The City expects each Village Core to have its own character, lifestyle orientations, and predominant architectural theme. Within each village, the pedestrian system is to radiate out from the Village Core to surrounding residential neighborhoods.

Unlike most subdivision communities, Southport is envisioned to have places where people can relax, shop or meet with friends for lunch and stroll along a sunny, tree-lined street in the afternoon. The goal is to integrate what would otherwise be a series of unrelated, free-standing suburban uses into a synergistic, pedestrian oriented mixed-use shopping, dining and recreational environment.

Additionally, the commercial and retail in the Village Core is expected to provide a stimulating environment for office and residential uses, allowing a quasi-mixed environment to evolve over time.
3.0 Mixed-Use Village Core
3.1 Southport Framework Plan

Conceptual Village Core Plan
3.2 Yarbrough Village Core

The proposed Yarbrough plan implements the urban design concepts originally envisioned for Southport. The Village Core combines retail, office, community facilities and higher density housing in a tight knit, walkable multi-use precinct. The goals of the Yarbrough Village Core are to:

» Create great “places” for people.
» Create a stimulating retail environment.
» Create a sustainable employment base.
» Create a full array of community and public services.
» Create unique residential neighborhoods.
» Create and enhance connectivity.

Main Street

The Village Core is organized around a traditional “Main Street,” which allows walking access to local services and links the Village Core with adjacent neighborhoods. The Main Street provides a distinct place within overall Southport by offering a great local shopping street with café, book stores and outdoor dining areas. Wide sidewalks, street trees, benches, thematic street lighting and public art display will make the Main Street an “outdoor living room” for Southport residents.

Village Green

In addition to the Main Street, a small urban park or Village Green is planned for large and small events, people watching, the village Christmas tree, farmers market, and craft fairs. The Village Green overlooks the lake to the golf course. Buildings with a diversity of uses (the Clubhouse, retail shops, high-density residences, professional offices) surround the Village Green, assuring animation throughout the day and into the evening.

The Market

The Village Core includes a second neighborhood shopping center of approximately 35,000 to 60,000 sq. ft. for Southport. A full food market and drugstore will provide greater choice and competition within Southport. The integration of the market with plazas, lake overlooks, the golf clubhouse and a Main Street will create a one-of-a-kind retail environment for West Sacramento.

Commercial and Office

The Village Core is planned to have over 100,000 sq. ft. for commercial uses and approximately 25,000 to 30,000 sq. ft. of office space. The Plan expects to generate approximately 460 permanent new jobs, allowing more people to live closer to work, and reducing auto trips. Support services such as school, retail, and food services are designed to allow workers to meet their daily needs without having to leave the Village Core.

Core Statistics

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<th>Land Use</th>
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</table>
3.0 Mixed-Use Village Core
3.2 Yarbrough Village Core

Conceptual Representation of Village Green for Community Gathering and Activities
3.0 Mixed-Use Village Core

3.2 Yarbrough Village Core
3.0 Mixed-Use Village Core
3.2 Yarbrough Village Core
3.3 Village Core Architectural Styles

Connectivity
An important feature of the Village Core is the connectivity provided from the retail uses out into the surrounding high and moderate density neighborhoods. Rather than being forced onto major streets to access retail uses, local residents will be able to walk or bike on small scaled, tree-lined streets and trails from their neighborhood to restaurants, the golf clubhouse or the market.

Public Facilities
The Yarbrough Village Core has a mixture of uses within its commercial fabric integrating a variety of civic, cultural, educational, and spiritual elements. These public and quasi-public amenities include a school, a worship center, and a fire station.

Housing
Residential neighborhoods within the Village Core consist of higher density housing types providing an urban lifestyle unique to Yarbrough. Residents will be within walking distance to the Main Street, Village Green, the Clubhouse, and community facilities. Street scenes of these neighborhoods will be more urban in character due to scale, authentic architecture, and urban housing forms.

3.3 Village Core Architectural Styles
Given its prominence adjacent to Jefferson Boulevard and Southport Parkway, and because it serves as an entry to Yarbrough, the Village Core will play a major role in establishing the overall image of the community. The architectural character of the neighborhood retail center will be comprised of three styles: Delta, American Farmhouse, and Transitional. Plans, photos and renditions are provided as a guide and do not represent what is proposed.

3.3.1 Delta Style
Historical architecture in warm climate river deltas of the U.S. responds to the climate features of the Sacramento River delta. Tall windows, sheltered by deep overhangs supported on columns, allow low winter sun to warm building interiors, and protect from summer sun angles, while still welcoming prevailing breezes. Large verandas provide gathering places sheltered from sun and rain, while allowing observation of pedestrian traffic and water views. The Delta style brings associations of hospitality and outdoor living to the Village Core and provides energy efficiency in the moderate West Sacramento climate.

Identifying features typically consist of:
» Tall, narrow windows with divided lights, and contrasting colored shutters.
» Deep roof overhangs supported on columns.
» Large verandas providing gathering places sheltered from sun and rain.
» Pitched standing seam or shingle roofing with gabled dormers.
» Two-story colonnade with verandas and full bay enclosed portions.
3.3 Village Core Architectural Styles

3.3.2 American Farmhouse Style
This style responds to the utilitarian needs of American agrarian areas. Usually clad in lapped wood siding, this style incorporates porches, gabled roofs, dormers, and double hung windows with shutters. The American Farmhouse is simple, yet elegant in form. The use of this style in Yarbrough will recall the farming heritage of the Sacramento Valley.

Identifying features typically consist of:
» Usually clad in painted, lapped wood siding, and simple fascias at eaves.
» Porches, gabled roofs, dormers and double hung windows with shutters.
» Shallow overhangs with exposed rafter tails.
» Continuous guardrails at balconies and porches with painted wood balusters.

3.3.3 Transitional Style
A contemporary expression of traditional elements such as verandas, porches, colonnades, deep overhangs, dormers and gabled roofs bring the elements of both Delta and American Farmhouse styles to contemporary California architecture. These traditional elements feature cement plaster finished walls, sheet metal roofing and timber columns and trellises. This style allows a harmonious bridge between the traditional character of Yarbrough and the more contemporary design of adjacent communities in West Sacramento. With its cementitious exteriors and large sloped roof surfaces, the Transitional Style lends itself well to retail buildings occupying more than 12,000 sq.ft. in ground area.

Identifying features typically consist of:
» A contemporary expression of traditional elements.
» Verandas, porches, colonnades, deep overhangs, dormers, and gabled roofs.
» Cement plaster finished walls.
» Standing seam metal roofing.
» Timber columns and trellises.
» Dormers, clerestories and roof monitors that bring daylight to building interior.
3.0 Mixed-Use Village Core

3.3 Village Core Architectural Styles
Conceptual Representation of Mix of Uses in Yarbrough Village Core Main Street
3.0 Mixed-Use Village Core
3.3 Village Core Architectural Styles
3.3.4 General Criteria

Site Design
The Village Core is comprised of several pedestrian-scaled street and vehicle drive aisles which all lead to a landscaped Village Green. Streets and drive aisles in the Village Core typically have diagonal parking, a historic design element of American small towns. Pedestrian paths through the site are emphasized with decorative paving and rhythmic tree planting.

Form and Massing
The Village Core is primarily one- and two-story connected buildings with pitched gable or hip roofs. High-density residential buildings within the Village Core may be three-stories. Gable or shed dormers may be used to suggest further verticality.

Materials
Wall materials will be painted stucco, brick or siding, including lapped or board batten. Roofs, where visible from grade shall be either standing seam metal or cementitious shingle that gives the appearance of wood shingles or slate. Doors and windows will be accented with painted wood trim, which is also to be used on fascias and soffits.
High-Quality Detailing

In order to create evocative and memorable buildings at the Village Core, architectural styles that require high quality detailing have been selected.

» Painted wood shutters, sized to cover the window they abut, can be used at most locations.

» Columns for porches and verandas may be Doric order, or clad in smooth finished painted trim wood.

» Windows should have subdivided lights. Doors should appear to be of stile and rail construction.

» Guardrails should be of painted or stained wood, with vertical wood balusters.

» Roofs should have dormers, and in some cases, monitors providing daylight and/or ventilation.

» Ceiling fans on exterior porch or veranda soffits are encouraged. Painted metal gutters and downspouts should be exposed.
Conceptual Representation of Yarbrough Village Core
3.4 The Clubhouse

The Clubhouse will be a center of activity and the focus of the Village Core. It will be located adjacent to the Village Green, the water edge boardwalk, retail, and residential areas. The Clubhouse will attract residents and guests from the early stages of community development and will establish a “historical” anchor for the site.

The building shall align and interact with the retail storefronts along the Village Green in an effort to connect the two areas. Views from the clubhouse facilities shall focus on the 18th green across the lake and the largest portion of the waterscape. Dining terraces shall be provided along the waterside and shall be raised a few feet above the lakeside pedestrian path for uninterrupted views.

The Clubhouse is envisioned to be a two-story, approximately 26,000 sq.ft. building containing a golf clubhouse with pro shop, administration offices, a full-service 150-person restaurant, a bar and lounge area, a private dining room, and a second floor banquet facility. A golf cart storage facility shall be provided in the cart barn located in the basement.
The Clubhouse architectural style shall emulate the civic qualities of historic Delta architecture. Specific elements shall be incorporated are:

- Broad terraces,
- Arcades,
- Brick columns,
- Arch work,
- Painted wood columns and balustrades,
- Multi-paned windows, and
- Inset wood paneled entries.

This classic style will create a significant entry statement at the northeast end of the building. It will provide a double-sided entry lobby for the banquet room with doors facing the water and the Village Green, as the primary pedestrian entry from the wedding terrace at the plaza boardwalk.

The two-story lobby shall be detailed with a brick and stucco exterior to form a solid anchor for the Clubhouse. The end of the lobby shall have a two-story bay window, serving as a lantern at night facing toward the Village Green to showcase seasonal displays.
3.0 Mixed-Use Village Core
3.4 The Clubhouse

The banquet facility shall be highlighted by the entry lobby featuring a grand staircase. The second floor banquet room can accommodate up to 300 people for a wedding or other special event. The second floor also shall have dedicated restrooms and a bride’s room. A covered balcony shall wrap around three sides to give views of the 18th green, water, and the Village Green.

A separate entry for the restaurant can be adjacent to the banquet entry. Even though it can share the banquet lobby, it can also function as an independent element. The restaurant shall be designed as a full-service facility. It shall have entrances at each end to make it convenient for both pedestrians from the Village Core and golfers from the pro shop. An adjacent boardroom can provide a private space for small meetings or private dinners.

The Clubhouse shall be designed in a complementary style to the banquet/restaurant building. It is one-story with predominantly wood painted panels and classic trim. This shall be modeled on the historic tradition of buildings being built over time with the Clubhouse being a later addition to the main building. A covered breezeway can connect the two buildings.

The Clubhouse facilities shall offer a pro shop, pro office, golf tournament sales, catering and banquet sales, and administration space. A starter station can be provided in the pro shop with views of the first tee, driving range, and 18th green.
3.5 Additional Village Core Uses

Additional uses in the Village Core may be as follows:

» Professional office
» Worship center
» Live/work units
» Home based business
» Core residential

Professional offices occupying ground or second floors in the mixed-use Village Core will provide clear identity, a sense of modest scale, and a spirit of friendliness appropriate to small professional service providers. The Delta, American Farmhouse and Transitional styles can appropriately accommodate professional offices in the Village Core.

Worship Center

Opportunity for a worship center exists within the Village Core with potential direct visibility from Southport Parkway and/or Jefferson Boulevard. The architecture of the worship center adds visual vertical punctuation in the Village Core and vitality to the mix of uses.

Live/Work or Home Based Business

Areas in the Village Core shall provide opportunities for live/work spaces to suit consultants in law, accounting, or other small businesses. The Village Core shall include mixed-use loft units with retail activity on the ground floor. This combination of uses can allow the village Core to mature over time and take advantage of flexible retail growth solutions.

Core Residential

Other housing in the Village Core shall be attached townhomes curving along the western edge of the Core. The townhomes will face onto the waterway, the golf course putting green and first hole tee box. These townhomes shall also share a centrally located green space with landscaping and trees.

Walkability is an important design feature of the Village Core areas; townhomes shall be placed within easy walking distance of the Clubhouse, the Golf Course, the pier, the boardwalk, the Village Green, the Market and other local shops.

Specific design guidelines for higher density housing are outlined in detail in Section 6.0.

3.6 Fire Station

A two-acre site is proposed for a fire station, just north and across from the Village Core along Jefferson Boulevard. The station will provide fire service for the southern portions of Southport. The architectural style shall be consistent with the project/Village Core.

3.7 Elementary School

A 10-acre site has been designated for an elementary school to serve the community. The main architectural theme shall be reflected in the design of the school. To complement the Village Core, it is the intent to provide for a focus element at the primary corner of Southport Parkway. The final location of the school will be determined by the Washington School District.
3.0  Mixed-Use Village Core
3.8 Village Core Landscape

3.8.1 General Concept

Landscape concepts shall play a guiding role in establishing the Village Core design themes. Exotic and dramatic impact statements such as Palms and Italian Cypress shall not be used, replaced instead with subtle, more regional backdrops like the sycamore and cottonwood. Generous use of native and naturalized species, as well as the incorporation of ruderal wetlands along water bodies, shall provide a rustic, informal flavor and appropriate sense of transition from the Yarbrough “town” to the Yolo County “countryside.”

Landscape and hardscape shall be used to reinforce other Village Core design elements (i.e., architecture, walls/fences, and entry monumentation) as a method of distinguishing the Core from surrounding residential neighborhoods.

3.8.2 Lighting

Landscape lighting at the Village Core shall be designed to contribute to the extended daily use of commercial lake front and community facilities. Lighting helps to create welcoming visible spaces and accentuate design features such as art and lake access points. Landscape lighting shall be used for three major focal points:

» Pole mounted area lighting for gathering and active use areas.

» Bollard lighting for circulation areas and paths.

» Ambient lighting for built features such as building entries, stairways and specimen plantings.

Conceptual Main Street Landscape Illustrative
3.0 Mixed-Use Village Core
3.8 Village Core Landscape

Conceptual Site Plan - Mixed-Use Commercial District of Village Core
3.0 Mixed-Use Village Core
3.8 Village Core Landscape

General landscape lighting elements for the Village Core include:

» All pole heights, spacing requirements and installation shall comply with City Public Works Standard Specifications and Details.

» Lighting placement to maximize extended daily use of vehicular, pedestrian, and bicycle circulation.

» Select use of low intensity and shielded lighting design to prevent light spillage.

» Use of functional, durable materials that follow theme and aesthetics of adjacent architecture in color and detailing.

» Application of multiuse light features where possible, allowing for seasonal and event signage and banners.

» Adequate lighting for commercial, parking, trails, and other public areas to enable their use after daylight hours and ensure public safety of property and pedestrians.

» Application for a wide range of lighting fixtures appropriate for intended uses. Although the size of the poles may vary, the materials and overall design shall remain consistent throughout the site.

» Tall poles in parking lots;

» Medium sized ornate poles inside the commercial center;

» Low pedestrian lighting along the lake park pathway, and;

» Bi-level lighting combining taller street fixtures with shorter pedestrian fixtures in areas where there are a combination of activities intended for the space.

3.8.3 Street Furniture/Seating

Street furnishing shall foster comfortable, accessible, and socially interactive public areas. Orderly street scenes shall provide cohesion to the diverse solutions that are envisioned for the architectural components of the Village Core and community facilities.
All street furnishings shall be constructed of durable, non-weathering materials and match or complement adjacent architecture for theme and color. (Recycled and eco-friendly materials will be used when feasible.)

Seating will be provided in two forms: free-standing furnishings such as benches and chairs at high activity areas and view nodes and informal seating provided by low walls and landscape features created to define use areas, emphasize vistas and shape the pedestrian environment. Seating should be:

» Shaded by tree canopy, shade structures, or extensions of adjacent architecture where possible.

» Provided in high activity areas, placed in areas easily accessible pedestrians.

» Incorporated with picnic benches, game tables or other forms of interactive seating in parks or designated areas along the lake park.

Other potential street furnishings include:

» Decorative, oversized planters

» Flag poles

» Trash receptacles and ash urns

» Bicycle racks

Bicycle racks should be located at easily accessible, well lit areas of the Village Core (i.e. near a transit stop), as a way to promote alternative transportation.
3.0 Mixed-Use Village Core

3.8 Village Core Landscape

Sample Tree Planters

Sample Tree Canopy at Parking Area

Conceptual Village Green Landscape Illustrative
3.0 Mixed-Use Village Core
3.8 Village Core Landscape

3.8.4 Planting

Planting at the Village Core and community facilities is delineated by strong, simple masses of trees, low-maintenance shrubs and groundcovers in planting areas well defined by masonry walls, or concrete curbs. Perennial and annual bedding plants with seasonal color and texture shall be used near entrances, walks, and resting places. Specific planting criteria will be outlined in a detailed Landscape Design Guidelines.

3.8.5 Signage

In keeping with the traditional character of the Village Core, retail signage shall be externally (not internally) illuminated. Where feasible, signage shall be made of individual letters, peg mounted to building surfaces.

Retail and Office tenants are required to hire professional graphic designers or signage companies to create layout and detailing of signs. Blade signs under covered walkways are encouraged, with painted letters on both sides of signs.

Signage categories also include:

» Free standing monuments
» Building mounted tenant directories
» Kiosks
» Interpretive and historic signage

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Conceptual Monument

Ornament on top, all to match.

Plaster with Score Lines

Brick

Conceptual Signage

Light Fixtures

Conceptual Yarbrough Entry Signage
3.0 Mixed-Use Village Core
3.8 Village Core Landscape

3.8.6 Paving
Paving for pedestrian crosswalks at the Village Core shall be color-treated concrete fields, delimited by bands or bands of colored concrete or brick. This paving shall be accented with contrasting natural stone at gateways, building entries, prominent pedestrian intersections and vista points. Paving materials shall be neutral to earth toned and match or complement similar materials used on adjacent architecture and landscape structures.

3.8.7 Art
Art is considered integral to the “place making” process at plazas, view corridors, gathering spaces, and gateways to the Village Core. It is encouraged to create places for public art as community features. Art in general is encouraged by helping creating places for art as community features.

Artists and patrons are encouraged to develop creative techniques for integrating local history and materials, narrative story, or landscape interpretation into public art installations. Art can be publicaly or privately driven.
4.0 Parks and Open Space

4.1 Southport Open Space System Framework Plan

According to the Parks Master Plan for the City of West Sacramento, a standard of three acres of community parks and two acres of neighborhood parks is required per 1,000 members of the population. This standard does not include thru-block trails, bicycle paths, or recreation corridors, which shall be provided over and above the five-acre standard.

In response to the West Sacramento General Plan, the overall Southport Framework Plan proposed 280 acres of parkland, providing neighborhood and community parks, an aquatic center along the Barge Canal, recreation opportunities along the canal system, a community center, and recreation/open space opportunities along the Sacramento River.

Additionally, the Southport Framework Plan envisioned:

» Recreation corridors to be used as linear parks for corridors exceeding the required canal cross sections by 25 feet;

» Thru-block trails to be incorporated as a part of the pedestrian circulation system, which improves pedestrian experience and helps to reduce auto trips;

» Plazas and other people-gathering places to be designed adjacent to community facilities; and

» Bike lanes, pedestrian trails, and equestrian paths are to be included and consistent with the City’s Bicycle and Pedestrian Path Master Plan.
4.2 Yarbrough Parks and Open Space Framework

Guided by the City’s General Plan and Southport Framework Plan, Yarbrough proposes generously expanded parks, open space and recreation systems, occupying 41 percent of the site at approximately 292.4 acres in total. The Yarbrough Plan envisions a 55.9-acre Lake Park, 39.9 acres of neighborhood parks and trails, and a 196.6-acre public golf course, all well integrated with enhanced landscaping and trail systems.

The Yarbrough parks and open space system is guided by the following objectives:

» Locate parks and open space facilities within convenient walking distance of all residents.

» Develop parks and open space as focal points of residential neighborhoods.

» Design and orient parks and open space to facilitate security, policing, and public maintenance.

» Use golf course and other recreational uses as an effective buffer between different land uses.

» Promote and develop a community-wide network of pedestrian and bicycle network pathways that will also link with the city-wide trail system.

» Develop and maintain a balanced open space and recreation program with activities that address the diverse needs of the various age and interest groups in Yarbrough as well as West Sacramento.

» Implement the City’s goal to develop public and private water-oriented parks with recreational facilities integrated.

» Enhance Yarbrough’s visual character with strategically located park and open space elements.

» Take into consideration historical context, land use, and ecology of the region.

As an important feature of the community, the Plan creates a connected Lake Park, comprised of Eastlake Park and Westlake Park, which incorporate extensively both active and passive recreational uses.

While bringing the dream of lakeside living to life, this attractive amenity will also serve important environmental functions. Water cleaning, biofiltration, and ruderal riparian plant species are intrinsic components of the lake concept.

There is a clear hierarchy of three types of park system planned for Yarbrough:

1. The Lake Park
2. Neighborhood Park System
3. Pocket Park System

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<td><strong>TOTAL</strong></td>
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* Park credits are anticipated for Yarbrough Neighborhood Park (≥ 5 acres) and the Lake Park.
4.0 Parks and Open Space
4.2 Yarbrough Parks and Open Space Framework

Conceptual Parks and Open Space Plan

Sample Trail

Sample Amphitheater
4.3 The Lake Park

4.3.1 Master Plan

Over 55.9 acres will be incorporated into the Lake Park system, consisting of 15 acres of usable park space and 40.9 acres of water surface. (These acreages are conceptual and may change as more refined design continues.)

The goal of the Lake Park is to allow the Yarbrough residents to enjoy both visual serenity and leisure-time activities; to create a natural oasis for wildlife; and to offer stormwater conveyance, retention, and treatment for the Southport community. There are several notable aspects to the proposed Lake park concept:

» Unlike many “residential lakes” where homes bank directly up to the waters edge and trail access is precluded, both Eastlake and Westlake Parks have continuous looped trail systems within a linear shoreline park that allowing pedestrian access and enjoyment of the water.

» Enclosed structures such as club facilities, tennis courts, boat rental areas, and restrooms may be keyed for local use, while access to the trail system and day use open space areas are envisioned to remain unrestricted.

» The two lakes are surrounded by a park zone ranging in width from 45-200 feet. In some cases public roads bound the parks, allowing visual access by residents going to and from home. Similar to a traditional ‘central park’, these spaces are a gathering place for various age groups, providing areas facilitating passive, informal recreation, water activities, socializing, and special events.

» The one-mile Lake Park Promenade will allow continuous access to the water’s edge, while connecting a series of day use nodes and landscape events designed to draw the visitor along the trail, extending the walking experience.
4.0 Parks and Open Space

4.3 Lake Park

» Wetland and ruderal areas to be scattered around the lake edge, enhancing stormwater cleansing and providing wildlife habitat. These areas will add to the wide variety of shoreline edge conditions and create a more rusticated edge, avoiding an overly manicured appearance.

» Special design considerations implemented to minimize water hazards such as; depths, bottom slopes, and edge treatments will meet industry standards in design and construction.

» Interspersed rock outcroppings around the lakes’ periphery will provide places for fishing, visual interest, and rustic seating. The lake will be stocked with a variety of fish annually to insure ongoing angling fun by both children and parents alike.

» A par course is proposed along the Lake Park Promenade for exercise.

» A sequence of landscape elements such as; tree bosques, accent plantings, informal groves, and formal allees are envisioned along the Promenade.

» A grand meadow is planned within the Lake Park providing a place for concerts, festivals, and large people gathering events.

» A Village Green, flanked by restaurants and outdoor dining, will link the Lake Park to the Village Core shops. It will be designed and sized for concerts, fairs and other civic events. An amphitheater is programmed for weddings, small concerts and similar events.

» The lake itself will be functional, providing habitat for fish stocked annually and a small boat rental facility. The long-term programming for such uses will be the responsibility of the maintenance organization and may vary over time.
The Lake Park is anticipated to provide circulation to all parts of the project while offering the opportunity for a variety of activities. Theme plant materials at neighborhood and active use connections, coupled with a variety of interest points such as docks, performance spaces and community garden plots shall be linked at regular intervals along the shoreline. By providing lake edge conditions ranging from ruderal, naturally vegetated shorelines, to highly defined concrete bulwarks and steps, the experience of Lake Park will be adjusted to meet different uses.

A detailed Lake Park Master Plan will be prepared and presented to public agencies in refinement of the lake front experience. The Plan will detail all primary amenities and design features such as public art, lake access points, community facilities and links to adjoining uses. In summary, the detailed amenities may include, but shall not be limited to:

» An outdoor amphitheater;
» Community/demonstration gardens;
» Tot lots/play structures;
» Group picnic/barbecue areas;
» View overlooks and interpretive centers showing local history, plants, and wildlife;
» Paved multi-use trail with adjacent or separated pedestrian trail;
» Restroom facilities;
» Parking for active uses;
» Seating and gathering areas;
» Drinking fountains, trash receptacles, bicycle racks and area lighting; and
» Event signage and banners.
4.3 Lake Park

4.3.2 Lake Park Landscape Concept

The landscape concept for the Lake Park is to offer a variety of plantings, visual experience, and destinations along the shoreline and pathways. The landscape and plantings along the lake edge will include pedestrian events and destinations every 300 feet of linear trail. These destinations to include: groves, meadows, bosques, formal plazas, informal seating, picnic facilities, boulder strewn fishing spots, and fitness par courses.

The Lake Park will be the plan unifying element and thematic centerpiece of Yarbrough, reflecting the regions’ context, history and ecology. The Lake Park will link adjacent land uses and provide recreation opportunities, facilitating social interaction.

The finished landscape and public amenities at the Lake Park will create comfortable, accessible, socially interactive public areas, with a seasonal character evoking the historic rural context of the Sacramento Delta Region. Views of Yarbrough Lakes from adjoining neighbors, streets and commercial centers will be emphasized to create a setting original to Yolo County.

Specific landscape criteria for the Lake Park will be addressed in a separate detailed design guidelines.
4.3.3 The Lake Edge

Lake edge conditions will vary in materials and accessibility to open water, in addition to reflecting adjacent uses and activity levels within Lake Park.

Types of edge conditions are as follows:

» **Natural Edge**: Designed to follow shrub edges and shall contain predominantly native riparian plantings. It shall not have a ‘built’ appearance and shall instead have an ‘irregular’ shape that relies on a strong planting pallet as the design feature.

» **Turf Edge**: Will primarily consist of turf rolling down to the water edge, interspersed with wetland plantings along the lake edge. Species habitat may be created along the lake edge to meet project mitigation measures as approved by the Department of Fish and Game.

» **Limited Control Edge**: These edges may be used to stabilize portions of the lake to ensure that the lake edge does not erode or slump. This edge may be dressed with boulders or artificial rock to enhance it in areas that need reinforcing and are in high visibility/high use areas.

» **Full Control Edge**: This edge will be structurally sound and support surrounding architecture and landscape features.
4.0 Parks and Open Space

4.3 Lake Park

4.4 Neighborhood Park System

4.3.4 Canal Open Space

In addition to the formal park system, number of canals will traverse the village and provide an added water amenity and open space relief. Rather than maintaining these canals in their traditional linear form, the plan creates a series of undulating linear lagoons, landscaped with both naturalized and domestic planting palettes. Although public access is not provided to the waters edge, a greater setback from the golf course is provided and a charming water amenity for adjacent neighborhoods is created. These canals will constitute approximately eight acres of open space.

4.4 Neighborhood Park System

A network of neighborhood parks provides balanced diverse recreation and local identity within the neighborhoods of Yarbrough. This system includes a five-acre neighborhood sports park on the eastern edge, village green in the mixed-use Village Core and five smaller parks integrated into the Lake Park and surrounding neighborhoods.

Neighborhood parks will be designed to possess one strong architectural feature, such as overhead trellising. This feature will be enhanced by amenities such as pathways, occasional seating, security lighting, trash receptacles, bicycle racks, and drinking fountains. Paving enhanced by color and texture may be used at entry nodes and seating areas.

Each park will be organized around an active turf area, designed to be buffered from the street using shrubs, earth berms, or low decorative fencing. These active turf areas are to remain open and occupy a minimum of 65 percent of the site. This will encourage informal neighborhood sports and gatherings.

Small tot lots or other children’s play areas to be included, providing seating on lot perimeters in allowance of parental supervision.
4.0 Parks and Open Space

4.4 Neighborhood Park System

Conceptual Neighborhood Park System

Sample Play Area with Seating
4.0 Parks and Open Space
4.4 Neighborhood Park System

Five-Acre Neighborhood Park

The neighborhood sports park is conceptually planned to include soccer, baseball, rugby, basketball, picnic areas, a tot lot, public restrooms, and parking. It is not designed for night activity, though safety lighting will be provided. Final park design subject to the approval of the Parks Department.
**Village Green**

As the centerpiece of the Village Core, an urban park is planned for large and small events, people watching, the village Christmas tree, farmers market, and craft fairs. The Village Green overlooks the lake to the golf course.

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**4.0 Parks and Open Space**

**4.4 Neighborhood Park System**
4.0 Parks and Open Space
4.4 Neighborhood Park System

Other Neighborhood Park (Less Than Five Acres)

The smaller neighborhood parks are programmed with standard amenities at each site as summarized below. The materials and theming of these parks will reflect adjacent residential neighborhoods and/or historic or botanical references (i.e., Camellia Park).
4.5 Pocket Park System

In smaller residential neighborhoods, pocket parks will range in size from 5,000 to 15,000 square feet, located along the lake shoreline and golf course. They will offer visual relief within neighborhoods while providing every member of the community access to unique vistas experiences. These pocket parks will be simply furnished, with a basic and easily maintained planting palette designed to blend into neighborhood surroundings.

Outward View-Oriented Pocket Parks

All outward view-oriented pocket parks will be designed with standard furnishings, paving and plant materials that signify a place for quiet contemplation of lake and golf vistas.
4.0 Parks and Open Space
4.5 Pocket Park System

**Garden Pocket Parks**

Garden pocket parks shall serve as private park areas primarily for local residents. These parks shall serve to both enhance the general character and feeling of the neighborhood while providing the residents with open green space environments.

![Conceptual Garden Neighborhood Park](image-url)
Corner Lot View-Oriented Pocket Parks

Corner lot view-oriented pocket parks shall act as visual and literal links between the residential neighborhoods and the feature that they face. The intent of these parks is to act as a passage and transition between two uses while simultaneously enhancing the local neighborhood. The parks shall use low maintenance, drought tolerant plantings that help transition from residential to park, golf course or streetscape. Hardscape and paving shall be limited to the pathway through the park.
5.0 Golf Course

5.1 Golf Master Plan

The Yarbrough Golf Course will be a full length 18-hole course with two loops of returning nines. The Clubhouse will be approximately 25,000 sq. ft. in size. It is located adjacent to the Village Core and will be an integral component to the Village. Near the Clubhouse will be a full length driving range that will accommodate golfers for everyday play as well as tournament events. Also near the Clubhouse will be a practice putting area and an area for golf instruction. A 10,000 sq. ft. maintenance facility will be located on the west side of Jefferson Boulevard adjacent to the levee and Southport pump station.

The Golf Course will have multiple sets of tees designed to accommodate a broad range of skill levels. The total yardage of the course will range from approximately 5,500 to 7,000 yards. Full length golf cart and maintenance paths will be included. The course will have wide fairways and generous greens averaging 6,500 sq. ft. There will be several water features incorporated into the course design. The purpose of these water features is to help drain the surrounding development and add playing interest to the course.
The architecture of the Yarbrough Golf Course will combine traditional golf architecture with the elements of the modern game. Reflecting on the character of this Delta Valley site, the course will play over and around numerous lakes and canals, portions of which will include riparian vegetation.

Yarbrough Golf Course will incorporate the variety of shot making and club selection that can be found in the best championship courses. The fairways will be generous in width, thus allowing alternative angles of play and making the course enjoyable for all ranges of handicaps. Hazards will be placed in a strategic manner, providing players with options to play safe or to attempt the hazard with the chance of reaping a reward. The greens at Yarbrough Golf Course will be designed to receive a variety of shots and to provide several pin placement options. To help promote the chipping game, tightly mown chipping areas will tie into the green surrounds. A mixture of native and ornamental plant materials will be used to enhance the course and surrounds.

The Golf Course will be designed by Kyle Phillips Golf Course Design, a full service golf course design firm located in Granite Bay, California. Kyle Phillips golf course design provides golf course feasibility, golf course design, golf course construction bid documents, field design, construction shaping specialist services, restoration and renovation design services.

Each golf course designed by Kyle Phillips is unique. This stems from the belief that golf courses should have their own character and personality derived from the site’s existing natural features, as well as its location and history. Where natural golf features do not exist, Kyle Phillips Golf Course Design has shown an unparalleled ability to create natural appearing landforms for traditional world-class golf experiences.

**Preliminary Scorecard (Conceptual)**

| The Course | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | OUT | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | In  | Yards |
|------------|----|----|----|----|----|----|----|----|----|-----|----|----|----|----|----|----|----|----|-----|------|
| Black      | 430| 330| 140| 400| 440| 165| 560| 405| 475| 3,345| 580| 465| 510| 205| 375| 415| 535| 180| 430| 3,695| 7,040|
| Blue       | 410| 315| 120| 375| 415| 155| 535| 390| 460| 3,175| 555| 430| 495| 190| 355| 390| 515| 165| 400| 3,495| 6,670|
| White      | 400| 285| 105| 360| 400| 135| 520| 370| 435| 3,010| 530| 400| 470| 165| 325| 375| 490| 145| 390| 3,290| 6,300|
| Green      | 370| 270| 90 | 330| 370| 120| 490| 360| 405| 2,805| 500| 370| 425| 140| 300| 345| 455| 125| 360| 3,020| 5,825|
| Red        | 355| 250| 85 | 315| 355| 100| 450| 330| 380| 2,620| 470| 340| 400| 115| 285| 325| 425| 105| 350| 2,815| 5,435|
| Par        | 4  | 4  | 3  | 4  | 4  | 3  | 5  | 4  | 4  | 35   | 5  | 4  | 5  | 3  | 4  | 4  | 5  | 3  | 4   | 37   | 72   |
5.0 Golf Course

5.1 Golf Master Plan

Conceptual Golf Plan
5.2 The Clubhouse

A spacious clubhouse facility is designed for Yarbrough Golf Course and a larger Yarbrough community, offering a full service restaurant, lounge and a large banquet area overlooking the Lake Park and course. Private rooms are available for that special meetings or family get-together before, after or in lieu of a round of golf.

In addition to providing banquet seating and a flexible full service restaurant and lounge, the Clubhouse also offers an extensive pro shop with full line of quality apparel, shoes, equipment and supplies to fit all golfing needs.

For more information on detail design, functions, and layout, please see Section 3.4: The Clubhouse.
Conceptual Representation of Clubhouse Design

Wedding at the Clubhouse
5.0 Golf Course
5.2 The Clubhouse

Golf as an Open Space Amenity

Public Access and Views of Golf Course Concept
5.3 Golf as an Open Space Amenity

This 18-hole public fee-based golf course is designed in a style and character that will distinguish the City within the greater Sacramento region.

Every city needs a full range of recreational facilities, with some serving local residents and others serving an entire district, a village, or a larger area. Some facilities are so unique and specialized that most cities have only one or two. A public golf course is one of these. The provision of a golf course in Yarbrough provides a very significant service to the City and its residents.

Within the Village itself, the golf course is a major amenity of high value to most residents.

» The location of the Golf Course will draw more residents who enjoy golf and utilize it as a primary recreational pastime. Typically, approximately 20% to 30% of the residents become members of a golf club.
5.0 Golf Course
5.3 Golf as an Open Space Amenity

» Studies have shown that 70% to 80% of families that locate along golf courses do so in order to enjoy adjacent open space. For some time now, developers and market analysts have understood that a prime, if not primary, amenity value of a golf course is the open space, providing thousands of feet of open space edge, beautiful views, and an alternative to backing up to a neighbor’s rear fence. If for no other reason, the open space value should constitute the Yarbrough Golf Course as an amenity of the highest score value.

» Additionally, the Golf Course provides distinction for the Village. It differentiates Yarbrough as a highly amenitized environment with maximum open space.

In addition to providing the open space and the view amenity to those directly adjacent, major efforts have been made to make this open space accessible to the community at large:

» The Golf Course is strategically located adjacent to the Lake Park in order to allow public visibility from the park and the roadway north of the lake.

» The Golf Course is designed to provide a series of view windows from Jefferson Boulevard. Residents can enjoy the views of the open space and the water features as they traverse the community.

» A number of neighborhood parks have been located along the golf edge to allow adjacent residents to enjoy the views (see the Public Golf Access/Views exhibit).

» A major view window to the Golf Course and water features has been created at the south end of the Village providing a major open space/amenity gateway to Yarbrough, Southport and to the City at large.

» The Golf Course is included to not only provide a highly valued amenity for the City but to supplant marginal large lot agricultural land with highly concentrated, sustainable and usable recreational open space.
6.0 Residential Neighborhoods

6.1 Southport Residential Framework Plan

The Southport Framework Plan envisions a number of villages connected by an integrated circulation system. Each village will provide needed housing choices and services for the growing population of Southport.

The Southport Design Guidelines outline key design principles that will establish a sense of place and promote a mixture of conventional and non-conventional site plans and housing types within residential neighborhoods.

In 2002, the West Sacramento City Council adopted a significant revision to the housing element in the City’s General Plan. The housing element contains several goals, policies and implementation measures for the creation of additional affordable housing with the ultimate goal of creating a more diversified West Sacramento population.

In response to the new housing element, the Southport Framework Plan identified the specific criteria for development of affordable housing, areas convenient to employment and within close proximity to mixed-use core areas.
6.0 Residential Neighborhoods

6.1 Southport Residential Framework Plan

6.2 Yarbrough Residential

Guided by the Southport Framework Plan and the City’s General Plan, a major goal of Yarbrough is to create enduring residential neighborhoods that retain their value and socio-economic vitality. To this end, the plan envisions a fundamentally strong and appropriately-scaled framework of blocks, streets, open space and services. Only by providing these essential elements can a rich, sustainable residential framework be achieved.

Yarbrough includes a wide range of housing types consistent with the goals of the Southport Framework Plan and City’s housing elements. The array of size, density and plotting concepts is based on the following objectives:

» Provide housing for the various stages of family growth (singles, young couples, growing families, mature families and empty-nesters) so families are not forced to leave their communities due to the lack of appropriate housing.

» Create affordable housing opportunities for households of limited income by creating higher density housing types, such as for-rent apartments, condominiums, townhomes and/or a combination of these housing types.

» Allow housing development for age-qualified population and integrate this concept with the rest Yarbrough to achieve an ageless community for families of various income levels.

» Allow creative housing forms such as green court, alley-loaded, two-pack, duet homes, auto court and conventional small-lot detached homes to create affordable single-family detached homes. These home types continue to be the most sought-after in the local market.

» Allow live/work and home-based business housing types that promote in-home and locally-based business development.
Achieve diversity in neighborhood character through the use of multiple housing sizes, densities and price points, creating a rich pattern of varied textures, street scenes and building forms.

Create a well-connected street system, allowing residents easy access to transit, the Village Core, community facilities and other important services.

Offer a harmonious collection of architectural styles that promote a sense of quality, diversity and authenticity in design.

Create a pedestrian-friendly walking environment that is attractive, safe and engaging.

Provide visually rich and engaging street scenes along designated local and collector roads, encouraging pedestrian use and adding aesthetic value to neighborhoods.

Primary housing types selected for the Yarbrough include*:

- Low Residential 1 (12,000 sq. ft. Lots)
- Low Residential 2 (10,000 sq. ft. Lots)
- Low Residential 3 (8,000 sq. ft. Lots)
- Low Residential 4 (60’ x 100’ Lots)
- Low Residential 5 (50’ x 100’ Lots)
- Medium Residential 6 (50’ x 85’ Lots)
- Medium Residential 7 (42’ x 75’ Lots)
- Medium Residential 7A (40’ x 75’ Alley Loaded)
- Medium Residential 8 (35’ x 70’ Alley Loaded)
- Medium Residential 9 (32’ x 65’ Alley Loaded)
- Medium Residential 10 (Duet Homes)
- High Residential Village Core (Live/Work Lofts)
- High Residential Townhomes
- High Residential Apartments*

* Note: As market changes occur, various lot sizes and confirmation may be developed and will be considered. All changes will be consistent with the code.

Planning Area Statistics*

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* As market changes occur, various lots sizes and configurations may be developed and will be considered in consistency with the design guidelines.
6.3 The Neighborhoods Concept

There are eight distinct residential neighborhoods envisioned in Yarbrough, each with its own set of unique geographic characteristics and amenities.
6.0 Residential Neighborhoods

6.3 The Neighborhoods Concept

Neighborhood 1—Magnolia/Village Core

Bisected by Jefferson Boulevard and located at the northern edge of the community, the Magnolia Neighborhood is envisioned to serve as the gateway and welcome to Yarbrough for most people entering the community. It is planned to have the highest intensity of residential development with medium-density homes on small lots (approximately 2,000 sq. ft.) and medium to high-density townhomes and apartments ranging from 12 to 24 dwelling units per acre, a portion of which may be age restricted or “senior” housing. At the heart of the Magnolia Neighborhood is planned to be the Mixed-Use Commercial District within the Village Core, which is planned to house retail, office, the Clubhouse and additional residential units. Please refer to Section 4.0 Mixed-Use Village Core for a more detailed description.

Neighborhood 2–Rockrose

Located at the northeast corner of Yarbrough, the Rockrose Neighborhood is expected to consist of medium-density homes on lots ranging from 2,080 to 4,250 sq. ft. each and low-density homes on lots ranging from 5,000 to 6,000 sq. ft. each. A number of greenbelts are planned that is planned to run through the neighborhood. Neighborhoods should be designed to embrace greenbelts by providing access, alley-loaded architecture and “eyes on the park” surveillance.
6.0 Residential Neighborhoods

6.3 The Neighborhoods Concept

Neighborhood 3 – Jessamine
The Jessamine Neighborhood is home to the East Sports Neighborhood Park. The equestrian trail extends along the eastern edge of this neighborhood, with lake frontage and golf course views providing amenities for many of the homes. Housing in the Jessamine Neighborhood is expected to vary from medium-density lots of approximately 4,250 sq. ft. to low-density homes on lots ranging from 5,000 to 6,000 sq. ft.

Neighborhood 4 – Coral Bells
Located northwest of Jefferson Boulevard, the Coral Bells Neighborhood is planned to consist of medium-density homes on lots ranging from 3,150 to 2,080 sq. ft.; one high-density parcel is planned to accommodate townhomes at approximately 12 units per acre. Sensitive edges include golf course frontage and Jefferson Boulevard, onto which the medium-density alley-loaded homes orient.
6.0 Residential Neighborhoods

6.3 The Neighborhoods Concept

Neighborhood 5 – Wild Rose
Located at the northwest corner of Yarbrough, the Wild Rose Neighborhood is expected to consist of low-density homes on lots ranging from 5,000 to 6,000 sq. ft. and medium-density homes on lots ranging from 2,450 to 4,250 sq. ft.
Sensitive edges include the rear elevations of the homes that back onto the golf course or waterways and the front elevations of the homes facing the parks and paseos.

Neighborhood 6 – Morning Glory
Located at the southwestern edge of Yarbrough, the Morning Glory Neighborhood is planned to consist of low-density homes on lots ranging from 5,000 to 6,000 sq. ft. A primary street is expected to traverse through the neighborhood from Jefferson Boulevard to the Wild Rose Neighborhood.
Sensitive edges include the rear elevations of the homes facing the golf course.
6.0 Residential Neighborhoods

6.3 The Neighborhoods Concept

Neighborhood 7 – Lantana
Located southeast of Jefferson Boulevard, the Lantana Neighborhood surrounds existing large lots and ranch homes. In respect to these existing structures and uses, the Lantana Neighborhood is planned to consist of low-density homes on lots ranging from 6,000 to 8,000 sq. ft. Many of the new homes are planned to back directly onto the golf course and are anticipated to incorporate sensitive edge treatments.

Neighborhood 8 – Willow
Located at the southeastern corner of Yarbrough, the lowest per acre densities are expected be found in the Willow Neighborhood. Low-density homes in this neighborhood are planned to range from semi-custom homes on lots of 8,000 to 10,000 sq. ft. to full custom homes on lots of approximately 12,000 sq. ft. Rural in character, the Willow Neighborhood is planned to provide a natural transition from the Yarbrough community and the city of West Sacramento to adjacent agricultural uses.
6.4 Neighborhood Crafting

The neighborhood character of Yarbrough is established through a unique and compelling design approach derived from timeless town-building principles. The development team has chosen this approach to effectively avoid the conventional mass production appearance and achieve a charming small-town character that distinguishes Yarbrough.

Neighborhood crafting involves components such as smaller builder parcels, authenticity of styles, a greater diversity of housing types, enhanced architectural character, corner treatments, variable lot sizes and increasing the amount of neighborhood landscape. In the end, these neighborhoods will be more walkable and attractive, feel safer and will age with both elegance and visual richness.

The objectives of the neighborhood crafting approach are outlined as follows:

Objective 1—Respond to Consumer Shifts in Values:
» Provide diversity in housing character.
» Design smaller, easily accessible, local amenities.
» Create opportunities to engage in the community.
» Establish the appearance and character of older and more traditional neighborhoods.

Objective 2—Avoid Mass Production Feel:
» Build in smaller, single-product tracts while providing an acceptable total number of units and builder economies of scale.
» Use stylistic diversity and shorter blocks to avoid repetition on a block.
» Use corner lot treatments to create a sense that the house was designed to best fit a specific location and set of circumstances.
» Provide individuality and identity at both the neighborhood and block level by varying neighborhood design and increasing diversity and choice in architectural styles.

Objective 3—Redefine the Role of the Street as a Pedestrian/Social Space:
» Make the streets more pleasant and welcoming by re-introducing street trees, landscaped parkways between curbs and sidewalks and greater architectural interest along the street.
» Orient the living activity of the home and connection toward the street by incorporating front porches and active living spaces toward the front of the house.
» Emphasize architectural detail and interactive architecture with windows, entries, porches and second-story balconies oriented to the street.
» Create meaningful, walkable destinations within the neighborhood, with a fine grain of parks, open space and streets aligned to link village destinations.
» De-emphasize the garage as viewed from the street.
Objective 4—Create Neighborhood Clarity and Cohesion:

» Organize neighborhoods around formative parks, sized to provide a human-scaled, strong sense of place.

» Design each park to have a unique personality, form and character.

» Use housing design and massing to frame and articulate park spaces.

» Attempt to locate parks and other features so residents to be two blocks from a park or open space.

» Design every street to tell a story, orienting them around a formative park, connecting to natural open space, organizing around a special landscape feature, or integrating into the Village Core.

» Define neighborhood places through elements such as parks, canals and landscape features that override single builder identity, allowing individual product lines to blend together.

Objective 5—Rediscover Architectural Diversity and Authenticity:

» Express true, recognizable styles in home design.

» Use strong form, massing and authentic detailing to express styles, rather than paste-on details and superficial exterior decorating.

» Use architecture-forward plan forms that remove the garage as a predominant impression on the street.

» Provide a diversity of related styles, as if multiple builders had worked together to create the neighborhood, rather than just one.

» Utilize a variety of colors, materials and accents to create visual diversity and enliven the streetscape.
Objective 6—Integrate Parks and Open Space:

» Plan neighborhood parks within convenient waking distance of most residential units.

» Emphasize flex space and tot lot areas within pocket parks.

» Program larger neighborhood parks with hard courts and flex space to conveniently serve multiple residential neighborhoods.

Smaller Builder Parcels

In towns and neighborhoods created before World War II, it was rare for large areas of land to be developed by a single builder. This led to an inherent charm, visual richness and diversity in street scene. In Yarbrough the goal is to build smaller residential builder parcels that merge together to form neighborhoods focused around small parks, golf course areas, water bodies or other village features. The average size of a single housing product has been reduced while allowing builders to achieve conventional economies of scale.

Authenticity of Styles

The intent of these design criteria is to avoid stage-front architecture. The massing of the building, as well as the application of detail and character of the architectural styles, should be as authentic as possible.

A minimum of four compatible architectural styles shall be included in each product-specific subdivision. For example, Delta Craftsman and Americana could be used as alternate elevations on the same floor plan.

Neighborhood variety is an important factor in overall community design. At the same time, elements in a single elevation should not be mixed. For example, shutters should not be applied to a style that does not use them as part of the architectural style in an attempt to fix the weaknesses of a poorly designed façade. The use of appropriate detailing, good proportion and appropriate overall massing should be the basis of each design.
6.0 Residential Neighborhoods
6.4 Neighborhood Crafting

High-Quality Detailing
Quality street scenes begin with quality architecture. Each home in Yarbrough will be detailed in a manner that respects the integrity of its architectural style. The architectural components of the style should be carried by the use of quality materials and thoughtful detailing.

Porches and other living spaces oriented to Yarbrough’s exceptional open space, water views and charming neighborhood streets are crucial to creating neighborly, accessible places to call home. Orienting garages away from the street edge or along rear lanes makes for active, pedestrian-friendly public spaces. These engaging public spaces, together with a family of cohesive architectural styles, create diverse street scenes and the feeling of long-established neighborhoods. A sense of place is developed and neighborhoods can form around contextually responsive design elements.

Yarbrough’s architectural inspiration is drawn from the traditions of river cultures across the United States in the south and primarily in the Sacramento River Delta.

In general, the selected residential architectural styles used for this development could be classified as authentically American, or as American interpretations of classic architectural movements. The styles recommended in these guidelines were prevalent from the late 1800s through the mid 1900s and have been used in many of the most charming river communities in the region.

By using a wide variety of architectural detail, materials, textures and colors, Yarbrough will establish itself as an example of the best area architecture.
Architecture Forward and Garage Mitigation

Lots will be dimensioned to allow the living portions of the home to be pulled forward so active, articulated architecture can visually dominate the street scene. Home designs should place entries, windows, front porches and living areas directly adjacent to the street on most plan variations.

Garage mitigation is an important neighborhood design element. Reducing garage dominance and moving living space elements closer to the street create street scenes that are more inviting to pedestrians. Porches placed forward on a home put “eyes on the street” and create a better overall sense of community. This closeness encourages natural interaction between neighbors.

Using design features that enhance a home’s architectural style relegates the garage to a less visible position and directly conveys the overall style of a home.

The following guidelines reinforce Yarbrough’s community fabric by mitigating garage dominance and creating people-friendly, architecturally diverse street scenes:

» Garage-forward designs are not allowed in Yarbrough. Front facing garages shall be set back at a minimum of 5 feet behind the massing of the house, not including front porches.

» Three-car garages facing the street are not allowed. Exceptions may be made on lots 8,000 sq. ft. or greater, but at least one of the three garage doors must be set back a minimum of 5 feet from the other garage door(s).

» Use of turn-in or tandem side-load garages where lot width allows.

» Alley- or lane-loaded garages are strongly encouraged on lots narrower than 42 feet.

» “Z-Pack” lots are allowed on lots narrower than 50 feet.

» The use of tandem bay garages presenting a single-car garage door to the street are encouraged.

» Push back garages either to the rear of the lot or mid-lot.

» Cantilevered second-story elements of garage for additional shadow line and detail.

» Garage doors that closely tie to the selected architectural style (for example, carriage doors) or the use of windows appropriate to the architectural style are encouraged.

» Avoid the use of fans or sunbursts.

» Innovative use of color blocking to help garage doors effectively integrate with architecture and style is also encouraged.
Corner Lot Treatment

In keeping with the desired character of traditional neighborhoods historically built in small increments, homes on corner lots should be designed for two-sided corner exposure. These homes were traditionally larger and had one- and two-story articulation on both the front and side-facing corner. Homes on these lots provide the opportunity to embellish the elevation and possibly add square footage.

Because there are a large number of corner lots in Yarbrough, a minimum of two plan types for each product line must be approved for corner situations. A builder should strongly consider creating acceptable corner lot architectural treatment for all plan types, since experience has shown that builders have considerably more plotting flexibility when all plan types have been designed with corner lot architectural treatment.
Duets
These medium-density single-family attached homes (duets) provide a strong corner treatment appeal, providing a fine grained neighborhood lot mix. These homes will incorporate varied garage access with side-entry possibilities.

In addition to the alternative corner lot treatment, duets also provide an important opportunity for affordable housing in a high cost housing market.

Variable Lot Size
Where possible and appropriate, variable lot sizes should be used to increase the selection for buyers and to increase variety in both home and lot size combinations. Variations in lot widths can be matched to floor plans so long as the average lot size specified for the home type is maintained.

Variable lot sizes allow large homes to be plotted on wider lots and smaller homes on narrower lots. Variable lot size provides for a more interesting street scene and an efficient use of land.
Building Articulation and Variable Setbacks

Building articulation is a key ingredient to creating unique and varied street conditions throughout Yarbrough. Building form and plan configuration should be developed to create variation in front yard setbacks. At least 25 percent of the floorplans plotted for detached medium-density housing shall exhibit an extra 5 foot front yard setback.

Materials

No area of Yarbrough will have any less than 60 percent of the selected architectural styles in their traditionally detailed forms. The remaining 40 percent of any neighborhood’s homes may be designed in the simplified form of the same architectural styles.

It is important to create rhythm in each street scene. A more simplified style can be used to let the eye rest between other more highly articulated or detailed styles. Similarly, not all architectural styles need high contrast color schemes to be true to the intent of the style. By consistently looking to the most basic elements of each architectural style, design results are strong unified elevations that fit into the greater fabric of the street scene and neighborhood.
Colors
The use of vibrant exterior colors and a wide range of trim and accent colors are encouraged on homes to add variety and community character; however, color palettes must be authentic to Yarbrough's selected architectural styles.

Thru-Block Trails
On certain blocks, mid-block pedestrian connections are needed to provide access to parks and other amenities in the adjacent neighborhoods.

Tapered Streets
A tapered street section may be used at internal neighborhood intersections and in locations where on-street parking is otherwise adequately provided. By recapturing under-utilized parking areas, tapered streets provide effective traffic calming and a more attractive pedestrian friendly street scene.

Roof Form and Massing
Roof lines are critical to the visual impact of the home. Roof line framing may be provided that creates a variety of roof designs along the street scene. Variation in height and prominence of all horizontal edges on the homes, such as ridgelines, eave heights and fascias above garage doors, will be pursued to promote visual interest. Each plan form shall have a different roof profile and form.

Proportions and placement of each architectural element should be appropriately applied without overwhelming the massing and scale of the home, homesite, or neighborhood.