

RESOLUTION NO. 5632

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM ADOPTING THE REVISED HUMBUG-WILLOW CREEK DESIGN GUIDELINES

WHEREAS, the Humbug-Willow Creek Ad Hoc Committee was established by the City Council pursuant to Resolution No. 5353 to: 1) review and improve the Humbug-Willow Creek (HBWC) Parkway Design Guidelines; 2) evaluate the ideal trail locations, trail heads, overlooks, holding ponds and street crossing; 3) identify the preferred phasing of HBWC trail development; and 4) investigate funding sources to complete the HBWC Parkway trail; and

WHEREAS, the HBWC Ad Hoc Committee met bimonthly from July 7, 1997 to February 23, 1998; and

WHEREAS, the HBWC Ad Hoc Committee has reviewed the 1994 version of the HBWC Design Guidelines in depth and has recommended several changes to improve the development criteria and update the general information; and

WHEREAS, the HBWC Ad Hoc Committee concludes that the revised HBWC Design Guidelines attached as Exhibit A will reduce planning conflicts of development adjacent to the Parkway; and

NOW, THEREFORE, BE IT RESOLVED that the Folsom City Council adopts the Revised Humbug-Willow Creek Design Guidelines per Exhibit A; and

BE IT FURTHER RESOLVED that the previous version of the Humbug-Willow Creek Design Guidelines (1992 and 1994) are hereby amended.

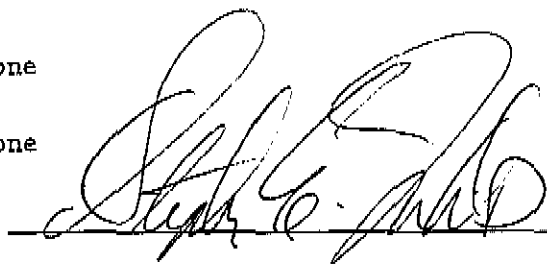
APPROVED AND ADOPTED, this 24th day of March, 1998 by the following roll call vote:

AYES: Councilmembers: Fait, Holderness, Aceituno, Drew, Miklos

NOES: Councilmembers: None

ABSTAIN: Councilmembers: None

ABSENT: Councilmembers: None


MAYOR

ATTEST:


CITY CLERK

HUMBUG-WILLOW CREEK DESIGN GUIDELINES

ADOPTED MARCH 24, 1998

FOLSOM CITY COUNCIL RESOLUTION NO. 5632

1. STATEMENT OF PURPOSE:

These design guidelines provide the framework for high quality developments and enhancement of properties adjacent to the Humbug-Willow Creek Parkway. The guidelines express the desired character of future development and address site planning: architecture, signage, setbacks, hardscape (i.e. gazebos, benches, water fountains, picnic tables, trash receptacles), hydrology, and landscape concepts.

The design guidelines establish development criteria according to land use, to assure a unified environment adjacent to the Parkway. Individual projects shall be required to comply with relevant design guidelines applicable to each use. This document is not intended to limit innovative design but rather to provide clear direction and design criteria.

The design guidelines should be read in harmony with existing Development Agreements or other vested entitlements, and Open Space General Plan designations.

2. APPLICABILITY OF THE DESIGN GUIDELINES:

The Design Guidelines shall apply to proposed projects or permits requiring City approvals that meet the following condition:

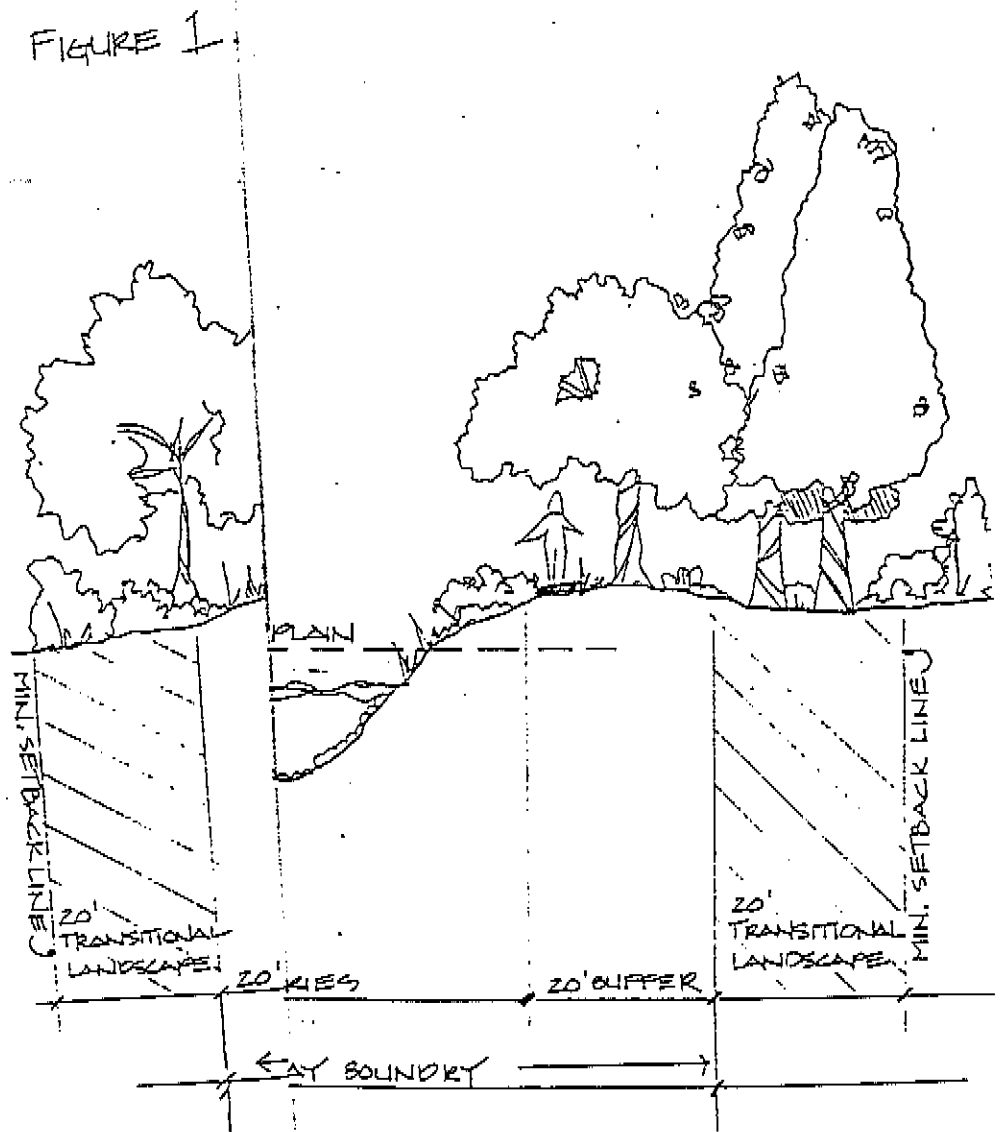
- A. Any part of the property or permit area that falls within 400 feet of the Open Space land use designation as depicted on the City General Plan Map (including all the General Plan Map Amendments thereto) for Humbug and Willow Creeks, unless the property is located in such a way that it is not visually integrated into the Parkway.

3. DEFINITION OF PARKWAY BOUNDARY

The boundary shall be defined by the following condition which provides the greatest amount of Parkway area:

- A. The Open Space designation for Humbug and Willow Creeks as depicted on the General Plan.
- B. The 100-year floodplain, as defined by Federal Emergency Management Agency (F.E.M.A.) and the City Engineer, plus an additional 20 feet buffer. The buffer area must also be sufficiently large so as to accommodate a trail or trails. If a trail

cannot be constructed within the floodplain or the buffer areas, additional area shall be required by the City to allow installation of the trail facility. (See Figure 1)



4. GOALS OF THE DESIGN GUIDELINES:

- A. Optimize resource values for which the Humbug-Willow Creek Parkway Master concept plan has been established. Resources include but are not limited to, open space, wildlife habitat, cultural resources, water quality, flood control, recreational opportunities and alternative transportation.
- B. Provide the City of Folsom an implementation tool to evaluate proposed projects within and adjacent to Humbug and Willow Creeks consistent with General Plan goals and policies.
- C. Provide the City of Folsom the necessary assurances that the projects adjacent to the Humbug-Willow Creek Parkway attain a level of quality and compatibility.
- D. Serve as design criteria for use by planners, engineers, architects, landscape architects and property owners in preparing applications.
- E. Provide a viable framework of City desires and clear direction without limiting the creativity of the designer.
- F. Provide guidance to City Staff, Planning Commission, Architectural Review Commission, Parks and Recreation Commission and the City Council when reviewing future development projects adjacent to the Parkway.

5. LAND USE:

The following land uses are adjacent to the Parkway:

- o Residential Single Family
- o Residential Multi-Family
- o Commercial
- o Industrial
- o Business-Professional
- o Public/Institutional Land (Schools, parks, hospitals etc.)

6. GENERAL GUIDELINES FOR ALL LAND USES

- A. The architectural theme shall be compatible with the natural setting of the parkway. The following elements of building design are considered compatible with the Parkway and shall be incorporated into the building design:
 - 1. Incorporating wood (or simulated wood which is durable), brick and stone as one of the primary building elements
 - 2. Use of projecting trim around all doors and windows unless they are inset in a stone or masonry facade

3. Pitched roofs are highly desirable and recommended over flat roofs. However if a flat roof is permitted, it must contain articulation and roof treatments such as cornices, artificial mansards, etc. False roof treatments shall appear real and authentic.
 4. Articulating the facades visible from the Parkway and the public right-of-way of buildings greater than 50' in length with projections and/or reveals in order to create a varying architectural form
 5. Colors that are earthtones, non-glossy and are not bright which can blend in with the natural landscape
- B. The following elements of building design are considered incompatible with the Parkway and are prohibited:
1. Continuous flat building facades and/or continuous flat and level roof lines for buildings greater than 50' in length
 2. Plain, flat, untextured concrete masonry units
 3. Plain, flat, untextured, unpainted concrete
 4. Unpainted metals, except anodized aluminum or copper
 5. Pressed plywood or particle board (e.g. T 1 11)
 6. Brightly colored roof materials
 7. Bright or glossy colors
- C. Rooftop equipment, if permitted, shall be screened from the Parkway, or public right-of-way. Examples of screening include, but are not limited to, extending a parapet wall, providing an equipment screen, or placing the equipment in a roof well.
- D. Mechanical equipment shall be screened to reduce both visual and acoustical impacts. The operations of mechanical equipment shall not exceed the noise levels as specified in the Noise Element of the General Plan.
- E. Class A or B rating roofing materials are preferred. Concrete tiles and heavy textured composition shingles are recommended roofing materials if the colors are subtle in nature.
- F. The visual impact of parking areas, loading zones, trash enclosures, mechanical devices, and similar accessory uses will be screened by landscaping, hedges, berming or low walls.
- G. Landscaping shall incorporate native species appropriate to the general habitat type of the parkway area.

- H. Transitional landscaping buffers shall be a minimum of twenty (20') feet wide to provide a natural and visual transition between developed areas and the Parkway. The transitional landscaped buffer area shall be irrigated to increase the moisture content of the living fuel.
- I. Hardscape features such as gazebos, trellises, arbors, benches, picnic tables, water fountains, picnic tables, and trash receptacles within the transitional landscape buffer areas are highly desirable and should relate to the architectural style of the building(s).
- J. The developer shall address the method of maintenance and replacement of fencing and hardscape features. Acceptable vehicles of implementation may be through the use of Master Property Owners associations or another city-approved funding mechanism.
- K. Mass grading or filling which alters the integrity of the concept Parkway Plan will be prohibited, except where such grading or filling clearly is consistent with the goals of these guidelines.
- L. Runoff from the developed portions of a project is prohibited to drain directly into the Humbug-Willow Creek watershed without first entering a water quality control system meeting NPDES permit requirements. Uses with the potential of introducing pollutants into the surface water of Humbug-Willow Creek, should be setback from the Parkway to ensure that the point of discharge from the site is run through a storm drain interceptor, or equally effective mechanism or system, and is at least 100 feet from the nearest surface water course. Incompatible operations and activities are discouraged adjacent to the Parkway. Examples of incompatible uses are, but not limited to those uses that create noxious odors, use or create toxic materials, use underground storage tanks or generate high amounts of traffic.
- M. Signage related to surrounding land-uses shall not be oriented towards the Parkway with the intent of advertising towards Parkway users.
- N. Parkway signage shall adhere to the "Signage Criteria for informational and interpretative signs within the Parkway".
- O. Design and placement of site lighting shall minimize glare towards the Parkway. Lighting should be non-intrusive and be directed downward, recessed and/or shielded.
- P. No building or related construction shall be constructed within twenty-five (25') feet of riparian habitat.
- Q. Public Services/Utilities impacts should be avoided. New substations and power-lines should not be visible from the Parkway.
- R. Public accesses, open space easements, and public facilities shall be provided in the case where the project users will receive direct benefit from the use.

- S. Maintenance and clean-up of the buffer areas pursuant to these guidelines will be considered in the project review.

7. GUIDELINES SPECIFIC TO INDUSTRIAL LAND USE:

Generally, industrial land-uses differ from the other land-uses in that developing next to a parkway is a planning constraint rather than an opportunity. Heavy industrial users are encouraged to locate as far away from the Parkway as possible. (Light industrial complexes do not fall under this category and the guidelines specific to commercial and business office land use are applicable.)

Typically industrial uses and the associated buildings are not aesthetically pleasing and should be concealed from view. Methods for screening visual and auditory impacts associated with this land-use category include, but are not limited to the following:

- A. Use of solid fencing and landscaping barriers
- B. Solid masonry walls coupled with shrubs, trees, vines, etc. (Also mitigates potential noise impacts)
- C. Highly vegetated visual barrier, i.e. hedges, trees, shrubs, etc.
- D. Earth berms and landscaping
- E. Wood fencing designed with acoustical benefits.
- F. Industrial uses shall not generate noise which exceeds the levels as specified in the Noise Element of the General Plan.
- G. Industrial buildings are encouraged to be set back as far from the Parkway as possible. The minimum setback shall be twice the height of the building, in addition to the required transitional landscaping buffer. (Example: A 55 foot building shall be setback 130 feet from the parkway boundary $(55' \times 2) + (20') = 130'$).
- H. Parking areas are preferred adjacent to the screened boundary of the Parkway when security is not an issue.
- I. Industrial buildings are encouraged to be designed with the side of the building oriented towards the Parkway, thereby reducing the visual impact of a large building mass, and reducing potential noise impacts from conducting operations with open doors. Loading docks and other service entrances shall not face towards the Parkway and should be located as far from the Parkway as possible.

8. GUIDELINES SPECIFIC TO COMMERCIAL AND BUSINESS OFFICE LAND USE:

In general, commercial and business office development is encouraged to incorporate the Parkway into its development plans. Methods of incorporation include:

- A. Parking areas and trash enclosures should be oriented away from the Parkway. If the parking area is planned directly adjacent to the Parkway, the transitional landscape buffer area should be heavily screened by the use of vegetation and/or berms.
- B. Orienting the building so design features such as: Courtyards, water features, atriums, arbors, trellises, gazebos, balconies, porches and outdoor gathering and eating areas can be adjacent to the parkway.
- C. The use of closed fencing for screening the commercial site is prohibited. Open view fencing such as brick or cobblestone pilasters with metal rails or pickets is encouraged.
- D. Direct pedestrian and bikeway access to the Parkway shall be incorporated into the site design, unless safety dictates otherwise.
- E. The minimum 20 ft. transitional landscaping buffer area shall include hardscape features such as picnic tables, trash receptacles, water fountains, bicycle racks, benches, and other amenities which are considered appropriate for the public's use.

9. GUIDELINES SPECIFIC TO SINGLE FAMILY RESIDENTIAL LAND USE:

- A. Subdivision designs such as shown on Exhibits A-E are encouraged in order to create a continuity with the natural Parkway area.
- B. Residential lot owners bordering the Parkway may prefer to enclose their property for privacy and security. The following methods of fencing are encouraged, but not limited to:
 - 1. Split rail
 - 2. Open-view fencing
 - 3. Brick or masonry walls, with a maximum height limit of four (4') feet. The total fence height can be six feet, however the upper portion must contain a minimum of two feet of fencing that provides an open view.
 - 4. Wrought iron
 - 5. Vegetative screening
- C. Solid wood and chain link fencing is prohibited. Side and rear yard fences shall not exceed six (6') feet in height.

- D. Developers of residential subdivisions shall address a single method of fencing for that particular subdivision. Parkway fencing shall be in place prior to the issuance of the first certificate of occupancy.

In compliance with the existing City ordinance, dumping lawn clippings, etc. in the Parkway is prohibited and shall be stated so in the CC&R's.

- E. The subdivision shall include the provision of a twenty (20') foot wide transitional landscape buffer bordering the perimeter of the subdivision adjacent to the Parkway for the planting and maintenance of native species of trees. The landscaping area shall be kept free from weeds and shall be maintained through the subdivision's Landscaping and Lighting District or other appropriate mechanism.
- F. Direct pedestrian and bikeway access to the Parkway should be incorporated into the site design, unless safety dictates otherwise.
- G. The transitional landscape buffer area shall include hardscape features such as picnic tables, trash receptacles, water fountains, bicycle racks, benches, and other amenities.

9. GUIDELINES SPECIFIC TO MULTI-FAMILY RESIDENTIAL LAND USE

Multi-family development is encouraged to incorporate the Parkway into its site design. Methods of incorporation include:

- A. Orientation of building(s) should be towards the Parkway. Living spaces shall take full advantage of views of the Parkway.
- B. Parking areas, trash collection, mechanical equipment, etc., shall be oriented away from the Parkway. Active play areas such as tennis courts, swimming pools, sports courts etc., should be buffered from the Parkway.
- C. Direct pedestrian and bikeway access to the Parkway should be incorporated into the site design, unless safety dictates otherwise.
- D. Transitional landscape buffer area shall include transitional hardscape features such as gazeboes, trellises, arbors, water features, picnic tables, trash receptacles, water fountains, bicycle racks, benches, and other amenities.
- E. Building height limit of 35 feet is preferred unless the added height results in an improved appearance, i.e. beneficial pitch roof design. Building heights less than 35 feet shall maintain the minimum 20 ft. setback from the Parkway boundary. Building heights exceeding 35 feet shall be set back at a minimum of twice the building height from the Parkway boundary. Minor setback allowances may be made for slightly higher roof heights due to a pitched roof design.

- F. Fencing shall be open view, as outlined in the Single Family Residential Land Use guidelines.

10. GUIDELINES SPECIFIC TO PUBLIC LAND

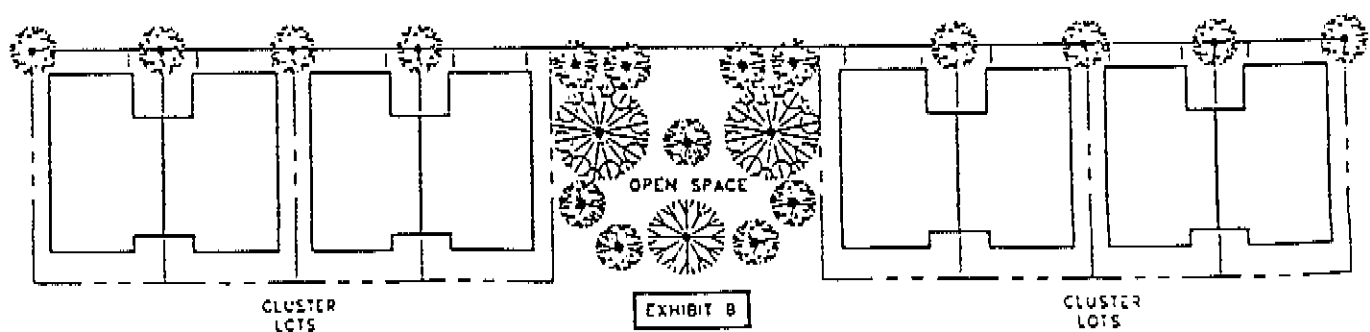
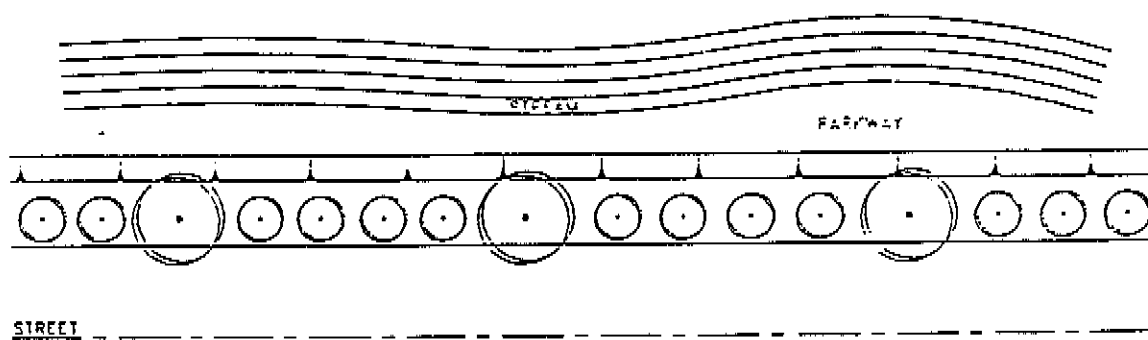
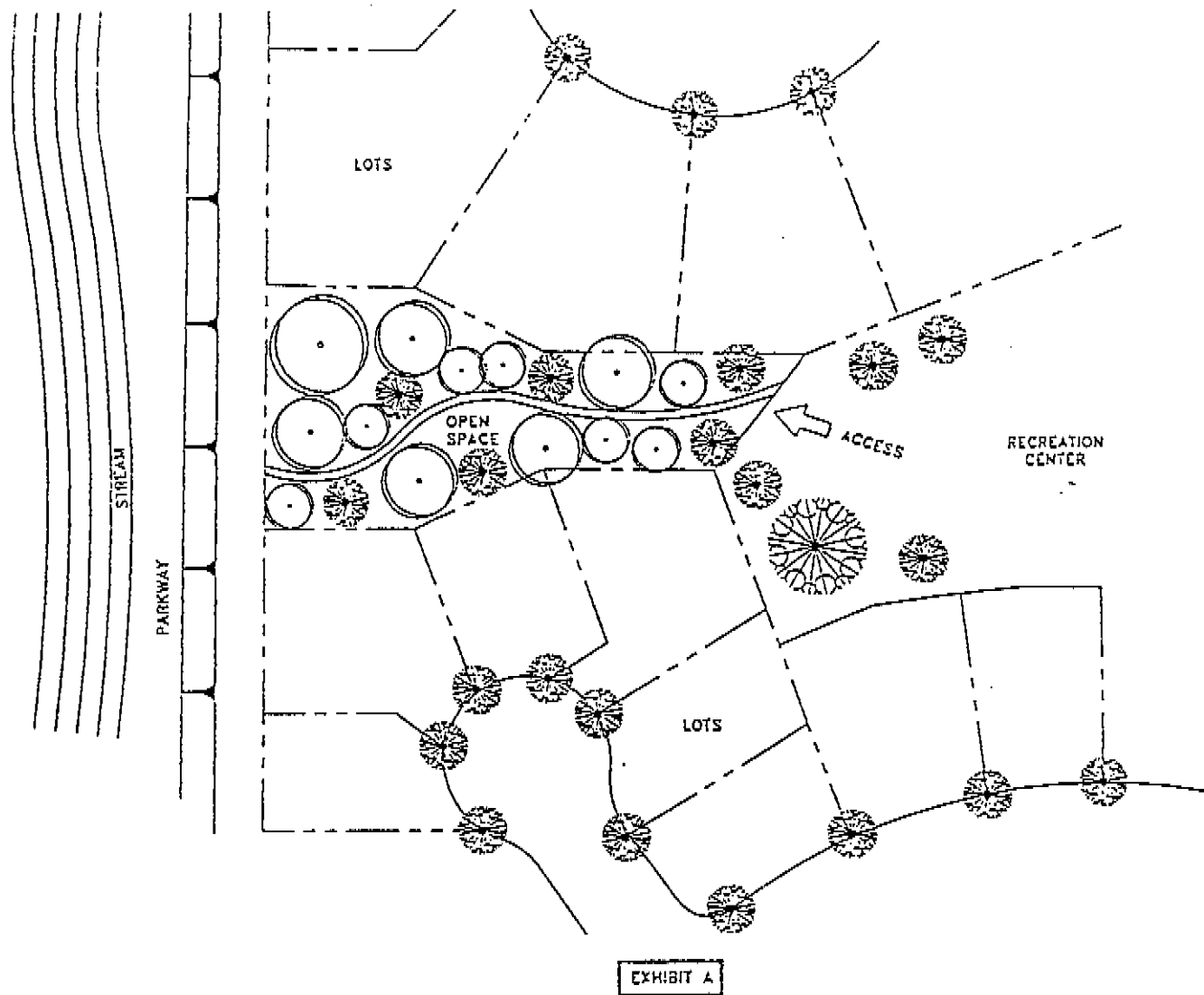
This section is referring to institutional uses, schools and parklands. Added extra open space to the corridor is desired.

- A. Natural open space or irrigated fields shall be planned adjacent to the parkway.
- B. Buildings and other active use facilities such as parking areas, play equipment, tennis courts, swimming pools, etc. shall be setback as far as possible from the Parkway.
- C. Lighting within parks shall be directed downward or shielded to minimize adverse impacts on the Parkway.

11. SIGNAGE CRITERIA FOR INFORMATION OR INTERPRETIVE SIGNS WITHIN THE PARKWAY

- A. Sign materials, color and design should reflect the natural setting of the site. Whenever possible, natural materials such as wood, granite, and river rock should be used.
- B. Large, light-colored sign faces invite graffiti and are therefore discouraged.
- C. For simplicity, continuity and ease of communication, signs shall employ symbols where appropriate: for bike trails, rest rooms, hiking trail designations. Signs shall meet ADA guidelines/requirements and inform parkway users of trail grades, constraints and other pertinent information.
- D. Illumination of signs: In most cases, within the Parkway, illumination could adversely affect the environmental qualities of the Parkway and is therefore undesirable. An exception might include a minor, shielded, lighting source at an emergency call box, a trail-head near an intersection, or at a bike tunnel.

EXAMPLES OF RESIDENTIAL DESIGN ALONG PARKWAY



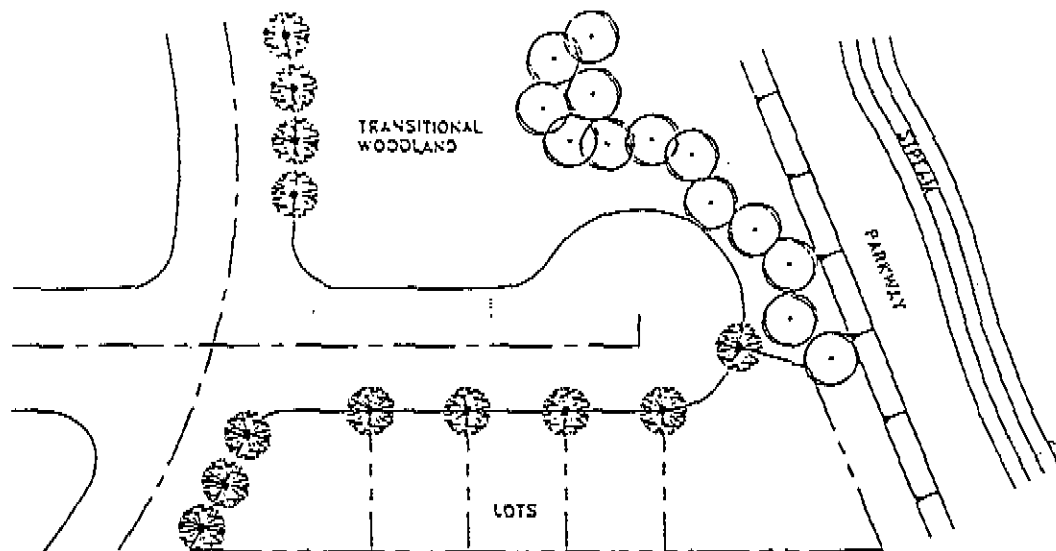


EXHIBIT C

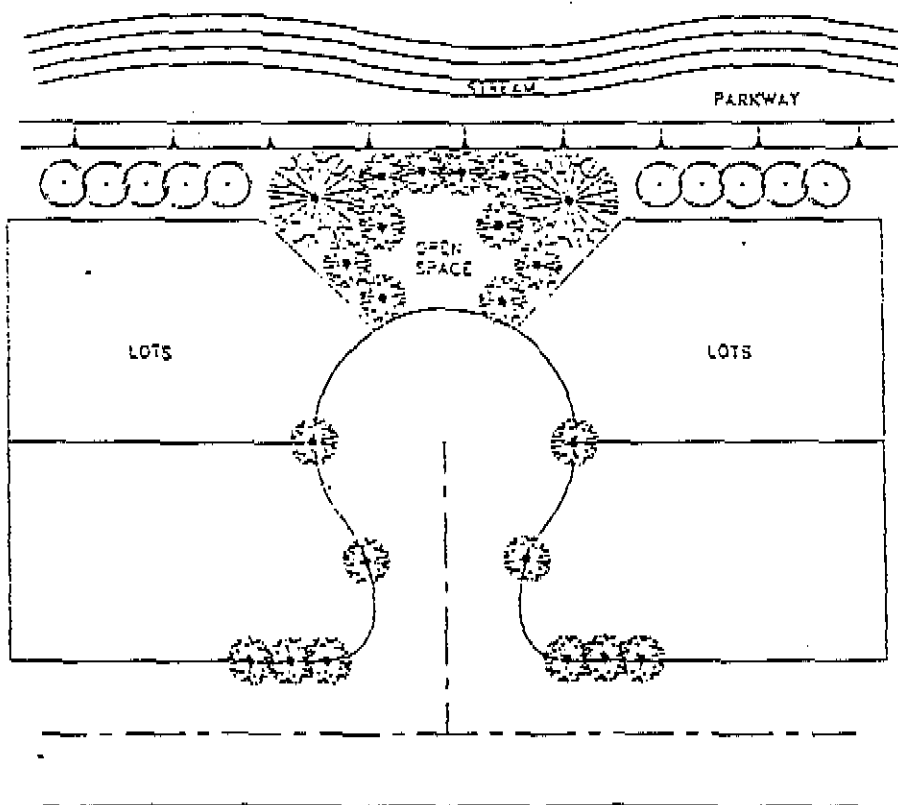


EXHIBIT D

MULTI-FAMILY

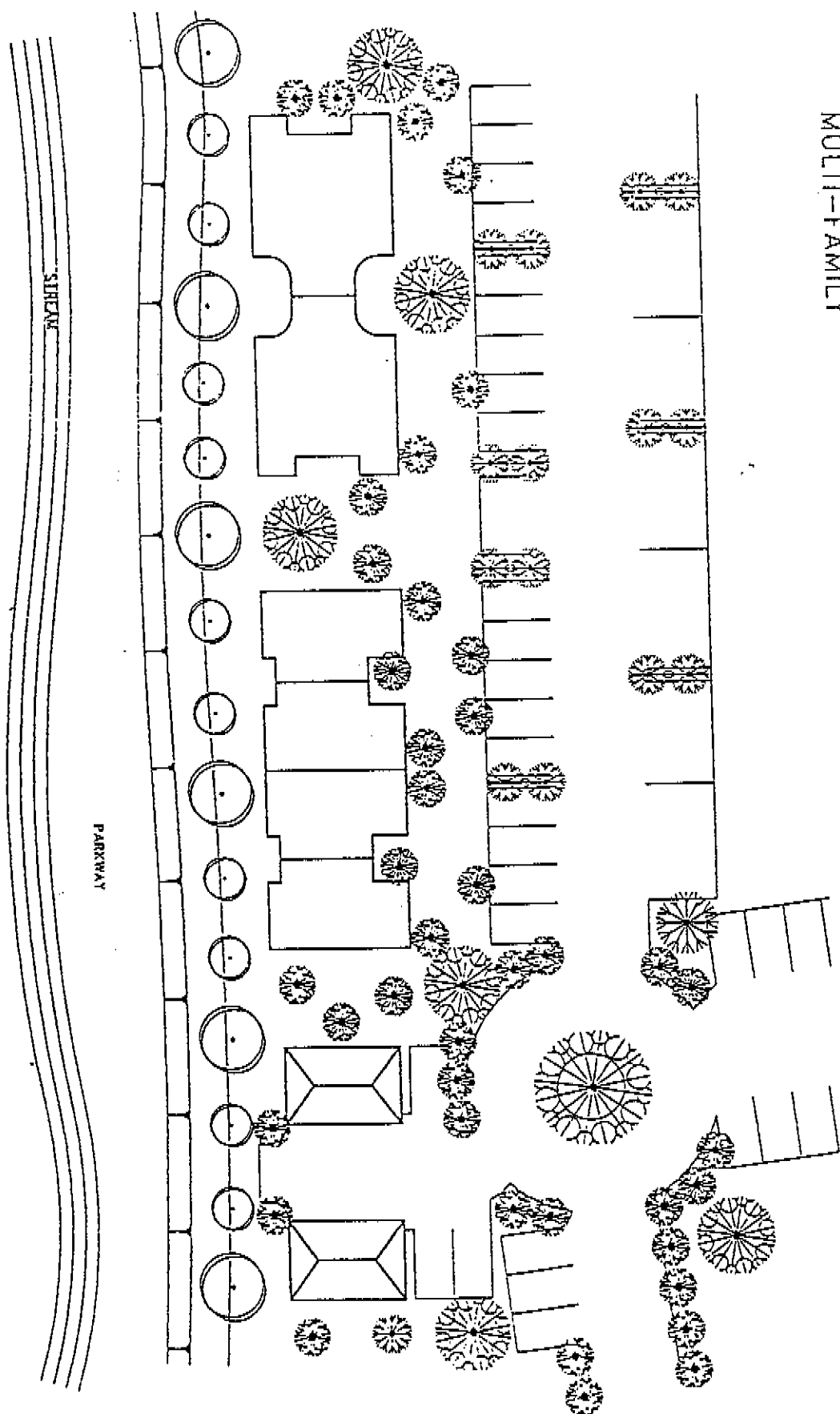


EXHIBIT C