

# Section 3 Community Vision & Form

## 3.1 Project Vision

The Regional University Specific Plan will provide Placer County with a high quality master planned community. The project incorporates two integrated elements—the 600 acre **University** and the 557.5 acre **Community**. Combined, these elements present a unique opportunity to create a dynamic and interactive environment that offers a complementary range of residential, education, employment, retail, service, civic and recreational uses.



The University is founded on the strong need for higher education in the Sacramento Region, and in particular Placer County. The University provides an identity, focus and energy to the surrounding community and presents the potential for a partnership relationship. The Community includes a mix of uses with strong interconnections between neighborhoods, shopping and employment opportunities, education and recreation facilities, pedestrian and non-vehicular accessibility and protection and enhancement of natural resources.

The University and Community are designed to complement each other by maximizing opportunities for social and cultural interaction, transportation innovation, economic benefits, and environmental and educational consciousness.



## **3.2 Community Form**

The Specific Plan consists of five major form components: the University, the University Village, the North and East Residential Villages, the Central Civic Area, the Open Space Network. These components are generally reflected on Exhibit 3-1.

### **3.2.1 The University**

The University campus encompasses the western 600 acres of the Plan Area. The campus location was influenced by the desire to incorporate and preserve the existing riparian and wetland area into the campus and the desire for a self-sustaining, centrally focused campus model. The campus is designed to respond to the students it will serve, yet has been planned to respond to the opportunities of this site.

Exhibit 3-2 depicts the illustrative University form elements, which reflects the preliminary programming for the campus. The program is anticipated to be refined and modified based on the subsequent campus master plan, therefore the following descriptions of the University should be viewed as illustrative only. The primary components of the University are the academic core, the Quad, the Campus Commons, administration, the Student Village, the Athletic Facilities, the faculty housing, the retirement housing and the open space areas. Section 4.6 provides more detail on each component.

The core campus area is located approximately one-quarter mile from the terminus of University Boulevard. The campus will be an easily navigated, pedestrian oriented place. The automobile is limited in its access to the campus, with non-automobile access modes such as bicycle and pedestrian travel encouraged and facilitated.

The campus and its buildings will draw on a classical tradition in their design, while incorporating materials and forms that are appropriate to the unique location and climate. Special attention is given to the indoor-outdoor connection, and the spaces that are created between the buildings— intimate spaces for reflection and individual and small group interaction. Outdoor spaces will pay particular attention to climatic influences—spaces that capture the southern sun in the winter, and other spaces that are sheltered from the summer sun. Buildings are laid out to ease pedestrian travel, utilizing pedestrian arcades. Special attention is given to axial lines that frame vistas and provide orientation. The University meets its own demand for recreation, parks and housing by providing on-campus athletic facilities, student housing and open space.

# Illustrative Community Form Elements

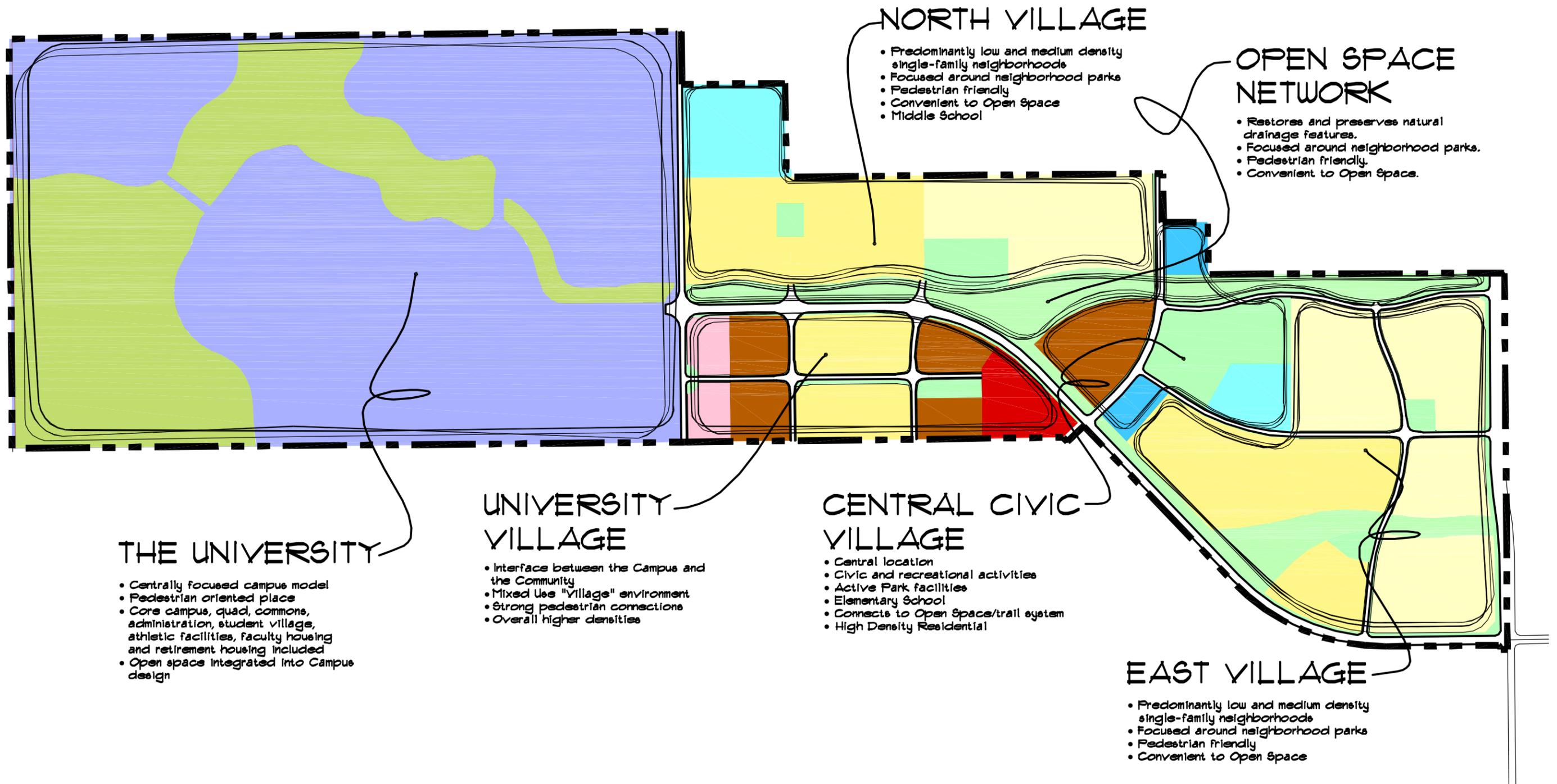


Exhibit 3-1

Illustrative community Form Elements

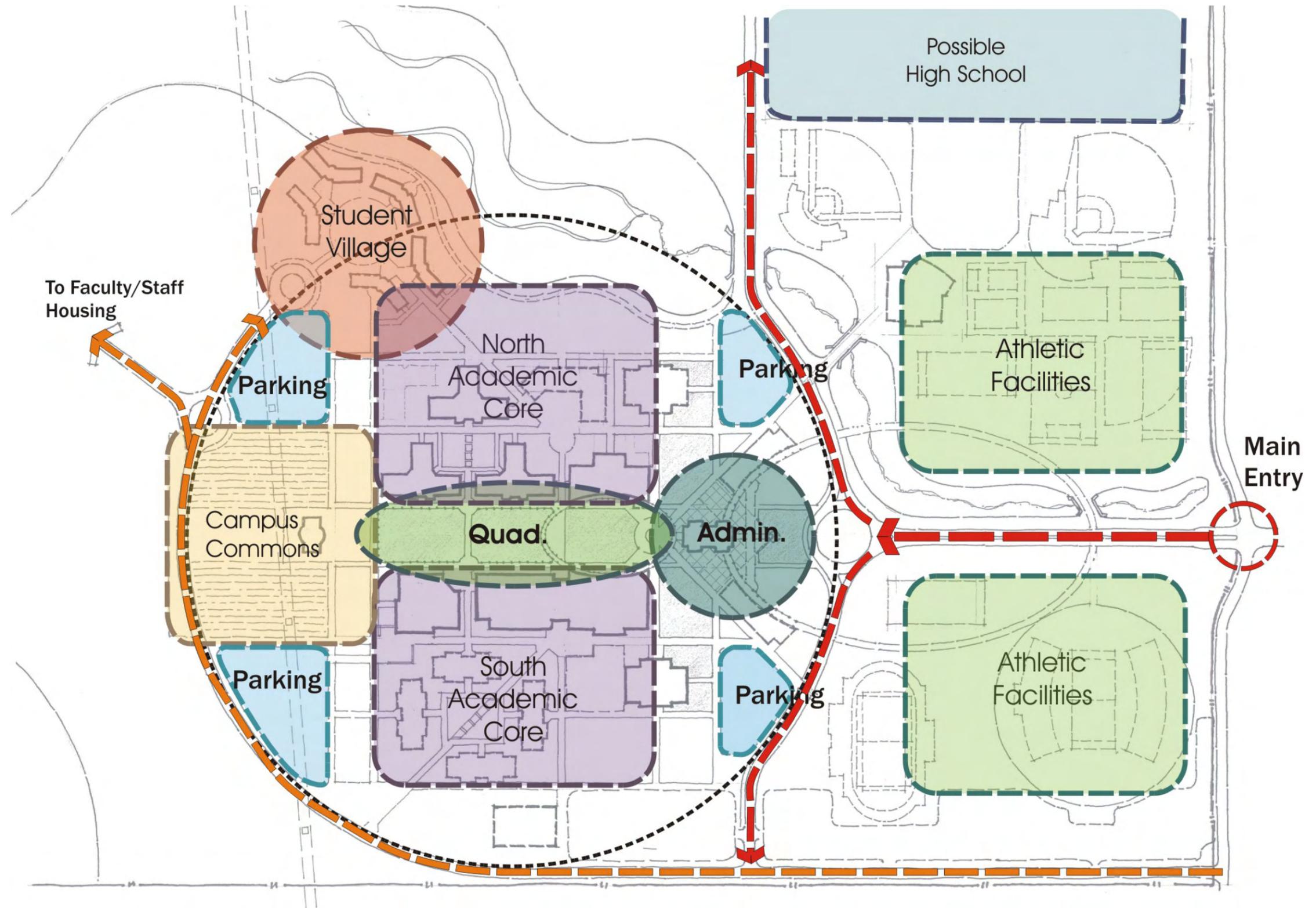
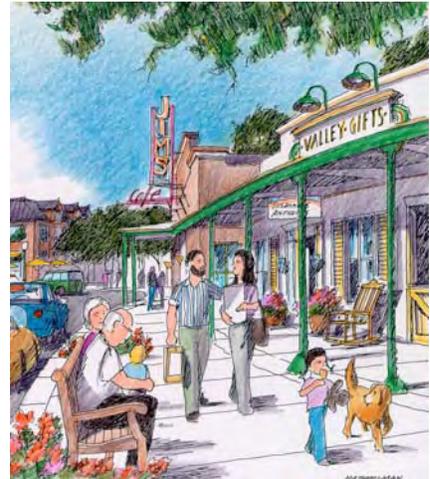


Exhibit 3-2  
Illustrative University Plan

### 3.2.2 The Community

The Community is conceived as a full service community incorporating residential, retail/office, public facilities, parks and open space. The Community is designed to be economically sustainable, environmentally sensitive, and to provide for positive social interaction amongst the community residents and with the University.

Primary elements within the Community include the University Village, the North and East Residential Villages, the Central Civic Area and the Open Space Network.



## ◆ University Village

The University Village is designed to be a traditional small town commercial mixed use area that can serve as an interface between campus and community life. Situated along C Street and 16<sup>th</sup> Street south of University Boulevard, the area is opposite the proposed University athletic stadium, with the core campus less than a quarter mile away. Commercial uses are on the periphery of the



University Village, with a pedestrian oriented commercial mixed-use (CMU) village center fronting the University along 16<sup>th</sup> Street. Second floor (and possibly third floor) uses above the CMU will allow for office and residential uses. A neighborhood community center (CPD) is located at the east end of the University Village, fronting University Boulevard, and central to the entire Plan Area. The two commercial areas are connected with a central street, C Street.

Higher density residential uses border C Street to the north and south, placing the highest density nearest to the commercial uses. A residential mix of high-density apartments and townhomes, medium density row houses and cluster housing is provided within easy walking distance of the commercial area. Units are designed to front on to adjacent streets, with parking clustered behind or accessed from alleyways. The overall average residential density of the University Village is approximately 18 dwelling units per acre.



## ◆ North & East Residential Villages

Residential neighborhoods of low (LDR) and medium (MDR) densities are located in two distinct neighborhoods, the North Village and the East Village. These villages will provide housing of varied types, densities and styles to accommodate a diversity of socio-economic residents. Densities for the LDR



neighborhoods will range from 4 to 7.9 dwelling units per acre and 8 to 15.9 dwelling units per acre for the MDR neighborhoods. The neighborhoods are designed with centrally located parks to serve as focal points and to be easily accessible via non-vehicular modes. A 21-acre middle school site is also located within the North Village. Pedestrian orientation is a focus of the Plan Area, with the fundamental intent of reducing the impact of the automobile on both neighborhoods and the surrounding community.



### ◆ Central Civic Village

The Central Civic Area is located in the geographic center of the Community, and is envisioned as a central hub of civic and recreational activity. The components of the Central Civic Area include a 22.1-acre Community Park, a 10 acre elementary school, a 2.2 acre fire station/sheriff service center, a 2.2 acre public/quasi-public site and a high density residential site. All parcels are located on a greenway system, allowing significant access and visibility to this focal element. The Community Park, along with the other parks in the Plan Area, will help provide for the active recreation needs of the Community.



### ◆ Open Space Network

A major element of the Plan Area is an accessible open space network that will serve to soften the built environment while performing crucial functions. The open space network contains linear open spaces, drainage-ways, greenways and parks to provide for drainage purposes while also



allowing pedestrian and bicycle travel within the Plan Area. The open space network links the residential neighborhoods, schools and parks to the University and the commercial areas. The open space drainage system also provides opportunities for seasonal and riparian habitat. The corridors are designed to pass drainage flows within a meandering channel, creating upland areas for re-vegetation, and to provide for multiple passive and active recreation uses. Trails are provided for pedestrian and bicycle use as well as interpretive trails through the upland areas for activities such as bird watching and photography. The open space network will be an important recreational amenity.

### **3.3 Specific Plan Project Objectives**

The following summarizes the objectives that have guided the planning of the University and Community.

#### **3.3.1 Project Objectives**

**Objective 1:** Establish a well- respected four-year University that will serve Placer County's residents, attract talented students and staff and provide a catalyst for business, cultural and athletic opportunities.

**Objective 2:** Establish a mixed-use Community adjacent to the University which incorporates smart growth principles, and is attractive to residents, employers and commercial service providers.

**Objective 3:** Locate the University and Community to take advantage of:

-Six hundred acres of land provided for the University campus;

-Five hundred fifty seven and a half acres of land provided for the development of the Community, the entire net proceeds of which will fund the University, requiring no taxpayer funds;

-Adjacency to planned development (West Roseville Specific Plan);

-Ability to connect to the future regional transportation and infrastructure system (Watt Avenue, Pleasant Grove Boulevard, Base Line Road and Placer Parkway at Watt Avenue);

**Objective 4:** Ensure that the University and Community are designed as stand-alone projects yet are planned to link to potential future adjacent development.

**Objective 5:** Foster a sense of community and identity throughout the Plan Area by providing distinct neighborhoods with a cohesive design image.

**Objective 6:** Provide a diversity of Community housing opportunities for households of differing income levels, with approximately 3,200 dwelling units, distributed between low density (approximately 20 percent), medium density (approximately 50 percent), and high density residential (approximately 30 percent), with overall densities higher than historically developed in Placer County.

**Objective 7:** Provide on-campus housing opportunities, including residence halls for students, a village of homes for faculty/staff and a retirement housing complex.

**Objective 8:** Promote opportunities for neighborhood interaction and walking by providing diverse architectural styles with porches, multiple street linkages within neighborhoods and to the open space network.

**Objective 9:** Establish the University Village to promote the development of a "place" that serves as a shared activity center for the University and Community, where faculty, students and community residents can come together for retail, business, entertainment and recreation.

**Objective 10:** Provide a Civic Area with parks, school, and public services located central to the Community.

**Objective 11:** Establish a circulation system that encourages pedestrian and bicycle usage by providing wide sidewalks, separated bikeways between neighborhoods and narrow roadways that reduce the dependence on the automobile.

**Objective 12:** Provide open space drainage corridors that accommodate multiple uses, including pedestrian and bicycle linkages to all areas of the Community and University, provide for passive and active recreation uses and conjunctive use for wetland and riparian restoration and preservation, storm water drainage, detention, retention and storm water quality treatment.

**Objective 13:** Provide a comprehensively planned infrastructure system to serve the needs of the University, Community residents and businesses.

**Objective 14:** Provide a phasing and public facilities financing plan to enable the Plan Area to grow in a coordinated and economically feasible manner, while incorporating provisions for the delivery of adequate services and long-term maintenance of facilities.