

3 COMMUNITY FORM & PLANNING PRINCIPLES

3.1 COMMUNITY FORM

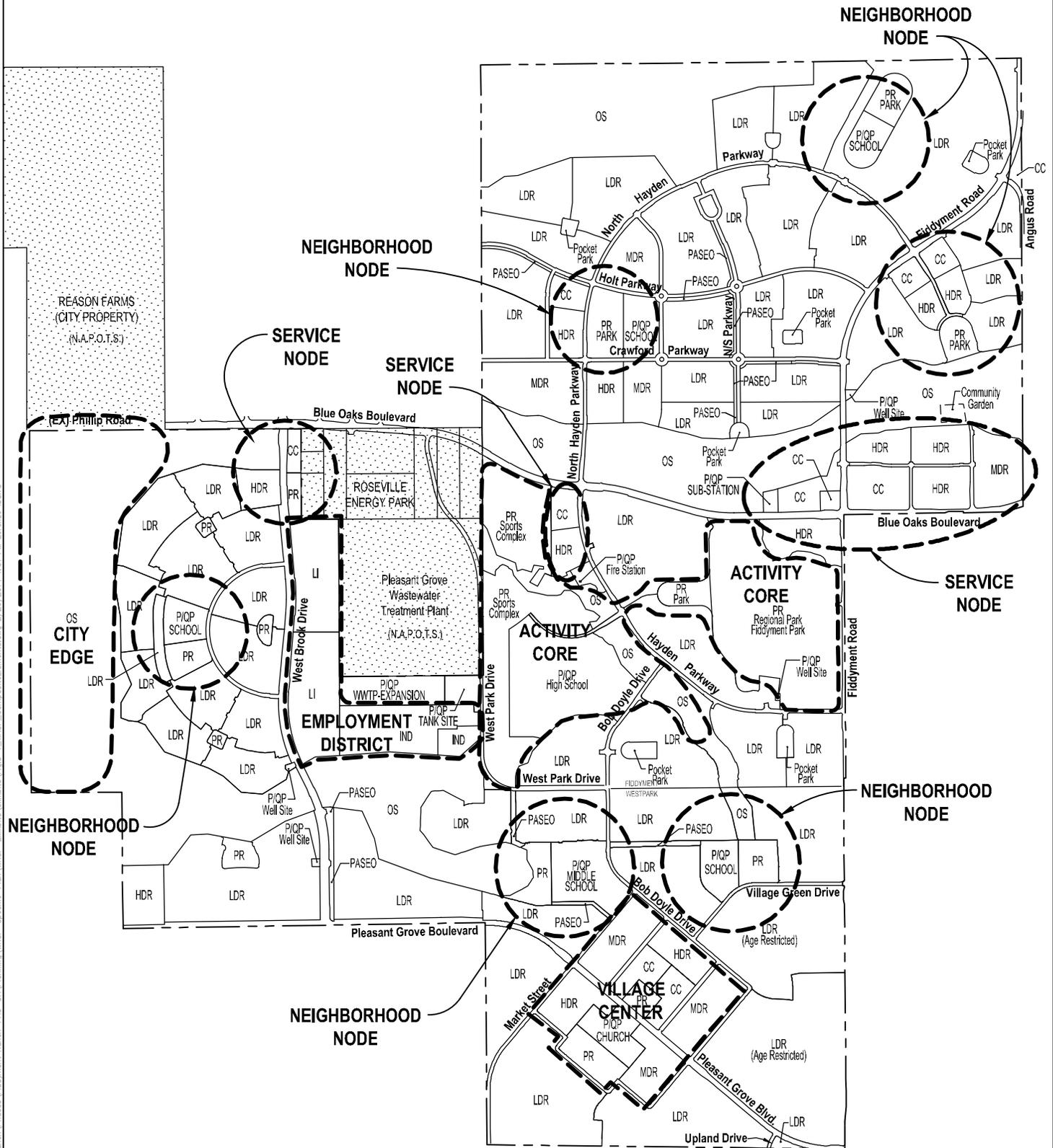
The West Roseville Specific Plan is designed as a residential community supplemented by a mix of support and employment uses. The WRSP balances the various factors that influence the plan to create a master planned community grounded in solid planning principles: one that will be desirable and functional for future residents and businesses, and will provide new opportunities and benefits accessible to all of Roseville.

The Village Center is envisioned as the heart of the WRSP, a destination where residents will meet, shop, eat, recreate, obtain services and socialize.

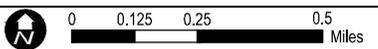
The primary elements that comprise the form of the WRSP land use plan include: the Community Focal Points (Village Center and Activity Core); Residential Neighborhoods; a hierarchy of Service and Neighborhood Nodes; the Employment District; and the City Edge. A composite of the WRSP form elements is reflected on Figure 3-1.



Village Center



Note: Underlying parcel basemap used in this figure is not regularly updated.
Refer to Figure 4-1 for the most up to date parcel basemap.



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□ COMMUNITY FOCAL POINTS

The Village Center and Activity Core are to be a central focus of activity, and will have a highly visible community presence.

Village Center - The Village Center is planned as a unique and diverse mixed-use hub of activities. The Village Center is envisioned as the heart of the WRSP, a destination where residents will meet, shop, eat, recreate, obtain services and socialize. The anticipated mix of uses may include retail, restaurant, service, office, public, theater, church, school, park and high/medium density housing. Emphasis is placed on the pedestrian, rather than the auto, and on consistency with the City's General Plan Pedestrian District level of service policy. The Village Center is modeled towards a traditional urban town center rather than a suburban shopping center.

Activity Core - The City's Regional Sports Park is planned east of the Pleasant Grove Wastewater Treatment Plant, encompassing a portion of the required 1000-foot non-residential buffer. Immediately to the east of the Regional Sports Park is a planned high school site, and further to the east and close by, Fiddymont Park. The central proximity of these facilities, along with the inclusion of multiple vehicular, pedestrian and bicycle connection points, are intended to facilitate accessibility between facilities and to nearby residents. Combined, the park, school and adjacent open space areas generate a distinct central core of active and passive recreation, education, joint use opportunities, and community activity. The Activity Core will draw users from both within and outside the WRSP..

□ RESIDENTIAL NEIGHBORHOODS

Low density single-family residential is the predominant land use within the WRSP, and a defining characteristic of the community. The Residential Neighborhoods surround the Activity Core with approximately 40% of Plan Area units to the north and east of the Activity Core, and 60% to the south and west.

Neighborhoods include a mix of low, medium and high density residential uses consistent with the character of the City. Schools and parks are located in neighborhoods within walking distance of most residences. Medium and high-density residential is incorporated, proximate to services and recreational areas and to provide a separation between single-family residential and more intense land uses.



Residential Neighborhoods

A variety of housing styles similar to that found elsewhere in the City are planned, including affordable housing and designated age restricted neighborhoods.

□ **SERVICE AND NEIGHBORHOOD NODES**

Outside of the Village Center and Activity Core, service uses and community facilities are dispersed throughout the WRSP in a hierarchy of Service and Neighborhood Nodes. The WRSP is designed to create interconnectivity between the various nodes and the surrounding neighborhoods. These linkages include pedestrian and bicycle pathways along adjacent open space, paseos and roadway corridors. In most cases, high-density residential uses have been sited adjacent to or in close proximity to the service nodes.



Service Nodes

Service Nodes – Retail, office and other commercial/service uses are provided in Service Nodes within the WRSP. The Service Nodes consist primarily of commercial centers located along major circulation corridors. In most cases, high-density residential use has been sited adjacent to or in close proximity to the service nodes. One Business Professional parcel has been included that may accommodate small office complexes intended to provide services to Plan Area residents.

Neighborhood Nodes - Located internally within the residential areas, the Neighborhood Nodes generally consist of a park combined with an elementary school. Where feasible, the Neighborhood Nodes are located adjacent and connected to open space areas. The Neighborhood Nodes act as a local activity amenity within each neighborhood. Neighborhood streets are planned to be organized around the nodes to provide easy vehicle and pedestrian access, and to establish the node as the visual center of the neighborhood.

□ EMPLOYMENT DISTRICT

Employment opportunities, consisting of industrial and light industrial uses, are planned to the south and west of the PGWWTP. These uses are intended to provide employment potential within the City. The Employment District has good regional access via Blue Oaks Boulevard, Pleasant Grove Boulevard and West Side Drive, and expands the City's job base and industrial economic development potential. Approximately 5,011 jobs (3,042 of those industrial/light industrial) and 1,969 commercial) are projected within the WRSP. Land uses within the industrial and light industrial area are restricted within the 1,000-foot non-residential buffer to ensure compatibility with the PGWWTP.

□ CITY EDGE

The WRSP represents the planned western extent of development in the City of Roseville. As a result, the Specific Plan has been configured to include a substantial open space buffer (267 acres) along its western edge. In addition to visually defining the western limits of the City, the open space area creates a transition between urban uses in Roseville and uses in unincorporated Placer County. The City Edge open space buffer may accommodate resource preservation/mitigation programs and other City sponsored activities.



City Edge

3.2 PLANNING PRINCIPLES

□ GENERAL:

1. Create a comprehensively planned residential based community balanced by a mix of employment, commercial, business professional, service, recreation, open space, and public uses;
2. Provide a logical and orderly extension of the City of Roseville that is compatible with surrounding land uses, that complements the pattern and intensity of existing development in the City and provides new benefits to the City;
3. Satisfy City policies, regulations and expectations as defined in the General Plan, West Roseville Guiding Principles, City-County MOU, Zoning Ordinance, Improvement and Construction Standards and other applicable plans, documents and programs adopted by the City;
4. Aid the City in meeting its recognized obligation to accommodate a percentage of future population growth in the region by increasing the residential holding capacity by 8,460 residential units in an area identified in the City's feasibility analyses as feasible for such development;
5. Ensure compatibility with the adjacent Pleasant Grove Wastewater Treatment Plant and other potential future intensive public uses, including the proposed Roseville Energy Park, through inclusion of appropriate uses within the 1000 foot non-residential buffer area around the plant; and
6. Offer a low-density age-restricted community as a component to the WRSP to compliment the age-restricted community in the Del Webb Specific Plan and to respond to the market preferences and needs of senior adults as they relate to type, size, cost of housing, and recreational and social amenities.

□ USES AND FORM:

7. Shape a physical form and character of development that is functional and creates a sense of place that will:
 - a. Establish an identifiable western edge of the City of Roseville through inclusion of contiguous permanent open space areas;
 - b. Enhance Roseville's supply of and reputation for quality housing that provides a diversity of housing opportunities available to residents from a wide range of economic levels and all stages of life;
 - c. Organize neighborhoods to be identifiable, walkable and to incorporate gathering places, such as parks and schools, for neighborhood activities and interaction;

- d. Encourage the concentration of recreation, education, service, public and community activities, as focal points of the community including:
 - Development of a mixed use Village Center that incorporates “Smart Growth” principles and that is modeled as a traditional hub of services, activity and people gathering;
 - Creation of a central Activity Core that includes two regional parks (Regional Sports Park and Fiddymont Park) and a high school; and
 - Provision of adequate school facilities to serve students generated in the WRSP.
- e. Expand the City’s employment base through the inclusion of commercial, industrial, light industrial and business professional uses; and
- f. Balance development with resource protection, including preservation of cultural resources, significant creek corridors, sensitive habitat, oak woodlands and wetlands in interconnected permanent open space.

☐ INFRASTRUCTURE AND SERVICES:

- 8. Provide a safe and efficient circulation system that interconnects uses and provides opportunities for alternate transportation options;
- 9. Create an interconnected Class 1 bikeway system that links the Plan Area with the rest of the City as well as residential neighborhoods, open space, parks, schools, service and activity areas;
- 10. Ensure that the WRSP development pattern and circulation system do not preclude an alignment for proposed Placer Parkway; and
- 11. Provide and maintain services and infrastructure that satisfy City standards, integrate with existing and planned facilities and connections, consider potential development in the remainder of the City-County MOU area, and do not diminish services to existing residents of the City.

☐ IMPLEMENTATION:

- 12. Ensure that the WRSP includes a mix of uses and facilities that are fiscally feasible and implement funding mechanisms to avoid negative impacts to the City’s General Fund;
- 13. Phase development to link the provision of services with the timing of development to respond to the short-term buildout of residential land use inventory in the City and to accommodate projected long-term residential market demand.

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