



DESIGN GUIDELINES

SECTION 1 - VISION + INTRODUCTION

The Central District (primarily Folsom Ranch) will be the heart of the new community and its layout embodies the design principle of mixed compatible uses, developed as a compact pattern with access to alternative transportation modes. Consistent with the concept of interconnected streets, much of the road plan of Folsom Ranch, particularly in the Town Center, is based on a non-traditional orthogonal system of "Complete Streets" featuring short blocks to slow traffic and provide multiple routes for pedestrian travel. Key design features of Folsom Ranch include the mixed-use Town Center, the regional transit corridor that traverses much of the Ranch, mixed-use neighborhood centers, community and neighborhood parks, schools, and an extensive open space system. Folsom Ranch offers a highly diversified mix of commercial, residential, public and open public uses that will provide residents with multiple housing choices, job opportunities, and convenient access to schools and recreation.

When completed, Folsom Ranch will provide over 4,000 housing units, approximately 100,000 square feet of commercial space, three elementary schools and one combined middle-high school, a 2.6-acre community park, five neighborhood parks, a town center and entertainment district, and an extensive open space system with cycling and walking trails (refer to Table 1.1).

Category	Area (sq ft)	Area (ac)	Area (mi ²)
Residential	1,000,000	23.0	0.8
Commercial	100,000	2.3	0.08
Public	100,000	2.3	0.08
Open Space	1,000,000	23.0	0.8
Total	3,000,000	68.6	2.56

Figure 1.3 - Folsom Ranch boundary and land use plan



Project 1 Design Guidelines

VISION AND INTRODUCTION

Project 1 Design Guidelines

MOBILITY

MOVIDA DESERT DUNES DESIGN GUIDELINES

2. Architectural Design Guidelines

Project 1 Design Guidelines

PRINCIPALS

Project 1 Design Guidelines

PEDESTRIAN REALM

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3. Landscape Architectural Guidelines

3.1.4 Plant Palette

The plant list for this project was developed to reinforce the community theme. Many plants on this list are considered low water and drought tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form. The intent of these guidelines is to provide a simple plant palette which complements and enhances the thematic setting for the community. In addition, these plant palettes have been selected for their appropriateness to climatic conditions, soil conditions and conservancy, maintenance and water conservation.

Project 1 Design Guidelines

HISTORIC

Project 1 Design Guidelines

ARCHITECTURAL DESIGN GUIDELINES

MOVIDA DESERT DUNES DESIGN GUIDELINES

3. Landscape Architectural Guidelines

3.1.3 Park Monumentation

Park Monumentation will identify park and recreation spaces throughout MoVIDA. The design of the monumentation is similar to the Primary Neighborhood Monumentation, but will be constructed at a smaller scale. A laser-cut/waterfall corten steel panel with the park name installed on a natural stone wall with optional gabion mesh over natural stone will identify the park spaces. Park monumentation will be located where most visible and away a minimum of 10' from back of roadway and handbase. Park monumentation will incorporate the MoVIDA Community logo.

Trailhead Marker

Trailhead Markers are located at points where a trail connects to a roadway or intersection. These wayfinding indicators have a design element that matches the community monumentation. The Trailhead Markers are a simpler design at a smaller scale. They are compatible with their surroundings and aesthetically pleasing. Trailhead markers will be located at key trailhead areas for directional purposes and located a minimum of 10' from any handicapped walkways.

3.1.4 Lighting

The site furnishings and lighting shall be made of natural materials/elements that can be tied to the color and texture of the proposed monumentation, walls/fences and architecture.

- Lighting shall incorporate the latest technology.
- Use of low energy technology where possible is recommended.

Project 1 Design Guidelines

SITE PLANNING DESIGN GUIDELINES

Project 1 Design Guidelines

LANDSCAPE DESIGN GUIDELINES