

SECTION 5. LAND USE FRAMEWORK AND PLAN

The goal of Liberty is to create a walkable and bikeable community that fosters bonding through daily social interactions. Applying the principles of timeless community design combined with contemporary lifestyle demands will help form the setting that results in Liberty, purely community. This section first describes the framework upon which the Specific Plan is based and then describes the Land Use Plan that will, in combination with the detailed guidance and standards in Section 6, Section 9, Section 10, and Section 11, implement the vision of the Specific Plan.

5.1 LAND USE FRAMEWORK

Good design is determined by community identity, the sense of place, and by economic, social, and environmental sustainability. These building blocks are woven throughout Liberty. A high quality, cohesive design concept has been developed to create a strong community image for Liberty. This will be accomplished through the coordinated application of appropriate planning, architectural design, wayfinding and placemaking, and landscape elements. In addition, a set of design standards are a part of the Liberty Specific Plan. These standards include design requirements to guide development and maintain an overall sense of continuity and density integrity. Implementation of these design standards will:

- Establish a high aesthetic quality for Liberty by providing specific design standards;
- Ensure compatibility (connectivity between developments. No two-story next to existing one story, keeping several oak trees, adding additional parks between Liberty and the existing residential neighborhoods to the north, south, and west of the project site;
- Direct the form and character of architecture. Any builder will need to adhere to the design standards;
- Enhance the community's amenities via parks, trail and roadway connectivity, reorient the NC-10 stormwater retrain basin and allow for walking recreation around it. Community Park, improving the safety of Davis Road and adding a Class 1 bike and pedestrian and bike trail with connectivity from CBLT to The Southport levee trail;
- Remain flexible to respond to evolving conditions including changes in lifestyles, buyer tastes, economic conditions, community desire, and the marketplace; and
- Provide flexibility for innovative and creative design solutions that respond to market trends.

5.1.1 COMMUNITY IDENTITY

The success of livable communities depends on two important factors. First is the establishment of the overall aesthetic character, the definition of physical spaces and their uses. Second is a little more abstract, but equally important. In order for people to feel part of a community, they must become active within it and be passionate about the lifestyle it offers. They must have positive experiences within the community that help them form attachments, not only to the place itself, but also to the human relationships they make there. It is these feelings of place, attachment, and friendship that create a strong sense of community. Physical design is critical because it is the stage that either encourages or discourages the social interactions necessary for developing feelings of belonging. Liberty has been designed to ensure the spaces within it will enhance community amenities, functional, and will encourage sociability.

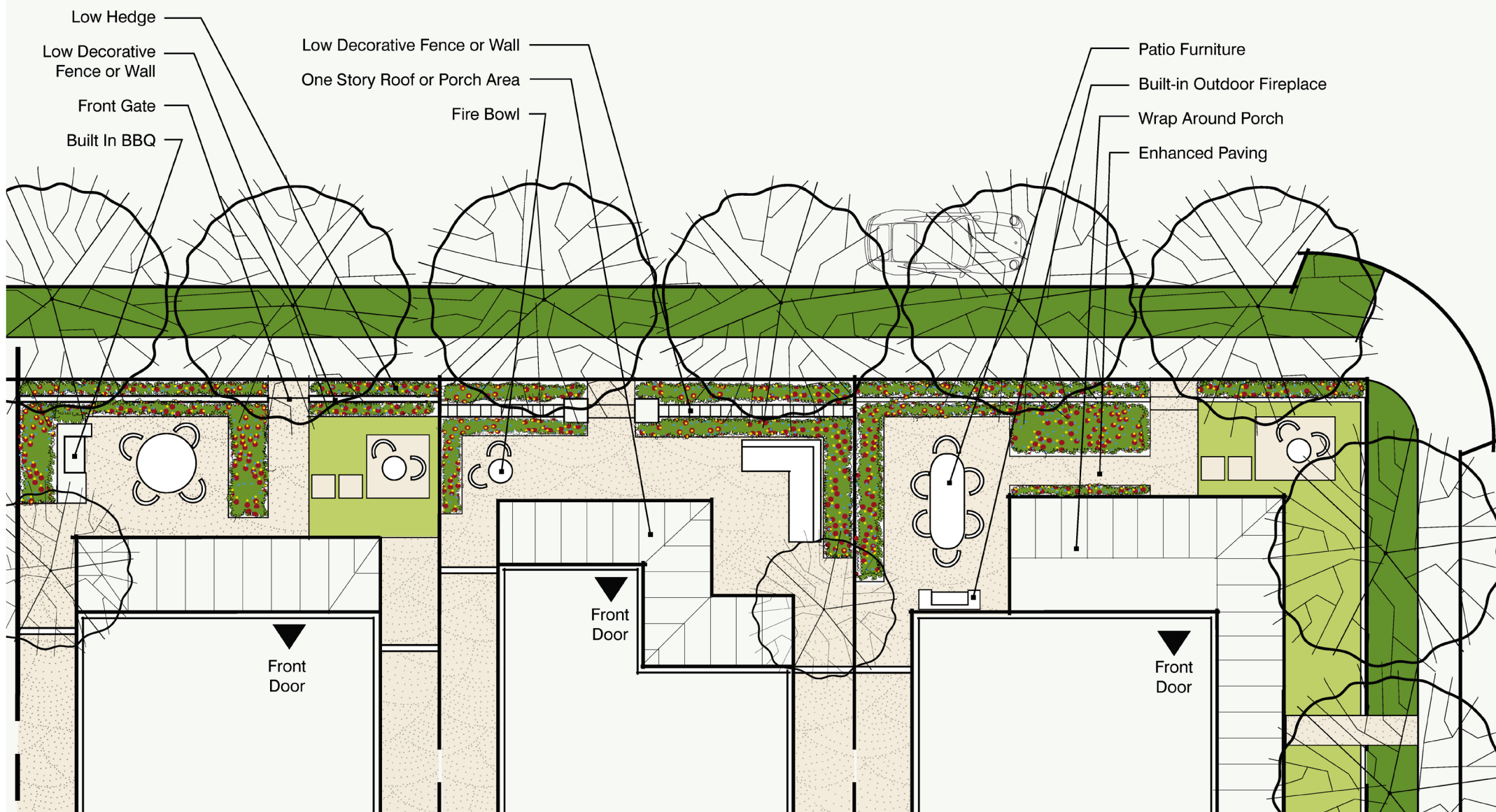
The overall aesthetic character of Liberty consists of farmhouse interpretive and contemporary cottage architectural styles that reflect the vernacular of West Sacramento's and Sacramento's historic residential neighborhoods. A balance of housing diversity, preservation of green space and sensitive habitat areas, and the use of green building and maintenance practices create a well-rounded, sustainable community. The mix of residential land uses, and housing options provides for a diverse population sufficient to support community services, making the community more economically viable. Within Liberty, homes have been clustered around parks in order to preserve Liberty's existing trees and community green space.

5.1.2 WALKABILITY/BIKEABILITY

Liberty is a walkable and bikeable community by design, focused on the pedestrian experience rather than the automobile. The automobile is sequestered in the integrated alley for a majority of the homes within Liberty. This frees up the front of the home for a strong architectural elevation from the public street and greenbelt. Residents of Liberty will live within close distance of community meeting places and destinations. These places provide a variety of opportunities for residents to gather and interact through everyday activities like walking the dog, jogging, enjoying a sandwich at the local deli, playing with the kids at the park, or taking an evening stroll or bike ride to a local restaurant for dinner. In addition to proximity to destinations and meeting places, Liberty is specifically designed to create pleasant walking and biking experiences. Streets with large parkways, stately street trees, extensive walking and biking trails, and active street scenes without garage doors and driveway aprons filled with parked cars all add to the pedestrian experience and create a truly walkable and bikeable community. In Liberty, livable front yards play a key role in creating active street scenes. Livable front yards replace garage doors and large driveways (garage forward architecture) with active spaces like patios, porches, barbecues, trellises, and entertaining areas. The environmental and social benefits of walkable and bikeable communities are extensive. Walkable and bikeable communities support better air quality through reducing the number and length of vehicle trips, support healthier lifestyles by encouraging physical activity, and bring people out of their homes and cars into public spaces where they will likely be more social and begin to develop strong feelings of community identity. Liberty is not a scattered development pattern of urban sprawl, but rather a well-designed compact development where community identity, sense of place, and economic, social, and environmental sustainability are the driving design philosophies.

5.1.3 LIBERTY LOOP

The main unifying neighborhood design element in Liberty's site plan is Liberty Loop, which serves as a clear and easy way to navigate the community. Liberty Loop includes a Class 1 bike path that is 12 feet wide with a greenbelt buffer separating it from vehicular lanes. A variety of transportation modes are accommodated on the Loop including bicycles and pedestrians. The Loop is a unifying and organized wayfinding system within the central core of Liberty. The homes facing the Loop will have garage access from integrated alleys with front doors facing the Loop. The few homes that have direct vehicle access from Liberty Loop will be designed with garages toward the rear or middle of the residential lots. Examples of safe crossings on key corners, livable front yards, and the multi-purpose trail are shown on Exhibit 5-2, Liberty Loop Greenbelt. The selection of plant material in the Liberty Loop Greenbelt will be done in conjunction with the City of West Sacramento. The Community Facilities District (CFD) will maintain the two (2) feet of landscape next to the multipurpose trail.



EXH 5-1 LIVABLE FRONT YARDS

Summary

Liberty is designed with livable front yards which may include porches, built-in BBQ's, dining areas, porch swings, patio furniture, outdoor fireplaces, fire bowls, enhanced paving, lighting, etc.

Designing the front yards as active spaces encourage residents to spend more time in the front yard where they are more likely to meet and get to know their neighbors. Additionally, activity in the front yard creates natural surveillance of parks, greenbelts, and streets.

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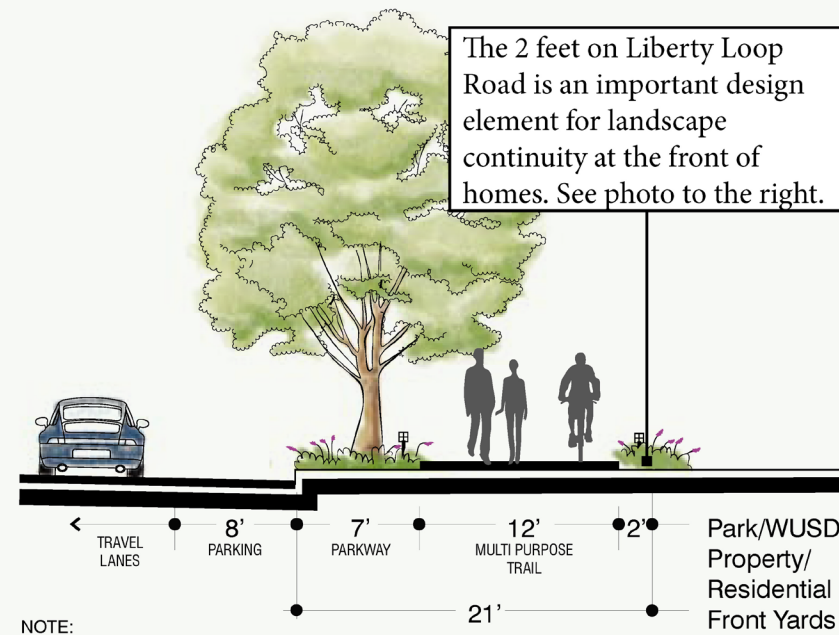


EXH 5-2 LIBERTY LOOP GREENBELT

Summary

The 1.7-mile Liberty Loop parkway ties the community together. Generous parkways allow for large canopy street trees. A 12-foot wide multi-purpose Class 1 bike path encourages running, walking, and bicycling around the loop. Enhanced intersection crossing provide safety at key intersections, including those leading to the WUSD Property.

Livable front yards activate Liberty Loop, encouraging community interaction and create natural surveillance.



It is important to note that while these graphics provide detailed street aerial and section views, the Vesting Tentative Subdivision Map will take precedent on the overall design.

Key Map



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5.2 LAND USE PLAN

The land use regulatory content of the Liberty Specific Plan is presented at two levels of detail. This section describes the broad land use designations that the City will use for general evaluation of consistency of proposed development projects with the Specific Plan. Section 9 provides detailed guidance for more refined development types that nest within the broader land use designations. Exhibit 5-3, Liberty Specific Plan – Land Use Plan, shows the broad land use designations, and Table 5-1 summarizes these designations, including their relationships to the land use designations in the City’s General Plan and the more detailed development types described in Section 8. As shown in Exhibit 5-3 and Table 5-1, this includes three residential designations (Single-Family Detached, Single-Family Attached, Multi-Family), one commercial designation (Neighborhood Commercial), two parks and recreation designations (Recreation and Parks, The Commons), and Public-Quasi Public. The residential designations are broader than, but generally consistent with, those used in the City’s General Plan.

The Land Use Plan is designed to accommodate 1,503 dwelling units within the residentially designated areas and up to 10,000 square feet of neighborhood commercial and office space in the Neighborhood Commercial area. The Commons will support private recreational amenities, while the Recreation and Park designation will support a variety of public community, neighborhood, and pocket parks, as well as greenbelts and trails.

TABLE 5-1: LAND USE DESIGNATIONS

Land Use Designation	Net Acres*	% of Net	Density/ Intensity**	Consistent General Plan Designations***	Related Housing Types****
Single-Family Detached (SFD)	143.9	58.2%	1 to 12 du/ac	Low-Density (LR) Medium-Density (MR)	Single-Family Detached (Estate, Wide & Shallow, Front Load, Alley Load, Paseo)
Single-Family Attached (SFA)	13.5	5.5%	12 to 20 du/ac	Medium High-Density (MHR)	Duplex Triplex
Multi-Family (MF)	10.9	4.4%	20 to 50 du/ac	High-Density (HR)	Apartments Senior Apartments Condominiums Townhomes
Neighborhood Commercial (NC)	0.7	0.3%	0.25 to 0.50 FAR	Commercial (C)	N/A
The Commons (TC)	2.8	1.1%	Max 0.20 FAR	Recreation and Parks (RP)	N/A
Recreation and Parks (RP)	49.8	20.1%	Max 0.20 FAR	Recreation and Parks (RP)	N/A
Public/Quasi-Public (PQP)	25.6	10.4%	Max 0.50 FAR	Public/Quasi-Public (PQP)	N/A
Total	247.5	100.0%			

* Excludes roadways, which account for approximately 94.8 acres and are not assigned a land use designation.

** Density/Intensity ranges per gross acre.

*** For illustrative purposes only. The descriptions in this Section and the development standards in Section 9 are the controlling regulations for the Liberty area.

**** See Section 9 for development standards associated with each housing type.

5.2.1 RESIDENTIAL DESIGNATIONS

The community fabric of Liberty is made up of homes built on a variety of residential lots, ranging from smaller residential lots located in the center of the community to larger residential lots located along the edges of the community adjacent to the existing residential developments. The majority of Liberty contains detached residential products, with the attached residential products generally located in the interior of the project site.

5.2.1.1 SINGLE-FAMILY DETACHED (SFD)

This designation permits a wide range of detached single-family homes and lot sizes, from large estate homes on large lots to alley-loaded small lots. In keeping with the village concept established by the Southport Framework Plan and reflected in the City's General Plan, the Land Use Plan establishes a development pattern with more intensive uses in the center of the Liberty community, with a gradual transition to lower intensity uses on the periphery of the community. This includes the placement of Estate Lots in areas adjacent to existing very-low-density residential neighborhoods. Estate Lots will accommodate single-family detached units on 1/5-acre to 9/10-acre properties. There are four locations in Liberty that are designated for Estate Lots. The southernmost is along Davis Road, where new Estate Lot homes will complement the existing rural residential homes to the south. All vehicular access to these homes will be from within Liberty through shared driveways, as shown on Exhibit 5-4, Estate Lot Plan. A second group of Estate Lots is located at the northern edge of the community, south of Tamarack Road. The third group of Estate Lots consists of a gated enclave in the northeastern corner of the Liberty community which consists of 37 lots, 4 of which are lots that are a half-acre or larger and the remaining 33 of which are lots that are less than half an acre. The half-acre or larger lots back-up to the existing Bastone Court residential lots and closely match their lot width to seamlessly integrate urban fabrics. The fourth group of 23 Estate Lots is located along the western boundary of Liberty, directly adjacent to the CBLT. The lots are oriented with their frontages facing Bladen Street, while their rear property lines border a 30-foot-wide drainage easement runs parallel to the CBLT, serving as a buffer between the trail and the rear of the lots. A visually permeable view fence, as depicted in Exhibit 10-35, Wall and Fence Examples, will be installed along the rear boundary of each lot to delineate private property from the drainage easement and maintain an open aesthetic toward the trail.

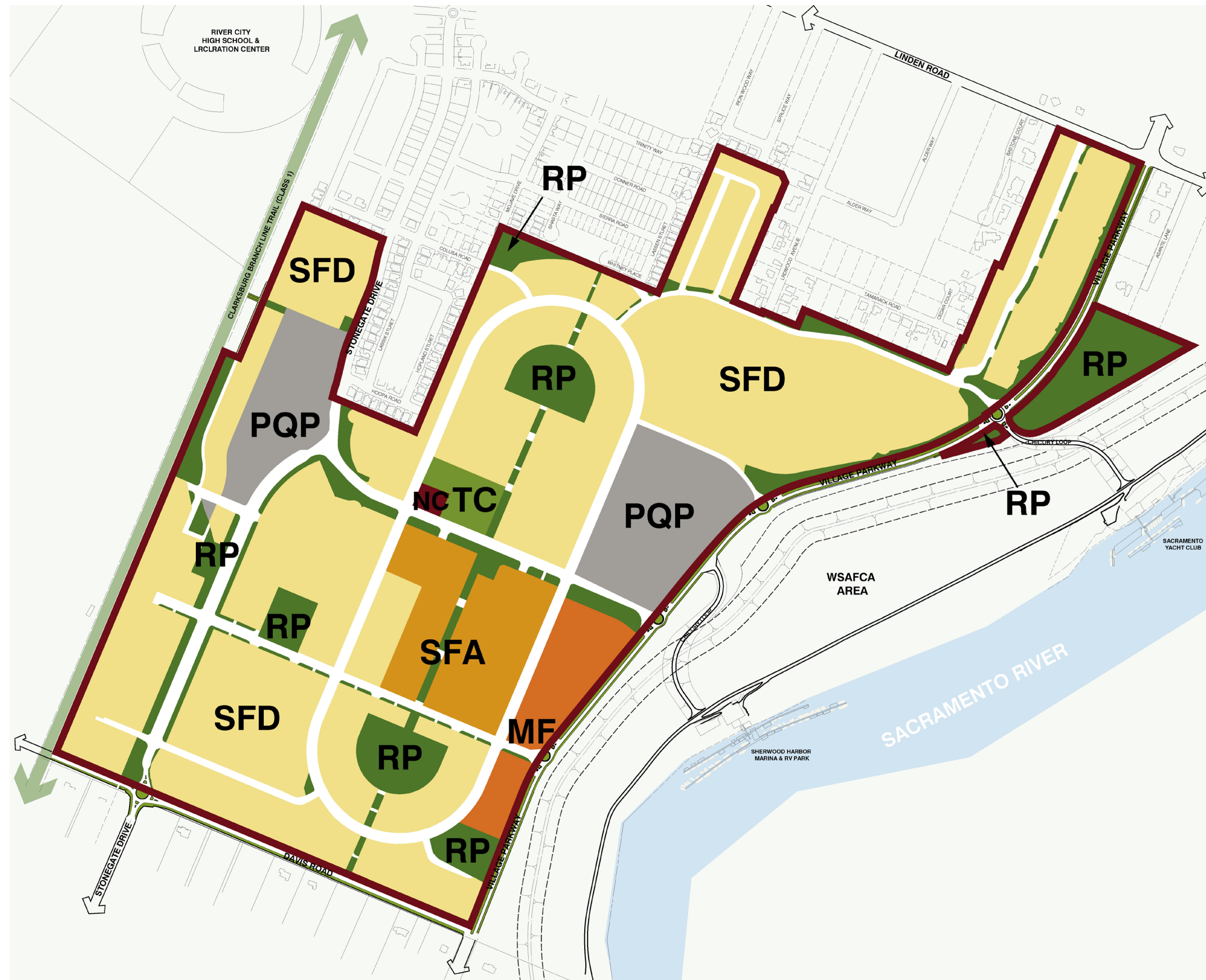
The development standards for the various single-family detached development types are described in Section 9.2 and the uses permitted under each of these types are listed in Sections 9.3.1.1 through 9.3.1.7. The architectural design standards for single-family detached uses are explained in Section 9.

5.2.1.2 SINGLE-FAMILY ATTACHED (SFA)

This designation permits single family for-sale homes that have at least one common wall attached to the other. These products are on smaller lots and can be duplexes, triplexes, or other similar attached products. These lots allow accessory dwelling units (ADUs) per state law and encourage three living levels, livable front yards, rooftop decks, and front doors that face streets, open spaces, trails, and parks. The development standards for the single-family attached development types are described in Section 9.2 and the uses permitted under each of these types are listed in Sections 9.3.2.1 (Duplexes) and 9.3.2.2 (Triplexes). The architectural design standards for single-family attached uses are explained in Section 9.

5.2.1.3 MULTI-FAMILY (MF)

This designation is intended for apartments, condominiums, and townhomes, with heights ranging up to 5 stories. This includes both market-rate and affordable housing. As described in Section 1.5.3.2 of this Plan, the affordable component will contribute to addressing the City's commitment to complying with the State's affordable housing requirements. The development standards for multi-family development types are described in Section 9.2 and the uses permitted are listed in Sections 9.3.3.1 and 9.3.3.2. The architectural design standards for multi-family uses are explained in Section 9.



EXH 5-3 LIBERTY SPECIFIC PLAN LAND USE PLAN

Summary

SFD Single Family Detached
This land use covers a wide range of detached single-family homes and lot sizes, from large estate homes on large lots to alley-loaded small lots with exclusive right of use easements. These lots allow Accessory Dwelling Units (ADUs) per state law and encourage livable front yards, roof top decks, and front doors that faces open spaces, trails, and parks.

SFA Single Family Attached
This land use covers single family for-sale homes that have at least one common wall attached to the other. These products are on smaller lots and can be a duplex, triplex, or other similar attached product. They can have exclusive right of use easements, be a condominium or fee simple land. These lots allow Accessory Dwelling Units (ADUs) per state law and encourage 3-living levels, livable front yards, roof top decks, and front doors that faces open spaces, trails, and parks.

MF Multi-Family Residential
This land use is intended for Seniors, Apartments, Condominium, and Townhomes and Affordable Housing. These homes can go up to 5 stories.

PQP Public-Quasi Public
This land use includes both the Detention Basin and the WUSD Property.

NC Neighborhood Commercial
The property has up to 10,000 SF of neighborhood commercial use. Builder design studios and offices may be used as interim uses until the community is built out.

TC The Commons
The Commons is centrally located and provide recreational uses, a club house, pools, spa area, meeting rooms, events, indoor and outdoor kitchens, information center for Liberty and other associated uses.

RP Recreation and Parks
Greenbelts, trails, and parks are distributed throughout Liberty. A Community Park is incorporated in the northeast corner of Liberty.

NOTE:

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EXH 5-4 ESTATE LOT PLAN

Summary

The thirteen 200' wide Liberty 1/2 acre Estate Lots along Davis Road complement the thirteen existing low density residential lots on the south side of Davis Road.

The Davis Road right of way includes the 12' multi-purpose trail. A 6' tall solid fence is designed along the Estate Lot property line and an agrarian themed three rail (view) fence will separate the 12' trail. Large canopy oak trees planted in residential back yards will enhance the street scene and add to the rural agrarian feel.

Additional 31 Estate Lots

8 additional Estate Lots are planned along Liberty's northern boundary, and 23 Estate Lots are planned along the western boundary near the CBLT. These designs aim to preserve existing trees and complement the neighboring large lots.

Gated Estate Lots

37 gated Estate Lots are planned in the northeast corner of Liberty, at the intersection of Linden Road and Village Parkway. These Estate Lots will range from 1/4 acre to 9/10 acre.

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Estate Lots Layout

- All vehicular access is taken from within Liberty
- Public integrated alley access with hammer head turn around
- Deeply set garages or side access garages minimize garage presence along Liberty streets
- 6' high solid Estate Lot property fence along the 12' trail
- 25' Minimum rear building setback
- Large canopy oak trees along Davis Rd
- Only thirteen approximately 200' wide lots planned along Davis Rd to complement the existing thirteen lots located south of Davis Rd

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5.2.2 NON-RESIDENTIAL DESIGNATIONS

5.2.2.1 NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial designation permits retail and office space centrally located within Liberty to meet the daily needs of residents. Exhibit 5-5, Neighborhood Commercial Retail, depicts how the NC-designated property could develop, while Section 9.3.4.1 describes permitted uses and Section 9 outlines the architectural design standards for the property.

5.2.2.2 THE COMMONS (TC)

This designation is intended to accommodate the development of centrally located private recreational amenities for Liberty residents. As further detailed in Sections 9.3.4.2 and 10.6.3, amenities may include pools, spas, event spaces (inside and out), shade structures, active play areas for children, outdoor kitchen, indoor recreational facilities, and restrooms. The Commons will also contain a dog park and picnic area open to the public, as well as the Liberty Orchard, which will provide healthy, locally grown produce for residents and visitors. Architectural examples for The Commons are depicted in Exhibit 11-9.

5.2.2.3 RECREATION AND PARKS (RP)

This designation accommodates the full range of parks, recreation, and leisure opportunities anticipated within Liberty. This includes greenbelts, trails, and neighborhood and pocket parks, as well as a community park. The amenities within the parks and greenbelts/trails shall provide a diversity of experiences, promote a healthy lifestyle, educate, and demonstrate environmentally appropriate landscaping, all of which will enhance Liberty's overall value to the greater West Sacramento community. The proximity of the various amenities to the residential areas is intended to increase the usability of each park and trail and create unity, identity, and ownership. While amenities have been contemplated for each park within Liberty, these are intended to serve as transitional elements between the anticipated needs of the community and the actual needs once people begin to live within Liberty.

Community Park

A 9-acre public community park (Sports and Recreation Community Park) is proposed in the northeast corner of the Specific Plan, as shown conceptually in Exhibit 5-6, Conceptual Sports & Recreation Community Park Schematic. The Sports and Recreation Community Park is conceptually designed to contain three baseball and soccer fields with LED night lighting, picnic pavilion, concession stand, restrooms, and a dog park. The Sports & Recreation Community Park is categorized as a community park. The City will determine precise design of the park and its facilities as development of Liberty proceeds and demand warrants construction. At that point, further environmental review may be required.

Parks and Greenbelts / Trails

Neighborhood and pocket parks and greenbelts/trails, as shown on Exhibit 5-7, Public Parks & Greenbelts Plan, and Exhibit 5-8, Public Trails Plan, are designed at strategic locations throughout Liberty. These spaces are surrounded by homes facing each green space with porches and lawns complementing the larger open area. Garages are located in the integrated alleys and Paseo driveways to avoid interrupting sidewalks and trails. In concert with CPTED principles, children become visible from the front yards and are easily

monitored from the homes and streets surrounding the parks. Preservation of existing trees within these parks was a major factor in determining some of the park locations (see Exhibit 10-7, Tree Preservation Plan).

5.2.2.4 PUBLIC/QUASI-PUBLIC (PQP)

This designation applies to two areas: the NC-10 Stormwater Detention Basin and the Washington Unified School District's Bees Lakes Property. The PQP designation anticipates the area shown as the Stormwater Detention Basin will be used only for that purpose, as described in Section 1.5.3.10 and detailed in Section 8.3.5. Similarly, the PQP designation on the WUSD property will allow only school-related uses; any future plans for this property are subject to the jurisdiction of WUSD.

EXH 5-5 NEIGHBORHOOD COMMERCIAL RETAIL

Summary

Liberty includes up to 10,000 sq ft of neighborhood commercial which will help meet the everyday needs of residents.

Allowed Uses Include but not limited to:

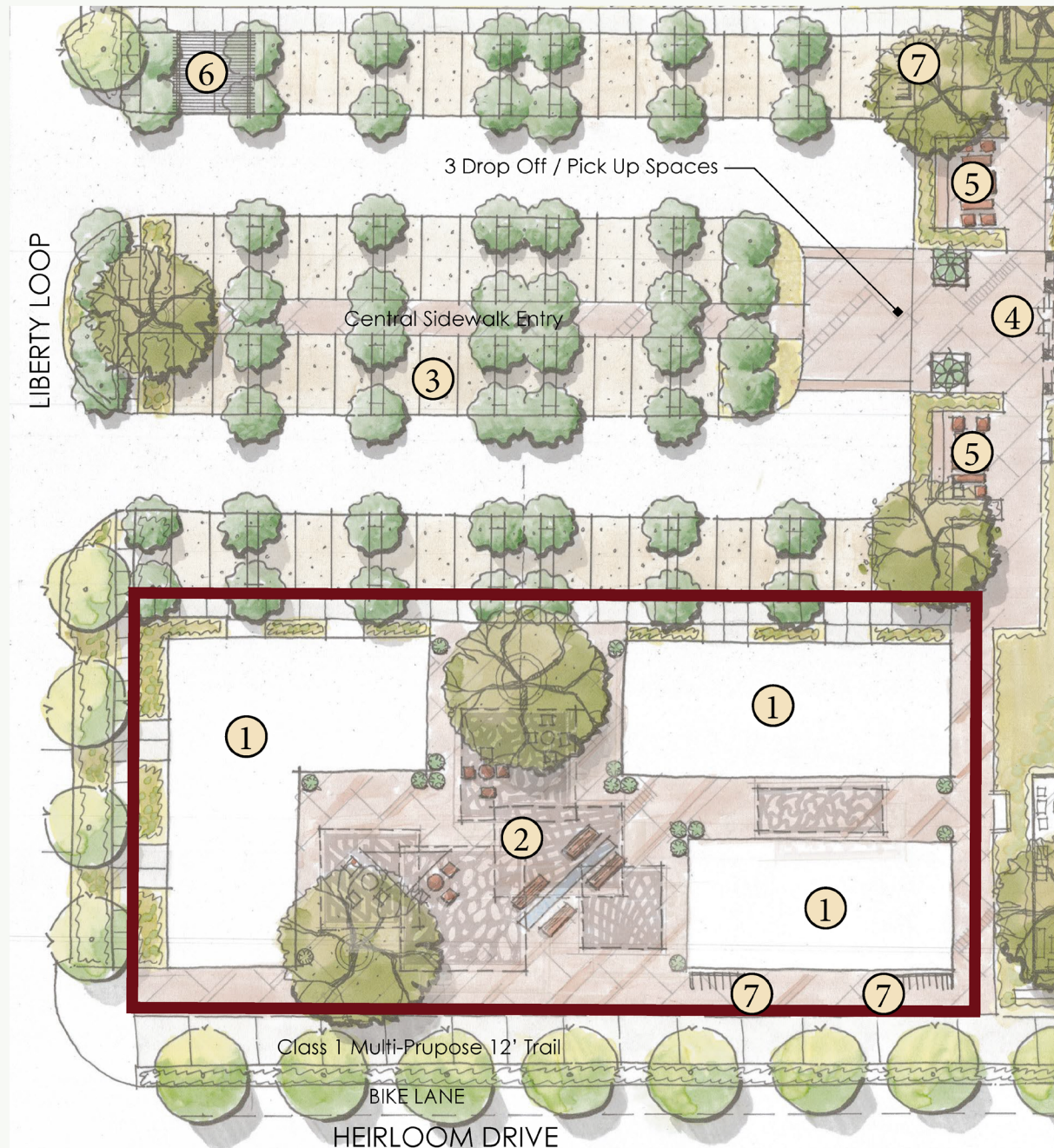
- 2nd Story Offices (*not to exceed 3,000 sq ft*)
- Food Trucks
- Drug Store
- Bike Shop
- Cafe / Diner
- Coffee Shop
- Bakery
- Sandwich Shop
- Restaurant
- Wine & Cheese Shop
- Corner Market
- Pet Grooming
- Dry Cleaners
- Nail & Hair Salon
- Green roof - restaurant kitchen garden
- Roof Deck (*not included in sq ft or parking*)
- Outdoor Dining Areas
- Tutoring
- Dance Studio
- Martial Arts Studio
- Liberty Welcome Center
- Liberty HOA Offices

Allowed Temporary Uses:

- Builder or Developer Offices
- Construction Offices
- Sales Offices
- City Inspection Offices

Prohibited Uses:

- Medical Marijuana Dispensary
- Tattoo Parlor
- Adult Entertainment Oriented Businesses



Key

- ① Retail
- ② Retail Plaza
- ③ Retail Parking (60 joint-use parking spaces)
- ④ Private Clubhouse Entry
- ⑤ Entry Courtyards
- ⑥ Trash / Recycling Enclosure
- ⑦ Bicycle Parking

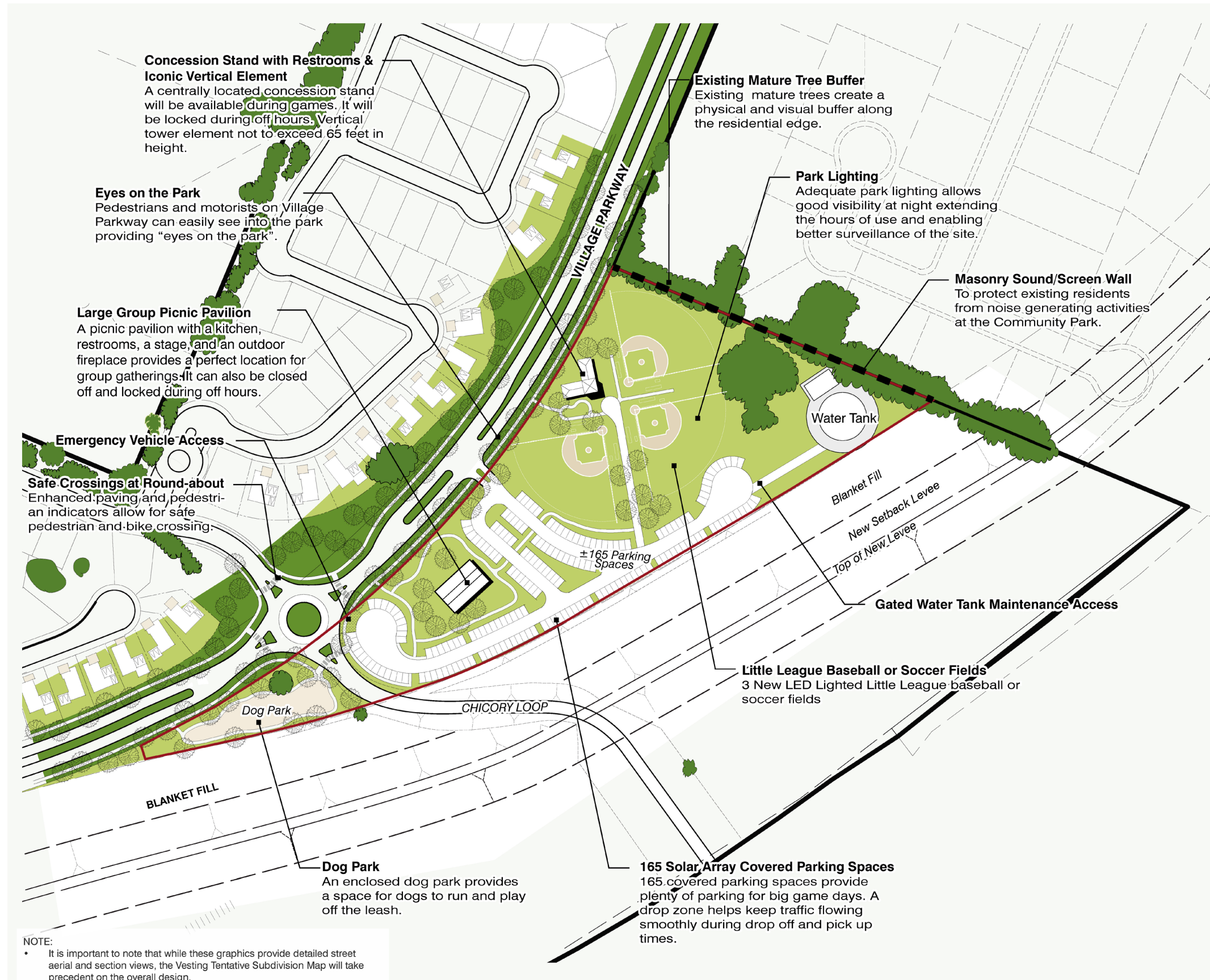
Legend

— Neighborhood Commercial Boundary Line

Key Map



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EXH 5-6 CONCEPTUAL SPORTS & RECREATION COMMUNITY PARK

Summary

Liberty's community park is approximately 9 acres, which will provide needed lighted ball fields, play areas, group picnic spots, and an enclosed dog park. The park will be lit and buildings on-site will be closed and locked during off hours. Motorists and pedestrians traveling on Village Parkway will provide "eyes on the park".

Summary of Park Elements

- LED lighted park and field(s)
- 3 Baseball or Soccer fields
- Restrooms & concession stand with an iconic tower element, not to exceed 65 feet in height
- Shaded tot-lot
- 165 Solar covered off-street parking spaces
- 5 handicap parking spaces & 11 drop off spaces
- Large group picnic pavilion with kitchen/BBQ(s), restrooms, stage & outdoor fireplace
- Existing mature trees
- Enclosed dog park

Key Map



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EXH 5-7 PUBLIC PARKS & GREENBELTS PLAN

Summary

Liberty has approximately 59.1 acres of PUBLIC parks, greenbelt and trail areas, and will provide needed park amenities that will help meet the recreation needs of those living within Liberty and those within the surrounding community.

NAME	DESCRIPTION	ACRES	TOTAL
CP1	Sports & Recreation Community Park	9.0	22.3 Acres
NP1	Northern Half Park	1.5	
NP2	North Half Circle Park	3.2	
NP3	Tree Park	2.0	
NP4	South Half Circle Park	3.8	
NP5	Rectangle Park	1.5	
NP6	Trail Park	1.2	27.7 Acres
G1	North South Spine Greenbelt	3.2	
G2	East West Northern Edge Greenbelt	2.5	
G3	Village Parkway West Greenbelt	3.9	
G4	Heirloom Drive South Greenbelt	3.8	
G5	East West Greenbelt	0.7	
G6	Davis Road Greenbelt	0.7	
G7	Stonegate East Greenbelt	1.4	
G8	Stonegate West Greenbelt	1.3	
G9	Easement Greenbelt	3.4	
G10	Other Areas	3.5	9.2 AC
Q1	NC-10 Greenbelt	3.3	
Q2	NC-10 Water	9.2	
Total		59.1 Acres	

NOTE:
• All acreages are approximate and includes public rights-of-way.



NOTE:
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EXH 5-8 PUBLIC TRAILS PLAN

Summary

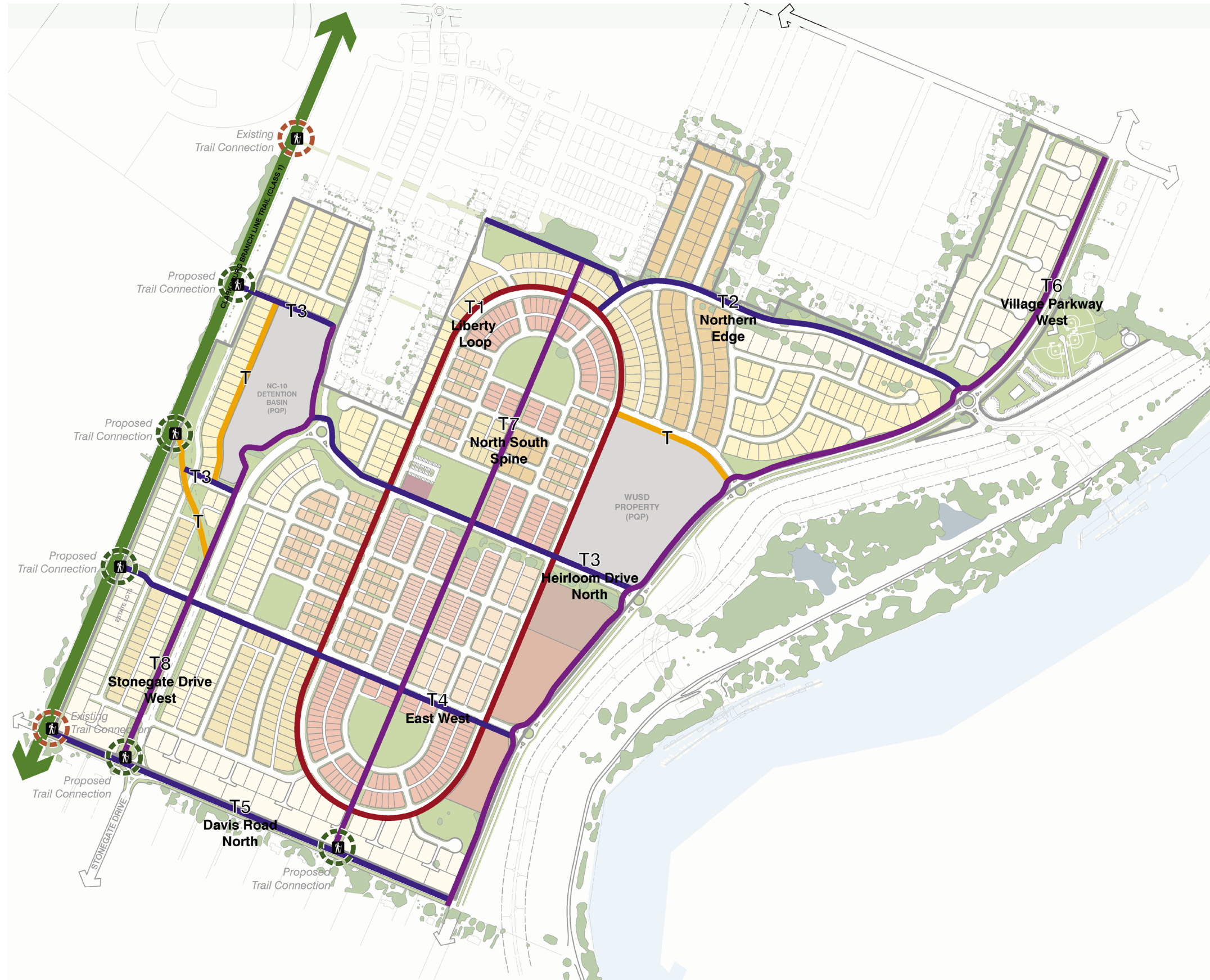
Liberty has 6.7 miles of PUBLIC Class 1 multi-purpose trails. There are four major east/west trails (shown in blue), three major north/south connection trails (shown in purple), Liberty Loop is shown in red, and remnant connection trails are shown in yellow.

NAME	DESCRIPTION	LINEAR FEET	TOTAL
T1	Liberty Loop	7,960	35,360 ft (6.7 mi)
T2	Northern Edge	3,390	
T3	Heirloom Drive North	3,370	
T4	East West	2,070	
T5	Davis Road North	2,820	
T6	Village Parkway West	6,360	
T7	North South Spine	3,410	
T8	Stonegate Drive West	3,120	
T	Connections	2,860	

It is required that 0.5 miles of trails are provided per 1,000 population. From this, 1.9 miles of trails are required based on a projected population of 3,842 residents.

NOTE:

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