

PC EXHIBIT K

REDLINE DRAFT – 12/23/19



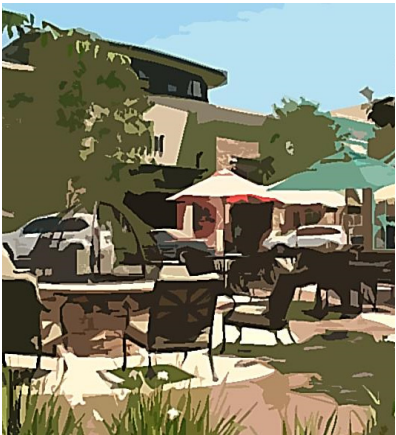
MASTER PLAN

An Amendment to the Hewlett-Packard
Roseville Campus
Master Plan

CITY OF ROSEVILLE

Originally Adopted August 5, 2015

Last Amended ~~December 5~~ _____, 202018



A BLUEPRINT COMMUNITY



MASTER PLAN

An Amendment to the Hewlett-Packard Roseville Campus Master Plan

CITY OF ROSEVILLE
Adopted August 5, 2015
Resolution No. 15-371

Amended August 17, 2016
Resolution No. 16-367

Amended December 5, 2018
Resolution No. 18-494

Amended _____, 2020
Resolution No. 20-XXX

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Preface

The *Hewlett-Packard Roseville Campus Master Plan* established development regulations for approximately 500 acres at the southwest corner of Blue Oaks and Foothills Boulevards within the City of Roseville’s North Industrial Planning Area. Originally adopted in June 1996, the Master Plan envisioned a manufacturing and office campus to accommodate Hewlett-Packard’s existing and planned operations. Hewlett-Packard ~~has~~ subsequently adjusted its facilities needs for the Roseville campus, divesting its ~~interests ownership~~ in all but a portion of the Master Plan Area. While substantial development ~~has~~ occurred on the eastern portion of the Master Plan Area, including Hewlett-Packard’s facilities, the western portion ~~has~~ remained undeveloped.

This amendment to the Master Plan incorporates the **Hewlett-Packard | Campus Oaks (HPCO) Master Plan**, providing for a mixed use community on a 375.7-acre portion of the original Master Plan Area. The HPCO Project Area is organized into two physically and functionally integrated sub-areas: the **Hewlett-Packard Campus** accommodating existing and planned light industrial, recreation and related uses; and **Campus Oaks** planned for a new mix of tech/business park (LI), ~~office~~, commercial, residential, park and recreation, open space and public uses.

The HPCO Master Plan supersedes all prior Master Plan requirements for the HPCO Project Area. All development projects, infrastructure improvements and other activities within the Project Area are required to be consistent with this Master Plan and related documents. The HPCO Master Plan is intended to provide a framework for development while maintaining flexibility.

Project Objectives

The following objectives build upon and broaden those established by the original 1996 Master Plan:

- Accommodate the intended dynamic growth of the Hewlett-Packard Campus
- Enable Hewlett-Packard to continue locating its buildings and operations on a single consolidated campus providing for operational and logistical efficiency
- Satisfy the needs of Hewlett-Packard to maintain facility siting and sizing flexibility and the ability to respond quickly to changing business conditions in the dynamic markets in which it competes

01 The HPCO Project Area

The HPCO Project Area has been designated for development since 1978. Surrounded by established employment, commercial and residential uses, the eastern portion of the Project Area is partially developed by Hewlett-Packard, one of Roseville’s largest employers. Adjacent roadway and utility improvements serving the site have long been accounted for in the City’s infrastructure planning and where applicable within associated funding programs, and natural resource impacts have been addressed, including Section 404 wetland permitting. On all accounts, the HPCO Project Area is “shovel ready” for an updated development approach. The following generally describes conditions as of the time of HPCO Master Plan adoption.

1.1 Strategic Location

The HPCO Project Area encompasses the southern and western portions of *Hewlett-Packard Roseville Campus Master Plan Area* located within the City of Roseville’s North Industrial Planning Area (Figure 1-1). The 375.7 acre HPCO Project Area is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. The Project Area is situated to take advantage of its desirable central location, high visibility, ease of regional access, and favorable market position to attract renewed growth opportunities to the City.

The HPCO Project Area is organized into two mutually supportive and intimately connected planning sub-areas; the Hewlett-Packard Campus and Campus Oaks (Figure 1-2):

- **Hewlett-Packard Campus.** Covering the eastern 141.2 acres of the Project Area, this sub-area currently includes Hewlett-Packard’s facilities. The Hewlett-Packard Campus is planned for continued light industrial, recreation and related development.
- **Campus Oaks.** Covering the western 234.5 acres of the Project Area, this sub-area is currently undeveloped, with the southern portion established as a City open space preserve. Campus Oaks is planned for a mix of tech/business park (LI), ~~office~~, commercial, residential, park and recreation, open space and public uses.

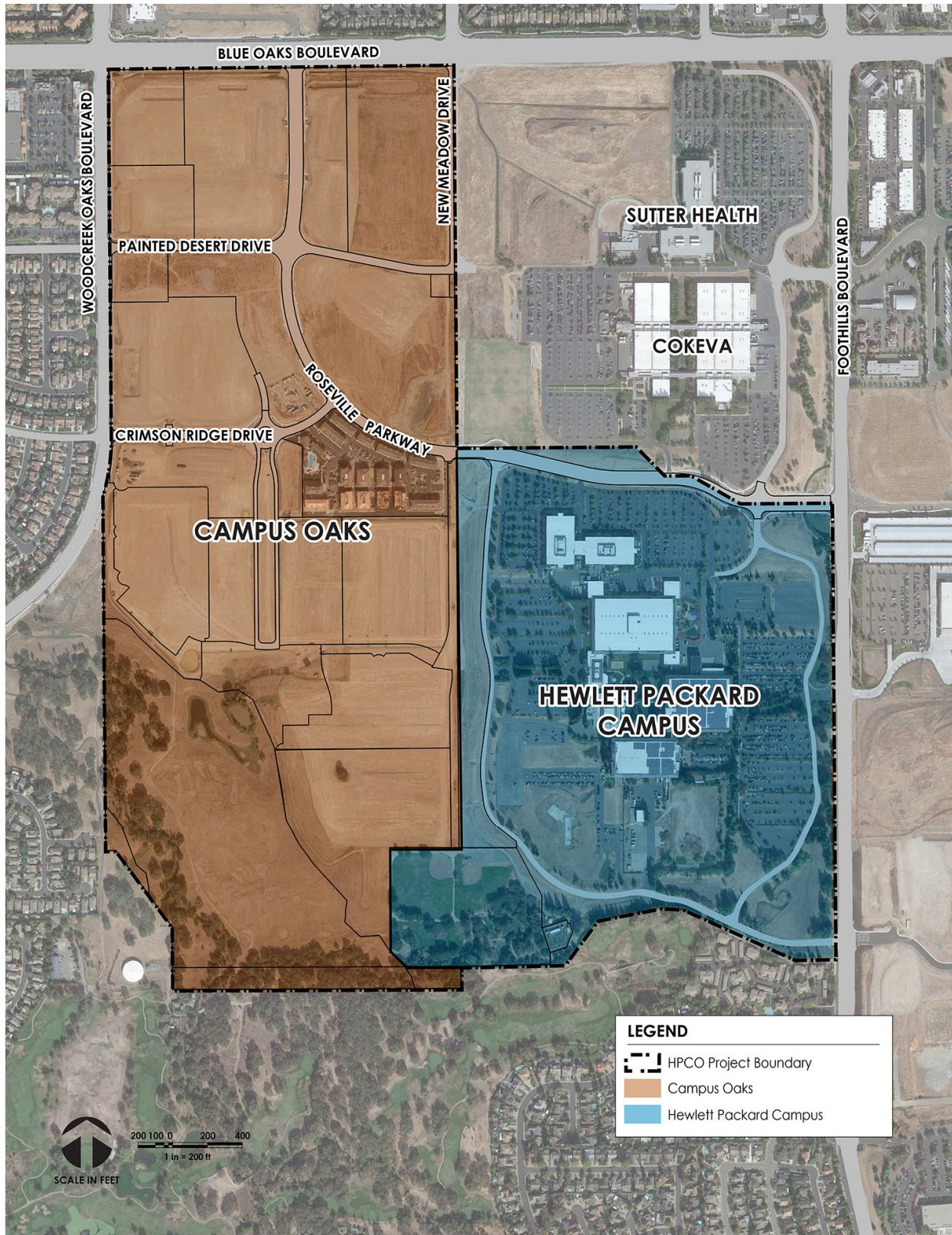


FIGURE 1-2: HPCO Project Area and Planning Sub-Areas - Figure Modified

TABLE 1-1 Master Plan Entitlement History

Adoption/ Amendment	Land Use	Total Capacity
1996 Master Plan adopted providing for light industrial and commercial uses, and an open space preserve	425.80 ac Light Industrial 28.50 ac Commercial 45.90 ac Open Space	3,991,000 sf Light Industrial 248,000 sf Commercial
TOTAL	500.2 ac	4,239,000 sf
2001 Master Plan amended to convert 28.5 acres of commercial to light industrial	451.80 ac Light Industrial 45.90 ac Open Space	4,217,000 sf Light Industrial
TOTAL	497.7 ac¹	4,217,000 sf
2015 Master Plan amended to incorporate the HPCO Master Plan providing for a revised mix of light industrial, commercial, office, tech/business park, residential, park and recreation, open space and public uses	HPCO PROJECT AREA 129.24 ac Light Industrial 32.85 ac Tech/Business Park (LI) 29.64 29.48 ac Commercial 99.33 96.49 ac Residential 21.69 23.64 ac Parks 46.35 Open Space 16.44 17.48 ac Public & Roads	HPCO PROJECT AREA 2,700,000 1,200,000 sf Light Industrial 300,000 sf Tech/Business Park 240,000 sf Commercial 948 du Residential
2016 Master Plan amended to reconfigure residential and office land uses. Overall dwelling unit and square footage allocations maintained.		
2018 Master Plan amended to reconfigure Town Center and convert 10.5 acres from office to commercial.		
2019 <u>Master Plan amended to reconfigure neighborhood densities and park boundaries.</u>	REMAINDER OF HP MASTER PLAN AREA: 114.74 ac Light Industrial 1.70 ac Public & Roads	REMAINDER OF HP MASTER PLAN AREA 1,500,000 sf Light Industrial
TOTAL	492.17 ac²	948 du 3,240,000 sf

Source: Hewlett-Packard Roseville Campus Master Plan 1996 and 2001, Hewlett-Packard 2015 and Morton & Pitalo ~~2016~~ **2019**.

1. The reduction in total Master Plan Area acreage between 1996 and 2001 reflects removal of the Woodcreek Oaks Boulevard right-of-way from the Master Plan boundaries, as well as updated survey information.
2. The reduction in total Master Plan Area acreage ~~following between 2001 and 2015~~ reflects City purchase of a recycled water tank and pumping station site and removal of that area from the Master Plan, as well as updated survey information.
- ~~3. The reduction in existing development between 2001 and 2015 reflects demolition of Building R2, as well as updated building information provided by Hewlett Packard.~~

2.2 Community Form

The HPCO Project Area's physical form is organized into four distinct "districts" each distinguished by its mix of uses and intended built character (see Figure 2-1). While each district has a unique purpose, the districts are interrelated and functionally overlap, creating a mutually supportive mix of uses. These interrelationships are enhanced by the compact development pattern and interconnected street and trail systems that place jobs, housing and services in close proximity to each other.

EMPLOYMENT CENTER

The Employment Center includes existing and planned light industrial uses within the Hewlett-Packard Campus, as well the Tech/Business Park (LI) uses within Campus Oaks. When combined with other employment uses within the larger Master Plan Area, these uses comprise a major integrated job center in the City providing for over 3 million square feet of existing and planned employment uses. The Employment Center addresses the City's desire to retain employment opportunities within the Project Area to support the jobs/housing balance in the City, as well as to continue to position the North Industrial Planning Area as a major employment/industrial center for the South Placer region.

The proximity of a diverse range of housing and available services for employees is one of the first factors considered when businesses contemplate locating in a community. By providing for a closely integrated mix of jobs, housing, services and amenities, the HPCO Master Plan enhances the appeal of the Project Area and nearby industrial uses for employment attraction and retention, further strengthening Roseville's position as the region's community of choice for business investment.

RESIDENTIAL NEIGHBORHOODS

The Residential Neighborhoods provide for comfortable, well connected and walkable living environments attractive to residents and accommodating the nearby workforce. Included are lower density, medium density and higher density attached and detached housing types within Campus Oaks that support a diversity of living options and lifestyles.

The form and diversity of the neighborhoods furthers the direction of the City's General Plan and Blueprint Implementation Strategies to deliver a variety of housing choices in proximity to jobs and services, address the need for additional housing to support employees and job generation, supply new opportunities for the City to meet its Regional Housing Needs Allocation, and advance the City's goal for a jobs/housing balance.

"Without the addition of residential opportunities, or the reduction of employment generating land uses within Roseville and/or the adjacent jurisdictions, sufficient employees will not exist to fill potential job generation within reasonable commute distances."

CITY OF ROSEVILLE GENERAL
PLAN 2025

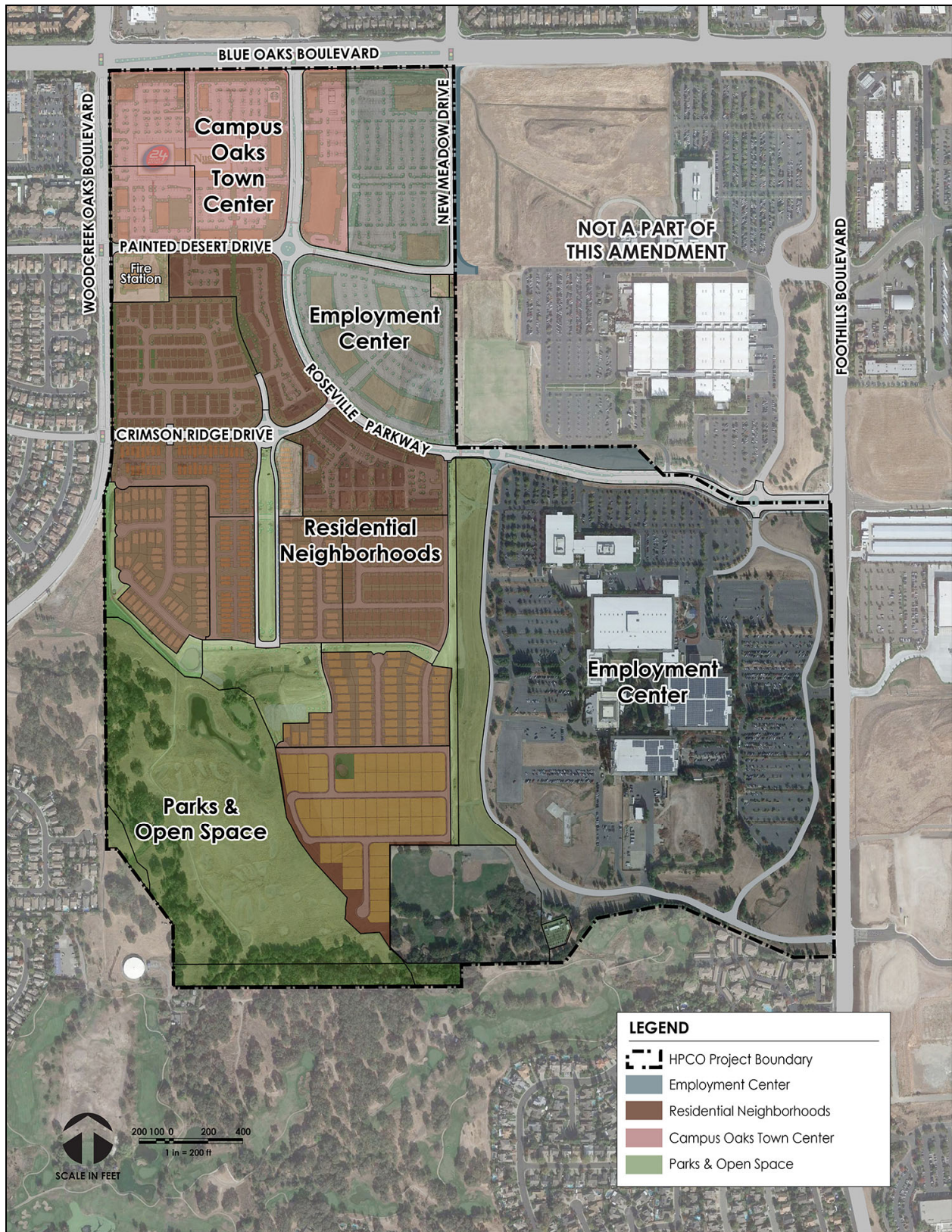


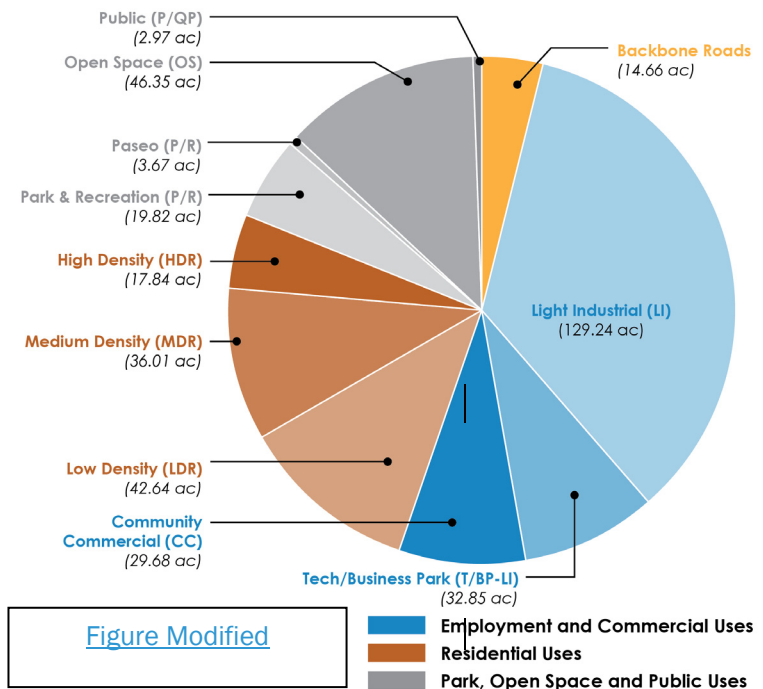
FIGURE 2-1: Community Form Districts - [Figure Modified](#)

03 Project Components

The HPCO Master Plan provides for the coordinated development of the Hewlett-Packard Campus and Campus Oaks as an integrated community. The intent is to ensure that development, public improvements and other activities successfully realize the project’s Planning Principles. The following summarizes Project Area land use, mobility, utilities and public services components that form the overall framework for development. Land use designations, zoning districts, design guidelines and other provisions specific to the Hewlett-Packard Campus and Campus Oaks are included in Section 04, Hewlett-Packard Campus Development Plan, and Section 05, Campus Oaks Development Plan, respectively.

3.1 Land Use

The HPCO Master Plan provides for a broad mix of employment, commercial, residential and public uses. Approximately 51 percent of Project Area acreage is designated for employment and commercial land uses, 26 percent for residential land uses, and 23 percent for parks, open space and public land uses. At buildout, the Project Area will support approximately 1.745 million square feet of non-residential development generating approximately 2,500 to 4,100 jobs¹ depending upon the ultimate composition and operations of employment uses. The Project Area also supports 948 dwelling units providing for approximately 2,474 residents.²



¹ Based upon 433-750 s.f. per employee for LI & T/BP, and 400-450 s.f. per employee for CC (Economic Planning Systems and Institute of Transportation Engineers 2015).

² Based upon 2.61 persons per household (City of Roseville 2015).

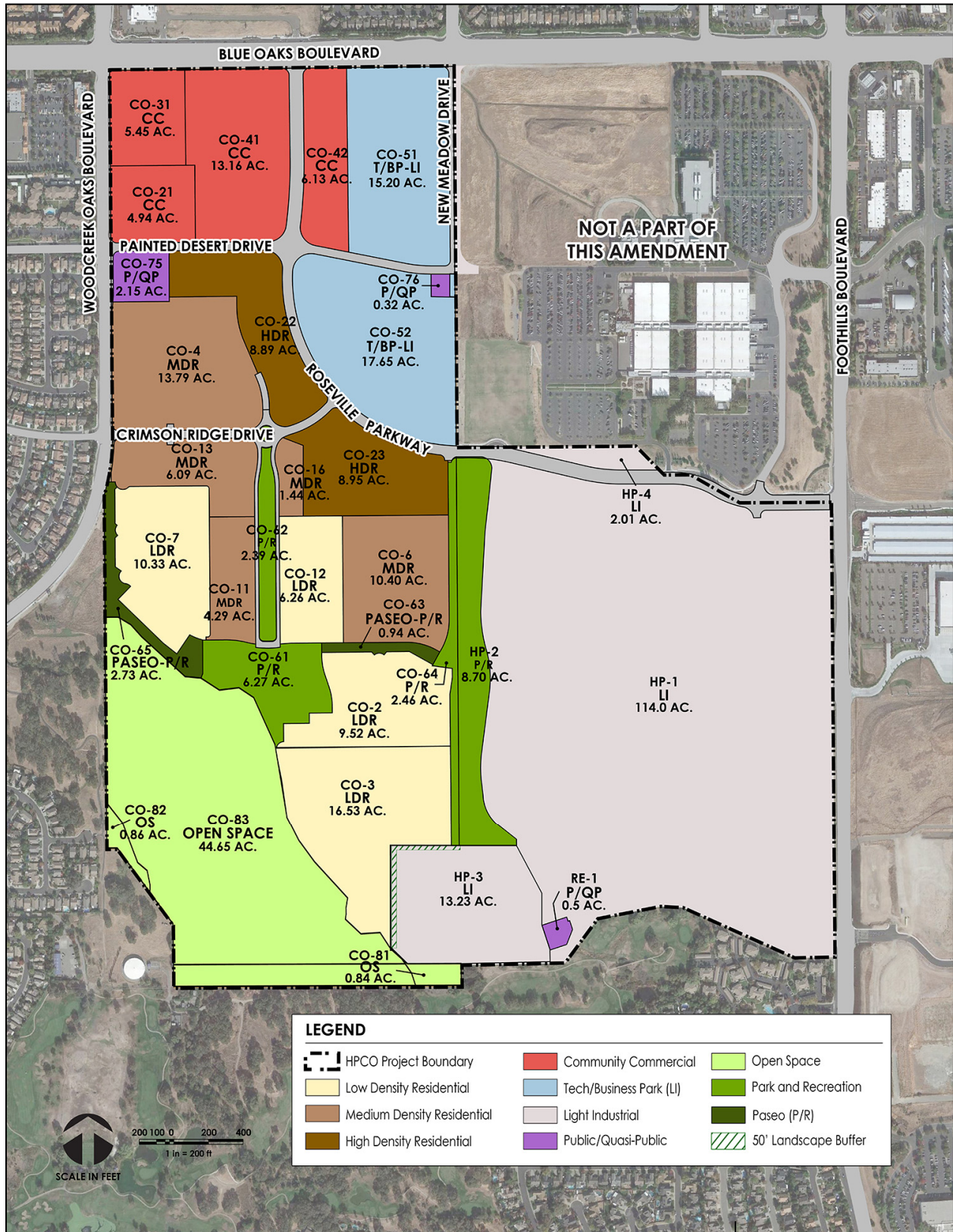


FIGURE 3-1: HPCO Project Area Land Use Diagram - [Figure Modified](#)

TABLE 3-1: HPCO Project Area Land Use Summary

Land Use	Gross Acres	Building Square Feet (sf)					Dwelling Units (du)		
		Existing	Future	Total Capacity	FAR Range	Avg. FAR	Units	du/ac Range	Avg. du/ac
EMPLOYMENT AND COMMERCIAL USES									
Light Industrial (LI)	129.24 ac	593,820 sf	606,180 sf	1,200,000 sf	20-50%	21%			
Tech/Business Park (T/BP-LI)	32.85 ac		300,000 sf	300,000 sf	20-40%	21%			
Community Commercial (CC)	29.648 ac		240,000 sf	240,000 sf	19-40%	19%			
Sub-Total	191.773 ac	593,820 sf	1,146,180 sf	1,740,000 sf		21%			
RESIDENTIAL USES									
Low Density (LDR)	44.264 ac						2393 du	0.5-6.9	5.25
Medium Density (MDR)	336.01 ac							7.0-12.9	7.98,9
High Density (HDR)	22.0617.8 ac						26319 du	13.0+	22.20-7
Sub-Total	4 ac						45739 du		9.85
	96,499.33 ac						6 du		
							948 du		
PARK, OPEN SPACE AND PUBLIC USES									
Park & Recreation (P/R)	19.8244 ac								
Paseo (P/R)									
Open Space (OS)	2.253.67 ac								
Public (P/QP)	46.35 ac								
Sub-Total	2.97 ac								
	72,961.01 ac								
Backbone Roads	13.14.664 ac								
TOTAL	375.7354 ac	593,820 sf	1,146,180 sf	1,740,000 sf		21%	948 du		9.5

NOTE: Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). See Section 04, Hewlett-Packard Development Plan, for additional detail.

TABLE 3-2: HPCO Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Light Industrial (LI)						
HP-1	LI/SA	114.00 ac			1,157,820 sf	23%
HP-3	LI/SA	13.23 ac			42,180 sf	7%
HP-4	LI/SA	2.01 ac			-	-
Sub-Total		129.24 ac			1,200,000 sf	21%
Tech/Business Park – Light Industrial (T/BP LI)						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		32.85 ac			300,000 sf	21%
Community Commercial (CC)						
CO-21	CC	4.94 ac			22,290 sf	13%
CO-31	CC	5.45 ac			50,172 sf	13%
CO-41	CC	13.1608 ac			100,100 sf	18%
CO-42	CC	6.137 ac			66,179sf	25%
Sub-Total		29.684 ac			240,000sf	19%
Sub-Total Employment & Comm.		191.773 ac			1,740,000 sf	21%
RESIDENTIAL USES						
Low Density Residential (LDR)						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.21-9.52 ac	3659 du	5.86.2 du/ac		
CO-3	R1/DS	16.53 ac	6462 du	3.93.8 du/ac		
CO-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
CO-7	RS/DS	9.78-10.33 ac	5870 du	5.96.8 du/ac		
CO-12	RS/DS	6.26 ac	42 du	6.7 du/ac		
Sub-Total		424.264 ac	2339 du	5.52 du/ac		
Medium Density Residential (MDR)						
CO-4	RS/DS	7.06-13.79 ac	60132 du	8.59.6 du/ac		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-6	RS/DS	10.40 ac	86 du	8.3 du/ac		
CO-11	RS/DS	4.724-2.29 ac	3438 du	7.28.9 du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.346-0.09 ac	2451 du	7.28.4 du/ac		
CO-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		

03 PROJECT COMPONENTS

CO-16	RS/DS	1,361.44 ac	1012 du	7.48.3 du/ac
Sub-Total		363.01 ac	261319 du	7.08.9 du/ac

TABLE 3-2: HPCO Land Use and Zoning by Parcel (continued)

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8,408.89 ac	210 du	25,023.6 du/ac		
CO-23	R3/DS	8.95 ac	185,186 du	20,720.8 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		22,0617.84 ac	457396 du	20,722.2 du/ac		
Sub-Total Residential		99,3396.49 ac	948 du	9.59.8 du/ac		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)						
HP-2 ¹	PR	8.7 ac				
CO-61	PR	5,706.27 ac				
CO-62	PR	2,622.39 ac				
CO-64	PR	2,422.46 ac				
Sub-Total		19,4419.82 ac				
Paseos (P/R)						
CO-63	PR (Paseo)	0,900.94 ac				
CO-65	PR (Paseo)	1,352.73 ac				
Sub-Total		2,253.67 ac				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		46.35 ac				
Public (P/QP)						
RE-1	P/QP	0.50 ac				
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		2.97 ac				
Sub-Total Parks, OS & Public		71,0172.96 ac				
Backbone Roads		13,4714.66 ac				
TOTAL		3754,7354 ac	948 du	9.5 du/ac	1,740,000 sf	21%

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.

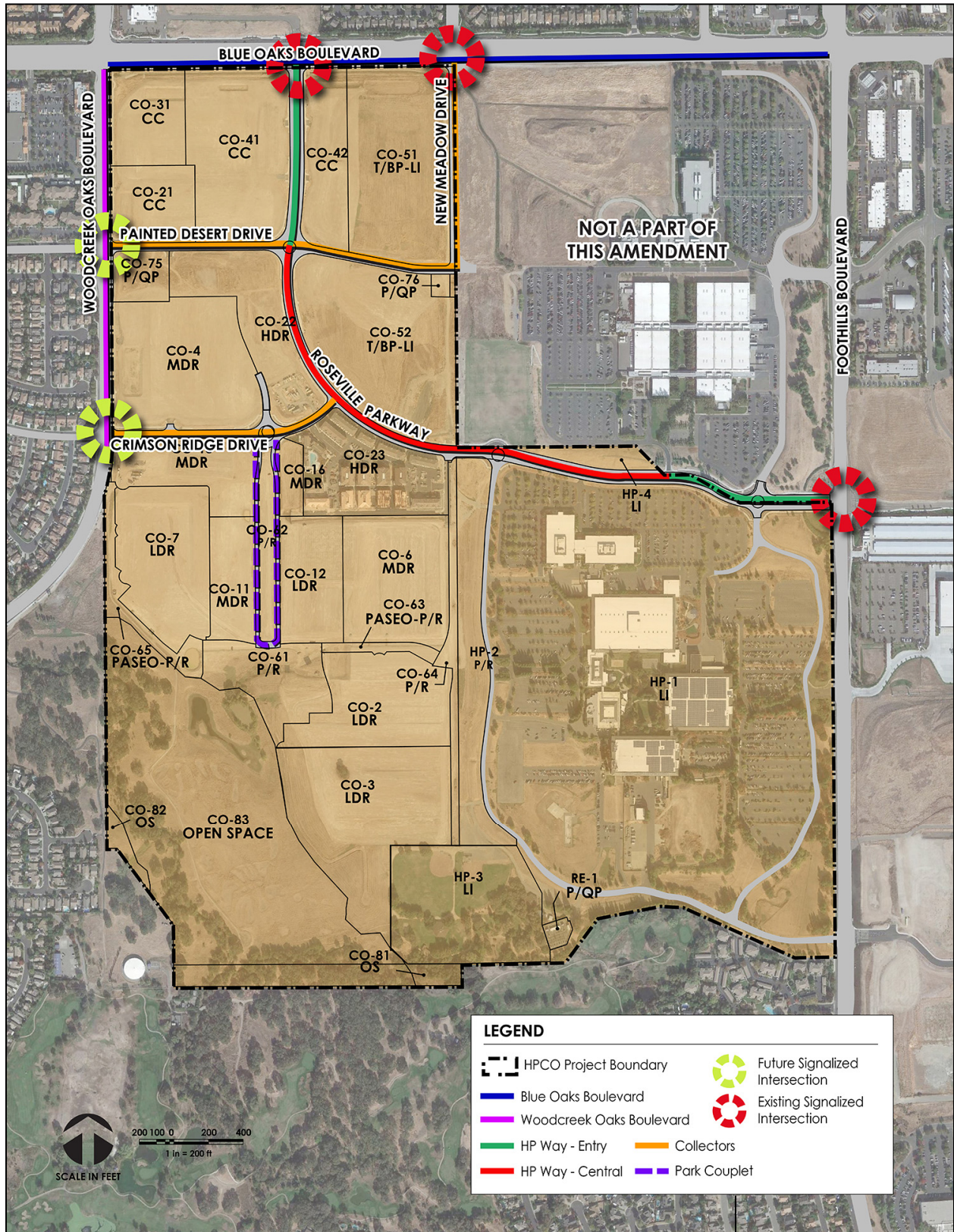


FIGURE 3-2: Backbone Roadway System- [Figure Modified](#)

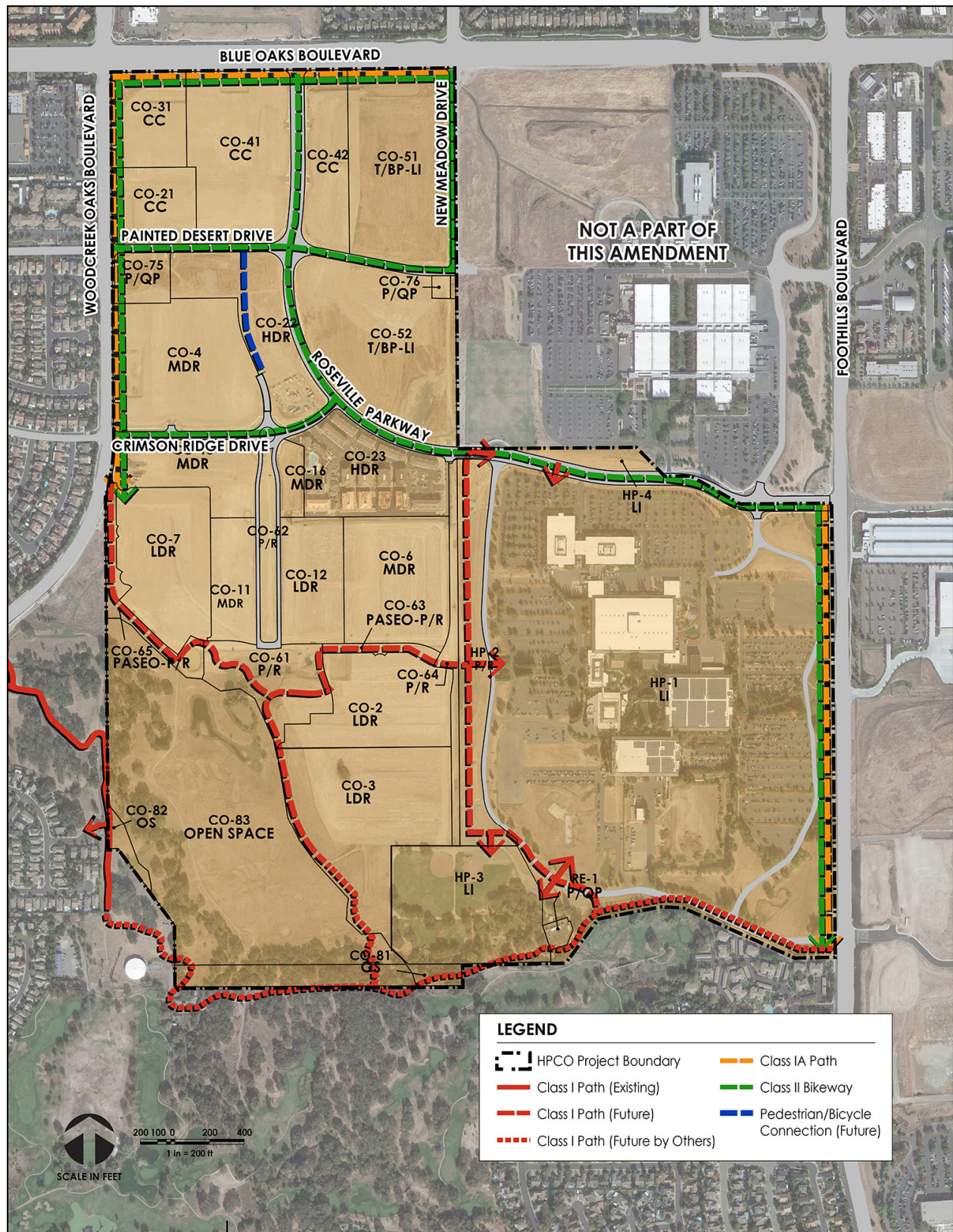


FIGURE 3-13: Pedestrian and Bicycle Network - Figure Modified

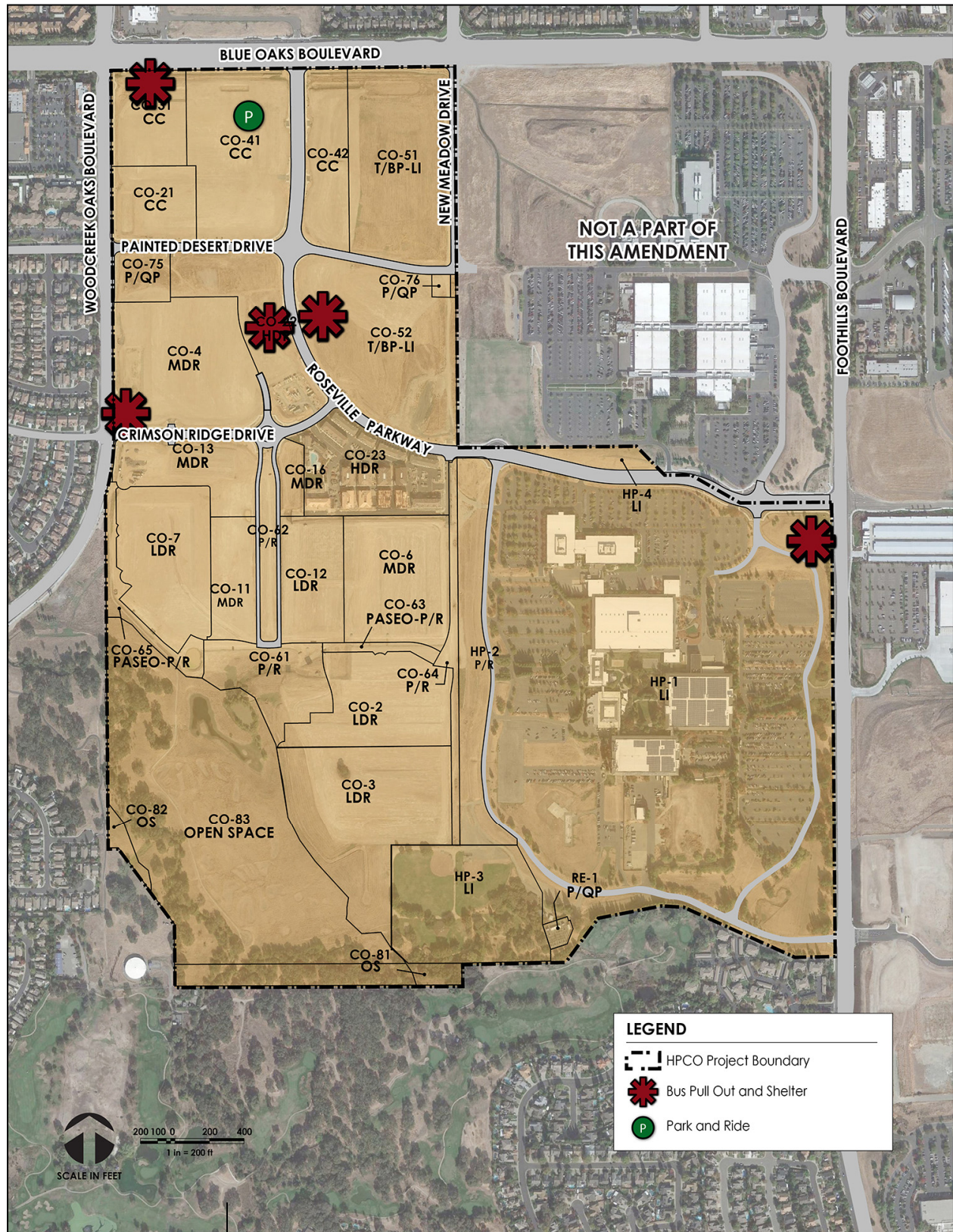


FIGURE 3-14: Transit Facilities and Park & Ride Lot - [Figure Modified](#)

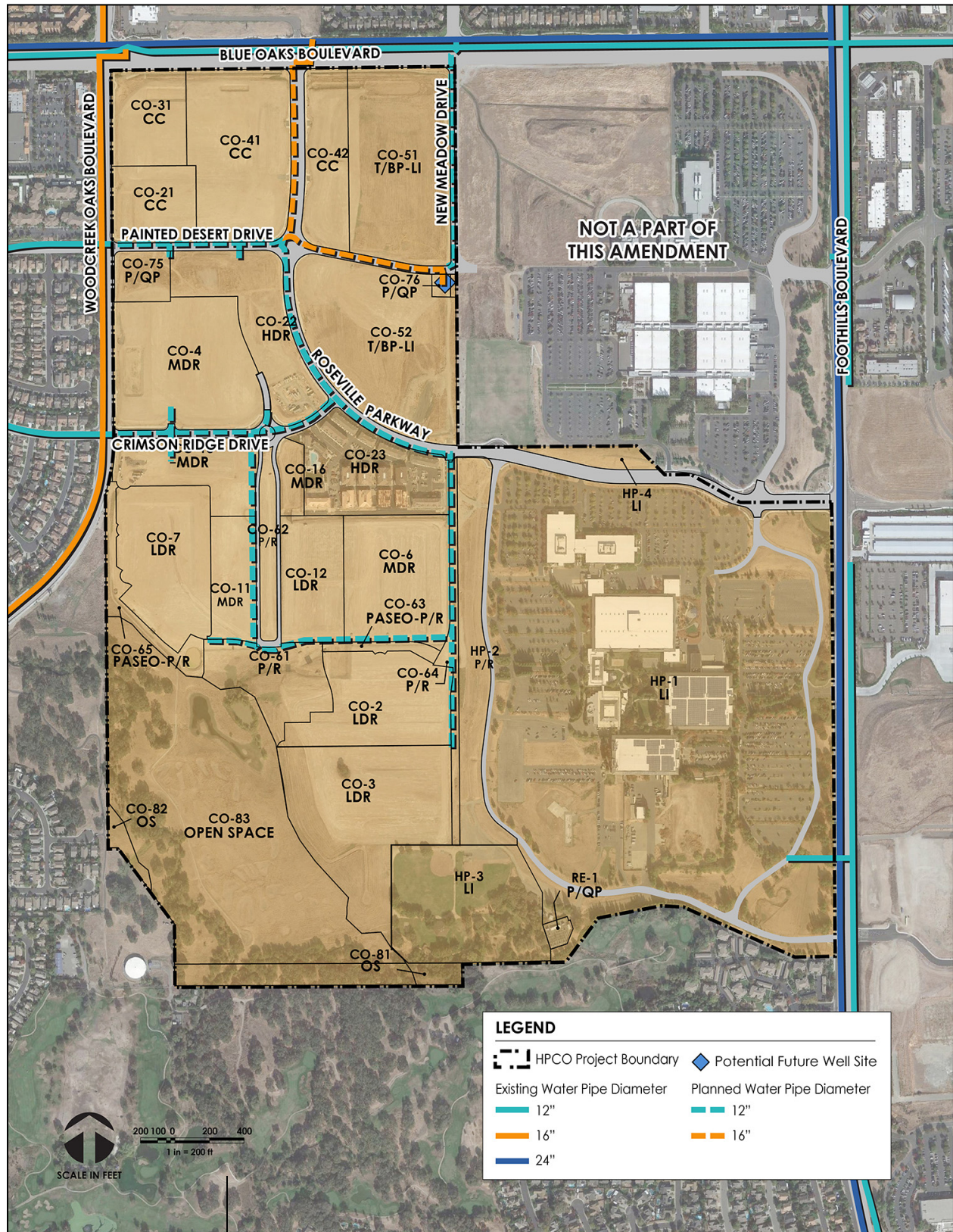


FIGURE 3-15: Backbone Potable Water Distribution System and Well Location - [Figure Modified](#)

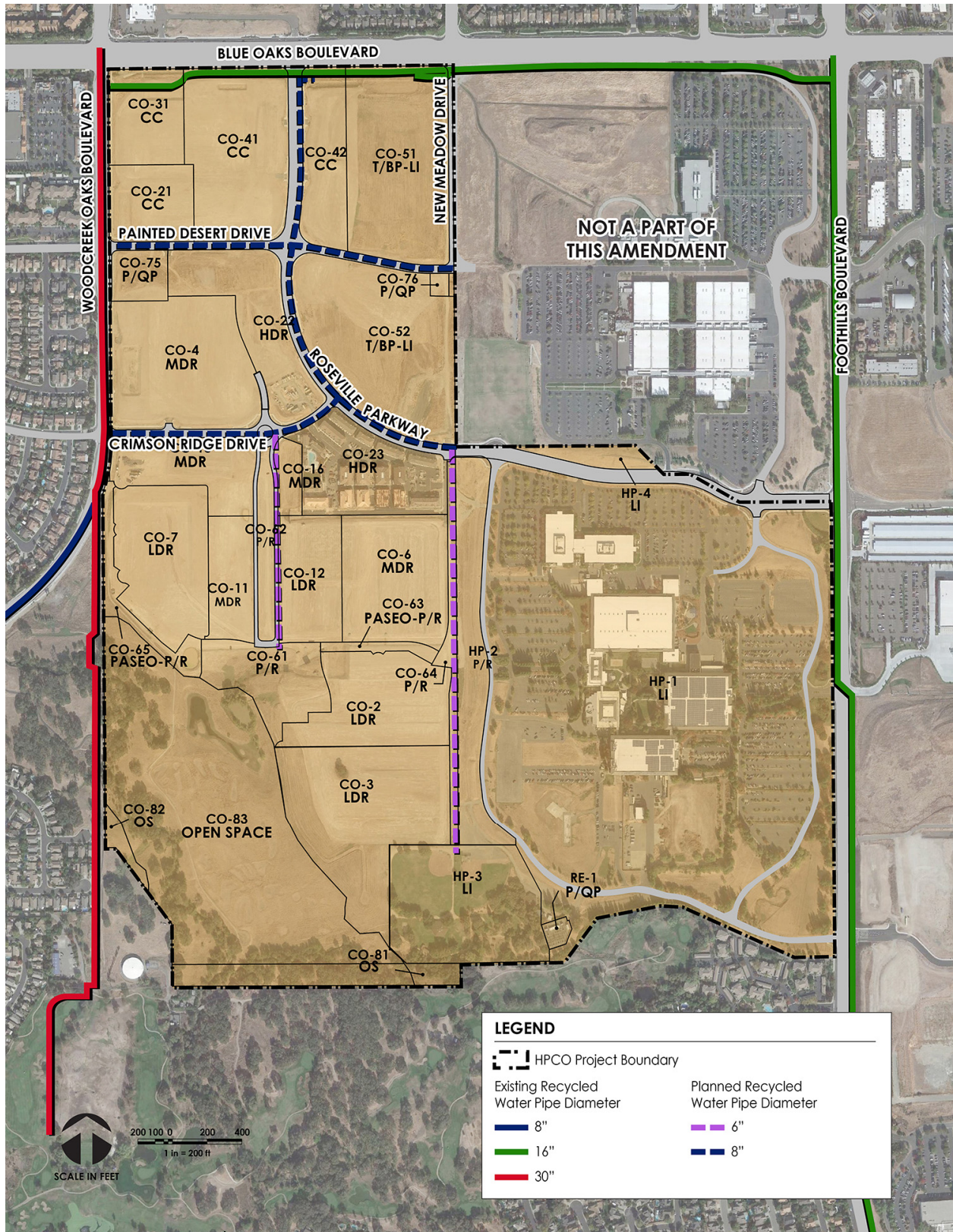


FIGURE 3-16: Backbone Recycled Water Distribution System - Figure Modified

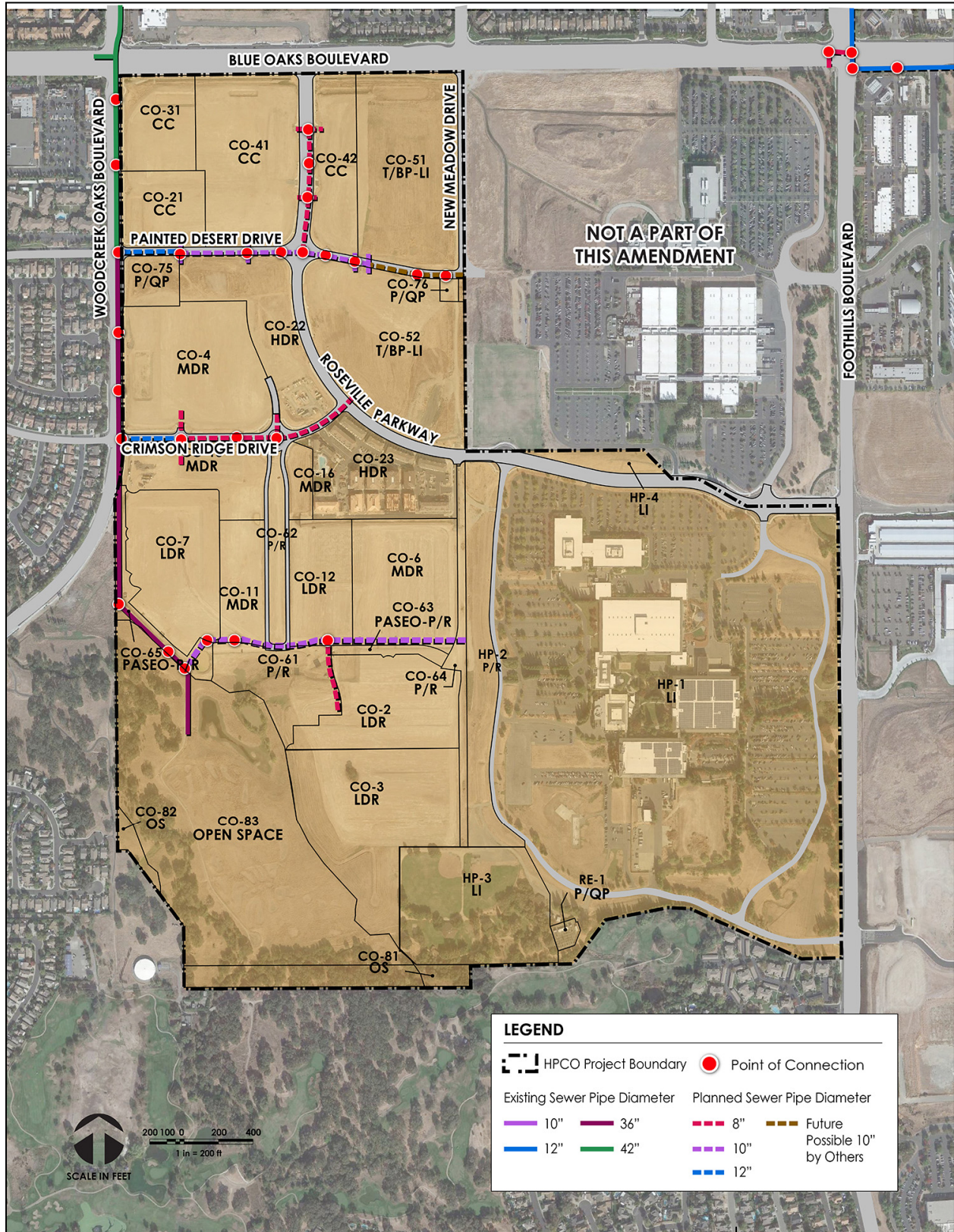


FIGURE 3-17: Backbone Wastewater Collection System - Figure Modified

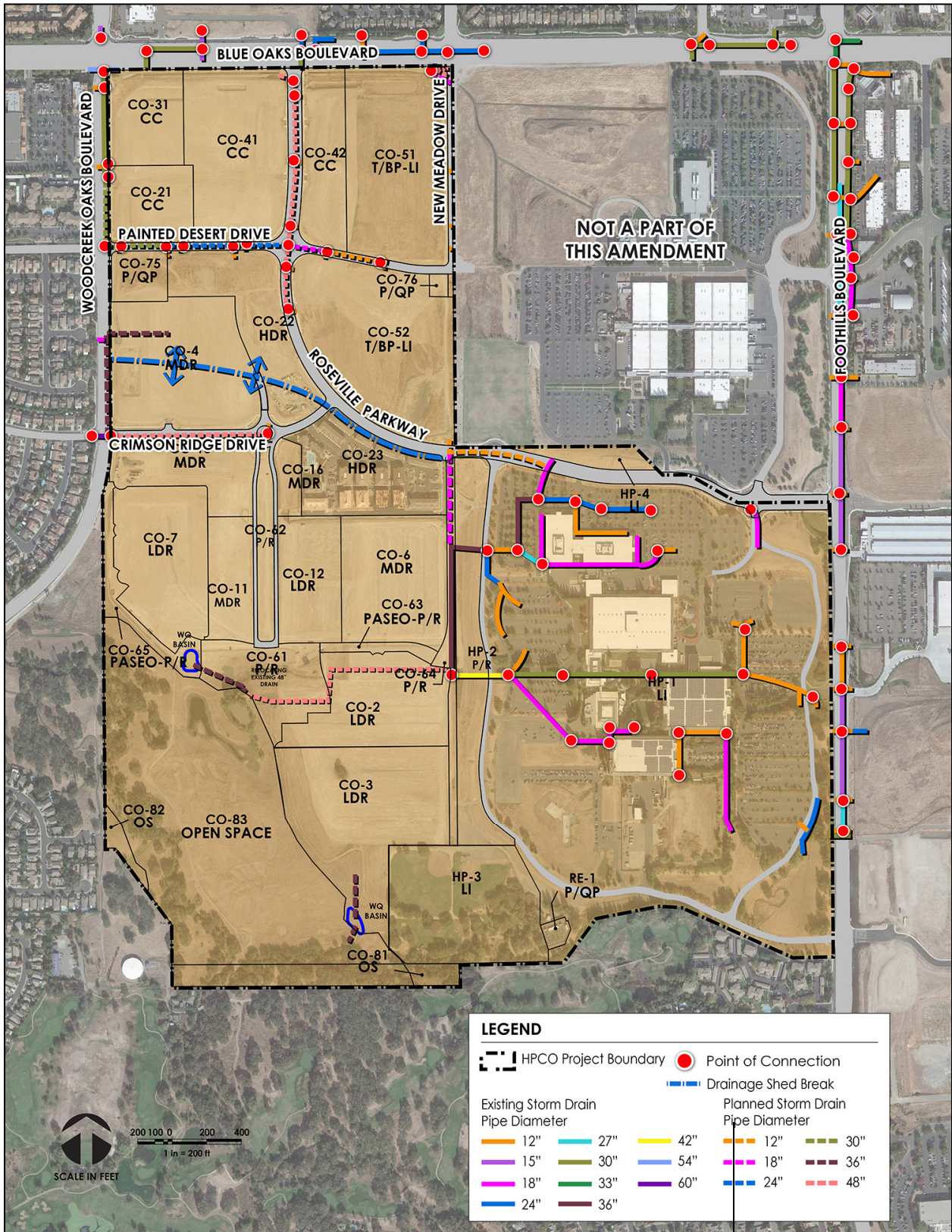


FIGURE 3-18: Backbone Drainage Improvements - Figure Modified

3.4 Parks, Schools and Libraries

3.4.1 PARKS & OPEN SPACE

The HPCO Master Plan incorporates an interconnected network of accessible public parks, paseos, and open space areas to support recreational activities, encourage community interaction, expand trail connections, preserve sensitive resources and enhance sense of place. Park and open space facilities are provided within both the Hewlett-Packard Campus and Campus Oaks to meet the active/formal/programmable and passive/informal/self-directed recreational needs of residents and employees.

City Parks & Recreation Requirements

Roseville's General Plan requires new development to provide nine acres of public parkland for every 1,000 residents. This requirement is satisfied through three land dedication components: three acres each of neighborhood park, citywide park and open space. The City maintains flexibility in applying the above standards to best meet the parks and recreation needs of the community.

The 948 dwelling units within Campus Oaks will generate an estimated population of 2,474 residents based on an average of 2.61 persons per household. In accordance with the General Plan, 22.3 acres of credited parkland is required based upon 7.43 acres each of neighborhood park, citywide park and open space. The HPCO Master Plan provides for a total of 66.7468.26 net acres of parks and open space (including the City open space preserve), of which 41.3573 acres of credit are granted. As summarized in Table 3-5, neighborhood and citywide parks are granted full credit, and open space partial credit, based upon their differing recreational contributions to the community consistent with General Plan policy.



Table 3-6 summarizes how the HPCO Master Plan satisfies the City's parkland dedication requirements.

TABLE 3-5: Park and Open Space Credit

Parcel	Total Net Acreage ¹	Credit Ratio	Credited Acreage
NEIGHBORHOOD PARKS			
CO-61 ²	5,045.74 ac	1:1	5,044.87 ac
CO-62 ²	2,622.30 ac	1:1	2,622.30 ac
CO-64 ² & HP-2 ⁴ (portion of)	2.16 ac ³	1:1	2.16 ac ²
Sub-Total	9,8210.20 ac		9,8210.20 ac
CITYWIDE PARK			
CO-64 ² & HP-2 ⁴ (portion of)	8.38 ac ⁵	1:1	8.38 ac ⁴
Sub-Total	8.38 ac		8.38 ac
PASEO			
CO-63 ² (Paseo)	0.840.60 ac	0:1	0 ac.
CO-65 ² (Paseo)	1,352.73 ac	0:1	0 ac
Sub-Total	2,193.33 ac		0ac
OPEN SPACE			
CO-81 ² (Open Space)	0.84ac	0.5:1	0.42 ac
CO-82 ² (Open Space)	0.86 ac	0.5:1	0.43 ac
CO-83 ² (Open Space)	44.65 ac	0.5:1	22.33 ac
Sub-Total	46.35 ac		23.15 ac
TOTAL	66,7468.26 ac		41,7335 ac

1. Acreage excludes adjacent roadways inside curb.
2. See Table 5-2 for parcel specific land use information.
3. Includes planned open turf play, tot lot, plaza seating/game tables, small seating area, and landscaping/walkways/plazas.
4. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 4-1 for parcel specific land use information.
5. Includes planned futsal/tennis courts (lighted), pickleball/badminton courts (lighted), dog park, ninja warrior course, basketball court (lighted), skate park, amphitheater, restrooms, parking stalls, group picnic grove, Class I path and landscaping/walkways/plazas.

TABLE 3-6: Park Credit Summary

Park Type	Credited Acreage Required	Total Acreage Provided	Credited Acreage Provided	Credit Balance
Neighborhood	7.43 ac	9,8210.20 ac	9,8210.20 ac	+ 2,3977 ac
Citywide	7.43 ac	8.38 ac	8.38 ac	+ 0.95 ac
Open Space	7.43 ac	46.35 ac	23.15 ac	+ 15.72 ac

Parks and Open Space System

Key components of the HPCO Master Plan parks and open space system are illustrated on Figure 3-19. Parks and open space lands include:

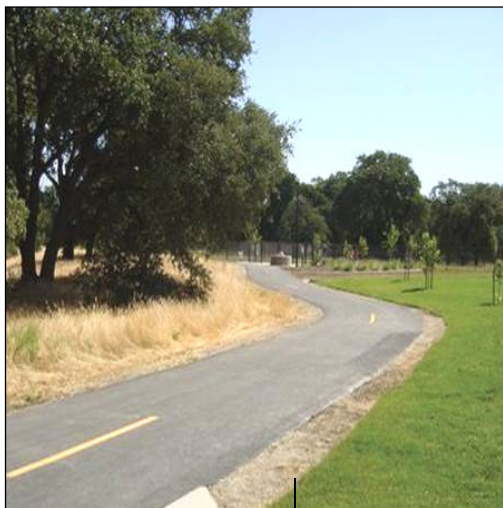


Neighborhood Parks. The Master Plan integrates two neighborhood parks, Campus Oaks Park (Parcel CO-61) and the Park Couplet (Parcel CO-62). In addition, a portion of the Hewlett-Packard Greenway (Parcels CO-64 and HP-2) is dedicated to neighborhood serving facilities. Totalling [9.2782](#) net acres, the neighborhood parks support the local recreational needs of residents through incorporation of a variety of ball fields, sports courts, informal turf areas, play structures, picnic areas, pavilions and other gathering spaces.



Citywide Park. The HPCO Master Plan incorporates a citywide park, the remainder of the Hewlett-Packard Greenway. Located between the residential uses in Campus Oaks and the employment uses on the Hewlett-Packard Campus, the Greenway provides a unique opportunity to integrate resident and employee interactions and activity. Facilities provided could include a skate park, trail connections, a dog park, and facilities that support performance arts, farmers' markets, arts and craft shows and other activities.

Paseos. The HPCO Master Plan includes [2.193.33](#) net acres of Paseos (Parcels CO-63 and CO-65). The Paseos are linear open space features that provide physical and visual linkages between uses incorporating landscaping, seating areas, trail connections and other open space elements that enhance the Area's recreation and mobility systems.



Open Space. The HPCO Master Plan incorporates 46.35 net acres of open space including the City owned preserve (Parcel CO-83) as well as new additions adjacent to the preserve (Parcels CO-81 and CO-82). The open space lands encompass a portion of the South Branch of Pleasant Grove Creek, natural and created wetlands, oak woodlands, and annual grasslands. The Master Plan proposes to implement existing open space preserve planned and approved trails as well as develop new trails proposed immediately adjacent to and outside the preserve boundaries (as shown in Figure 3-13). The trails outside the preserve boundaries may include seating and viewing areas that will increase public visibility and appreciation of the Project Area's preserved natural resources.



FIGURE 3-19: Parks and Open Space System - Figure Modified



LEGEND	
A.	Focal Point in Plaza
B.	Plaza Area
C.	Shade Shelters and BBQ
D.	Adventure Play Features
E.	Overlook
F.	Youth Soccer/Practice Field
G.	Plaza with Seating/Tables
H.	½ Court Basketball
I.	Shrub and Groundcover Area
J.	Picnic Area & Game Tables
K.	Sticks and Stones Creek Play
L.	Existing Swale (to Remain)
M.	Accent Planting and Seating
N.	Park Couplet
O.	Class I Bike Path
P.	Water Quality Feature
Q.	Bermed Turf
R.	Retaining Wall
S.	Walking Path with Benches
T.	Enhanced Vehicular Paving (In Street)
U.	Mounded Grassy Play

Campus Oaks Park is envisioned as a family oriented active neighborhood park. The park's geometrics are responsive to the sites rolling topography, with formal landscape/hardscape designs complimenting the Park Couplet to the north and Paseo to the east, and more naturalistic undulating forms as the park unfolds to the south and west towards the Open Space Preserve. A tree lined plaza with a focal point act as the southern terminus of the Park Couplet. A sticks and stones creek play area and adventure park features compliment the opportunities for creative play. The westerly edge of the park incorporates a youth soccer field and/or open turf practice area. Shade shelters and seating areas are integrated into the northern plaza. A smaller shade sail picnic area and game tables are placed at the east end overlooking the entire park. Trial connections are provided to the west and south.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

FIGURE 3-20: Campus Oaks Park Concept Plan (Parcel CO-61 [and CO-63](#))



The Open Space Preserve is envisioned as a passive amenity complementing the active parks within the Project Area. Nestled along the South Branch of Pleasant Grove Creek, the Preserve incorporates Oak Woodlands as well as natural and created wetland habitats. Opportunities exist to enhance community appreciation of the natural terrain, plants and animals. The City's existing Pleasant Grove Creek Trail (Northern Section) currently is improved off of Cedar Springs Court and feeds northwesterly to Woodcreek Oaks Boulevard. The intent is to provide access from the southern end of this existing trail and the City's planned off-site trail to the south adjacent to Woodcreek Oaks Golf Course to Campus Oaks Park at its southern boundary, and then continue eastward into the Hewlett-Packard Greenway. A new trail connection to Woodcreek Oaks Boulevard is also planned from the western end of Campus Oaks Park northwest through the planned paseo (Parcel CO-65). All activities are required to be in compliance with the Hewlett-Packard Preserve O&M Plan, deed restrictions, and the City's Open Space Preserve Overarching Management Plan. Parcel CO-82 may accommodate reburial of Native American cultural artifacts that have been repatriated to the United Auburn Indian Community.

NOTE: Park concept plans are subject to change based on funding or other factors. Final park designs shall be approved by the City.

FIGURE 3-24: Open Space Preserve Concept Plan (Parcels CO-81, CO-82 & CO-83) - [Modified](#)



3.4.2 LIBRARIES

The City of Roseville operates a public library system consisting of three individual facilities, providing print and online services to all City residents. The closest library to the Project Area is the Martha Riley Community Library at Mahany Park, a joint use facility that includes a community TV studio and Utility Exploration Center. The Project Area will offset its contribution to library services through payment of the City’s Public Facilities Fee.

3.4.3 SCHOOLS

The Project Area is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The number of students generated within the Project Area does not create sufficient demand for new school facilities (see Table 3-7). Students will be served at existing schools including Oakmont High School, Robert C. Cooley Middle School, and Blue Oaks Elementary School. The High School District will study potential enrollment boundary changes upon future construction of the new high school within West Roseville. Campus Oaks will enter into mutual benefit impact fee agreements to fully mitigate school impacts in accordance with its Development Agreement and Funding Agreements with the school districts.

TABLE 3-7: Student Generation

	Single Family ¹	Multi-Family Detached ²	Multi-Family Attached ³	Students Generated	School Capacity	Schools Required
ROSEVILLE CITY SCHOOL DISTRICT						
Grades K-5	0.3329	0.2200	0.1118	186 192	600	0.3 2 4
Grades 6-8	0.1164	0.0776	0.0352	63 66	1,000	0.0 6 7
ROSEVILLE JOINT UNION SCHOOL DISTRICT						
Grades 9-12	0.161	0.036	0.036	63	1,800	0.05

1. Single Family = units at less than 8 dwelling units per net acre. ~~239~~3 Single Family units.
2. Multi-Family detached = detached units at or above 8 dwelling units per net acre. ~~264~~319 Multi-Family detached units.
3. Multi-Family attached = attached units at or above 8 dwelling units per net acre. ~~457~~396 Multi-Family attached units.

3.5 Public Safety

3.5.1 FIRE & EMERGENCY SERVICES

The Roseville Fire Department (RFD) provides fire protection, suppression, emergency medical services, fire life and safety, along with hazardous materials management to the Project Area. At the time of HPCO Master Plan approval, the Project Area was within the service district of Station #2, located at 1398 Junction Boulevard. Fire Station 5, at 1565 Pleasant Grove Boulevard, was the closest fire station to the project site. However, the locations of these two existing fire stations would not meet the national standard of response time for emergency responders upon total build out, which is why a new fire station is proposed.

A 2.15 acre fire station site (Station No. 8) is designated within Campus Oaks at the southeast corner of Woodcreek Oaks Boulevard and Painted Desert Drive (Parcel CO-75). This site has been located in accordance with the RFD's risk assessment model to meet the City's response times, and has been configured to allow for efficient access, accommodate the City's planned facilities needs and allow flexibility for future growth. A concept plan of the fire station site is included as Figure 3-254. Once constructed, the Campus Oaks station will provide first response to the Project Area. Stations located in adjacent portions of the City will provide interim and secondary response.

Development within the Project Area will comply with applicable City fire protection standards and regulations.



3.5.2 POLICE PROTECTION

The Roseville Police Department provides primary law enforcement, crime prevention, traffic enforcement and animal control services to the Project Area. The Police Department provides all operations and patrols out of its central station located at 1051 Junction Boulevard. In addition, private security services are provided within the Hewlett-Packard Campus. Development will comply with applicable City safety and security standards.

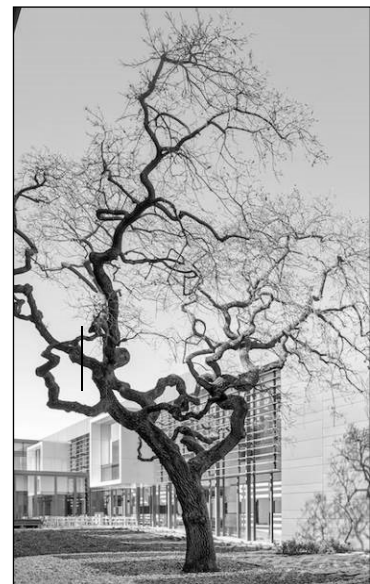
04 Hewlett-Packard Campus Development Plan

The following establishes land use, zoning, infrastructure, intensity threshold, development guidelines and development review provisions for the Hewlett-Packard Campus. Covering the eastern 141.2 acres of the Project Area, the Hewlett-Packard Campus is planned for continued light industrial, private recreation and related development. A portion of the Campus is also designated for development as a City park. All development projects within the Hewlett-Packard Campus will be reviewed by the City to ensure compliance with applicable Master Plan, General Plan, Zoning Ordinance and Development Agreement requirements.

4.1 Land Use and Zoning

The Hewlett-Packard Campus is partially developed with existing light industrial and office uses, along with parking lots, internal roadways, private recreation facilities, and a Roseville Electric substation. Capacity exists for additional development on vacant properties within the Campus, as well as potential intensification of existing buildings/uses. At buildout, total development on the Hewlett-Packard Campus is estimated to support approximately 1,200,000 square feet of Light Industrial use, as well as 8.858-7 acres of City park.

Land uses for the Hewlett-Packard Campus are summarized in Table 4-1 and reflected on Figure 4-1. The overall square footage allocation reflected on Table 4-1 is vested with the Hewlett-Packard property, as further regulated by the intensity threshold allocations described in Section 4.3 and the Hewlett-Packard Development Agreement.



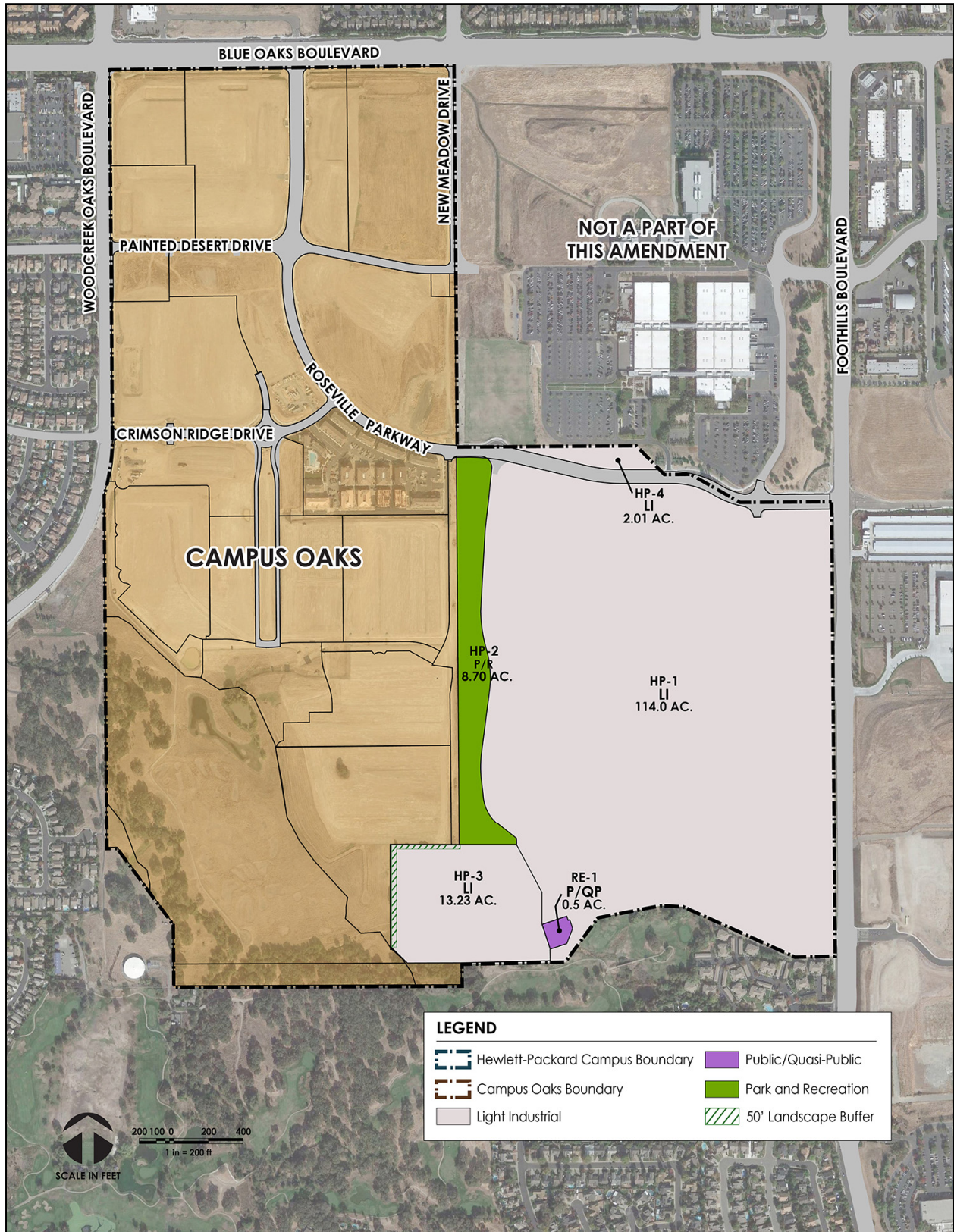


FIGURE 4-1: Hewlett-Packard Campus Land Use Diagram

TABLE 5-1: Campus Oaks Land Use Summary

Land Use	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
		Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES					
Tech/Business Park (T/BP-LI)	32.85 ac			300,000 sf	21%
Community Commercial (CC)	29.6 84 ac			240,000 sf	19%
Sub-Total	62.5349 ac			540,000 sf	19%
RESIDENTIAL USES					
Low Density Residential (LDR)	4 2,644.26 ac	23 30 du	5.5 2 du/ac		
Medium Density Residential (MDR)	3 63 .01 ac	264 319 du	7.98.9 du/ac		
High Density Residential (HDR)	22.06 17.84 ac	457 396 du	22.20.7 du/ac		
Sub-Total	96.499.33 ac	948 du	9.85 du/ac		
PARK, OPEN SPACE & PUBLIC USES					
Parks (P/R)	11.120.74 ac				
Paseo (P/R)	2.253.67 ac				
Open Space (OS) ¹	46.35 ac				
Public (P/QP)	2.47 ac				
Sub-Total	63.611.81 ac				
Backbone Roads	11.900.71 ac				
TOTAL	234.5334 ac	948 du	9.5 du/ac	540,000 sf	19%

1. Includes City Open Space Preserve.

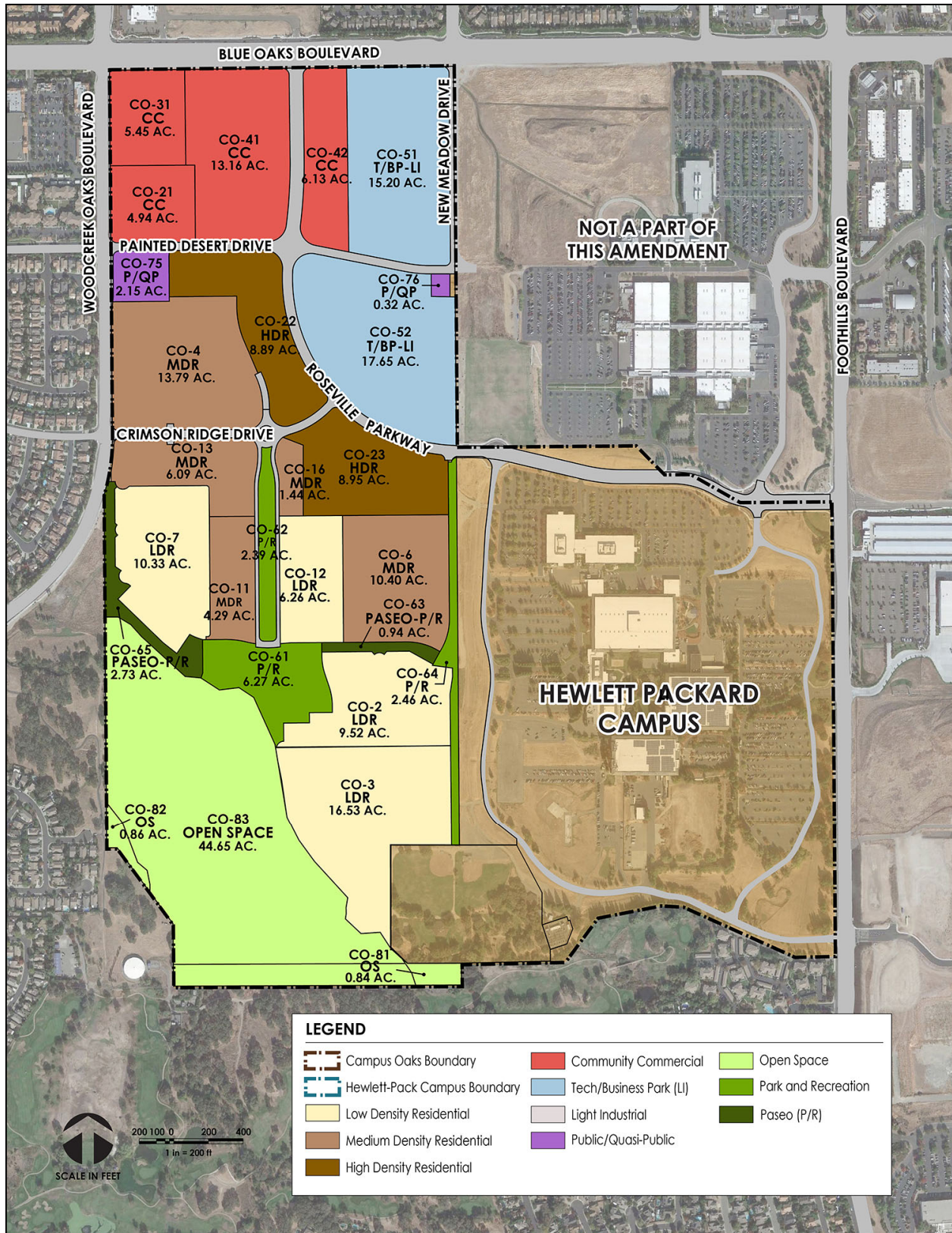


FIGURE 5-1: Campus Oaks Land Use Diagram – [Figure Modified](#)

TABLE 5-2: Campus Oaks Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Tech/Business Park - Light Industrial (T/BP LI)						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		32.85 ac			300,000 sf	21%
Community Commercial (CC)						
CO-21	CC	4.94 ac			22,500 sf	13%
CO-31	CC	5.45 ac			50,900sf	13%
CO-41	CC	13.1608 ac			100,300 sf	21%
CO-42	CC	6.137 ac			66,300 sf	19%
Sub-Total		29.684 ac			240,000 sf	20%
Sub-Total Employment & Comm.		62.5349 ac			540,000 sf	19%
RESIDENTIAL USES						
Low Density Residential (LDR)						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.249.52 ac	3659 du	5.86.2 du/ac		
CO-3	R1/DS	16.53 ac	6462 du	3.93.8 du/ac		
CO-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
CO-7	RS/DS	9.7810.33 ac	5870 du	5.96.8 du/ac		
C-12	RS/DS	6.26 ac	42 du	6.7 du/ac		
Sub-Total		42.644.26 ac	2330 du	5.52 du/ac		
Medium Density Residential (MDR)						
CO-4	RS/DS	7.0613.79 ac	60132 du	8.59.6 du/ac		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-6	RS/DS	10.40 ac	86 du	8.3 du/ac		
CO-11	RS/DS	4.724.29 ac	3438 du	7.28.9 du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.346.09 ac	2451 du	7.28.4 du/ac		
CO-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RS/DS		1,361.44 ac				
		1012 du		7.48,3 du/ac		
		363.01 ac		7.98,9 du/ac		
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8,408.89 ac	210 du	25,023.6 du/ac		
CO-23	R3/DS	8.95 ac	185,186 du	20,720.8 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		22,0617.84 ac	457,396 du	20,722.2 du/ac		
Sub-Total Residential		99,3396.49 ac	948 du	9,59.8 du/ac		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)¹						
CO-61	PR	5,706.27 ac				
CO-62	PR	2,622.39 ac				
CO-64	PR	2,422.46 ac				
Sub-Total		10,7411.12 ac				
Paseos (P/R)						
CO-63	PR (Paseo)	0,900.94 ac				
CO-65	PR (Paseo)	1,352.73 ac				
Sub-Total		2,253.67 ac				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		46.35 ac				
Public (P/QP)						
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		2.47 ac				
Sub-Total Parks, OS & Public		61,8163.61 ac				
Backbone Roads		11,9040.74 ac				
TOTAL		234,5334 ac	948 du	9.1 du/ac	540,000 sf	20%

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Tables 4-1 and 3-5.

5.3 Development Standards

The DS overlay has been applied in combination with the general zone districts to all LDR, MDR and HDR land uses within Campus Oaks. The DS overlay allows the development standards (e.g., lot area, setbacks and building heights) to be modified from those specified by the underlying general zone districts. For Campus Oaks, the intent is to allow flexibility to accommodate and encourage a wide range of residential building types and innovative designs appealing to different economic and life-style segments.

Precise development standards for the Single Family Residential/ Development Standard Overlay (R1/DS), Small Lot Residential/ Development Standard Overlay (RS/DS) and Attached Housing/ Development Standard Overlay (R3/DS) districts ~~are~~ will be established ~~within a part of~~ the ~~subsequent~~ Campus Oaks Design Guidelines discussed in Section 5.4. A Design Review for Residential Subdivision (DRRS) is required for all Compact Residential Development projects at 7 dwelling units per acre and above as well as specified by the City Zoning Ordinance.

Included in this section are conceptual elevations, lot sizes and plot plans to illustrate the character and layout of potential building types that could be constructed within Campus Oaks subject to approval by the City during the DRRS and small lot tentative map stage. Figure 5-2 provides an illustrative of how the varied building types may be applied. The building types and illustratives are examples and are conceptual. It is anticipated that Campus Oaks will also accommodate additional building types.





FIGURE 5-2: Campus Oaks Illustrative Plan (Conceptual Only) - [Figure Modified](#)

5.4 Design Guidelines

The Campus Oaks Design Guidelines supplement the City's Community Design Guidelines to provide a clear and common understanding of the distinct expectations for the built physical form and character of Campus Oaks. The focus is to ensure that the HPCO Planning Principles (Section 2) are meaningfully carried out and enhanced through the design, review and approval of individual development projects.

The Campus Oaks Design Guidelines have been prepared separately as a companion document to this Master Plan. As a companion implementation tool, the Guidelines may be subsequently updated as appropriate, without the need to amend this Master Plan.

Topics addressed by the Campus Oaks Design Guidelines include, but are not limited to:

- Residential Neighborhoods;
 - ✓ Neighborhood Access and Circulation;
 - ✓ Neighborhood Alleys;
 - ✓ Edge Treatments Park and Open Space;
 - ✓ Residential Paseos;
 - ✓ Topography and Grading;
 - ✓ Green Design; and
 - ✓ Residential Noise Mitigation; and
- Streetscapes;
 - ✓ Landscaping
 - ✓ Landscaped Drainage Channels;
 - ✓ Gateways and Entries;
 - ✓ Intersections and Roundabouts;
 - ✓ Walls and Fences;
 - ✓ Street Lighting; and
 - ✓ Street Furnishings and Amenities.

- c. Units proposed within these criteria would allow for individuals to stay within their units as their future income grows.

In Campus Oaks a unique opportunity has been created to provide for very low-income rental housing in excess of the General Plan goal through the use of low income housing tax credits with no City obligation to provide a subsidy. The California low income housing tax credit program requires such units to remain affordable for a period of 55 years. Variations in affordable housing ratios have been approved for Campus Oaks and the very low-income rental units will be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

The affordable housing units within Campus Oaks have been allocated to specific MDR and HDR residential parcels as identified in Table 5-5, with designated parcels reflected on Figure 5-3. Affordable units have been positioned in close proximity to the Campus Oaks Town Center.

TABLE 5-4: Campus Oaks Affordable Housing Goal

Total Campus Oaks Units	948 du
10% Affordable Housing Goal	95 du
40% of Goal Very Low-Income ¹	38 du
40% of Goal Low-Income	38 du
20% of Goal Middle-Income	19 du

1. To be credited towards meeting both the very-low and low-income portions of the General Plan affordable housing goal.

TABLE 5-5: Campus Oaks Affordable Housing Allocation by Parcel

Parcel	Land Use	Total Units	Very Low-Income Rental	Middle-Income Purchase
CO-54	MDR	46 du		19 (25²) du
CO-22	HDR	205 du	45 du	
CO-23	HDR	190 du	42 du	
TOTAL			87 du¹	19 (25²) du

1. Some or all of the extra very-low income rental units may be applied against the middle income affordable housing requirement subject to City approval in accordance with the Campus Oaks Development Agreement.

1-2 Includes six middle-income purchase units transferred from Parcels DC-30 and DC-33 of the North Roseville Specific Plan (approved for transfer 9/27/19).

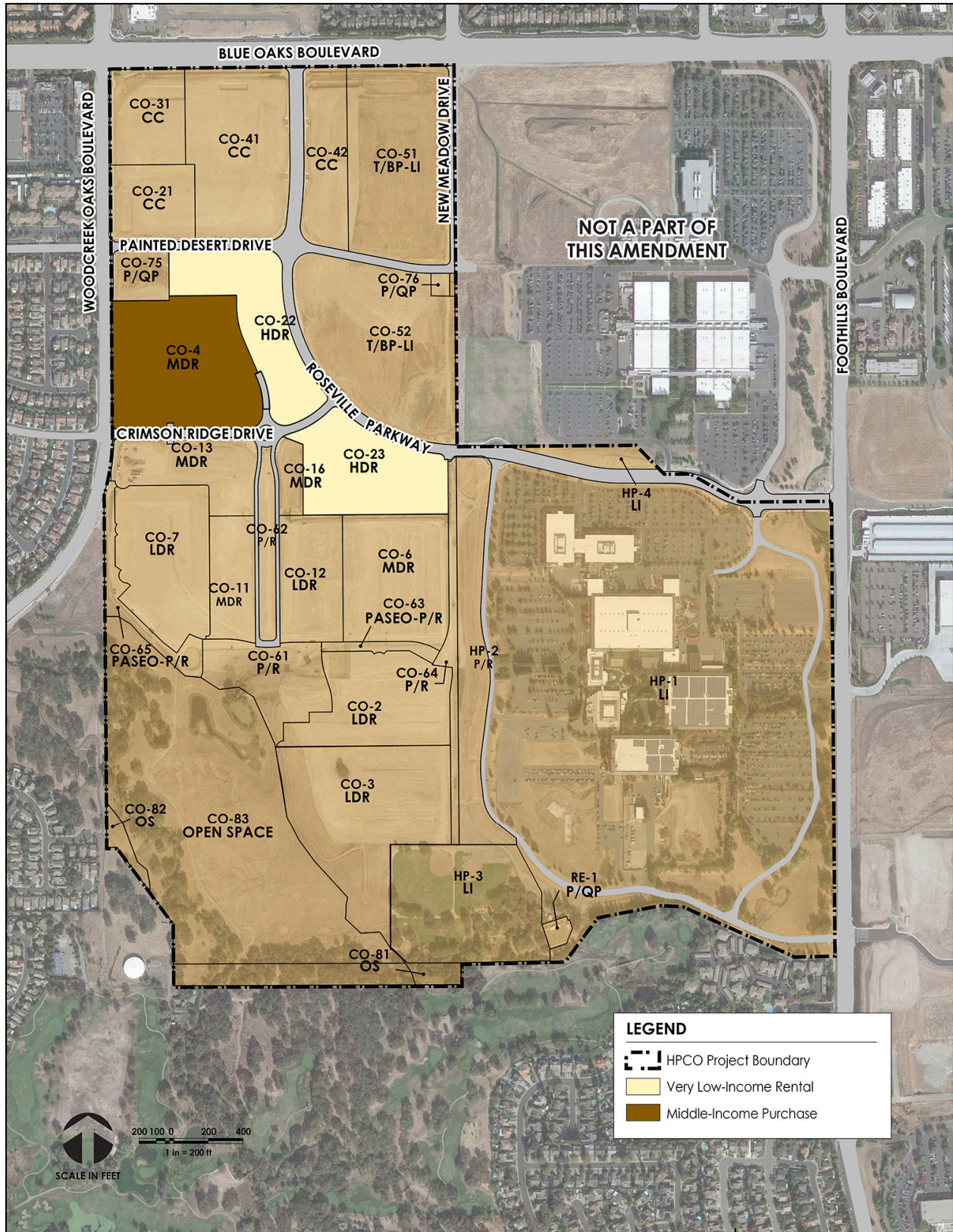


FIGURE 5-3: Affordable Housing Sites – Figure Modified

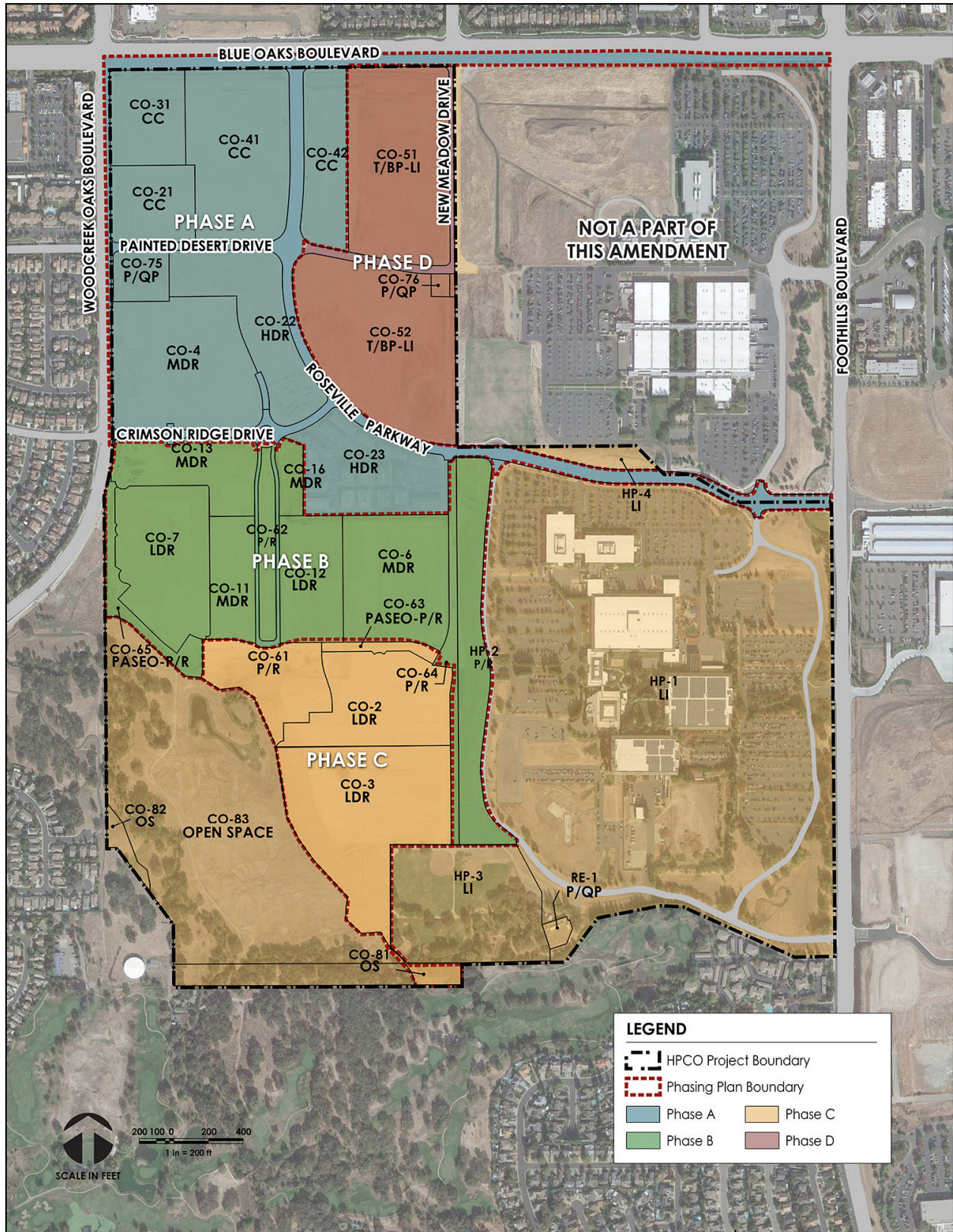


FIGURE 5-4: Potential Campus Oaks Phasing – *Figure Modified*



DESIGN STANDARDS AND GUIDELINES

Residential Neighborhoods and Streetscapes

CITY OF ROSEVILLE

Originally ~~Approved~~ Adopted March 9, 2017

Last Amended ____, 2020



DESIGN STANDARDS AND GUIDELINES

Residential Neighborhoods and Streetscapes

CITY OF ROSEVILLE

Originally Approved Adopted March 9, 2017

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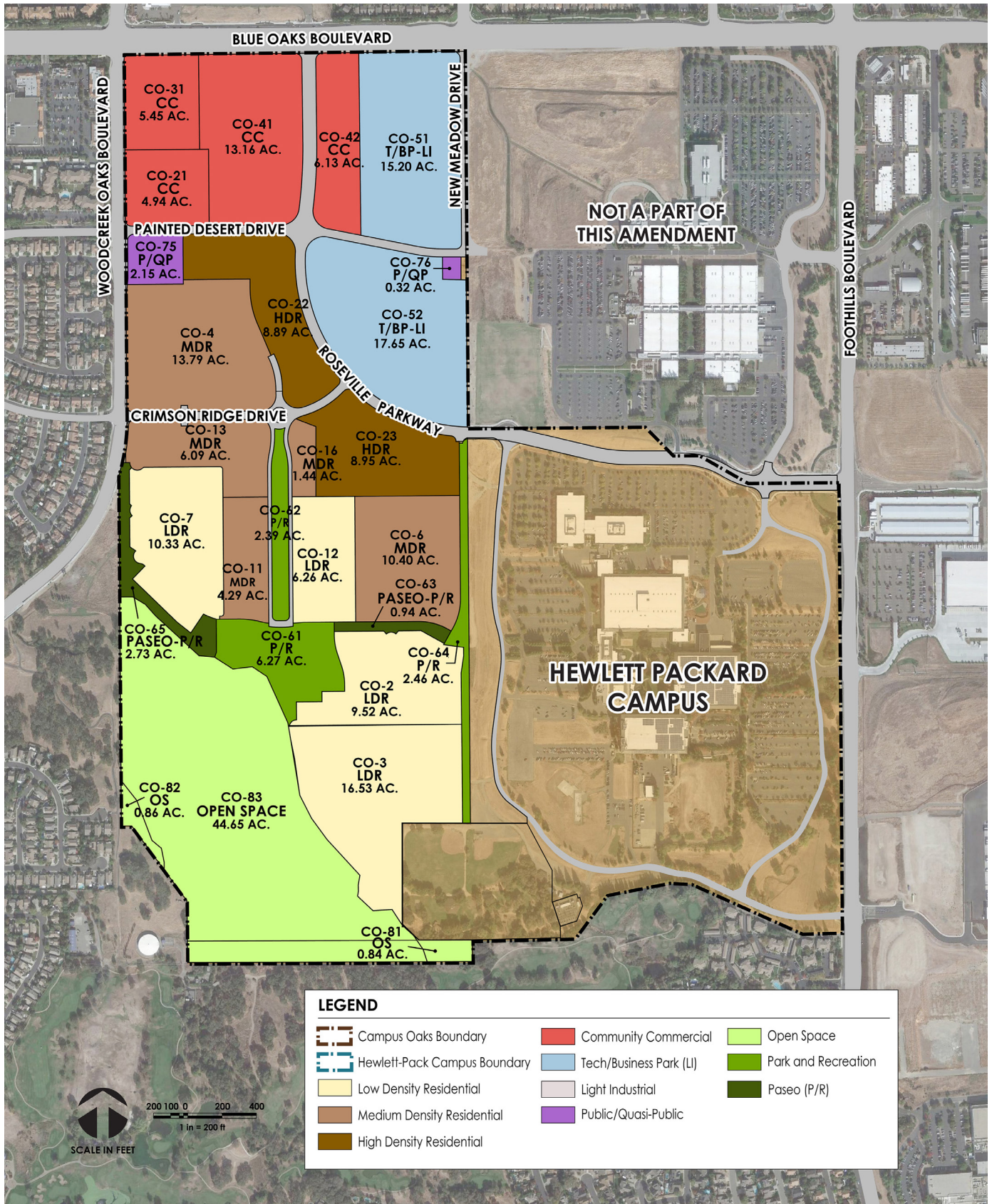


Figure 1-2: Campus Oaks Land Use Diagram Update Figure

1.2 Applicability

The City's Zoning Ordinance, Community Design Guidelines, HPCO Master Plan, and the Campus Oaks Design Guidelines apply to all projects and improvements within Campus Oaks subject to discretionary approval by the City of Roseville. Table 1-1 summarizes the applicability of the documents.



Table 1-1: Design Standards and Guidelines Applicability

Land Use Designation	Zoning District	Permitted Uses	Development Standards	Design Guidelines
Employment and Commercial Uses				
T/BP/LI Tech/ Business Park	MP/SA – Industrial/ Business Park/Special Area Overlay	Section 5.2 of the HPCO Master Plan	Zoning Ordinance	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Streetscapes)
BP Business Professional	BP—Business Professional	Zoning- Ordinance	Zoning Ordinance	Community Design Guidelines and- Campus Oaks Design Standards and Guidelines (Streetscapes)
CC Community Commercial	CC – Community Commercial	Zoning Ordinance	Zoning Ordinance	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Streetscapes)
Residential Uses				
LDR Low Density Residential	R1/DS – Single Family Residential/Development Standard Overlay; and RS/DS – Small Lot Residential/ Development Standard Overlay	Zoning Ordinance	Zoning Ordinance and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods)	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods and Streetscapes)
MDR Medium Density Residential	RS/DS – Small Lot Residential/ Development Standard Overlay	Zoning Ordinance	Zoning Ordinance and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods)	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods and Streetscapes)
HDR High Density Residential	R3/DS – Attached Housing/ Development Standard Overlay	Zoning Ordinance	Zoning Ordinance and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods)	Community Design Guidelines and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods and Streetscapes)
Park, Open Space and Public Uses				
P/R Parks and Recreation	PR – Parks and Recreation	Zoning Ordinance	Zoning Ordinance	Per City Approved Plans in compliance with the HPCO Master Plan and Campus Oaks Design Standards and Guidelines (Residential Neighborhoods and Streetscapes Streetscapes)
OS Open Space	OS – Open Space	Zoning Ordinance	Zoning Ordinance	Per City Approved Plans in compliance with the HPCO Master Plan and Campus Oaks Design Standards and Guidelines (Streetscapes)
P/QP Public	P/QP – Public/Quasi-Public	Zoning Ordinance	Zoning Ordinance	Per City Approved Plans in compliance with the HPCO Master Plan and Campus Oaks Design Standards and Guidelines (Streetscapes)

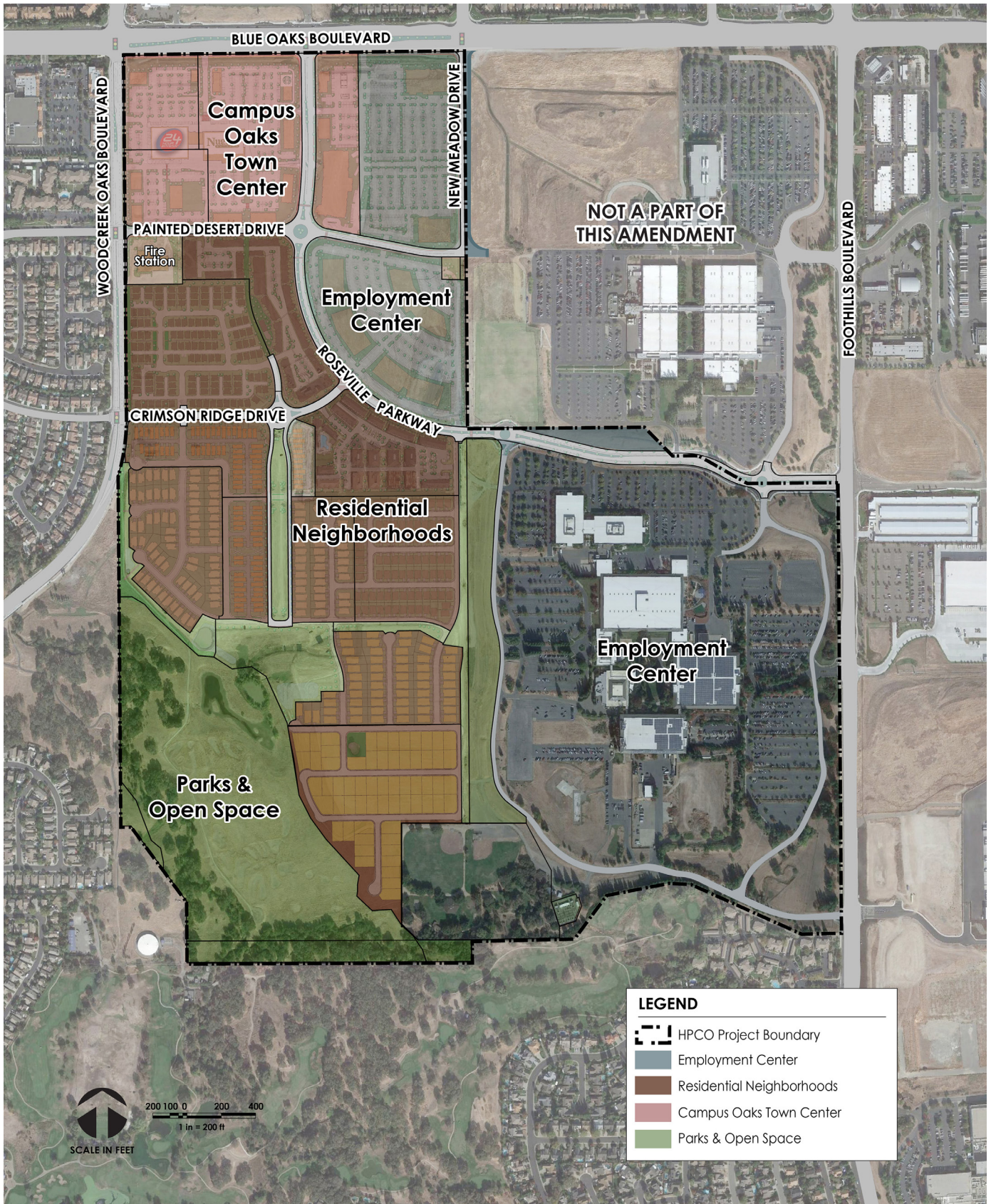
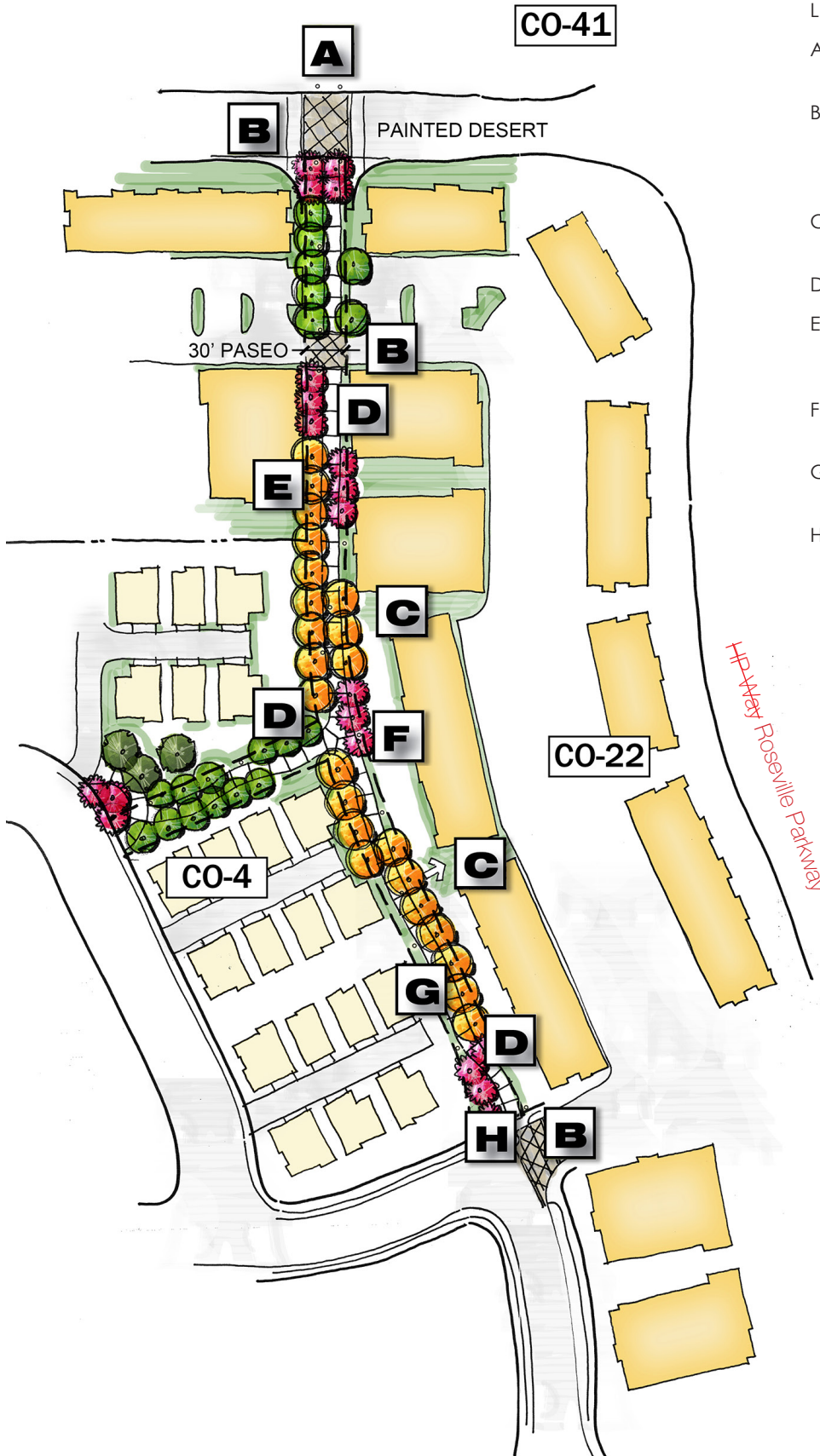


Figure 2-1: Residential Neighborhoods Update Figure



LEGEND

- A. Primary and enhanced pedestrian path of travel to retail center.
- B. Pedestrian Crossing: raised speed table with enhanced concrete aprons and walkway. LED bollards at both sides.
- C. Connection to internal paths at apartments
- D. Seating/Rest Areas at 400' intervals
- E. 30' min. paseo with 10' wide detached concrete walk (modified Class I path)
- F. Opportunity for subsurface LID/ Stormwater measures
- G. LED bollards at regular spacing, 30' on center
- H. Enhanced concrete crosswalk and Emergency/Maintenance vehicle access point

Figure 2-5b: Paseo CO-4 and CO-22 Concept Plan

- 2-29. Water conservation measures shall be incorporated into residential projects including turf reductions and water efficient landscaping; smart irrigation controllers; and, re-circulating hot water systems. All development shall comply with the City of Roseville's Water Efficient Landscape Ordinance.
- 2-30. Post construction source control and Low Impact Development (LID) features shall be incorporated into residential projects and paseos such as tree plantings, infiltration galleries, disconnected roof drains, separated sidewalks, bio-retention facilities, rain gardens, bioswales, soil amendments, impervious surface reduction, and end of the pipe treatment Best Management Practices (BMP's). Hydromodification measures shall be required should LID measures not achieve infiltration and/or reuse runoff goals as specified by the City's Municipal Separate Storm Sewer System (MS4) Permit.
- 2-33. Prior to approval of the tentative subdivision map for residential uses fronting along **HP-Way Roseville Parkway**, or other roadways where projected traffic volumes warrant, an acoustical study shall be prepared demonstrating that noise attenuation features would reduce noise levels in outdoor activity areas or indoor areas to less than the City's standards. Noise attenuating features may include, but are not limited to, berms, building orientation, setbacks, rubberized pavement, or other equally effective means of blocking or intercepting noise (See 2015 Mitigation Measures 12-4 and 12-5).

2.2.7 RESIDENTIAL NOISE MITIGATION

- 2-31. A minimum 6 foot high masonry soundwall shall be provided adjacent to LDR and MDR neighborhoods along the western edge of Campus Oaks to attenuate noise from Woodcreek Oaks Boulevard (see Guideline 3-43 through 3-53 and 2015 Mitigation Measure 12-3(a)).
- 2-32. Second story balconies on the west face of units that front on Woodcreek Oaks Blvd. (i.e., the first unit only facing Woodcreek Oaks Blvd.) shall be prohibited unless effective means of blocking or intercepting noise are identified by a site specific acoustical study (See 2015 Mitigation Measure 12-3(b)).

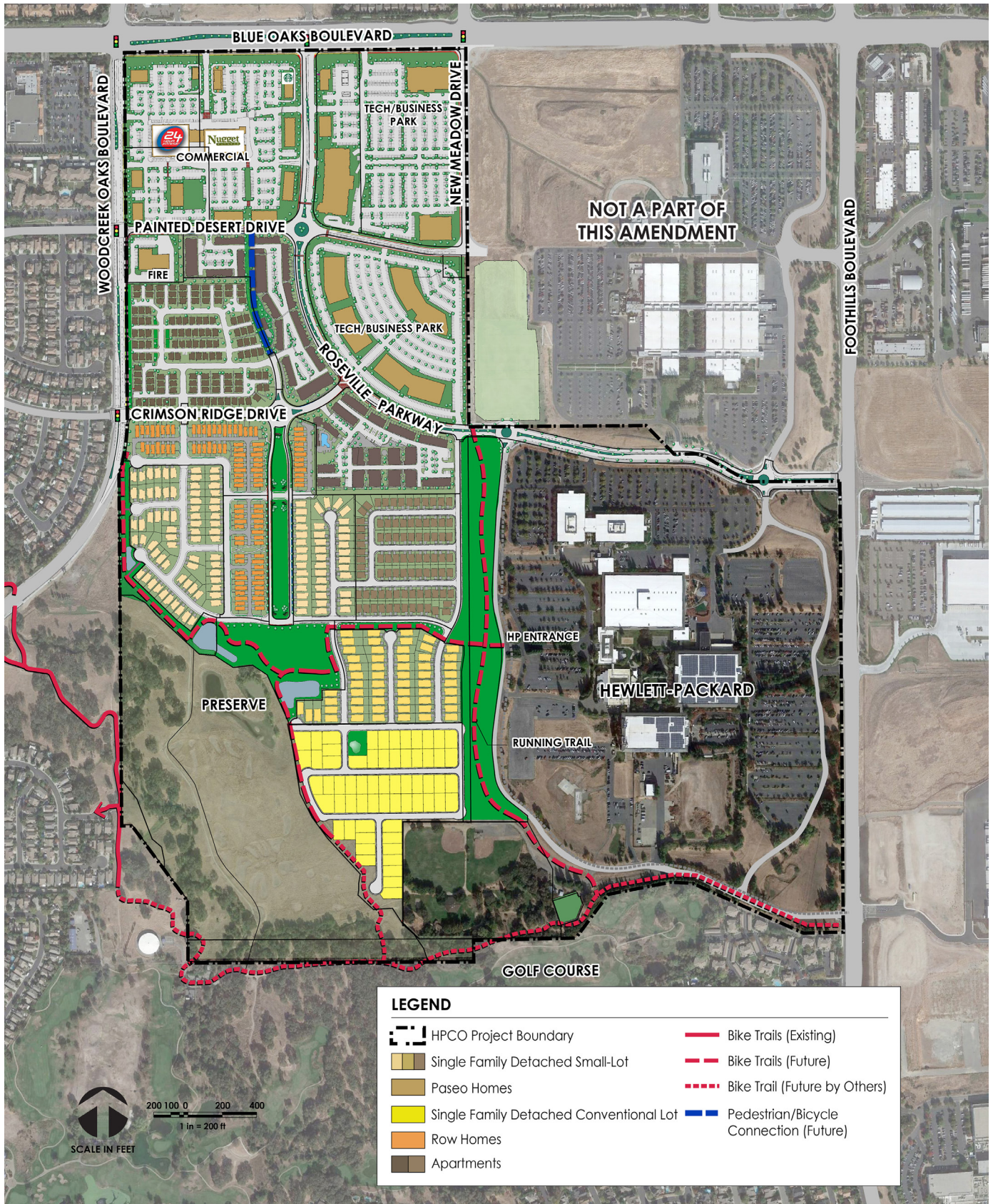


Figure 2-14: Campus Oaks Illustrative Plan Update Figure

03

streetscapes

Campus Oaks streetscapes are intended to be visually attractive, pedestrian friendly, and complimentary to the natural and man-made elements within the community. Emphasis is placed on creating safe, comfortable and inviting settings that takes into account the needs of all users. Streetscape elements including landscaping, gateways and entries, intersections and roundabouts, walls and fences, lighting and amenities will be coordinated to create a cohesive sense of place that ties individual projects together.

3.1 Design Intent

In addition to other goals identified in the City's Community Design Guidelines, streetscapes in Campus Oaks shall place particular emphasis on the following supplemental design intent:

- Create pleasant environments with landscaping, tree canopies, separated sidewalks, bulb-outs, enhanced crossings, street furnishings and other pedestrian amenities.
- Emphasize **HP-Way Roseville Parkway** as a local oriented, pedestrian friendly "complete street" that presents a highly walkable and bikeable environment.
- Establish gateways to provide a sense of identity and arrival into Campus Oaks and the larger HPCO Plan Area.
- Retain and enhance Campus Oaks' natural rolling terrain and view corridors.
- Provide for the inclusion of easy to care for edible landscape components.

- Incorporate recycled water for irrigation, native and adaptive drought tolerant plants, and efficient irrigation systems.

Designs are encouraged which balance aesthetic and functional sensitivities and result in the conservation and efficient use of natural resources.


3.2 Design Guidelines

Streetscapes in Campus Oaks shall comply with the relevant Public Space Design Guidelines identified in the City's Community Design Guidelines. In addition, the following supplemental design guidelines shall apply:

3.2.1 LANDSCAPING

Streetscapes are intended to incorporate consistent landscape themes that share a common visual thread throughout Campus Oaks. Key landscape elements are defined below and are generally reflected on Figures 3-1 (Typical Streetscape Corridor), Figure 3-2 (Blue Oaks Boulevard), Figure 3-3 (Woodcreek Oaks Boulevard) and Figure 3-4 (**HP-Way Roseville Parkway - Central**).

Table 3-1: Campus Oaks Street Tree List

Street Trees	
Blue Oaks Boulevard	
	<p>Primary: London Planetree (<i>Platanus x acerifolia</i> 'Columbia') or <i>Platanus racemosa</i> (California Sycamore)</p>
	<p>Secondary: Southern Live Oak (<i>Quercus virginiana</i>), Valley Oak (<i>Quercus lobata</i>), Oregon Oak (<i>Quercus garryana</i>), Blue Oaks (<i>Quercus douglasii</i>)</p>
	<p>Median: Mixed tree plantings including: Southern Live Oak (<i>Quercus virginiana</i>), London Planetree (<i>Platanus acerifolia</i> 'Columbia'), <i>Acer rubrum</i> 'Franksred' or 'October Glory'</p>
	<p>Accent: Maidenhair Tree (<i>Ginkgo biloba</i> 'Fairmount'), Blue Italian Cypress (<i>Cupressus sempervirens</i> 'Glauca') <i>limited quantities & with City approval</i>, Fruitless Olive (<i>Olea</i> 'Swan Hill'), Grecian Laurel (<i>Laurus nobilis</i>), <i>Chionanthus retusus</i> (Chinese Fringe Tree)</p>
Platanus x acerifolia 'Columbia'	
Woodcreek Oaks Boulevard	
	<p>Primary: London Planetree (<i>Platanus x acerifolia</i> 'Columbia') or <i>Platanus racemosa</i> (California Sycamore)</p>
	<p>Secondary: Southern Live Oak (<i>Quercus virginiana</i>), Valley Oak (<i>Quercus lobata</i>), Oregon Oak (<i>Quercus garryana</i>)</p>
	<p>Median: Mixed tree plantings including: Sour Gum (<i>Nyssa sylvatica</i>), Oregon Oak (<i>Quercus garryana</i>), Glendora White Crape Myrtle (<i>Lagerstroemia indica</i> 'Glendora White')</p>
	<p>Accent: Maidenhair Tree (<i>Ginkgo biloba</i> 'Fairmount'), Blue Italian Cypress (<i>Cupressus sempervirens</i> 'Glauca') <i>limited quantities & with City approval</i>, Fruitless Olive (<i>Olea</i> 'Swan Hill'), Grecian Laurel (<i>Laurus nobilis</i>), <i>Chionanthus retusus</i> (Chinese Fringe Tree)</p>
Platanus x acerifolia 'Columbia'	
HP Way-Entry Roseville Parkway	
	<p>Primary: <i>Acer rubrum</i> 'Franksred' or 'October Glory', Emerald Sunshine Elm (<i>Ulmus propinqua</i>)</p>
	<p>Secondary: Maidenhair Tree (<i>Ginkgo biloba</i> 'Fairmount'), Swan Hill Fruitless Olive (<i>Olea europea</i> 'Swan Hill'), Grecian Laurel (<i>Laurus nobilis</i>), Blue Italian Cypress (<i>Cupressus sempervirens</i> 'Glauca') <i>limited quantities & with City approval</i></p>
	<p>Accent: <i>Chionanthus retusus</i> (Chinese Fringe Tree), Japanese Flowering Cherry (<i>Prunus serrulata</i>)</p>
Acer rubrum 'Franksred'	

Street Trees

HP Way Entry–Roseville Parkway



Carpinifolia x parvifolia 'Frontier'

Primary: Emerald Sunshine Elm (*Ulmus propinqua*) or Frontier Elm (*Carpinifolia x parvifolia* 'Frontier')

Secondary: Sour Gum/Tupelo (*Nyssa sylvatica*), Southern Live Oak (*Quercus virginiana*), Oregon Oak (*Quercus garryana*)

Accent: Maidenhair Tree (*Ginkgo biloba* 'Fairmount'), Lavender Crape Myrtle (*Lagerstroemia indica* 'Muskogee')

Specimen: Oregon Oak (*Quercus garryana*, as available)

Painted Desert Way



Koelreuteria paniculata

Primary: Goldenrain Tree (*Koelreuteria paniculata*)

Secondary: Carolina Cherry Laurel (*Prunus carolinia*), Chionanthus retusus (Chinese Fringe Tree)

New Meadow Drive

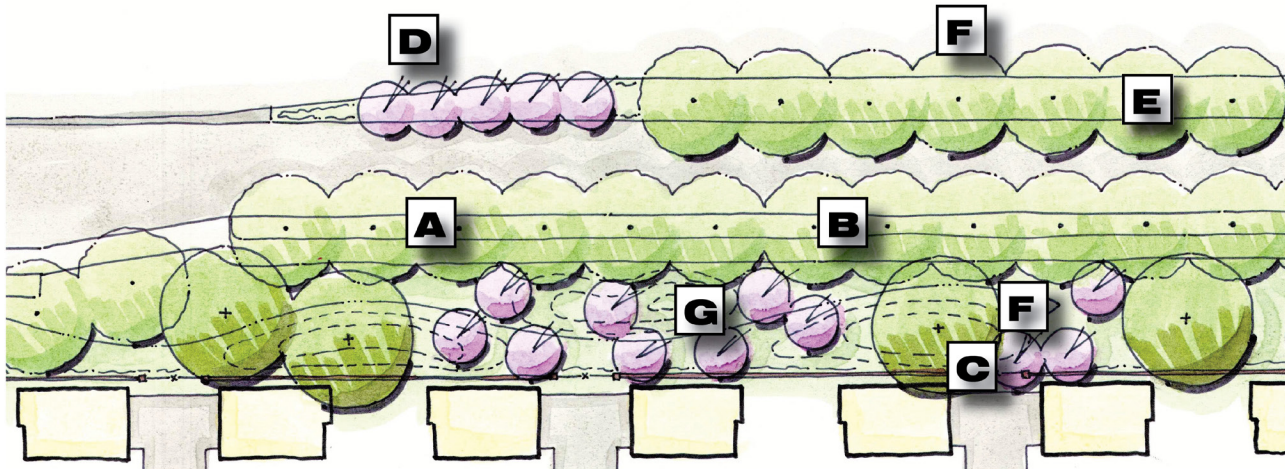


Acer rubrum 'Franksred'

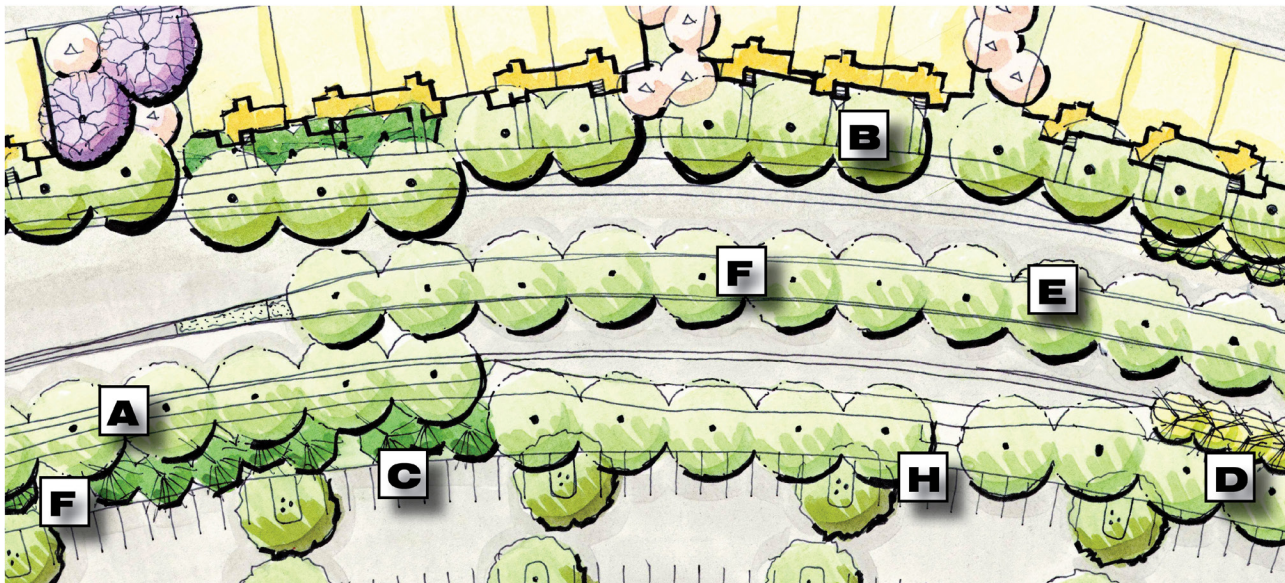
Primary: Red Sunset Maple (*Acer rubrum* 'Franksred')

Secondary: Strawberry Tree (*Arbutus Unedo*), Chionanthus retusus (Chinese Fringe Tree)

ARTERIAL ROADWAYS (Blue Oaks Blvd and Woodcreek Oaks Blvd)



COLLECTOR ROADWAYS (HP-Way Roseville Parkway, Painted Desert Drive, New Meadow Drive and Crimson Ridge Drive)



LEGEND:

- | | |
|---|---|
| A. Parkway strip with detached sidewalk | F. Understory planted with low water use groundcover (no turf in medians) |
| B. Primary Street Tree | G. Vegetative bio-swale where possible for storm water treatment |
| C. Secondard Street Tree | H. Bus Stop |
| D. Accent Tree | |
| E. Median Tree (where applicable) | |

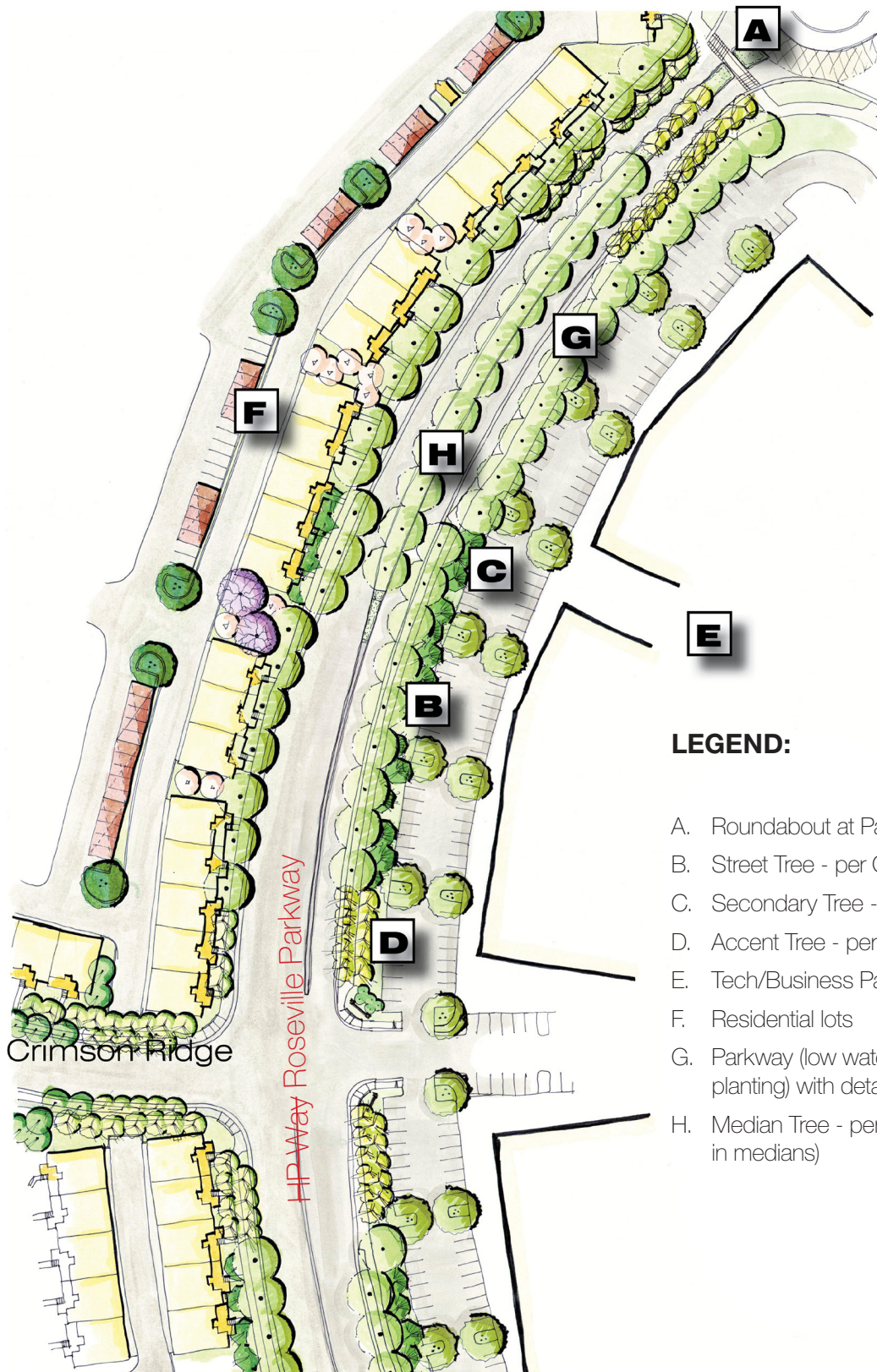
Figure 3-1: Typical Streetscape Corridor



LEGEND:

- A. Existing Drainage swale
- B. Street Tree - per Campus Oaks tree list
- C. Secondary Tree - per Campus Oaks tree list
- D. Accent Tree - per Campus Oaks tree list
- E. Commercial Development
- F. Primary Gateway and Community monument
- G. Minimum 8' parkway (low water use groundcover and shrub planting) with 8' detached sidewalk.
- H. Median Tree - per Campus Oaks tree list (no turf in medians)

Figure 3-2: Blue Oaks Boulevard



LEGEND:

- A. Roundabout at Painted Desert
- B. Street Tree - per Campus Oaks tree list
- C. Secondary Tree - per Campus Oaks tree list
- D. Accent Tree - per Campus Oaks tree list
- E. Tech/Business Park
- F. Residential lots
- G. Parkway (low water use groundcover and shrub planting) with detached sidewalk.
- H. Median Tree - per Campus Oaks tree list (no turf in medians)

Figure 3-4: HP-Way Roseville Parkway – Central



Entry Signage

3.2.3 GATEWAYS AND ENTRIES

Primary Entry Gateway and Minor Project Entry - Blue Oaks Boulevard

3-30. A Primary Entry Gateway shall be provided at the intersection of Blue Oaks Boulevard and **HP-Way Roseville Parkway** to create a sense of arrival into Campus Oaks as reflected on Figure 3-5 through 3-8. The Primary Entry Gateway shall incorporate:

- An enhanced pedestrian intersection as specified in Guidelines 3-36 and 3-37;

- Complimentary low-scale hardscape features along each side of **HP-Way Roseville Parkway** such as low walls, decorative fencing, entry monuments, pilasters, raised planters, rockery walls along the drainage swale, plazas, and/or similar features. Hardscape elements shall be clad with stone or other natural materials that are unified and complement the overall Campus Oaks streetscape theme;
- Signage integrated into the hardscape features identifying the project (Campus Oaks and/or Hewlett-Packard Enterprise). Signage should be subtle, consisting of either flush mount (with mounting hardware embedded into the surface onto which it is affixed), cast or laser cut letters, emblems or logos. All signage shall be consistent with the City of Roseville Sign Ordinance;
- Enhanced landscaping with specimen oak trees will be used to identify the project entry and create visual scale that is prominent along Blue Oaks Boulevard;

LEGEND

- A. Project entry monuments with decorative rail fence and pilasters
- B. Enhanced drainage swale
- C. Project sign wall
- D. Rockery retaining walls in drainage swale near project entry
- E. Project entry tree
- F. Specimen accent tree at entry - oaks
- G. Planted median
- H. Commercial development

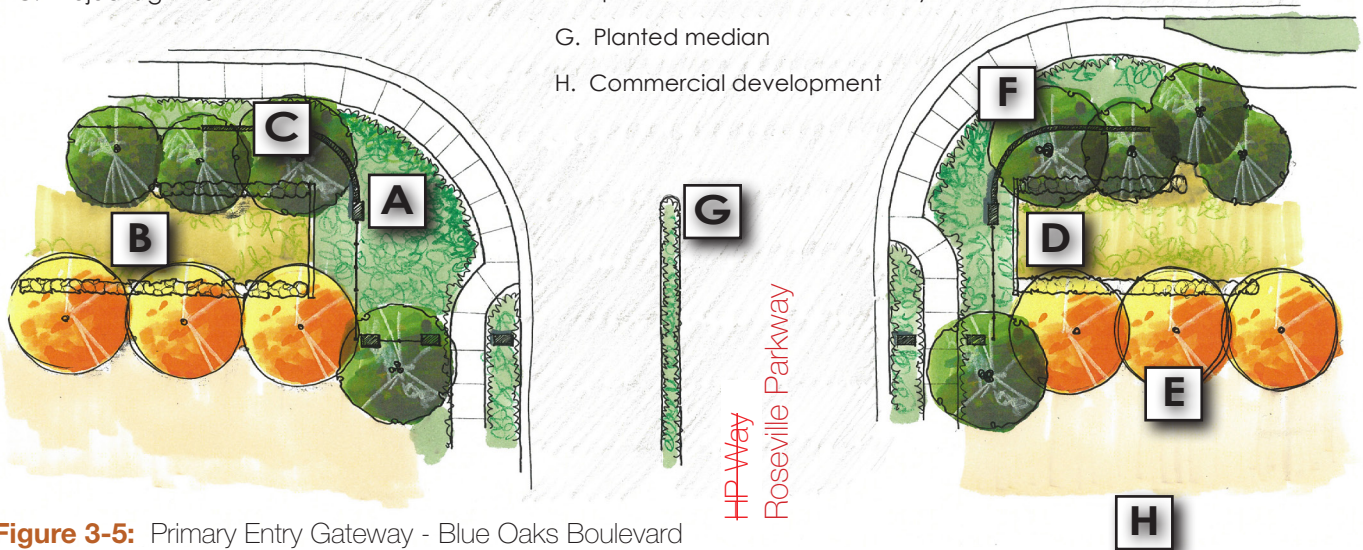


Figure 3-5: Primary Entry Gateway - Blue Oaks Boulevard

LEGEND

- A. Stone veneer clad pilaster with project logo medallion
- B. Curved sign wall, stone veneer cladding
- C. Project sign - Cor-ten steel blade sign with laser cut letters. Sign to be up lighted.
- D. Project fence 2 rail style with rectangular space pickets. Cor-ten steel.
- E. Specimen oak tree

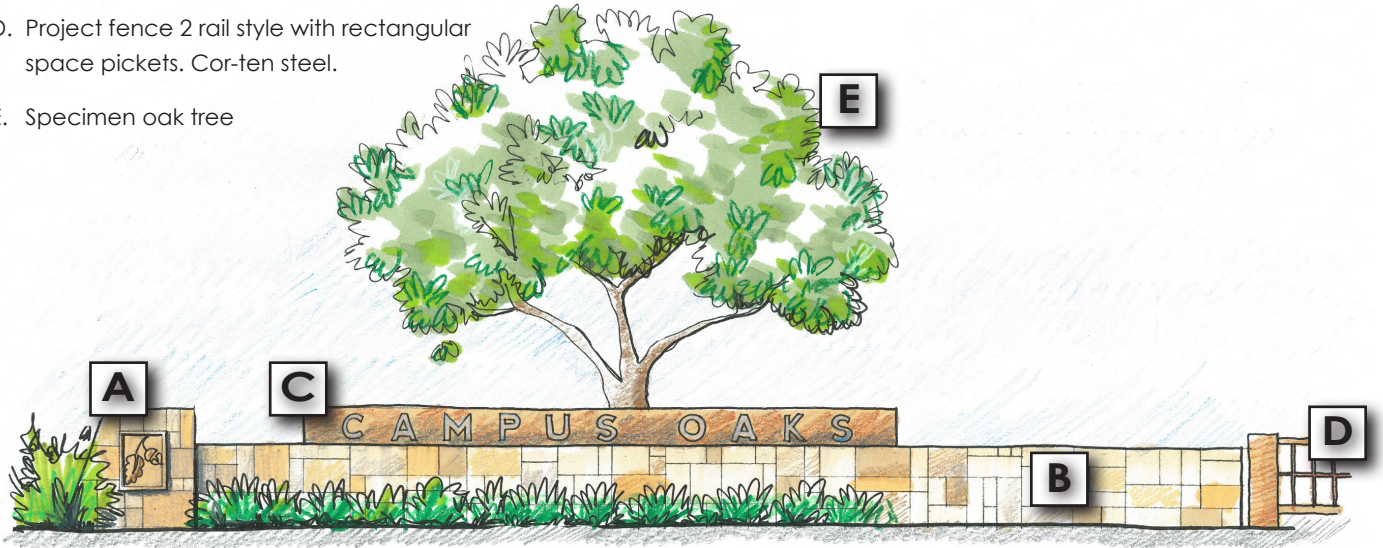
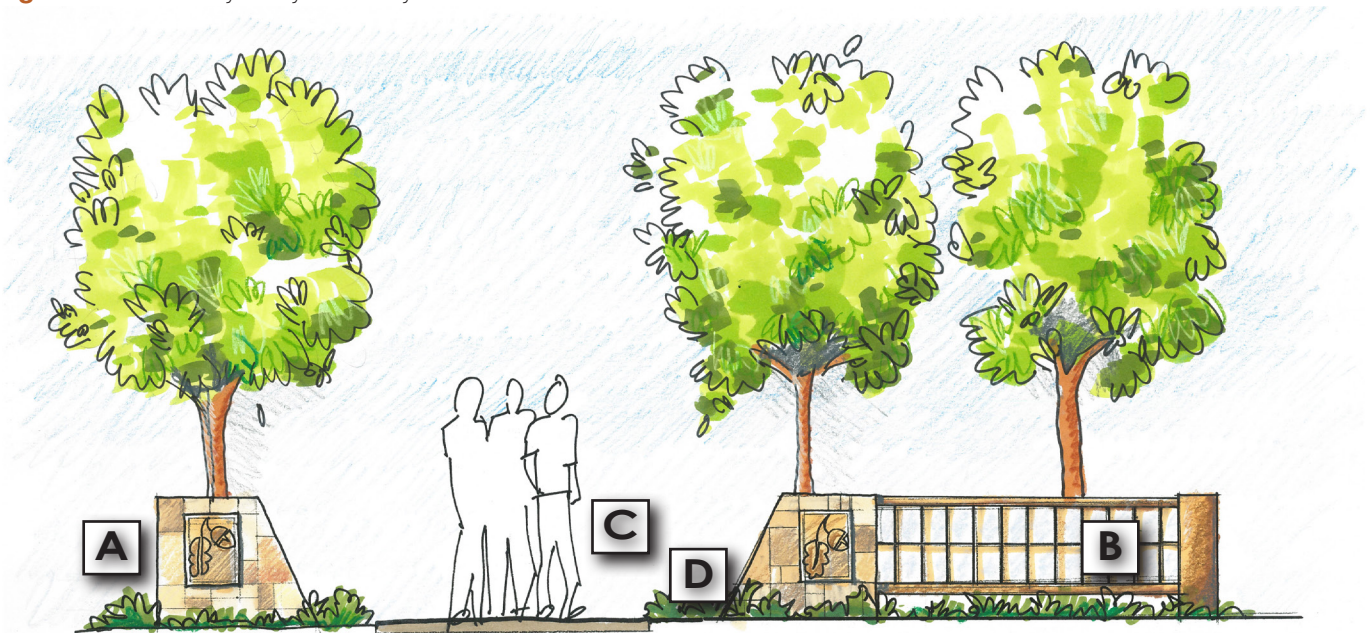


Figure 3-6: Primary Entry Gateway - Elevation



LEGEND

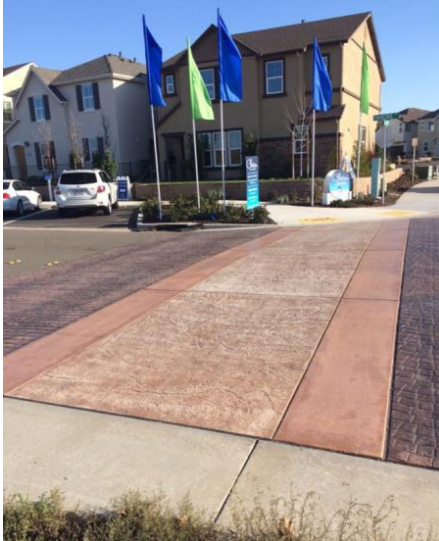
- A. Parkway Planter with stone clad pilaster & project logo medallion
- B. Low project fence and pilaster. Fence to connect to monument wall
- C. 8' wide sidewalk
- D. Project entry trees and landscaping

Figure 3-7: Primary Entry Gateway - Pedestrian Entry at ~~HP-Way~~ Roseville Parkway

Neighborhood Entries

3-35. Neighborhood Entries may be provided at entrances into individual neighborhoods along **HP Way Roseville Parkway**, Painted Desert Drive and Crimson Ridge Drive. Neighborhood Entries shall be minimal and understated as reflected on Figure 3-11. Neighborhood Entries may incorporate:

- Enhanced pedestrian intersections as specified in Guidelines 3-36 and 3-37;
- Thematic walls or other hardscape features (such as raised planters or pilasters) on both sides of the street or in an entry median. Thematic walls and hardscape elements shall be clad with stone or other natural materials that are unified and complement the Primary and Secondary Entry Gateways;
- Signage integrated into the thematic walls or hardscape features identifying the neighborhood. Signage should be subtle, consisting of either flush mount (with mounting hardware embedded into the surface onto which it is affixed) or cast or laser cut letters, emblems or logos. All signage shall be consistent with the City of Roseville Sign Ordinance;
- A landscape entry median;
- Accent trees and plantings to further define the physical form of the entries. Trees should be selected for their architectural form, seasonal color, and/or flower habit. Accent shrubs should have a growth habit low enough not to obscure hardscape features and signs. All plantings shall be selected in accordance with the Campus Oaks Street Tree and Recommended Plant Lists (Tables 3-1 & 3-2); and
- Indirect lighting highlighting hardscape features, accent trees and signage.



Stamped Concrete



Painted



Stamped Asphalt

3.2.4 INTERSECTIONS AND ROUNDABOUTS

3-36. Enhanced pedestrian intersections are encouraged at intersections throughout Campus Oaks subject to approval of the City.

3-37. Enhanced pedestrian intersections may incorporate:

- Accent paving materials or markings on crosswalks, such as concrete pavers or stamped concrete/asphalt with banding and/or a mix of textures/colors different from surrounding surfaces to clearly define pedestrian space. All paving materials and markings, if applied, shall be approved by the City and selected to minimize maintenance and potential road noise;
- Enhanced signage to provide advanced warning to drivers of upcoming pedestrian crossings;
- Protected islands at crossings where landscaped medians are present to provide a refuge for pedestrians between light cycles. Refuge areas should be the same width as, and level with, the crosswalk. If the intersection includes a pedestrian actuated control device, one should also be located at the median island;
- Bulb-outs (curb extensions) to narrow intersection crossings and slow turning speeds; and
- Adequate illumination to enhance pedestrian visibility.



Protected Pedestrian Island

3-38. In addition to the above, mid-block pedestrian crossings shall be raised to slow travel speeds and provide for more level pedestrian paths of travel.

3-39. Roundabouts may be provided at key intersections along ~~HP-Way~~ Roseville Parkway, Painted Desert Drive, and Crimson Ridge Drive. Their use is also encouraged at other intersections within Campus Oaks as approved by the City.



Acorn Style Lighting Fixture

3.2.6 STREET LIGHTING

- 3-65. Decorative acorn-style lighting fixtures constructed to Roseville Electric standards shall be used along all collector and local roadways within Campus Oaks.
- 3-66. All street lighting shall meet the illumination, dark sky/shielding and energy efficiency standards established by Roseville Electric.
- 3-67. Supplemental low pedestrian scale lighting is encouraged at key activity areas such as transit stops, intersections, mid-block crossings, near key project or building entries, and at other similar locations.
- 3-68. Accent lighting should be provided to highlight unique streetscape features such bridges and project entries.



Up Lighting

- 3-69. Up light fixtures and/or exterior electrical outlets shall be provided within the HP-Way Roseville Parkway median between Blue Oaks Boulevard and Painted Desert Drive and within all roundabouts to accommodate tree lighting.



Street Light Banners

- 3-70. Lighting standards along HP-Way Roseville Parkway between Blue Oaks Boulevard and Painted Desert Drive may include mountings to accommodate street light banners. Such banners may be used to provide a sense of arrival to Campus Oaks and to promote the Town Center, special events, or seasonal periods. In addition, mountings may be included to accept flower baskets.



Street Furnishings and Amenities

3.2.7 STREET FURNISHINGS AND AMENITIES

3-71. Street furnishings and amenities such as seating areas, trash receptacles, and special hardscape treatments with accent lighting shall be provided along ~~HP-Way~~ Roseville Parkway and are encouraged along all other streetscapes within Campus Oaks.

3-72. The design of street furnishings and amenities shall be consistent throughout Campus Oaks, complement the design of surrounding elements, and be durable and low maintenance.