

Erickson Senior Living Roseville

Design Guidelines

April 2023



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Purpose of Design Guidelines

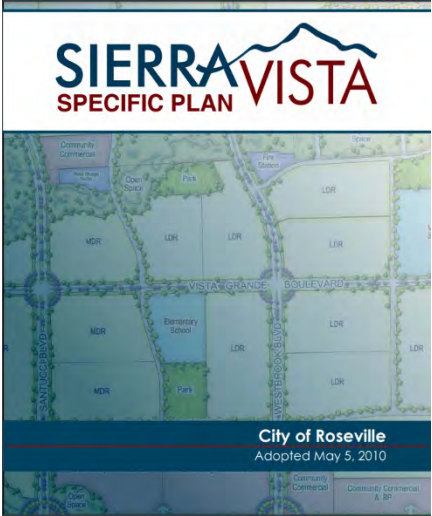
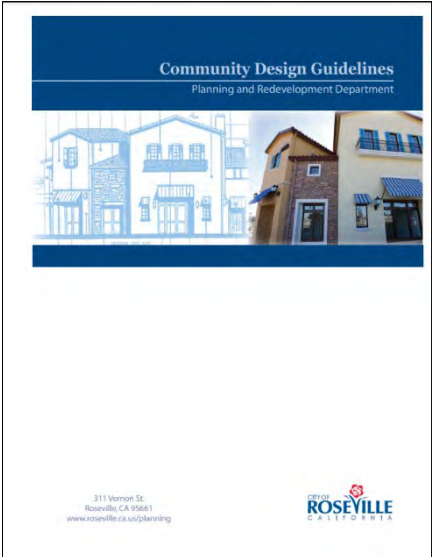
These Design Guidelines provide an overarching design framework for the Erickson Senior Living project. The Guidelines are intended to provide design guidance for the physical form of project elements. The project will be developed in multiple phases over time and these Guidelines will create design consistency among the phases.

The overall Erickson Senior Living project is entitled under a Major Project Permit (MPP) Stage 1, and each project phase under a MPP Stage 2. Each project phase shall be consistent with these Guidelines.

Changes to certain project conditions may occur due to improved technology or materials that provide a more desirable design solution than described in these Guidelines. These Guidelines should be applied flexibly.

Relationship to Other Guidelines

In addition to these Guidelines, the Roseville Community Design Guidelines (RCDG) and Sierra Vista Specific Plan Design Guidelines (SVSP DG) apply to the Erickson Senior Living project. To the extent these Guidelines conflict with the RCDG and/or the SVSP DG, the more conservative guideline shall apply.



Design Intent

In developing the Erickson Senior Living project, Erickson intends to:

- Create a community of multi-scaled residential care, shared services, and amenity buildings surrounding landscaped courtyards and outdoor spaces.
- Provide beautifully landscaped outdoor spaces with shared amenities, outdoor dining and recreational opportunities for residents, staff, and visitors.
- Implement a modern design theme with a variety of building materials in a unified design expression over time.
- Utilize landscape and pedestrian features (walkways, seating areas) as unifying elements.
- Develop a project consistent with the character of the Sierra Vista Specific Plan and adjacent neighborhoods and nearby commercial uses.



Erickson Senior Living Roseville

Erickson Senior Living, LLC proposes Erickson Senior Living, a continuing care retirement community, on a 55.6± acre site north of Baseline Road in the Sierra Vista Specific Plan (SVSP). The 55.6± acre rectangular project site is north of Baseline Road and south of Sierra Village Drive between Santucci Boulevard and Westbrook Boulevard. The project site consists of SVSP Parcels KT-41A and KT-41B. Open space Parcel KT-81 is southwest of the project on the northeast corner of Santucci Boulevard and Baseline Road.

Erickson proposes a continuing care retirement community with independent living, assisted living, memory care, skilled nursing, other care services, medical services, restaurants, indoor and outdoor recreation amenities. The project features water efficient landscaping, outdoor plazas, seating areas, courtyards, and indoor and outdoor amenities.

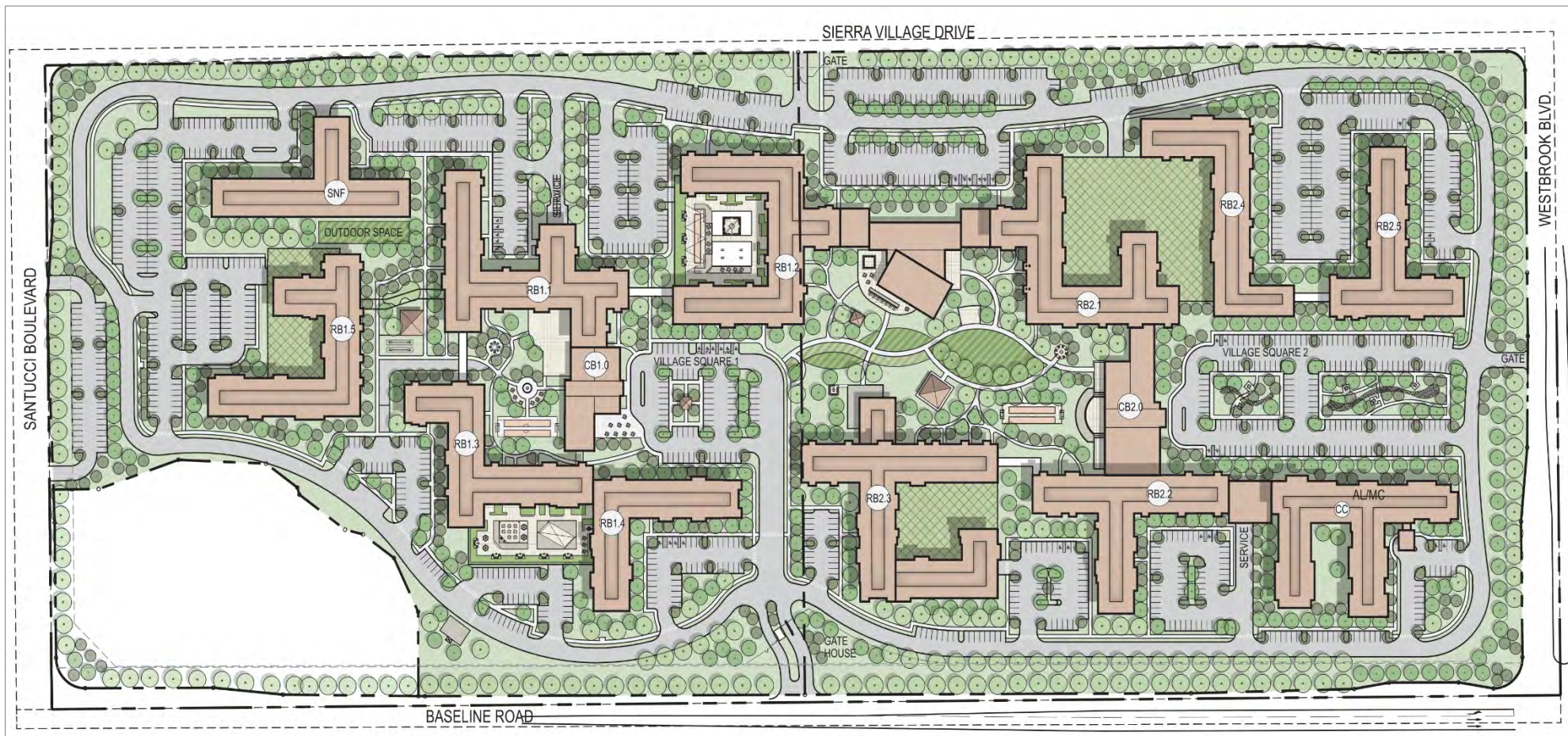
The proposed self-contained community will include 2.1 million square feet of continuing care uses in a campus setting with buildings ranging from one to six-stories. Outdoor amenities and green spaces will connect the buildings, and will include walking paths, gardens, outdoor seating, and lounge areas with fire pits, roof decks, a small amphitheater, and dog park.

Primary access will be from Baseline Road with a ring road around the campus that accesses parking areas. Service access for regular vendors will be from the entrance on Sierra Village Drive.

The Erickson Senior Living community will provide continuing care services to meet the daily needs of Roseville residents as they age.



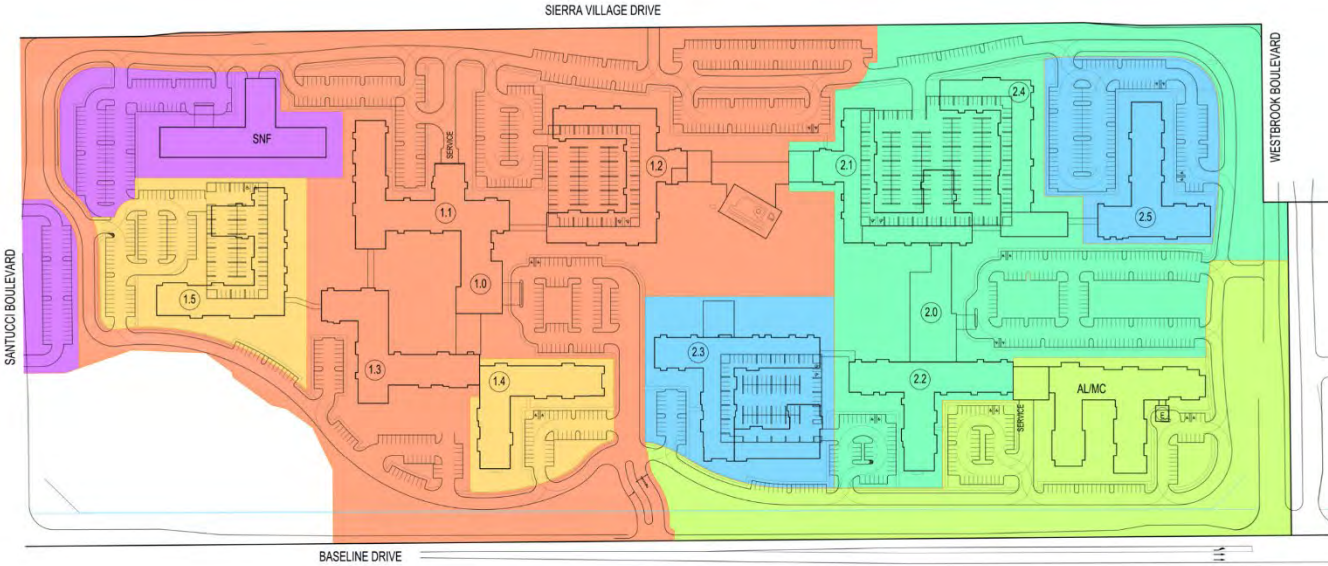
Illustrative Site Plan



Project Phasing

The Erickson Senior Living project is entitled under a Major Project Permit (MPP) and will be developed in multiple phases. Each phase shall be consistent with these Guidelines.

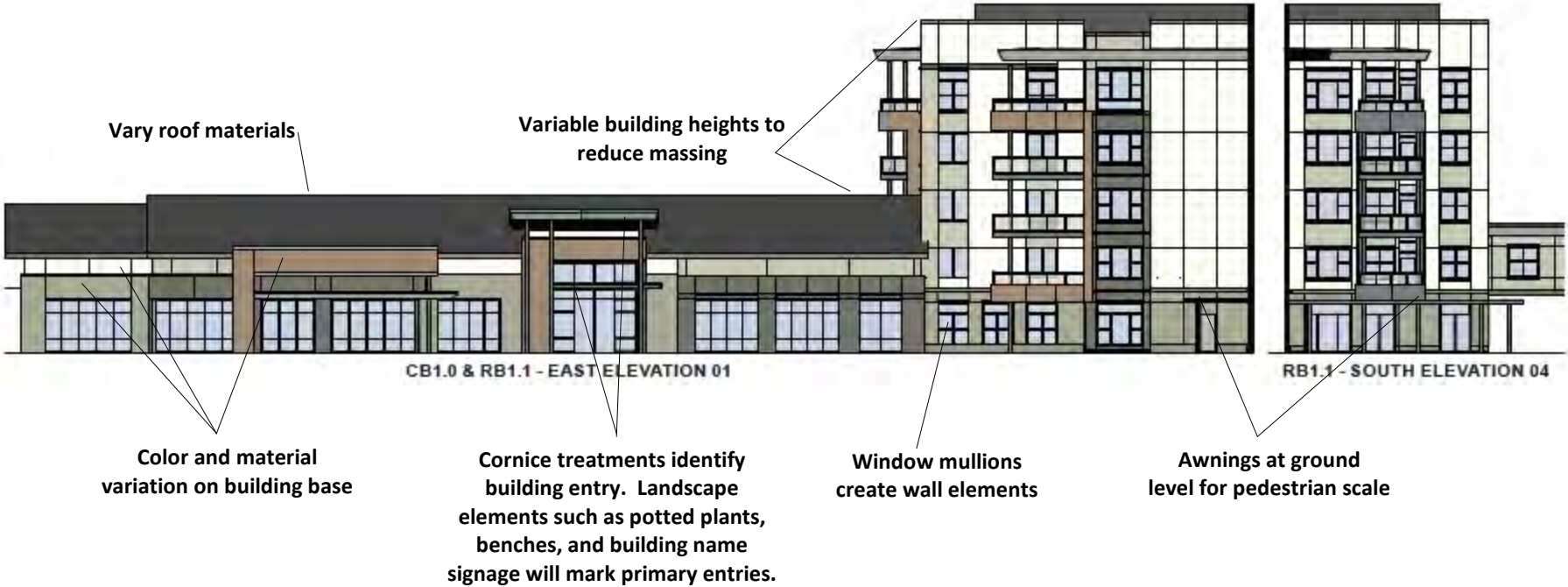
		Square Footage
Phase 1	Residential Building 1.1/Commons 1A/Commons 1.0	225,730
	Residential Building 1.2/Commons 1B	214,325
	Residential Building 1.3/Commons 1C	<u>184,075</u>
		624,130
Phase 2	Residential Building 1.4	151,900
	Residential Building 1.5	<u>198,409</u>
		350,309
Phase 3	Continuing Care Building	155,568
Phase 4	Residential Building 2.1/Commons 2A	185,528
	Residential Building 2.0 and 2.2/Commons 2B	213,517
	Residential Building 2.4	<u>125,240</u>
		524,285
Phase 5	Residential Building 2.3/Commons 2C	277,240
	Residential Building 2.5	<u>171,612</u>
		448,852
Phase 6	Skilled Nursing Facility (SNF) Park and Ride Lot	27,262
		<u>2,130,406</u>



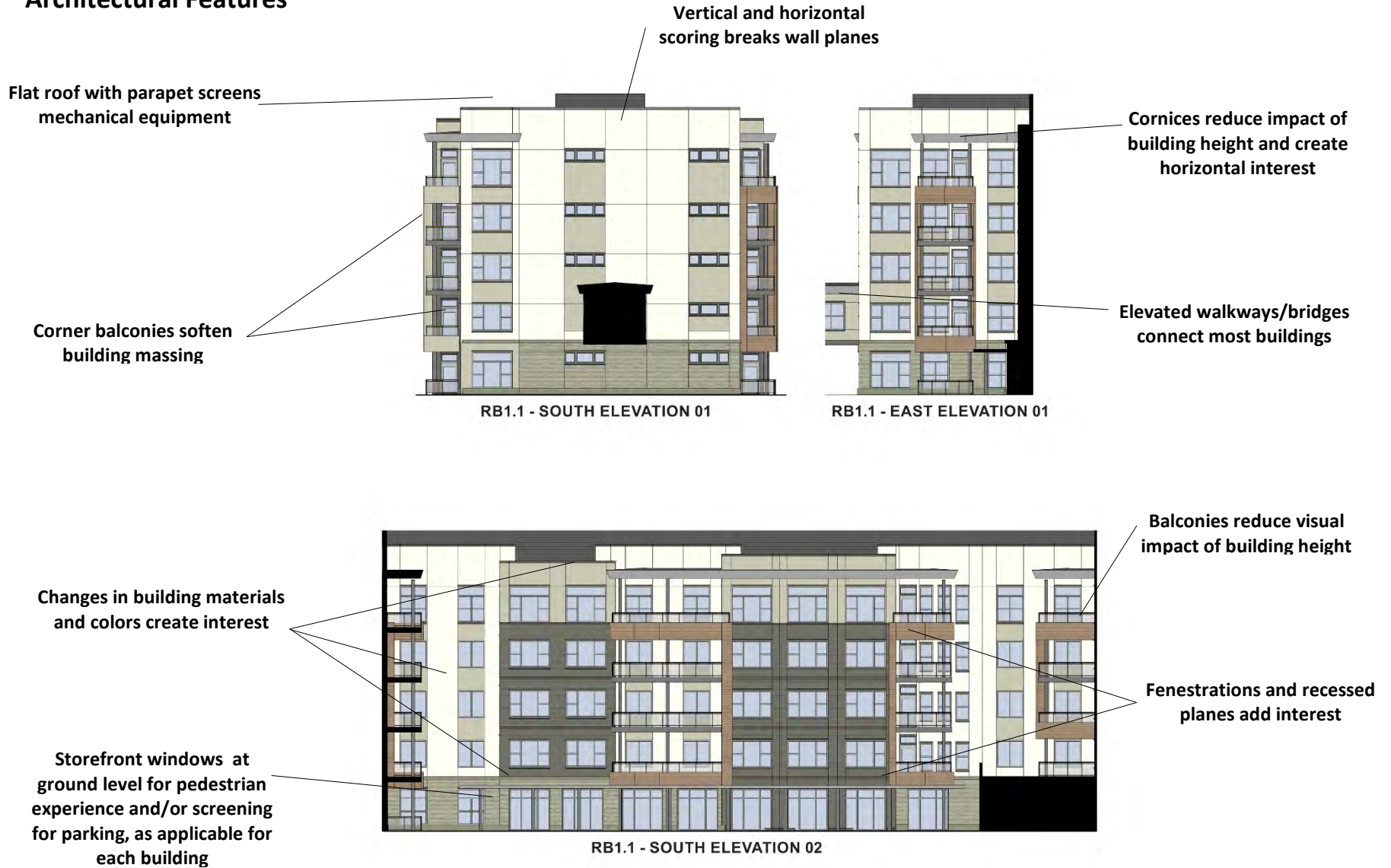
Community Features



Architectural Features



Architectural Features



Architectural Features



Building Materials and Colors

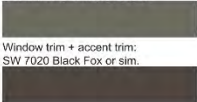
- Architectural treatment shall be applied to all elevations of a building.
- Buildings shall be faced on all sides with durable, attractive, high-quality materials. Materials shall be applied to buildings such as stone or brick as base materials, concrete masonry, fiber cement plaster for the buildings, and standing seam metal or flat concrete tiles on sloped roofs.
- Creative use of plaster and stucco finishes that add visual depth and texture is encouraged.
- Contrasting or accent colors may be used to emphasize forms or unique features such as canopies or trim. Primary or bright colors are discouraged.
- The building materials and colors on the following page are for the Phase 1 MPP Stage 2 plans. Additional building materials and colors may be introduced in the MPP Stage 2 approvals for subsequent phases.
- Welded wire steel panels may be used in conjunction with railings in amenity areas.

Building Materials and Colors



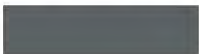
FS-01
PLANK LAP SIDING

TYPE: Fiber-cement planks
FINISH: Smooth texture
Manufacturer Primed for Paint
SW 6201 Thunderous or sim.
Window trim + accent trim:
SW 7020 Black Fox or sim.



FS-02
VERTICAL SIDING

TYPE: Fiber-cement panel siding in vertical format
Window trim + accent trim to match
FINISH: Cedar texture
Painted
SW 2848 Roycroft Pewter or sim.



MA-01
STONE

TYPE: Manufactured Stone Veneer
Corner units Required
Sill/Cap Stone where Required
FINISH: Hewn
Color as shown above or sim.

MA-02
BRICK

TYPE: Face Brick
Modular, Norman, or Utility
Cast Stone Sill/Cap where Required
FINISH: Velour
Color as shown above or sim.

MA-03
BRICK

TYPE: Face Brick
Modular, Norman, or Utility
Cast Stone Sill/Cap where Required
FINISH: Smooth
Color as shown above or sim.

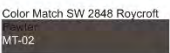
Designations Below
PAINTED STUCCO

TYPE: Two-coat assembly over metal lath
FINISH: Smooth
SW 7004 Snowbound or sim.
PT-01
FINISH: Smooth
SW 7017 Dorian Gray or sim.
PT-02



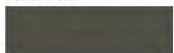
Designations Below
CANOPY MTL TRIM

TYPE: Fascia Panel System
FINISH: SILVER METALLIC OR SIM.
MT-01
Color Match SW 2848 Roycroft
MT-02



MT-03
STANDING SEAM METAL ROOF

TYPE: Concealed Fastening System
2" Stand Off Sliding Clips
Matching color, gauge, and finish
for all trim and accessories
FINISH: Pewter or sim.



WD-01
CANOPY WOOD-LIKE SOFFIT

TYPE: Aluminum Fiber Cement board
or Sim.
Composite Panel System
FINISH: Western Red Cedar or Sim.



MR-01
PAINTED STEEL RAILING

TYPE: High-temp baked enamel
FINISH: SW 2848 Roycroft Pewter or sim.



MR-02
WELDED WIRE STEEL RAILING

TYPE: High-temp baked enamel
FINISH: SW 2848 Roycroft Pewter or sim.



W-01
FRAMED WINDOWS

TYPE: Vinyl Framed Windows
FINISH: Medium gray exterior color
Prefinished interior color

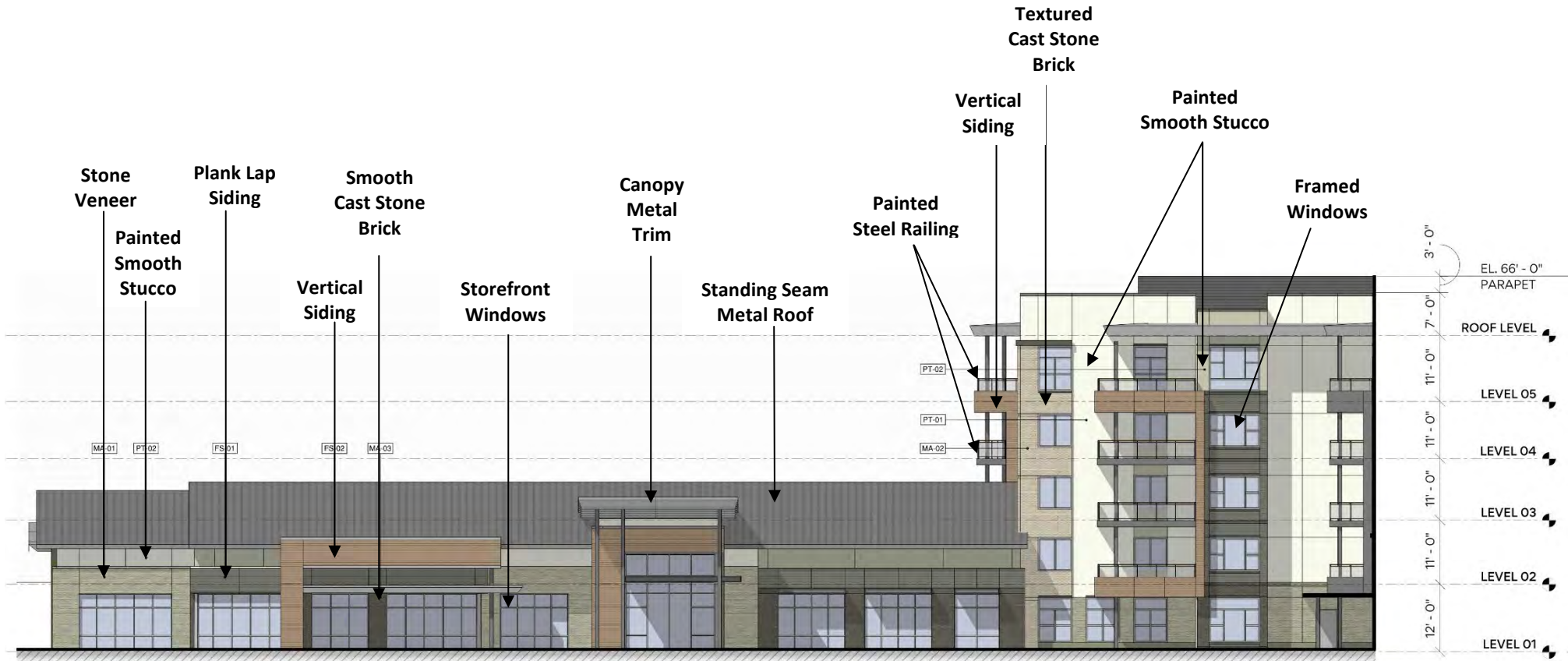


W-02
STOREFRONT WINDOWS

TYPE: Aluminum mullion storefront glazing
FINISH: Clear Anodized



Building Materials on Elevation



CB 1.0 & RB 1.1 – East Elevation

Site Furnishings



Patios with outdoor furnished outdoor lounge area and dining



Sail shades covering patios and outdoor recreation



Pergolas with seating



Shade structures

Site Furnishings



Clusters of potted plants



Fire bowl



Bicycle rack



Bench seating



Fire table and outdoor seating



Flags



Clusters of potted plants

Site Features



Outdoor patio with seating and planters



Bocce court and outdoor seating

Site Features



Outdoor café seating and raised beds for gardening



Small amphitheater seating area



Baseline Road gatehouse concept

Landscaping

- Landscaping shall be water-efficient, low maintenance, and create a cohesive feel to the Erickson Senior Living campus. The project entry, community spaces, amenity areas, and seating area shall be defined with landscaping.
- Landscaping shall be consistent with the SVSP Design Guidelines Section B.2.
- Landscape Intent
 - *Streetscape Design.* The streetscape shall be consistent with other projects in the SVSP area. The Westbrook Boulevard, Santucci Boulevard, and Sierra Village Drive frontages will utilize a combination of street trees and evergreen subordinate trees. Baseline Road landscaping shall maintain clearance of the PG&E easement. Use of evergreen shrubs and color massed planting shall be incorporated on the street streetscape. Shrub masses will utilize drought tolerant species.
 - *Entry Treatment.* The Baseline entry shall be highlighted by a grove of accent trees with low background planting. Colorful plant materials will further enhance and define the entries.
 - *Building Zone.* Landscaping adjacent to buildings shall focus on pedestrian access and connectivity. A variety of columnar and small-scale trees with low contrasting shrub forms shall be used to add interest, color, and texture. Outdoor plaza spaces with trees will be incorporated among campus buildings, and amenity areas will be landscaped with colorful accent plantings and dry creek beds with low-profile landscaping.
 - *Parking Lot.* Parking lot trees will provide a canopy of shade, and understory plantings will consist of low shrubbery and ground covers.



Dry creek bed with low-profile landscaping.



Landscaped pedestrian connections among buildings.

- A mixture of deciduous and evergreen trees shall be utilized. The following species shall be used.

Shade Trees	Screen Trees	Accent Trees	Subordinate Trees	Street Trees
▪ Red Maple	▪ Deodar Cedar	▪ Western Redbud	▪ Trident Maple	▪ Tulip Tree
▪ Chinese Hackberry	▪ Fern Pine	▪ Red Crape Myrtle	▪ Maidenhair Tree	▪ Red Oak
▪ Chinese Pistache	▪ Holly Oak	▪ Little Gem Dwarf Magnolia	▪ Golden Rain Tree	
▪ Green Sawleaf Zelkova		▪ Pink Dawn Chitalpa	▪ Musashino Sawleaf Zelkova	

- Landscaping shall be water efficient.
 - Landscaping and irrigation systems shall be consistent with the City’s Water Efficient Landscape Ordinance (WELO);
 - Turf shall be limited to 30% of the area of landscape corridors (SVSP Section 8.2.B);
 - Smart and centrally-controlled irrigation controllers shall be used (SVSP Section 8.2.B);
- The SVSP Design Guidelines requires City Gateway entry features on the project frontage at the northeast corner of Baseline Road/Santucci Boulevard and northwest corner of Baseline Road/Westbrook Boulevard intersections. The City Gateway features shall include a gateway monument sign and enhanced landscaping with colorful accents.
- Tree planting and vines are not permitted within ten (10’) feet of the PG&E gas pipeline north of Baseline Road. All landscaping within the pipeline easement must be consistent with PG&E’s Guide to Safe Landscaping Near Gas Pipelines.
- Amenity area landscaping shall incorporate hardscapes and site furnishings such as fountains, water features, planters, and seating.



Landscaping



Planters



Water bubbler



Water bubbler



Water feature



Water feature



Water feature

Lighting

- Light should be directed downward or shielded to reduce glare.
- Building-mounted light fixtures should be placed to enhance architecture.
- Streetlights shall meet Roseville Electric street lighting standards.
- Decorative light fixtures should be used along the internal loop road.
- Indirect lighting should be used in plaza and landscape areas to accent landscape and architectural features. Low-profile bollard lighting shall be used adjacent to pedestrian paths and amenity areas.
- The height of parking lot light fixtures should not exceed 25 feet.



Decorative fixture example



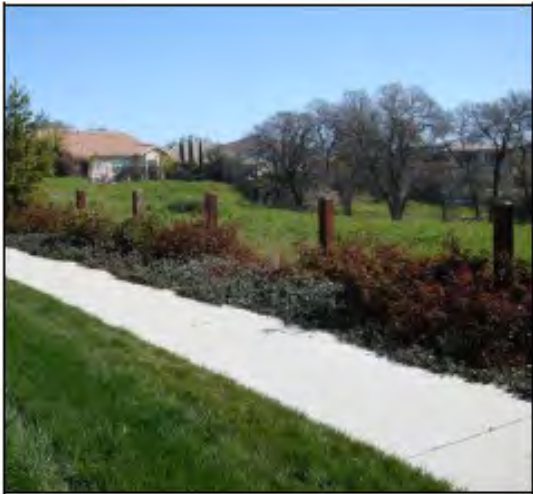
Low-profile bollard lighting for pedestrian paths

Fencing

- A black tubular steel open view fence (4-6 feet in height) shall be used in the following locations:
 - Separating the park-and-ride lot from the Erickson Senior Living project;
 - At the southwest edge of the site adjacent to Open Space Parcel KT-81 to restrict access; and
 - Around the site’s perimeter.

- A post and cable fence may be used to restrict access to areas.

- A retaining wall is planned on the southwest edge of Parcel KT-41A adjacent to Open Space Parcel KT-80.



Post and cable fence



Open view fence



Engineered retaining wall planned at southwest edge of Parcel KT-41A adjacent to open space parcel KT-81.

Signage

- All signage shall be consistent with the Roseville Sign Ordinance (Roseville Municipal Code, Title 12).
- A Planned Sign Permit Program (PSPP) shall be prepared to establish sign criteria for the project consistent with the Sign Ordinance. All signage shall be consistent with the Erickson Senior Living PSPP.
- Signage on the site may include the following:
 - City Gateway monument signs;
 - Community identification monument sign at the main vehicle entry on Baseline Road;
 - Directional monument and wayfinding signs to guide motorists and pedestrians to campus destinations;
 - Building signs to identify building names and addresses; and
 - Temporary sign for marketing building.
- All signage shall be consistent with the project's building architecture, colors, and materials.
- The SVSP Design Guidelines requires City Gateway entry features on the project frontage at the northeast corner of Baseline Road/Santucci Boulevard and northwest corner of Baseline Road/Westbrook Boulevard intersections.
 - City Gateway monument signs shall be installed in the southwest and southeast corners of the site. The signs will be within the corner clips of the Baseline Road/Santucci Boulevard and Baseline Road/Westbrook Boulevard intersections. The signs shall be north of the existing gas pipeline easement north of Baseline Road.



Typical City Gateway monument sign.