CHAPTER 5
MASTER LANDSCAPE PLAN

5.1 LANDSCAPE CONCEPT

The Cordes Ranch Specific Plan includes a thoughtfully planned set of landscape treatments and open space areas designed to create a unique and aesthetically appealing development that promotes environmental and personal health. The landscape design is agrarian-inspired, yet contemporary and sustainable, in reference to both the agricultural history and forward-thinking nature of the City of Tracy. Treatments include orchard-style planting, windrows of tall trees, oak woodland and native grasses typically seen in rural areas. The Project Area is visually unified through contemporary landscape elements including project signage, plant palette and coordinated furnishings and fixtures, creating a strong sense of place. The scale and location of design features reinforce the circulation hierarchy.

These private landscape elements are generally located outside of the right-of-way and will be privately maintained. Implementation of the Master Landscape Plan is further addressed in Chapter 6, which describes specific triggers for these improvements and maintenance responsibilities. In some cases the right-of-way extends several feet beyond the back of walk. In these cases, the portion of right-of-way beyond the back of walk may be privately maintained for simplicity and to ensure maintenance consistency. Where certain features extend into the right-of-way, maintenance easements or other arrangements acceptable to the City, will be established to allow for private maintenance.

Sustainable design of the landscape will include the use of native and climate adapted plant species, high-efficiency irrigation systems and lighting, locally sourced and recycled materials and stormwater best management practices. This approach to the design will create a contemporary California landscape that is attractive, yet resource-efficient and relatively low-maintenance.

5.2 I-205 LANDSCAPE CORRIDOR

Two alternating landscape themes along the I-205 corridor will enhance the freeway edge and create visual interest. See Figure 5.2. One theme, characterized by columnar trees in angled rows provides a verdant edge and vertical scale and is inspired by windrows seen in historic farmsteads. The second theme, featuring low hedgerows of native shrubs, opens views into the Plan Area where desired. The repetition and regular spacing of both concepts reflect the agrarian history of the area with a contemporary aesthetic. No-mow grasses will be planted as understory for tree rows and between hedges. Detention basins along the freeway frontage will be planted with hydroseeded grasses and enhanced with trees planted in rows along the perimeter, see Figure 5.4. The detention basins have the benefits of adding to the landscape setback while functioning as storm water detention and treatment. The landscaped frontage setback along I-205 will maintain a minimum of 30' in width. Figures 5.1—5.12 depict the conceptual design for the I-205 frontage.

Key Map

Design Elements for Freeway Edge, Western Portion

A. *City Gateway*
- see Section 5.3 City Gateway for details and enlargement

B. *Tree Rows, typ.*
- species: Quercus robur 'Fastigiata' (English Oak)
- size: 24" box
- tree spacing: 30' on center, min. 2 trees
- row spacing: 80' on center

C. *Evergreen Hedgerows, typ.*
- see Figure 5.2 for details and enlargement
- species: native, drought tolerant shrub closely spaced, e.g. Ceanothus, Manzanita and Phormium
- height: 2'-4'
- size: 5 gallon
- shrub spacing: spaced closely to create hedge effect and maintained to allow plants to grow to natural form
- row spacing: 12'-15'

D. *Freeway Planting Understory, typ.*
- 30' min. landscape (may include bioswale)
- hydroseeded no-mow native grasses and wildflower mix

E. *Detention Basin*
- hydroseeded no-mow native grasses with willow masses on banks, no fencing around basin

F. *Freeway Fence, typ.*
- Omega Secur Double Wire, or approved equal
- height: 4'
- color: black
- see Figure 5.3 for detail

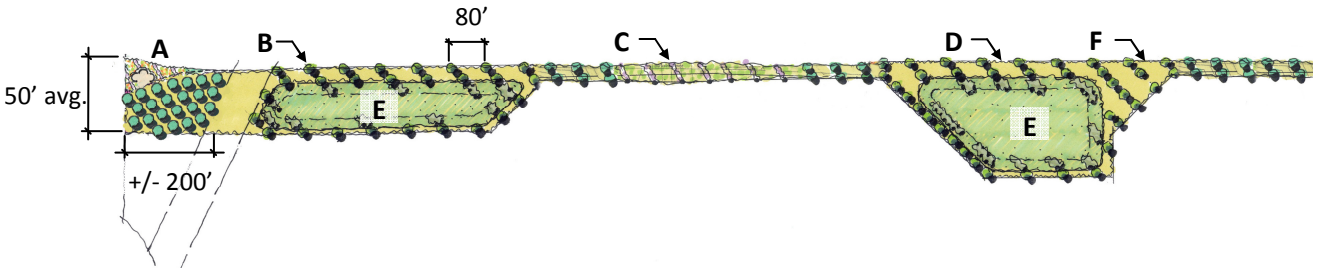

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Figure 5.1, Design for Freeway Edge, Western Portion

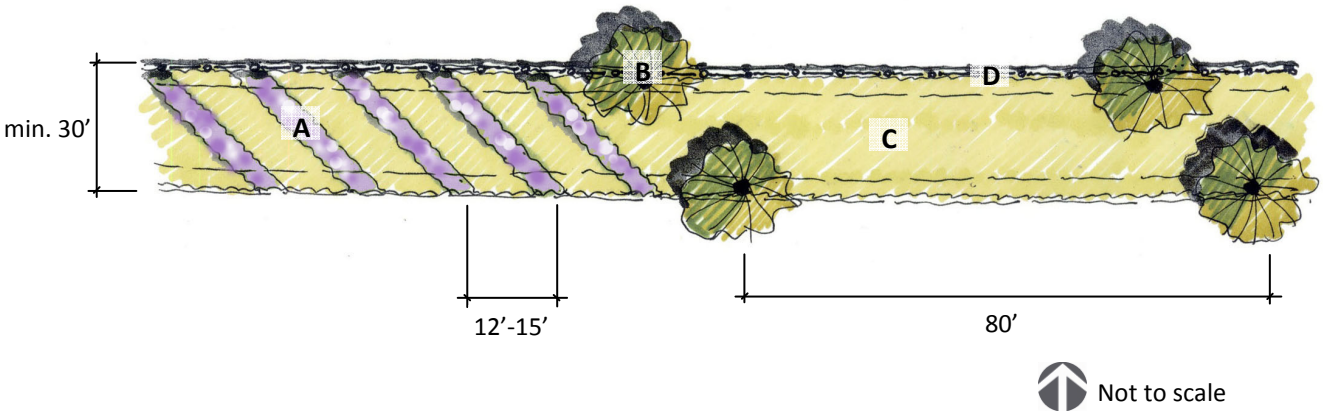


Figure 5.2, Hedgerow Enlargement

Design Elements for Hedgerow

A. *Evergreen Hedgerows, typ.*
- species: native, drought tolerant shrub closely spaced, e.g. Ceanothus, Manzanita and Phormium
- height: 2'-4'
- size: 5 gallon
- shrub spacing: spaced closely to create hedge effect and maintained to allow plants to grow to natural form
- row spacing: 12'-15'

B. *Tree Rows, typ.*
- species: Quercus robur 'Fastigiata' (English Oak)
- size: 24" box
- tree spacing: 30' on center, min. 2 trees
- row spacing: 80' on center

C. *Freeway Planting Understory, typ.*
- 30' min landscape (may include bioswale)
- hydroseeded no-mow native grasses and wild-flower mix

D. *Freeway Fence, typ.*
- Omega Secur Double Wire, or approved equal
- height: 4'
- color: black
- see Figure 5.3 for detail

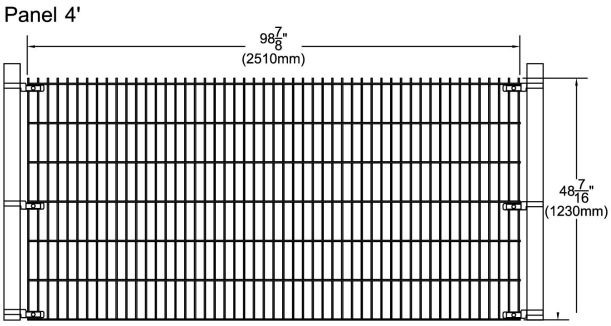


Figure 5.3, Freeway Fence Detail

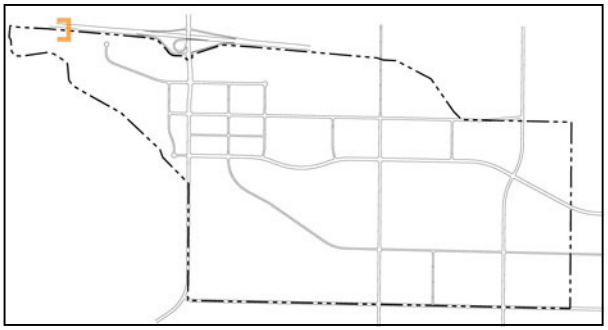
Omega Secur Doublewire Fence

Design Elements for Freeway Edge Detention Basin Frontage

A. *Tree Rows*
- species: Quercus robur 'Fastigiata' (English Oak)
- size: 24" box
- tree spacing: 30' on center, min. 2 trees
- row spacing: 80' on center

B. *Freeway Planting Understory, typ.*
- 30' min landscape (may include bioswale)
- hydroseeded no-mow native grasses and wild-flower mix

C. *Detention Basin*
- hydroseeded no-mow native grasses with willow masses on banks, no fencing around basin



Key Map

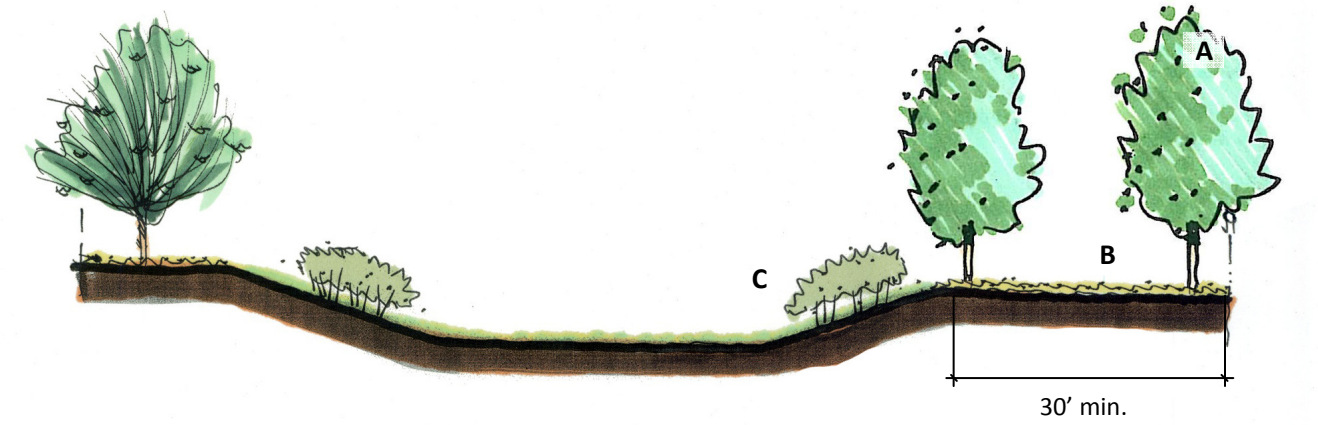


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Figure 5.4, Section, Design for Freeway Edge Detention Basin Frontage

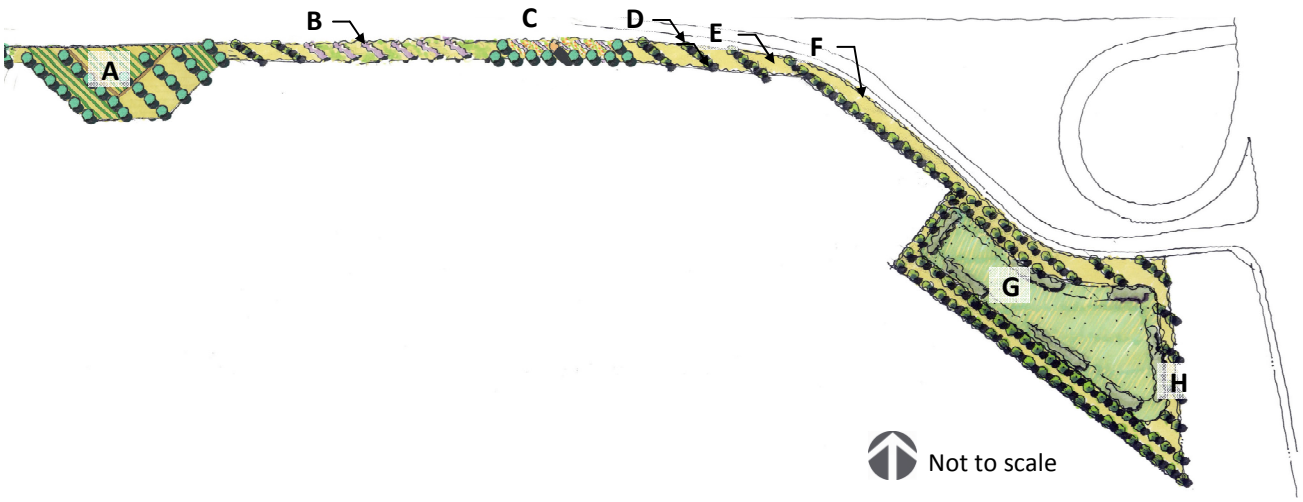


Figure 5.5, Design for Freeway Edge, Middle Portion West of Mountain House Parkway

Design Elements for Freeway Edge, Middle Portion West of Mountain House Parkway

A. *Freeway Edge Landscape Feature*
-see Figure 5.6 for details and enlargement

B. *Evergreen Hedgerows, typ.*
- species: native, drought tolerant shrub closely spaced, e.g. Ceanothus, Manzanita and Phormium
- height: 2'-4'
- size: 5 gallon
- shrub spacing: closely spaced for hedge effect and maintained to allow plants to grow to natural form
- row spacing: 12'-15'

C. *Freeway Sign*
- see Figure 3.3
- alternating rows of low bold foliage shrubs
- size: 5 gallon
- fin fence: +/-230 lf (see Figure 5.11 for detail)
Orchard Backdrop
- species: Olea europea (Olive)
- size: 24" box
- spacing: max. 30' on center

D. *Tree Rows, typ.*
- species: Quercus robur 'Fastigiata' (English Oak)
- size: 24" box
- spacing: 30' on center, 2 rows min.
- row spacing: 80'

E. *Freeway Planting Understory, typ.*
- 30' min. landscape (may include bioswale)
- hydroseeded no-mow native grasses and wild-flower mix

F. *Freeway Fence, typ.*
-Omega Secur Double Wire, or approved equal
-height: 4'
-color: black
- see Figure 5.3 for detail

G. *Detention Basin, typ.*
- hydroseeded no-mow native grasses and willow masses on banks, no fencing around basins

H. *Wind Break/Screen at PG&E Station*
- species: Quercus robur 'Fastigiata' (English Oak)
- size: 24" box
- spacing: maximum 20' on center

Key Map

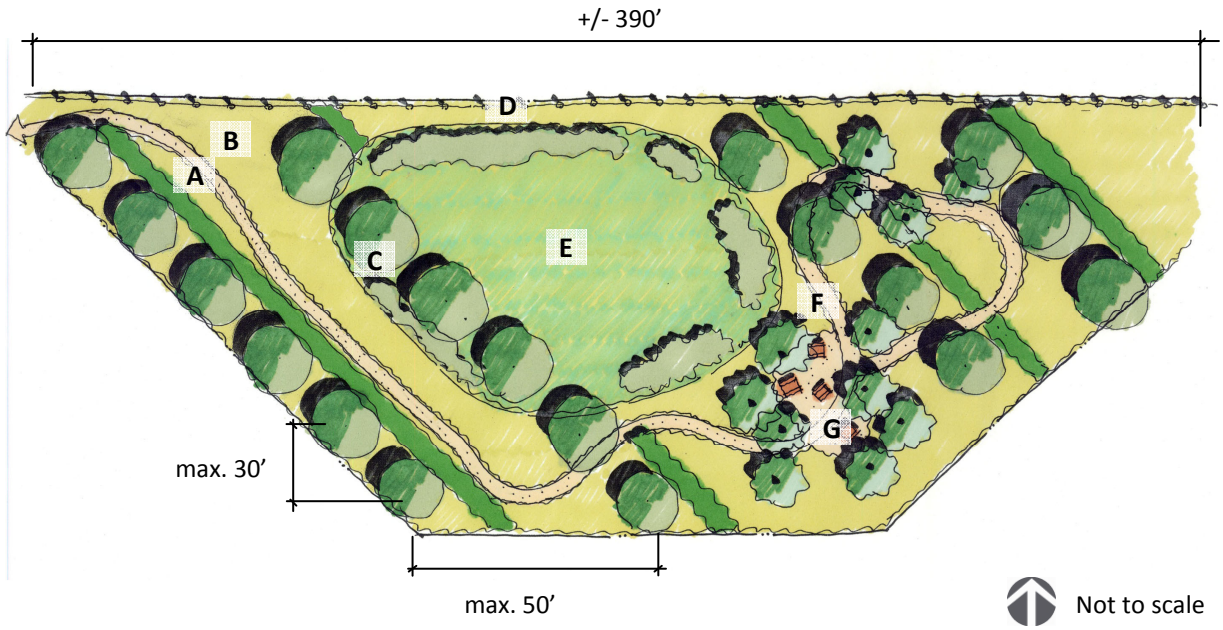


Figure 5.6, Freeway Edge Landscape Feature Enlargement

Design Elements for Freeway Edge Landscape Feature

A. *Hedgerows, typ.*
- species: native, drought tolerant shrub closely spaced, e.g. Ceanothus, Manzanita and Phormium
- height: 2'-4'
- size: 5 gallon
- spacing: closely spaced to create hedge effect and maintained to allow plants to grow to natural form
- row spacing: 12'-15'

B. *Freeway Planting Understory, typ.*
- hydroseeded no-mow native grasses and wild-flower mix

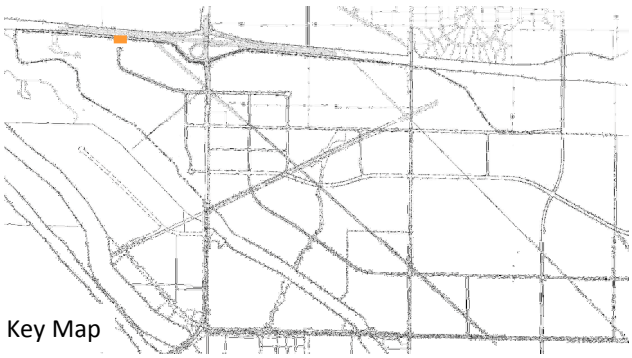
C. *Orchard*
- species: Olea europea (Olive)
- size: 24" box
- spacing: max. 30' x 50' on center in grid pattern

D. *Freeway Fence, typ.*
-Omega Secur Double Wire, or approved equal
-height: 4'
-color: black
- see Figure 5.3 for detail

E. *Meadow*
- hydroseeded no-mow native grasses with low willows at edges

F. Trail
- 10' wide decomposed granite

G. Use Areas
- picnic and/or seating/viewing areas under shade trees
- species: Quercus rubra (Red Oak) and Platanus acerifolia (London Plane Tree)
- size: 25% - 24" box to provide substantial canopy upon installation, 75% - 15-gallon
- spacing: in clusters



Key Map

Design Elements for Freeway Edge,
Middle Portion East of Mountain House Parkway

A. *On-Ramp Screen Planting*
- species: Quercus robur 'Fastigiata' (English Oak)
- size: 24" box
- tree spacing: 30' on center, min. 2 trees
- row spacing: 50'

B. *Freeway Sign*
- see Figure 3.3
- alternating rows of low bold foliage shrubs
- size: 5 gallon
- fin fence: +/- 140 lf (see Figure 5.11 for detail)

Orchard Backdrop
- species: Olea europea (Olive)
- size: 24" box
- spacing: max. 30' x 50' on center in grid

C. *Detention Basin, typ.*
- hydroseeded no-mow native grasses with willow masses on banks, no fencing around basin

D. *Tree Rows*
- species: Quercus robur 'Fastigiata' (English Oak)
- size: 24" box
- tree spacing: 30' on center, min. 2 trees
- row spacing: 50' on center

E. *Freeway Planting Understory, typ.*
- 30' min. landscape (may include bioswale)
- hydroseeded no-mow native grasses and wild-flower mix

Key Map

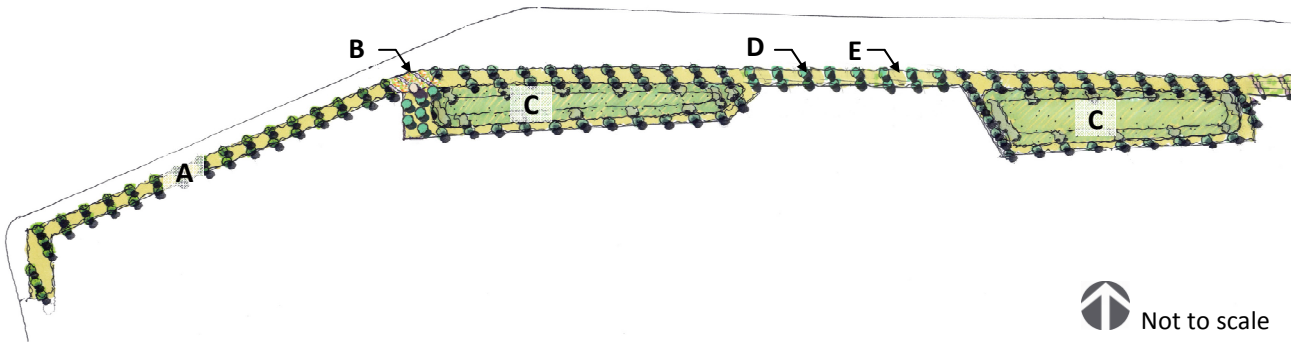


Figure 5.7, Design for Freeway Edge, Middle Portion East of Mountain House Parkway

Key Map

Design Elements for Freeway Edge, Eastern Portion

A. *Evergreen Hedgerows, typ.*
- species: native, drought tolerant shrub closely spaced, e.g. Ceanothus, Manzanita and Phormium
- height: 2'-4'
- size: 5 gallon
- shrub spacing: closely spaced to create hedge effect
- row spacing: 12'-15'

B. *Freeway Understory Planting, typ.*
- 30' min. landscape (may include bioswale)
- hydroseeded no-mow native grasses and wildflower mix

C. *Tree Rows, typ*.
- species: Quercus robur 'Fastigiata' (English Oak)
- size: 24" box
- spacing: 30' on center, min. 2 trees
- row spacing: 80'

D. *City Gateway*
- see Figure 5.11 for enlargement

E. *Detention Basin*
- hydroseeded no-mow native grasses with willow masses on banks

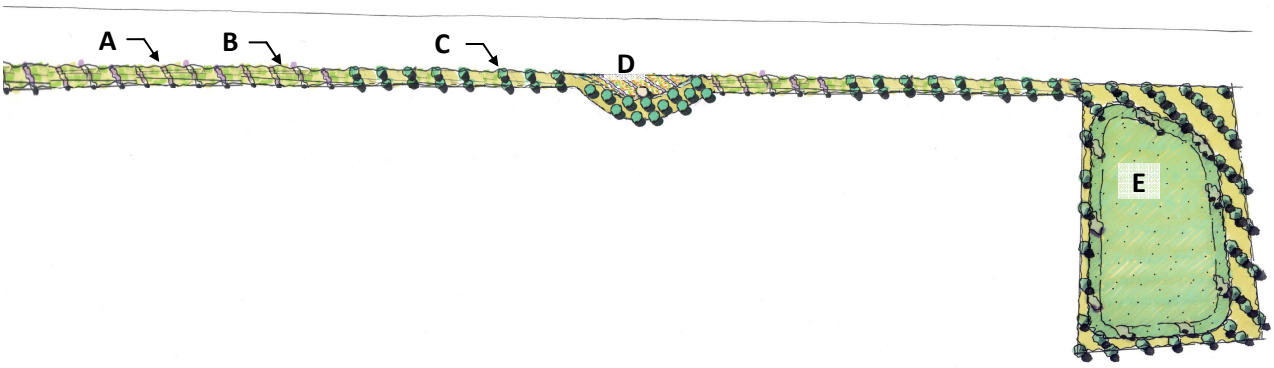


Figure 5.8, Design for Freeway Edge, Eastern Portion

Not to scale

5.3 CITY GATEWAYS

The west end of the I-205 edge of the Cordes Ranch Specific Plan area features an iconic gateway to the City of Tracy, and the Cordes Ranch development. The landscape concept is illustrated in Figure 5.9 (and see Figure 5.1).

Colored accent planting in agrarian style rows is the foreground for three rolled, perforated, metal, vertical elements that evoke the silos of nearby farms. Cut out patterns of agrarian foliage and lighting enhance the elements. As signs they will announce arrival to the area with the words “Tracy” and “Cordes Ranch”.

Key Map

Design Elements for City Gateway West

A. *City Gateway Signs*
- concept design per Figure 5.12

B. *Accent Planting*
- alternating rows of bold foliage shrubs, e.g. Rosa (Meidiland Rose), Phormium (Flax) and ornamental grasses such as Carex , Festuca (Fescue), and Helictotrichon sempervirens (Blue Oat Grass).
- size: 5 gallon

C. *Fin Fence*
- see Figure 5.11 for detail
- length: +/- 160 lf
- height: min. 4’
- max. spacing between fins: 4”

D. *Orchard Backdrop*
- species: Olea europea (Olive)
- size: 24” box
- spacing: max. 30’ on center in grid pattern

E. *Understory*
-hydroseeded no-mow native grasses and wildflower mix

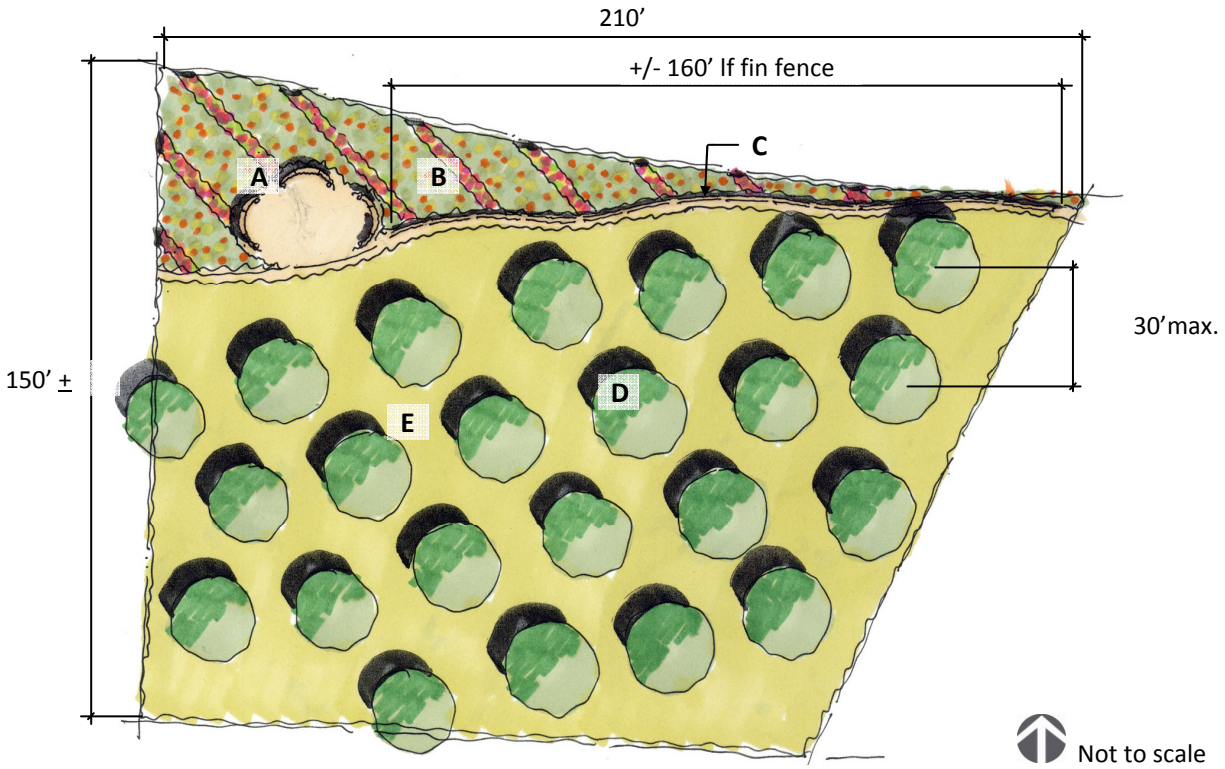


Figure 5.9, City Gateway West Enlargement (and See Figure 5.1)

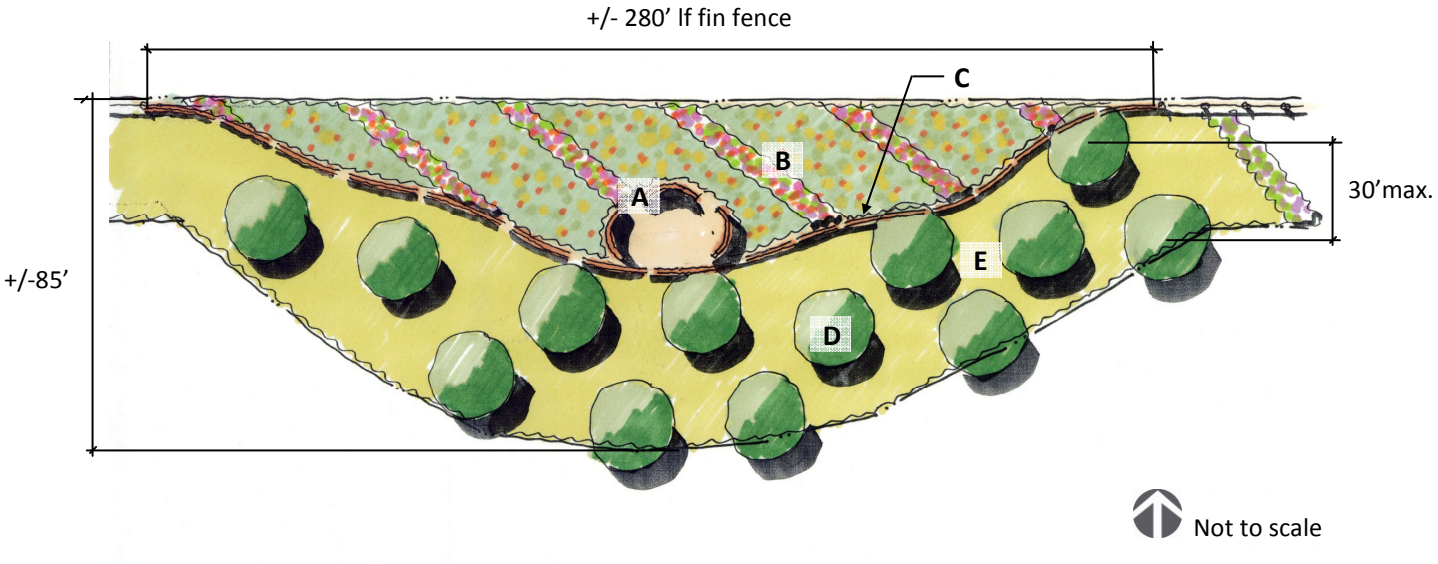
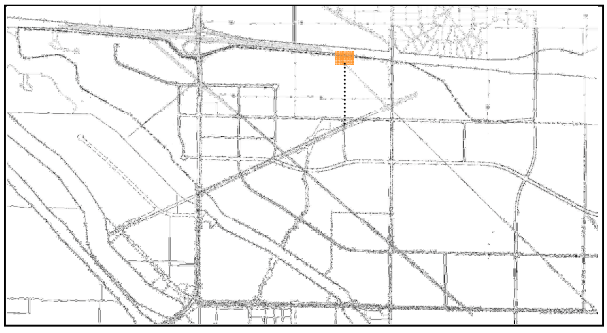


Figure 5.10, City Gateway East Enlargement (and See Figure 5.8)

A second City Gateway is located at the projected terminus of Road "G" as it extends north from Capital Parks Drive. The gateway is treated similarly to the gateway at the west end with colored accent planting in agrarian style rows as foreground for the City Gateway signage. Cut out patterns of agrarian foliage and lighting enhance the elements. As signage they will announce arrival to the area with the words "Tracy" and "Cordes Ranch".



Key Map

Design Elements for City Gateway

A. *City Gateway Signs*
- concept design per Figure 5.12

B. *Accent Planting*
- alternating rows of bold foliage shrubs, e.g. Rosa (Meidiland Rose), Phormium (Flax) and ornamental grasses such as Carex , Festuca (Fescue), and Helictotrichon sempervirens (Blue Oat Grass).
- size: 5 gallon

C. *Fin Fence*
- see Figure 5.11 for detail
- length: +/- 280 lf
- height: min. 4'
- max. spacing between fins: 4"

D. *Orchard Backdrop*
- species: Olea europea (Olive)
- size: 24" box
- spacing: max. 30' on center in grid pattern

E. *Understory*
- hydroseeded no-mow native grasses and wildflower mix

City Gateway Signs

The City Gateway signs along the freeway edge will be placed to announce entry to the project and to act as a gateway to and from the City of Tracy. Two groupings of three c-shaped signs will be located at the west and east ends of the project site, adjacent to I-205. See Figures 5.9 and 5.10. The two outside panels will display the Cordes Ranch project logo/text. The center panel will have "City of Tracy" lettering, see Figure 5.12. The signs will be constructed of cut-out and perforated metal with agricultural foliage patterns.

City Gateway Signs Design Standards

1. Signs per location: 3
2. Height: 40'
3. Width:13'
4. Area: 520 square feet each panel

A metal "fin" fence creates a uniquely attractive separation between the signage elements with accent planting and the swath of olive orchard that is the vertical backdrop to the gateway. The fence is made of corten steel members of varying heights to create an undulating form. Per Caltrans Design Manual Index 701.2(3)(f), the fence will be a minimum of 4' in height in all locations with a maximum of 4" between members.

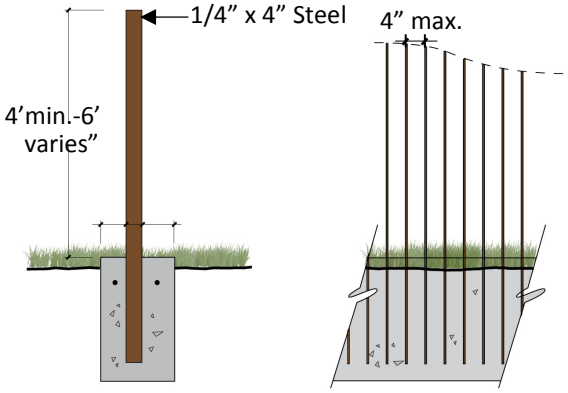
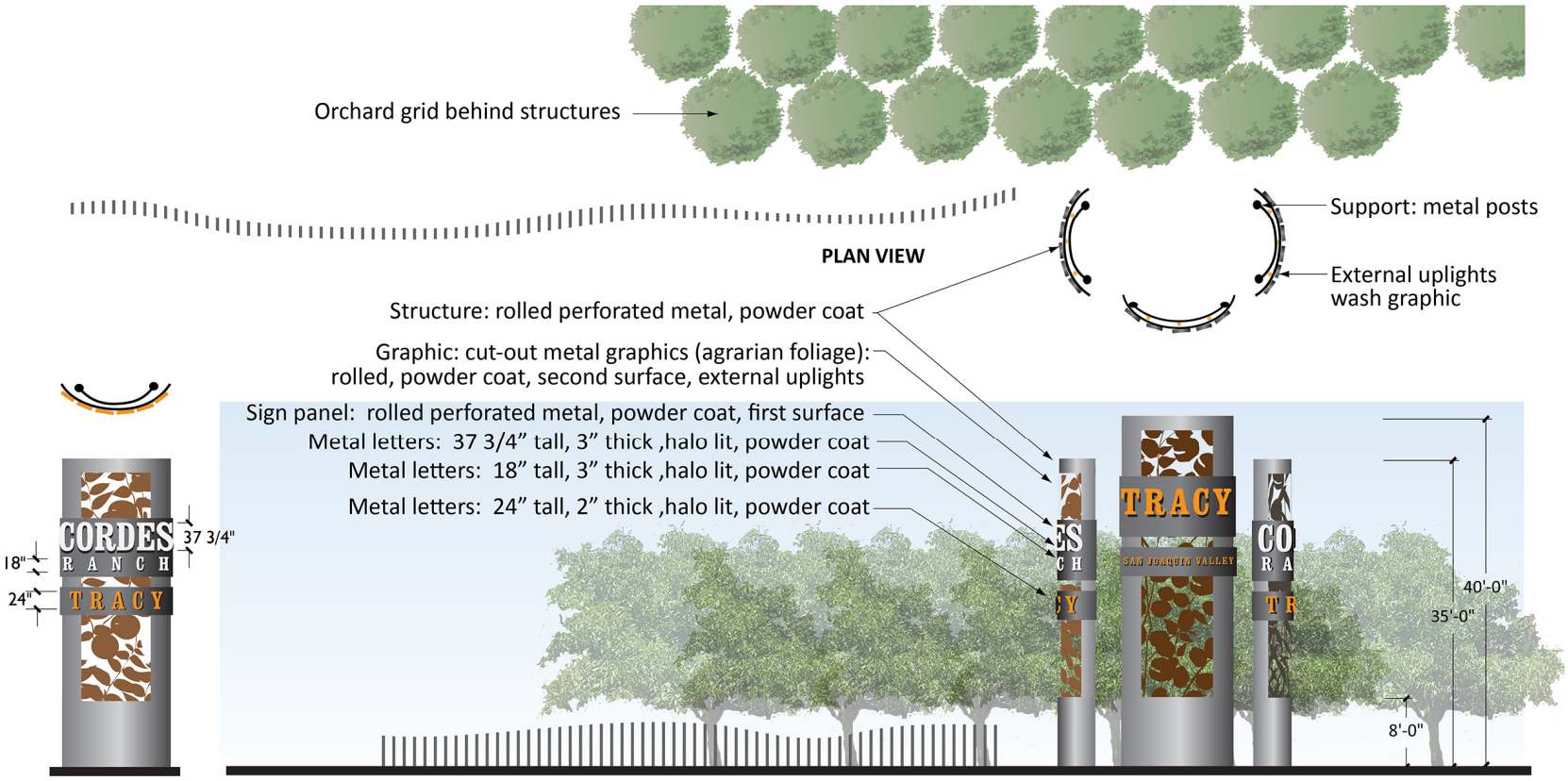


Figure 5.11, Fin Fence Detail

Fin fence and bold foliage planting



Fin Fence: Natural finish Corten, minimum 4' tall, 4" maximum between fins - set in concrete footing.

Figure 5.12, City Gateway

5.4 PROJECT ENTRIES

Project entries act as gateways to the project and will receive special treatment. Project entry designs will coordinate with the City Gateway creating a unified aesthetic theme for the project.

Project Entry

The primary project entry at Mountain House Parkway and Road 'A' will feature one approximately 20' high c-shaped metal panel sign on each side of the street, see Figure 5.14. A smaller sign (6' height) will be placed in the median, see Figure 5.15. The metal panels will be constructed of perforated metal with agricultural foliage cut-outs. The Project Entry signs will include the Cordes Ranch project logo elements and no other signage or copy.

Corten and corrugated metal walls announce the entry along Mountain House Parkway and frame the signs on the two southern corners of Mountain House Parkway and Road "A". Low rural-style flowering and evergreen shrubs and natural rock boulders enhance the corners, while columnar trees in grid patterns form the backdrop. Enhanced planting of large columnar trees will screen the PG&E facilities on the west side of Mountain House Parkway. Streetscape planting will allow views into commercial properties. See Figure 5.13 for the landscape design concept.

The streetscape up to the back of walk will be publicly maintained. All landscaping beyond the back of walk will be privately maintained including, in some cases, up to 4' of right-of-way on one or both sides of the street.

Two additional Project Entry signs will be located at the Secondary Project Entries at the following locations:

1. Mountain House Parkway at Old Shulte Road, one sign at the northeast intersection (See Figure 5.16);
2. New Schulte Road at eastern property boundary, two signs: one located on the north side of the street, and one located on the south side of the street (See Figure 5.17) near Eastside Park.

Project Entry Signage Design Standards

1. Height: 20'
2. Width: 6'- 8"
3. Area: 134 square feet
4. Number of signs: 1 per each street side or as noted above, and 1 median sign within Mountain House Parkway only.

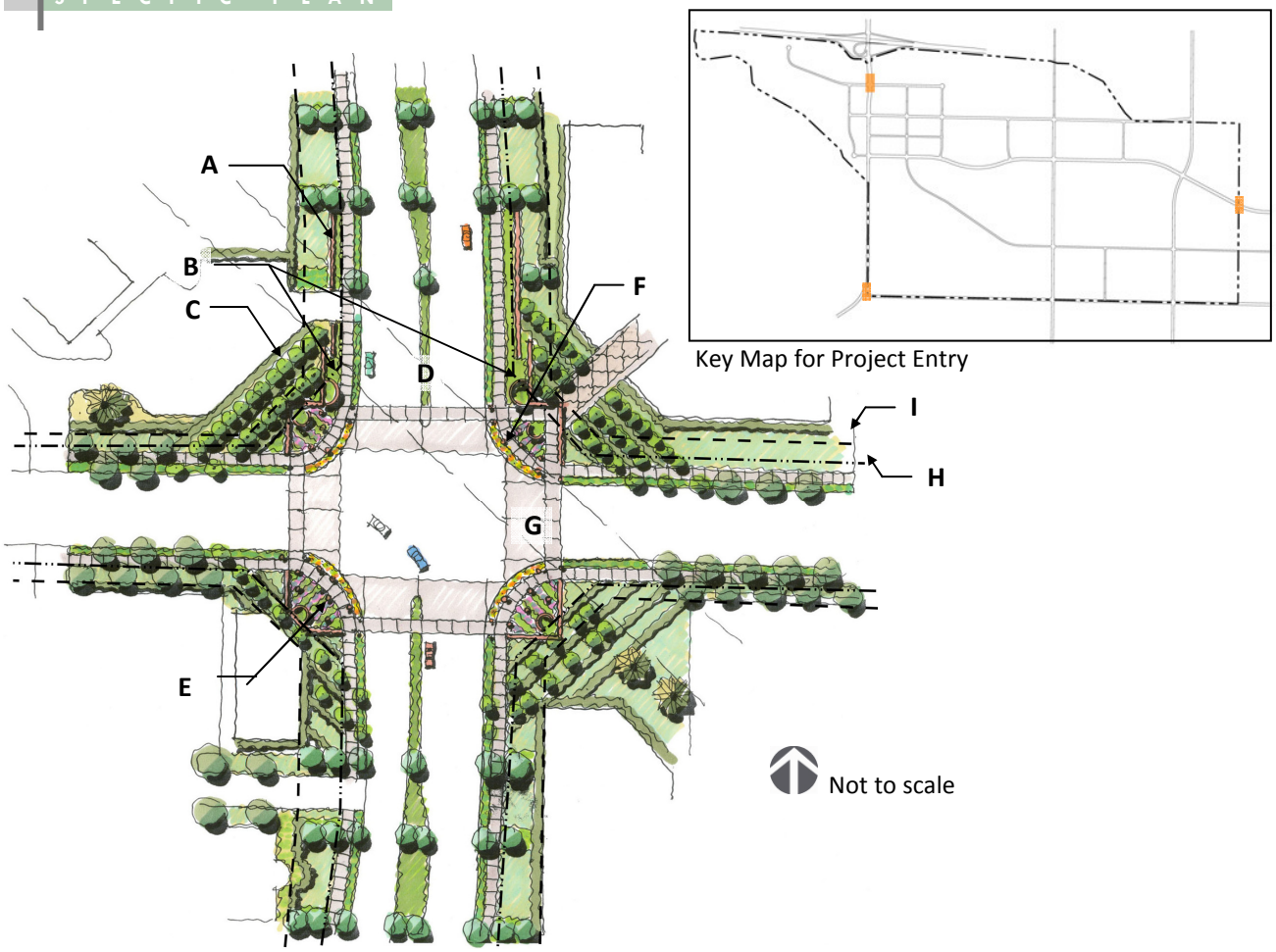


Figure 5.13, Design for Project Entry Intersection

Design Elements for Mountain House Project Entry

A. Entry Walls, typ.
- materials: corten steel panel and corrugated galvanized metal
- height: 3'-6"to 5'-0" per Figure 5.14
- length: +/-120 lf.

B. Project Entry Sign
- height: 20'
- materials and design per Figure 5.14

C. Columnar Trees, typ.
- species: Carpinus betulus 'Fastigiata'
- size: 24" box
- spacing: 15' on center, 1 row

D. Median Sign, typ.
- height 6'
- materials and design per Figure 5.15

E. Corner Planting, typ.
- rows of alternating low accent color and evergreen shrubs at corners, such as Rosa (Meidiland Rose), Phormium (Flax) and ornamental grasses such as Carex , Festuca (Fescue), and Helictotrichon sempervirens (Blue Oat Grass).
- shrub size: 5 gallon
- maximum height: 3'

F. Rock Bollards, typ.
- natural boulders
- minimum 24" above grade and minimum 30" diameter

G. Crosswalks, typ.
- stamped colored asphalt

H. Property Line

I. Landscape Setback

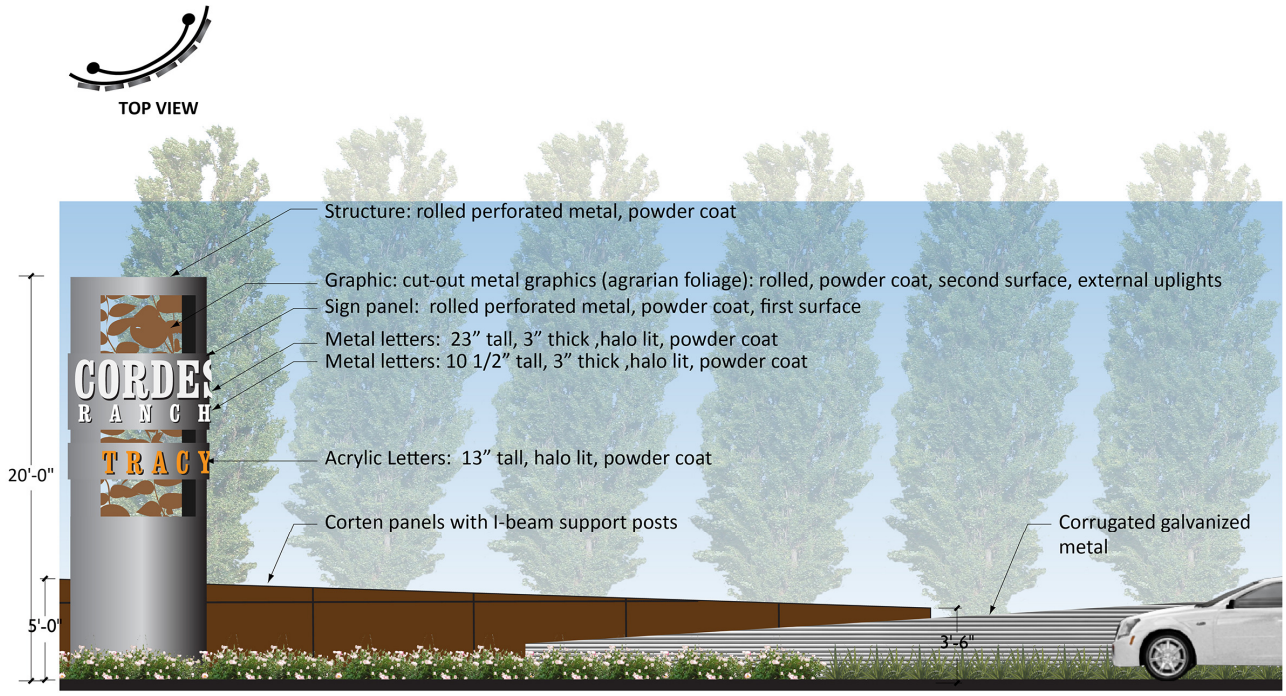


Figure 5.14, Project Entry Sign and Walls

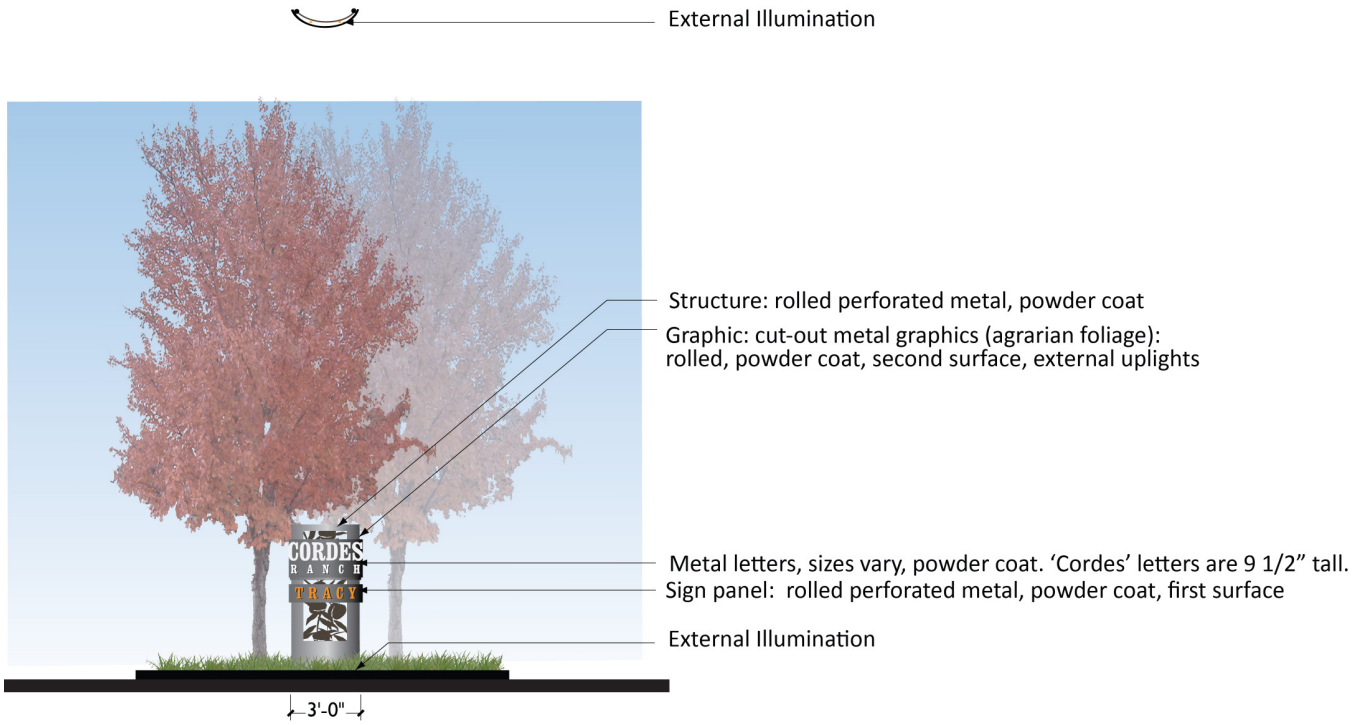


Figure 5.15, Project Entry Median Sign

Secondary Project Entries

Two secondary project entries occur at the Project edges where major roads enter the Project Area. These entries modify the primary entry design for the smaller scale and specific conditions of each entry. All will include the c-shaped entry signs, corten and corrugated metal walls, low flowering and evergreen planting and columnar and orchard trees in agricultural patterns.

Old Schulte Road Project Entry

This gateway creates the Project Entry experience at the southwest corner of the Project. The northeast corner of the intersection is the only portion within the Project boundary. Offset corten and corrugated metal walls frame the corner with a row of columnar trees behind. The Project Entry sign is placed at the corner and underplanted with color and evergreen planting in rows. The landscape design concept is illustrated in Figure 5.16.

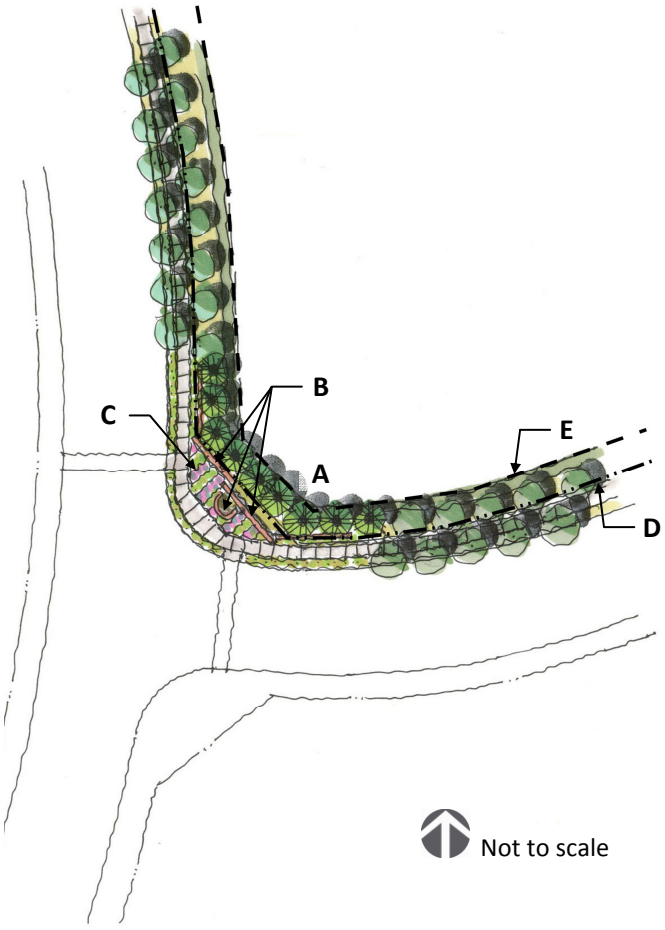


Figure 5.16, Design for Old Schulte Road Project Entry

Key Map for 2nd Project Entry

Design Elements for Old Schulte Road Project Entry

A. Columnar Trees
-species: Quercus robur 'Fastigiata' (English Oak)
- size: minimum 24" box
- spacing: 15' on center, 1 row

B. Project Entry Sign and Walls
- sign height: 20'
- materials and design per Figure 5.14
- wall length: total +/- 200 lf

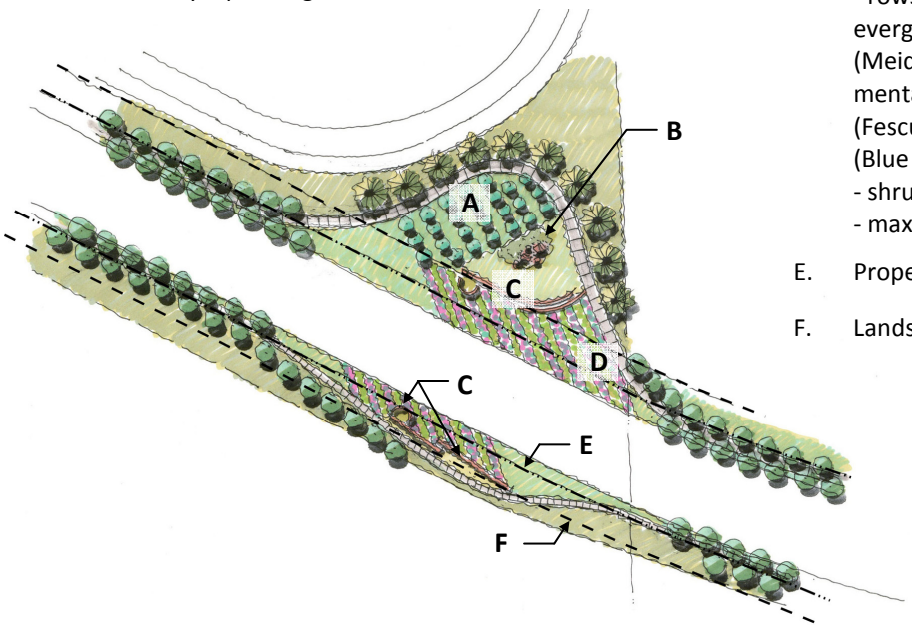
C. Corner Planting, typ.
-rows of alternating low accent color and evergreen shrubs at corners, such as Rosa (Meidiland Rose), Phormium (Flax) and ornamental grasses such as Carex , Festuca (Fescue), and Helictotrichon sempervirens (Blue Oat Grass).
- shrub size: 5 gallon
- maximum height: 3'

D. Property Line

E. Landscape Setback

New Schulte Road Eastern Project Entry
This secondary Project Entry occurs at the Eastern entrance to the Plan Area on New Schulte Road. The north side makes up a corner of the Eastside Park. Large swaths of low ornamental flowered and evergreen planting create the foreground for the offset corten and corrugated metal walls and Project Entry signs. Trees in orchard patterns create the agrarian-style background. The 10' bikeway is pulled away from the street edge and into the park at the north corner to meander around the gateway elements. The 5' sidewalk on the south side is also pulled away slightly to showcase the ornamental planting, Project Entry sign and walls. The landscape design for this entry is illustrated in Figure 5.17.

Orchard-style planting



Not to scale

Figure 5.17, Conceptual Design for New Schulte Road Eastern Project Entry

Key Map for 3rd Project Entry

Design Elements for New Schulte Road Eastern Project Entry

A. Orchard Style Planting
- species: Olea europea (Olive)
- size: 24" box
- spacing: maximum 25' on center

B. Low Evergreen Shrubs and Sculptural Boulders
- shrub size: 5 gallon
- shrub height: 5'-7'

C. Project Entry Sign and Walls, typ.
- sign height: 13'-6"
- materials per Figure 5.14
- wall length: North side: +/- 180 lf, South side: +/- 150'

D. Corner Planting, typ.
- rows of alternating low accent color and evergreen shrubs at corners, such as Rosa (Meidiland Rose), Phormium (Flax) and ornamental grasses such as Carex , Festuca (Fescue), and Helictotrichon sempervirens (Blue Oat Grass).
- shrub size: 5 gallon
- maximum height: 3'

E. Property Line

F. Landscape Setback

5.5 MAJOR INTERSECTIONS

Major intersections reinforce the contemporary agrarian theme and reflect their position in the circulation hierarchy through design features. They are both place-making and wayfinding elements.

Major Intersections are enhanced with stamped and colored asphalt to emphasize hierarchy and highlight pedestrian crossings. Corners are small-scale plazas with natural rock bollards at curbs, vertical project signage, except at Capital Parks Drive, accent planting and columnar trees as background. The major intersection design concept is illustrated in Figure 5.18.

Design Elements for Major Intersections

A. Columnar Trees, typ.
- species: Carpinus betulus 'Fastigiata'
- size: 24" box
- spacing: 15' on center, 1 row

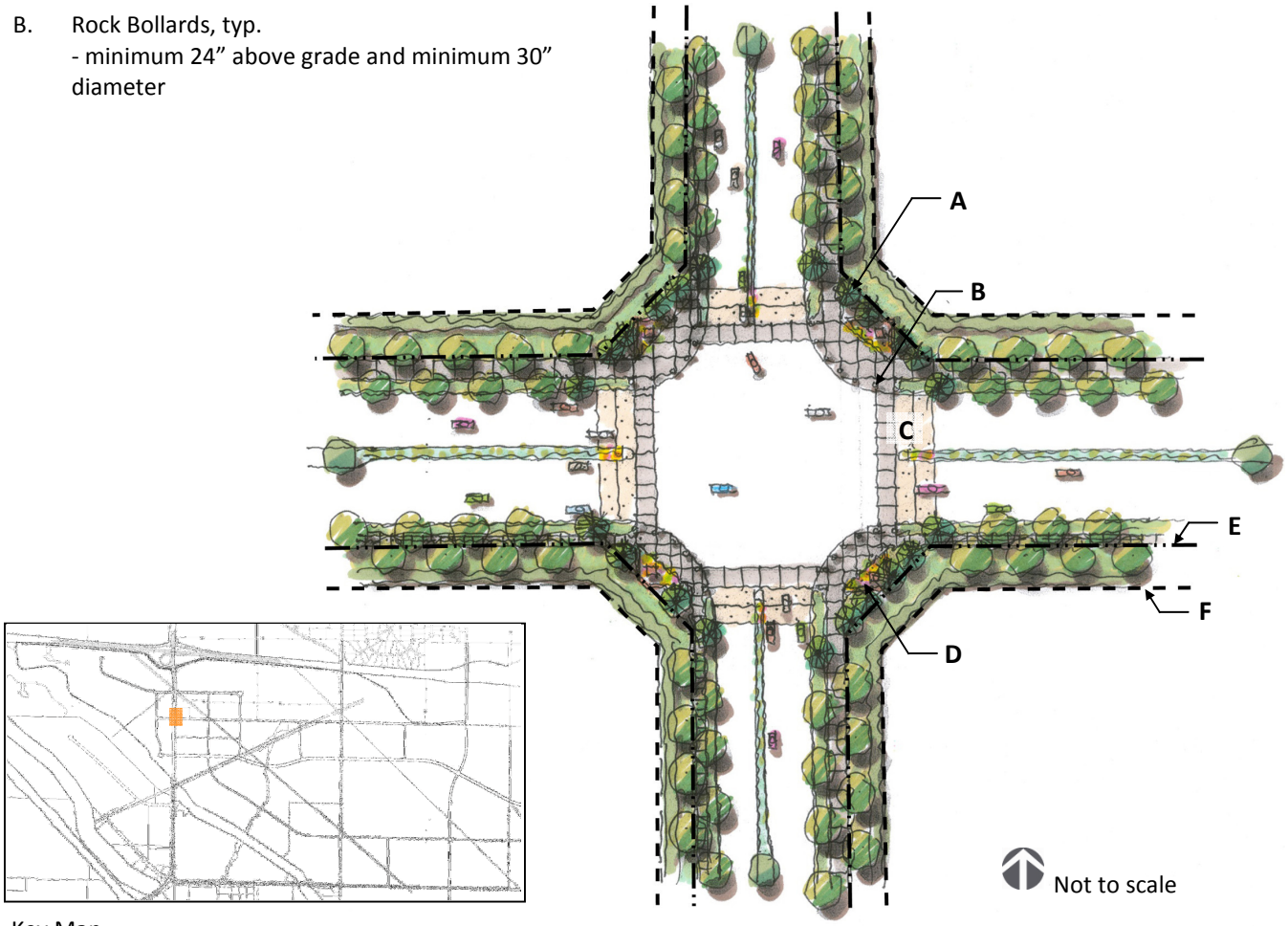
B. Rock Bollards, typ.
- minimum 24" above grade and minimum 30" diameter

C. Crosswalks, typ.
- stamped colored asphalt

D. Corner Planting, typ.
- rows of alternating low accent color and evergreen shrubs at corners, such as Rosa (Meidiland Rose), Phormium (Flax) and ornamental grasses such as Carex , Festuca (Fescue), and Helictotrichon sempervirens (Blue Oat Grass).
- shrub size: 5 gallon
- maximum height: 3'

E. Property Line

F. Landscape Setback

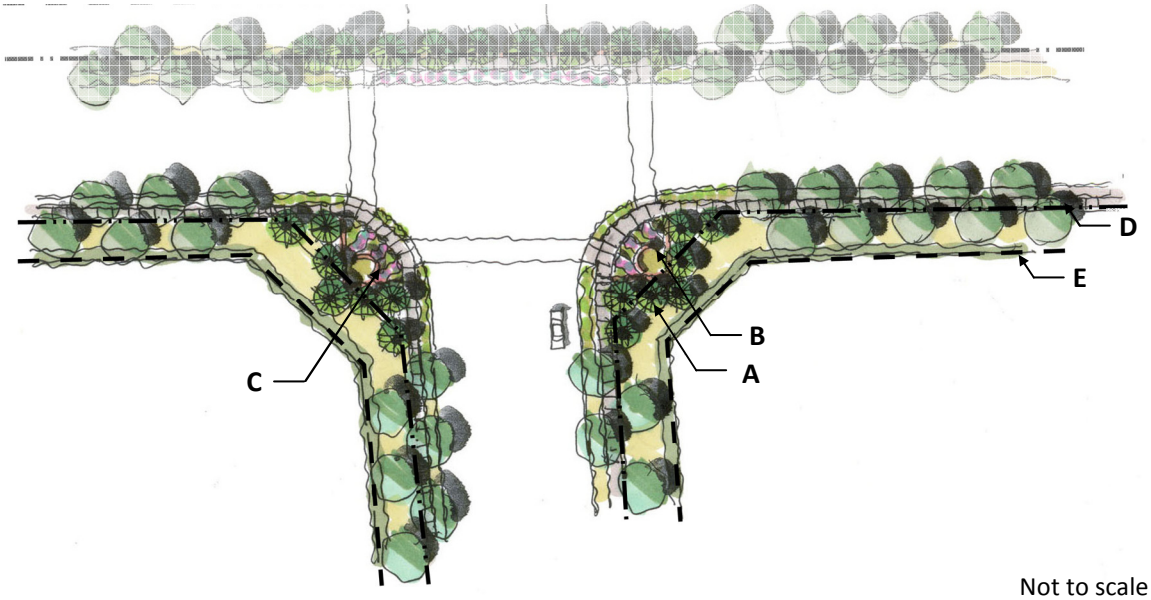


Key Map

Figure 5.18, Conceptual Design for Major Intersections –Typical

Key Map

Major Intersection—"T" Configuration
Major T-intersections will feature enhanced elements, including the corten and corrugated metal walls, major intersection signs and planting consistent with elements in the other entries and intersections.



Not to scale

Figure 5.19, Design for Major Intersection - "T" Configuration, Typical

Conceptual Design Elements for Major Intersection - "T" Configuration

A. Columnar Trees, typ.
- species: Quercus robur 'Fastigiata' (English Oak)
- size: minimum 24" box
- spacing: 15' on center, 1 row

B. Major Intersection Sign and Walls, typ.
- sign height: 13'6"
- materials and design per Figure 5.20
- wall length: 90 lf at each corner

C. Corner Planting, typ.
- rows of alternating low accent color and evergreen shrubs at corners, such as Rosa (Meidiland Rose), Phormium (Flax) and ornamental grasses such as Carex , Festuca (Fescue), and Helictotrichon sempervirens (Blue Oat Grass).
- shrub size: 5 gallon
- maximum height: 3'

D. Property Line

E. Landscape Setback

Major Intersection Sign

The major intersection sign will feature 13'6" high c-shaped metal panel signs to be located at two of the corners of the intersections as depicted in Figure 5.20. The metal panels will be constructed of perforated metal with agricultural foliage cut-outs. The major intersection signs will include the Cordes Ranch project logo elements and no other signage or copy. Two corrugated galvanized metal walls will frame the metal panel signs.

A total of five major intersections will be constructed to include signage on each corner of the intersection. The major intersections will include the following:

1. Mountain House Parkway at New Schulte Road;
2. Old Schulte Road at Hansen Road;
3. Old Schulte Road at Pavilion Parkway.
4. Capital Parks Drive at Pavilion Parkway

Major Intersection Sign Design Standards

1. Height: 13' - 6"
2. Width: 5'
3. Area: 68' square feet
4. Maximum number of signs permitted: 2 total, one per each corner of the intersection.

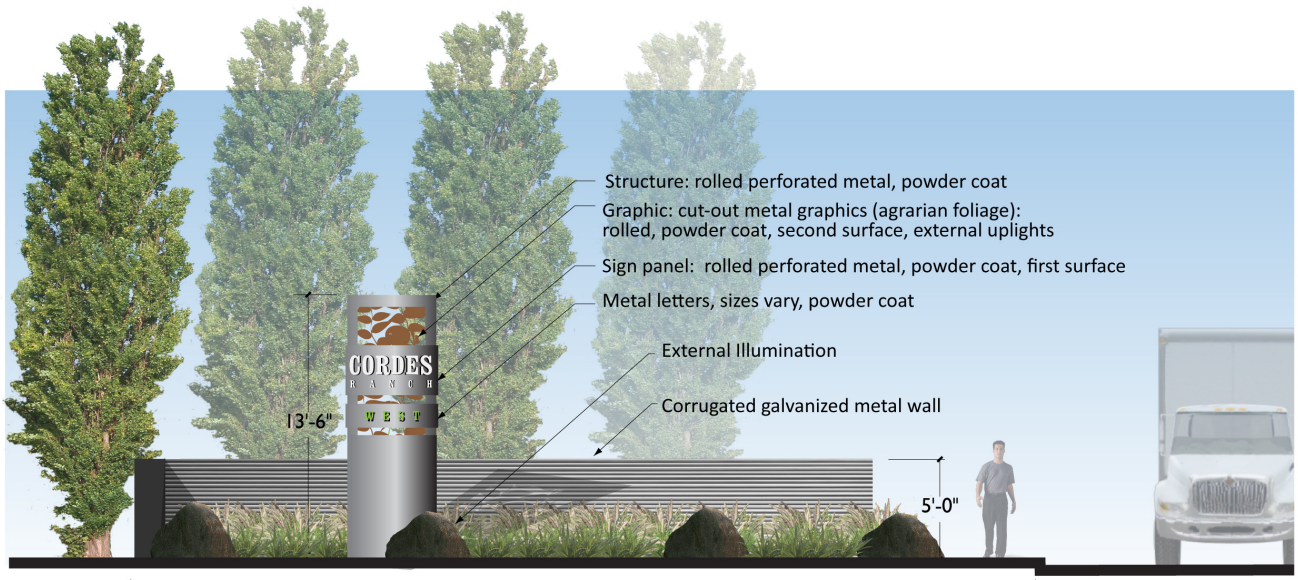
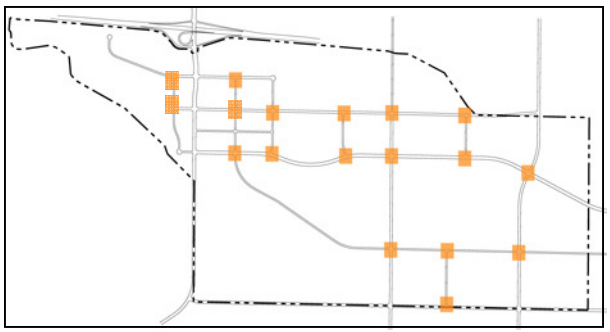


Figure 5.20, Major Intersection Sign

5.6 TYPICAL INTERSECTIONS

Reinforcing the landscape theme, typical intersections receive similar treatment to major intersections but at a smaller scale to reflect circulation hierarchy. They are enhanced with stamped and colored asphalt, accent planting and columnar trees as background. The design concept is illustrated in Figure 5.21.



Key Map

Conceptual Design Elements for Typical Intersections

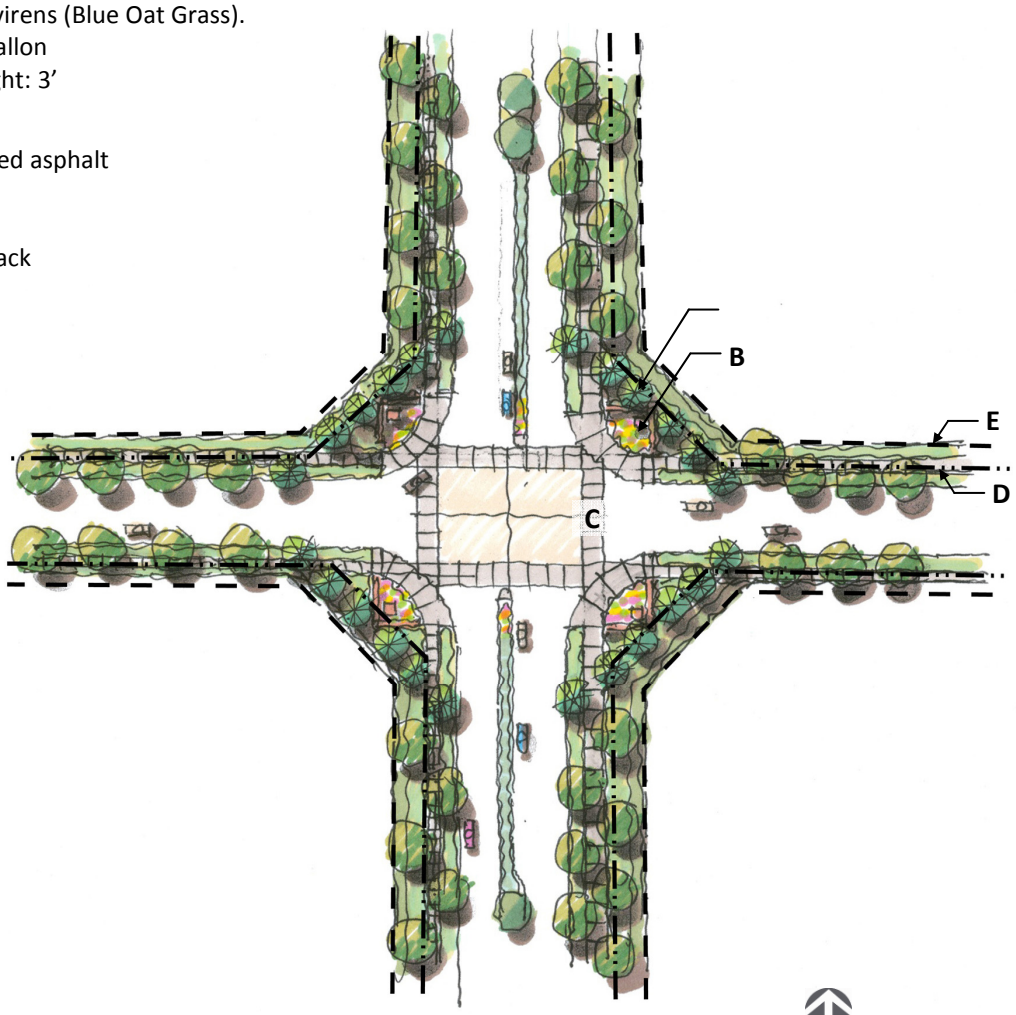
A. Columnar Trees, typ.
- species: Carpinus betulus 'Fastigiata'
- size: 24" box
- spacing: 15' on center, 1 row

B. Corner Planting, typ.
- rows of alternating low accent color and ever-green shrubs at corners, such as Rosa (Meidiland Rose), Phormium (Flax) and ornamental grasses such as Carex , Festuca (Fescue), and Helicto-trichon sempervirens (Blue Oat Grass).
- shrub size: 5 gallon
- maximum height: 3'

C. Crosswalks, typ.
- stamped colored asphalt

D. Property Line

E. Landscape Setback



Not to scale

Figure 5.21, Conceptual Design for Typical Intersections

5.7 PARKS

Two joint use park and storm water detention features will provide access to open space within walking distance from most businesses within the project. These parks will be designed with varied grades so that much of the area will be usable throughout most of the year, while a minimum of area will remain inundated for longer periods of time.

In total, there are approximately 85 acres of parks, open space and trails as part of Cordes Ranch. The open space, parks and trail system will provide the employees of the development and the citizens of the City of Tracy with recreational opportunities, both active and passive. The trail systems will be developed as set forth herein and in accordance with the Citywide Transportation Master Plan.

Detention basin with nearby shade trees

As part of the Project's park and open space amenities, it is anticipated that an approximately 35-acre Central Green will be created in the central portion of the Project Area. The Central Green will contain a series of detention basins that will retain storm water for a portion of the year and when dry will allow for active uses, see Figure 5.22. Pathways will provide for pedestrian and bicycle circulation to benches and other passive use areas within the Central Green.

Eastside Park, a second approximately 18-acre park at the eastern property boundary will function similarly to the Central Green. This park will serve dual purposes by providing an open space area with pathways for pedestrian and bicycle circulation to picnic areas, benches and other passive uses. The park will also provide for storm water detention during storm events. See Figure 5.23 for the Eastside Park design concept.

A 30' linear park/open space corridor with a 12' Class I bike/pedestrian path will parallel New Schulte Road to provide a link between the two park areas. This path is part of the system of Class I and II bike paths that will connect throughout the project and will provide employees an alternative to vehicle trips to access the uses within the Project Area.

Conceptual Design for Central Green

A. Detention Basin
- sod quality seed with willow masses on banks

B. Use Areas
- picnic and/or seating/viewing areas under shade trees
- species: Quercus rubra (Red Oak) and Platanus acerifolia (London Plane Tree)
- size: 25% - 24" box to provide substantial canopy upon installation, 75% - 15-gallon
- spacing: in clusters

C. Park Arrival Area

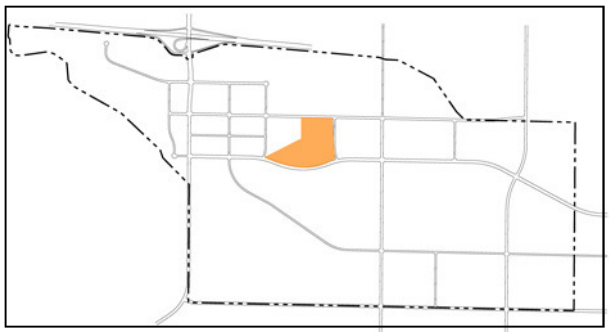
D. Allée of Trees

E. Focal Point and Plaza

F. Trail
-10' wide decomposed granite

Central Green

The Central Green, an approximately 35-acre open space area in the middle of the Plan Area, will contain walking trails, picnic areas and enhancement of the natural habitat area. Open lawn in stormwater detention areas provides flexible space for both active and passive activities. The park features a strong pedestrian connection to the commercial zone with a tree-lined allée culminating in a focal element. The landscape design concept for the Central Green is shown in Figure 5.22.



Key Map

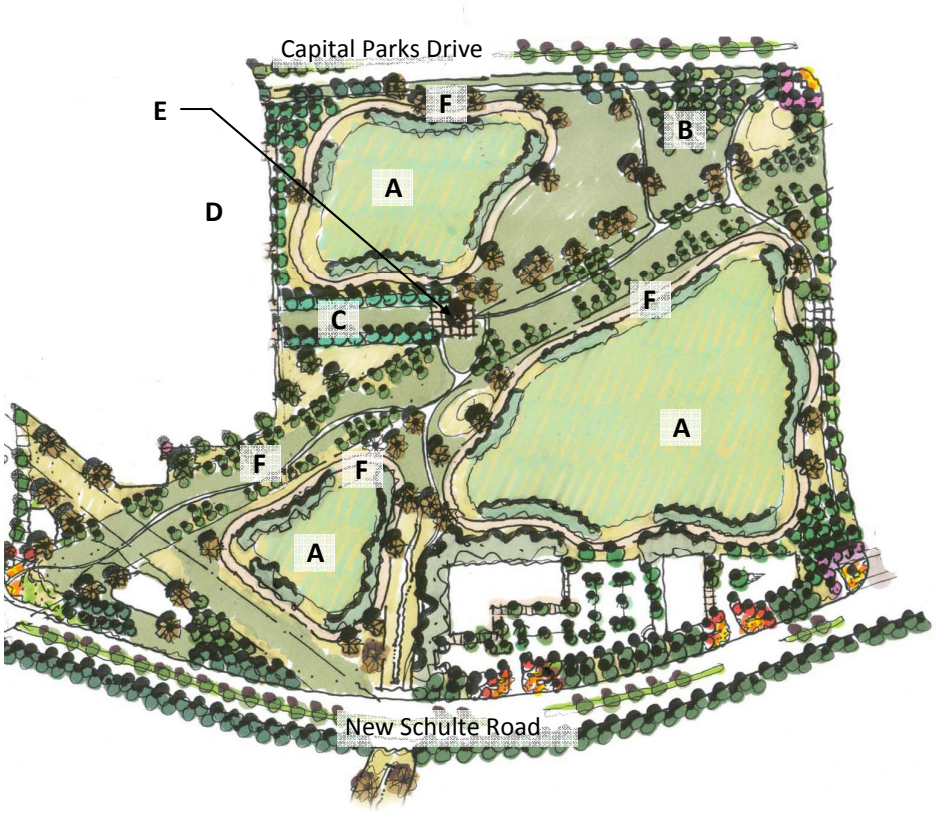


Figure 5.22,Central Green Concept

Conceptual Design for Eastside Park

The 18-acre Eastside Park at the eastern property boundary will offer a similar program to the Central Green. This park will provide open space area with pathways for pedestrian and bicycle circulation to picnic areas, benches and other uses. Open lawn will provide a flexible space for active and passive uses and will also provide for storm water detention during storm events, see Figure 5.23.

Key Map

Conceptual Design for Eastside Park

A. Park Entry Plaza
- low walls
- permeable paving

B. Allée of Trees
- large shade trees
- size: 24" box
- spacing: 30' on center

C. Detention Basin
- sod quality seed with willow masses on banks

D. Use Areas
- picnic and/or seating/viewing areas under shade trees
- species: Quercus rubra (Red Oak) and Platanus acerifolia (London Plane Tree)
- size: 25% - 24" box to provide substantial canopy upon installation, 75% - 15-gallon
- spacing: in clusters

E. Trails
- 10' wide decomposed granite

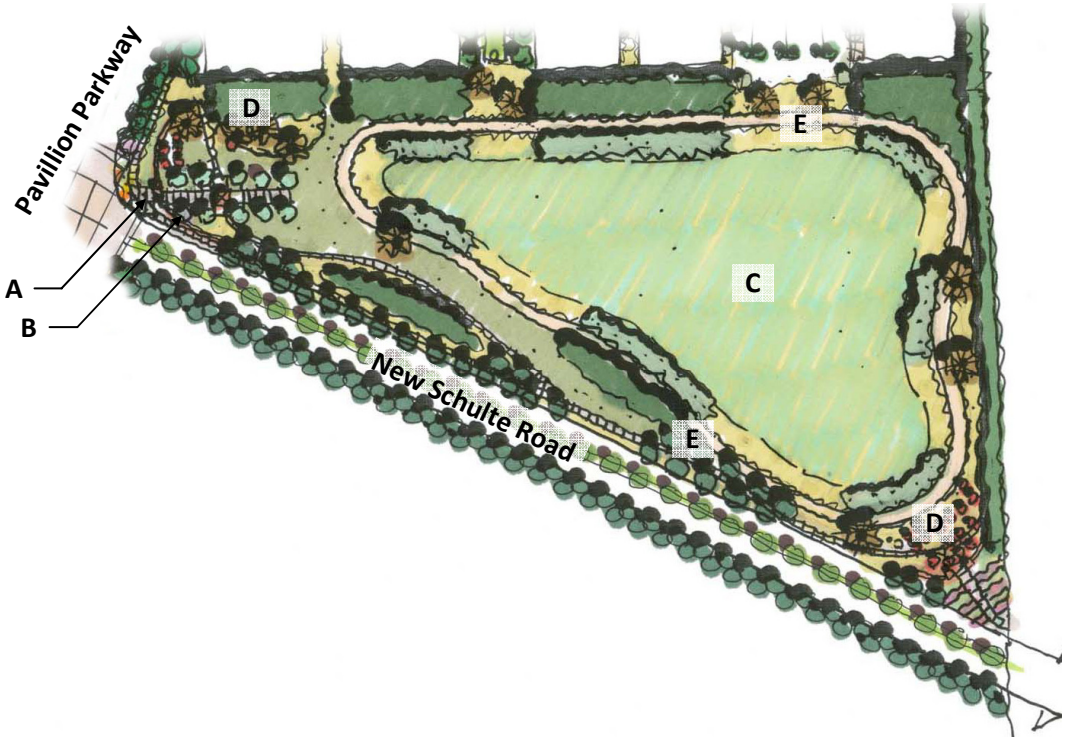


Figure 5.23, Eastside Park Concept

5.8 DRAINAGE EASEMENT

The existing drainage easement that extends from the southwest edge of the Project toward the center of the Plan Area and Central Green is enhanced as a riparian corridor with habitat areas, detention basins, and passive use areas that may include seating and picnic tables. A decomposed granite path will be provided between the Central Green and the Delta Mendota Canal, creating a recreation and circulation opportunity. Planting will be natural and riparian in character. Access roads will run the perimeter of detention basins for maintenance and monitoring purposes. A minimum 25' setback is provided from the top of bank to the trail or any seating or use area in order to protect the corridor.

Conceptual Design for Drainage Easement

A. Trail
- 10' wide decomposed granite

B. Riparian Planting, typ.

C. Detention Basin
- hydroseeded no-mow native grasses with willow masses on banks

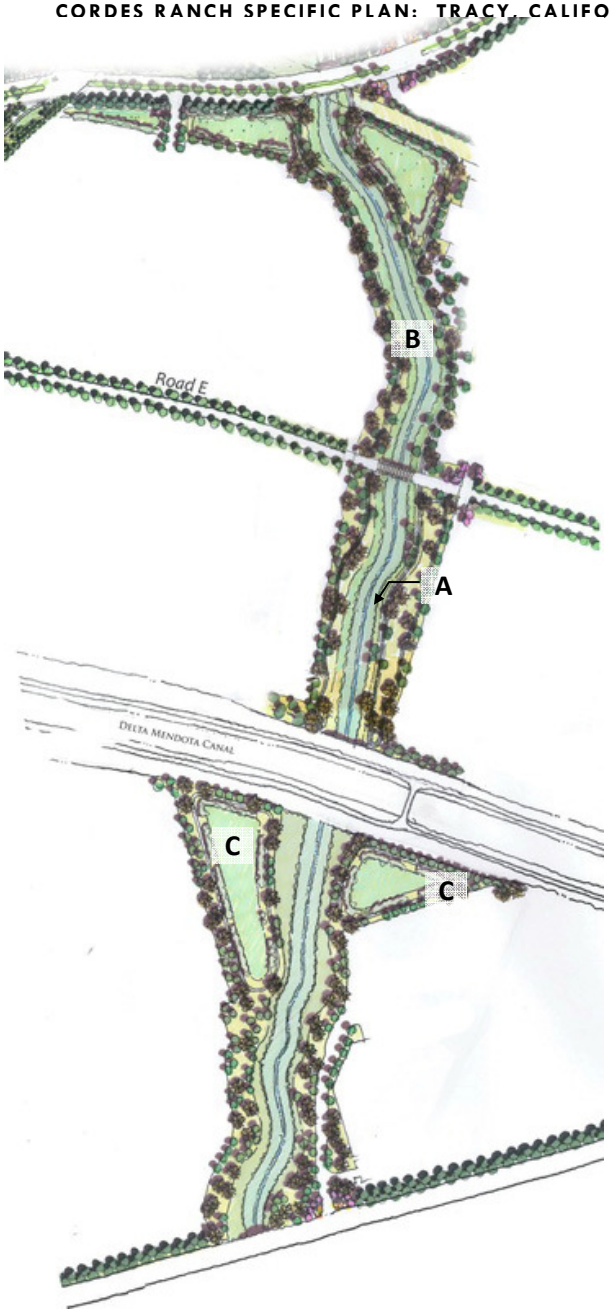
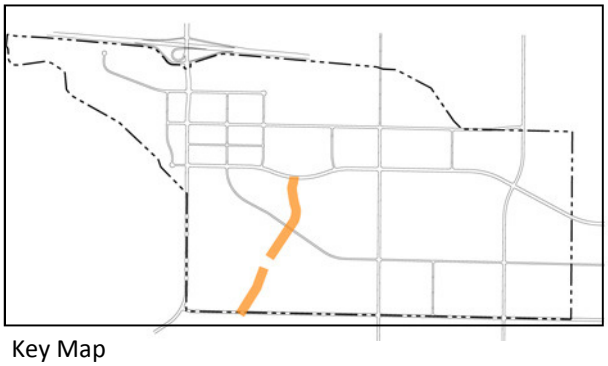


Figure 5.24, Drainage Easement Concept

Trail and seating



Key Map

5.9 WSID EASEMENT

The existing West Side Irrigation District (WSID) easement Between Capital Parks Drive and New Schulte Road will include pedestrian and bicycle paths to connect to the Eastside Park. The ultimate location for the open space corridor will be refined as part of the Project's subdivision map process. If the open space corridor is relocated outside the WSID easement to accommodate adjacent development, then a Class I bikeway shall be incorporated into the east side of Road H.

Key Map

Conceptual Design for WSID Easement

A. Trail, typ.
- 10' wide decomposed granite

B. Trees, typ.
- large stature shade trees and accent trees, such as Quercus rubra (Red Oak) and Quercus virginiana (Southern Live Oak)
- size: 24" box

C. Meadow Planting
- hydroseeded no-mow native grasses and wildflowers

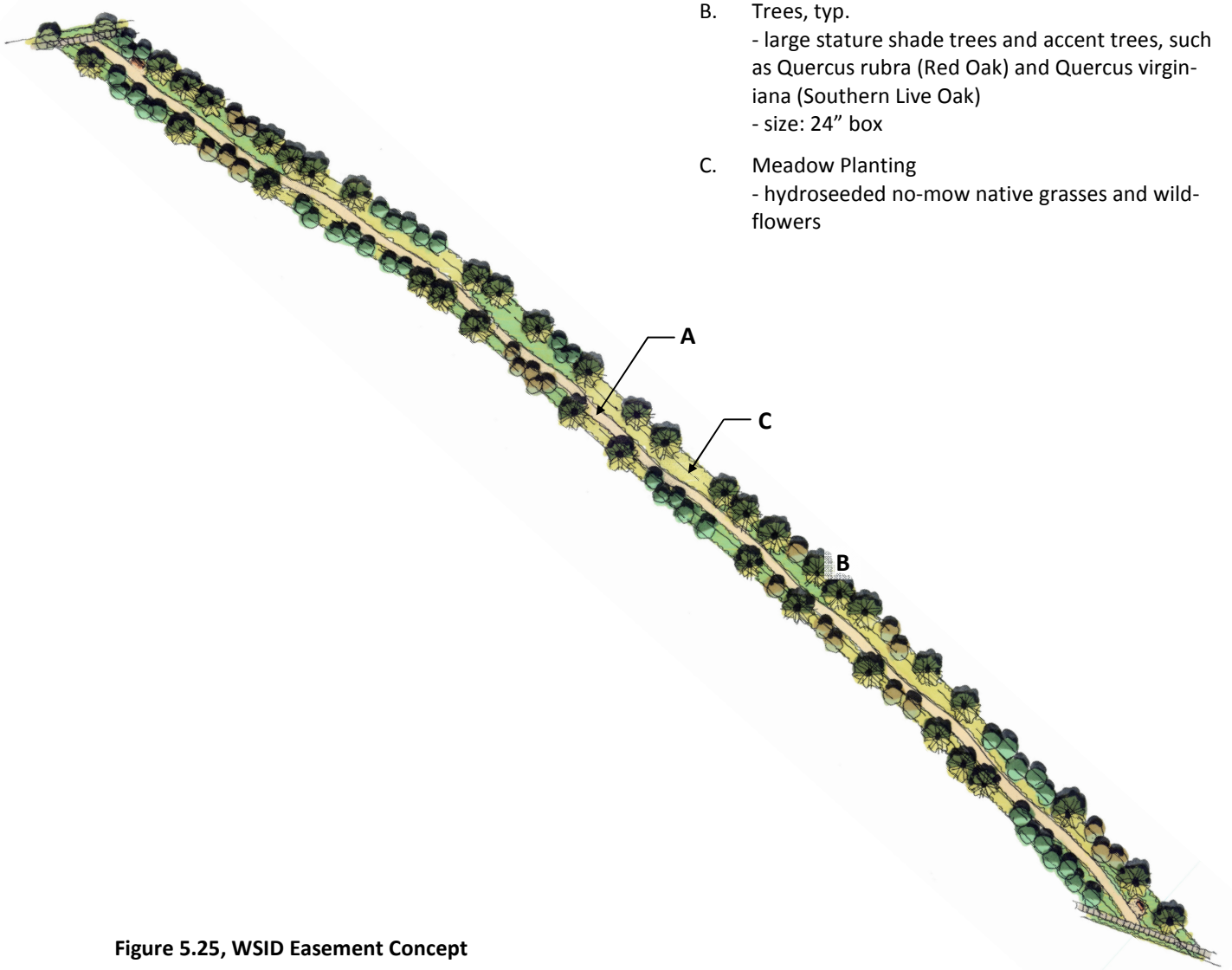


Figure 5.25, WSID Easement Concept

Conceptual Design for WSID Easement

A. Trail, typ.
- 10’ wide decomposed granite

B Trees, typ.
- large stature shade trees and accent trees, such as Quercus rubra (Red Oak) and Quercus virginiana (Southern Live Oak)
- size: 24” box

C. Meadow Planting
-hydroseeded no-mow native grasses and wildflowers

Decomposed granite trail, no-mow grasses, seating

Figure 5.26, WSID Easement – Section

5.10 STREETSCAPES

The streetscape design will provide visual structure to the project by reinforcing roadway hierarchies, emphasizing key intersections, creating pedestrian and bicycle zones and highlighting open space.

Streetscapes will feature native and climate adapted planting, street trees, and landscape strips. Thematic site furnishings and fixtures including benches, public transit shelters, trash receptacles, lighting, and signage will support the design character.

Landscape strip, multi-use path, landscape setback

Each major road type will have unique, yet coordinated, landscape treatment with varying levels of pedestrian and bicycle amenities, depending on scale and function. For example, streets in the commercial/retail core will include pedestrian scaled street lights, benches, trash receptacles and enhanced planting suitable for more intensive use by pedestrians. Larger arterials will have simpler low-maintenance landscape designs appropriate to facilitate the circulation of vehicular and bicycle traffic. The visual organization of the project will be reinforced with unique tree palettes for each major street/street type.

All roads will include a landscape strip on both sides planted with street trees. Landscape setbacks beyond the right-of-way, ranging from 15-30 feet, provide for screening of large architecture. Landscape setbacks will generally be planted with no-mow grasses, evergreen shrubs and double rows of large screen trees. Setbacks may be bermed up to 5’ to minimize the perceived scale of building facades, or slope down away from streets at a maximum 3:1, depending on the grades at a given location.

Landscape setbacks from back-of-curb will be privately maintained. In some cases this includes a portion of right-of-way. Roadway sections indicate privately maintained landscape areas. All road sections are shown in Chapter 6.

Mountain House Parkway and Old Schulte Road

Four Lane Parkway

The portion of Mountain House Parkway south of New Schulte Road to the Delta Mendota Canal is a four lane parkway. The east side of the roadway includes a 7-foot landscape strip at the street edge planted with grasses and street trees, a 12-foot Class I Bikeway, and a 3' landscape strip within the right of way. The opposite side has an 8-foot landscape strip, 5-foot sidewalk and 4-foot landscape strip within the right of way. Beyond the right-of-way, additional 30-foot landscape setbacks on both sides expand the planted area along the roadway to provide additional screening of parking and large buildings. The road includes a 16-foot median/ turn lane strip. Medians are planted with no-mow grasses, evergreen shrubs and trees. Old Schulte Road east of the Delta Mendota Canal is also a four lane parkway with the same dimensions as Mountain House Parkway. The Class I Bikeway is on the north side of Old Schulte Road.

South of the Delta Mendota Canal, Mountain House Parkway has already been improved on the west side, therefore the Project will install the east portion of the street section. See Figure 6.27.

Similarly, west of the Delta Mendota Canal, Old Schulte Road has been improved on the south side, therefore the Project will install the north portion of the street section. See Figure 6.29.

Depending on grades, in some areas the screening in landscape setbacks will be accomplished with 5' berms planted with no-mow grasses and a double row of trees. In other areas landscape setbacks slope downward at a maximum 3:1 slope and are planted with grasses and a double row of trees.

Six and Eight Lane Parkways

Mountain House Parkway north of New Schulte Road is a six lane parkway between New Schulte Road and Capital Parks Drive and is an eight lane parkway between Capital Parks Drive and the Project Entry from I-205. Aside from an additional travel lane, dimensions and landscape character are the same for these portions of Mountain House Parkway.

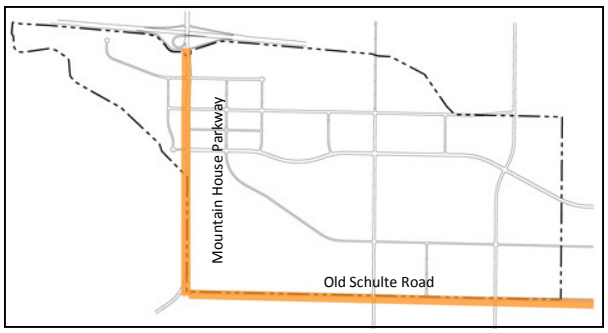
Conceptual Mountain House Parkway Tree Palette

Treatment Swale	Space: 35' on center
Plantanus acerifolia 'Yarwood'	*London Plane Tree*
Landscape Setback	Space: 25'-40' on center in groupings
Quercus virginiana	*Southern Live Oak*
Median	Space: 30' on center
Pyrus calleryana 'Red Spire'	*Red Spire Callery Pear*

Conceptual Old Schulte Road Tree Palette

Treatment Swale	Space: 35' on center
Platanus acerifolia 'Yarwood'	*London Plane Tree*
Landscape Setback	Space: 25'-40' on center in groupings
Quercus virginiana	*Southern Live Oak*
Median	Space: 30' on center
Crataegus cordota	*Washington Hawthorne*

Median with trees and low evergreen and color plant-



Key Map

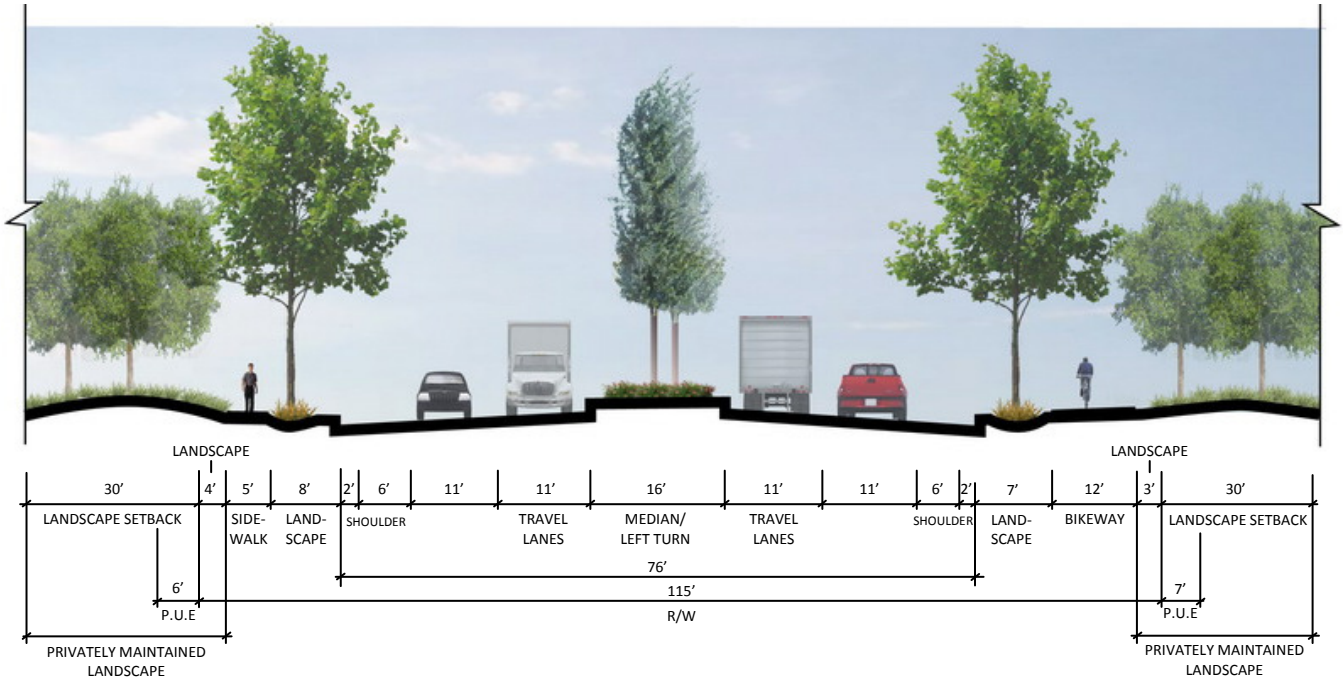


Figure 5.27, Design for Four Lane Parkway

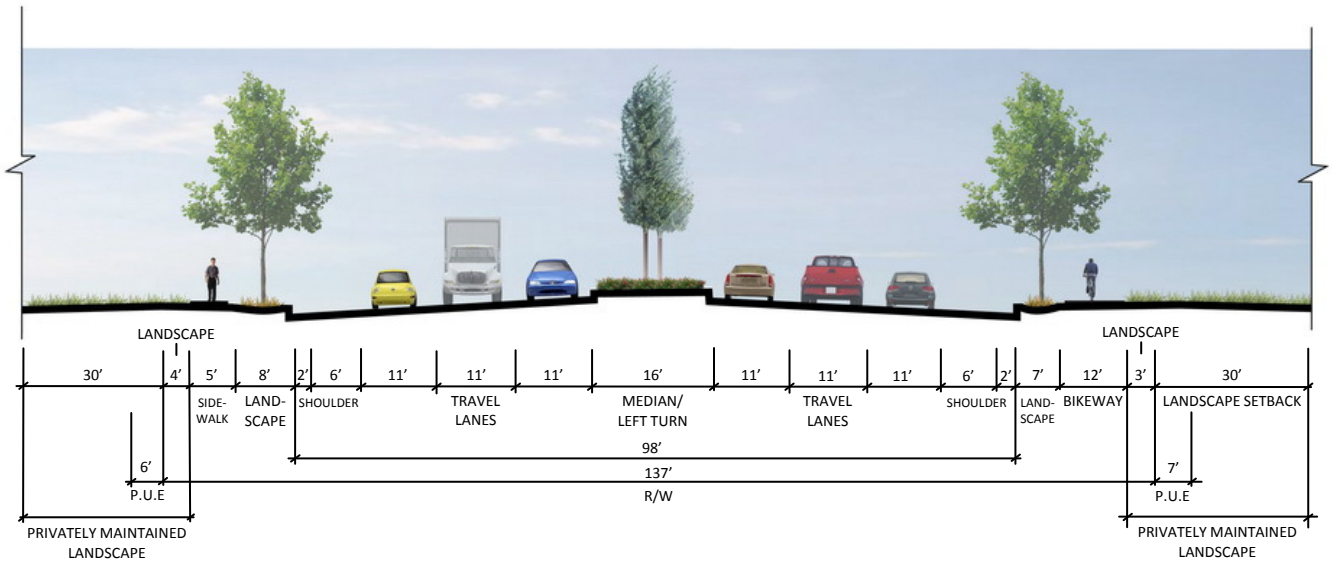


Figure 5.28, Design for Six Lane Parkway

Capital Parks Drive, Hansen Road and Pavilion Parkway

Capital Parks Drive, Pavilion Parkway and Hansen Road are four lane major arterials with medians. On the east sides they have 12-foot Class I Bikeways with 7-foot landscape strips at the street edge and 3' landscape strips at the back of walk within the right of way. On the west side they will have 8-foot landscape strips at the street edge, five 5-foot sidewalks and 4-foot landscape strips within the right-of-way. Additional 25-foot landscape setbacks are provided on both sides. Setbacks are planted with no-mow grasses and screen trees and bermed or sloped where appropriate to minimize the perceived scale of building facades. Sixteen-foot medians are planted with grasses, evergreen shrubs, and flowering trees.

Conceptual Capital Parks Drive Tree Palette

General Office Area	
Treatment Swale	Space: 30' on center
Acer rubrum 'Red Sunset'	*Red Maple*
Landscape Setback	Space: 30' on center
Acer rubrum 'Red Sunset'	*Red Maple*
Median	Space: 25' on center
Nyssa sylvatica	*Saucer Magnilia*
Outside of General Office	
Treatment Swale	Space: 30' on center
Acer rubrum 'Red Sunset'	*Red Maple*
Landscape Setback	Space: 25'-40' on center in groupings
Quercus agrifolia	*Coast Live Oak*
Median	Space: 25' on center
Lagerstroemia indica	*Crape Myrtle*

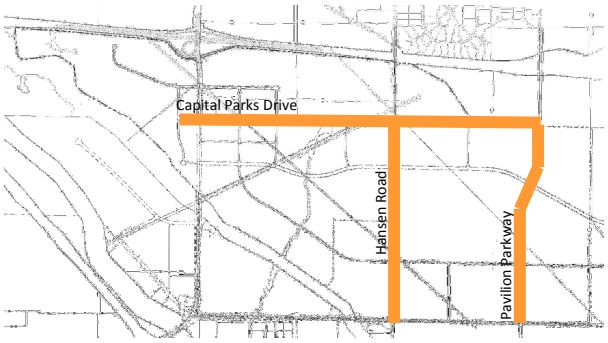
Conceptual Pavilion Parkway Tree Palette

Treatment Swale	Space: 35' on center
Fraxinus velutina 'Rio Grande'	*Rio Grande Velvet Ash*
Landscape Setback	Space: 25'-40' on center in groupings
Quercus Agrifolia	*Coast Live Oak*
Median	Space: 20' on center
Cercis Canadensis 'Forest Pansy'	*Forest Pansy Eastern Redbud*

Conceptual Hansen Road Tree Palette

Treatment Swale	Space: 35' on center
Pyrus calleryana 'Aristocrat'	*Flowering Pear*
Landscape Setback	Space: 25'-40' on center in groupings
Quercus Agrifolia	*Coast Live Oak*
Median	Space: 30' on center
Acer rubrum 'Columnare'	*Columnar Red Maple*

Street tree, screen tree, 5' sidewalk



Key Map

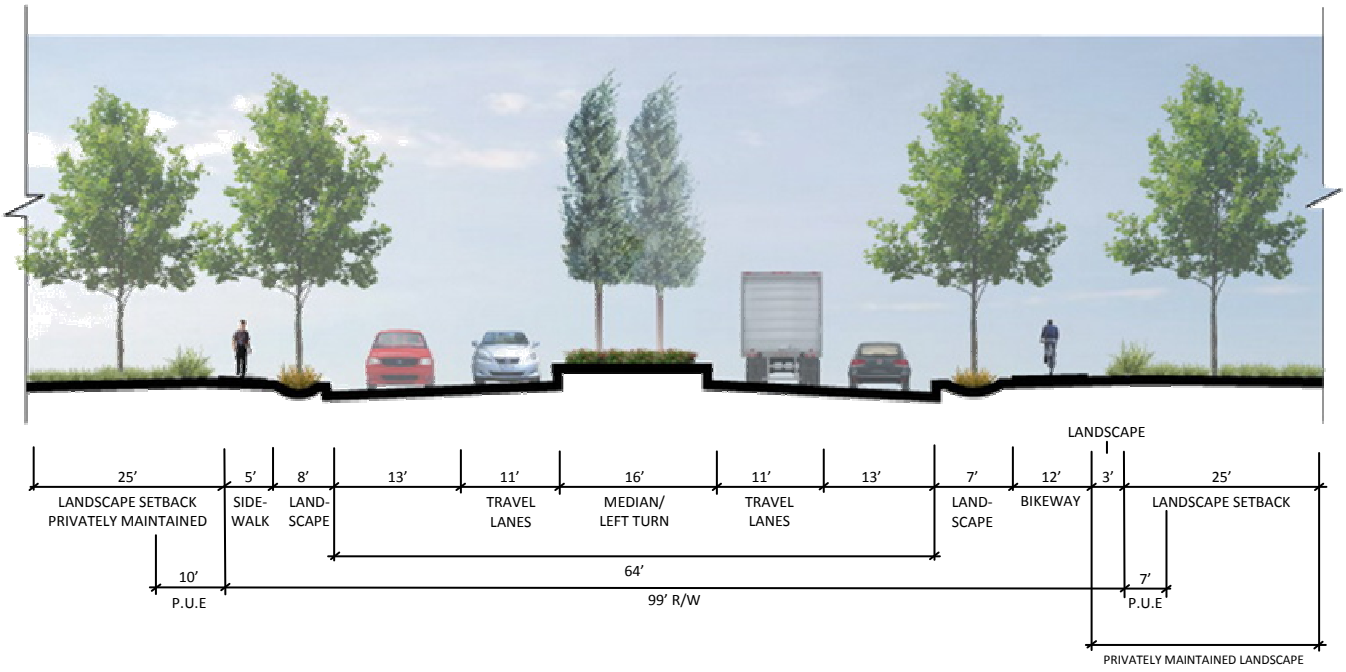


Figure 5.29, Design for Four Lane Major Arterial with Median

New Schulte Road

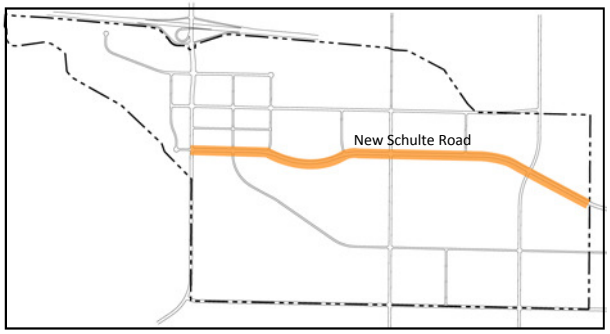
New Schulte Road is a six lane arterial with intermittent pull outs. The north side contains a 7-foot landscape strip at the street edge, a 12-foot Class I Bikeway and 3-foot landscape strip, adjacent to a 30-foot landscape setback beyond the right of way. The opposite side has an 8-foot landscape strip at street edge planted with grasses and street trees, 5-foot sidewalk within the right of way adjacent to the 25-foot landscape setback outside of the right of way. Landscape setbacks are planted with no-mow grasses and screen trees to soften large architecture and are bermed or sloped, as needed.

Conceptual New Schulte Road Tree Palette

Treatment Swale	Space: 35’ on center
Quercus rubra	*Red Oak*
Landscape Setback	Space: 25’-40’ on center
Quercus suber	*Cork Oak*
Median	Space: 25’ on center
Carpinus betulus ‘Fastigiata’	*European Hornbeam*

Trees, walk and low planting in retail area

Planted berms as screen in industrial area



Key Map

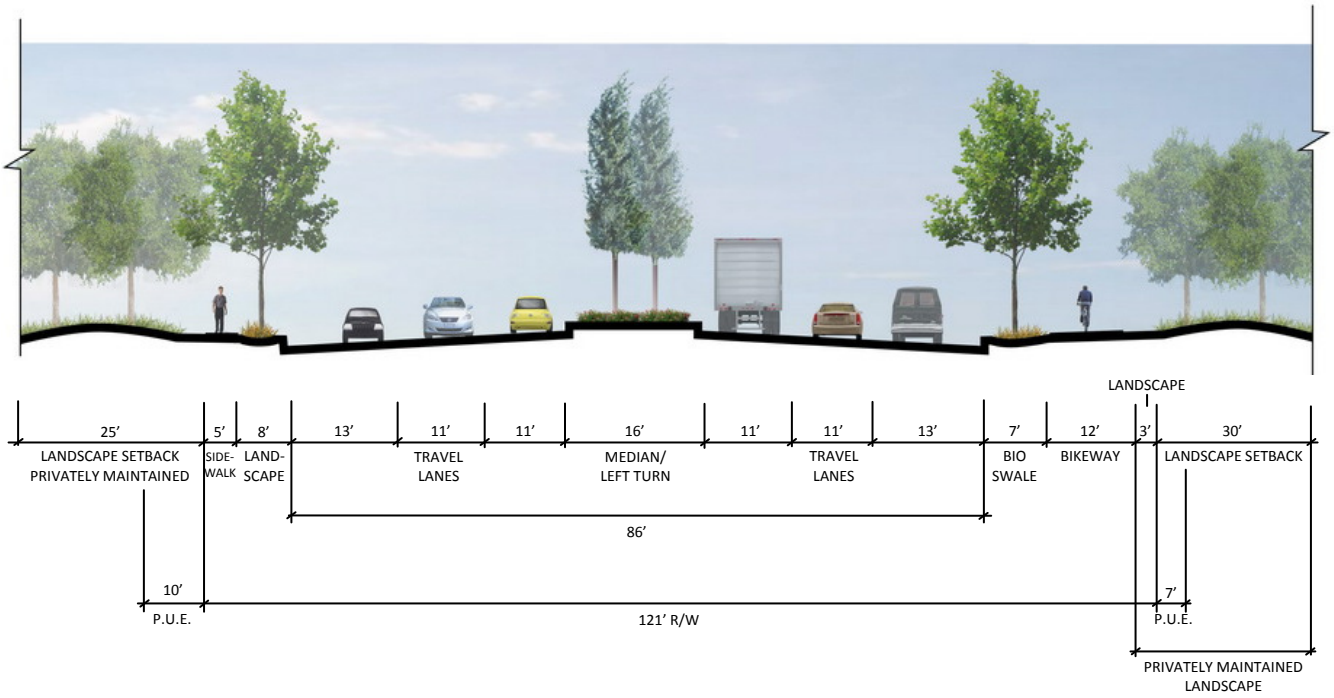
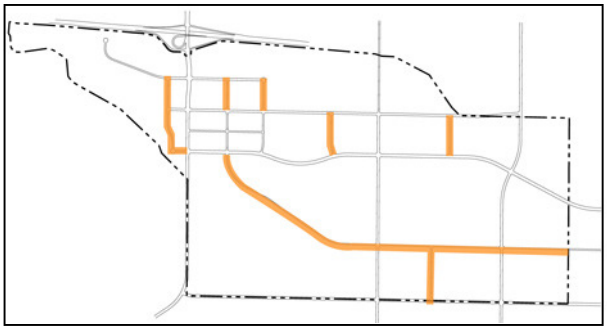


Figure 5.30, Conceptual Design for Six Lane Major Arterial with Intermittent 8-Foot Pull-outs

Street trees, screen trees, low planting in median

Industrial Streets

Several configurations of industrial streets occur throughout the project. These are the smaller scale streets and have not been assigned tree palettes. Trees selected for these streets will accommodate the needs of truck circulation. The section shown below is one of the possible configurations as an example.



Key Map

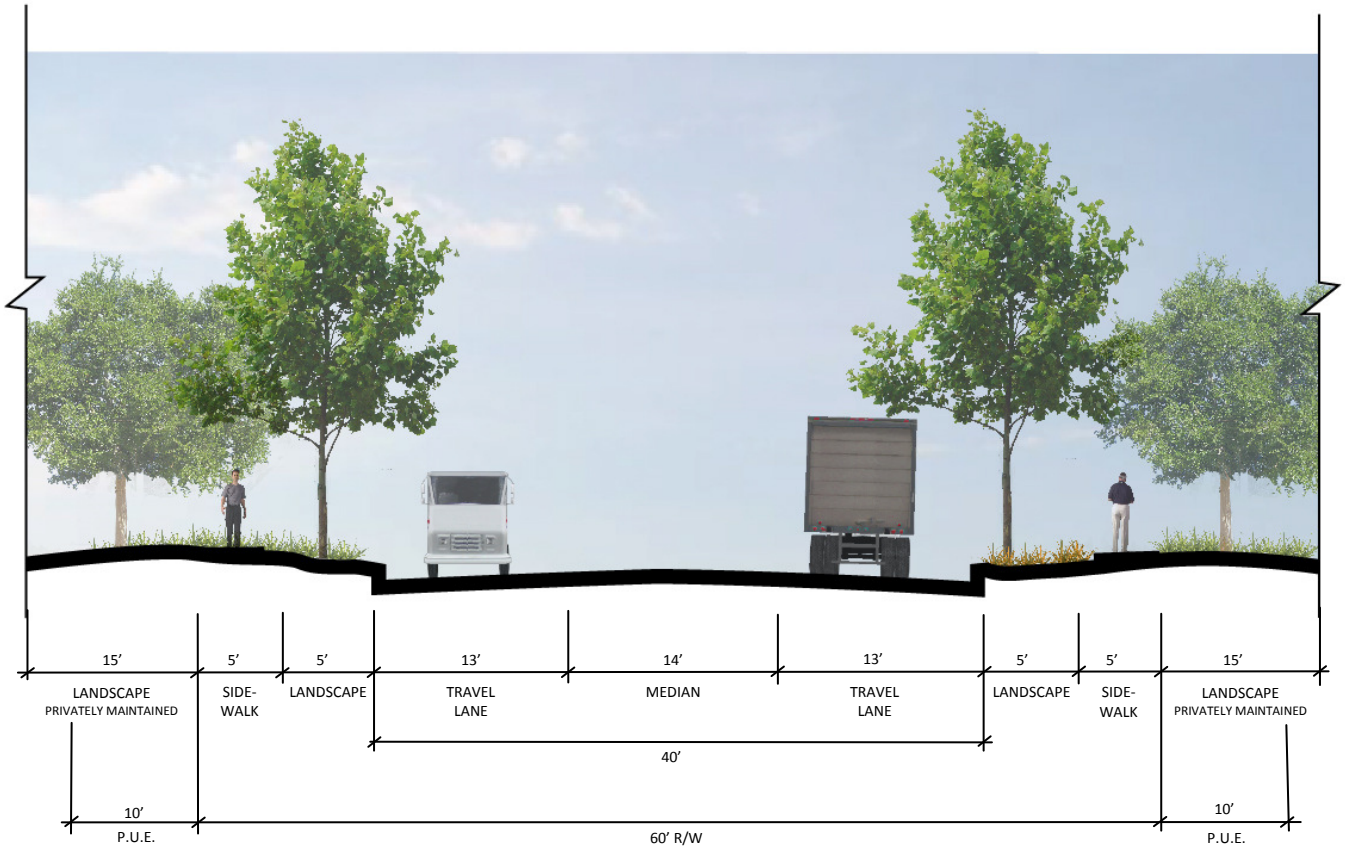


Figure 5.31, Conceptual Design for Industrial Streets (Section I-I)

Street Tree List

Botanical Name	Common Name
Acer rubrum 'Red 'Sunset'	*Red Sunset Maple*
Celtis sinensis	*Japanese Hackberry*
Cercis canadensis 'Forest Pansy'	
Cercis occidentalis	*Western Redbud*
Crataegus cordata	*Washington Hawthorne*
Crataegus oxycantha	*Hawthorn*
Cupressus sempervirens	*Italian Cyprus*
Fraxinus sp. 'Leprechaun', 'Centerpointe'	*Ash*
Fraxinus Americana 'Autumn Purple'	*Ash*
Fraxinus hololricha 'Moraine'	*Moraine Ash*
Fraxinus pennsylvanica 'Urbanite'	*Ash*
Fraxinus velutina 'Rio Grande'	*Rio Grande Velvet Ash*
Fraxinus uhdei	*Evergreen Ash*
Ginkgo biloba 'Autumn Gold', 'Princeton Century'	*Ginkgo*
Lagerstroemia indica	*Crape myrtle*
Liriodendron tulipifera	*Tuliptree*
Liquidambar styraciflua	*Sweet Gum*
Nyssa sylvatica	*Saucer Magnolia*
Pistacia chinensis (Male)	*Chinese Pistache*
Platanus acerifolia 'Yarwood', 'Bloodgood'	*London Planetree*
Prunus cerasifera 'krauter Vesuvius'	*Krauter Vesuvius Flowering Plum*
Pyrus calleryana 'Aristocrat','Capital', ,'Red Spire', 'Whitehouse', 'New Bradford', 'Cleveland'	*Flowering Pear, Callery Pear, Capital, Red Spire, Whitehouse Callery Pear, New Bradford Pear, Cleveland Flowering Pear*
Quercus agrifolia	*Coast Live Oak*
Quercus cocchinea	*Scarlet Oak*
Quercus ilex	*Holly Oak*
Quercus lobata	*Valley Oak, White Oak*
Quercus palustris	*Pin Oak*
Quercus rubra	*Red Oak*
Quercus suber	*Cork Oak*
Quercus virginiana	*Southern Live Oak*
Sapium sebiferum	*Chinese Tallow Tree*
Schinus molle	*California Pepper Tree*
Ulmus sp. 'Prospector', 'Liberty', 'Frontier', 'Homestead'	
Zelkova serrata 'Green Vase' or 'Village Green'	*Japanese Zelkova*

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