

Missouri Flat

DESIGN GUIDELINES

October 23, 2007





October 23, 2007

MISSOURI FLAT Design Guidelines

Missouri Flat

DESIGN GUIDELINES

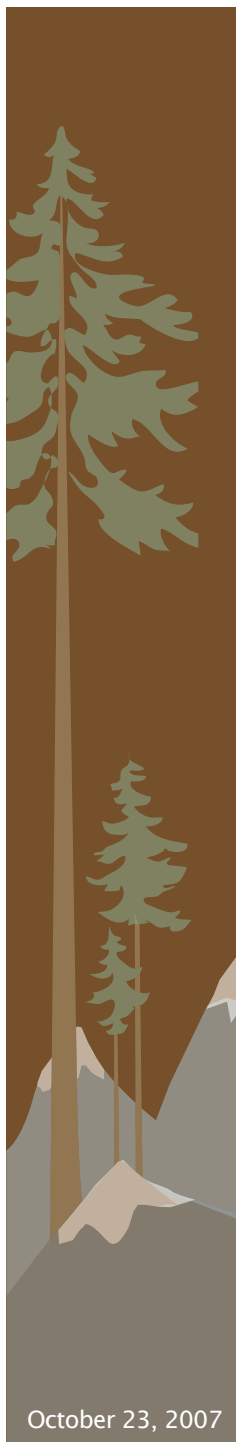
Adopted _____

Prepared for:

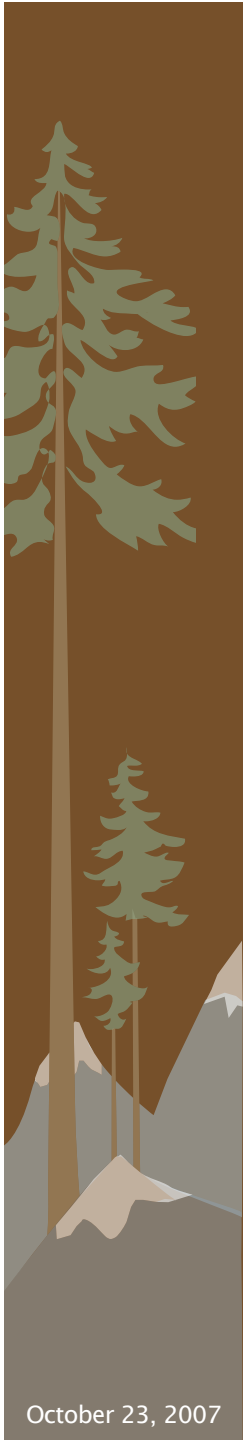


El Dorado County
Development Services Department
2850 Fairlane Court
Placerville, CA 95667

Prepared by:



October 23, 2007

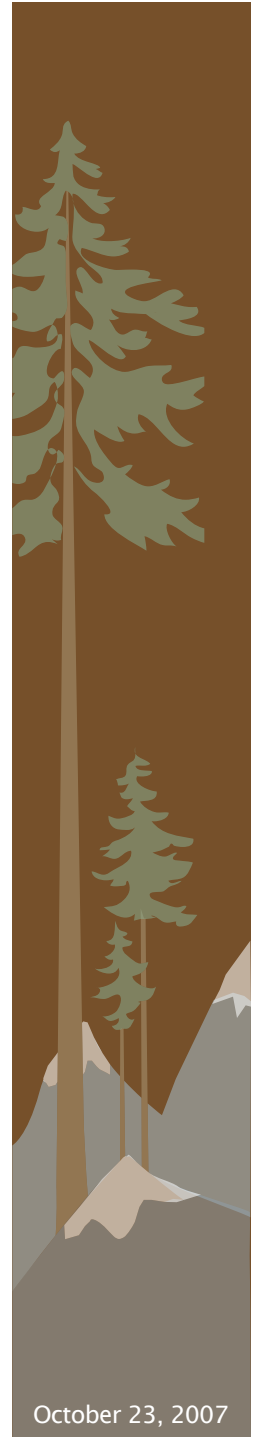


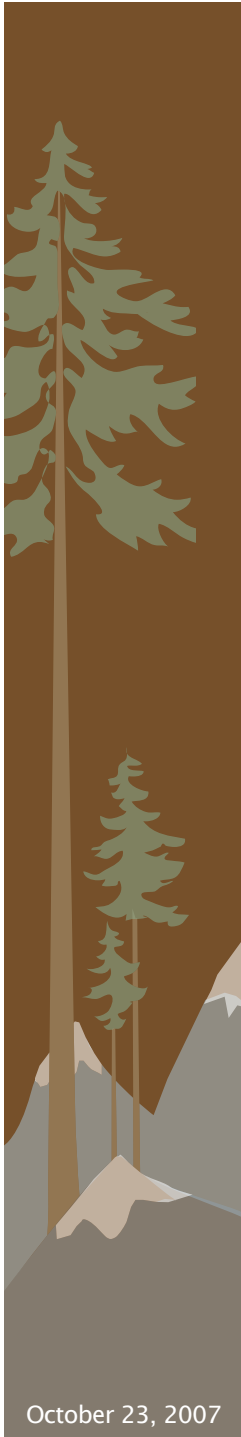
October 23, 2007

MISSOURI FLAT Design Guidelines

Table of Contents

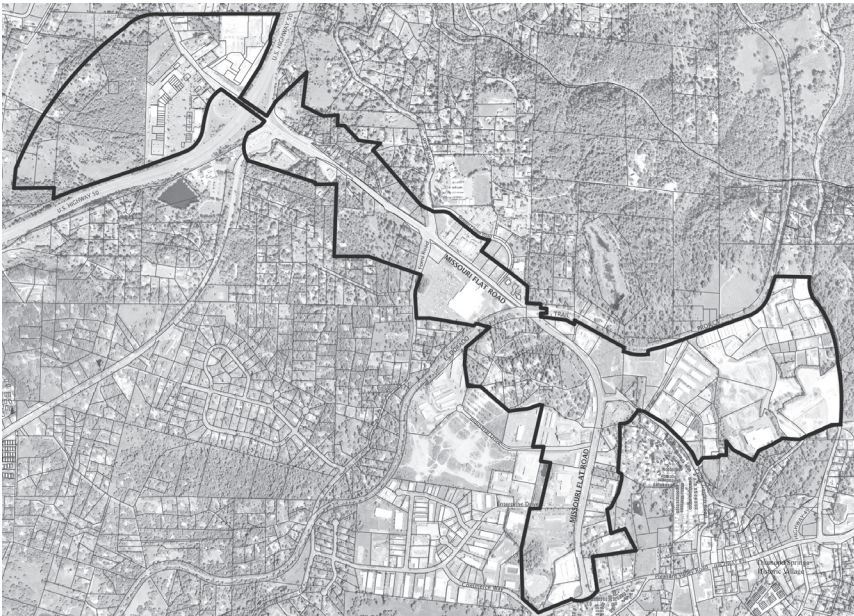
INTRODUCTION	1.1
1.1 PROJECT OVERVIEW	1.1
1.2 PROJECT STUDY BOUNDARY	1.1
1.3 EXISTING CORRIDOR CHARACTERISTICS	1.2
1.4 COMMUNITY OUTREACH	1.4
1.5 WHO WILL USE THIS DOCUMENT	1.5
1.6 HOW TO USE THIS DOCUMENT	1.6
ARCHITECTURAL CHARACTER	2.1
2.1 INTRODUCTION	2.1
2.2 AGRARIAN	2.2
A. BUILDING ELEMENTS	2.2
B. EXTERIOR WALL MATERIALS	2.3
C. ROOF MATERIALS	2.3
2.3 MOUNTAIN ARCHITECTURE	2.4
A. BUILDING ELEMENTS	2.4
B. EXTERIOR WALL MATERIALS	2.5
C. ROOF MATERIALS	2.5
2.4 GOLD RUSH	2.6
A. BUILDING ELEMENTS	2.6
B. EXTERIOR WALL MATERIALS	2.7
C. ROOF MATERIALS	2.7
2.5 CRAFTSMAN	2.8
A. BUILDING ELEMENTS	2.8
B. EXTERIOR WALL MATERIALS	2.9
C. ROOF MATERIALS	2.9





DEVELOPMENT GUIDELINES

3.1	INTRODUCTION	3.1
3.2	SITE PLANNING	3.3
	A. GRADING AND DRAINAGE	3.4
	B. LOT LAYOUT	3.5
	C. PROJECT FEATURES	3.6
	D. ACCESS AND CIRCULATION	3.8
	E. PARKING LOT LAYOUT	3.9
	F. PEDESTRIAN CONNECTIONS	3.12
3.3	LANDSCAPING ELEMENTS	3.13
	A. GENERAL LANDSCAPING GUIDELINES	3.14
	B. PARKING LOT PLANTINGS	3.18
	C. PAVING TREATMENTS	3.20
3.4	BUILDING DESIGN	3.21
	A. DESIGN THEME GUIDELINES	3.23
	B. BUILDING FORM	3.24
	C. BUILDING ARTICULATION	3.27
	D. MATERIALS AND COLORS	3.28
	E. ROOF FORMS	3.30
	F. WINDOWS AND DOORS	3.32
	G. BUILDING ENTRIES	3.34
3.5	UTILITARIAN ASPECTS OF DESIGN	3.35
	A. GENERAL UTILITIES GUIDELINES	3.36
	B. TRASH ENCLOSURE	3.38
	C. LOADING AND SERVICE AREAS	3.39
	D. WALLS AND FENCES	3.40
	E. LIGHTING	3.42
3.6	BUILDING SIGNS	3.44
	A. GENERAL SIGN GUIDELINES	3.45
	B. MONUMENT SIGNS	3.46
	C. AWNING OR CANOPY SIGNS	3.47
	D. WINDOW SIGNS	3.48
	E. WALL SIGNS	3.49
	F. PROJECTING SIGNS	3.50
	G. HANGING SIGNS	3.51
3.7	MIXED-USE GUIDELINES	3.52



1.1 PROJECT OVERVIEW

The purpose of this document is to revitalize the underutilized Missouri Flat Road commercial corridor. The design guidelines and streetscape improvement standards contained in this document are intended to improve the quality and character of the built environment and create a pedestrian-friendly atmosphere with enhanced public spaces along the corridor.

1.2 PROJECT STUDY BOUNDARY

The Missouri Flat study area boundary includes the parcels directly adjacent to Missouri Flat Road between El Dorado Road and Pleasant Valley Road (Highway 49). Additional parcels encompassed by the study area include a few residential lots on the hill east of the El Dorado Trail and the area east of Missouri Flat Road between the El Dorado Trail, China Garden, and Highway 49. The Study Area Boundary is illustrated in Figure 1.1.



1.3 EXISTING CORRIDOR CHARACTERISTICS

The Missouri Flat community began in the rural outskirts of the City of Placerville as a large-lot residential community serviced by the commercial corridor of Missouri Flat Road. A major interchange improvement at Missouri Flat Road and Highway 50 will create a prime opportunity for a shift from highway commercial development to retail commercial development that services the residents of Missouri Flat and Placerville, as well as visitors traveling to the gold country. Additionally, an expected extension of Missouri Flat Road through to Highway 49 will have further impact on the existing corridor; the exact impact will depend upon the final determination of the roadway alignment and the subsequent surrounding new development.





The existing development along the northwest segment of Missouri Flat Road includes typical urban shopping centers with parking fields in front and some national retail, as well as large residential lots. The southeastern portion of existing Missouri Flat Road is characterized by commercial service type uses such as auto sales and repair shops, plumbing businesses, and other building-related suppliers.

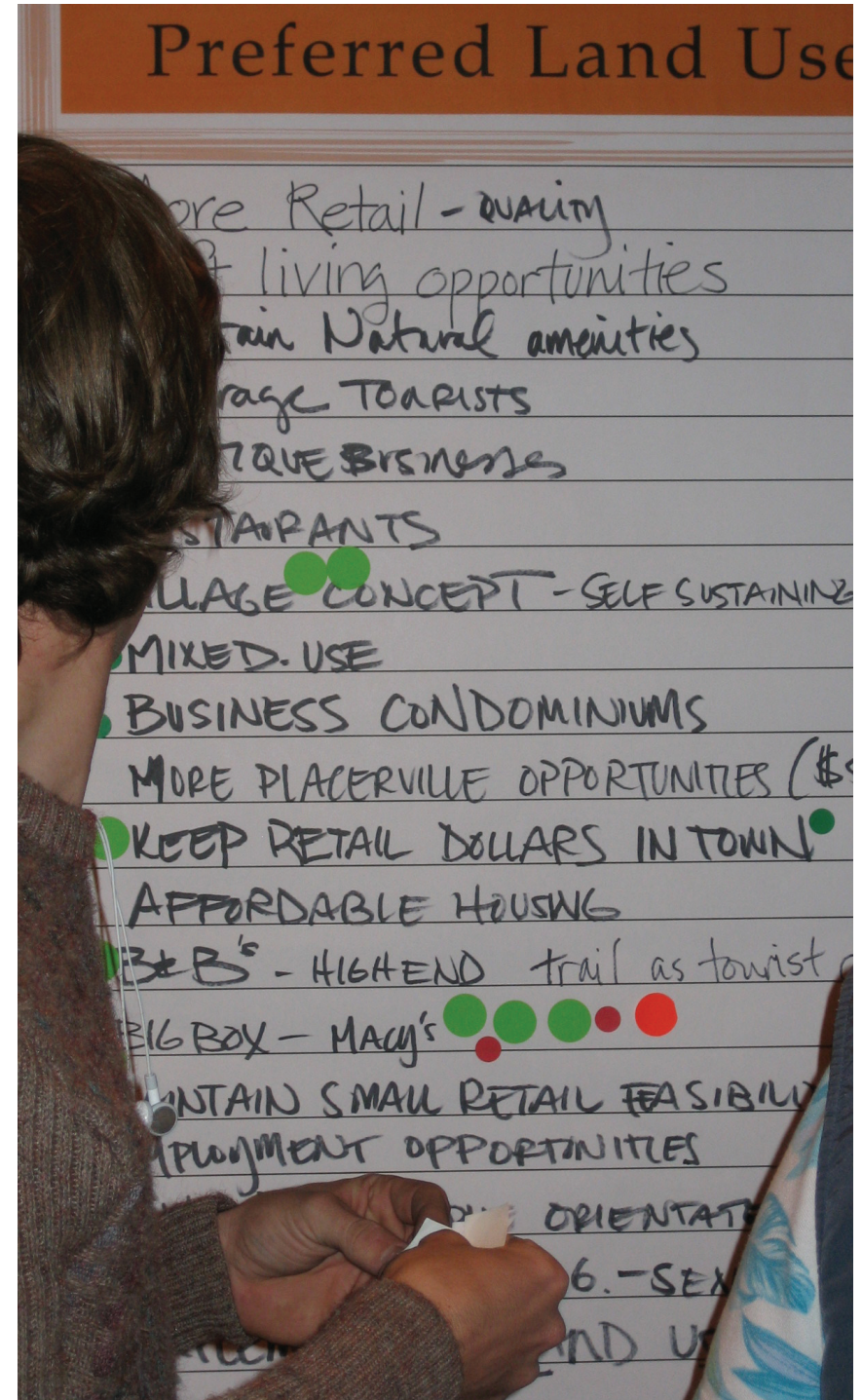
Topography has an effect on the development potential of the area. The north side of the western portion of Missouri Flat Road contains steep slopes that may limit development adjacent to the right-of-way. A hillside also exists at the intersection of Missouri Flat Road and the El Dorado Trail; in this area, development will most likely occur at the top of the hill rather than adjacent to the street.





1.4 COMMUNITY OUTREACH

In crafting a set of design guidelines for the Missouri Flat area, it was important to solicit public comment and engage the community. Initially, the consultant team met with key stakeholders to gather a basic understanding on the study area, opportunities, constraints, and individuals' vision for the future of the area. In addition to the stakeholder interviews, two public workshops were conducted. The first workshop was devoted to identifying and investigating issues, setting priorities on those issues, and facilitating some design brainstorming while the second workshop was focused on presenting alternatives, options, and ideas for the design guidelines.



1.5 WHO WILL USE THIS DOCUMENT

Property owners, design professionals and developers, County staff, and County review bodies will use this document.

The guidelines will provide property owners and project architects with a clear understanding of the design elements that are desired for development projects within the study area and will work in conjunction with the El Dorado County General Plan and El Dorado County Ordinance Code.

The guidelines will provide a clear and graphic direction for renovation and new construction. The guidelines will serve as an information tool that can provide a link between the property owner and the designer or developer and will clarify the aspects of quality design.

County staff will use the guidelines in assisting applicants and their representatives with project processing. The guidelines will serve as the basis for evaluating proposals for quality of design.

This document will provide the El Dorado County Planning Commission, Board of Supervisors, and other reviewing bodies with a basis for evaluating an application's quality of design.





1.6 HOW TO USE THIS DOCUMENT

The Missouri Flat Design Guidelines is broken up into three chapters. Chapter 1 provides an introduction and overview of the project area, contents, and background of the plan. Chapters 2 and 3 focus primarily on the built environment and provide direction and guidelines for private development within the Missouri Flat corridor. As previously discussed, one desired outcome expressed at the public workshops is to create a unique architectural character for the corridor. Chapter 2 outlines many of the materials and design details that are associated with the desired agrarian, mountain, gold rush, and craftsman architectural styles. Chapter 3 provides design guidelines for private development along the corridor.