



Meriam Park Master Plan Diagram



Large Detached Homes



Small Detached Homes and Rowhouses



Rowhouses and Live/Works



Town Center



Little Chico Creek Greenway

Meriam Park Master Plan Application Book



**NEW URBAN
BUILDERS**

360 East 6th Street
Chico, California 95928
530-893-8400

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Meriam Park Guiding Principles & Plan Objectives

The plan for Meriam Park comes from the tradition of great American neighborhoods. It has been designed with a network of connected streets, a range of housing types and a mix of commercial and civic uses. We believe that neighborhoods designed and built in this manner provide the best human habitat over the long term. However, over the last couple of generations, we have learned to pay greater attention to the natural setting of our neighborhoods, towns and cities. We have become more aware of the importance of natural resources and have achieved a greater understanding of the impacts to foundational natural systems and critical natural habitats.

As urbanists, we believe in the power of thoughtful and careful design at all scales (region, city, neighborhood, street, block, lot and building) to provide robust, adaptable, long-term physical framework for community. We also believe that with good design the values of environmental protection and urban growth can be successfully integrated at each of these scales. The Chico General Plan has established goals and policies intended to bring about a proper integration. More recently, the effort to articulate the best practices of neighborhood development within the natural setting has resulted in the publication of a draft rating system.⁽¹⁾ It has been stated that good environmentalists should make good urbanists, and vice-versa, as they both understand systems, diversity, connectivity and interdependence. We agree. The following list of guiding principals and objectives for Meriam Park is intended to articulate the core values and goals of the plan, and to provide a framework for evaluating its merits.

1. Establish Compact, Complete and Connected Neighborhoods characterized by:

- Efficient use of onsite or adjacent road and public service infrastructure, schools, transit service, bike routes and parks.
- A network of connected streets designed to provide direct and safe connections for pedestrians and bicyclists as well as motorists.
- A commercial and mixed-use core with commercial, retail and civic activity for residents and the broader Chico population.
- Mixed uses, mixed housing types, and sufficient overall density and commercial/civic activity to support transit.



Southeast Chico Showing Meriam Park Master Plan

2. Reinforce Community Character by:

- Designing streets as both functional thoroughfares and public amenities.
- Enhancing the public realm by providing inviting open spaces and places for formal and informal interaction among residents and the broader Chico population.
 - *Neighborhood Parks and Greens.* Establish small-scale parks and greens within a 3-minute walk of all residents.
 - *Little Chico Creek Greenway.* Provide restored and enhanced habitat and passive recreational uses.
 - *Plazas and civic places.* Create additional landmarks and public art within Meriam Park and Little Chico Creek Greenway.
 - *Habitat Preserve.* Set aside an open space preserve for endangered species and vernal pool habitat in the northwest portion of the project site.
- Preserving and enhancing cultural markers as references to the past, and frame important view corridors and vistas of the foothills.

3. Protect Environmental Resources at the regional and local level by:

- Preserving regional open space and critical habitat by reinforcing the compact form of the city.
- Reducing air quality impacts of new development by developing compact neighborhoods and a mixed-use commercial core.
- Enhancing energy efficiency of new development at the building scale using efficient building orientation, design, materials and construction practices.
- Protecting high quality onsite habitat through preservation, and compensate for loss of lower quality habitat with offsite acquisition and restoration.
- Restoring and enhancing habitat values in Little Chico Creek, and providing opportunities for low-impact recreational uses for the community.
- Reducing impacts to water quality using best design and management practices.

4. Provide Continuity, Connectivity & Safety by:

- Making improvements to the major corridors (20th St., Bruce Road, Notre Dame Blvd.) traversing the site to heighten visibility and accessibility.
- Creating a connected street network that reduces auto dependency, diminishes intersection congestion, and provides enhanced emergency response.
- Provide supervision of streets and other public space through thoughtful building placement and orientation.
- Establishing a model along Little Chico Creek for enhancing and integrating regional greenways throughout the Chico urban area.

5. Provide Housing Choice and Workplace Opportunity by:

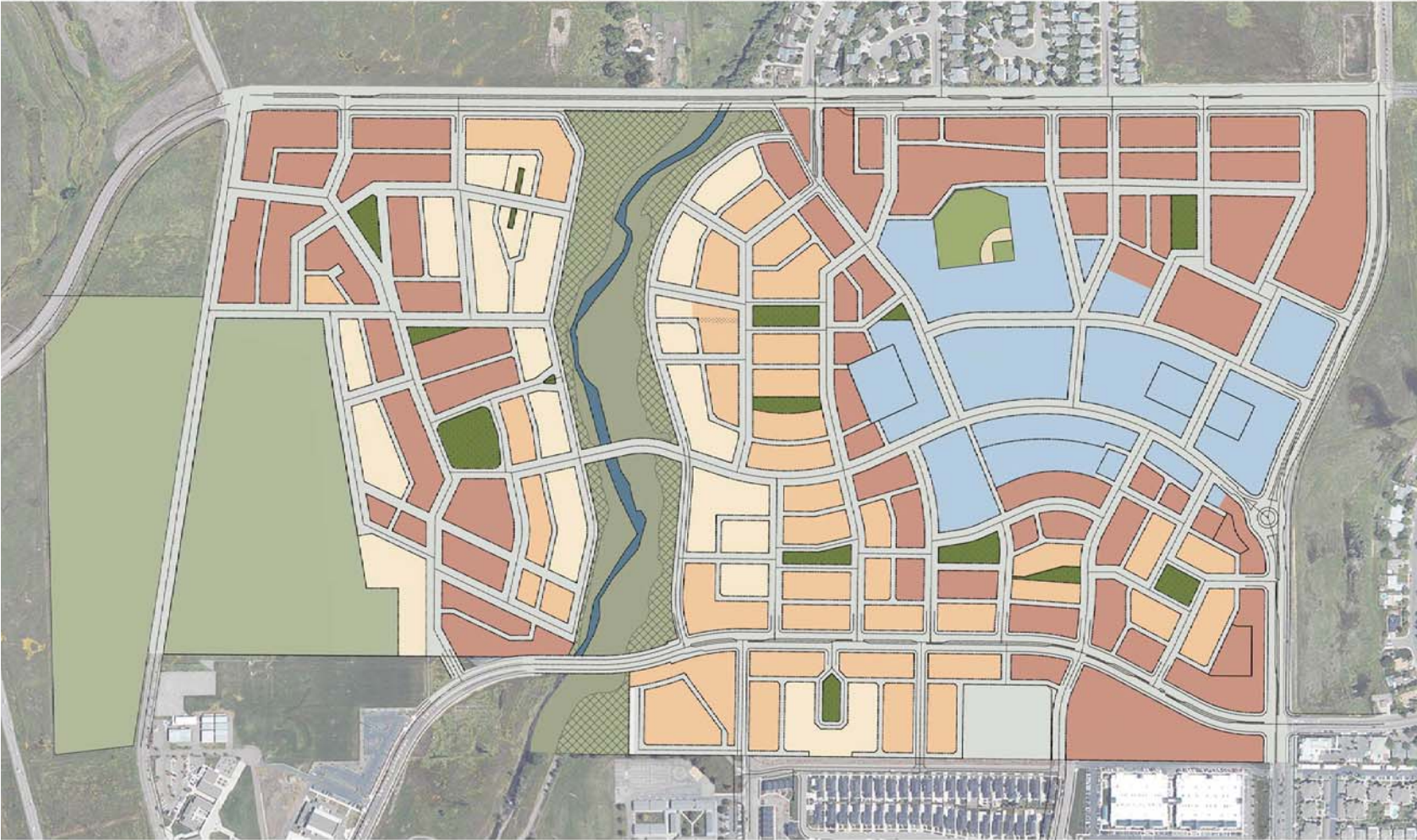
- Integrating a wide range of housing types for a broad array of households, incomes and life stages.
- Offering a mixture of building types for commercial activity that respond to near-term market demands and provide adaptability to long-term economic trends.

⁽¹⁾ LEED-ND, Leadership in Energy Efficient Design for Neighborhood Developments Rating System, by the US Green Building Council, Natural Resources Defense Council and the Congress for the New Urbanism, draft September 2005.

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



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Meriam Park TND Subzones



TND SUBZONES

-  NE - Neighborhood Edge
-  NG - Neighborhood General
-  NC - Neighborhood Center
-  C - Core

Note:
The Special District Subzone may be introduced with the submission of the Tentative Subdivision Map. Special Districts are limited to 5 acres in areas and a total area of 15 acres for the project.

Parcels along Bruce Road and East 20th Street (in noise contour of greater than 60 dB CNEL) are limited to attached building types unless a sound analysis demonstrates less than 60 dB in outdoor activity areas of the parcels.

Measures for Substantial Compliance with the Master Plan

TND Subzones
TND (Traditional Neighborhood Development) Subzones may be adjusted one subzone up or down. For example: Neighborhood General may be changed up to Neighborhood Center or down to Neighborhood Edge.



Neighborhood Parks and Greens (shown conceptually)

0.9 acres are to be provided per 1000 new residents. All residential units are to be within an approximate 800 foot radius of a Neighborhood Park and/or Green.



Nearighborhood Elements

Areas A through F represent Neighborhood Elements at Meriam Park. Interior street layouts, block structures and public spaces will be refined with the submission of Tentative Subdivision Maps. The final layout of these principal streets in the series of subsequent Tentative Subdivision Maps will provide the same or a greater level of circulation as shown in the Emergency Response Network on page 10. Construction of buildings on the private lots created in the subdivision maps will be governed by the regulating plans and the TND Code.

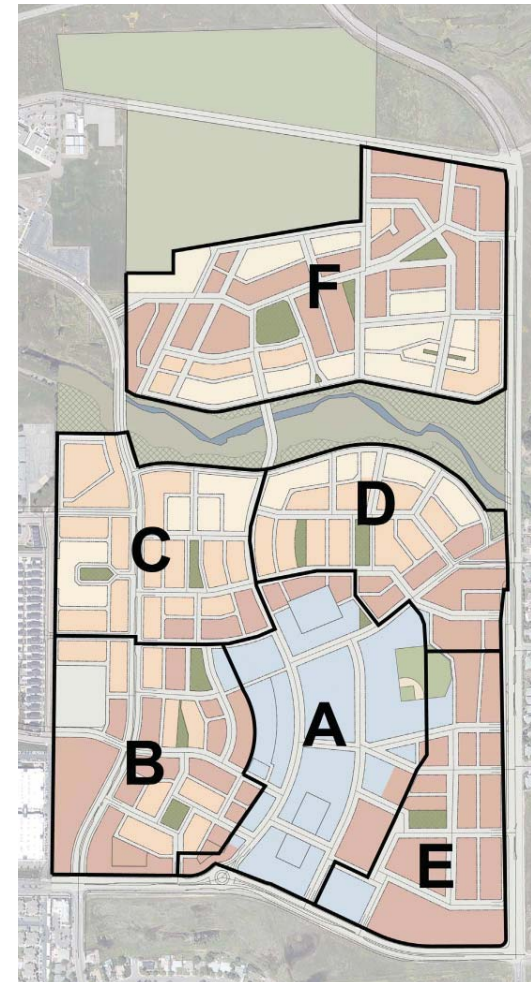
The number of residential units and the square footage of commercial, retail and civic buildings planned on subdivision maps may vary from the estimates provided for each Neighborhood Element in the Master Plan. The total yield for the project will remain within substantial conformance of the minimum of 7 units per gross developable acre required by the Special Mixed Use General Plan designation and the maximum yield ranges in the table below.

Subsequent subdivision maps and regulating plans shall provide an on-going tabulation of residential units and non-residential square footage, verifying substantial conformance as Meriam Park builds out.

TOTAL PROJECT DEVELOPMENT			
Project Totals	Residential Units	Retail Sq. Ft.	Commercial and Civic Sq. Ft.
Maximum Development	3,200 du	287,000	900,000
Likely Development	2,300 du	250,000	485,000

ESTIMATED DEVELOPMENT DISTRIBUTION BY NEIGHBORHOOD ELEMENT						
Neighborhood Element	Residential Units		Retail SF		Commercial/Civic SF	
	Maximum Development	Likely Development	Maximum Development	Likely Development	Maximum Development	Likely Development
A	610 du	540 du	190,000 sf	190,000 sf	385,000 sf	120,000 sf
B	370 du	280 du	30,000 sf	20,000 sf	95,000 sf	90,000 sf
C	390 du	390 du	0 sf		35,000 sf	5,000 sf
D	420 du	190 du	0 sf		70,000 sf	10,000 sf
E	610 du	320 du	30,000 sf	20,000 sf	240,000 sf	240,000 sf
F	800 du	580 du	37,000 sf	20,000 sf	75,000 sf	20,000 sf

**Assumptions regarding the number of second dwelling units on detached single-family lots are not reflected in these tables.*

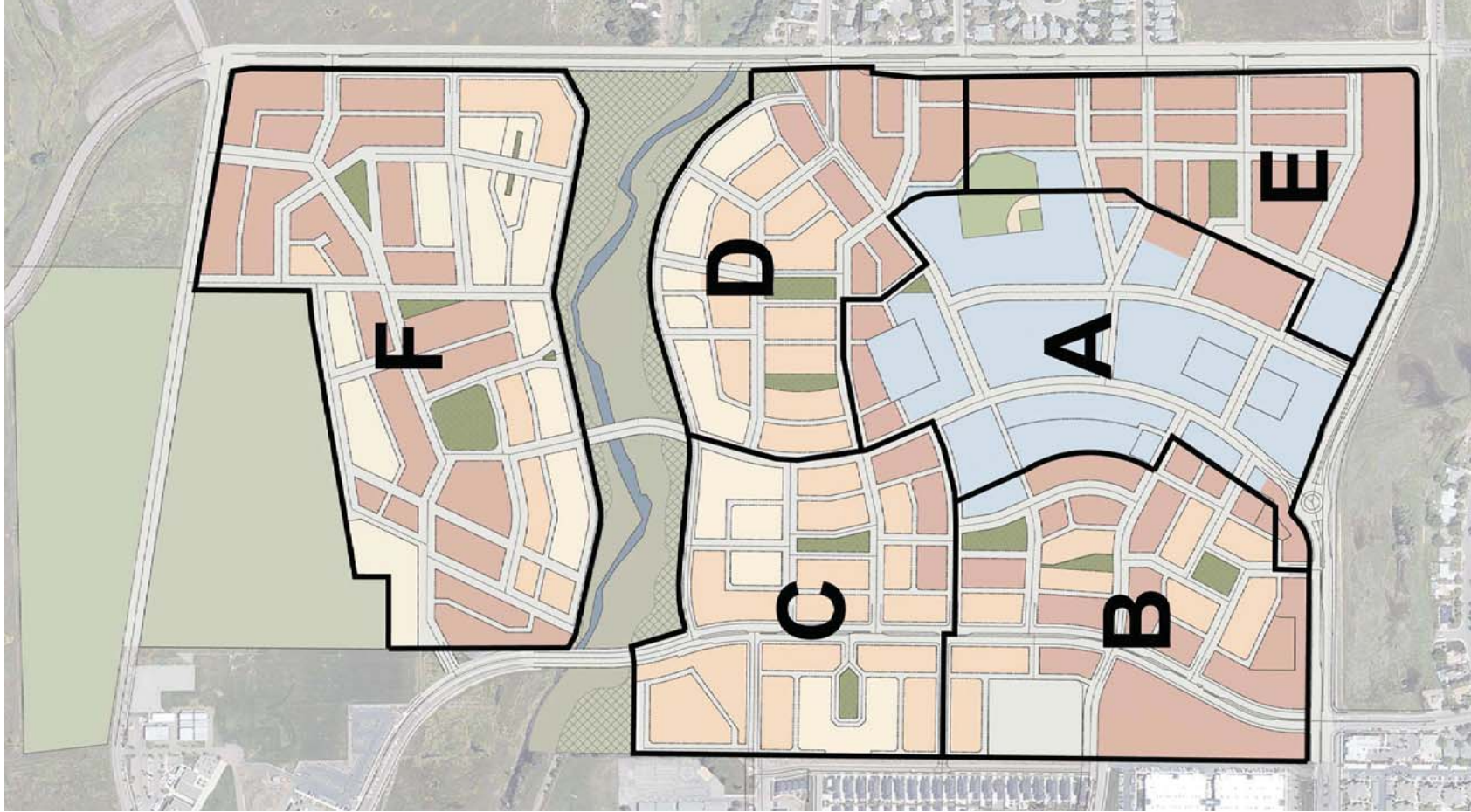


Neighborhood Elements



Meriam Park

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Master Plan with
Neighborhood Elements



Estimated 2010 Buildout

The following estimate of the project's 2010 buildout was provided to the City of Chico for use in analyzing traffic impacts in the project EIR.

RETAIL/COMMERCIAL/CIVIC		
	Low	High
Ground Floor Retail (Incl. 35,000 sf Grocery)	70,000 sf	90,000 sf
Office	80,000 sf	90,000 sf
Civic (Church)	5,000 sf	10,000 sf
RESIDENTIAL DEVELOPMENT		
Multi-family	120 du	
Single Family Attached	240 du	
Single Family Detached	280 du	
Total	640 du	

Note: This estimate is 10-15% above the likely occupancy by the end of 2010.



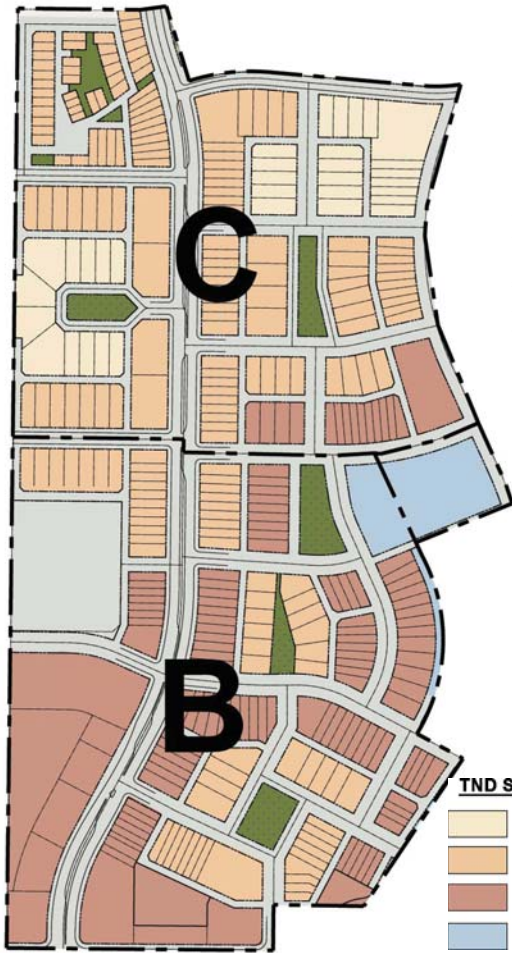
- Boundary of Area Estimated to be Built by end of 2010
- Build After 2010

Estimated 2010 Buildout



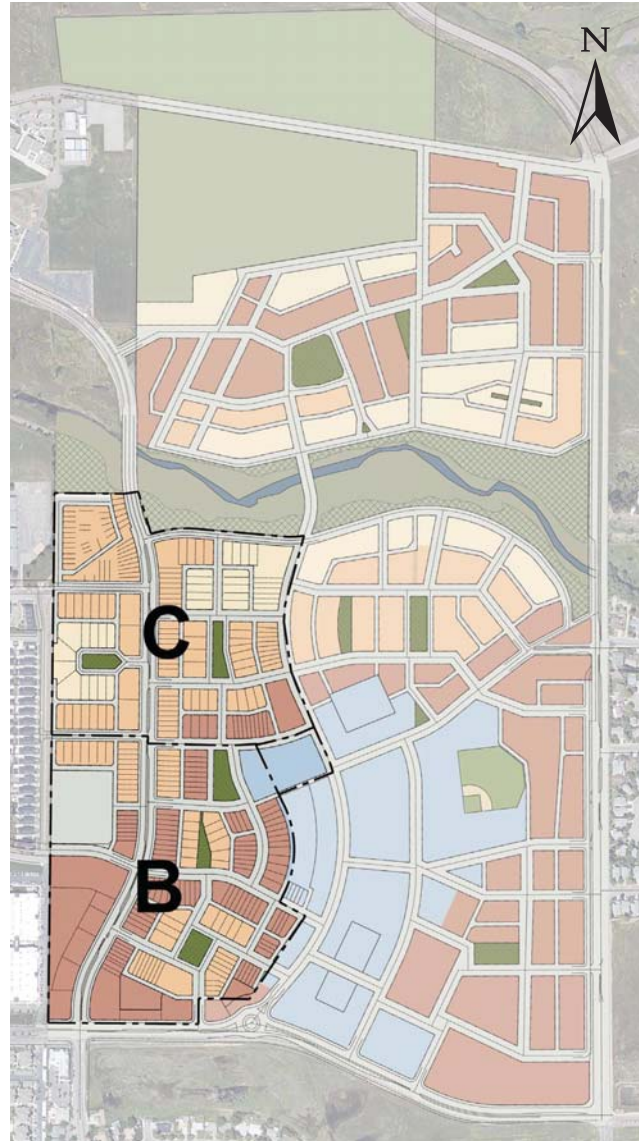
Tentative Subdivision Maps and Regulating Plans

Tentative Subdivision Map Example (Conceptual Only)



Following adoption of the Master Plan, the initial set of the Tentative Subdivision Maps and Regulating Plans are anticipated to cover neighborhood elements B, C and a portion of A.

When tentative subdivision maps are prepared the map must be overlaid with a *Regulating Plan* assigning a TND Subzone to each block within the limits of the Master Plan.



Tentative Subdivision Maps and Regulating Plans



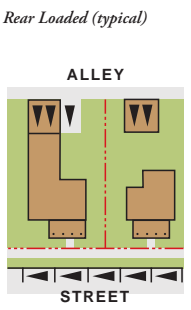
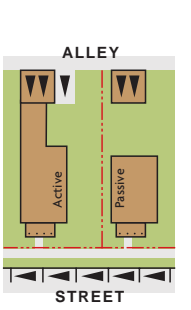
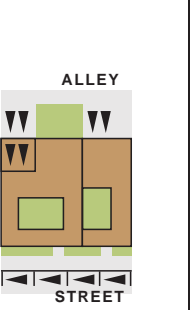
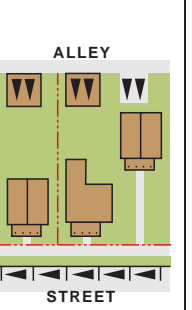
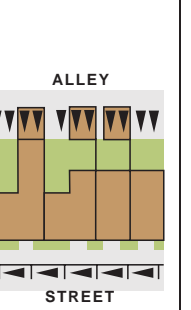
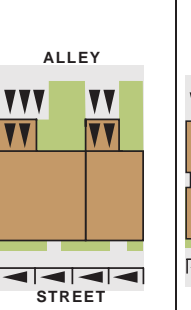
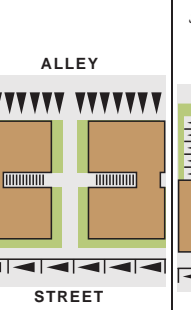
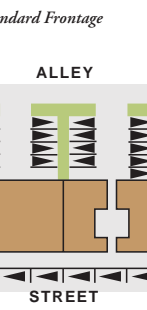
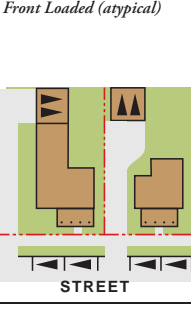
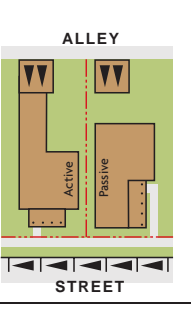
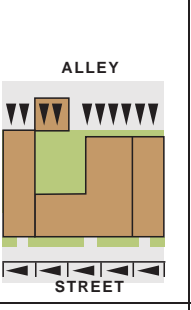
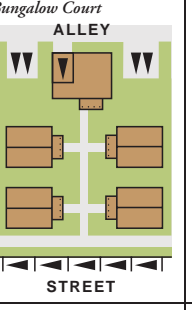
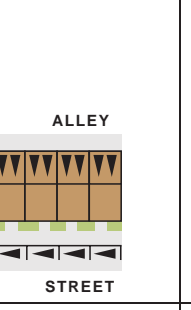
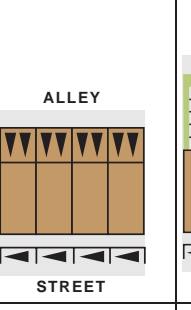
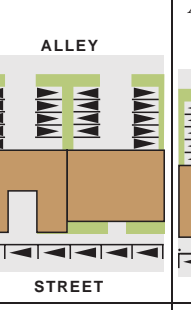
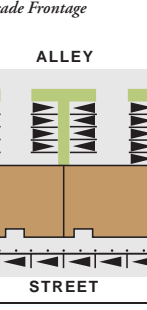
Building Types

General

Core

Edge

Center

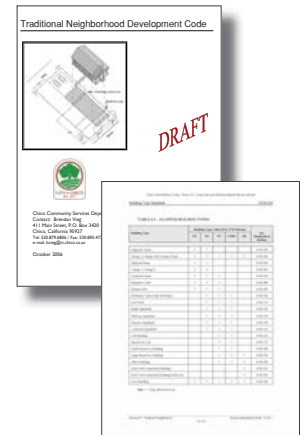
Detached House	Sidyard House	Courtyard House	Cottage	Rowhouse	Flex-House Live/Work	Apartment Building	Mixed-Use Building
<p><i>Rear Loaded (typical)</i></p> 	<p><i>Rear Loaded (typical)</i></p> 	<p><i>Rear Loaded (typical)</i></p> 	<p><i>Rear Loaded (typical)</i></p> 	<p><i>Rear Loaded (typical)</i></p> 	<p><i>Rear Loaded (typical)</i></p> 	<p><i>Rear Loaded (typical)</i></p> 	<p><i>Standard Frontage</i></p> 
<p><i>Front Loaded (atypical)</i></p> 	<p><i>Front Loaded (atypical)</i></p> 	<p><i>Front Loaded (atypical)</i></p> 	<p><i>Bungalow Court</i></p> 	<p><i>Front Loaded (atypical)</i></p> 	<p><i>Front Loaded (atypical)</i></p> 	<p><i>Front Loaded (atypical)</i></p> 	<p><i>Arcade Frontage</i></p> 
<p>Detached House: an edge yard building type. A single-family dwelling on a large lot, shared with an ancillary building in the rear yard. May be served with front driveway where alley is not available (atypical condition).</p>	<p>Sidyard House: a sidyard building type. A single-family dwelling which occupies one side of the lot, with the primary yard to the other side, shared with ancillary building in the rear yard. <i>Syn.: Zero Lot Line</i></p>	<p>Courtyard House: a courtyard building type which surrounds one or more private yards. This is a functionally flexible type as it is able to shield the private open space from a public realm of great intensity. <i>Syn.: Patio Home</i></p>	<p>Cottage: a smaller edge yard building type. May be built as a single-family dwelling, on a regular lot shared with ancillary building in the rear yard, or in a bungalow court.</p>	<p>Rowhouse: a rear yard building type. A single family dwelling with common walls on the side lot lines, the facades forming a continuous frontage line. Rowhouses are the highest density type able to provide private yards. <i>Syn.: Townhouse</i></p>	<p>Flexhouse/Live-Work: a rear yard, fully mixed-use building type with one dwelling above or behind a commercial space. <i>Syn.: Corner Store, Shop-front</i></p>	<p>Apartment Building: a rear yard residential building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. <i>Variant: Loft Building</i></p>	<p>Mixed-Use Building: a rear yard, flexible commercial building type. Commercial buildings have floorplates deeper than residential ones. <i>Syn.: Flex Building, Office Building</i></p>

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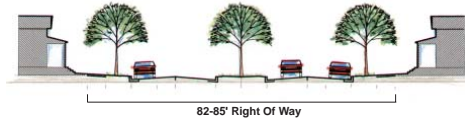
Building Types



Note:
The building types shown in this chart are archetypal only and reflect the basic building types that can be typically found in each TND Subzone. See City of Chico Draft TND Code.



Emergency Response Network



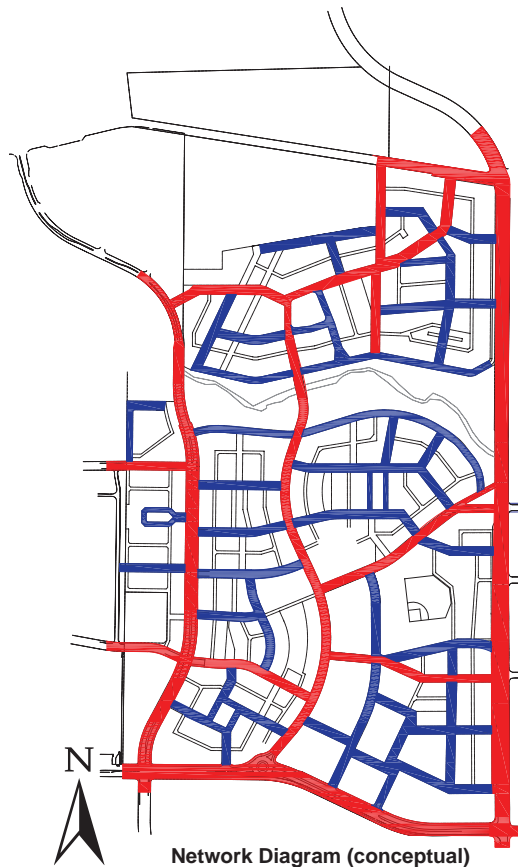
Typical Primary Street
Free Movement street types. No unwarranted stop signs or signals. No vertical traffic calming measures. Notre Dame Blvd., E. 20th Street, Bruce Road and Commercial Street are part of the primary street network. See the TND Zone for detailed street sections and intersection standards.



Typical Secondary Street
Free Movement street types. No unwarranted stop signs or signals. Vertical traffic calming measures limited to raised intersections and curb extensions (bulbing). The Commercial Street, Creekside Drive and Interior Street form the secondary street network.



Typical Off-Network Street
Free Movement or Yield Street Types. May be a Yield Street if conditions in the Emergency Response Street Matrix are satisfied. Refer to the TND zone provisions of the Chico Municipal Code for Interior Street and Alley sections. Note: Alleys are also considered Off-Network Streets as they are not typically used for emergency response.



Circulation through Meriam Park is provided through a connected network of streets.

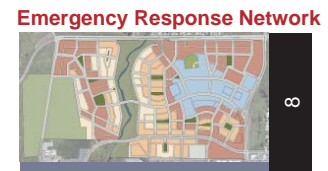
The network of primary and secondary streets preserves emergency response times. The final leg of the emergency response may be an off-network street.

In addition to the width of the streets within the project, attention is paid to the geometry of street intersections to allow for the movement of the largest fire department vehicles.

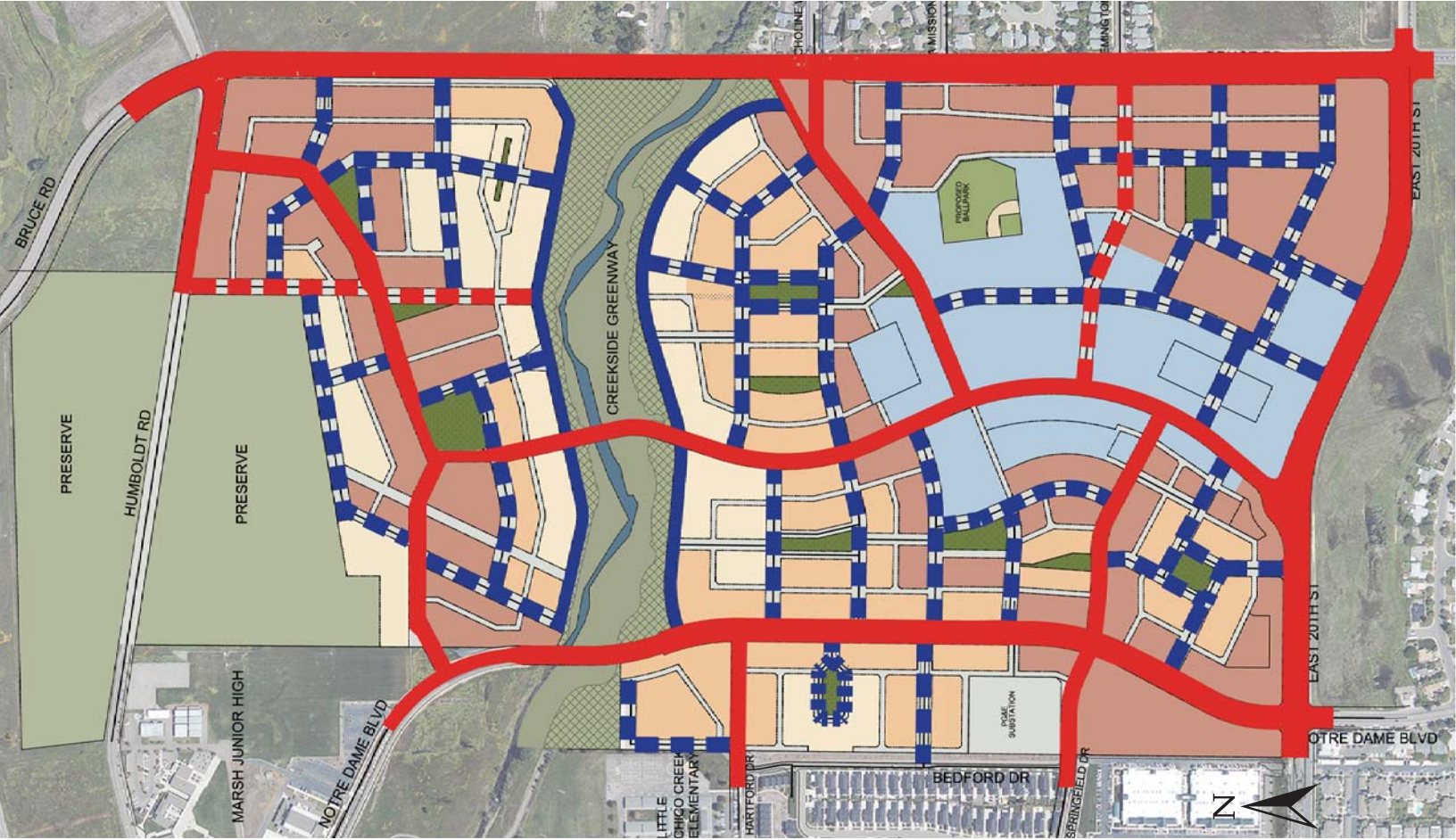


Field testing the turning radius of a Ladder Truck at 12th Street and Broadway (24' wide).

- PRIMARY EMERGENCY RESPONSE STREET
- SECONDARY EMERGENCY RESPONSE STREET
- OFF NETWORK STREETS AND ALLEYS



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Emergency Response Network



Perimeter and Backbone Thoroughfares

- Primary
- Secondary

Typical Interior ERN Thoroughfares (conceptual)

- Primary
- Secondary
- Off-Network Streets and Alleys

Emergency Response Network (ERN)

Street right-of-ways shall align with perimeter roadway and intersection design established with the City of Chico Development Engineering Division. Street alignment for primary and secondary ERN streets for the perimeter backbone circulation may shift as much as the width of the right-of-way within the project, but must still maintain alignment with the perimeter intersection design.

The perimeter roadway and intersection design locates all breaks in the center medians of East 20th Street and Bruce Road.

Minimum intersection spacing is 150' for roads at the project perimeter that do not break the center median.



Emergency Response Network Street Matrix

	Chico Municipal Code Title 18R TND Street Standard #	Thoroughfare Type	Private Lot Frontage on Thoroughfare Segment	Maximum Distance to Primary or Secondary ERN	Maximum Block Length*	Intersection Detailed for Fire Department Design Vehicle	Length of Curb Bulb Out in Parking Lane at Intersections
Primary Emergency Response Network	TN-2	Blvd with side drive and bike lane Free Movement	Alley Required	n/a	660'	Yes	20'
	TN-3	Blvd with bike lanes Free Movement	Alley Required	n/a	660'	Yes	20'
	TN-4	36' Commercial Street Free Movement	Alley Required	n/a	660'	Yes	20'
Secondary Emergency Response Network	TN-5	32' Interior Street Free Movement	Alley Required	n/a	660'	Yes Curb bulb at top of tee intersection	30'
	TN-7	27' Drive at Greenway Free Movement	Alley Required	n/a	660'	Yes Curb bulb at top of tee intersection	30'
	TN-6	27' Interior Street Free Movement	Alley Required	n/a	660'	Yes Curb bulb at top of tee intersection	30'

Off-Network Thoroughfares	TN-10	19' One-Way Interior Street Free Movement at Green or Square	Alley Required. Buildings addressing off-network streets farther than 150' from the ERN require NFPA 13 BR fire sprinklers.	500'	300'	Yes Curb bulb at top of tee intersection	30'
	TN-8	26' Interior Street One Way	Alley Required. Buildings addressing off-network streets farther than 150' from the ERN require NFPA 13 BR fire sprinklers.	500'	400'	Yes Curb bulb at top of tee intersection	30'
	TN-9	19' Interior Street One Way	Alley Required. Buildings addressing off-network streets farther than 150' from the ERN require NFPA 13 BR fire sprinklers.	500'	300'	Yes Curb bulb at top of tee intersection	30'
	TN-12	20' ROW Alley	Accessory unit allowed if fire hose access is provided through front of the lot. If access is only from the alley and the building is further than 150' from nearest ERN street, NFPA 13 fire sprinklers required in accessory unit.	n/a	n/a	No	n/a
	TN-14	Mid-Block Passage	Buildings greater than 150' from curb of the nearest ERN street require NFPA 13 fire sprinklers.	n/a	n/a	No	n/a
		Bungalow Court	Buildings greater than 150' from curb of the nearest ERN street require NFPA 13 fire sprinklers.	n/a	n/a	No	n/a
		Walkway for an Engaged Green or Plaza	Buildings greater than 150' from curb of the nearest ERN street require NFPA 13 fire sprinklers.	n/a	n/a	No	n/a

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Emergency Response Network Street Matrix



Note:

No dead-end streets or cul-de-sacs are permitted on primary and secondary streets. Maximum distance between ERN thoroughfare right-of-ways is 660'. (This is half the 1320' maximum allowed under the current Chico municipal code title 18R.08-6)

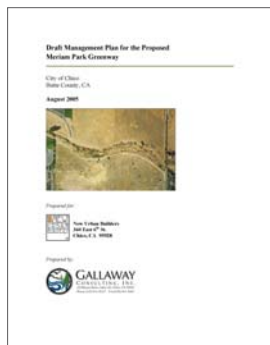


Illustrative Creekside Greenway Plan













Illustrative Creekside Greenway Plan

Creekside Greenway Plan



The Meriam Park Master Plan calls for improvements to the Little Chico Creek corridor to restore overall habitat health and to heighten its visibility and accessibility with well-designed creekside improvements including walking and bike trails, community gardens, public art and small play areas. The design of the corridor heightens the visual prominence of the linear greenway and helps to establish a sense of orientation and identity to the southeast quadrant of the City. Parkside drives along both sides of the Greenway will limit encroachments and allow for better access and management of the greenway corridor.

Legend:

- | | | | |
|---|------------------------------|---|------------------------------|
|  | Existing Riparian Vegetation |  | Small Native Trees in Plazas |
|  | Canopy Trees |  | Oak Savannah |
|  | Native Trees |  | Low Native Grasses |
|  | Large Native Shrub Massing |  | Maintained Turf |
|  | Small Native Shrub Massing |  | Street Trees |



Greenway Management Zones



PRESERVATION CORRIDOR

This Preservation Corridor is composed of stands of healthy riparian woodland (zone A) adjacent to the channel. Invasive species eradication will be applied in areas where blackberry (Zone C) and other weeds extend into the Preservation Corridor including the girdling of invasive tree species.

ENHANCEMENT CORRIDOR

This corridor occurs in the mid-upper bank terraces between the Preservation and Active Corridors. The Enhancement Corridor is comprised mostly of grassland and weed eradication areas, Zones B and C. This corridor will be subject to weed eradication, turf and native plant landscaping with plants limited to region-appropriate California natives.

ACTIVE CORRIDOR

The Active Corridor encompasses the uppermost terraces of the Greenway. This corridor is comprised mainly of grassland and weed eradication areas and includes oak savannah. The Active Corridor will be subject to turf and extensive native landscaping including the use of California native plant species not specific to the northeastern Central Valley. Plant species will be chosen according to landscape design value. A plaza, bike path, park-side drive, planting strips, the rose garden and creek overlook will be constructed within the Active Corridor.



Oaks and Willows along Little Chico Creek

The Greenway Management Area has been divided into three management areas which will hereafter be referred to as *corridors* (see figure above). This sectioning allows for each corridor to be addressed as one part of a greater whole which is ultimately incorporated into the General Management Plan, bringing with it appropriate and respective management actions. This holistic approach is essential when planning the management of an ecosystem and is adhered to throughout the plan. As a result, a major component of the plan is essentially a compilation of corridor management treatments intended to function cohesively in order to enhance, restore and sustain the health and appeal of a residential greenway.

- *Management Plan for the Meriam Park Greenway, 2005.*

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Greenway Management Zones



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Existing and Proposed Bike/Ped Facilities in Southeast Chico



Existing Bike/Ped Facilities

- Class I Bike/Ped Path
- Class II Bike Lane

Proposed Bike/Ped Facilities

- - - Class I Bike/Ped Path
- - - Class II Bike Lane

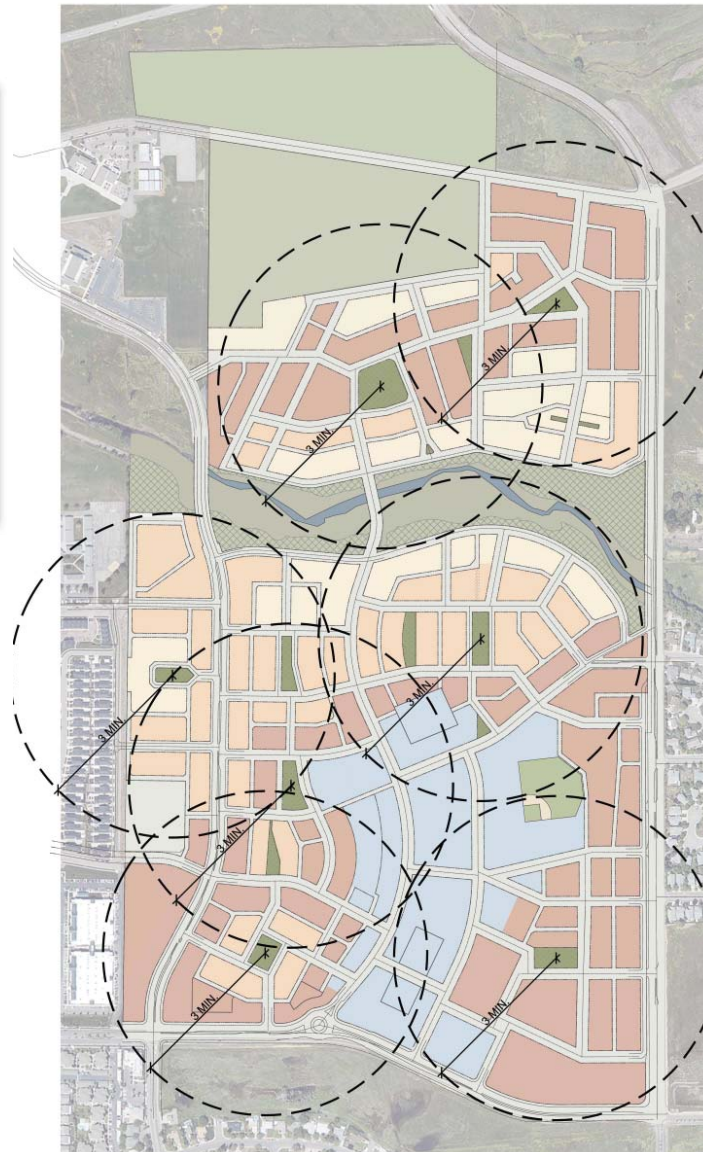




Neighborhood Green in Celebration, Florida - Built in 1996



Rotary Park at 6th St. and Broadway in Chico



Note:
Parks and Greens located within an 800' radius
(a typical 3 minute walk) of most residences.

1. What is a neighborhood park?

This classification consists of parks, playgrounds, or a combination of the two, devoted primarily to serving a small portion of the City and designed for unorganized and unsupervised recreation activities. These parks are generally located within walking and bicycle distance of residences. Park facilities are usually oriented toward the recreational needs of children, but may also include volleyball courts, half-size basketball courts, and picnic and play areas that serve all age groups. Restrooms or off-street parking are usually not provided.
-from the 1999 Chico General Plan

2. How much Neighborhood park land should be provided?

The General Plan requires .9 acres of Neighborhood Park for every 1000 new residents. The maximum number of new residential units in Meriam Park is 3,200.

3,200 Units (maximum)
 $\times 2.4$ Residents per Unit
7,680 (potential) New Residents

$\frac{7.7}{\times .9}$ (New Residents/1000) Acres
7.0 Acres of Neighborhood Parks and Greens

3. How will Neighborhood Parks be provided in Meriam Park?

The Meriam Park Master Plan provides construction of neighborhood parks and greens concurrent with each phased subdivision. This approach delivers completed parks and greens with established maintenance districts.

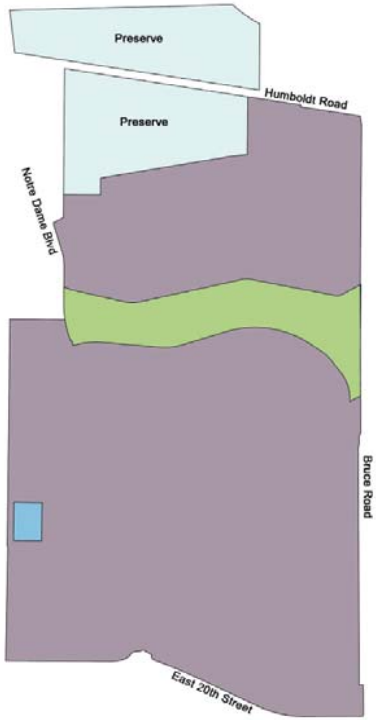
Meriam Park Master Plan Application Book

Parks and Open Space



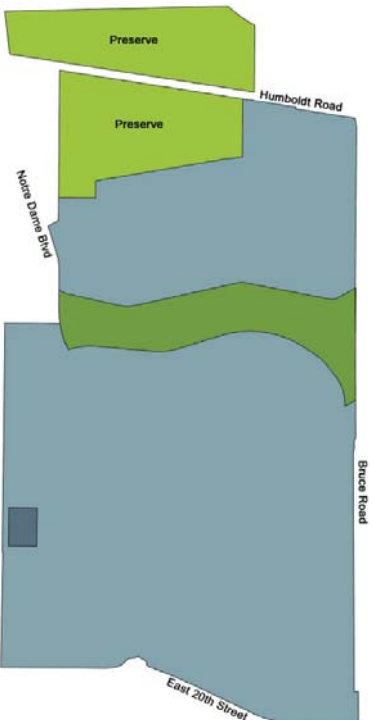
Meriam Park Master Plan Application Book

General Plan



	Designation	Acreage
SMU	Special Mixed Use	210.0
OSEC/S	Open Space/Conservation	39.0
CG	Creekside Greenway (City)	19.9
PF&S	Public Facility & Services (PG&E)	2.9
	Total	271.8

Zoning



	Zoning Category	Acreage
TND	Traditional Neighborhood Development	210.0
OS1	Primary Open Space (Preserve)	39.0
OS2	Secondary Open Space (Creekside Greenway)	19.9
PQ	Public/Quasi Public Facilities (PG&E)	2.9
	Total	271.8

General Plan Zoning



The General Plan designation Special Mixed Use (SMU) accommodates a mix of residential and non-residential uses subject to a form-based regulating plan.

The SMU designation is implemented by the Traditional Neighborhood Development (TND) zoning district.

