

DESIGN GUIDELINES

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Riverpoint Marketplace Design Guidelines

Adopted November 23, 2004

Amended

August 28, 2009 – Amended signage guidelines for inline tenant buildings
(Page 29). DRA minor amendment

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PURPOSE

The intent of these guidelines is to ensure that buildings and sites within Riverpoint Marketplace share common design elements such as materials and colors, maintain a harmonious relationship with the surrounding area and enhancement of the City of West Sacramento. These guidelines provide for an overall coordinated development and provide tenant flexibility for use, product type and preferences.

LOCATION

Riverpoint Marketplace is three miles from the intersection of two of the most important and busiest interstate highways in America – Interstate 5 and Interstate 80. Riverpoint Marketplace is adjacent to Interstate 80 in the City of West Sacramento California. Riverpoint Marketplace is located in a swath of predominantly commercial/industrial and freeway-oriented commercial uses lining Interstate 80, in the northwest quadrant of the City of West Sacramento.

The Riverpoint Marketplace is bounded by Interstate 80 on the west, Reed Road on the north, Harbor Boulevard on the east and the Union Pacific Railroad tracks on the south.

THE PROJECT

Riverpoint Marketplace is a comprehensively planned destination retail center approximately 81 acres in size. Riverpoint Marketplace anticipates approximately 800,000 square feet (s.f.) of nationally and internationally known large and medium-sized retail stores as well as individually-owned and chain restaurants. This 800,000 S.F. of space excludes an existing office building and two existing gas station/restaurant uses at Reed Avenue and Riverpoint Circle.

New development proposed for Riverpoint Marketplace will be anchored by IKEA. Another large format user may be located adjacent to IKEA and, optionally, a third large format retailer may be located within the center.

The architectural style and theme of IKEA establishes the design flavor of Riverpoint Marketplace. The use of bold planes and saturated colors meets Central Valley traditions, climate and preferences in creating a new Valley landmark. Contributing to patron comfort are generous numbers of parking lot and pedestrian way shade trees; providing relief on hot bright Valley summer days.

IMPLEMENTATION OF PD 45 STANDARDS

The City of West Sacramento's existing Riverpoint Planned Development #45 (PD-45) governs development within Riverpoint Marketplace. The stated purpose of PD-45 is to "create an attractive and convenient commercial retail center that will draw commerce to West Sacramento. PD-45 regulates the development of all uses within Riverpoint as a companion to the City of West Sacramento General Plan and Zoning Ordinances."

The Riverpoint Marketplace Design Guidelines, upon adoption by the City of West Sacramento, serve as the means of implementing the amended PD-45 Standards adopted by the City's Planning Commission in August 2004.

As per the PD-45 amendments approved 8/05/04, additional traffic studies are required prior to the issuance of a building permit for construction over 700,000 s.f.

CITY OF WEST SACRAMENTO ADMINISTRATIVE APPROVAL PROCESS

Applicants requesting approvals of development projects within Riverpoint Marketplace are required to file an application with the City of West Sacramento and successfully complete the design review process. Once a project has been given design review approval, the applicant may then apply for building permits provided that the project is a permitted use.

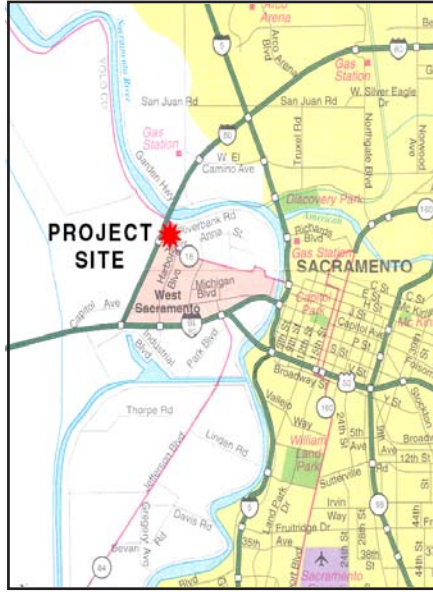
The Community Development Director serving as the Design Review Administrator or his staff is authorized to perform design review in PD-45. The process for design review shall be as provided in Section 17.69 of the City's Zoning Ordinance.

Uses, which are listed as permitted in Appendix A of these guidelines, shall not be required to obtain a conditional use permit. Applicants requesting land uses not approved for PD-45 (See Appendix A) must initiate a Planned Development Permit Amendment that entails approvals from the City of West Sacramento Planning Commission.

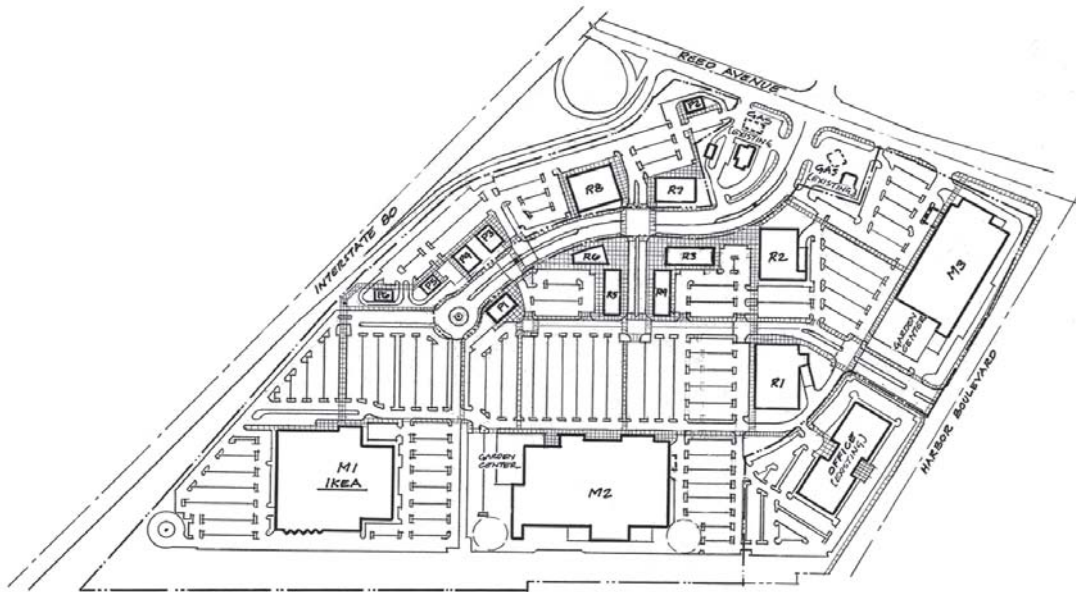
AMENDING THE GUIDELINES

The City's Design Review Administrator has the authority to grant minor adjustments to the Riverpoint Marketplace Design Guidelines. These minor adjustments provide for the inclusion of new materials, changes in landscape palette, variations in building sizes, parking lot configuration, minor signage changes and driveway locations. These changes do not require an amendment of the Riverpoint Marketplace Design Guidelines.

Significant changes to the Guidelines or the Guidelines' intent require an amendment to the Riverpoint Marketplace Design Guidelines. The City of West Sacramento Planning Commission must approve amendments to the Riverpoint Marketplace Design Guidelines.



Location Map



Site Plan

CENTER ARCHITECTURE AND SPECIFIC DESIGN AREAS

PURPOSE AND INTENT

The purpose of the following architectural design guidelines is to foster a consistent and aesthetically pleasing development of high quality architecture that encourages diversity within a consistent architectural vocabulary. This vocabulary is based on contemporary European expression, tempered by traditional Central Valley architectural idioms.

Simple forms with bold planes of color, texture and raw materials promoting a timeless sense of establishment and permanence characterize this vocabulary. Buildings will also establish a relationship with the surrounding landscape to provide patron comfort and relief on hot bright Valley summer days.

Generally, no attempt should be made to establish themes that try to literally reproduce an historic style, i.e. Spanish, Western, etc. Restaurants on pad sites may incorporate primary elements of their national branding themes, subject to overall review by the Design Review Administrator, provided that the architecture of the pad maintains a majority of the architectural vocabulary of the center.

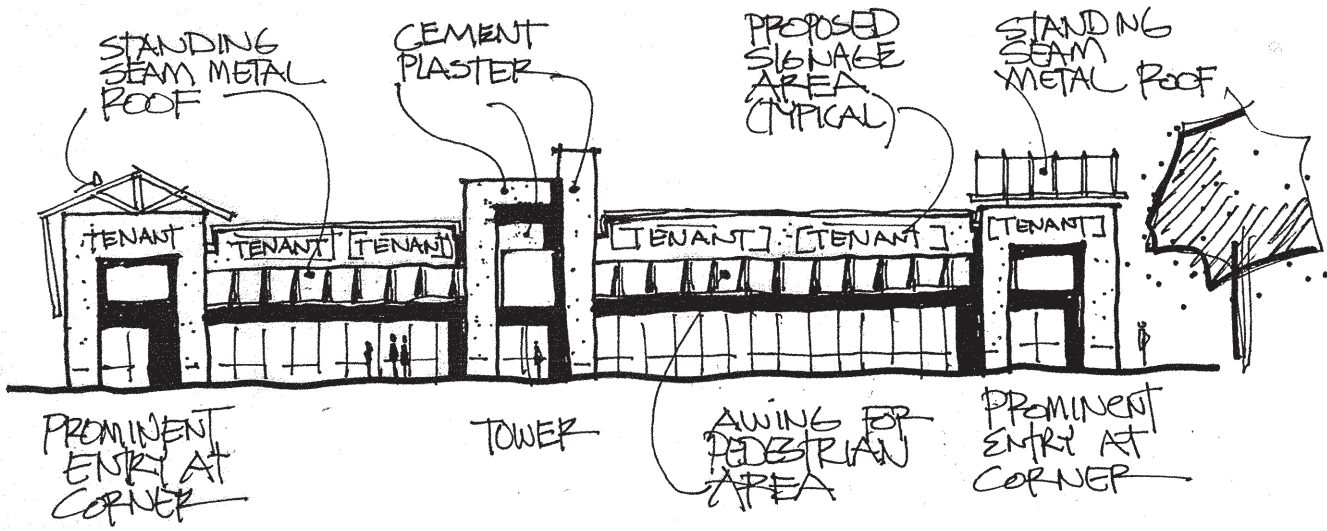
BUILDING ORIENTATION AND VISIBILITY

Visibility from the freeway and surrounding streets is important to the City of West Sacramento. Each structure shall be sited to offer views to and from adjacent streets and pedestrian areas. This shall be accomplished by siting of buildings so that the front entry is visible from at least one street or primary drive aisle and insuring that sides of buildings visible to pedestrians, patrons or those officed in surrounding buildings have architectural treatment as described in "BUILDING COMPONENTS."

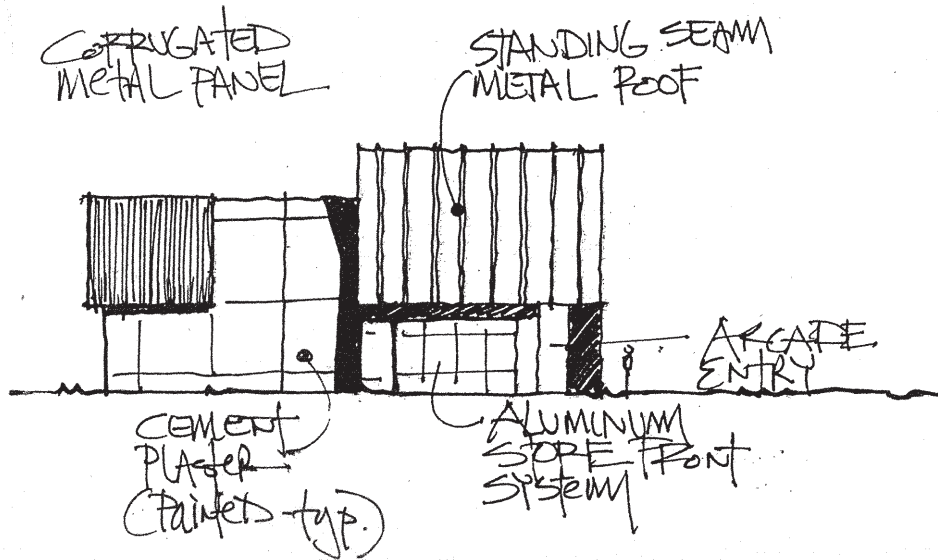
MANDATORY BUILDING COMPONENTS

All buildings within Riverpoint Marketplace shall contain the following elements:

- Any proposed building elevations that face public streets, whether such elevations function as the front, side or rear of the building, shall be architecturally detailed to avoid the appearance of the back of a building.
- Large blank walls, especially those visible from a public right-of-way, shall be articulated through various treatments such as offsets in massing, arcades, colonnades and the use of a variety of different façade materials.



Front Elevation



Side Elevation

- **Articulated Cornice:** If a cornice is part of a building design, a projecting cornice or cornice detailing shall be provided at accent wall areas and entries.
- **Accentuated Building Corners:** Building corners and transitions shall be articulated with a change in height, plane, texture or color.
- **Tenant Entries:** See separate section on tenant entries.
- **Wall Openings:** Storefront windows and doors shall be provided to articulate each building facades facing pedestrian areas and public ways.
- **Pedestrian Canopies:** Shade or weather canopies, trellises, awnings or arcades shall be provided at tenant entries and in intervals along pedestrian walkways adjacent to buildings.
- **Towers:** An iconic tower element shall be provided within building clusters and at major tenant buildings within the ARC. Towers may be developed either in conjunction with tenant entries or as freestanding thematic elements. Any tower should be accented with lighting.
- **Pedestrian Components:** Pedestrian scaled elements such as a wall wainscot, planter, pots, or site furnishings shall be provided along pedestrian walkways adjacent to buildings.
- **Varied Building Height or Roofline:** The overall building profile shall be varied through the use of a combination of elements including varied parapet heights, roof forms and towers.
- **Color and Texture Variation:** Each building shall exhibit a range of color, material and texture as described in these guidelines.
- **Wall Variation:** Wall and building articulation as described above shall occur so that uninterrupted wall surfaces do not exceed 40' on any building.
- **Parapets heights** shall be high enough to screen roof-mounted equipment from finish grade at roadways immediately adjacent to the site, including Reed Avenue and Harbor Boulevard. Changes in parapet height shall be used to enhance tenant entries, provide tenant individuation, and articulate building elements (i.e., parapets and corners).
- All elevations of pad buildings shall be architecturally detailed similar to the front elevation.

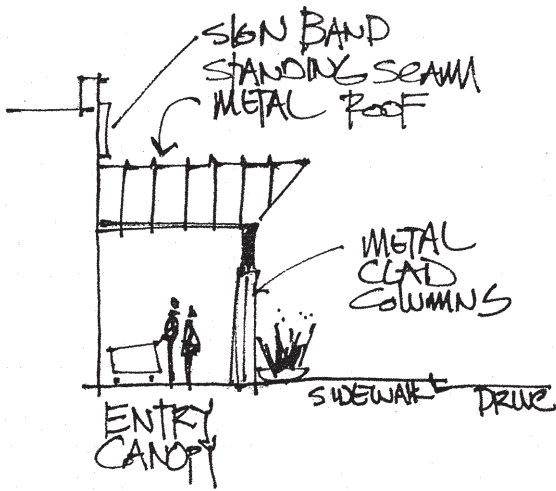
MATERIALS

Finished building materials shall be applied to all sides of the building, including trash enclosures and mechanical and communications equipment screens.

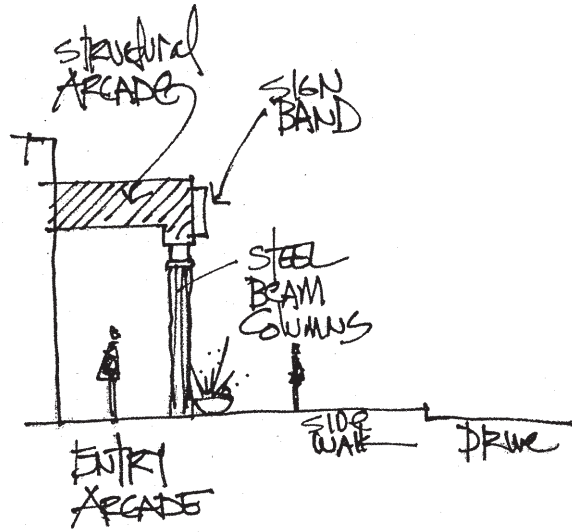
Consistent building materials, architectural styles, textures, colors, roof treatments and landscaping, shall be utilized on all sides of buildings visible from roadways, adjacent properties or by the general public.

Primary Wall Materials: These materials represent the primary building envelope:

- Tilt-up Concrete
- Center-scored Precision CMU
- Split-faced CMU
- Cement Plaster or E.I.F.S.



Pedestrian Scale - Side Elevation



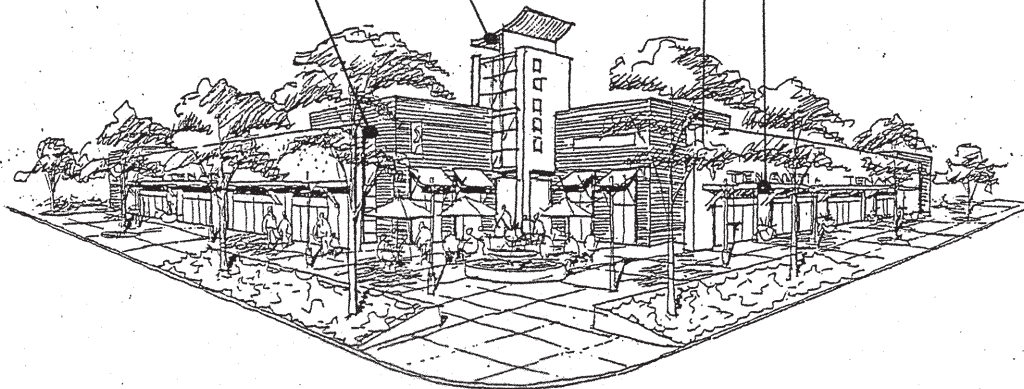
Pedestrian Scale - Side Elevation

ENTRY TOWER —
UPLIT CANOPY
WITH TRANSLUCENT GLAZING

CORRUGATED
METAL

PLASTER WALL
SYSTEM

METAL
AWNING



Pedestrian Scale at Corner Entry

Secondary / Accent Wall Materials: These materials provide texture and accent detail to the primary wall materials. The extent and use of these materials shall be at the discretion of the DRA.

- Galvanized or metallic metal Wall Panels
- Galvanized Corrugated Metal
- Stone Veneer
- Brick or Masonry Veneer
- Natural-finished Wood
- Glass: Glass shall be clear, light gray tinted, spandrel or frosted glass. Reflective glass is not permitted along pedestrian frontages.

Primary Roofing / Canopies:

- Standing Seam Metal Roof: Galvanized or Grey in color
- Built-up, Single-ply, or membrane roofing on flat roofs with parapets

Secondary Roofing / Canopies:

- Concrete Tile: May be used on smaller pad buildings where part of a tenant's corporate identity provided that the majority of the building architecture maintains the architectural vocabulary of the center.
- Translucent / Transparent Glazing: Kalwall or glass skylights

Awnings / Trellises:

- Metal
- Glass
- Canvas
- Wood

COLORS

All colors shall be harmonious and compatible with the colors of other buildings in the Center.

Variations in color or multiple colors shall be appropriate within an overall, planned, and attractive palette of colors. Building colors shall be diverse with contrast of color value, tone and hue.

Bold, deep, saturated colors shall be used for the primary building facades of major tenants. Brighter colors may also be used within the pad buildings. In addition, primary colors, bright colors, and glossy colors shall be used as accents.

Contrasting materials, patterns, textures, and color are encouraged to create interest, focus, unity, and compatibility for building entrances and accent areas or features.

BUILDING ENTRIES

Large Buildings (Greater than 15,000 sf)

Major tenant entries shall be articulated to enhance the overall character of the center while providing tenant differentiation and identity. Each major public entrance shall interrupt the overall parapet accomplish the following

- Each building entrance shall be covered and extend in front of the primary building facade to provide a change in plane to the front facade.
- The height of the tenant entry shall extend above the height of the adjacent building wall to create a varied building profile or roofline. Towers may be incorporated into the building entrance.
- Accent wall materials shall be incorporated into the tenant entry facade to provide texture, interest, and variety at the building entrance.
- An area for tenant signage, logo, or slogans shall be provided.
- The length, width, and height of the facade should accommodate a hierarchy of retailers to reflect the promotional value of each tenant.

Pad Buildings (Less than 15,000 sf)

Tenant entries within the center's smaller buildings shall be determined by the overall building articulation. Tenant entrances shall be covered through a variety of forms including:

- Building arcades.
- Metal or glass canopies.
- Canvas Awnings.
- Recessed Archways.
- An area for tenant signage, logo, or slogans shall be provided on building wall above or near tenant entry or other wall as provided in the signage section of these guidelines.
- Perpendicular blades signs should also be provided.

REED AVENUE AT HARBOR BOULEVARD

Due to the prominence of this location, special attention shall be given to proposed buildings that occur along Reed Avenue and Harbor Boulevard. All building elevations shall be considered front elevations and shall maintain a consistent level of detail throughout.

TEMPORARY STRUCTURES

Temporary structures permitted include those related to the construction of a permanent building. Such structures may be placed on-site at the start of project construction but shall be removed at completion of construction of the permanent structures. Examples of such structures are: trailers, mobile homes and other structures not affixed to the ground. Such structures shall be as inconspicuous as possible and shall cause no inconvenience to the general public.

Temporary structures associated with promotional sales such as Christmas trees or fireworks will be allowed on a limited basis and shall comply with City of West Sacramento Zoning Ordinance governing these uses.

BICYCLE, PEDESTRIAN AND TRANSIT CIRCULATION

Guidelines are as follows:

- Clearly defined pedestrian circulation system should be provided throughout the entire site
- Pedestrian circulation within Riverpoint Marketplace shall be clearly marked by means of raised landscaped pedestrian areas in parking areas, changes in paving patterns at intersections of pedestrian and vehicle paths, signage and/or pavement striping.
- Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian, public transit and/or bicycle facilities.
- Pedestrian circulation within Riverpoint Marketplace shall be separate from vehicular circulation.
- When pedestrian and vehicular circulation routes intersect, the crossing shall be marked by a change in paving, striping or other means of warning to pedestrians and drivers.
- Bicycle parking, at the rate of one bicycle rack per 40 vehicle parking spaces, shall be required.
- A clearly marked pedestrian circulation way to bus or train stops/stations shall be provided and identified on all site plans.

LANDSCAPE

The selection and placement of landscape materials for Riverpoint Marketplace reflects the project's modernist architecture in the bold bands of plant materials, swaths of seasonal colors and strong lines.

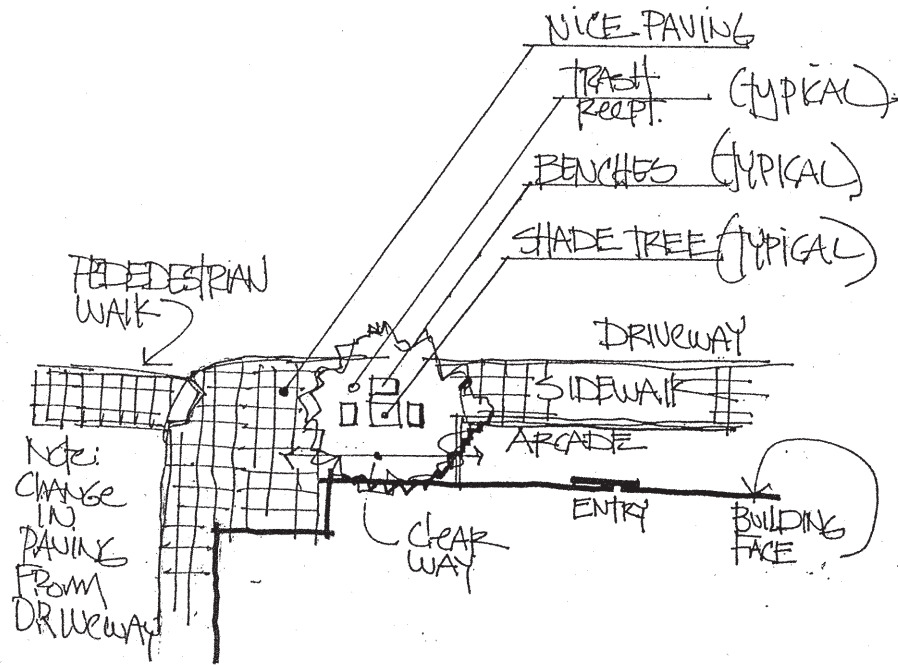
The Riverpoint Marketplace landscape treatment is a visual amenity, frames views, identifies vehicular and pedestrian circulation, provides for pedestrian safety, screens service views and mitigates local weather extremes.

A limited tree palette creates the framework or armature of the project. Landscape designers for the individual parcels are encouraged to use creativity in supplementing the basic landscape armature. The following sections describe the landscape framework.

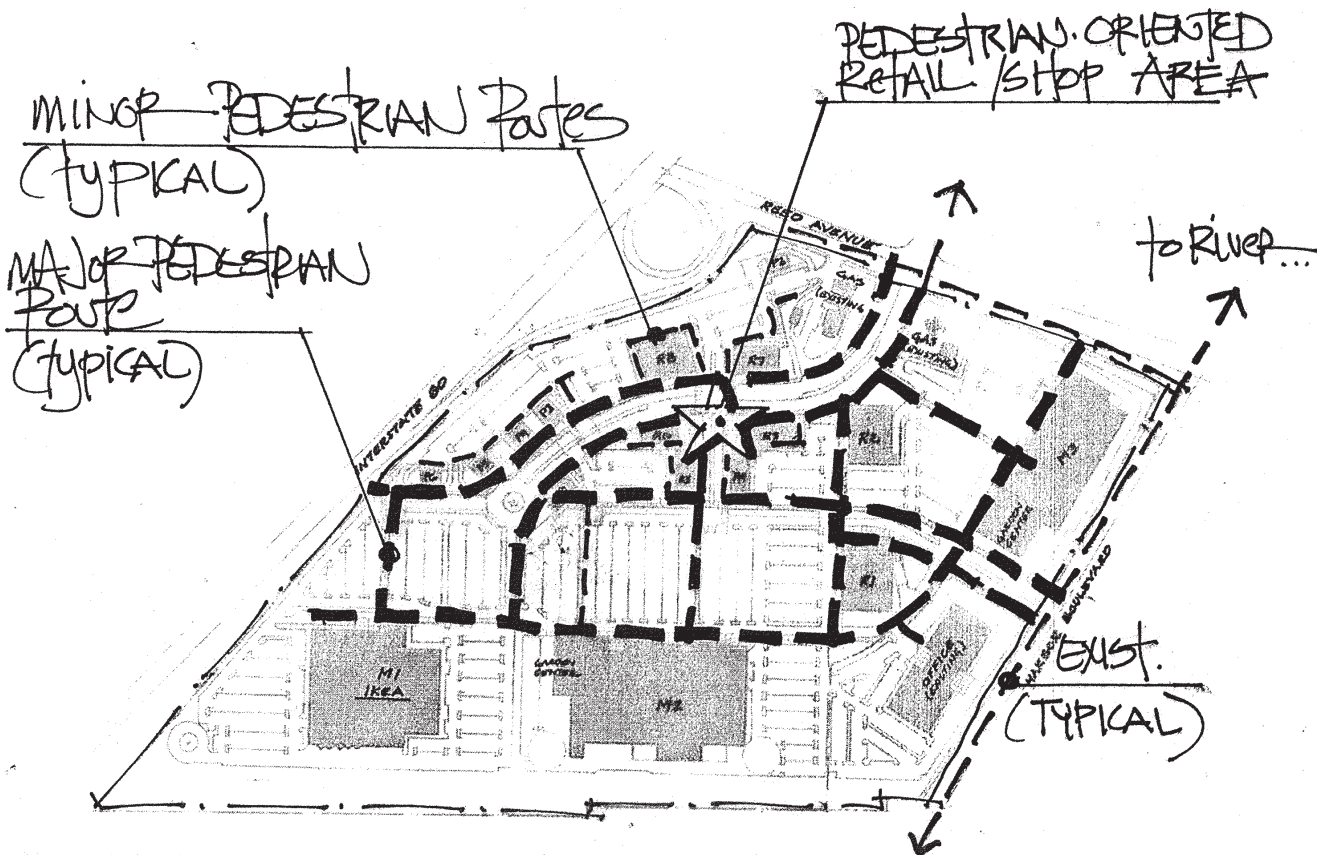
Landscape design shall be subject to City of West Sacramento ordinance and Codes, specifically, the City's Landscape Development Guidelines *The Community Fabric*.

All on-site landscaping shall be installed prior to building occupancy.

It is the responsibility of the individual property owners to maintain their parcel. The project-wide landscaping may be maintained by the Riverpoint Marketplace owner/manager or common area management association. Landscape maintenance, including but not limited to moving, leaf and litter removal, sidewalk and parking lot sweeping shall be performed as often as necessary to maintain a safe environment and a neat and tidy appearance. If the individual tenants, for any reason, do not maintain their property, it is the responsibility of the owner/manager to maintain, in good standing, those properties.



Pedestrian Amenities at Store Fronts



Pedestrian Circulation Plan

STREET TREES

The following street and main drive aisle theme trees are chosen from the City's approved list of trees. It is under the authority of the Design Review Administrator to select alternative street or main drive aisle theme trees if the selected trees become diseased, infected or objectionable in any way.

The following street theme trees shall be used:

- IKEA WAY - London Plane Tree (*Platanus acerifolia* "Bloodgood")
- RIVERPOINT MARKETPLACE WAY - Trident Maple (*Acer buergeranum*)
- HARBOR BOULEVARD - Chinese Pistache (*Pistachia chinensis*)
- REED AVENUE - Scarlet Oak (*Quercus coccinea*)
- Under plantings for street trees shall consist of irrigated turf (note: total turf area at Riverpoint Marketplace shall not exceed 30% of the overall landscape area) or non-turf alternatives.

MAIN DRIVE AISLE TREES

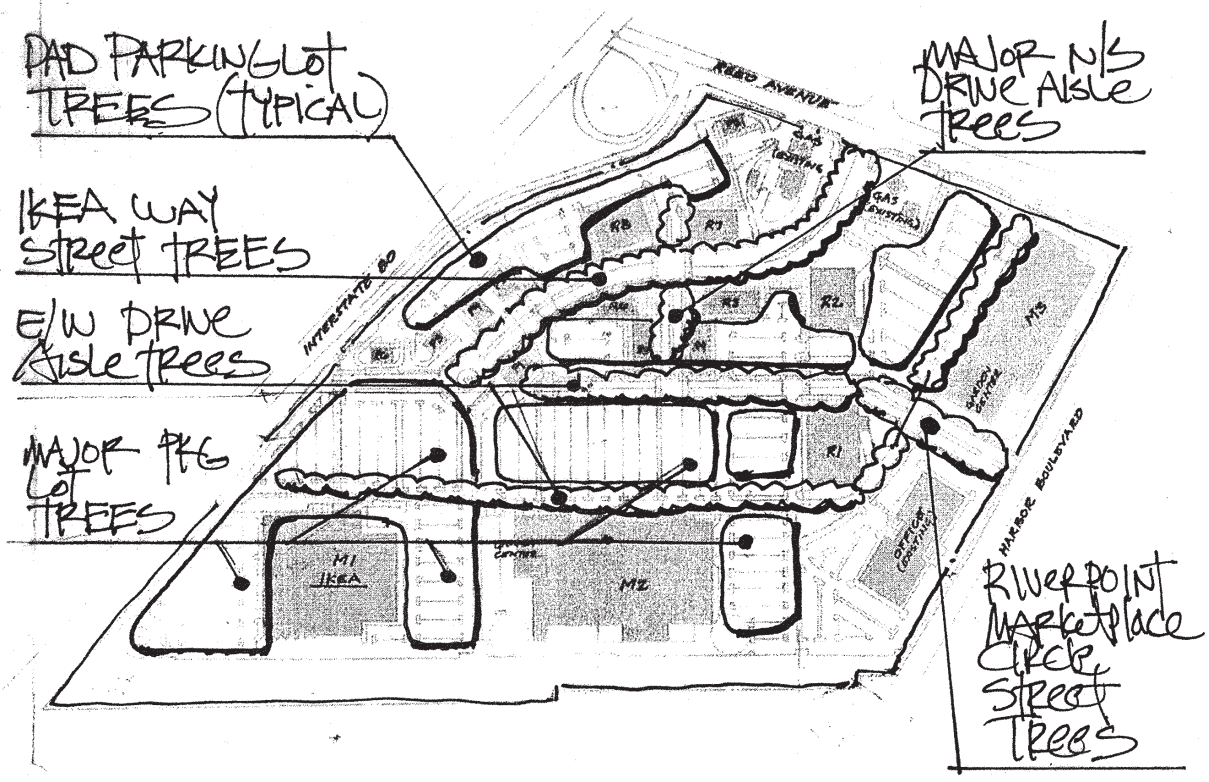
- The trees for the two primary east/west drive aisles are the Zelkova tree (*Zelkova serrata*).
- The two main east/west drive aisles include the drive aisle adjacent to the front entries of the two large-format retailer users and the southward connector to IKEA Way.
- The tree for the primary north/south drive aisle shall be the Willow Oak (*Quercus phellos*).
- A third drive aisle, beginning at Reed Avenue, just west of Harbor Boulevard, extends southward to 2nd Major Tenant. The designated theme tree for this drive aisle is the Chinese Pistache (*Pistachia chinensis*).
- Drive aisles are technically part of parking lots and their design shall be governed by City of West Sacramento parking lot design guidelines.

PARKING LOTS – VISUAL BARRIERS

A visual barrier, consisting of plant material and/or berms shall be installed between parking lot paving and the adjacent street property line, as per City of West Sacramento landscape guidelines.

PARKING LOT LANDSCAPES – MAJOR TENANTS

- Parking areas bounded by medians and pedestrian walkways shall be divided into quadrants containing no more than 40 trees of any one specie.
- The parking lot theme tree for the 2nd Major tenant parking is the Raywood Ash (*Fraxinus oxycarpa*) "Raywood".



Landscape Plan

- Under plantings are required for parking lot plantings and are to be chosen in accordance with City of West Sacramento Landscape Development guidelines.
- Eastern redbud trees (*Cercis canadensis*) are designated as the shade tree lining the parking lot pedestrian walk leading to the entries of the three major tenants.

PARKING LOTS TREES - PAD BUILDINGS

Primary parking lot canopy trees and ground covers are designated for groupings of parking lots rather than for each individual pad parking lot.

The landscape concept for the Pad Buildings also uses bold bands of color and strong lines of plant materials. Designers of individual parcels are encouraged to be creative in supplementing the street and parking lot tree armature specified by these guidelines.

The designated parking lot trees for the Pad Buildings are oaks, particularly the cork oak (*Quercus suber*). Each parking lot shall specify a single oak species. Under plantings are required for parking lot plantings and are to be chosen in accordance with City of West Sacramento Landscape Development Guidelines “*Community Fabric*”.

PEDESTRIAN AREAS

- Pedestrian walks adjacent to the primary façade of any building shall be, at a minimum, ten (10) feet (clear of parking overhangs) in width.
- Pedestrian walks adjacent to sides of buildings with no patron or service access shall be separated from the building by landscaping at least ten feet in width. Minimum width of these sidewalks shall be six (6) feet.
- The pedestrian-oriented retail and restaurants shall front a pedestrian way separating the shops from the parking lot or street.
- The pedestrian walk shall have shade trees and landscape accents. Outdoor patios and dining rooms shall have perimeter landscaping including shade trees, shrubs, ornamental grasses and groundcovers. Plants in pots and planters are encouraged.
- The primary pedestrian area, located at the intersection of IKEA Way and the primary north/south internal drive, shall include elements such as wide parkways, groves of trees, meadows/lawns, plazas, water features, and sculpture. City funded public art and fountains are recommended for this area.

The parking lot tree for buildings in the main pedestrian area is the Little-leaf linden (*Tilia cordata*).

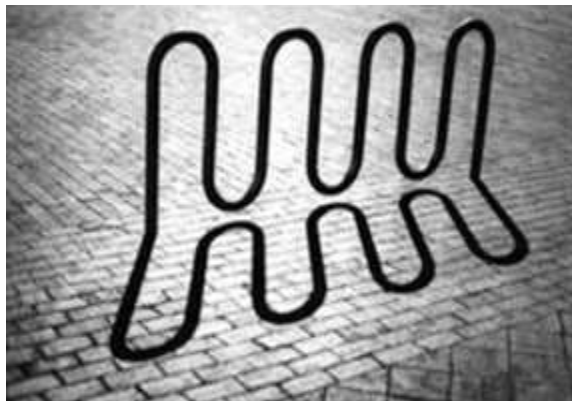
Under plantings are required for parking lot plantings and are to be chosen in accordance with City of West Sacramento Landscape Development Guidelines.



Bench



Trash Receptacle and Ash Urn



Bicycle Rack

SITE AMENITIES

Site amenities shall conform to the City's Landscape Development Guidelines. Site furniture for pedestrian areas shall be uniform throughout Riverpoint Marketplace. The following street furniture shall be used:

Benches – Landscape Forms “Petrosky” (silver)
Trash Receptacles – Landscape Forms “Petrosky” (silver)
Bike Racks – Ribbon Racks

PARKING LOTS

The following guidelines apply:

- Parking shall be designed to accommodate patrons as well as achieve a high level of aesthetics.
- Parking lots shall be designed to facilitate the ease of pedestrian movement from vehicles to store entry.
- The visual expansiveness of parking lots shall be broken up by landscaped pedestrian ways as well as by breaking up the parking lots into smaller segments.
- Carpool, vanpool and motorcycle parking spaces shall be located near the building entries.
- Accessible parking spaces shall be located closest to the employee and customer entrances to the building.
- Accessible parking spaces shall be determined on a parcel-by-parcel basis.
- Overnight RV camping is prohibited within Riverpoint Marketplace.
- No visual or circulation nuisance shall be created by the location and design of grocery cart corrals.
- Grocery cart corrals shall be dispersed throughout parking lots and shall be maintained on a regular basis throughout the day.
- Grocery cart corrals shall be installed at a ratio of one per 10,000 sf, with a maximum of 20 total per large box user. Lower ratios may, at the discretion of the DRA, be applied.
- No cart corrals are required for non-large format retail users.
- Grocery cart corrals shall be of unpainted galvanized steel construction.

SCREENING

ROOF PROJECTIONS AND DESIGN

The following guidelines apply:

- All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the materials and colors of the exterior building finish.
- Projections shall be painted to match the roof or building.

LOADING AREAS

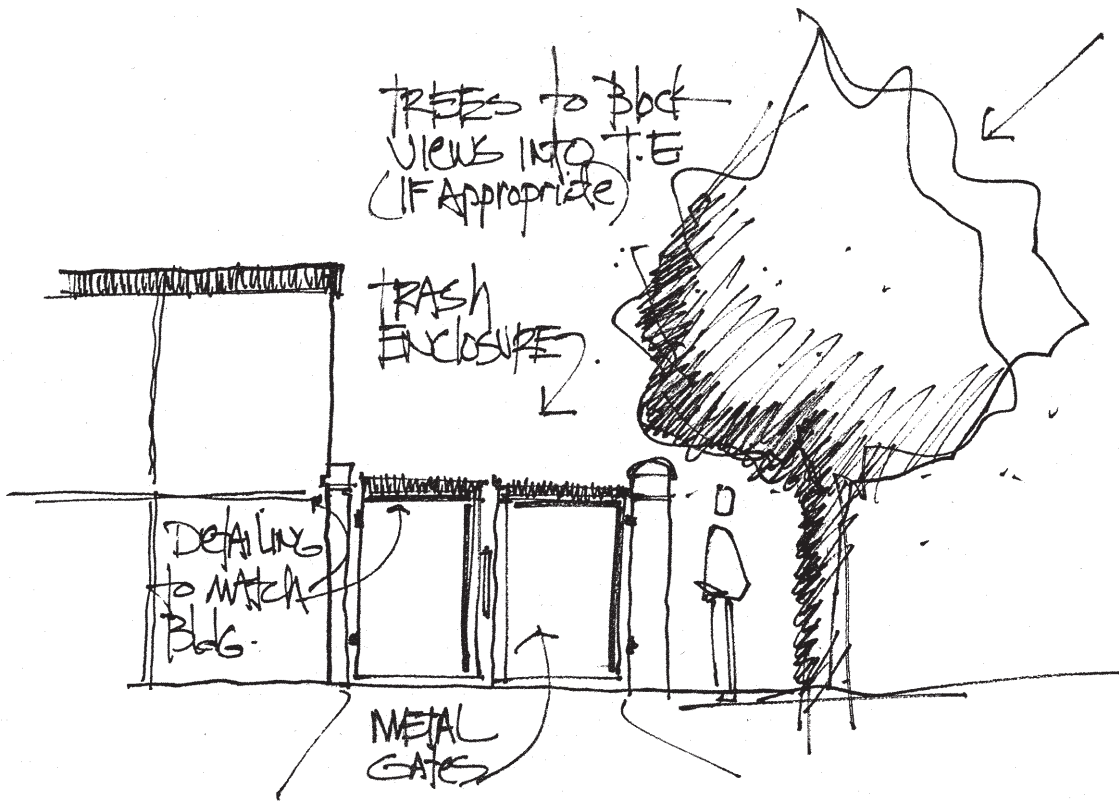
The following guidelines apply:

- Truck loading docks(s) shall be an integral part of the structure.
- Loading areas oriented to any public right of way or major drive isle shall be screened by solid walls consistent with the architecture of the buildings or opaque landscaping at the time of planting or combination of the two.
- The facilities shall not create a nuisance and shall be located in the most inconspicuous manner possible.
- Landscaped islands, curbs, painted striping, and/or signs shall be used to clearly distinguish parking from loading and delivery areas and driving lanes.

TRASH ENCLOSURES/ RECYCLING FACILITIES / TRASH RECEPTACLES

The following guidelines apply:

- Trash enclosures and recycling facilities shall be located within a building whenever possible. If trash enclosures and/or recycling facilities cannot be located within the building, then the facilities shall be located in the most inconspicuous manner possible so as not to create a nuisance.
- Outside garbage and recycling facilities shall not be located within any required landscaped setback area.
- Outside garbage and recycling facilities shall be concealed by a minimum 6-foot high screening wall constructed of materials similar to and compatible with the building(s) it serves. Landscaping (shrubs and/or vines) shall be placed along the screening walls to soften the presence of the facilities.
- Trees or landscaped trellises shall be provided to screen the overview of trash and garbage from the upper floors of adjacent or nearby buildings, and from the freeway.
- Trash and recycling facilities located within a screened and gated service area do not require separate screening.
- Outside garbage and recycling facilities shall have decorative, solid heavy gauge metal gates and cane bolts to secure the gates when in the open or closed positions. Chain link, wire mesh, or wood fencing is not allowed for gates.
- Construction and design of garbage/recycling facilities shall meet all City standards.
- Consistent and/or complimentary trash and recycling receptacles shall be provided along pedestrian walkways near building entrances.
- Enclosures shall be sited in a manner that minimizes backing up movements by waste collection vehicles.



Trash Enclosure Screening

OUTSIDE STORAGE USES AND AREAS

The following guidelines apply:

- Open-air storage of materials, palettes, containers, supplies, equipment, mobile equipment, finished or semi-finished products or other articles are prohibited.
- All exterior storage areas shall be screened from view with walls consistent with the architecture of the buildings.
- All outside storage of overnight delivery trucks, service vehicles, fleet vehicles, forklifts shall be screened from view of surrounding streets.
- Items enumerated in the City's Zoning Ordinance under section 17.37.010.B are also expressly prohibited from being stored outdoors at Riverpoint Marketplace.
- The design of shopping cart storage facilities should architecturally compliment the adjacent building.

UTILITY CONNECTIONS, MECHANICAL EQUIPMENT AND COMMUNICATIONS EQUIPMENT

- Placement of mechanical and communications equipment, utility meters, and storage tanks shall be located within the building whenever possible.
- If such equipment cannot be located within a building, visual barriers such as walls or landscaping shall be used.
- Equipment shall not be located within any required landscaped setback area.
- Equipment shall be located so as not to cause a nuisance or discomfort from noise, fumes, odors, etc., unless prohibited by utility companies.
- All new utility lines shall be underground.
- Penthouse and equipment screening shall be of a design and material harmonious with the related buildings.
- The design of visual barriers will be subject to review and approval by the City Police Department prior to construction.
- All screening materials for HVAC, PG&E boxes, and other mechanical and/or communications equipment shall be compatible with the exterior building materials.
- Parapets heights shall be high enough to screen roof-mounted equipment from finish grade at streets immediately adjacent to the site.

GARDEN CENTER

Garden Center enclosures should be integrated into the architectural vocabulary of the building. Fencing and/or greenhouses shall integrate walls and canopies that match the building. Fencing shall consist of a combination of solid wall / pilasters, and vinyl coated chain link or ornamental metal. Indoor plant enclosures or covered canopies shall be compatible with the rest of the center.

EXTERIOR LIGHTING

Exterior lighting is to be designed in a coordinated manner that enhances the quality image of this project, provides safety and security for all users within the project, and is compatible with surrounding development.

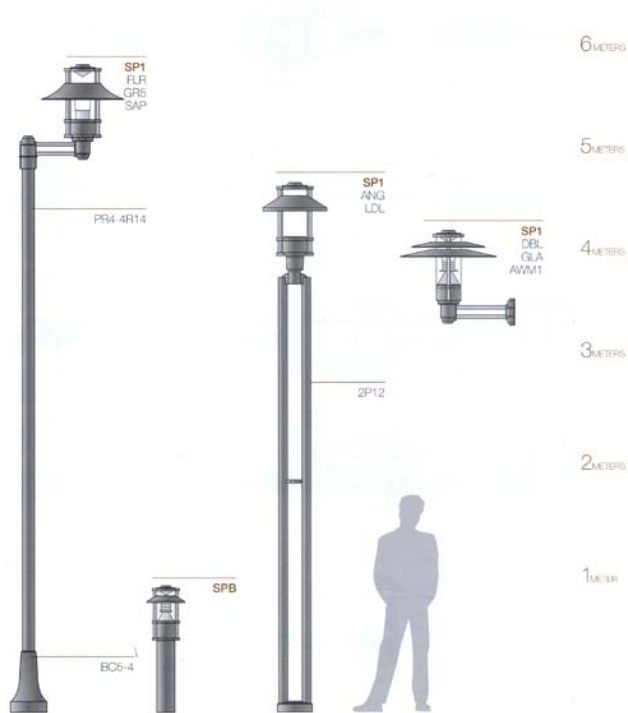
- Submission of a photometric plan shall be required as part of the Design Review submittal and must comply with the guidelines set forth below.
- Illumination of tenant signage must be coordinated and consistent.
- Neon lighting may be used as building accents and must be compatible with other lighting in the project.
- Exterior illumination should be color-corrected, warm-white in tone. Differing types of illumination must be designed to be compatible.
- Lights shall be placed to direct and manage glare, obtrusive light, light trespass and upward directed, wasted light.
- Light fixtures area to be concealed source/full cutoff fixtures except for pedestrian oriented lights.
- Parking lot lighting shall be metal halide light source.
- Parking lot pole heights are as follows:
 - 45 feet for major tenants
 - 30 feet in pad building parking areas
 - 15 feet for pedestrian walkway lights
- Throughout the project area, sodium vapor lighting is not allowed.
- Soffit and/or wall-mounted accent lights shall be provided at building entrances (same light source).
- Service doors, metal boxes, aboveground transformers, and other utilities should not be highlighted with lighting.
- All exterior lighting must be shielded to prevent off-site glare.
- No security light fixtures shall be mounted above wall fascia or on roof of building.
- Security lighting for man-doors shall use wall-mounted down lighting fixtures and not “Walpak” type fixtures, except in screened service areas. “Walpak” type security lighting fixtures shall be permitted only behind screen walls or opaque landscaping in loading and service areas.
- Lighting design shall be such as not to produce hazardous glare to motorists, building occupants, residents of adjacent areas, or the general public.
- Strings of white or clear lights shall be allowed on trees and as accents for building details and holiday decorations.
- Site walls may be ground illuminated.
- Covered accent lighting will be allowed.
- A minimum lighting level of 1.5-foot candles as measured at the parking lot surface shall be maintained from one hour before dark until one hour after daylight. Maximum illumination levels shall not exceed IESNA or California Energy Commission standards.
- A minimum light level of 0.25-foot candles shall be maintained in pedestrian areas.
- Lights in parking areas shall not be co-located with trees in planters. The lighting and landscape plan must be fully integrated and coordinated.

PROFORMER-XL

MEDIUM/LARGE



Parking Lot Lighting



Pedestrian Lighting

HEALTH, SAFETY AND WELFARE

It is the intent of these Guidelines to prevent any use in the Center, which may create dangerous, injurious, noxious or otherwise objectionable conditions.

No nuisance shall be permitted to exist in the Center. The term “nuisance” shall include, but not be limited to, any use which:

- Emits dust, sweepings, dirt, fumes, odors, gases, or other substances into the atmosphere that may adversely affect the health, safety, or welfare of persons working within the Center or residing in adjacent neighborhoods.
- Discharges of noxious liquid or solid wastes or other harmful matter into any stream, river, or other body of water that may adversely affect the health, safety, or welfare of those working within the Center or residing in adjacent neighborhoods.
- Exceed permissible noise levels as established by the City’s Noise Ordinance.
- Stores hazardous or toxic materials on-site unless in compliance with all applicable governmental regulations.

To protect and enhance the public safety, the following measures shall be implemented:

- Individual businesses in the Center shall have well lit, clearly visible, and well defined addresses, which meet the requirements of the West Sacramento Fire Department.
- Overnight camping on public streets or internal parking areas and drives is prohibited.
- Pedestrian walkways shall be kept clear of vehicles, shopping carts and outdoor displays (except those outdoor display areas delineated on the site plan and approved by the DRA).

SIGNAGE

PURPOSE

The purpose of this section is to aid in eliminating excessive and confusing signage, preserve and enhance the appearance of the Riverpoint Marketplace, safeguard property values, and encourage signage design that is integrated and harmonious with the buildings it serves.

A comprehensive signage program will be submitted to the City of West Sacramento for approval and shall be appended to these guidelines prior to the issuance of the second building permit.

GENERAL REQUIREMENT

- All signage shall comply with the City of West Sacramento Signage ordinance and PD-45 and PD-23.
- All signage proposals shall be subject to the issuance of City Sign Permit prior to their construction or establishment.
- Written Design Review Administrator (DRA) approval of signage design (including content, materials, colors, and size) and location shall be submitted with all Sign Permit applications.
- The tenant or owner shall maintain all signage. Any needed sign maintenance and/or repair shall be completed within 15 days of initial damage or malfunction or be subject to City Code Enforcement.
- The City's Sign Ordinance and/or PD-45 sign regulations shall govern any aspect or feature not covered within these Guidelines.
- A sign program shall be developed for all minor tenants. Can signs shall be prohibited.

CONSTRUCTION REQUIREMENTS

- All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
- No exposed conduit, tubing, or raceways will be permitted
- All conductors, transformers, and other equipment shall be concealed.
- All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze; no black iron of any type will be permitted.
- All exterior letters or signs exposed to the weather shall be mounted at least three fourths of an inch (3/4") from the building to permit proper dirt and water drainage.
- For buildings, the location of all openings for conduit and sleeves in sign panels shall be indicated by the sign contractor on drawings submitted to the DRA. Installation shall be in accordance with the approved drawings.
- No sign makers' label or other identifications will be permitted on the exposed surface of signs, except those required by local ordinances which shall be located inconspicuously.

SPECIAL SIGNAGE

- **Building Access:** Each occupant who has a non-consumer door for receiving merchandise must apply on said door, in a location as directed by the DRA, two-inch high block letters, indicating the occupant's name and address. When more than one occupant used the same door, each name and address shall be applied. Address numbers shall be provided and installed in the exact location as stipulated by the U.S. Post Office. The DRA shall approve color and design.
- **Door Lettering:** Signage indicating the tenant name or logo, business hours, and emergency telephone numbers is permitted on the primary entrance. Such lettering shall not cover more than four (4) square feet of the entire door area. Color and design shall be compatible with the architectural detailing and approved by the DRA.
- **Window Lettering:** Signage indicating the tenant name or logo, business hours, and emergency telephone numbers is permitted on the exterior window(s). Such signage shall not cover more than eight (8) square feet of the windows. Color and design shall be compatible with the architectural detailing and be approved by the DRA. Window signage is considered part of the total allowable area for building mounted signs.
- **Floor Signs:** Floor signs, such as inserts into terrazzo, special tile treatment, etc., may be permitted within the occupant's lease line or property line if approved by the DRA.
- **Directional Signs:** Directional signs, including traffic flow information relating to pedestrians and vehicles within the Center, shall conform to the standards of the City's Sign Ordinance and be approved by the DRA. The signage design and materials shall be compatible with the building architecture.
- **Construction Sign:** One sign denoting the name of the project, future tenants, the marketing agent, the contractor, architect, and engineer shall be permitted on the site during construction but shall not exceed a maximum area of 32 square feet.
- **Marketing Signs:** A sign advertising the sale or lease of tenant space in the Center may be permitted, but shall not exceed a maximum area of 32 square feet.
- **ADA Signage:** Entrance Door signage, parking lot, driveway, and directional signage shall comply with the Americans with Disabilities Act.

SIGN CRITERIA

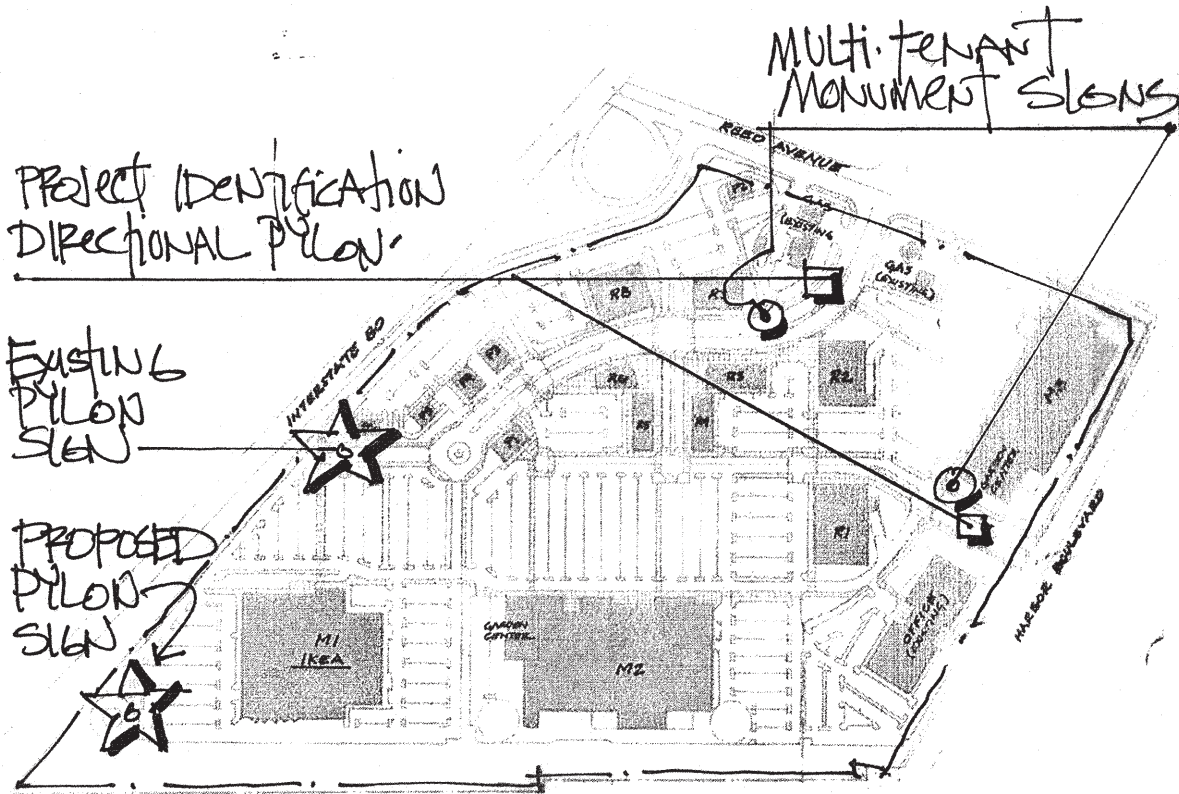
FREESTANDING SIGNS

As per the City of West Sacramento's Zoning Ordinance (Chapter 17.33 Signs), the basic area per property, or center, of freestanding signage shall not exceed 0.4 square feet for every linear foot of street property up to a maximum of two hundred (200) square feet. All business properties are entitled to one sign of a minimum of twenty-five (25) square feet per face.

The maximum height to the top of any freestanding sign or sign support structure shall be twelve feet, except for freeway identification signs, which may not exceed sixty-five (65) feet in height.

BUILDING MOUNTED SIGNS

The basic area per property of signage mounted flush on a wall or window shall not exceed one square foot for every linear foot of the main entrance façade frontage.



Signage Plan

Under certain circumstances, additional square footage of signage is allowable; consult Section 17.33.041 of the City's Zoning Code for bonus signage.

The maximum height of a sign mounted on a building shall not exceed the height of the building to which it is attached.

FREESTANDING PYLON SIGN

There are currently two approved freestanding pylon signs at Riverpoint Marketplace. They include an existing 65' high multi-tenant pylon sign and an approved 100' tall single tenant pylon sign for IKEA.

The overall sign panel configuration on the existing sign may be modified to accommodate proposed tenant requirements, but shall not increase the height or area of the signage cabinet.

New sign cabinets shall be consistent and match the color of the existing sign. The font style and color shall vary and match the requirement of each tenant. No electronic messaging or animation is allowed.

Location:	Along Interstate 80
Quantity:	2
Lighting:	Internally illuminated
Overall Sign Panel Height:	65' (Existing)

PROJECT IDENTIFICATION DIRECTIONAL PYLONS

Two project identification directional pylons are proposed within the roadway median of IKEA Way and one within the median of Riverpoint Way.

PROJECT IDENTIFICATION / FREE STANDING MULTI-TENANT MONUMENT SIGNS

The monument signs shall be designed to complement the forms and materials of the major/minor tenant entry elements. Their location and design shall be subject to the approval of the DRA.

Location:	At driveway entrances and intersection of Reed Avenue and IKEA way, and Harbor Boulevard
Quantity:	1 at each driveway entrance
Lighting:	Projection lit from ground; project name and tenant name(s) are internally illuminated
Height:	12 feet maximum

MAJOR TENANT OVER 8,000 SF

The major tenant signs shall be internally illuminated with dimensional letters and/or logo. Signs may be mounted directly to building facade or to a freestanding metal framework or canopy in front of the tenant entrance.

Location:	Major tenant building facades
Quantity:	1 each per tenant, 2 if single tenant buildings or occupying corner locations.
Lighting:	Internally illuminated
Letters:	Dimensional letters and/or logo
Secondary Signage:	Secondary signage or slogans advertising tenant services are allowed but cannot exceed the overall allowable aggregate area.

INLINE SHOP TENANTS

The shop tenants signage shall be internally illuminated dimensional letters and/or logo. Signs/logos may be mounted directly to building facade or to a freestanding metal framework or canopy in front of the tenant's entrance.

Location:	Shop tenants along Retail Frontages
Quantity:	2 each per tenant, 3 for endcap tenants* , 1 per façade
Lighting:	Internally illuminated

PAD BUILDINGS

The pad buildings shall have internally illuminated dimensional letters and/or logo. Signs may be mounted directly to building facade or to a freestanding metal framework or canopy in front of tenant's entrance.

Location:	Satellite pad buildings
Lighting:	Internally illuminated
Quantity:	4 maximum (1 per building elevation)
Quantity:	1 per tenant facade

BANNERS

Graphic banners may be incorporated to reinforce a unique sense of place and vehicular and pedestrian circulation routes. They may be constructed of canvas, nylon, metal, or other material approved by the Design Review Administrator. Banners shall not advertise individual tenants but shall promote the Riverpoint Marketplace or charitable events within the greater Sacramento region.

Location: Parking lots, driveways, pedestrian light poles or building facades

Lighting: Direct

Overall Height: 8'-0" maximum

Overall Width: 4'-0" maximum

Area: 24 square feet maximum

APPENDIX A

PERMITTED LAND USES

Land uses shall be as specified in the West Sacramento Zoning Ordinance for the C-2 (Community Commercial) zone with the following exceptions:

AGRICULTURAL

- Crop Production Not Permitted
- Horticultural Production Not Permitted

RESIDENTIAL

- Multi-family Dwellings – Apartments Not Permitted
- Rooming/Boarding Houses/SRO Not Permitted
- Secondary Housing Not Permitted
- Independent Living Not Permitted
- Residential Care Facility Not Permitted
- Family Day Care Not Permitted

PUBLIC / QUASI-PUBLIC

- Emergency Shelter Not Permitted
- Religious Institutions Not Permitted
- Technical Schools Not Permitted

EATING / DRINKING

- Bar, Cocktail Lounge (primary use) Permitted

LODGING

- Hotel-Motel Permitted

PERSONAL SERVICES

- Funeral Parlor Not Permitted
- Health Club Permitted

HEALTH SERVICES

- Ambulance Service Not Permitted
- Drug Treatment clinic Not Permitted

BUSINESS SERVICES

- Data Processing Services Not Permitted
- Delivery Service Not Permitted
- Drafting Service Not Permitted
- Janitorial Service Not Permitted

VEHICLE SALES, RENTAL, SERVICE

- Auto Repair, Major Permitted
- Auto Sales, Rental Permitted

HOURS OF OPERATION

Users in Riverpoint Marketplace may operate their establishments 24 hours a day.

OUTSIDE SALES AND DISPLAY AREAS

The outdoor sale of plants is expressly permitted within PD-45 subject to the criteria contained herein. Other seasonal and outdoor sales may be permitted at Riverpoint Marketplace subject to an approved Conditional Use Permit from the City of West Sacramento Planning Commission.

Outdoor sales shall be limited to designated arcaded areas along the front façade of retail buildings only and contiguous building facades if approved by the City of West Sacramento. Paving treatments different than those of the pedestrian walk shall indicate the designated outdoor sales area. The Design Review Administrator shall approve the location and size of the designated sales area.

Seasonal and promotional display and sales areas that occur on pedestrian walkways adjacent to the front of major tenants (over 15,000 sf) shall maintain a minimum walkway width of 10 feet between the display area and vehicular drives. Landscaping and pedestrian furnishings shall be provided within these display areas

Seasonal and promotional display and sales areas that occur on pedestrian walkways adjacent to the front of shop and minor tenants (less than or equal to 15,000 sf) shall maintain a minimum walkway width of six (6) feet between the display area and vehicular drives.

No outdoor storage of inventory is allowed within Riverpoint Marketplace.

