

An aerial photograph of a river with several islands and a bridge. The river is dark, and the islands are lighter, showing some vegetation and structures. A bridge is visible in the lower part of the image, crossing the river. The overall scene is a natural landscape with some human-made structures.

River Islands at Lathrop

Urban Design Concept

West Lathrop Specific Plan
Lathrop, California

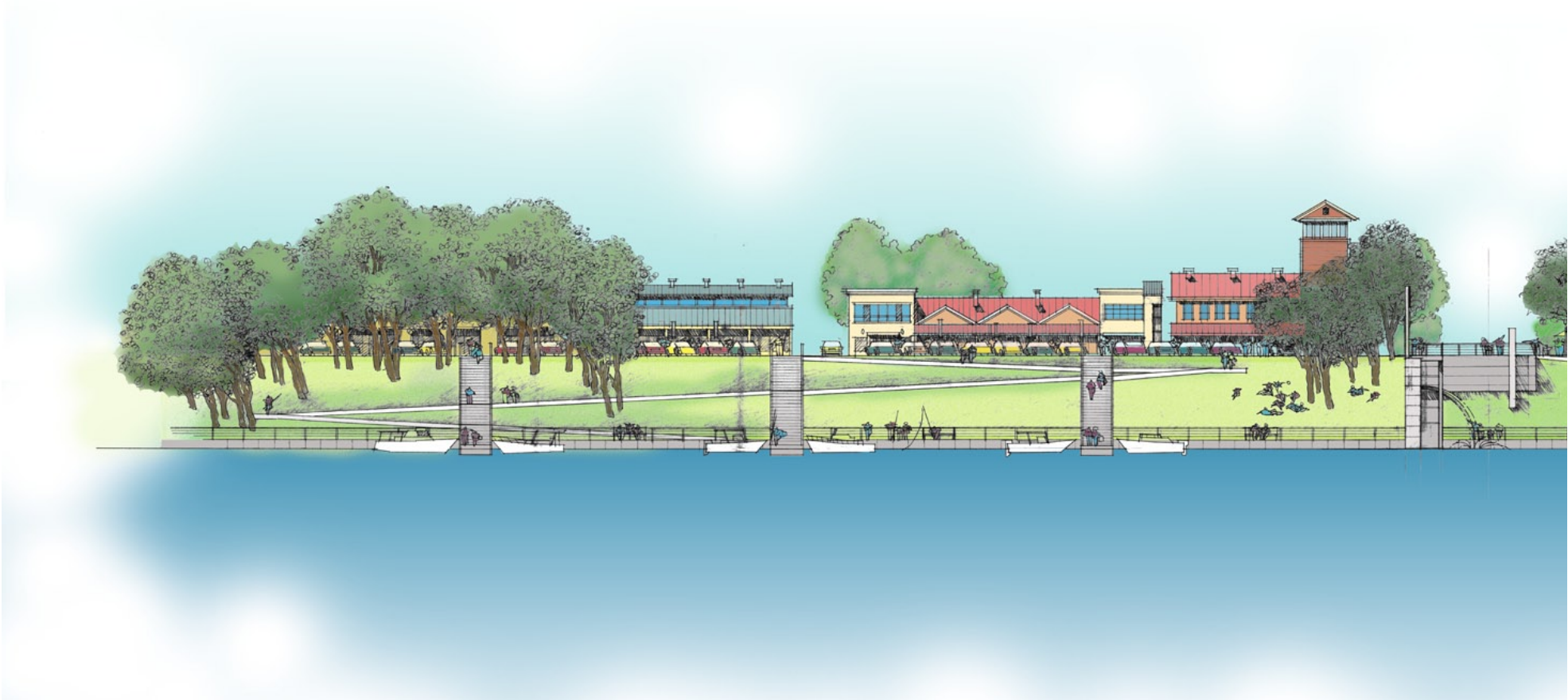
Public Draft
October 15, 2002

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**West Lathrop Specific Plan
Lathrop, California**

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Prepared for Cambay-Califia
Prepared by: The SWA Group





View of Town Center and Park from Lathrop Landing Harbor

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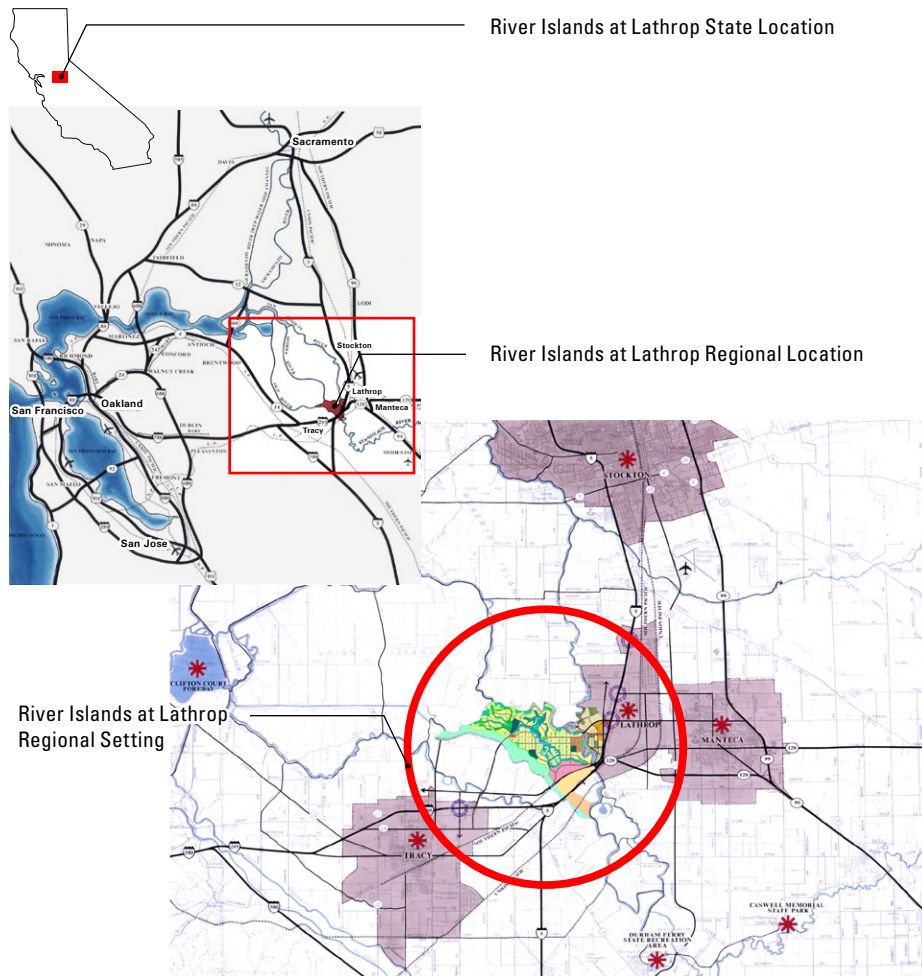
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Appendix i



Location map

Introduction

River Islands is a planned community located in Lathrop, California, on an island in the San Joaquin River System. Encompassing nearly 5,000 acres, River Islands will eventually be a community of 11,000 homes, a vibrant town center, an employment center with thousands of jobs for local residents, and an extensive, unique open space system that will establish River Islands as a special place to live, work and recreate. The map shows the location of River Islands within the San Joaquin Valley, and its relationship to the rest of Lathrop, as well as other surrounding cities. Development of River Islands will likely take many years, and this document is intended to help guide development by providing a physical vision for the community.

Purpose & Intent

The Urban Design Concept of River Islands at Lathrop (UDC) describes the design concepts and physical design standards that apply to development within the River Islands Community. Its primary purpose is to control the quality of development within River Islands at Lathrop throughout all phases of its development. It provides development standards that complement the land use and zoning standards of the 2002 West Lathrop Specific Plan (WLSP), and design guidelines that can be used by the Stewart Tract Design Review Board (STDRB) and City of Lathrop Planning Commission to evaluate design proposals. It is also intended to be a tool that can be used by planners and designers to formulate specific development proposals for River Islands.

Although the primary focus of the River Islands UDC is the design of the public realm—open space, landscape, and architecture, for example—it is also intended to provide guidance to development on private property. Especially important in this respect is the architecture and landscape of commercial buildings, and the character of residential neighborhoods.

Relationship to West Lathrop Specific Plan

The West Lathrop Specific Plan (WLSP) provides the authority under which the River Islands UDC has been prepared. As described in the WLSP, each Specific Plan sub area is required to have a UDC that provides guidelines for development. This UDC applies only to the River Islands portion of the Specific Plan area.

Stewart Tract Design Review Board

The STDRB is a group of three persons that includes a representative of the City of Lathrop, as well as experienced design professionals. It is created by the authority of the West Lathrop Specific Plan. Its role is to review development proposals to insure compliance with the UDC and the intent of the WLSP, and to recommend changes, if necessary. The STDRB is the primary design advisor to the City of Lathrop Planning Commission and City Council for Stewart Tract.

Exceptions, Variances, Revisions

As part of its responsibility in reviewing development proposals and making recommendations to the City of Lathrop, the STDRB also has the authority to recommend exceptions, variances, and revisions to the River Islands UDC to the Planning Commission and City Council. Exceptions may arise through a review of a development proposal and might include minor design changes or adjustments that are consistent with the intent of the UDC; in some cases, an exception might apply to a condition not foreseen in the UDC. A STDRB recommendation to grant an exception may or may not be coupled with a recommendation to revise the UDC.

Variances required to recommend approval of a development proposal are more significant deviations from the UDC than an exception. Variances, however, must be consistent with the overall intent of the UDC, and may or may not be coupled with a STDRB recommendation to revise the River Islands UDC. River Islands UDC revisions

made as a part of recommending a development proposal are intended to change the intent of the UDC; however, the revisions must be consistent with the WLSP. A major change to one of River Islands' Districts would qualify as a revision.

Language

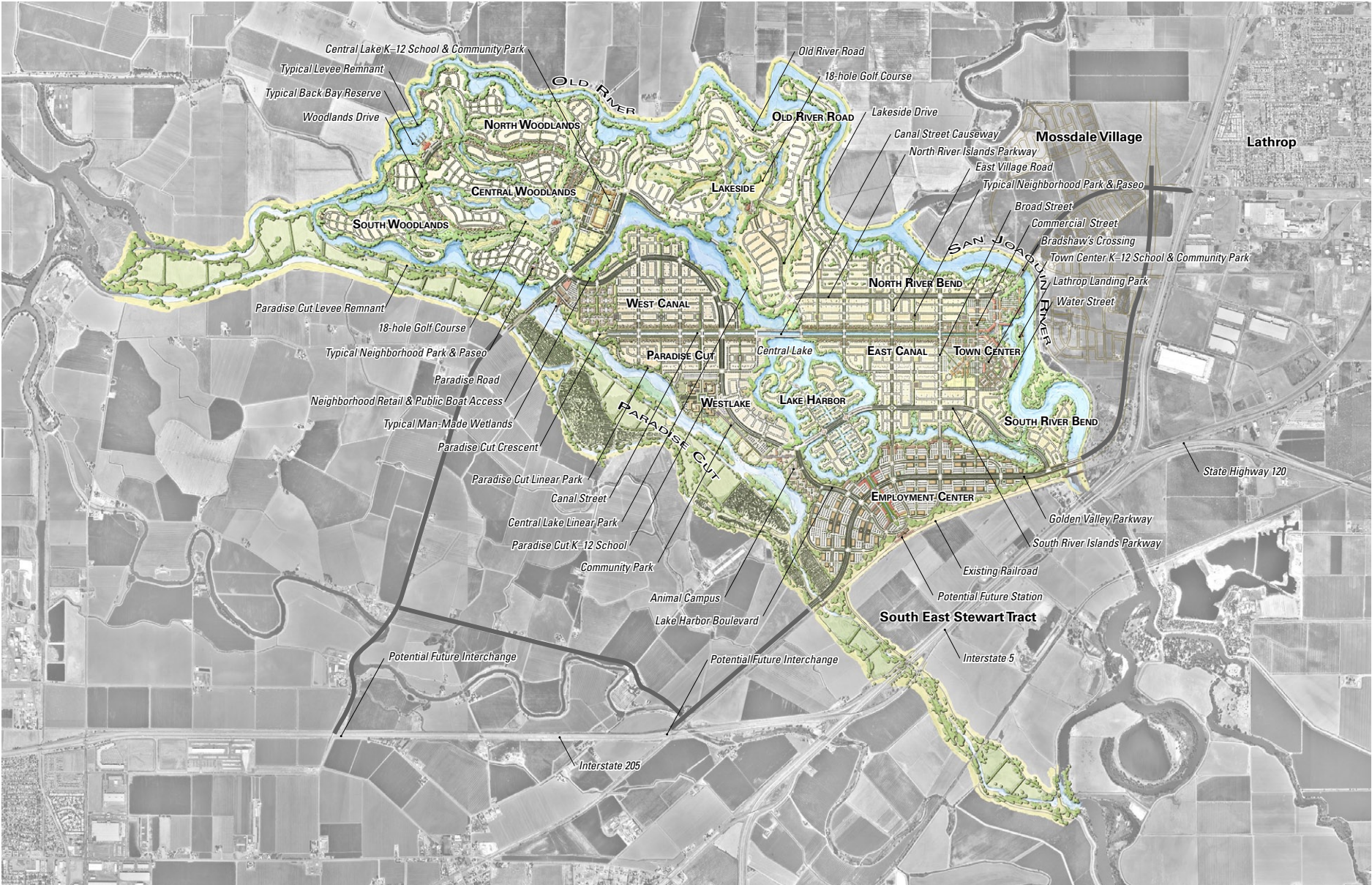
The River Islands UDC uses language carefully to assist the STDRB in reviewing design proposals. The words, "shall", "will", and "must" are to be considered requirements. All development standards intended to supplement the WLSP's and City of Lathrop's zoning requirements use this language.

The word "should" indicates that the guideline is required under most circumstances, but that special conditions might apply that prevent application as described in the UDC. The words "may" and "can" indicate possible design solutions that are acceptable, but not required.

Organization of Document

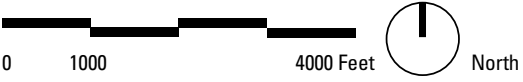
The UDC is divided into two major sections: Community Structure and District Urban Design Standards. The Community Structure section describes the overall urban design systems that apply to the entire River Islands Community. It includes descriptions of all major urban design systems, for example, open space and landscape design. Each system is described with text and drawings that illustrate its location and extent. Complementary sketches, diagrams, cross sections and other graphic materials further illustrate the UDC's design intent.

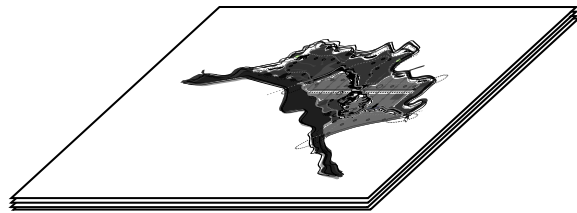
The District Urban Design Standards section addresses the particular conditions of each of the River Islands districts. There are eight River Islands districts: the Town Center, Employment Center, East Village, West Village, Old River Road, Lake Harbor, Lakeside, and Woodlands. The District Urban Design Standards section contains more detailed physical design criteria for each district.



Illustrative Plan
River Islands Development Plan

Illustrative Plan showing buildout of River Islands; All names are subject to change





Community Structure



Open Space / Recreation System



Landscape Master Plan



Architecture Design Principles



Community Identity Elements

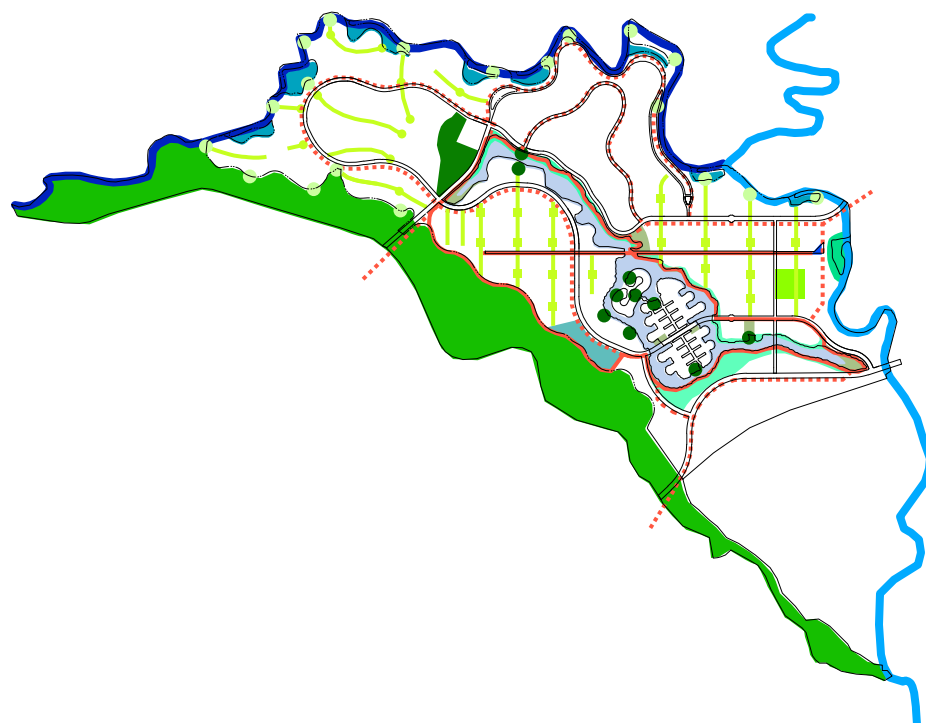
Part I: Community Structure

Part I of the River Islands Urban Design Concept describes the overall urban design structure of the community's major systems, such as open space, landscape, architecture and infrastructure. Implementation of the urban design structure of the River Islands Community is intended to achieve several important objectives. First, it will promote synergy by assuring that compatible community systems overlap and reinforce one another whenever possible. The benefits include not only a more obvious overall community organization, but efficiency in the use of public and private resources. For example, the UDC illustrates how public rights-of-way and open space can accommodate storm water grassy swales, provide community-wide trail connections, and a unifying landscape treatment.

The community structure systems will also help establish a recognizable identity for River Islands at Lathrop. This will help anchor the community to its San Joaquin River Delta context while creating economic value that follows consistent, high quality design. Community identity must be more than an applique, however. Integrating identity into the structure of the community assures that it will have a great impact.

Most importantly, a coherent, consistent, efficient and interrelated community structure will help promote a sense of community by fostering interaction among River Islands' residents. It not only provides for the community gathering places that will attract residents, such as parks, schools and commercial centers, it connects and relates these elements. The relationships that residents develop as a result of their interactions with one another will help knit the community together socially in the same way design knits it together physically.

The diagram on the left identifies the components of River Islands' community structure and reflects the order of the sections that follow, beginning with open space/recreation system continuing with the landscape master plan, architecture design principles, and concluding with community identity elements.



The River Islands Open Space System consists of interconnected, interrelated elements that tie the community together

Open Space/Recreation System

Open Space is an especially significant component of River Islands at Lathrop because of the important role it plays in establishing the community's spirit and character. First, open space provides a direct connection to the natural landscape of the San Joaquin River Delta and establishes River Islands as a delta community. Second, open space provides the structural framework for the community that gives it a coherent, visible form. Finally, open space provides space for recreation and leisure that enhance the life of every resident.

The largest component of River Islands open space is the San Joaquin River system that surrounds the community. This open space anchors River Islands to the San Joaquin River Delta region, and provides space for flood storage, wildlife habitat and passive recreation opportunities, as well as a natural, aesthetically attractive edge.

The lakes and waterways of River Islands interior are the second largest component of River Islands' open space system. They help create an aesthetic focus for the community, while providing storage for storm water, wetland areas to clean and polish runoff and lake water, and water-edge trails for walking, bicycling, and passive recreational use.

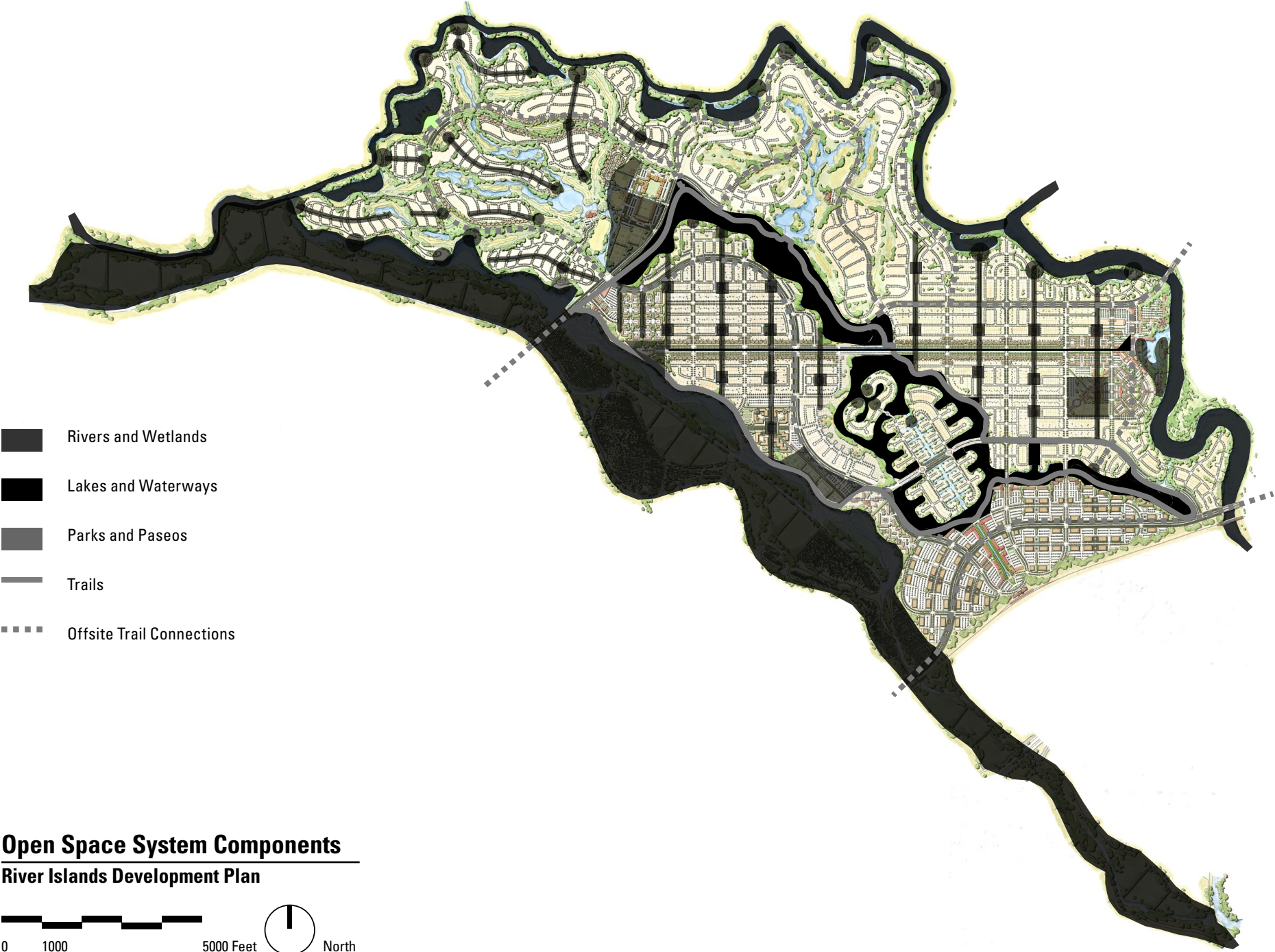
Community parks are the most important part of River Islands' active recreation system. Located near schools, with which they share land, maintenance and operation costs, these 10- to 30-acre facilities feature play fields, game courts and other specialized recreation facilities.

The neighborhood park and paseo system provides convenient access to passive and informal active recreation sites, and is within a few hundred feet of nearly every home in River Islands at Lathrop. The form and character of the park and paseo system varies according to the focus of the neighborhood: neighborhoods with frontage on a water body are different from those located at the heart of a village.

Knitting River Islands together is a system of trails for pedestrians and bicycles that connects all major elements. The public street system plays a role in this as well by providing additional visual and physical linkages.

Private recreation facilities may also be developed in River Islands at Lathrop. They will provide residents with special recreational opportunities, such as tennis courts, spas, or neighborhood swimming pools.

Within the following sections, a brief summary identifies the Purpose, Program, Typical Facilities and Control authority for each open space element. The Purpose section lists the major goals that are to be accomplished by the particular type of open space. The Program section is a broad list of the type of events that are appropriate to that open space. Typical Facilities describes the kinds of facilities that would likely be found, are consistent with the intent of the particular open space. The list is not exhaustive, however, and other similar uses may be appropriate provided they are consistent with the Purpose and Program. Control identifies who has access to the open space (public or private), the entity or entities that own the open space, and who is responsible for maintenance of the open space. In some cases, access, ownership or maintenance may be shared by multiple entities.



Open Space System Components

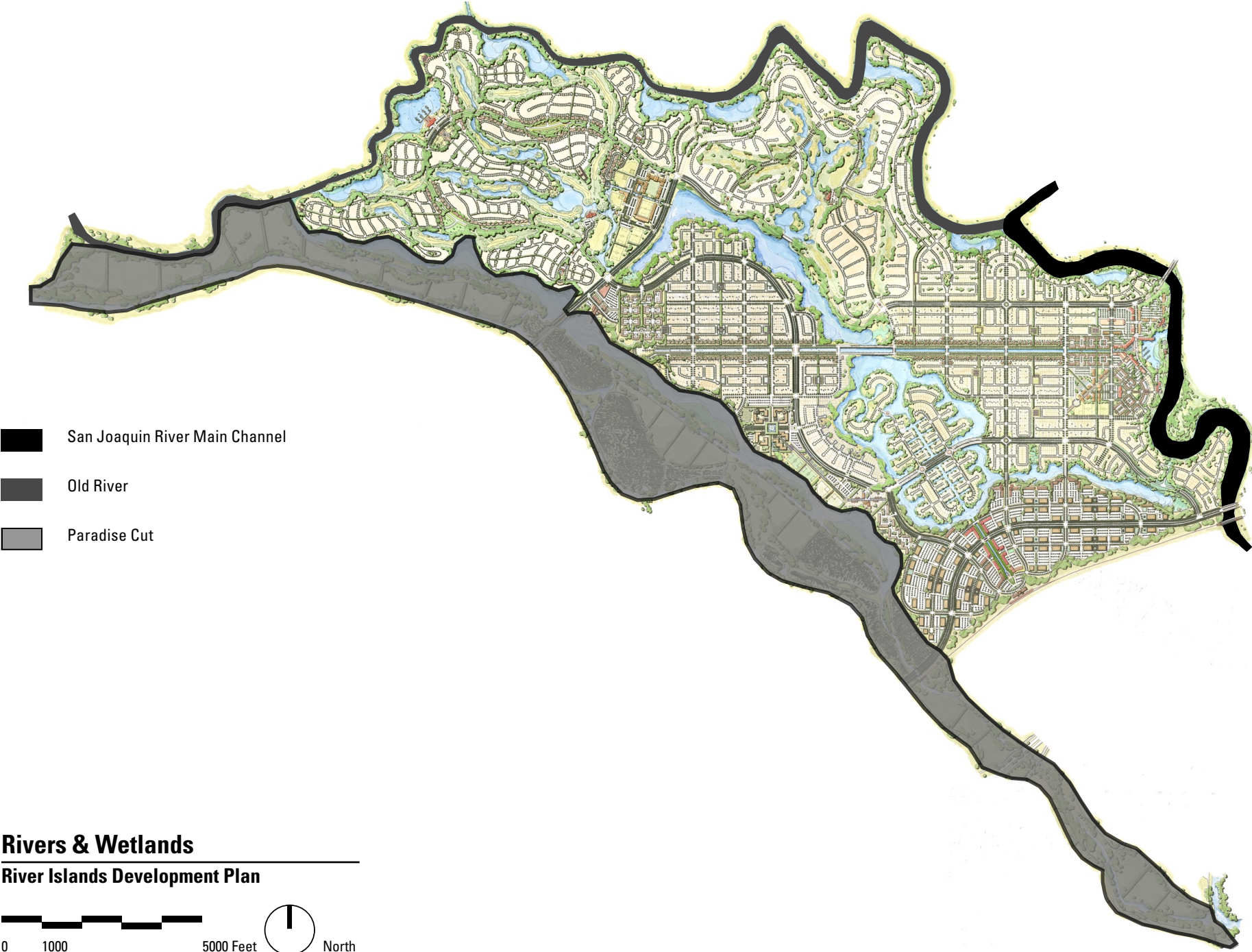
River Islands Development Plan



Rivers & Wetlands

River Islands at Lathrop is surrounded by a series of channels of the San Joaquin River, which provide a continuous buffer and unique open space amenity for the community. The primary goals for this major open space are to: 1) enhance regional flood control by providing more space for storm water storage than is currently available; 2) reestablish habitat that can support native plants and animals; 3) create a community edge that has a familiar river edge appearance; and 4) provide recreation opportunities.

This section of the Open Space/Recreation Plan describes each of the major channels and their role in the River Islands open space system.

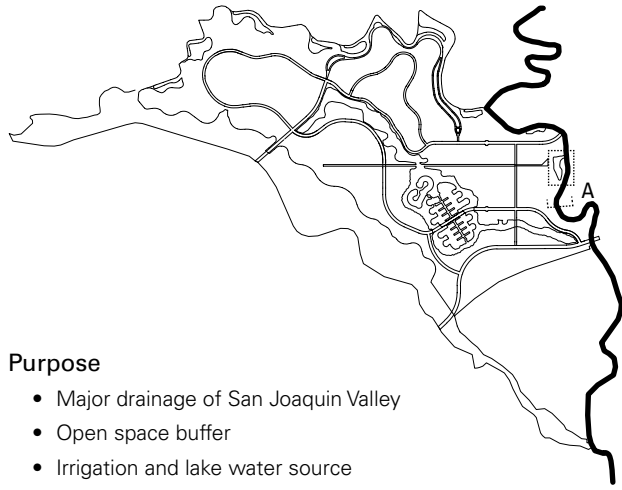


- San Joaquin River Main Channel
- Old River
- Paradise Cut

Rivers & Wetlands

River Islands Development Plan





Purpose

- Major drainage of San Joaquin Valley
- Open space buffer
- Irrigation and lake water source

Program

- Public boating
- Passive use of river banks in limited areas

Typical Facilities

- Boat docks
- Irrigation facilities

Control

- Access: public, but limited
- Ownership: Public and private
- Maintenance: Public (river channel) and private (river bank landscape)

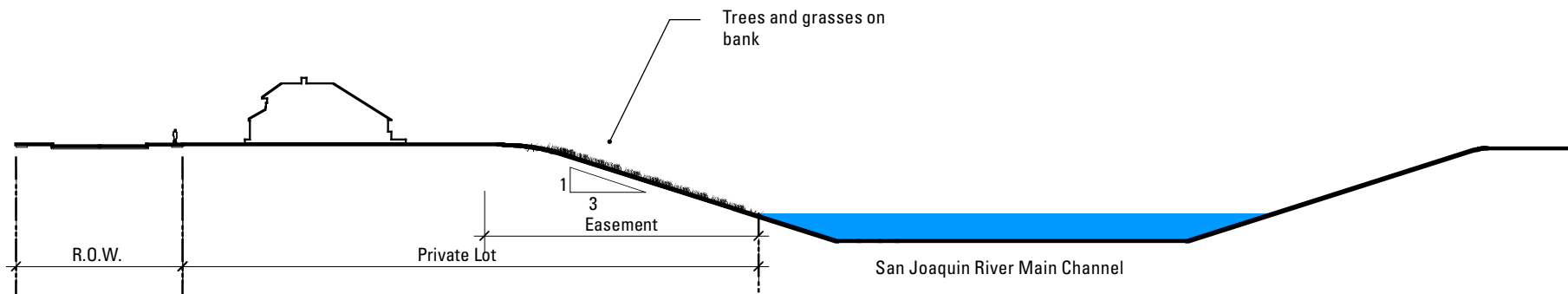
San Joaquin River Main Channel

The 400- to 600-foot wide main channel of the San Joaquin River forms the eastern boundary of the community and flows past residential neighborhoods and the Town Center.

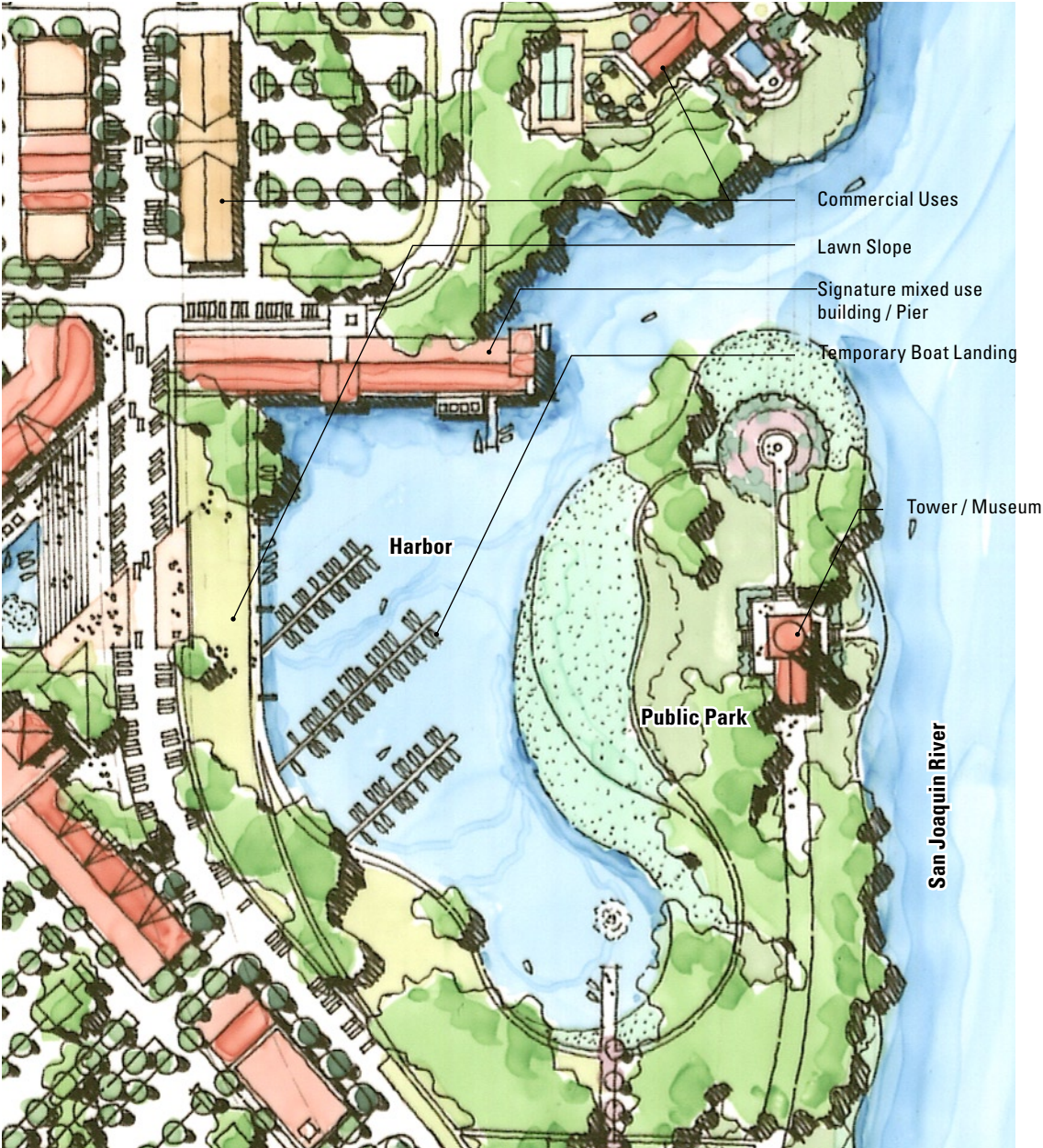
River banks form a continuous edge between the community and the river, and will help create a unified outer edge appearance for the community. In general, public access to the river bank will be limited and controlled; access points will occur at locations that reinforce other elements of the River Islands Open Space system, such as the neighborhood parks and paseos. For example, a seasonally inundated sand bar adjacent to the River Bend residential neighborhood will provide habitat for native plants and animals, as well as a place for limited, informal passive use during low water periods.

Lathrop Landing is the most important access point to the river in River Islands at Lathrop. It is a new harbor facility with guest docks and public parks and open space on the river banks next to the Town Center. Featuring a form similar to the Back Bay Reserves, the harbor entrance will be at the downstream end. Additional, more detailed descriptions of these facilities is located in §__.

The appearance of the riverbank will be natural. Native trees, shrubs and grasses will be planted to enhance habitat along the river edge, consistent with the hydraulic function of the river. Especially important will be the river banks which face east. Trees planted on these banks will provide shaded riverine habitat for migrating salmon.



A. Typical San Joaquin River Bank with Private Residence



Lathrop Landing



Existing San Joaquin River Bank Character -South East of Lathrop Landing



Shaded Riverine Habitat Character



Purpose

- Major drainage of San Joaquin Valley
- Open space buffer
- Irrigation and lake water source

Program

- Public boating
- Passive use of river banks in limited areas

Typical Facilities

- Boat docks
- Irrigation facilities

Control

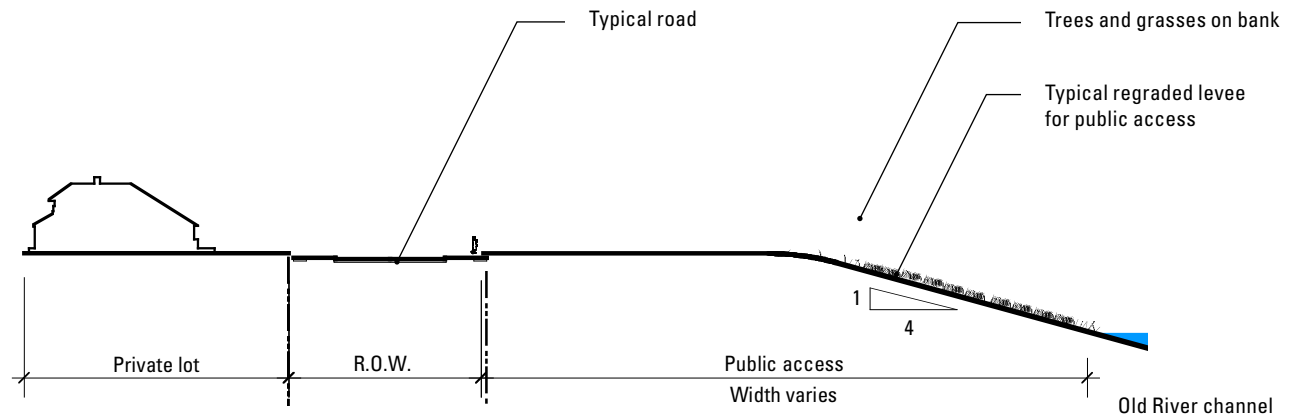
- Access: public, but limited
- Ownership: Public and private
- Maintenance: Public (river channel) and private (river bank landscape)

Old River Channel

The Old River channel of the San Joaquin River system is the northern boundary of River Islands at Lathrop. The 200- to 300-foot wide channel is bordered entirely by residential neighborhoods and associated open space. Six to eight Back Bay Reserves will be established along the river's bank.

Like the main channel, public access to the river banks and water surface will be limited to areas where designated trails or parks are located adjacent to the river. The appearance of the river edge will be natural, and trees, shrubs, and grasses planted to improve the aesthetic appearance of the bank, as well as provide habitat.

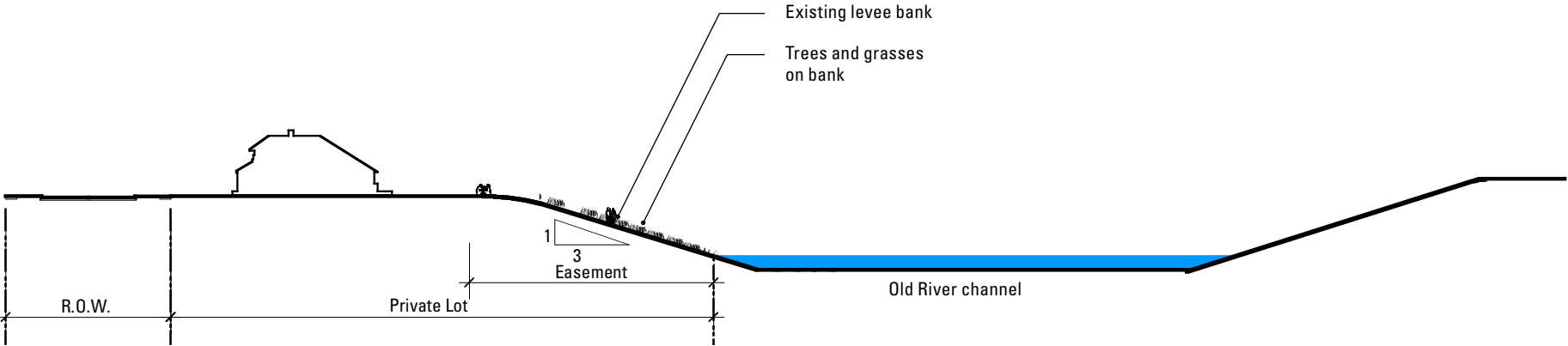
Currently, California Department of Water Resources authorities place and remove stone rip-rap in the Old River channel twice a year near the junction with the main channel to prevent salmon from migrating down river in the Old River channel, where they would be destroyed by water pumping facilities of the State Water Project. Eventually, a new, permanent facility that includes boat docks will likely be located here.



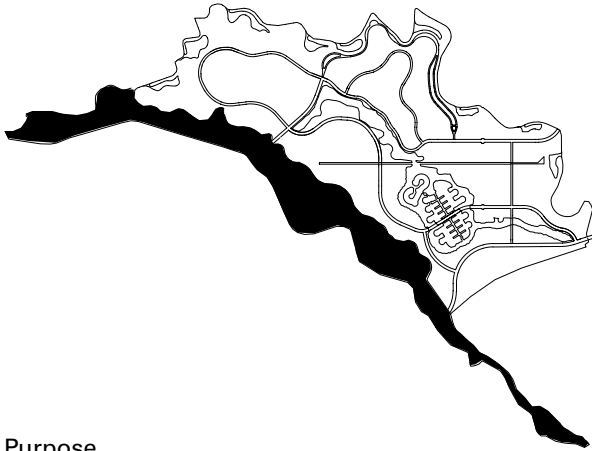
A. Typical Public Area Next to River



Old River Edge



B. Typical Private Lot Next to Old River



Purpose

- Storm water storage
- Flood Bypass
- Native species habitat
- Passive recreation
- Agriculture
- Education/nature study
- Open space buffer
- Irrigation water source

Program

- Wildlife Preservation
- Nature Observation
- Boating
- Farming

Typical Facilities

- Hiking Trail
- Boat Launch
- Observation blinds

Control

- Access: Public, but limited
- Ownership: public
- Maintenance: public or non-profit

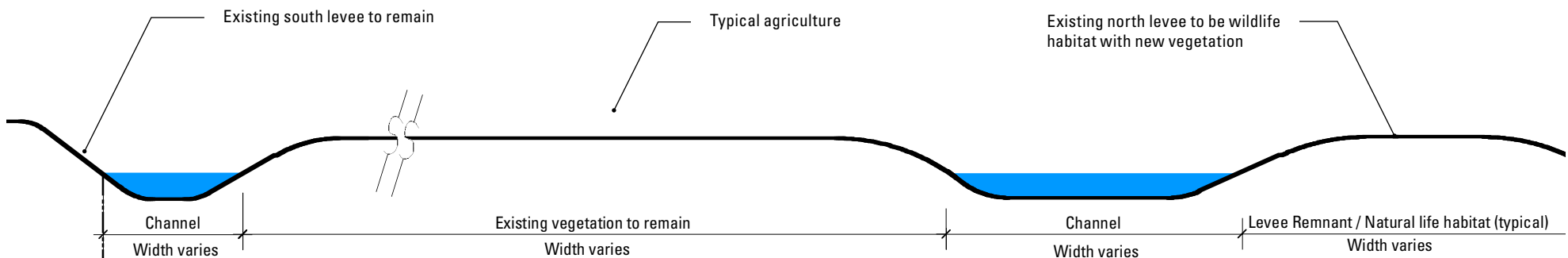
Paradise Cut

Paradise Cut is a flood bypass facility that connects the San Joaquin River with the Old River. It covers over 1000 acres along the southern boundary of River Islands at Lathrop and is nearly seven miles long. It is more than one-half mile wide at its widest point.

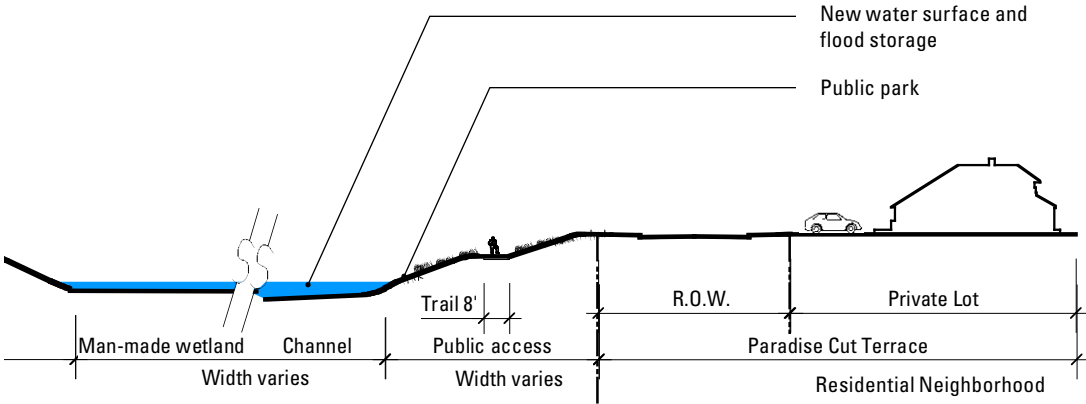
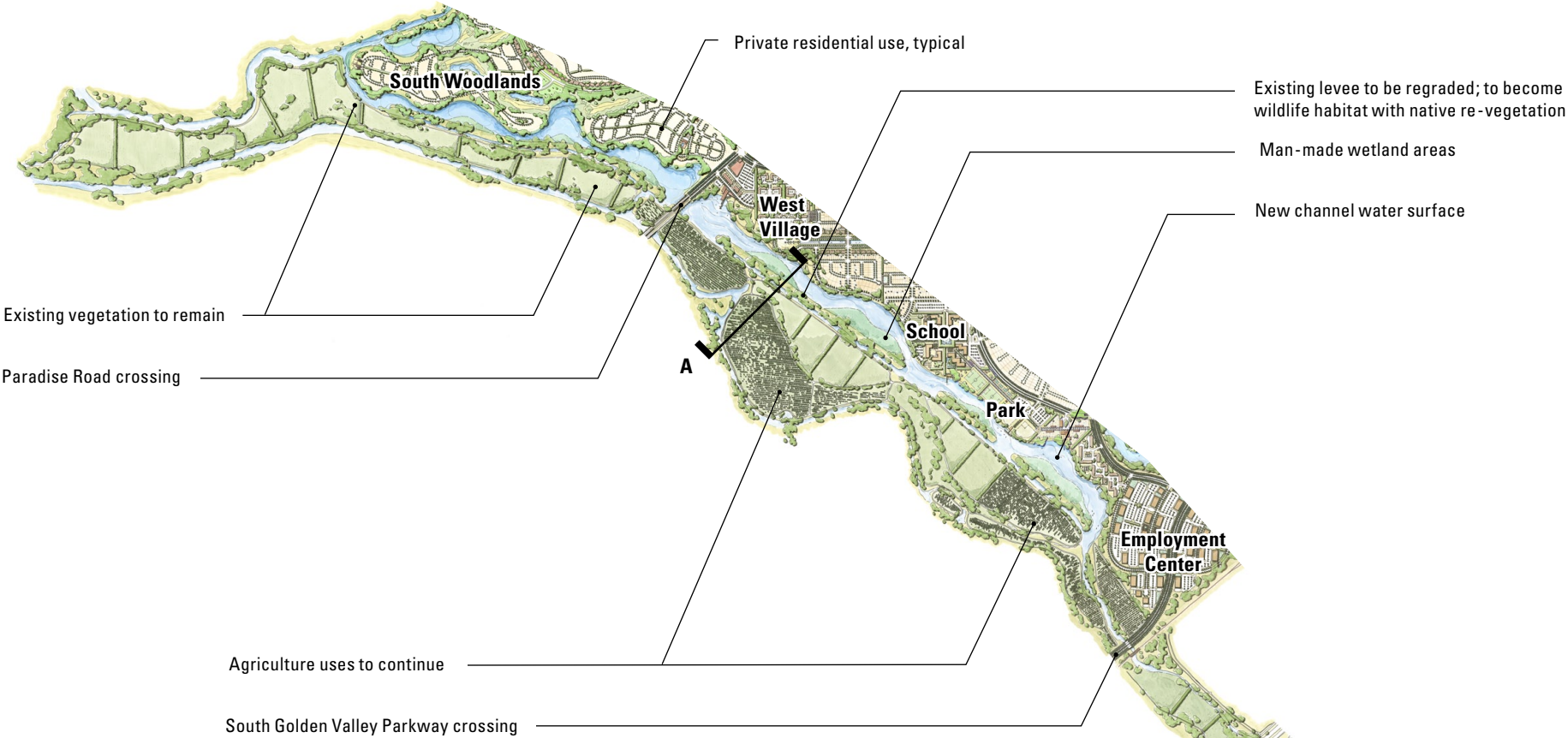
Paradise Cut Open Space is the largest component of the River Islands Open Space system. It will serve primarily as a seasonal floodway and wildlife habitat, though use of the waterways for boating will occur. The land surface in Paradise Cut is exposed most of the time; only during high river flows in the San Joaquin River will significant areas be under water. As such, use of the land surface for agriculture and native vegetation will be common.

Paradise Cut is one of River Islands most important wildlife habitat resources and will be home to many native plants and animals. Some areas of the Paradise Cut will be dedicated habitat for particular species that are endangered or threatened.

Because of this, public access to the Paradise Cut will be limited and controlled. Visitors will be required to obtain permits, and will be limited to designated trails. Special fences may be used adjacent to populated areas to limit domestic animal access to Paradise Cut.



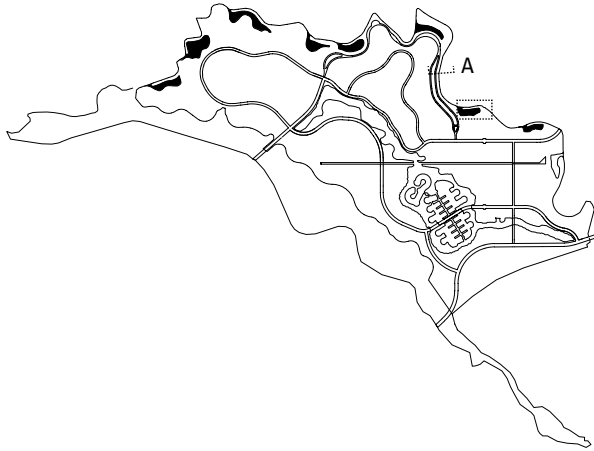
A. Paradise Cut Open Space



Improvements to channel will enhance hydraulics of Paradise Cut

Existing weir

Paradise Cut Open Space



Back Bay Reserves

Back Bay Reserves occur around the perimeter of River Islands at Lathrop adjacent to both the main channel of the San Joaquin River, as well as the Old River channel. They range in size from 20 to 40 acres and consist of water surfaces, Levee Remnants, and the edges of the high ground that surround the water surface.

Back Bay Reserves serve multiple purposes. In addition to providing a river-oriented recreational and visual amenity, they will provide habitat for plants and animals native to the San Joaquin River delta.

Since they are outside the main channel of the river, activities along their edges will not significantly affect river flows. Accordingly, boat docks and boat storage will be permitted. A fishing pier and boat launching area may also occur in a Back Bay Reserve.

The Back Bay Reserves will have a natural appearance. Levee Remnants will be predominantly planted with native trees and shrubs. The edges of the Back Bays adjacent to residential neighborhoods may have a more manicured appearance, but trees and shrubs will be arranged to appear natural. Some portions of a Back Bay may be occupied by a seasonal wetland.

Each Back Bay Reserve will have one or more small parks that provides access to the Back Bay water surface as well as the Levee Remnant. Access is primarily intended for River Islands residents who lack direct access from their private lot, though some Back Bay parks may be accessible to the public. These parks are intended to be passive; activities will typically include picnicking, boat launching, fishing, walking, and nature observation.

To preserve boat access to the Back Bays, occasional dredging may occur to preserve their integrity. Dredging spoils may be deposited on Levee Remnants adjacent to the Back Bay.

Purpose

- Visual amenity
- Biological reserve/native habitat
- Recreational water access
- Flood water storage

Program

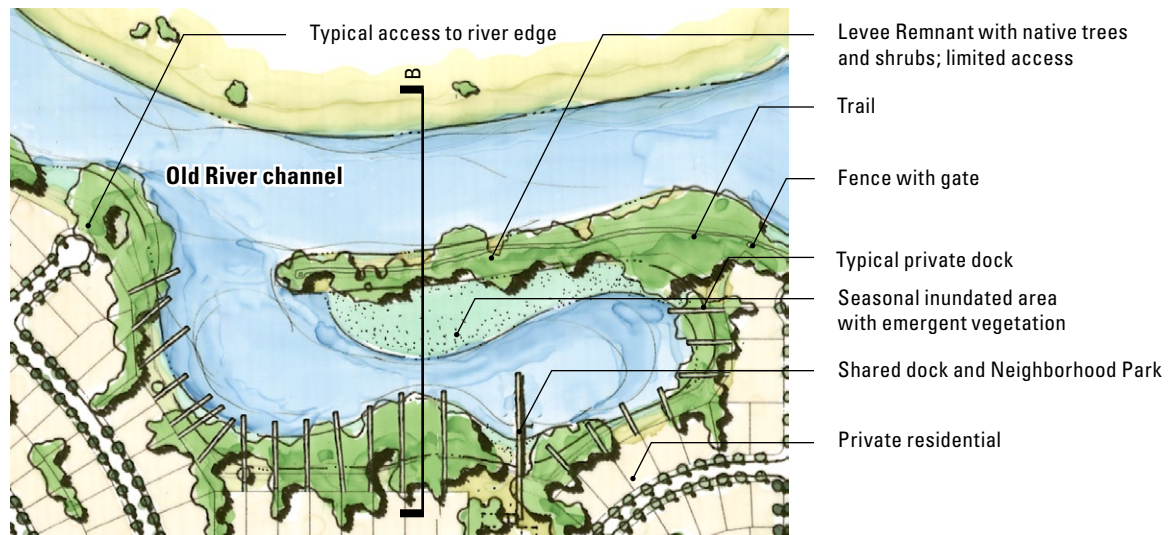
- Boating
- Fishing
- Jogging
- Strolling
- Picnic
- Natural wetland vegetation

Typical Facilities

- Boat launch
- Fishing pier
- Trail
- Picnic table(s)
- BBQ

Control

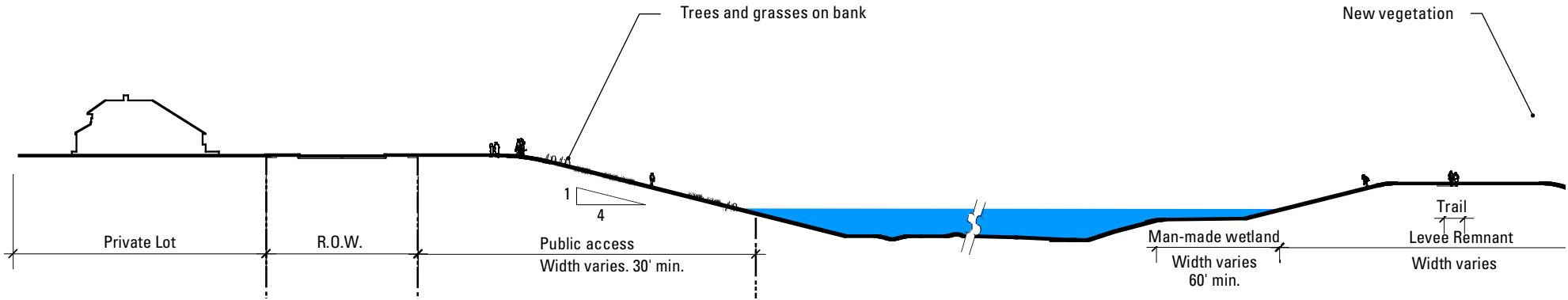
- Access: public, but limited
- Ownership: public
- Maintenance: private (non-profit), public



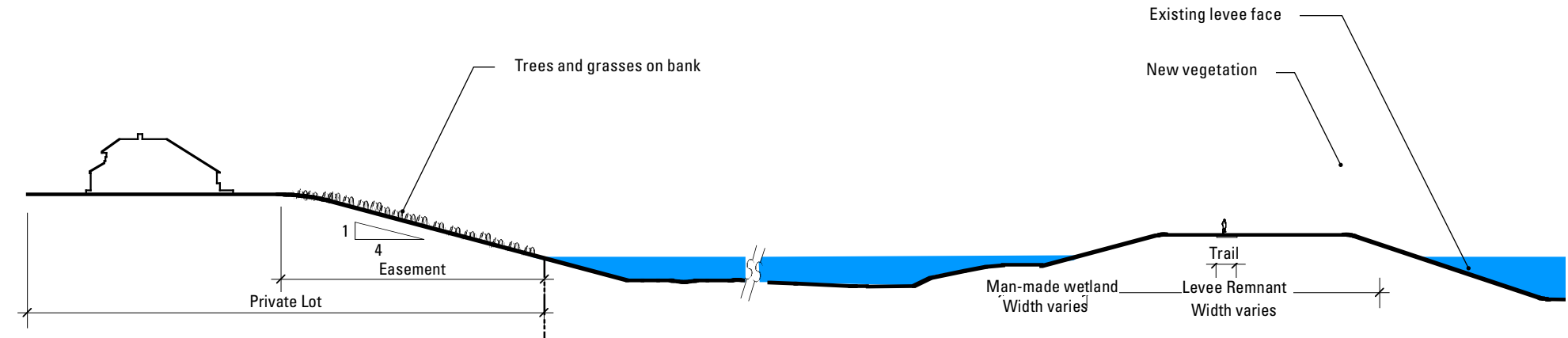
Typical Back Bay Reserve Plan



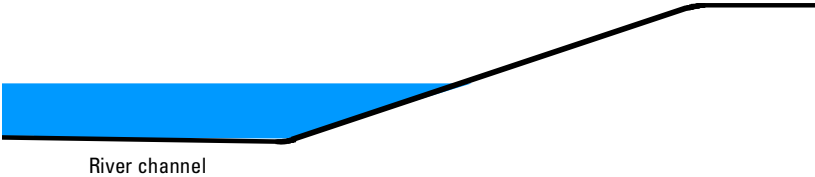
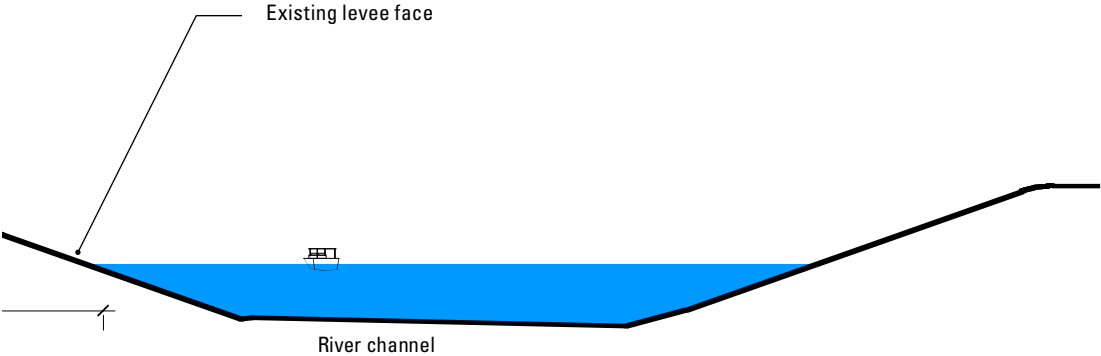
Back Bay Reserves have a natural river character



A. Back Bay Reserve at Public Area



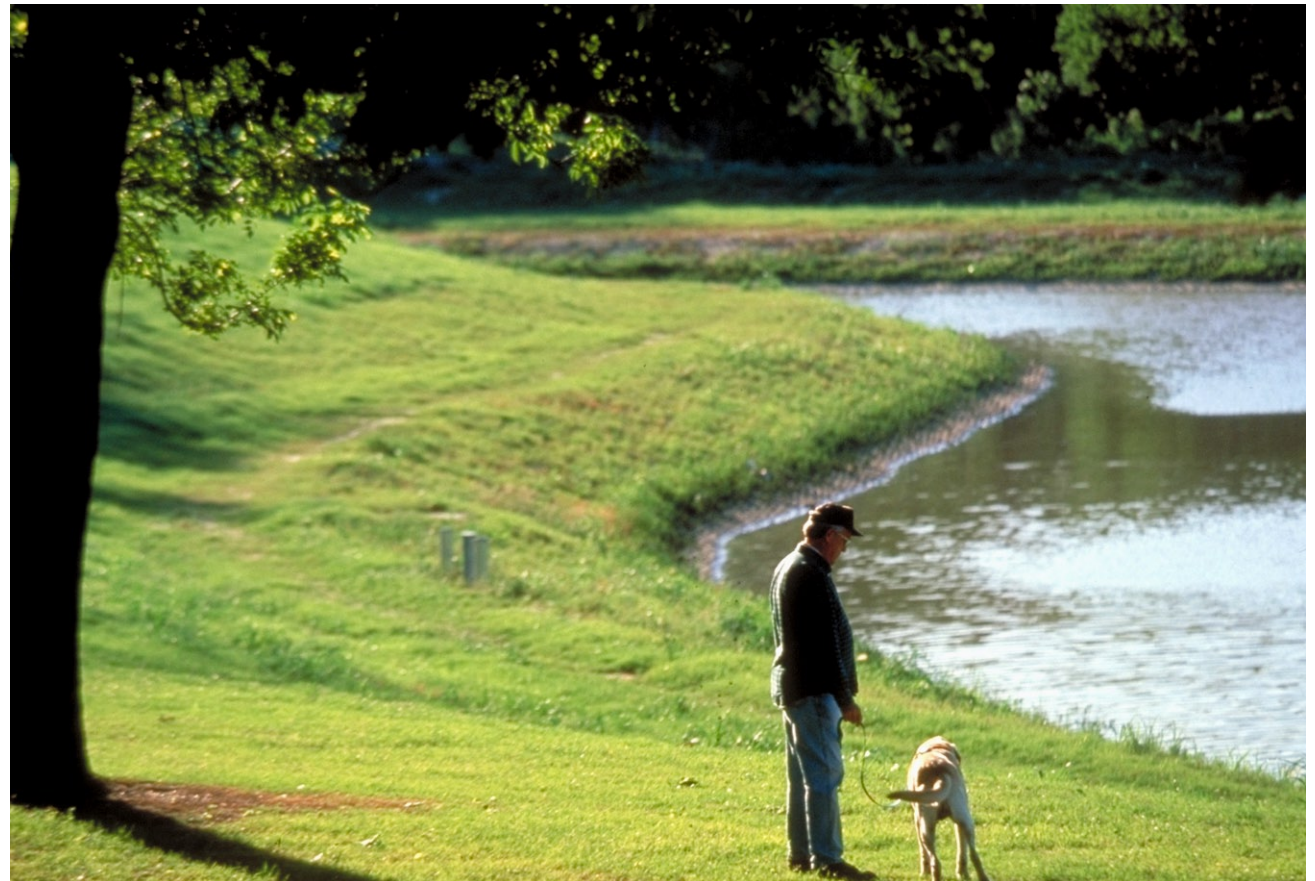
B. Back Bay Reserve at Private Lot



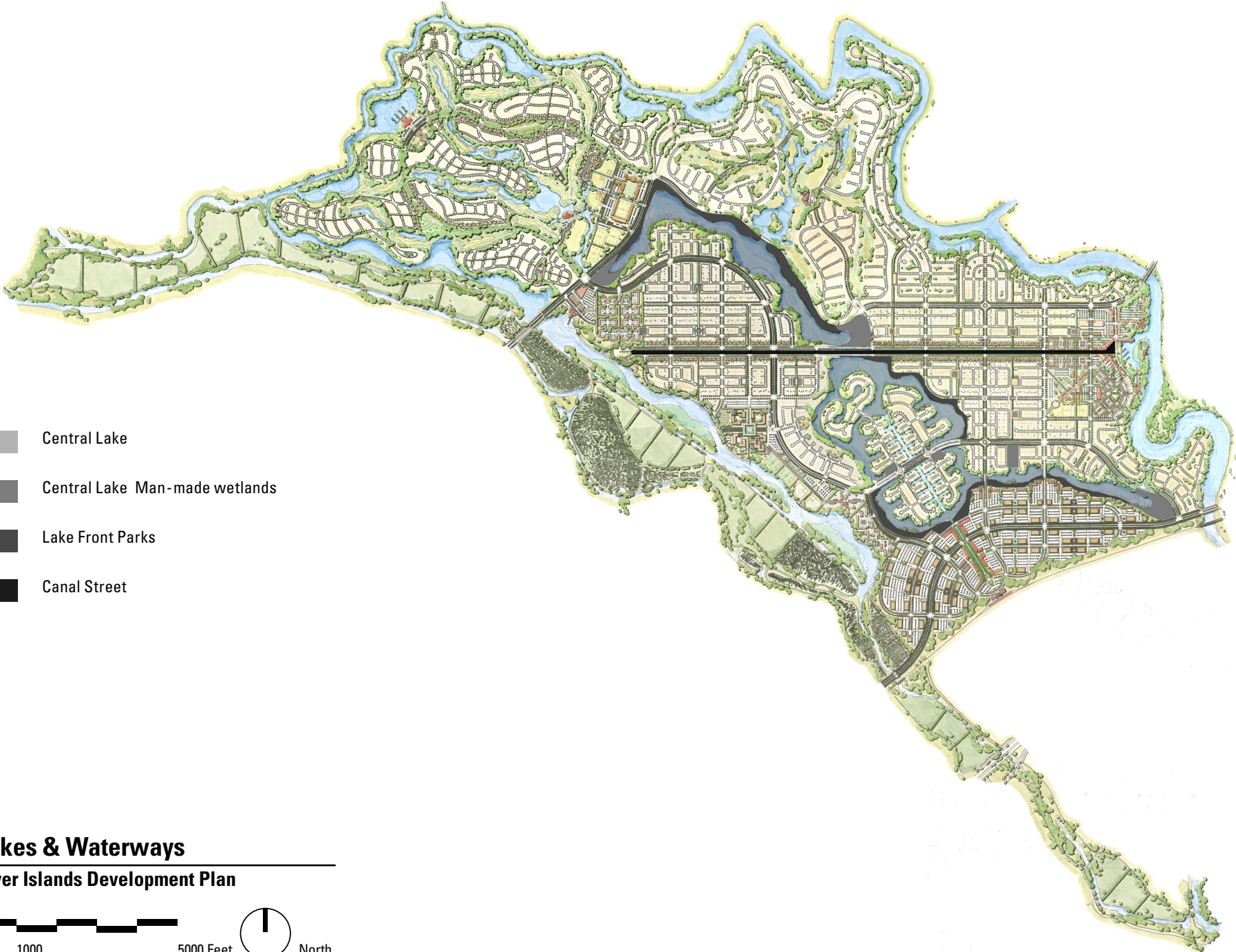
Back Bay Reserves on Private Lot typically feature residences with docks and a natural landscape character



Lakes & Waterways

Lakes and waterways are the focus of River Islands internal open space system. They are intended to be easily accessible and useful. Although this open space is primarily intended for passive use, some active use can be expected on both the lake surface, such as rowing or sailing, as well as in the adjacent park areas. The plan on the following page identifies the major components of the Lakes and Waterways portion of the River Islands Open Space System.

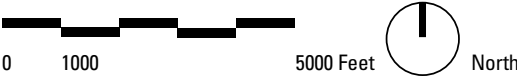


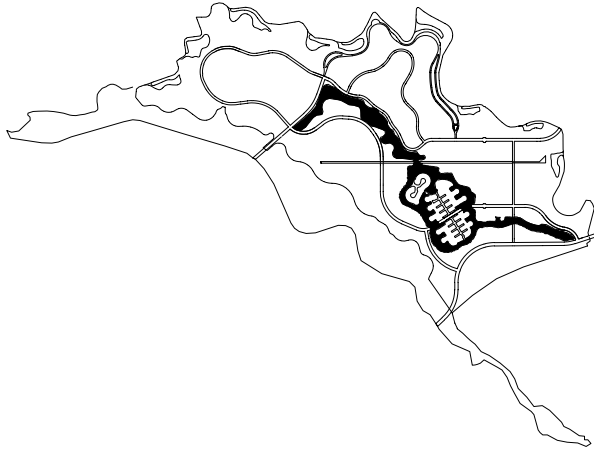
Lakes and waterways provide recreation opportunity in a natural setting



-  Central Lake
-  Central Lake Man-made wetlands
-  Lake Front Parks
-  Canal Street

Lakes & Waterways
River Islands Development Plan





Central Lake

The ±300-acre lake that is the heart of River Islands at Lathrop provides for functional, recreational and aesthetic community needs. First, it is a storage basin for all storm water runoff that occurs on River Islands. As such, water surface elevations vary throughout the year, though special engineering features integrated into the design of the lake will keep the water within a 3- to 4-foot range most of the time. The depth of the lake will vary from eight to fifteen feet.

As a recreational amenity, the central lake will be primarily used for boating and fishing. Only hand-, wind-, or electric-powered boats will be allowed. Although occasionally crossed by causeways, the lake will be interconnected so that one may travel throughout the system on a small boat. Some, but not all, private lots with lake frontage will have docks at which a small boat can be stored. In some instances, small boat storage may be ganged.

The edge of the lake subject to seasonal inundation may have a variety of treatments. A majority of the lake edge will have a natural appearance and will be planted with trees and grasses that can tolerate occasional flooding. Some of the lake edge will have a bulkhead against which the water surface can fluctuate. Generally, this type of lake edge will be used in areas that are more urban in character, or adjacent to private lots with specially designed docks.

The design of River Islands' Open Space and Circulation systems has been carefully configured to provide numerous opportunities for residents and visitors to see the lake from multiple vantage points. Road alignments that focus distant views to the lake are especially important, as are pedestrian trails that connect residential neighborhoods to the lake.

Although the quality of the water in the lake will be good, no swimming will be allowed in lake water.

Purpose

- Storm water retention
- Recreation amenity
- Visual amenity
- Transportation

Program

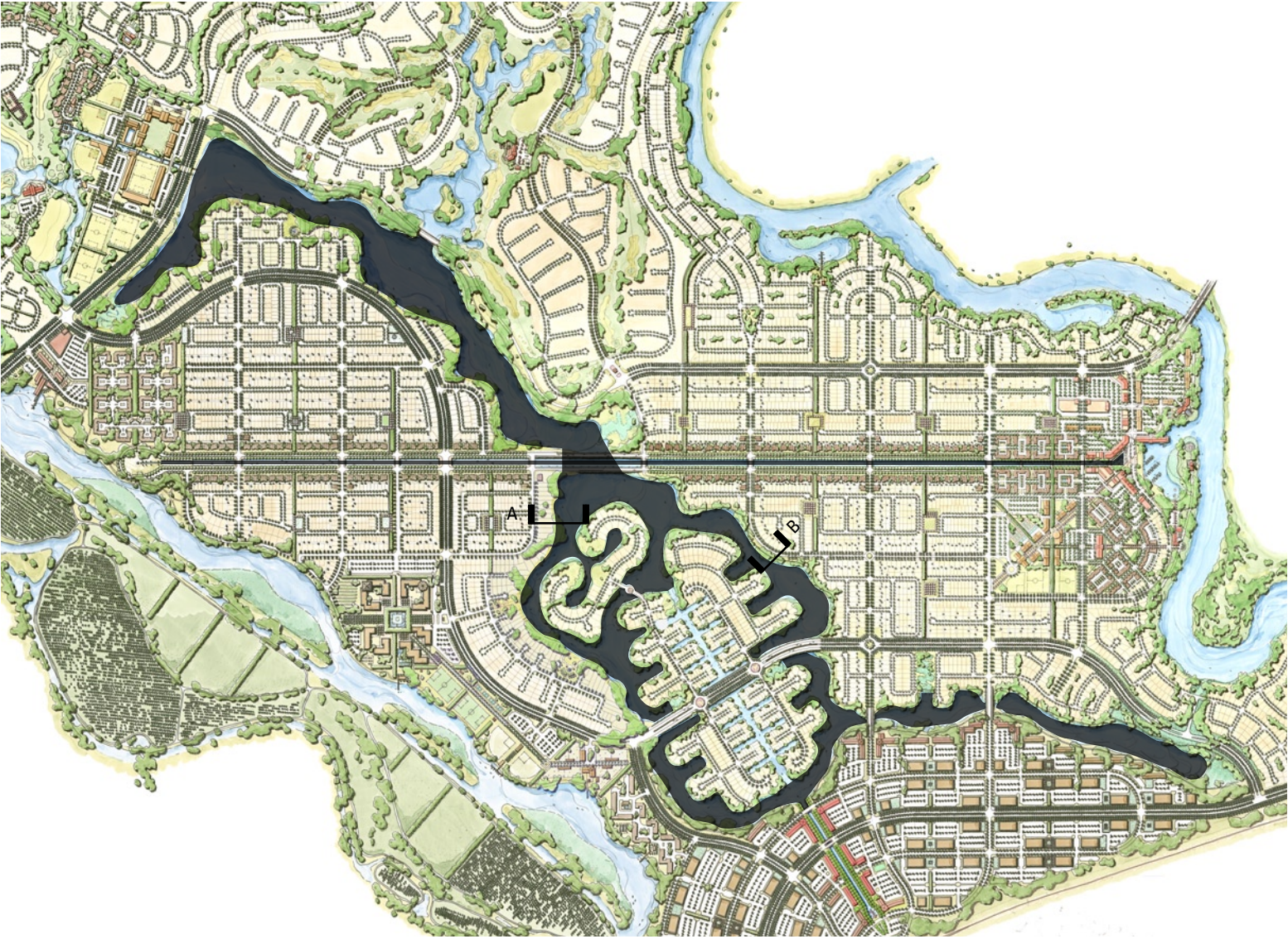
- Boating
- Fishing

Typical Facilities

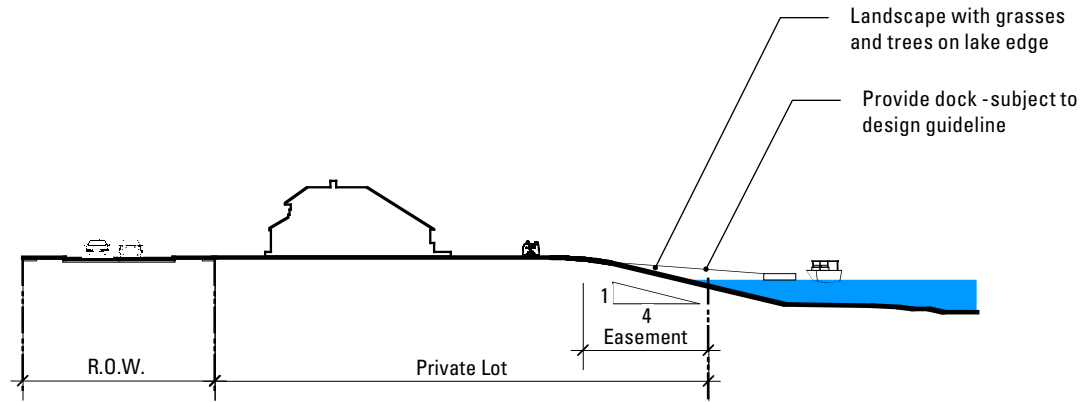
- Boat launch
- Fishing pier(s)
- Lake aeration and mechanical facilities

Control

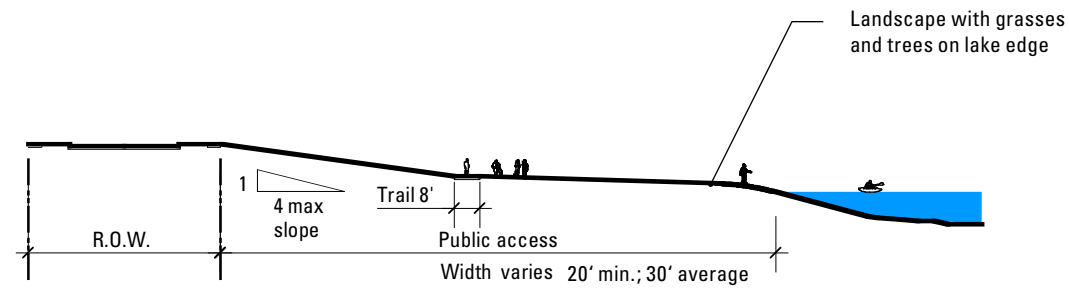
- Access: public, but limited
- Ownership: public and private
- Maintenance: public



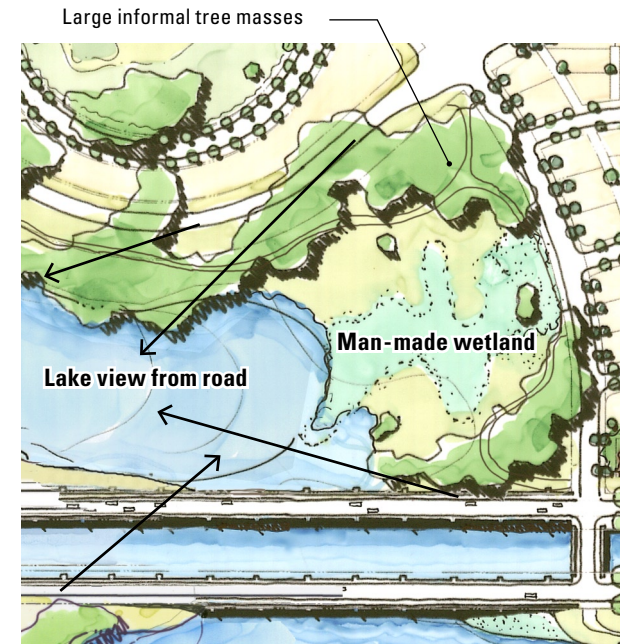
Central Lake



A. Private Lake Edge



B. Public Lake Edge



Road with Lake Views



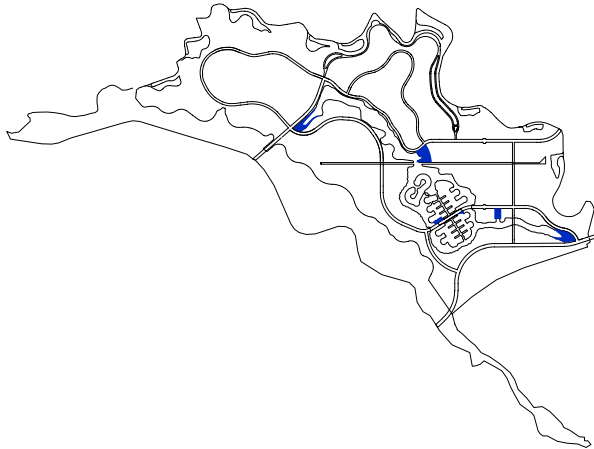
Proposed Character of Private Residential Lake Edge



Proposed Character of Wetland Edge



Proposed Character of Public Lake Edge



Central Lake Wetlands

Approximately 30 acres of the lake surface will consist of man-made wetland areas that are part of both the storm water system and lake water quality system. During winter rains, the initial runoff from neighborhoods will be directed to these wetlands, where the water will normally settle and flow into the ground water through the sandy soils common at River Islands.

In the dry summer months, water will be pumped through the same wetlands, where contact with the vegetation and exposure to sunlight will also naturally clean and purify the lake water. Both percolation and cleansing by wetland vegetation will help preserve the water quality of the lake.

Central Lake Wetlands Character

Purpose

- Storm water retention
- Recreation amenity
- Visual amenity

Program

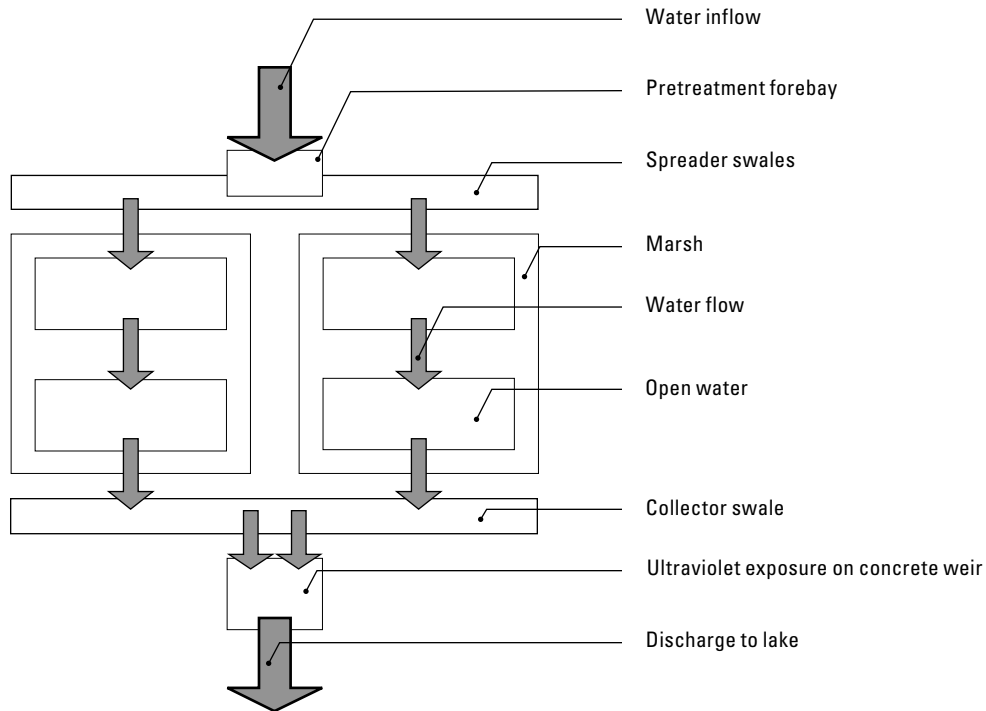
- Nature observation

Typical Facilities

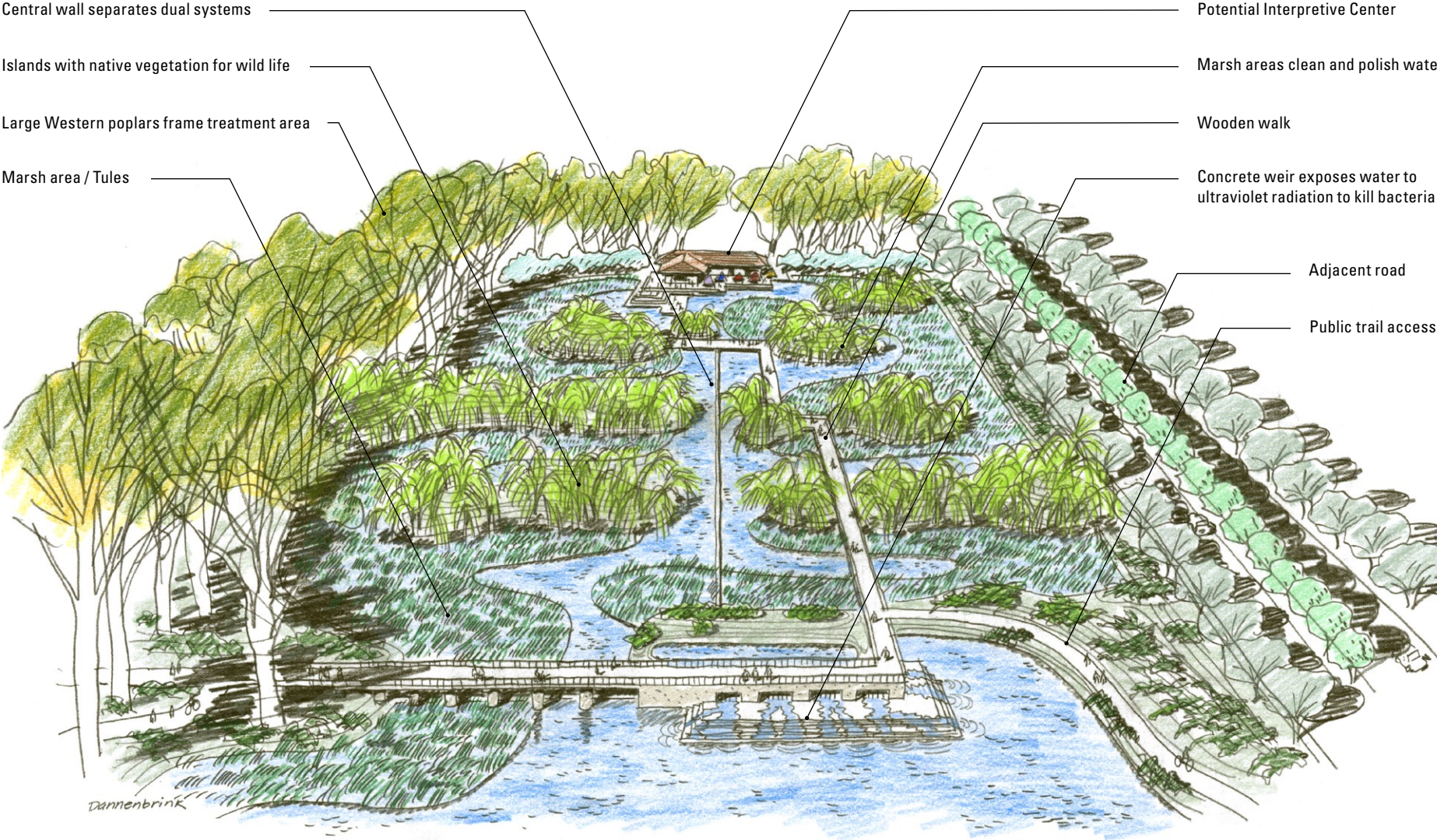
- Raised boardwalk
- Interpretive displays

Control

- Access: Public, but limited
- Ownership: public
- Maintenance: public



Central Lake Wetlands Diagram



Typical potential development of Central Lake Wetlands showing natural wetland treatment and public access



Lakefront Parks

Lakefront Parks may occur in several locations adjacent to the Central Lake. They may vary in size from less than one acre to several acres or more. The program for the park may include some active uses, such as field sports, play courts, or tennis courts, as well as passive uses, such as picnicking. A small boat dock/fishing pier and a place to rent boats may also be a feature of these parks. Other likely elements include a wetland area, a boardwalk sys-

tem, a wildlife viewing area and an interpretive kiosk are likely elements.

Lakefront Linear Parks will occur along the edge to the lake in several locations. These parks are intended for passive enjoyment of the lake and will include trails for walking and bicycling, as well as seating areas. Small public gathering spaces suitable for picnics or other informal activities may also be provided.

Purpose

- Community lake access

Program

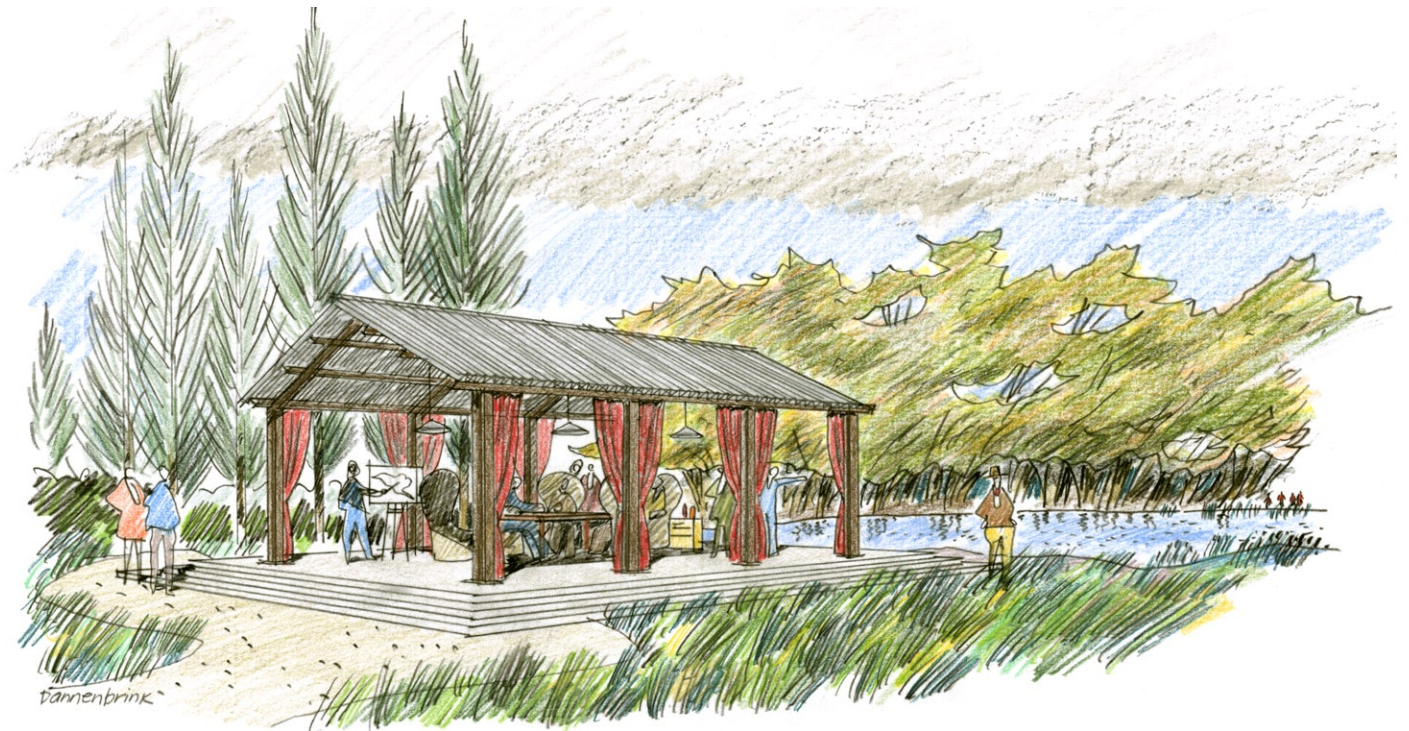
- Boating
- Fishing
- Recreation

Typical Facilities

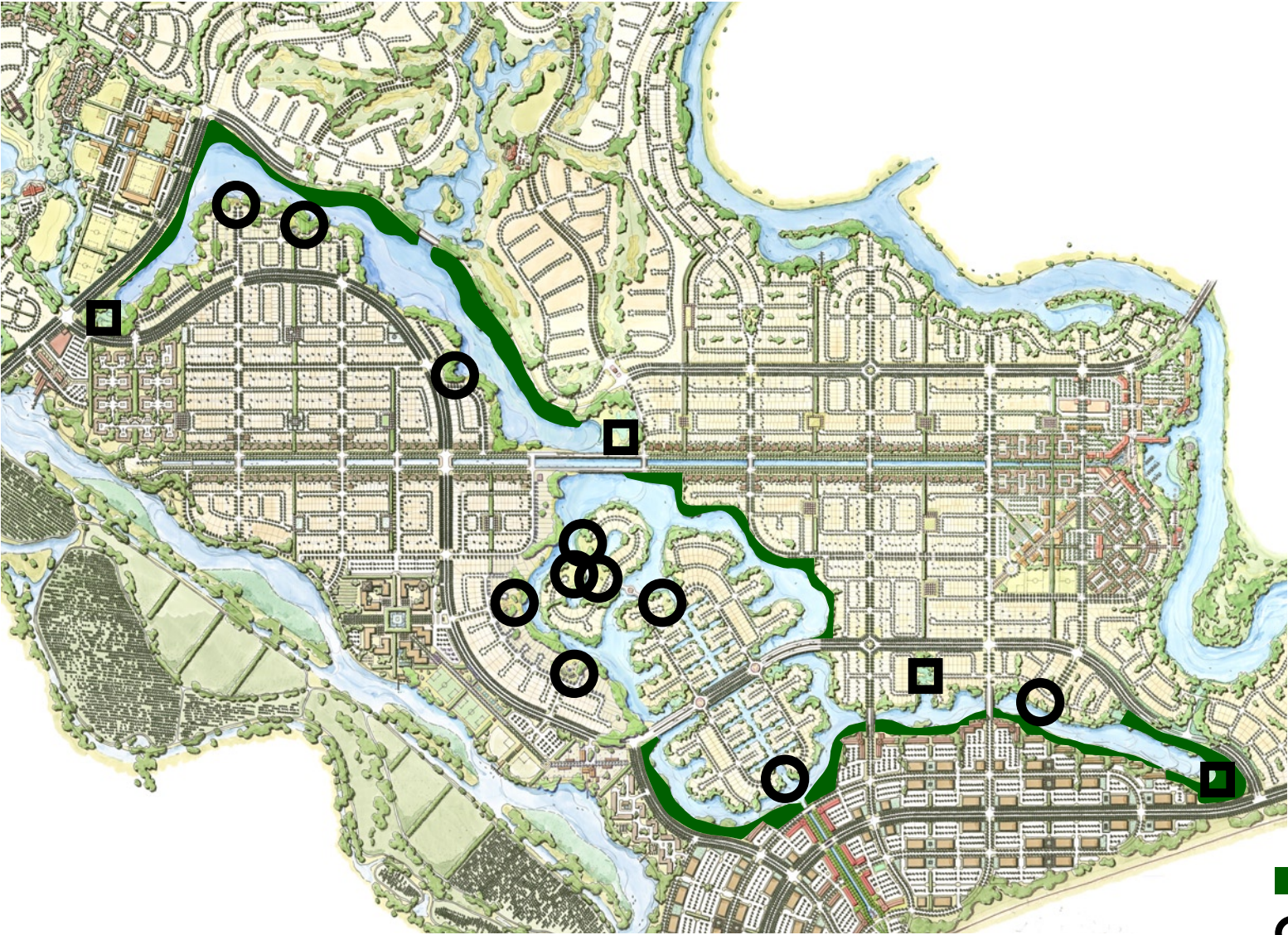
- Boat and/or fishing pier
- Play fields, game courts, as appropriate

Control

- Access: public
- Ownership: public
- Maintenance: public

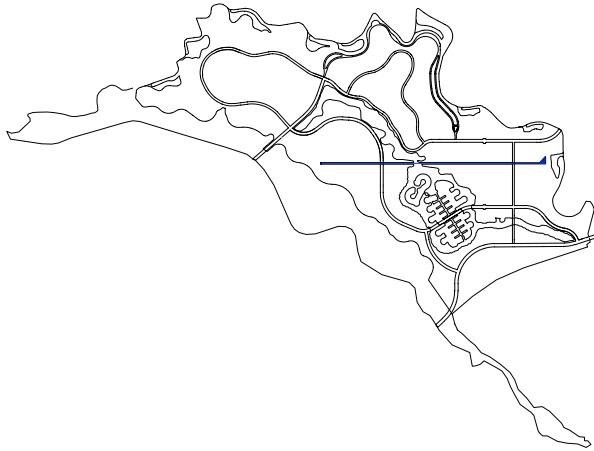


Informal Activities at the Lake Front Park



Lakefront Parks

-  Lakefront Linear Park
-  Lake Front Park
-  Central Lake Man-made wetlands



Canal Street

As one of River Islands' most distinctive open space elements, Canal Street is an important unifying feature of the Open Space Plan. It consists of several major components. First is the canal itself, a 30 to 90-foot wide continuous water body that extends from the Town Center to the edge of Paradise Cut, a distance of nearly two miles.

Adjacent to the canal on both sides is a public trail that is part of a continuous parkway planted with large, regularly spaced trees and grasses. Public roads on both sides of the canal will carry vehicular and bicycle traffic, and will provide parking for both the Canal Street Park and local residents. These streets may be one-way roads. The edge of the open space will be formed by stately two- and three-story residential buildings that are setback from the street and raised several feet above the grade of the parkways adjacent to the street.

The eastern terminus of Canal Street is a turning basin that is located in the Town Center. The western terminus is a park that connects Canal Street to Paradise Cut. Additional information regarding the design of these elements is located in I-108 (Landscape) and I-146 (Bridges).

Canal Street provides several recreation opportunities for River Islands' residents, including jogging or walking along the edge of the canal, bicycling on Canal Street, and boating in the canal itself. Boat races can also occur in the canal, and the edge will provide ample viewing area for spectators.

In order to maintain a consistent alignment for each of Canal Street's roadways, each road will have its own separate crossing of the Central Lake. The crossing may be a causeway, or may be constructed on fill, and each road will provide for both vehicular and pedestrian traffic.

Purpose

- Community-unifying physical and visual element
- Drainage
- Transportation
- Aid to water circulation of Central Lake

Program

- Walking, jogging
- Boating
- Boat races (shells)
- Bicycling

Typical Facilities

- Pedestrian/jogging path
- Canal (part of lake system)

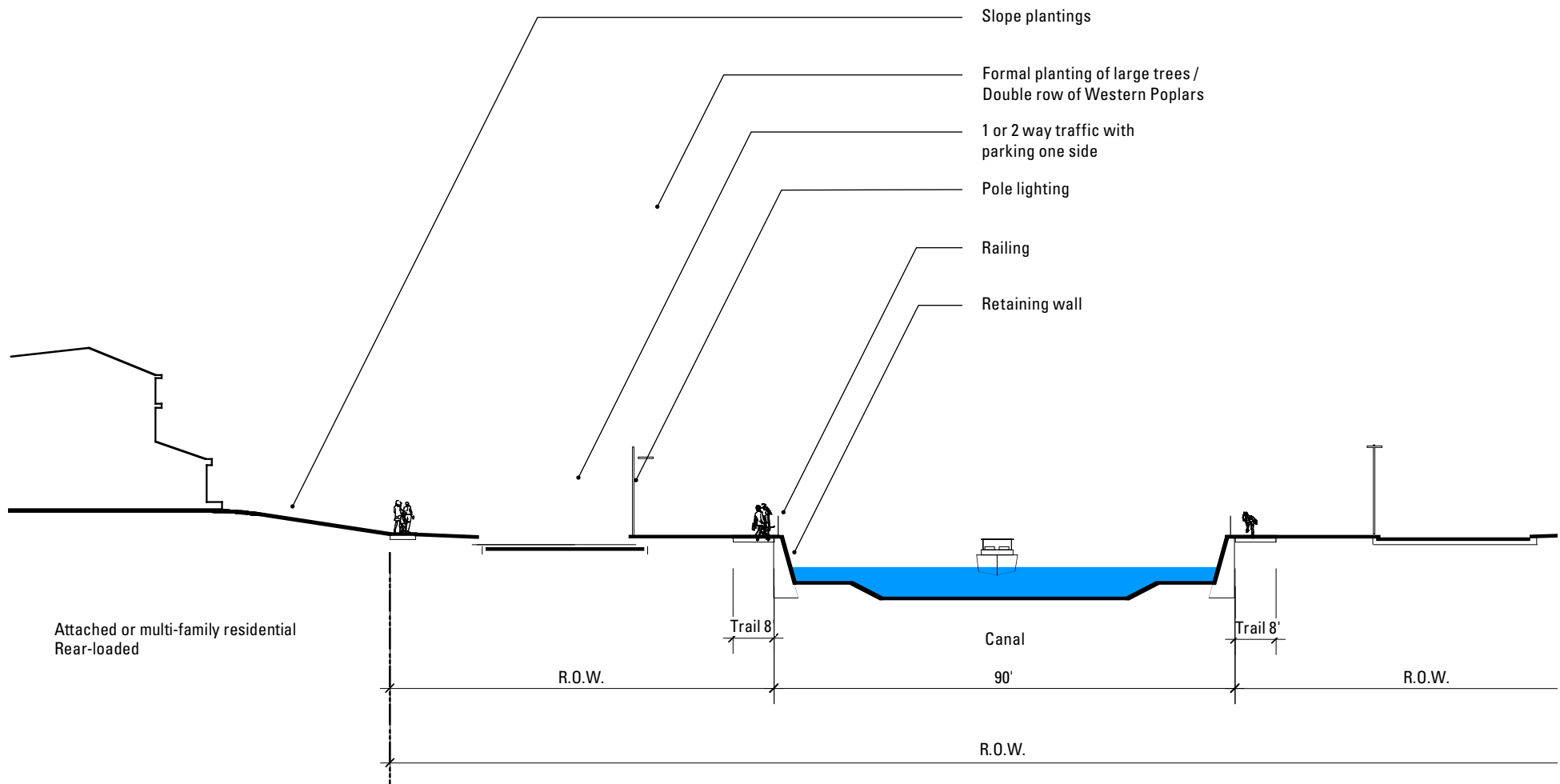
Control

- Access: public
- Ownership: public and private
- Maintenance: public and private

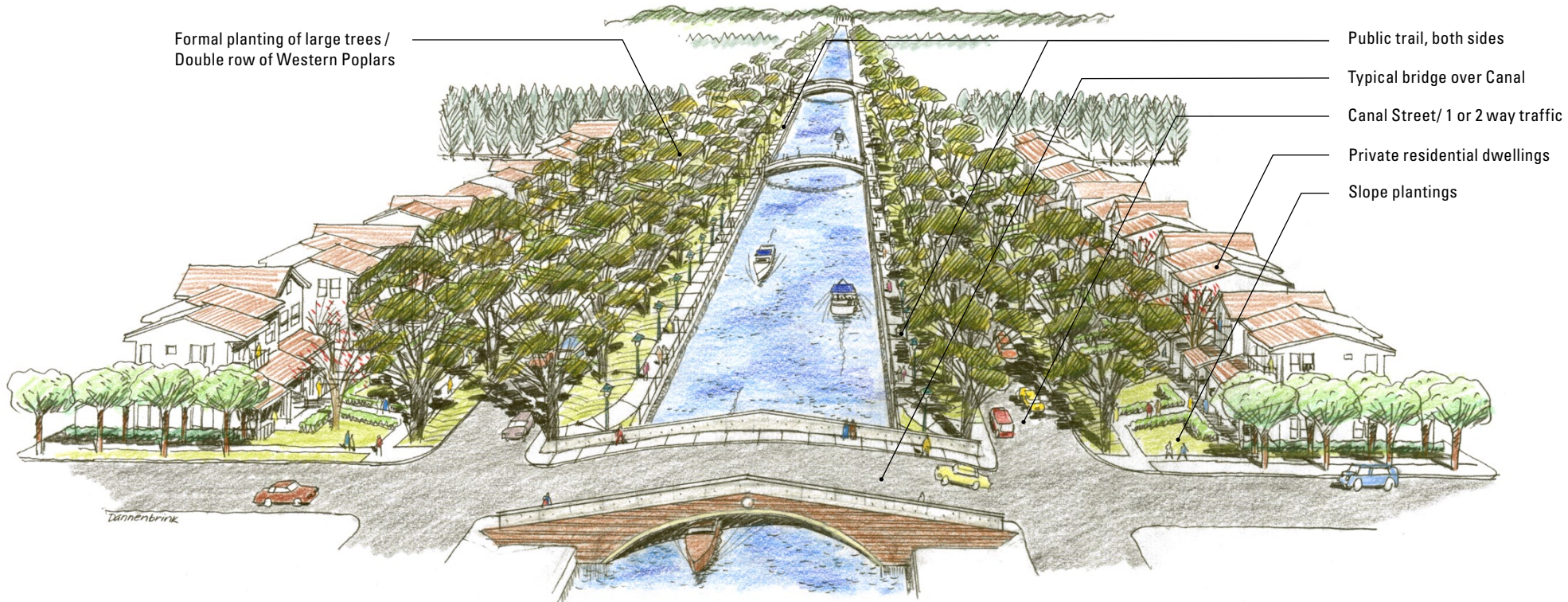


Canal Street Plan & Cross Section Key Map





A. Canal Street Main Channel Cross Section



Formal planting of large trees /
Double row of Western Poplars

Public trail, both sides

Typical bridge over Canal

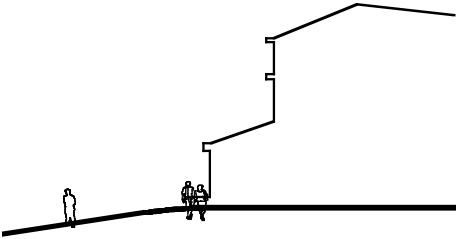
Canal Street/ 1 or 2 way traffic

Private residential dwellings

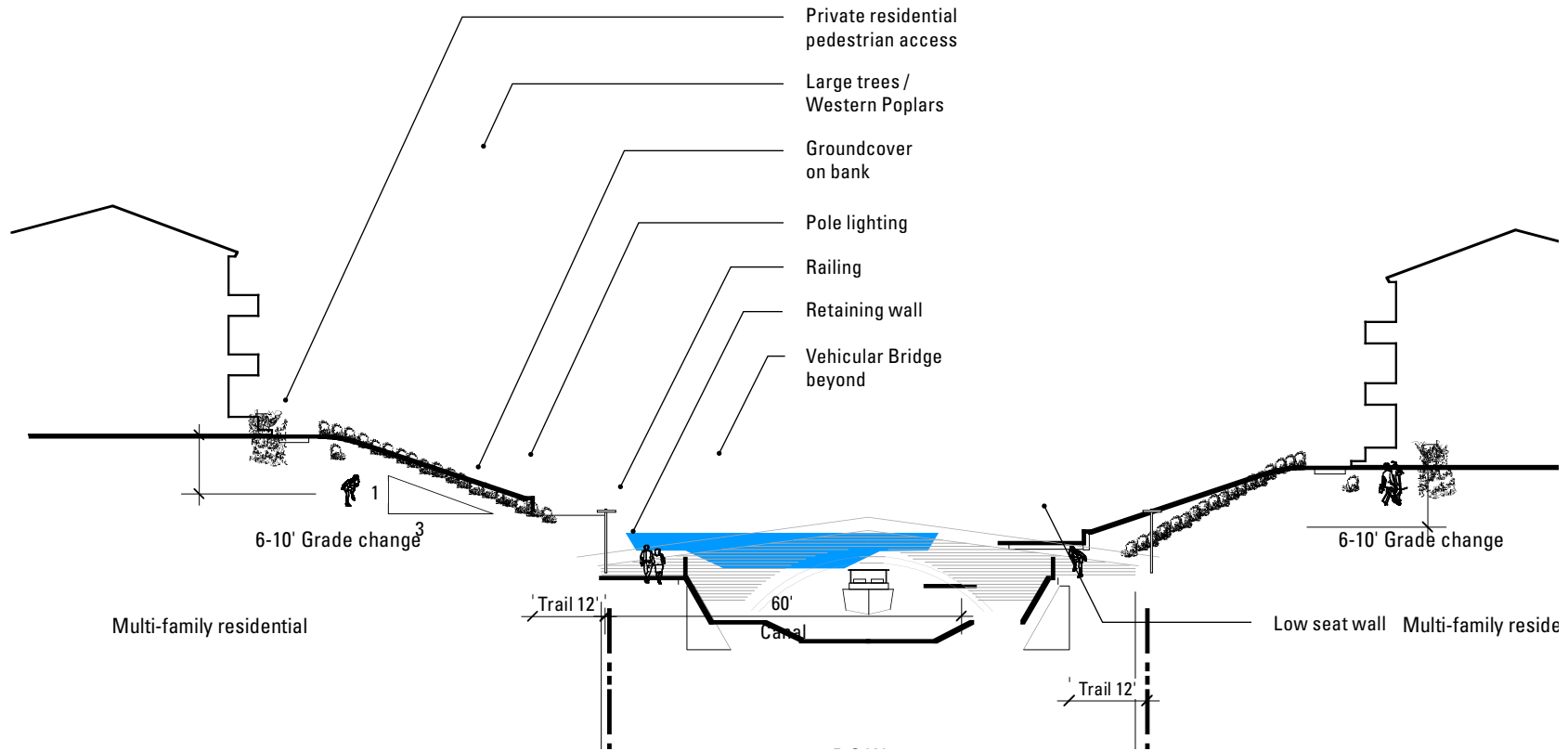
Slope plantings

Dannenbrink

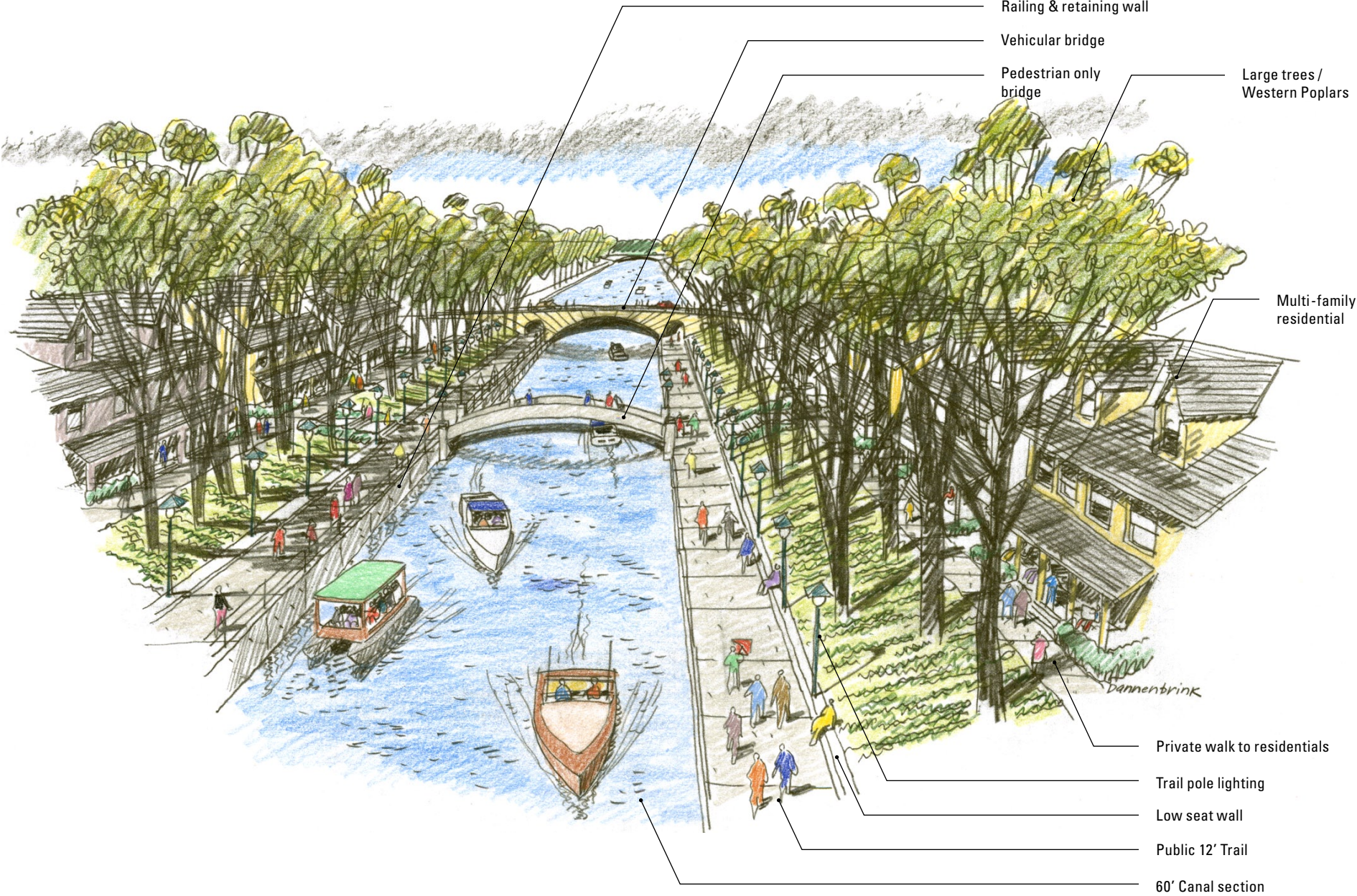
Aerial view of Canal Street showing relationships of dwellings, streets, and water channel



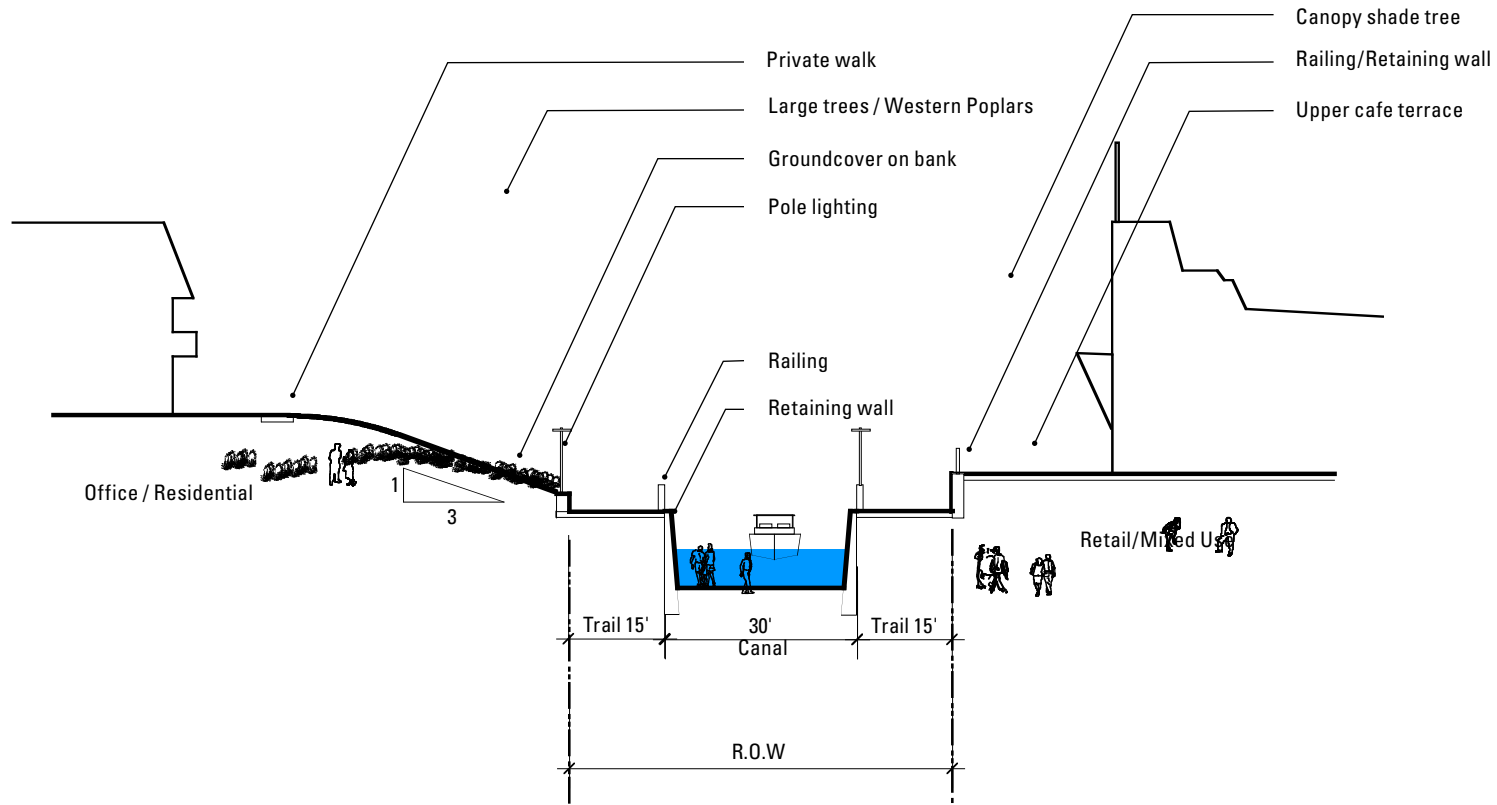
Attached or multi-family residential
Rear-loaded



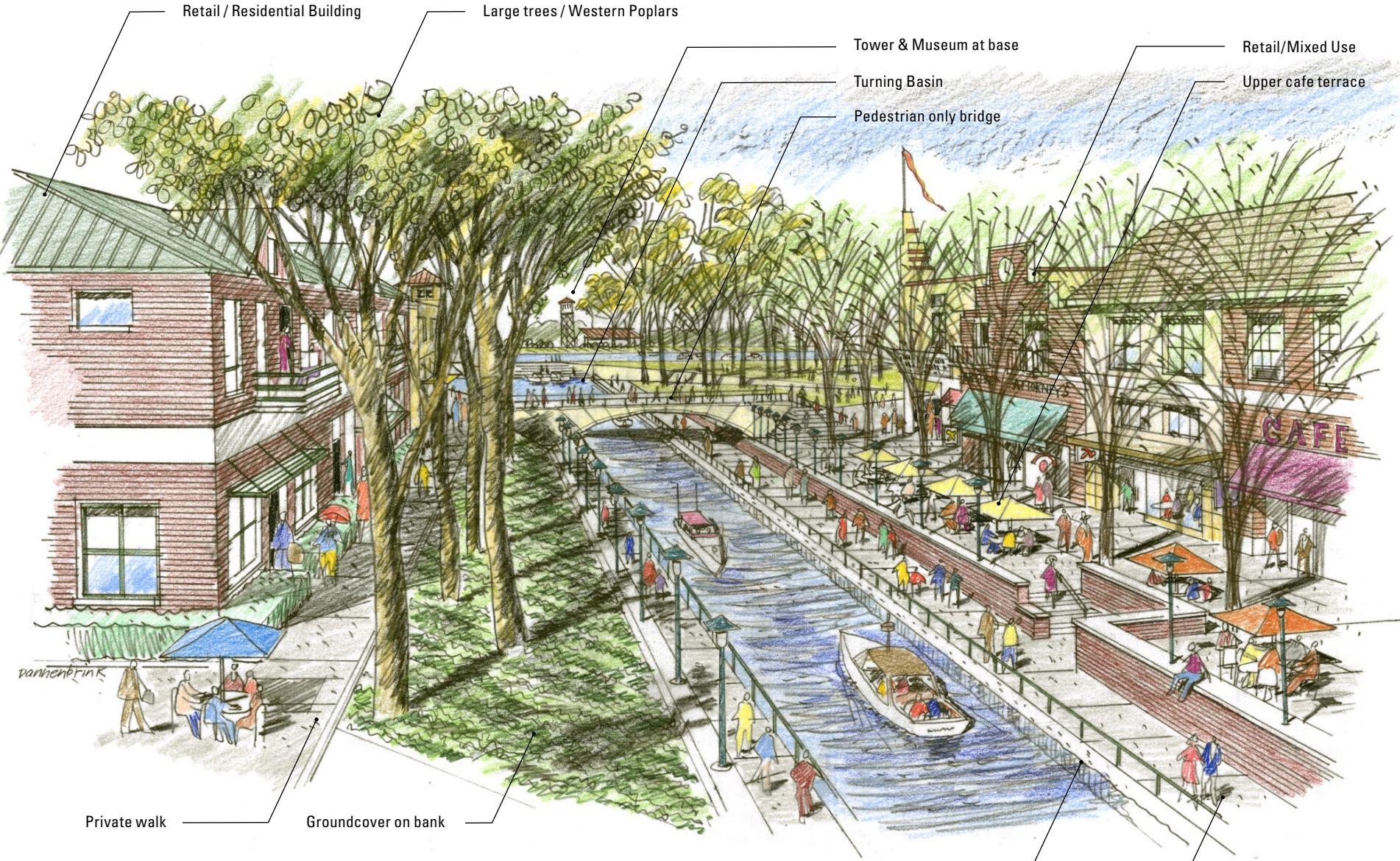
B. Canal Street; Town Center Residential Transition



In the Town Center, the canal narrows and the streets become pedestrian ways

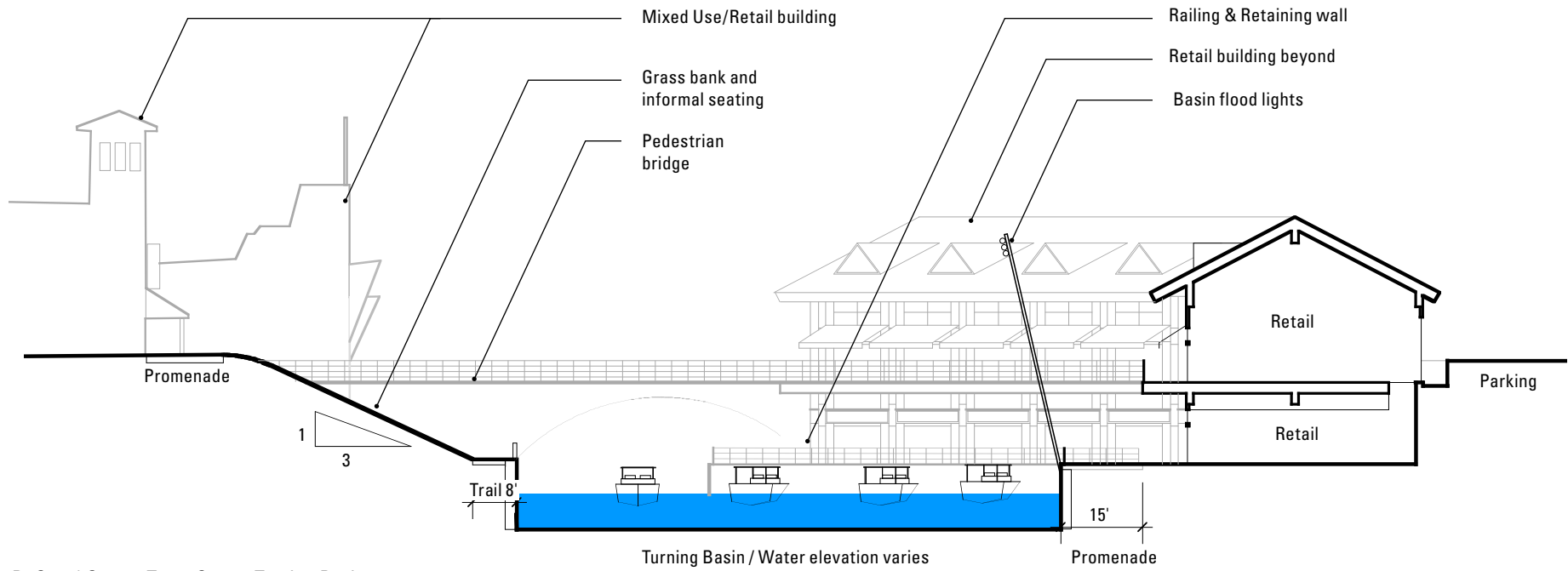


C. Canal Street; Town Center Retail/Residential Transition

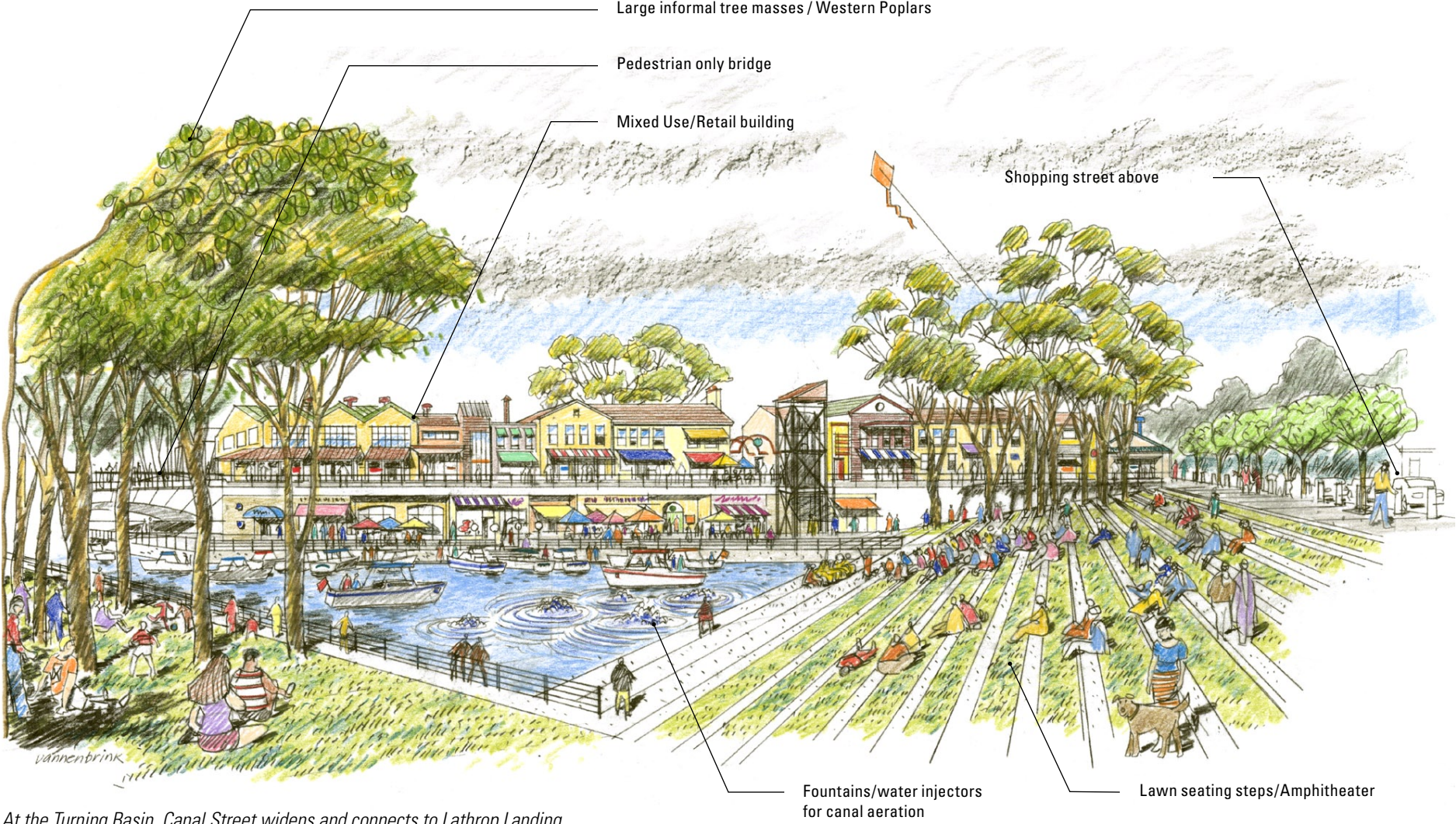


As Canal Street enters the Town Center, the canal narrows to 30' and gives human-scale atmosphere in retail area

Retaining Wall Public Trail



D. Canal Street; Town Center Turning Basin



At the Turning Basin, Canal Street widens and connects to Lathrop Landing

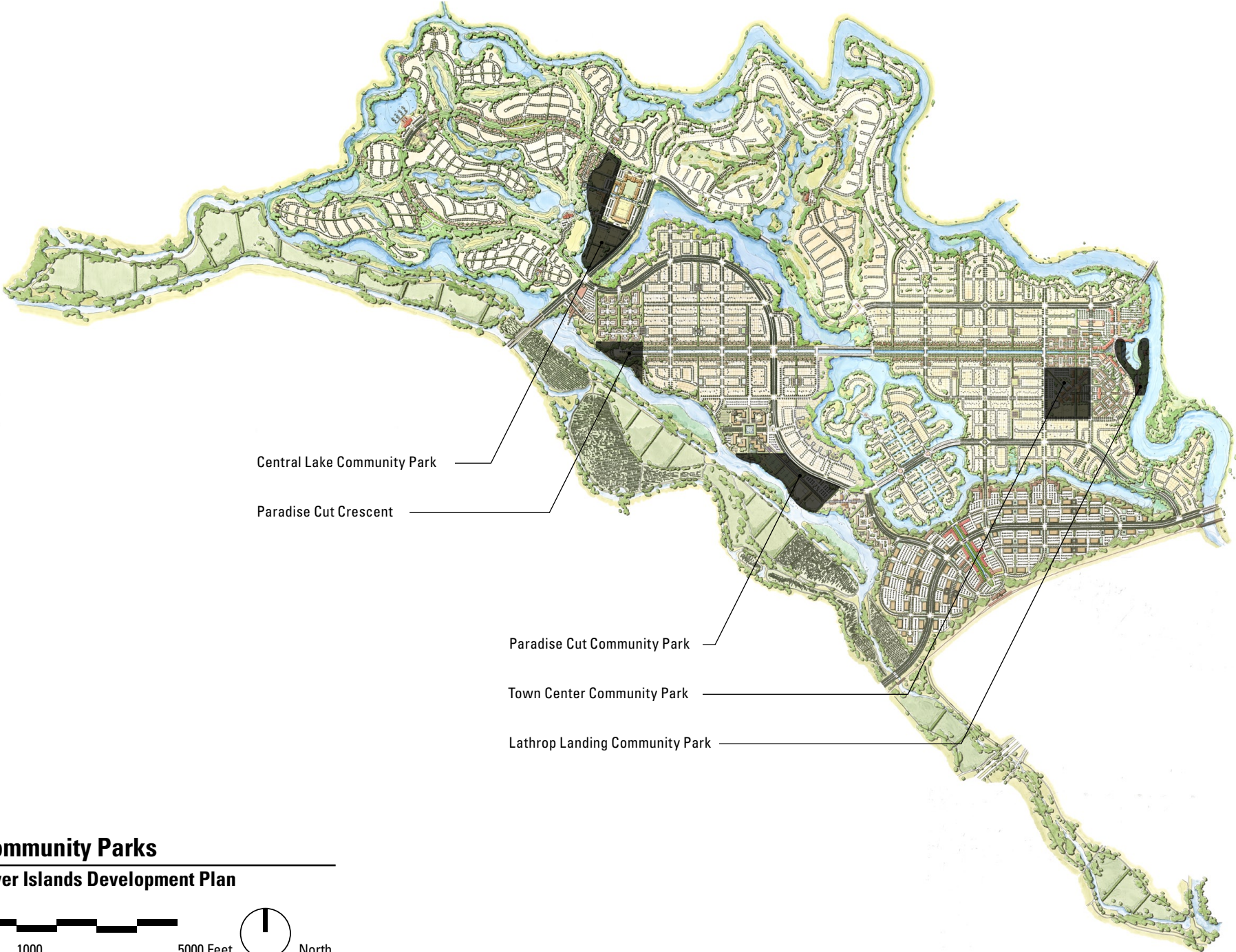
Community Parks

Community parks are primarily intended to serve the needs of organized sports and active recreation, and will help support the athletic needs of the schools. A total of three such parks are planned for River Islands at Lathrop, and the focus and facilities of each vary. They will be dispersed throughout the community, and facilities within these parks will be carefully placed to minimize adverse noise, light and traffic impacts on adjacent residential neighborhoods.

These of the parks will be part of the school grounds at the Town Center, Paradise Cut and Central Lake school sites. Two other parks will be community parks; Lathrop Landing Park in the town center and Paradise Cut Crescent at the west end of Canal Street. These parks terminate Canal Street and intended to attract and serve all River Islands residents.



Active sports and recreation facilities for all ages / An important focus of the community parks



Central Lake Community Park

Paradise Cut Crescent

Paradise Cut Community Park

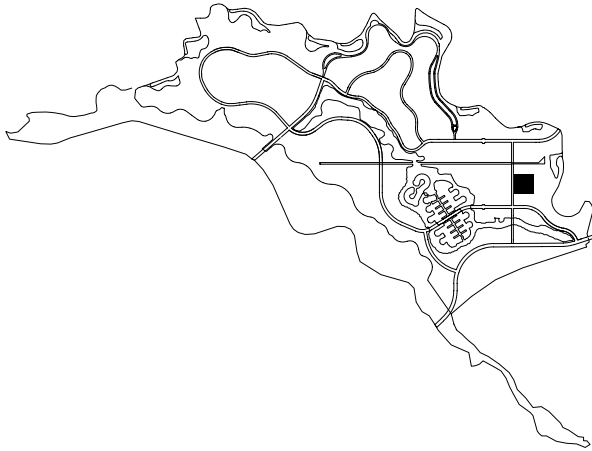
Town Center Community Park

Lathrop Landing Community Park

Community Parks

River Islands Development Plan





Town Center Community Park

The Town Center Community Park is an active park of approximately 10 acres located in the River Islands Town Center adjacent to the proposed school. The smallest of the three Community Parks, it will provide baseball, football and soccer fields as well as a game court area for basketball, handball and other outdoor games. Town Center Community Park will primarily serve the needs of the West Village and Town Center districts.

Purpose

- Active recreation
- Shared facilities with school

Program

- Play fields
- Game courts

Typical Facilities

- Baseball diamond with backstop, grandstands and dugouts
- Soccer/football practice fields
- Hard court play area

Control

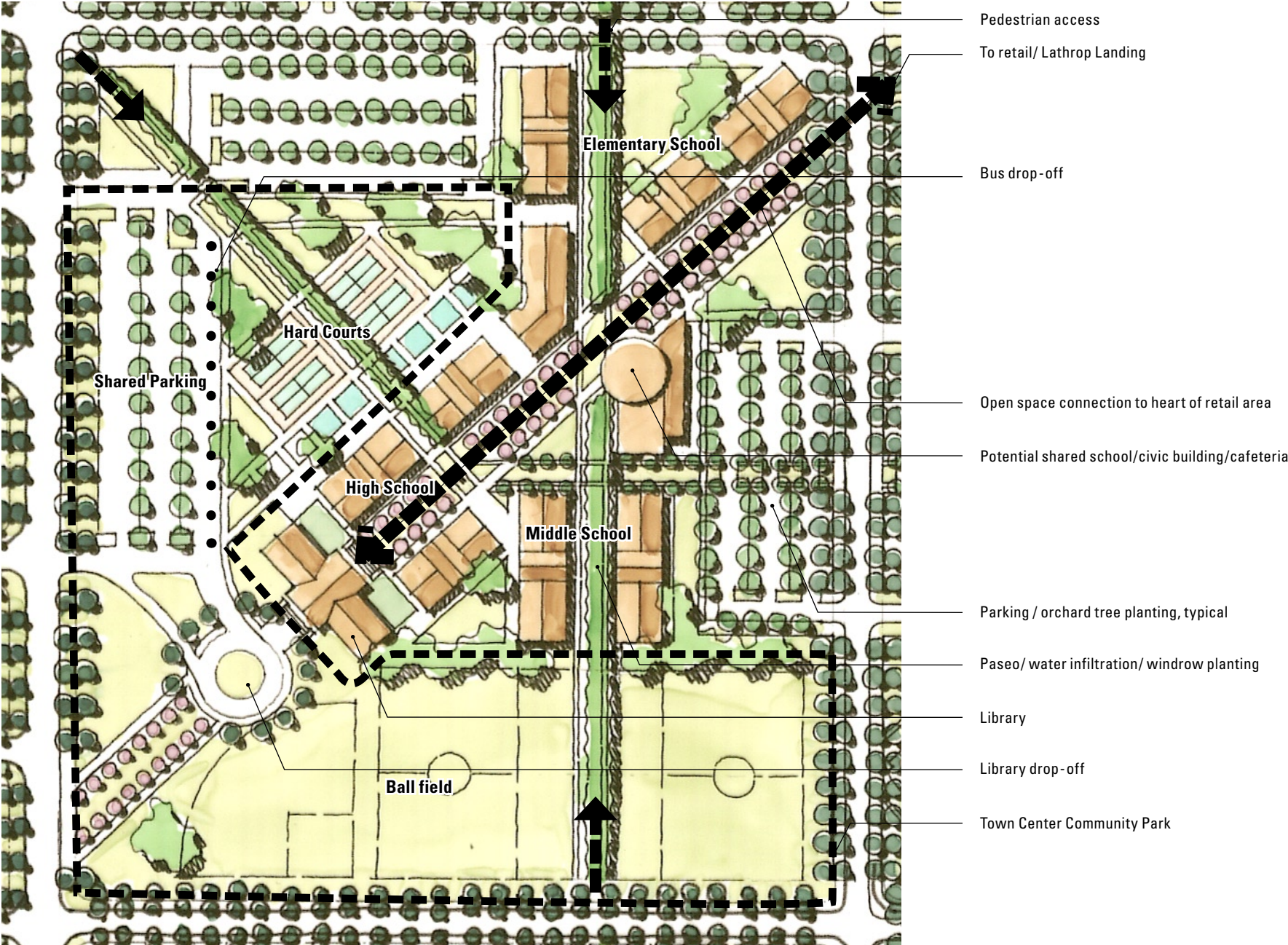
- Access: public; controlled during school hours
- Ownership: public (school district/city)
- Maintenance: public (school district/city)



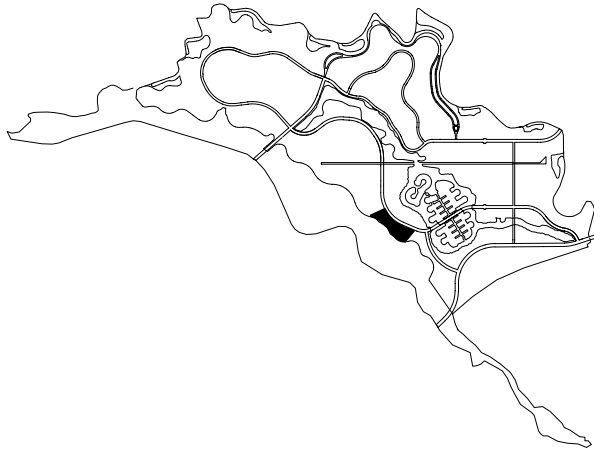
Children's Play Equipment



Shared Facilities



Town Center Community Park shows play fields and parking with Town Center School



Purpose

- Active recreation facilities for entire community
- Share with K–12 school

Program

- Play fields
- Passive recreation areas
- Enclosed recreation facilities

Typical Facilities

- Recreation building
- Parking
- Public swimming pool
- Baseball
- Basketball courts
- Soccer fields
- Picnic facilities
- Boat rental
- Water access

Control

- Access: public (school district may control some access)
- Ownership: public
- Maintenance: public (park and school district)

Paradise Cut Community Park

Paradise Cut Community Park is intended to provide for a significant portion of River Islands' active recreation needs, especially the West Village and Employment Center districts. This 15-20 acres park will include space for multiple play fields for soccer, football and baseball, as well as basketball (half-courts), beach volleyball and other popular sports, and playgrounds for smaller children, as appropriate. Facilities will be provided for both Little League and adult softball. Two of the baseball fields will include night lighting, dugouts and grandstands. Facilities like these will be carefully placed to minimize adverse noise, light and traffic impacts on adjacent residential neighborhoods.

The park will also provide free-play areas, and space for passive uses, such as picnicking, walking and sitting. The scale of this park makes it appropriate for larger public gatherings than might be appropriate in other River Islands' parks. Off-street parking will be provided consistent with the requirements of the park uses.

Along the park's Paradise Cut frontage, public access to the water will be provided in the form of a public boat ramp suited to small boats, a small dock and public fishing pier. Small boats will be available to rent for day use on Paradise Cut.

Use of this park will be shared with nearby schools, as appropriate.

Optional facilities that might be appropriate for this park include an enclosed recreation facility building, public swimming pool, and public tennis courts. The precise program will be established in conjunction with the City of Lathrop.

The design character of the park will be most influenced by two factors: the natural character of the adjacent Paradise Cut and the geometry of large-scale agriculture common to the surrounding land. The emphasis of the design will be large scale tree planting and simple ground plane treatments.

The River Islands Animal Campus will be located adjacent to Paradise Cut Community Park. Development of this 15- to 20 acres public and privately funded facility located adjacent to Paradise Cut will begin in Phase 1. It will provide a refuge for animals in a setting that encourages human interaction in an animal-friendly environment. It will help provide for the City of Lathrop's needs in a manner consistent with the Regional Animal Shelter Feasibility Study Report for San Joaquin County. This report emphasized the need for aggressive, low-cost spay-neuter programs, comprehensive community education programs, aggressive licensing programs, development of county-wide "virtual shelter" internet programs, cooperative efforts between public and private shelter and rescue organizations, and replacement of out-of-date shelters with state-of-the-art public-oriented facilities.



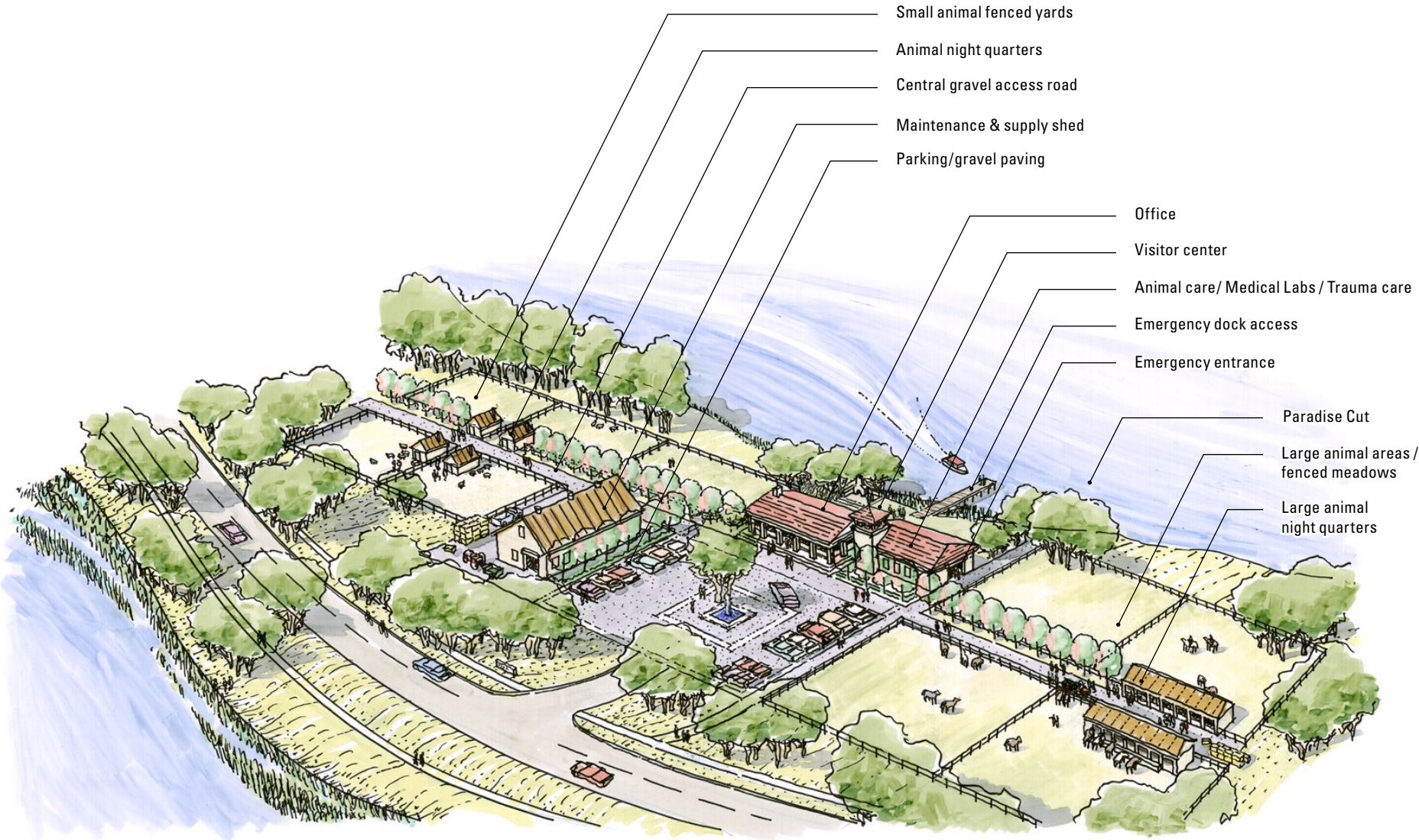
Paradise Cut Community Park



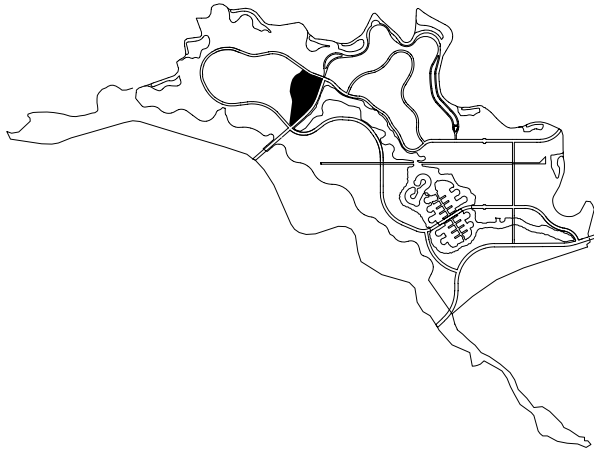
Boating on Paradise Cut



The Animal Campus will provide facilities for animals of all sizes



Animal Campus Aerial View



Central Lake Community Park

Central Lake Community Park is intended to provide space for active recreation uses. It will be located adjacent to a school and will provide facilities to be used jointly by students and community residents. Likely activities in this park will include play fields for soccer, baseball and football, as well as outdoor courts for handball, tennis and basketball. Depending on the needs of the school district and park department, this park may be the location of a small stadium (less than 5,000 seats) suitable for inter

School athletic activities, such as track meets and football games. This 40-50 acres park may also be the location of an Olympic-size swimming pool with locker rooms and baths. Off street parking for this park will be shared with the school district.

Passive use of this park will be limited to small areas around the perimeter of the site and may include small picnic areas and walking trails. Play areas for small children are also likely within the Central Lake Community Park.

Purpose

- Active recreation facilities for entire community
- Share with school

Program

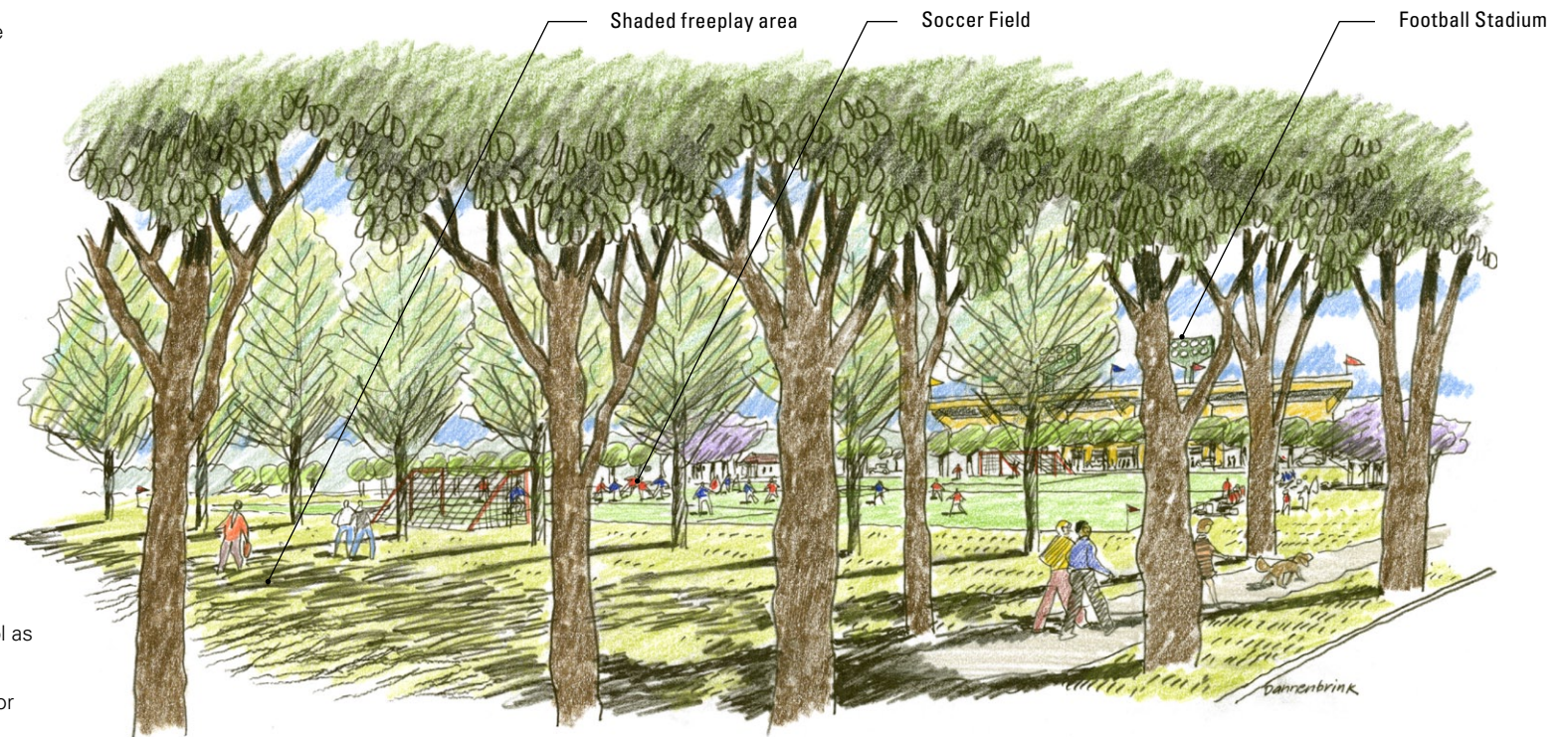
- Play fields
- Parking
- Sports/education buildings
- Primarily auto accessible

Typical Facilities

- Baseball facilities
- Track/football stadium
- Gymnasium
- Swimming pool
- Tennis courts
- Sports education center

Control

- Access: public (controlled by school as appropriate)
- Ownership: public (park dept. and/or school district)
- Maintenance: public (park dept. and/or school district)



Central Lake Community Park Character



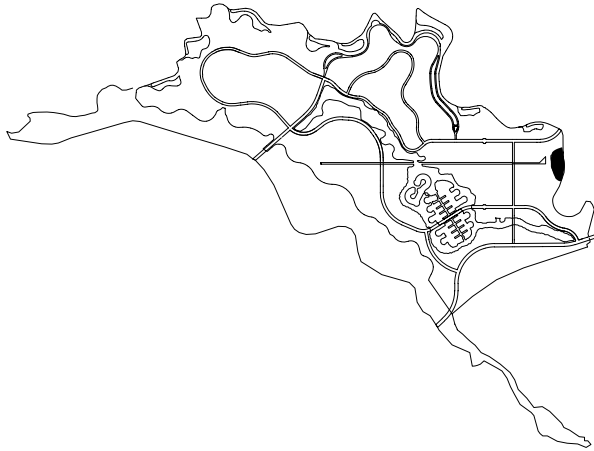
Central Lake Community Park



Tennis Courts



Little League Baseball Facilities are Typical at Community Parks



Lathrop Landing Park

Lathrop Landing Park is a public park and community gathering place located between (and connecting) the main channel of the San Joaquin River, River Islands Town Center, and Lathrop Landing harbor. The park will include grassy slopes with ramps that bring people to the water edge, an active fountain, a viewing tower, gardens, seating and public gathering spaces. Access to the boating facilities at Lathrop Landing, as well as facilities that serve food will be provided.

Purpose

- Connect Town Center to river
- Community gathering place
- Passive recreation

Program

- Boating
- Fishing
- Food service and entertainment
- Picnicking
- Seating

Typical Facilities

- Walks, ramps, seating areas
- Visitor tower
- Fountain(s)
- Boat docks
- Fishing pier
- Amphitheater

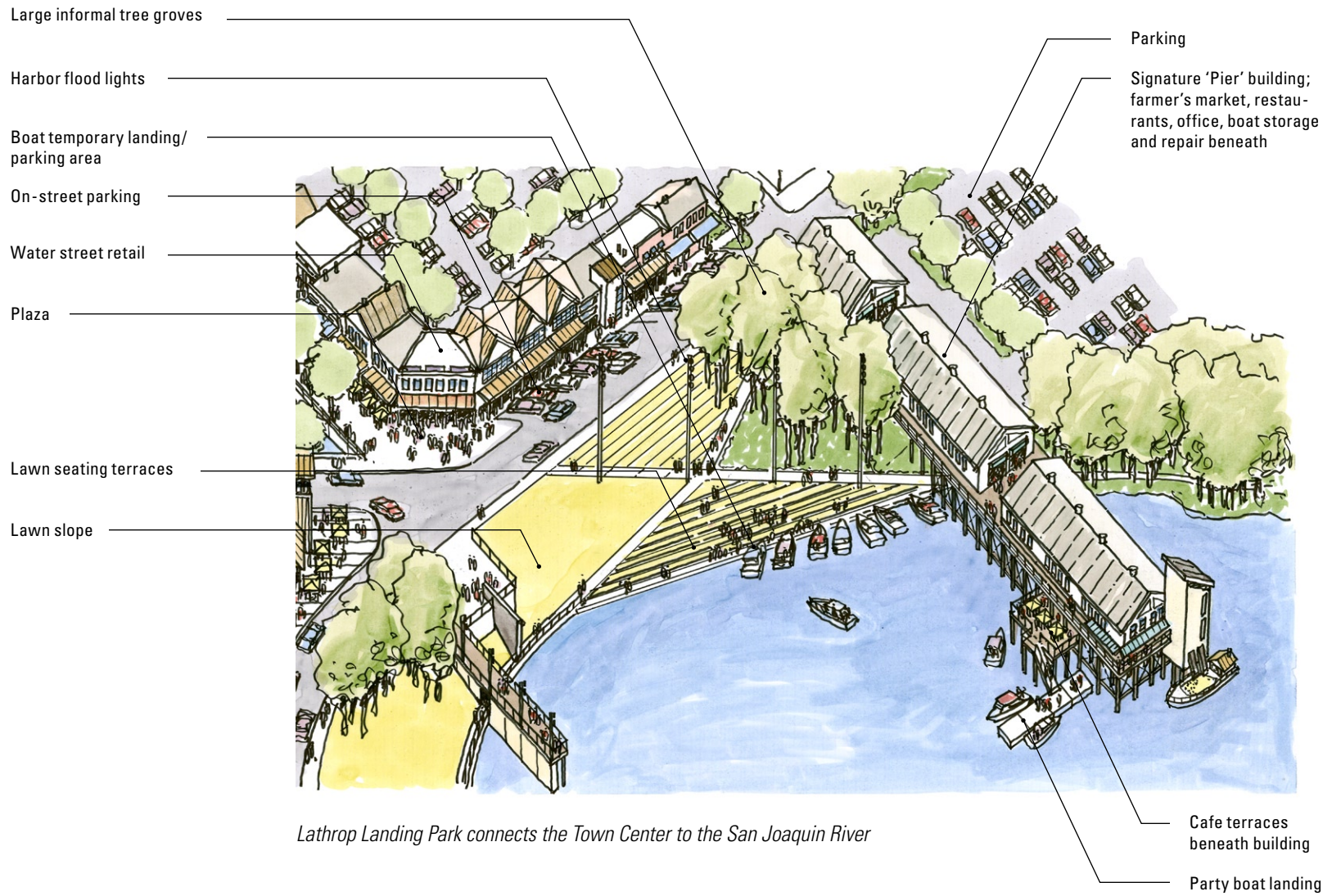
Control

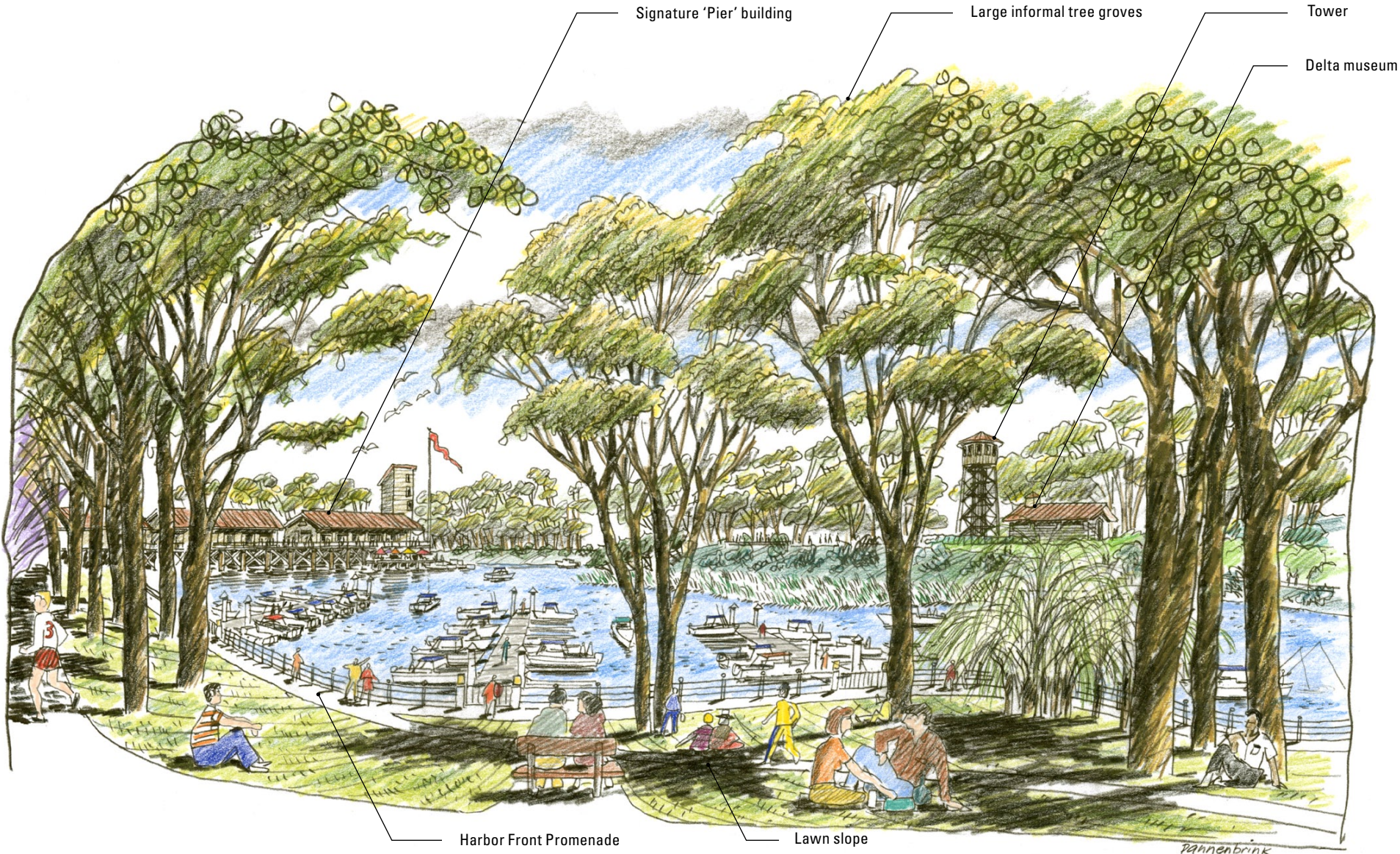
- Access: public
- Ownership: public
- Maintenance: public



- Signature mixed-use 'Pier' building; farmer's market, restaurants, office, boat repair and storage below
- Temporary boat landing for visiting boats (No overnight storage)
- Lawn slope with informal grove of large trees; Western Poplar
- Wetlands/Tules
- River overlook
- Tower / Community identity element
- Delta museum
- Small boat dock
- Pedestrian trail - Harbor Front Promenade
- Parking
- Food service may include restaurant

Lathrop Landing Park





Signature 'Pier' building

Large informal tree groves

Tower

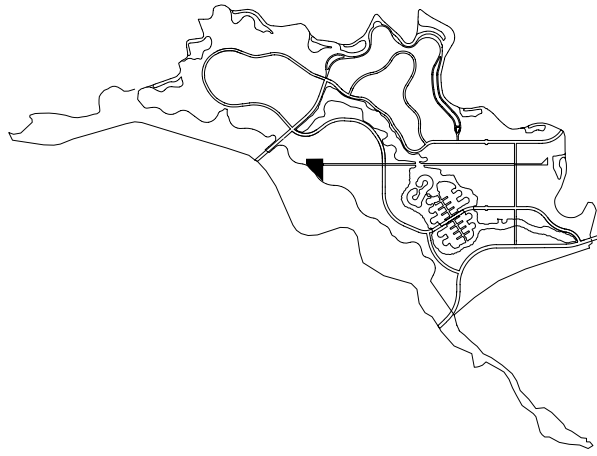
Delta museum

Harbor Front Promenade

Lawn slope

Pannenbrink

Lathrop Landing Park provides an important community connection to the San Joaquin River



A prominent water feature is proposed as the western terminus of Canal Street

Paradise Cut Crescent

Paradise Cut Crescent is located at the western end of Canal Street on the edge of Paradise Cut. This 10-acre park is intended to be a community recreational resource that complements Lathrop Landing Park at the eastern terminus of Canal Street. Together with Canal Street, these two parks provide a direct link through River Islands that connects two of the community's important open space resources, the San Joaquin River and Paradise Cut.

Paradise Cut Crescent is intended primarily for passive use and will include a large open free play area, picnic facilities, and Paradise Cut viewing areas. A connection to the trail system in Paradise Cut Linear Park, as well as to the trail along Canal Street provides access to all River Islands' districts. The park will be oval-shaped with the long dimension of the oval parallel to Canal Street. Parking will be located around the outside edge of the oval.

Purpose

- Paradise Cut visual access
- Paradise Cut physical access
- Community gathering place
- Connection to trail system
- Passive recreation

Program

- Nature observation
- Strolling
- Picnicking
- Seating

Typical Facilities

- Walks, seating areas
- Fountain(s)

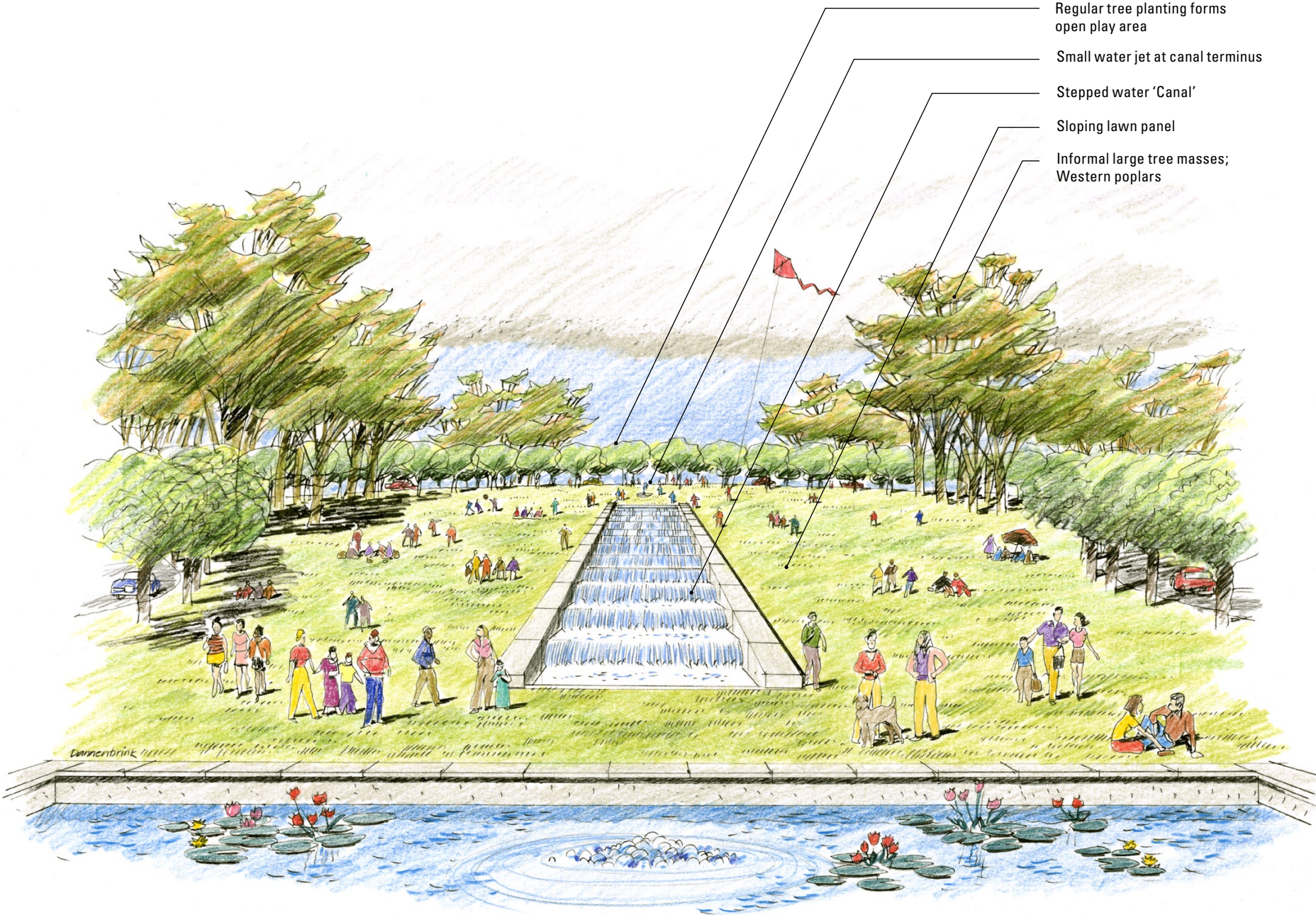
Control

- Access: public
- Ownership: public
- Maintenance: public



Paradise Cut Crescent – Connecting Canal to Paradise Cut

- Regular tree planting forms
open play area
- Small water jet at canal terminus
- Stepped water 'Canal'
- Sloping lawn panel
- Informal large tree masses;
Western poplars



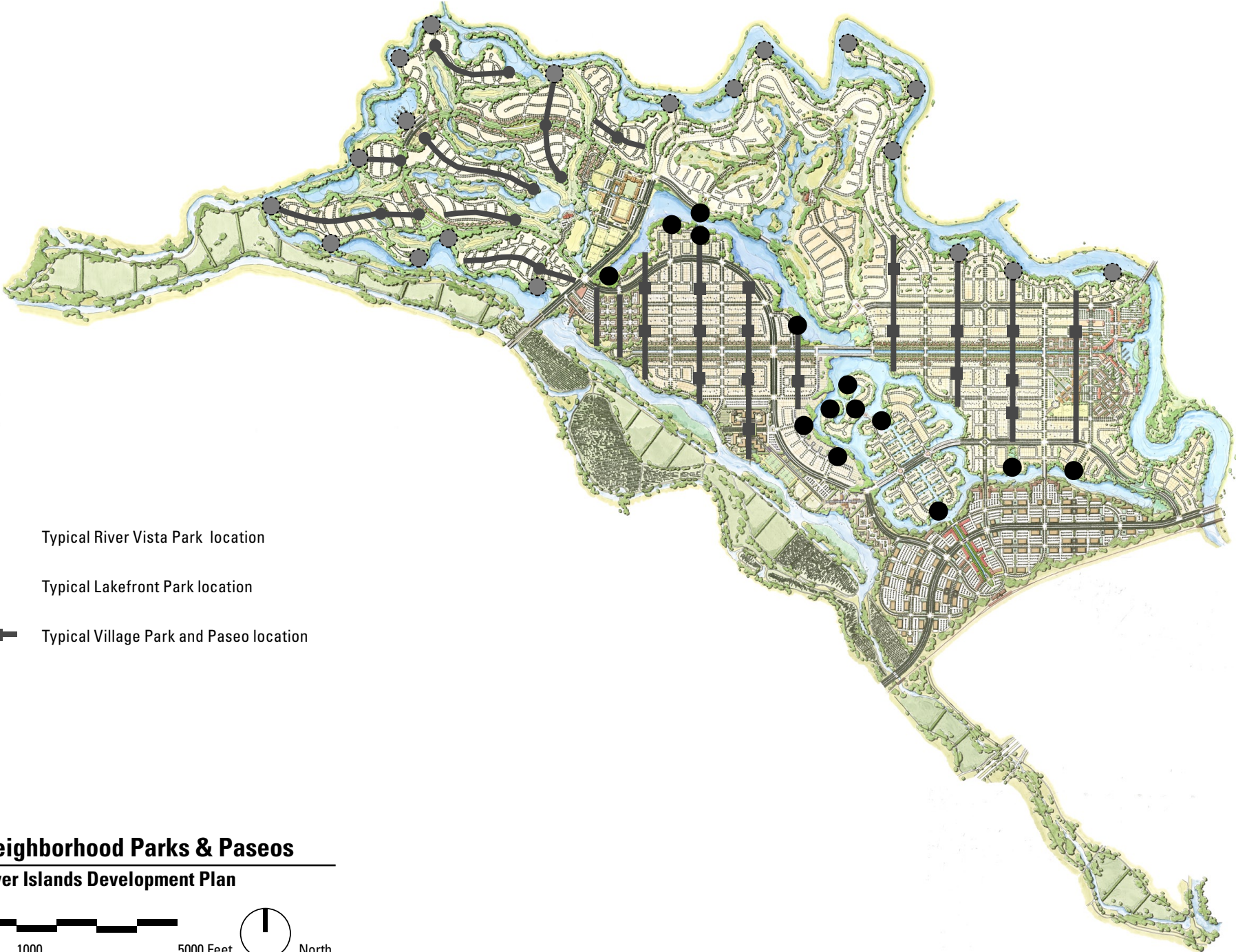
Paradise Cut Crescent Character

Neighborhood Parks & Paseos

Neighborhood Parks and Paseos are the heart of the local park system at River Islands. Together they provide local, easily accessible open space that is within a few minutes walk of nearly all homes. Neighborhood Parks range in size from 1/4 to 1 acre and are intended for use primarily by local residents. Paseos are the local trails within residential neighborhoods that provide direct, convenient access to the neighborhood parks. The form, nature and activities of the local parks vary according to the character of the neighborhood in which they are located. River Vista Parks are within neighborhoods near one of the rivers that surround River Islands. Lakefront Parks are within neighborhoods that border the Central Lake, and Village Parks are within the remaining neighborhoods. The following paragraphs describe each of these.



Family Picnic in the Park

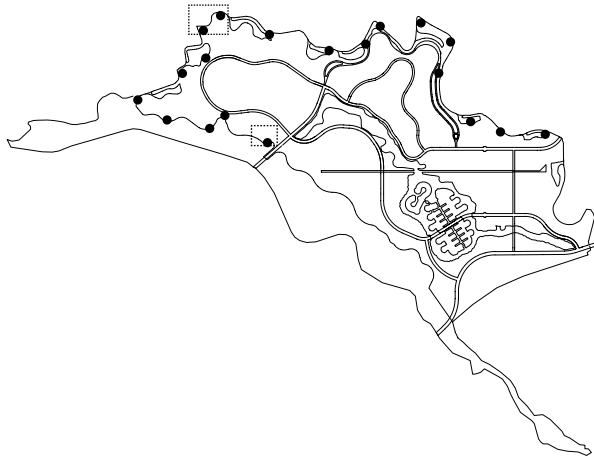


- Typical River Vista Park location
- Typical Lakefront Park location
- Typical Village Park and Paseo location

Neighborhood Parks & Paseos

River Islands Development Plan





River Vista Parks & Paseos

River Vista Parks occur on the perimeter of River Islands at Lathrop adjacent to one of the exterior waterways of the San Joaquin River. The small parks that occur within the Back Bay Reserves are also part of the River Vista Park system, but are described in the section on Back Bay Reserves. The primary purpose of these parks is to provide a means of access to the river for River Islands' residents and visitors.

These parks will vary in size and form depending on their location and purpose. On the northern edge of the community, within the residential neighborhoods, these parks will be small (1 acre or less, typically), and their primary function will be to serve as neighborhood river access for River Islands' residents whose homes lack private lot front-

age on the river. They will typically include a place to view the river, seating and picnic facilities. They will also serve as community gathering places that help connect residents with the river system.

On the edge of River Islands adjacent to the Paradise Cut, the River Vista Parks, will have a linear form, allowing trails along the river edge that extend for several miles. These parks will generally be narrow (30–50 feet wide), but may widen in several locations to allow for picnic facilities or small boat launching. Along much of its length, a public road will establish the inland edge of the park.

Paseos through residential neighborhoods or along streets will connect residents to these parks. When separated from the street, paseos will be a minimum of 50 feet wide; along streets, trails will be incorporated into the landscape design of the street.

Purpose

- River visual access
- River physical access

Program

- Nature observation
- Picnicking
- Strolling

Typical Facilities

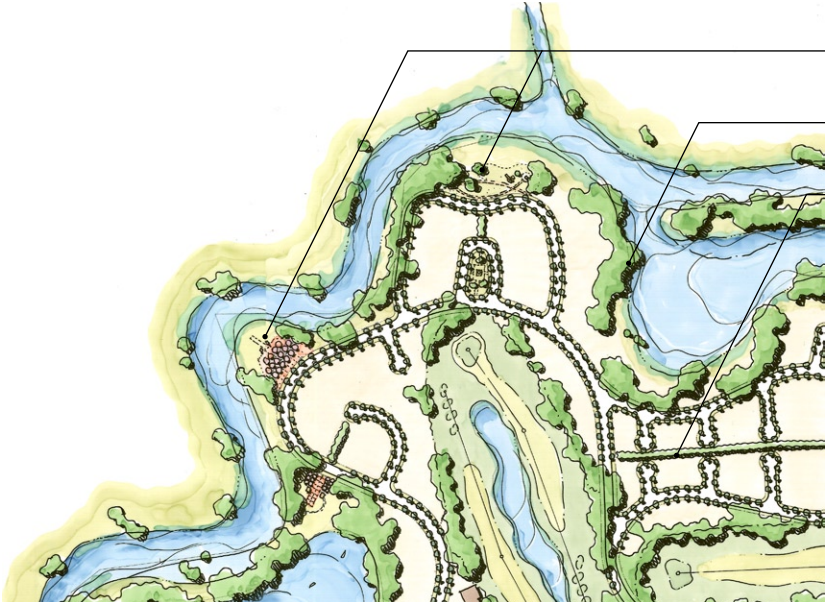
- Seating
- Picnic table
- Telescope (?)

Control

- Access: public
- Ownership: public or private
- Maintenance: public or private

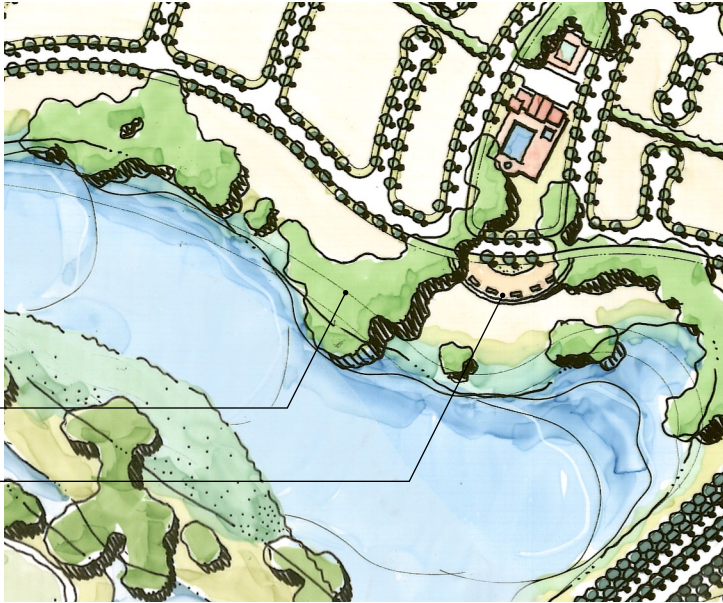


River Vista Parks provide a place to have a river view



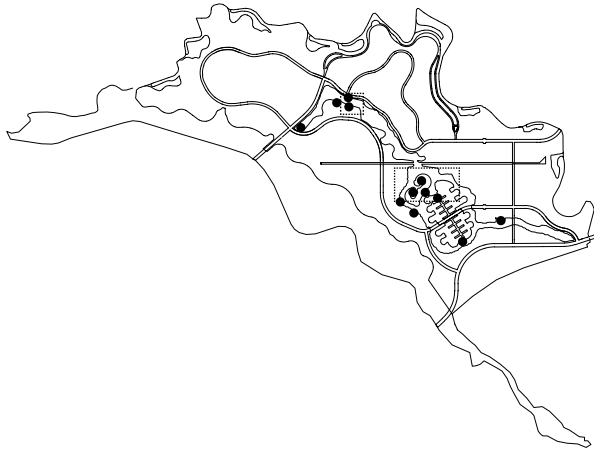
Typical River Vista Park
Informal large tree masses
Typical Paseo

Typical River Vista Parks



Informal large tree masses,
meadow grasses beneath
Typical River Vista Park

Typical River Vista Park on Paradise Cut



Lakefront Parks & Paseos

Lakefront Parks will provide visual and physical access to the River Islands' Central Lake. Located on the lake's perimeter, these parks are intended to connect lake front residential neighborhoods with the lake and community-wide lake front open space system.

Lakefront Parks will be small (less than 1 acre), passive parks that are intended for use primarily by residents of the local neighborhood. In some cases, access to these parks may be restricted. The predominant uses will be related to the park's lake orientation and may include a boat dock/fishing pier, or a place to launch small boats.

Informal gathering places, picnic tables, seating areas and a small free-play area for children may also be part of these parks, depending on the location and neighborhood needs. The design character of these parks may vary, but will be consistent with the generally naturalistic appearance of the lake edge.

Paseos through residential neighborhoods or along streets will connect residents to these parks. When separated from the street, paseos will be a minimum of 50 feet wide; along streets, trails will be incorporated in to the landscape design of the street.

Purpose

- Lake visual access
- Lake physical access
- Drainage

Program

- Nature observation
- Picnicking
- Strolling

Typical Facilities

- Seating
- Picnic table

Control

- Access: public
- Ownership: public or private
- Maintenance: public or private



Lakefront parks provide a place to enjoy the lake



Lakefront Parks will provide visual and physical access to River Islands' Central Lake



Informal large tree masses;
Meadow grasses beneath

Typical Lakefront Park

Typical Paseo

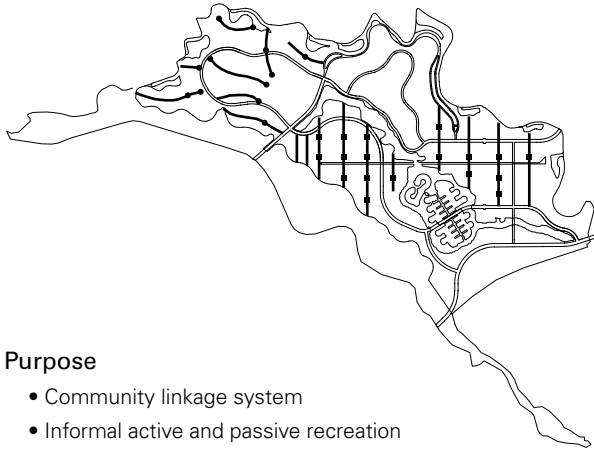
Typical Lakefront Park & Paseo



Typical Lakefront Parks

Typical Lakefront Parks

Typical Lakefront Park



Purpose

- Community linkage system
- Informal active and passive recreation
- Neighborhood gathering area
- Temporary storm water storage

Program

- Limited active recreation
- Jogging
- Strolling
- Cycling
- Passive recreation

Typical Facilities

- Trail
- Retention areas (seasonal wetlands)
- Multi-use lawn
- Informal play fields
- Private adult pool with spa
- Picnic facilities
- Tennis court
- Tot lot
- Temporary neighborhood activity (block party, etc..)
- Community garden(s)

Control

- Access: public
- Ownership: public or private
- Maintenance: public or private

Village Parks & Paseos

Located primarily in neighborhoods that are not directly adjacent to the San Joaquin River or Central Lake, Village Parks and Paseos are intended to provide convenient active and passive recreation facilities for many River Islands' residents. All streets in these neighborhoods will have direct pedestrian access to the paseo or park, which will provide recreational facilities that vary by neighborhood. These facilities are intended primarily to serve the local neighborhood, and access to some of the facilities may be controlled or limited.

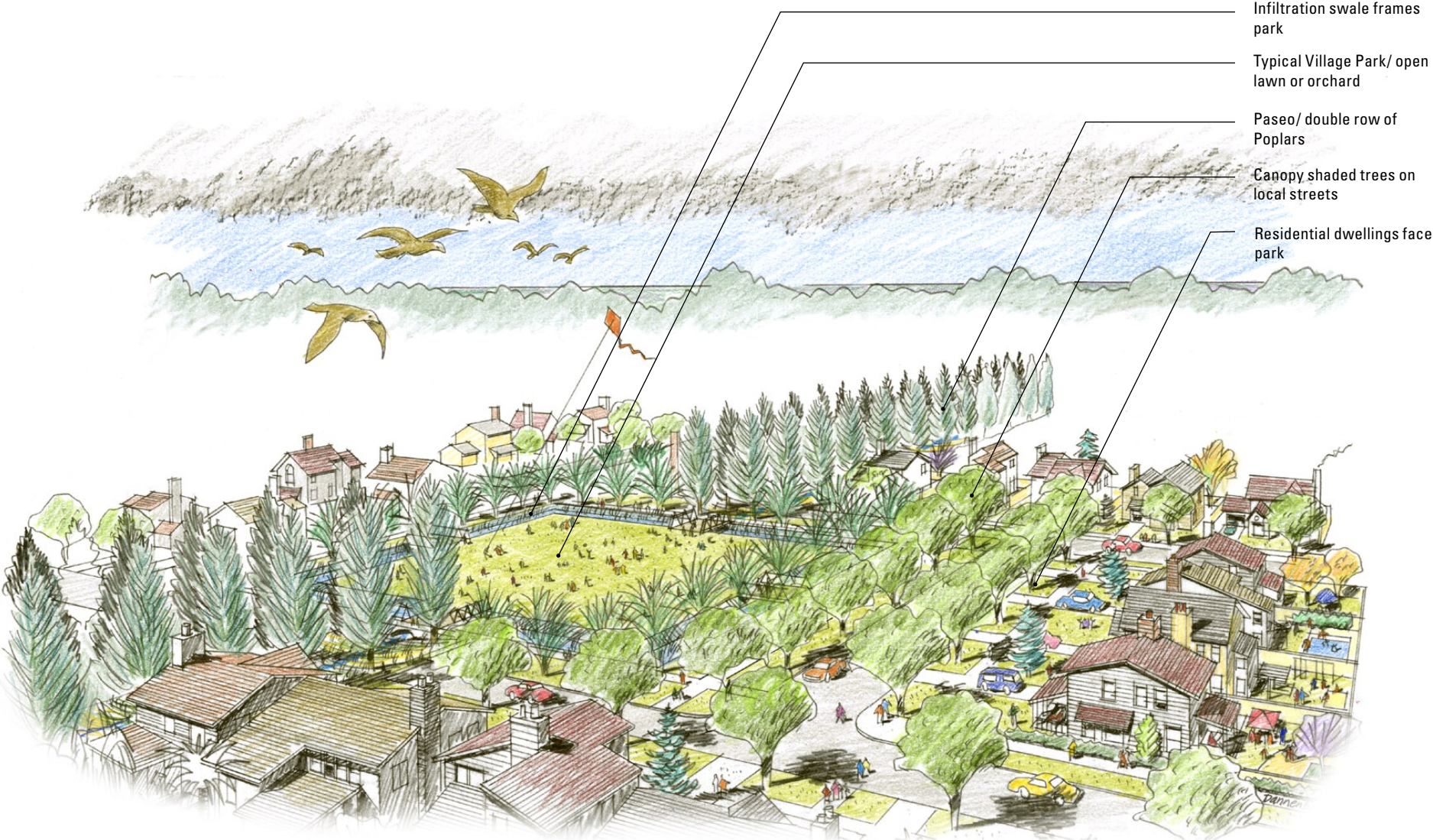
Paseos will be minimum 50 feet wide and will connect directly to the park. Parks will be minimum of one acre (approximately 200 feet square) and will contain open areas for free play, as well as facilities for limited social gatherings and picnics.

In addition to providing recreation and open space, the Village Parks and Paseos are part of the community's storm drainage system. Specially designed and planted areas within the park will receive initial storm water flows. Storm water that doesn't percolate directly into the ground will overflow into the storm drain system that connects with the Central Lake and the Central Lake Wetlands.

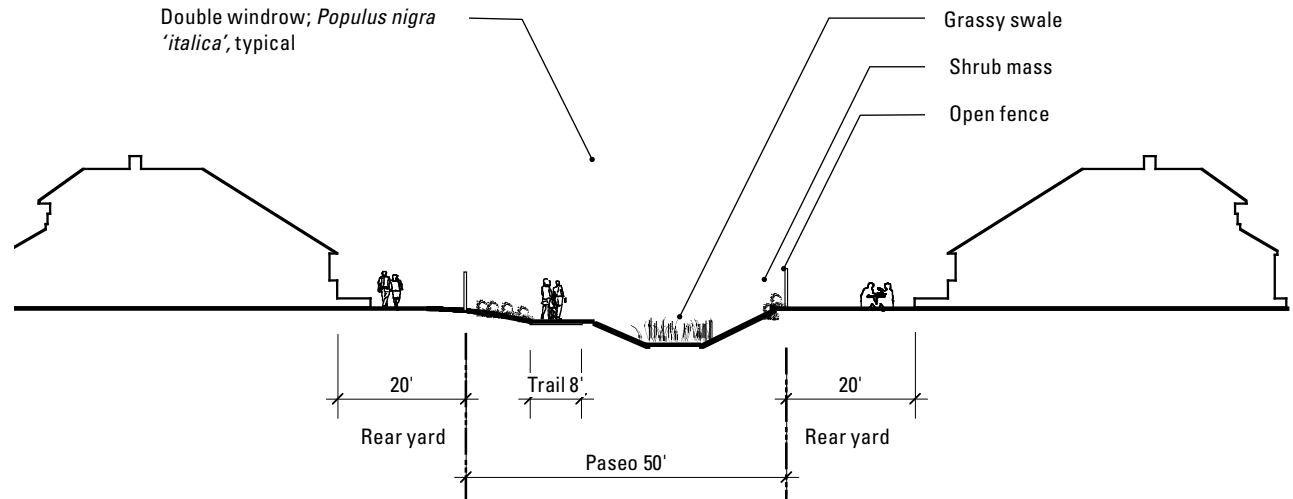
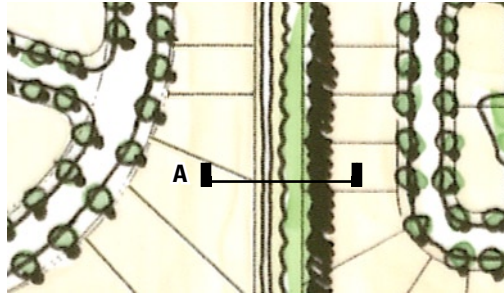
As illustrated in the paseo cross sections, the portion of the paseos will be used for storm water swales. These swales will be up to 35 feet wide, and will inundated for short periods of time during winter rains. Because of the sandy soils in River Islands, water will percolate quickly. Overflow drains will prevent water levels from inundating pedestrian walks or adjacent homes. Grassy swales will typically occupy 60% of the paseo area, and will not exceed 80%.

Village Parks may also have grassy swales similar to those found in the paseos. As shown in the sketch, these areas are intended to become an attractive feature of the design of the park, and will not occupy more than 20% of the area of any individual park.

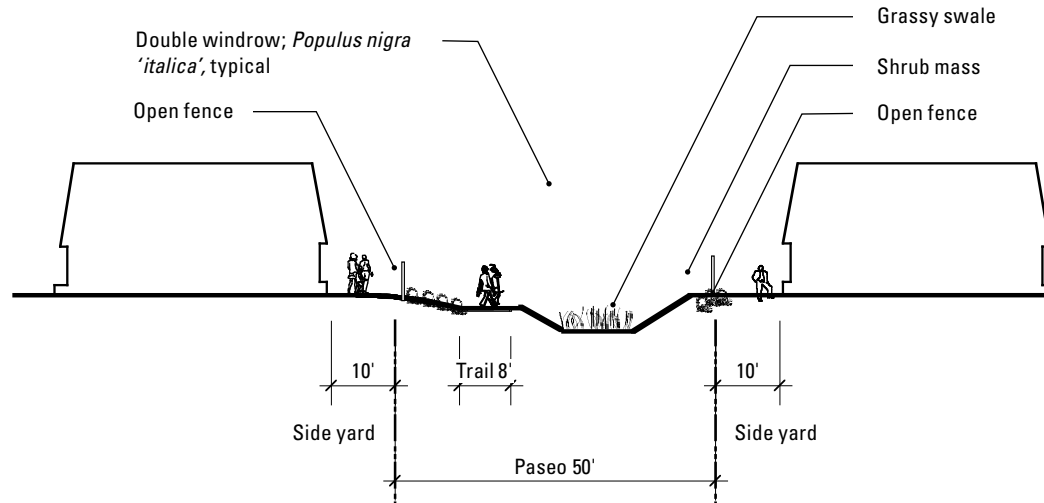
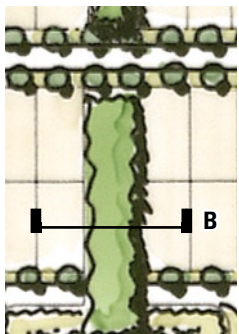
The character and specific facilities of the parks and paseos will vary by neighborhood. The park landscape will be simple in form and treatment, and will likely include naturalistic, as well as geometric planting designs. The emphasis of the design will be to plant trees in a manner that creates a coherent, exciting outdoor space, while minimizing elaborate, confusing ground plane treatments. Areas set aside for storm water management will feature grasses and other plants that will clean and polish the initial runoff. The intent is to make these a feature of the park's design to reinforce River Islands' close connection with the delta environment.



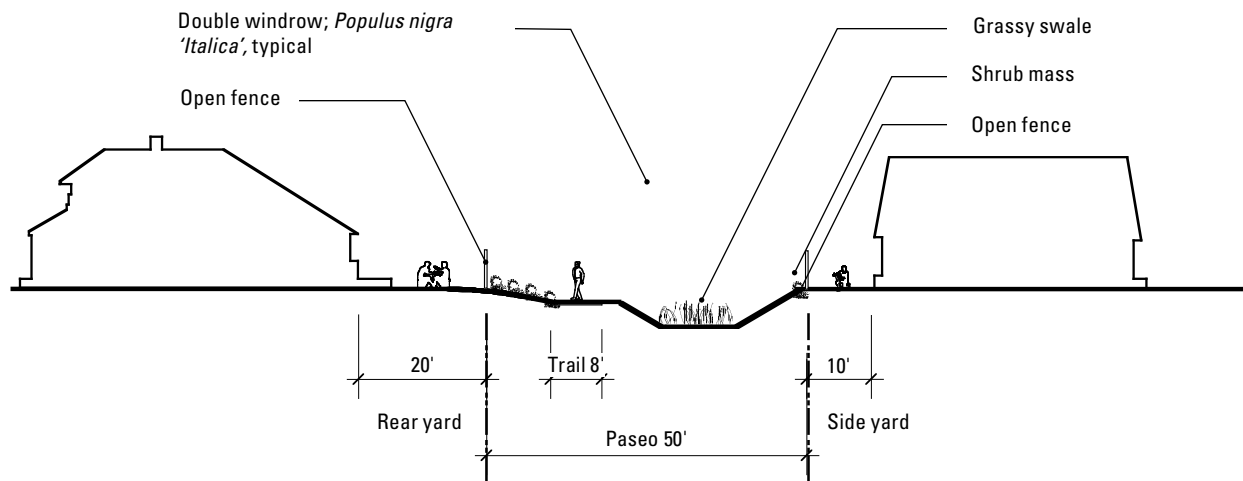
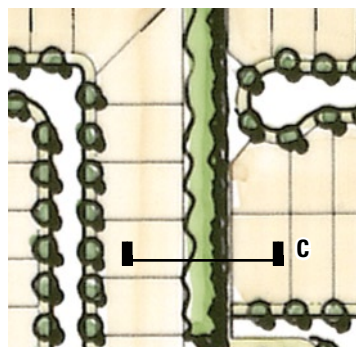
Village Park Overview showing relationships of surrounding dwellings and connection to Paseo



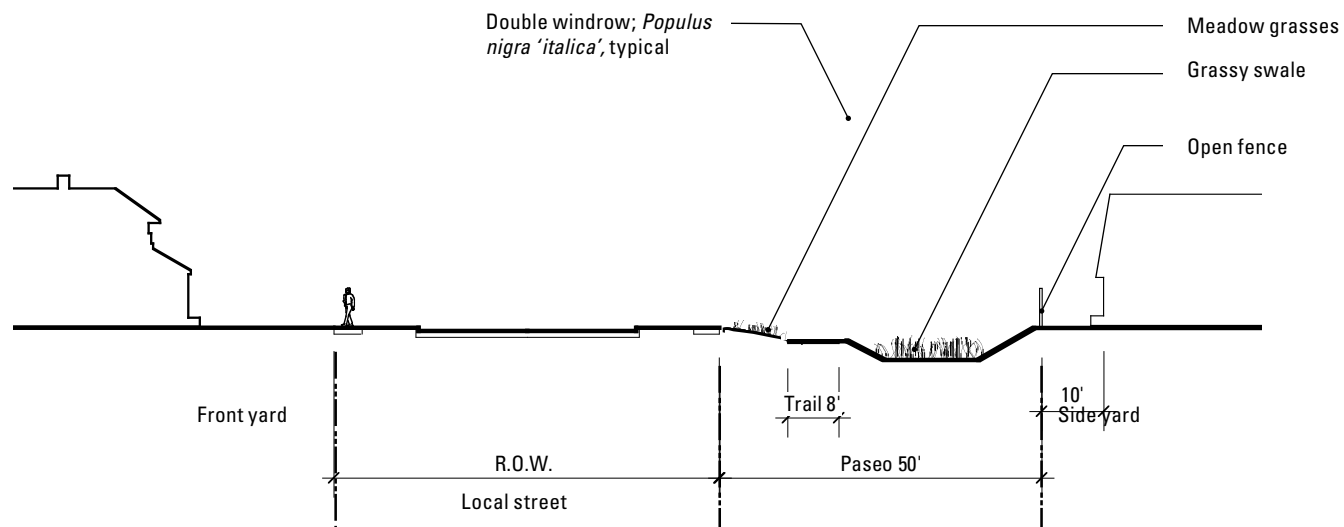
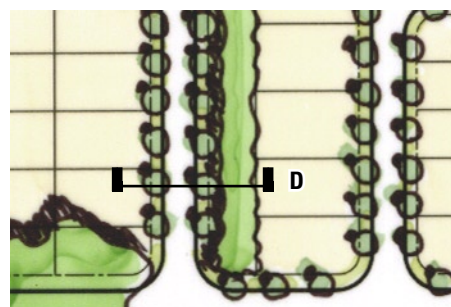
A. Typical Paseo Relationships; rear yard / rear yard



B. Typical Paseo Relationships; side yard / side yard



C. Typical Paseo Relationships; rear yard / side yard



D. Typical Paseo Relationships; front yard / side yard





Seating

Rear or side yards

Pedestrian, vehicular bridge crossing

Populus nigra 'Italica', typical

Grassy swale, typical

Dannenbrink

8' pedestrian trail

Paseo lighting; low bollards; see lighting standards

Groundcover/shrub along paseo perimeter

Paseo Character

Wall to be located in Paseo right of way; to be 1/3 open; see wall and fence standards

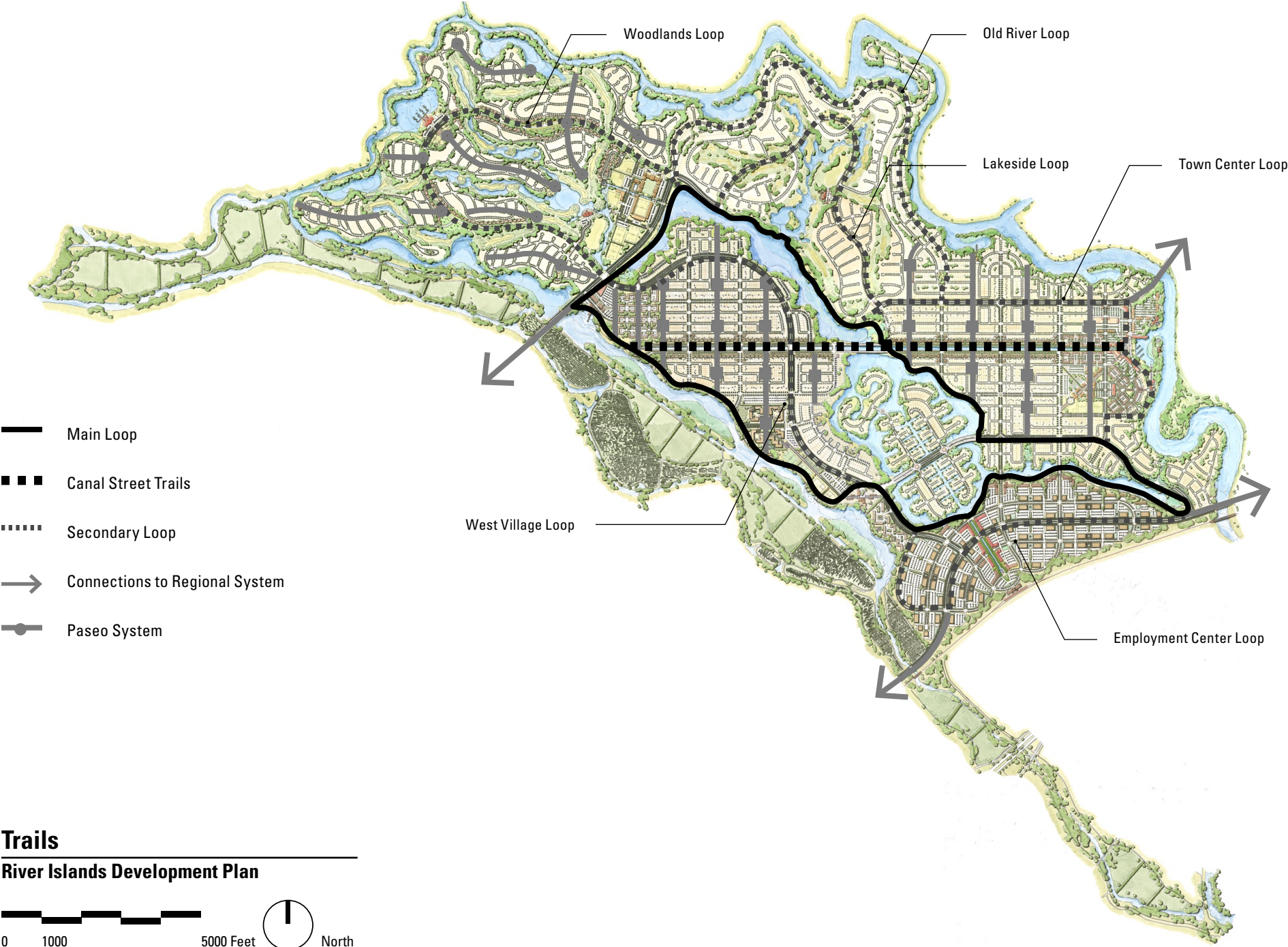
Trails

The trail system of River Islands at Lathrop is an interconnected, hierarchical system that provides access to virtually all of the community, encouraging residents to walk or bicycle to work, school, visit their neighbors or recreate in River Islands open space. The trail system also connects to existing trails in Lathrop and the surrounding area by means of the four bridges that connect River Islands to the surrounding countryside.

The two main components of the River Islands Trail system are the River Islands Trails and the Canal Street Promenade, which are described in detail in the following sections. Supporting and supplementing these two primary systems are the paseos, sidewalks and bicycle lanes that crisscross entire River Islands.



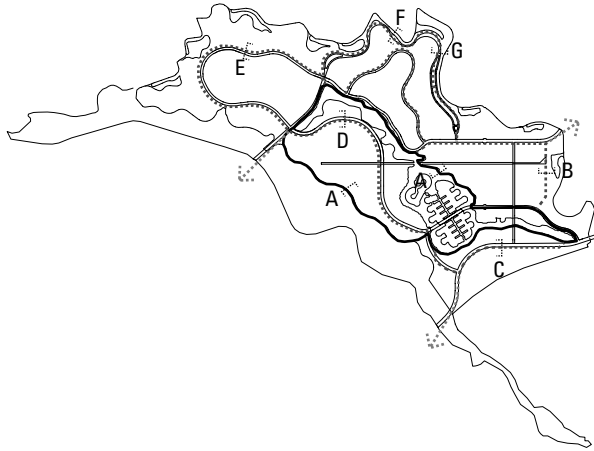
Many of River Islands' trails will be adjacent to water



- Main Loop
- ■ ■ Canal Street Trails
- Secondary Loop
- Connections to Regional System
- Paseo System

Trails
River Islands Development Plan





River Islands Loops

River Island Loops is a two-level trail system that penetrates and provides access to virtually all River Islands districts. The centerpiece of the system is the Main Loop, a bicycle and pedestrian trail that follows the edge of Central Lake and Paradise Cut to create a 12-mile loop. Six secondary loops connect to the Main Loop to create the River Islands Trail system.

Main Loop

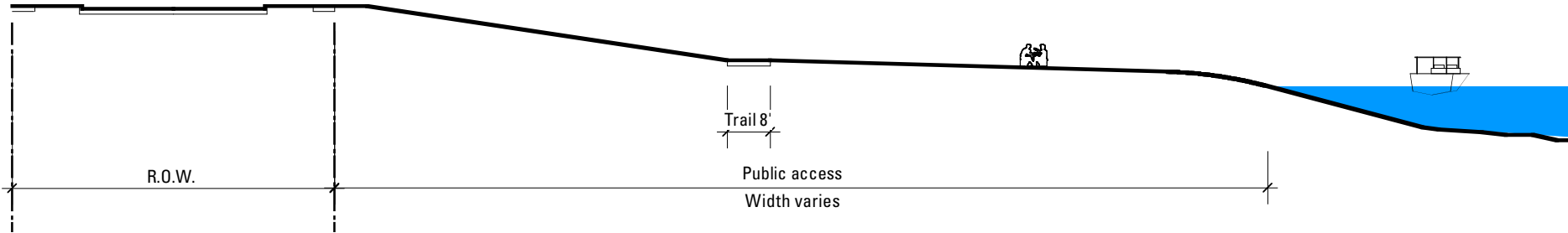
The Main Loop is a 8-foot wide bicycle and pedestrian trail that follows the north edge of Central Lake from Paradise Road east along North River Islands Parkway, then around the western edge of East Village to South River Islands Parkway. The trail follows South River Islands Parkway east to Golden Valley Parkway where it follows the lake edge north of the Employment Center, across Paradise Cut Community Park to Paradise Cut Linear Park, then west along Paradise Cut to Paradise Road, where the trail turns north to connect with its starting point.

Except for the section of the trail on South River Island Parkway and the places it crosses streets, it will be separated from vehicular traffic for its entire length. It is intended to provide the hiker, jogger or bicyclist a grand tour of the entire community, highlighting River Islands unique open space features.

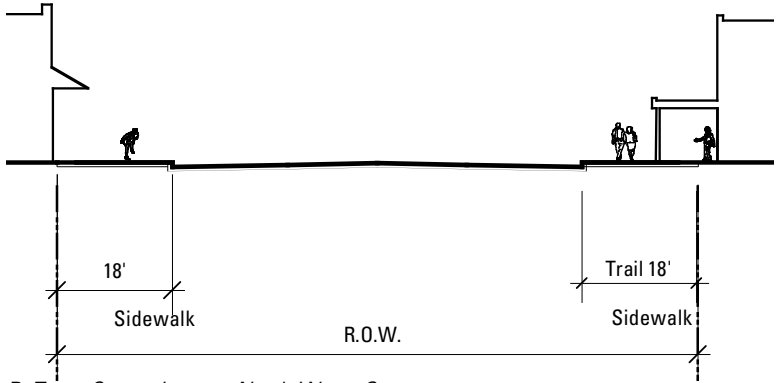
Secondary Loops

The secondary loops are intended to draw those who live in adjacent districts into the main system, as well as provide a series of shorter, varied experiences. Secondary loops may occur along roads, within paseos, or in linear parks. The six secondary loops include:

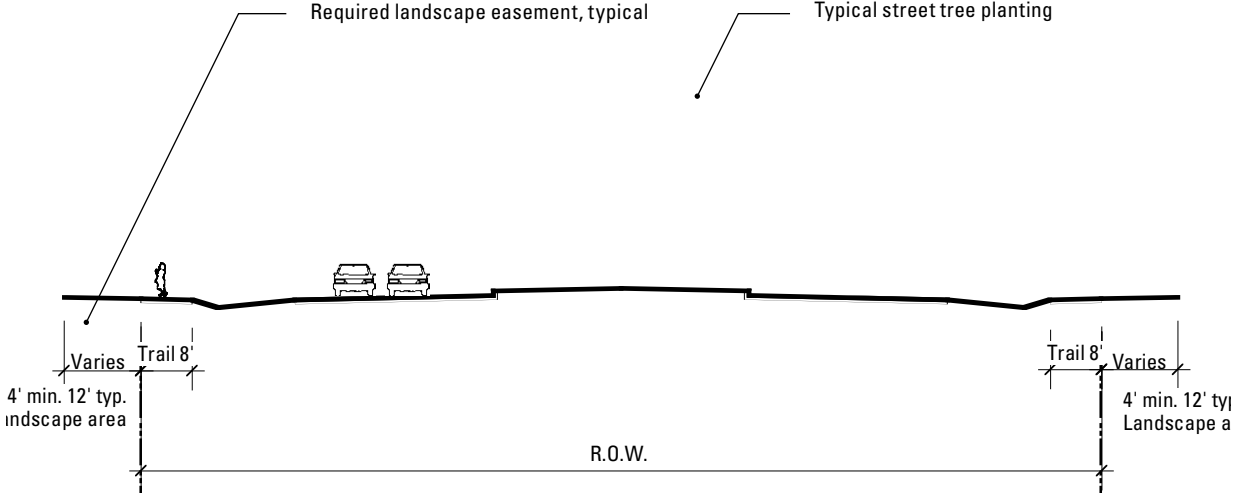
- Town Center Loop. This loop begins at the intersection of the Main Loop and North River Islands Parkway, proceeds east to Water Street, south on Water Street to Commercial Street, and South on Commercial Street back to the Main Loop.
- Employment Center Loop. This loop begins at the intersection of South River Islands Parkway and Golden Valley Parkway, continues west along Golden Valley Parkway, then north on Lake Harbor Blvd to South River Islands Parkway where it reconnects with the Main Loop.
- West Village Loop. West Village Loop follows South River Islands Parkway from the intersection with Paradise Road south to the point where it reconnects with the Main Loop at Lake Harbor
- Woodlands Loop. This loop follows Woodlands Drive through the golf course community, reconnecting to the Main Loop at the intersection with South River Islands Parkway.
- Old River Road Loop. Old River Road Loop follows Old River Road from its intersection with North River Islands Parkway to its intersection with North of Paradise Road.
- Lakeside Loop. This trail follows Lakeside Drive through the Lakeside district and connects to the Main Loop near Central Lake.



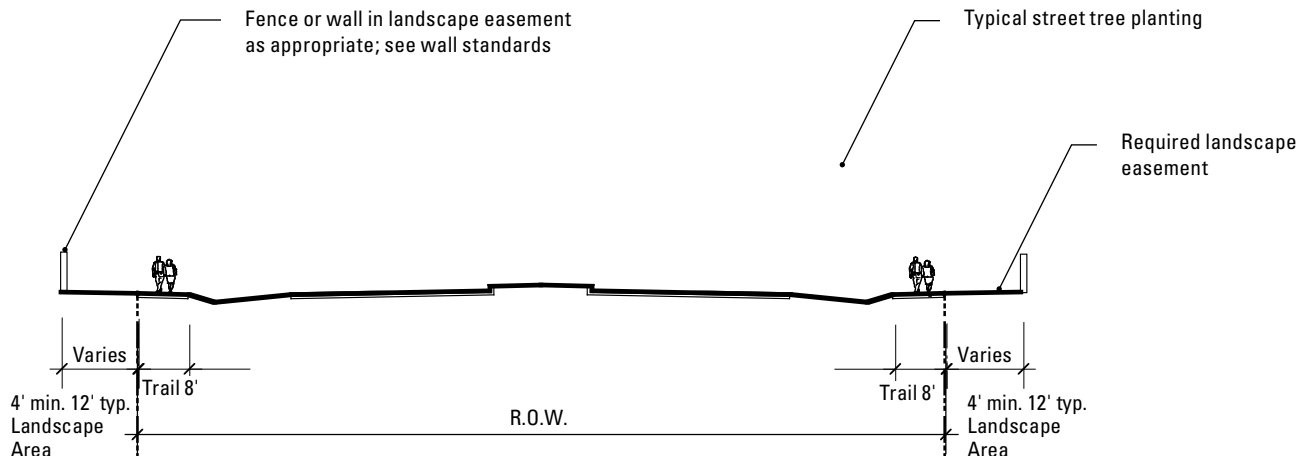
A. Main Loop at Lake or Paradise Cut adjacent to public road



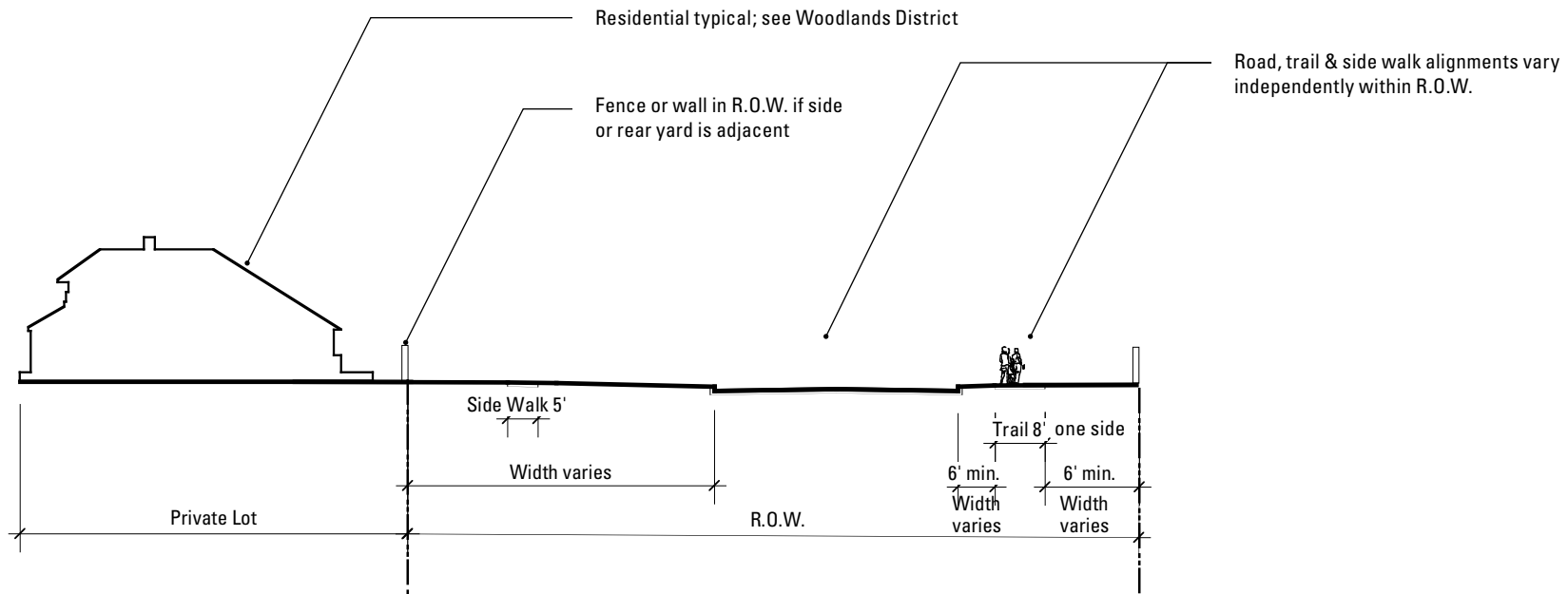
B. Town Center Loop at North Water Street



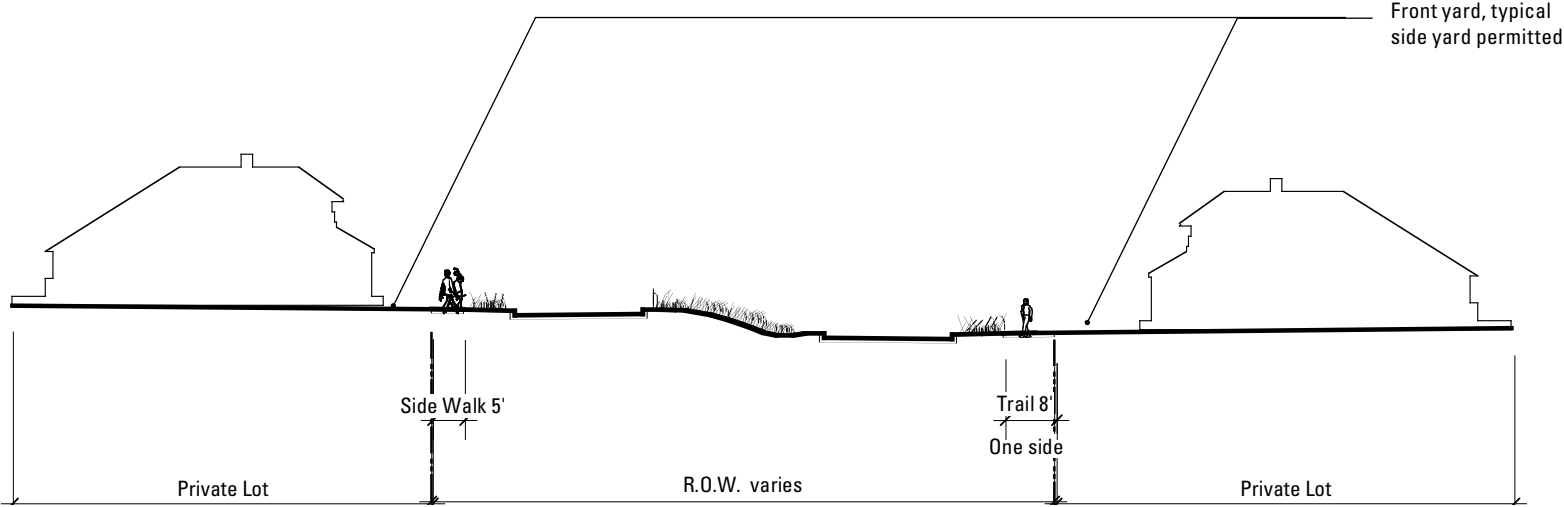
C. Employment Center Loop at Golden Valley Parkway



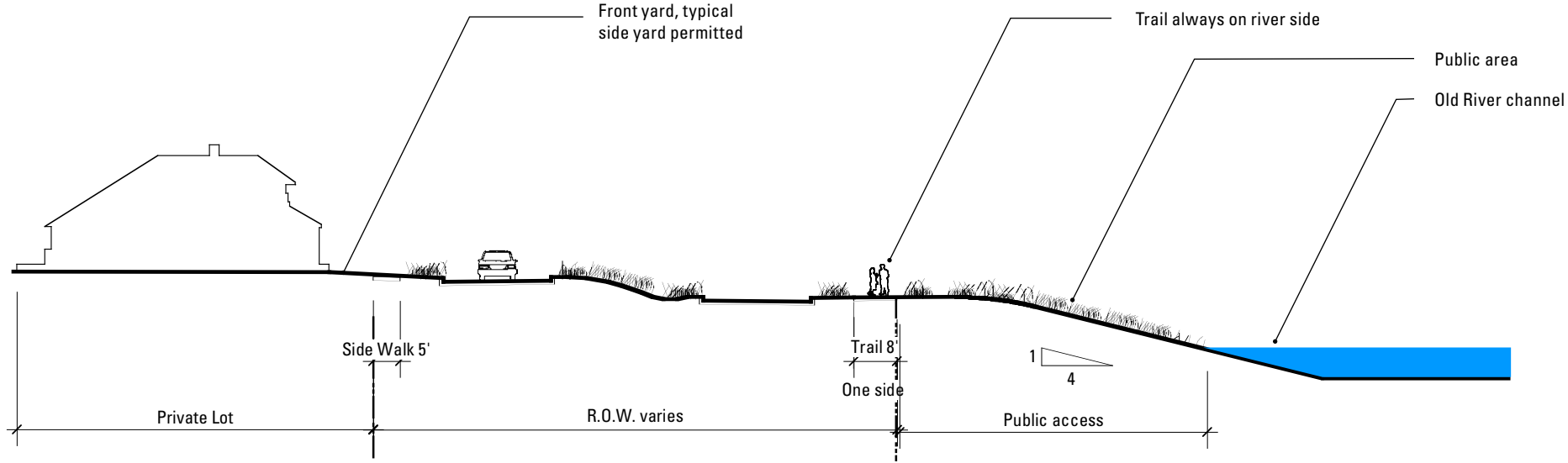
D. West Village Loop at South River Islands Parkway



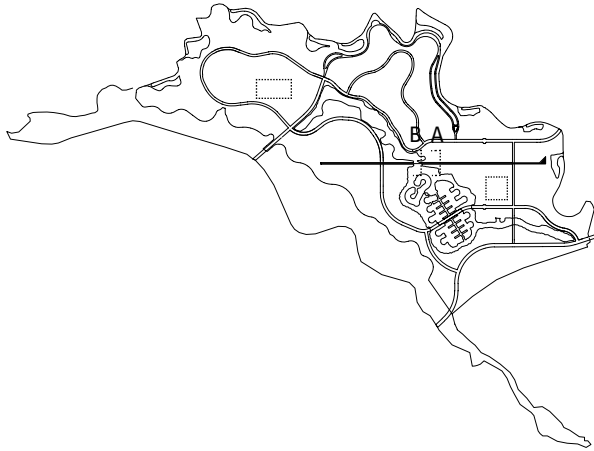
E. Woodlands Loop at Woodlands Drive



F. Old River Road Loop

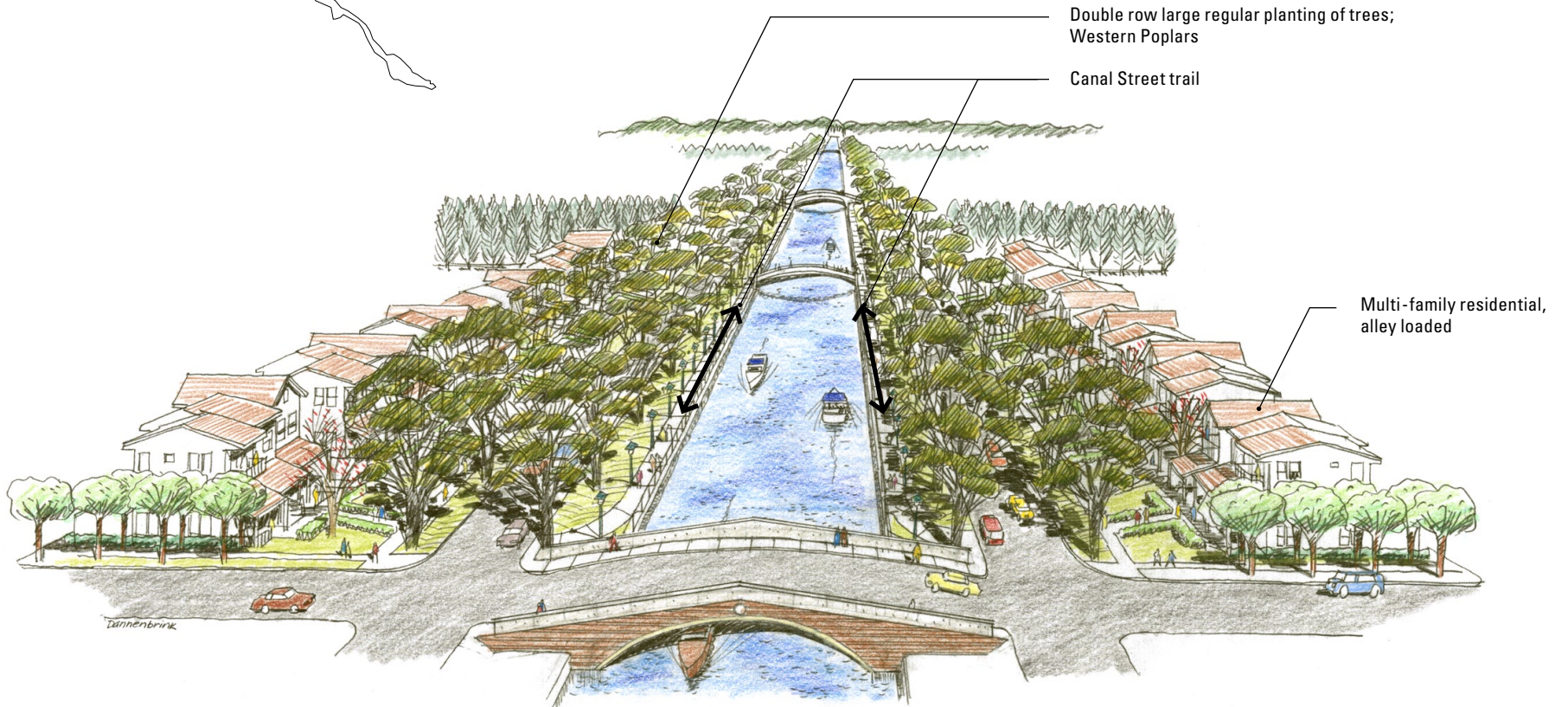


G. Old River Road Loop

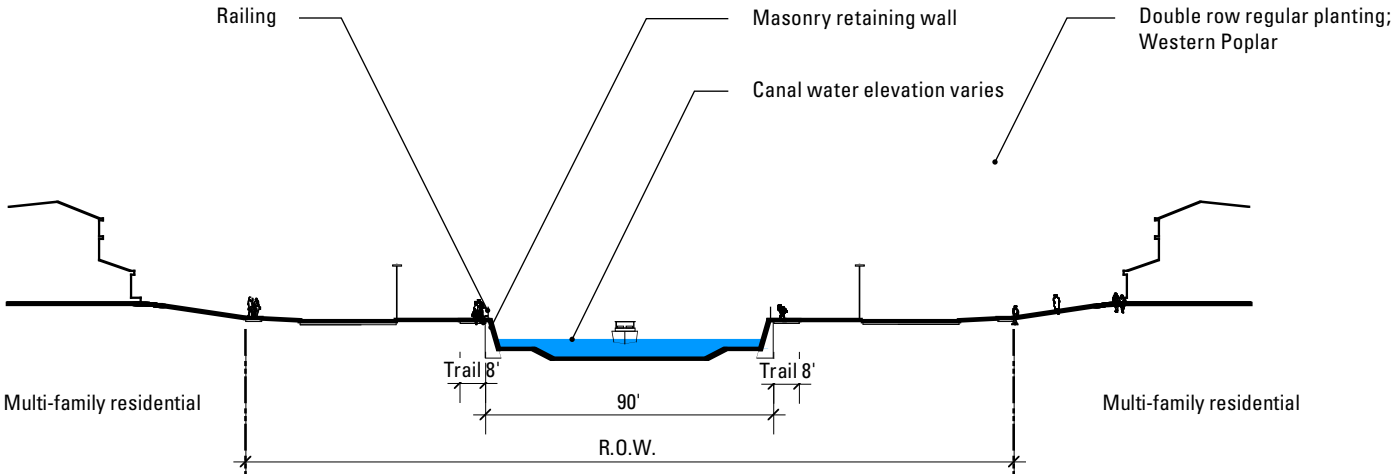


Canal Street Trail

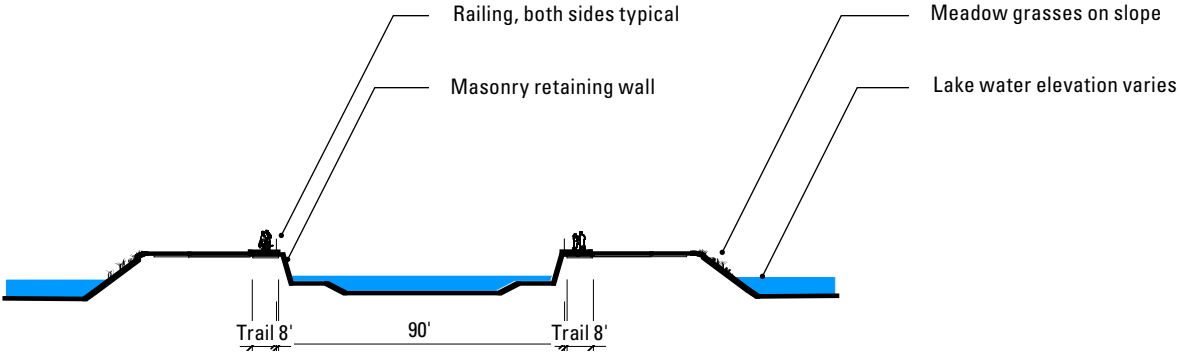
Similar to the Main Loop in importance to the River Islands trail system, the Canal Street Trail begins at the Town Center and parallels the 2-mile long canal with trails on either side of the channel. It terminates at Paradise Cut Crescent.



The Canal Street trail provides an east-west link through the community



A. Typical Canal Street Trail at East and West Village



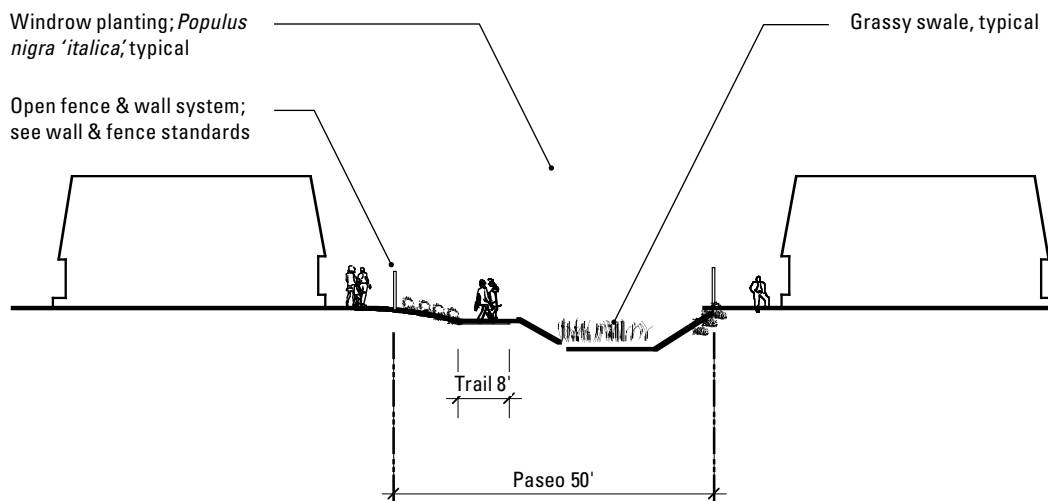
B. Canal Street Trail at Causeway

Paseo System

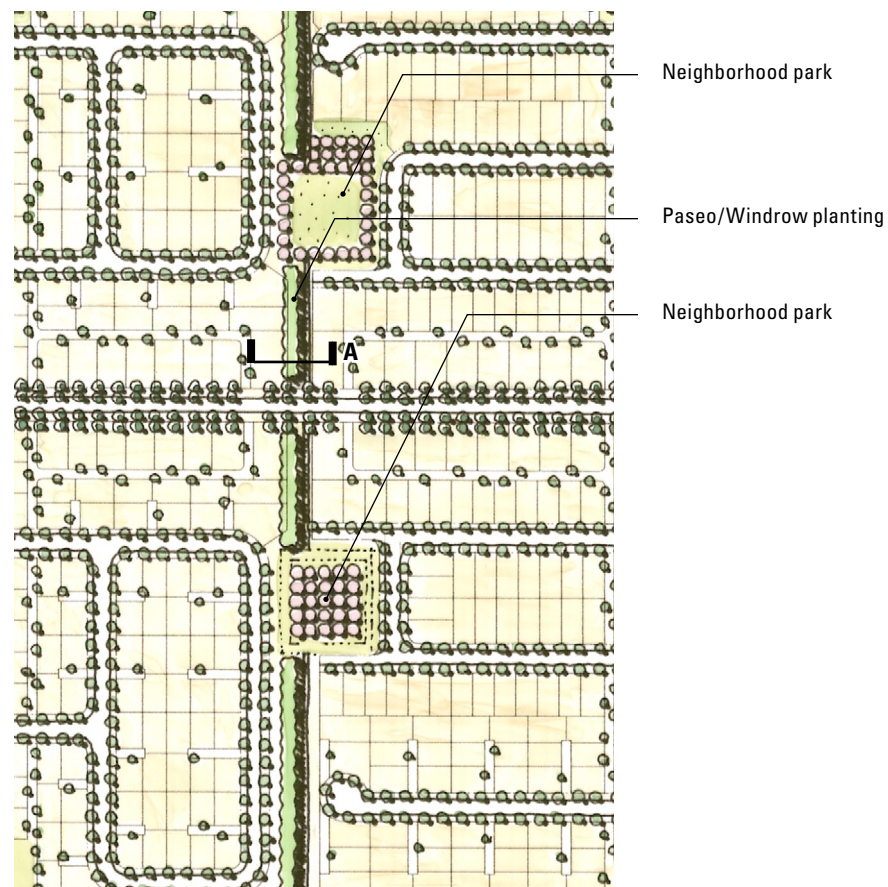
The Paseo System of trails is the local component of the off-street trail network. It connects Neighborhood Parks to local streets and other Neighborhood Parks, as well as to Secondary Loops and the Main Loop. Paseos have a minimum 50-foot right-of-way which includes an 8-foot trail and landscaping consistent with the requirements of the River Islands Landscape Master Plan. Paseos may, in some circumstances parallel local streets, provided the full width of the paseo is maintained.

Street System

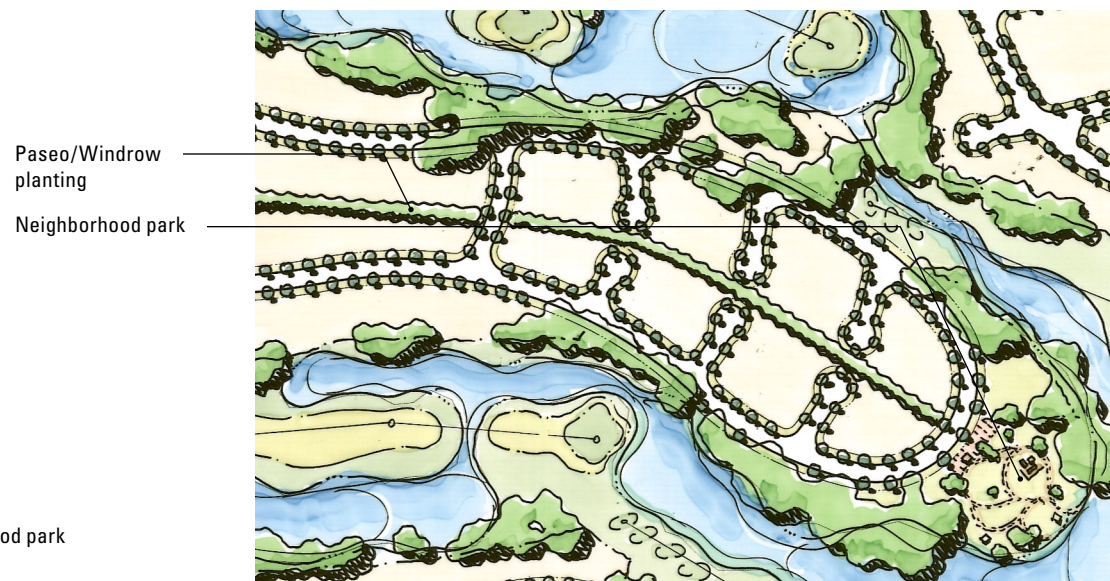
Sidewalks and on-street bicycle trails also provide access to the community's primary trail system. On local streets, sidewalks will be separated from the curb by parkways



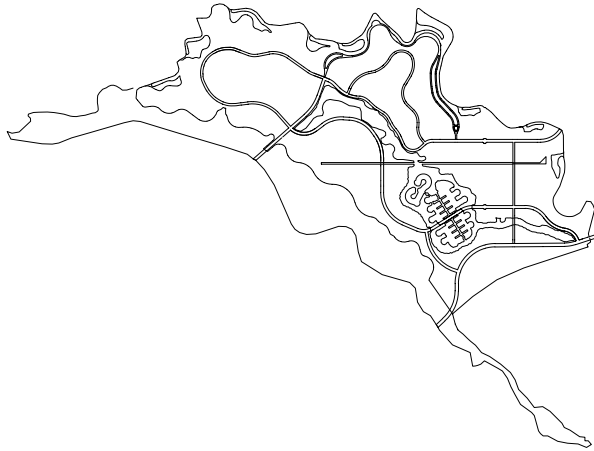
A. Paseos Trail



Typical Paseo system in East and West Village with rectilinear street pattern



Typical Paseo system in neighborhood with curvilinear streets



Private Recreation Facilities

Adjacent to, or within public open spaces, there may be facilities intended for use only by River Islands residents. In some cases, the use of these may be limited to the residents of a particular neighborhood. They may include a small swimming pool, spa, tennis court or other similar facilities. The facilities will be integrated into the overall design of the park to create a unified appearance.

Purpose

- Neighborhood-scale recreation

Activities

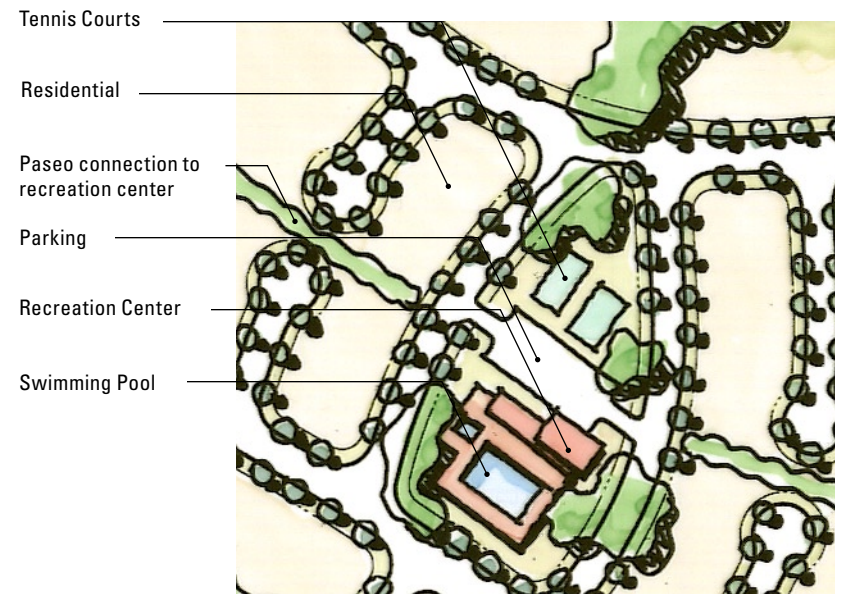
- Active recreation facilities

Typical Facilities

- Swimming pool with children's area
- Spa
- Tennis court
- Other similar facilities

Control

- Access: members only
- Ownership: private
- Maintenance: private



Typical private recreation facilities with neighborhood park



Private recreation facilities allow residents additional recreational activity





Existing River Delta Character

Landscape Master Plan

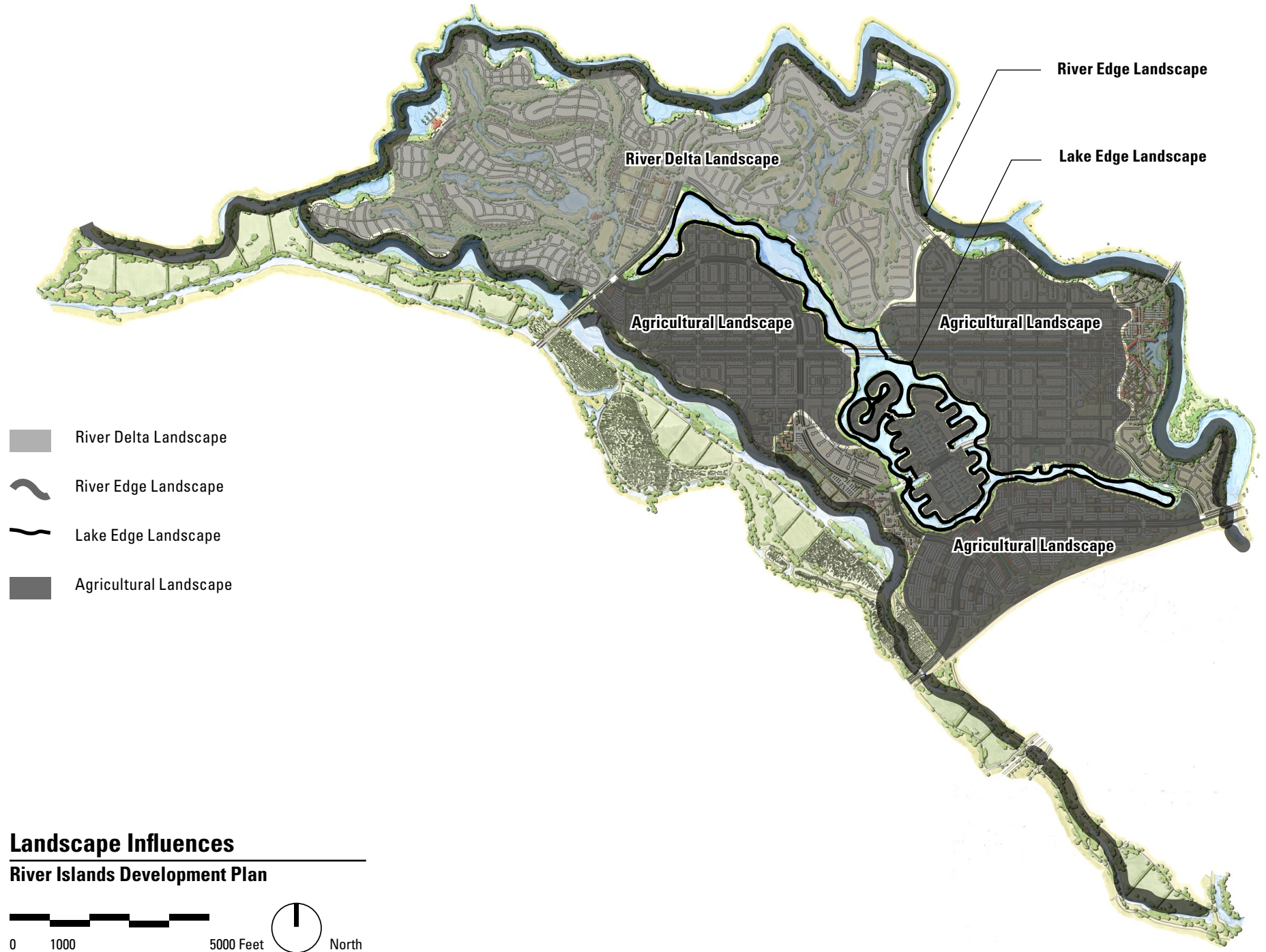
Landscape is one the most important components of the River Islands identity system. As an ever-present visual element along streets, on river and lake edges, and in neighborhood parks and paseos, the River Islands landscape plays an essential role in creating an environment that is both attractive and meaningful. Its meaning will come from the way it reflects River Islands unique context: the public landscape will be derived from the site's two major influences, the San Joaquin River Delta, and the agriculture fields that permeate the valley.

The Landscape Master Plan for River Islands at Lathrop describes the proposed planting design for the community. It begins with a description of the Landscape Design Concept and the two major design influences. The Landscape Zones section stresses each of the six landscape zones and how the landscape concept will be applied accordingly. Typical Landscape Cross Sections illustrate the application of the landscape concept to the River Islands street and trail system. The Plant Palette contains both a description of the plants proposed for River Islands, and a Plant Use Matrix identifying where and how plants will be utilized.

Landscape Design Concept

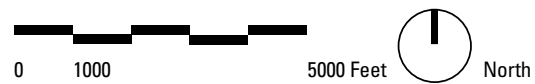
River Islands landscape design will be based on two major influences: the natural landscape of the San Joaquin River Delta, and the man-made character of the agricultural landscape found throughout the San Joaquin Valley.

The diagram to the left shows the extent of these major influences. The River Delta Landscape includes the River Edge and Lake Edge landscapes.



Landscape Influences

River Islands Development Plan



River Delta Landscape

The native landscape of the Delta consists primarily of trees such as Valley Oaks (*Quercus lobata*), Fremont Poplars (*Populus fremontii*), and California Sycamores (*Platanus racemosa*); shrubs include Elderberry (*Sambucus spp.*) and Willow (*Salix spp.*); and grasses include Deergrass (*Muhlenbergia rigens*), etc. These natives will be the backbone plants of those areas of River Islands where a strong visual connection to the Delta is important. These areas include the river edges, Back Bay Reserves and Paradise Cut where plants will be arranged more or less naturally as informal meandering tree masses, depending on the particular context and function of the landscape.



Valley Oak (Quercus lobata)



Western Poplar (Populus fremontii)



California Sycamore (Platanus racemosa)



Elderberry (Sambucus spp.)

Agricultural Landscape

Agriculture influences River Islands' landscape in several ways. The large-scale geometry of agricultural fields and orchards will be reflected in street tree, neighborhood park and parking lot landscapes. Trees matched in type, form and size, and planted in regular rows or grids will be the primary expression of this tradition. Trees used in this manner might include close relatives of actual orchard trees, such as Ornamental Plums (*Prunus spp.*) or Chinese Pistache (*Pistachia chinensis*) and commonly regular planting of street shade trees such as Ash (*Fraxinus spp.*) and Sawleaf Zelkova (*Zelkova serrata*). In contrast, the ornamental landscape that characteristically surrounds and graces valley farm houses might serve as a precedent for the landscape design of special public buildings and spaces. Large, graceful specimen trees such as Deodar Cedars (*Cedrus deodara*), or even Canary Island Palms (*Phoenix canariensis*) would be appropriate in this context.



Vineyards Near the San Joaquin River



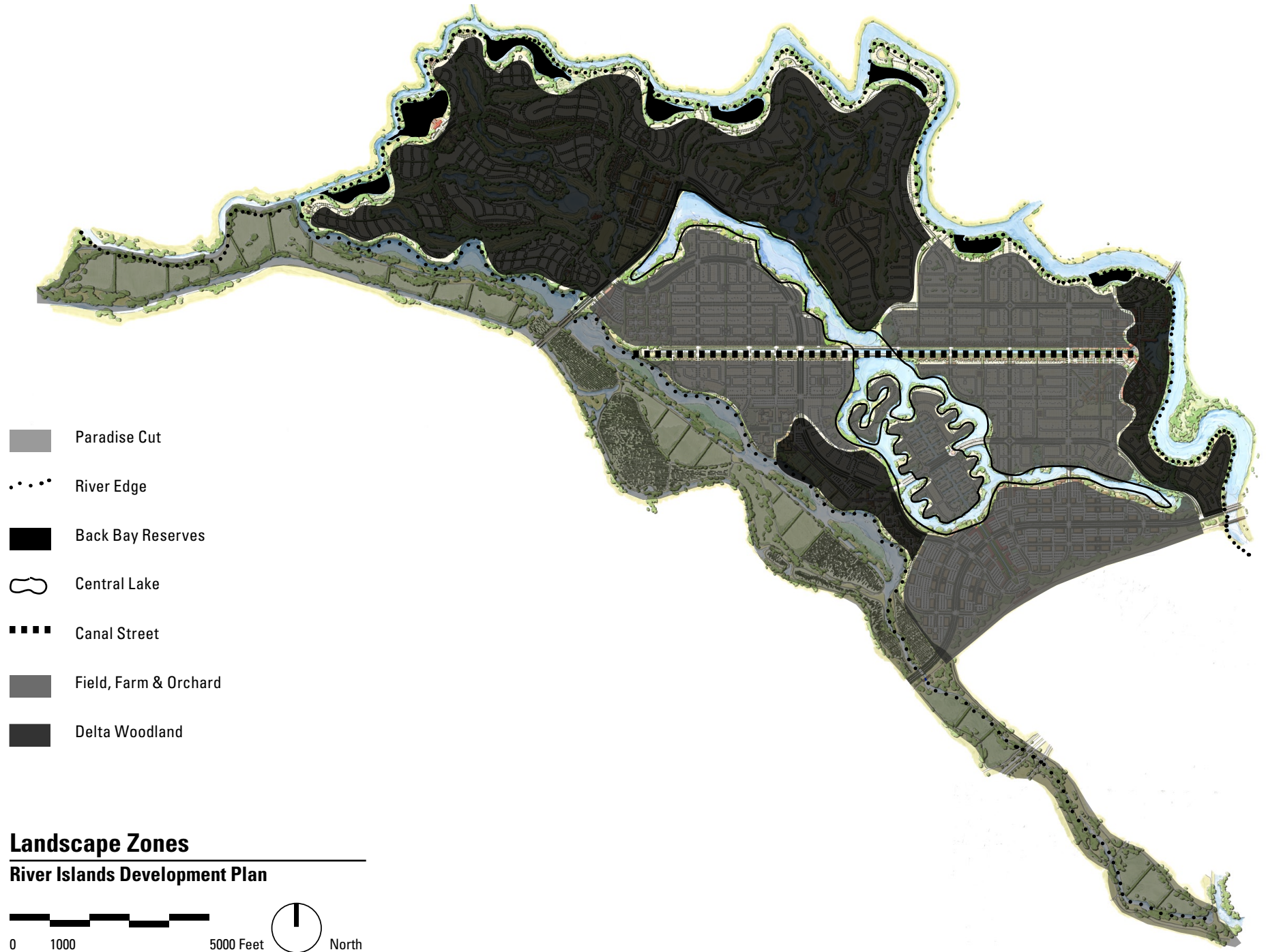
Row Crops










Almond Orchard in the Fall

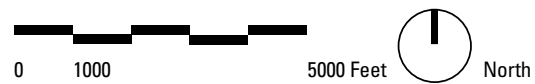
Landscape Zones

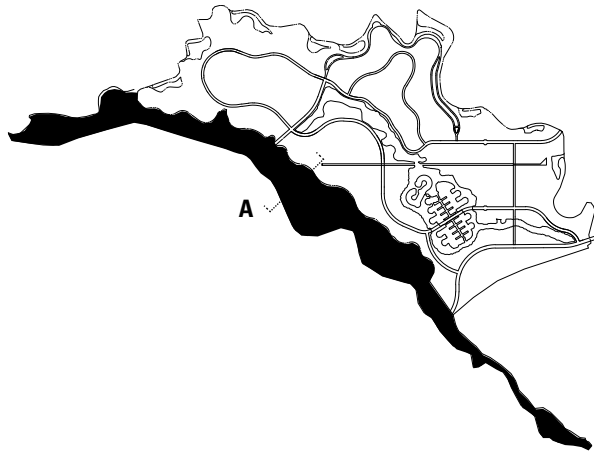
The Landscape Zone Diagram shows the location and extent of the seven landscape zones at River Islands. The following description defines the character of each of the zones according to the two major influences: natural influences and the man-made influences.



-  Paradise Cut
-  River Edge
-  Back Bay Reserves
-  Central Lake
-  Canal Street
-  Field, Farm & Orchard
-  Delta Woodland

Landscape Zones
River Islands Development Plan





River Delta Influences: Paradise Cut

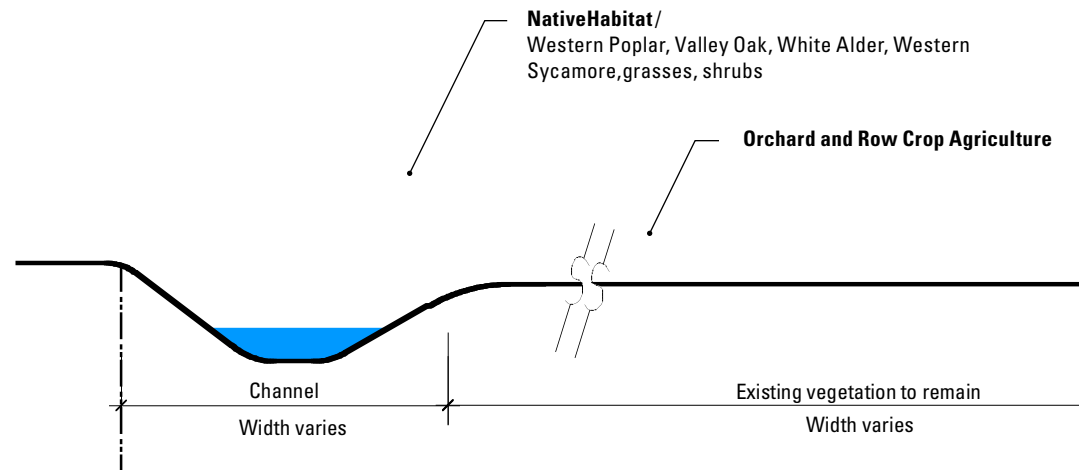
The greater than 1000-acre Paradise Cut is part of the San Joaquin River floodway and is subject to seasonal inundation. As such, the dominant landscape will consist of native plants that tolerate such conditions. In addition to the native landscapes, some upland areas will be farmed. There are four subzones in the landscape of Paradise Cut: Native Habitat, Row Crop Agriculture, Paradise Cut Bank, and Paradise Cut Terrace.

Native Habitat. This subzone is intended to provide habitat for native plants and animals, and will closely resemble natural wetlands in appearance and function. Some portions of the Native Habitat subzone will be inundated annually, while other areas will be higher in elevation and may never flood. These areas will provide flood refuge for animals that live in the Paradise Cut. For planting species, refer to the Paradise Cut column of the Plant Palette.

Orchard and Row Crop Agriculture. Within Paradise Cut, some areas will be used for orchard or row crop agriculture. Row crops may include a variety of plants grown during the dry season and will be harvested annually. For planting species, refer to the Paradise Cut column of the Plant Palette.

Paradise Cut Bank. The northern bank of Paradise Cut includes both open space accessible to the public and banks adjacent to private residences. The landscape in this subzone will consist of native trees, shrubs and grasses planted informally. It will have a more manicured appearance than the Native Habitat sub zone, but it is consistent with the need for convenient access and use by River Islands residents. For planting species, refer to the Paradise Cut column of the Plant Palette.

Paradise Cut Terrace. Paradise Cut Terrace is located inland from the Paradise Cut Bank and will include primarily informal plantings of native plants, supplemented by ornamentals whose appearance and habit blends naturally with the natives. For planting species, refer to the Paradise Cut column of the Plant Palette.



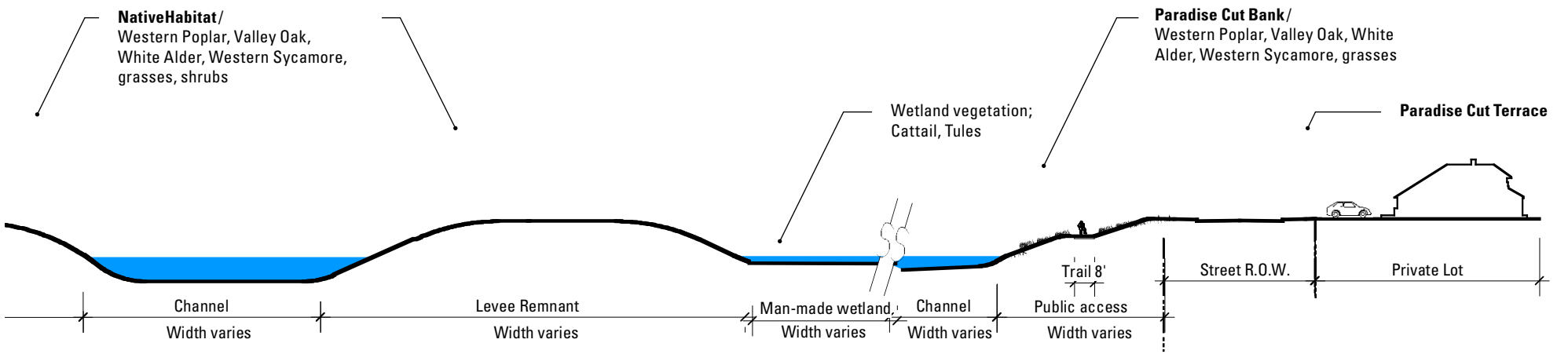
A. Paradise Cut Bank & Terrace



The Paradise Cut landscape will reinforce and extend the character of the existing landscape



Orchard and row crop may be found in Paradise Cut





River Delta Influences: River Edge

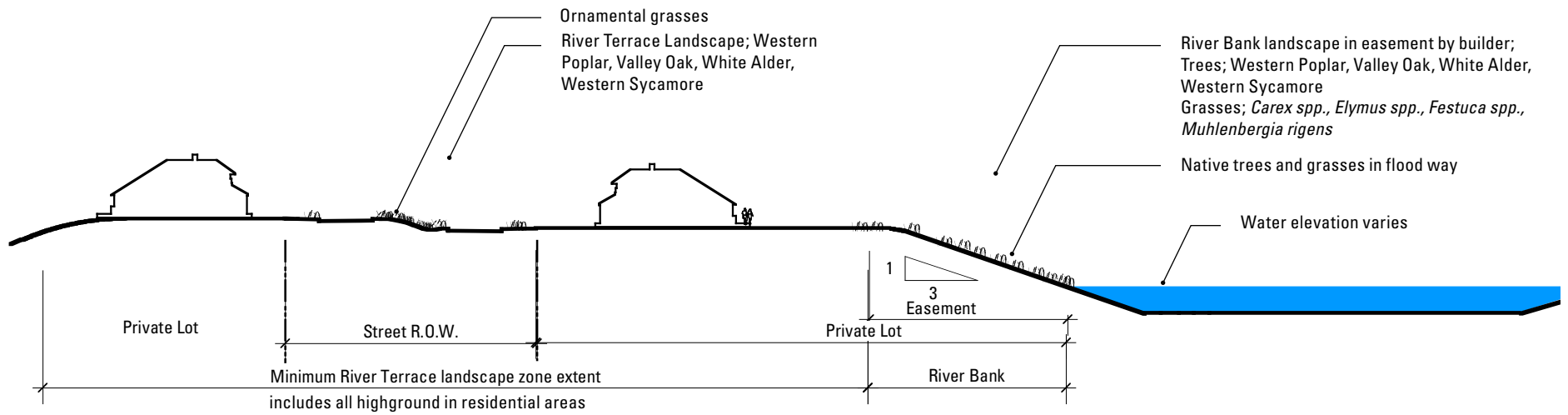
The River Edge Zone includes land along the edge of the San Joaquin River and consists of two subzones: the River Bank and the River Terrace. The design intent of this zone is to create a natural river edge visual character that surrounds River Islands at Lathrop.

River Bank. The River Bank includes land immediately adjacent to, and visible from the river. Its landscape will consist primarily of plants indigenous to the Delta. Since most of this zone occurs in a potential floodway, the plant layout and density will be influenced by the river's flood hydraulics. Trees will be planted to create shaded aquatic riverine habitat. For the same reason, shrubs will be planted only at the highest bank elevations, while native grasses will be planted on the channel edges subject to more regular seasonal inundation.

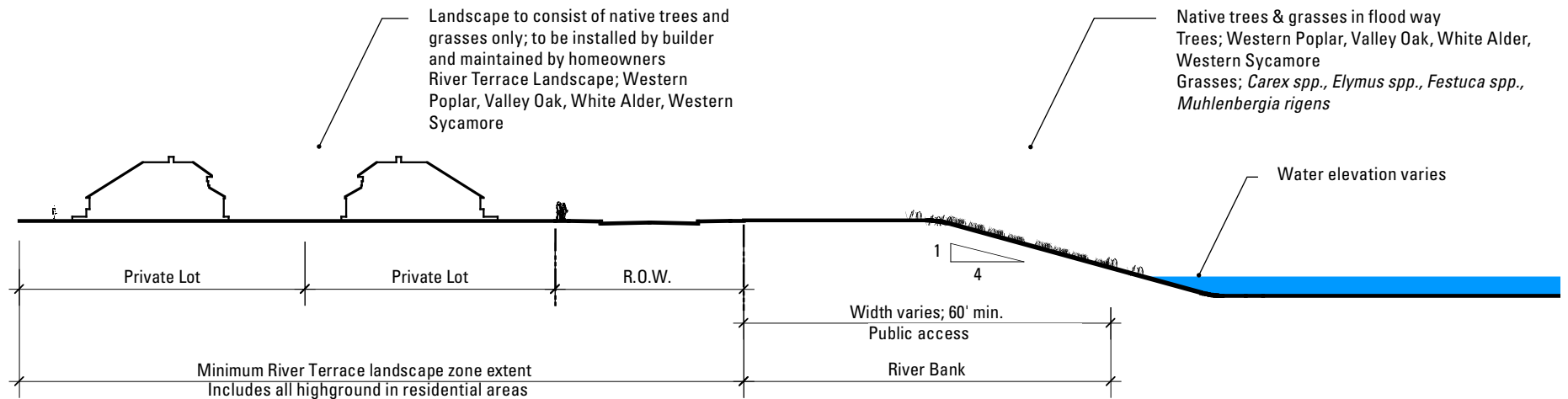
Along banks that slope down from west to east, tree planting will be intensified as much as possible to create shade on the river's water surface. This will help create shaded aquatic riverine habitat and cover for smaller fish. Major species include *Quercus lobata*, *Populus fremontii*, and *Platanus racemosa*. For planting species, refer to the River Edge column of the Plant Palette.

River Terrace. The River Terrace is located primarily on high ground above the floodway. In addition to natives, ornamental plants that are similar in character to natives may be used in this subzone. For planting species, refer to the River Edge column of the Plant Palette.

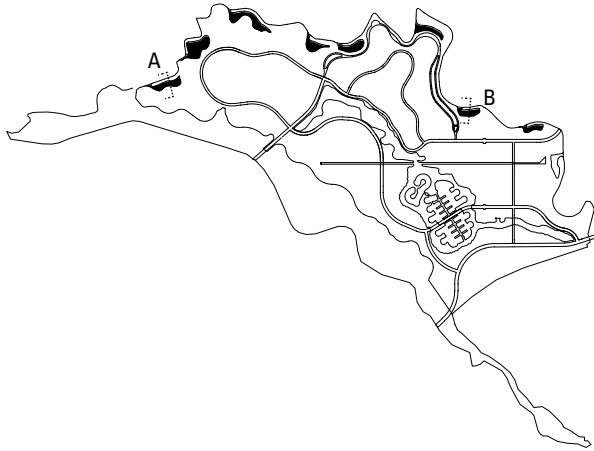
In addition to River Vista Parks and Paseos, River Terrace landscape will be required on private lots and within golf courses that are located on high ground.



A. River Edge Zone Landscape - Private lot on river with 3:1 river bank



B. River Edge Zone Landscape - Public space on river with 4:1 river bank



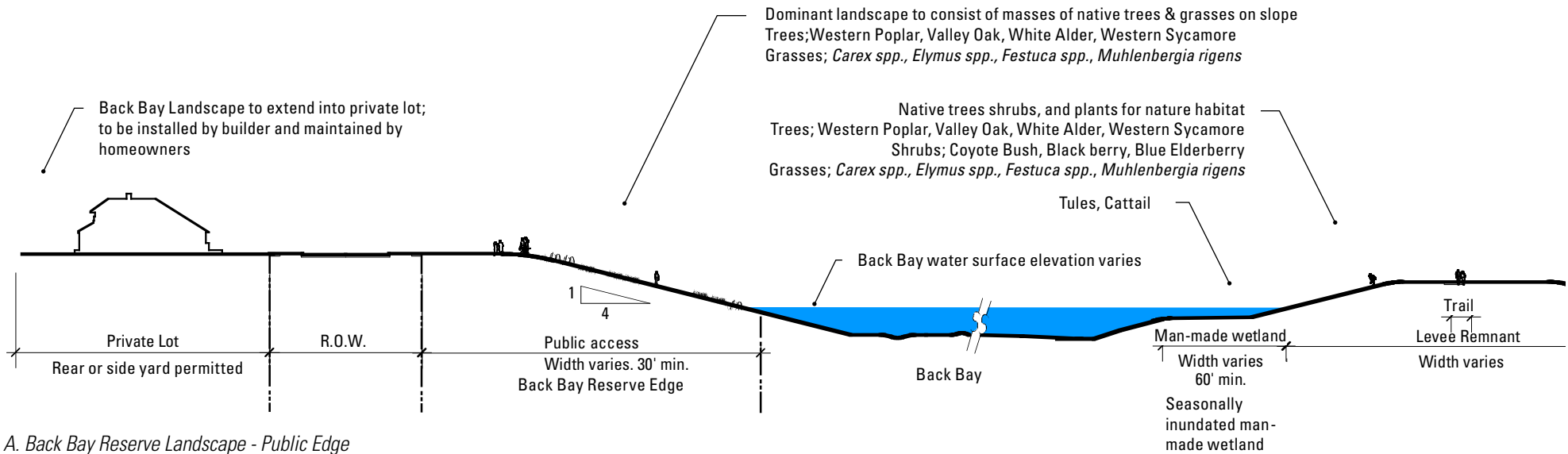
River Delta Influences: Back Bay Reserves

Back Bays Reserve Landscape is an integral part of the natural landscape that occurs on the edge of the River Islands community. An entirely man-made artifact, the Back Bay Reserve Landscape will, nonetheless, resemble natural river environments. It consists of two important subzones: Levee Remnants and Back Bay Reserve Edges.

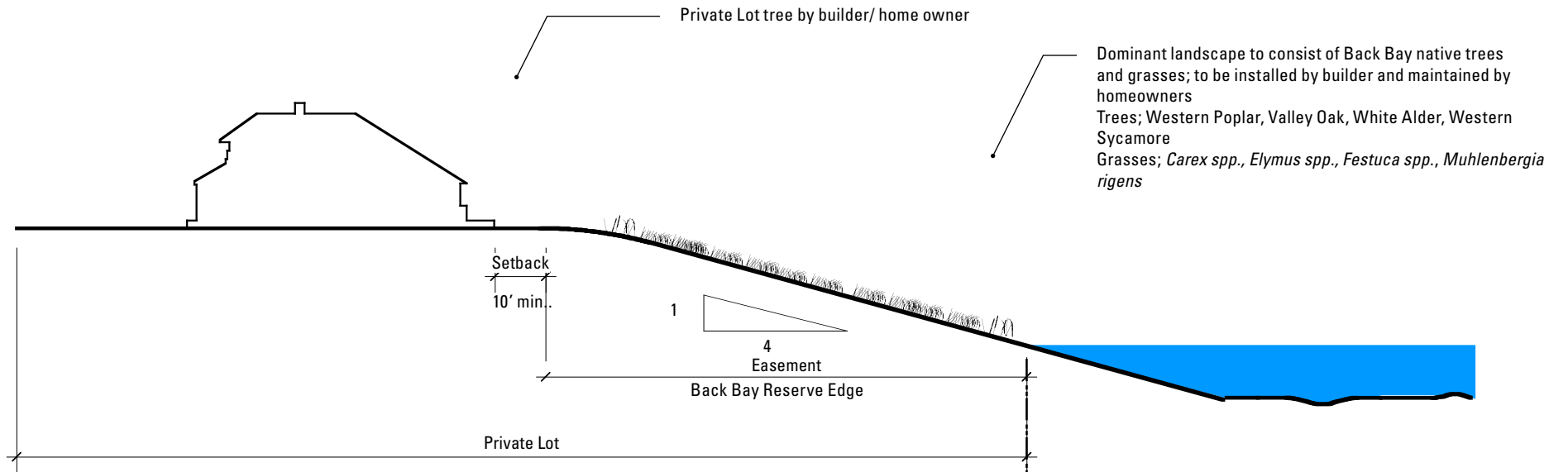
Levee Remnants. Levee Remnants consist of the portion of the levee that remain after the Back Bay has been excavated and water from the river has flowed in, filling the Back Bay. Levee Remnants help channel river flows

and protect the interior of the Back Bay from erosion. The landscape will consist entirely of native vegetation planted to closely mimic natural river edges. Native shrubs and groundcovers will create a “thicket” that provides habitat for animals. For planting species, refer to the Back Bays column of the Plant Palette.

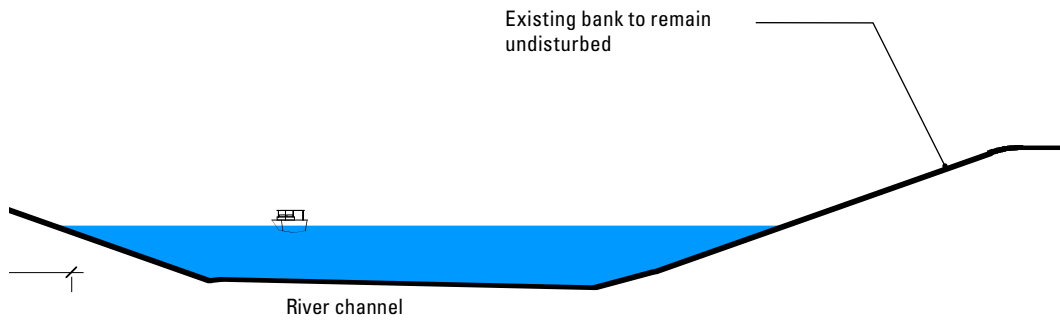
Back Bay Reserve Edges. Along edges adjacent to private homes or the pocket parks, the landscape will have a more manicured appearance. Dominant plants will be natives, though the ground plane will be less cluttered than the Levee Remnants. Shrub areas will be limited, and grasses will predominate. For planting species, refer to the Back Bays column of the Plant Palette.

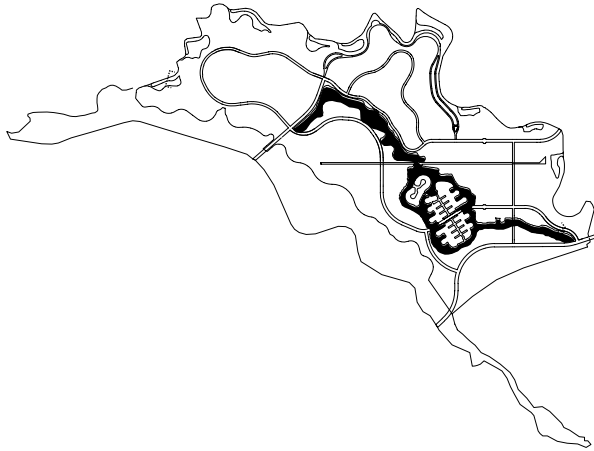


A. Back Bay Reserve Landscape - Public Edge



B. Back Bay Reserve Landscape - Private Edge Cross Section



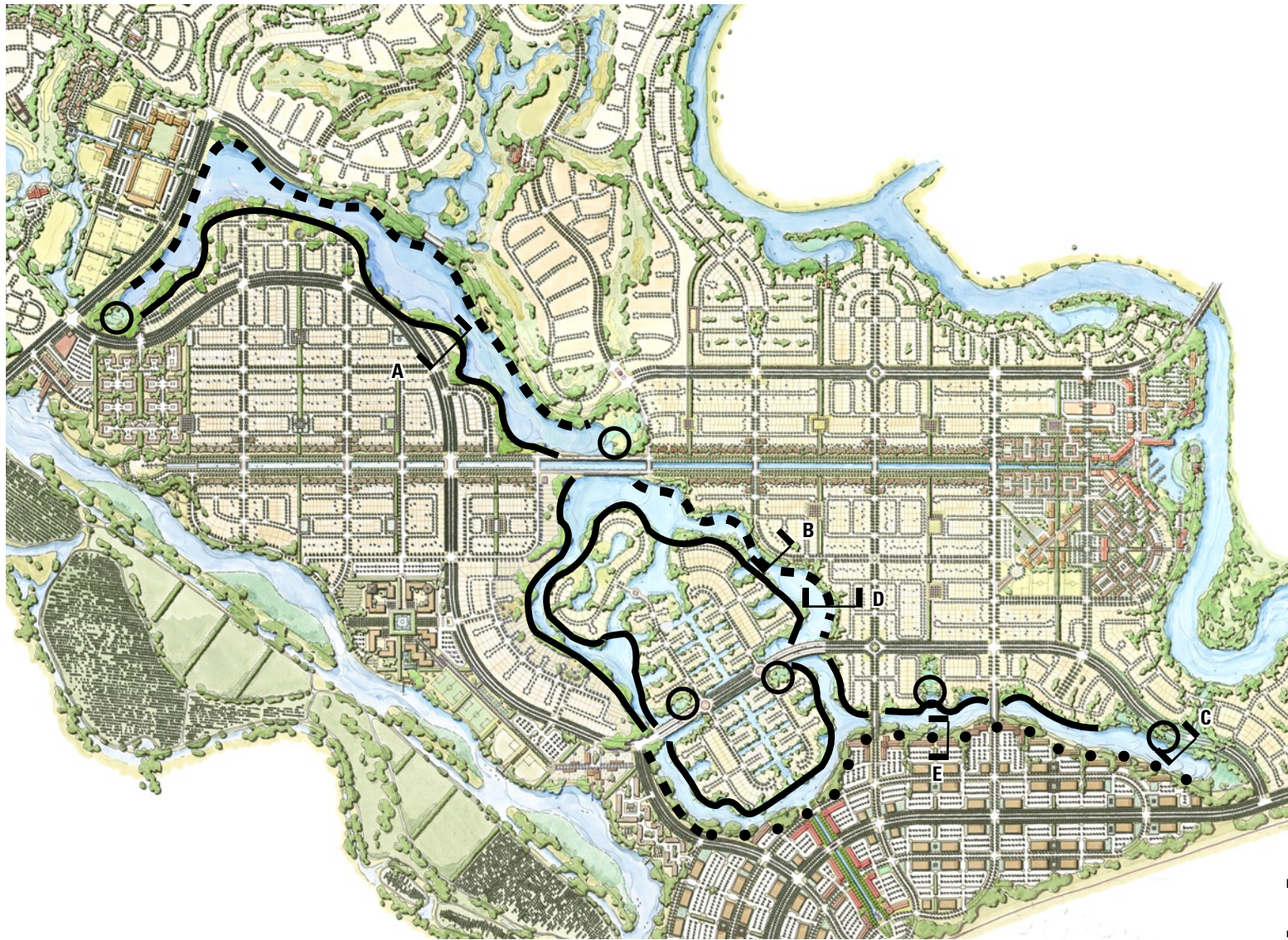


River Delta Influences: Central Lake

The Central Lake will appear to be a remnant of the San Joaquin River system that no longer has any direct connection to the main channel. Similar to ox bow lake landforms found in natural river systems, the lake winds circuitously through the community. Although native plants will be present on the edges of the lake, other natural species will be incorporated into the landscape. The landscape is entirely man-made but the overall character will appear natural, much like the appearance of a lake in an English Garden of the Eighteenth Century.



The Central Lake edge is pastoral in appearance; with simple, clean edges framed by informal groves of Willow, Alder, and Poplar



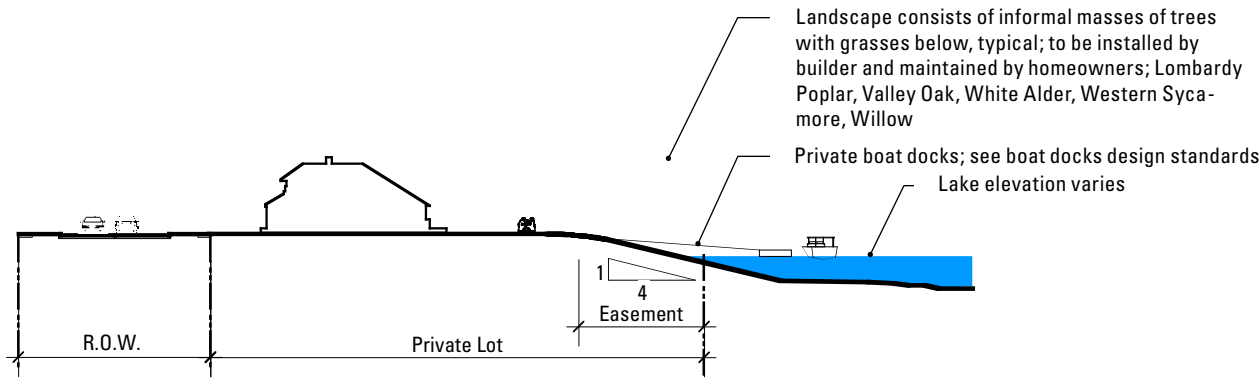
- ■ ■ ■ Public edge
- Private edge
- Man-made wetland
- • • Commercial edge

Central Lake Landscape

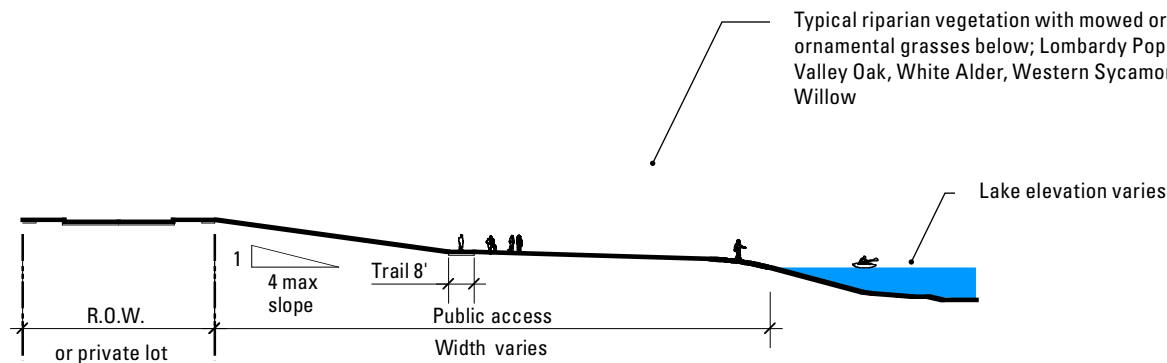
Public Edge. The northern edge of the lake is almost entirely public. The dominant landscape will consist of trees and grasses, including exotic ornamentals such as Weeping Willows (*Salix babylonica*) and Poplars (*Populus alba*, *Populus nigra 'italica'*). Large grass areas may be mowed to provide for more intense public use. For planting species, refer to the Central Lake column of the Plant Palette.

Private Edge. Like the Public Edge, the Private Edge will have a natural appearance. However, mowed grasses will be limited to areas intended for public use, and shrubs will be planted to provide screening and visual variety. For planting species, refer to the Central Lake column of the Plant Palette.

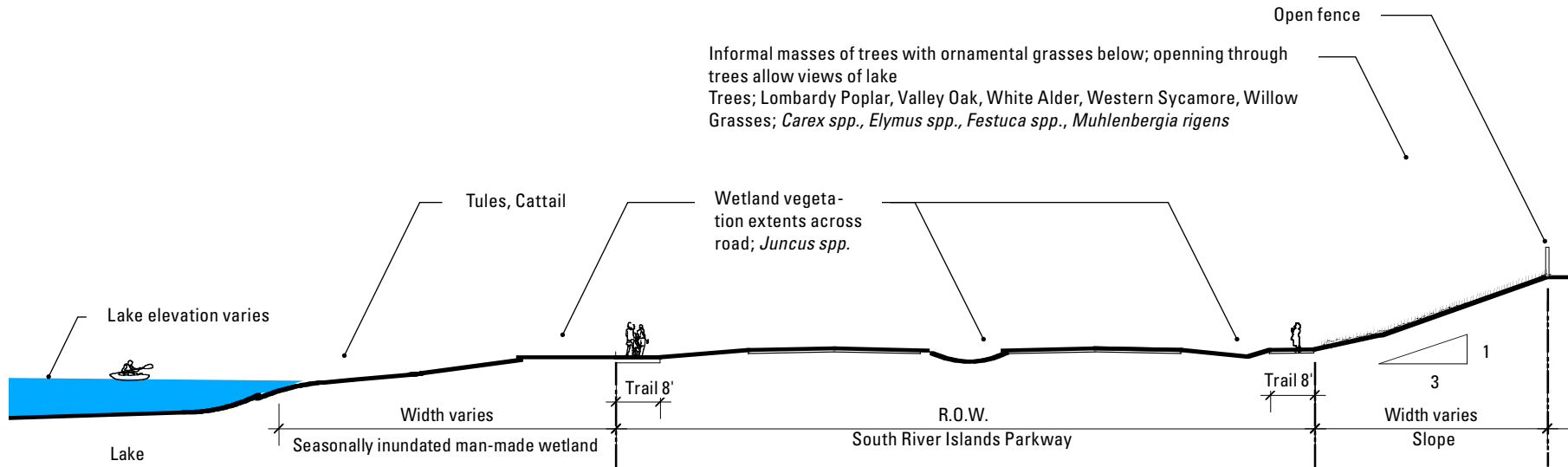
Wetland Edge. The Central Lake will include approximately 30 acres of man-made wetlands that are intended to cleanse storm water runoff in the winter, and lake water in the summer. These wetlands will be planted with native plants to assure this function and reinforce the natural character of this area. For planting species, refer to the Central Lake column of the Plant Palette.



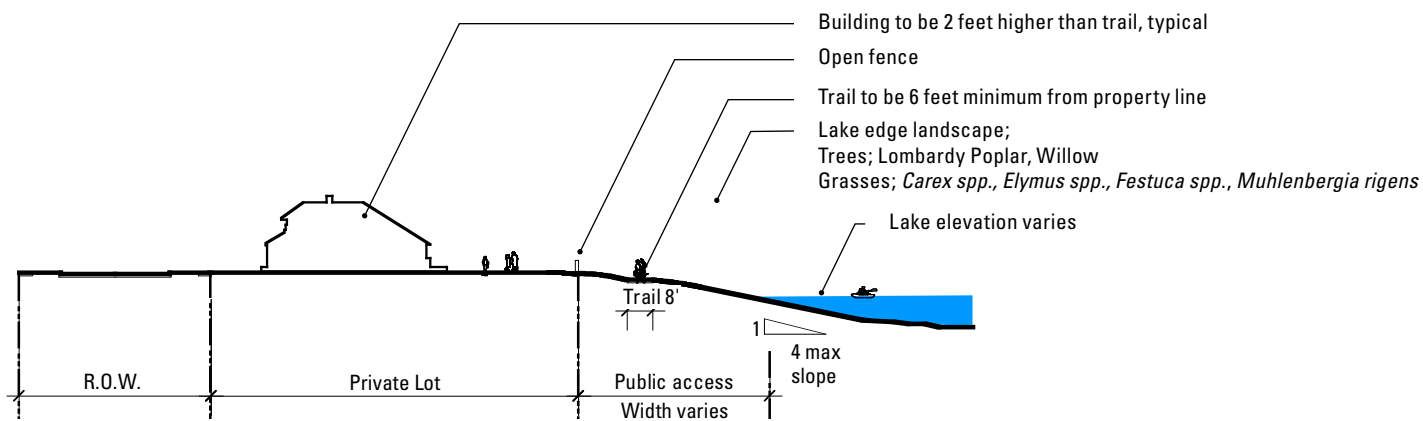
A. Private Lake Edge



B. Public Edge with Road R.O.W.



C. Central Lake Wetland Edge at South River Bend

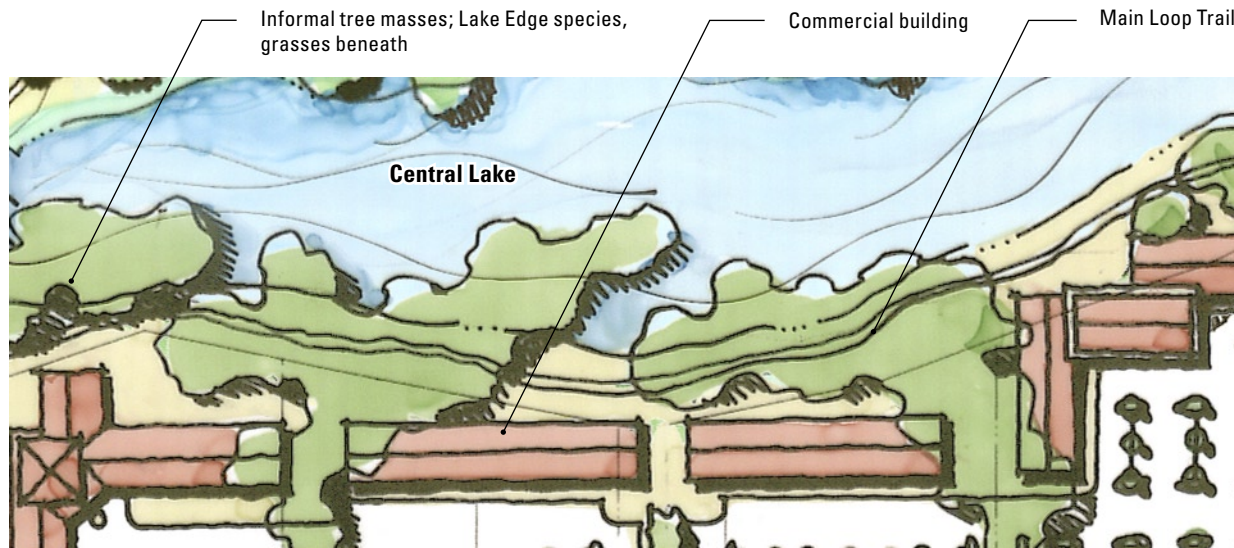


D. Central Lake Private Edge with Public Trail

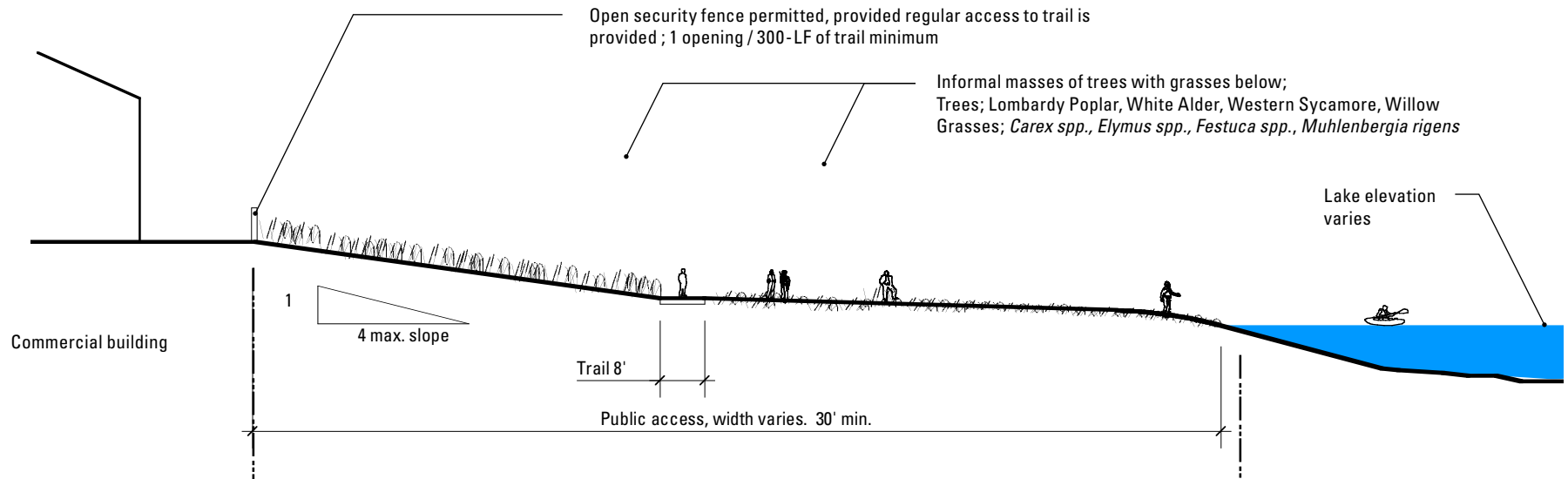
Commercial Edge. The Commercial Edge occurs adjacent to the Employment Center. The character of this edge will be similar to other edges, and will feature native and introduced species of trees in naturalistic plantings. The landscape of the commercial uses including office buildings, retail centers and hotels, will be integrated smoothly into the Commercial Edge so that there is a seamless transition between public and private landscapes. Fences or walls between the lake and adjacent commercial uses must be strictly limited to those necessary for screening, or to provide security. Security fences must not form a continuous wall, however, and access to trails from the Employment Center will be provided regularly. See also the Employment Center section of Part II. For planting species, refer to the Central Lake column of the Plant Palette.



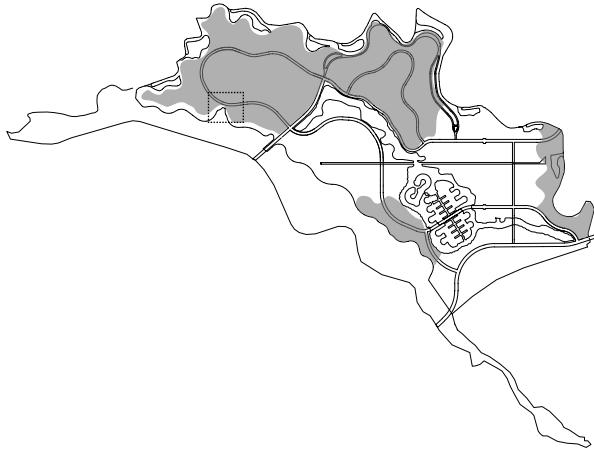
The landscape will create seamless transition between public and private landscapes.



Central Lake Commercial Edge Character



E. Central Lake Commercial Edge



River Delta Influences: Delta Woodland

Delta Woodlands are landscapes dominated by dense, informal masses of native trees, with occasional grassy open areas surrounded by informal shrub masses. Development within this landscape zone should appear as if a portion of the existing woodland has been cut away, leaving a clearing suited to human use. Although native trees should predominate, they may be supplemented with complementary natural species.

Delta Woodland Streetscape

It is especially important that major streetscapes within this zone appear as if they have been cut from a native woodland landscape. Tree densities must be relatively high, and the grading and planting of the ground plane natural-appearing. Only in this zone will meandering trails be permitted adjacent to roads, and only where the total width of the parkway/trail exceeds 30 feet.

Collector and local street landscapes may have regularly spaced street trees. For planting species, refer to the Delta Woodland column of the Plant Palette.



Informal tree masses extend from water's edge into the community as shown here



The character of Delta Woodland streetscape is dominated by large trees and ornamental grasses



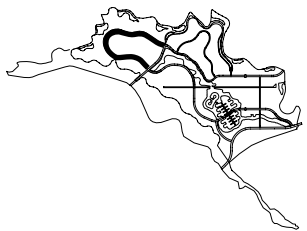
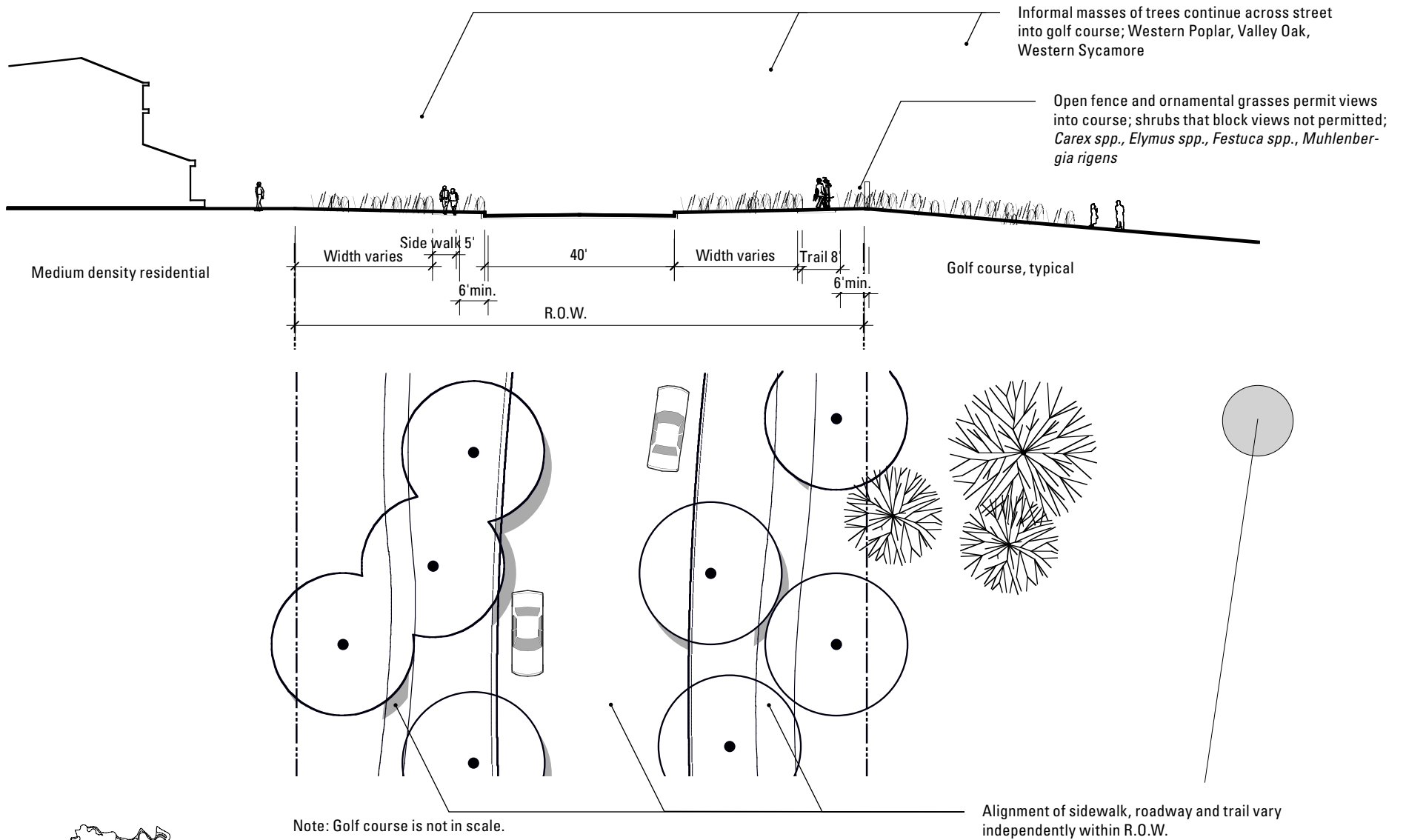
Informal tree masses continue into golf courses from river edge;
Western Poplar, Valley Oak, Western Sycamore

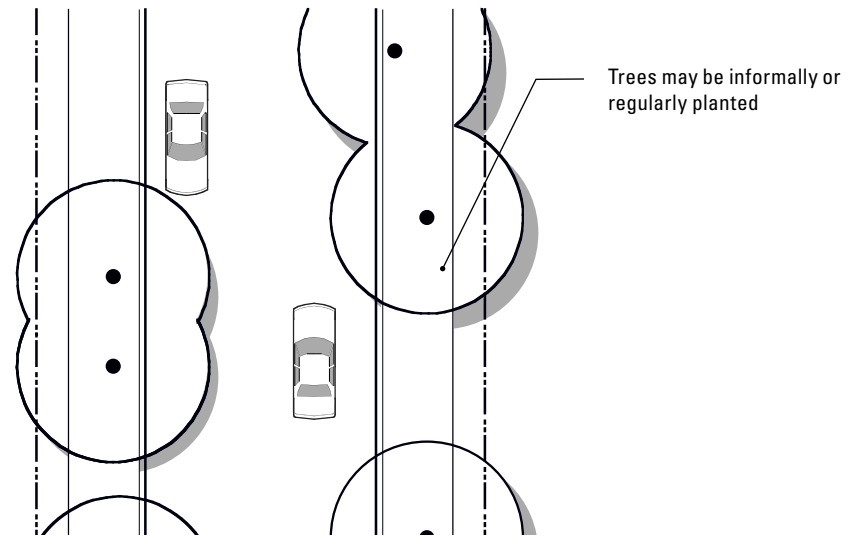
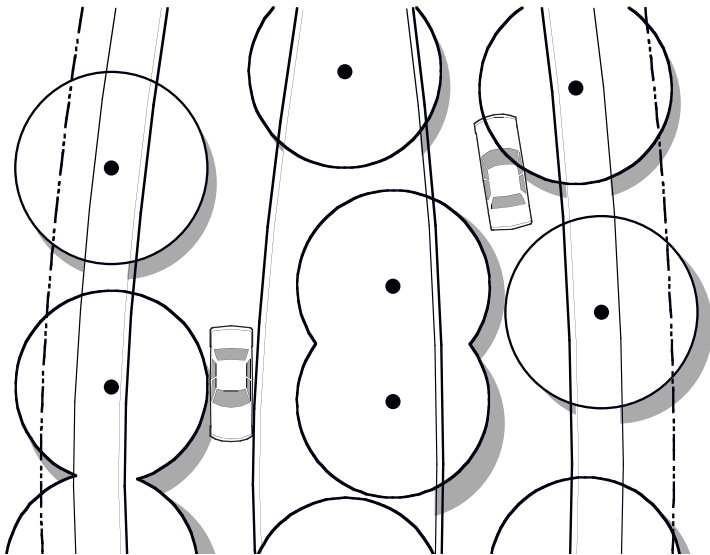
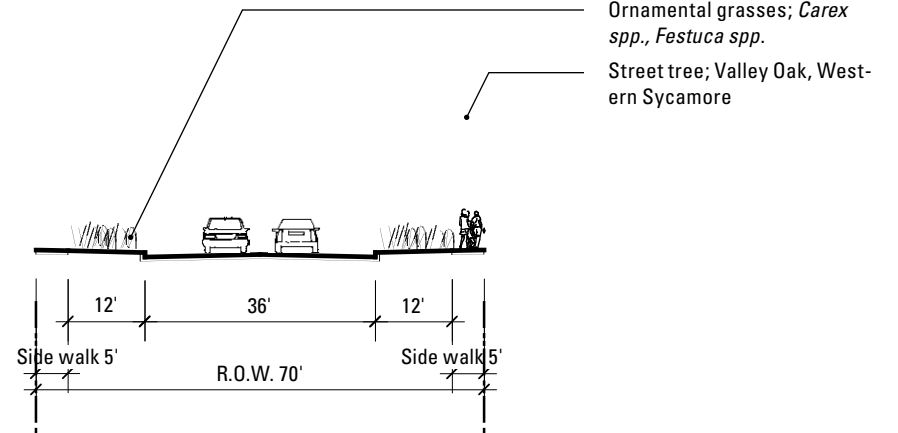
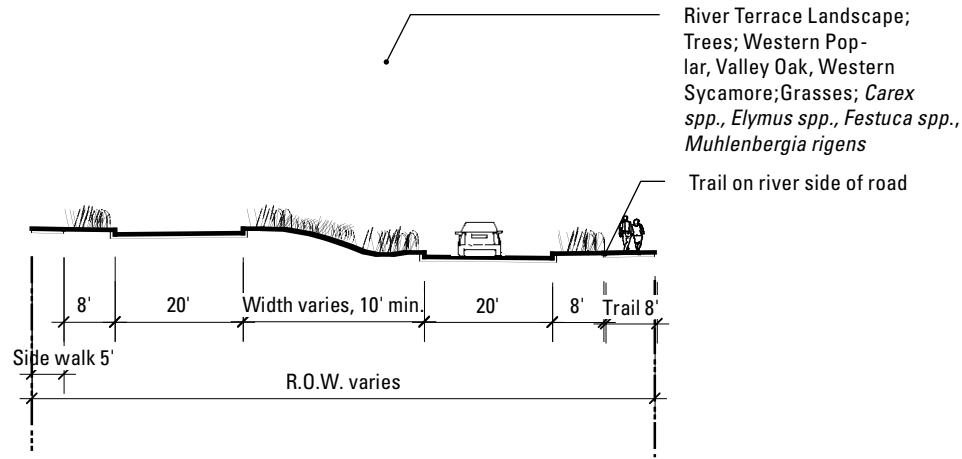
Large rear-loaded buildings with front door
facing street

Open grass area: Tree canopy opens at intersections to create open area;
Carex spp., *Festuca spp.*, *Muhlenbergia rigens*

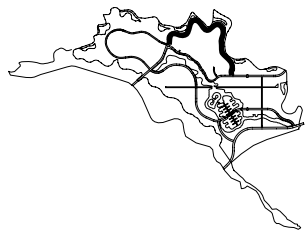
Informal tree masses extend from river edge into neighborhood;
Western Poplar, Valley Oak, Western Sycamore

Woodlands Drive Landscape Character

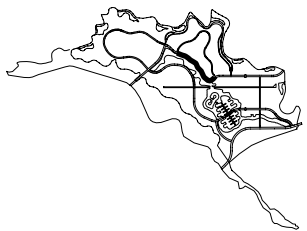
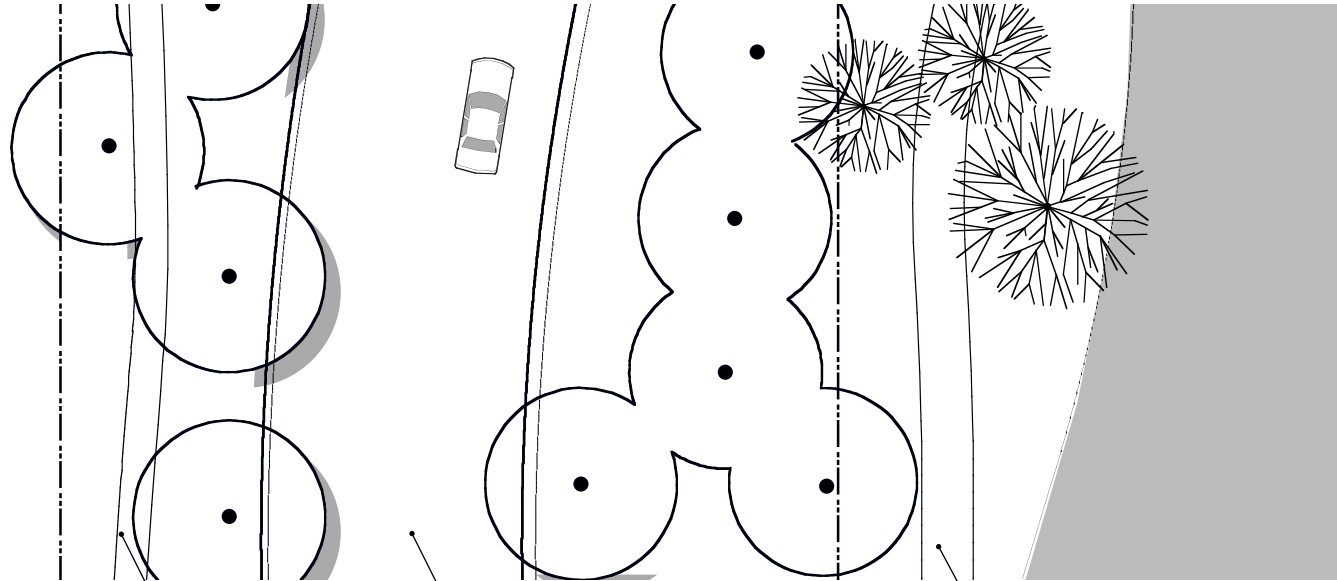
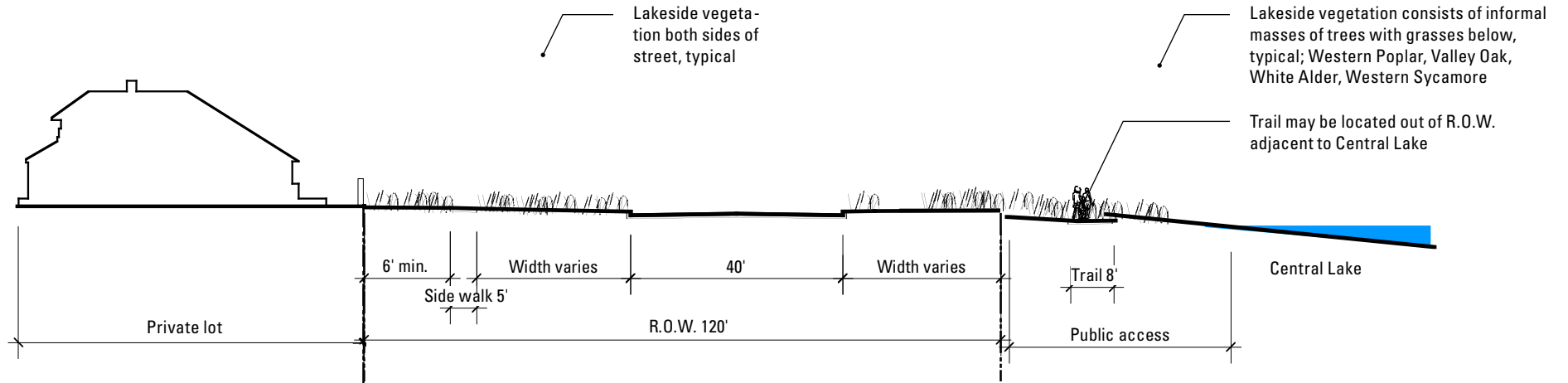




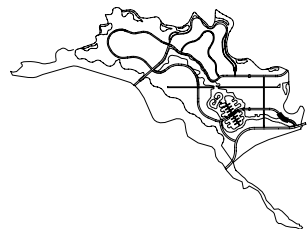
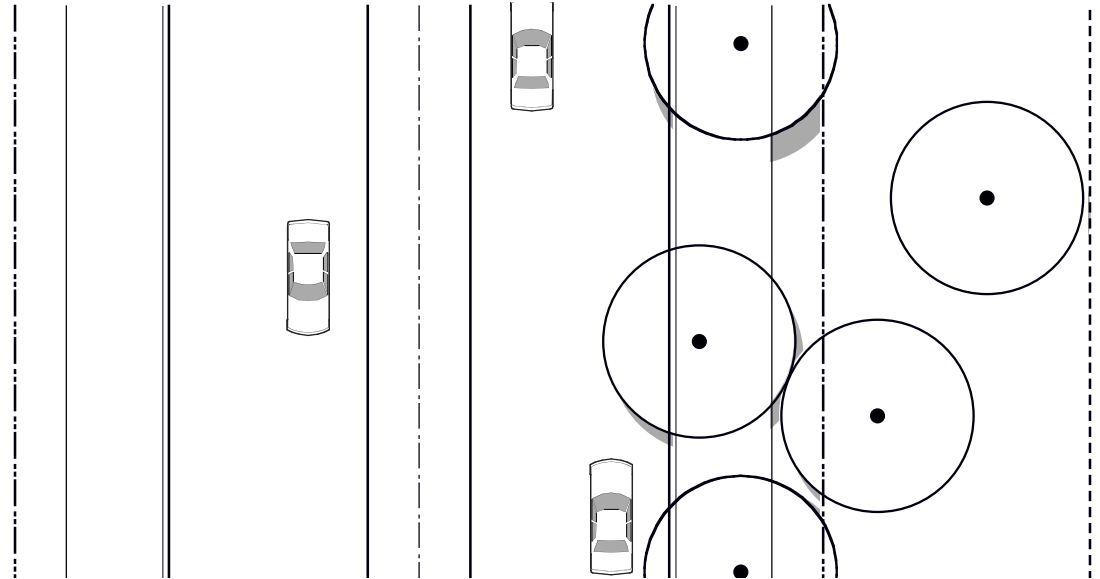
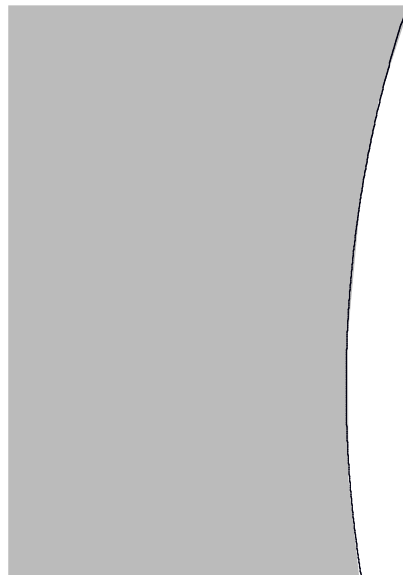
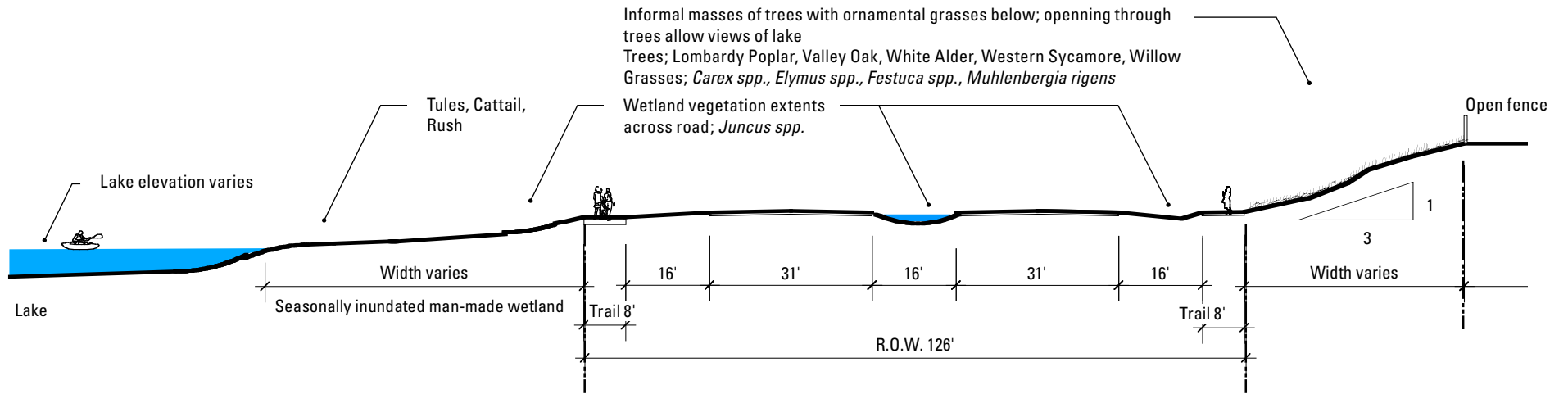
C. Collector Street in the Woodlands



B. Old River Road Parkway



D. North River Islands Parkway adjacent to Central Lake



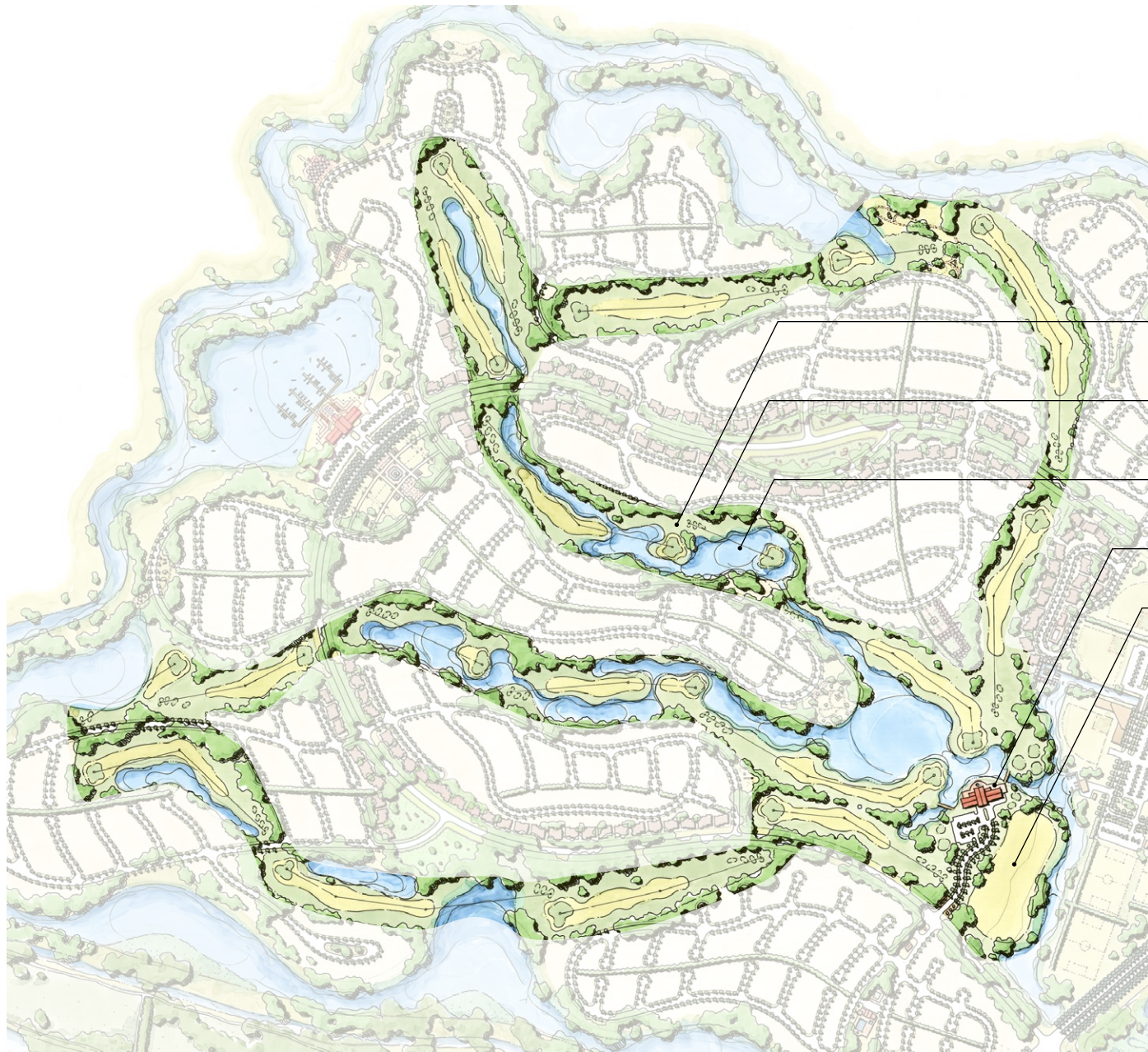
E. South River Islands Parkway at River Islands Entry

Delta Woodland Golf Courses, Parks and Paseos.

The landscape of major and minor open space areas in the Delta Woodland Zone will have a manicured, park-like appearance created by the dominance of large trees, such as *Populus fremontii* and *Quercus lobata*, an understory of small trees, and open grassy areas. Dense shrub masses will be limited to edges and boundaries where screening of adjacent uses is important. For planting species, refer to the Central Lake column of the Plant Palette.



Delta Woodland Golf Course Character



Rough areas composed of meadow grasses; *Carex spp.*, *Elymus spp.*, *Festuca spp.*, *Muhlenbergia rigens*

Informal tree masses flow into adjacent lot to create Delta Woodland character

Water elements to store and cleanse run-off and provide irrigation water

Club house with parking

Practice range

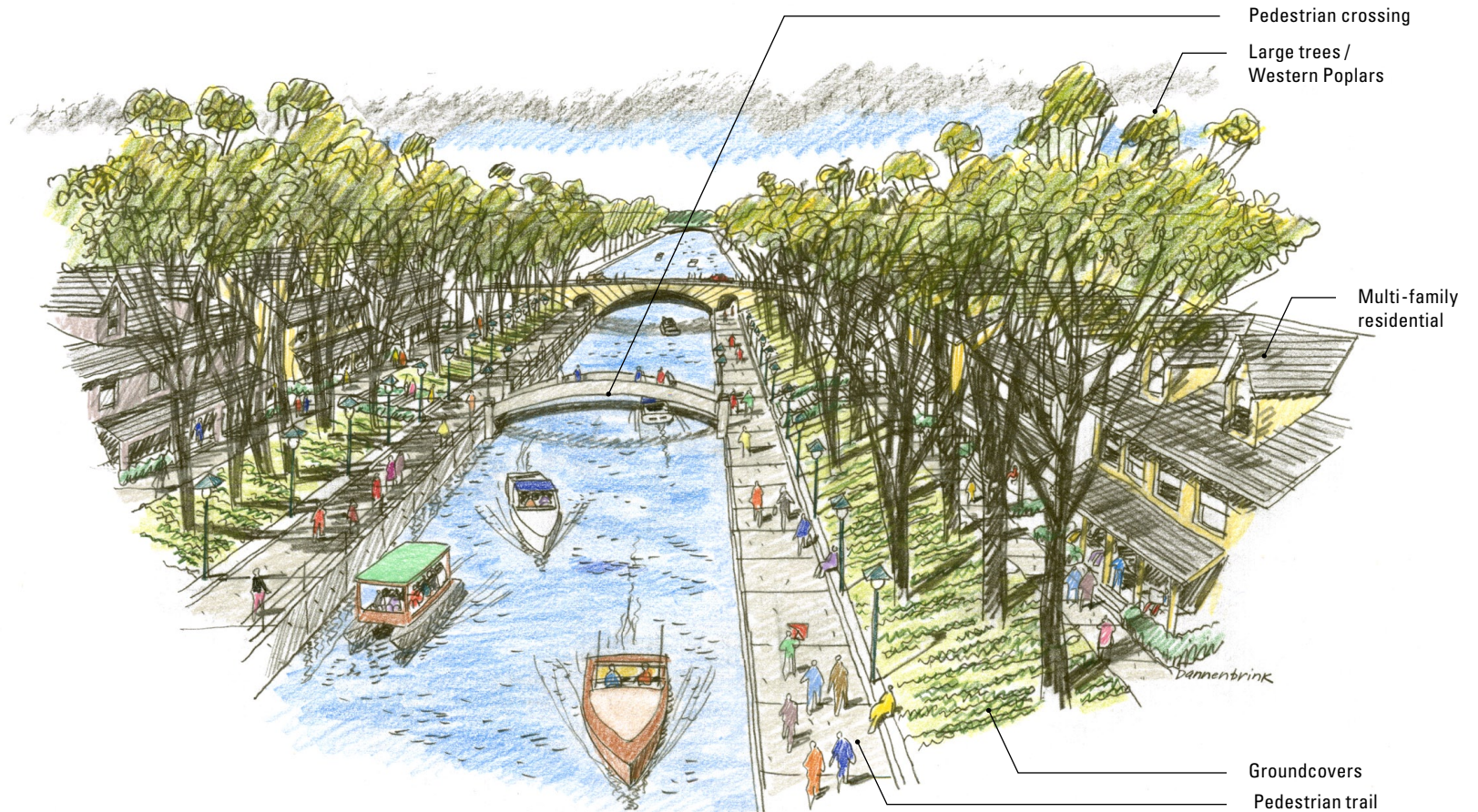
Golf Course Plan with Landscape



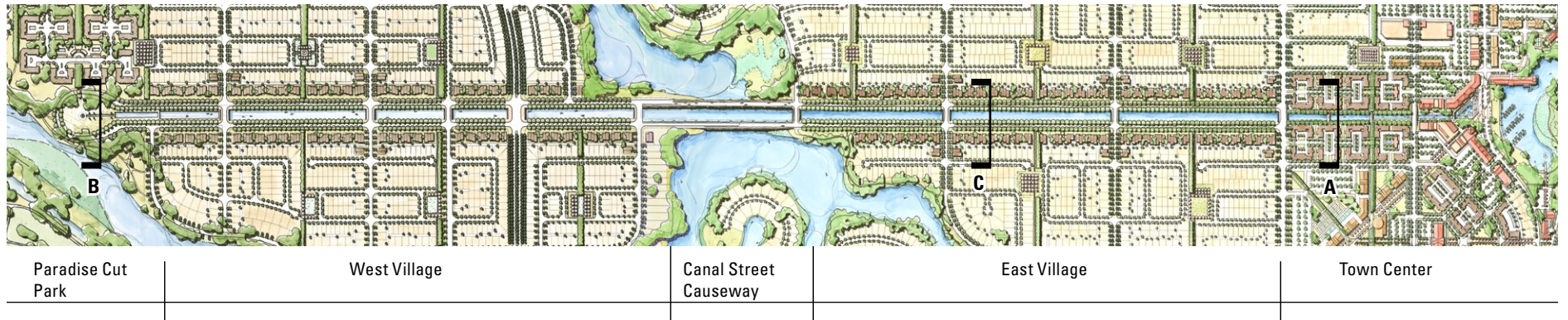
Agricultural Influences: Canal Street

Canal Street is a special open space feature of River Islands at Lathrop that helps connect the Town Center to Paradise Cut through East and West Village. To achieve this, it is important that the landscape on Canal Street be consistent and visually compelling. The basic landscape idea is to line the canal on both sides with regularly spaced, multiple rows of native poplars (*Populus fremontii*). To create a strong visual continuity the ground plane will primarily consist of mowed grass. Adjacent private yards can incorporate hedges (*Ligustrum japonica*) and small flowering trees (*Cercis occidentalis*). The following subzones describe the special conditions of the Canal Street landscape.

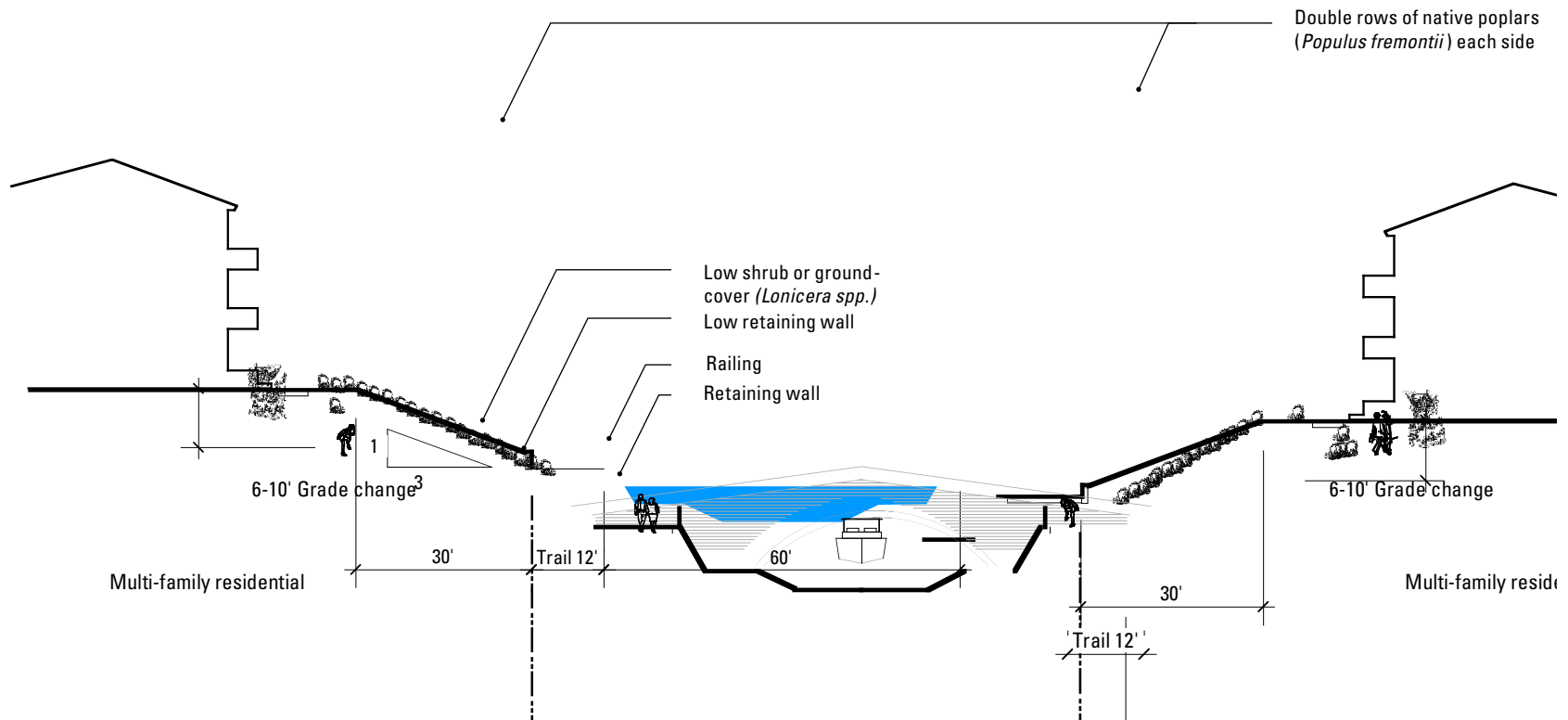
East and West Village. The predominant visual character of Canal Street will be established by the landscape in these villages. The street will be framed by homes that parallel the right-of-way and sit several feet above the adjacent road surface. Multiple rows of regularly spaced poplars together with a ground plane dominated by grass will create the Canal Street image at 90 feet canal section. In the Town center area where the Canal narrows to 60 feet, groundcovers are utilized at the steeper slopes. For planting species, refer to the Canal Street column of the Plant Palette.



Canal Street planting in Town Center features regularly spaced native poplars (60 feet Canal section)



Canal Street Cross Section Key Map

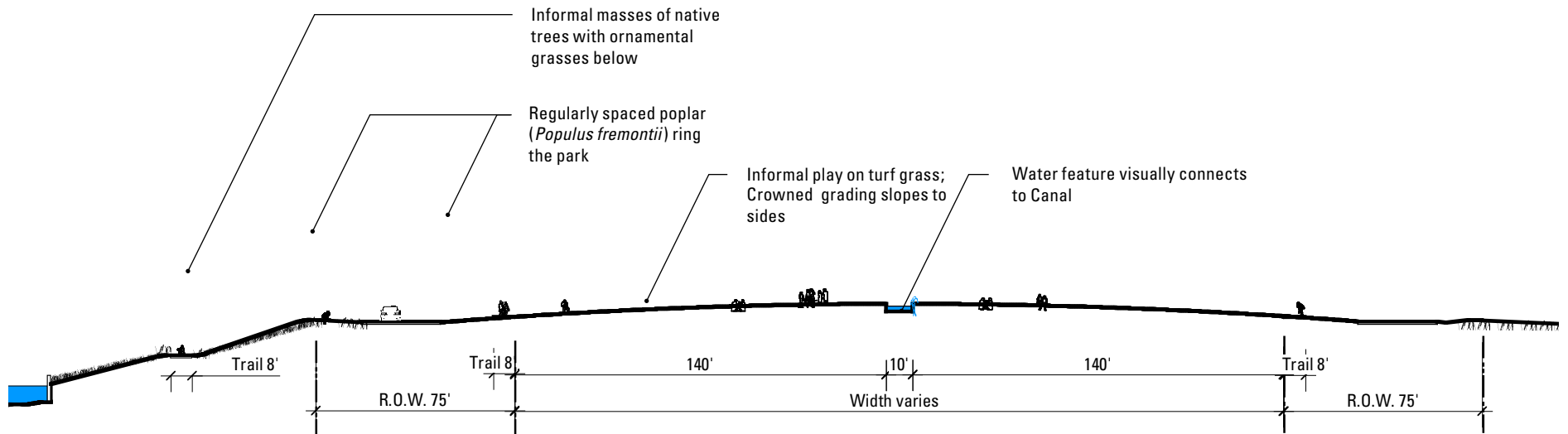


A. Town Center Canal Street Planting

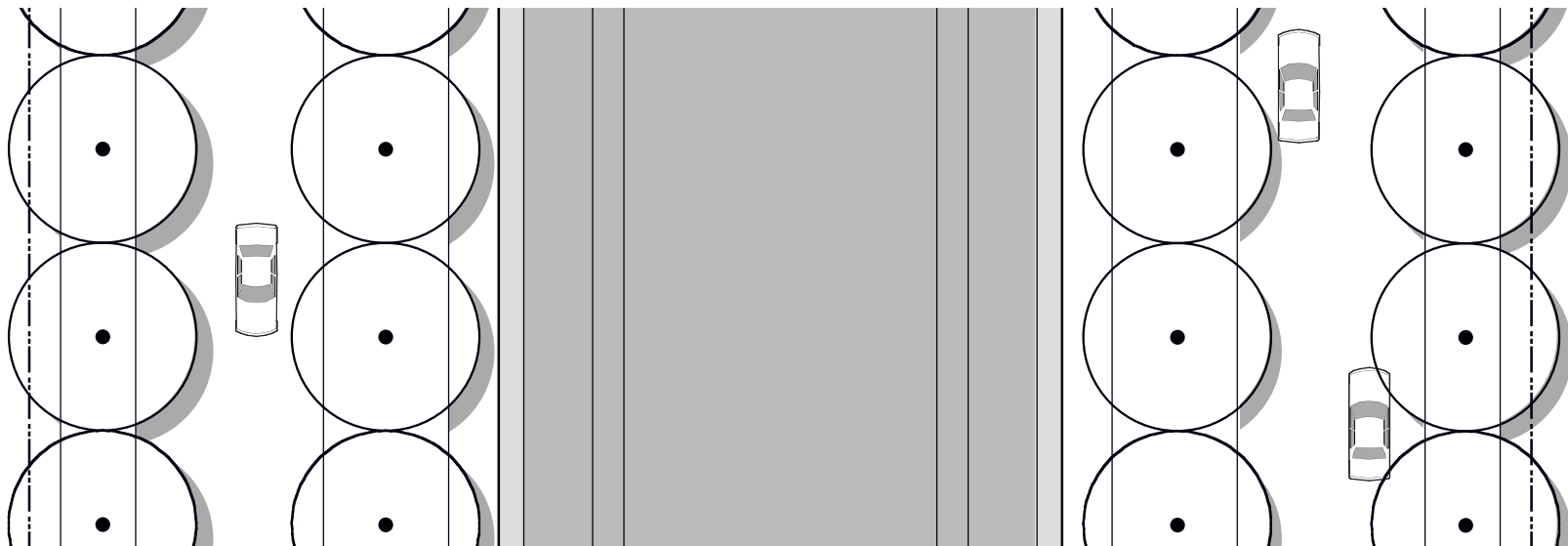
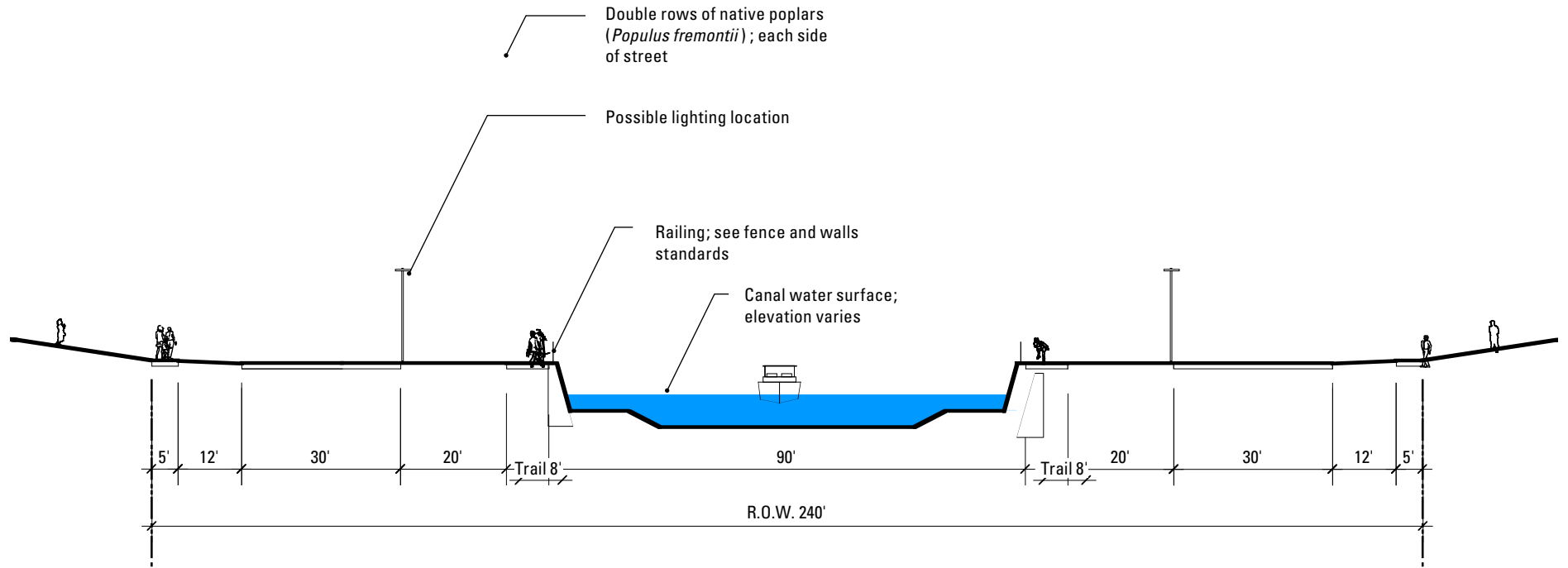
Town Center. Within the Town Center, the total width of Canal Street narrows with the narrowing of the width of the canal. Steeper banks may be treated with shrubs and groundcovers. Native Poplars (*Populus fremontii*) will dominate this area. For planting species, refer to the Canal Street column of the Plant Palette.

Paradise Cut Park. This park is the western terminus of Canal Street and the landscape will provide a transition between the geometry of the Canal Street planting and the natural informality of the Paradise Cut Bank. Native plants supplemented by some exotics in a manicured environment will establish the character of this park. For planting species, refer to the Canal Street column of the Plant Palette.

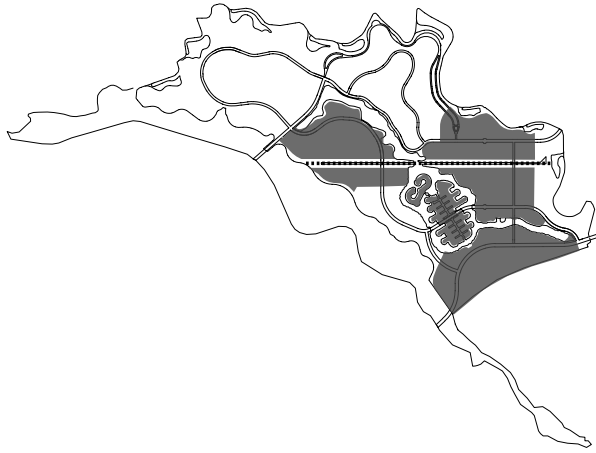
Canal Street Causeway. The causeway will be located on top of a causeway or fill slope that extends into the Central Lake from either direction. The surface of the causeway slope will be covered by ornamental grasses only; no shrubs or trees will be permitted. For planting species, refer to the Canal Street column of the Plant Palette.



B. Paradise Cut Park Planting



C. Canal Street Planting at East & West Village



Agricultural Influences: Field, Farm & Orchard

Field, Farm and Orchard landscapes are dominated by man-made forms and designs. They are inspired by the regular geometry of orchards and row crops, as well as the personal, intimate gardens created around farmhouses. The primary public landscape subzones in the Field, Farm and Orchard category are Streetscapes, Parks and Paseos.

Field, Farm and Orchard Streetscape. Streetscapes in the Field, Farm and Orchard Zone will consist primarily of multiple rows of regularly spaced trees of the same species. They will be matched in height and form to create an orchard-like appearance, and the ground plane will consist primarily of grasses. Shrubs or vines will also be

planted in regular rows wherever they are used, much like a vineyard in appearance. Ideally, streets in the Field Farm and Orchard Zone should have the appearance of passing through an existing landscape, rather than being the primary design influence on the street landscape. The following cross sections illustrate the character of the streets that pass through this zone. For planting species, refer to the Field, Farm, Orchard column of the Plant Palette.

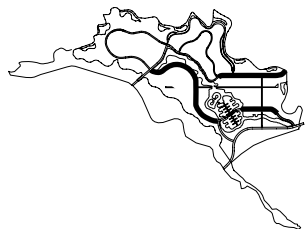
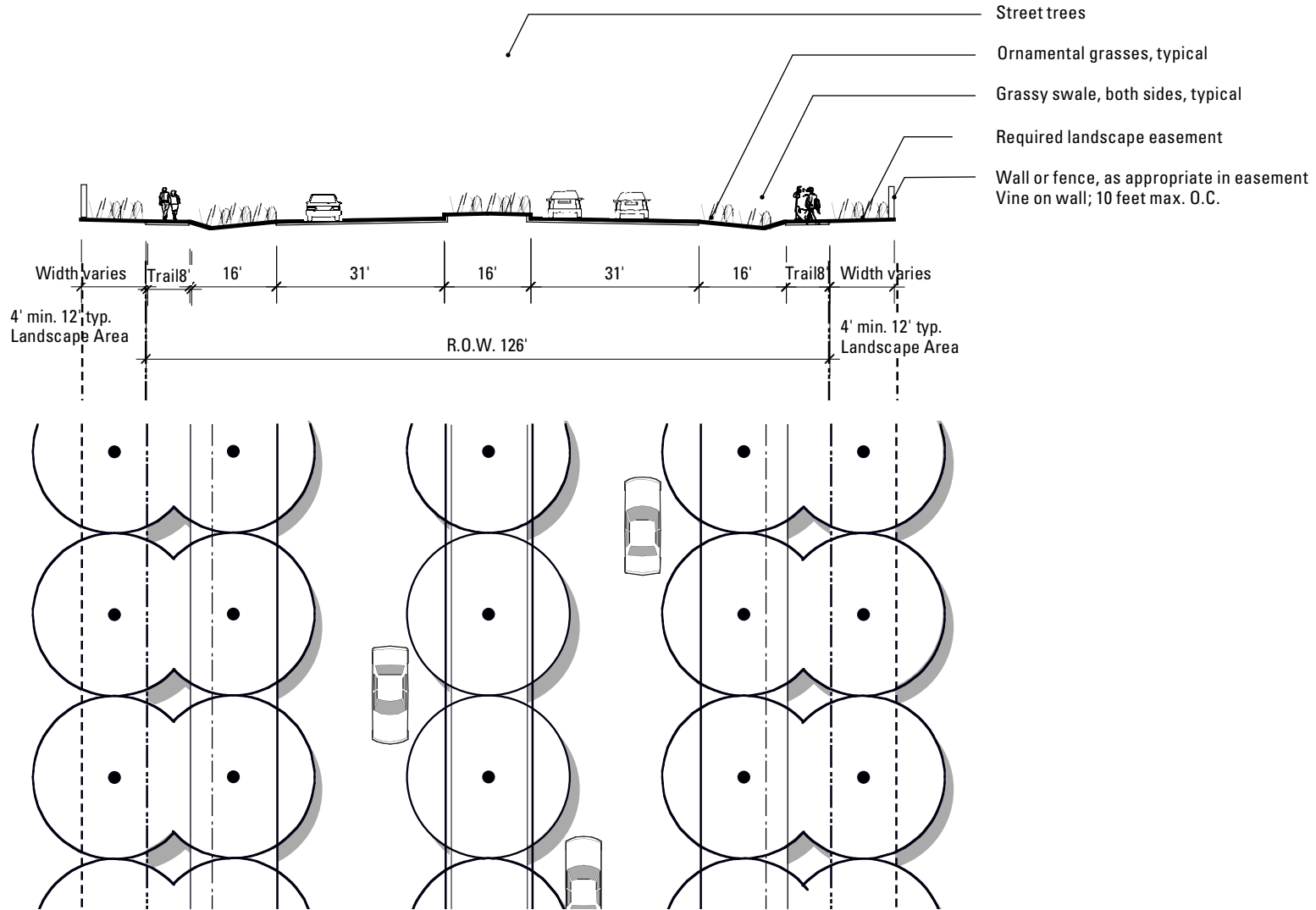
Field, Farm and Orchard Park and Paseo. Parks and paseos in this subzone can have a variety of treatments inspired by either regular geometry or informal farmstead landscapes. For planting species, refer to the Field, Farm, Orchard column of the Plant Palette.



Village local and collector streets are framed by regular plantings of canopy street trees and curb-separated sidewalks

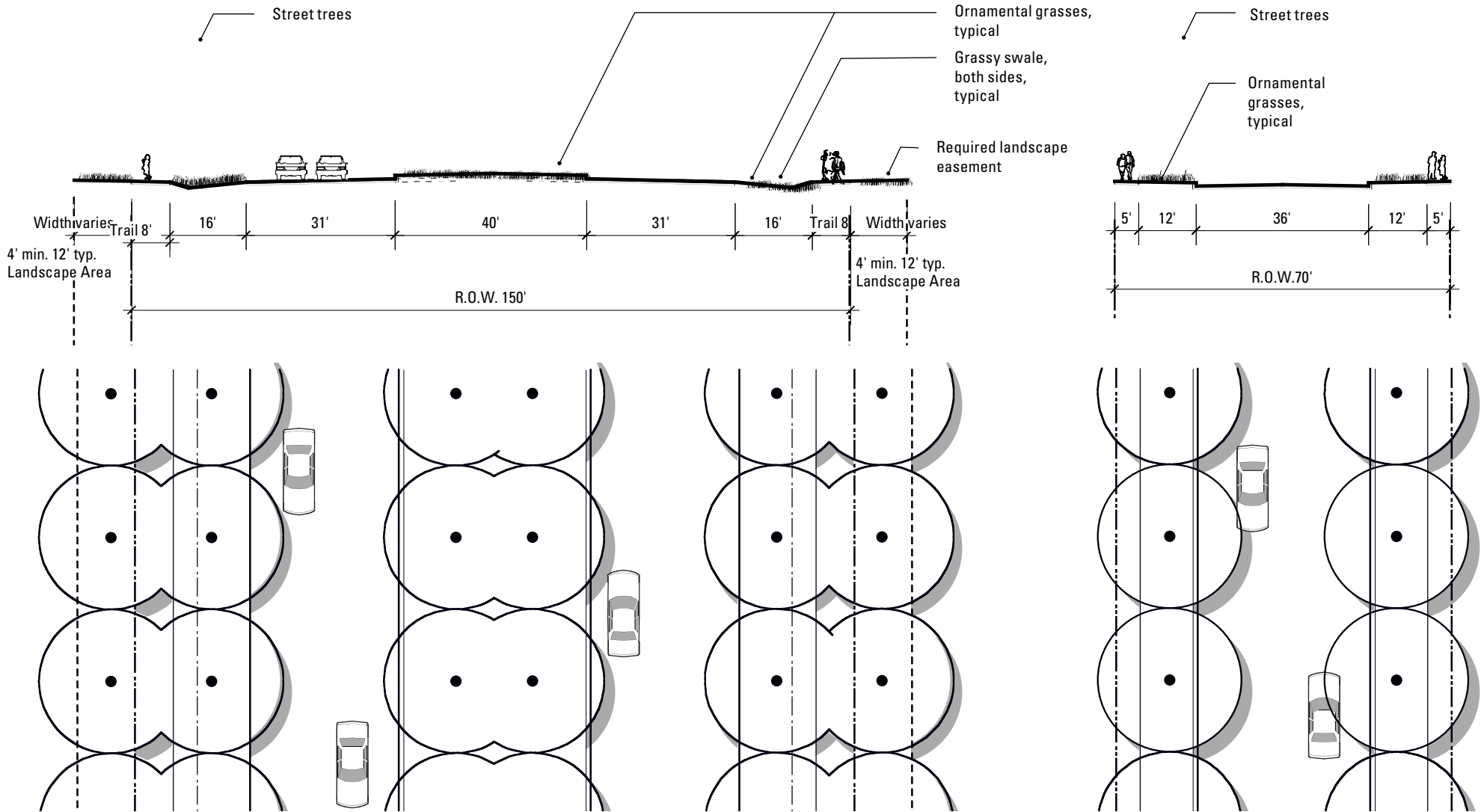


Regular street trees grace River Islands Parkway at East and West Villages

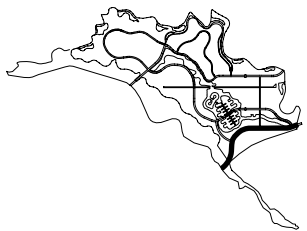


A. River Islands Parkway at East and West Village

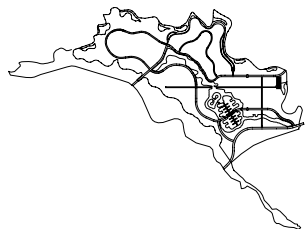
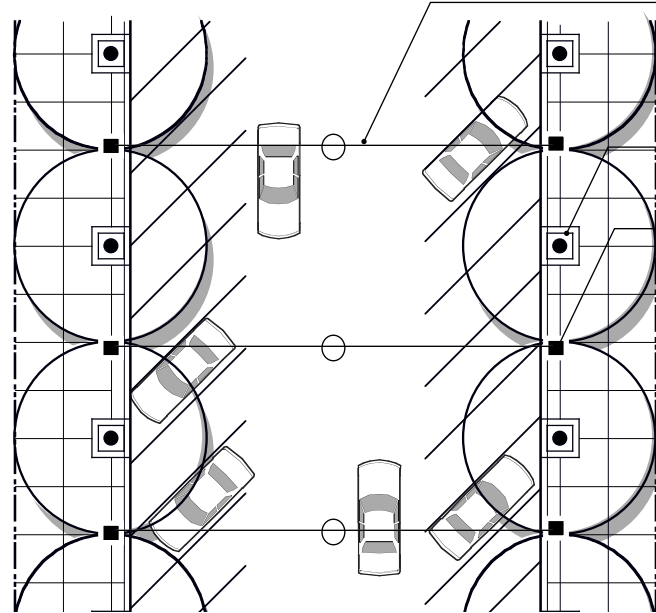
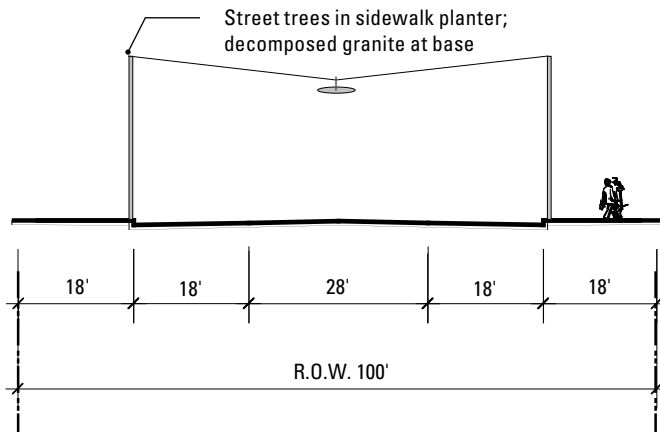
River Islands Urban Design Concept



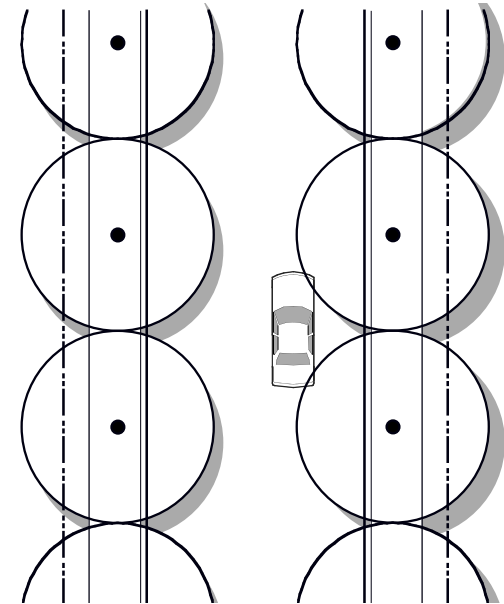
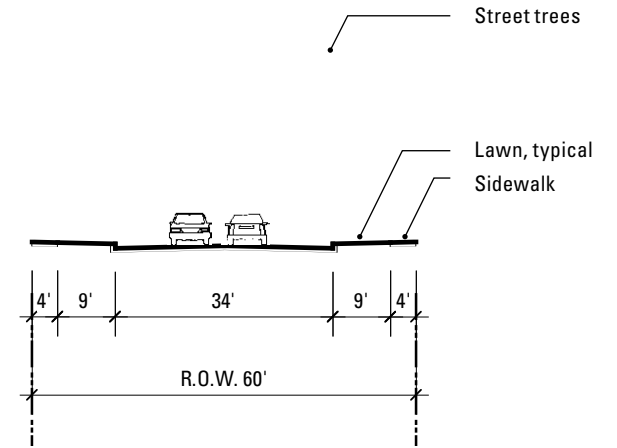
C. Collector at East and West Village



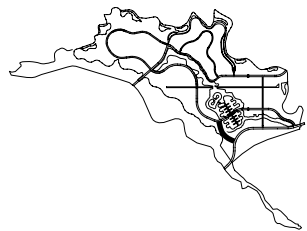
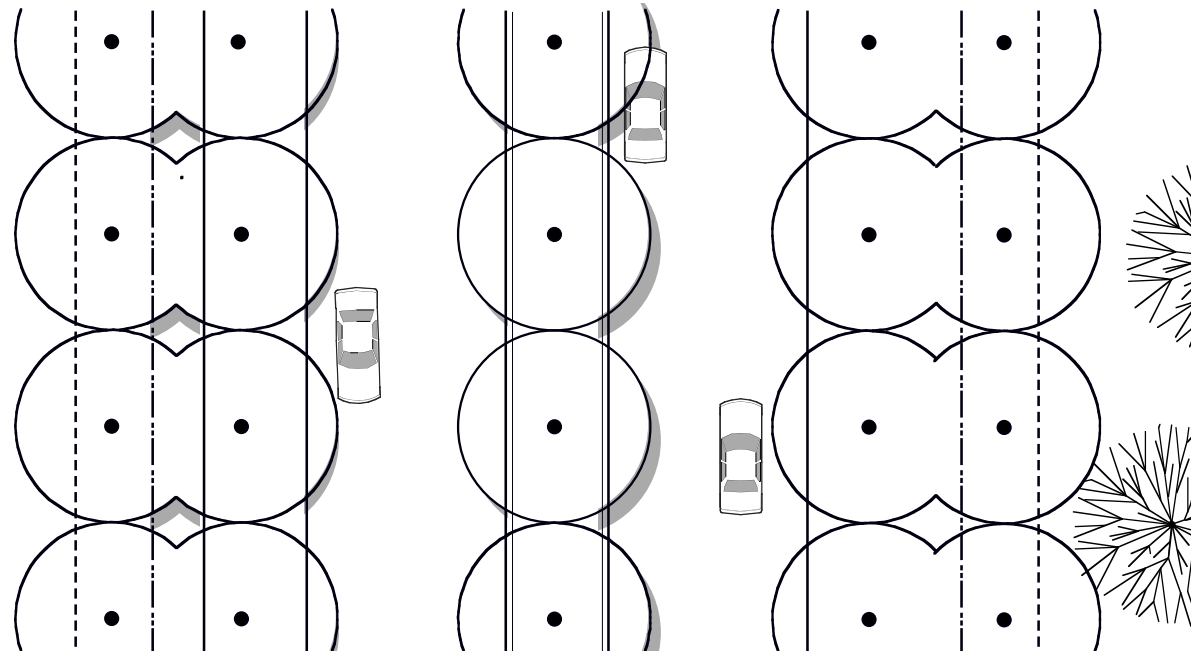
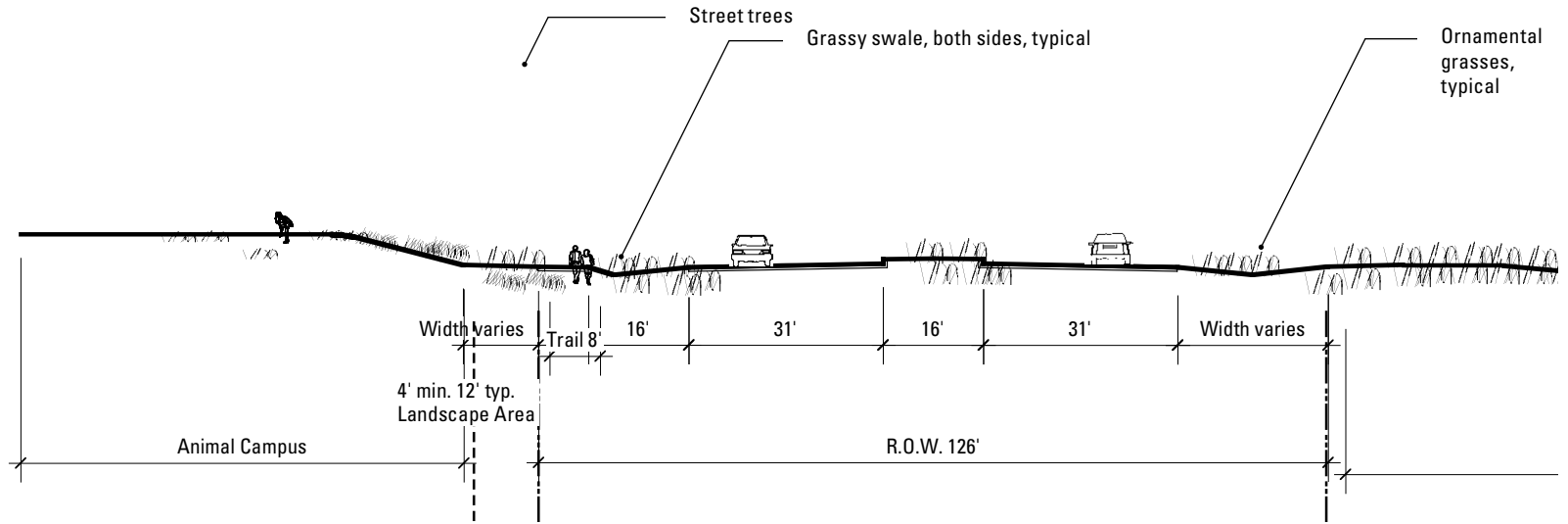
B. Golden Valley Parkway



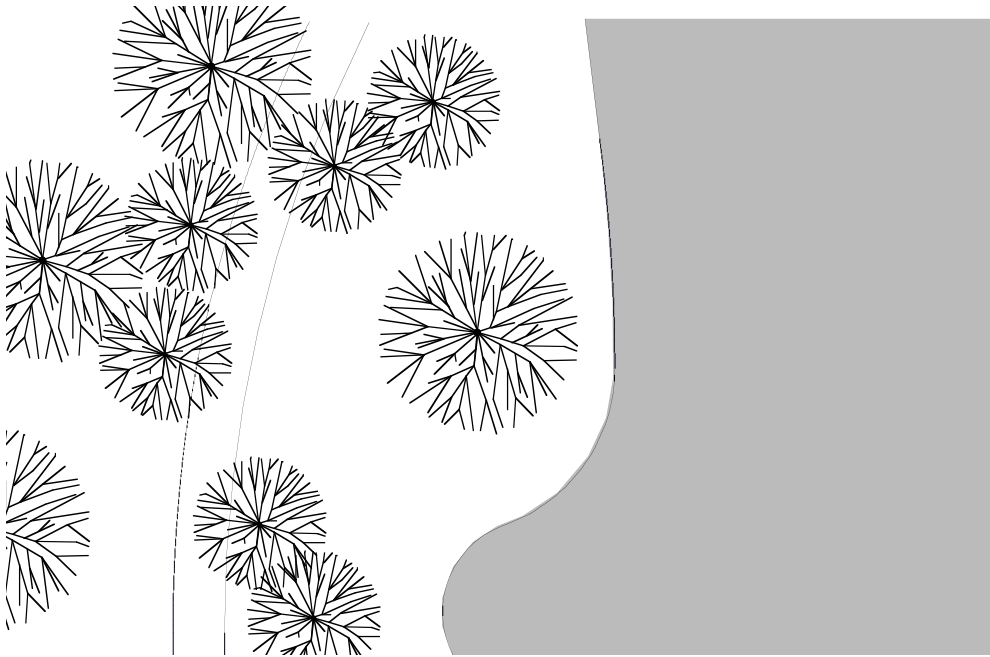
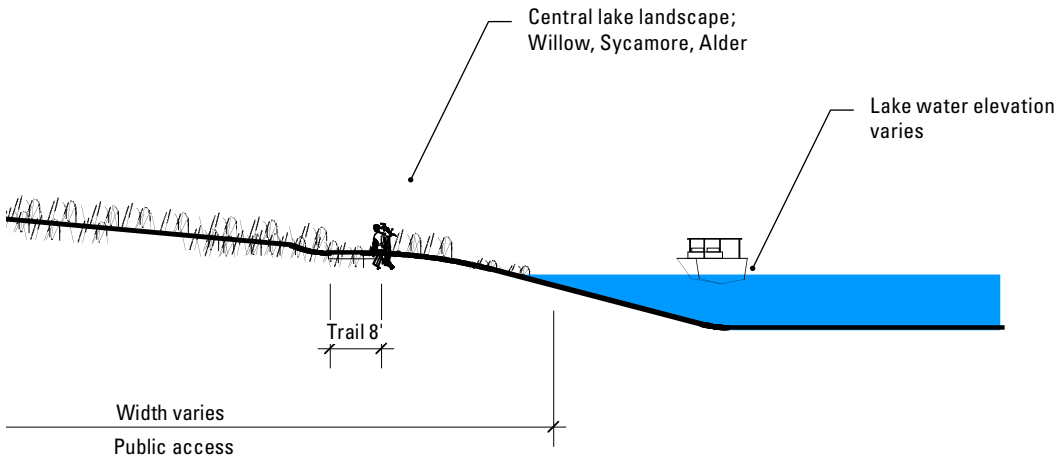
D. North Water Street at Town Center

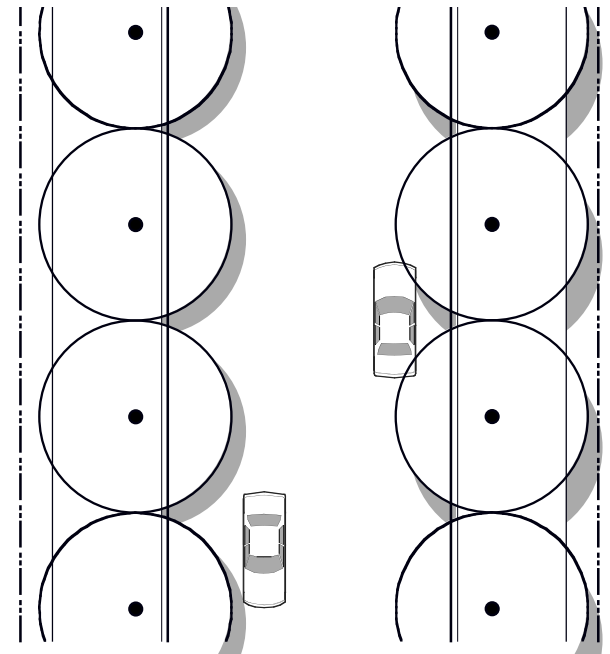
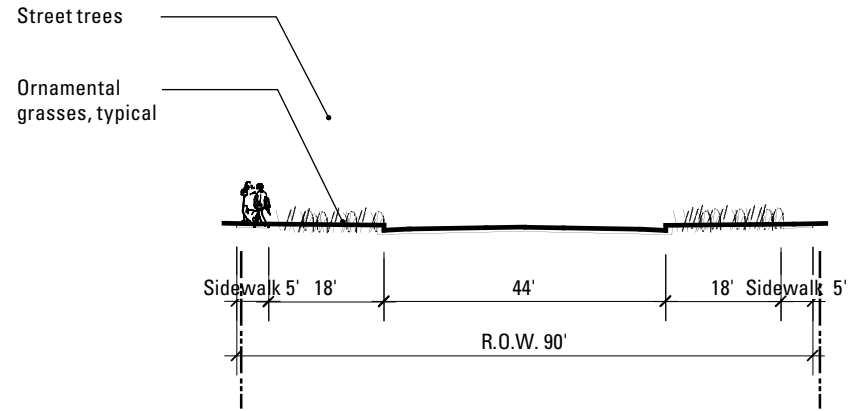


E. Local Road at East and West Village

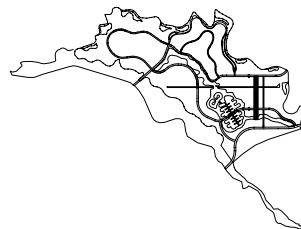
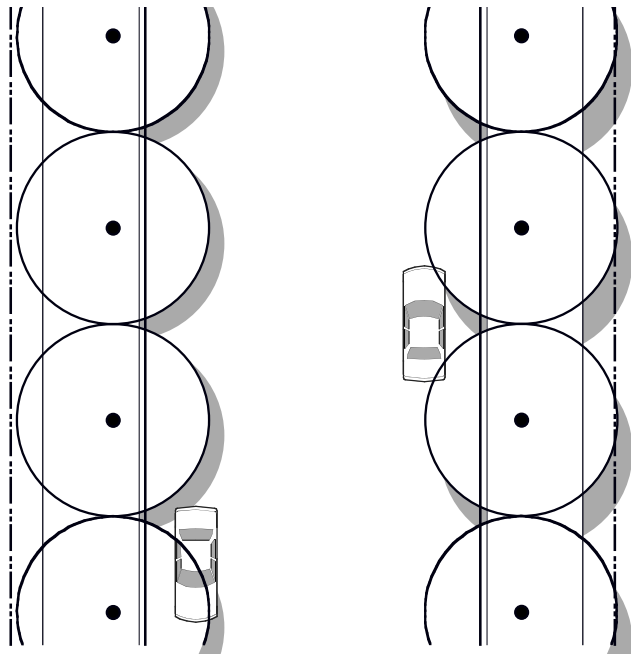
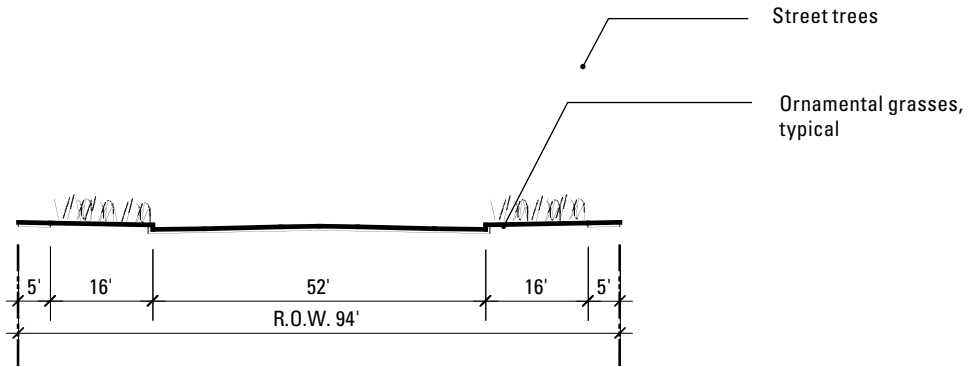


F. Lake Harbor Boulevard



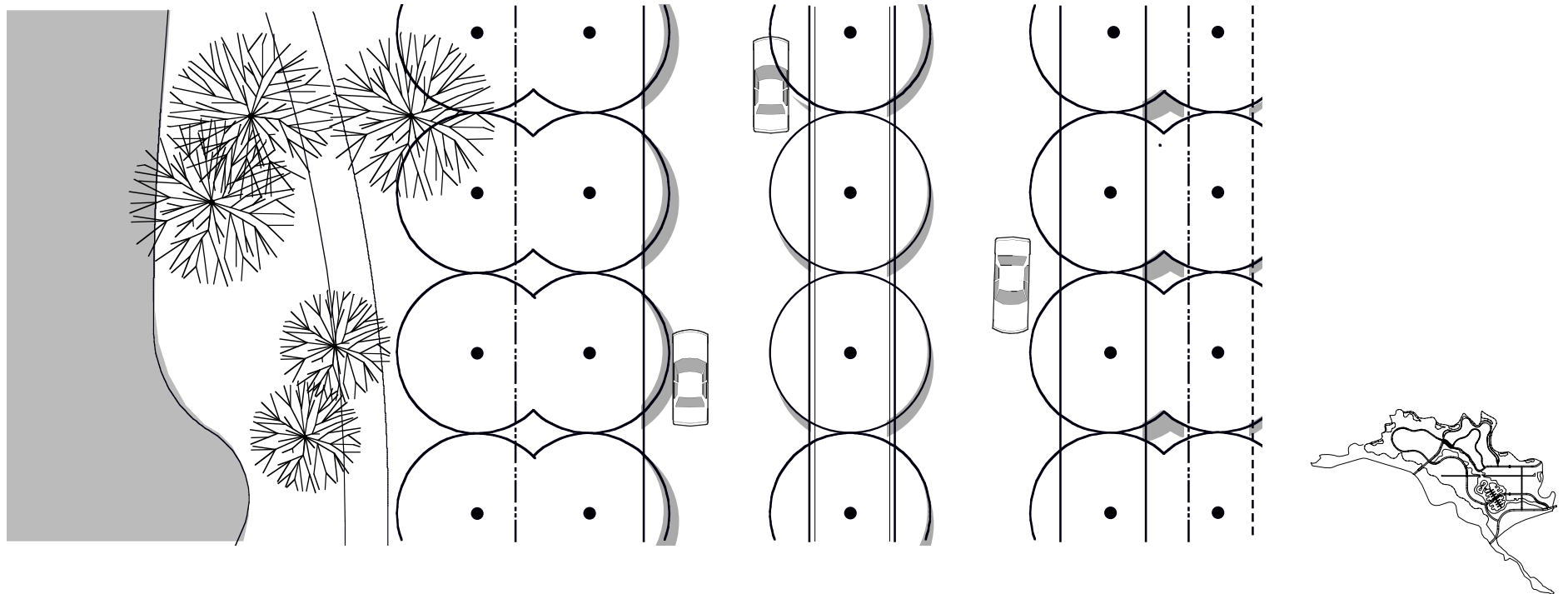
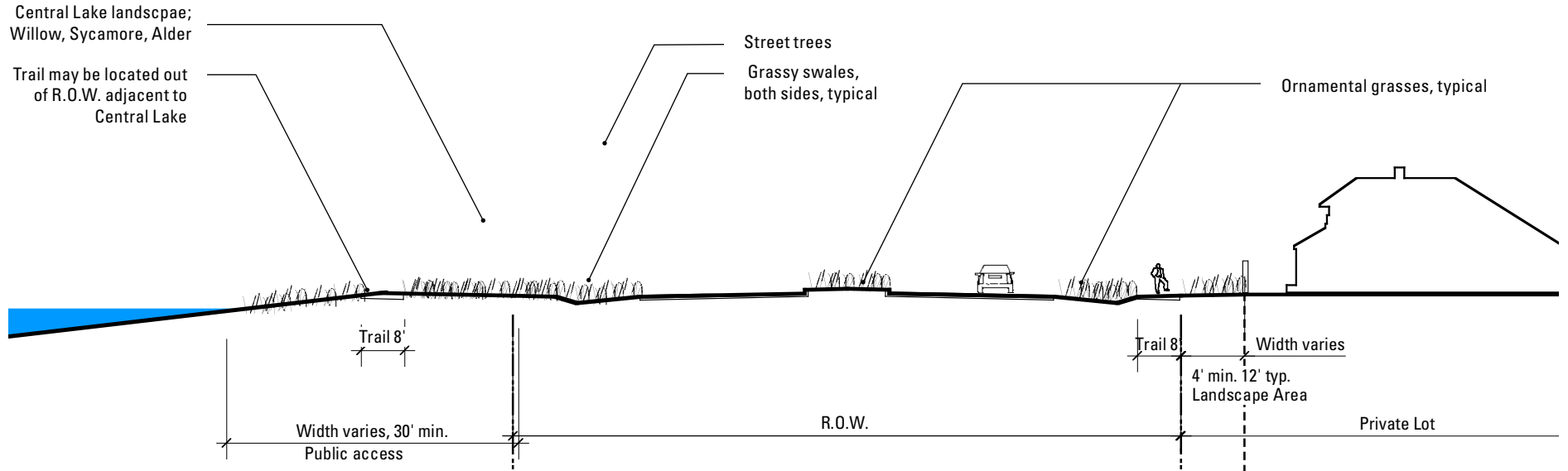


G. Employment Center Collector

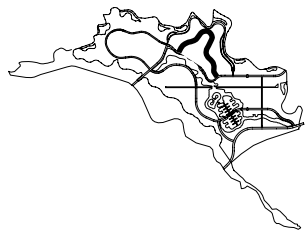
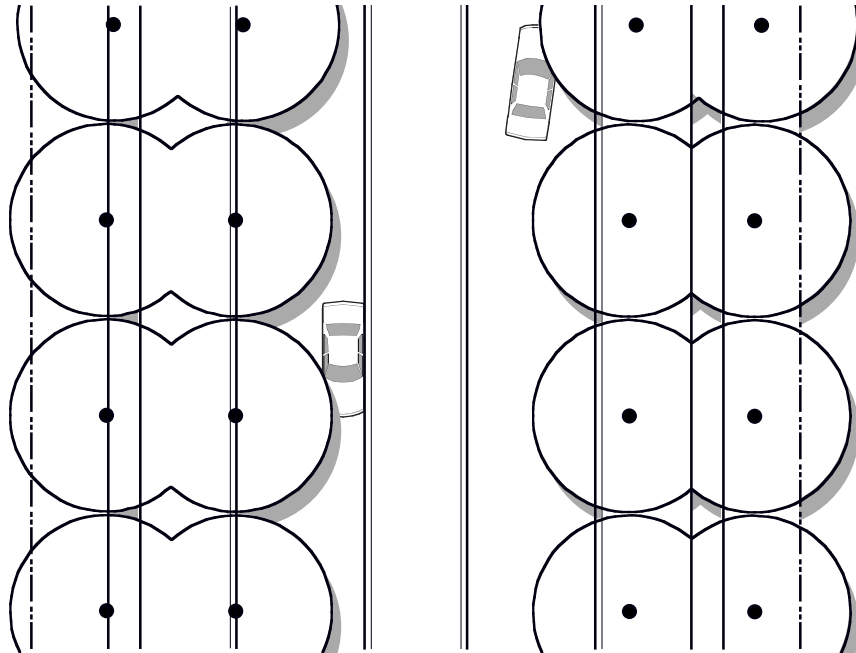
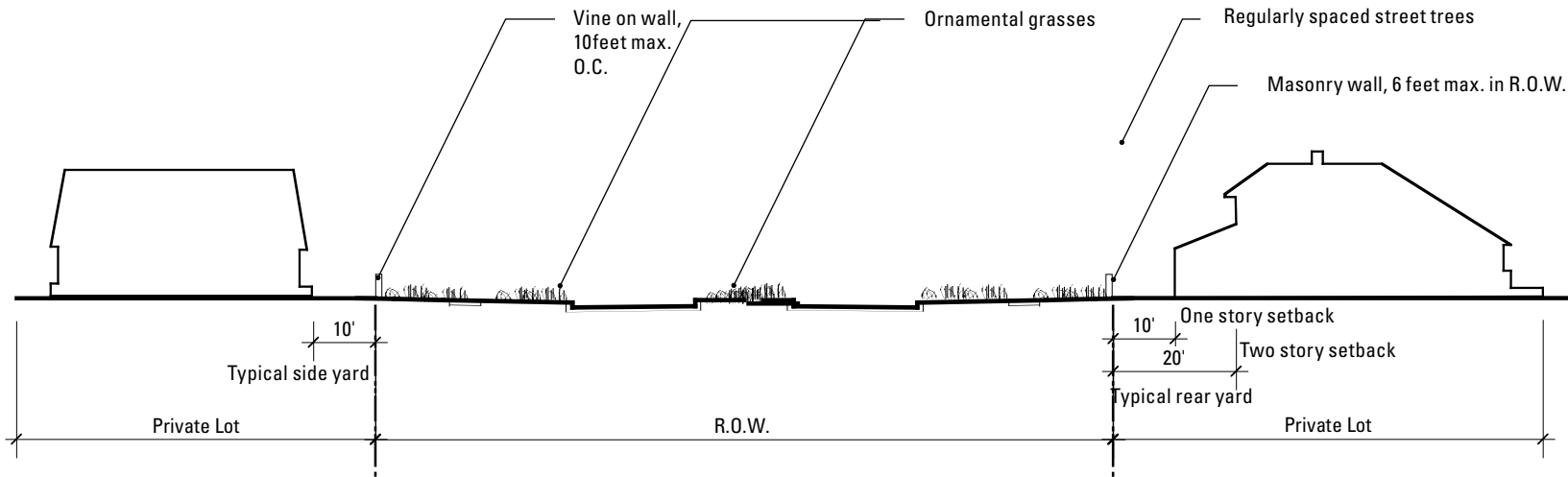


H. Broad Street

River Islands Urban Design Concept



I. North River Islands Parkway at west end



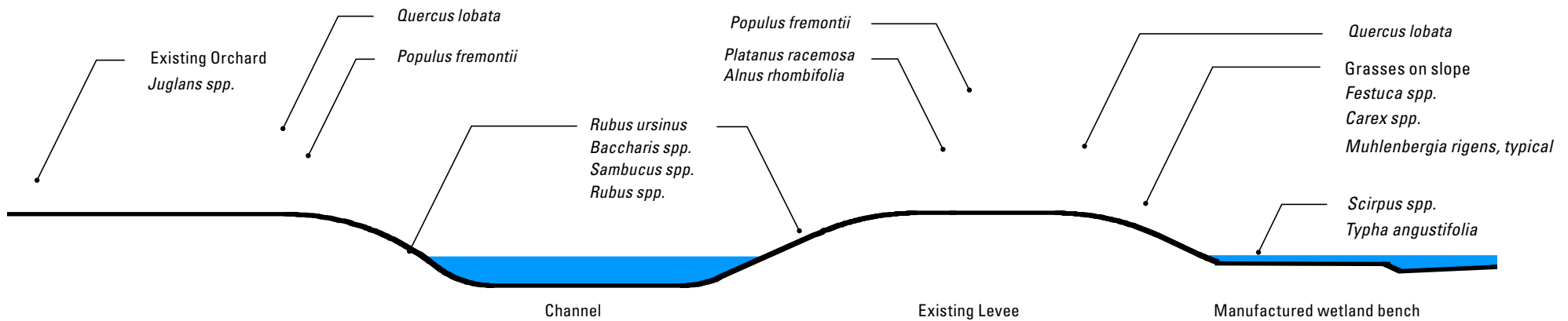
J. Lakeside Drive

Plant Palette

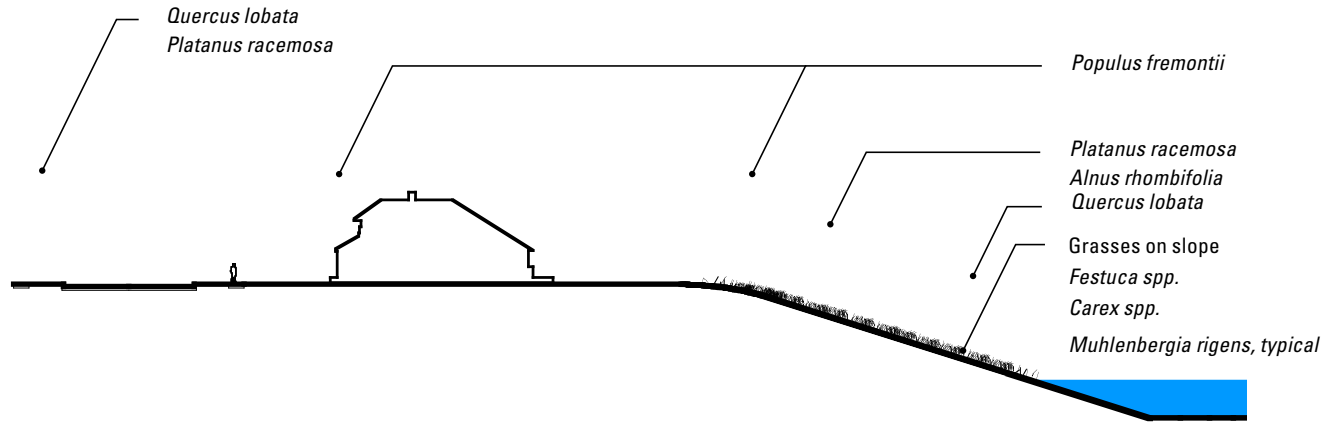
The Plant Palette section of the Landscape Master Plan consists of two parts. The first part includes cross sections showing typical use of tree species and grasses. It is intended to assist users understand which trees are encouraged for use in the particular conditions illustrated in the cross section. The second part is a plant list and matrix that contains information about the proper use of plants within River Islands. Although the list is not exhaustive, it is intended to define the types of trees that should predominate at River Islands. Trees not on the list should be used sparingly, and should not visually dominate any planting in a public area.

Water Conservation

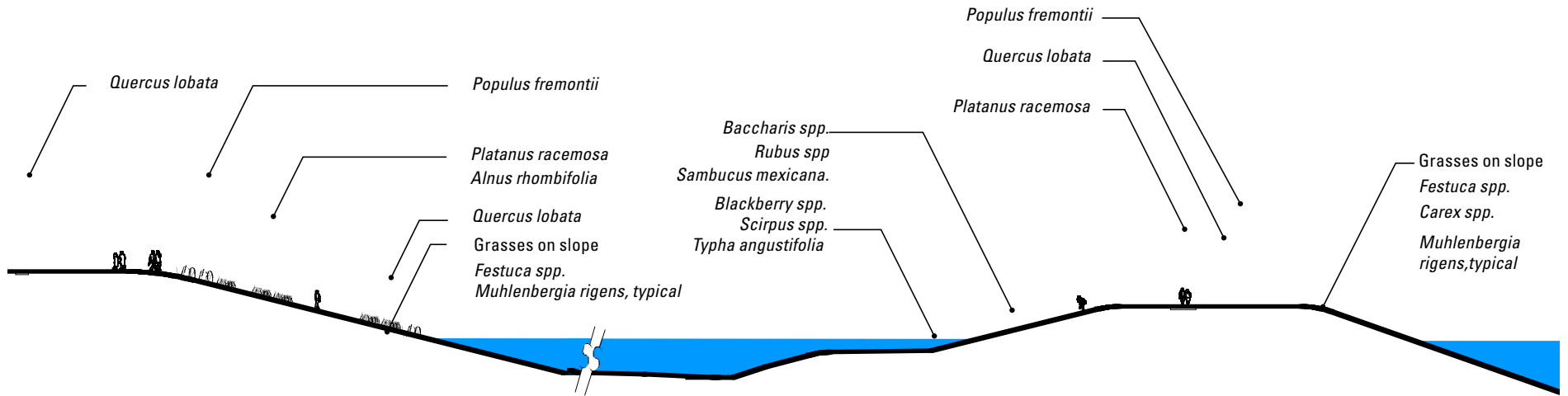
Water conservation is an important element in the landscape design of River Islands at Lathrop. Many plant materials are native to the delta and can survive with little supplemental summer water once they are established. In addition, a recycled water system will be constructed to provide water for public and private landscapes, as appropriate.



Paradise Cut

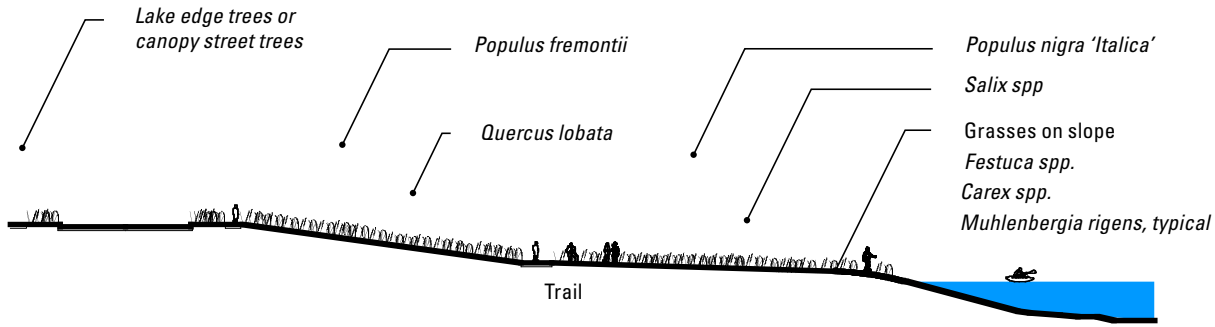


River Edge

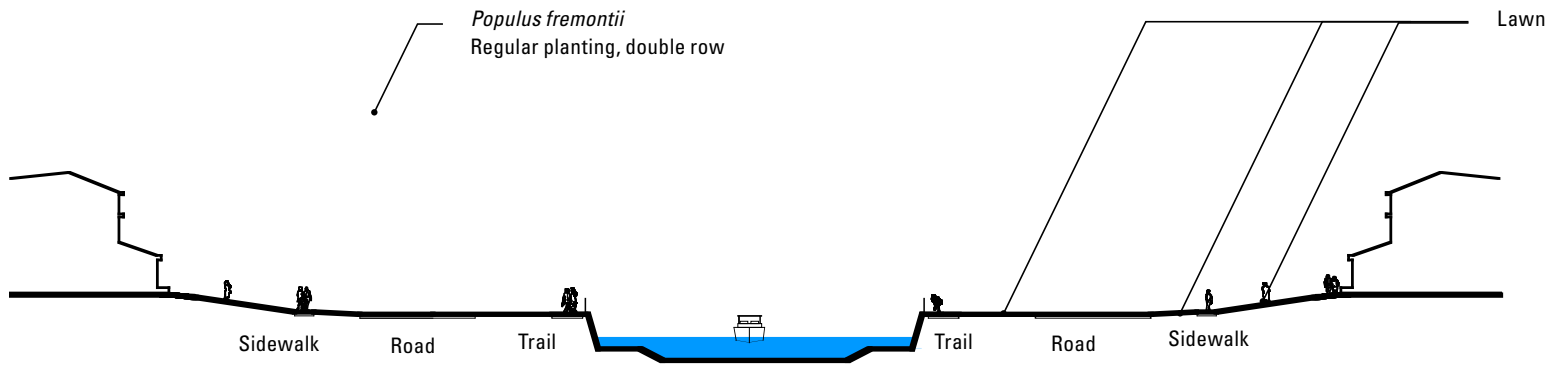


Back Bays

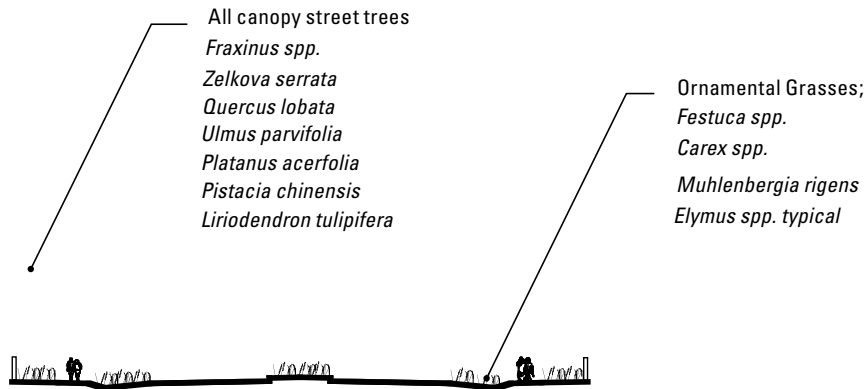
River Islands Urban Design Concept



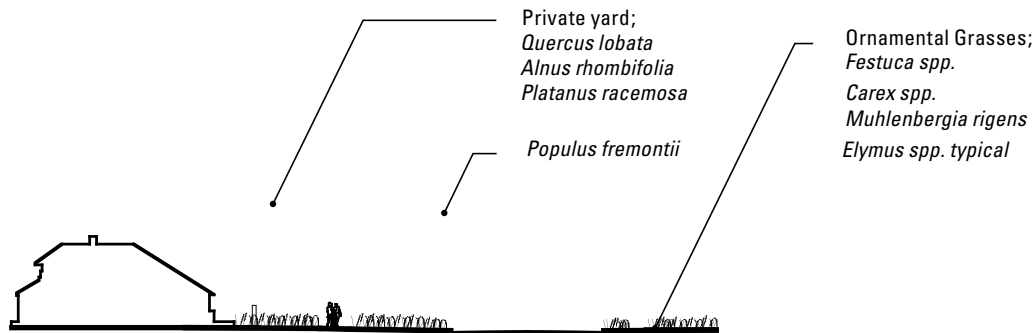
Central Lake



Canal Street



Field, Farm, & Orchard



Delta Woodland

River Islands Urban Design Concept

Botanical Name	Common Name	Typical Tree Spacing (ft)	Paradise Cut	River Edge	Back Bay	Central lake	Canal Street	Field, Farm & Orchard	Delta Woodland	Planting Notes	Native Species *
TREES (Minimum size 15 gallon, maximum spacing 30', except as noted)											
<i>Alnus rhombifolia</i>	White Alder	25 – 35	●	●	●	●			●		●
<i>Liquidambar styraciflua</i>	American Gum	25 – 35						●	●		
<i>Liriodendron tulipifera</i>	Tulip Tree	30 – 40						●	●	24" box minimum	
<i>Platanus acerfolia</i>	London Plane Tree	30 – 40					●	●	●	Use resistant varieties	
<i>Platanus racemosa</i>	Western Sycamore	30 – 40	●	●	●	●		●	●		●
<i>Populus fremontii</i>	Western Poplar	30 – 40	●	●	●	●	●		●	Male trees only	●
<i>Populus nigra 'Italica'</i>	Lombardy Poplar	10 – 20				●		●	●	5 gallon minimum	
<i>Quercus lobata</i>	Valley Oak	30 – 40	●	●	●	●		●	●	24" box minimum	●
<i>Quercus virginiana</i>	Southern Live Oak	30 – 40				●		●	●	24" box minimum	
<i>Salix spp.</i>	Willow	30 – 40				●		●	●	5 gallon minimum	
<i>Umbellularia californica</i>	California Bay	30 – 40	●		●	●		●	●		●
<i>Fraxinus spp.</i>	Ash	30 – 40						●	●		+
<i>Ulmus parvifolia</i>	Chinese Elm	30 – 40						●	●		
<i>Zelkova serrata</i>	Sawleaf Zelkova	30 – 40						●	●		
<i>Juglans spp.</i>	Walnut	30 – 40	●	●	●					24" box minimum	+
<i>Lagerstroemia indica</i>	Crape Myrtle	20 – 30						●			
<i>Malus spp.</i>	Crabapple	20 – 30						●	●		
<i>Pistacia chinensis</i>	Chinese Pistache	25 – 35						●	●		
<i>Podocarpus gracillior</i>	Fern Pine	30 – 40						●	●		
LARGE SHRUBS (Minimum size 5 gallon, except as noted)											
<i>Cornus spp.</i>	Dogwood					●		●	●	Private Yard	+
<i>Cercis occidentalis</i>	Western Redbud				●	●	●	●	●		●
<i>Heteromeles arbutifolia</i>	Toyon		●	●	●			●	●		●
<i>Ligustrum japonicum</i>	Privet						●	●	●	Private Yard	
<i>Rhus integrifolia</i>	Lemonadeberry		●	●	●			●	●		●
<i>Salix exigua</i>	Narrow-leaved Willow		●	●	●						+
<i>Sambucus mexicana</i>	Blue Elderberry		●	●	●	●		●	●		●
MEDIUM SHRUBS (Minimum size 1 gallon, except as noted)											
<i>Baccharis pilularis</i>	Coyote Brush		●	●	●						●
<i>Ceanothus spp.</i>	California Lilac				●			●	●		●
<i>Rosa californica</i>	California rose		●	●	●			●	●		●
<i>Salvia spp.</i>	Sage							●	●		+

Plant Material Table 1

Botanical Name	Common Name	Typical Tree Spacing (ft)	Paradise Cut	River Edge	Back Bay	Central lake	Canal Street	Field, Farm & Orchard	Delta Woodland	Planting Notes	Native Species *
GROUNDCOVERS (Minimum size 1 gallon, except as noted)											
<i>Baccharis pilularis</i> 'Twin Peaks', 'Pigeon Point'	Coyote Brush				●			●	●	30" on center/Flats	●
<i>Ceanothus</i> spp.	California Lilac				●			●	●	Flats	●
<i>Cotoneaster</i> spp.	Cotoneaster				●			●	●		
<i>Lonicera</i> spp.	Honeysuckle		●	●	●		●	●	●	Flats	
<i>Ribes viburnifolium</i>	Evergreen Currant				●			●	●	Flats	●
<i>Rosa</i> spp.	Rose				●		●	●	●	Flats	+
<i>Rubus</i> spp.	Blackberry		●		●			●	●		●
<i>Trachelospermum jasminoides</i>	Star Jasmine				●		●	●	●		
<i>Vaccinium</i> spp.	Blueberry										
<i>Vinca major</i>	Periwinkle				●		●	●	●	Flats	
GRASSES											
<i>Carex</i> spp.	Sedge		●	●	●	●	●	●	●	Plugs	+
<i>Dietes</i> spp.	Fortnight Lily							●	●		
<i>Elymus</i> spp.	No Common Name		●	●	●	●		●	●	Plugs	
<i>Festuca</i> spp.	No Common Name		●	●	●	●		●	●	Plugs or seed	+
<i>Hordeum brachyantherum</i>	No Common Name		●	●	●					Seed	
<i>Iris Douglasiana</i>	Douglas Iris				●	●	●	●	●	Plugs	●
<i>Juncus</i> spp.	Rush		●	●	●	●	●	●	●	Plugs	+
<i>Muhlenbergia rigens</i>	Deer grass		●	●	●	●		●	●	Plugs	●
<i>Nassella</i> spp.	Needle grass		●	●	●					Seed	+
<i>Pennisetum</i> spp.	Fountain Grass							●	●		
<i>Scirpus</i> spp.	Tule		●	●	●	●			●	Plugs	●
<i>Sisyrinchium bellum</i>	Blue Eyed Grass		●	●	●	●	●	●	●	Seed or Plugs	+
<i>Spartina bakerii</i>	Cord Grass						●	●	●	Plugs	
<i>Stipa tenunissima</i>	Mexican Feather Grass							●		Plugs	
<i>Typha angustifolia</i>	Cattail		●	●	●	●		●	●	Plugs	
VINES (Minimum size 5 gallon, except as noted)											
<i>Lonicera japonica</i>	Honeysuckle		●	●	●			●	●	1 gallon minimum	
<i>Parthenocissus tricuspidata</i>	Boston Ivy				●			●	●	1 gallon minimum	
<i>Rosa</i> spp.	Climbing Rose				●			●	●		+
<i>Vitis</i> spp.	Wild Grape		●	●	●			●	●		+
<i>Wisteria chinensis</i>	Chinese Wisteria				●			●	●	Provide adequate support	

* : ● – California native
 + – Some species are California native

Architecture Design Principles

The character and quality of River Islands' architecture is an important factor in creating the overall identity of the community. Although it is likely that there will ultimately be a variety of architectural styles in the community, the following design principles are intended to provide the guidance that will assure unity and consistency in architectural design.

Note: Include text only at this point.

Regional Precedents

The region of San Joaquin and Sacramento River Deltas is rich in precedents that can serve as the basis for the architecture of River Islands at Lathrop. These include not only the historical architectural tradition, but the climate, natural environment, and cultural history.

River Edge

The use of the river system for commerce has been largely replaced by recreational use. Still, remnants of the rivers' use as the primary conduit for goods and materials, as well as the agricultural products of the region, remain. The simple, economical forms and materials of river edge industrial buildings, and their docks and quays provide a meaningful source for the architecture of buildings in the Town Center.

Similarly, the tradition of placing large homes on high ground near the river edge, with their small docks and boat houses provides inspiration for the design of residential buildings along the river.

River Delta

Because of the abundant water, flat slopes and easily worked soils, river deltas have always been desirable for agriculture. The tradition of farmsteads in the Delta, with their simple farmhouses and outbuildings, can be a particularly rich source for residential building design.

Mediterranean Climate

The climate of the delta is Mediterranean: cool, moist winters are followed by warm, dry summers. The prevailing westerly winds bring in cool air from the Pacific, making evenings pleasant, even in the summer. Shade provided by roof overhangs, carefully placed large trees or shade structures extend the usable space of buildings into the landscape and add to the richness of the environment and the ways residents can relate to their environment.

Delta History & Culture

Originally part of the Rancho Pescadero, River Islands at Lathrop has a direct historical connection to the Spanish and Mexican Land Grant system that pervaded California in the eighteenth and early nineteenth century. The discovery of gold north and east of River Islands, and the subsequent boom are also part of the region's architectural influences. The simple, slapdash architecture of boom towns, and the subsequent opulence of the Victorian Era figure in the architectural history of the region. The traditions of agriculture and river-based industry are the most prevalent historical influences, however, and provide perhaps the most fitting stimulus for architectural design at River Islands.

Three Architectural Districts

River Islands is divided into three architectural districts based primarily on the dominant use within the district: residential, town center and employment center. The requirements for the architecture of each district vary, as described in the following paragraphs.

Residential

The architecture of the residential areas of River Islands community will contain a wide variety of architectural styles and influences. Generally, the styles will be based on historical precedents from the region, such as those found in farmsteads, along the river edge, or in the older residential neighborhoods of cities like Sacramento or Stockton. Modern adaptations of these styles may also be developed, though the intent is to create an appearance and feeling of traditional neighborhood streets and neighborhoods. The mixing of styles within individual neighborhoods will be limited so that visual unity can be achieved, and strange juxtapositions avoided.

Town Center

The architecture of the Town Center will vary according to land use and location. Next to the river, particularly in the retail and commercial areas, the architecture should be based on historical commercial and industrial building types that might have been found in other river front towns. Ideally, this area should appear as if it developed over time, with the participation of numerous designers. Unity will be achieved primarily by uniformity of use and development standards, such as building mass and setbacks.

Residential areas of the Town Center may follow the guidelines for the residential district described previously, or may show the influence of riverfront industrial buildings, or Victorian estates. Individual development proposals will be judged by the Stewart Tract Design Review Board on the effectiveness with which they create an architectural richness in the Town Center that mimics real riverfront towns.

Civic buildings, such as schools and city offices, can be special architectural features of the Town Center. They may be traditional or modern in architectural treatment.

Employment Center

As the primary uses of this district are office, retail and commercial, the architectural styles will be the most modern of any of the three districts. Office and commercial buildings will generally be simple, modern, rectilinear forms with flat roofs. Masonry, concrete tilt-up and other economical building types will predominate. Buildings with historical references will likely be limited to retail centers or restaurants.

Consistent Forms & Materials

Within each architectural district, there should be consistency in several important characteristics, such as roof design, materials, elevation treatments and color.

Roof Design

Similarity of roof pitch, color and materials is especially important in the Residential District, and particularly within an individual neighborhood. More variety will be tolerated within the Town Center, where unity is created (in part) by the variety of styles. In the Employment Center, however, roofs are likely to be visible only on retail buildings, restaurants, and other buildings based on historical precedents.

Shingle roofs (including composition shingles) will predominate in residential neighborhoods, though tile may also be used in some areas. Metal roofs consistent with the industrial tradition of riverfront buildings will be permitted in the Town Center and on retail or restaurant buildings in the Employment Center.

Materials

The dominant materials of River Islands at Lathrop will be wood, masonry, brick and stucco. Within the Residential and Town Center Districts, it is likely that all these materials will be used, though the juxtaposition of contrasting materials in residential areas will be limited. Brick and masonry are likely to dominate office buildings in the Employment Center, though wood may also be used. Reflective glass curtain walls will not be permitted in River Islands, though non-reflective glass may be used in the Employment Center. Metal-clad buildings may be used in the Town Center, or in the Employment Center, consistent with the application of the historical tradition of riverfront architecture.

Elevation Treatments

Building elevation treatments will be most consistent within the Residential and Employment Center Districts. Within individual neighborhoods, there will be a consistency in window and door size location and treatment that helps create a pleasing visual unity, though the styles may vary considerably. Traditional precedents will dominate in the Residential District, while modern precedents will be common in the Employment Center. The Town Center will have the most variety, consistent with its more diverse visual appearance and its role in the community.

Color

The guidelines for the application of color to buildings in River Islands at Lathrop is similar to the guidelines for materials and elevations. Within the Residential District as a whole, there may be a great variety of colors, though individual neighborhoods will display a limited range. Juxtaposition of colors will be permitted in the Town Center, and may also occur in the Employment Center, consistent with other architectural requirements for these Districts.

Energy Efficiency

All buildings within River Islands at Lathrop should be designed to conserve energy. Among the methods that should be considered are:

- Passive solar design, such as thermal masses to absorb winter sun energy, and roof overhangs and carefully placed deciduous trees to provide summer shade;
- Active solar design, such as solar collectors to heat water, or photo voltaic cells to generate electricity;
- Energy efficient mechanical equipment for heating and cooling, such as heat pumps;
- Extra thermal insulation in roofs and walls to control heat gain and loss;
- Operable windows in commercial buildings;
- Home integrated systems, wireless PC based systems that allow homeowners to program appliances to restrict usage during peak energy periods;
- Load shifting technologies, such as thermal energy storage for residential and commercial use that moves the operation of air conditioning compressors from on-peak operation to off-peak hours;
- Thermal rated glazing, including reflective coatings to reduce heat load in the summer;
- Utilization of Energy Star rated appliances;
- District heating and cooling, where feasible and economical, to medium and high density residential areas, the town center and employment center areas;
- Distributed generation facilities, including fuel cells, wind technology, photo voltaics, provided such facilities are consistent with other requirements of the UDC, Specific Plan, and other regulations; and,
- Geothermal heat pumps used to heat and cool multiple homes in an area where such facilities are feasible and economical. Use of the Central Lake for such facilities is permitted within River Islands. Use of water from the San Joaquin River system may be subject to additional environmental review, but is permitted within River Islands, subject to the UDC, Specific Plan and other regulations.