

SAUGUS

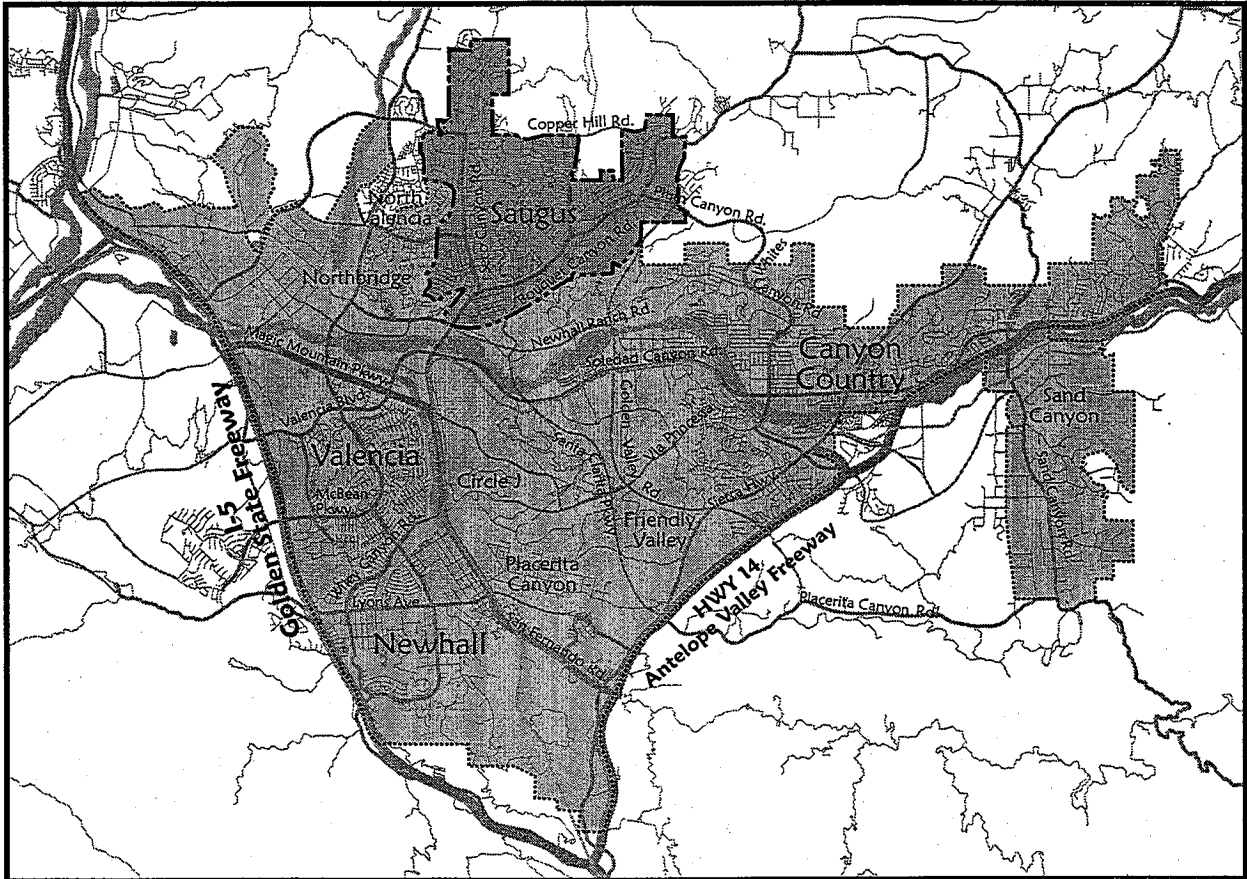
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IV. Saugus Community Design Guidelines

A. Introduction

The following beautification guidelines contain specific recommendations for the community of Saugus. Where there is overlap with the *Citywide Design Guidelines*, cross references are made. Though there is not a clear boundary for Saugus, the map below delineates the general area. These guidelines focus on areas within the public right-of-way in Saugus.



Community of Saugus Boundary

1. Community Identity

The community of Saugus was the second community to be developed in the Santa Clarita Valley. Originally, Saugus was developed as a rural community consisting of large residential lots with California ranch style homes and open spaces. Since that time, development has taken on different forms including smaller lots that back onto major thoroughfares and newer developments placed on hillsides and along slope faces and at ridgelines. However, much of northern Saugus is hilly and covered with natural vegetation. Residents of Saugus still think of themselves as a family-oriented, rural community. They value the surrounding canyons, abundance of cottonwoods and rustic and ranch character of the community.

Local residences used the following characteristics to describe Saugus during a public workshop. Items with an asterisk were identified as the best representative characteristics.

- Old mining community
- Ranching community
- Community of homes
- Family-oriented
- Hillside community
- Open space *
- Canyons
- Middle of the valley
- Small business
- Cottonwoods *
- Natural wildlife
- Gateway to natural forest *
- Large lots
- Rustic *
- Home to the road runner
- Sycamore and oak trees
- Soft natural green look – rather than clipped manicured look

2. Beautification Needs

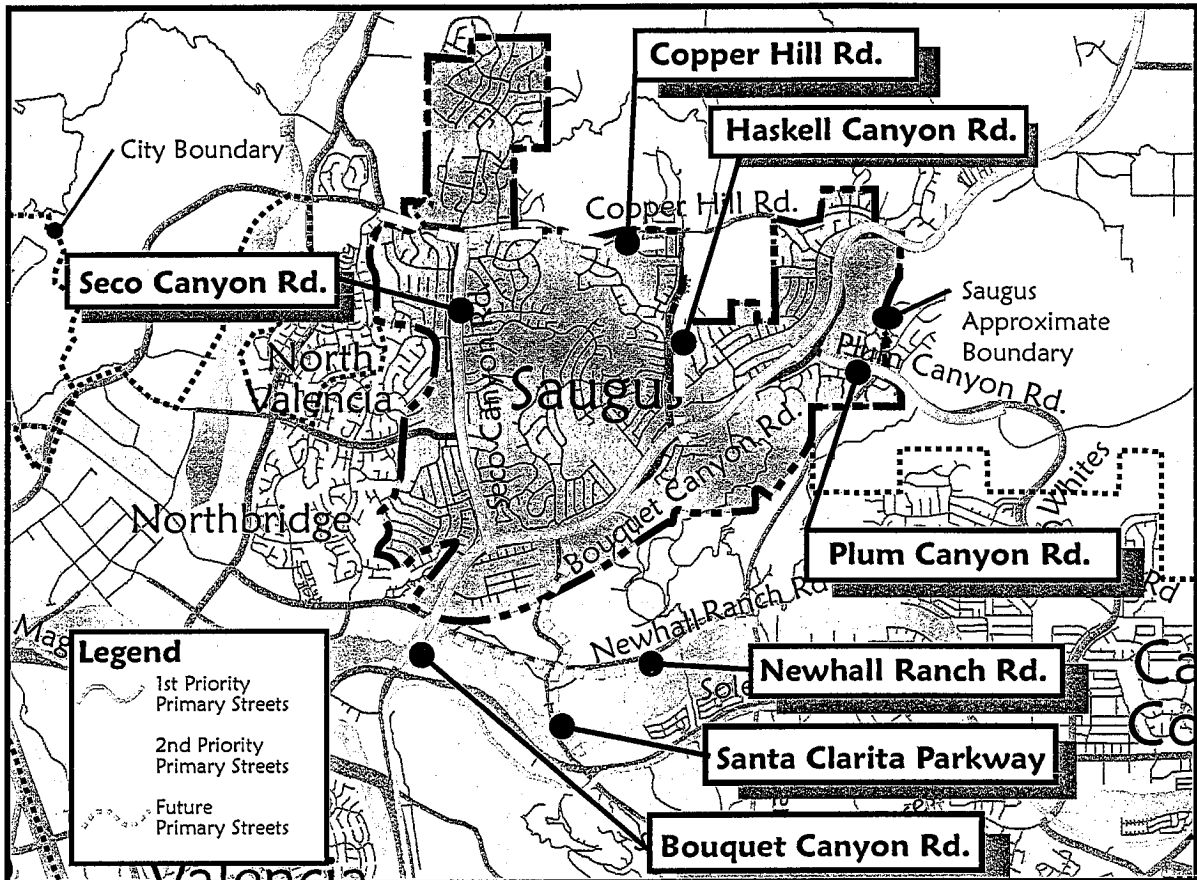
Recognizing the need for beautification in their community, Saugus has organized a number of volunteer groups that have committed many hours of hard work to help define community beautification goals and identify specific needs. These groups have contributed significantly to the contents of these guidelines.

The following list of beautification needs was generated at a public workshop conducted with members of the community, members of the Saugus volunteer organizations and Santa Clarita planning staff.

- Beautify major streets running through Saugus such as Bouquet Canyon Road.
- Extend median treatment to the perimeter of the community.
- Provide trash receptacles to minimize littering.
- Place electrical lines and other utilities underground.
- Encourage the use of Bouquet Canyon stone throughout Saugus.
- More trails should be created in Saugus.
- Key intersections should be designed consistently with crosswalks, landscaping, amenities and lighting.
- A unique logo that will help to unify and distinguish Saugus should be developed.
- Community entry signage should be designed with a logo image, colors and font that represents Saugus.
- Community identity should be strengthened, but not at the expense of the citywide identification.
- Bus stops should improved, sheltered and advertising benches should be replaced.
- Sign clutter should be reduced.

Based on this feedback from the community, beautification guidelines were drafted to address the following topics. The guidelines address a range of design improvements that can lead to a more cohesive and unified look for Saugus.

- | | | |
|----------------------|--------------------------|-------------------------------|
| 1) Primary corridors | 4) Street edge treatment | 7) Main intersections |
| 2) Signs | 5) Fences | 8) Other beautification ideas |
| 3) Medians | 6) Community entry | |



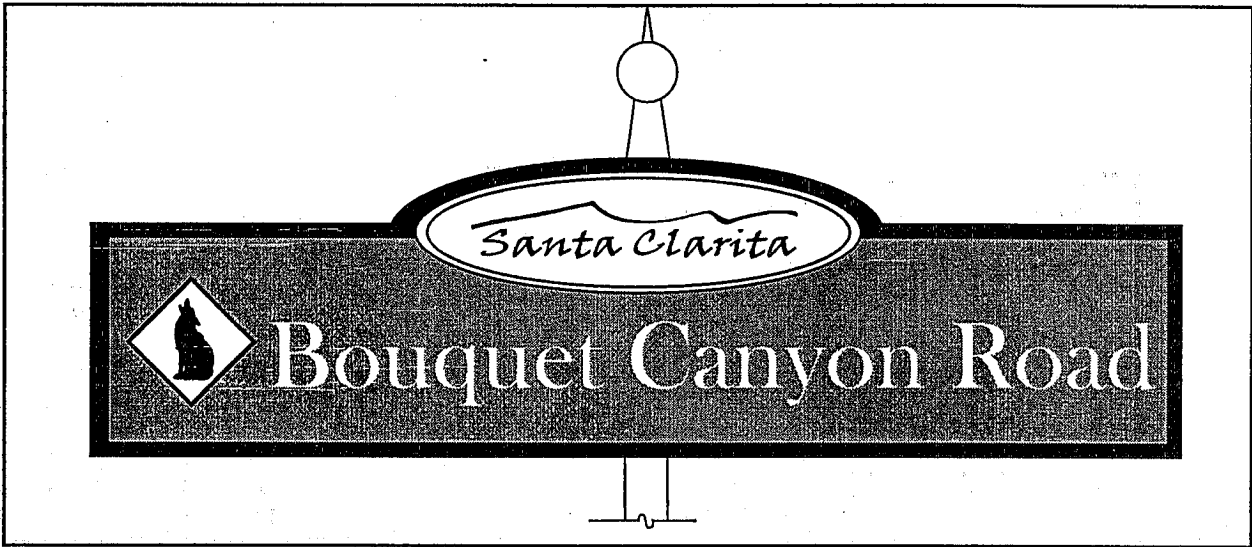
Saugus Primary Streets

B. Treatment of Primary Corridors

The primary corridors that extend through a given community act as the most visible and consequently the strongest unifying element within the community. Each community within the City of Santa Clarita should be clearly identifiable with distinct primary corridors that help unify it. The implementation of a community logo on each street sign, a consistent median and corridor edge treatment, a unique fence type and landscaping improvements bring together the image of a cohesive community. One goal of the Beautification Master Plan is to set forth long-range guidelines for improvements, enhancements and beautification of such corridors so that implementation occurs in a direction that creates a clear and easily recognizable individual community. The following streets have been designated as primary corridors within Saugus.

- First Priority Primary Corridors: Seco Canyon Road, Bouquet Canyon Road and Plum Canyon Road
- Second Priority Primary Corridors: Copper Hill Road and Haskell Canyon Road
- Future Primary Corridors: Newhall Ranch Road and Santa Clarita Parkway

1. Signs and Logo



Example of a Street Sign Designed to Incorporate a Saugus Logo

Street Sign:

The most prevalent and obvious component of the primary corridor elements is the street sign treatment. It is here that a clear and distinct demarcation occurs for each individual community. Every street sign within the community of Saugus should contain a community logo. This logo provides a recognizable sense of repetition that clearly enables a motorist, bicyclist or pedestrian to know where they are and if they are still within the community limits. The logo will be placed within a diamond on the left side of the sign and each diamond will be a specific color for each community. This simple and quickly recognizable feature will provide a highly visible statement as to the community that an individual is in. Refer to the *Citywide Signage Program* for further information.

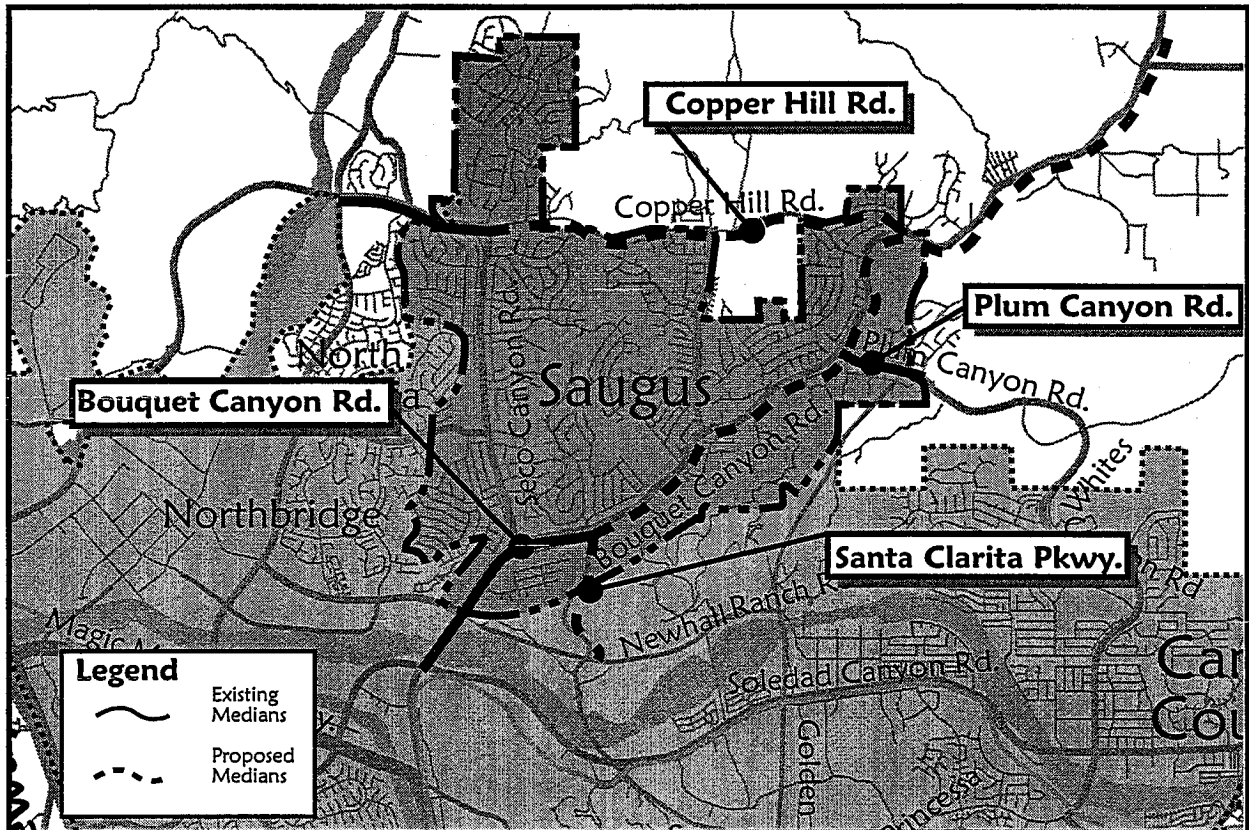
Saugus Community Logo:

Through the interview and public outreach process, participants generated a list of ideas for a Saugus icon. The icon should be unique to Saugus and not something that could represent any number of areas in the Santa Clarita Valley. It should be a logo or symbol that is timeless, avoiding trendy images, colors or fonts. The logo will be designed at the time of implementation, however, some possibilities include:

- Coyote with ridges
- Canyon / creek
- Angeles National Forest
- Bouquet Canyon stone
- Oak trees and Sycamores



Example of Possible Saugus Community Logo



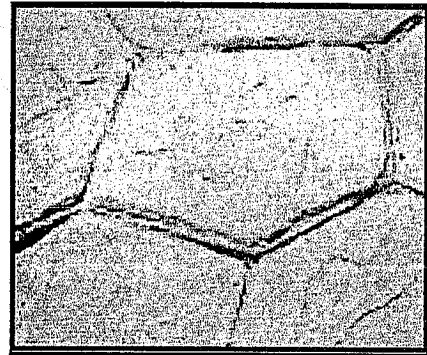
Saugus Medians Map

2. Median Treatment

One intent of the Beautification Master Plan is to build on and extend Santa Clarita’s existing network of roadway medians into one, cohesive citywide plan that identifies each community. Each community will have a planting theme to promote the area. The plant palette selection that will be used in the beautification and implementation of the medians will continue to enhance the adjacent landscape. The materials will be consistent within a given community and act as a clear indicator of the difference between communities. New raised and planted medians should be considered a long-term objective for community beautification. Along with providing aesthetic appeal and consistency, the proposed medians will also control vehicle circulation, movements and serve to calm traffic. The medians will also provide a place for roadway approach street signs and directional signage at key intersections as part of the citywide signage program discussed in the *Citywide Design Guidelines*. Within Saugus and vicinity, the selected median treatment will be applied to the following roads at the locations indicated on the figure above.

- Copper Hill Road - from the existing median east to Bouquet Canyon Road
- Bouquet Canyon Road - from the existing median to the north
- Santa Clarita Parkway - from Bouquet Canyon Road south to Newhall Ranch Road
- Plum Canyon Road - existing median

Currently, median maintenance is funded by either City General funds or privately funded Landscape Maintenance Districts. These different funding sources provide opportunities for different median design concepts. Both designs incorporate a similar plant palette that will help to enhance and unify the community. A drought tolerant design offers a lower maintenance solution with plants that have an ability to thrive in tough conditions and require less water. A wide variety of plants have been selected that can add beauty and diversity to any landscape. A combination of crescent shaped landscaped pockets and stamped concrete paving should continue to be used in areas that are funded by the City General fund.



Bouquet Canyon Stone Formed Stamped Concrete Safety Strip

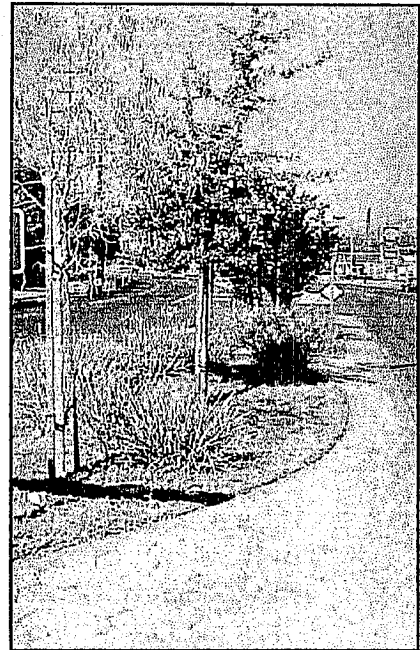
The median treatment Saugus utilizes is a drought tolerant landscaping design that incorporates a drip irrigation system. The landscaping is surrounded with an 18-inch safety curb that is a stamped concrete shaped and colored like Bouquet Canyon stone.

The following landscaping palette has been created using and enhancing existing plant palettes used within the area. Future planting should utilize this list or plants that are similar and compliment the desired theme.

Median Landscaping

Trees Types which are being used

Botanical Name	Common Name
<i>Geijera parviflora</i>	Australian Willow
<i>Prunus cerasifera</i> 'Atropurpurea'	Purple Leaf Plum
<i>Pyrus species</i>	Ornamental Pear
<i>Quercus agrifolia</i>	Coast Live Oak



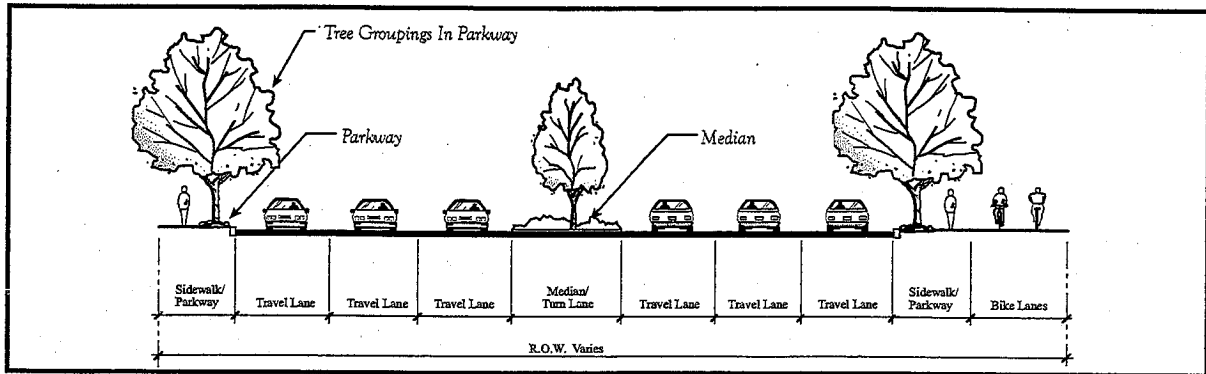
Saugus Median Treatment

Shrubs which are being used

Botanical Name	Common Name
<i>Dietes vegeta</i>	Fortnight Lily
<i>Rhaphiolepis umbellata</i> 'Minor'	-----
<i>Rhaphiolepis indica</i> 'Clara'	India Hawthorn

Ground Cover which are being used

Botanical Name	Common Name
<i>Myoporum parvifolium</i> 'Putah Creek'	-----



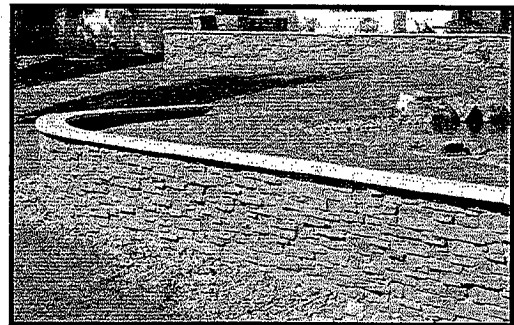
Example of Roadway Section

3. Street Edge Treatment

The sides of the primary corridors are just as important as the median treatment. Well landscaped parkways provide pleasant driving and walking environments while creating a sense of place. A planting palette for such parkways is included in the *Citywide Landscaping Palettes* section of this document.

Fences / Walls:

Fences or low walls should be used to unify the City of Santa Clarita. They provide accent and help define a space and can be used to buffer parking lots adjacent to the roadway. In addition, fences used at vacant lots can “bridge” large void spaces and provide unity along the street scene. Each community will incorporate its own fencing /wall type at intersections and along primary corridors where appropriate. Stone walls, that are in combination with landscaping, best characterize the community of Saugus. At the community workshops, Bouquet Canyon Stone walls were the preferred wall / fence type. In cases where this treatment is not affordable, a man-made stone that replicates Bouquet Canyon Stone may be used. Another cost saving treatment would be to use the stone walls in combination with a post and rail fence. Through the interview and public outreach process, participants generated the following list of ideas for a Saugus fence/wall type.

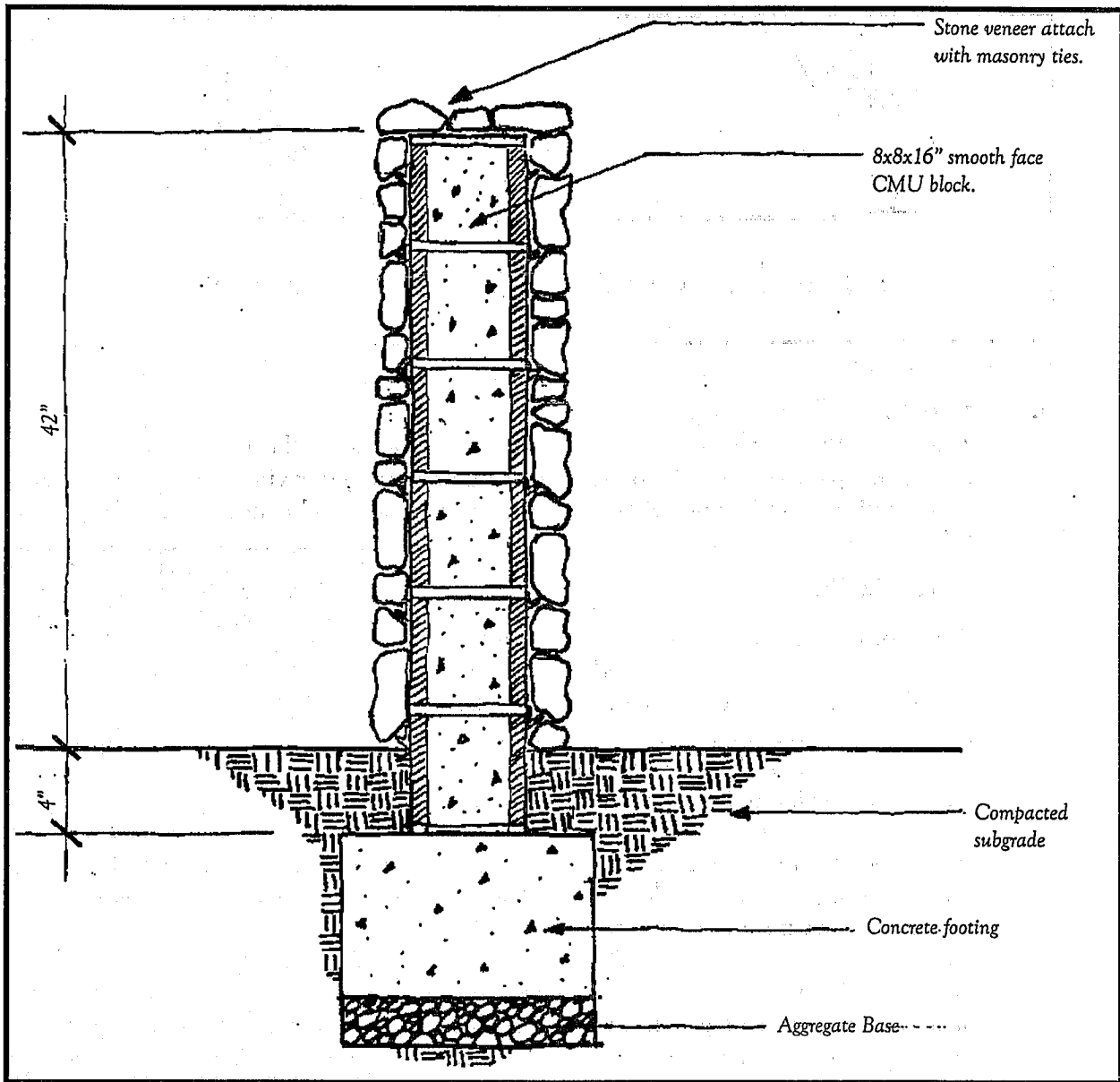


Example of Bouquet Canyon Stone Wall



Example of Bouquet Canyon Stone and Lodge Pole Fence

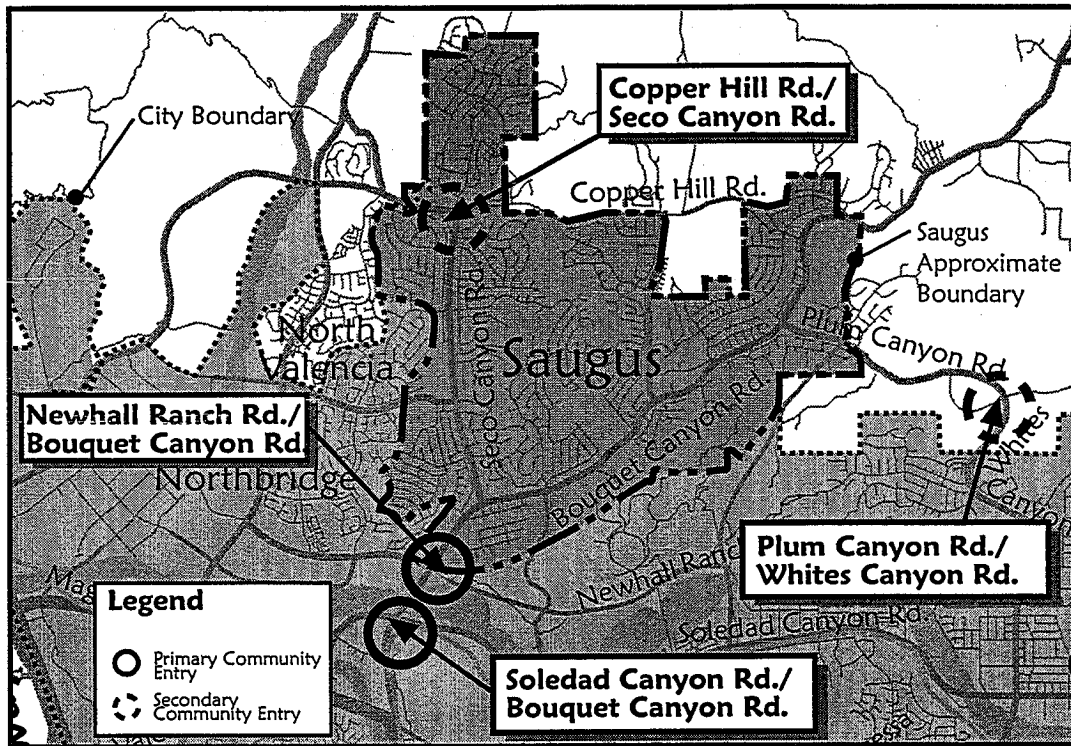
- Use Bouquet Canyon Stone as much as possible.
- Rock walls are preferred over fences.
- Stone walls need to be landscaped to avoid a desert feel.
- Walls and landscaping should give a finished natural appearance avoiding a “rustic” look.



Example of Saugus Wall

The rock wall is composed of a 8"x8"x16" smooth face block wall core with rebar as required by local code for structural stability. A 520-C-2500 P.C. concrete should be used to fill all voids. The stone veneer should be Bouquet Canyon ledger stone attached with masonry ties. Concrete footings should be used for structural stability and placed over an aggregate base to allow water to drain through.

Alternative construction method: Economical, long lasting precast concrete panels, posts and caps can be used as an alternative. This precast wall system should be of integrally colored concrete and the system should replicate a natural Bouquet Canyon stone wall. Both sides of the wall should have an authentic textured appearance on both sides.



Saugus Entrances Map

C. Community Entrances and Intersections

1. Community Entrance Treatment and Locations

The entrance to each individual community should have a unique and easily identifiable “scene” that includes specific landscaping, a fence / wall and a unique community-oriented sign. The entrances should give visitors and residents a feeling of what to expect within the community and be welcoming without being overstated. The following locations have been selected for community entrance treatments.

Primary Community Entries:

- Soledad Canyon Road and Bouquet Canyon Road
- Newhall Ranch Road and Bouquet Canyon Road

Secondary Community Entries:

- Copper Hill Road and Seco Canyon Road
- Plum Canyon Road and Whites Canyon Road

2. Community Entrance Design

Community Entrance Character:

The community entrance is one of the best opportunities to reflect individuality. The character and materials used should be a unique representation of the community. The following materials and design styles were identified during a public workshop to reflect the character of Saugus.

- Soft, natural, green vegetation
- Bouquet Canyon stone is important and should be used in entry signage
- Cottonwood and oak trees



Proposed Saugus Entry Scene - Cottonwood and oak trees, Bouquet Canyon Stone wall, boulders, special plant palette, and a community-oriented sign with community logo and City name.

Community Entry Signs:

In the *Citywide Design Guidelines* section, “Entry Monuments” will help meet the goal to unify the City as a whole while the “Community Entry Signs” will help meet the other half of the goal, to embrace the different characters of individual communities. The Saugus entry sign reflects the unique natural setting and materials of the area. Community entry signs shall have the following characteristics:

- Community entry signs should be located at each of the previously mentioned community entrance locations and should be coordinated with Caltrans or private landowners as appropriate. Specific locations should be determined based on visibility, right-of-way availability, sight distance criteria and minimum square footage requirements.
- Community entry signs should be lighted and landscaped.
- Community entry signs should be an integral part of the gateway scene which includes an entry sign, a fence and plants and trees.
- Community entry signs should be well proportioned and accented with landscaping. The scale of the signs should be easily legible from the road. Planting at maturity must not obscure safe vehicular sight lines.
- Community entry signs should incorporate complementary colors, materials and

lettering fonts. More than one material should be used in the construction of the sign and should reflect the character of the community. The sign should be constructed for long-term durability and easy maintenance.

- All community entry signs should use the same materials, color scheme and graphic theme in order to make it very clear to visitors and residents alike that they are placed as an effort to unify Saugus.
- The community logo should appear on each sign and a community-specific font should be replicated exactly on each Saugus entry sign.
- “City of Santa Clarita” should appear on each community entry sign. The same font should be used for the citywide entry monuments.

The following landscaping palette has been created using and enhancing existing plant palettes applied throughout the Saugus area. Future planting should utilize this list or plants that are similar and compliment the desired theme.

Community Entrance Landscaping:

Trees

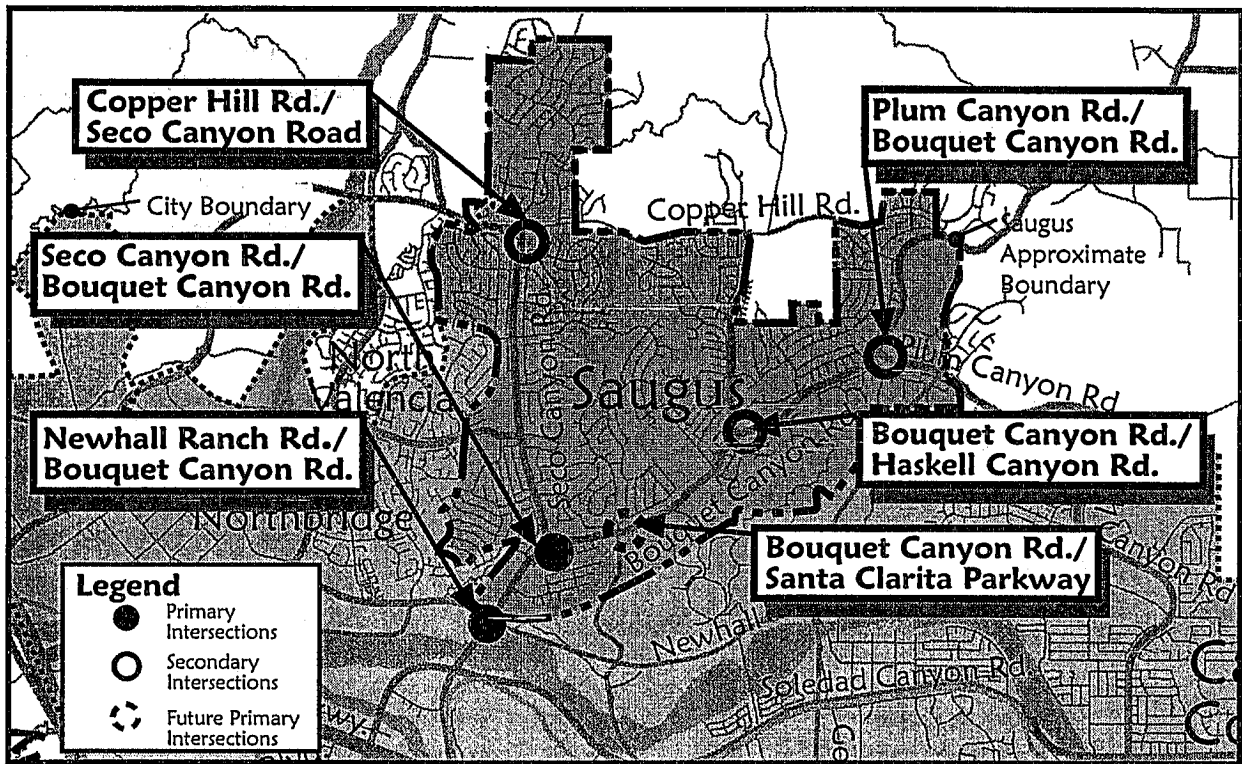
Botanical Name	Common Name
<i>Populus fremontii</i>	Western Cottonwood
<i>Quercus agrifolia</i>	Coast Live Oak

Shrubs

Botanical Name	Common Name
<i>Heuchera sanguinea</i>	Coral Bells
<i>Phormium tenax</i> ‘Maori Chief’	New Zealand Flax
<i>Rhaphiolepis umbellata</i> ‘Minor’	-----
<i>Romneya coulteri</i>	Matilija Poppy

Ground Cover

Botanical Name	Common Name
<i>Arctostaphylos</i> ‘Emerald Carpet’	Manzanita
<i>Achillea tomentosa</i>	Woolly Yarrow
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Gazania</i> ‘Mitsuwa’	Gazania
<i>Myoporum p.</i> ‘Putah Creek’	-----



Key Intersections Map

3. Key Intersection Treatment and Locations

There are several intersections within the community of Saugus that stand out as opportunities to beautify and claim as unique places for Saugus. These intersections are large with multiple lane thoroughfares requiring motorists and pedestrians alike to wait for several minutes and soak in the surrounding environment. Pedestrians oftentimes have to cross over several lanes of traffic in order to travel from place to place. It is the intent of these guidelines to beautify these intersections to the extent possible and create a more pedestrian-friendly environment. The following key intersections have been identified as areas that need priority improvement.

Primary Intersections

- Bouquet Canyon Road and Soledad Canyon Road
- Newhall Ranch Road and Bouquet Canyon Road
- Seco Canyon Road and Bouquet Canyon Road

Secondary Intersections

- Copper Hill Road and Seco Canyon Road
- Plum Canyon Road and Bouquet Canyon Road
- Bouquet Canyon Road and Haskell Canyon Road

Future Primary Intersections

- Bouquet Canyon Road and Santa Clarita Parkway

Beautification of the intersections should include:

- Accent paving
- Directional signage / reduction of visual clutter
- Landscaping and street trees
- Lighting and signal pole treatment
- Underground utility poles and wires

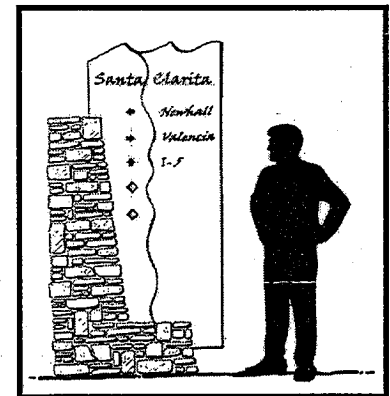
The Seco Canyon Road and Bouquet Canyon Road intersection illustrated on the following pages depicts the advantages of implementing some of these beautification concepts.

Accent Paving:

The use of accent paving provides an opportunity to both dress up the intersection and incorporate traffic calming measures for pedestrian and bicyclist safety. The change in texture is a visual and intuitive signal to both the motorist and pedestrian of the appropriate boundaries for each. Accent paving contributes greatly to the overall visual appeal of the intersection and is typically located in one or more of the following areas: at corners; on sidewalks; at pedestrian crossings; and in the middle of intersections. At key intersections, the pedestrian crosswalks should be treated with a durable colored concrete pattern so as to visually cue the oncoming motorist to slow down because of possible pedestrian traffic. Special paving also enhances the pedestrian experience, both in visual appeal and safety. The texture should be smooth enough so that an older person, cyclist and persons with disabilities are not deterred. In addition, a surface that limits noise should be utilized. Colored concrete stamped in a Bouquet Canyon Stone pattern should be used in crosswalks at key intersections.

Signage:

The directional sign described in the *Citywide Signage Program* section of the *Citywide Design Guidelines* should be placed at key intersections in order to help motorists determine the direction of the adjacent communities. It is important that existing directional signage be removed to reduce the amount of visual clutter. In addition to directional signage, the removal or replacement of commercial/business signage and billboard/advertisement signs should be given first priority at key intersections.



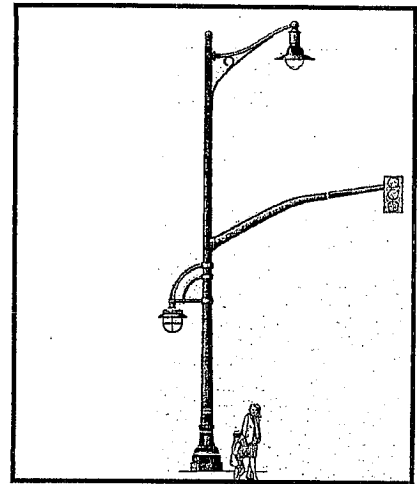
Example of Directional Signage

Landscaping Treatments:

Additional vegetation located at key intersections will enhance the experience of the motorist and pedestrian. Landscaping, low walls and berms should be used to screen large expanses of paving (parking lots, service station lots, etc.) on private property. Medians that are wider than 3'-0" should be planted. A typical median width is 14'-0" that will allow for high branching trees to be planted. Trees with four-foot tree grates should be planted along the sidewalk near the intersection. The trees planted in the medians and in the parkways should correspond to those selected for a given community and primary corridor, respectively.

Lighting:

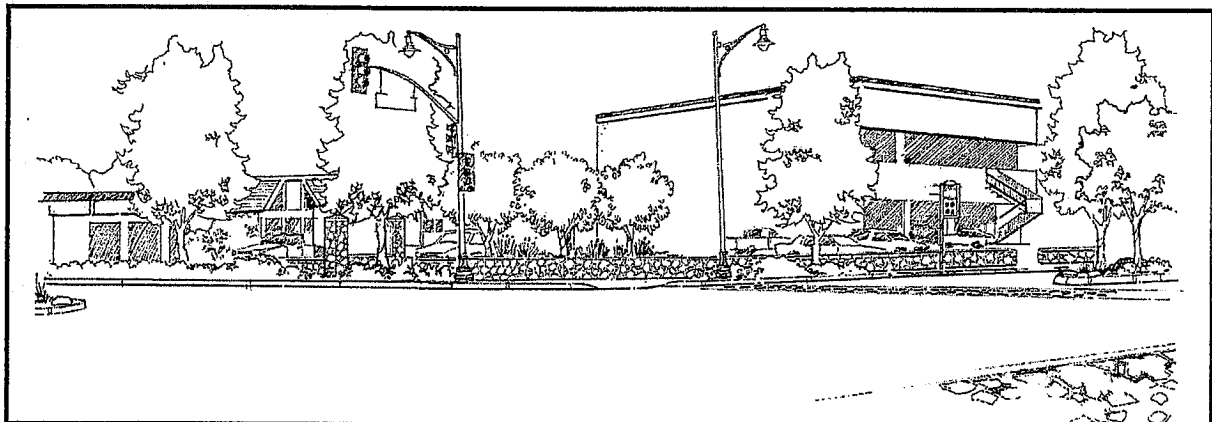
The implementation of a uniquely designed street light and signal poles at key intersection can enhance the experience of the pedestrian and motorist. A minor improvement involving the addition of an ornamental base and fixture to the existing pole can greatly improve its aesthetic appeal. All specially designed street lights and signal poles shall be reviewed and approved by appropriate agencies.



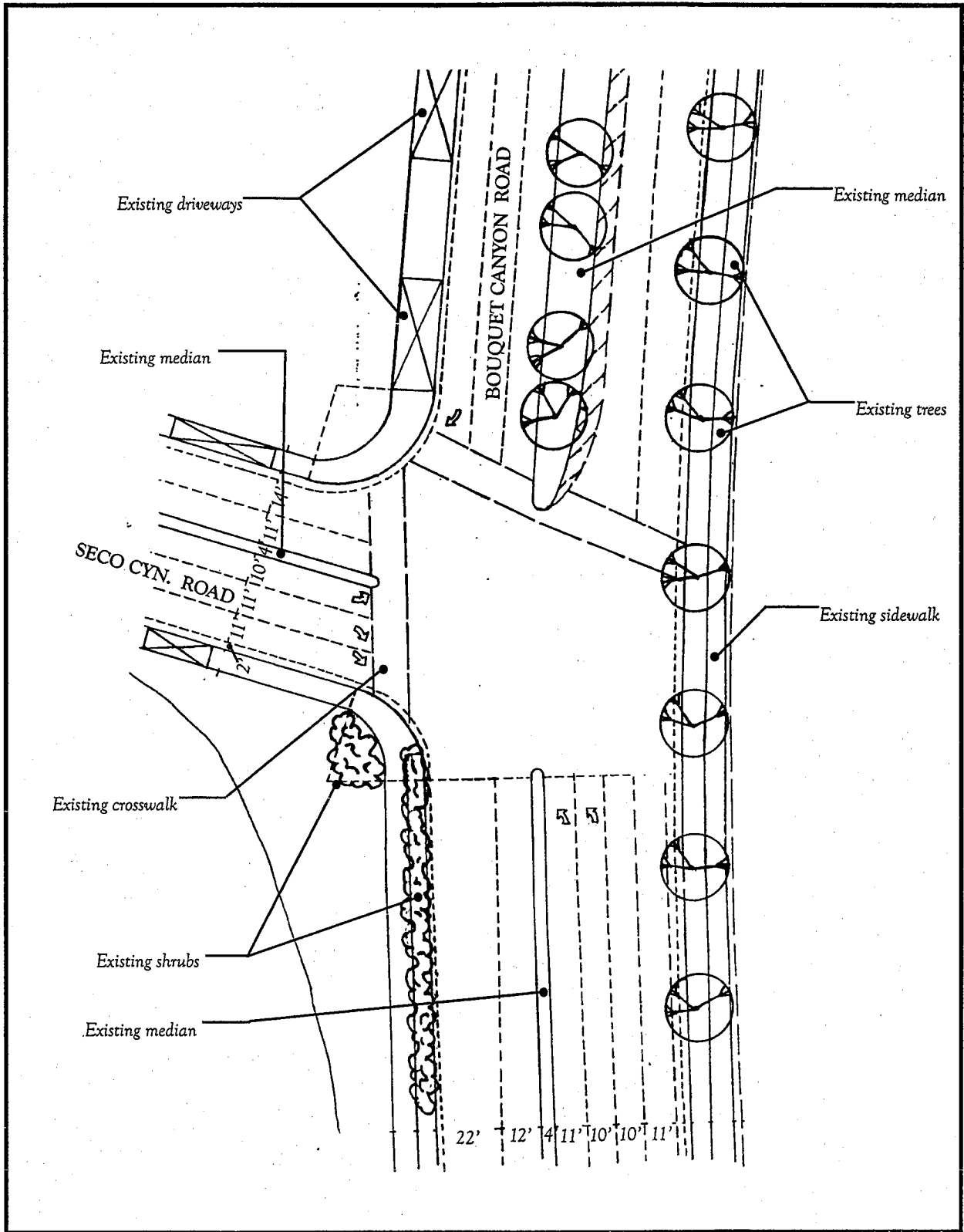
Example of Specially Designed Street Light and Signal Pole Enhancements



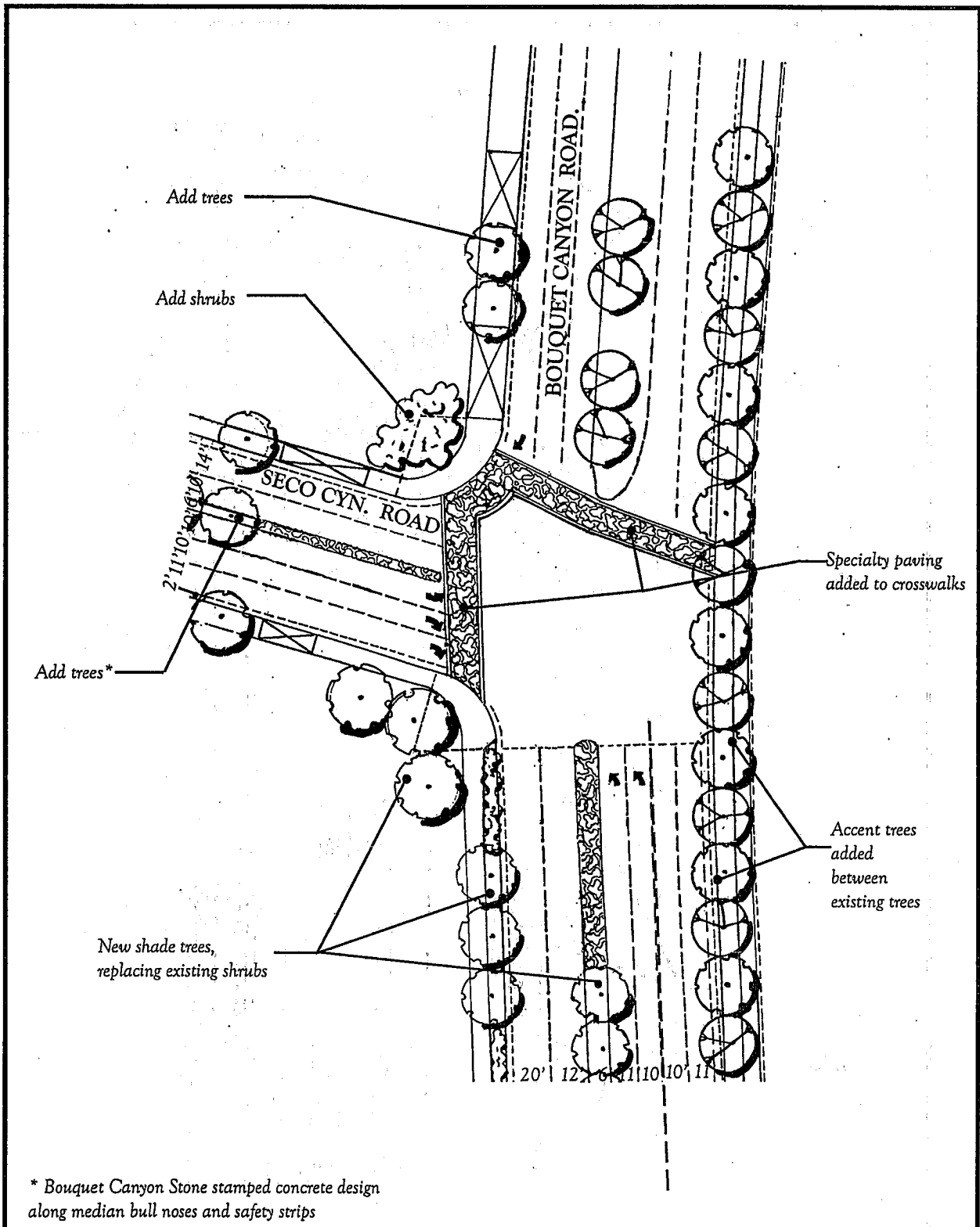
Before: Seco Canyon Road and Bouquet Canyon Road Intersection



After: Seco Canyon Road and Bouquet Canyon Road Intersection



Before: Seco Canyon Road and Bouquet Canyon Road Intersection



After: Seco Canyon Road and Bouquet Canyon Road Intersection

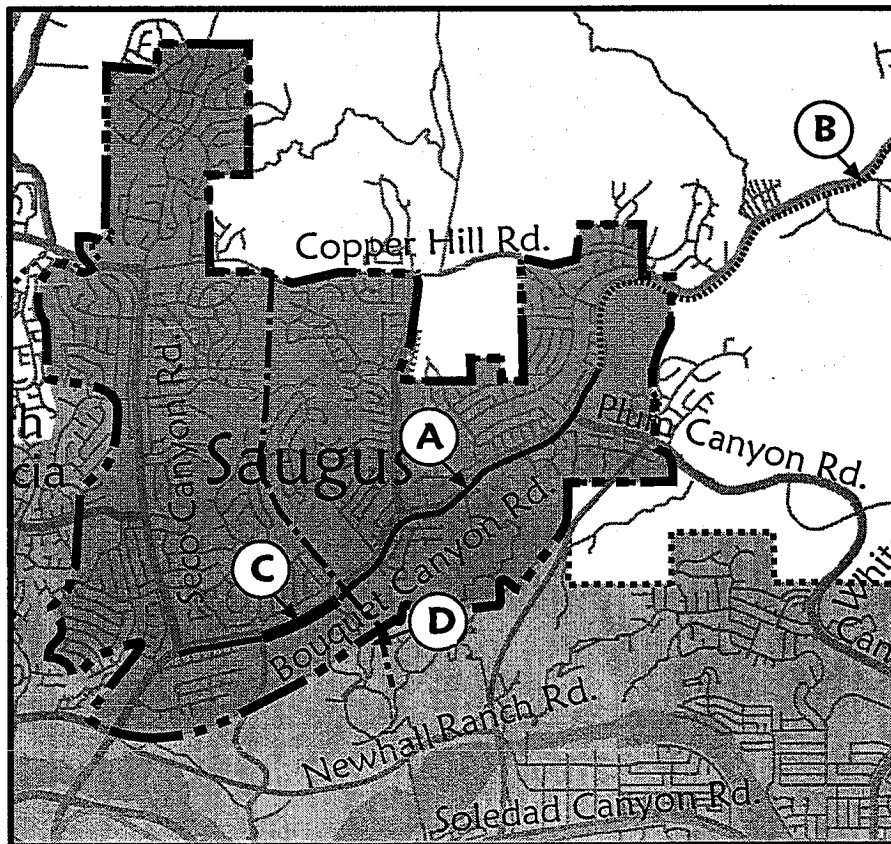
D. Other Beautification Ideas

This section addresses the beautification needs identified by participants from various workshops and provides suggestions for additional ways in which a community might encourage beautification efforts.

1. Specific Beautification Needs

The following beautification needs are not directly addressed by the Beautification Master Plan, but are areas that community members have identified as issues needing improvement.

- A. Central Park / Bouquet Canyon corridor
 - Remove privately-owned chain link fences and replace with solid block walls
 - Incorporate Bouquet Canyon Stone pilasters with planting
- B. North Bouquet Canyon Road
 - Beautify medians on Bouquet Canyon Road from Saugus High School north past Plum Canyon Road to Scallion Drive
- C. Alamagordo Road and Bouquet Canyon Road
 - Private slope bank needs planting, possible City landscape easement
- D. Screen Los Angeles Aqueduct pipe



Saugus Beautification Needs

2. Private Property Treatment

To assist city beautification efforts within the street right-of-way, private property owners should strive to accomplish the following:

- Reduce sign clutter
- Landscape parking lots and building frontage
- Screen unsightly storage and trash areas
- Coordinate wall/fence treatment between properties
- Maintain vacant lots free of trash and weeds
- Seek to upgrade building facades consistent with design image
- Plant trees to add shade and soften urban look
- Use fencing and landscaping along roadway at vacant parcels

3. Getting Involved In The Process

Community groups should make themselves aware of the City design review and approval process. Likewise, the City should notice a member of the organization of upcoming meetings and proposed projects. This established communication will help to ensure that projects are approved that residents and City staff are proud of. In addition, community groups might take on banner projects such as organizing and encouraging private property owners to improve their building facades or plant vines in front of unsightly walls and fences.