



## 8.0 SOUTH RIVER VILLAGE

South River Village is the second largest development in size at 93.3 acres. The site is located north of Magic Mountain Parkway and west of McBean Parkway. South River Village is a mixed use urban neighborhood including high and medium density residential, parks and commercial/retail uses. The project is within the Commercial Town Center (CTC) and Valley Center Concept (VCC) area as designated in the General Plan and is designed to be integrated with the Valencia Town Center located across Magic Mountain Parkway. All project streets and proposed development are setback from the Santa Clara River by an upland preserve zone which will remain in a natural state. The development concept is depicted on Exhibit 18.

### 8.1 COMMUNITY DESIGN

The South River Village concept guides the development of a mixed-use residential and commercial village which provides a variety of residential dwelling unit types and respective price ranges for future residents. The design principles are intended to provide an architectural and landscape character which is reflective of a mixed use development. The plan is designed to provide a direct and meaningful linkage to the adjacent Town Center and reinforce the quasi-urban nature of the area with mid to high residential densities and a comfortable and engaging pedestrian environment.

The land use plan and design concept also provide a sensitive interface with the adjacent river riparian system. Building setbacks, trail systems and preserved open spaces help create a balance with the more urban elements within the village.

This Specific Plan land plan concept is based on the following set of Design Principles:

- ❖ To create a distinctive, mixed-use lifestyle opportunity characterized by convenient, safe and comfortable pedestrian access to Valencia Town Center shopping, dining, entertainment, employment and trails.
- ❖ To provide a sensitive and protective interface with the Santa Clara River system by utilizing appropriate setback, grading, landscape and water quality treatments.



- ❖ To compliment and enhance the aesthetic character of the Magic Mountain entry corridor into the City of Santa Clarita and the Valencia Town Center.
- ❖ To design and develop an aesthetically-superior mixed-use village which incorporates pleasant and inviting places for people to live, work, shop, and play.
- ❖ To create an inclusive residential community which successfully incorporates a variety of multi-family residential product types, offering residential housing opportunities for multiple income groups.
- ❖ To create and enhance opportunities for non-vehicular travel and movement within the Valencia Town Center area, and to connect proposed sidewalks and trails into the master paseo system at the city's regional trail network.
- ❖ To provide sensitive transitions and interface between residential and commercial uses so that such adjacencies are compatible and provide a benefit for convenience of service.
- ❖ To provide the positive attributes of a mixed-use setting, such as convenience, social interaction and creative use of leisure time, while maintaining the security, aesthetics and recreational open space provided in a high quality, suburban planned community.
- ❖ To foster the design and integration of a mutually beneficial relationship between the natural and built environments, sensitive land use transition treatments, and attractive streetscenes.
- ❖ Encourage the use of alternate fuel vehicles within the project area.

## **8.2 DESIGN CONCEPTS**

The South River Village land use concept has been formulated to create a unique, mixed-use village providing diversity of housing types, retail services and open space resources. The plan emphasizes linkage to the Valencia Town Center and pedestrian oriented streetscapes and architectural character.



A key principle of the South River Village urban design concept is to provide the positive attributes of a mixed-use setting, such as convenience, social interaction and creative use of leisure time, while maintaining the security, aesthetics and recreational open space provided in a high quality, suburban planned community. This balance of urban and suburban character is achieved with a circulation and park system that provides positive linkage with both mixed-use and natural open space in a convenient and direct manner.

The South River Village development concept can be described by the following component descriptions:

- ❖ Land Use Component
- ❖ Circulation and Mobility Component
- ❖ Community Character and Feature Component

The land use zones in South River Village are Specific Plan - Commercial (COM), Residential (RES), Open Space (OS), and Recreation (REC) (See Exhibit 18).

These land use designations include the following areas:

<b>Designation</b>	<b>Acres</b>
Residential (RES)	34.7
Commercial (COM)	17.6
Recreation (REC) Staging Area	0.6 (an additional 1.4 acres is located within the upland preserve zone)
Open Space (OS) Upland Preserve Zone	23.1
Community Trails	2.0
Roads	15.3
<b>Total</b>	<b>93.3</b>



**8.2.1 Land Use Component**

The South River Village project provides for a flexible residential plan that will accommodate shifts in residential densities and also provides for related recreational uses and amenities.

The following Residential Statistical Summary provides detailed information for the residential planning area within the project:

Land Use	Acreage	Residential Product Type	Density	Dwelling Unit Range
Residential	34.7	Attached & Cluster	7-35	243-900 Units Maximum

The dwelling unit range in the Residential Use Statistical Summary table specifies the minimum and maximum number of dwelling units for each Planning Area. The maximum number of dwelling units for the South River Village Plan area may not exceed 900.

**Residential (RES)**

South River Village is designed as relatively high density area with densities ranging from 7 to 35 dwelling units per acre. As market demand provides opportunity for development, future builders will choose from the following two residential products subject to the residential product allocation shown on the Land Use Plan (See Exhibit 19).

**Attached Housing**

The Attached residential product is characterized as multi-family housing. The Attached product includes a wide variety of higher density housing (18-35 du/ac) and can generally be described as a stacked four-plex product or as a multi-unit condominium/apartment style building complex. Parking may be at-grade, subterranean, or structured.



## CLUSTER RESIDENTIAL

### Description:

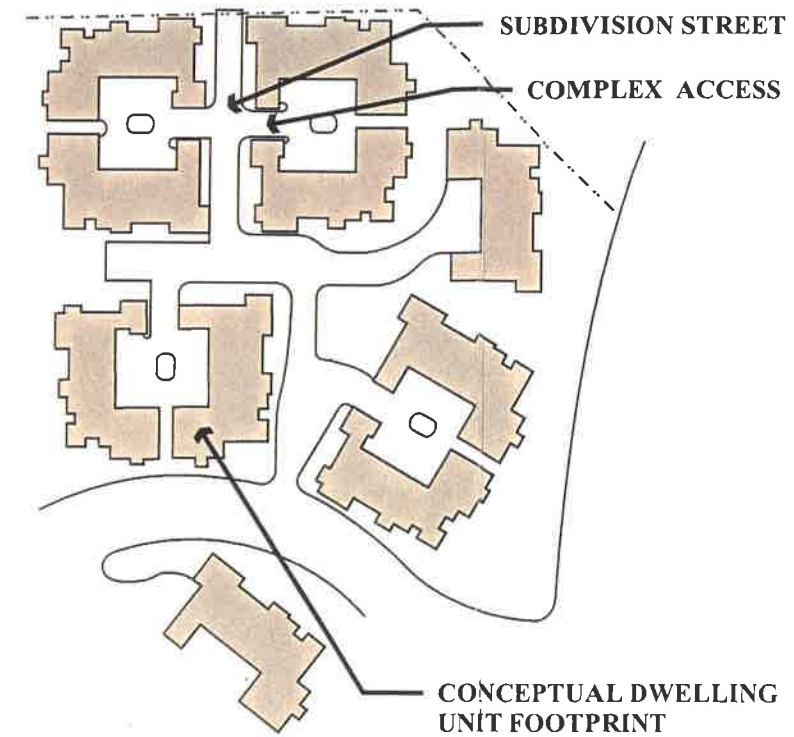
"Cluster" residential is a medium to medium-high density single family product utilizing creative lot configuration concepts to soften the appearance of density including zero-lot, "Z" lot, duplex, or triplex unit types.

### \* Design Criteria:

1. Building clusters should be grouped to provide central common open space areas within the neighborhood where possible.
2. All guest parking areas should be screened with walls or landscape treatments.
3. Density (max. units per gross acre) 7-18
4. Minimum lot area 5,000
5. Lot Width 50'
6. Cul-de-sac/knuckle lot 40'
7. Alley loaded garage lot width -
- 8.<sup>1,4</sup> Front yard setback
  - Private street w/ sidewalk 2'
- 9.<sup>1,2,4</sup> Side yard setback, each side 5'
- 10.<sup>1,4</sup> Side yard setback, reverse corner lot 10'
- 11.<sup>3,4</sup> Rear yard setback 15'
12. Maximum height of main structure 35'
13. Maximum height of accessory structures 15'
14. Distance between main structures 10'
15. Distance between main and accessory structures 6'

### FOOTNOTES:

- \* Complete Development Standards, including guest parking, are provided in chapter 11.
- <sup>1</sup> Setbacks are measured from back of sidewalk or curb if there is no sidewalk.
- <sup>2</sup> Side yard setbacks shall be five feet on each side with the exception of "zero lot line" development where the setbacks shall be 0 and 10 feet.
- <sup>3</sup> Rear yard may be reduced to two feet if an alley is provided.
- <sup>4</sup> The Director of Community Development may approve modifications to these standards for innovative designs



## ATTACHED RESIDENTIAL

### Description:

"Attached" residential is a medium-high to high density multi-family product utilizing a variety of potential unit configurations including stacked four-plex, condominiums or apartments.

### \* Design Criteria:

1. Avoid large expanses of parking areas by screening with walls and landscape treatments.
2. Complexes should incorporate attractive entry features, streetscene treatments, berming and enhanced paving techniques to downplay density.
3. Attached areas should incorporate a private recreation facility within the complex for use by residents.
4. Density (max. units per gross acre) 18-30
5. Minimum lot area 5,000
6. Lot Width 50'
7. Cul-de-sac/knuckle lot 90'
8. Alley loaded garage lot width -
- 9.<sup>1,4</sup> Front yard setback 10'
- 10.<sup>1,2,4</sup> Side yard setback 5'
- 11.<sup>1,4</sup> Side yard setback, reverse corner lot 20'
- 12.<sup>3,4</sup> Rear yard setback 15'
13. Maximum height of main structure 50'
14. Maximum height of accessory structures 15'
15. Distance between main structures 10'
16. Distance between main and accessory structures 10'



## EXHIBIT 19 RESIDENTIAL UNIT PROTOTYPES SOUTH RIVER VILLAGE

NORTH VALENCIA SPECIFIC PLAN

VALENCIA COMPANY



Cluster Housing

Cluster housing types provide the opportunity for higher density attached or detached product to be organized in a variety of site plan configurations. This housing type is typically medium to medium-high in density of 7 to 18 dwelling units per acre and uses non-traditional lot configurations and unit designs to achieve density while still providing some of the conventional amenities desired by typical single-family detached owners. Dwellings may be located around auto courts, in "pods" or other groupings which often allow for the garage to be screened from adjacent streets, pedestrian systems to be provided and a high quality street scene to be created. Plotting techniques such as duplex, triplex or other variations may also be used. Streets may be private or public.

Commercial (COM)

A maximum of 184,000 SF of commercial area is planned at the 17.6 acre site located at the intersection of Magic Mountain Parkway and McBean Parkway. This location is convenient to the surrounding residential neighborhoods not only by auto, but through trail and paseo access. The center is planned to be unique in the community due to its unique design and intended uses. No structures shall be erected within the Edison Easement.

The Commercial land use permits a wide range of retail, service, and related activities which are of a community and regional nature and are located in and around a large regional shopping center.

As development of the commercial area proceeds and the 17.6 acres are divided into lots, a maximum of 184,000 s.f. of commercial development and an FAR of 0.375 shall not be exceeded for the entire 17.6 acres. The square footage may be exceeded with additional environmental review consistent with the General Plan.

This will provide flexibility for each individual lot.

Recreation (REC)

The recreational component of the South River Village community integrates elements of a more urban, higher density residential area. Although it is anticipated that the Town Center development on the south side of Magic Mountain Parkway will be an important element in the



leisure time activities of residents, a variety of other recreational opportunities will be provided such as equestrian activities.

A centrally located 2.0 acre staging area will be provided (1.4 of the 2.0 acres, is located within the adjacent upland preserve zone). The staging area may provide a picnic area, a horse staging coral and an accessible area to park vehicles and have direct access to the trails for the equestrian riders, bicyclists, and pedestrians. This staging area is adjacent to the interior streets and provides a visual relief as well as a view and physical access to the Santa Clara River area and trails. It is anticipated that this will be a focal point of the residential community (See Exhibit 20).

Additionally, it is anticipated that the Attached and Cluster housing product will provide private recreational facilities for residents.

### Open Space (OS)

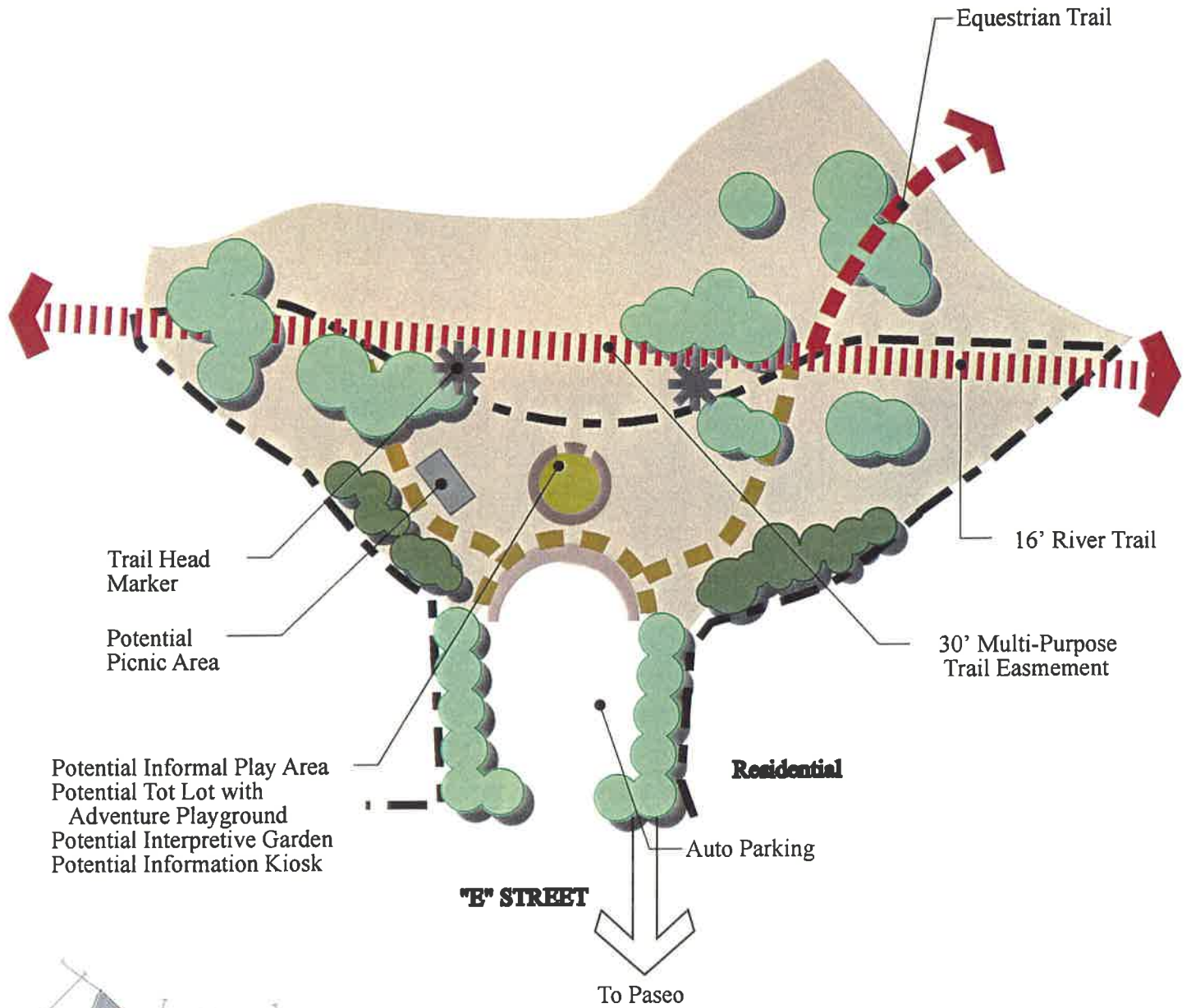
The open space land use category consists of the upland preserve zone that separates the development areas, streets, and Riverpark Trail from the Santa Clara River. A more complete discussion of the River Area and upland preserve zone is contained in Section 10. The Open Space, upland preserve zone in South River Village is 23.1 acres in size.

The upland preserve zone will be maintained as a natural vegetation area which provides foraging area for wildlife from the River Area. In areas where the upland preserve zone is less than 150 feet in width, the natural vegetation will be enhanced to increase its value as a foraging area.

Public river trails will be provided along the Santa Clara River and upland preserve zone. However, public access and use of the upland preserve zone will be discouraged.

### **8.2.2 Circulation and Mobility Component**

The South River Village incorporates circulation and mobility provisions for both vehicular and non-vehicular movement. Two major elements of the roadway and trail system are access to the adjacent Valencia Town Center and access to the adjacent trail system along the river (See Exhibit 18).



NOTE: This exhibit depicts only preliminary design programming and is subject to further future modification.



KEY MAP

EXHIBIT 20  
**SOUTH RIVER  
 TRAILHEAD STAGING AREA CONCEPT**

**NORTH VALENCIA SPECIFIC PLAN**

VALENCIA COMPANY



8-6-78





Roadway Systems

Primary access into South River Village will be via Magic Mountain Parkway, with two signalized, full turn intersections, and McBean Parkway, with one signalized, full turn intersection. Additional right-in, right-out intersections will be provided on both adjacent arterial streets. Prior to construction of the project, Magic Mountain Parkway will be expanded from two lanes to a four lane divided arterial highway. Lot 64 shall take access from "E" Street and no access shall be taken from Magic Mountain Parkway unless for emergency access. Gate design and location will be subject to the approval of the Fire Department and the Director of Planning and Building Services. This will provide a second emergency means of access to the residential area within the westerly portion of South River Village.

The internal vehicular circulation system for South River Village consists primarily of an extension of Town Center Drive and the auto and pedestrian spine which serves as the "Main Street" in the core of the Valencia Town Center. By utilizing an extension of this street as the "backbone" street of South River Village, convenient and safe auto and walking access to the Town Center is assured. Town Center Drive will allow direct access to the project from Magic Mountain Parkway and will be of a collector level. Additional vehicular access into South River Village is also provided by another collector level roadway connection, between Magic Mountain Parkway and Town Center Drive as well as by Creekside Road which extends to McBean Parkway connecting to "H" Street.

"E" Street & "F" Streets are designated as internal collector streets within South River Village. "E" Street will feature a 60 foot right-of-way with a 5.5 foot pedestrian walk within a 12 foot landscape development zone along both sides. "F" Street will also provide a 60 foot right-of-way but, with an eight foot minimum sidewalk on the east side of the street to allow a connection with the Avignon project. Although the right-of-way will remain the same, the street width may vary due to traffic calming measures.

Gating

One neighborhood planning area is approved for private gates within South River Village. (See Exhibit 18 for gate location). Gates will comply with all regulations relating to access gates specified in the Uniform Development Code and in Section 11.4.12 of the Specific Plan



*Pedestrian Systems*

Provisions for non-vehicular circulation will include a comprehensive trail system providing access to interior recreation facilities, the adjacent riparian open space, the community paseo system and to the adjacent Valencia Town Center.

The primary pedestrian system will be in the form of "promenade" walkways along both sides of Town Center Drive providing direct and convenient access into the core of the Town Center mixed-use district. South River Village residents will be able to walk along a "tight knit," "pedestrian friendly" street scene, incorporating residential entries, reduced setbacks, urban street furniture and continuous street trees, to access local shopping, dining, entertainment and employment. Individual neighborhoods will link to Town Center Drive via internal walkway systems utilizing both on and off street trail types.

Access to the community Paseo system will also be convenient with a portion of the system being located within the village along McBean Parkway, which will have an eight foot wide paseo. Access from within the project will be from the community retail connector drive and the Magic Mountain Parkway paseo system. A paseo will also be located in the parkways of both adjacent arterial highways.

Pedestrian access to the Santa Clara River will be provided in a controlled manner along the river edge via a continuation of the City-wide river trail system. This trail will connect on the east edge of the project at McBean Parkway and will continue to a point on the western edge of the project boundary. Access to this trail from the village interior will be through a park/recreation facility located adjacent to the open space and trail linkages located within individual neighborhoods.

*Magic Mountain Parkway Paseo*

Development of South River Village will provide an additional link to the Magic Mountain Parkway paseo system. This system will provide pedestrian access to McBean Parkway's Paseo system, to the Valencia Town Center, and the Regional trail connection off of Magic Mountain Parkway. The Magic Mountain Parkway paseo is proposed with a 10 foot wide meandering paseo separated from the street right-of-way by an eight foot wide landscape area.



River Trail System

The river trail system located along the south edge of the Santa Clara River provides an additional recreation amenity and open space element for South River Village. The trail system is for the enjoyment of all residents and visitors and will provide a connecting route to the McBean Parkway Paseo.

Distinct from the Community Paseo System, the river trail system provides jogging, hiking, and bicycle riding and in some locations an equestrian right-of-way within the natural rural setting and adjacent to the Santa Clara River riparian environments. The River Trail System will provide a direct, safe and convenient route from South River Village, Valencia Town Center and communities to the east and west. It is accessed via the McBean Parkway Paseo system as well as the internal sidewalk and trails within South River Village.

The paved river trail is sixteen (16) feet wide, located adjacent to the upland preserve zone. Two-way cycling lanes and walking lane will offer recreation options for walkers, joggers, skaters, and cyclists. The river trail will also accommodate access for flood control maintenance purposes.

Where the river trail extends westerly from 16 feet to 30 feet wide, it converts to a multi-use trail accommodating an equestrian use. The river trail splits into two separate trails midway through South River Village with the equestrian trail traversing northward into the river bottom and the multi-use trail traversing westerly outside the Specific Plan boundary.

The river trail will also serve as a transition between the developed areas of South River Village and the natural environment of the riparian corridor. Where there is less than 50 feet of separation from the upland preserve zone to the developable land, a fence or landscaped barrier will be provided along the river side of the trail to discourage access into the upland preserve zone. Landscaping for the trail will include a gradual blending of vertical evergreen and deciduous grove trees with trees indigenous to the riparian bottoms and side slopes.

The landscape concept for this area will reflect the usage of water efficient, fast growing indigenous plant materials. Riparian trees such as Cottonwoods, Sycamores and Alder trees will be used as accent trees. In addition to the riparian accent trees, evergreen vertical and deciduous grove trees will be intermixed with the riparian trees. No exotic or evasive species will be planted adjacent to the upland preserve zone.



The alignment for the trail will undulate horizontally and vertically where possible to provide variety for the pedestrian and bicyclist. Random and informal tree spacing will add to the informality of this trail. Where appropriate, the trail will be depressed in vertical elevation to provide privacy and a sense of separation from residential homes.

### **8.2.3 Community Character and Features Component**

An extensive system of entry monumentation and streetscaping elements will be used to create the quasi-urban image envisioned for the project, establishing a distinctive Town Center-related appearance both from Magic Mountain Parkway and interiorly from Town Center Drive. Primary and secondary entries will incorporate landscape and hardscape elements which are thematic to the village and provide a distinctive character. Enhanced parkway treatments will be added on the peripheral arterials to strengthen and reinforce the Valencia overall street character. Widened and enhanced landscape will also be used on the interior collector street system to reinforce the Town Center theme of the village and enhance pedestrian activity.

Residential and commercial edges adjacent to the Santa Clara River will include landscape buffer areas utilizing native and naturalized plant material to provide an appropriate transition from natural to urban areas.

Where residential uses are adjacent to retail or other commercial uses, special landscape setbacks and treatments will be provided to insure sufficient buffer and screening.

The South River Village is envisioned to provide a broad selection of recreational and leisure time activities. Bracketed by two dramatically different recreational resources, the Santa Clara River and the Valencia Town Center, the lifestyle variations and recreational options are unusually varied. Formal recreation centers and parks will provide swimming, tot lots, picnicking, meeting space and other active recreation facilities, while the river edge will allow hiking, bird watching and other more passive day use activities in a controlled manner sensitive to the natural resources. As previously mentioned the Town Center will provide a variety of retail, wellness and entertainment diversions.



Streetscenes

Major Community Streetscenes that compliment South River Village include Magic Mountain Parkway on the south and McBean Parkway to the east.

On the north side of Magic Mountain Parkway where residential land use is planned, an eighteen (18) foot wide Landscape Zone is proposed incorporating portions of a landscaped berm. This berm will help buffer adjacent residential uses from traffic noise ultimately projected on Magic Mountain Parkway. A ten (10) foot wide meandering sidewalk is proposed within the landscape zone for this portion of Magic Mountain Parkway.

On the north side of Magic Mountain Parkway where a commercial land use is proposed, an eighteen (18) foot wide Landscape Zone is planned. To screen parking, when parking is adjacent to the streetscene development, the commercial developer may install a thirty (30) inch high continuous headlight screen wall or create a thirty (30) inch high landscaped berm.

The street tree for Magic Mountain Parkway is Ribbon Gum (*Eucalyptus viminalis*) which will be planted at fifty (50) feet on center spacing. In addition to the evergreen street trees, evergreen and deciduous trees will be planted in groves to either buffer or provide for on-site views. The landscape treatment for Magic Mountain Parkway is consistent with the existing landscaping occurring in other areas along this road.

The west side of McBean Parkway will provide an extension of the McBean Paseo System linking the existing Valencia Town Center to South River Village. The parkway consists of a landscape easement and contains a minimum eight (8) foot wide paseo walk. This landscape development zone matches the character of the existing McBean Parkway streetscene north of Newhall Ranch Road.

The street trees planned for McBean Parkway are Ribbon Gum (*Eucalyptus viminalis*) planted at fifty (50) feet on center spacing within the street massings to reinforce the evergreen street trees.

Also, as well as on Magic Mountain Parkway, the landscape theme and use of plant material is consistent with the existing landscaping occurring along McBean Parkway.