

Barrett Ranch East

As the largest undeveloped property in the Antelope Community Plan, Barrett Ranch East represents an opportunity to create a distinctive 21st century village within this established community. Barrett Ranch East is intended to provide a unique setting for its new residents, while providing needed recreational, gathering and shopping opportunities for the surrounding community.

The design of Barrett Ranch East was guided by the following New Urbanist principles:

- *Walkability* – the plan provides many attractive uses within a 10-minute walk from home, and features a pedestrian-friendly street design.
- *Connectivity* – the plan’s interconnected street grid disperses traffic and eases congestion. The hierarchy of narrow streets, boulevards and alleys create a high quality pedestrian network and public realm.
- *Mixed-Use and Diversity* – the plan features a mix of shopping, apartments and homes for a diversity of people – of ages, income levels, cultures and races.
- *Mixed Housing* – the plan is composed of a wide range of housing types, sizes and prices.
- *Quality Urban Design* – the plan was designed with an emphasis on beauty, urban design aesthetics, human comfort, and creating a sense of place.
- *Traditional Neighborhood Structure* – the village has a discernable center and edge, public space as a focal point, a quality public realm and a range of uses and densities within a 10-minute walk.
- *Increased Density* – the plan is organized with more homes, shops and services closer together for ease of walking, to enable more efficient use of services and resources, and to create a more convenient, enjoyable place to live.
- *Green Transportation* – the village’s pedestrian-friendly design encourages the use of bicycles, rollerblades, skateboards, scooters and walking as transportation.
- *Quality of Life* – taken together these add up to a high quality of life, a place that enriches, uplifts and inspires the human spirit.

Throughout the community, there will be landscaped public spaces - including small public plazas in the commercial nodes, complimented with well-designed street furniture. The proposed parks, plazas and open space areas provide places for residents and visitors to gather, relax, and recreate. Parks are located adjacent to Barrett Ranch Elementary School and the power line open space corridor, to enhance these existing uses. The power line open space corridor provides an off-street alternative to the plan's bike and pedestrian network. The front and side-on homes located adjacent to the corridor will create an attractive and safe environment.

Planning Application and Community Engagement

The planning application for Barrett Ranch East will seek all entitlements necessary for the development of the community, including General Plan Amendment, Community Plan Amendment, Rezone, Tentative Subdivision Map, Tentative Parcel Map and Affordable Housing Plan. The land use changes proposed can be best described as a more attractive re-arrangement of existing general plan, community plan and zoning uses necessary to achieve the project's principals.

The Barrett Ranch East plan is a result of an extensive collaboration among members of the design team, and reflects a respect for the considerable and thoughtful community input received during the planning and community engagement process. Formal and informal community outreach has begun, and will continue throughout 2014. Indeed, neighborhood and community comments have strongly influenced the design of the community.

The development team has held several meetings to date with community groups and leaders since Winn Communities began its planning of the property, and will be presenting the revised plan to the Antelope Community Planning Advisory Council at a June, 2014 workshop. We look forward to continuing to work with Sacramento County and the Antelope community on the land use application and design of the site.