



HERITAGE GROVE



# Acknowledgements



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## SPECIAL THANKS TO:

BIA of San Joaquin Valley  
The Ricchiuti Family  
Property owners within the Heritage Grove Area



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# INTRODUCTION

*“The intent of nurturing communities where neighbors know each other, shop together, share the same schools and identify with an authentic sense of place.”*



## INTRODUCTION

Heritage Grove is one of three Urban Centers identified by the Clovis General Plan designed to accommodate growth in a manner that is of high quality, fiscally sustainable and balanced. Each Urban Center will accommodate a population of approximately 30,000 citizens with the intent of nurturing communities where neighbors know each other, shop together, share the same schools and identify with an authentic sense of place.

The General Plan update of 2014 provided land use and infrastructure planning for the four square miles that was to become Heritage Grove. The update also directed the preparation and adoption of a comprehensive design document for this area that will;

- Use San Joaquin Valley-appropriate plantings
  - Capitalize on views of Owens Mountain and the Sierra Nevada
  - Achieve compact development patterns that integrate a variety of housing types, sizes and densities at the neighborhood and community level
  - Eliminate as feasible the use of sound walls separating neighborhoods from roads
  - Develop a well-connected grid system of roads
- Prohibit land uses within a quarter mile of any Clovis Unified School District campus.

This document is intended to build upon the merits of this distinctive area that contains a unique and valuable agricultural and cultural heritage and to provide a vision and guidance for its future development and sustainability. This document will function as the official development standard and guidance document to direct future development and improvement.

The purpose of this design document is the following;

1. Establish an overall theme and quality for Heritage Grove.
2. Illustrate and direct the intended architectural, landscape and site elements to reinforce the theme and quality.
3. Provide criteria and examples of expected design qualities and treatments.
4. Refine and implement the Goals and Objectives of the Clovis General Plan.



# SITE DESCRIPTION AND ANALYSIS

## Project Location

This site is located on four square miles within the northwest sphere of influence of the City of Clovis. It is bounded by Willow Avenue to the west, Shepherd Avenue to the South, Copper Avenue to the north and the Sunnyside Avenue alignment to the east.

## Existing Site Conditions

The predominant land use within the site area is agriculture including tree crops, row crops and grazing lands. Approximately 10% of the area is developed with rural residential housing. The Fresno Irrigation District operates and maintains the Enterprise Canal that runs from the intersection of Sunnyside and Shepherd Avenue to the intersection of International and Willow Avenues.

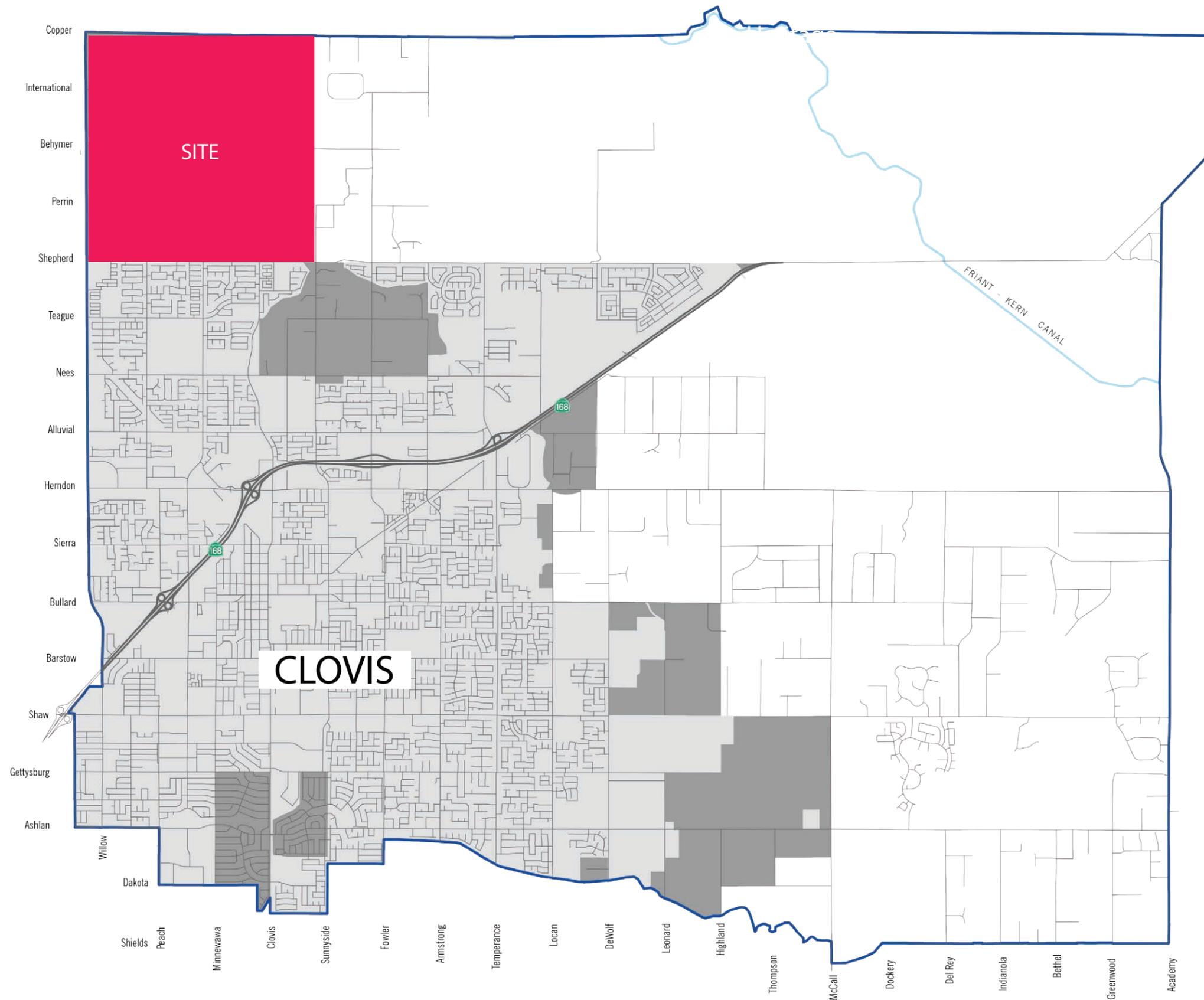
Lands to the south are generally developed within the incorporated boundaries of the City of Clovis while lands to the west are developed within the incorporated boundaries of the City of Fresno. To the east lies substantial rural residential development within the County of Fresno while to the north lie agricultural lands that are primarily vineyards and grazing lands.

Shepherd, Willow and Copper Avenues are major streets identified in the Clovis, City of Fresno and County of Fresno General Plans with Shepherd and Willow Avenues partially improved to an urban level through adjacent development.

Several developed bicycle and pedestrian trails systems directly access this site including the City of Clovis Enterprise and Dry Creeks Trails and the City of Fresno Sugar Pine and Willow Avenue trails.

## Relationship to General Plan

This site is identified in the Clovis General Plan as the Northwest Urban Center and has subsequently been named "Heritage Grove". The Clovis General Plan identifies land uses, vehicular and trail circulation patterns and public facilities for this site as well as a directive for a design document to guide the aesthetic nature of new development.



*“This plan should recognize, celebrate and preserve the unique culture and history of the Central Valley area.”*



## VISION AND INTENT

Heritage Grove encompasses and embraces the historic agricultural and cultural history of this site. This area was originally grass and grazing lands that progressed toward irrigated agriculture with the development of water resources following the establishment of the “Garfield Colony” subdivision. The Garfield Colony, named after assassinated President James A. Garfield, organized its own school district in 1883; beginning a legacy of education for this vicinity. The current urban design for Heritage Grove focuses on the creation of the “Academic Village” to serve the Clovis North, Clovis Community College and Fresno State campuses. Over the past 130 years multiple immigrant cultures, including Italians, Japanese, Scandinavians, Mexicans, Armenians and more recently Southeast Asians, settled and farmed this area.

Incorporated in 1912, the one square mile of the original City has sparked the creation of a community of over 100,000 residents. Over the years it has flexed to accommodate historic events and pressures, has accommodated new citizens and new technologies, has weathered and rebounded economic difficulties yet has consistently served as the foundation of Clovis.

This plan should recognize, celebrate and preserve the unique culture and history of the central Clovis area while building upon the successes achieved over the past 100 years. It should also embrace the vision of the 2014 General Plan Update; “A City that is committed to the Clovis Community Family, their needs, their values, and a quality way of life for all; reflecting that commitment in how it develops and in the activities it undertakes”.





*“Street designs are oriented to serve all modes of transportation including metropolitan rapid transit while the urban village can provide an environment where automobile ownership is no longer necessary.”*

## GENERAL PLAN AND LAND USE

All land uses for Heritage Grove are governed by the Clovis General Plan.

## COMMUNITY THEME AND CHARACTER

Heritage Grove has two predominate characteristics; an authentic cultural and agricultural heritage. The thrust of these design guidelines are to memorialize and celebrate these characteristics in an efficient, simple, durable and aesthetic manner. Using qualities of the adjacent Sierra foothill oak/grasslands, as well as elements of agriculture, these guidelines serve in developing a contemporary palette of landscaping and urban features that celebrate a developing, youthful and healthy lifestyle community that is respectful of its place on earth. Ease of maintenance, durable materials and water efficiency are significant guiding principles.

This area of Clovis contains a significant educational legacy beginning with organization of the Garfield School District in 1883, followed by the development of the Buchanan and Clovis North educational facilities and Clovis Community College. These facilities and programs, bolstered by nearby Fresno State University serve as a catalyst to the design of an Urban Center that has an educational orientation that can address a youthful and healthy minded sector of the metropolitan area.

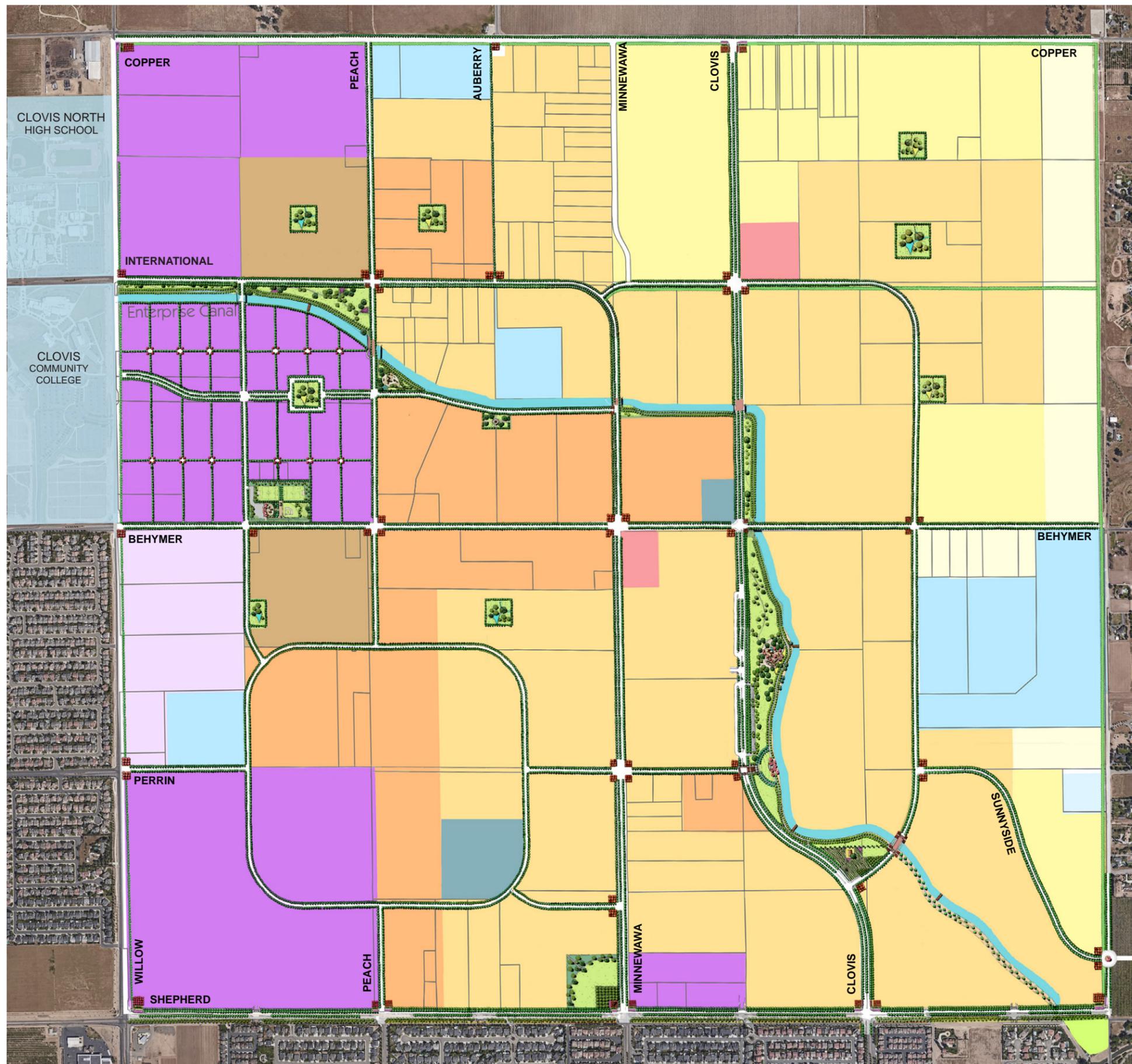
Street designs are oriented to serve all modes of transportation including metropolitan rapid transit while the urban village can provide an environment where automobile ownership is no longer necessary.

Finally, successes in pedestrian and bicycle trail systems in the metropolitan area illustrate a high community demand for outdoor recreation and healthy transportation facilities. Significant trail networks and facilities currently connect to this site allowing future residents and visitors to enjoy a truly unique setting. While streets oriented to automobile travel are provided throughout, the orientation of landscaping, travel ways, village districts and business areas are directed to the human scale.

## APPLICABILITY TO DEVELOPMENT

These design guidelines shall serve as the basis for design review of all area projects.



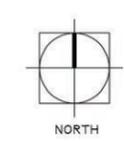


**LAND USE:**

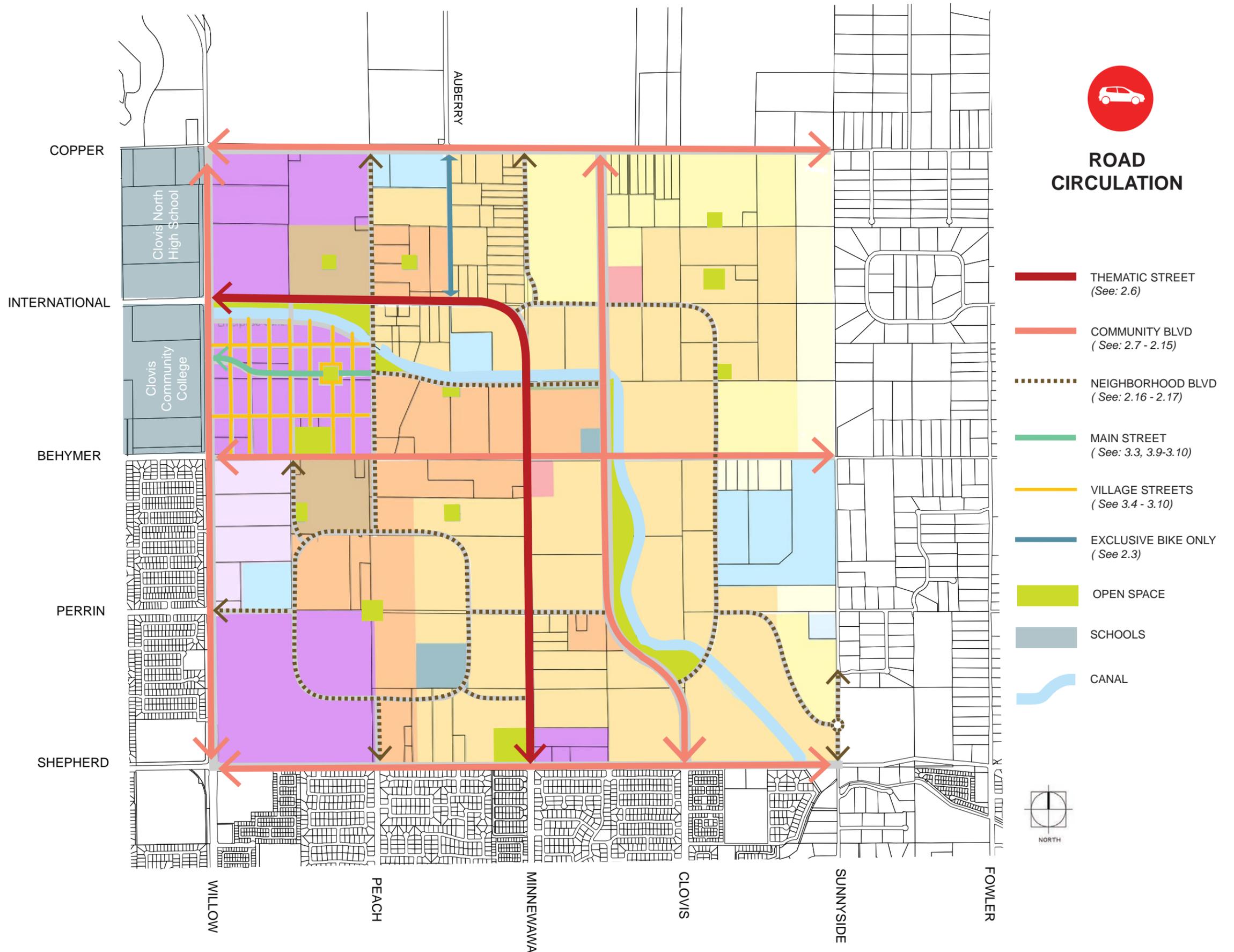
- RR - Rural Residential (1 DU/2 AC)
- VL - Very Low Density Residential (0.6-2.0 DU/AC)
- L - Low Density Residential (2.1-4.0 DU/AC)
- MU-V - Mixed Use Village
- MU-BC - Mixed Use/ Business Campus
- NC - Neighborhood Commercial
- S - School
- M - Medium Density Residential (4.1-7.0 DU/AC)
- MH - Medium High Density Resid.(7.1-15.0 DU/AC)
- H - High Density Residential (15.1-25.0 DU/AC)
- P - Public/Quasi-Public Facilities
- PK - Park
- W - Water

**LEGEND:**

- PARKS / OPEN SPACE
- INTERIOR GATEWAY
- COMMUNITY GATEWAY
- CORNER GATEWAY
- CANAL
- TRAIL AT CANAL
- COMMUNITY TRAIL
- ROUNDABOUT



# CIRCULATION PLAN

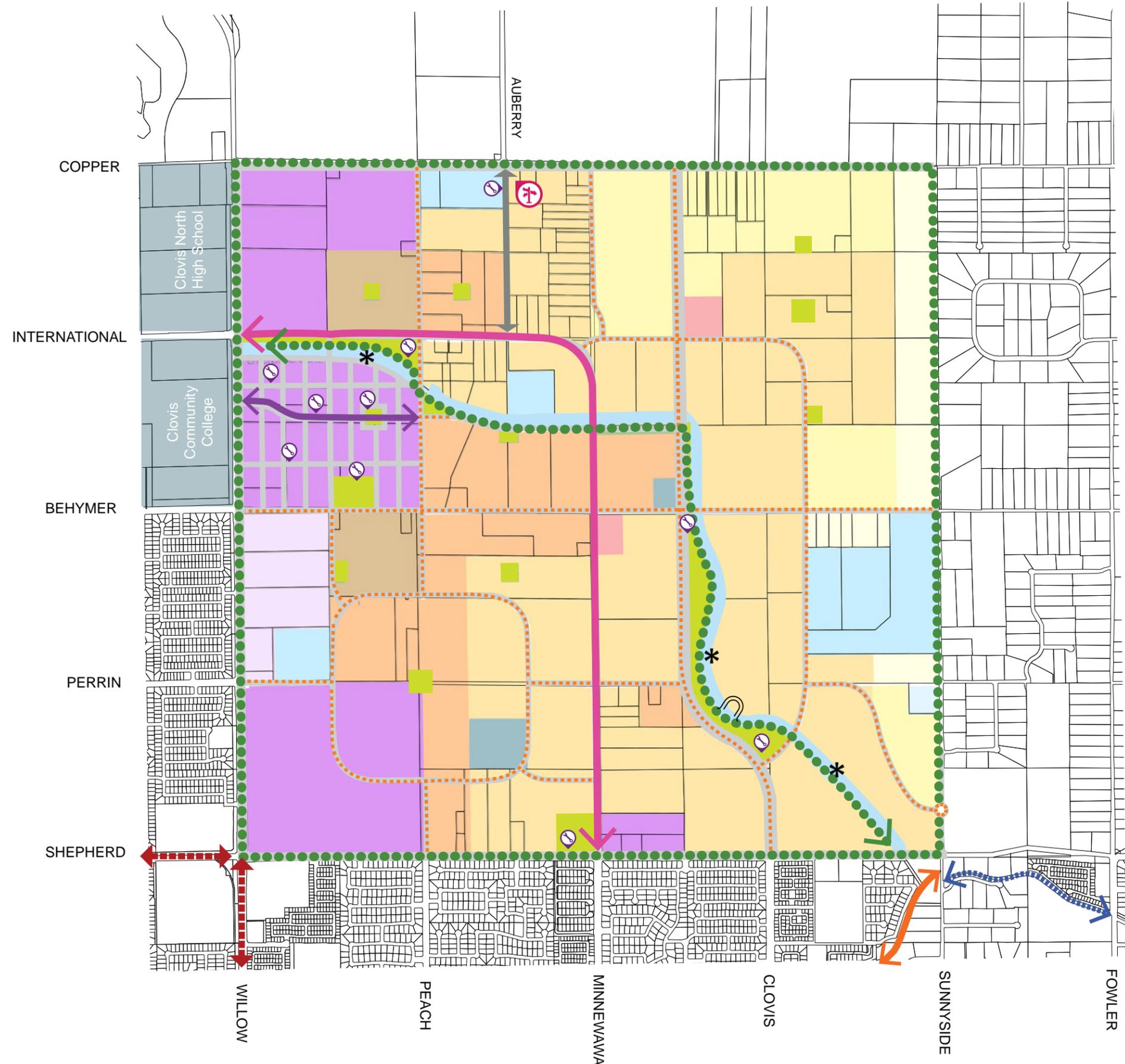


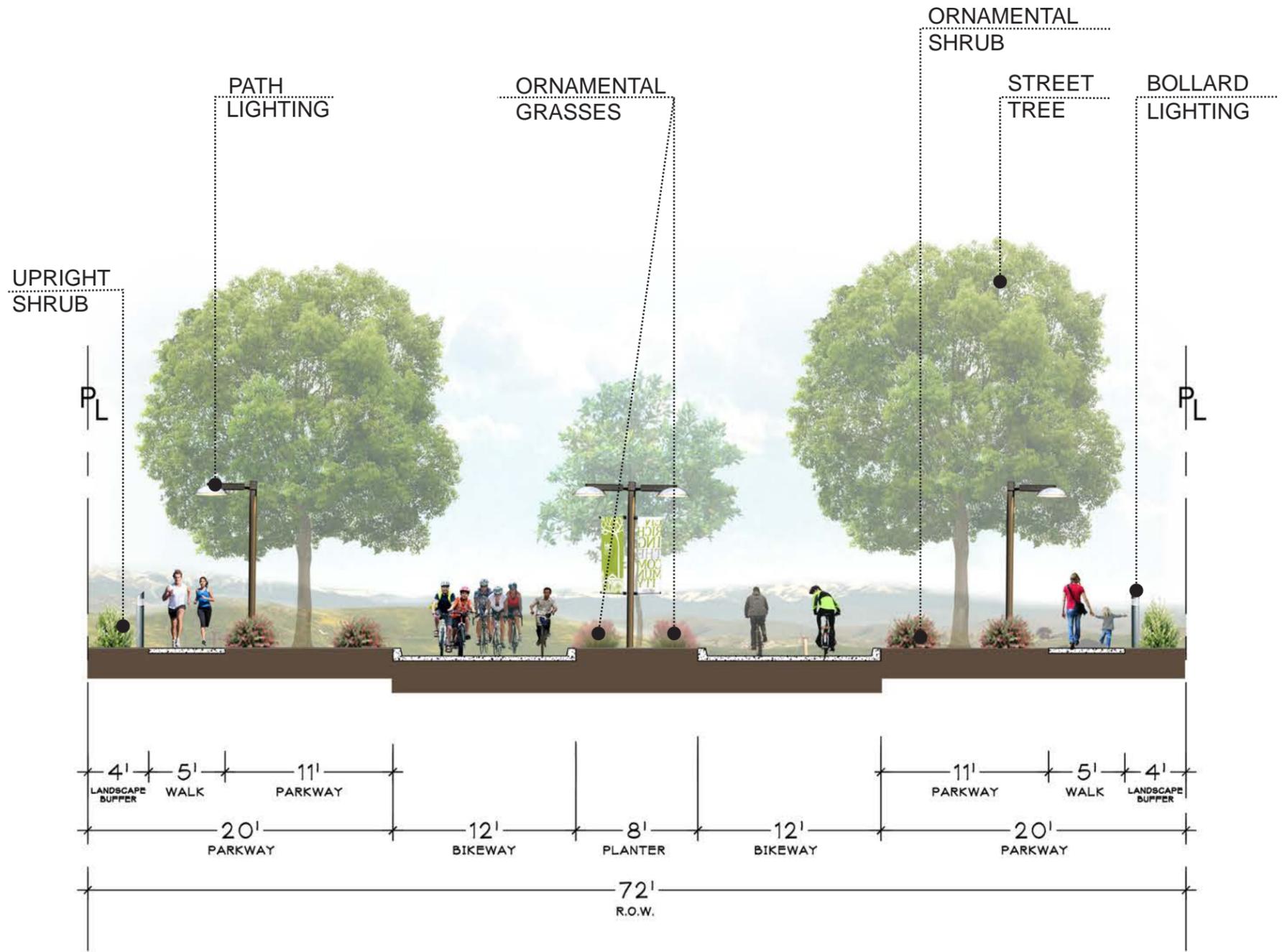


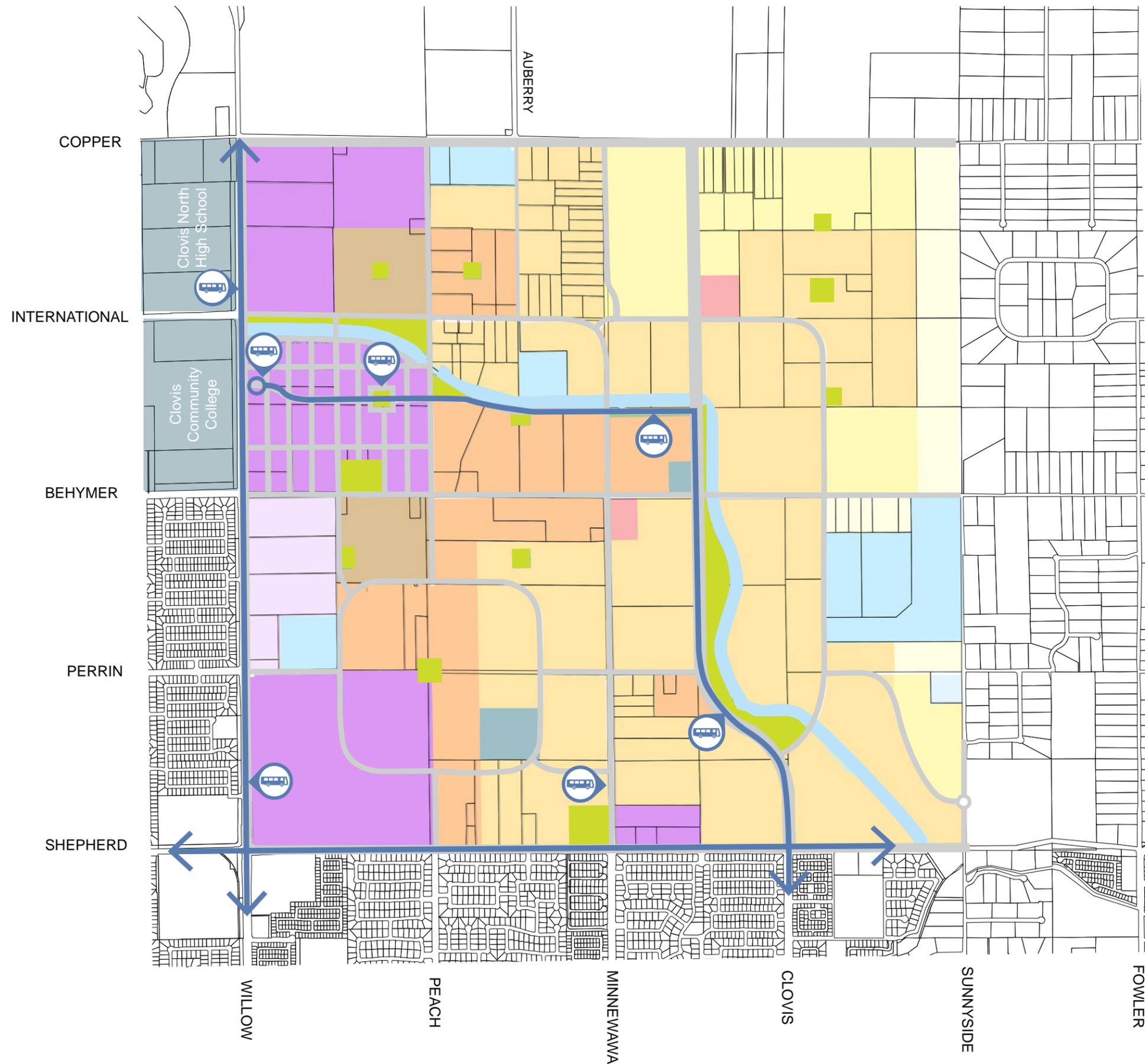
# BICYCLE CIRCULATION

## LEGEND:

- SHARED BIKE/ PEDESTRIAN TRAIL
- DESIGNATED BIKE ONLY TRAIL
- VILLAGE BIKE TRAIL
- EXCLUSIVE BIKE ONLY
- BIKE LANES AT STREET
- Ex. SUGAR PINE TRAIL
- Ex. ENTERPRISE TRAIL
- Ex. DRY CREEK TRAIL
- VIADUCT
- Ex. PEDESTRIAN BRIDGE
- BIKE FIX-IT STATION
- TRAIL HEAD
- OPEN SPACE
- SCHOOLS
- CANAL

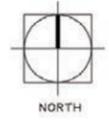




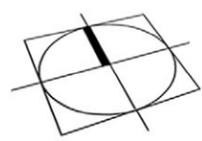
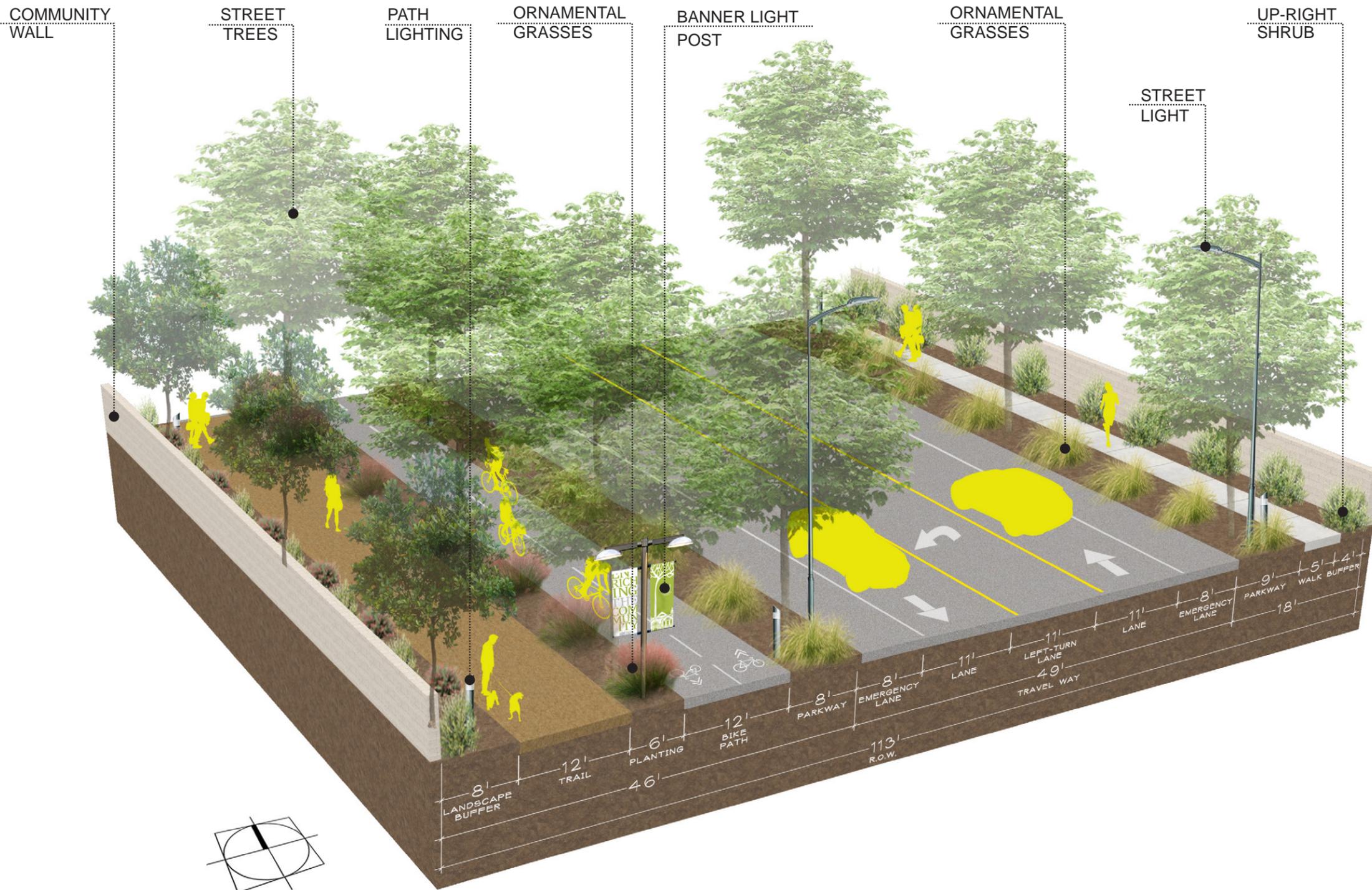


**PUBLIC TRANSIT CIRCULATION**

-  TRANSIT ROUTE
-  TRANSIT STOP
-  OPEN SPACE
-  SCHOOLS
-  CANAL



# STREET SECTIONS

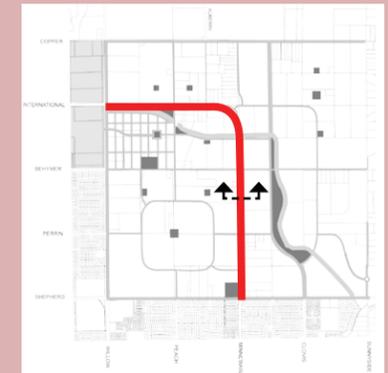


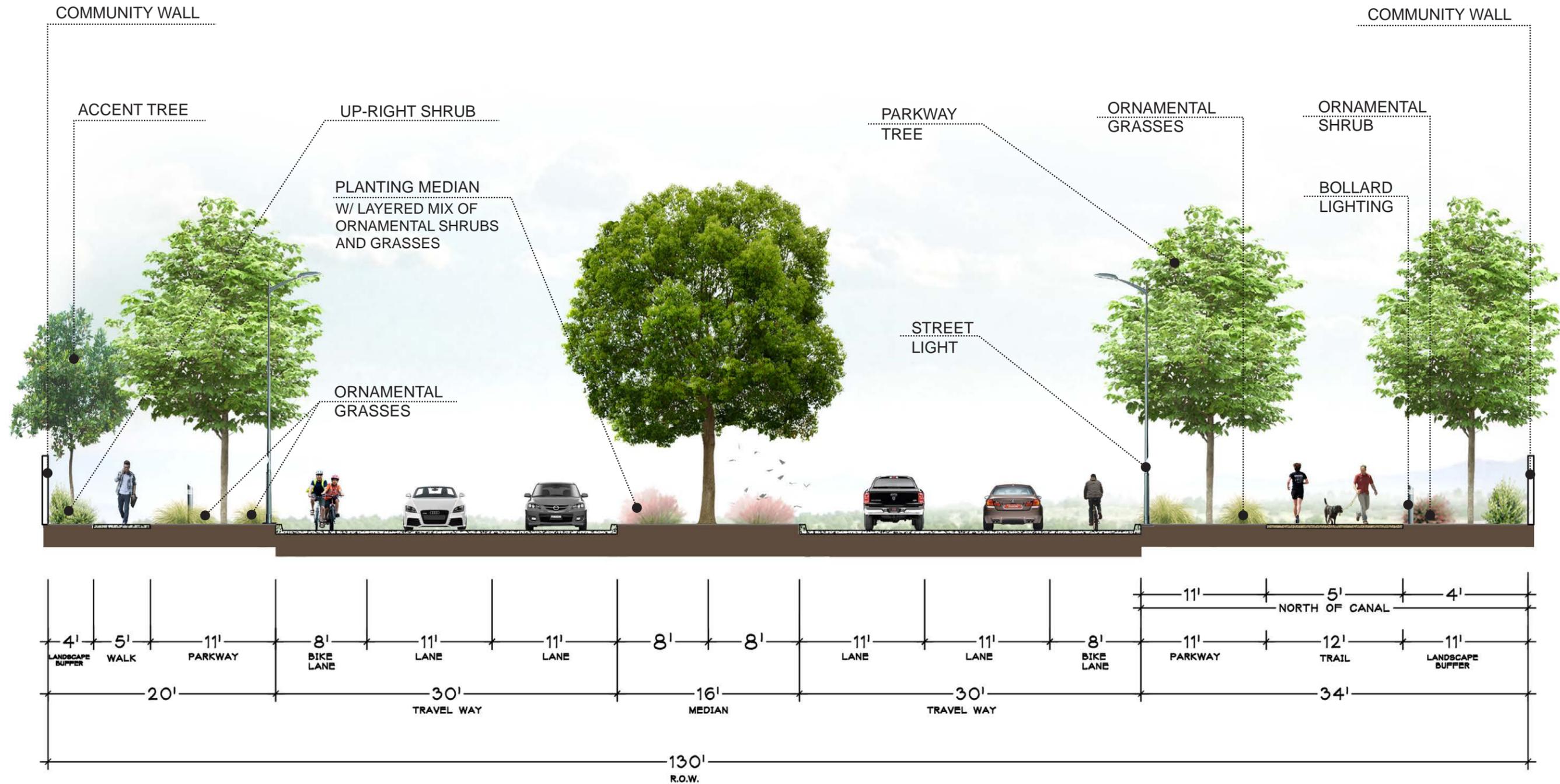
**NOTE:**  
STREET SECTION LONGER THAN 1/8 MILE OR GREATER COULD INCORPORATE LANDSCAPE MEDIAN.

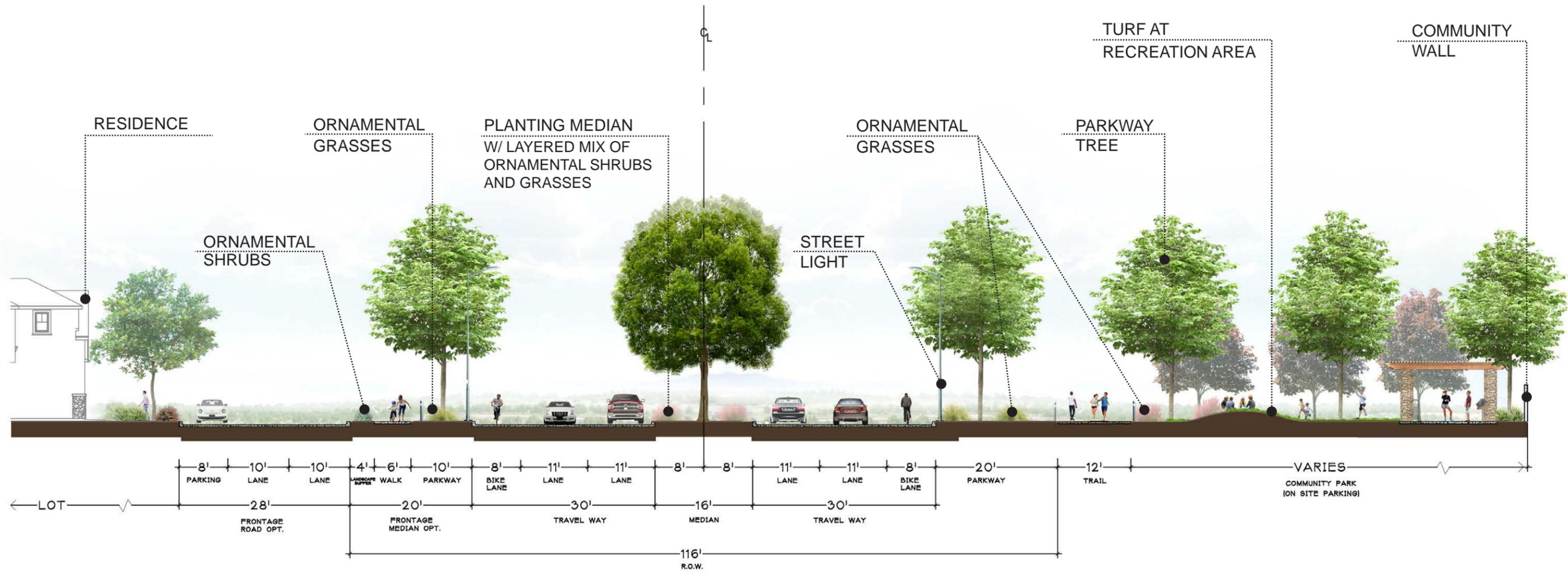
## ACADEMIC BLVD

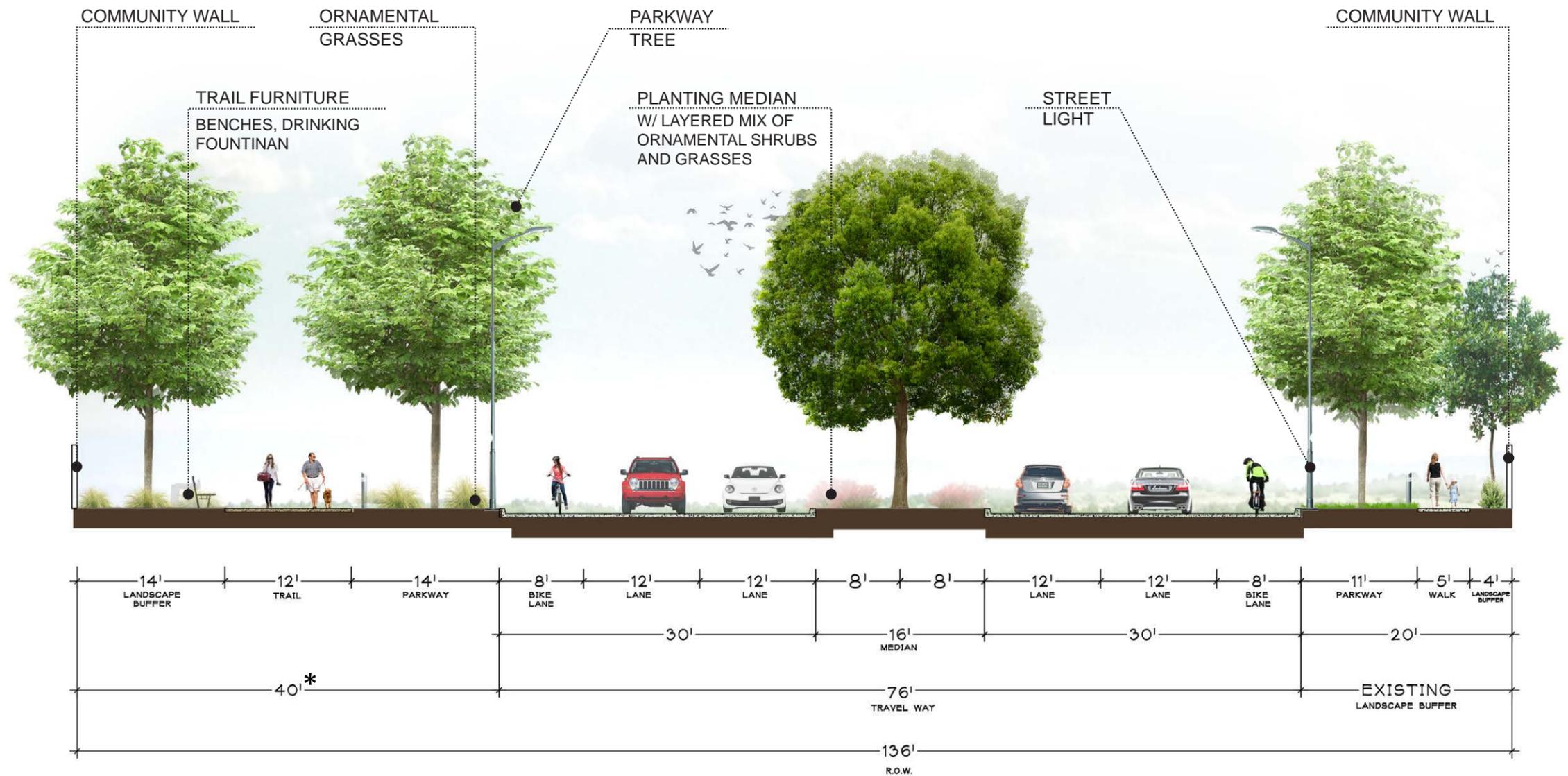
Minnewawa has been designated as a thematic street or "Academic Boulevard". The major attributes are:

1. Segregated pedestrian trail and bike path including a public transportation route that provides connectivity between educational facilities.
2. Safe path of travel for students and the community.
3. Street messaging and seasonal celebrations connected with academic programs through the use of banners and flag brackets at street lights.

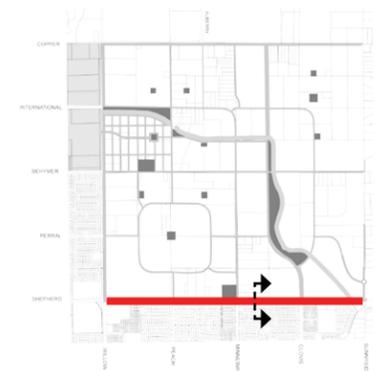


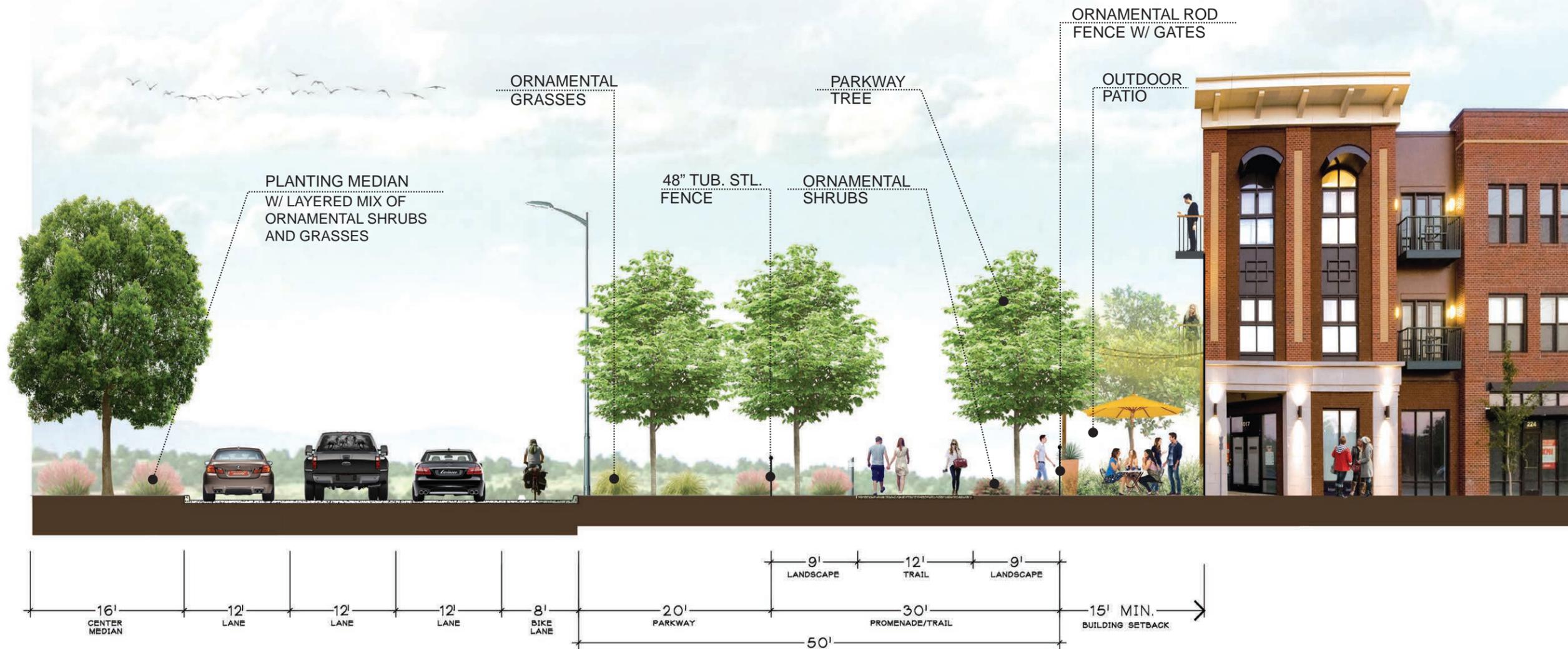






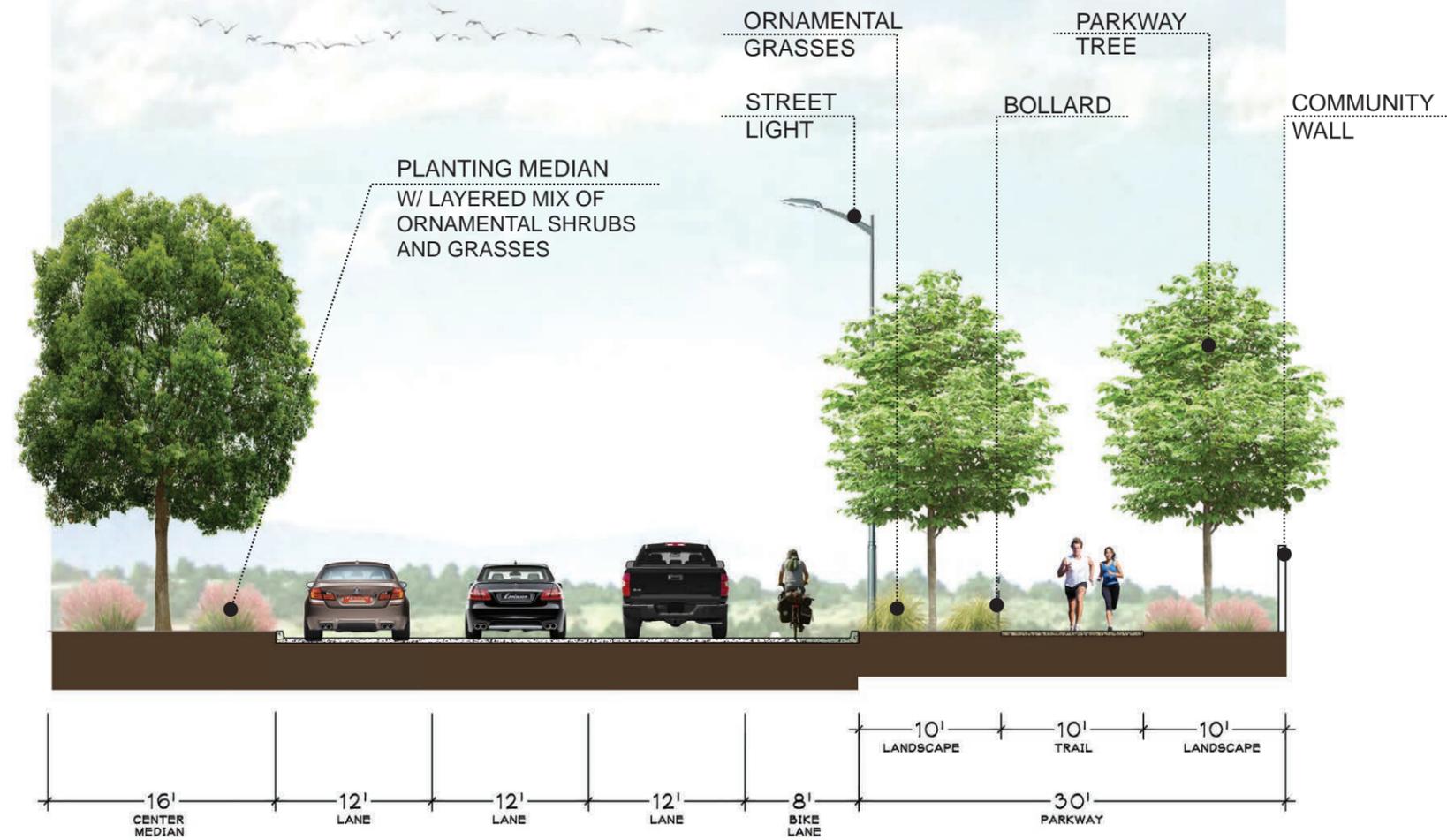
\* Trail parkway width subject to review adjacent planned residential development offering equal or better trail design.

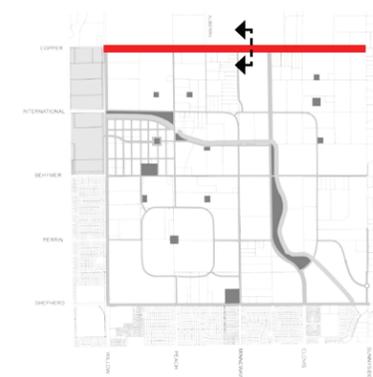
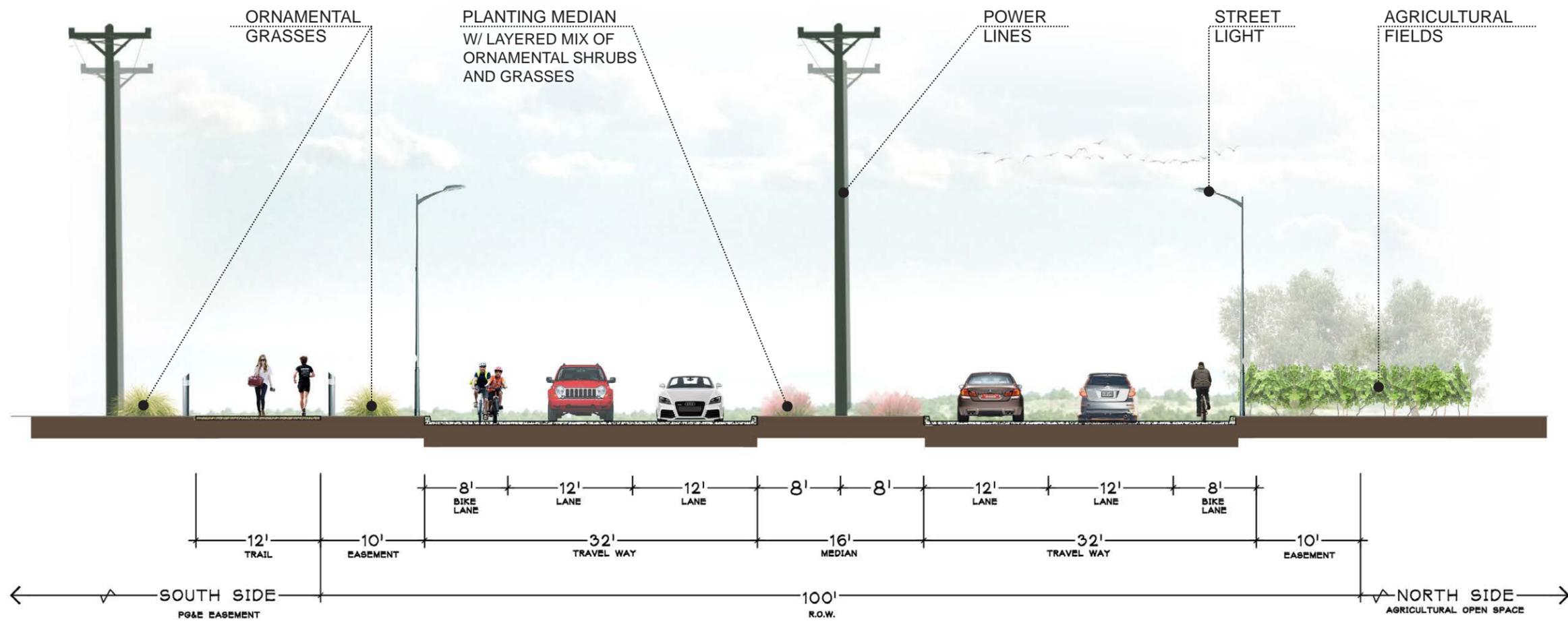




*Community Blvd.*

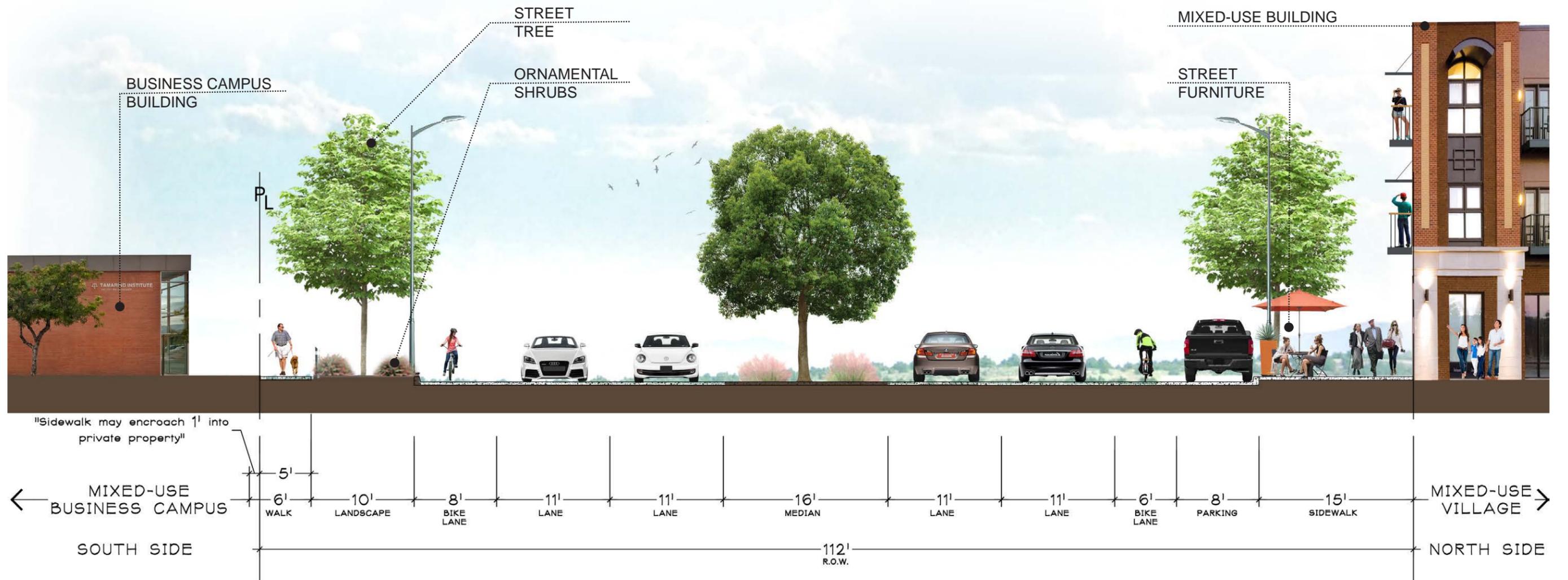


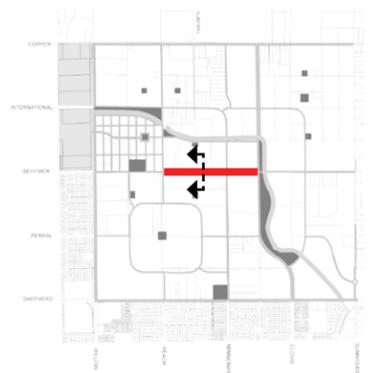
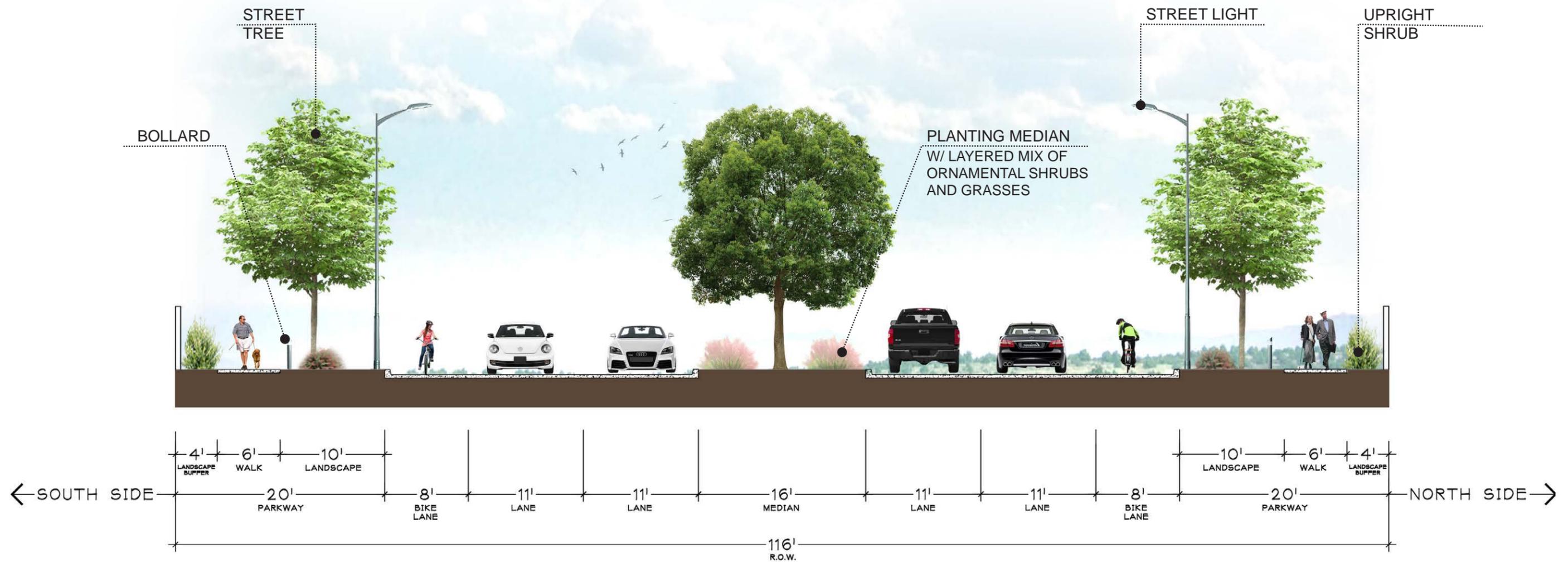




*Community Blvd.*

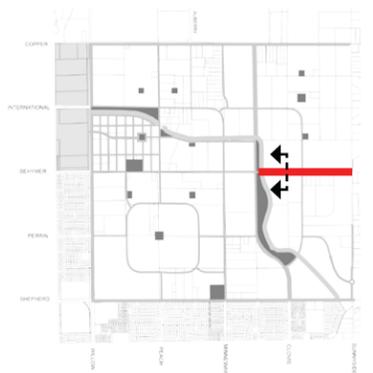
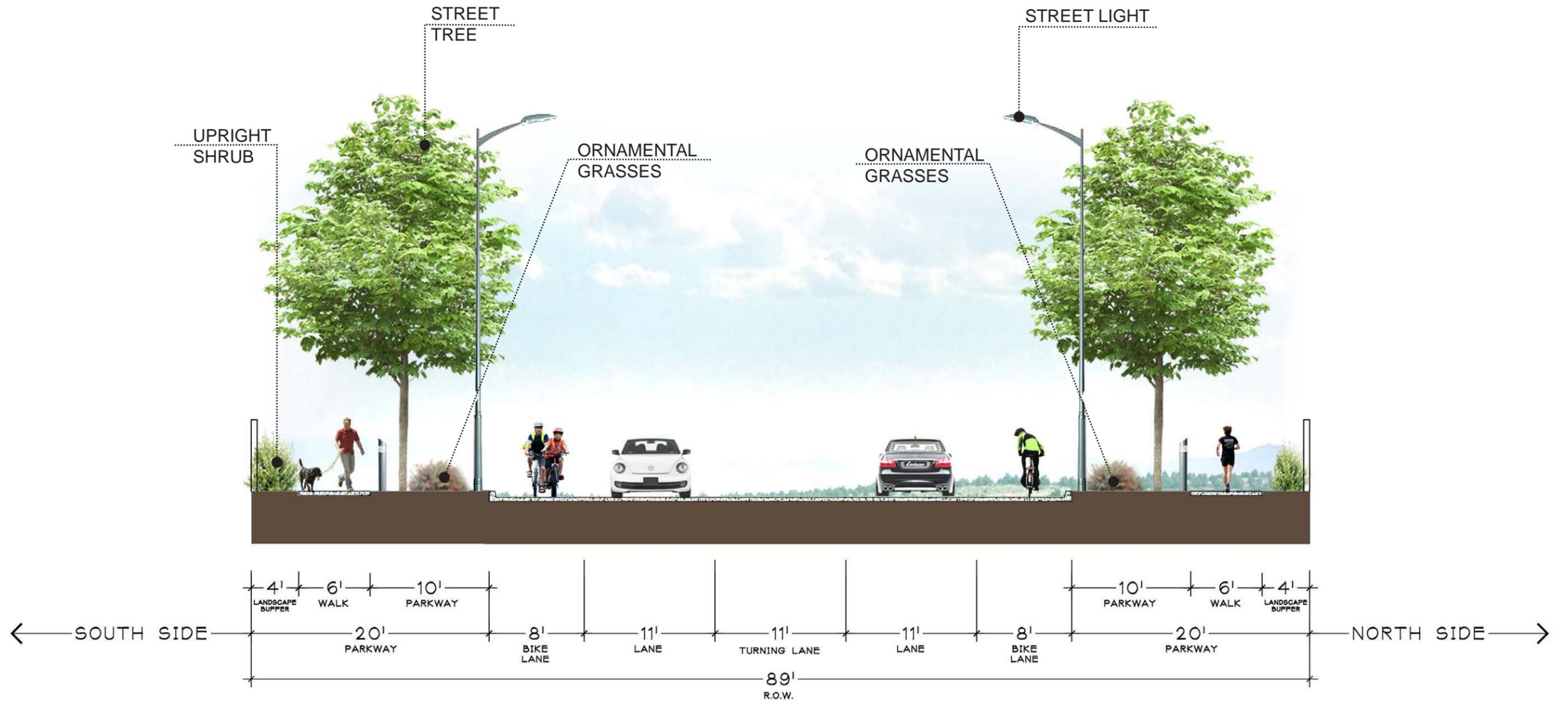


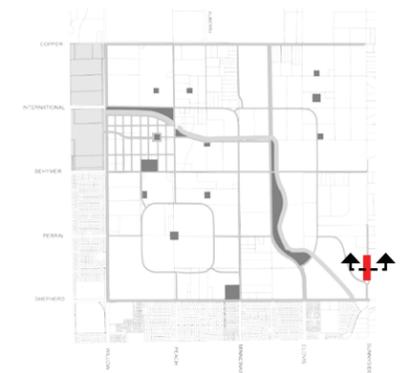
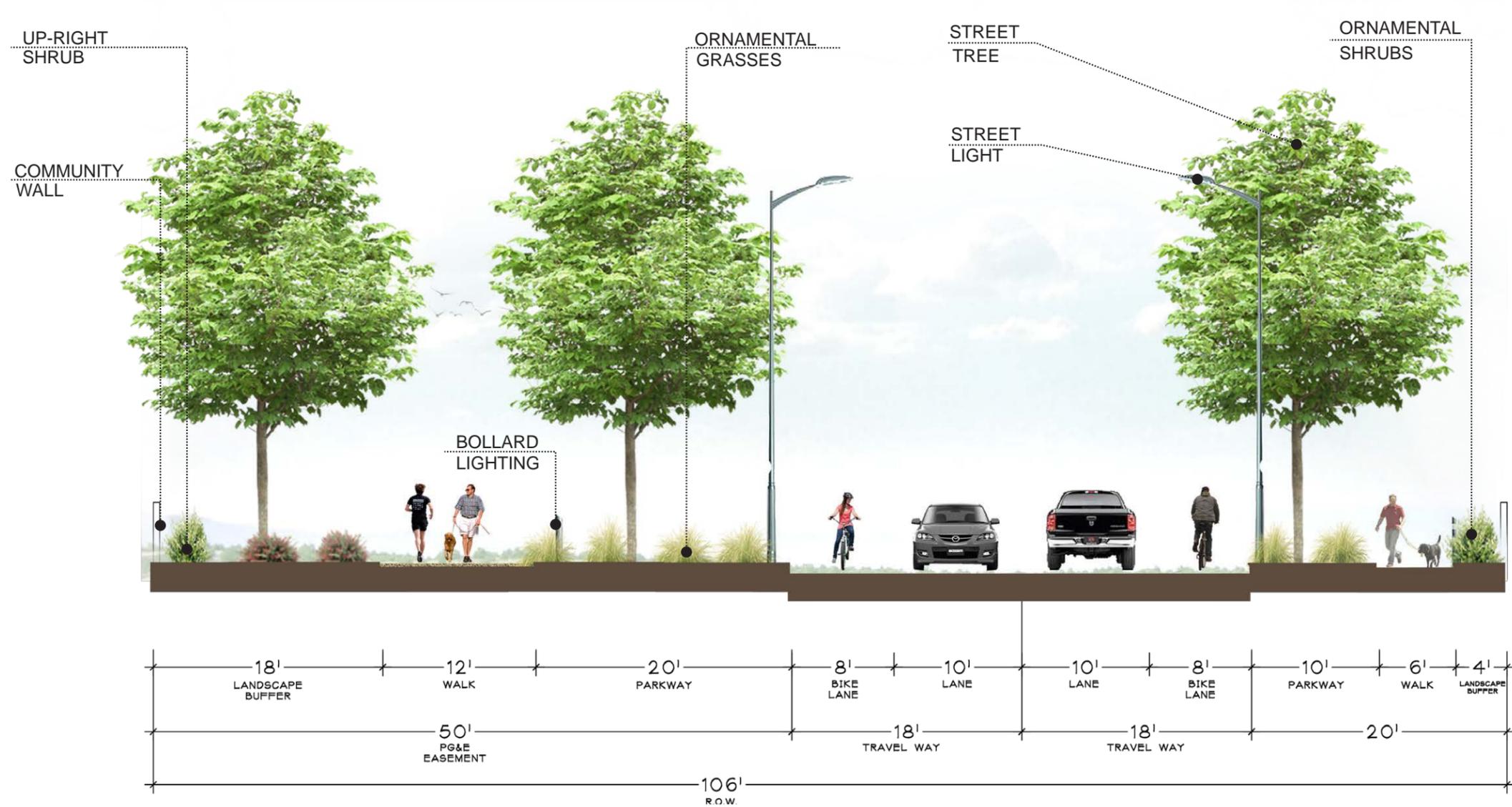




*Community Blvd.*

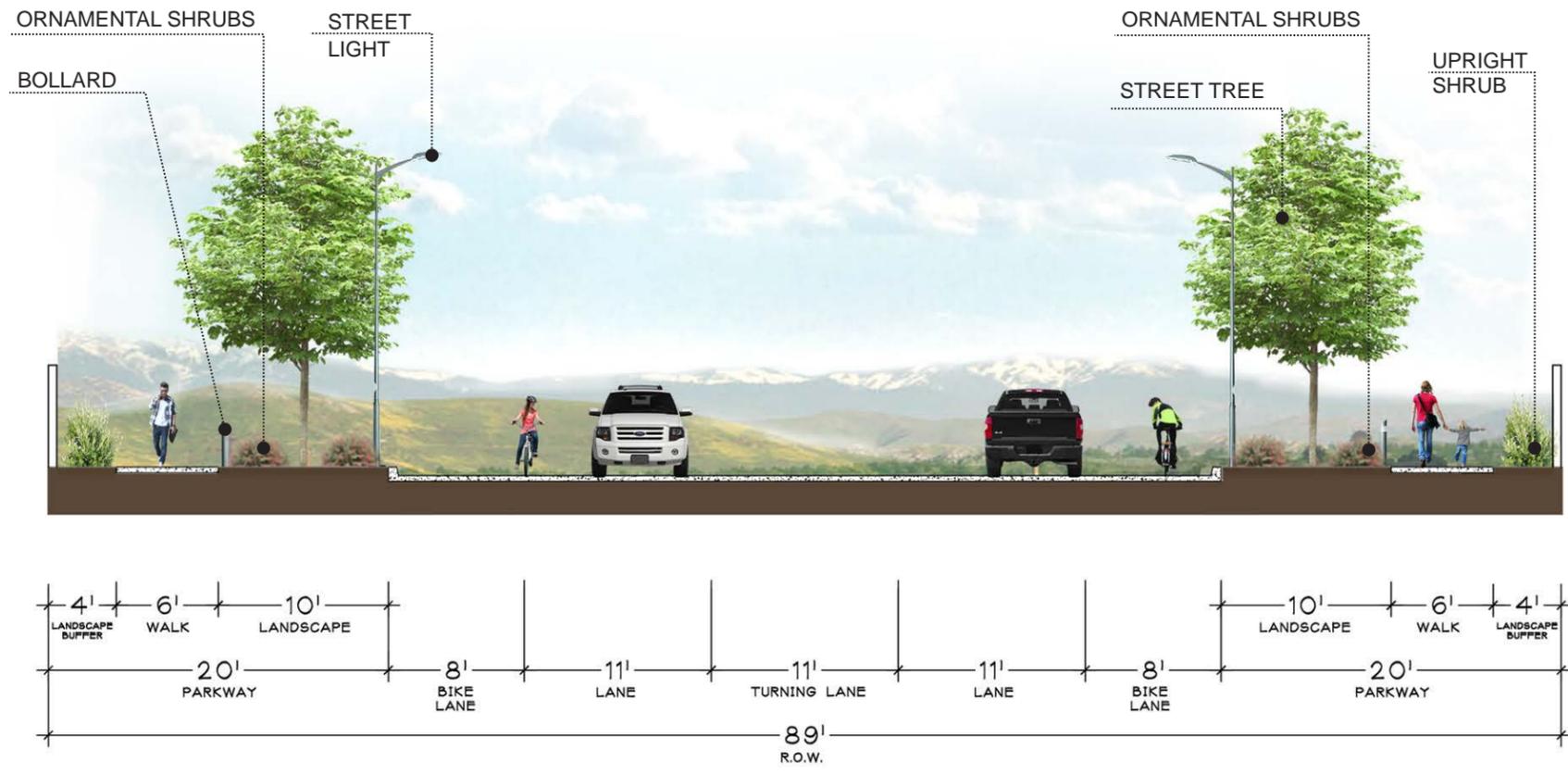
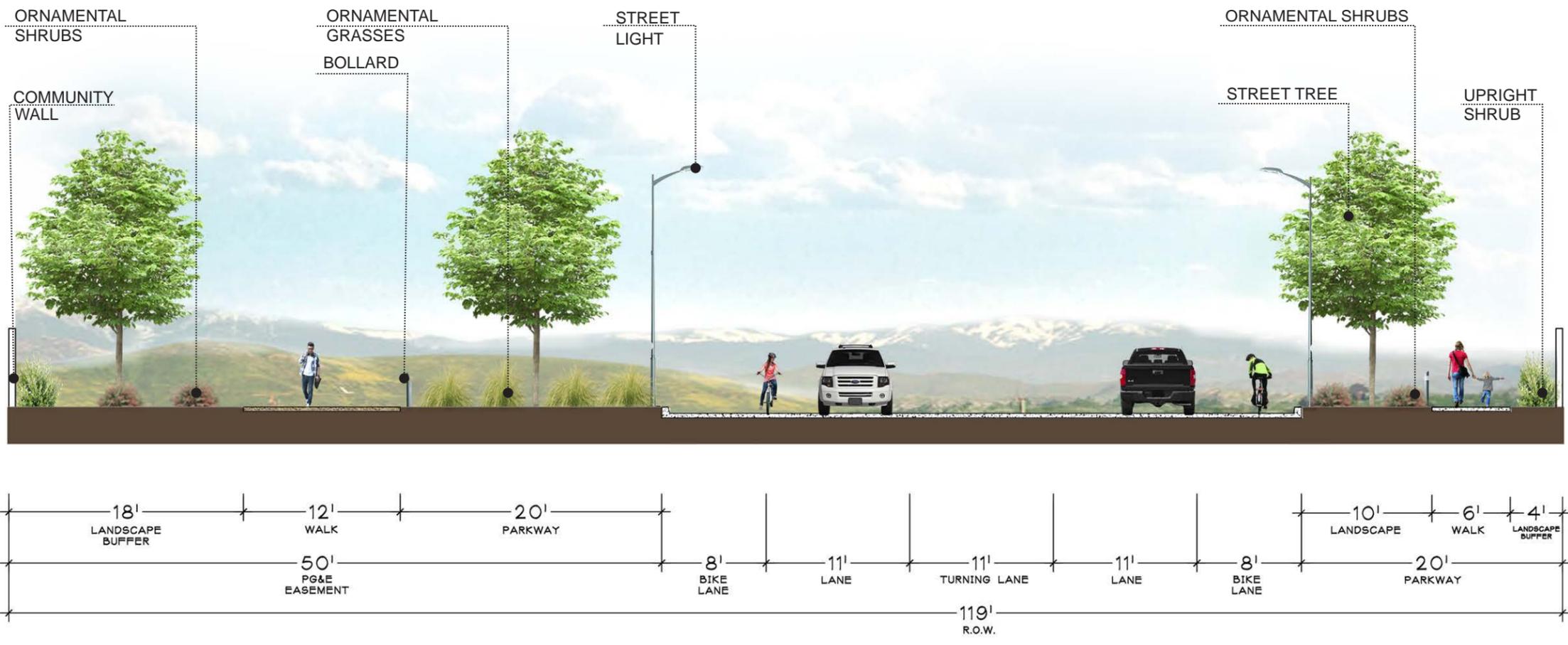




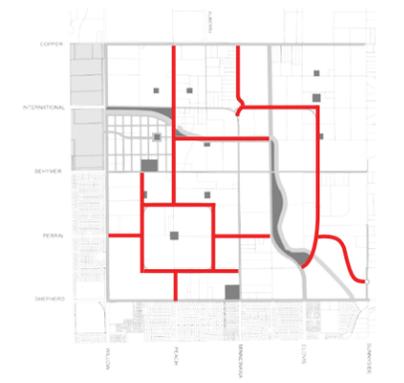


*Neighborhood Blvd.*





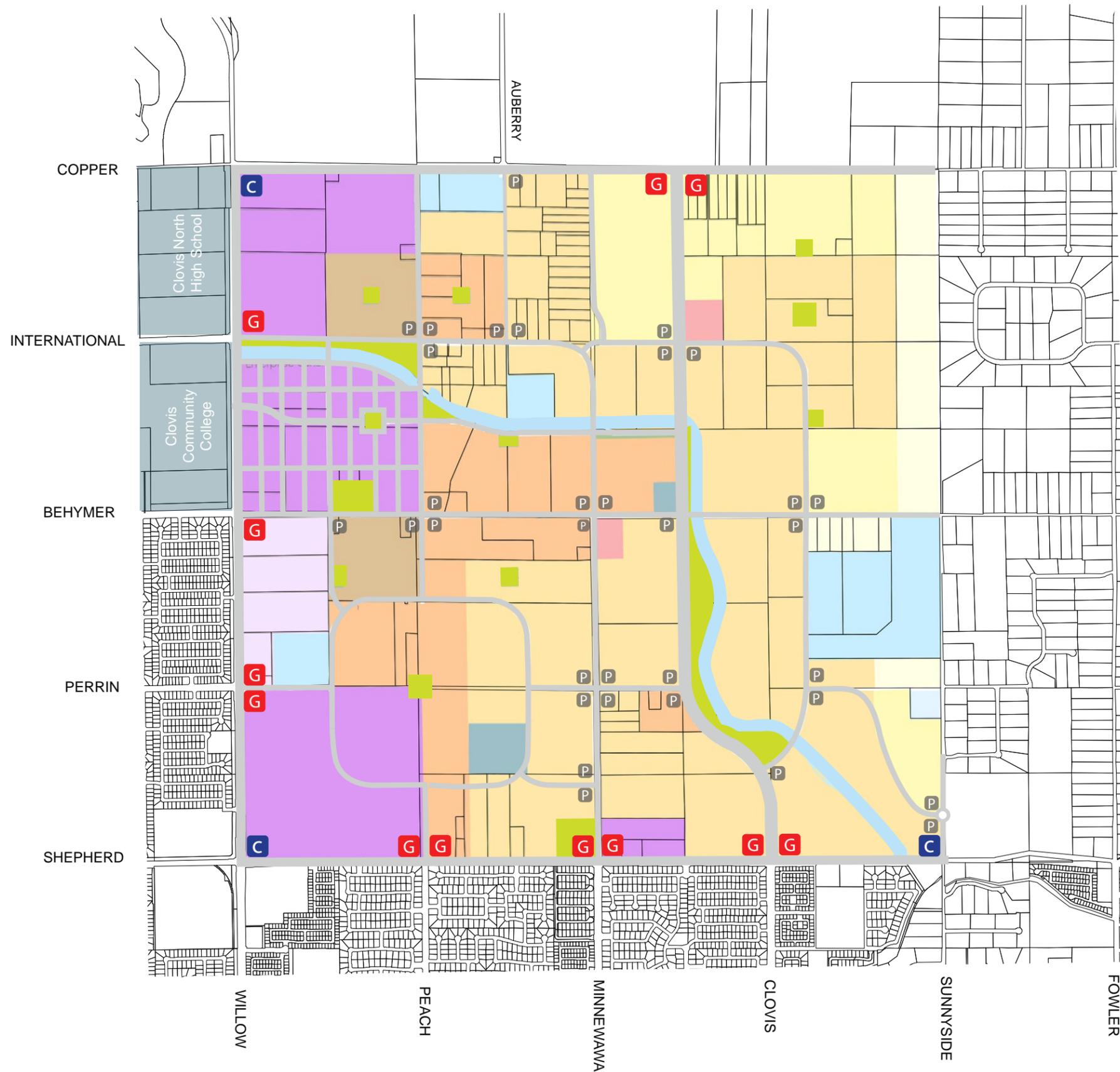
**NOTE:**  
STREET SECTION LONGER THAN 1/8 MILE OR GREATER COULD INCORPORATE LANDSCAPE MEDIAN.



*Neighborhood Blvd*



# LANDSCAPE FRAMEWORK



**GATEWAY PLAN**

**G** TYPICAL COMMUNITY GATEWAY (TYP.)  
See 2.20 - 2.21

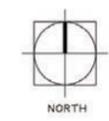
**C** CORNER GATEWAY TREATMENT (TYP.)  
See 2.22 - 2.23

**P** COMMUNITY CORNER PASEO (TYP.)  
See 2.24- 2.25

OPEN SPACE

SCHOOLS

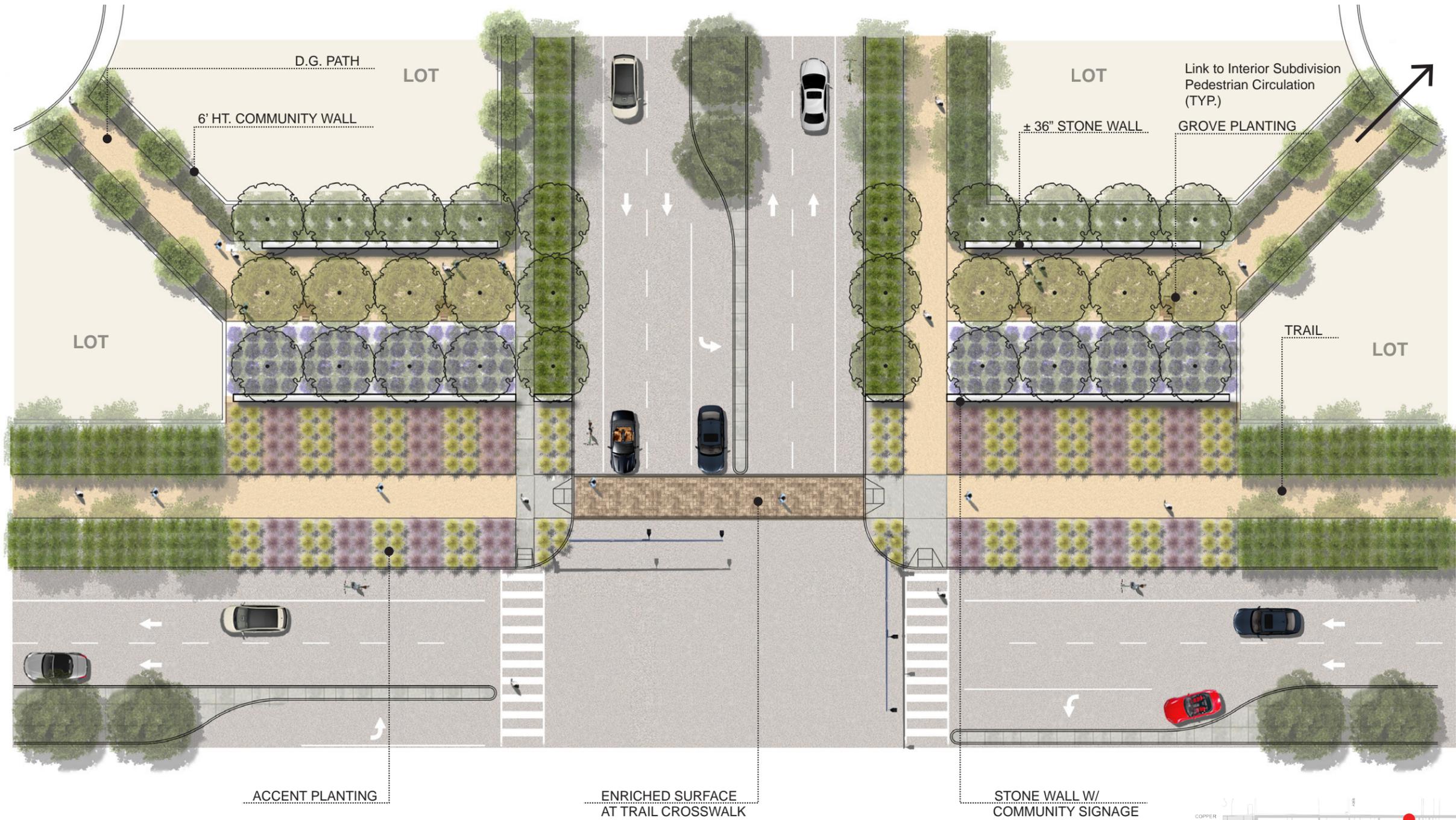
CANAL



NORTH



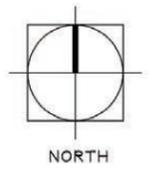




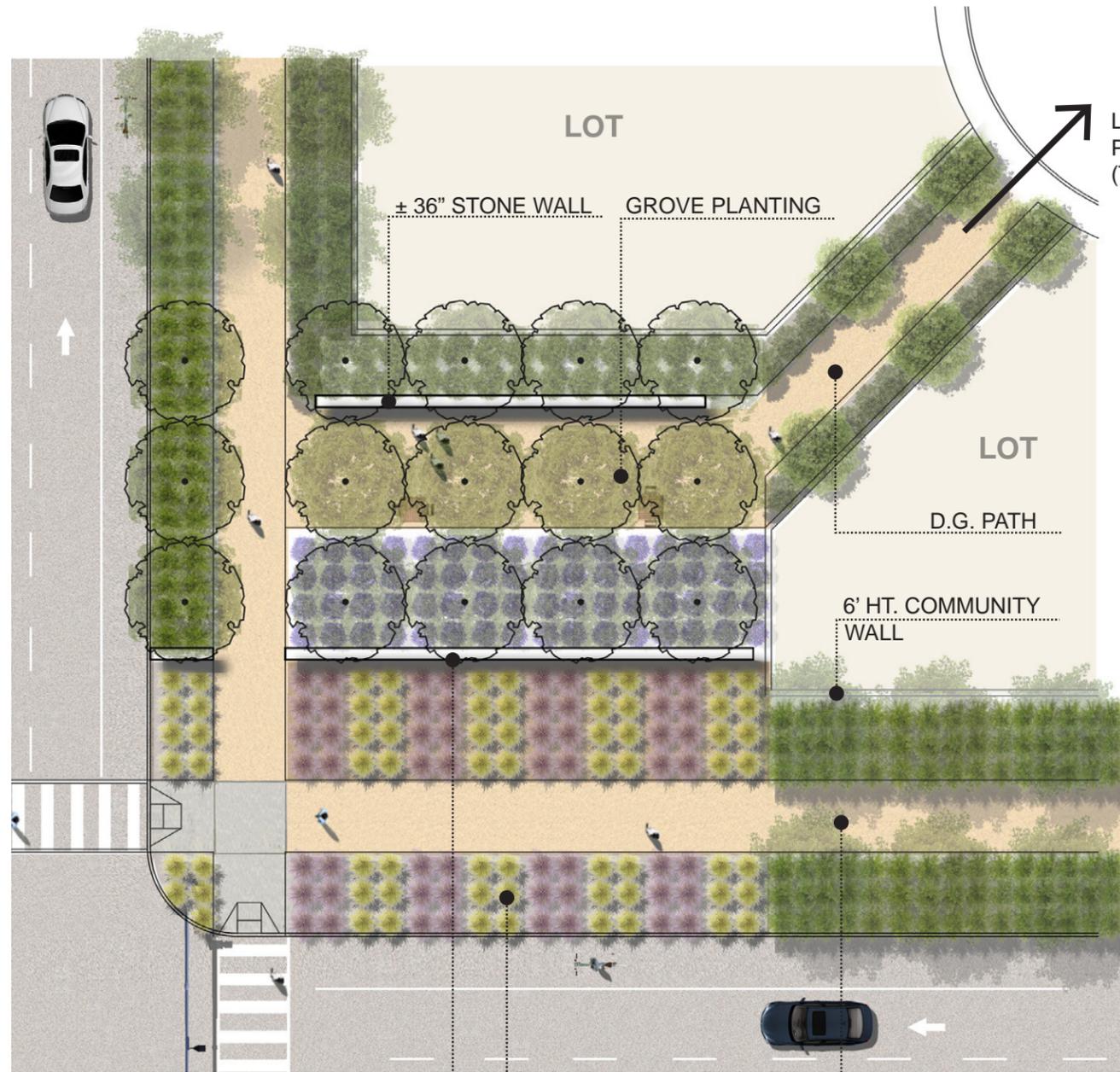
ACCENT PLANTING

ENRICHED SURFACE AT TRAIL CROSSWALK

STONE WALL W/ COMMUNITY SIGNAGE





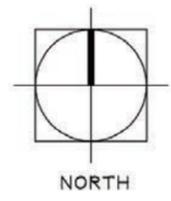


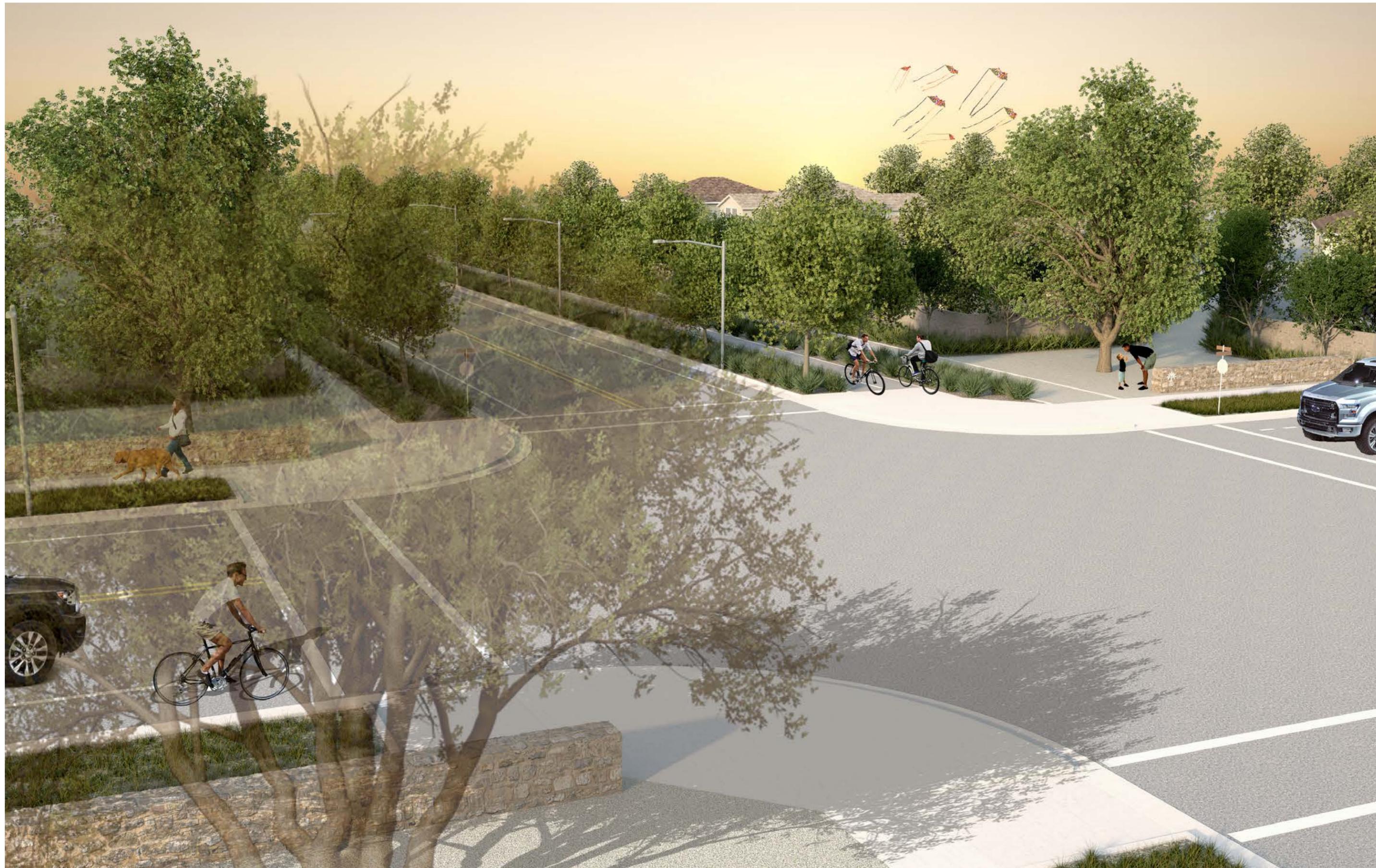
Link to Interior Subdivision  
Pedestrian Circulation  
(TYP.)

ACCENT PLANTING

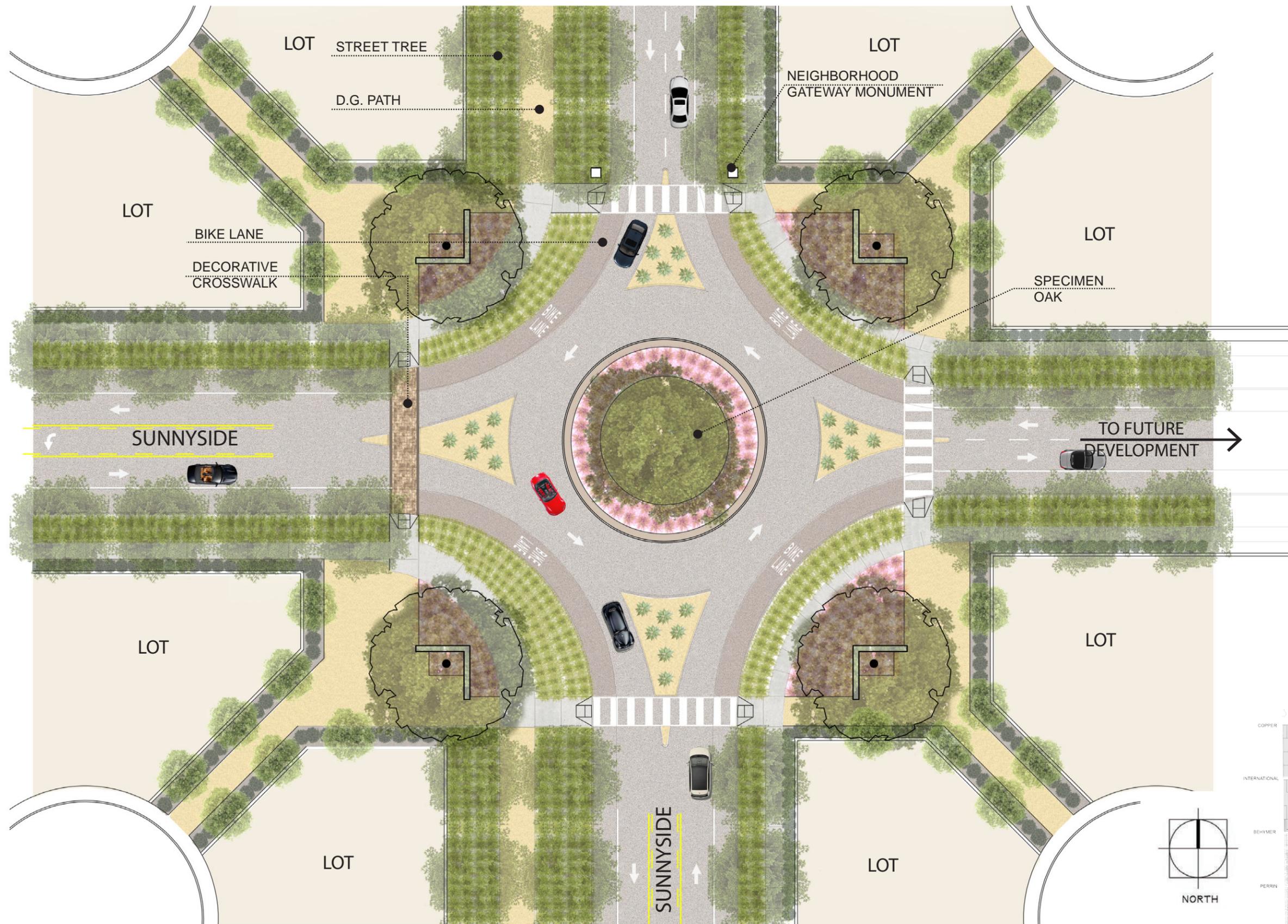
COMMUNITY  
TRAIL

STONE WALL W/  
COMMUNITY SIGNAGE









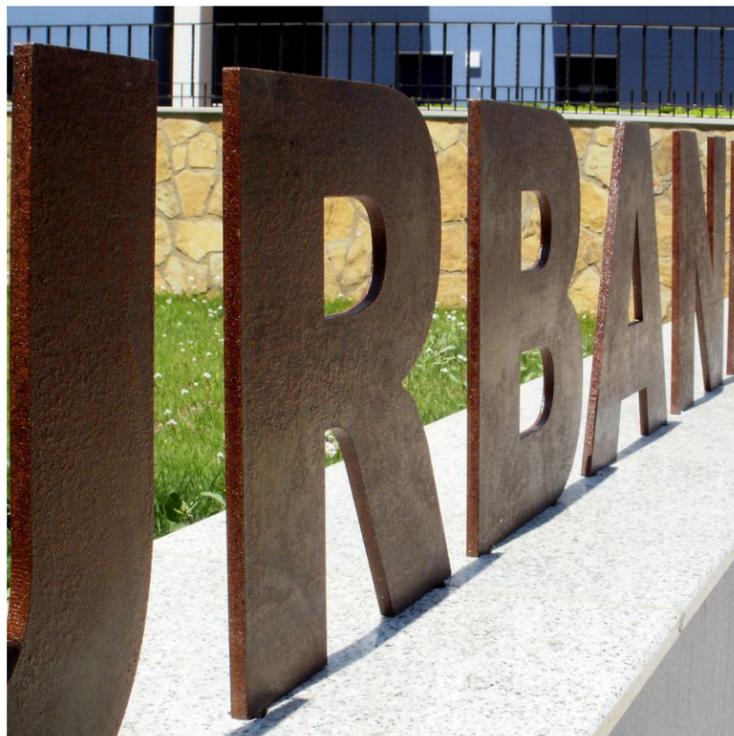


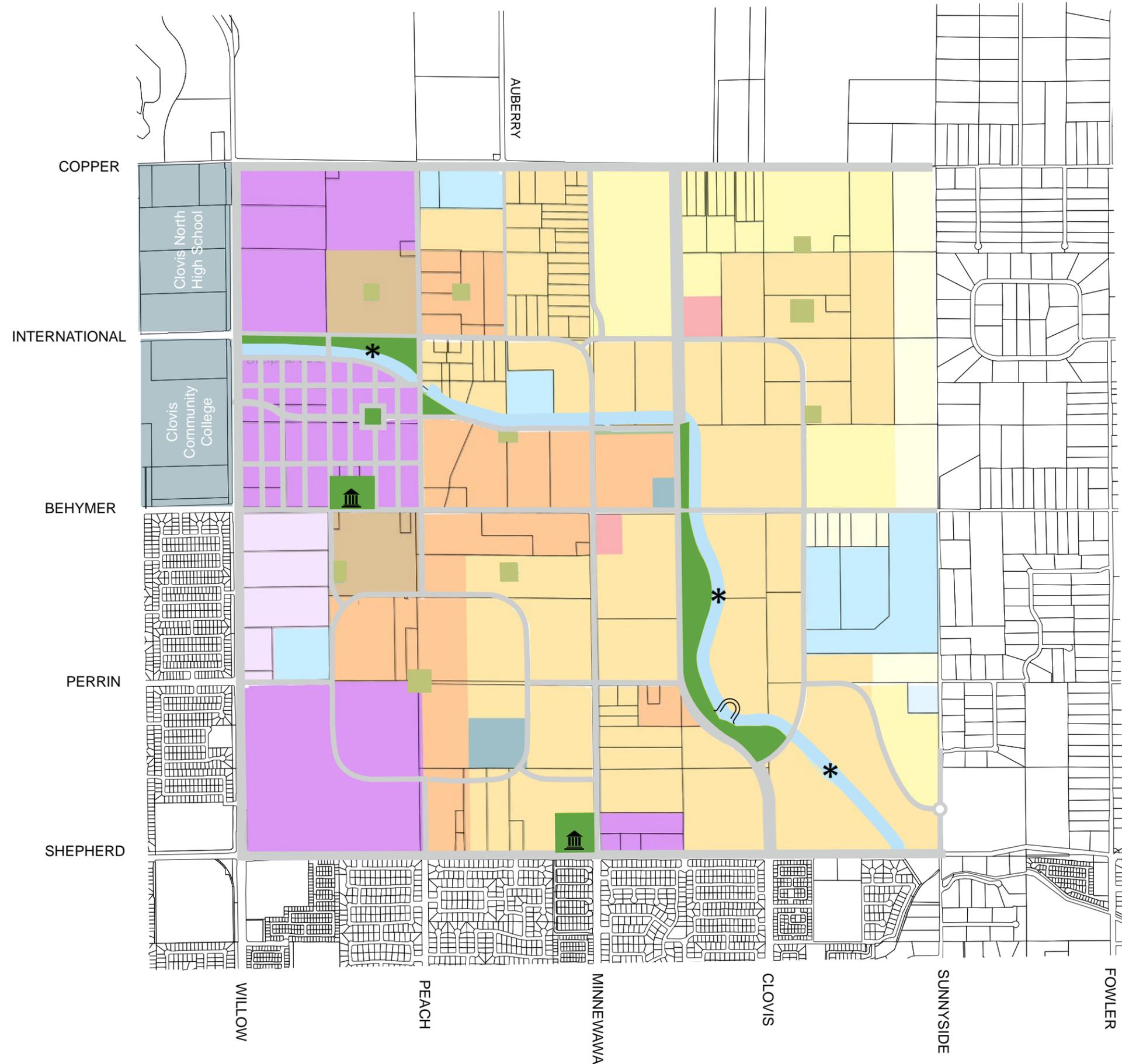
ELEMENT	MATERIAL										
	M - 1	M - 2	M - 3	M - 4	M - 5	M - 6	M - 7	M - 8	M - 9	M - 10	M - 11
Community Walls								•			
Low Walls	•	•	•	•	•	•					
Sidewalks									•	•	•
Trails							•				
Planter Beds		•	•				•				

## MATERIALS

Simple and time honored materials that reflect the agricultural vernacular; rusted and galvanized metal, wood timber and siding, natural stone, crushed rock, decomposed granite or gravel. The following page illustrates how the material could be used in signage and monumentation.

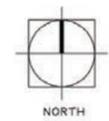






**PARKS**

-  NEIGHBORHOOD PARKS
-  COMMUNITY PARKS
-  VIADUCT
-  EXISTING PEDESTRIAN BRIDGE
-  HISTORIC STRUCTURE
-  SCHOOLS
-  CANAL





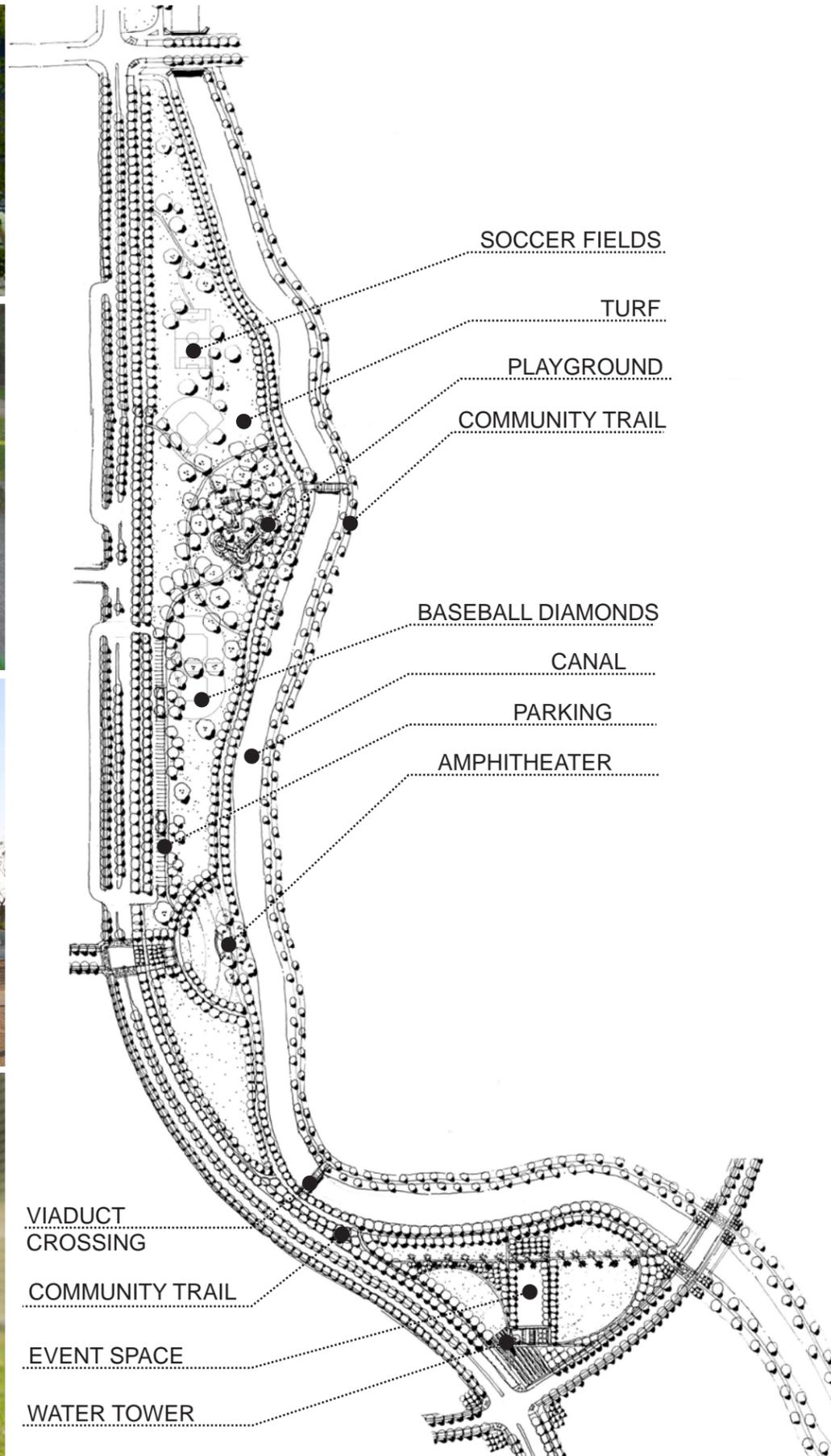
## DESIGN INTENT

For over a century Clovis has fostered a tradition of excellence in athletics. Starting with the formation of Clovis High School in 1899, the area has grown to accommodate five high schools—with more to come. Various “Valley” and state championships, coupled with the academic reputation of the Clovis Unified School District (CUSD), has led to growing respect from the northern and southern parts of California—especially those seeking to raise a family. In seeking to continue this success, ultimately recognizing the health athletics brings to the community, Heritage Grove’s open space network including trails encourages residents to be active.

The community open space affords multiple opportunities for festivals, outdoor theater, pop-up markets and family gatherings. From simple, family-friendly opportunities, such as bocce ball and horseshoes, to more active, programmed recreation, such as baseball, football, soccer, and basketball.

Park event spaces could include covered pavilions adjacent picnic areas and BBQ’s, places to connect with family and the community at large during the day and into the evening. Whether you want to just be outside and relax, play pick-up basketball or host the annual Thanksgiving Day family football game, there is something for everybody, age and ability.





## COMMUNITY PARK CONCEPTUAL PLAN

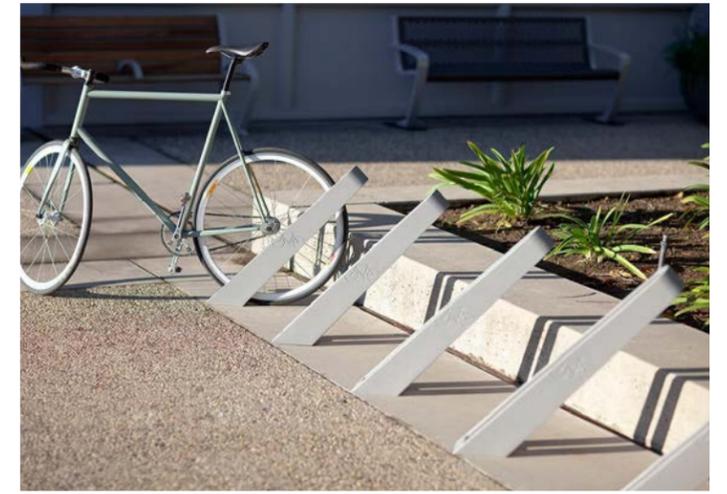
The Heritage Grove Community Park is considered to be a multi-use active and passive amenity. As well, off street parking will be provided to facilitate better access to the day and evening park uses. Lighted ball fields, soccer, play areas and trails, extend the time that local sports clubs and the community can enjoy the park.

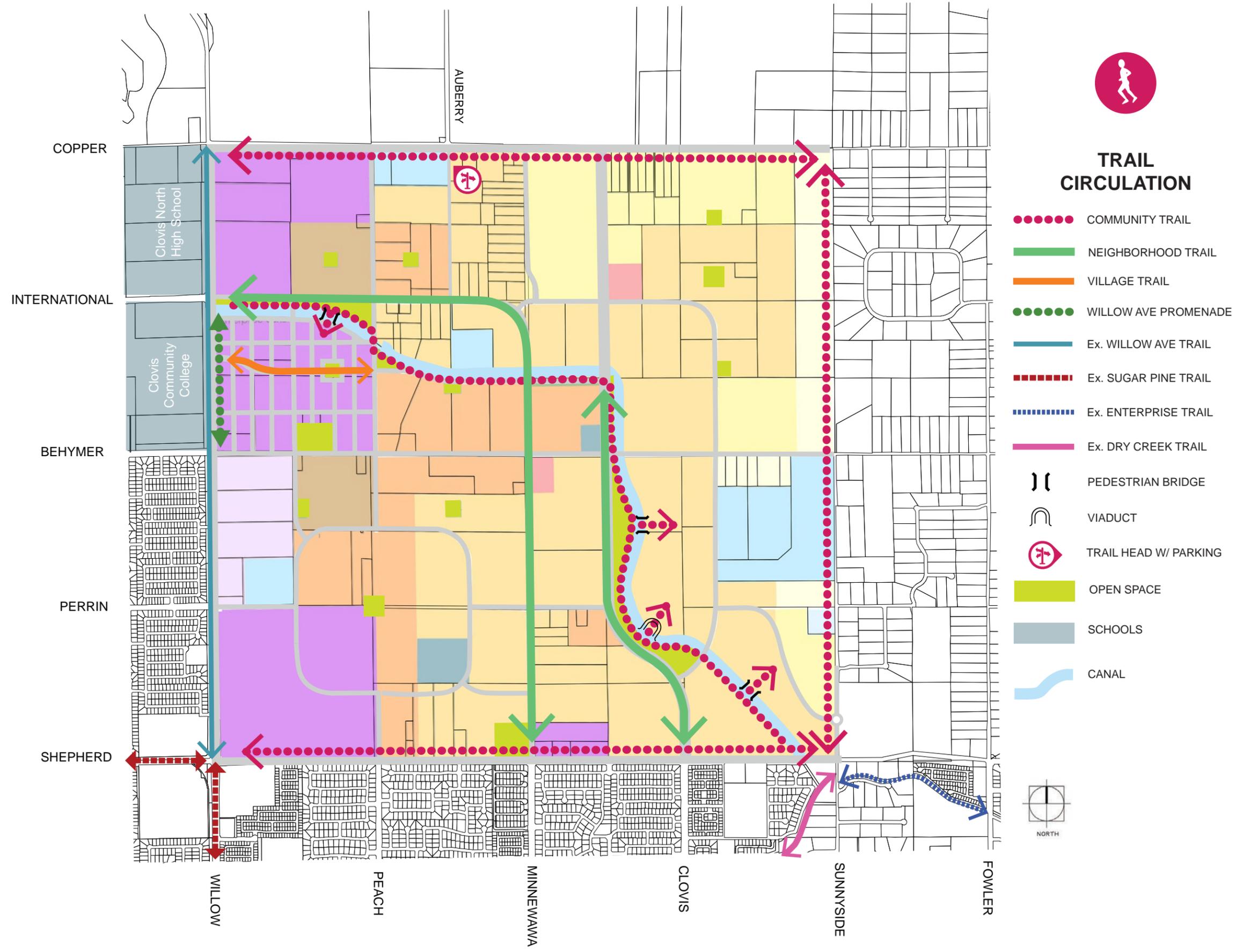
Other major amenities associated with the park include an outdoor amphitheater, stage, restrooms, pavilions, outdoor dining, ball fields, soccer, adventure play equipment (2-5 and 5-12 yrs), fitness par course and trails.

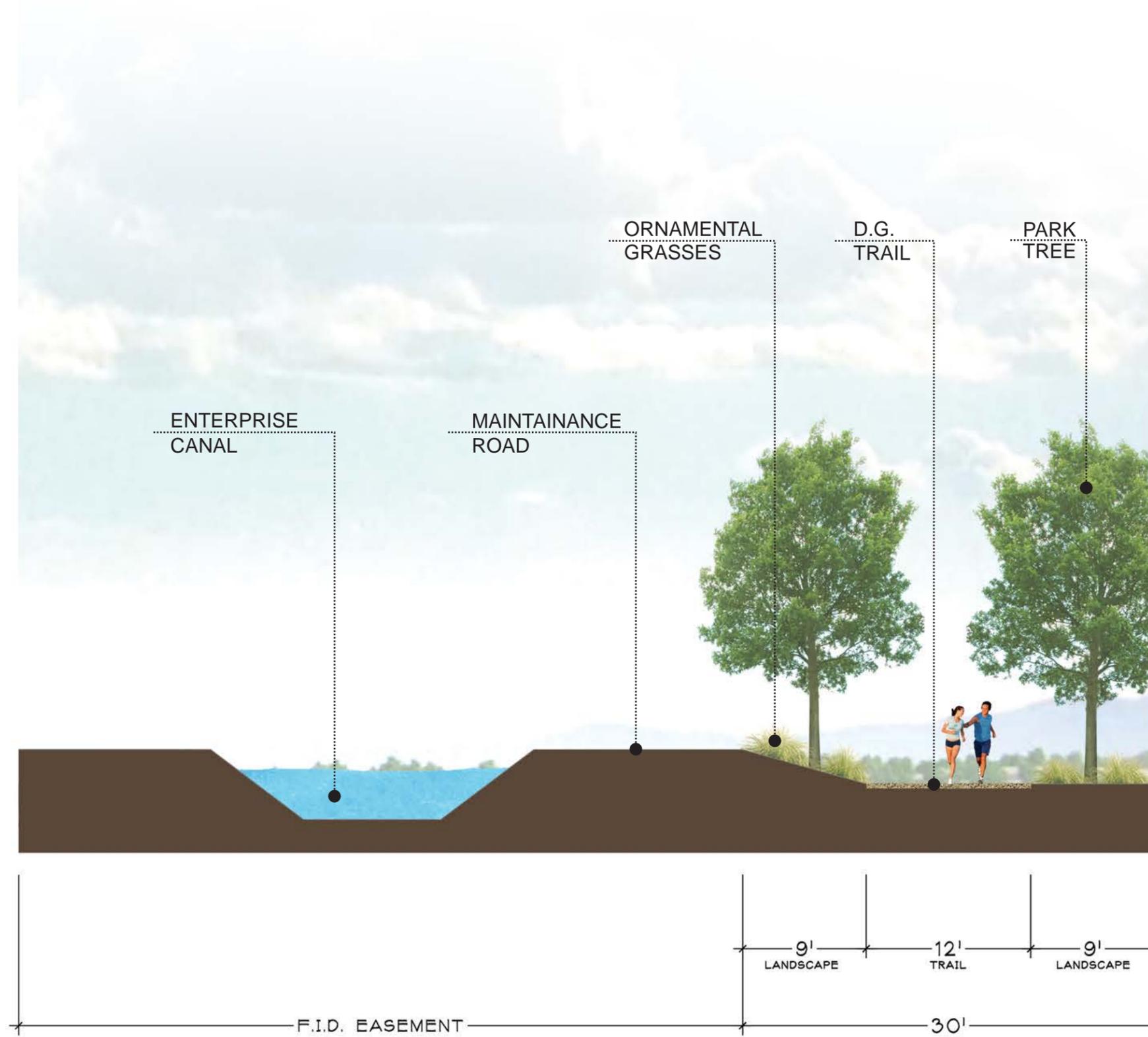
Included in the park program is space for community art that is both place making and whimsical, recalling the history of Heritage Grove, Clovis and the Central Valley. The park details and design theme are anchored by the agrarian roots of the land, both in form, color and materials.

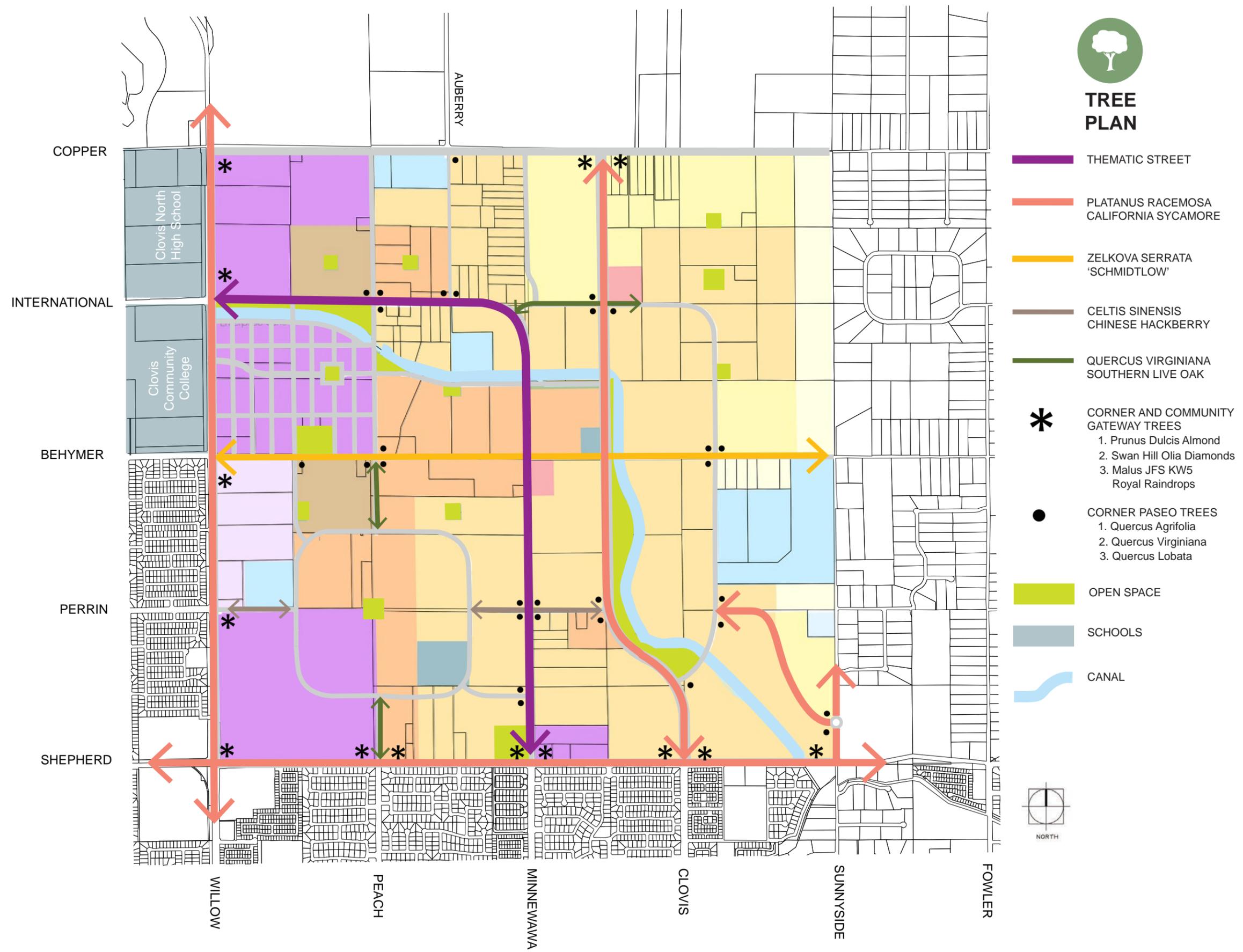






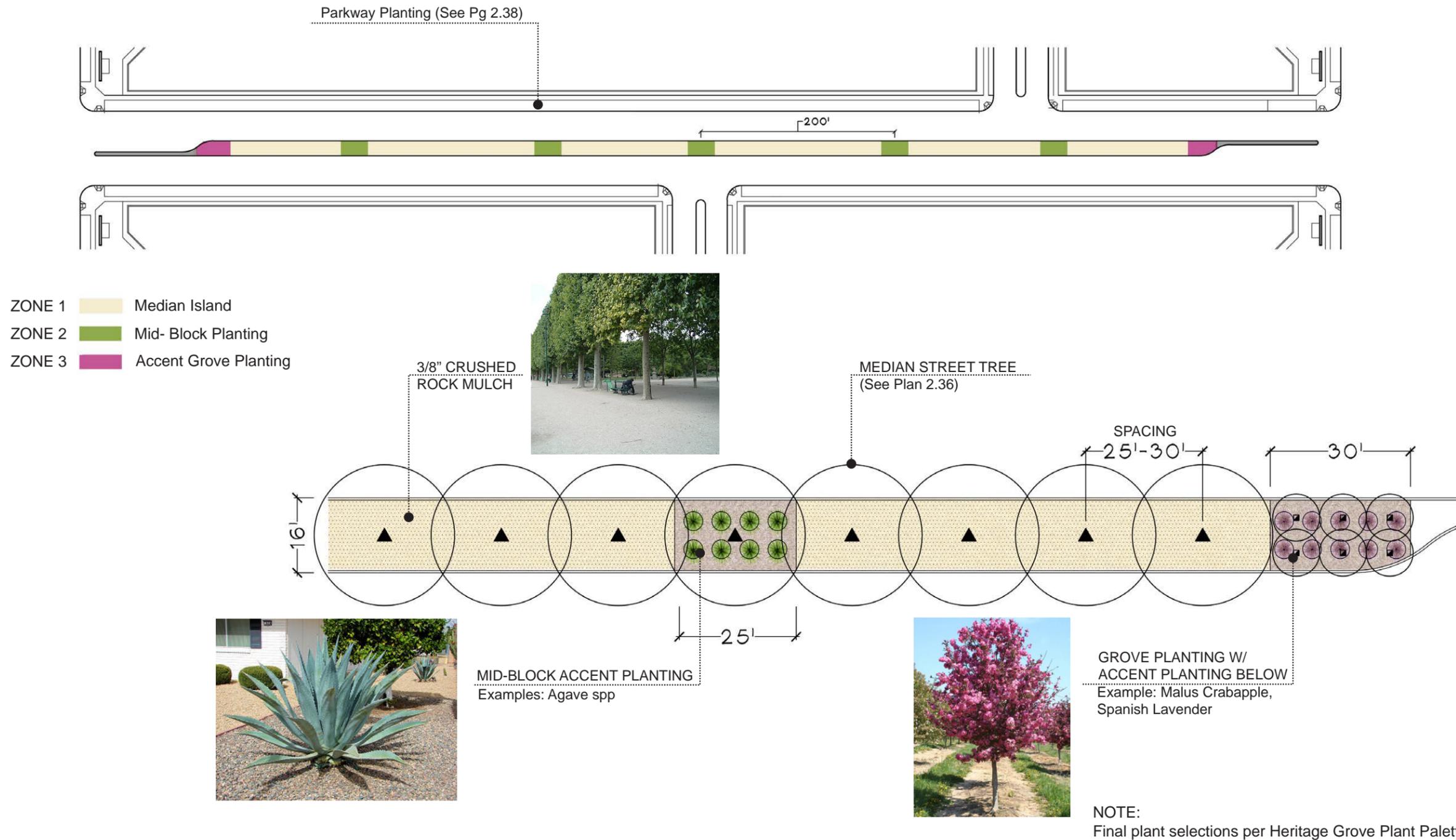


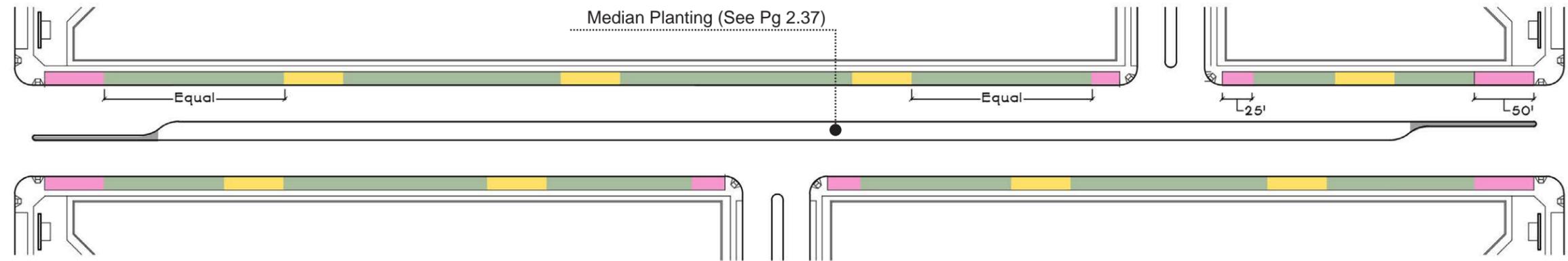




# PARKWAYS AND MEDIANS

As identified in the Community Character and Theme, the landscape echoes the agrarian roots of the land. Orchards, vines, row crops, fields of wheat are all familiar landscape forms. Where the community gateways and neighborhood entries occur, these agrarian forms will be repeated, such as groves or bosques of trees and layered rows of accent shrubs. In between these parkway or median accent areas a “less is more” approach is intended with ornamental grasses, shrubs and groundcovers with crushed rock mulches in between. Alternative paving materials such as decomposed granite paving for trails and walks helps complete the rustic yet elegant nature of the landscape.



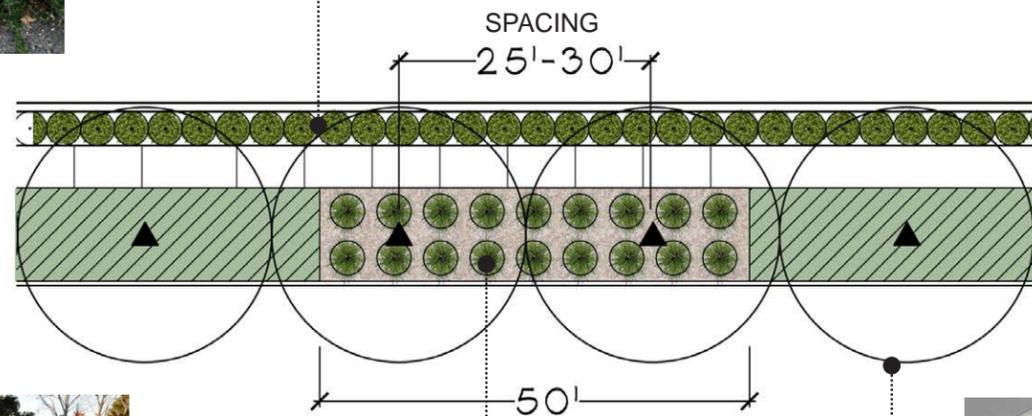


- ZONE 4  Accent Planting
- ZONE 5  Intermediate Planting
- ZONE 6  Mid-Block Planting

## ACCENT PLANTING



WALL PLANTING  
Example: Little Ollie

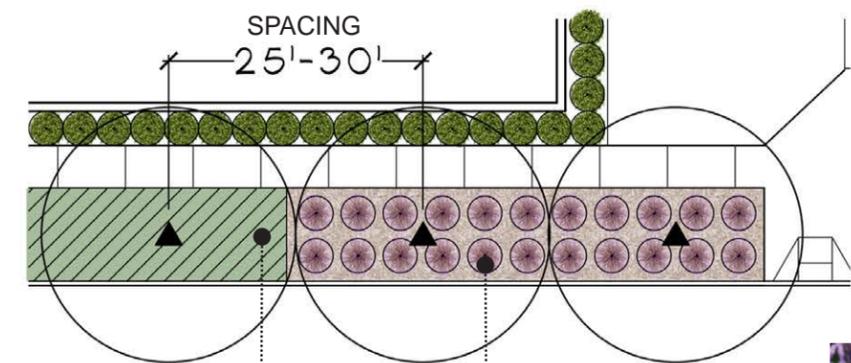


MID BLOCK PLANTING  
Example: Festuca Mairei

STREET TREE  
(See Plan 2.36)



GROUNDCOVER  
Example: Myoporum Parvifolium

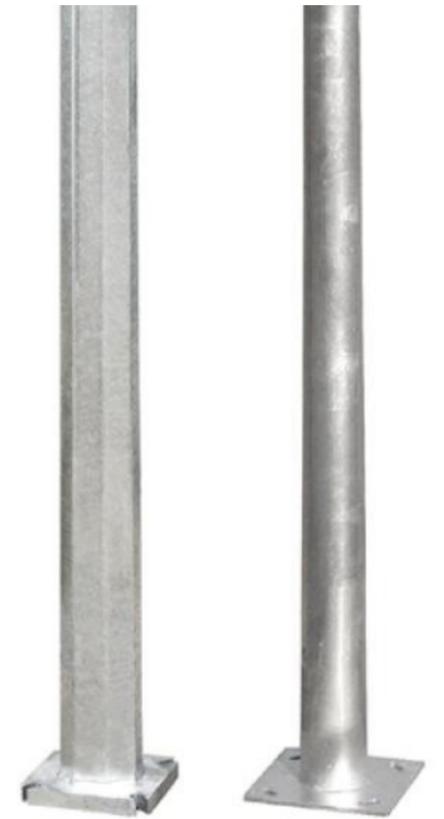
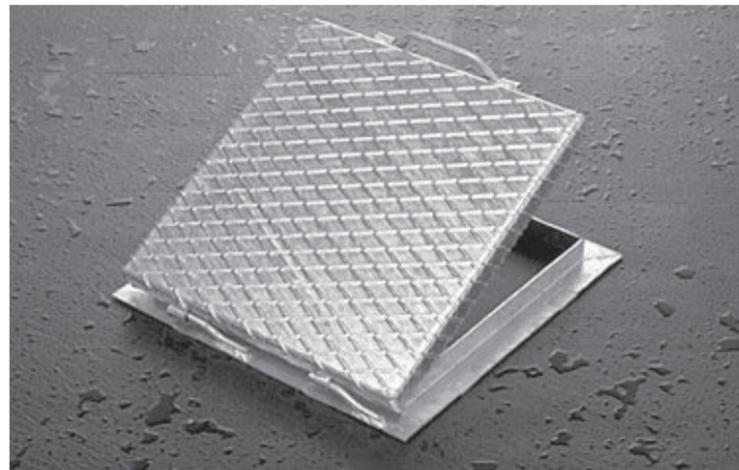
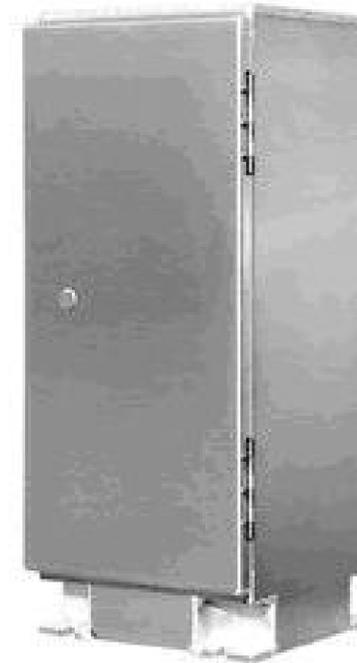
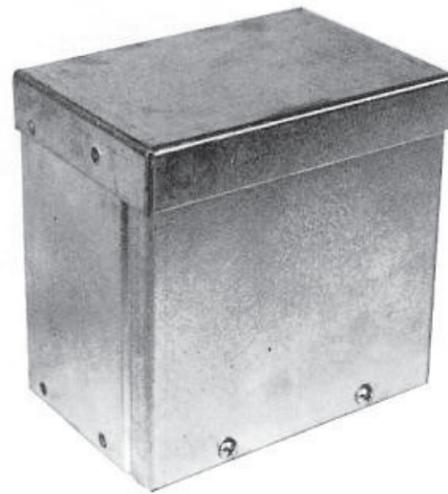


FLOWERING ACCENT PLANTING  
Example: Spanish Lavender



NOTE:  
Final plant selections per Heritage Grove Plant Palette.







# Tree Location Matrix

SYM	Common Name	Botanical Name	Water Use	Deciduous/ Evergreen	Median	Parks	Parkways	Paseo	Community Entries	Accent	Edible	Native	Trails + Open Space
T-1	Strawberry Tree	Arbutus unedo	L	E	•			•			•	•	•
T-2	Lemon, orange, etc	Citrus spp.	M	E		•							
T-3	Italian Cypress	Cupressus sempervirens	M	E		•		•					
T-4	Goldenrain Tree	Koelreuteria paniculata	M	D	•		•	•		•			
T-5	Crape Myrtle (Red)	Lagerstroemia indica 'Dynamite'	L	D		•			•	•			
T-6	Crape Myrtle (White)	Lagerstroemia indica 'Natchez'	L	D	•	•			•	•			
T-7	Crape Myrtle (Pink)	Lagerstroemia indica 'Muskogee'	L	D	•	•	•	•	•	•			
T-8	Bay Laurel	Laurus nobilis	L	E	•		•	•				•	
T-9	Saratoga Bay	Laurus nobilis 'Saratoga'	L	E	•		•	•				•	
T-10	Olive	Olea europaea	VL	E	•				•		•		•
T-11	Fruitless Olive	Olea europaea 'swan hill'	VL	E		•	•		•				
T-12	Date Palm	Phoenix dactylifera	L	E	•	•	•						
T-13	Italian Stone Pine	Pinus pinea	L	E		•							•
T-14	Chinese Pistache	Pistacia chinensis 'Keith Davies'	L	D	•	•	•			•			
T-15	London Plane	Platanus X acerifolia and cvs.	M	D	•	•	•						•
T-16	Holly Oak	Quercus ilex	L	E	•	•							•
T-17	Valley Oak	Quercus lobata	L	D	•	•						•	•
T-18	English Oak	Quercus robur	M	D	•	•	•	•		•			
T-19	Skinny Genes Oak	Quercus 'Skinny Genes'	M	D	•		•						
T-20	Cork Oak	Quercus suber	L	E	•	•	•	•		•			•
T-21	Southern Live Oak	Quercus virginiana	M	E	•	•	•	•		•			•
T-22	Interior Live Oak	Quercus wislizeni	VL	E	•	•	•	•				•	•
T-23	Brisbane Box	Tristaniaopsis laurina	M	E	•			•					
T-24	California Fan Palm	Washingtonia filifera	M	E	•	•	•					•	
T-25	Saw Leaf Zelkova	Zelkova serrata	M	D	•	•	•						



T-1



T-2



T-3



T-4



T-5



T-6



T-7



T-8



T-9



T-10



T-11



T-12



T-13



T-14



T-15



T-16



T-17



T-18



T-19



T-20



T-21



T-22



T-23



T-24



T-25





# Grasses, Groundcover, and Vines

## Location Matrix

SYM	Common Name	Botanical Name	Water Use	Median	Parks	Parkways	Paseo	Community Entries	Accent	Slope Erosion	Native	Trails + Open Space
<b>Grasses</b>												
G-1	Western Meadow Sedge	Carex praegracilis	M	•		•					•	•
G-2	Atlas Fescue	Festuca mairei	L	•	•	•	•	•		•	•	•
G-3	Creeping Wild Rye	Leymus triticoides	L							•	•	•
G-4	Maiden Grass	Miscanthus sinensis 'Morning Light'	M	•		•						•
G-5	White Muhly Grass	Muhlenbergia capillaris 'White Cloud'	L	•	•	•	•	•	•			•
G-6	Pink Muhly Grass	Muhlenbergia capillaris 'Regal Mist'	L	•	•	•	•	•	•			•
G-7	Bull Grass	Muhlenbergia dubia	L	•	•	•	•			•	•	•
G-8	Slender Veldt Grass	Pennisetum spathiolatum	L	•	•	•	•			•	•	•
G-9	John Greenlee's Moor Grass	Sesleria 'Greenlee'	M	•	•	•	•	•				
G-10	Sand Cord Grass	Spartina bakeri	L		•		•			•	•	•
G-11	Giant Feather Grass	Stipa gigantia	L		•		•	•	•	•		•
<b>Groundcover</b>												
GC-1	Myoporum	Myoporum parvifolium & cvs.	L	•	•	•	•			•		•
GC-2	Groundcover Roses	Rosa 'Drift Series'	M	•	•	•	•	•	•			
<b>Vines</b>												
V-1	Creeping Fig	Ficus pumila	M		•			•				•
V-2	Cat's Claw Vine	Macfadyena unguis-cati	L		•			•	•			•
V-3	Boston Ivy	Parthenocissus tricuspidata	M		•			•	•			•



G-1



G-2



G-3



G-4



G-5



G-6



G-7



G-8



G-9



G-10



G-11



GC-1



GC-2



V-1



V-2



V-3

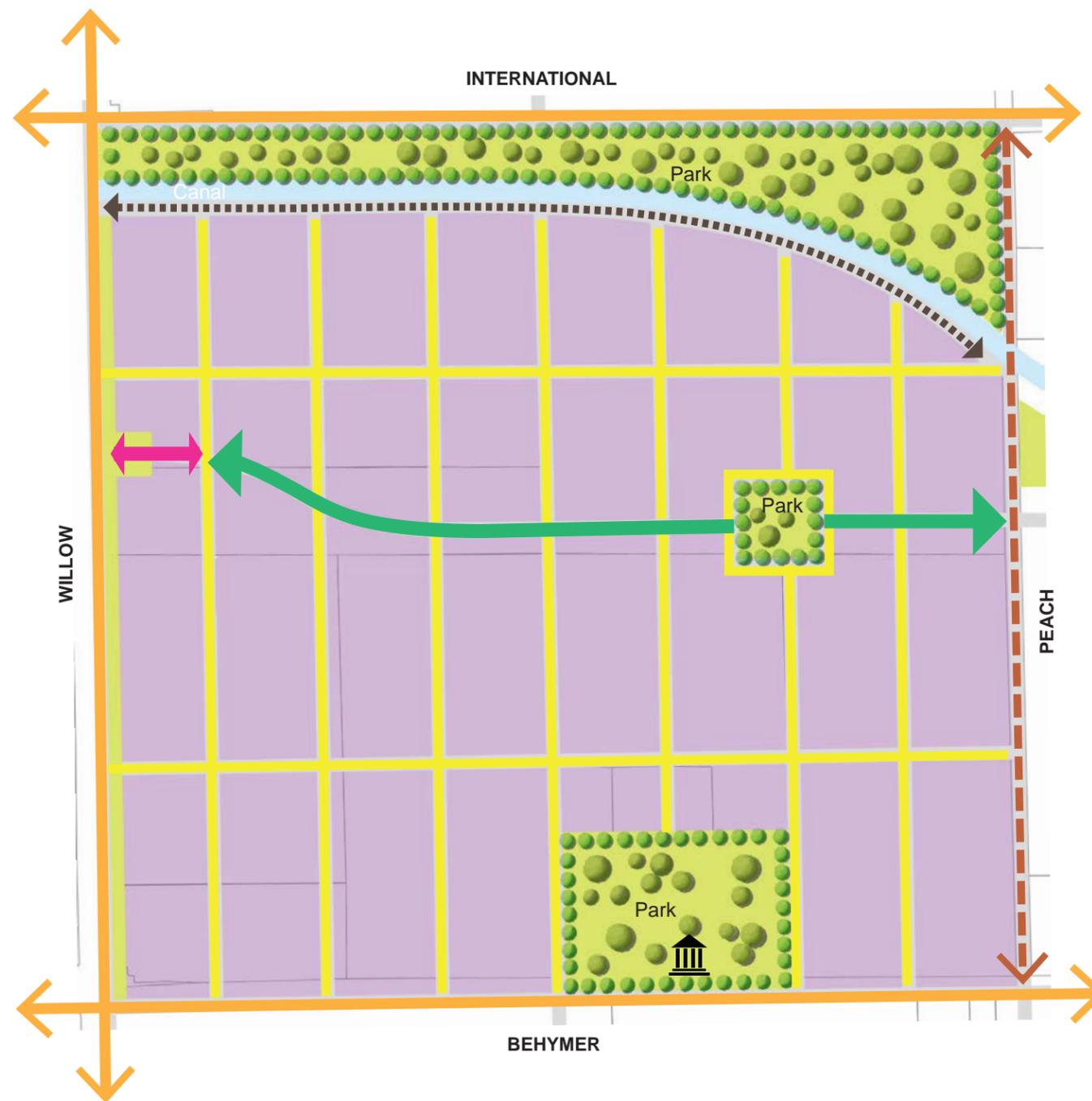


VILLAGE

## VILLAGE CHARACTER

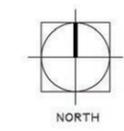
The Design Guidelines portray the character and design concept of the “village” within Heritage Grove. The design intent is to illustrate and inspire what could occur with both the street scale and geometry of the vehicular and pedestrian circulation system. The “urban” trails and village park are fundamental to the overall pedestrian scale including the Main Street Promenade. Together these concepts reinforce a walkable (village) environment and provide (pedestrian) connectivity to the community at large which is one of the unique qualities of Heritage Grove. Further refinement of the details including building setbacks, massing, street geometrics, materials and street furniture will occur within the MPC (Master Planned Community) District framework as the entitlement process unfolds.





### VILLAGE LEGEND

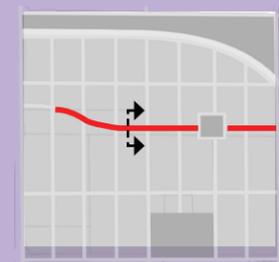
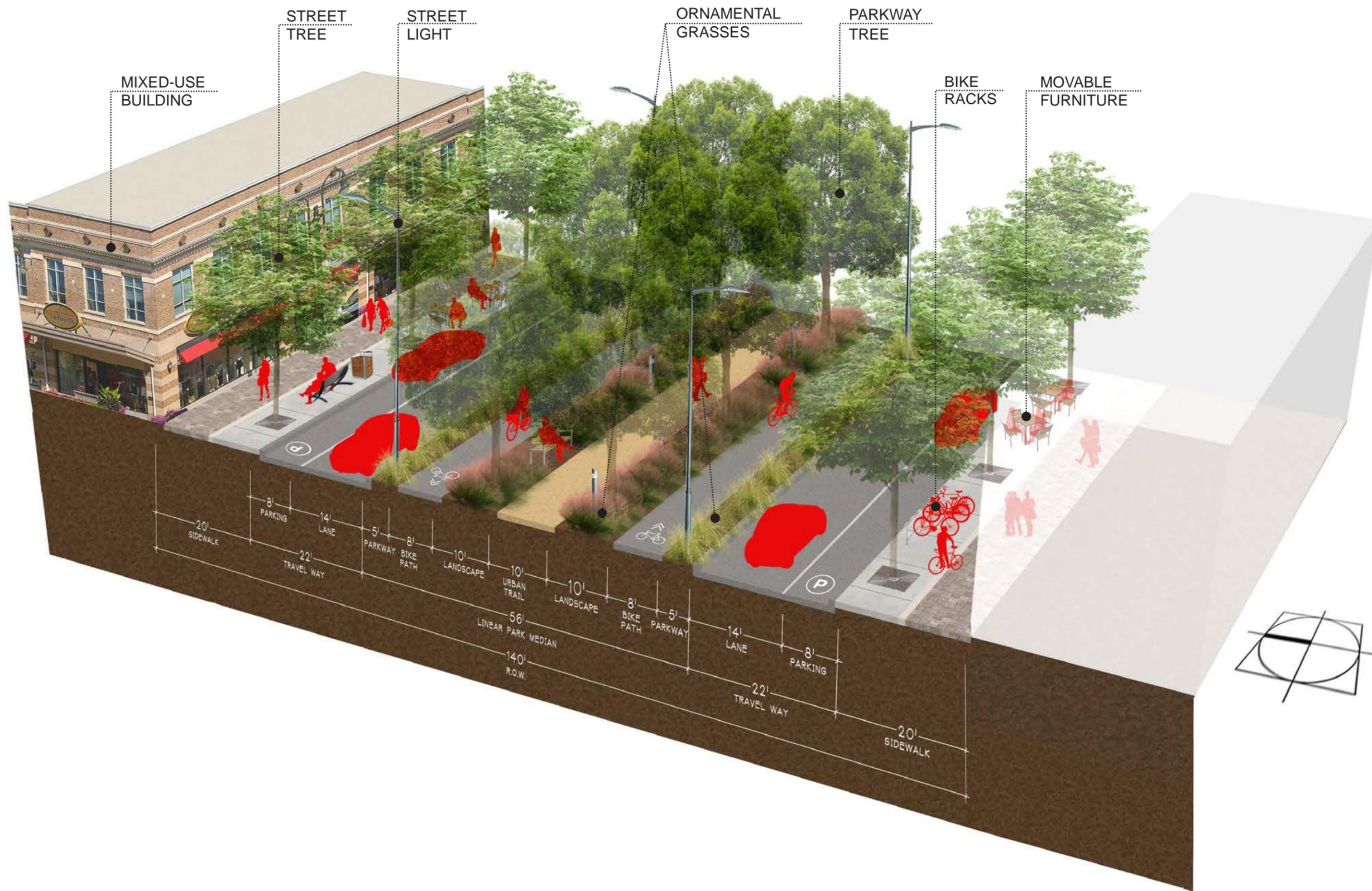
-  Main Street (See 3.3)
-  Main Street Promenade (See 3.9-3.10)
-  Village Streets ( See 3.4 -3.8)
-  Canal Street ( See 3.11 )
-  Community Blvd ( See 2.6, 2.10, 2.13)
-  Neighborhood Blvd (See 2.17)
-  Historic Structure

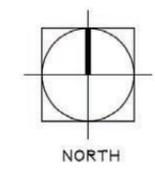
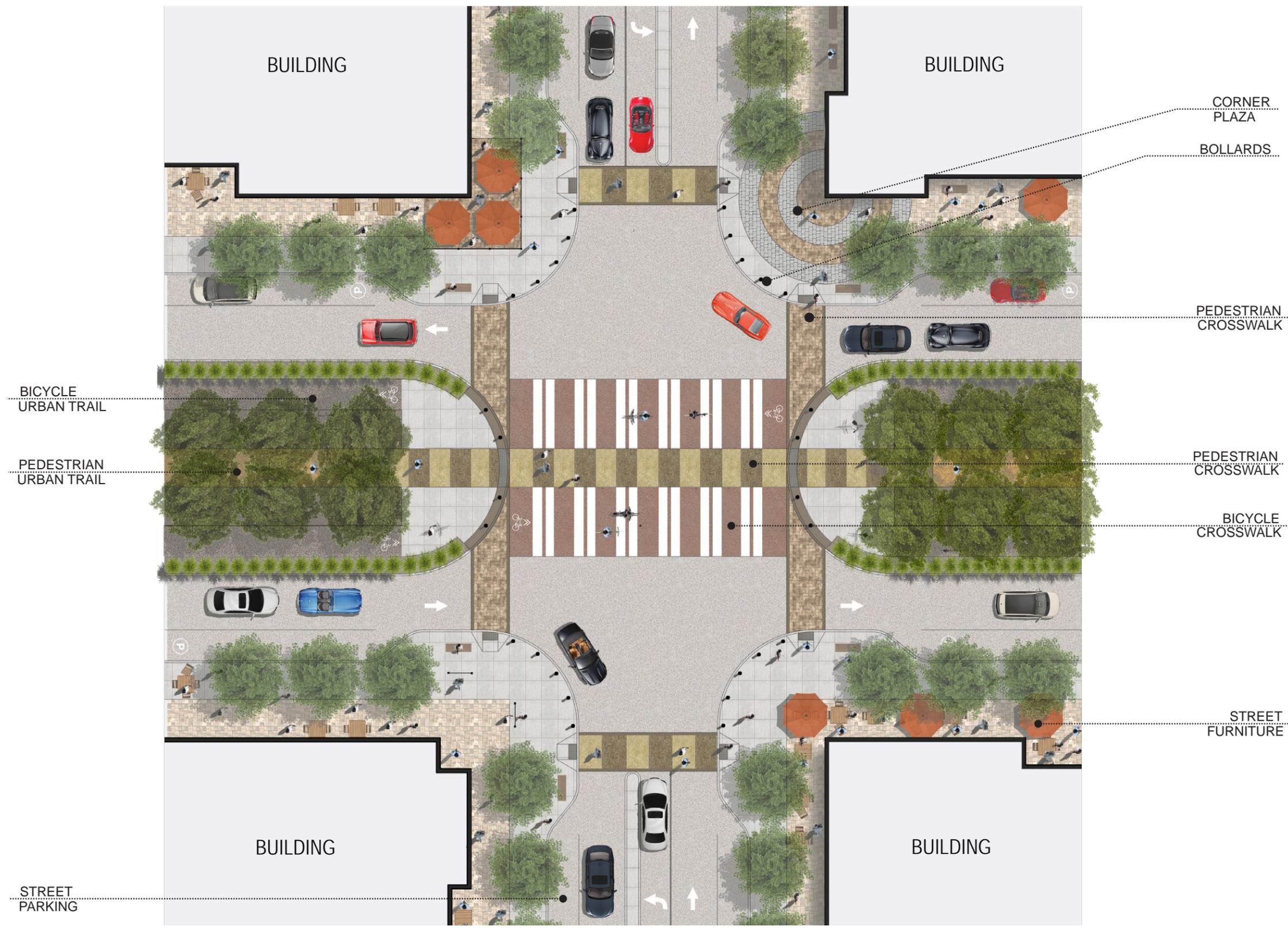


# MAIN STREET

The village Main Street is designed with a continuous “urban trail” and designated bike paths west to the “promenade” and east to the Community Park reinforcing the pedestrian and bike connectivity throughout the community.

1. Encourages walking and cycling in to the village core.
2. Provides additional shaded open space that minimizes the “heat island” effect.
3. Creates spaces for social interaction which reinforces community and a unique sense of place.



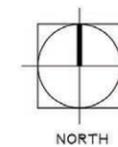
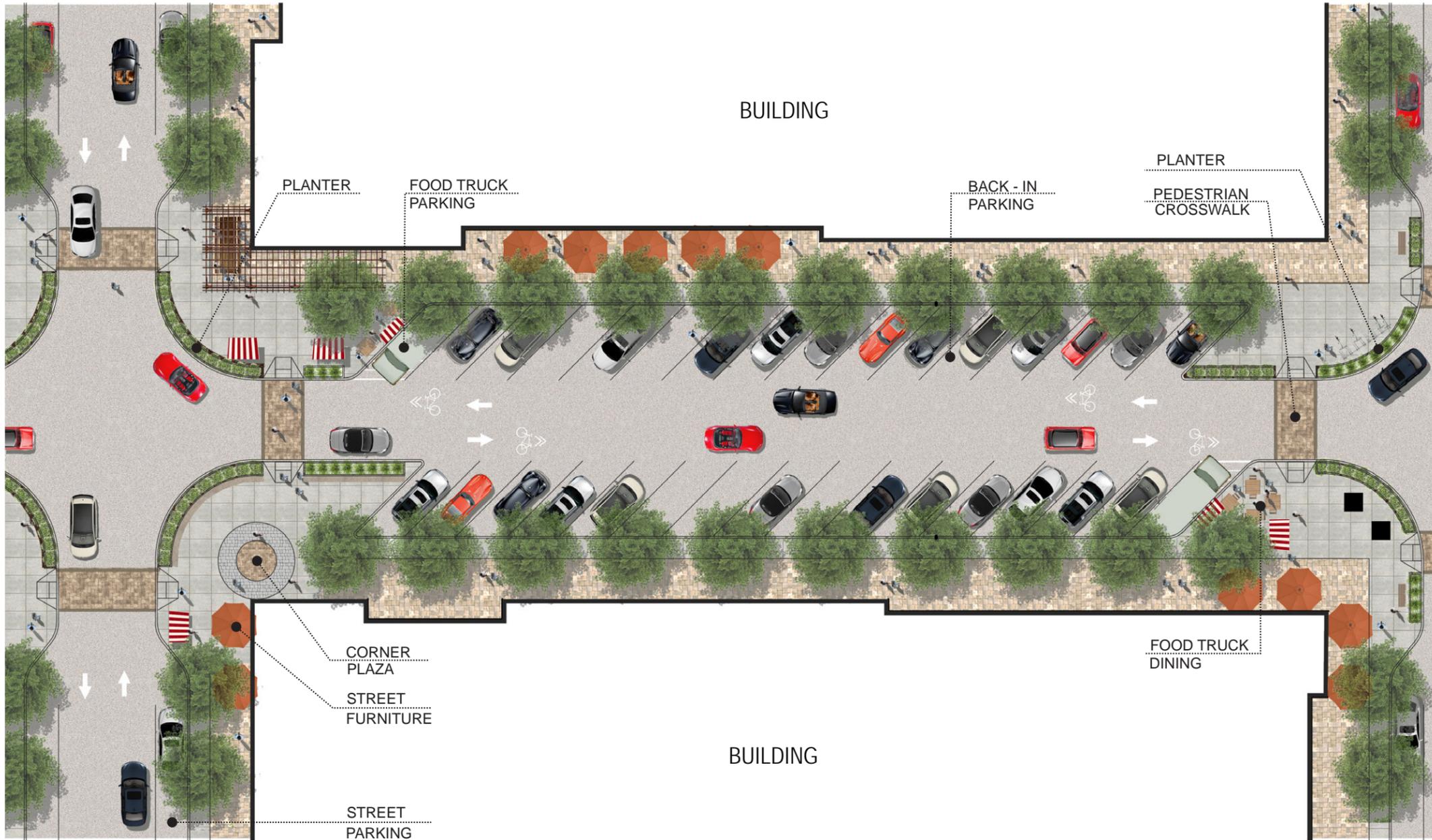


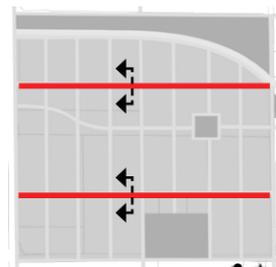
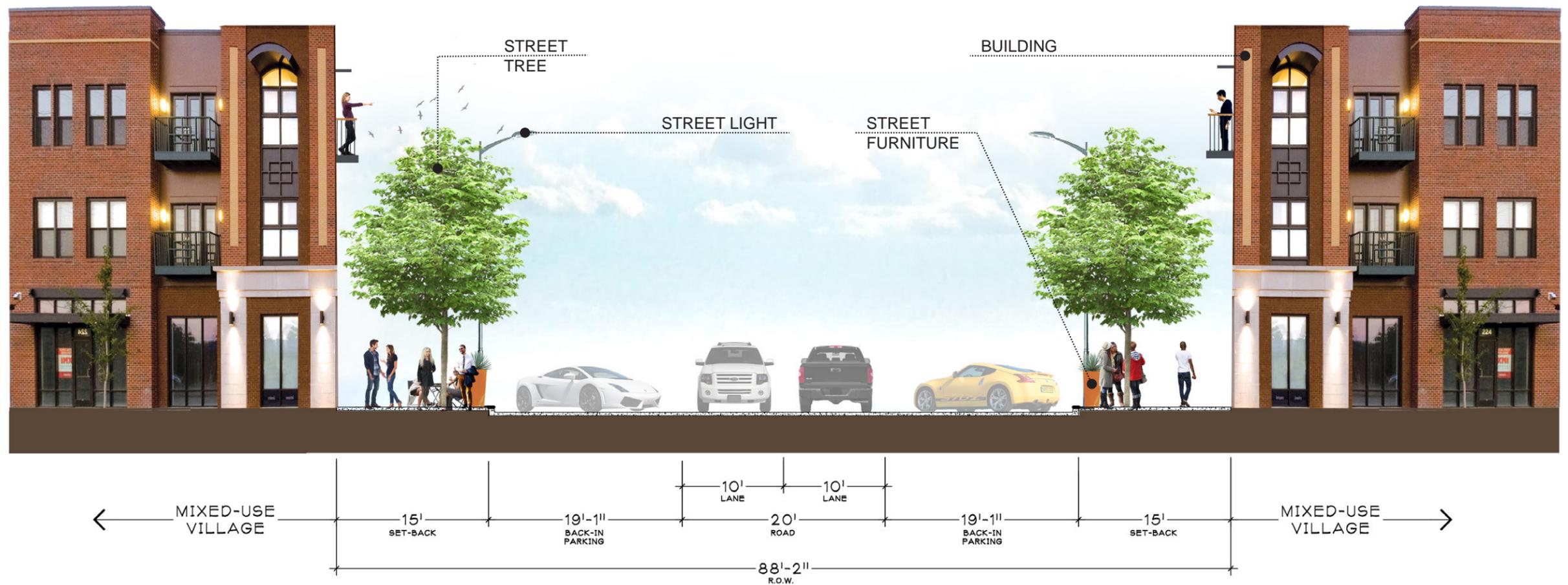
# EAST-WEST STREETS

The unique quality of this street is the reverse angle parking. This parking geometry is not new and has been successfully implemented nationwide.

The advantages are:

1. Less difficult than entering a parallel parking space.
2. Improves safety; removes the difficulty of backing out into traffic.
3. Provides for better loading and unloading from sidewalks.
4. Safer pedestrian access in and out of vehicles.





OUTDOOR FURNITURE

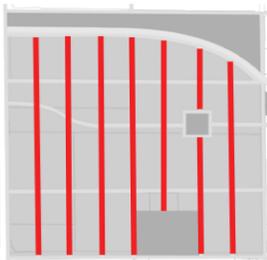
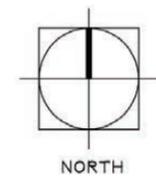
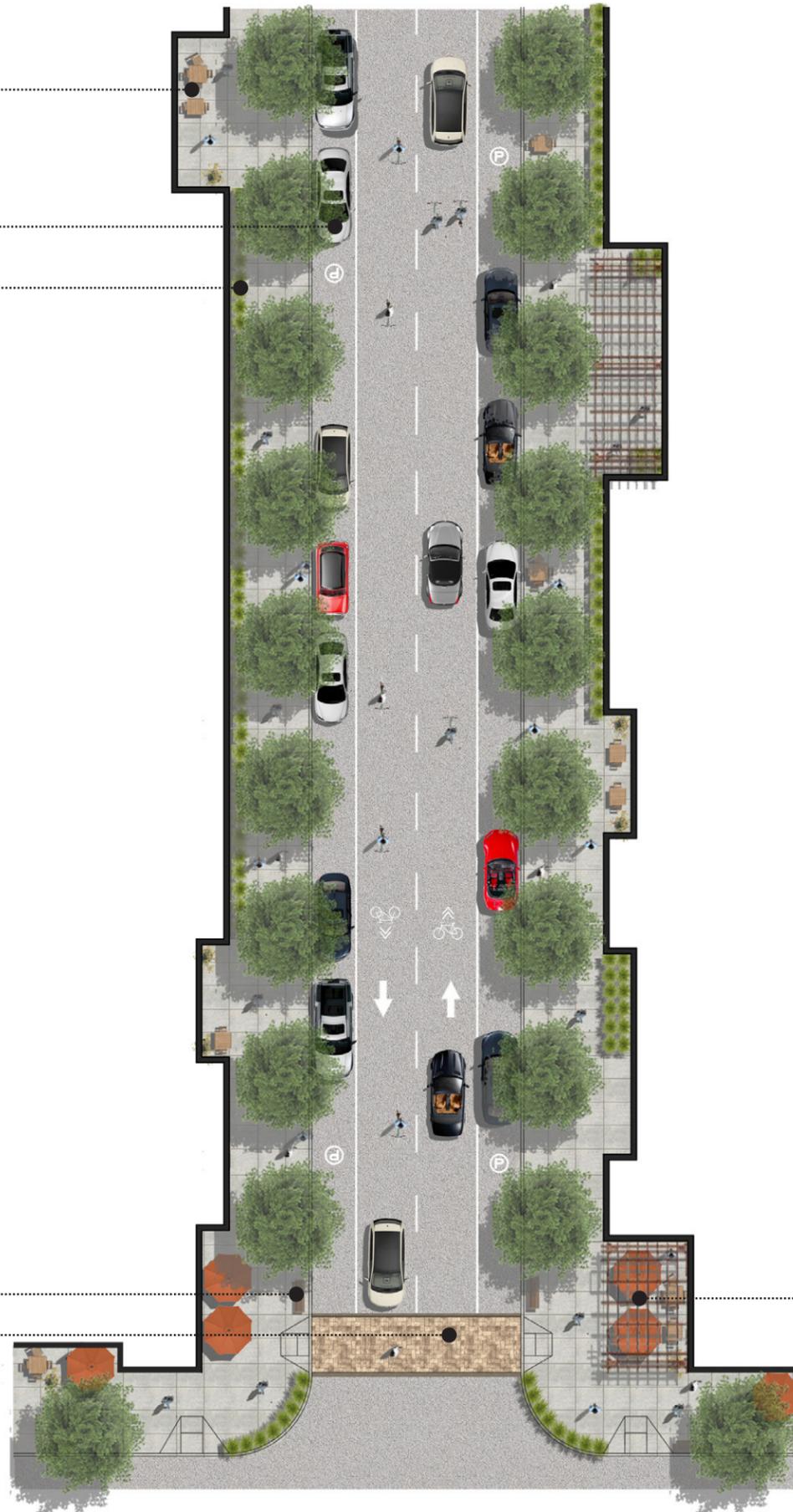
PARALLEL PARKING

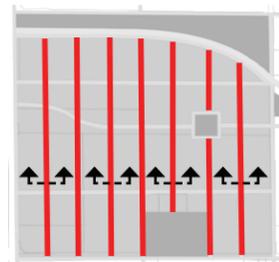
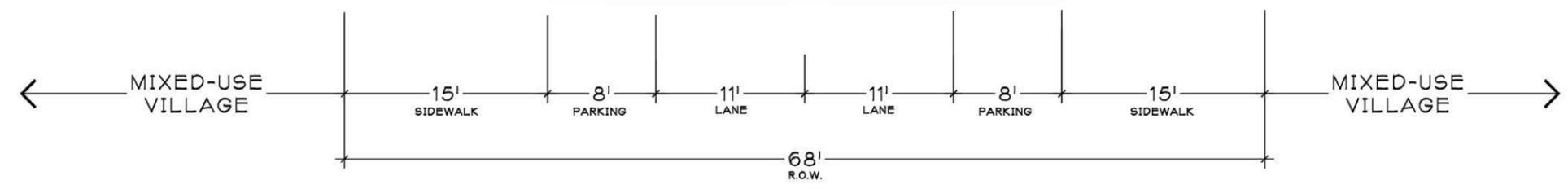
PLANTING AREA

BENCH

ENRICHED SURFACE  
CROSSWALK

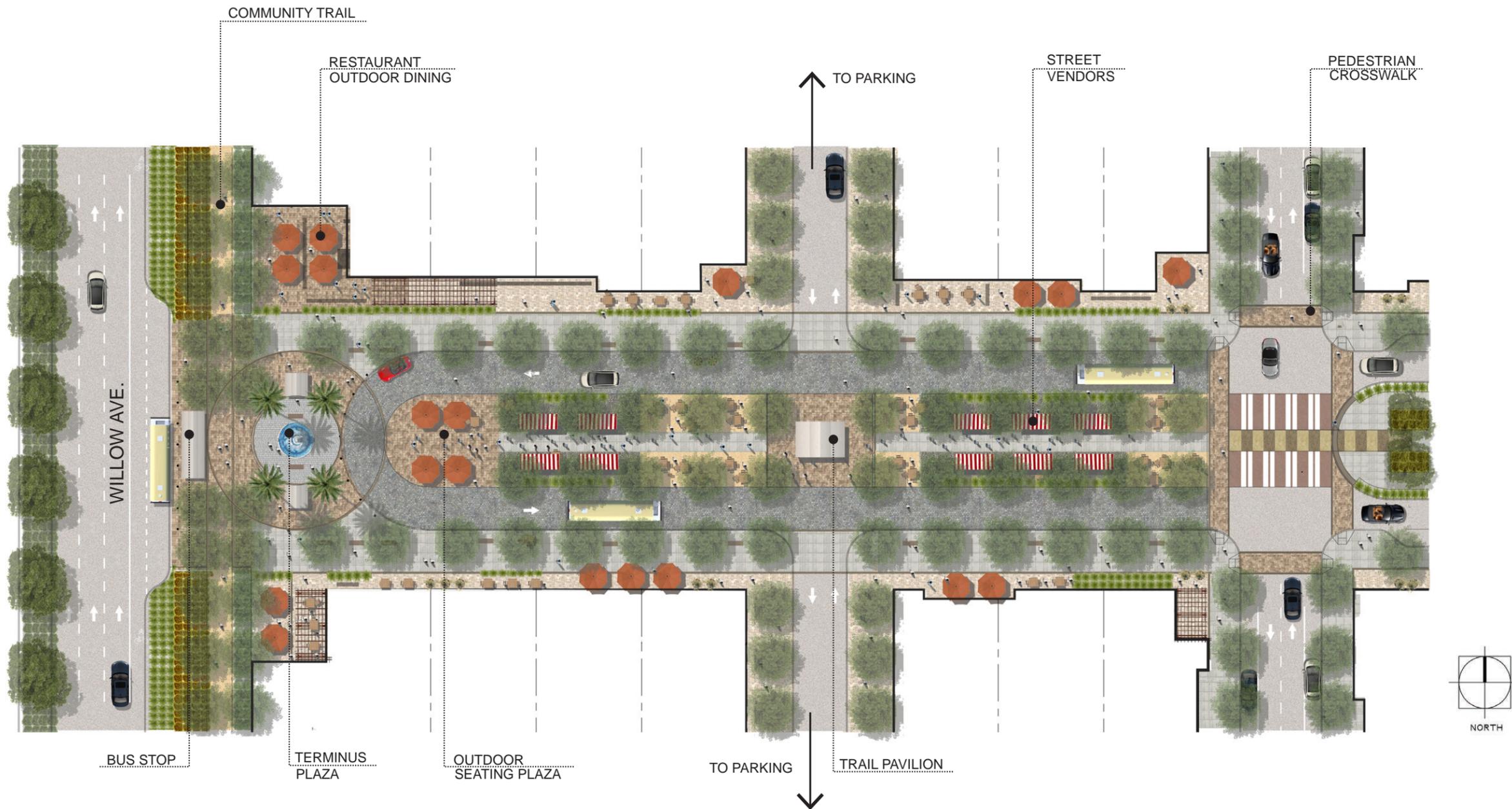
OUTDOOR DINING



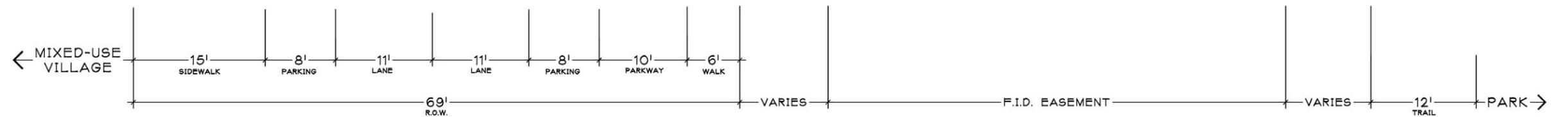
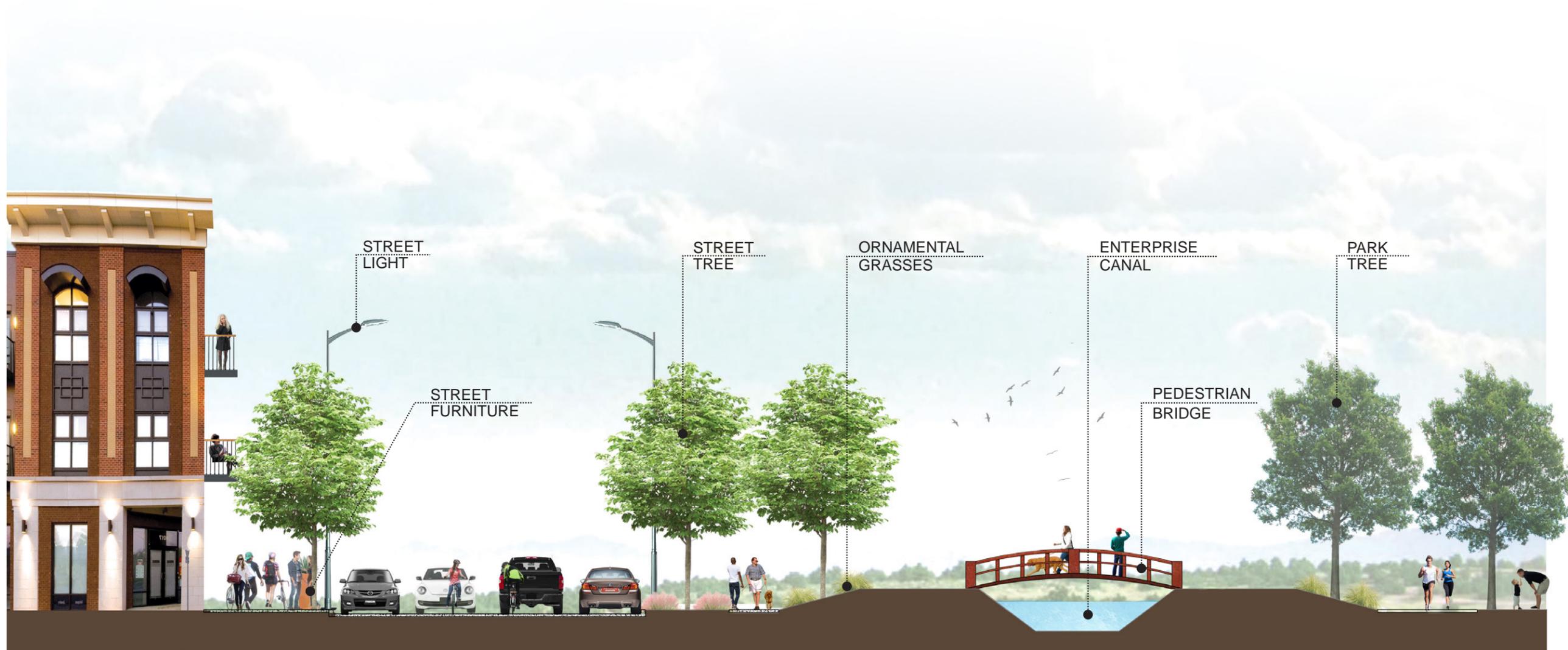


# MAIN STREET PROMENADE

The main street promenade is the terminus and transportation hub drop off for the linear park median and a window in to the Village from Willow avenue. The median island transitions in to an urban space characterized by food/retail street vendors, information pavilion and outdoor dining. The street could be closed off and turned into a plaza for a farmer's markets or other community events and festivals.









Landscape Forms  
FGP Bench  
Backed 70 in



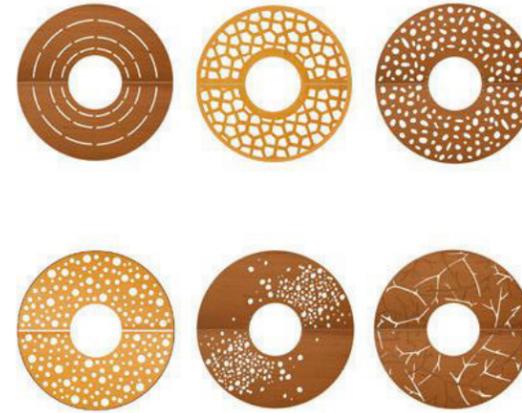
Landscape Forms  
LEO Lighting  
16 ft 2 Luminaire



Landscape Forms  
FGP Litter  
Litter



Landscape Forms  
Chipman Chair  
Armed Chair



Iron Age Designs  
4 ft Kelp Tree Grate  
Cast Bronze ID: KEX48dial99TG



Landscape Forms  
Flo Bike Rack  
Bike Rack



Tectura Designs  
ExpoStone  
18 in. sq. ES-10



Tectura Designs  
ExpoStone  
18 in. sq. ES-303



Davis Colors  
Adobe  
Smooth Finish



Natural Color  
Concrete



Landscape Forms  
Annapolis Bollard  
6" Embedded

