5 DESIGN GUIDELINES

5.1 COMMUNITY DESIGN CONCEPT

The Borba Village Design Guidelines have been prepared to ensure that the traditional neighborhood character envisioned for the planned residential community is implemented. The Specific Plan Design Guidelines are intended to provide criteria for the design of various land uses and facilities within Borba Village in order to further the goal of achieving a traditional residential community adjacent to a complementary commercial center. The design guidelines address the goals of creating a livable, cohesive community enabling and promoting neighborhood interaction.

The sketches and graphic representations contained herein are for conceptual purposes only and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design. In an effort to encourage creativity and innovation, the guidelines express "intent" rather than "absolute", thereby allowing certain flexibility in fulfilling the intended design goals and objectives.

The Community Design Concept is directed towards the creation of a traditional community which is internally integrated and which relates positively to the existing surrounding community. The key elements of the community development plan for Borba Village include:

- Pedestrian accessibility and mobility throughout the entire residential community.
- Strong sense of community.
- Strong visual and physical connection of land use components with open space amenities.
- Unifying elements which define the various land use components as one cohesive community.

The community design guidelines focus on the integration of these elements into the Borba Village community. Together, the appropriate treatment of these elements will establish a distinctive and cohesive image consistent throughout the planned community.