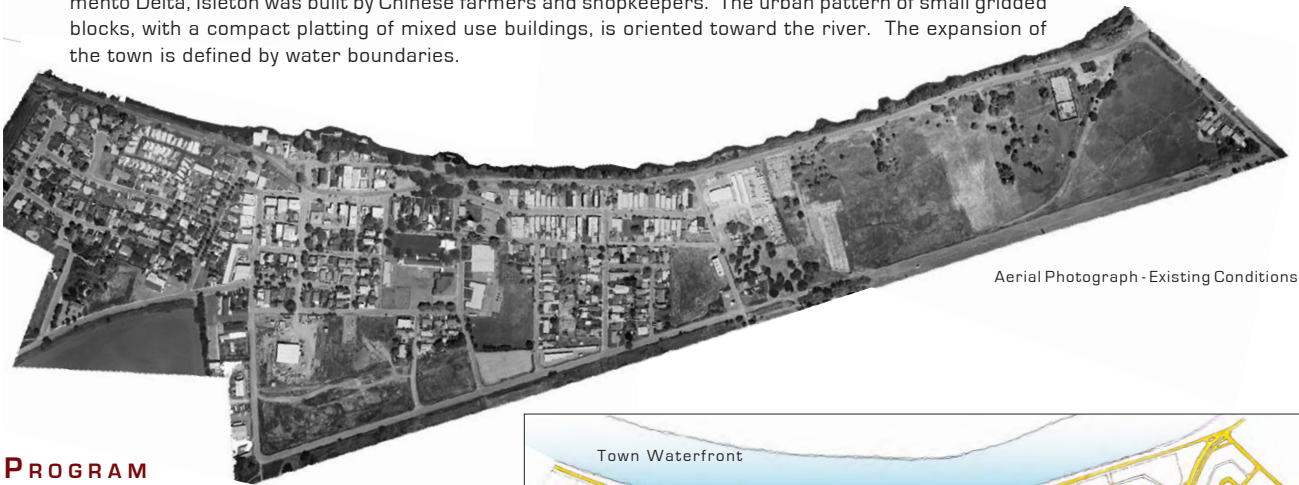


MASTER PLAN

One of several historic towns created by levees and agricultural in the Sacramento Delta, Isleton was built by Chinese farmers and shopkeepers. The urban pattern of small gridded blocks, with a compact platting of mixed use buildings, is oriented toward the river. The expansion of the town is defined by water boundaries.



Aerial Photograph - Existing Conditions

PROGRAM

- Six New Neighborhoods
- Residential (6,000 D.U.)
- Dining & Entertainment (250,000 SF)
- Workplaces (215,000 SF)
- Recreation (110,000 SF)



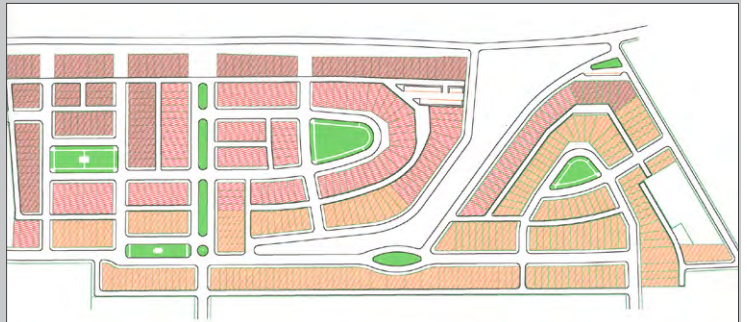
Street Grid Diagram

TOWN & CORRIDOR
 Town Extension - Village Context
 1,115 Acre Site

ISLETON - PHASE ONE



New Waterfront at State Highway



Neighborhood Zone Diagram

WATERFRONT NEIGHBORHOOD

Expansion of the existing town to the east, along the Sacramento River edge, promotes a new identity for Isleton by creating a new waterfront district. The existing industrial waterfront shall require a longer period of rehabilitation. Commercial and recreational activity, along the re-designed state highway atop an existing levee, will be supplemented by lodging and residential uses which diminish in density as the street grid is built to the south away from the riverfront.

NEW WATERFRONT PROGRAM

90 acre site

- Detached Residences (320)
- Attached Residences (130)
- Hotel Rooms (60)
- Lodging & Reception: 12,000 sf
- Retail: 30,000 sf
- Dining & Entertainment: 40,000 sf
- Workplaces: 35,000 sf



ISLETON - PHASE TWO INFILL



Rendered Lot Plan

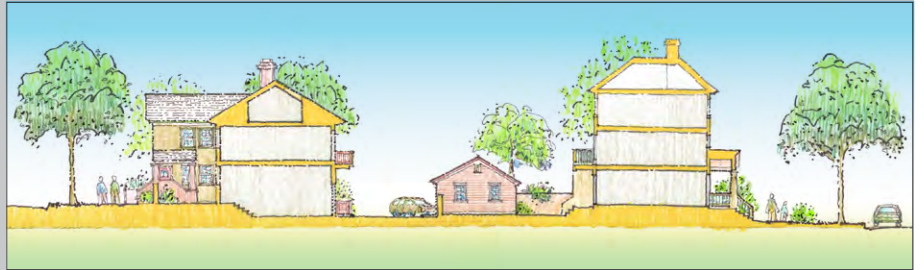
Scale: 1" = 150'



Street Elevation (South Edge of Block)

RESIDENTIAL INFILL

A five acre parcel, directly adjacent to the existing town infrastructure, was selected as the first infill effort for the town expansion. Adjusted carefully to the nearby residential pattern, the sideyard houses, duplex houses, and small groups of townhouses have living spaces lifted above the mandated flood levels of this historic Delta town. The narrow wood frame structures of the Sacramento region, with metal roofs sheltering second floor porches - supported by piers or cantilevered - have been designed to create waterproof spaces on the street level for workplaces.



Section Through Block

Building Type Precedents



INFILL PROGRAM

5 acre site

- Detached Residences (20)
- Attached Residences (13)
- Accessory Units (6)