

7 COMMUNITY DESIGN

INTRODUCTION

Development Regulations are mandatory regulatory specifications. Community Design Criteria, in contrast, are design-related policies that are more permissive and subject to interpretation. The intent of the Community Design Criteria is to develop a framework of policy statements geared toward establishing a high level of design, both aesthetically and functionally, for the Dominguez Technology Centre.

SITE PLANNING CRITERIA

1. Building Location

- A. Buildings should be located to enhance project visibility and identity, while maintaining compatible relationships with adjacent projects and street frontages.
- B. Buildings should be arranged to provide convenient access to entrances and efficient onsite circulation for vehicles and pedestrians.

2. Site Location

- A. Vehicular access to individual sites from University Drive, east of Central Avenue, shall be prohibited. Access onto University Drive for the parcel west of proposed Central Avenue is permitted.
- B. Access points to individual sites will be designed to minimize conflicts and provide adequate access to streets.

3. Parking

- A. Sufficient onsite parking must be provided to accommodate all vehicles associated with the use of each site. No on-street parking is permitted.

- B. Designated spaces must be provided in convenient locations for handicap, carpool, motorcycle and bicycle parking, as required by the State of California, City of Carson, and this specific plan.
- C. Parking areas for motorcycles and bicycles are to be designed for orderly, uncluttered parking in the vicinity of building entries. Bicycle parking areas are to be provided with racks and locking capabilities.
- D. Parking areas are to be screened from public streets by means of grading and landscaping, as applicable.
- E. Any parking beneath buildings or in parking structures must be screened by architectural design or landscaping.

4. Pedestrian Circulation

- A. Safe, clear pedestrian circulation will be provided between buildings, parking areas and entries on all sites. When bus stops are located on adjoining streets, pedestrian access from the bus stop to the site must be provided.

5. Service Areas

- A. Service, storage, maintenance, loading and refuse collection areas are to be located out of view of public roadways and buildings on adjacent sites, or screened by dense landscaping and/or architectural barriers.
- B. Service areas should be located so that service vehicles have clear and convenient access and do not disrupt vehicular and pedestrian circulation. No loading or unloading is permitted from public streets.
- C. All utility service areas, oil wells, etc., shall be screened from public view with landscaping and decorative barriers or baffle treatments as required by the provisions of the Carson Municipal Code (CMC) that exist at the time of adoption of the Specific Plan by the City Council.

ARCHITECTURAL CRITERIA

All buildings are to be designed in good taste with an emphasis on quality. The objective is to create a cohesive, distinctive personality that sets the Dominguez Technology Centre apart from other business parks. All design shall appear as an integrated part of an overall site design concept.

1. Building Entries

- A. Building entries shall be readily visible to the first-time visitor.
- B. Every project must develop a clearly defined entry sequence linking the primary building and site entries.

2. Building Materials

- A. The exterior portions of exterior walls shall be composed solely of concrete, brick, stucco, masonry, tile, marble, granite, glass or decorative metal construction, and shall be subject to the approval of the developer.
- B. Exterior walls shall be painted or suitably treated initially in a manner acceptable to developer and, if such treatment is not permanent, repainted or retreated in like manner at least as often as necessary to maintain a clean and well-kept appearance.

3. Building Roof Design

- A. Roof shapes shall be generally flat. Sloped or curved roof forms may be used if they are the dominant roof form. Awnings, residential mansard or hip roof forms are not permitted.
- B. The inside of the parapet shall be painted or otherwise coated so that the color is approximately the same as that of the roof.

- C. Built-up or membrane roofing shall be effectively screened on all sides by the building parapet.

LANDSCAPE CRITERIA

Landscaping is an important element contributing to the identity and unity of the Dominguez Technology Centre. As such, all landscaping for the Centre is designed to:

- A. Promote a pleasant, distinctive, high technology environment;
- B. Reinforce linkages;
- C. Augment internal cohesion and continuity;
- D. Enhance the structured urban design concept;
- E. Provide a clean, contemporary visual appearance;
- F. Establish points of entry and other triggering mechanisms; and
- G. Coordinate streetscapes to unify the general appearance.
- H. Required landscaping shall be based on existing City standards.
- I. Native specimen trees and shrubs shall be utilized whenever possible as approved by the Director.

1. General Requirements

- A. The portions of each site located within fifteen feet of the curb line of each street adjoining said site (each, a "landscaping area") shall be initially improved by each developer, and thereafter improved and maintained (by each occupant) solely as a landscaping and sidewalk area. Each landscaping strip shall be planted with appropriate landscaping materials in accordance with plans and specifications approved by the developer.

2. Parking and Vehicular Circulation Areas

- A. Light sources shall be color-corrected, high-pressure sodium or approved equal.
- B. All parking area, access drive and internal vehicular circulation area lighting fixtures shall be of the sharp cut-off rectangular (shoe box) or circular (disk) type.
- C. 'Wall-pack' type fixtures shall not be permitted on the street side of buildings. These fixtures, if used, shall be exclusively of the adjustable sharp cut-off type.

3. Pedestrian Lighting

- A. Light sources shall be metal halide, high-pressure sodium, or color corrected fluorescent.
- B. Area illumination shall be provided for entryways, courtyards and other people gathering-places. Point-to-point lighting shall be provided for pedestrian walkways.

4. Trash Collection/Storage

- A. Trash areas are to be located so as to be accessible for both deposit and pickup.
- B. Trash storage/collection area shall be on a minimum four-inch pad.
- C. Wall construction shall be a minimum of six-inch reinforced masonry.
- D. Minimum size shall be eight feet in width and six feet in height.
- E. Enclosures viewed from adjacent structures two (2) stories or higher must be provided with roof-type screening structure.

- F. All trash storage areas shall be enclosed within a building or by a screening fence or wall six feet in height, unless, in the opinion of the Director of Community Development, such facilities are not within public view.

5. Bicycle Circulation

- A. Bike Path - The applicant shall be responsible for all cost incurred for the Class 1 bicycle path to be located on the west side of Central Avenue between University Drive and Victoria Street, subject to an easement being dedicated by the University for the Central Avenue right-of-way.
- B. University Drive shall be provided with a five (5) foot Class 2 bike lane from Wilmington Avenue to Central Avenue.
- C. Victoria Street shall be provided with a Class 3 bike route (signs) from Wilmington Avenue to Central Avenue.

- B. Each developer shall construct a curvilinear four (4) foot sidewalk on the portions of the sites located along the west side of Wilmington Avenue, the east side of Central Avenue, the south side of Victoria Street, the north side of each-west interior street and the east side of each north-south interior street. On Wilmington Avenue the curvilinear sidewalk shall extend northerly from the curb on the north side of Glenn Curtiss Street. The four (4) foot sidewalk shall be located within the fifteen (15) foot landscaping strip lying along each street's curb line. The fifteen (15) foot landscape easement includes the eight (8) foot wide portion of the City of Carson's easement for each of said streets which extends into each site from the curb line. Each developer and occupant shall be responsible for constructing that portion of said sidewalk that is located on such respective party's property and the required property to be dedicated to the City in the easement.
- C. Every site on which a building shall have been constructed and every site improved with any improvement other than a building (eg., parking lot) (a "partially improved site"), including unpaved areas between the curb lines and the building setback lines adjacent thereto (even if such areas are within public rights of way) shall be landscaped (to the extent not then already landscaped) by the owner, lessee, or other occupant of such site (individually, "occupant" and collectively, "occupants") with lawn, shrubbery, trees, bushes, or other suitable groundcover, according to plans approved as specified herein. Each occupant shall thereafter at all times maintain such landscaping in a neat, well trimmed, healthy, clean and well kept condition, and the occupant shall regularly remove all weeds.

LANDSCAPE CONCEPT

Conceptual landscape standards have been developed for Dominguez Technology Centre to characterize proposed treatments of commonly held or maintained community elements. Proposed standards are intended to provide for

a consistent treatment of street trees, project entryways, interior slopes, etc., promoting a harmonious relationship between design elements. Landscape standards are delineated and keyed on the Landscape Concept Plan, Exhibit 17, with enlarged illustrations of each treatment following in Exhibits 18 through 22. Landscape standards have been developed in the following categories.

1. Project Entryways

Project entries (Exhibits 18 and 19) are intended to enhance the overall image of Dominguez Technology Centre through pronounced entry beautification. A hierarchy of design elements have been used in the development of the entries to establish relative functional relationships.

In addition to the proposed entries, Special Accent Treatment Areas have been developed for two other areas of the site. Highly visible corners (ie., Central Avenue and University Drive) are planned for a treatment similar to what is in place now at the intersection of University Drive and Wilmington Avenue. Corner cutoffs at these locations will accommodate a generous landscape setback and project monumentation.

Secondary Special Accent Treatment areas occur at the intersections of interior streets and are intended to function as a decision-making point. Design elements include an enlarged sidewalk with tree wells on two sides, thematic specimen trees and tree wells set in turf opposite the side of the street with sidewalk. Enlarged sidewalks and tree wells are borrowed elements from the exterior streetscape and are intended to reinforce continuity.

2. Streetscape

Proposed streetscape treatments for Dominguez Technology Centre are illustrated in Exhibits 20 through 22, and are intended to delineate a hierarchy of street usage. Landscaping for streets will be installed as the streets are constructed. Trees for the parkways shall be limited to the following varieties: orchard tree, carrot wood, laurel fig, jacaranda, sweet gum, southern magnolia, kaffir plum, Canary Island pine, cape pitto-

sporum, African fern pine, Brazilian pepper tree, windmill palm, and brisbane box. However, the street tree selection must be consistent with the City's guidelines.

Exterior streetscapes along Wilmington Avenue, Victoria Street and Central Avenue take on a more formalized appearance with wide curvilinear sidewalks and evenly spaced street trees. Central Avenue goes one step further with the addition of a theme street tree. This theme street tree concept is carried over to University Drive where the emphasis is placed upon buffering Centre uses from the residential neighborhood to the south. This themed landscaping is intended to help soften this transition in land uses. Sidewalks on all exterior streets (except University Drive) will be provided for on one side only for the Dominguez Technology Centre.

The interior project streetscape is meant to be more informal and campus-like. Formality only plays a role in the Secondary Special Access Treatment areas. Evergreen canopy street trees are intended to undulate in spacing and be interspersed with deciduous plantings. A 4-foot curvilinear walkway on one side of the street is provided for in a separate 15-foot landscaped area.

All setbacks of the project abutting Victoria Street, Wilmington Avenue and Central Avenue shall be landscaped to provide visual screening or a transition into the primary use area of the site from raised, landscaped medians. Landscape elements shall include earth berming, lawn, ground cover, shrubs, flower beds, rock formations and specimen trees in conjunction with meandering sidewalks, hardscape features, such as benches and lamp posts, and other pedestrian amenities where appropriate as provided by the Director. The parkway tree requirements as prescribed by the Park and Recreation Department shall be shown on all appropriate landscape plans submitted for City approval.

3. Special Treatment Areas

Oil production on the site will continue into the foreseeable future. To ensure that production is compatible with future uses of the property, the existing wells will be screened and operating facilities will be relocated

and consolidated into the production/drilling sites as illustrated in Exhibit 23 and Exhibit 30. Continuing with the more informal look, closely spaced vertical tree massings in concert with dense shrub clusters will be placed in random patterns around each production/drilling site. Where practical, a generous setback from the road will further enhance the streetscape. Security fencing will define the interior edge of the area. An eight-foot block wall with barbed wire will enclose the production drilling sites.

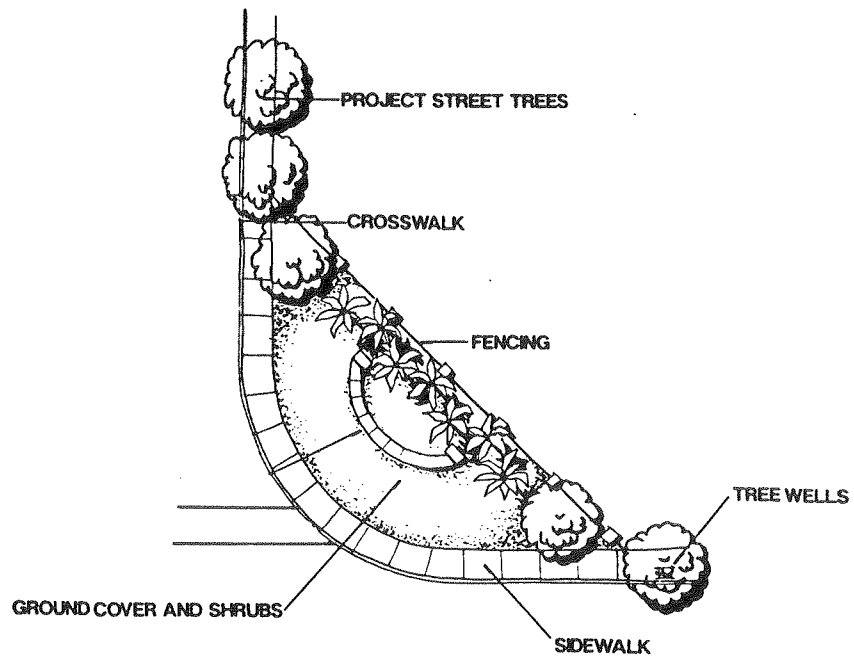
4. Retention Basin

The retention basin perimeter area shall be landscaped to include a raised berm with such plant types as *pinus halepensis*, *brachychiton populneus*, *carissa grandiflora*, *acacia longifolia* and *melaleuca nesophila*.

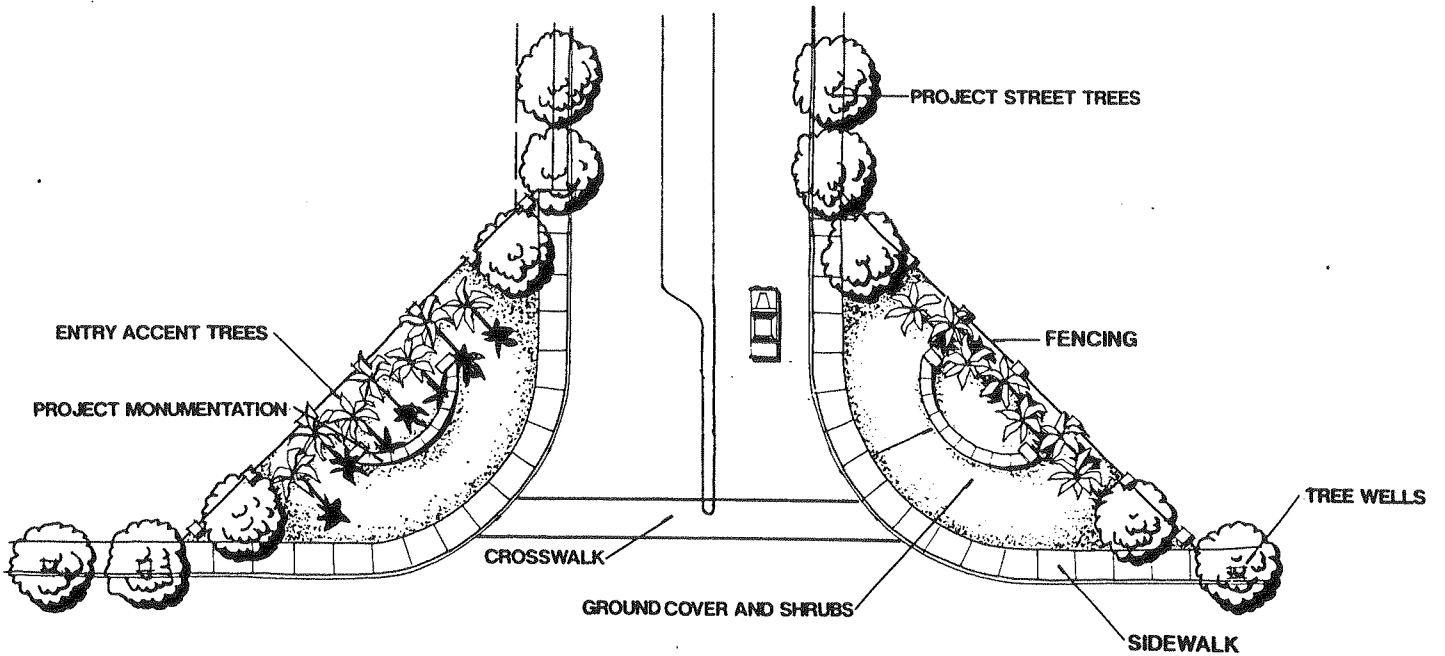
LIGHTING CRITERIA

1. General Requirements

- A. Lighting shall be designed and installed so as not to cast any glare onto adjacent lots or streets, nor should it decrease the ambience of adjacent areas nor reduce the safety of pedestrian and vehicular movement.
- B. Building illumination and architectural lighting shall be indirect in character, 'wall-washing,' overhead down-lighting and interior illumination that spills outside is encouraged.
- C. All lighting visible from adjacent streets shall be indirect and shall incorporate full cut-off shield fixtures.
- D. Service area lighting shall be contained within the service yard boundaries. Shielded light sources shall be required.
- E. Lighting fixtures shall be complementary to building design.



SPECIAL ACCENT TREATMENT

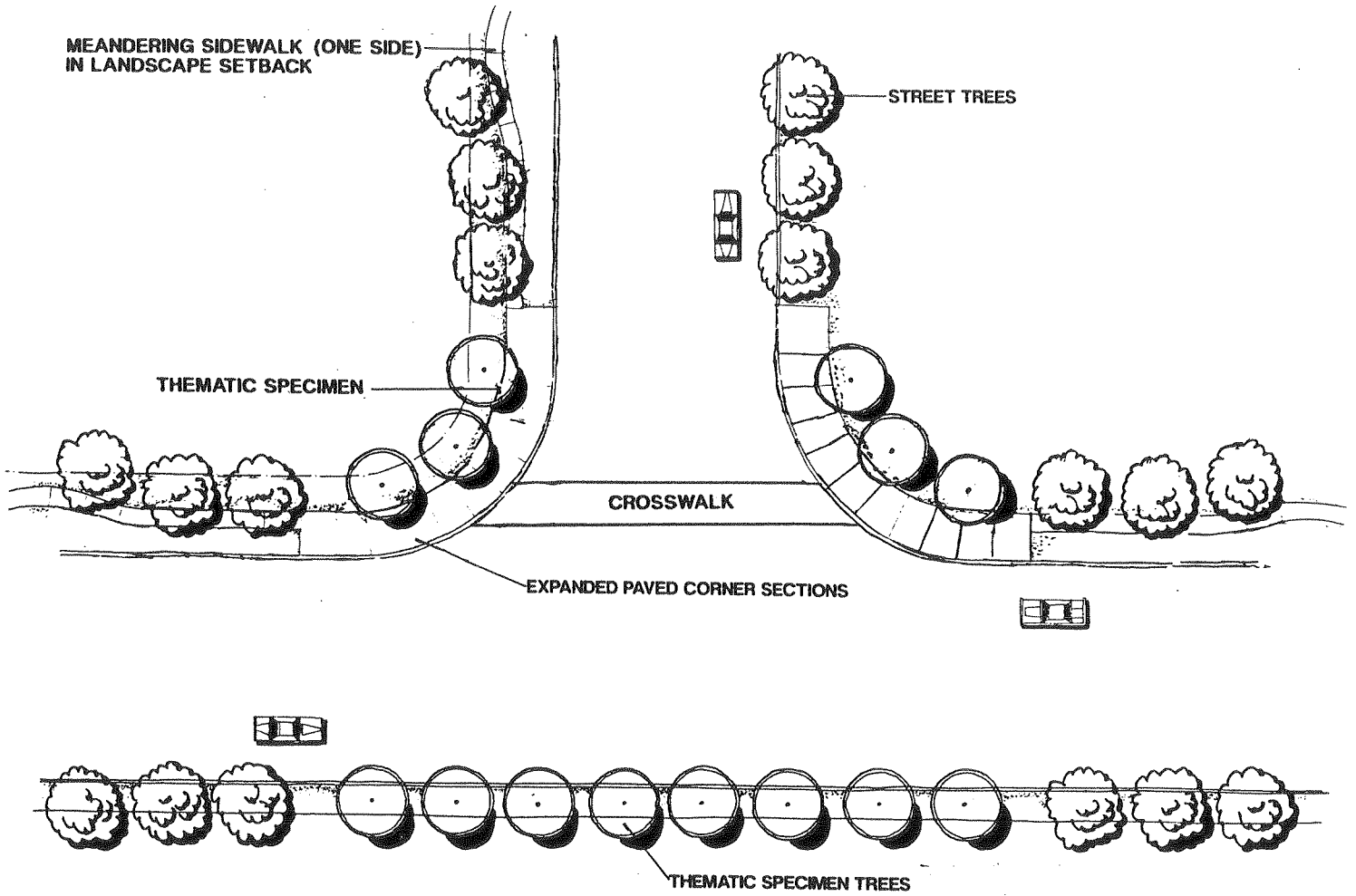


PROJECT ENTRANCE

**CONCEPTUAL ENTRY TREATMENT
DOMINGUEZ TECHNOLOGY
CENTRE**

NOTE: PLANT MATERIAL SIZES,
LOCATIONS, AND SHAPES ARE
FOR ILLUSTRATIVE PURPOSES ONLY.





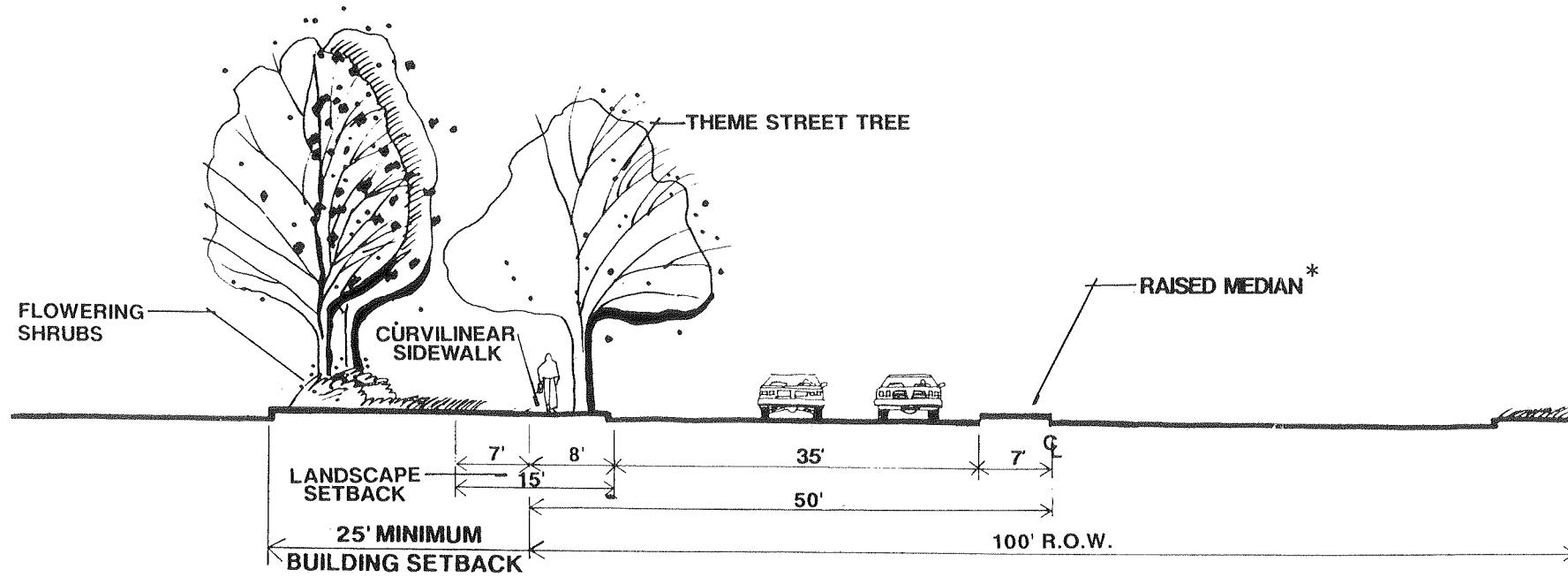
SECONDARY SPECIAL
ACCENT TREATMENT
**DOMINGUEZ TECHNOLOGY
CENTRE**
DOMINGUEZ PROPERTIES

NOTE: PLANT MATERIAL SIZES,
LOCATIONS, AND SHAPES ARE
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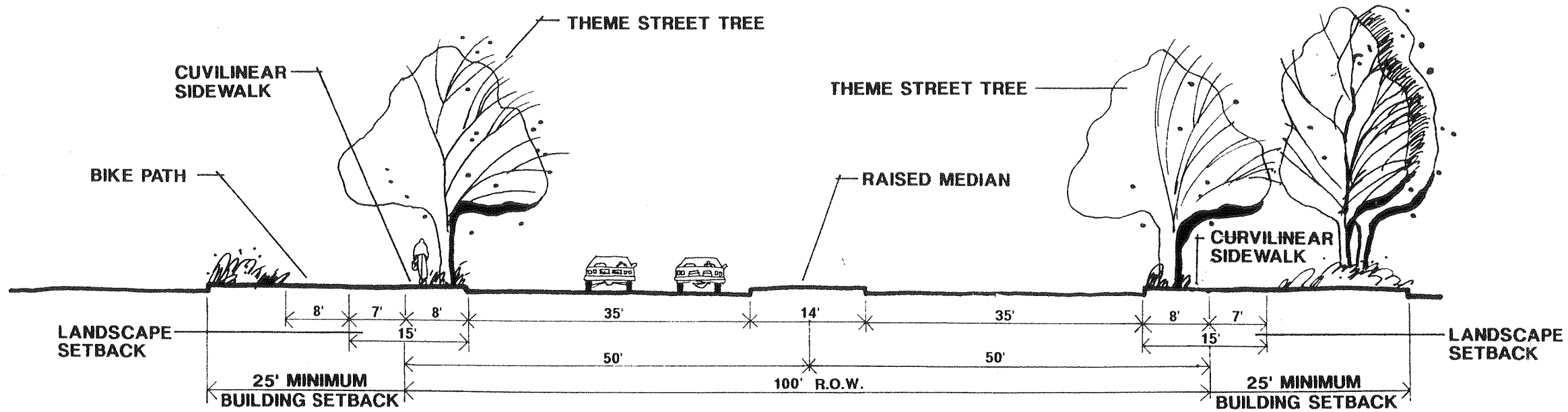
EXHIBIT 19

DOMINGUEZ TECHNOLOGY CENTRE LANDSCAPE CONCEPT SECTIONS



A = WILMINGTON AVE. STREETSCAPE

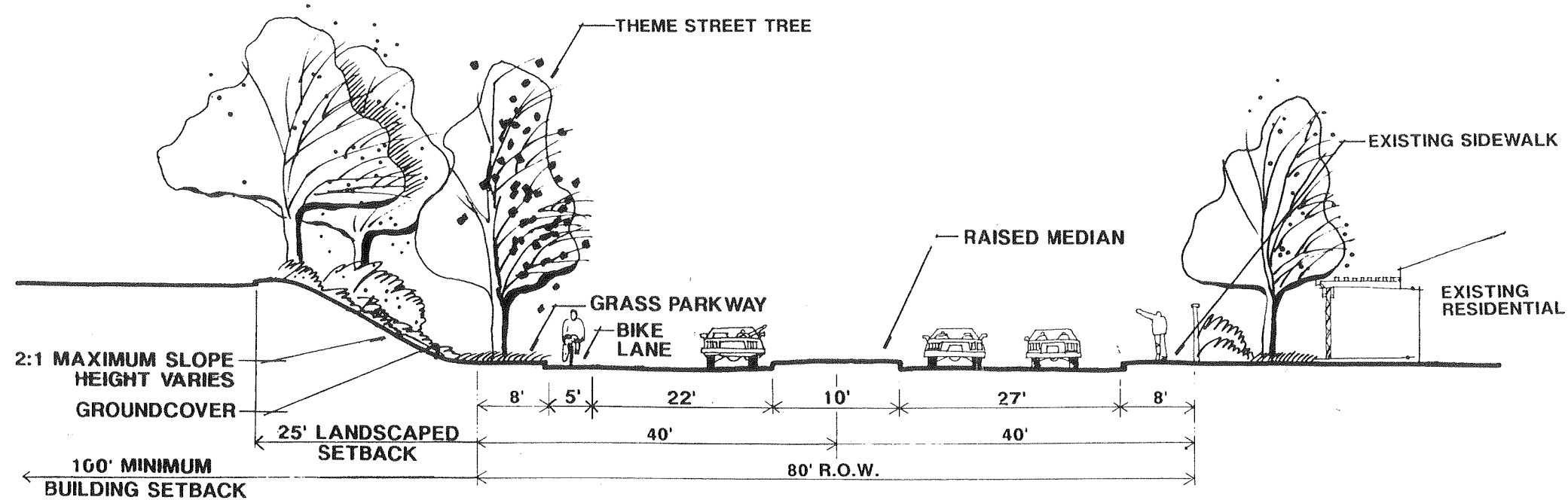
* NOT A CONDITION OF THIS DEVELOPMENT



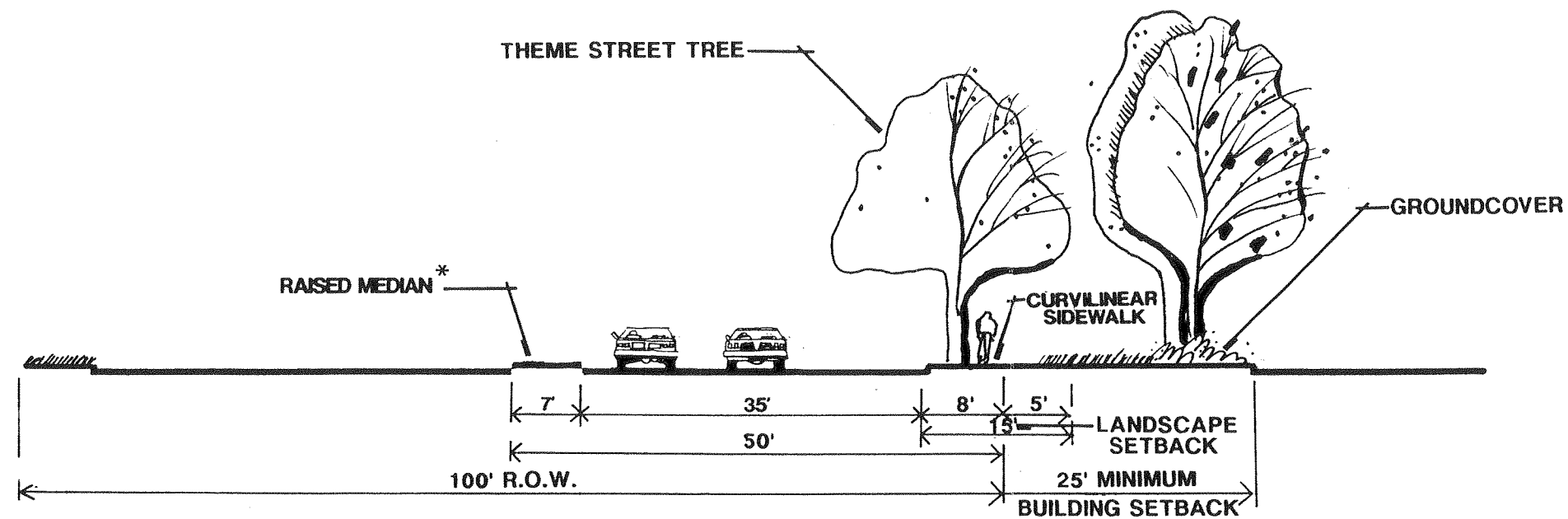
B = CENTRAL AVE. STREETSCAPE

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DOMINGUEZ TECHNOLOGY CENTRE LANDSCAPE CONCEPT SECTIONS



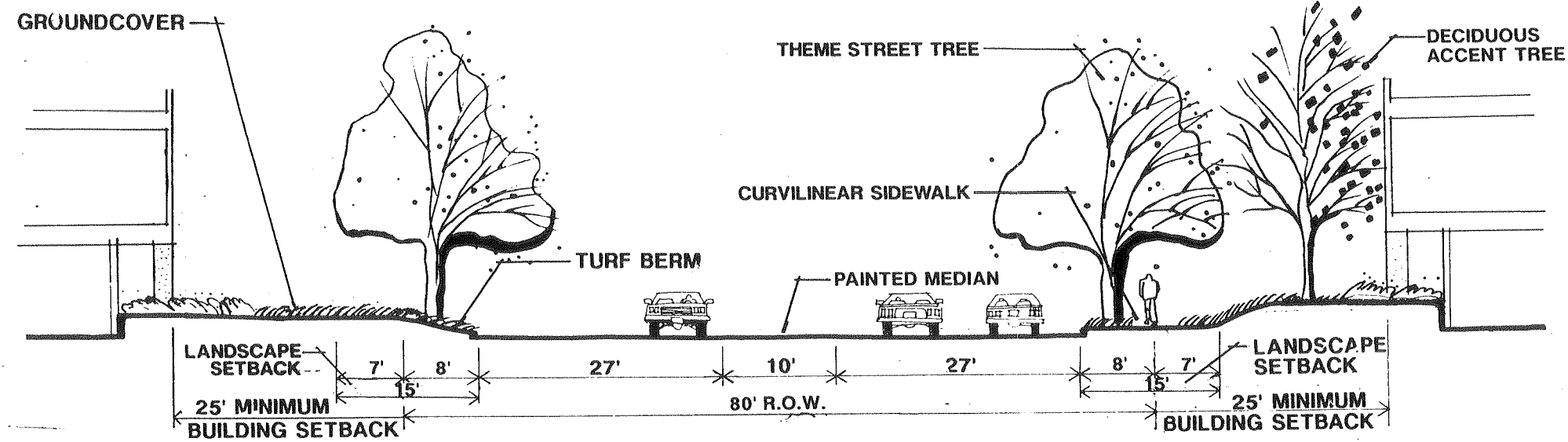
C = UNIVERSITY EDGE STREETSCAPE



D = VICTORIA ST. STREETSCAPE

* NOT A CONDITION OF THIS DEVELOPMENT

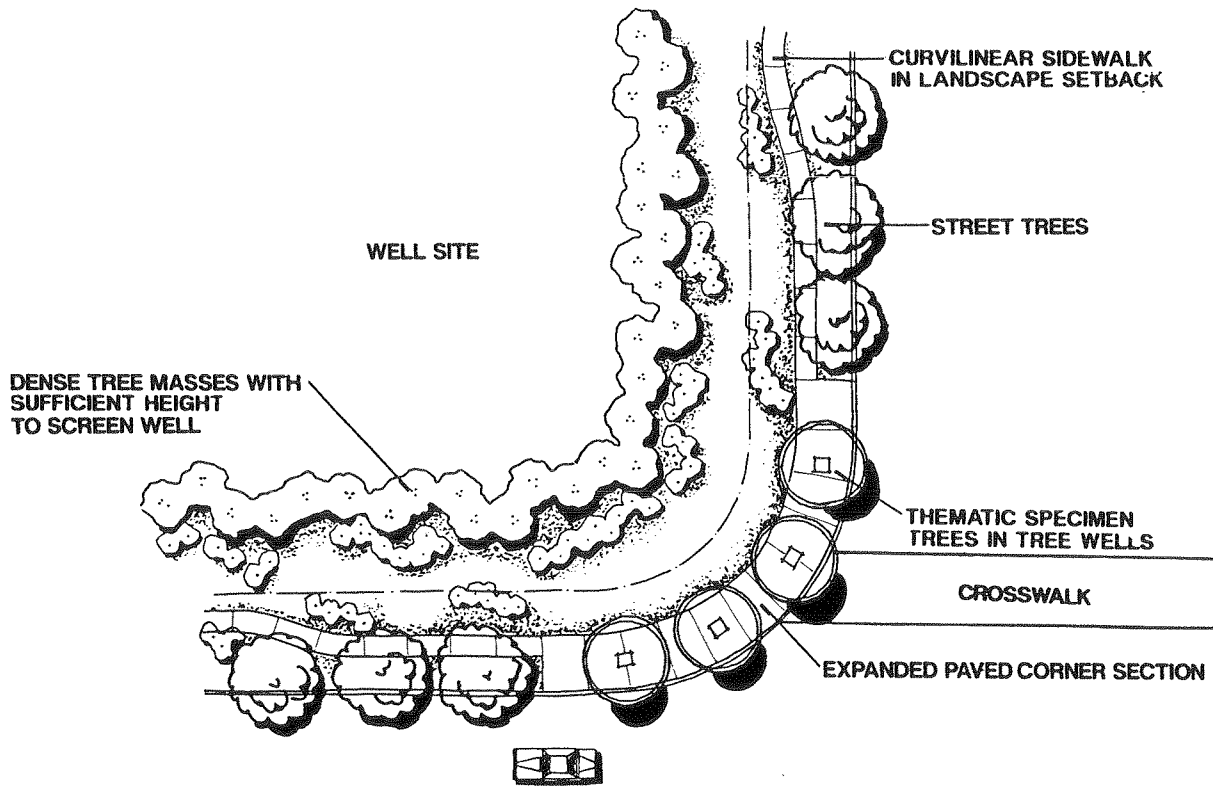
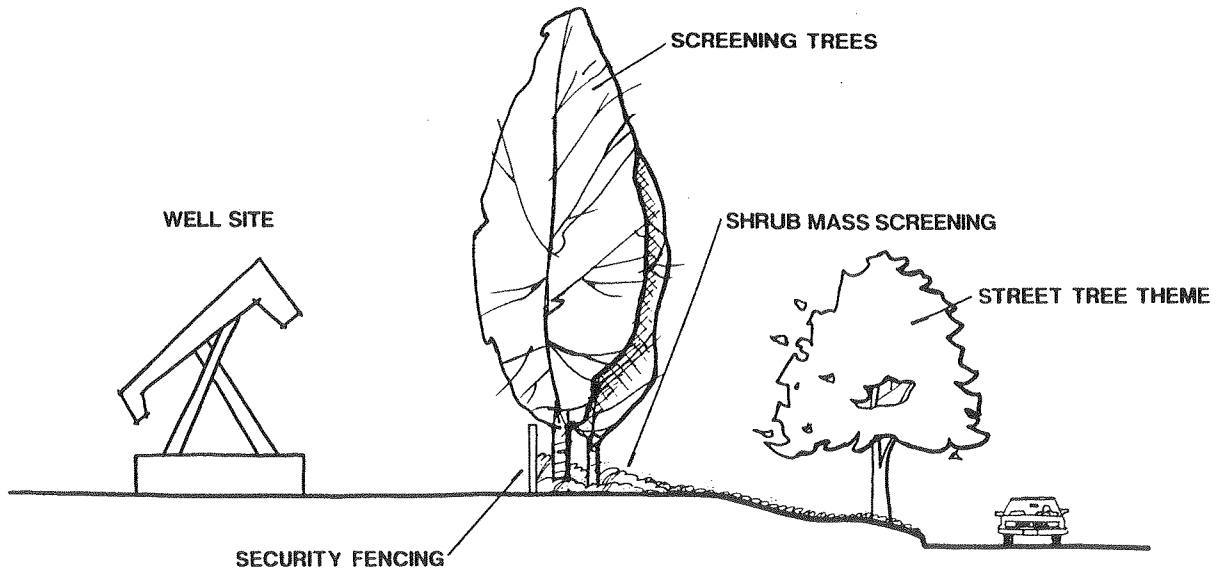
NOTE: PLANT MATERIAL SIZES, LOCATIONS, AND SHAPES ARE FOR ILLUSTRATIVE PURPOSES ONLY.



E- INTERIOR PROJECT STREETScape

DOMINGUEZ TECHNOLOGY CENTRE LANDSCAPE CONCEPT SECTION

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**SPECIALIZED LANDSCAPE
TREATMENT
DOMINGUEZ TECHNOLOGY
CENTRE**

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