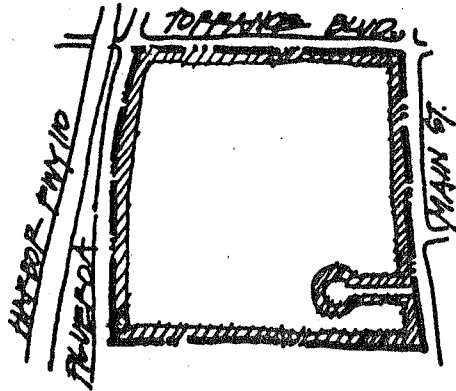


## IV. COMMUNITY DESIGN

### INTRODUCTION

This section provides a conceptual framework with key design details and criteria for the development of the Carson Town Center. The Community Design section describes features that will be implemented by the master developer in the initial development stage. The map below shows the area addressed in this section.



### EXHIBIT 10-COMMUNITY DESIGN AREA

The master developer will be responsible for implementation of street improvements, utility systems and landscaping. Individual project developers will be responsible for improvements within the site which are outlined in Section V and for the streetscape surrounding the 40-acre western parcel. Improvements in the 40-acre western parcel will be consistent and compatible with the remaining Specific Plan area.

Goals for the Carson Town Center are to establish a distinctive image, attract prestige businesses, implement landmark office building, and beneficially influence surrounding properties. To achieve this requires:

- A strong initial phase of landscaping and street improvements.
- Clear visibility of the Center from the surrounding streets.
- Attractive and well-coordinated design themes.

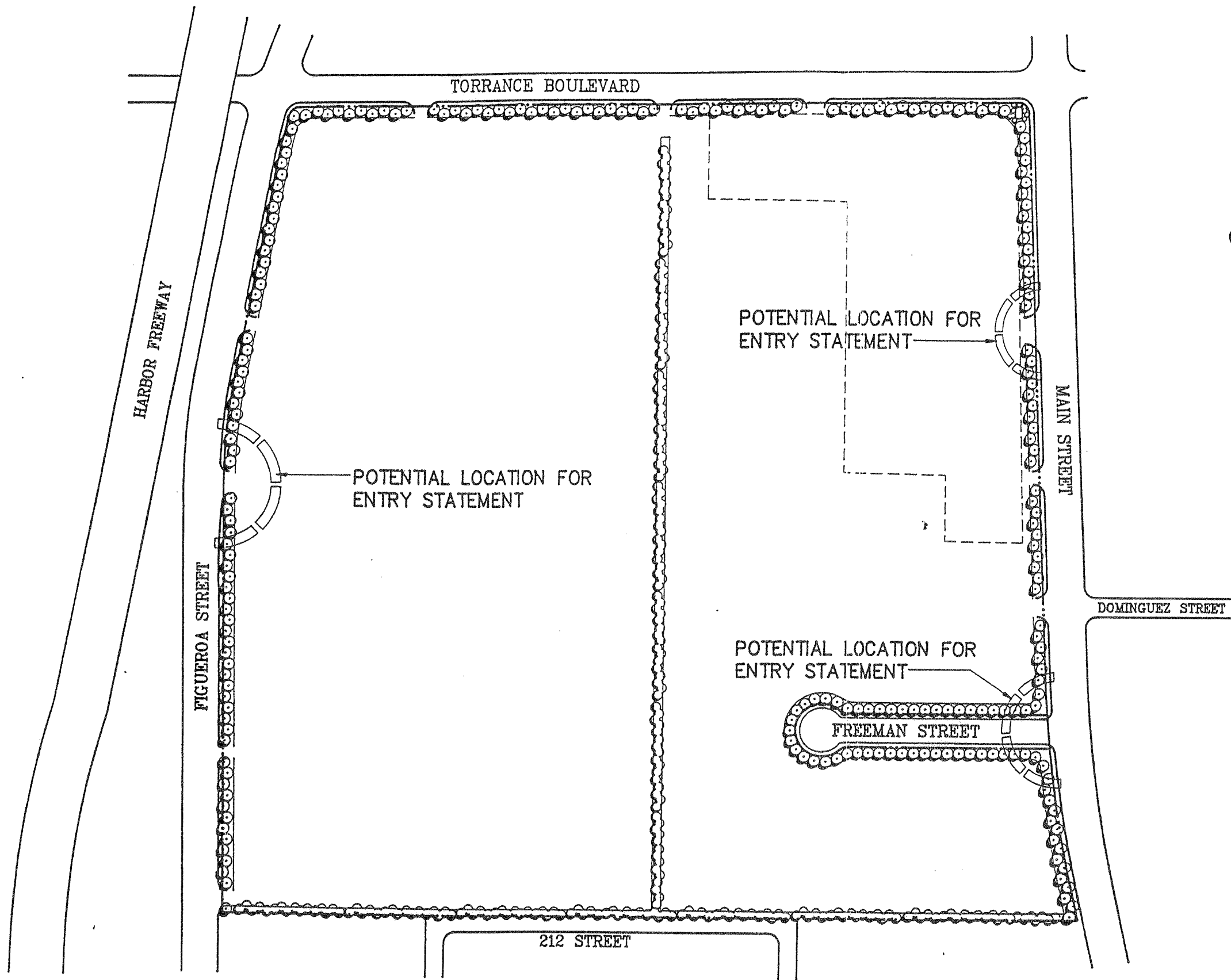
## **LANDSCAPE CONCEPT**

The landscape for the Center, especially the palette of plantings, is crucial to a visually strong and attractive design theme. The visual continuity of street trees is especially valuable in creating a harmonious commercial/business park. Mounds and berms are integral to the landscape solution, especially along the perimeter streets and at the front of buildings, to screen parking areas and to provide soft vertical relief to this essentially flat site.



In addition to plant materials, attention will be given to other landscape elements. Enhanced paving will occur at seating and gathering places and building entries. Benches, bike racks, trash containers and other outdoor furnishings will be a style that is compatible with the Center's architecture. The same style will be used throughout the project to promote a sense of continuity.

The various types of plant material and the micro-environment of the site require that all irrigation systems within the landscape areas will be fully automatic and divided into at least two zones, lawn areas and ground cover/shrub beds.

A conceptual Landscape Plan has been prepared as part of this submittal. It depicts species and sizes of trees, shrubs, ground covers and lawns within the Community Design area.

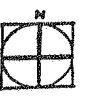


# LEGEND

-  STREET TREE 24 INCH BOX  
TIPUANA TIPU (TIPU TREE)
-  SCREEN TREES 15 GALLON  
EUCALYPTUS NICHOLII (NICHOL'S WILLOW-LEAFED PEPPERMINT)  
EUCALYPTUS SIDEROXYLON 'ROSEA' (RED IRONBARK)  
MELALEUCA QUINQUENERVIA (CAJEPUT TREE)  
PODOCARPUS MACROPHYLLUS
- PARKING AREA TREES 15 GALLON  
CUPANIOPSIS ANACARDIODES (CARROT WOOD)  
XCELEUTERIA BIPINNATA (CHINESE FLAME TREE)  
LASERSTROEMIA INDICA (CRAPE MYRTLE)  
LIRIODENDRON TULIPIFERA (TULIP TREE)  
NERIUM OLEANDER, STANDARD (OLEANDER)  
PYRUS KAWAKAMI (EVERGREEN PEAR)  
ALNUS RHOMBIFOLIA (ALDER)
- SCREEN SHRUBS 5 GALLON  
ACACIA LONGIFOLIA (SYDNEY GOLDENWATTLE)  
NERIUM OLEANDER 'CASA BLANCA' (OLEANDER)  
XYLOSMA CONGESTUM (SHINY XYLOSMA)

# LANDSCAPE CONCEPT PLAN


EXHIBIT 11



## PERIMETER STREETSCAPES

The streets surrounding the Carson Town Center will be improved by the master developer and by individual project developers. A consistent landscape theme will be used throughout the project to provide a sense of cohesiveness.

The following guidelines are for Torrance Boulevard, Figueroa and Main Streets:

- The perimeter of Torrance Blvd. and Main St. will be planted with the project theme tree, Tipu Tree (*Tipuana tipu*). The trees shall be 24-inch box size and, when planted, shall have a minimum of 8 feet of brown trunk measured from finish grade. The trees shall be planted a minimum of 40 feet apart in a triangular formation.
- The perimeter of Figueroa St. may be planted with one of the following trees, Honey Locust (*Gleditsia triacanthos*), Jacaranda (*Jacaranda mimosifolia*), Floss Silk Tree (*Chorisa speciosa*-Majestic Beauty). The trees shall be 24-inch box size and, when planted, shall have a minimum of 8 feet of brown trunk measured from finish grade. The trees shall be planted a minimum of 40 feet apart in a triangular formation.
- All trees planted along the streets shall be planted in the 15-20 foot landscape setback. (See Site Development Standards for setback requirement.)
- All trees shall be planted at least 5 feet from any driveway and 25 feet from any street lighting standards.
-  A continuous berm shall be incorporated into the design to soften the street edge and screen parking areas. The maximum slope gradient shall not exceed 3 to 1 and the berm height shall be 3 feet.
- All landscape areas along the perimeter streets shall be initially planted with lawn as ground cover.

## INTERIOR STREETSCAPES

If constructed, the interior public street (Freeman Street) will have a 76-foot right-of-way and a 66-foot curb-to-curb width. There will be a 5-foot sidewalk contiguous with the curb. Landscape setbacks will be improved with permanent irrigation, trees, shrubs, lawns and ground covers. In this way, the entire project will be coordinated with a visually soft zone of landscape between the streets and buildings.

The interior street will continue the theme established by the perimeter street with the following criteria:

### Freeman Street

- A 20-foot landscape setback will occur along the street.
- It will be lined with a single row of Tipu Trees (*Tipuana tipu*) from the entry on Main Street to the end of the cul-de-sac. The trees shall be 24-inch box size and, when planted, shall have a minimum of 8 feet of brown trunk measured from finish grade. The trees shall be planted a minimum of 25-feet apart.
- All trees will be planted within the 20-foot landscape setback and at least 5 feet from any driveway.
- Berms planted with grass will be incorporated in the design to screen parking areas. Berming shall follow the same criteria as described previously.
- A 5-foot sidewalk will be constructed adjacent to the street curb.

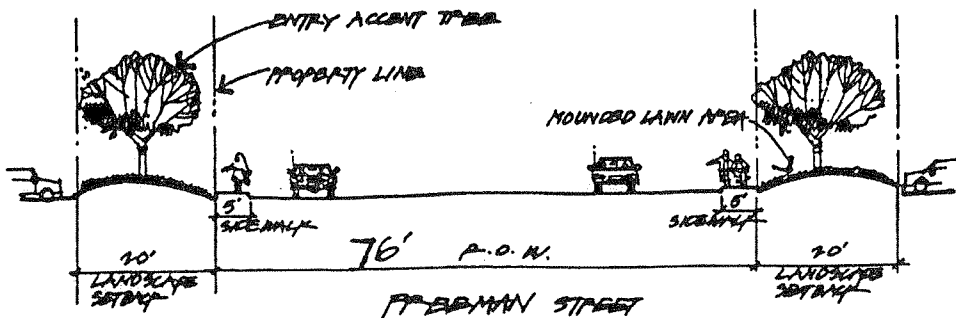


EXHIBIT 13-FREEMAN STREET

## BUFFERS

Three buffer zones will be required to separate conflicting uses. One will occur between the Retail Commercial loading areas and the Retail Commercial/Office Park, the second will occur between the Retail Commercial/Office/R&D/Light Industrial and residential neighborhood to the south, and the third will screen the methane burnoff building from the street. The zones will be lushly planted with trees and shrubs for visual screening. The methane burnoff building will be screened with the shrubs listed below. Criteria for the other buffer zones are as follows:

- Selected screening trees are Eucalyptus and Melaleuca. The trees will be a minimum 15 gallon size, planted 15 feet on center.
- Shrubs shall be a minimum 5 gallon size, planted 5 feet on center. Shrubs used to screen the methane burnoff building will be planted 3' on center. Selected shrubs are:
  - *Nerium oleander* 'casa blanca'
  - *Acacia longifolia*
  - *Xylosma congestum*

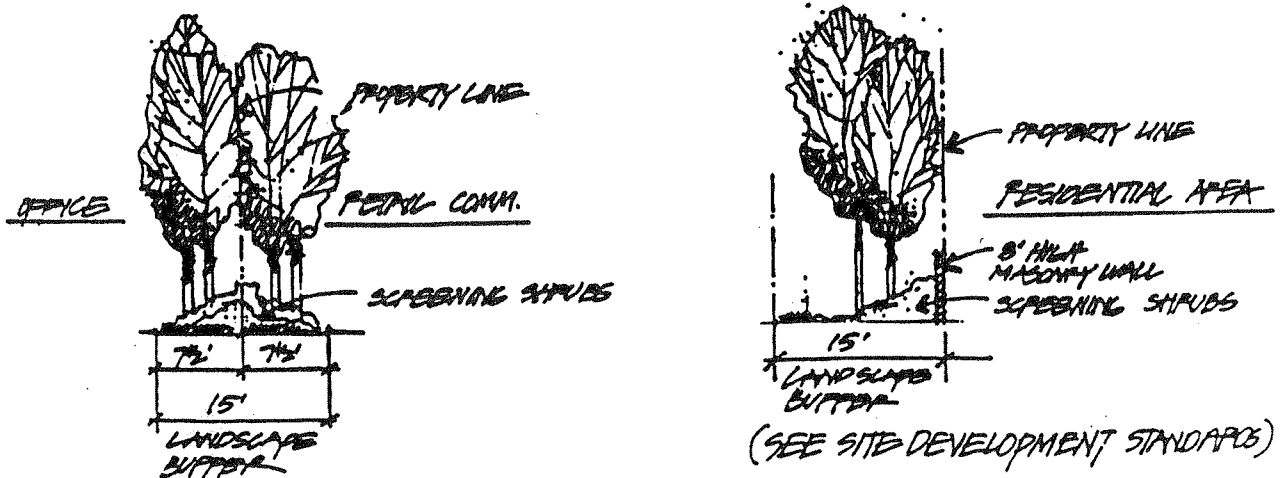


EXHIBIT 14 - BUFFERS

## SIGNAGE

The Carson Town Center will provide a unified graphics and signage program for both public and private areas. This continuity will ensure necessary employee and public orientation, direction, and sense of unique destination or relative place in the project. The sign program will be reviewed through the normal City processes.

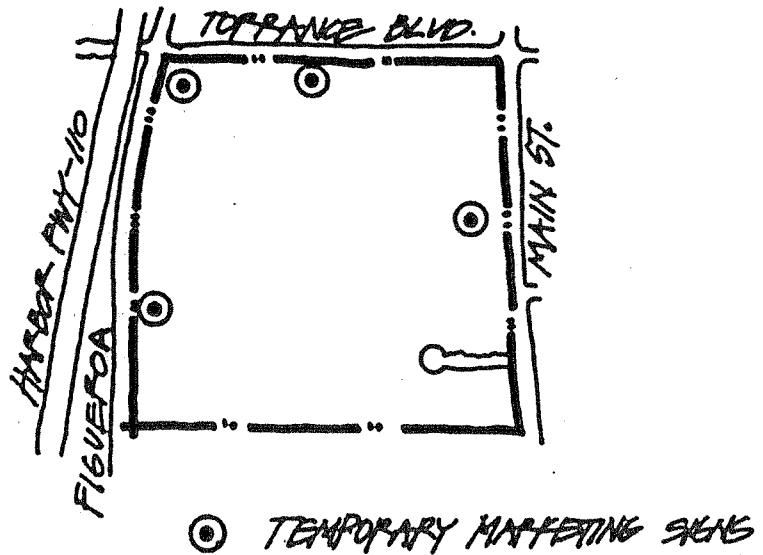


EXHIBIT 15-SIGN LOCATION

## TEMPORARY MARKETING SIGNS

Temporary marketing signs will be located along the perimeter streets. Marketing signs will be constructed as follows:

- The signs will be constructed of wood, with plywood sign faces. The sign lettering will be white on a blue background. The lettering style will be helvetica.
- The sign on Figueroa Street will be 6 inches deep with a maximum height of 16 feet and a maximum width of 10 feet (as shown below). All other signs will be a maximum height of 12 feet and a maximum width of 8 feet.
- All signs will be located 20 feet inside the property line to provide clear visibility for traffic in and around the site. Sign placement shall be reviewed by the City's traffic engineer.

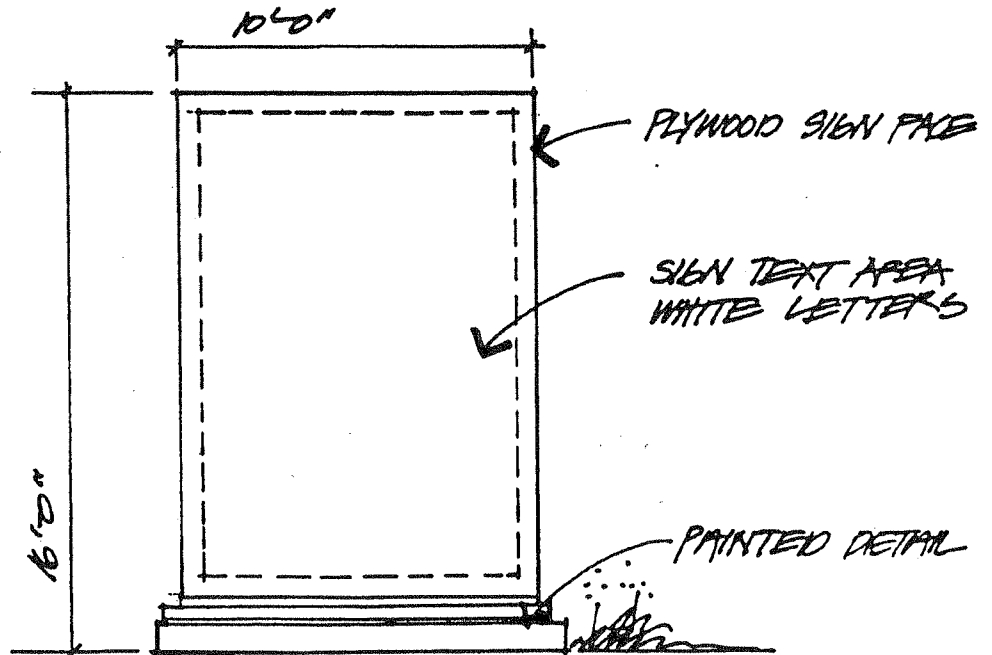


EXHIBIT 16 - TEMPORARY MARKETING SIGNS



# LIGHTING

Lighting in the public areas within the Center will be provided on three levels: street lighting, pedestrian lighting and landscape lighting.

## STREET LIGHTING

Public streets will utilize City-approved fixtures. Specific locations and heights will be approved by the appropriate City department per Carson requirements for illumination.

## PEDESTRIAN LIGHTING

Walkways within landscape areas will be adequately lit for safe nighttime pedestrian traffic. A continuous level of .5 foot candles will be used as a minimum criterion. Pedestrian lighting fixtures will be of uniform design throughout the project and will be selected to complement the architectural theme.

## ACCENT LIGHTING

Select landscape features, specimen trees and directional signage will be highlighted throughout the project with power-saving "up-light" and/or floodlight fixtures. Lighting will emphasize the informational and dramatic elements within the landscape (monument signs, groups of trees and shrubs and architectural features) rather than uniform, flat lighting of the entire development. Special attention will be given to lighting the project entries.

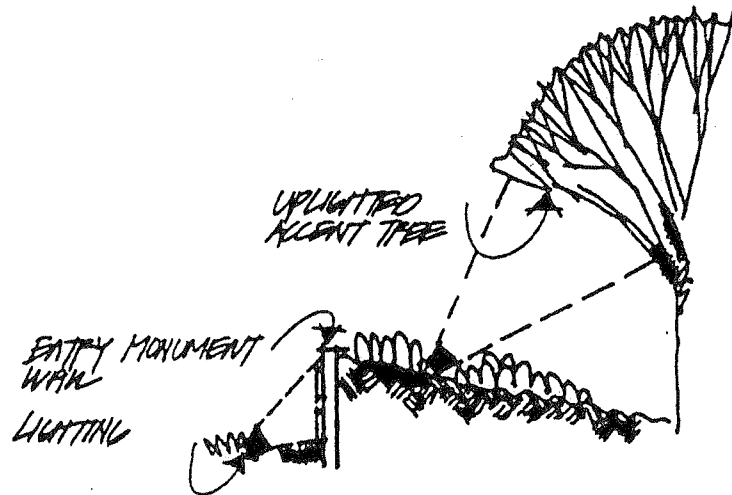


EXHIBIT 17 - LIGHTING EXAMPLE

**[Page Intentionally Left Blank]**