WEST ADAMS-BALDWIN HILLS-LEIMERT
Community Plan Implementation Overlay (CPIO) District
COMMERCIAL CORRIDORS AND MAJOR INTERSECTION NODES SUBDISTRICT

SOUTH ROBERTSON BOULEVARD
DESIGN GUIDELINES
DRAFT—JANUARY 2013
(For discussion purposes only)
South Robertson Boulevard

SOUTH ROBERTSON BOULEVARD

South Robertson Boulevard is a major north-south corridor in the West Adams Community Plan Area. Properties included in the South Robertson Boulevard CPIO Subarea are located on Robertson Boulevard, between Pico Boulevard (north boundary) and National Boulevard (south boundary).

The intent of these design guidelines is to help improve the visual appearance of open space, plazas, landscaped areas and new construction along South Robertson Boulevard. By using urban design principles and promoting pedestrian and transit-oriented developments will help to foster high-quality, sustainable infill-development.
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INTRODUCTION
The following guidelines should be utilized in accordance with Section 9, Compliance with Design Guidelines of the adopted West Adams-Baldwin Hills-Leimert Community Plan Commercial Corridors and Major Intersection Nodes CPIO Subdistrict for the South Robertson Boulevard subarea.

The CPIO Design Guidelines are divided into six sections (A-F) with guidelines and descriptions in each section.

A. SITE AND BUILDING DESIGN:
GUIDELINE 1: SITE PLAN
Projects should be designed in order to utilize the site to its fullest potential. Outdoor open spaces should be well-defined components of the site design, and are not to be viewed as leftover space. Attention should be given to compatibility with adjacent buildings, light/shadow, placement of buffers and other elements which promote pedestrian orientation and use.

1A: COURTYARDS AND OUTDOOR AREAS
Landscaped courtyards and outdoor areas should be situated to maximize the hours of exposure to the sun and attractively include sculpture and/or water elements. Seating and eating areas should also be incorporated to further enliven the space utilizing opportunities to provide sidewalk café dining where possible.

1B: LOCATION OF OPEN SPACE
Open space(s) should be oriented towards pedestrian walkways and should be designed as usable passive or active space for recreation.

GUIDELINE 2: PEDESTRIAN ORIENTATION
Pedestrian orientation should be a primary focus of all projects within South Robertson Blvd. This
can be achieved through site design, scale, the use of building articulation, signage and façade treatments, such as the placement of windows and entrances. Primary structures should be oriented toward the main commercial street and should be placed in order to avoid pedestrian/vehicular conflicts.

2A: LOCATION OF RETAIL USES
Primary retail and community-oriented uses should be located to allow easy access to pedestrians. Secondary uses should be located where they do not detract from the pedestrian experience.

2B: PEDESTRIAN ENTRANCES
All buildings should provide a highly articulated Pedestrian Entrance for each business that fronts on a main commercial street, even when rear public entrances are provided. Clearly defined pedestrian walkways should be provided, to connect building entrances to parking areas.

2C: PEDESTRIAN WALKWAYS
Pedestrian walkways that are located parallel to, and abutting any driveway, should be a minimum of seven feet wide and should include a two foot landscape buffer between the pedestrian walk and the driveway where appropriate. However, this requirement will not be applicable to any commercial project that provides through pedestrian access from the rear of the building to the front entrances of a building via an arcade or pedestrian path.

GUIDELINE 3: ARCHITECTURAL DESIGN
The architectural elements used in the design of new buildings and in the remodel of existing buildings should create and/or maintain continuity with adjacent street facades. Building facades should employ architectural devices that provide
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gradual or compatible transitions between existing and new buildings. Such elements include scale and massing, continuity and integration of design, fenestration and façade treatments, building materials and color, entrances and access, use of aesthetically pleasing security devices and open space. This should not encourage the development of identical architectural styles along the street frontage, but encourage consistency in the proportion of existing facades and the respect for existing architectural features that enhance the creation of pedestrian scale and promote neighborhood identity.

Use of the following materials is strongly discouraged within the South Robertson Blvd. CPIO subarea:
- Metal or plastic siding
- Large expanses of reflective, block or tinted glass
- Chain link, barbed or razor wire fencing materials

3A: BUILDING WALL
Projects should use articulation and/or other architectural methods to enhance the building wall along pedestrian corridors in order to promote pedestrian scale and orientation.

3B: FAÇADE ARTICULATION
Not more than 30% of the total exterior surface area of any building façade or of any visible side or rear elevations should be free from architectural features or articulation(s). All exterior building walls should provide a break in the wall plane, or a change in material, averaging every 20 feet in horizontal length and every 15 feet in vertical height. Articulation or architectural details may include:
- A minimum 6” depth change in the wall plane
- Recessed entryways or recessed windows

Projects should be consistent with the existing landscape, encourage pedestrian activity, and promote neighborhood identity.
- Porticoes, building overhands, projections or cantilevered designs
- Other architectural features or building materials that create a visual break

3C: FAÇADE TREATMENT-HORIZONTAL ELEMENTS
For all buildings more than one story in height, a horizontal element should be employed for the majority of the exterior building façade to provide definition for each floor utilizing such elements as:
- Horizontal moldings
- Cornice lines
- Projecting wall surfaces

3D: BUILDING WALL MATERIALS
Building materials such as brick, stone, glass, tile or any similar material should be employed to provide relief to untreated portions of exterior building facades. All buildings should apply at least two types of complementary building materials to exterior building facades. The use of decorative glass block, brick and tile are encouraged as accents.

GUIDELINE 4: SECURITY, SCREENING, MECHANICAL AND ROOFTOP FEATURES
Building security should not be viewed as an afterthought, but should be integrated into the overall architectural design and should not obscure storefronts. Screening devices and mechanical features like air conditioners should not detract from either the architectural style/theme or the pedestrian experience.

4A: SECURITY DEVICES
External roll-down security grills and doors should only be utilized in areas isolated from pedestrian views and/or access. “See-through” security grills and doors should be installed adjacent to
sidewalks and ground floor sales areas.

4B: SCREENING DEVICES
Screening devices should be designed as an integral part of the building architecture or located internal to the storefront glazing.

4C: IRON FENCING
When fencing is needed, ornamental iron fences without spears should be used. Chain link and razor wire security fencing should not be used.

4D: MECHANICAL EQUIPMENT/UTILITIES
All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets should be screened from public view and/or treated to match the materials and colors of the building which they serve. When new utility service is installed in conjunction with new or existing development, all proposed utilities on a project site should be placed underground.

4E: ROOF TOP EQUIPMENT
All roof top equipment should be screened from public view or architecturally integrated into the design of the building, as follows:

- **Flat Roofs:** Building equipment and ducts on flat roofs should be screened from public view. The screening should be solid and match the exterior materials, design and color of the building or integrated as a purposefully designed building element such as a tower.
- **Pitched Roofs:** Building equipment and ducts on pitched roofs should be screened from public view.
- **Parapet Roof:** The parapet roof should be designed and constructed to accommodate roof-mounted equipment and should wrap to the side elevations a minimum of 5 feet. The
screening should be solid and match the exterior building material, design and color of the building. All mechanical equipment should be fully screened from public view.

GUIDELINE 5: STORAGE, TRASH AND LOADING AREAS
A trash enclosure should be required for all projects. Loading and storage areas should be well-defined and located where there will be minimal negative physical or visual impacts on pedestrians or the flow of traffic or adjacent uses.

5A: TRASH ENCLOSURES
Trash enclosures should be located adjacent to the rear alley and enclosed by a minimum five foot high wall designed to complement the building’s architectural style, materials and design. Each trash area should have a separate, enclosed area for recyclable materials. Enclosure doors should be constructed of a solid material.

5B: LOADING AND STORAGE AREAS
Loading and storage areas should be identified on all site plans. They should be located out of view and traffic of pedestrian walks.

GUIDELINE 6: ON-SITE LIGHTING
All on-site exterior lighting fixtures should be compatible with the architectural design of the building. Indirect lighting or “wall washing” and overhead down lighting is encouraged.

6A: LIGHT OF VEHICULAR AND PEDESTRIAN ACCESS
On-site lighting should be installed along all vehicular access ways and pedestrian walkways. Such lighting should be directed onto the driveways and walkways within the development and away from adjacent properties.
6B: OTHER ON-SITE LIGHTING
All other on-site lighting should be shielded and directed onto the site. Floodlighting should not be permitted to shine directly onto any adjacent residential property. This condition should not preclude the installation of low-level security lighting.

GUIDELINE 7: BUILDING ARTICULATION
In-fill development should take into consideration, and where appropriate, reflect and/or complement existing themes, colors and use of adjacent parcels. A variety of paint colors may be used. Color schemes should be simple, harmonious and complement adjacent structures, particularly where specific architectural/historical themes exists. Accent colors are encouraged. Special attention should be given to the use of natural light, air and placement of shadows within and between projects. Consideration should be given to materials that contribute to energy conservation.

7A: COLOR
In general, color should be applied to maintain the integrity of the building. When a commercial building contains more than one storefront, color should not subdivide the individual storefronts.

7B: AWNINGS
Awnings may be used in moderation to create shade and architectural interest. Awnings must be constructed of high quality, materials, and must be maintained in good condition and replaced periodically. Awning color should compliment structure and/or existing architectural/historical theme(s).

7C: MAINTENANCE
Buildings must be well maintained and not allowed
to deteriorate. Painted surfaces should be repainted as often as necessary to avoid deteriorated and faded surfaces. Graffiti must be immediately removed from buildings. Removal of graffiti should be the responsibility of the building owner and/or lessee. All paint products, awning fabrics and other color elements must be durable and fade resistant.

B. SIGNS:
Pursuant to Section 13.14.B of the LAMC, where any of the following guidelines regarding signage are found to produce a condition less restrictive than the regulations enumerated through Section 14 of the LAMC, the standards of Section 14 shall prevail.

Signs within the South Robertson CPIO subarea are intended to provide identification of businesses, assist pedestrians and vehicular traffic, and identify specific communities, events and local monuments. Projects and/or buildings containing multiple entrances and frontages must have a planned, coordinated sign program. All signs should be constructed of high quality materials well maintained and designed to coordinate with the design of the building and/or site. Signs must not dominate or obscure the architectural elements of building facades, roofs or landscaped areas.

GUIDELINE 1: MATERIALS AND COLOR
Materials, colors, design and presentation of signs should be easy to see and read.

1A: COLOR
A maximum of three colors may be used.
GUIDELINE 2: ILLUMINATION
Signs may be lighted. All signs should be located and screened and buffered so that they are structurally safe. Illumination sources for all signs should be hidden from view.

2A: ILLUMINATION
The illumination of signs adjacent to residential areas must be of the lowest possible level that allows for adequate identification and readability while emitting minimum glare.

2B: MONUMENT SIGNS
If monument signs are illuminated, glare should be carefully controlled and lighting sources concealed. The base of a monument sign should be setback from all public rights-of-way and should be located in a landscaped area.

GUIDELINE 3: SIGN PLAN
Projects that contain more than one storefront should have a planned sign program that provides consistency with regard to height, size, shape, color and placement.

3A: BUILDING IDENTIFICATION SIGNS-NUMBER AND SIZE
Each building is allowed one sign containing the name and/or address, or logo of the building on the site. The sign area of a building identification sign should not be more than four (4) square feet.

3B: AWNING SIGNS-NUMBER AND CONTENT
In addition to wall signs, each building/business is allowed one awning sign to be located on the awning over the building/business entrance. Awning valances may have letters, numbers, or symbols not to exceed nine (9) inches in height and no more than four (4) square feet or fifteen (15) percent of the awning area, whichever is less. The name, occupation, and/or address of the
business is permitted on the awning signs. Telephone numbers or services offered are not to be included on any part of the awning.

3C: **Wall Signs-Number**
A business is permitted one wall sign on an exterior wall containing the name of the business conducted and/or the business name or logo. One additional sign is permitted per business if the business abuts more than one street, or an alley, exit court, or public parking area.

3D: **Wall Signs-Size**
Wall signs should be contained in a length that is not more than fifty (50) percent of the width of the building or storefront. The allowable length, however, need not be less than twelve (12) feet. The overall composition of the height of wall signs should not exceed two (2) feet, or height of letters more than eighteen (18) inches.

3E: **Wall Signs-Placement**
Wall signs should not project more than twelve (12) inches from a wall. No portion of a wall sign should extend above a building wall. No portion of a wall sign should extend above a roof-line. Signs in a multi-tenant building should be placed at the same uniform elevation to create visual continuity (applicable to each floor of a multi-tenant retail/office building).

3F: **Monument Sign-Number, Size and Placement**
There should be only one monument sign per street frontage. The maximum size should be twenty four (24) square feet per side. The base of a monument sign should be set back from all public right-of-way and should be located in a landscaped area. The construction materials and colors on a monument sign should complement the building with respect to style, design, materials
and colors.

3G: PROJECTING SIGNS-SIZE AND PLACEMENT
The area of a projecting sign should be limited to three (3) square feet per sign face. No sign should project more than eighteen (18) inches from the building wall to where it is attached.

3H: MULTI-TENANT LISTINGS
Retail tenants in multi-tenant buildings should be permitted a listing on a monument sign identifying tenants.

C. LANDSCAPING:
Landscaped areas should be planned and designed as an integral part of each project. All new and rehabilitation projects should include an abundance of living plant materials such as trees, shrubs, ground cover, perennials and annuals. Other materials such as rocks, water, sculpture, art or paving materials should also be used to create and enhance architectural variety. The type, quantity and placement of landscape materials (including streetscape/hardscape features) should be selected for their structure, texture, color and compatibility with the design of the site. Plans must not create inappropriate visual or physical barriers for vehicles or pedestrians.

GUIDELINE 1: LANDSCAPE FEATURES
The type, quantity and placement of landscape materials should be selected for their structure, texture, color and compatibility with the design of the site.

1A: ENTRANCES
Landscaping which includes grouping of plant materials, consisting of small trees, shrubs, planter boxes or tubs of flowers should be placed at entrances to courtyards and along walkways.

1B: SIDE AND REAR YARDS
Side and rear yards should be landscaped using plant materials similar to those used in the front yard or entrance of a project. Where side and rear yards include entrances to buildings or structures, these entrances should be subject to provisions listed above (See Entrances, this section).

1C: LIGHTING
Lighting is encouraged to highlight landscape features and to enhance security/safety along walkways, paths and open spaces used for gathering. Lighting should not impede upon adjacent properties.

1D: SURFACE PARKING
At least 7% of the total area of a surface parking lot should be landscaped in accordance with the following standards. The landscaped buffer provided pursuant to this section may be included as part of the landscape calculation (Trees provided within the landscape buffer may also be applied toward the tree requirements).

1E: NUMBER OF TREES
All surface parking lots should contain one tree for every 4 parking spaces and such trees should be dispersed evenly throughout the parking lot.

1F: BUFFERS
Wherever a surface parking lot abuts a public street, public sidewalk or public alley, a three foot landscaped buffer should be provided that should contain one 15 gallon tree every 20 lineal feet. These trees should be in addition to the required trees in the parking lot.

1G: WALLS-GENERAL
A three and one-half foot solid decorative wall should be provided along the property line facing such public right-of-way.
1H: **Walls Abutting Residential Uses**
Wherever a surface parking lot abuts, or is directly across an alley from any residential use or R zoned lot, a solid decorative wall, at least six feet in height, should be erected along the perimeter of the parking area facing such residential use or R zoned lot. The wall should be designed with plant covering or material(s) designed to deter graffiti.

**GUIDELINE 2: MAINTENANCE**
It is the responsibility of the property and/or business owner to maintain all landscape and streetscape features located on private property, including, but not limited to, plant material, signs, walkways, benches and fountains in accordance with the following:

2A: **Fabricated Features**
All fabricated features should be maintained in good condition both in structural integrity and cosmetic appearance.

2B: **Vegetation**
All vegetation should be watered, fertilized, trimmed and maintained in good condition.

2C: **Irrigation**
An automatic irrigation system should be installed for all landscaped areas.

**GUIDELINE 3: REPAIR AND SERVICE SHOPS NOT FULLY ENCLOSED**
All repair and service uses, such as tire shops, auto tune-up, car washes, appliance repair and other similar uses that are not fully enclosed should be screened from adjacent residential uses and from the main commercial street where the use is fronting according to the following standards.
3A: WALLS
A solid decorative wall, at least six feet in height, should be provided along the rear property line of any lot that abuts or is directly across the street or alley from any residential use or R zoned lot. The wall should be designed to have a plant covering or material that deters graffiti. Walls may be gated to facilitate access to loading areas.

3B: LANDSCAPE SETBACK
A three-foot landscaped setback should be provided along the front property line of all lots. The landscaped setback should include a solid three and one-half foot high wall along the property line and the remainder of the setback adjacent to the public right-of-way should be fully landscaped with ground cover. This setback should contain one 15 gallon tree for every 20 lineal feet. The setback area should also contain an automatic irrigation system. These trees should be in addition to any trees required in a parking lot.

GUIDELINE 4: FREESTANDING WALLS
The following requirement should apply to any freestanding wall parallel to and visible from a public street, or to any freestanding wall parallel to an interior property line and facing a public area such as a parking lot or driveway.

4A: FREESTANDING WALLS
Freestanding walls should provide a minimum three-foot wide landscaped buffer. The landscaped buffer should contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of such wall, and should include the installation of an automatic irrigation system.
D. PARKING STRUCTURES

GUIDELINE 1: DESIGN

The exterior elevations of all parking structures having any frontage along any major commercial street should be designed to match the style, materials and color of the main building by incorporating all or some of the design elements used for the main façade of the building it serves such that there is no notable differentiation between the parking and on-parking structures.

1A: SCREENING

Along all other street frontages, if a parking structure is not architecturally integrated with the design of the main building, then the parking structure wall should be screened by a minimum, three foot wide landscaped setback. The landscaped buffer should conform to the following standards:

- One 24” box tree, not less than ten feet in height at the time of planting, should be planted at a ratio of one for every 20 lineal feet; or
- Vegetation with a minimum height of three feet at maturity should be planted over the entire landscaped setback; or
- The landscaped setback should contain clinging vines, oleander trees or similar vegetation capable of covering or screening the length of the adjacent wall up to at least nine feet.

1B: IRRIGATION

An automatic irrigation system should be installed within the landscaped buffer.

1C: BUFFERS ALONG RESIDENTIAL USES

Wherever a parking structure abuts, or is directly across an alley or public street from any residential zone or residential use, the wall facing such residential use or zone should conform to the
following standards and requirements:

- Solid decorative walls or decorative baffles to block light and deflect noise should be installed along the sides of the structure which face residential uses or zones.
- Solid spandrel panels a minimum of 3-feet-6-inches in height should be installed at the ramps of the structure which are adjacent to residential uses or zones so as to minimize headlight glare.
- Light standards on any uncovered, above ground level areas of the structure should not be higher than the adjacent perimeter walls.
- Garage floors and ramps should be constructed with textured surfaces to minimize tire squeal noises.
- A landscaped buffer should be provided along the sides of the structure which face any residential uses or zones.
- Air conditioning and exhaust vents should not be placed on walls or roofs adjacent to residential units/uses.

E. MIXED-USE PROJECTS

GUIDELINE 1: DESIGN

The multiple-family residential portion of development located within a mixed use project should strive to be designed around a landscaped focal point or courtyard. The intent is to create a space around which the building is designed that serves as an amenity for residents and increases the quality of the environment. The design of all buildings should be of a quality and character that improves community appearance by avoiding excessive variety and monotonous repetition. To achieve this, the volume of all buildings should be composed of a variety of forms, contrasting shapes and should employ attractive and complementary building materials and architectural features. All building fixtures, awnings, security gates, etc. should complement
and be architecturally integrated to the design of the building.

**1A: Pedestrian Entrances**
A pedestrian entrance should be provided at the front of every project. An additional pedestrian entrance should be provided for every 150 feet of building frontage. The pedestrian entrance should offer views into an interior courtyard or landscaped open space area. The entrance should be emphasized by employing one of the following paving treatments:
- Brick or Tile
- Precast pavers
- Stamped Concrete

**1B: Façade Treatment-Finish**
Plaster or stucco finishes should not occupy more than 60% of the surface area of any exterior on each floor. The exterior finish on all balconies should employ a finish material that is different from the finish material employed on the primary body of the building.

**1C: Mechanical Equipment**
All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets should be screened from public view and/or treated to match the materials and colors of the building which they serve.

**1D: Building Walls**
All exterior building walls should provide a break in the plane, or a change in material, every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:
- A change in plane of at least 18 inches
- Windows that are recessed at least six inches
- Incorporation of varied window treatments such as multi-pane, octagonal, circular, greenhouse or bay windows or other fenestration
- Perforations on the surface of the building plane
- Building overhangs, porticoes, or projections.
- Terraces, balconies or cantilevered designs
- Wood accents and wood trim for windows and doors
- Other architectural features or building materials that create a visual break

1E: DESIGN OF OPEN SPACE AREAS
All open space required above should conform to the following standards: Surface should be provided which prevents dust and allows convenient outdoor activities, especially for children. This surface should be any practicable combination of lawn, garden, flagstone, wood planking or other serviceable dust-free surfacing. Concrete and asphalt should be permitted subject to the restriction below.
- No portion of the required open space should have a dimension less than 20 feet.
- Slope should not exceed 10%
- Off-street parking, loading areas, driveways and service areas should not be counted as open space.
- At least 30% of the required open space should be landscaped.
- Projects that provide private usable open space, such as balconies or patios, with a minimum dimension of four feet for balconies and six feet for patios may reduce the required open space directly commensurate with the amount of private space provided. However, at no time should common open space be less than 350 square feet for projects under 10 units and 600 square feet for projects of 10 units or more.
- An automatic irrigation system should be
installed within all landscaped areas, prior to the issuance of a Certificate of Occupancy by the Department of Building and Safety.

1F: ROOFS AND ROOFTOP EQUIPMENT
All rooftop equipment and building appurtenances should be screened from adjacent properties or architecturally integrated into the design of the building. All roof lines in excess of forty feet must be broken up through the use of gables, dormers, plant-ons, cutouts, stepbacks or other appropriate means.

1G: STORAGE AND TRASH AREAS
A trash enclosure should be required for all projects. The enclosure should be designed in conformance to the following requirements:
- Trash enclosures should be enclosed by a minimum five foot high, decorative masonry wall;
- A minimum of one trash area should be provided for every ten units;
- The trash area should be located no more than 200 feet from the most remote unit it serves.

1H: FREESTANDING AND RETAINING WALLS
All retaining walls should be treated in a similar manner as the project’s buildings, employing compatible materials, colors and finishes. All freestanding walls should provide a break in the plane, or a change in material, or an opening in the surface of the wall, every 20 feet in horizontal length or by an articulation or architectural detail, such as:
- A staggered wall
- An indentation in the wall.
- A symmetrical spacing of columns.

GUIDELINE 2: PARKING STRUCTURES
Parking structures should be architecturally integrated with the design of the building. The
exterior elevations of all parking structures should be designed to match the style, materials and color of the main building.

2A: WALL TREATMENT
Wherever above grade parking is provided, architectural perforations or other wall openings should be provided to allow sunlight to penetrate the interior parking area and to break up the exterior plane of the parking wall. At least 20% of the exterior wall surface should consist of openings.

2B: LANDSCAPING
Wherever above grade parking abuts any public street, a minimum 5 foot landscaped setback should be provided along the exterior walls of the parking structure in accordance with the following standards:
- One 36 inch box tree every 20 feet.
- Ground cover on 80% of the surface area.
- A raised planter, three feet in height, and two feet in depth (from the exterior wall) to soften the parking wall.

F. STREETSCAPE FEATURES
Streetscape features should include, but not be limited to: benches, planters, light fixtures, fountains, monuments, trellises, banners, sidewalk treatments, awnings, trash receptacles, bus shelters, new-stands and other temporary fixtures. All new streetscape features, either publicly or privately developed should adhere to the following guidelines and standards.

GUIDELINE 1: STREETSCAPE AND HARDSCAPE FEATURES
Furnishings such as benches, trash containers, planters and news racks should be functional in use and form and compatible in color and scale to the design of the site. Built-in planters and trash
receptacles are encouraged, to aid security and maintenance. Planters must provide proper drainage and be appropriate for the type/size of planting contained. Furnishings (includes tables, chairs and umbrellas) used in pedestrian/open areas should be durable, functional, and well maintained. Water features and artwork should be permanent in character, except where temporary use is encouraged and completed with durable, vandal resistant finishes. Temporary art is encouraged in areas such as vacant store fronts and designated display areas.

1A: FREESTANDING PLANTERS
Freestanding planters and trash receptacles are discouraged. If used, they should be secured.

1B: SECURITY DEVICES
Security devices should be hidden from public view.

GUIDELINE 2: PAVING/SIDEWALKS
The use of paving materials is encouraged to emphasize entries, pedestrian activities and special gathering areas. Large, continuous areas of unbroken plain concrete are prohibited. These areas should be interspersed with other paving materials or with plant materials, which can include the following:
- Integrated color cement with salt finish
- Stamped concrete
- Brick and tiles
- Precast pavers
- Murals/artwork by local artists