

PD-32:SOUTH

DESIGN GUIDELINES



DOUGLAS PARK
LONG BEACH

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CITY OF LONG BEACH

THE BOEING
COMPANY

The Vision

“Douglas Park” will turn an outdated and obsolete aircraft manufacturing facility into a vibrant mixed-use, pedestrian friendly community that combines the best elements of the older established planning traditions of Long Beach with the contemporary realities of business, retailing and modern lifestyles.

“Douglas Park” will be focused on the shared public environment; from walkable tree lined streets, to a human scaled mixed-use “Main Street” with shopping, dining and other services, along with a variety of neighborhood open spaces, quality architecture, pedestrian connections and bicycle trails. At the same time, “Douglas Park” will incorporate the workplace, including a balanced blend of office and other commercial opportunities to provide much needed employment. Service and recreational land uses will be located within comfortable walking distance of commercial areas to enhance the sense of community, offer unique lifestyle choices and reduce automobile dependence.

“Douglas Park” will celebrate the products, the events, and the people who made history on the site through the incorporation of this memory into everyday living. This legacy will be remembered through a Public Art Master Plan designed to “tell the story” of the site in public areas such as open spaces, pedestrian paths, sidewalks, streets and parkways.

“Douglas Park” represents a deliberate effort to establish a strong sense of community rather than an isolated aggregation of projects, by emphasizing neighborhoods rather than subdivisions, a main street rather than a shopping center and a mixed-use commercial district rather than a business park.

TABLE OF CONTENTS

GUIDELINES - DIVISION I

INTRODUCTION

PURPOSE/ INTENT	3
DESIGN REVIEW PROCESS	4
SITE CONTEXT	4
Project Location	4
Project Description	5
MASTER PLANNING PRINCIPLES	6

GUIDELINES- DIVISION II

PUBLIC REALM GUIDELINES

PUBLIC REALM GUIDELINES	11
Gateways	11
Perimeter Designs	15
Class II Bicycle Path	15
Streets	18
Public Art	23
Signage	24

GUIDELINES - DIVISION III

MIXED-USE OVERLAY ZONE GUIDELINES

MIXED-USE OVERLAY ZONE GUIDELINES(SUB AREA 7)	29
Mixed Use Commercial District (Sub Area 7, South Side of Cover Street)	30
Ground Floor Uses	32
Massing & Form	34
Fenestration	34
Facade Treatment	36
Parking/Service	37
Landscape Guidelines	38
Screening	39
Exterior Lighting	40
Signage	40

GUIDELINES - DIVISION IV

COMMERCIAL/INDUSTRIAL GUIDELINES

COMMERCIAL/INDUSTRIAL GUIDELINES (SUB AREAS 7 AND 8)	43
Mixed Use Commercial District (Sub Area 7)	43
Commercial Gateway District	43
Commercial District	44
Orientation	44
Access	45
Parking / Service Areas	48
Architectural Design	51
Materials & Color	54
Landscape Guidelines	56
Screening	62
Exterior Lighting	63
Signage	63
Additional Hotel Guidelines	64
Additional Business Park Guidelines (Office/ Light Industrial)	66

GUIDELINES - DIVISION V
CRIME PREVENTION
THROUGH ENVIRONMENTAL DESIGN

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	71
General Recommendations	71
Specific Recommendations	72
Mixed Use Recommendations	72
Commercial / Industrial Guidelines	74

GUIDELINES - DIVISION VI
PLANT PALETTE APPENDIX

PLANT PALETTE	77
Trees	77
Shrubs	78
Groundcovers	80
Vines and Espaliers	80

GUIDELINES - DIVISION VII
SUSTAINABILITY

SUSTAINABILITY FEATURES	83
Project Development & Urban Design	83
Project Demolition	84
Project Landscaping	84
Construction	84

LIST OF FIGURES

Figure 1: Site Context and Vicinity	5
Figure 2: Illustrative Site Plan	6
Figure 3 : Master Plan Principles Diagram	7
Figure 4: Commercial Gateway Plan	12
Figure 5: Mixed Use Gateway Plan	13
Figure 6: Round-about Plan	14
Figure 7: Lakewood Blvd. commercial.	16
Figure 8: Bike path at Cover Street, west of Worsham Avenue .	17
Figure 9 : Mixed Use Street Character Image	18
Figure 10 : Mixed Use Street Character Images	19
Figure 11: Commercial Street Character Image	20
Figure 12 : Commercial Street Character Images	21
Figure 13: Typical north-south commercial street.	22
Figure 14 : Public art Images	23
Figure 15 : Public art images	24
Figure 16 : Mixed Use District - Office over Street-Level Retail	29
Figure 17 : Mixed Use District - Streetscape Images	31
Figure 18 : Mixed Use District - Street Frontage Character	32
Figure 19 : Mixed Use District - Ground Floor Uses	33
Figure 20 : Mixed Use District - Use and Massing Issues	35

Figure 21 : Mixed Use District - Massing, Facade Treatment and Fenestration	35
Figure 22 : Mixed Use District - Facade Treatment & Fenestration Conditions	36
Figure 23 : Mixed Use District - Paving Images	39
Figure 24 : Commercial Districts - Access, Orientation and Site Planning (Undesirable Conditions)	46
Figure 25 : Commercial Districts - Access, Orientation and Site Planning (Desirable Conditions)	47
Figure 26 : Commercial Districts - Screening Parking from Public View	49
Figure 27 : Commercial Districts - Screening Service Areas from Public View	50
Figure 28 : Commercial Districts - Building Massing	51
Figure 29 : Commercial Districts - Screening Rooftop Mechanical Equipment	52
Figure 30 : Commercial Districts - Architectural Design and Facade Articulation	53
Figure 31 : Commercial Districts - Architectural Character	54
Figure 32 : Commercial Districts - Facade Treatment and Fenestration	55
Figure 33 : Commercial Districts - Paving Images	57
Figure 34 : Commercial Districts - Site Furnishings	58
Figure 35 : Commercial Districts - Screening Parking Areas	61
Figure 36 : Commercial Districts - Exterior Lighting	62
Figure 37 : Hotel - Urban Character	65
Figure 38 : Business Park - Architectural Character	67

Guidelines - Division I
introduction

P u r p o s e / I n t e n t

The Design Guidelines for Planned Development 32 (PD-32) are recommendations for both private and public design and construction, and are a supplement to the California Building Code, Long Beach Municipal Code (LBMC), and PD-32 Development Standards. PD-32 is subdivided by Cover Street into two areas, one north and the other south. These guidelines apply to PD-32: South.

These guidelines will be used by the Site Plan Review Committee and Long Beach Development Services (City) and the Douglas Park Design Review Committee (DRC) in the evaluation of development proposals to ensure that the Design Goals and Objectives of PD-32 Development Standards and the intent of these design guidelines are met.

The intent of these design guidelines shall be to implement the design goals and objectives as stated in the PD-32 Development Standards document. In addition, the following general design intent objectives should be taken into account:

- Establish a design criteria that acknowledges each project's obligation to the public realm.
- Provide design principles for the various sub areas in the project, and how they should be developed to create a cohesive whole.
- Strive for a high quality development, and establish a strong sense of community rather than an aggregation of isolated projects.

Design Review Process

These design guidelines, along with the development standards for PD-32: South will be governed by the Design Review Process as described in the PD-32: South Development Standards document. Submittals will be reviewed by two entities: the Douglas Park Design Review Committee (DRC) and Long Beach Development Services (City).

The City of Long Beach Site Plan Review Committee may, at its discretion, grant waivers through the Site Plan Review Process to the design guidelines contained in this document, as long as the overall intent of the provisions in this document is maintained.

Site Context

Project Location

The Site rests 5 miles northeast of downtown Long Beach and is framed by Lakewood Blvd. on the east, Cover Street to the north, Lakewood Country Club Golf Course to the northwest, and the Long Beach Municipal Airport to the south and west.

Surrounding land uses include two Boeing aircraft production facilities: Boeing's former commercial 717 assembly plant and office center located along Lakewood Boulevard, and Boeing's military C-17 facility located southwest of the site and west of the airport. The area immediately north of Carson Street is located within the City of Lakewood and generally includes single family residences in an area referred to as the Lakewood Country Club Estates and the Lakewood Country Club Golf Course. The Lakewood Country Club Golf Course extends to the south of Carson Street and borders the project site to the West. Existing commercial development is located near the intersection of Lakewood Boulevard and Carson Street, as well as west of the Lakewood Country Club Golf Course. Other land uses within the surrounding area include the Sky links Golf Course to the southeast of the site and Long Beach City College to the north and east of the Boeing property.

Project Description

The 238-acre Douglas Park plan area located in the City of Long Beach will be designed as a master-planned, mixed-use project including: public open space, retail, light industrial office, R&D, hotel, aviation related, manufacturing, and ancillary uses. The project will consist of up to four million square feet of office, light industrial, retail, aviation-related, and manufacturing uses; a hotel of up to 400 rooms; and approximately 10 acres of public open space. All uses will be designed to be compatible with the site context in terms of scale and adjacency of uses, and will use high quality design features to enhance the surrounding uses such as the Long Beach Municipal Airport, and Lakewood Country Club Golf Course and residential land uses. (See Figure 1). PD-32: South is approximately 138 acres in area, and is the subject of this document.

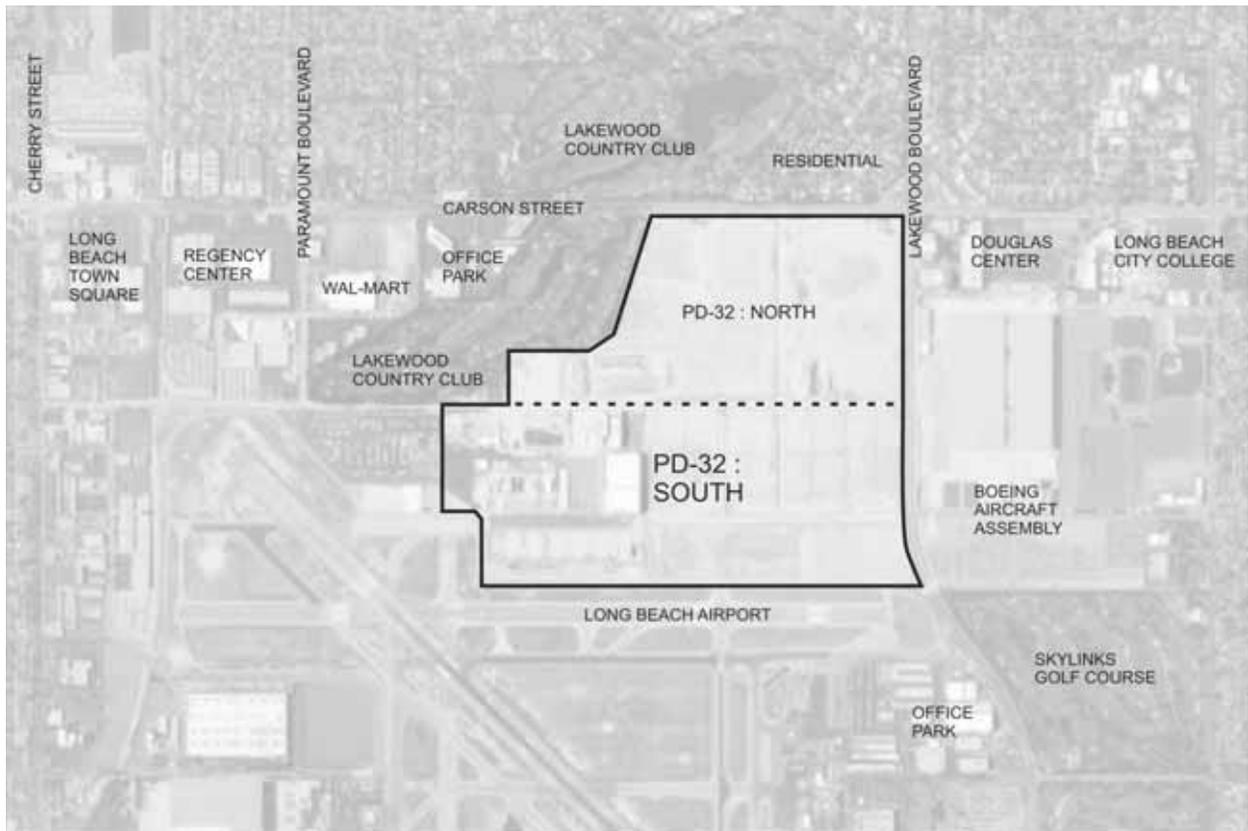


Figure 1: Site Context and Vicinity

Master Planning Principles

This 138-acre portion of a former Boeing aircraft production facility will be designed to foster a pedestrian-friendly commercial district with walkable streets laid out in a grid pattern that allow multiple routes to each destination; tree-lined sidewalks and parkways; a pedestrian-scaled mixed-use district; open space amenities; and a combination of commercial and industrial uses including retail, office and research + development (See Figures 2 and 3). Refer to PD-32: South Development Standards' Introduction section for a further understanding of master plan principles. PD-32: South lies between Lakewood Boulevard on the east, Conant Street on the west, Cover Street on the north and the Long Beach Airport boundary on the south.

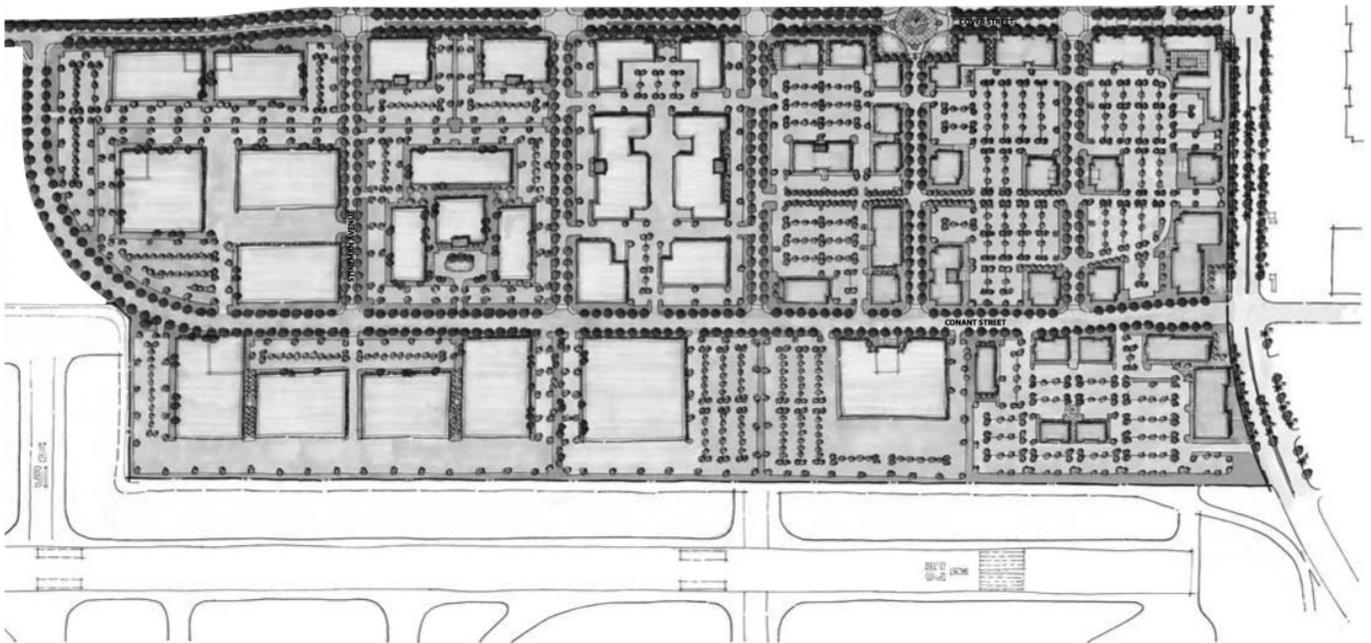
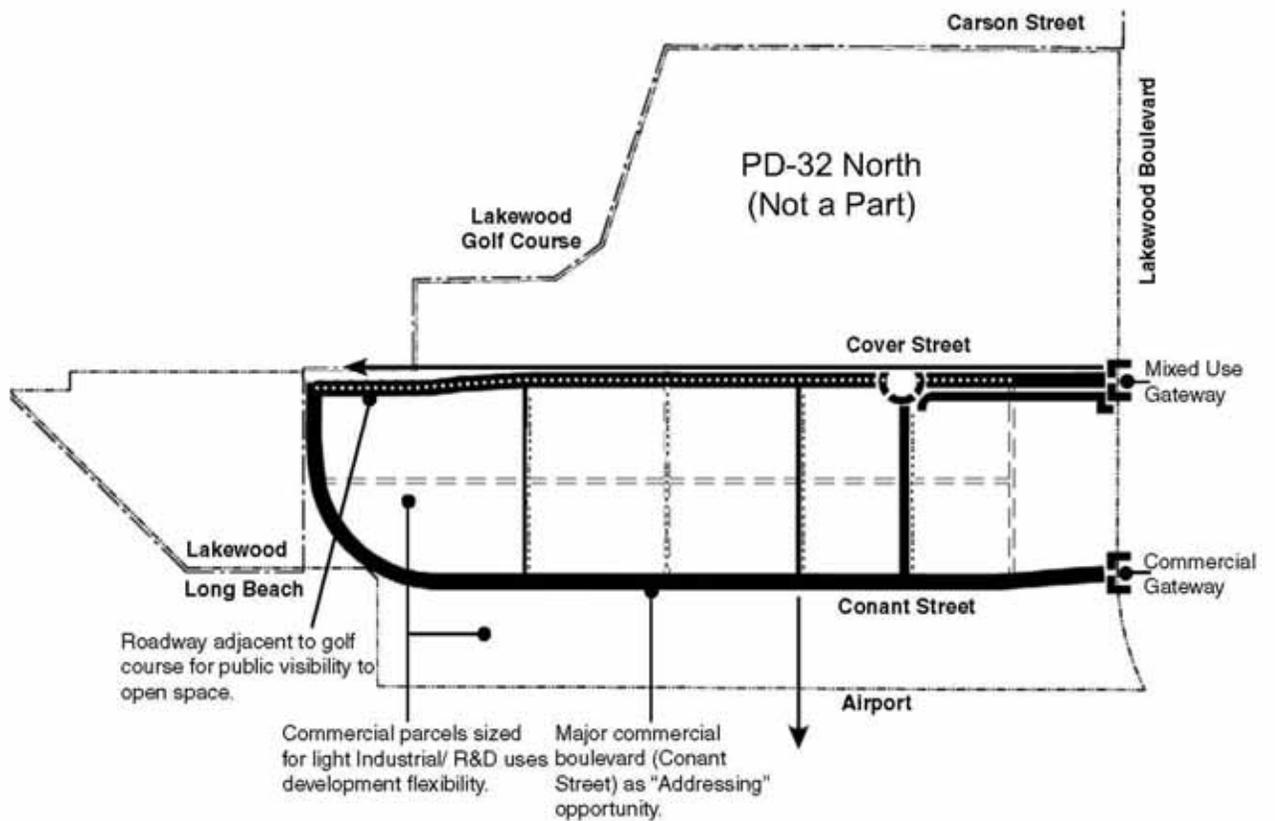


Figure 2: Illustrative Site Plan



- | | | | |
|--|--|--|--|
| | Mixed Use/ Commercial Collector Streets | | Round-a-bout |
| | Collector Streets | | Gateways |
| | Local Streets | | Primary Build-To Lines |
| | Preferred Location of Access Streets | | Pedestrian Easement/ View Corridors |
| | Bike Routes | | |
| | PD Boundary | | |
| | City Boundary | | |

Figure 3 : Master Plan Principles Diagram

Guidelines - Division II
Public Realm Guidelines

Public Realm Guidelines

Gateways

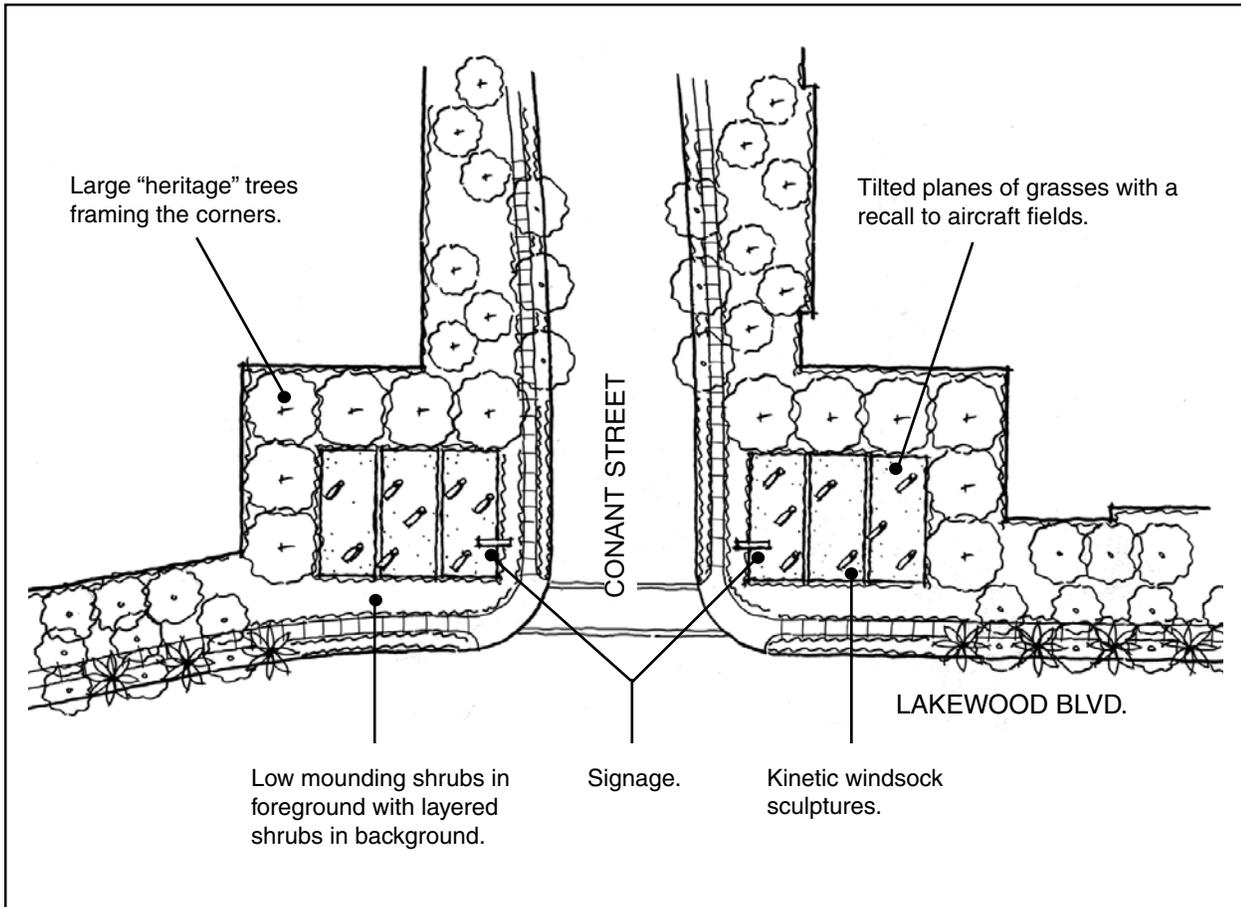
The gateways are an important element in establishing identity for Douglas Park. All major gateways will be designed to have a common design approach. Masses of large trees establish a framework within which the specific design of each gateway occurs. This “garden” design approach will allow flexibility for the uses associated with each gateway while providing a common link between all of them. Refer to the Master Plan Principals Diagram.

Commercial Gateways

The commercial gateway, at Conant Street and Lakewood Blvd., announces the arrival to the commercial portion of the site from the south and is the threshold into the commercial sub areas. This gateway establishes the character and quality for the rest of the project (See Figure 4).

The gateway design will include the following elements:

- Large “heritage” trees on each corner to establish a framework. “Heritage” trees are mature *Ficus microcarpa* ‘nitida’ which will be transplanted from the Douglas Park site.
- Kinetic windsock sculptures.
- Tilted planes of grasses with a recall to aircraft fields.
- Materials and finishes with a recall to industrial and aircraft manufacturing such as, cast concrete, steel beams, or riveted panels.
- Low mounding shrubs in foreground with layered shrubs in background.
- Project identity signage to reflect the character of the associated commercial, industrial, and aircraft manufacturing land uses. Please refer to Signage Guidelines in this Division.



This plan represents a potential design solution. The actual design may vary.

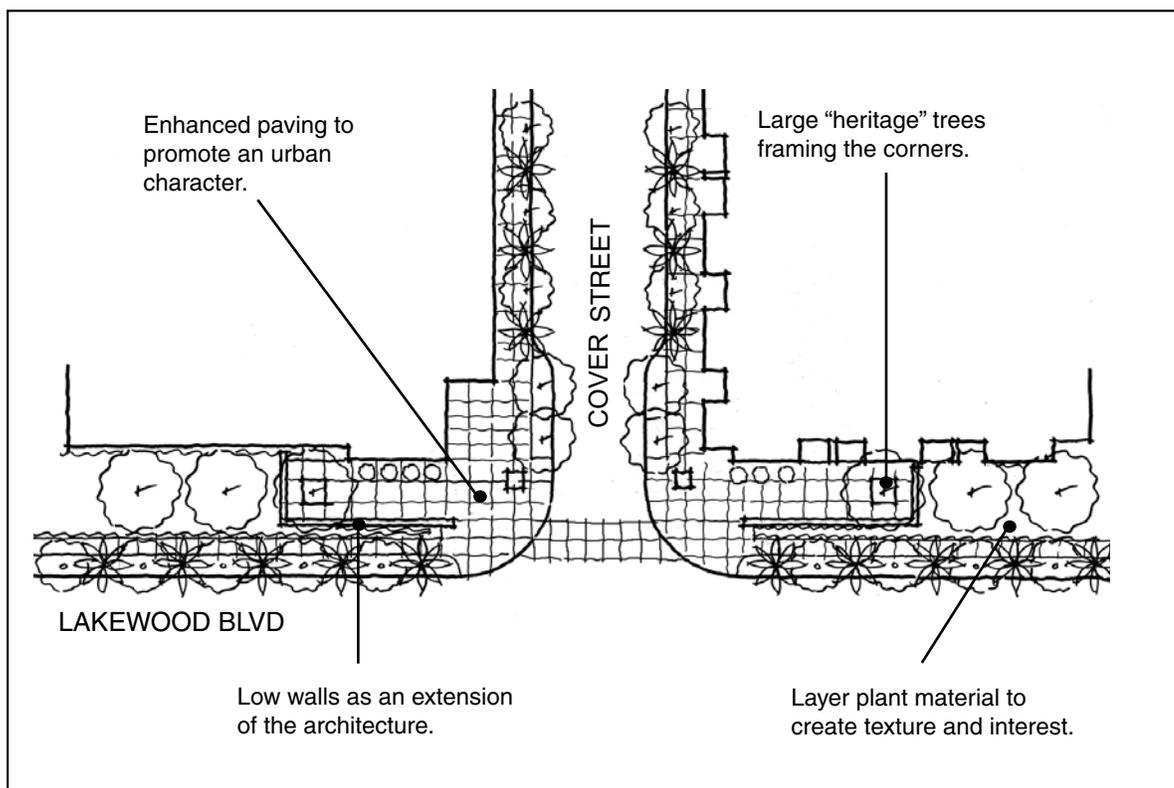
Figure 4: Commercial Gateway Plan

Mixed Use Gateways

The mixed use gateway is located at the corner of Cover Street and Lakewood Blvd. This gateway is a primary vehicular entrance into Douglas Park. Landscape forms should reflect an urban “main street” character and promote pedestrian connectivity. Design elements and signage should reflect the character of the mixed use zone and establish a strong visual connection into the site (See Figure 5).

The gateway design will include the following elements:

- Large “heritage” trees on each corner to establish a framework. “Heritage” trees are mature *Ficus microcarpa* ‘nitida’ which will be transplanted from the Douglas Park site.
- Low walls as extension of the mixed architecture to delineate plaza/ courtyard space.
- Layer plant material to create texture, depth, and interest.



This plan represents a potential design solution. The actual design may vary.

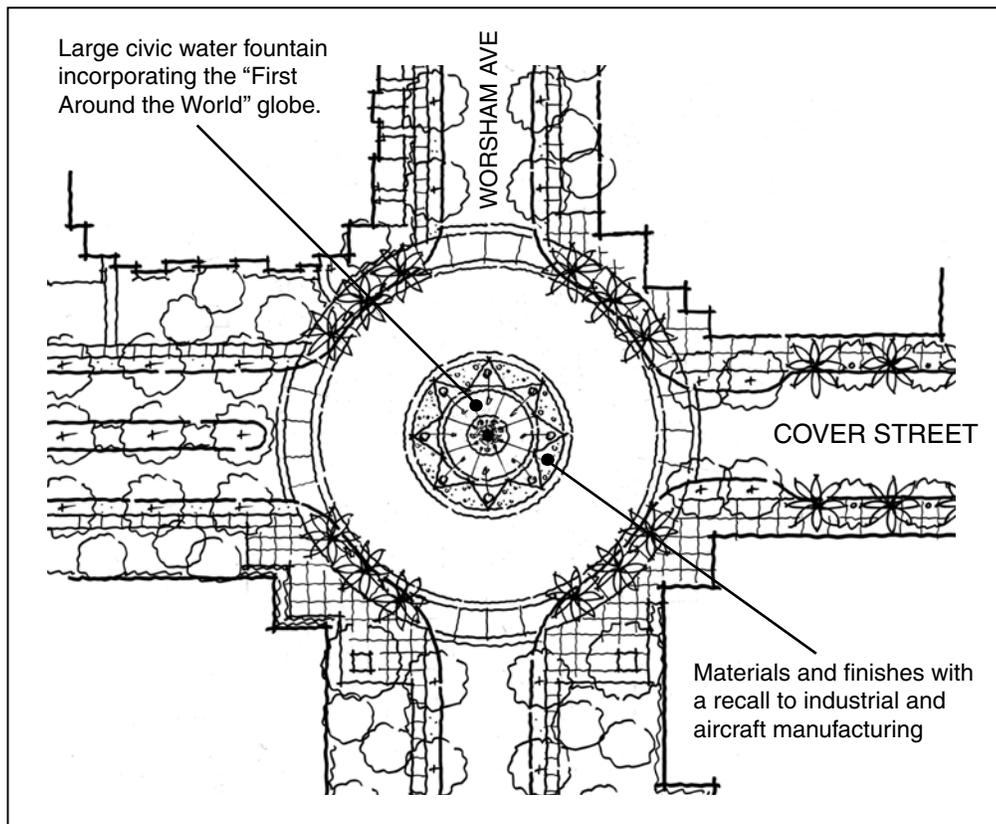
Figure 5: Mixed Use Gateway Plan

Round-a-bout

Located at the intersection of Cover Street and Worsham Avenue, the round-about is positioned at the meeting point of all three sub-areas. It is the “heart” of Douglas Park and will be designed to celebrate community pride and the site’s historical past by creating a strong sense of identity. It marks the end of the mixed use overlay zone and the edges of both the office and commercial zones. The round-about design will have an urban character and incorporate a patterned design with bold geometric forms (See Figure 6).

The round-a-bout design will include the following elements:

- Large civic water fountain incorporating a reproduction of the Douglas Aircraft “First Around the World” globe, which once stood at the entrance to the Douglas Aircraft Administration Building on Lakewood Blvd.
- Materials and finishes with a recall to industrial and aircraft manufacturing such as cast concrete and riveted panels.



This plan represents a potential design solution. The actual design may vary.

Figure 6: Round-about Plan

Perimeter Designs

There are two (2) perimeter edge conditions adjacent to PD-32: South, the southern portion of Douglas Park: Lakewood Blvd. and the Long Beach Airport. Each edge is different with regard to its use and relationship to commercial land uses at Douglas Park.

Lakewood Boulevard

The Lakewood Blvd. edge is intended to provide a consistent urban boulevard character adjacent to the commercial land uses at Douglas Park. (See Figure 7).

This perimeter design will include the following elements:

- Multiple height street trees designed to relate to pedestrian and vehicular scales, the adjacent architecture, and serve as an extension of Lakewood Blvd. landscape currently being implemented.
- Shrub and groundcover parkways.
- 6' Pedestrian sidewalk.
- Landscaped setback with layered screening shrubs and formal tree arrangements.
- Only low garden walls may be installed at gateways as extension of the architecture.
- Other perimeter walls and fences are strongly discouraged to enhance the more urban character of this boulevard edge.

Long Beach Airport

The Long Beach Airport edge is intended to provide security for the airport, mitigate undesirable views, and provide view corridor opportunities, where appropriate. In addition, there is a height restriction for the majority of this edge which limits landscape heights.

This perimeter design will include the following elements:

- Shrub and groundcovers at the base of the fence. (Where feasible).
- Chain link airport perimeter fence with vines.

Class II Bicycle Path

A Class II bicycle path provides a connection through the site along most of Cover Street and along Stineman Avenue, Schaufele Avenue, Worsham Avenue and Heinemann Avenue.

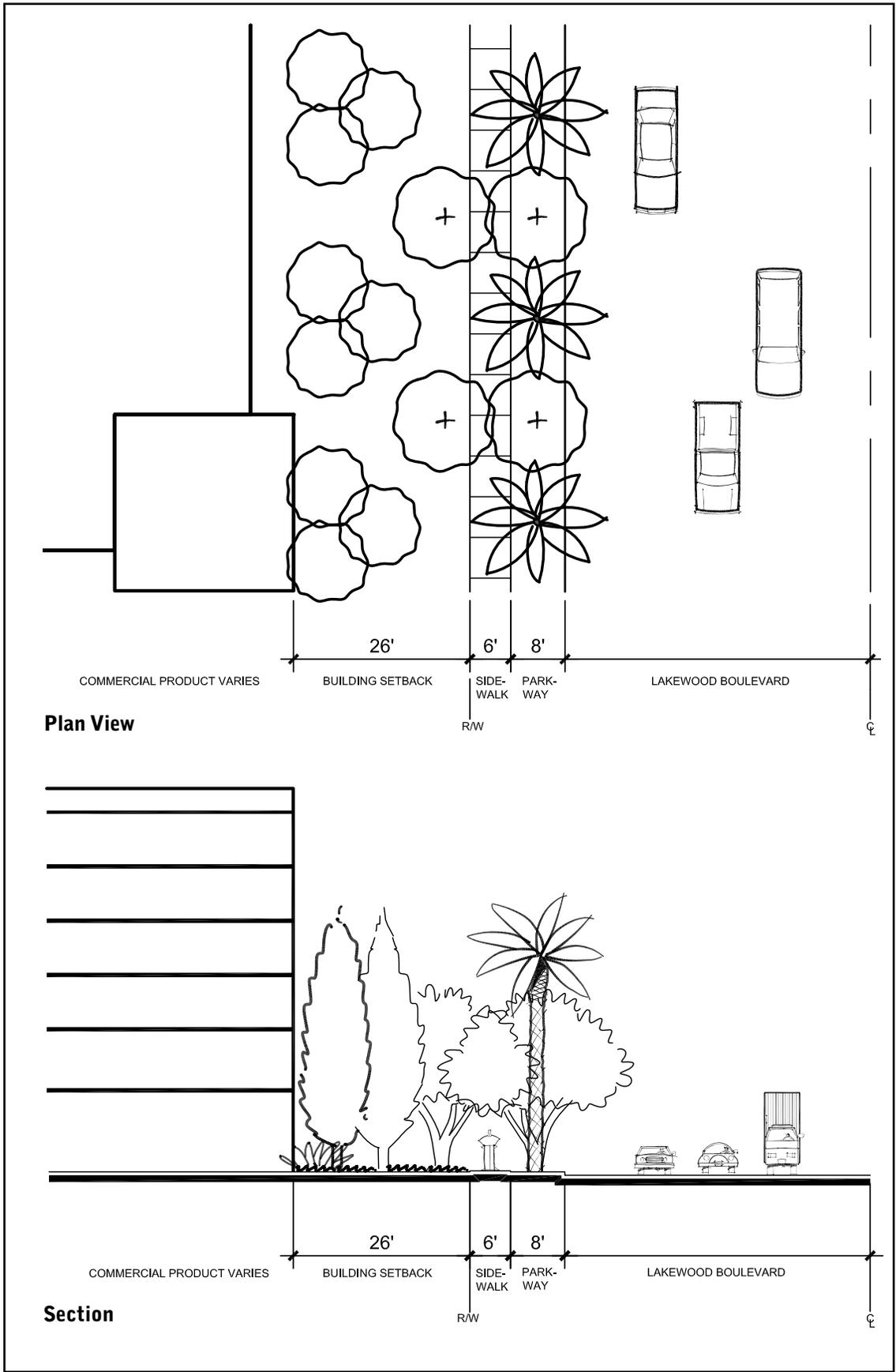


Figure 7: Lakewood Blvd. commercial.

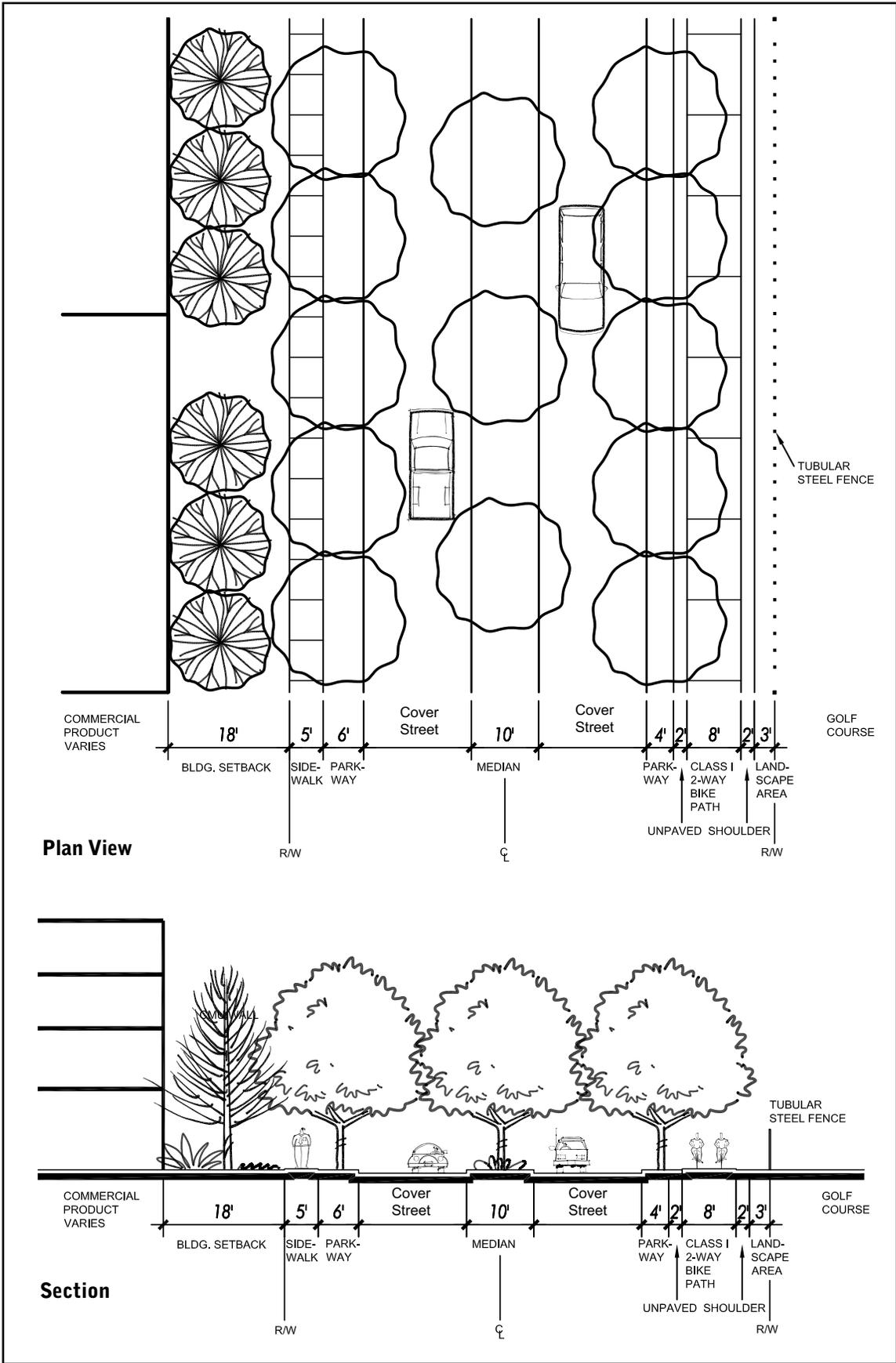


Figure 8: Bike path at Cover Street, along the golf course.

Streets

The street right of way will be designed to recall the historic districts of Long Beach. A hierarchy of pedestrian and vehicular corridors has been established as the framework upon which Douglas Park is built. The continuity of the street character is essential in establishing a successful community and ensuring a safe pedestrian friendly environment.

Mixed-Use Street

The mixed-use overlay area will recall the character of a traditional “main street” and promote pedestrian activity while accommodating vehicular circulation and parking. This zone will be activated by retail uses and be animated and colorful. (Figs 9, 10).

The character of this street will be defined by the following elements:

- Street trees of regular upright form and spacing to create an urban character.
- Enhanced hardscape and sidewalk paving to establish quality (such as enhanced concrete or pavers at crosswalks and round-a-bout.)
- Bollards at corners to enhance pedestrian accessibility.
- Public art symbolic of the site’s history.
- Upgraded light standards, signage, and site furnishing with a pedestrian scale.
- Site furniture with an urban character, placed to promote social interaction.
- On-street parking.



a : Street trees with regular upright form and formal spacing to create an urban character and bollards at corners to enhance pedestrian accessibility.

Figure 9 : Mixed Use Street Character Image



a : Light standards with a pedestrian scale.



b : Enhanced hardscape and sidewalk paving to establish quality.

Figure 10 : Mixed Use Street Character Images

Commercial Streets:

The commercial streetscape character will be simple and bold providing continuity through planting design. (See Figures 8, 11, 12 and 13).

The character of these streets will be defined by the following elements:

- Curb adjacent turf or groundcover parkways with evergreen canopy street trees.
- Required setbacks landscaped with screening shrubs and tree masses.
- Light standards, signage, and street furnishing with a contemporary style.



Curb adjacent turf or groundcover parkways.

Figure 11: Commercial Street Character Image



a : Landscaping to screen parking lots.



b : Required setbacks landscaped with groundcovers, screening shrubs, and tree masses.

Figure 12 : Commercial Street Character Images

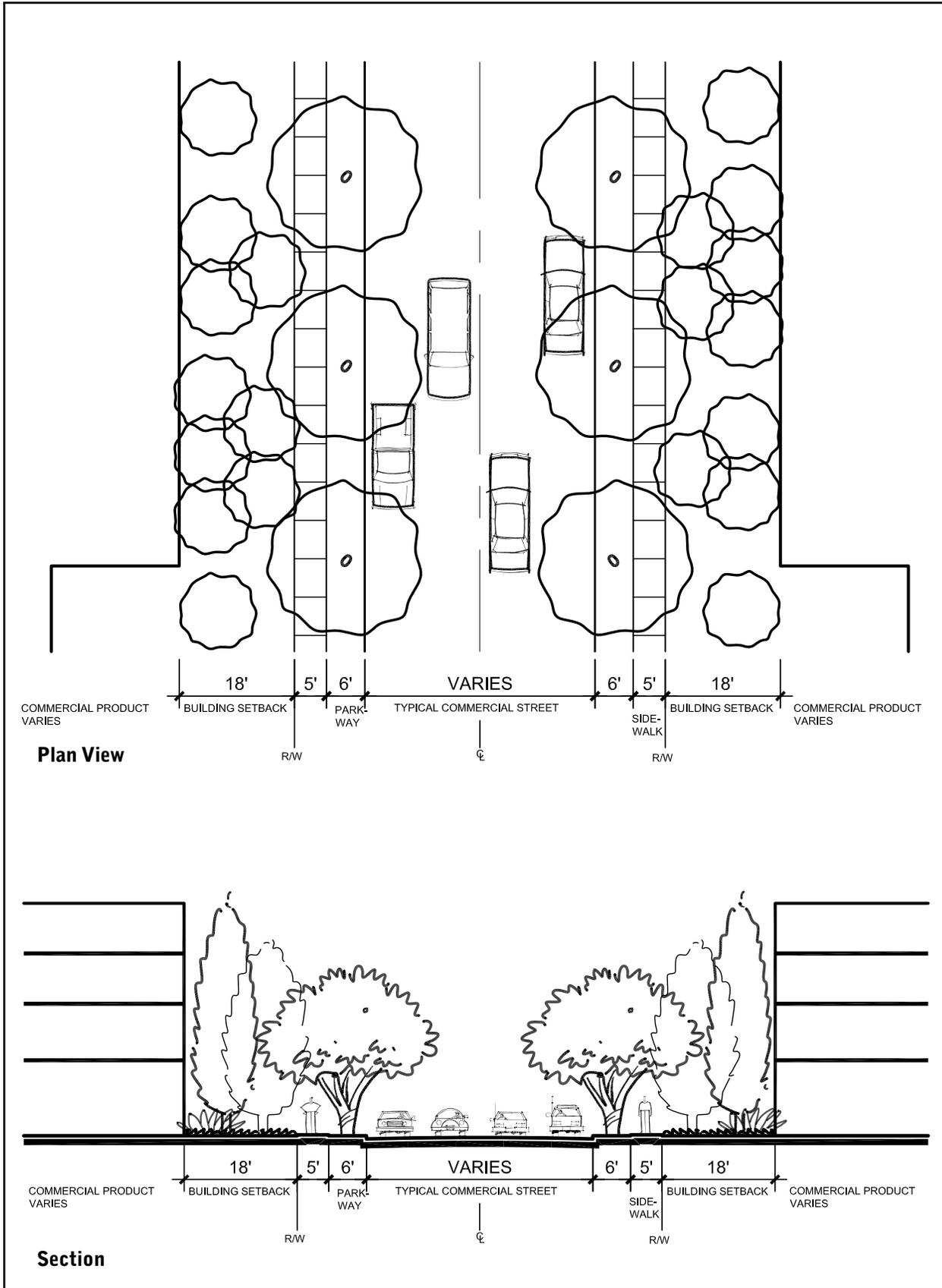


Figure 13: Typical north-south commercial street.

Public Art

Public art will play an important role at Douglas Park. A public art master plan will be prepared by the Master Developer in conjunction with the first phase of development, which will identify the locations and designs of the public art for Douglas Park. The primary goal of the public art program is to embrace the site's historical and cultural significance by examining the products produced during the WWII and Jet eras, celebrating the "heros" who worked here, and recalling the landmark events that took place on this site. Inspiration for the art will come from the bold past of the Douglas Plant and the brilliant future of Douglas Park. (See Figures 14, 15).

The public art program may include the following elements:

- Fountains.
- Sculpture.
- Street Plaques.
- Concrete Stamps.
- Postcard, Poster, and Letter Tiles.
- Interpretive Pylons.
- Bronze Footsteps.
- Engraved names.



a : Interpretive Pylons.



b : Windsocks

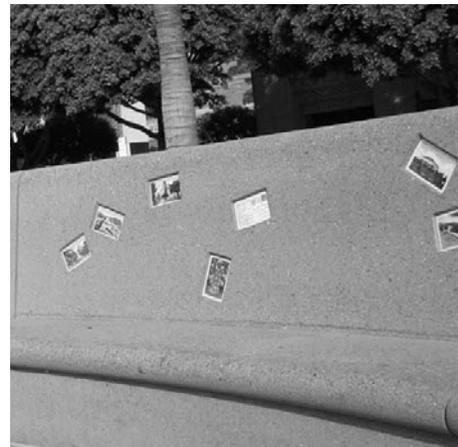
Figure 14 : Public art Images

Signage

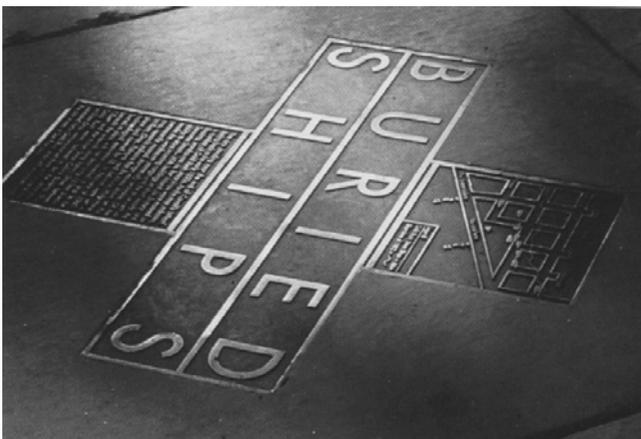
Signage will play an important role in the identity of Douglas Park. A signage master plan will be prepared by the Master Developer in conjunction with the first phase of development. A primary goal of the signage master plan will be to establish quality sign design appropriate for the context of Douglas Park and materials. Signs which are visually “loud” are discouraged. Signs must comply with the minimum standards set forth in the Long beach Munciple Code (LBMC Section 21.44.105).

The signage master plan should address the following types of signage with emphasis on quality materials, methods of illumination, and design.

- Project identity signage.
- Vehicular and pedestrian directional signage.
- Park signage.



c : Postcard, Poster, and Letter Tiles.



a : Street Plaques.



b : Engraved names

Figure 15 : Public art images

Guidelines - Division III
mixed-use overlay zone guidelines

MIXED-USE OVERLAY ZONE GUIDELINES (Sub Area 7)

Located at the southern interface of the mixed-use gateway (Cover) street, this district is envisioned to include a variety of commercial uses designed to contribute to the pedestrian activity in this location. The architectural and urban design character for this district should be non-uniform, and should include varied architectural scale and rhythm through the use of restrained massing relief; variety of ridge lines and parapet heights; and variety of materials and colors to create the desired feel of a commercial village. Ground floor spaces are encouraged to include tall structural floor to floor heights to further promote the viability of commercial uses through enhanced signage opportunities and appropriate interior volumes within lease spaces.



Figure 16 : Mixed Use District - Office over Street-Level Retail

Mixed Use Commercial District (Sub Area 7, South Side of Cover Street)

Although primarily intended for retail uses, this district may include other uses such as office, hospitality, athletic clubs, restaurants and community facilities. Store-front architecture is strongly encouraged along the two-block mixed-use zone. Multi-level buildings featuring ground floor retail uses with office or additional commercial activity above are preferred (See Figures 16 and 17). Build-to lines will be mandated to assure the urban design experience of this zone. Step-backs will be required to relieve vertical massing. Building scale should be designed to complement adjacent mixed-use improvements. A variety of heights, architectural styles, materials and colors may be permitted.

Pedestrian-serving commercial activities including retail, restaurants, hospitality and general office space are strongly encouraged within development areas immediately south of the mixed use gateway (Cover) street. These areas should feature pedestrian linkages and building placement and orientation that will encourage connections to adjacent commercial development to further enliven the area. The density and heights of proposed buildings within this district are permitted to be of the greatest intensity within PD-32 in an effort to further create the fabric of an active urban center.

Commercial development activity fronting Cover Street west of Worsham Avenue is anticipated to include less urban patterns. The street section in this area includes a median in addition to parkway landscaping to provide a degree of separation between the proposed land uses. Such uses as “research and development” facilities, light industrial and distribution need not adhere to build-to principles and may be designed with parking facilities adjacent to Cover Street in order to achieve greater setbacks. Site planning concepts for such commercial uses should be sensitive to locations of service docks and other such activities in order to reduce visual impacts from adjacent rights-of-way.



Figure 17 : Mixed Use District - Streetscape Images

Ground Floor Uses

In order to seek and reintroduce building types that have made traditional American neighborhoods convenient, walkable, and attractive; the mixed use zone is envisioned as a place where shops and other pedestrian-oriented uses address the street and are accessible from it. (See Figure 19).

- Locate the primary entrance for all ground level uses from Cover Street directly.
- Maximize storefront glazing and openness. (Refer to PD-32 standards for Display/Clear Window Requirement as well as Figure 18 below).
- Vacant spaces shall have store-front displays which conform to a city-approved decorative window display program. No blank windows or back-painted glass shall be allowed.
- “Shadow” art galleries, historical displays, artist studios, back office uses or sales offices may be allowed as temporary transitional uses.
- Eye-level displays, outdoor seating and special wall treatment to enhance visual interest and pedestrian-area vitality are desired.
- Common amenities should not be located along ground floor commercial areas. Instead, uses such as health clubs are ideally suited to second floor view

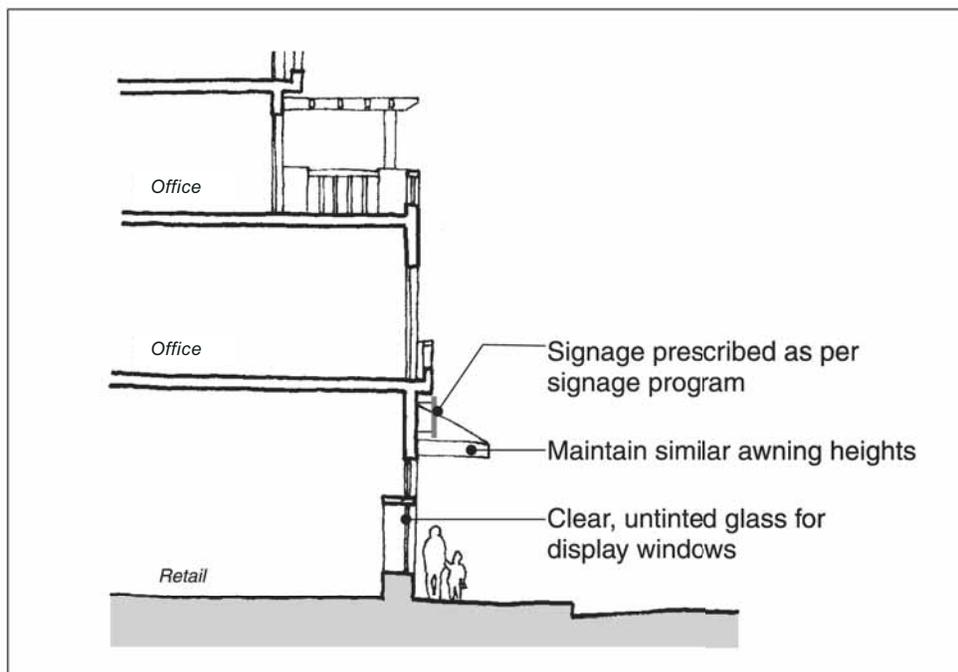


Figure 18 : Mixed Use District - Street Frontage Character



Figure 19 : Mixed Use District - Ground Floor Uses

area overlooking street. Ground floor should be maximized for commercial and pedestrian-serving uses.

- Minimum floor to floor height for ground level uses will be 16 feet to provide meaningful usable space. Mechanical equipment and other systems should be designed to provide a minimum ceiling height of 12 feet.
- Outdoor dining, kiosks, benches and other street furniture are encouraged to enhance street activity and interest.
- Conform signage to LBMC Standards. Encourage blade signs and other pedestrian-oriented types of signage

Massing & Form

“Main Streets” are characterized by the aggregation of multiple buildings and facades rather than the development of monolithic structures.

- Variations in massing are encouraged, but they should relate to structural systems and interior space and not be cosmetically applied.
- False fronts and parapets are not permitted.
- Required stepbacks should be used to create varied scale and massing at upper levels. (See Figures 20 and 21).
- Special building massing elements such as towers should be used to highlight and frame street gateways. (See Figures 20 and 21).
- Corner architectural features such as clock towers are encouraged at the intersection of Cover Street with Lakewood Boulevard and Worsham Avenue. (See Figures 20 and 21).

Fenestration

Frequent entrances and display windows help establish visual and functional connections to the public street, and create an active walking environment.

- Maximize storefront glazing and openness.
- A minimum of 60% of the linear length of the façade fronting Cover Street should contain display windows and entrances.
- Clear, untinted glass should be used throughout.

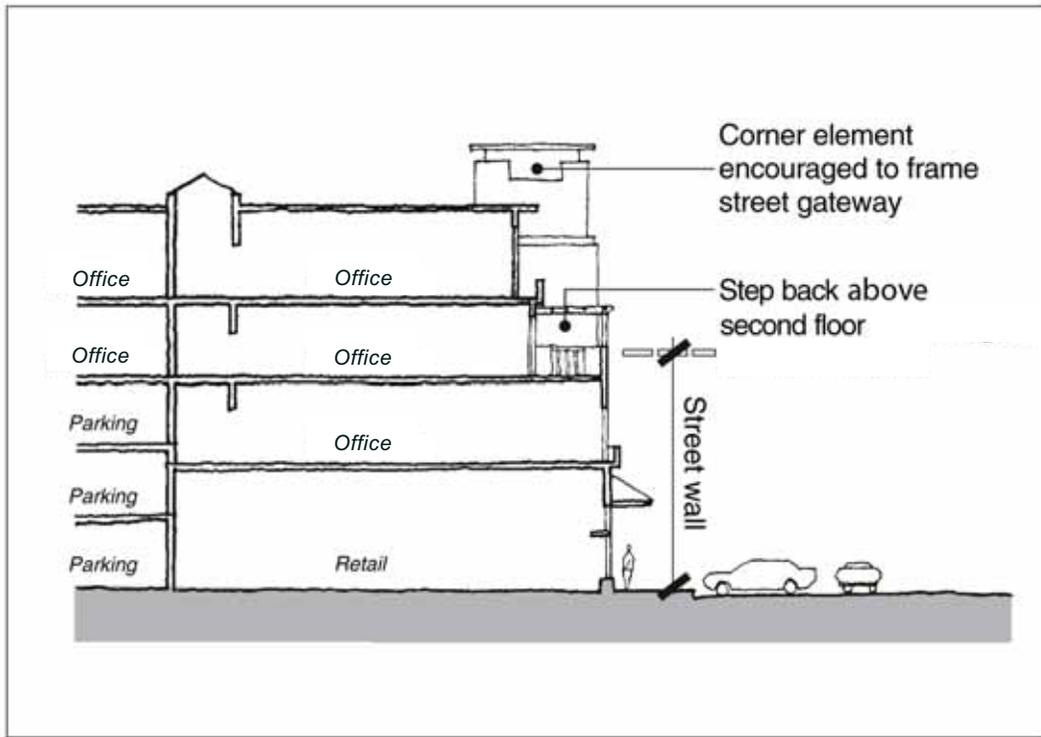


Figure 20 : Mixed Use District - Use and Massing Issues

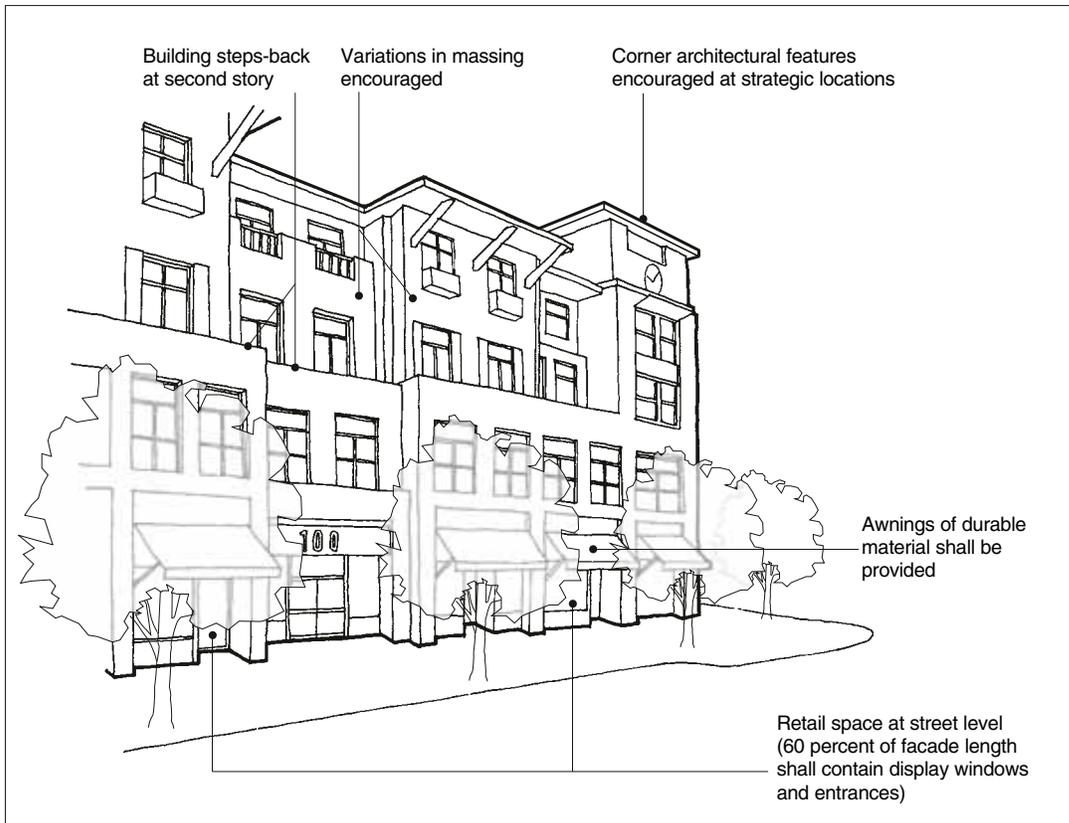


Figure 21 : Mixed Use District - Massing, Facade Treatment and Fenestration

- Illuminate display windows at night to encourage pedestrian-area vitality.
- Security grilles should be avoided. In exceptional cases, and only through site plan review, such grilles will be accepted provided that they are architecturally interesting and are placed inside the building behind the display areas. (See Figure 18).
- Metal and/or glass canopy elements are encouraged. (See Figures 18 and 21). If provided, fabric awnings should be made of durable commercial grade fabric or other similar material with a single color matte finish. Awning supports should be coated metal or other non-corroding material.

Facade Treatment

- Differentiate ground level facade from upper levels.
- Large expanses of storefront glazing and display are encouraged on the ground level. Solid elements such as piers and columns should include richly textured materials such as stone, tile, and upgraded masonry to enhance pedestrian scale. (See Figure 22).



Figure 22 : Mixed Use District - Facade Treatment & Fenestration Conditions

- The facade of the commercial uses above the ground floor on the south side of the street should avoid monumental and monolithic treatment – compatibility with the other buildings across the street is desired.

Parking/Service

Provide access to parking while maintaining pedestrian friendliness and walkability.

- Parking should be screened and invisible to the public right-of-way.
- Parking structure entrances from secondary streets should be designed to be subordinate/ secondary to main pedestrian entrances and to the overall project image.
- Parking should not disrupt the quality of common spaces and pedestrian environments.
- Trash should be stored in enclosures that are architecturally compatible with the project and easily accessible to trash collection trucks.
- Utility meters, transformers, and other service elements should be concealed from public view.
- Semi-subterranean garages and above ground level garages should be designed as an integral part of the project, and with the same care and design attention as the buildings they serve.
- Loading areas and service facilities should be located as far as possible from public view and should be completely screened.
- Parking structure lighting should be appropriately shielded from pedestrian-intensive areas.
- Service areas should not be visible from public areas. Separate service areas (for delivery, trash and recycling) should be provided for commercial uses.

Landscape Guidelines

Landscape is minimized in this zone to promote an urban character. The intent is to reinforce the “Main Street” character of the mixed use zone.

Landscape guidelines that apply to the Mixed Use Overlay zone areas are as follows:

Paving

- Enhanced paving, such as architectural concrete, is encouraged to promote an urban character. (See Figure 23).
- Colors and finishes shall relate to the building architecture and adjacent streetscape paving.
- Encouraged materials include: colored and textured concrete, pavers, and stone.
- Finishes imitative of other materials, such as, stamped concrete are discouraged.

Planting

- Potted plants with a “main street” urban character are encouraged.
- Planting areas, other than tree wells, on grade with trees, shrubs, and ground covers are discouraged to promote an urban character.

Maintenance

The intent of the maintenance guidelines are to encourage a safe, clean, and healthy condition at all times.

- Trees should be maintained to allow for proper light distribution of adjacent light standards.
- Maintenance such as weeding, fertilization, mowing, pruning, light fixture maintenance, irrigation system maintenance, and trash removal shall occur on a regular schedule.
- Light fixture maintenance and trash removal shall occur on a regular schedule.
- Dead or poorly performing potted plant material is to be replaced once it is discovered.
- Graffiti shall be removed or painted out within in 24 hours.

Screening

Screening of visually undesirable objects is required. These items should be integrated into the building/site design and not addressed as afterthoughts. Careful design consideration should be taken into account to prevent hidden areas from encouraging criminal activity. Lighting should be installed in these areas. The below items must be screened from off site views:

- Mechanical equipment such as air conditioners.
- Equipment such as backflow preventers and controllers.
- Utilities such as transformers and meters.
- Trash containers.
- Parking areas and parking garages.



Enhanced paving, such as architectural concrete, is encouraged to promote an urban character.

Figure 23 : Mixed Use District - Paving Images

Exterior Lighting

The intent of the lighting criteria is to provide safety while enhancing the night time urban character.

- Lighting should be provided at all building entrances.
- Glare should be minimized.
- Architectural detail and landscape accent lighting is encouraged to create identity for mixed use zone.
- Exposed fixtures should be selected to relate to the associated building architectural character.
- Building accent lighting is encouraged to create a pedestrian friendly evening ambiance to the street.

Signage

The intent is to promote an urban character through quality sign design and materials. Signage shall be designed in context of adjacent architecture and the “Main Steet” character of the mixed use overlay zone. Signs which are visually “loud” are discouraged. Signs must comply with the minimum standards set forth in the Long beach Municipal Code (LBMC Section 21.44).

A sign program shall be created for the mixed-use area to address the following issues:

- Pedestrian orientation
- Quality signage with a “boutique” character
- Sign materials and method of illumination

Guidelines - Division IV
commercial/industrial guidelines

COMMERCIAL/INDUSTRIAL GUIDELINES (Sub Areas 7 and 8)

Mixed Use Commercial District (Sub Area 7)

Refer to the guidelines specified in Division III: Mixed Use Overlay Zone Guidelines which apply to those parcels fronting the southern edge of Cover Street, between Lakewood Boulevard and Worsham Avenue.

Commercial Gateway District

Located at the southerly entrance to PD-32 from Lakewood Boulevard, the “Commercial Gateway Street” (Conant Street) is designed to constitute a primary “address” street for the commercial development zone. This four-lane road with enhanced parkway landscaping is envisioned to extend commercial traffic and identity into portions of the site that are currently inaccessible from local roadway patterns.

Buildings located adjacent to Conant Street should orient to and build to the setback line to create an urban character. Development parcels near Lakewood Boulevard are anticipated to include buildings with the greatest level of height and intensity. If parking structures are proposed within project-specific developments, views from public streets should be screened.

Primary or secondary access to building lobbies is encouraged to link directly to public roadways in order to promote pedestrian activity. In addition to holding visual continuity along Conant Street, buildings should be clustered to form plazas and other such semi-public spaces to add relief and interest to the overall streetscape.

Commercial District

Development activity in the areas west of Worsham Avenue shall include a range of uses. Public streets with parkways and sidewalks will continue the urban design patterns initiated in other portions of the site. Building heights are expected to decrease in magnitude in these areas. Truck docks and service activity should be buffered from view through landscaping and building orientation.

Orientation

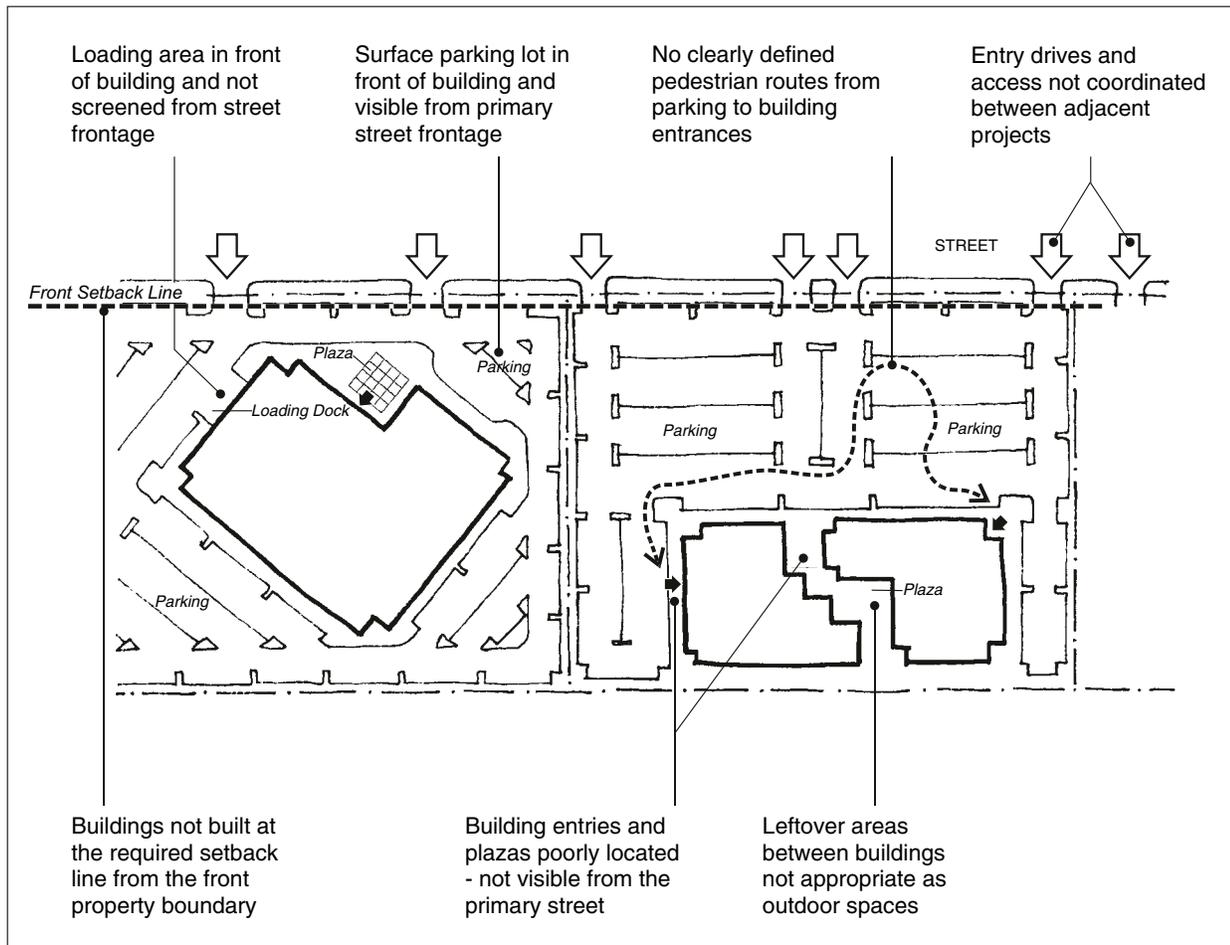
Buildings throughout the commercial and industrial areas should strive to reinforce the public street edges, rather than creating building islands surrounded by parking. (See Figures 24 and 25).

- Orient front building facades parallel to the street, and directly at the required setback line of the front property line in order to reinforce the street edge. (See Figures 24 and 25).
- Locate building entries, plazas, and pedestrian-oriented uses along the primary streets. (See Figure 25).
- Spaces between buildings should be used as outdoor rooms and should not be thought as leftover areas. Frame public gathering spaces and other usable spaces by buildings.
- Multiple buildings on a site should be clustered around a common landscaped open space to avoid unorganized sprawl.
- On commercial buildings locate outdoor eating areas/café seating for employees along public streets or in courtyard settings that reinforces the public realm.

Access

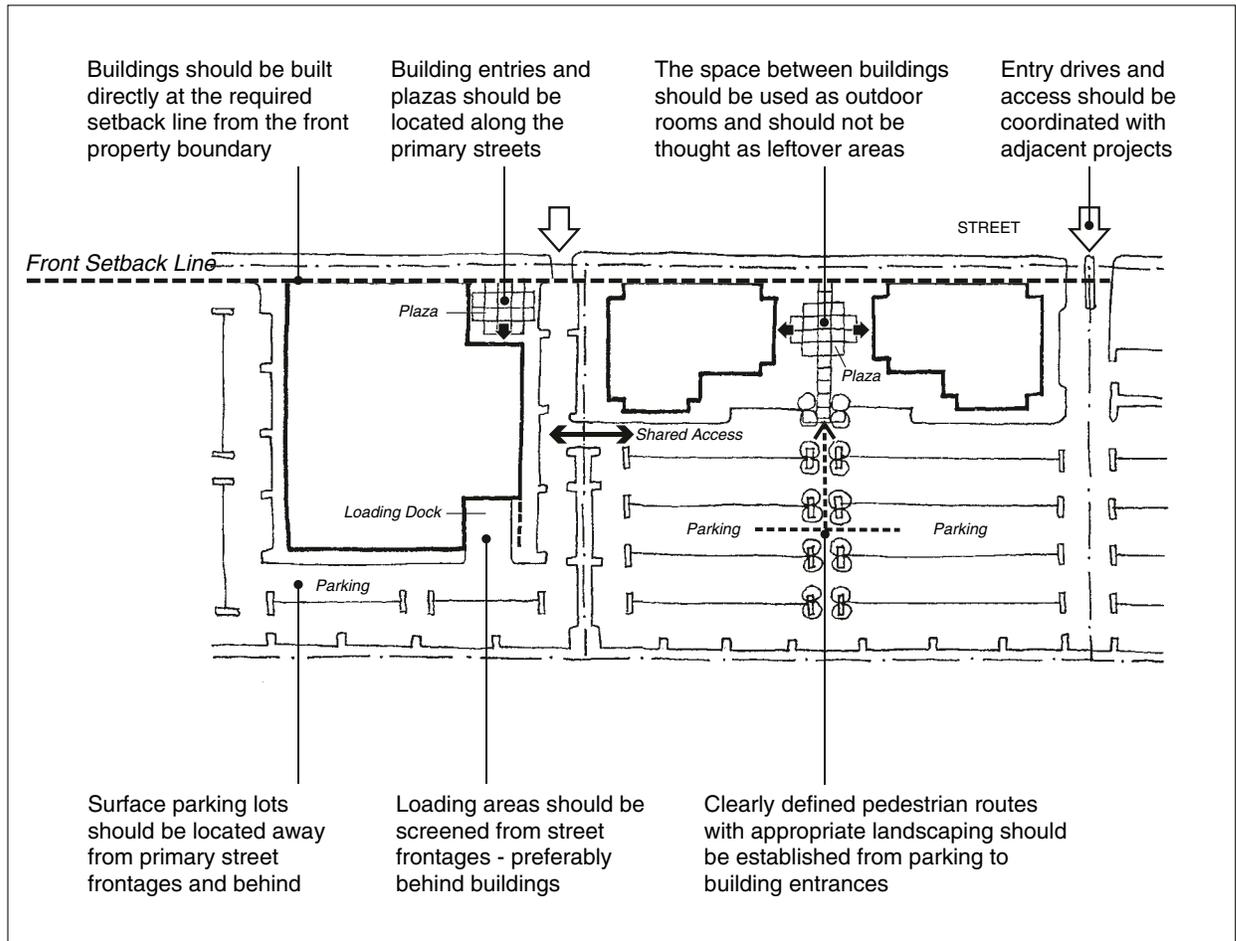
Provide access to parking while maintaining pedestrian scale and walkability.

- Car and pedestrian entries to a site should be separated, and clearly defined. Pedestrian walkways should be a minimum width of 4 feet clear and should be protected from driveway by a 6 inch curb.
- Entry drives, and internal driveways should be located to reinforce the public street grid. Meandering driveways and internal roads are not desirable.
- Coordinate entry drives and access ways with adjacent projects in order to minimize disruption of landscaped street edges and conflict with pedestrian use of sidewalks. (See Figure 25).
- Clearly define pedestrian routes from parking to building entrances by special landscaped walkways – pedestrian crossing of parking aisles should be minimized. (See Figures 24 and 25).
- Provide direct access from side streets to building entryways.
- In order to promote walkability, pedestrian linkages to the retail section of Cover Street should be provided.



UNACCEPTABLE

Figure 24 : Commercial Districts - Access, Orientation and Site Planning (Undesirable Conditions)



ACCEPTABLE

Figure 25 : Commercial Districts - Access, Orientation and Site Planning (Desirable Conditions)

Parking / Service Areas

Parking and service areas should be designed as integral parts of building they serve, and should be located to minimize visual impacts from the public right-of-ways.

- Parking lots should not be the dominant visual element of the site. Parking should be broken down into multiple smaller lots, separated by landscaping and buildings.
- Relegate parking to the rear and side of buildings. (See Figures 24 and 25).
- Parking aisles or spaces should not directly abut a building - provide a 4 feet wide minimum pedestrian walkway.
- Screen parking lots and garages from primary streets by proper site planning, and secondarily through the use of landscape screening. (See Figure 26).
- Appropriately shield parking lighting so as not to spill over into adjacent uses.
- Design parking lighting to preclude direct glare of lights onto adjoining properties or streets. (See Figure 26).
- Do not locate loading facilities at the front of buildings. Such facilities are more appropriate at the rear of the site. (See Figures 24 and 25).
- Loading areas should not be visible from public streets. Screening should be complete and should be integrated with the design of the building. (See Figure 27).
- Screen loading facilities through a combination of solid masonry walls and landscaping. (See Figure 27).
- Avoid placement of utility elements along the front setback. When transformers are unavoidable in the front setback area, they should be placed underground or screened by walls/landscaping – access to such utilities should be integrated as part of the screening strategy.
- Shared parking with parks and other public uses is encouraged.

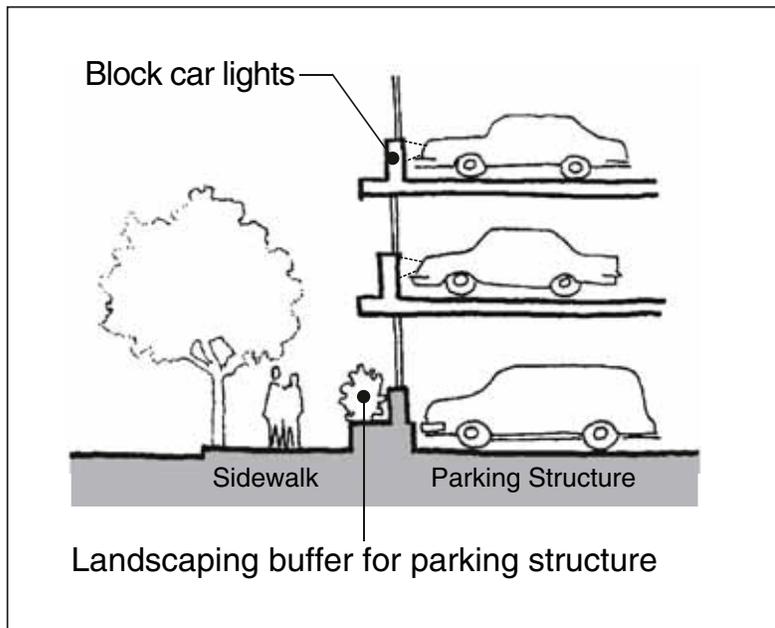
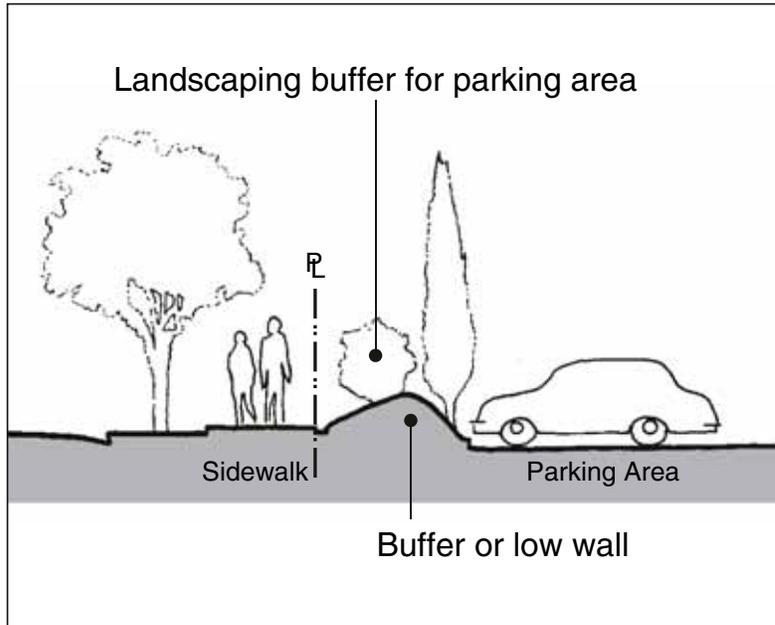


Figure 26 : Commercial Districts - Screening Parking from Public View

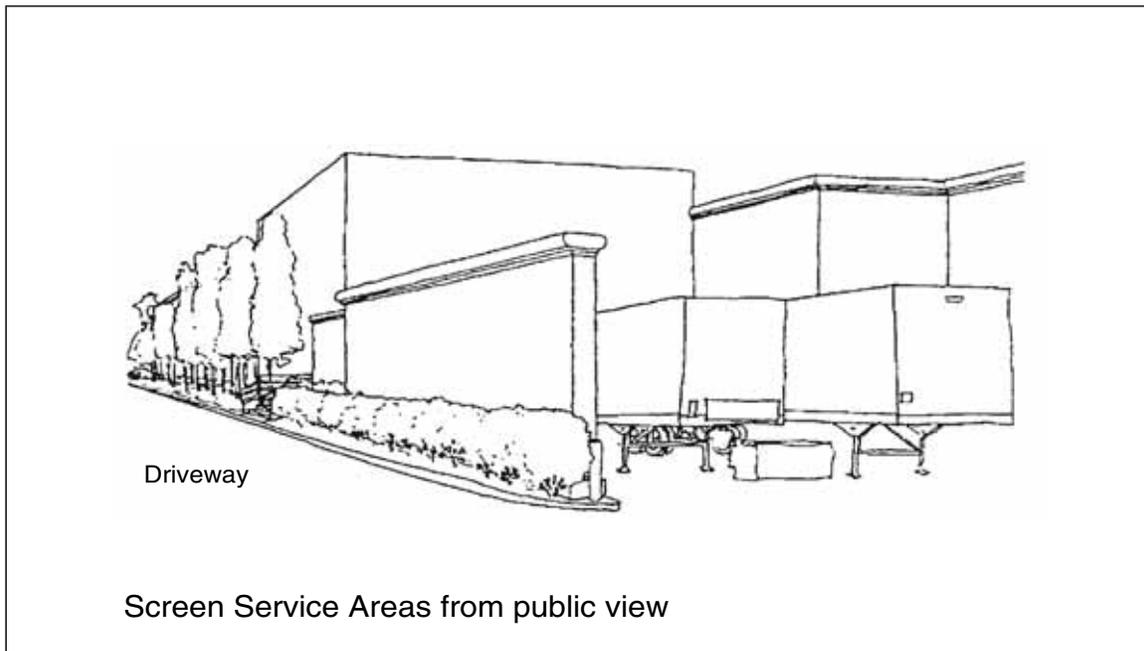
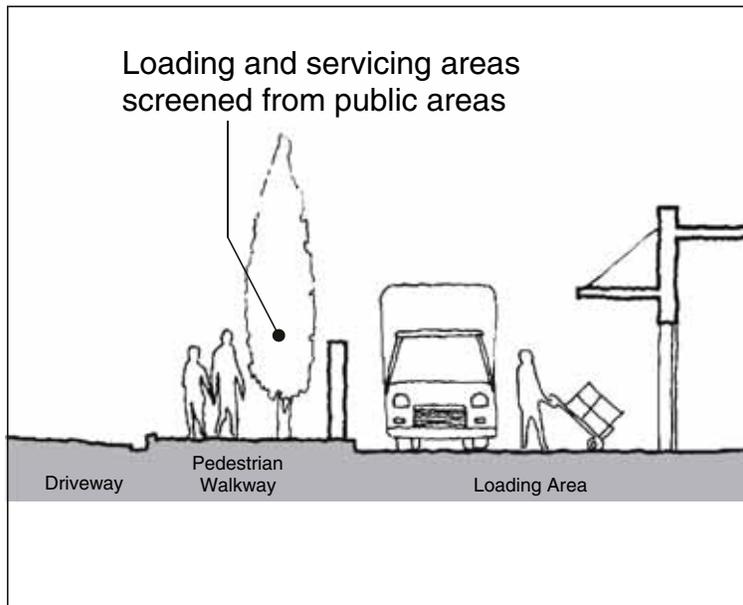
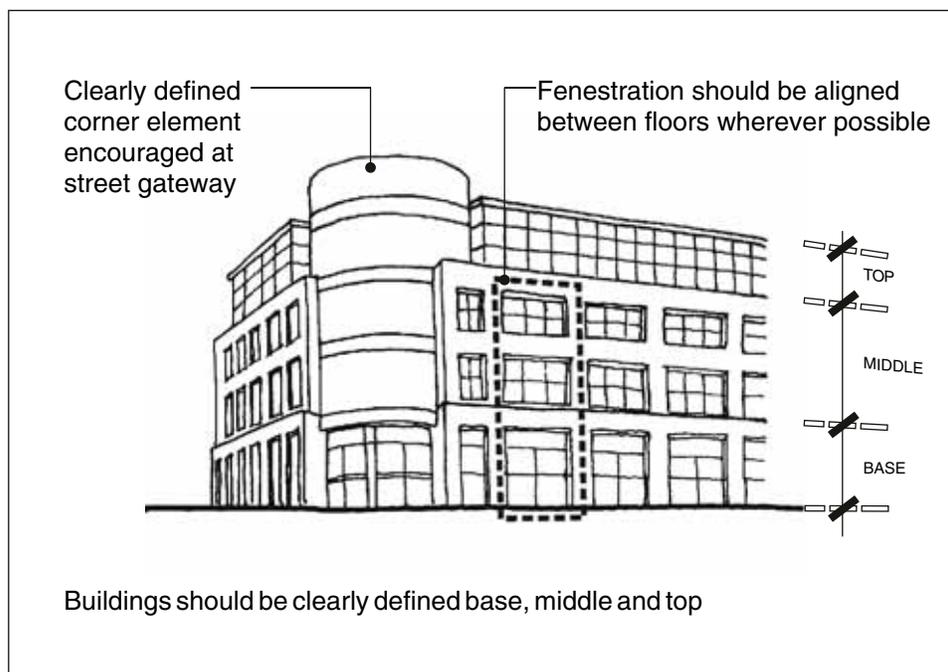


Figure 27 : Commercial Districts - Screening Service Areas from Public View

Architectural Design

While there is no specific architectural style being promoted by these guidelines, a commitment to lasting and durable buildings is a primary intent. The history of the place as an aircraft manufacturing site should also be used as a source of inspiration in terms of a modern architectural vocabulary.

- Projects should use a unifying vocabulary of forms and architectural elements that reflect a contemporary style.
- Building entrances should be clearly defined and articulated. (See Figures 30, 38a.)
- Projects should provide human scale architectural features such as arcades, texture, and upgraded materials in areas of pedestrian activity.
- Courtyards, arcades and intimate spaces as a way to break down mass are encouraged. (See Figure 31.)
- Visual interest should consist of articulation of facades, changes in plane, stepbacks, and use of materials. Paint does not constitute articulation. (See Figure 30).
- Facades wider than sixty feet (60') should be designed with a modular expression that breaks the facade scale to a width of thirty feet (30') or less.
- With the exception of warehouse buildings, unbroken volumes not desirable.



Visual interest should consist of articulation of facades, changes in plane, stepbacks, and use of materials.

Figure 28 : Commercial Districts - Building Massing

- Articulate building forms by varying roof heights and wall planes in a way that is integral to a building's interior volumes and structure. Additional height in certain areas for architectural features such as corner and entrance elements is encouraged.
- Buildings above four stories should have an expressed base, middle and top as part of the architectural composition, as a way to reduce the apparent height and promote pedestrian scale. (See Figure 28).
- Roofs should not be designed as attention-getting devices. Simple, roofs are encouraged.
- Stairways, elevators and similar architectural elements should be integral to the overall architecture – not afterthoughts.
- The appearance of doors and windows are critical elements in the design of buildings. High quality materials, proper placement and the use of recesses should be included in the selection and design of such elements.
- Screen all mechanical equipment for the building with architectural screening elements at least as high as the equipment being screened.
- Hide mechanical equipment on the roof by building elements that are designed as an integral part of the building architecture. Avoid materials and design elements that will result in contrast with the rest of the building. (See Figure 29).

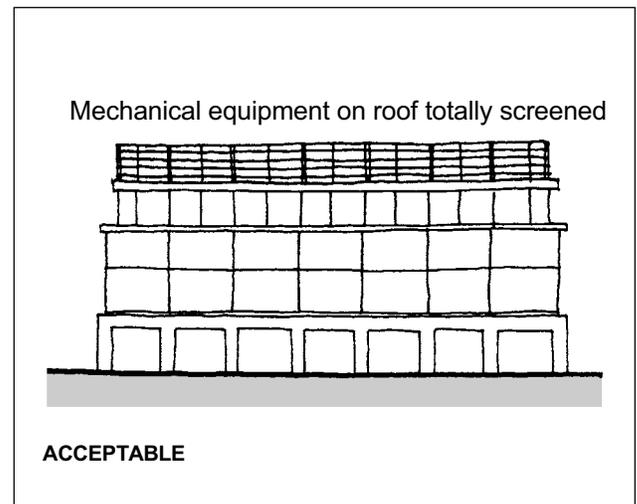
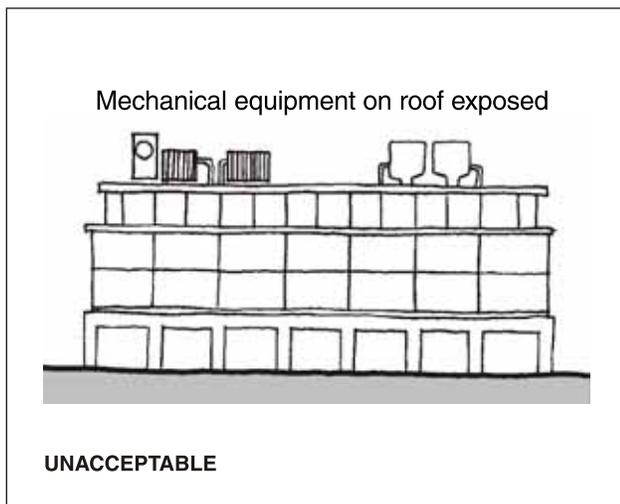


Figure 29 : Commercial Districts - Screening Rooftop Mechanical Equipment



a : Unbroken building volumes with no articulation are discouraged



b : Building forms articulated by varying heights and wall planes with clearly defined entrances are encouraged.

Figure 30 : Commercial Districts - Architectural Design and Facade Articulation

Materials & Color

Extreme contrasts in materials, colors, shapes and other characteristics which will cause buildings to stand out in excess of their public importance should be avoided.

- Materials that contribute to good quality architecture are: natural stone, smooth stucco with light finish, architectural concrete with integral color, fully backed metal panels, wood, and brick accent. Metal and wood windows and doors should be of architectural quality.
- Simulated materials and foam cornices and applied details are discouraged.
- Building entrances should be clearly defined and articulated. (See Figure 32).
- Provide upgraded materials in areas of pedestrian activity to promote human scale.
- Building colors should avoid primary colors. Larger buildings should use more subtle colors, and architectural accent should rely on changes in materials rather than paint.
- Minimize use of stucco on commercial buildings.



Courtyards, arcades and intimate spaces as a way to break down mass are encouraged

Figure 31 : Commercial Districts - Architectural Character

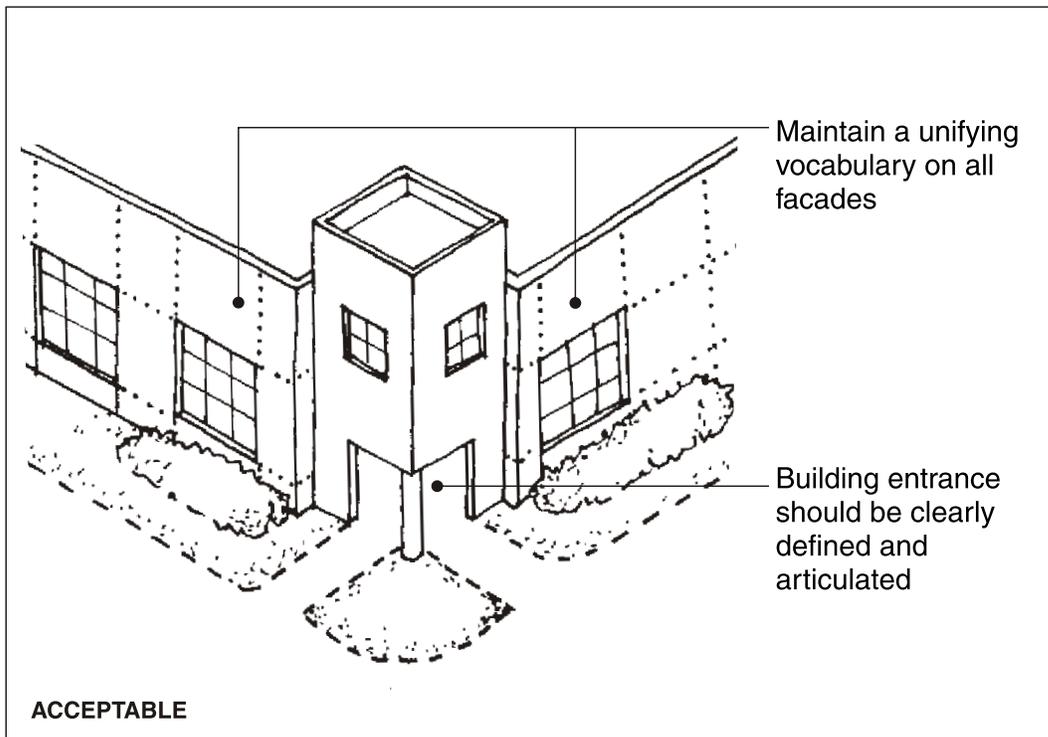
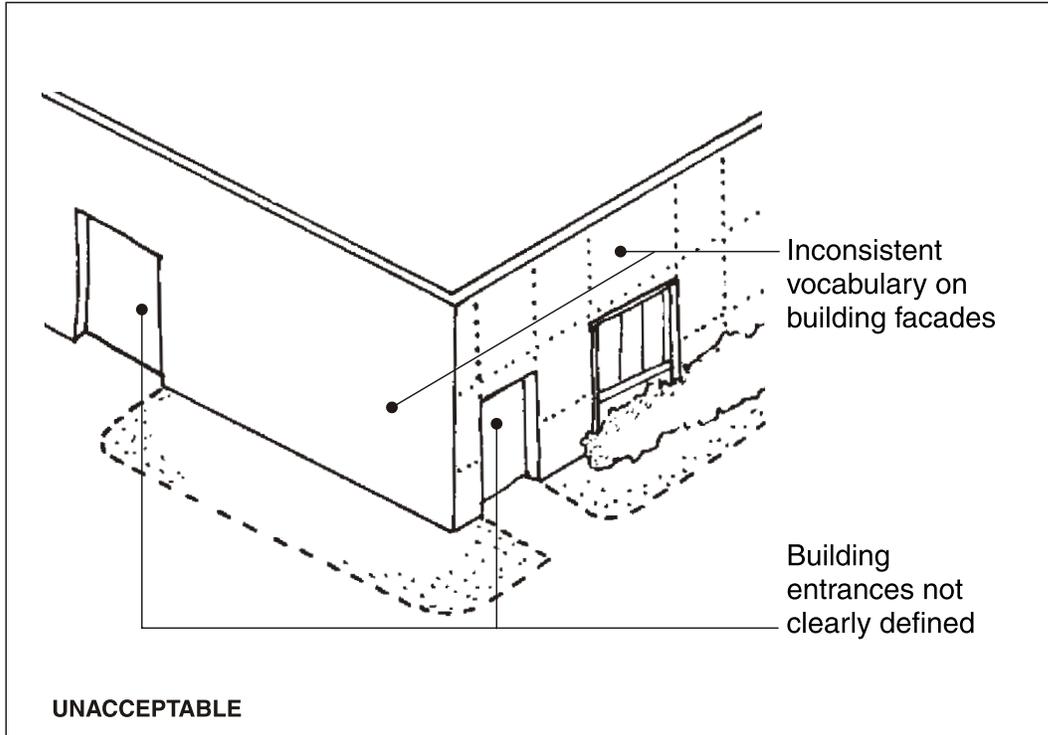


Figure 32 : Commercial Districts - Facade Treatment and Fenestration

Landscape Guidelines

Landscape in the commercial zone plays an important role in establishing the quality and character of Douglas Park. The intent of these guidelines is to promote a unique and cohesive landscape for all of Douglas Park while supporting the architecture and land uses associated with the commercial zone.

Landscape guidelines that apply to the Commercial/ Industrial zone areas are as follows:

Walls and Fences

- Walls, fencing, retaining walls shall be constructed of material, finish, and color complimentary of the building architecture.
- Wood fencing is not permitted.
- Seat walls are encouraged in usable open space areas.
- Retaining walls shall not exceed 4'-0" if visible from any off-site area.

Paving

- Paving should enhance the relationship of the building and landscape. (See Figure 83a).
- Enhanced paving, such as architectural concrete, is encouraged to promote an urban character. (See Figure 33b).
- A hierarchy of varying paving materials is encouraged.
- Finishes imitative of other materials, such as, stamped concrete are discouraged.



a : Paving should enhance the relationship of the building and landscape.



b : Enhanced paving, such as architectural concrete, is encouraged to promote an urban character.

Figure 33 : Commercial Districts - Paving Images

Site Furnishing

- Site furnishings should compliment the character of the architecture.
- Moveable site furnishings are encouraged in usable open space areas. (See Figure 34).

Moveable site furnishings are encouraged in usable open space areas.



Figure 34 : Commercial Districts - Site Furnishings

Irrigation

The intent of the irrigation criteria is to encourage efficient use of water resources while maintaining the character of the commercial area.

- All landscape areas are to be irrigated by a permanent automatic irrigation system.
- Irrigation design shall incorporate environmental considerations such as: plant material, sun, shade, soils, wind, and percolation rates.
- Moisture sensing and rain shut off devices are encouraged.
- Above ground irrigation devices such as backflow preventers and irrigation controllers are to be completely screened from off site views.
- Valve boxes are encouraged to be located in planting areas.
- Reclaimed water shall be used except where prohibited by code.
- Irrigation systems should be designed considering pedestrian safety and property damage.

Planting

- Planting design shall consider the ultimate size of the plant material.
- Planting design should complement the architectural style, scale, and density of the adjacent buildings.
- Buildings are encouraged to receive continuous shrub foundation plantings except in locations where glazing is present.
- Evergreen trees shall be the predominant material and should be used to screen and soften architecture.
- Evergreen, deciduous, and flowering trees may be used as accents. Evergreen material is encouraged.
- Flowering perennial and shrubs are preferred over annual color. Annual color should be reserved for accent areas only.
- Planting which requires low amounts of supplemental water is encouraged.
- Planting design shall consider water usage and maintenance needs.
- Building perimeter tree planting shall be minimum 25% 24" box; 75% 36" box; 48" box accents.
- Shrubs shall be minimum 10% 15 gallon; 60% 5 gallon; and 30% 1 gallon.
- Shrub and ground cover masses are required in setback areas.
- Turf should be limited to large usable open spaces. (minimum 150 sf).
- Ensure planting does not interfere with site lighting to ensure proper light coverage.
- Refer to the Plant Palette for suggested plant material. (See Appendix).

Usable Open Space

- Usable open space such as courtyards and plazas are encouraged.
- Spaces should be designed to encourage social interaction.
- Landscape elements such as: fountains, public art, shade structures, seat walls are encouraged.
- Site furnishings such as: benches, bicycle racks, and table and chairs are encouraged.
- Enhanced paving is encouraged to promote a quality space.
- Usable lawn areas are encouraged.

Maintenance

The intent of the maintenance guidelines are to encourage a safe, clean, and healthy condition at all times.

- Trees should be maintained to allow for proper light distribution of adjacent light standards.
- Maintenance such as weeding, fertilization, mowing, pruning, light fixture maintenance, irrigation system maintenance, and trash removal shall occur on a regular schedule.
- Dead or poorly performing plant material is to be replaced once it is discovered.
- Graffiti shall be painted out within in 24 hours.
- Pruning shall insure that all signage remains visible.



Shrub hedges and tree massings screen parking areas and parking garages.



Shrub hedges and tree massings screen parking areas and parking garages.

Figure 35 : Commercial Districts - Screening Parking Areas

Screening

Screening of visually undesirable objects, such as utilities and parking areas, is required. Methods of screening may include masonry walls, overhead trellis, and landscape planting of evergreen material. (See Figure 35). These items should be integrated into the building/site design and not addressed as afterthoughts. Careful design consideration should be taken into account to prevent hidden areas from encouraging criminal activity. Lighting should be installed in these areas. The below items must be screened from off site views:

- Loading and service areas.
- Mechanical equipment such as air conditioners.
- Equipment such as backflow preventers and controllers.
- Utilities such as transformers and meters.
- Trash receptacle storage.
- Parking areas and parking garages.



Architectural detail and landscape accent lighting is encouraged to create project identity.

Figure 36 : Commercial Districts - Exterior Lighting

Exterior Lighting

The intent of the lighting criteria is to provide safety while enhancing the night time character of Douglas Park.

- Lighting shall be provided at all building entrances.
- Glare is not permitted to shine off site, all fixtures shall be shielded.
- Architectural detail and landscape accent lighting is encouraged to create project identity. (See Figure 36).
- Exposed fixtures should be selected to relate to the associated building architectural character.
- All fixtures shall be shielded or zero cut off.
- Lighting design shall consider pedestrian and vehicular use.
- Human scale fixtures are encouraged in pedestrian areas.
- Pedestrian connections from parking areas to building entrances shall be lit to provide orientation and safety.
- All fixtures shall be automatically controlled.
- Service area lighting shall only be visible within in the service area.
- Building addresses shall be lit.

Signage

The intent is to promote a high quality commercial character through sign design, method of illumination and materials. Signage shall be used in context of adjacent architecture. Signs which are visually “loud” are discouraged. Signs must comply with the minimum standards set forth in the Long beach Municipal Code (LBMC Section 21.44).

If a project involves five or more signs, the developer should apply for a sign program.

Additional Hotel Guidelines

Hotels are quasi-residential uses that relate in scale to multi-family residential buildings, but have specific requirements that should be taken into account to avoid conflicts with adjacent uses.

- Hotel design should avoid thematic architecture.
- Design buildings as a project that contributes to the urban character of the neighborhood. Design of an isolated enclave is not desirable.
- If located on Cover Street in Sub Area 7, the building must follow the design guidelines in the Mixed-Use Overlay Zone.
- All sides of the building should be consistent in style and quality of design. Avoid “back door” look. (See Figure 37b).
- The primary presence along the major street front should be the building and the drop-off, not the parking. (See Figure 37a). Locate the parking at the rear of the building.
- Parking, delivery and loading should be fully screened and invisible to the public.
- Parking and loading location should not disrupt pedestrian movement or impact privacy of guests.
- To insure privacy of guests, recreation facilities such as a pool should be located to avoid being heard or seen by the adjacent commercial building occupants or public in general.
- The scale and design of the building should relate to its context. Stairways, corridors and other circulation systems should not be exposed to view, and should be integral to the design of the building.
- Balcony railings should be made of high quality materials that compliment the architectural composition and style. Utilitarian and inherently inexpensive hollow metal or pipe railings are not acceptable.
- Central air conditioning units should be used. Individual room units are not acceptable.



a : The primary presence along the major street front should be the building and the drop-off, not the parking.



b : All sides of the building should be consistent in style and quality of design. Avoid “back door” look.

Figure 37 : Hotel - Urban Character

Additional Business Park Guidelines (Office/ Light Industrial)

The following guidelines seek to achieve a well-planned and high quality environment, and to ensure compatibility between commercial/ industrial development and the proposed community character.

- Each project should be designed to carefully fit into its surroundings to contribute, rather than dominate the character of the area.
- Auxiliary structures associated with industrial buildings such as utility and storage buildings, should be compatible and integrated into the overall design.
- If walls are not required for specific screening and/ or security purposes, they should be avoided. Walls should be kept as low as possible while performing their function.
- Walls should be designed so they are compatible, and an extension of the buildings associated with the project. Avoid the “compound” look.
- Long expanses of walls and fences should be articulated to prevent monotony. The maximum length of an un-articulated wall should be 30 feet, and the minimum articulation in plan should be 6 inches in depth and 2 feet in width.
- Architectural elements that are strongly discouraged include: traditional historic references; large blank/ flat surfaces; exposed concrete block walls; exposed roof drains; un-articulated box like structures.
- Combination of materials is encouraged to achieve visual interest. Avoid monolithic and monochromatic structures.
- Warehouse and light industrial buildings should avoid blank walls facing public streets - locate administrative offices, breakrooms and uses that require windows, entries and human activity towards the street. (See Figure 38b.0
- Roofs are a critical element in the design of industrial buildings. Rooflines should include variations to avoid long continuous planes.
- Brightly colored and highly reflective roof surfaces, including exposed galvanized metal and illuminated roofing materials are discouraged.
- Metal buildings are appropriate only when they are designed to have an exterior appearance that conveys the same high quality of conventional structures. Stock, “off-the-shelf” metal buildings are strongly discouraged.
- Light, neutral colors should be used in light industrial buildings to help reduce their perceived size. Changes in materials for trim pieces are encouraged for visual interest. Paint should not be used as a method of achieving visual interest.



a : Buildings should have a clearly defined main entrance



b : Locate uses that require windows and entries towards the street

Figure 38 : Business Park - Architectural Character

Guidelines - Division V
Crime Prevention
Through Environmental Design

C r i m e P r e v e n t i o n T h r o u g h E n v i r o n m e n t a l D e s i g n

General Recommendations

- Ficus trees are important to the heritage of Douglas Park and they should be utilized with careful consideration to safety issues. Maintenance and pruning of the trees is essential to ensure an open character.
- Human scale lighting fixtures should be specified and designed to provide adequate lighting for vehicular traffic as well as pedestrian uses.
- Enhanced paving material should be encouraged throughout *all* aspects of Douglas Park, to define property boundaries.

Specific Recommendations

- Graffiti should be painted out within 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Screening devices should be designed so the screened area does not provide a niche or weather shelter.
- Pedestrian paths and side yards should be viewable by as many windows as possible to increase visibility.
- Coordination of pedestrian paths between adjacent blocks is encouraged. Coordinating adjacent blocks create clear paths of vision and sight lines through common areas.
- Canopies should have lighting elements underneath the canopy and care should be taken to ensure the canopy does not block the address from view of the street.
- Lighting elements should be included with all colonnades, arbors, canopies, and trellis structures to ensure pedestrian pathways are properly lit.
- The interior of parking garages should be painted to assist with light dispersal.
- Stairwells, elevators and other architectural elements should be placed in highly visible areas which, upon exit from the building, place people in well-lit, visually surveilled areas.

Mixed Use Recommendations

- Display should not block visibility into and out of the stores.
- All awnings, overhangs, canopies, should include lighting.

- Caution should be used when designing separate trash enclosures, utility areas, loading docks and other required “screened” areas so that niches, hiding spots and weather shelters are not created.
- Semi-subterranean garages should have the interior walls painted to assist with light dispersion. They should also be well-lit and lighting should be placed over parking stalls as well as in the drive aisles.
- Graffiti shall be removed or painted out within in 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Plant material should be maintained to not interfere with natural or installed lighting.
- Lighting should be dispersed under awnings, overhangs, and canopies and the like for pedestrian safety.

Commercial / Industrial Guidelines

- Pedestrian-serving commercial activities utilizing linkages for connectivity should be located in highly visible areas with human scale lighting fixtures for use during hours of darkness similar to those listed above.
- Pedestrian linkages should include human scale lighting along pathways.
- Loading docks should be secured after hours and should be monitored by surveillance systems.
- Loading facilities should be secured and well-lit if hidden from view.
- No exterior roof access should be allowed. Dead areas, rear or side parking lots, and other such areas of the parcels should be secured to prevent public access to these areas.
- “Outdoor rooms” and “left over” areas should be designed with particular attention to after-hours security.
- Rear parking lots present crime prevention challenges because of the lack of visibility. If lots cannot be secured, they should include extra lighting and windows facing the lots.
- Screened utilities should be designed so that they do not become hiding places or weather shelters for criminal behavior.
- Design of outdoor seat-walls should consider the negative impacts of skateboarders, loiterers, and taggers.
- Planting requirements should include limitations on density of plant material which could affect site lighting. Hedges should be maintained at 3’-0” maximum height to maintain visibility and canopies of trees should be maintained 7’-0” clear from the ground. Ensure trees are not planted underneath lighting fixtures or where they block site visibility.
- Usable open spaces should be designed in highly visible areas to discourage skateboarders, taggers, and loiterers. Design considerations may include lighting and window placement.
- Graffiti should be painted out within 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Areas screened from off site views should be lit for safety considerations. Lighting shall be maintained at an appropriate level for safety and security.

Guidelines - Division VI
Plant Palette appendix

Plant Palette

The following represents the recommended plant palette for the Douglas Park landscape for the gateways, parks, streetscapes, perimeter edges, set back landscapes, front yards, and on-site open spaces and amenity areas. The plant palette selections are based on two principals. The first is to select plants which require low amounts of supplemental water. The second is to select plant material which recalls the successful plantings found in traditional Long Beach neighborhoods. The majority of the plants should be selected from this palette to create a cohesive landscape for Douglas Park. Alternate plants may be used at the discretion of the Design Review Committee.

Trees

Botanical Name

Acacia melanoxylon
 Agonis flexuosa
 Arbutus unedo
 Bauhinia blakeana
 Brahea armata
 Butia capitata
 Cassia leptophylla
 Cinnamomum camphora
 Citrus species
 Cupaniopsis anacardioides
 Cupressus sempervirens 'Stricta'
 Dracaena draco
 Eriobotrya deflexa
 Erythrina caffra
 Eucalyptus species
 Ficus microcarpa 'nitida'
 Ficus rubiginosa
 Geijera parviflora
 Jacaranda mimosifolia
 Juniperus chinensis 'Torulosa'
 Koelreuteria paniculata
 Koelreuteria bipinnata
 Lagerstroemia indica
 Laurus nobilis
 Ligustrum lucidum
 Liquidambar styraciflua
 Magnolia grandiflora
 Melaleuca quinquenervia
 Melaleuca linariifolia
 Metrosideros excelsus

Common Name

Blackwood Acacia
 Peppermint Willow
 Strawberry Tree
 Hong Kong Orchid Tree
 Mexican Blue Palm
 Pindo Palm
 Gold Medallion Tree
 Camphor Tree
 Citrus
 Carrot Wood
 Italian Cypress
 Dragon Tree
 Bronze Loquat
 Kaffirboom Coral Tree
 Eucalyptus
 Indian Laurel Fig
 Rusty-leaf Fig
 Australian Willow
 Jacaranda
 Hollywood Juniper
 Goldenrain Tree
 Chinese Flame Tree
 Crape Myrtle
 Sweet Bay
 Glossy Privet
 American Sweet Gum
 Southern Magnolia
 Cajeput Tree
 Flaxleaf Paperbark
 New Zealand Christmas Tree

Olea europaea	Olive
Phoenix canariensis	Canary Island Palm
Phoenix dactylifera	Date Palm
Phoenix reclinata	Senegal Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Pistacia chinensis	Chinese Pistache Tree
Platanus x acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Podocarpus gracilior	Fern Pine
Pyrus calleryana 'Bradford'	Bradford Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Robinia pseudoacacia	Black Locust
Rhus lancea	African Sumac
Schinus molle	California Pepper
Tabebuia avellanedae	Trumpet Tree
Tipuana tipu	Tipu Tree
Trachycarpus fortunei	Windmill Palm
Tristania conferta	Brisbane Box
Ulmus parvifolia	Evergreen Elm

Shrubs

<i>Botanical Name</i>	<i>Common Name</i>
Acacia redolens 'Desert Carpet'	Prostrate Acacia
Agapanthus species	Lily of the Nile
Agave species	Agave
Aloe species	Aloe
Alyogyne huegelii	Blue Hibiscus
Anigozanthus flavidus	Kangaroo Paw
Arbutus unedo	Strawberry Tree
Azalea species	Azalea
Bougainvillea species	Bougainvillea
Buxus japonica	Japanese Boxwood
Camellia japonica	Camellia
Camellia sasanqua	Camellia
Carissa macrocarpa	Natal Plum
Chamaerops humilis	Mediterranean Fan Palm
Cistus species	Rockrose
Cyperus alternifolius	Umbrella Plant

Cyperus papyrus	Papyrus
Dietes bicolor	Fortnight Lily
Diosma pulchrum	Pink Breath of Heaven
Echium fastuosum	Pride of Madeira
Elaeagnus pungens	Silverberry
Escallonia fradesii	NCN
Fatsia japonica	Japanese Aralia
Feijoa sellowiana	Pineapple Guava
Hesperaloe parviflora	Red Yucca
Hemerocallis species	Daylily
Heteromeles arbutiolia	Toyon
Hibiscus species	Chinese Hibiscus
Ilex species	Holly
Juncus species	Rush
Justicia brandegeana	Shrimp Plant
Lantana species	Lantana
Lavandula species	Lavender
Lavatera assurgentiflora	Tree Mallow
Leptospermum laevigatum	Australian Tea Tree
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum japonicum 'Texanum'	Japanese Privet
Liriope species	Lily Turf
Melaleuca nesophila	Pink Melaleuca
Muhlenbergia rigens	Deer Grass
Myoporum 'Pacificum'	Myoporum
Myrtus communis 'compacta'	Myrtle
Nandina domestica	Heavenly Bamboo
Osmanthus fragrans	Sweet Olive
Pennisetum setaceum	Fountain Grass
Phoenix roebelenii	Pigmy Date Palm
Phorium tenax	New Zealand Flax
Pittosporum tobira	Mock Orange
Rhaphiolepis species	India Hawthorn
Rosa banksiae	Lady Banks' Rose
Rosa species	Rose
Rosmarinus species	Rosemary
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Santolina species	Santolina
Stachys byzantina	Lamb's Ears
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Thevetia peruviana	Yellow Oleander
Trichostema lanatum	Woolly Blue Curls
Viburnum species	Viburnum
Westringia fruticosa	Westringia
Xylosma congestum 'Compacta'	Dwarf Xylosma

Groundcovers

Botanical Name

Ajuga reptans
Festuca ovina 'Glaucua'
Festuca
Fragaria chiloensis
Isotoma fluviatilis
Lantana species
Lonicera japonica
Myoporum 'Pacificum'
Rosmarinus officinalis 'Prostratus'
Senecio mandralisce
Thymus vulgaris
Trachelospermum jasminoides

Common Name

Carpet Bugle
Blue Fescue
Marathon II or Marathon III Sodded Turf
Wild Strawberry
Blue Star Creeper
Lantana
Japanese Honeysuckle
Myoporum
Prostrate Rosemary
Senecio
Common Thyme
Star Jasmine

Vines and Espaliers

Botanical Name

Beaumontia grandiflora
Bougainvillea species
Camellia sasanqua
Clytostoma callistegioides
Distictis buccinatoria
Ficus repens
Gelsemium sempervirens
Grewia occidentalis
Hardenbergia violacea
Jasminium polyanthemum
Lonicera japonica
Pandorea jasminoides
Parthenocissus tricuspidata
Podocarpus gracilior
Rosa Species
Wisteria floribunda

Common Name

Herald's Trumpet Vine
Bougainvillea
Camellia
Violet Trumpet Vine
Blood Red Trumpet Vine
Creeping fig
Carolina Jessamine
Lavendar Starflower
False Sarsaparilla
Jasmine
Japanese Honeysuckle
Bower Vine
Boston Ivy
Fern Pine
Rose
Wisteria

Guidelines - Division VII
Sustainability

Sustainability Features

Douglas Park is committed to sustainable development and is taking steps to minimize development impacts to the environment and the quality of buildings for people. This will be accomplished in a variety of ways throughout the multiple phases of the project including site demolition and clearing, construction and landscaping, and through project operations for decades to come after completion.

These efforts will ultimately result in substantially less waste in our local landfills, less energy use, lower utility costs, increased comfort in homes and businesses and contribute to a better future by reducing our nations energy needs and building a cleaner environment for the future. Douglas Park will make every effort to incorporate the following sustainability features into all development and landscaping projects

Project Development & Urban Design

- As an urban infill and brownfield redevelopment site, the Douglas Park project contributes to the preservation of open space and takes advantage of existing investments in infrastructure.
- Provide a functional and aesthetic open space program to encourage physical activity, connectivity and pedestrian friendly access between commercial, open space and community land uses.
- Encourage walking and cycling as alternatives to automobile transportation by providing attractive and safe pedestrian and bicycle paths and connections and bike racks throughout Douglas Park and connecting to existing systems adjacent to the site.
- Provide tree-lined streets that create shade and reduce energy consumption.
- Incorporate New Urbanist principles into the design of neighborhoods in the Douglas Park project such as: providing centralized parks and other walkable destinations such as neighborhood markets, pedestrian-friendly retail and dining, etc.
- Provide green spaces around commercial buildings to reduce urban heat island effects.
- Use trees to shade dark parking lot area surfaces to reduce heat island effects.

Project Demolition

- Recycle materials from the demolition of existing structures and infrastructure, such as concrete, and asphalt and reusable or recyclable metals for use in the Douglas Park construction projects or for use elsewhere through recycling.

Project Landscaping

- Use reclaimed water for landscape irrigation in the streetscapes and parks to reduce the demand for potable water.
- Use state-of-the-art programmable irrigation control systems with rain gauges.
- The use of drip-irrigation systems are encouraged, where feasible.
- In the Public Realm turf should be limited to where it is functionally necessary such as in areas for active and passive recreation and in parkways adjacent to on street parking.
- Turf should be limited to areas which are useable. Narrow areas less than 10 feet across or irregular shaped areas should be avoided because they are difficult to irrigate without overspray.
- Use a landscape palette which requires low amounts of supplemental water.
- Significantly reduce the amount of existing stormwater runoff from the site by maximizing open spaces and pervious surfaces for landscaping, and where practicable in walking paths and in low-use parking areas.
- Implement sediment and erosion control measures for the project during construction to prevent the loss of soil and prevent sedimentation of downstream storm drain systems.

Construction

- In compliance with the City's Green Building Policy, complete any public buildings required by the DDR, such as schools, community centers, libraries, police or fire stations in compliance with the US Green Building Council's LEED Certification program. Such public buildings will achieve a USGBC rating of LEED Certified or higher.
- Use glass with less than 25% reflectivity on the exterior of all commercial buildings.
- Refrain from using tropical hardwoods unless such woods are FSC certified.
- Use low VOC paints and finishes in interior spaces of commercial buildings in order to improve indoor air quality.
- Provide Energy Star appliances in all commercial projects.

- Provide low-flow water fixtures, including drinking fountains, bathroom and kitchen faucets, and toilets in all commercial and retail projects.